



DEVELOPMENT REVIEW COMMITTEE MINUTES

March 3, 2015

The Development Review Committee held a regular meeting on Tuesday, March 3, 2015 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:05 a.m.

Committee Members Present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, and Fire Chief Steve Olson.

Others Present: Jimmy DeGraffenried, Ryan Hall, Scott Peterson, Jared West.

Foothill Village

Review of a 190 unit subdivision located at approximately 900 South and 100 West. Jimmy DeGraffenried, Scott Peterson and Jared West were present to discuss issues with the subdivision.

Fire: Chief Olson asked if there would be utilities in the Frontage road. Jared West said they are now planning on putting them in the road. Norm Beagley discussed the reasons for this, including issues with maintenance and repair costs if the utility lines are located in private streets. Wade Eva suggested City policy be clarified in order that the City not end up responsible for lines in small, private streets.

Chief Olson noted that the flood plain discussion had been held before, and would not affect this subdivision. He said note 19 on Page 3A referred to a street which was not shown. Mr. West said the street's name has been changed to Bluff, and the note will be changed to reflect that. Chief Olson asked about the right of way on the egress to the south exit. It was determined the property is UDOT's. Mr. Beagley asked the developer to show proper connectivity.

Chief Olson asked about storm drainage on the south egress. Mr. West clarified the proposed drainage and retention basin location. In answer to a question from Chief Olson, Jimmy DeGraffenried said the twin homes will be a standard two story height.

Asphalt timing was discussed. Dennis Marker said the agreement had been made that when 150 units are platted, 24 feet of asphalt will be laid. 900 South has a capacity for 180 homes, but the City Council has asked that the road be asphalted when 150 are platted. Any townhome construction will also require asphalt. Chief Olson said when the homes are ready for a Certificate of Occupancy, he has a packet regarding urban interface to distribute to the owners.

Fire hydrant locations was discussed. Chief Olson indicated he is comfortable with the hydrants as shown, but suggested moving the hydrant on the high density interior road to Highland Drive off of the private street.

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

Infrastructure: Jared Shepherd said he had no concerns with the subdivision.

Building: Randy Spadafora addresses for Plat A are needed, and some addresses need correction due to duplication or location issues. The following address changes were suggested:

Lot 9 to 1080

Lot 12 to 1152

Lot 15 to 947

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Foothill Village, Building, continued:

Lot 46 to 1078 South

Lot 72 to 977

Lot 73 to 983

Lot 110 to 984

Lot 102 to 996

Lot 78 to 1041

Lot 79 to 1045

Lot 81 to 1047

Lot 86 to 1067

Lot 87 to 1007

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

Community Development: Dennis Marker said addressing for the lots can be corrected for the final plat review. Some changes to the CC & R's are needed.

The post office will need to approve the location of any NDCBU boxes, and easements given for those boxes. They must be located on private property behind sidewalks. Mr. Marker asked that snow loading areas in the high density area be shown. Mr. West said they will take out a few parking stalls and push the snow into those areas.

Trash collection was discussed. Dumpsters are shown on the plans. The possibility of using rollaway cans was suggested. This would mean a large amount of cans would be placed on the curb on pickup day. The decision on which method of removal would be used will be decided at a later date. If dumpsters are used, a design of the dumpster area and screening details will be required at final. Fencing details will also be required at final. Mr. DeGraffenried said the fence style will be uniform. The developer was informed that signs that combine both street information and stop signs are now standard for the City.

Engineering: It was clarified the long term storm drainage issues have been resolved. The unbuildable areas are shown but not labeled on the cover sheet. Norm Beagley suggested the unbuildable slope areas be dedicated to the City to help protect the embankment structure. Mr. Marker said these areas cannot be terraced because they are a flood control mechanism. If the 30% and greater slope areas are not dedicated to the City, a note on all applicable sheets should be added to the effect that 'no fences or other structures are to be constructed within or on the overflow channel embankment'. This would apply to Lots 13, 24, 25, 26, 27 and 28.

The developer was asked to correct note #7 on the preliminary plat to read 'no access on all lots' along Stone Side Street. Mr. Beagley asked that unreadable text be cleaned up, that all distances and bearing on the boundary and lot lines for Lot 28 be shown, and the notes on 16 and 17 be moved to the correct location. Looping on the lower and upper lines have been drawn incorrectly. Dual culinary lines are needed in 1100 South Street. One line will serve for the existing 8" stub out to feed the proposed booster station and then loop northbound in Bluff Street; the other line will serve for the higher pressure zone coming from the booster station to serve homes about 5,145 in elevation. Because of the new sewer line location and the needed 10 feet of separation, the location for the 8 inch culinary water line in 100 West should be installed on the west side of 100 West rather than the east side. This line would be fed from the booster pump station location.

