

**Busk Estates Extension
DRC Comments**

Jay Busk – Requests review of an extension of time to record Busk Estates, a 6-lot residential subdivision located at 250 North Willow Park Road in an existing A-5 zone. (CC approval 4/28/09)

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

Representatives for the Applicant: Micah Busk

Review began: 10:00

Review ended: 10:10

DRC COMMENTS:

- The plans must conform to the 2009 Design Standards (correct the notations on the plans), including the 5-foot sidewalk

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL APRIL 26, 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.

**Fresh Market Pharmacy Drive-thru Conditional Use and Site Plan Approval
DRC Comments**

Bill Walley – Requests Site Plan & Conditional Use approval for a pharmacy drive-thru in the Fresh Market building located at 760 East Main Street in an existing C (Commercial) zone. (first submittal)

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

Representatives for the Applicant Present: Jake Tate

Date of plans reviewed: 3/24/11

Began: 10:10

Ended: 1

DRC RED LINE COMMENTS:

Lee:

1. There is a PI line and storm drain line with a 20-foot easement – show on the plans
2. Landscaping to be adjusted so it does not interfere with the PI and storm drain lines. Low rooted vegetation is preferred over the utility lines, with the trees to the west of the parcel.

Lynn: No comments

Jim:

3. On the drainage report, Lehi City curves must be used and attached to the report
4. Sheet CC1 – show the transitioning of the curb and gutter on the drive-thru to the existing curb and gutter on the entrance to 200 South
5. Sheet C1.1 - add an arrow (#6 direction arrow as per MUTCD) to handle the one-way traffic flow exiting the drive-thru
6. Sheet C2.1 – clean up the clutter (spot elevations printed on top of one another)

Brad: No comments

Kim:

7. Provide additional information for pole sign if the intent is to combine the approvals with this request, otherwise a separate application will be required
8. If the material around the base of the flag pole eliminates landscaping, landscape material will be required at the base
9. Address the vacant/landscaped area on the west (it is not preferable for the property to remain unfinished as it is currently)
10. On the buffering along the drive-thru, must meet the screening requirements (section 12.080 (B)(2)) from the Lehi City Development Code

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 prior to construction.
3. Surveyor's and engineer's stamps on construction drawings.

DRC GENERAL COMMENTS:

1. 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.
2. 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.
3. A building permit will be required for the addition of the drive-thru

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION APRIL 28, 2011, BUT APPLICANT NEEDS TO RETURN WITH ADDITIONAL INFORMATION ON THE SIGNAGE BEFORE THAT DATE

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**Mill Site Lot #1 Site Plan Review
DRC Redline Comments**

Max Gerber/Atlas Engineering- Request Site Plan review and recommendation for Mill Site Lot #1 of the Mill Pond Subdivision located at 931 East Mill Site Road in an existing LI (Light Industrial) zone. (FIRST SUBMITTAL)

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

Representatives for the Applicant Present: Scott Peterson and Max Gerber

Date of plans reviewed: February 24, 2011

Review began: 10:40

Review ended:

DRC COMMENTS:

Lee:

1. Show the existing easement over the Spring Creek, and label as Spring Creek Irrigation Company
2. Locate existing water and PI valving out of the sidewalk/concrete
3. Move the hot box label out to backflow preventor
4. Remove the meter from the PI note
5. Label "private" on the interior drain
6. Add the standard private detention note to the plans
7. Sheet 7 – landscape tabulations do not match the tabulations from the site plan (both sheets need to show the correct figures)

Lynn: No comments

Jim:

8. On the drainage report, on the second paragraph last sentence, cite the reference and date for the existing report
9. Show the continuation of curb and gutter on Mill Pond Road to the property line
10. Recommend doing a combo box on CB #1 on the private storm drainage system
11. Add a dimension on the storm drain boxes
12. Suggest moving the orifice to CB #1
13. Sheet 5 – label the 100-year water level on the detention (instead of high water level)
14. Sheet 6 – add sight-distance triangles to the plan

Brad:

15. Sheet 2 – show the dimensions for the planter and sidewalk widths
16. Sheet 5 – show the roadbase extending past the sidewalk as per current Lehi City standards

Kim:

17. The Development Code requires a minimum 20-foot landscape buffer between parking lot and roadway as per Section 05.050 (F)(4), unless otherwise approved by the Planning Commission
18. More trees need to be added along the street frontages to meet City Standard
19. Suggest moving the dumpster to a location that is less visible

Kerry: No comments

Rob:

20. Sheet 3 – add the voltage to the transformer note

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 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. Provide signed easement verification sheet.

