

**Sub Zero Ice Cream Express Signage Review
DRC Redline Comments**

Aaron Seitzinger – Requests review of the proposed signage for Sub Zero Ice Cream Express located at 88 West Main Street in an existing Mixed Use zone.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: Aaron Seitzinger

Date of plans reviewed: February 1, 2011

Review began: 1:00

Review ended: 1:20

DRC COMMENTS:

- Sign on the front of the building can be a maximum size of 15% of the building square footage and the sign on the rear can be 5% - provide information on building dimensions to assure this is met
- Indicate what the material of the signage will be – must be a permanent material

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Adobe Preliminary Site Plan Review
DRC Redline Comments**

Adobe Systems, Inc. – Requests review of a Preliminary Site Plan for the Adobe professional office campus located at approximately 3500 North East Frontage Road in a Commercial Zone. (FIRST SUBMITTAL)

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: Bob Elder, John Bankhead

Date of plans reviewed: February 3, 2011

Review began: 1:20

Review ended: 4:15

DRC COMMENTS:

Lee: No comments

Lynn: No comments

Jim:

1. Sheet C002 – add the standard ADA note: All ADA accessible sidewalk ramps will be constructed in accordance with the 2009 edition of the Lehi City Design Standards and Public Improvements Specifications.

Brad:

2. Sheet C002 - review the standard notes that reference to the City Engineer and change the reference to City Inspectors where applicable. Also on note #36, refer to Lehi City noise ordinance standards. Revise all notes that may conflict with City Standards on all publicly maintained utilities.
3. Sheet C100, C101, and C102 – show how the sidewalk may meander around the abutments along Cabella’s Blvd
4. Provide a copy of the traffic impact study

Kim:

5. Show a detail of the parking structure and parking lot layout beneath the parking structure
6. Recommend additional information on the columns (abutments) and any shaping treatments, to make them architecturally compatible with the building
7. Provide parking tabulations, including number of parking stalls provided as well as what is required

Kerry: No comments

Rob: No comments

Steve:

8. Sheet L102 – small parking lot islands, use micro-spray and drip irrigation systems on planting areas for conservation – assure a 300+ micron filter is used in drip areas

DRC GENERAL COMMENTS:

1. All electrical issues will be resolved with the final site plan review and approval
2. Water, sewer, and storm drain issues will be resolved with the final site plan review and approval
3. All signage will require separate review and approval
4. Planning Commission to review compliance with the Commercial Design Standards – as currently shown, elevations will require specific authorization by the Planning Commission
5. Provide colored landscape plans for review by the Planning Commission

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 24, 2011

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Adobe Grading Plan Review
DRC Redline Comments**

Adobe Systems, Inc. – Requests review of a Grading Plan for the Adobe professional office campus located at approximately 3500 North East Frontage Road in a Commercial Zone. (FIRST SUBMITTAL)

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: Bob Elder, John Bankhead

Date of plans reviewed: February 3, 2011

Review began: 1:20

Review ended: 4:15

DRC COMMENTS:

Lee: No comments

Lynn: No comments

Jim:

1. Sheet C401 – show location of erosion control signs
2. Sheet C402 – elaborate on detail #6 – show that check damn is wider than the ditch

Brad:

3. Sheets C201 thru C203 – call out that the storm drain and parking areas are shown for reference only

Kim: No comments

Kerry: No comments

Rob: No comments

Steve: No comments

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Bonding must be in place
3. Need surveyor's and engineer's stamps on construction drawings.

