



**Planning Commission
Staff Report
Project Plan Approval
Administrative Hearing Date:
April 16, 2014**

ITEM 2 Stan Raass, agent for Raass Brothers Inc., requests Project Plan Approval for a new Vehicle Maintenance Building consisting of 9,060 square feet of warehouse area on one level and 6,172 square feet of office area on two levels on the property located at 671 East 1780 South in the M2 (Heavy Manufacturing) zone. **East Bay Neighborhood** 14-0004PPA

<p>Applicant: Stan Raass – Raass Brothers Inc.</p> <p>Staff Coordinator: Carrie Walls</p> <p>Property Owner: Raass Brothers Inc Parcel ID#: 38:413:0001 Current Zone: M2 Proposed Zone: N/A General Plan Designation: I (Industrial) Acreage: 1.33 Number of Properties: 1 Number of Lots: 1 Total Building Square Feet: 15,232</p> <p>Development Agreement Proffered: No</p> <p>Council Action Required: No</p> <p>Alternative Actions: 2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is May, 7, 2014, 5:00 p.m.</i></p> <p>3. Deny the requested Project Plan. <i>This action would be not consistent with the recommendations of the Staff Report. The Planning Commission should <u>state new findings.</u></i></p>	<p>Current Legal Use: The property is vacant.</p> <p>Relevant History: The East Bay North Subdivision, Plat 'B' was approved in November 2006 and was recorded in November 2007.</p> <p>Neighborhood Issues: Staff has not received any concerns from the neighborhood.</p> <p>Summary of Key Issues:</p> <ul style="list-style-type: none">• The proposed project is a 15,232 square foot building with office and warehouse area for the applicant's construction business. <p>Staff Recommendation: Approve the requested Project Plan with the following conditions:</p> <ol style="list-style-type: none">1. That all technical requirements from CRC be resolved and the project plans approved by CRC prior to the issuance of a building permit.2. All bonds and fees are submitted and paid prior to the issuance of a building permit
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OVERVIEW

The applicant is seeking to construct a new Vehicle Maintenance building on a 1.33 acre lot. The building will be utilized for storage and maintenance of construction equipment and for office space for the business.

GENERAL PLAN POLICIES

The property is located within the Central Area and the East Bay Neighborhood.

Following are the policies and guidelines that relate to the proposed project:

Central Area

1. Ensure that businesses operate within the zoning laws, continuing enforcement efforts to prevent encroachment of business activities into residential areas and limiting impacts such as noise, light, pollution, odors, and hazards from outdoor business activities.
2. Monitor and enforce truck routes for businesses that impact neighborhoods with illegal truck routing, stacking and standing. Continue to improve infrastructure to provide appropriate and adequate street access for trucking, as an alternative to unsatisfactory routes through residential areas.
3. Commercial development fronting an arterial or collector road should not be extended beyond existing property lines to include other lots that do not front on an arterial or collector road. The rear yard of a lot fronting on a local street should not be used to extend the depth of a lot used for commercial purposes.

East Bay Neighborhood

1. Restrict the heavy commercial and heavy manufacturing uses from encroaching into the retail shopping areas.
2. Evaluate the Planned Industrial/Commercial Zone to determine whether greater distinction should be drawn between the industrial park development and the commercial development, using East Bay as the foundation for the evaluation. Distinction in principal uses, conditional uses, sign standards and colors, and traffic circulation may be appropriate for greater distinction between the industrial and commercial areas.
3. Evaluate the East Bay covenants, conditions and restrictions (CC&Rs) for conflicts with the PIC zone language and consider revisions that impact the City's

issuance of permits in conformance with City ordinances that may conflict with the East Bay covenants.

4. The Neighborhood Chair will continue to serve on the East Bay Association Board of Directors during the development phase of East Bay and work toward establishing and maintaining long-term, successful businesses in the planned industrial/commercial park.

FINDINGS OF FACT

1. The property is located within the M2 (Heavy Manufacturing) zone which permits contract construction services (SLU 6600). The SLU includes such uses as general contract construction, building construction trade services and specialized construction trade services.
2. The General Plan land use designation for the property is Industrial.
3. The property is bordered on the east by additional M2 properties, on the north by M2 and PF (Public Facilities), on the west by PIC (Planned Industrial Commercial) and on the south by additional PF and PIC properties.
4. The property is located on a cul-de-sac off of Industrial Parkway which is a collector road.
5. The project plan has been reviewed by the Coordinators Review Committee and is continuing to work through and resolve all technical issues raised by CRC.

