



DEVELOPMENT REVIEW COMMITTEE MINUTES

March 26, 2013

The Development Review Committee held a regular meeting on Tuesday, March 26, 2013 in the City Council Chambers, 45 West 100 South, Santaquin, Utah.

Committee Member Dennis Marker called the meeting to order at 3:10 p.m.

Committee Members Present: Community Development Director Dennis Marker, Staff Planner Greg Flint, Building Superintendent Randy Spadafora, Infrastructure Inspector Jared Shepherd, JUB Engineer Norm Beagley.

Others Present: Nate Walter, representing LEI Engineering

Apple Hollow Plat A-6 Subdivision

Review of a subdivision located at approximately 60 West and Apple Seed Lane.

Building: Randy Spadafora said addresses needed to be supplied on the plat. Dennis Marker clarified that the six foot setback from the end unit to the property line met City standards for the PUD. Greg Flint recommended pulling Unit 60 back, due to the proximity of Lot 57 to the fence.

Infrastructure: Jared Shepherd asked if the final driveway improvements would be formed with concrete in the future, as they are shown as asphalt now. The plans show 2 ½ inches of asphalt, and the standard is 3 inches on an 8 inches base. The adequacy of 2 ½ inch asphalt was discussed in this situation. Mr. Shepherd said landscaping plans, including irrigation piping, were needed, as well as a PI service connection.

Planning: Greg Flint said the total open space shown on the cover sheet is larger than the area of the plat, .34 acres rather than .30. It was clarified the R-10 PUD 3 zoning refers to the original development agreement.

On the subdivision plat, the area not included in the limited common area or the actual units should be labeled as common area. The three references to 'A-4' on the plat need correction. Signature blocks for Rocky Mountain Power, CentraCom and Century Link need to be added to the plat. An offsite sidewalk connection from the south west corner of the property to the existing sidewalk to the south should be noted on the plans. Norm Beagley clarified that an access easement across the property for sidewalk improvements connecting to the play area did not need to be recorded, as it was private property and would not be maintained by the City. Driveway detail, CC & R's, and payment of the final plat review fee are also needed. Mr. Beagley suggested the CC & R's for A-1 to A-5 be checked to ensure they match the CC & R's for A-6.

Mr. Flint asked how the edge will be protected on the east side of the shared driveway until the future townhomes are built. He said a PI connection had not been noted on the utility plan.

The developer has been asked to light the area, and has proposed a streetlight on one corner. The type of light, whether additional streetlight or pathway bollard, is not currently known. There is an existing street light on Plat A-5.

Engineering: Norm Beagley said the written boundary description did not match the callouts for the plat boundary. The developer was asked to verify the Grid Factor shown in the NAD 27 State Plane Coordinates table; change the 6" culinary line to an 8" line; show the culinary water blow off as a 2"; and label the sizes for the existing sewer and culinary water stub outs.

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Apple Hollow Plat A-6 Subdivision, continued:

Notes on the grading plan indicated some east driveway improvements will be constructed with a future adjacent phase. Mr. Beagley suggested a separate bond for these future improvements would be appropriate.

Mr. Beagley said pressure irrigation connections and proposed locations should be discussed, including where the meter will be placed and who pays for PI usage.

The developer was asked to show existing culinary water and pressure irrigation valves. The culinary water valve may not currently exist. If this is the case, Public Works Director Wade Eva will be contacted for input on where the valve should be located.

The proposed Driveway Detail pavement cross section does not meet recommendations found in the geotechnical report prepared by IGES in August 2007 for the Orchards development. The developer was asked to provide a recommendation from a licensed geotechnical firm for the pavement. The City recognizes this is a limited use area, and the recommended section may not be appropriate. The developer was asked to correct the base course thickness in Box 3 "sidewalk details" and in Box 4 Cross gutter details to meet City standards.

Orchards Plat C-1 Subdivision

Review of a subdivision at approximately 90 West and Royal Land Drive

Building: Randy Spadafora said addressing is appropriate on the plans. A fire hydrant is needed in the planter strip in order to meet spacing standards near Lot 6. Mr. Beagley said an easement would be needed for the culinary line and the hydrant if it was installed out of the plat.