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
3. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

THIS ITEM CAN BE SUBMITTED FOR CHECKOFF

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Adobe Final Site Plan Review
DRC Redline Comments**

Adobe Systems, Inc. – Requests review of a Final Site Plan for the Adobe professional office campus located at approximately 3500 North East Frontage Road in a Commercial Zone. (FIRST SUBMITTAL)

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: Bob Elder, John Bankhead

Date of plans reviewed: February 3, 2011

Review began: 1:20

Review ended: 4:15

DRC COMMENTS:

Lee:

1. Sheet C301 – loop system on site to eliminate the line under the proposed building for phase 2
2. Sheet C301 – on the culinary fire line from Cabella’s drive, show material type as C200 PVC
3. Sheet C301 – eliminate valves on the fire line from Cabella’s Drive – also remove the valve next to the building
4. Sheet C301 – show the existing 1-inch PI services to the north and south on Cabella’s Drive and utilize if possible – if not possible, must be removed and abandoned per Lehi City Water
5. Sheet C301 – on the 4-inch water meter size, provide fixture counts to assure line size is accurate
6. Sheet C301 – relocate culinary domestic line to the building as per Lehi City Water Department, and show the USC approved RPZ hot box at the meter box
7. Sheet C301 – on the sewer, relocate the 6-inch sewer lateral to the main line and connect with an insert-a-tee
8. Sheet C301 – on East Adobe Drive, remove the blowoff shown on the PI line
9. Sheet C300 – show material type on the culinary line C200 PVC or ductile (over 16-inch) – show on plan view and utility legend
10. Sheet C300 – show proposed line extensions on the Frontage Road (24-inch PI, 20-inch culinary) on the legend
11. Sheet C300 – remove the sewer lateral for the proposed building with Phase 3
12. Sheet C300 – show manhole 104 as a 4-foot diameter
13. Sheet C300 – remove the blowoff showing on the PI line and show dead-ending with a plug and a block for future line extensions
14. Sheet C300 – add construction valves on the PI and culinary lines in the Frontage Road north of the intersection with Cabella’s Blvd
15. Sheet C300 – remove sewer lateral in Cabella’s Drive
16. Sheet C300 – remove the proposed landscape connection from the hydrant line on the north side of Cabella’s Drive to the south parcel
17. Sheet C300 – show the existing hydrant
18. Sheet L102 – phase the landscaping water so that the entire system is not looped together. Provide a sheet showing each point of connection and the area that will be serviced.
19. Sheet L102 – the PI connections need to be consistent between the civil plans and landscape plans
20. Sheet C002 – make corrections to water notes as shown on plans

Lynn: No comments

Jim:

21. Sheet C101 – on the interior gutter, specify with hatching the difference between reverse lip curb and gutter
22. Sheet C101 – label the UDOT drainage easement
23. Label all private storm drain as such (on all applicable sheets)
24. Sheet C202 – add a combo box at the end of Adobe Drive on the east
25. Sheet C503 – change details 27 and 28 to “bioswale” rather than detention pond
26. Sheet C503 – collector pipe on the underground detention, extend the full length of the structure
27. Sheet C503 – incorporate a plan view of the underground detention system
28. Sheet C601 – add a cross section of the median island on Adobe Drive and show a combo box
29. Sheet CL101 (and all applicable sheets) – show the sight triangles at all intersections, and assure that there is no landscaping that conflicts

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

Brad:

- 30. Sheet C503 – the underground detention details #31 and 32 do not seem to match the plan view on C201
- 31. Sheet C202 – on flared end section #110, add a trash rack and a grate
- 32. Sheet C202 – on the swale that runs along the Frontage Road, change the detail to eliminate rip rap under the erosion control mats if that is the intent of the design
- 33. Sheet C300 – provide the anticipated fire flows for the fire sprinklers
- 34. Sheet C300 – indicate project vs. master planned sizes
- 35. Sheet C402 – use City standard bmp where applicable
- 36. Sheet C502 – add an orifice plate on the south side of the storm drain splitter box
- 37. Sheet C503 – provide a detail that shows how the perforated pipes tie into the gallery pipes
- 38. On the storm drainage report, show calculations for orifice plate sizing for all pond areas

Kim: No comments

Kerry:

- 39. Sheet C301 – on East Adobe Drive, move the 2 hydrants directly across the street – in the radius of the entrance to the underground parking structure, leave 36-inches of clearance
- 40. Sheet C301 – on the 2 hydrants on the interior, between future phases 1 and 2, remove the hydrants
- 41. Sheet C301 – on East Adobe Drive, on the east end, move the hydrant across the road into the island
- 42. Sheet C301 – assure that the parking structure is sufficient to handle the weight of the Fire Truck (80,000 lbs) on the upper deck

