



DEVELOPMENT REVIEW COMMITTEE MINUTES

June 23, 2015

The Development Review Committee held a meeting on Tuesday, June 23, 2015 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Norm Beagley called the meeting to order at 10:12 a.m.

Committee Members Present: City Manager Ben Reeves, City Engineer Norm Beagley, Public Works Director Wade Eva, and Infrastructure Inspector Jared Shepherd.

Others Present: Matt Hansen, LEI Engineer Ben Tuckett, Ron Jones.

Orchards C-3

Review of Orchards C-3, a 36 lot subdivision at approximately Center Street and Orchard Cove Drive. Ben Tuckett and Matt Hansen were present to address issues with the subdivision.

Administration: Ben Reeves said he had no concerns with the subdivision.

Infrastructure: Norm Beagley said he and Jared Shepherd had previously discussed the inadvisability of bringing the storm drain line across the other utility lines, due to limited space. It was suggested the culinary water line be moved further south, as it needs a four foot cover in addition to an 18" separation from the sewer line. Ben Tuckett said he will work on this issue.

Street light and traffic signage locations were noted. A streetlight will be needed at the corner of 810 North and 50 West. The cul-de-sac at 810 North was discussed. The street is shown as 32' wide, not wide enough to be classified as a City street, and without a sidewalk. Wade Eva said there are numerous issues with snow removal and trash pickup with cul-de-sacs and suggested the road be installed straight through. A standard City road is 55', including planters, sidewalk and 29 feet of asphalt. Mr. Tuckett said he would check on why no sidewalk is showing on the plans.

Public Works: Wade Eva said he had no other concerns with the subdivision.

Community Development: Mr. Beagley reviewed the comments submitted by Dennis Marker. City Code requires that any development having 10 or more lots have secondary access. Options to resolve this issue include terminating the plat at lots 30 and 20 and adding a temporary turnaround, or obtaining an additional access. This could be done with an easement across Orchards F-2 with a temporary access road connecting to Plat C-2.

If improvements are to be phased, a separate plat should be submitted for each phase. Otherwise a bond will be required for all improvements in the subdivision.

50 West will cut into four lots with the current alignment. Realigning of 50 West during different phases was discussed. Water dedication is still needed for this plat. Scott Brand, the former property owner, has a credit of dedicated water with the City. If a portion of this credit is to be utilized, a notarized letter will be needed from Mr. Brand stating this.

The property owner of 801 North 50 West has indicated a fencing commitment for his property was made by the North Orchard Development. The developer was asked to contact Mr. Brand to find out the extent of this agreement. The street improvements for 50 West will cut into the driveway and landscaping of this home. The developer was asked to contact the home owners to ensure they are aware of this.

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Orchards C-3, Community Development, continued:

The street light symbols are not needed on the plat. The developer was asked to remove them from this sheet.

The pedestrian corridor should be improved as a 10' concrete path, with fencing completed by the developer, and the property dedicated to the City. Two ADA ramps need to be installed, one across from 820 North and one on the corner of Orchard Cove Drive and Center Street. The developer was asked to show full improvements on Center Street. It appears from the grading plan that there is a location at the south end of the cross gutter that will pond. The developer was asked to verify proper drainage in this area.

Engineering: Norm Beagley said easements are needed for all offsite infrastructure that is not within the phase plat boundaries. Improvements needed along Center Street include a meandering sidewalk, construction of swales and fencing for Lot 1 of the Orchards, plat C-1. Roadway improvements are needed for lot frontage. Asphalt should be finished to the curb return. According to the developer's agreement with the City, repairs on Center Street near 860 North and near Royal Land Drive are to be done in 2015. Mr. Beagley said this would be a good time to also finish these improvements, as the developer will be making road cuts for manholes and utilities in the near future.

The developer was asked to label the improvements for the walkway between lots 6 & 7, and to show all future improvements on Center Street, including those not being constructed as part of this phase. On the preliminary plat, the developer was asked to label "No Access" on Center Street for the lots along that street, to correct the radius callout and to verify the L3 listing for the expanded view in the area of point "F". There are two L3 listings shown, one at point "F" and one as a front lot line on Lot 3.