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Foothill Village, Engineering, continued:

Mr. Beagley suggested the in-ground utilities be shown outside the asphalt in the street cross sections so there is no need to rip up the street when they are installed.

An extensive discussion regarding the proposed lift station took place, including possible locations, gravity flow and needed infrastructure. Santaquin City will be looking at a possible SID for all lots that would be served by the lift station. This would include future homes on parcels south and west that would be served by the lift station but are outside of this project boundaries. The developer would install the lift station, and the funds generated by the SID would be use for long term operations and maintenance.

Steve Olson made a motion that the Foothill Village preliminary be accepted contingent on issues raised in this meeting being addressed. Jared Shepherd seconded the motion. The vote to accept the Foothill Village subdivision was unanimous.

Mr. Marker noted that the subdivision will be reviewed by the Planning Commission next, who will make a recommendation to the City Council. It was agreed electronic copies of the changes would be acceptable.

Stone Hollow Revised Preliminary and Plat C Final

Review of Stone Hollow Plat C final and the Stone Hollow Plats C, D, and E revised preliminary, located at approximately Summit Ridge Parkway and Mountain View Drive. Ryan Hall, a land surveyor for LEI Engineering, was present to discuss issues with the subdivisions.

Fire: Chief Olson expressed his concerns about adding any more homes to the Summit Ridge area before a secondary access is completed.

Infrastructure: Jared Shepherd said he had no concerns with the subdivisions.

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

Randy Spadafora said addresses are needed on the plat. Mr. Hall clarified that the developer chose the addresses. Mr. Spadafora said all addresses are based off of south in this development. The city address grid is available. Changing the current system of addressing, which includes only a house number and street name but not a direction, was discussed. Later in the meeting the discussion was revisited, with no final decision made on addressing for this plat.

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

Community Development: Mr. Hall said the open space on Parcel A would be dedicated to the City. Mr. Marker said the Planning Commission had recommended a final preliminary plat of the entire area be reviewed by the City Council. Mr. Hall said he will ask the developer about doing that, but thought the developer wanted to do just the area where lots have been sold as the preliminary plat. Mr. Marker said it made more sense to do a preliminary for the entire area at the same time.

Engineering: Norm Beagley said .11 acres of open space was showing. He would prefer to see the dedication of the entire intended open space. Dedication of the detention basin property will be needed prior to recordation of Stone Hollow Plat C final. A few items are missing on the plat, including detention basin details and an easement for the off-site storm drain. Mr. Hall indicated the drain was changed to handle bigger storm events.

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Stone Hollow Revised Preliminary and Plat C final, Engineering, continued:

Mr. Beagley asked about the block fence on Mt. View Drive. Details are needed on the fence and for landscaping. It was suggested the fence be constructed to match the existing fence. Mr. Marker said street details need to show sidewalk installation and existing curb and gutter. A 1" asphalt overlay is shown in the roadway cross sections. Mr. Beagley asked about the timing for this overlay, whether it would take place at the end of construction or after acceptance.

On the utility plan sheet, dual water lines are shown. The 24" pressure irrigation line in Stone Hollow Drive will be able to serve as both the transmission line and the service line for the lower pressure zone in the development. Dual lines are not needed for the lower pressure zone. Lot 24 and lots 87 through 92 will be located within a higher pressure zone than the rest of the development. Dual culinary water and pressurized irrigation lines, both high and low pressure, will need to be installed in the first segment of Stone Hollow Drive and the westbound segment of Firestone Drive. The low pressure lines will turn north to serve northbound Red Rock Drive. The high pressure lines will extend to the west end of Firestone drive and then be capped.

The developer was asked to add a note that all offsite storm drainage and related sewer infrastructure needed to be constructed as part of Stone Hollow Plat C. Mr. Beagley will review the storm drain plan, plat closures and the plan and profile sheet and return comments to the developer.

The depth of the storm drain lines was discussed. Some storm drain lines are shown at a similar elevation to culinary water lines, with four feet of cover. Storm drains should be installed under the culinary lines. The developer was asked to address potential conflicts between culinary water lines and storm drain lines.

