

**Central Bank Sign Face Change
DRC Comments**

Bona Signs – Requests review of a sign face change for the Central Bank sign located at 475 East Main Street.

DRC Members Present: Lee Barnes, Gary Smith, Brad Kennison, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant Present: none present

Date of plans reviewed: 2/15/11

Began: 10:30

Ended: 10:40

DRC GENERAL COMMENTS:

New sign must be the same size and dimensions of the existing sign

No building permit is required

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.

**Scobec Flag Lot Conditional Use and Site Plan Approval
DRC Redline Comments**

Ed Collins – Requests Conditional Use review and recommendation for a flag lot located at 201 East 300 South in an existing R-2 zone. (first submittal)

DRC Members Present: Lee Barnes, Gary Smith, Brad Kennison, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant: Dod Greer

Date of Plans Reviewed: February 16, 2011

Review began: 10:40

Review ended: 10:45

DRC COMMENTS:

Lee: No comments

Lynn (Gary): No comments

Jim: No comments

Brad: No comments

Kim:

1. New lot must maintain the minimum lot width of 75 feet

Kerry: No comments

Rob: No comments

Steve: No comments

GENERAL COMMENTS:

1. It appears this request meets all the standards of Section 12.230 of the Lehi City Development Code, Flag Lot regulations

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION MARCH 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.

**Scobec Two-Lot Subdivision
DRC Comments**

Ed Collins – Requests approval for Scobec Plat A, a 2-lot residential subdivision with an existing home located at 201 East 300 South in an existing R-2 zone. (First Submittal)
DRC Members Present: Lee Barnes, Gary Smith, Brad Kennison, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks, Kerry Evans
Representatives for the Applicant: Dod Greer
Date of plans reviewed: February 16, 2011
Start time: 10:45
End time: 11:15

DRC RED LINE COMMENTS:

Lee:

1. On the color coding, blue is culinary water and green for sewer
2. Note the tap for the sewer lateral to be done with an insert-a-tee
3. Add a note that the services shown on the Becsco lot will be installed with the Becsco subdivision
4. On the service note, from the valve box to the meter, remove the PVC and add polyethelene. Also, remove the “yolk” note. Show the meter box and PI box to one side of the flag, instead of in the middle

Lynn (Gary): No comments

Jim:

5. Attach Lehi City curves to the drainage study

Brad:

6. Change the title block to indicate this is an amendment to lot 1 of the Becsco subdivision
7. Note on the plans what the City standards are for marking property corners (instead of referring to City Standards)
8. On the plan and profile sheets, remove the sidewalk cross section and add a cross section showing the flag lot access road as a hard surface (either concrete or asphalt) and curb and gutter.

Kim: No comments

Kerry:

9. Add a hydrant on the north side of 300 South at the property line, with protection where required

Rob:

10. Show the stem as a public utility easement

Steve: No comments

PRIOR TO RECORDING OF PLAT:

1. Bonding for improvements must be in place before the plat is recorded
2. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
3. Include surveyor’s and engineer’s stamps and signatures on the plat and construction drawings.
4. Provide evidence that all property taxes (including rollback) are paid.
5. Show lot addresses on the final plat.
6. Provide a disc with the final plat and design drawings in dxf format.
7. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
8. City Engineer to check the boundary for closure
9. Provide a title report to be reviewed by the Lehi City attorney
10. Payment in lieu of detention will be required at the time of bonding

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

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**Rhino Rock Discussion
DRC Comments**

Rhino Rock precast fencing discussion

DRC Members Present: Lee Barnes, Gary Smith, Brad Kennison, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant: Brian Morrow

Start time: 11:30

End time: 12:10

DRC RED LINE COMMENTS:

Brian Morrow with Rhino Rock came before the DRC and presented the Rhino Rock material. Mix consisted of 5% polymer aggregate, 50% Portland cement, 14 pounds of fiberglass per panel, and is 3 times as heavy/dense as vinyl. The DRC feels that further study needs to be done before a determination can be made as to whether or not this fencing can be classified as a “durable material”.

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

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.