The culinary water line is shown incorrectly. The existing CW line is located approximately 20' south from the south parcel line of parcel 29:039:0060. The new 8" line will need to be extended to that location. A service lateral to the existing lot should also be shown.

The developer was asked to add a note for a PI Air Inlet Removal Facility in the cul-de-sac at 810 North. The existing "Blow-Off" note should remain for the culinary water line. The sanitary sewer line in Orchard Cove Drive is a 10" line, not 15" as shown. The line will be surcharged at buildout and is considered a strategic connection. Some of the cost may be reimbursable from the City from future impact fees. This would need to be spelled out in a development agreement.

The storm drain plan submitted for C-3 needs to be signed and stamped by the engineer. For reconstruction of the existing detention pond, all the existing pipe and sumps will need to be removed and reinstalled, gravel will need to be excavated for and placed, fabric is required on the side walls and on top of the gravel envelope, and the planned future outlet into Center Street needs to be evaluated and verified that it is installed per the design plans. Pipe # 98 and the pipe from DSDMH #98 to the pond should be upsized as discussed in the storm drain master plan.

The townhome area will need to tie into the existing inlet box on Ginger Gold. The other existing pipe has been crushed and is not useable.

Members of the DRC who were not able to attend the meeting will be contacted for further comments on the subdivision. Wade Eva made a motion to have the Orchards C-3 subdivision return to the DRC with completed revisions. Jared Shepherd seconded the motion. The vote to have the Orchards C-3 subdivision return to the DRC was unanimous.

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Public Works Building Site Plan

Review of a public works building site plan at approximately 1214 North Center Street.

Engineering: Norm Beagley said the drainage plan would include a sump and gravel infiltration gallery, with a swale to direct flow and a modified curb and gutter. There will be a gradual slope.

The Committee discussed the advantages of a concrete water way versus asphalt. After some discussion on cracking, Committee consensus held that a thickened asphalt be used. Modified curb and gutter will only be used on the south side of the future asphalt. In answer to a question about connection the infiltration ponds, Mr. Beagley said a pipe could be put in between them. Ron Jones said water flowing out of the wall would need to be piped across the access roadway.

Mr. Beagley suggested the water lines be moved to the outside of the future asphalt. Mr. Jones said David Peterson, the Civil Engineer working with Mr. Jones, prefers to place them under the asphalt. Mr. Beagley said the water lines would have collars so they can be easily found.

The 6" water line for the fire line will be moved west about 10 feet, as the fire line cannot be at the door. Mr. Jones said Fire Chief Steve Olson has suggested the fire riser be moved from the mezzanine to the bay and put on a base. Mr. Olson recommended the fire sprinkler system have either a post indicator valve or outside screw and yolk valve on the building exterior, by the fire department sprinkler connection.

The Geo-tech report calls for 4" of asphalt. Mr. Beagley said 3 to 3 1/2 inches would be sufficient. Road base will be brought in and shaped for drainage. The construction entrance should be moved farther north to where the asphalt would connect with another asphalt surface.

Wade Eva said he would prefer a water line at each end of the storage building to run to the hydrants. He would also like a 2" line to the salt storage wash out. The water use anticipated for the salt washout area was discussed.

Ben Reeves made a motion to approve the public works building site plan, contingent on issues raised being resolved. Jared Shepherd seconded the motion. The vote to approve the public works building site plan was unanimous.

Unfinished Business

No time was available to discuss unfinished business.

Minutes

Ben Reeves made a motion to approve the minutes of June 16, 2015 as written. Norm Beagley seconded the motion. The vote to approve the minutes of June 16, 2015 as written was unanimous.

General Business

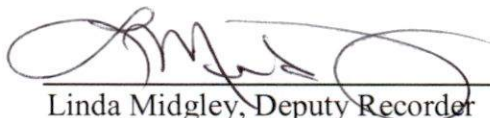
No general business was discussed.

Adjournment

Ben Reeves made a motion to adjourn the meeting. The meeting adjourned at 11:14 a.m.