Rob:

- 43. Resolve the street lighting issues on the public rights-of-way

Steve:

- 44. Provide plant tabulations (number of plants, sizes, and species) for bonding purposes

PRIOR TO PRECONSTRUCTION MEETING:

- 1. Provide an engineer’s cost estimate for the cost of all improvements.
- 2. Bonding must be in place prior to construction.
- 3. Provide a title report to be reviewed by Lehi City Attorney.
- 4. Need surveyor’s and engineer’s stamps on construction drawings.
- 5. New property line adjacent to existing roads must be staked and reviewed by the City.
- 6. Provide signed easement verification sheet.
- 7. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid.
- 8. Easements over the fire lines
- 9. TSSD pretreatment survey

DRC GENERAL COMMENTS:

- 1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
- 2. Developer is responsible to purchase move or remove any existing UP&L facilities.
- 3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
- 4. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
- 5. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
- 6. There is an anticipated reimbursement for pavement, PI, culinary and sewer.
- 7. Signage will require a separate review and approval

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Table 05.040 B Development Code Amendment
DRC Comments**

Adobe Systems, Inc. – Requests review of an amendment to the Lehi City Development Code Table 05.040B, amending the minimum front and side yard setbacks in the Commercial zone.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Brad Kennison

Representatives for the Applicant Present: none present

Began: 1:20

Ended: 1:40

DRC COMMENTS:

The DRC discussed the proposed amendment, and had no comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 24, 2 011

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**Adobe Final Subdivision
DRC Comments**

Adobe Systems, Inc. – Requests review of Adobe Final Subdivision, a 3 lot subdivision that includes an amendment to lot 1 of Traverse Mountain Commercial Subdivision Plat C and located at approximately 3500 North East Frontage Road in a Commercial Zone. (FIRST SUBMITTAL)

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: Bob Elder, John Bankhead

Date of plans reviewed: February 3, 2011

Review began: 1:20

Review ended: 4:15

DRC RED LINE COMMENTS:

Lee:

1. Show additional easements as needed

Lynn: No comments

Jim: No comments

Brad:

2. Instead of amending lot #1 of Traverse Mountain Commercial, show in the title block that it is a vacation of the entire plat
3. Address how the abutments may affect the existing utility easements
4. There should be one boundary description for the entire plat (including Cabella's Blvd)
5. In the title, this project needs to be located in the SE quarter of Section 25 (not the SW) and Range 1W not 1E

Kim:

6. Show all three proposed lots on the plat
7. Add a note on the northwestern-most lot that improvements are being deferred until the time of site plan approval

Kerry: No comments

Rob: No comments

Steve: No comments

PRIOR TO RECORDING OF PLAT:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Bonding for improvements must be in place
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
4. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback) are paid.
7. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid.
8. Show lot addresses on the final plat.
9. Provide a disc with the final plat and design drawings in dxf format.
10. Provide a signed easement vacation sheet for the easements to be vacated.
11. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
12. City Engineer to verify subdivision closure

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.

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3. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 24, 2011

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**I-15 CORE Main Street Landscape Final Roadway Plans
DRC Comments**

UDOT – Requests review of the I-15/Main Street final roadway plans.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: none present

Date of plans reviewed: 1/4/11

Began: 4:15

Ended: 4:45

DRC GENERAL COMMENTS:

Lee:

1. Show an overlay showing existing vs. proposed PI lines and utilize existing wherever possible
2. Show the mainline valves to the landscape piping and preserve with the construction

Lynn: No comments

Jim:

3. No comments

Brad: No comments

Kim: No comments

Kerry: No comments

Rob:

4. Remove note #4 from all sheets – the City is not responsible for any installation

Steve:

5. Southbound off-ramp on the west side, where the existing landscape was, needs to have landscaping put back in
6. Irrigation filters need to be installed to specifications given by the Parks Department

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