DRC GENERAL 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.

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. 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. Planning Commission to review the reduction in landscape buffering
6. Carry note #2 to unit 2 and 3 on the knox box

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.

City Business

Discussion of Co-location on Cell Tower located at approximately 2500 North Center Street – a building permit will be required

Discussion of Traverse Mountain Grading in Fox Canyon Subdivision - As per Section 12-A.070 (B)(3), "work needed to correct an immediate danger to life or property in an emergency situation" is exempt from the requirements for a grading permit. The DRC feels that grading should be permitted to the extent that corrects the hazard situation; however no export of material and/or additional grading will be permitted.

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**Thanksgiving Park Commercial Site #1 Site Plan Approval
DRC Redline Comments**

Andrew Bybee – Requests Site Plan review for Thanksgiving Park Commercial Site #1 located at approximately 3400 North Ashton Blvd in an existing RC zone. (third submittal – date of last review 5/5/10)

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

Representatives for the Applicant: Andrew Bybee and Tony Trane

Date of Plans Reviewed: 3/24/11

Review began: 1:00

Review ended: 1:35

DRC COMMENTS:

Lee:

1. The landscape and utility plans must show the same square foot of watered area (provide a landscape plan)
2. On the fire line, show a valve symbol for the hot tap

Lynn: No comments

Jim:

3. Provide a post construction SWPPP plan – place standard City erosion control sign on SWPPP plan
4. Sheet 3 of 5 – on the StormTec system, show the point of discharge
5. Sheet 4 of 5 – show existing outlet pipe at storm drain box 12+40

Brad:

6. Check the grading at the entrance along Ashton Blvd to assure that all site drainage is detained onsite
7. Show the proposed grading and drainage near the north side of the building
8. Add a note on all sheets with the StormTec System that it is an SC740 – additionally, recommend that storm drain box #1 be a combo box
9. Include the orifice plate calculations in the storm drain report
10. Provide more curb grades and extra TBC elevations
11. Show finished ground contours on the grading plan
12. According to the geotech, show how downspouts are tied into the storm drain system

Kim:

13. Provide building elevations for all 4 sides of the building – must conform to the architectural standards of Chapter 5 in the Development Code, including the requirements for wall variations every 30-50 feet.

Kerry: No comments

Rob:

14. Show the panel size and voltage requirements for each building
15. Add a sectionalizer and a stub for the future building location and assure that the other sectionalizer is not in the site triangle

Steve:

16. Provide a tree count on the landscape plan

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. Surveyor's and engineer's stamps on construction drawings.
4. Provide written approval from the Thanksgiving Point architectural review board

DRC GENERAL COMMENTS:

1. Signage will require a separate approval
2. Planning Commission to review the building for compliance with the Commercial Design Standards
3. 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.

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.

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. Explore relocating the existing sectionalizer box
7. Show the location of the Knox boxes
8. As per TSSD, the owner is responsible to operate and maintain the grease interceptor and sampling manhole
9. Show a rain sensor on the landscape irrigation plans
10. The Thanksgiving Point area plan classifies the drive-thru as a permitted use
11. Signage will require a separate approval
12. Each business will require a separate use approval and a business license

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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**Trilobyte Treasures Site Plan Review
DRC Redline Comments**

Scott Nickle – Requests Site Plan review for Trilobyte Treasures as part of the Thanksgiving Point Development in an existing RC (Resort Community) zone.