STAFF ANALYSIS

Following is a summary of the project which is governed by Section 14.28 of the Provo City Code:

1. Square footage –
 - a. Warehouse area – 9,060 square feet (one level)
 - b. Office area – 6,172 square feet (two levels)
2. Height – approximately 25 feet at the ridge.
3. Required parking – 41 parking stalls of which 2 must be handicapped accessible.
4. Parking provided – 41 parking stalls with 2 handicapped accessible stalls.
5. The property will have two full accesses; one on Industrial Parkway and one on 1780 South.
6. The site will be partially fenced. The plans do not indicate the height or the type of fencing to be provided.

7. Architecture – The project will primarily be a metal building with the front portion of the building in EIFS, stone veneer, architectural finish concrete and CMU with wood accents.
8. Landscape – The project's landscaping will comply with Section 15.20 of the Provo City Code.

CONCLUSIONS

The project plan proposal complies with the General Plan land use designation and all sections of the governing zone. All of the proposed improvements have been reviewed by CRC and will be constructed to current standards.

STAFF RECOMMENDATION

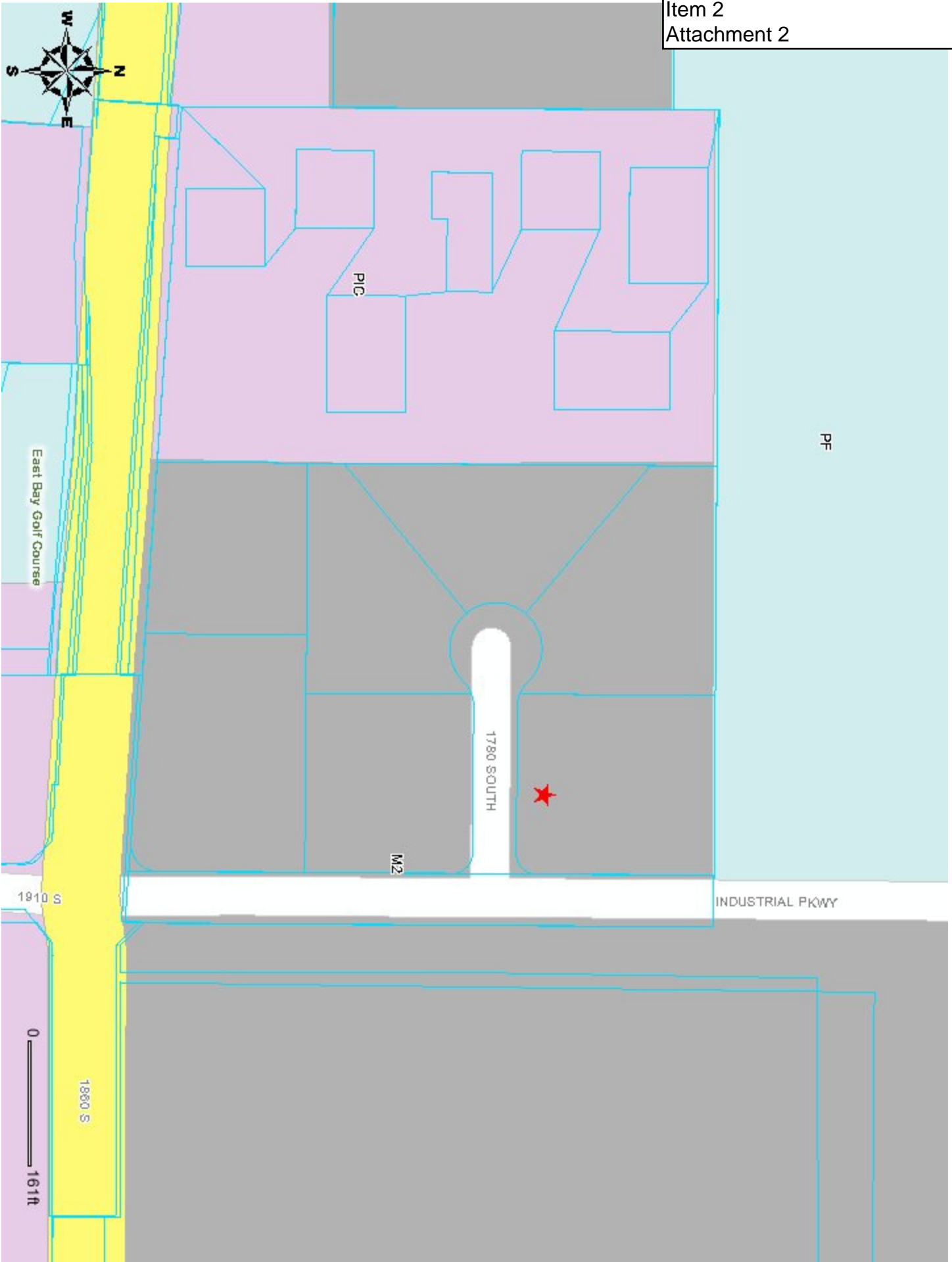
Staff recommends that the Administrative Hearing Officer approve the proposed project plan with the following conditions:

