

**Sign City review of Sign
DRC Comments**

Sign City – Requests review of the signage for The Bread Bowl Company located at 101 North 1200 East in an existing Commercial zone.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Mike Beck , Brad Kenison, Wade Allred, Steve Marchbanks,

Representatives for the Applicant Present:

Date of plans reviewed:

Began: 10:45

Ended: 10:50

No comments

DRC GENERAL COMMENTS

No building permit is required

Need to meet the size requirements of chapter 23 of the development code.

Appears that the signs meet the requirements but need to verify.

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.

**Allied Awning Site Plan and Conditional Use Review
DRC Comments**

Allied Awning and Rental – Requests review of the signage for the Best Western located at 195 South 850 East in an existing Commercial zone.

DRC Members Present: Rob Littlefield, Lee Barnes, Kim Struthers, Mike Beck, Brad Kenison, Wade Allred, Steve Marchbanks,

Representatives for the Applicant Present:

Date of plans reviewed:

Began: 10:50

Ended: 10:55

No comments

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.

**Steve Cloward Site Plan and Conditional Use review
DRC Comments**

Steve Cloward – Requests Site Plan and Conditional Use review for Grease Monkey Lube & Car Wash, an automotive service business and monument sign with LED located at approximately 1362 West 3500 North in an existing Commercial zone.

DRC Members Present: Rob Littlefield, Lee Barnes, Kim Struthers, Mike Beck, Brad Kenison, Wade Allred, Steve Marchbanks,

Representatives for the Applicant Present: Steve Cloward, John Cloward, Dale Bennett

Date of plans reviewed: 3/3/11

Began: 10:55

Ended: 11:45

DRC RED LINE COMMENTS:

Rob:

1. Coordinate the transformer location so all plans match
2. Change arrow on the Utility plan to the correct sectionalizer
3. Need a note of the panel size and voltage requirements

Lee:

4. Sheet 11 remove storm drain flushing detail #11

Kim: No comment

Mike:

5. Sheet 15 of soils report need to meet Lehi City Specifications

Brad:

6. Recommend adding dimensions to the site plan showing sidewalk widths
7. On sheet 12, update the pavement design to accommodate sub- base thickness as may be recommended by the geo technical report.
8. On all standard details shown on the constructions plans need to be labeled as private.

Steve:

9. Rain sensors need to be on irrigation plan

Wade:

10. Public works director should review plans to insure that they include all applicable standard notes, etc

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.

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.
4. Applicant should be aware of the realignment of the timpanogos highway for the landscaping

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.

5. Planning commission will need to review building evaluation with the architectural standards
6. Recommend 6foot sidewalks when parking is up next to the sidewalk
7. Recommend adding curb west of the handicap stalls for Pedestrian safety
8. Recommend on sheet 5, catch basin #3 be changed to a combo box
9. Recommend engineer uses RCP storm drain pipe instead of HDTE cover restraints
10. Recommend Putting in bubbler irrigation heads in non turf areas
11. Recommend mixing in smaller size rock in the rock mulch areas

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON 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.

**Steve Cloward Grease Monkey LED Sign Conditional Use review
DRC Comments**

Steve Cloward –Conditional Use review for Grease Monkey Lube & Car Wash, an automotive service business and monument sign with LED located at approximately 1362 West 3500 North in an existing Commercial zone

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Mike Beck , Brad Kenison, Wade Allred, Steve Marchbanks,

Representatives for the Applicant Present:

Date of plans reviewed:

Began: 10:45

Ended: 12:00

DRC RED LINE COMMENTS:

1. Locate sign so it doesn't interfere with easement
2. Monument sign cannot be taller than 8 feet based on the amount of the frontage
3. Identify the location of the monument sign

DRC GENERAL COMMENTS:

1. No building permit is required
2. Need to meet the size requirements of chapter 23 of the development code.
3. Appears that the signs meet the requirements but need to verify.

**THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 24, 2011,
HOWEVER A REVISED DRAWING NEEDS TO BE SUBMITTED BY MARCH 15, 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.

**Lehi City review and recommendation of amendments
DRC Comments**

Lehi City – Requests review and recommendation of amendments to the Lehi City Development Code, Chapter 12A, Hillside Preservation and Grading Permit

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Mike Beck, Brad Kenison, Wade Allred, Steve Marchbanks,

Date of plans reviewed:

Began: 12:30

Ended: 1:00

NEEDS MORE DISCUSSION WITH JIM, WADE, LEE AND KIM!!!!