Norm Beagley, Committee Member



Linda Midgley, Deputy Recorder



**ENGINEER REVIEW COMMENTS
THE ORCHARDS PLAT C-3
860 NORTH CENTER STREET**

FINAL PLAN REVIEW # 1	
PLAN RECEIVED DATE:	JUNE 17, 2015
PLAN REVIEW DATE:	JUNE 22, 2015
DATE RETURNED TO DEVELOPER:	JUNE 23, 2015

City Engineer Comments

General Comments & Discussion Items

1. Discuss phasing plans.
 - a. If multiple phases are planned, each one would need a separate plat.
 - b. Water lines need looping.
 - c. Easements needed for all offsite infrastructure (not within the phase plat boundary).
 - i. Water lines
 - ii. Sewer lines
 - iii. Storm drain lines
 - iv. Turn around areas
2. Discuss improvements required along Center Street for any platting adjacent to Center Street.
 - a. Includes fencing for lot 1 of The Orchards Plat C-1.
3. Discuss roadway improvements needed along existing Orchard Cove Drive where lots 11, 12 & 13 (& possibly lot 10) will front Orchard Cove Drive.
4. Discuss the property adjacent to lot 14 (801 N 50 W). It appears that some of the existing driveway and landscaping will be affected by street improvements on 50 West Street. Has this property owner been notified of this project and that it will affect their existing improvements within the new ROW?
5. Discuss plans for repairs on Center Street near 860 North and near Royal Land Drive. Per the developer's agreement with the City, repairs in this area are supposed to be affected this year (2015).
6. Discuss proposed temporary turn around at the west end of 860 North.
7. Please callout/label improvements for the walkway between lots 6 & 7.
 - a. 10' wide concrete
 - b. 6' privacy fencing
8. Please show all future improvements on Center Street even those that are not being constructed as part of this phase.

Preliminary Plat

1. Please label "NO ACCESS" for all lots along the Center Street side of the lots.
2. Please correct the radius callout for the expanded view in the area of point F. It reads 7.00 when it should read 72.00.



3. Please verify L3 listed in the expanded view area of point F. L3 is listed in this location as well as a front lot line on lot 3. Should there be an L4?

Utility Plan Sheet

1. Discuss overall water line connectivity and looping (also applies to phasing).
2. Please correct the new CW line. The existing CW line is located approximately 20' south from the south parcel line of 29:039:0060, on the east edge of asphalt. The new 8" CW line will need to be extended to that location in order to connect to the existing line. The City can locate the existing line in the field, if desired.
3. Please add a note for a PI Air Inlet Removal Facility per City Standards in the cul-de-sac at 810 North. The existing note for the "Blow-Off" should remain for the CW line.
4. Please show an additional ADA ramp at either 810 North or 820 North for crossing 50 West Street.
5. Please label the existing SS line in Orchard Cove Drive as a 10" (not 15"). This applies to other sheets as well.
6. Please show an 8" SS line southbound in 50 West Street and connecting to the existing MH behind the sidewalk in Orchard Cove Drive. City Staff will help determine what elevation to connect the 8" line into the existing manhole.
 - a. Please verify that the above additional 8" SS line will allow for some diverted northbound flow from the existing 10" line.
 - b. An agreement for reimbursable portions of this sewer can be discussed with the developer.
7. Discuss storm drain crossing Center Street adjacent to lot 7.

Storm Drain Plan

1. The submitted storm drain plan for Plat C-3 needs to be signed and stamped by the engineer.
2. Discuss reconstruction of the existing detention pond.
 - a. All of the existing pipe and sumps will need to be removed and reinstalled.
 - b. Gravel will need to be excavated for and placed.
 - c. Fabric is required on the side walls and on top of the gravel envelope. Please note this on the plans.
 - d. The planned future outlet into Center Street needs to be evaluated/assessed and verified that it is installed per the design plans.
3. Discuss upsizing of pipe #98 and the pipe from SDMH # 98 to the pond as discussed in the storm drain master plan dated 5-6-15.



**ENGINEER REVIEW COMMENTS
PUBLIC WORKS FACILITY
1215 NORTH CENTER STREET**

SITE PLAN REVIEW #1	
PLAN RECEIVED DATE:	JUNE 17, 2015
PLAN REVIEW DATE:	JUNE 22, 2015
DATE RETURNED TO DESIGN ENGINEER:	JUNE 24, 2015

City Engineer Comments:

All Sheets

1. Please submit a proposed landscaping plan for review.
2. For the proposed salt washout retention area, we calculated between 1,000 & 1,200 cu-ft of capacity should be sufficient. We have attached a spreadsheet with some anticipated CW flows, washout times, etc. Feel free to use this spreadsheet as you see fit and or to see if you concur with our assumptions and assessment.
 - a. The salt washout retention area may need to be adjusted in order to provide this amount of retention.