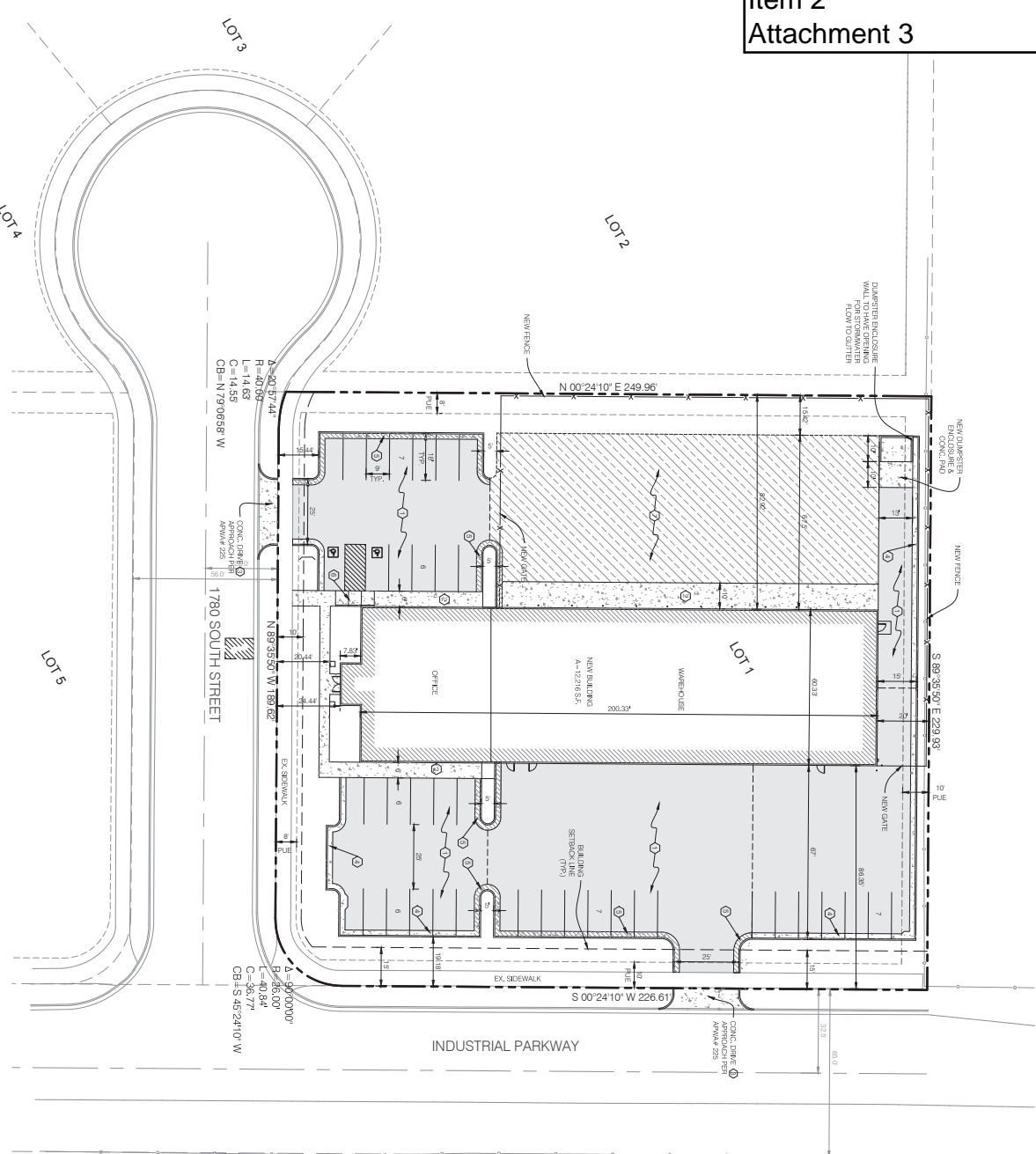
1. That all technical requirements from CRC be resolved and the project plans approved by CRC prior to the issuance of a building permit.
2. All bonds and fees are submitted and paid prior to the issuance of a building permit