Chief Olson reiterated that he was uneasy about having any more houses without a secondary access road. Mr. Reeves said the City is working on a secondary road, and would make sure the developer keeps that in mind. Mr. Marker said the developer would need to make sure there is connectivity to the emergency road.

Ben Reeves made a motion to accept the Stone Hollow Plats C, D, and E revised preliminary plat, contingent on the issues raised by staff being addressed. Randy Spadafora seconded the motion. The vote was as follows:

Ben Reeves	Aye
Dennis Marker	Aye
Norm Beagley	Aye
Randy Spadafora	Aye
Wade Eva	Aye
Jared Shepherd	Aye
Steve Olson	Nay

The motion passed by majority vote.

Norm Beagley made a motion that the Stone Hollow Plat C final be tabled and returned to the DRC for an additional review when comments have been addressed. Ben Reeves seconded the motion. The vote to table the Stone Hollow Plat C subdivision and have it return to the DRC for further review was unanimous.

Minutes

Norm Beagley made a motion to approve the minutes of February 17, 2015 as written. Randy Spadafora seconded the motion. The vote to approve the minutes of February 17, 2015 as written was unanimous.

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Unfinished Business

Goodall Subdivision – This subdivision is scheduled for a public hearing at the March 12 Planning Commission meeting.

Park View Multi-Family – Revised drawings have been submitted to the City.

Centennial Park Condominiums – The City is waiting for revised plans to be submitted.

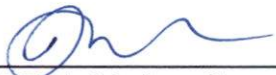
Bella Vista Orchards – The developers of this area met with City staff this week and plan to submit drawings soon.

General Business

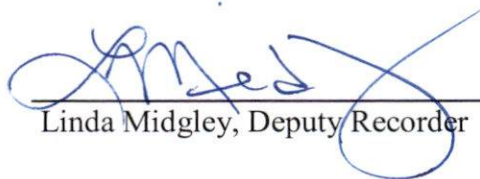
No general business was brought to the attention of the Committee.

Adjournment

Norm Beagley made a motion to adjourn the meeting. The meeting adjourned at 11:30 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



ENGINEER REVIEW COMMENTS
STONE HOLLOW AT SUMMIT RIDGE
PLATS C, D & E

MOUNTAIN VIEW DRIVE AND SUMMIT RIDGE PARKWAY

PRELIMINARY PLAN REVIEW # 1	
PLAN RECEIVED DATE:	MARCH 2, 2015
PLAN REVIEW DATE:	MARCH 3, 2015
DATE RETURNED TO DEVELOPER:	MARCH 6, 2015

City Engineer Comments

Please note that **all** comments herein also apply to the Stone Hollow Plat C final plans submitted at the same time as Stone Hollow Plats C, D & E.

General Comments & Discussion Items (may be applicable to all or most sheets)

1. The offsite storm drainage detention basin facility was discussed during DRC on March 3, 2015. Dedication (by deed would be sufficient) of the detention basin property (park property) would be needed at the time of or prior to recordation of Stone Hollow Plat C Final.
2. An easement in favor of Santaquin City for all offsite storm drain or sewer infrastructure (piping, manholes, etc.) will need to be provided prior to recordation of Stone Hollow Plat C Final.
3. Please add a note that "All offsite storm drain and related sewer infrastructure (detention basin, piping, manholes, etc.) must be constructed as part of Stone Hollow Plat C."
4. Stone walls along Summit Ridge Parkway and Mountain Side Drive need to be shown correctly/appropriately on all sheets.

Preliminary Plat

1. Please provide name, address and phone number for engineer/surveyor on the plat.
2. Please provide name, address and phone number for owner and developer on the plat.
3. Please add a note on the plans that reads: "The existing Utah County monument located within Stone Hollow Plat E must be preserved. If the monument must be adjusted or removed in order to construct improvements, the Utah County Recorder's office must be contacted to coordinate necessary removal, adjustment or replacement of the monument."
4. Please verify the basis of bearing(s) labeled on the plat. The basis of bearing appears that it may be incorrect.

Utility Plan Sheet

1. The 24" pressure irrigation (PI) line in Stone Hollow Drive was discussed in DRC on March 3, 2015. This 24" PI line **will** be able to serve as both the transmission line and as the service line for the **lower** pressure zone in this development, along Stone Hollow Drive. Therefore, dual **lower** pressure zone PI lines (a 24" and a 6") within Stone Hollow Drive **are not both needed**. Just the 24" line will be needed within Stone Hollow Drive for the **lower** pressure zone. Please show accordingly. Connections and valves between this 24" PI **lower** pressure line and the 6" PI **lower** pressure lines



(eastbound and westbound) in both Firestone Drive and Slate Drive need to be shown.