Mr. Spadafora asked if sidewalk would be installed on the north side of Royal Land Drive. The plans indicate a ramp, but do not show a terminus. Dennis Marker indicated sidewalk would be installed on both sides and along Center Street along the plat boundaries. Sidewalk north of the Royal Land/Center Street intersection should terminate not less than the curve return north of the ADA ramp.

Infrastructure: Jared Shepherd asked what kind of light would be installed in Royal Land Drive. Mr. Marker said it would be a Collector. Mr. Shepherd said there is conduit in the street but he was not sure if it would be close enough to available City power and another strongbox might be needed. The Committee discussed tying all the lights on Royal Land to another strongbox. It was agreed this light could be tied into the Center Street box and later moved to the new box. Mr. Shepherd will follow up with SESD on this issue to confirm.

Planning: Greg Flint said the street name (880 North) and addresses do not match the Santaquin City address grid. Because of the curve, Center Street is not 0', and Royal Land Drive is closer to 960 North. The address on the first home is closer to 60 West, not 11 West. It was suggested 50 be added to each address. 90 West is already platted. There is some concern with addressing, as it must be consistent for public safety and dispatch uses. Committee consensus held that this was a bigger issue and should be discussed with Public Safety director Dennis Howard.

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Orchards Plat C-1 Subdivision, continued:

Norm Beagley clarified that crosswalks are not required to be painted. The street light needs to be labeled and detail provided. Because of the length of Royal Land Drive, a turn-around for fire apparatus must be constructed. If not platted, an easement must be provided.

Dennis Marker said when this subdivision was originally reviewed one of the comments included a note that a landscaping plan was needed. This was never finalized. A plan now needs to be completed showing the irrigation components, trees, shrubbery, and Center Street improvements.

A note is needed regarding the terminus of the Center Street improvements by the ADA ramp. An asphalt apron is showing and the ramp will taper down. Mr. Marker said the road is built to the design capacity of the development, and right-of-way has been dedicated for future development.

Mr. Flint asked if the vinyl fence per detail 1 and 2 was required along Center Street. Mr. Marker said the development agreement would be checked on this issue.

Detail 3 shows a modified High Back Curb. Tying in to the existing curb was discussed. Mr. Beagley suggested a 10 foot transition. The north side of Royal Land Drive will be typical High Back with curbing in front of the side lots being modified.

Engineering: Norm Beagley said that any previous plan sets stamped 'finalized' and dated 2010 should be discarded. Significant changes have been made to the plans, and the original bond tabulation may need to be updated.

The developer was asked to verify the Grid Factor shown in the NAD 27 State Plane Coordinates table, as it appeared a number may have been transposed; and show on the plat and provide a written sewer easement description in favor of Santaquin city for all sewer infrastructure west of this plat on Royal Land Drive and north on future 130 West Street to west of the Orchards Plat E. This easement must be recorded prior to or concurrent with the recording of Plat C-1.

The sewer in 130 West was not inspected or passed off when it was originally laid. Mr. Beagley suggested that all manholes be surveyed for the sewer lines as far as Ginger Gold Road to ensure there is flow. The developer will be responsible for TV, pipeline testing, and trench compaction testing. The inspections must be done in the presence of the City Infrastructure inspector.

The developer was asked to add a curb inlet and necessary piping on the west side of the west ADA ramp at the intersection of Royal Land Drive and 90 West Street; show the proposed 8" irrigation pipeline in Royal Land Drive south of the sewer line and show the existing street light at the intersection of Royal Land Drive and Center Street; provide expanded views with spot elevations for all ADA ramps; verify the design elevation at the end of the pipe stub out at approximately station 19+41.67; verify which invert is shown for the sewer manhole located at Station 23+77.15 and show both; and update conduit details to show conduit clusters and a single conduit for natural gas at the intersection of Royal Land Drive and 90 West Street.

Cutting into Center Street for SD pipe replacement was discussed. Nate Walter said the City originally asked for a 10 year Storm Drain Plan, which has now been expanded to a 25 year plan. A profile on adjusted flows has been run, and it appears that the slope pipe in Center Street is too shallow. Back up might become an issue, so 'remove and replace 18" storm drain' is indicated on the plans. Mr. Beagley said he would like to discuss with Wade Eva the possibility of leaving the drain in and letting it surcharge, rather than cut into the street.

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Orchards Plat C-1 Subdivision, continued:

Mr. Marker said there might be issues with the storm drain, as the PI might not have been put in properly and it would need to be pulled out anyway.