ATTACHMENTS

1. Aerial Map
2. Zoning Map
3. Site Plan
4. Elevations
5. Landscape Plans 1 & 2
6. CRC Analysis







DAMAGED ENCLOSURE WALL TO HAVE DRAINING SYSTEM INSTALLED TO ALLOW FLOW TO OUTLET

NEW DAMAGED ENCLOSURE & CONCRETE DRIVEWAY

NEW FENCE

NEW GATE

NEW GATE

CONC. DRIVE APPROACH PER APPROACH PER APPROACH PER

CONC. DRIVE APPROACH PER APPROACH PER APPROACH PER

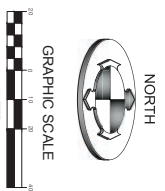
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CONSTRUCTION KEY NOTES REFERENCE

NOT	DESCRIPTION	DETAIL
1	STANDARD DUCT ASPHALT PAVEMENT WITH GRANULAR BASE	1502010
2	CONCRETE APPROACH PER APPROACH PER APPROACH PER	1502010
3	2.25 CONCRETE APPROACH PER APPROACH PER APPROACH PER	1502010
4	RELEASE CORNER & OUTLET	1502010
5	ADA SLOPE	1502010
6	COMPACTED 1" THINUS GRAVEL	1502010

ZONE M2

PARTICULARS	AREA TABLE	%
BUILDING	12,216	21.0
HARDSCAPE	20,027	44.2
GRASS	8,940	14.2
LANDSCAPE	11,390	19.8
TOTAL	52,573	100

PARKING COUNT

USE	FLOOR AREA	NO. OF STALLS (SEE NOTE 1)	NO. OF STALLS (INCL. ADA)	ADA
OFFICE	60,015 SF	24	30*	2
WAREHOUSE	90,015 SF	15		
TOTAL	150,030 SF	39		

NOTE: THESE PROVISIONS COULD VARY FROM THE PROVISIONS OF THE BUILDING CODE. THE USER SHALL VERIFY THE PROVISIONS OF THE BUILDING CODE AND THE PROVISIONS OF THE LOCAL ORDINANCES. THESE SPACES ARE ACCESSIBLE THROUGH OVERHEAD DOORS ON THE WEST SIDE OF THE BUILDING.

***NOTE: IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE, THE USER SHALL VERIFY THE PROVISIONS OF THE BUILDING CODE AND THE PROVISIONS OF THE LOCAL ORDINANCES. THESE SPACES ARE ACCESSIBLE THROUGH OVERHEAD DOORS ON THE WEST SIDE OF THE BUILDING.**

WAREHOUSING: 1 SINCE PER 900 SQUARE FEET OF GROSS FLOOR AREA



PRELIMINARY - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	01/22/14	ISSUED FOR PERMITS
2	01/22/14	ISSUED FOR PERMITS
3	01/22/14	ISSUED FOR PERMITS
4	01/22/14	ISSUED FOR PERMITS