Also, a connection from the 6" **lower** pressure line already stubbed out northbound from Mountain View Drive to the 24" **lower** pressure line will need to be shown.

2. Lot 24 (Plat C) and lots 87 thru 92 will be located within a higher pressure zone than the rest of this development. Please show **higher** pressure culinary water (CW) and pressure irrigation (PI) lines for these lots. This will mean that dual CW & PI lines (both high pressure and low pressure) will need to be installed in the first segment of Stone Hollow Drive and in the westbound segment of Firestone Drive. The **low** pressure lines will then turn north to serve northbound Red Rock Drive. The **high** pressure lines will need to extend to the west end of Firestone Drive and then be capped/plugged. **NO** PRV's are needed since there will be dual lines.

A sketch showing the pressure zone boundary and an example note for the CW water connection to the high pressure line in Mountain View Drive is attached for your convenience.

3. Please add a note stating the following: "Do not connect to the existing 16" ductile iron CW line in Mountain View Drive. This is a dedicated high pressure (approx. 250 psi) CW line that cannot be disturbed or connected to."

Details

1. Discuss proposed timing for asphalt overlays shown in the roadway cross sections. Would these overlay take place at the end of construction or maybe a year after acceptance (subsequent paving season)?
2. Please provide additional details for the detention basin facility.

Storm Drain

1. Please provide a full copy of the storm drain report, including calculations, for all areas that will contribute storm flow to the detention basin. An electronic copy of the full report would be sufficient.



PRESSURE ZONE BOUNDARY

CONNECT TO EXISTING
HIGH PRESSURE CW LINE



**ENGINEER REVIEW COMMENTS
STONE HOLLOW AT SUMMIT RIDGE
PLAT C**

MOUNTAIN VIEW DRIVE AND SUMMIT RIDGE PARKWAY

FINAL PLAN REVIEW # 1	(Revised Comment 3-9-15)
PLAN RECEIVED DATE:	MARCH 2, 2015
PLAN REVIEW DATE:	MARCH 3, 2015
DATE RETURNED TO DEVELOPER:	MARCH 9, 2015

City Engineer Comments

Please note that **all** comments from Preliminary Plan Review #1 for Stone Hollow at Summit Ridge Plats C, D & E also apply to the Stone Hollow Plat C final plans submitted at the same time.

General Comments & Discussion Items

1. Please show ADA ramps at intersection # 1 at Stone Hollow Drive and Mountain View Drive.

Preliminary Plat

1. Please change note 1 to include masonry fence along Mountain View Drive.
2. Please change note 2 to include Mountain View Drive for "No Access".
3. Please provide proposed lot addresses on the plat.
4. Please verify the plat boundary and written description. The boundary does not close properly. It appears that the line work may have been rotated prior to the final course being identified and labeled.
5. Lot 2 could not be checked for closure as there appears to be a missing callout.
6. Lot 9 does not close. Closure was calculated at approximately 0.026'.
7. Lot 13 does not close. Closure was calculated at approximately 0.092'.
8. Closure for lot 37 could not be checked for closure due to a missing callout length on the north line.

Utility Plan Sheet

1. Please show PI system drains at the east end of Flagstone Drive, at the north end of Travertine Way and at the north end of Stone Hollow Drive.
2. Please show a PI Air Inlet Removal Facility per Santaquin City standards at the west end of Firestone Drive.
3. Please show a CW blow off hydrant per Santaquin City standards at the west end of Firestone Drive.

Plan and Profile Sheets

1. Please verify all inverts out. It appears that some may need to be labeled as inverts in.
2. Please verify the slope between SMH 36 and SMH 32.
3. Please verify the slope between SDMH 57 and SDMH 13.



4. Please verify the street name labeled "Travertine Way" in the Summit Ridge Parkway Plan View on Sheet 5. Shouldn't this be "Flagstone Drive"?
5. Please address how to avoid potential conflicts between the culinary water line and storm drain lines. Some Storm drain lines are currently shown at similar elevations to where CW lines are supposed to be installed (4' of cover).