Comments are still needed from the Fire Department, Police, SESD and Public Works. Randy Spadafora made a motion to table Apple Hollow Plat A-6 and Orchards Plat C-1 until the other reports have been received and the developer has a chance to address the issues raised. Norm Beagley seconded the motion. The vote to table the subdivision was unanimous.

General Business

Dennis Marker said staff had been reviewing development fees, and one of the biggest expenses was holding the DRC meetings. He asked if the Committee members felt that written, submitted notes might suffice for the first review, and a meeting held for the second review. The Community Development Department could review a submittal during their regular department meeting. Randy Spadafora said often things were brought up in the meeting that led to better solutions. Norm Beagley said that building and development was picking up quickly in other communities, and Santaquin would most likely soon follow. No consensus was reached on holding a first review meeting.

Minutes

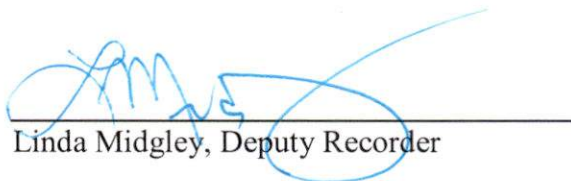
Jared Shepherd made a motion to approve the minutes of December 4, 2012, as written. Norm Beagley seconded the motion. The vote to approve the minutes of December 4, 2012 as written was unanimous.

Adjournment

Greg Flint made a motion to adjourn the meeting. The meeting adjourned at 4:25 p.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder

ENGINEERING REVIEWS OF DEVELOPMENT PLANS

The Orchards Plat "C-1"

HISTORY OF ENGINEERING REVIEWS

	Initial Reviews				Subsequent Reviews					
	1st Review		2nd Review		Date	Cost	Date	Cost	Date	Cost
	Date	Cost	Date	Cost						
Preliminary Plan		*		*						
Final Subdivision Plat		*		*						
Final Improvement Plans	2/2/2010	*	2/22/2010	*	3/26/2013	\$630.27				
Site Plan		*		*						

TOTAL TO DATE: \$630.27



MEMORANDUM

March 18, 2013

To: Santaquin City DRC
From: Greg Flint, City Planner
RE: Apple Hollow @ The Orchards Plat A-6
Apple Seed Lane (1100 North 100 West)

S#13-01 Zone: R-10 PUD
Units: 4, Acres: .30

Cover Sheet:

1. Tabulations (Zone) - What is the R-10 (PUD 3)?
2. Tabulations (Total open space) - Area (.34 acres) is larger than the area of the Plat.

Subdivision Plat A-6

1. The area not included in the limited common area and the 4 units should be labeled as "Common Area"
2. There are three instances where there is a reference to Plat "A-5". The reference should be to Plat "A-6".
The following are where the references are located:
 - a. Line 4 of the Owners Certificate and Dedication
 - b. Line 5 of the Conveyance of Common Areas to Association
 - c. Line 2 of the Note of Declaration of Covenants Conditions and Restrictions
3. Rocky Mountain Power, Centra Com and Century Link signature blocks
4. Offsite sidewalk - Do we need an access easement across the property to be recorded with the Plat or extend the plat? - (no)
- ✓ 5. No Addresses provided on the plat.

Improvement Plan Sheet 1

1. Grading Plan - Show offsite sidewalk connection from the south west corner of the property to the existing sidewalk to the south. Should be approximately 22.5' of additional sidewalk.
2. Grading Plan - How will the edge be protected on the east side of the shared driveway until the future townhomes are built?
3. Utility Plan - Is there going to be a PI connection to this Plat?
4. Utility Plan - Remove the word "Proposed" from Proposed Street Light.
5. Need a landscaping plan or reference to typical landscaping for the development
6. Recommendation: Rotation of homes or stepping homes at #60 due to fencing on lot 56 and proximity to front door of Unit 60.

7. Existing street light on A-5

Improvement Plan Sheet 2

1. Detail 2 (Driveway Detail) will this be asphalt or concrete?

Zoning

1. The city will need to review any CC&R's for the project that will be recorded with the Plat.
2. Payment of final plat review fee.