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

Representatives for the Applicant: Steve Davies

Date of Plans Reviewed: 3/24/11

Review began: 1:35

Review ended: 2:25

DRC COMMENTS:

Lee:

1. Address the existing roof and/or sump drain from the museum and add manhole or box to connect to the existing storm drain system to release water from the detention pond
2. Show the existing 15-foot irrigation and sewer easement on the plans, and move the building if necessary to stay outside of the easement
3. Make connections to the main with an insert-a-tee instead of a manhole
4. Show the connection to the 8-inch culinary main line on Sycamore and install City water meter and backflow preventer with hot box on the south side of Sycamore Street in the nearest landscape island where power is available for the hot box.
5. On note #2, backflow preventer is not required on the PI line. On note #8, reference the 2009 Design Standards.

Lynn:

6. Provide a new soils report or letter from AGEC that the existing geotech will be acceptable for this project

Jim: No comments

Brad:

7. Show how the roof drain water will be handled (recommend tying the roof drains off of any proposed structures into the underground storm drain lines)
8. On the site plan, show the permanent off-site trilobite containment area.
9. Show the onsite trilobite containment area and all improvements that will be constructed as a part of that area.
10. Recommend the installation of erosion control features (ie. Sedimentation domes) to keep all debris out of the existing and proposed storm drain boxes

Kim: No comments

Kerry: No comments

Rob:

11. Show the transformer and meter locations – put a transformer pad spec on the plans
12. Add a note that the secondary from the transformer is by the contractor
13. Show a 4-inch and a 2-inch conduit from the transformer to the south electrical box

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 prior to construction.
3. Surveyor's and engineer's stamps on construction drawings.
4. Provide written approval from the Thanksgiving Point architectural review board

DRC GENERAL COMMENTS:

1. Signage will require a separate approval
2. Planning Commission to review the building for compliance with the Commercial Design Standards
3. 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.

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.

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. Explore relocating the existing sectionalizer box
7. Show the location of the knox boxes
8. May need to sprinkler the building – to be determined at the time of the building permit based upon occupancy
9. A fire hydrant may need to be added
10. Recommend invoking the standard language stating that City Council and City Engineer approve the modifications to the detention pond.

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER APPROVAL

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**Park Estates Plat B Final Subdivision Plat
DRC Comments**

Ivory Homes – Requests Final Subdivision review for Park Estates @ Ivory Ridge Plat B, a 33- lot residential subdivision located at approximately 2600 North 640 West in an existing PC (Planned Community) zone. (first submittal)

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

Representatives for the Applicant Present: Brad Mackay and Tom Romney

Date of plans reviewed: March 24, 2011

Began: 2:30

Ended: 3:15

DRC RED LINE COMMENTS:

Lee:

1. On the intersection of 640 West/Parkview Dr – show a full cluster of valves with a culinary and PI to the west
2. Add permanent blowoffs at the radius of lot #221 coming off of Parkview Drive, as close to 780 West. Add another on 640 West as close to Parkview Drive as possible
3. Sheet M-3 – on the typical sewer connections on 2600 North, connect with an insert-a-tee connection
4. Sheet M-4 – label the construction valves between Plat A and Plat B
5. All water services extend to the back of walk

Lynn: No comments

Jim:

6. Sheet PP7 – renumber existing storm drain manholes on the off-site storm drain on 900 West (SDMH #01)

Brad:

7. Sheet PP5 – on the cross sections, change the note so it is 2-foot curb and gutter (instead of 2.5)

Kim: No comments

Kerry:

8. Move the hydrant on the dead end of 2660 North and bring it up to the radius by lot #221 – keep all hydrants a maximum of 500 feet apart

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 (including reimbursement)
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s). (include line table)
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 verification sheet (for proposed public utility easements on the plat).
11. New property line adjacent to existing roads must be staked and reviewed by the City.
12. Need warranty deed/title insurance for the waste ditch and open space dedication area. Title insurance policies on each to be obtained through Marnae at Affiliated First Title in American Fork, Utah (756-0222)
13. City Engineer to check the plat for closure
14. CC&R addendum
15. Payment in lieu of detention will be required
16. Off-site storm drain easement

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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 furnish adequate rights of way or easements for construction of off-site power line extensions.
3. 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.
4. 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.
5. There will be property and pavement reimbursements from Lehi City

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL APRIL 26, 2011

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