Detail Sheets

1. Please correct Detail 2 on Sheet 7. What is currently shown is not the Santaquin City Detail.
2. Please provide additional details, dimensions, etc. for the detention basin in Detail 5 on Sheet 7.
3. Please verify Note on the Rock Gallery detail showing "15,00" sq ft of surface area. Should this be 1,500 sq ft?



ENGINEER REVIEW COMMENTS
FOOTHILL VILLAGE (PHASES 2-11)
900 SOUTH 100 WEST

PRELIMINARY PLAN REVIEW # 4	
PLAN RECEIVED DATE:	FEBRUARY 20, 2015
PLAN REVIEW DATE:	MARCH 5, 2015
DATE RETURNED TO DEVELOPER:	MARCH 5, 2015

City Engineer Comments

Comments in Red text are previous engineering/technical comments that have not been addressed. These comments need to be addressed on the completed version of the overall Foothill preliminary plans for proposed phases 2 thru 11.

All comments and discussion items in blue text, at the end of this review, are comments from previous reviews that will remain for the purpose of tracking issues or concerns that may apply as the phasing plan proceeds.

Review #3 Comments

General Comments & Discussion Items

1. Santaquin City will be looking at a possible Special Services District (SID) for all lots that would be serviced by the sewer lift station. This would include future homes on parcels south and west that would be served by the lift station but are outside of this project boundaries.

Cover Sheet

1. Please add a note (on all applicable sheets) that no fences or other structures are to be constructed within or on the overflow channel embankment (applies to lots 13 & 24 thru 28).

There is a Utah County easement (Entry: 42254, 1995) for the overflow channel that may affect some of these unbuildable slope areas. It may be prudent to call out that easement, as it applies, on these plans.

2. Discuss areas of unbuildable slopes along the overflow channel embankment. Would it be prudent to dedicate the 30% slope areas to the City to preserve the channel embankment?

As the City Engineer, I would prefer to have unbuildable slope areas dedicated to the City for protection of the embankment structure.

Preliminary Plat

1. Please correct note 7 to read "...no access...".
2. Please clean up unreadable text. In several areas text callouts are overlapped by lines.
3. Please show/callout all distances and bearings on the boundary and lot lines for lot 28.



Utility Plan Sheet

1. Please change the configuration for the culinary water piping in order to show service to all lots above the 5,145' elevation line with a separate, higher pressure zone.
 - a. Please show dual 8" CW lines in 1100 South Street.

One for the existing 8" stub out (installed as part of Phase 1) that will feed the proposed booster station and then loop northbound in ~~Feothill Drive~~ Bluff Street, north of 1100 South Street.

The other line will be the higher pressure zone line coming from the booster station to serve homes above 5,145' in elevation.

2. Discuss the proposed location for the 8" CW line in 100 West, south of & including lot #9. This new CW line seems to make more sense to install on the west side of 100 west, rather than the east side, due to the new sewer line currently being installed and the needed 10' separation from the new sewer line.

This line will not connect to the lower pressure line as is currently shown. It will be fed from the booster pump station location.

Please show this line on the west side of 100 West Street.

3. Please add callouts for capping and plugging all CW and PI lines that dead end at the boundaries of the project (south end of 100 West, west end of Bluff Street and west end of the frontage road).
4. Please relocate notes 16 and 17. They are in the wrong location.

Details

Comments addressed

Comments addressed

Previous Comments held over for tracking purposes

General Comments & Discussion Items

1. Please show the required access roadway coming from the south interchange as well as provide cross section details for that road.
2. Please note that, at the time of final plan submittal and platting and as part of CC&R's; details for the following will need to be provided for review:
 - a. Amenities and landscape package
 - b. Building elevations, and
 - c. Materials and color board
3. Regarding proposed phasing:
 - a. Discuss bonding (or escrow) for open space & associated facilities (phase 11) throughout all phases.
 - b. Storm drainage ponds and associated infrastructure will need to be constructed with earlier phases, well before Phase 11.
 - c. Please note, per the development agreement, Allen Thompson will need to approve/agree with the phasing plan.