City Business

- Lehi City – Request review and recommendation of amendments to the Lehi City Development Code, Sections 11.210 and 11.310, Guarantees and Bonds – the DRC suggested changing the text to read that the bank and/or credit union must be insured by the FDIC and NCUA (instead of the bond itself being insured). This item will be scheduled for Planning Commission March 24, 2011
- Proposed installment of IHP main along 2300 West – the DRC allows the proposed 6-inch IHP gasline be allowed within the new 2300 West right of way along the alignment of the future planter strip at a depth of 6 feet. Furthermore, Lehi City reserves the right to raise the road as per the Master Plan, and Questar is responsible for any future relocations.
- Ivory Development- Request for Grading Permit on Kensington Place 2150 West 300 North. The DRC reviewed this request and the following comments were made:
 - a) Sheet M-2 and M-7 – place “for reference only” – plan does not include construction of curb, gutter, streets and utilities
 - b) Sheet M-8 – place “for reference only” – utility and roadway plans are for reference only and are not to be used for construction purposes.

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**Adobe Grading Permit
DRC Comments**

Adobe Systems, Inc. – Requests approval for a Grading Permit to allow grading on the Adobe professional office campus located at approximately 3500 North East Frontage Road in a Commercial Zone.

DRC Members Present: Lee Barnes, Gary Smith, Brad Kennison, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant: Jon Bankhead, Mark Murdock, Bob Elder

Date of plans reviewed: February 15, 2011

Start time: 1:00

End time: 2:15

DRC RED LINE COMMENTS:

Lee:

1. Show existing water services, PI and culinary, if to be removed they would need to be disconnected as per Lehi City Water Dept at the main line with inspections

Lynn (Gary):

Jim:

2. Add a note to the SWPPP plan set or label items shown on the SWPPP plans sheets as not to be constructed with this rough grading permit.
3. If the subdivision sheets (plat) are to be included, label as “for reference only” or remove from the plan set
4. Sheet C-202 - add a note to the drainage channel “that this will be rough graded to the dimensions shown on the detail; however the erosion control blanket will not be installed with these plans”.
5. Sheet C-203 and C204 – make note under the legend referring to cuts/fills more visible and remove the “for reference only” note.
6. Sheet C-400 and C401 – add a note that approval is for grading only and not any other site improvements
7. Sheet C-501 and C-502 – remove these sheets from the grading permit submittal set
8. Sheet C-503 and C-504 – add a note “for reference only”

Brad:

9. Sheet C-203 and C-204 – show a cross section where the building is to be placed and a cross section of areas to be excavated and preloaded
10. Sheet C-400 – reference the swale detail used to convey storm flows to the temporary sedimentation basins
11. Sheet C-400 – on the west side of the site, delineate how storm flows are conveyed along the limits of disturbance line
12. Sheet C-400 – modify the details for the temporary sedimentation basin to reflect what will be constructed during the rough grading phase
13. Sheet C-401 – show the temporary drainage channels extending to the temporary sedimentation basins. Also, indicate how drainage will be controlled between Adobe Blvd and the service entrance

Kim: No comments

Kerry: No comments

Rob:

Steve: No comments

GENERAL COMMENTS:

1. Any utilities affected by grading shall be protected or relocated
2. A precon will be required prior to commencement of grading

THESE ITEMS CAN BE SUBMITTED FOR CHECKOFF

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**Outlets at Traverse Mountain Site Plan Review
DRC Comments**

Jack Hepworth – Requests Site Plan review for the Outlets at Traverse Mountain located at approximately Triumph Blvd & Grand Terrace in a Planned Community zone.