Sheet C2 – Utility Plan

1. Please relocate the new 8" and 6" water lines (heading westbound) to 3' north of the future edge of asphalt.
2. Please relocate the new 2" water meter to just north of the new edge of asphalt.
3. Please show a 2" water line from after the meter to the yard hydrant at the salt washout area.
4. Please show a 1" water line from the salt washout area to the yard hydrant at the southeast corner of the storage building.
5. Please show an additional 1" yard hydrant at the northeast corner of the storage building and connected to the 1" water line discussed in the previous comment.
6. Could we go with a 6" tee one reducer, (downsizing from the 8" to the 2 - 6") instead of an 8" tee with 2 reducers? If so, that is what we would prefer to do...
7. Please relocate the east FH about 10-15' farther west (possibly on the west side of the sewer lateral) to move it away from the corner.
8. Please provide a profile for the sewer lateral.
9. The Fire Chief has requested that the fire line to the building and the associated display panel, valves, etc. be moved west to be between the man door and the first bay overhead door.

Sheet 3 – Grading Plan

1. The Public Works Director would like to eliminate the concrete for the waterway that will run north and south and instead have 4" to 5" of thickened asphalt installed, instead of the concrete. Can we show this area with 4" to 5" thick asphalt. (Please discuss this with City Engineer)
2. Please add a note (or notes) on all appropriate sheets that all road base shall extend 1-foot outside of (past) all asphalted edges.
 - b. This will need to be accounted for when calculating quantities for road base.

3. Please add a note on all appropriate sheets that fabric is required on top of and on the sides of the gravel envelope placed in the sump.

Drainage Plan & Calculations

1. Please show a drainage pipe from the drainage area at the northeast corner of the existing headworks building, under the new access roadway and into the existing east drainage swale.
2. Discuss storm drain data and calculations.
3. Discuss retention pond sizing.
4. Discuss connection of the retention ponds with a pipe under the access roadway.

Erosion Control Plan

1. Please expand the view (an additional sheet may be needed) to the north and move the proposed construction entrance (SCEW) to the north, where trucks will leave and return to the existing asphalt and concrete. The current placement of the SCEW appears to be ~50' too far to the south and will not allow for the construction entrance to be effective and serve its proper purpose.

Entry Road Paving Plan

1. Please change the asphalt thickness for the 24' wide entrance roadway to 3" thick instead of 4". We recognize that this is a deviation from the recommendation made in the geotechnical report, but we do not feel that 4" is necessary at this time. We could/would possibly overlay in the future if we felt it was needed due to future traffic and loading.



Memorandum

To: River Valley Dev. LC.
470 N. 2450 W.
Tremonton, UT 84337

From: Dennis L. Marker, Community Development Director

Date: June 23, 2015

Re: 1st Final Review of North Orchards Plat C-3

Based on Santaquin City standards of subdivision development the following concerns have been raised and need to be addressed with your development proposal or plans.

1. General

a. Phasing.

- i. City Code requires any development having 10 or more lots to have secondary access. All lots west of lots 30 & 20 do not meet this requirement. Developer may consider a couple options to address this:
 1. Terminate the plat at lots 30 & 20 and install a temporary turnaround as permitted by code.
 2. Obtain an easement across Orchards Plat F-2 and construct a temporary access road connecting to Plats C-2.
- ii. Discuss. Phasing of improvements within C-3 versus splitting C-3 into two phases. Bonding for all improvements is required even if they won't be constructed simultaneously, which means warranty periods will be prolonged.
- iii. Discuss. Realignment of 50 West if phasing improvements. Where is the logical terminus of improvements to the south?

- b. **Water Rights.** Water or money in lieu of water still needs to be dedicated for this plat. Amount to be dedicated is 25.80 acre feet. Mr. Brand currently has a credit of dedicated water with the City. If a portion of this credit is to be utilized for this phase, the City must receive a notarized letter from Mr. Brand so indicating.
- c. **Prior Obligations.** The property owner living at 801 North 50 West contacted the city and indicated that a commitment of fencing around his property was made by previous purchasers of the North Orchard Development.