4. Discuss public vs private roadway improvements in the townhome area.
 - a. Full section width vs actual asphalt width
 - b. Sidewalk on one side or both (private streets only)?
 - c. Who owns and is responsible for what infrastructure? I.e. City water & sewer lines in a private street.
5. Discuss that all proposed lots above an elevation line of approximately 5,145' cannot be serviced by currently existing City culinary water facilities (lower pressure zone) while meeting State Standards. Please show proposed lots on the existing grading plan. In order to develop lots above 5,145' elevation, additional culinary water infrastructure (a higher pressure zone) will be required.
6. Discuss a proposed location (lot) for a culinary water booster pump station.
7. Discuss State of Utah DDW requirements for a culinary water booster pump station. Per State Code, no individual booster pumps may be installed off of a main line.
8. The previous comments regarding separate pressure zones for culinary water **DO NOT APPLY** to the City's pressure irrigation system. Pressure irrigation service to all homes in this development will be within the existing pressure zone.
9. Discuss water line easement from East Santaquin Meadows. A continuation of the current easement will be required as phasing continues to the west.
10. Discuss proper cover (now vs build-out) over the culinary water line where the roadway is planned to be raised along 900 South from 100 west to Valley View Drive. See related comment concerning fill for the roadway in this area (see comment #1 under "Geotechnical Report" comments below).

The City is concerned about an appropriate amount of cover over the culinary water pipe now and avoiding an excessive amount of cover when the other half of the roadway is constructed (possibly 9' – 10' of cover in the future).

11. Discuss the proposed location for the sewer lift station. Does this location make the most sense for this and other future development in the area?

The City does not desire to have multiple lift stations in the area, if it is possible to avoid.

Has the developer attempted to work with the adjacent land owner to the southwest to discuss a possible location for this lift station, associated infrastructure, easements, etc.?

- a. Is the lift station planned on a single (small) lot?
 - b. Discuss plans for future gravity flow (to the north or to the southwest) & the possibility of eliminating the lift station, at some point in the future.
 - i. Is this planned?
 - ii. What infrastructure is planned to facilitate this?
12. Discuss sewer infrastructure associated with the proposed sewer lift station (121 lots affected).
 - a. A lot of infrastructure will be needed that will be located within Phase 11.
 - b. This infrastructure is needed well before Phase 11 (goes back to the phasing question).

No plats will be approved, where lifting is needed, until a complete sewer system is designed and constructed that can provide service for those plats.



13. Please submit proposed grading plans with each phase of final plans.
14. Plat boundary and lot closures have not been reviewed for the preliminary plan.

Closures will be reviewed during the final review process on each phase submitted.

A future plan option for gravity flow (i.e. eliminating the lift station) could include a possible bore under Interstate 15.

Cover Sheet

1. Please show areas of unbuildable slopes (possibly lot 13 & lots ~~25~~ 24 thru 28).

Preliminary Plat

1. Please correct the plat so that the boundary and all lots close to 0.01' or less.
2. Please correct the written boundary description on the Plat. The written description does not match the boundary call-outs shown on the plans. We found multiple and varying discrepancies between the boundary and the written description. Please correct.

Utility Plan Sheet

1. Multiple & separate culinary water infrastructure will need to be shown according to the 5,145' elevation line (see General Comments & Discussion Items above). Some roadways may need to have dual lines (for separate pressure zones) for appropriate flow, looping, etc.
2. The proposed sewer lift station will need to be appropriately sized for the remaining developable land in the area, including the properties to the south & west of this development that are within the current City boundary in the area (approximately 67 acres).

Phasing Plan

1. Discuss proposed phasing.

Does it make sense to have most of the open space completed with the last phase? How does this affect incorporation of storm drainage facilities as open space facilities (trails), etc.?

2. Discuss proposed phasing.

As part of Phase 2, per the development agreement, the future frontage road will need to be prepared with a gravel surface. Please note such on the plans.

An easement in favor of the City or ROW dedication will also be required in order for this to be an acceptable 2nd access point. Please note such on the plans.

Other issues could come to light and will need to be addressed as phasing proceeds.

Geotechnical Report

1. Discuss geotechnical report recommendation for more than 3 feet of fill. This applies to the raising of 900 South for gravity sewer flows. From the revised plans for the Foothill Village Plat "A" offsite sewer, it appears that there is planned to be approximately 5 feet of fill at the intersection of 900 South and the proposed Valley View Drive.



The geotechnical report indicates further study and recommendations from the geotechnical engineer are needed for fill over 3' in depth. Please provide further study results and recommendations from the geotechnical engineer after their review of this design is complete.

Engineer has a concern with half plus 10' roadway width. How will the adjacent property to the north be treated so as to not have a large drop off on the north side of 900 South and to prevent soil erosion and roadway deterioration?

The overall safety for the traveling public as well as soil erosion and roadway deterioration are of concern.