DRC Members Present: Lee Barnes, Gary Smith, Brad Kennison, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant Present: Matt Brown, Debra Buffo, Jack Hepworth

Date of plans reviewed: 2/17/11

Began: 2:15

Ended:

DRC RED LINE COMMENTS:

Lee:

1. Sheet C4.0 – existing water, storm drain and sewer from the Cabela’s site – water needs to be abandoned at the tee and valve, physically disconnected and capped, and remove valve boxes. Storm drain and sewer will need to be capped at the manhole to prevent infiltration.
2. Sheet C4.0 – on the overall site utility, note construction valves on the water line from the Cabela’s site
3. Sheet C4.0 - show a blowoff on the existing line from Cabela’s installed directly south of the construction valve before the tee
4. Sheet C4.0 – install a blowoff on the interconnection line. Also, scale off a blowoff on the east line and provide isolation valves
5. TSSD pretreatment survey submitted to Lehi City
6. Create a landscaped area (or similar) to provide installation of the PIV, meter and backflow hot box
7. Provide a fixture count to assure the 3-inch culinary service is needed
8. Note the bends on the waterlines
9. Verify storm drain crossings with waterlines and provide looping on the profile

Lynn (Gary):

10. Provide a geotechnical report

Jim:

11. On the drainage matrix report, page 3 of 3, note that at final build out, no pond will be over 100% capacity
12. On the cover sheet, add Public Works to the power contact information and show the 7102 number as Streets, Fleet, and Parks
13. Sheet C1 – label the streets as private
14. Sheet CN5 – label underground detention as “private system” (also show on sheet C4.0)
15. Sheet C2.1 – differentiate between the reverse slope curb and the standard curb through shadowing
16. Sheet C4.0 – label storm drains in Grand Terrace Pkwy as existing or proposed
17. Sheet C4.0 – use a private blade for the street sign
18. Sheet C5.0 – finish storm drain profiles on lateral feeder lines
19. Sheet C6.1 – on sections AA, BB and CC, refer to sheet showing the plan view

Brad:

20. Note on the plans indicating that the easements will be shown on the plat
21. As a part of the construction plans, SWPPP and post construction SWPPP must be included with this set
22. The plans need to include a pavement cross section, including CBR
23. Sheet CN-5 – provide a detail on the outlet control structure
24. Engineering Dept to meet with project engineer to discuss overall storm drainage/detention characteristics
25. Provide a roof drain detail and/or sizing on the construction plans
26. Sheet 4 of the Grand Terrace striping plan – label the existing ground and TBC on the profile. Recommend vertical curves along the TBC vertical profiles

Kim:

27. Provide a detail on the internal walkways
28. Provide a detail of the retaining wall materials, colors, etc
29. Recommend using rock or a patterned concrete that resembles rock on the parking garage pillar elements
30. Provide architectural elevations (including colored renderings and building material types)
31. Verify screening of dumpsters around the perimeter of the site

Kerry:

32. Sheet C401 - each fire sprinkler line must have an individual PIV, and brought out approximately 40 foot from the building to the closest island (as per Fire Marshal)

33. Add a fire line for the parking garage

Rob:

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34. Provide a transformer pad detail
35. Label the meter locations
36. Add a note stating secondary from transformer by contractor (as per City Standard)
37. Note that street light relocations will be by the developer
38. Label the ownership of dry utilities that need to be relocated

Steve:

39. Show the sight triangle on the landscape plans

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. 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. Off-site easements (turnarounds, utilities, power, etc).
8. Provide a copy of any necessary boundary line agreement(s).
9. Provide required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
10. Provide approval from Traverse Mountain architectural control committee
11. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid. Provide approval from Traverse Mountain architectural control committee
12. Work with Steve Marchbanks for the final landscape construction drawings (landscape sprinkler plans, irrigation controller with rain sensor, etc) – must be provided prior to bonding
13. Engineer to check the boundary for closure
14. Plat must be recorded
15. Existing PUEs must be vacated

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 RMP 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. Show know boxes as per Fire Marshal
7. Retaining walls will require building permits
8. Signage will require a separate application and approval – the LED signs and “outlet” lettering would require a conditional use approval as an exception to the typical sign standards. As per Section 23.110, applicant to submit for sign theme
9. Planning Commission to review the site for compliance with the Commercial Design Standards from Chapter 5 of the Lehi City Development Code.
10. The parking garage is part of a CDA that is not finalized at this time – CDA must be finalized as a part of the site plan if it is to be constructed
11. Recommend showing ladder runs to the detention structure – show in the detail
12. As a recommendation, a site-specific traffic analysis should be conducted for this site

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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