2. Plat Information

- a. Please remove the street light symbols from the plat.
- b. The pedestrian corridor at the end of 810 North needs to be dedicated to the City.

3. Sheet No. 1

- a. A street light needs to be installed at the mouth of 810 North. Preferably on the south side of the road.
- b. The pedestrian path should be fully improved as a 10' concrete path with fencing installed by developer.
- c. An ADA ramp needs to be installed across from 820 North.
- d. An ADA ramp needs to be installed at the corner of Orchard Cove Dr. and Center Street.
- e. Please show buildout designs for Center Street (i.e. curb and gutter lines and pedestrian facilities) on both sides of the road.

4. Sheet 2

- a. Discuss flows within 810 North. How will water on the south side of the street be collected? Will there be spill curb to the north in addition to

SANTAQUIN FIRE DEPT.

DRC Notes:

June 23, 2015

Public Works Building:

- Hydrant Locations are acceptable as drawn. Pipe size, 8"?
- Recommend fire sprinkler system to have either a Post Indicator Valve or Out-side Screw and yolk valve on the building exterior, by the FDC (Fire Dept. Sprinkler Connection). FDC location and water gong should be located between the door and window of north-east corner. I will work with the Fire Protection Company when we are further along in the design phase. Sprinkler system drain to be plumbed to north exterior side. Sprinkler riser location is satisfactory.

Bella Vista Orchards: (I have not seen a more recent copy of these plans; recommendations remain essentially the same as 5/26 DRC).

- Two Access/Egress routes required. Recommending 2nd access/egress route connect through 610 N.
- Design and location of hydrants to be in accordance with Santaquin City Code 11-6-18.
- Must provide looped culinary water system. Current plans show only one tie-in on 400 east. Recommend connecting via 610 north
- Proposed addresses and street names to be shown on plans.
- Road width dimension needed.
- Town home style structures must have rated fire wall separation between units.

Foothill Village "B":

- Secondary Access/Egress through south exit; progress report needed.
- Flow test for newly installed culinary line will be done next week.

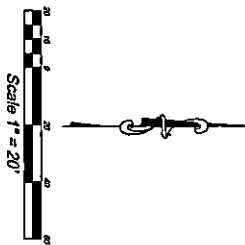
Garden Way/Top Acre:

- Secondary Access/Egress to Top Acre needs to be maintained at 26'. Drive-by inspection looks satisfactory.
- New hydrant to be located near 500 W. home, according to below standard:
"11-6-18: Subdivisions On Public Water Systems: Fire hydrants shall be installed by the subdivider, spaced not more than two hundred fifty feet (250') from the farthest point along the front property line of each lot within the subdivision and not farther than five hundred feet (500') apart, as measured through the right of way. "
- Santaquin City Code on Private Water system: 11-6-18.B