Greg Flint

Greg Flint
Santaquin City Planner



MEMORANDUM

March 18, 2013

To: Santaquin City DRC
From: Greg Flint, City Planner
RE: The Orchards Plat C-1
Royal Land Drive (965 North 60 West)

S#13-02 Zone: R-10 PUD
Lots: 6, Acres: 1.44

Cover Sheet:

1. Tabulations (Zone) - The correct zone is the R-10 PUD

Subdivision Plat C-1

1. Street name and address - Street name (880 North) and address do not match Santaquin City address grid - *talk to Elsie F. Howard*
2. Development listed as Apple Hollow at the Orchards of the Development section under Owner/Developer and Engineer

Improvement Plan Sheet 1

1. Why is there a note to "remove and replace existing 18" storm drain"? - *Norm addressed*
2. Are the crosswalks to be installed? *Not required*
3. Remove the word "proposed" from Proposed Fire Hydrant. *add 1 more, coordinate with other plan*
4. ~~PI valve locations?~~
5. There is a street light shown, but it is not labeled. Is this where it need to be? *Label streetlight, reference detail*
6. Is there sufficient turn around area at the end of Royal Land Drive? *create turn around and easement as necessary*
7. Landscaping along Center Street - Need a landscaping plan, construction by the development, including trees, shrubbery and irrigation
8. Landscaping plan in the planter strip along the north side of street abutting the HOA area.
9. Where is the termination point to the north of the ADA ramp along Center Street. *- note end of improvement*

Improvement Plan Sheet 2

1. Is the vinyl fence required along Center Street per detail 1 and 2? -
2. Detail 3 (62' Local Cross Section) shows the water being 8'-0" from the centerline, the utility sheet shows it being approximately 5'-0". *discussed*
3. Detail 3 (62' Local Cross Section) shows a modified High Back Curb, is the existing curb also modified? *show tie points, High back on north side, modified on south side*

Zoning

1. The city will need to review any CC&R's for the project that will be recorded with the Plat.

Greg Flint

Greg Flint
Santaquin City Planner

**ENGINEERING REVIEW COMMENTS
APPLE HOLLOW @ THE ORCHARDS PLAT "A-6"
100 NORTH 90 WEST**

FINAL PLAN REVIEW # 1			
PROJECT #	50-12-039-04	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	MAR 13, 2013	2:	
PLAN REVIEW DATE:	MAR 26, 2013	3:	
RETURN TO CITY DATE:	MAR 26, 2013	DATE PICKED UP FOR DEVELOPER:	

City Engineer's Comments:

Cover Sheet

1. No comments.

Final Plat

1. Please correct the written boundary description so that it matches the callouts for the plat boundary. The last written course does not match the callout along the plat boundary.
2. Please verify the Grid Factor shown in the NAD 27 State Plane Coordinates table.
3. Please label proposed addresses for each lot.
4. Please add CentraCom, Century Link and Rocky Mountain Power signature blocks to the Plat.
5. Please change the Plat wording to reflect that this is Plat "A-6" (not Plat "A-4") in the Conveyance of Common Areas, Declaration of CC&R's and the Owners Certificate and Dedication.
6. Please indicate where Note #2 applies.

Utility Plan Sheet

1. Please change the 6" culinary water line to an 8" line per Santaquin City Standard.
2. There are notes on the grading plan that indicate that some of the east driveway improvements will be constructed with a future adjacent phase.

These improvements must be bonded for with this phase. An appropriate bond amount will be held by the City until these improvements are completed with the future phase.

A separate bond amount for these future improvements may be appropriate in this case.

3. Please show the size of the existing sewer and culinary water stub outs being connected to with this phase. According to the Finalized plans for Plat "A-5" they are 6" (sewer) & 8" (CW) respectively.
4. Please show the Culinary Water Blow Off as a 2", according to and referencing Santaquin City Standard (see W7).

5. Discuss pressure irrigation connections and proposed locations (We would like to have a broad discussion on where and how PI in the multifamily areas is addressed. I.e. where will the meter be placed, who pays for PI usage (HOA?), etc.).
6. Please show existing culinary water and pressure irrigation valves as appropriate. If no CW valve exists on the stub out from Apple Seed Lane please show and call one out within this plat.

Sheet 2 Details

1. Please provide a recommendation from a licensed geotechnical firm for the proposed Driveway Detail pavement cross section (Box 2). The proposed section does not meet recommendations found in the geotechnical report dated August 14, 2007 prepared by IGES for The Orchards development.