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 Comments**

Adobe Systems, Inc. – Requests Final Site Plan review for the Adobe professional office campus located at approximately 3500 North East Frontage Road in an existing Commercial zone.

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

Representatives for the Applicant Present: Bob Elder, John Bankhead,, Rulon Gardener, Mark Murdock

Date of plans reviewed: 3/3/11

Began: 1:30

Ended: 2:45

DRC COMMENTS:

Lee:

1. Sheet C300 – add construction valves on the PI and culinary lines in the Frontage Road north of the intersection with Cabella's Blvd
2. Sheet L102 – the PI connections need to be consistent between the civil plans and landscape plans
3. Add additional notes to existing PI services on Cabela Blvd to abandon
4. Valves connected to the existing water and PI lines on the frontage road show 10" and 12" construction valves
5. Remove the Eric Haster note and show all reference to landscape point of connection as 2"
6. On sheet C-300 realign 10"PI line in road way to the North of phase 3 building, remove proposed 2"back flow note, on plat A re-adjust easement to cover realign pipe line, show POC # 3 on the PI system.
7. On utility plan show numbering on point of connection as shown on landscape plan

Jim:

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

Brad:

17. Sheet C300 – provide the anticipated fire flows for the fire sprinklers
18. Sheet C-504- Provide information regarding separation of the 2 underground detention galleries
19. Update the Erosion Control and Sediment control plans as per the submitted rough grading plans
20. Engineering department requests additional time to review updated traffic utility and grading plans as they become available.

Kerry:

21. 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
22. Sheet C301 – on the 2 hydrants on the interior, between future phases 1 and 2, remove the hydrants
23. Sheet C301 – on East Adobe Drive, on the east end, move the hydrant across the road into the island
24. 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:

25. Note street lights relocated by developer on the electrical site plan
26. Show on the electrical site plans how and what re-locations are going to be done

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.

Steve:

27. Sheet L101 need tabulation, change container size to caliper types and quantities of all trees and shrubs
28. Irrigation plans with valve placements need to be provided

Kim:

29. Show elevation/architectural detail of parking structure
30. Phase 2 landscaping, indicate treatment of erosion control plan
31. Provide construction schedule showing impact to Cabela Blvd, lane shift closures etc.

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. Need surveyor's and engineer's stamps on construction drawings.
4. Easements over the fire lines
5. TSSD pretreatment survey
6. Subdivision plats must be recorded prior to issuance of a building permit

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.
4. There is an anticipated reimbursement for pavement, PI, culinary and sewer.
5. Signage will require a separate review and approval
6. Planning commission needs to provide final determination on the architectural design standards of the Lehi City Development Code.

THIS ITEM NEEDS TO RETURN TO DRC FOR ADDITIONAL 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.

**Adobe review of Adobe Subdivision Plat A
DRC Comments**

Adobe Systems, Inc. – Requests review of Adobe Subdivision Plat A, a 2 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.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Mike Beck, Brad Kenison, Wade Allred, Steve Marchbanks,
Representatives for the Applicant Present: Bob Elder, John Bankhead,, Rulon Gardener, Mark Murdock
Date of plans reviewed:
Began: 1:15
Ended: 1:25

DRC RED LINE COMMENTS:

Lee: No comment

Lynn: No comments

Jim: No comments

Brad:

1. Within fire line easement #1 change the call out to read North 140 .73 instead of South 140.73

Kim:

2. Add a note on the northwestern-most lot that improvements are being deferred until the time of site plan approval
3. On the plat, remove the utility, fire and Lehi Attorney signature blocks

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
13. Need completed easement vacation form

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 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.

**Adobe review of Adobe Subdivision Plat B,
DRC Comments**

Adobe Systems, Inc. – Requests review of Adobe Subdivision Plat B, a 1 lot subdivision located at approximately 3500 North East Frontage Road in a Commercial Zone

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Mike Beck, Brad Kenison, Wade Allred, Steve Marchbanks,

Representatives for the Applicant Present: Bob Elder, John Bankhead,, Rulon Gardener, Mark Murdock

Date of plans reviewed:

Began: 1:15

Ended: 1:30

DRC RED LINE COMMENTS:

Lee: No comment

Lynn: No comments

Jim: No comments

Brad:

1. On the plat show a bearing and distance for the boundary course just North and West of the point of the beginning

Kim:

2. On the plat, remove the utility, fire and Lehi Attorney signature blocks

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.
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.