B. Subdivisions Having An Approved Private Water System:

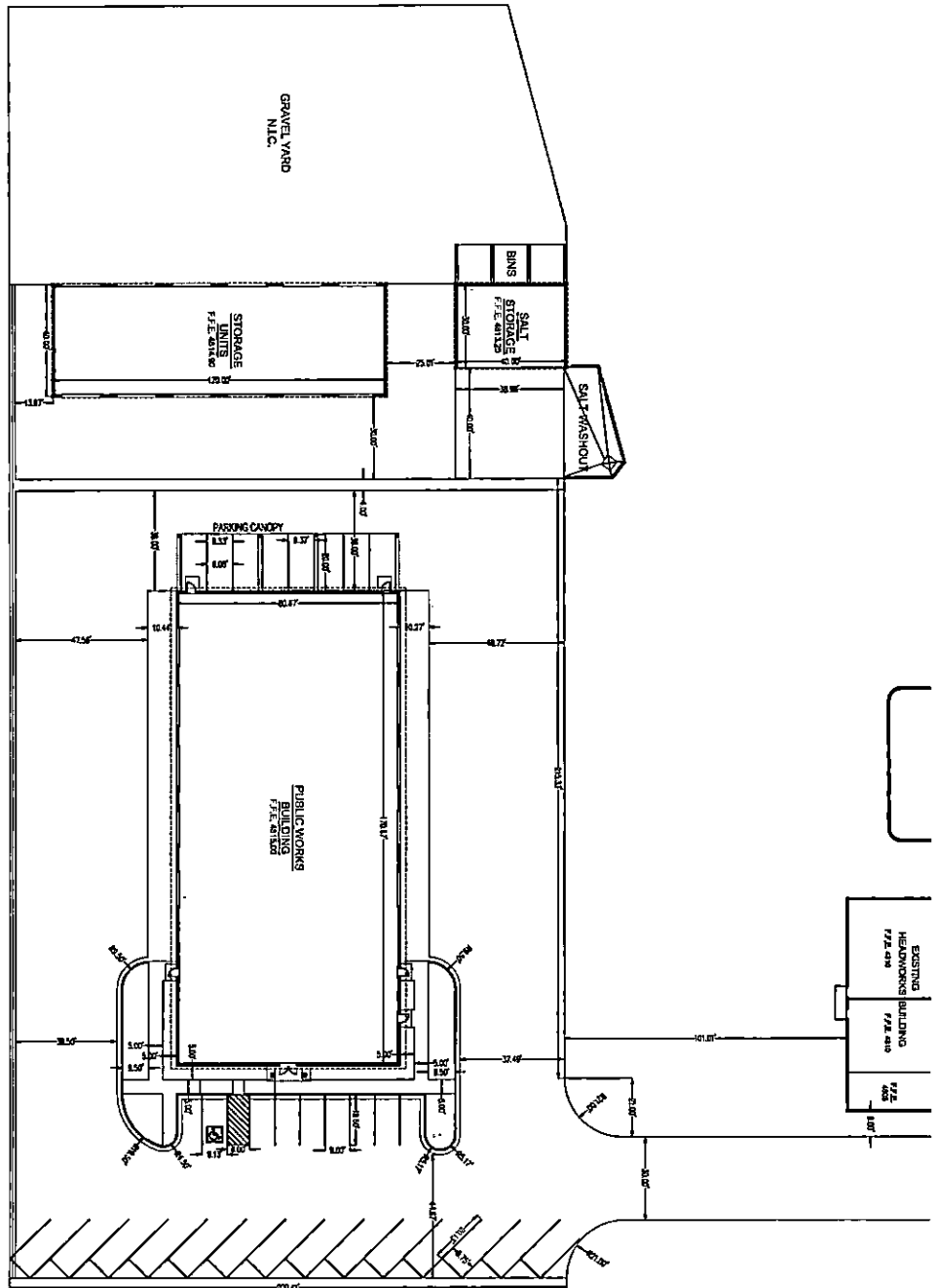
- 1. All homes on private water systems shall be equipped with a fire detection system which will communicate directly with dispatch services.*
- 2. Homes with over six thousand (6,000) square feet of floor area, including basements, garages, and deck space, etc., which are not within two hundred fifty feet (250') of a public or private fire hydrant, must be fire sprinkled. Home sprinkler systems must be designed by a state licensed engineer so that its flow is independent of culinary pressure in the home and operable at all times.*
- 3. Developments located in recognized wildland-urban interface areas must provide the following fire protection systems:*
 - a. Fire hydrants, standpipe, or other fire official approved source of water supply shall be located within two hundred fifty feet (250') of each dwelling. If hydrants will be installed they must be constructed in accordance with subsection C of this section and Santaquin City construction standards.*
 - b. Fire flows shall be provided in accordance with the international fire code.*
- 4. Developments located outside of wildland-urban interface areas are not required to provide fire protection systems other than those listed in subsections B1 and B2 of this section. (Ord. 09-04-2011, 9-21-2011, eff. 9-22-2011)*