We recognize that this is a limited use area and may not necessarily need to be as thick as the recommended pavement section provided for in the report. However, the proposed section may not be fully appropriate for this application either.

2. Please correct the base course thickness in Box 3 "Sidewalk Details". Santaquin City Standard requires 6" of base course under sidewalks (see CG5).
3. Please correct the base course thickness in Box 4 "3' Cross Gutter Details". Santaquin City Standard requires 8" of base course under cross gutters (see CG4)..

Storm Drainage

1. No comments.

Geotechnical Report

1. No comments.

**ENGINEERING REVIEW COMMENTS
THE ORCHARDS PLAT "C-1"
90 WEST ROYAL LAND DRIVE**

FINAL PLAN REVIEW # 4			
PROJECT #	50-09-032-12	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	March 21, 2013	2:	
PLAN REVIEW DATE:	March 25, 2013	3:	
RETURN TO CITY DATE:	March 26, 2013	DATE PICKED UP FOR DEVELOPER:	

Comments:

All Sheets

1. Please discard and do not use any previous plan sets that are stamped "Finalized" and dated May 03, 2010. It is our understanding that due to new field data obtained by the LEI, significant changes have been made to the plans. Therefore the previous "Finalized" plan sets should not be used.
2. Due to the changes indicated above, the original Bond Tabulation prepared in April of 2010 may need to be updated.

Cover Sheet

1. No Comments.

Plat "C-1"

1. Please verify the Grid Factor shown in the NAD 27 State Plane Coordinates table.
2. Please show on the plat and provide a written sewer easement description in favor of Santaquin City for all sewer infrastructure outside of The Orchards Plat C-1 (west of this plat on Royal Land Drive and north on future 130 West Street, to west of The Orchards Plat "E")

The easement listed above must be recorded prior to or concurrent with Plat "C-1" recordation.

We also recommend that the easement be labeled with appropriate real world location callouts (Northing, Eastings, curve information, etc.) somewhere in the plan set for construction staking purposes (These callouts would not necessarily need to be on the Plat, but could be on the utility sheet or other).

Sheet 1: Overall Utility Layout

1. The Developer is responsible for TV, pipeline testing, trench compaction testing and coordination with the City for inspection and acceptance of the existing sewer infrastructure in the future Royal Land Drive and the future 130 West Street. It is our understanding that this sewer infrastructure was installed previously by others. The City was not provided with any record

of inspection, TV or pipe or trench testing of such infrastructure nor have they accepted the improvement to date.

2. Please show the proposed 8" pressure irrigation pipeline in Royal Land Drive south of the sewer line, with the appropriate 5' clear spacing. Per Santaquin City Standards (see UT1), PI lines are to be installed on the south side of the street and south of SS lines (in east-west streets).
3. Please add a curb inlet (and necessary piping) on Royal Land Drive at approximately Station 20+00 (west side of the west ADA ramp) at the intersection of Royal Land Drive and 90 West Street.
4. Please show the existing street light at the intersection of Royal Land Drive and Center Street (northeast corner of the intersection according to the previous plan submittal).
5. Discuss road cut into Center Street for SD pipe replacement. Is surcharging a SDMH a better idea than having to cut into Center Street?

Sheet 2: Royal Land Drive P&P and Details

1. Please provide expanded views with spot elevations for the two ADA ramps at Center Street and Royal Land Drive.
2. Please add a curb inlet (and necessary piping) on Royal Land Drive at approximately Station 20+00 (west side of the west ADA ramp) at the intersection of Royal Land Drive and 90 West Street.
3. Please verify the design elevation at the end of the pipe stub out at approximately station 19+41.67. It appears that the labeled elevation is possibly off by approximately 1' (should the note read "....FL=4827.06"?).
4. Nate at LEI please disregard the telephone discussion to change the mid-block ADA ramp. The ramp currently shown is appropriate for this location.
5. Please verify which invert is shown for the sewer manhole located at Station 23+77.15. Please label invert in and invert out for this existing SMH in Center Street.
6. Please update Conduit Details (box #3) to show conduit clusters and a single conduit for natural gas (with 3' separation) at the intersection of Royal Land Drive and 90 West Street (See UT1).

Storm Drainage

1. No comments.

Geotechnical Report

1. No comments.