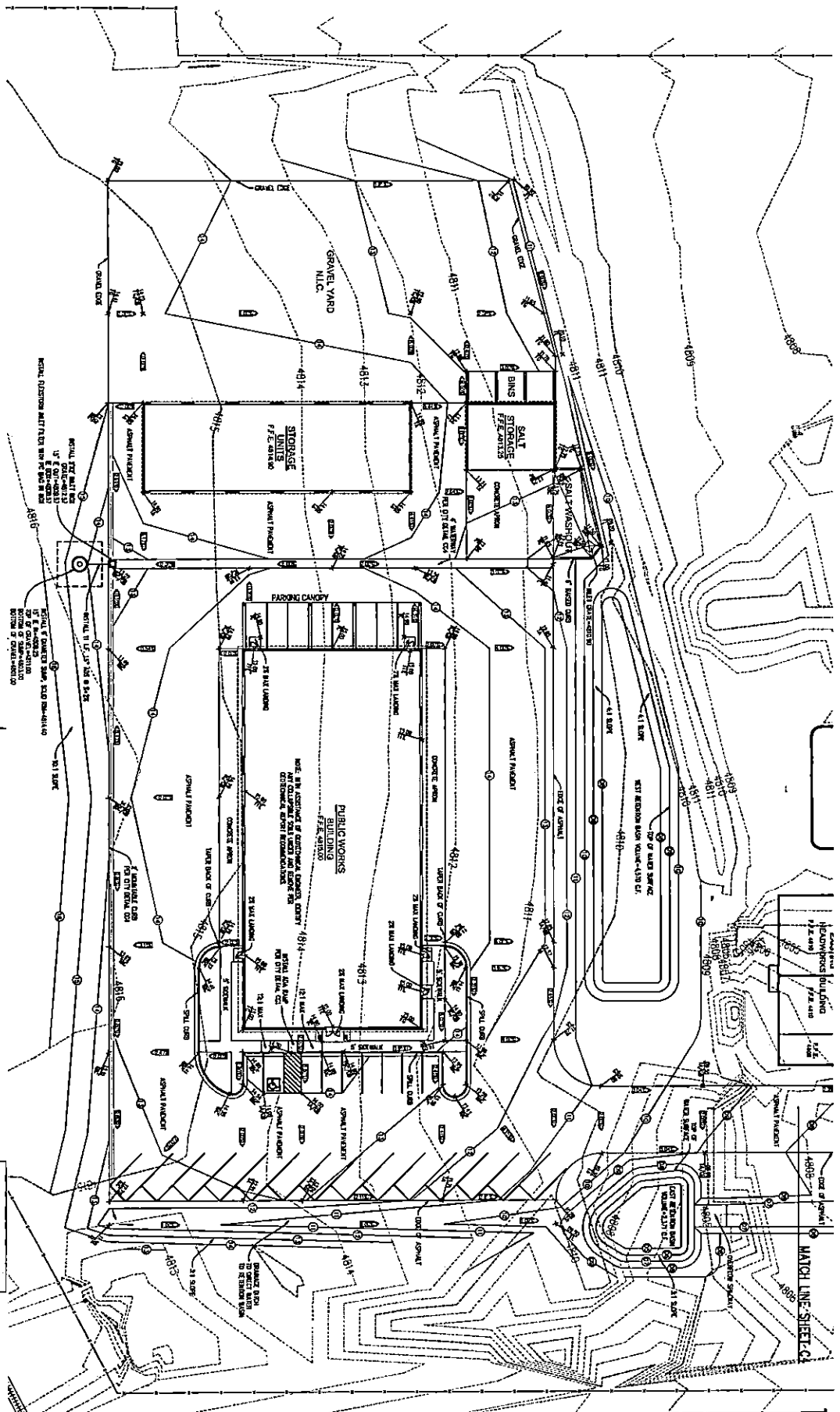
Note: This parcel is not within the Wildland-Urban Interface Zone.



SHEET INDEX	
C1	SITE PLAN
C2	UTILITY PLAN
C3	GRADING PLAN
C4	PAVING PLAN, STORM DRAINAGE CULDS & RETAINS
C5	LANDSCAPE ARCHITECTURE PLAN
C6	DESIGN CONSTRUCTION PLAN
C7	CONSTRUCTION SPEC

EXCEM
ENGINEERING
217 West 100 South, Suite 100, Salt Lake City, UT 84115
P: (801) 725-0000, E: info@excem.com





Scale 1" = 20'

PAVEMENT DESIGN
 1. ASPHALT
 2. ASPHALT
 3. ASPHALT

ENGINEERING
 1. 12' WIDE ASPHALT DRIVEWAY
 2. 12' WIDE ASPHALT DRIVEWAY
 3. 12' WIDE ASPHALT DRIVEWAY

GRADING LEGEND
 1. 12' WIDE ASPHALT DRIVEWAY
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