SCALE MEASURES 1/4"=1'-0" ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

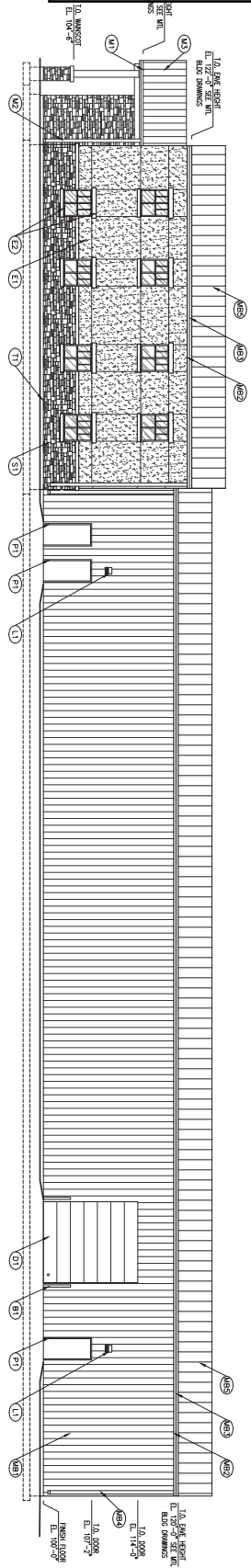
CSP 01
 3 OF 12
 1312201

RAASS BROTHERS BUILDING
 671 EAST 1780 SOUTH
 PROVO CITY, UTAH

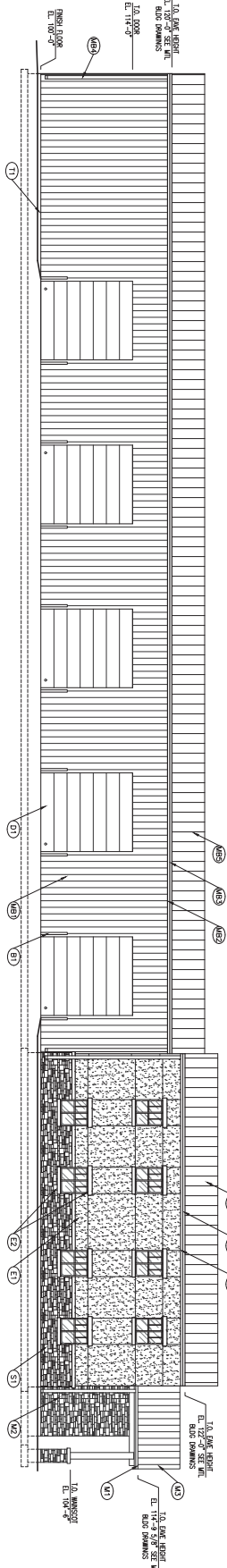


BENCHMARK ENGINEERING & LAND SURVEYING
 1100 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7182
 www.benchmarkcivil.com

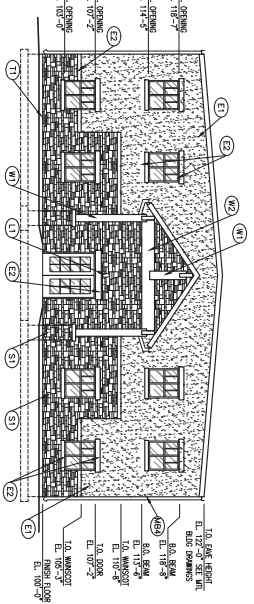




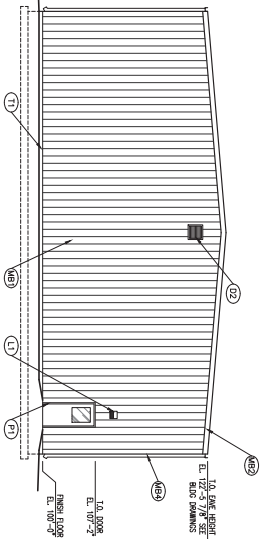
C1 SIDE ELEVATION



B1 SIDE ELEVATION



A1 FRONT ELEVATION



A2 BACK ELEVATION

MARK	DESCRIPTION	MARK	DESCRIPTION
(B1)	CONCRETE BUILDING TO BE PAINTED - SHERWIN WILLIAMS 'SWIFT YELLOW'	(M1)	METAL BUILDING - METAL PANEL - COLOR SELECTED BY OWNER
(C1)	CMU - COLOR SELECTED BY OWNER	(M2)	METAL BUILDING - INSULATED - COLOR SELECTED BY OWNER
(D1)	FINISHED OVERHEAD DOOR	(M3)	METAL BUILDING - PANEL OTHER - COLOR SELECTED BY OWNER
(E1)	EPS STUCCO SELECTED BY OWNER	(M4)	METAL BUILDING - DOWN SPOUT - COLOR SELECTED BY OWNER (W/STAINLESS STEEL)
(F1)	EPS STUCCO SELECTED BY OWNER	(M5)	METAL BUILDING - METAL ROOFING - COLOR SELECTED BY OWNER
(G1)	PERMANENT METAL ROOFING TO MATCH (M5)	(P1)	PANEL - COLOR SELECTED BY OWNER
(H1)	PERMANENT METAL ROOFING TO MATCH (M5)	(S1)	STONE ROOFING
(I1)	PERMANENT METAL ROOFING TO MATCH (M5)	(T1)	ARCHITECTURAL FINISH CONCRETE - COLOR TO MATCH ADJACENT CONCRETE
(J1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W1)	WOOD COLUMN
(K1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W2)	WOOD BOARD
(L1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W3)	WOOD BOARD
(M1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W4)	WOOD BOARD
(N1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W5)	WOOD BOARD
(O1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W6)	WOOD BOARD
(P1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W7)	WOOD BOARD
(Q1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W8)	WOOD BOARD
(R1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W9)	WOOD BOARD
(S1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W10)	WOOD BOARD
(T1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W11)	WOOD BOARD
(U1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W12)	WOOD BOARD
(V1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W13)	WOOD BOARD
(W1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W14)	WOOD BOARD
(X1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W15)	WOOD BOARD
(Y1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W16)	WOOD BOARD
(Z1)	PERMANENT METAL ROOFING TO MATCH (M5)	(W17)	WOOD BOARD

A4 EXTERIOR FINISH LEGEND

NOT FOR CONSTRUCTION

RAASS BROTHERS CONSTRUCTION
 OFFICE / MAINTENANCE FACILITY
 STAN RAASS

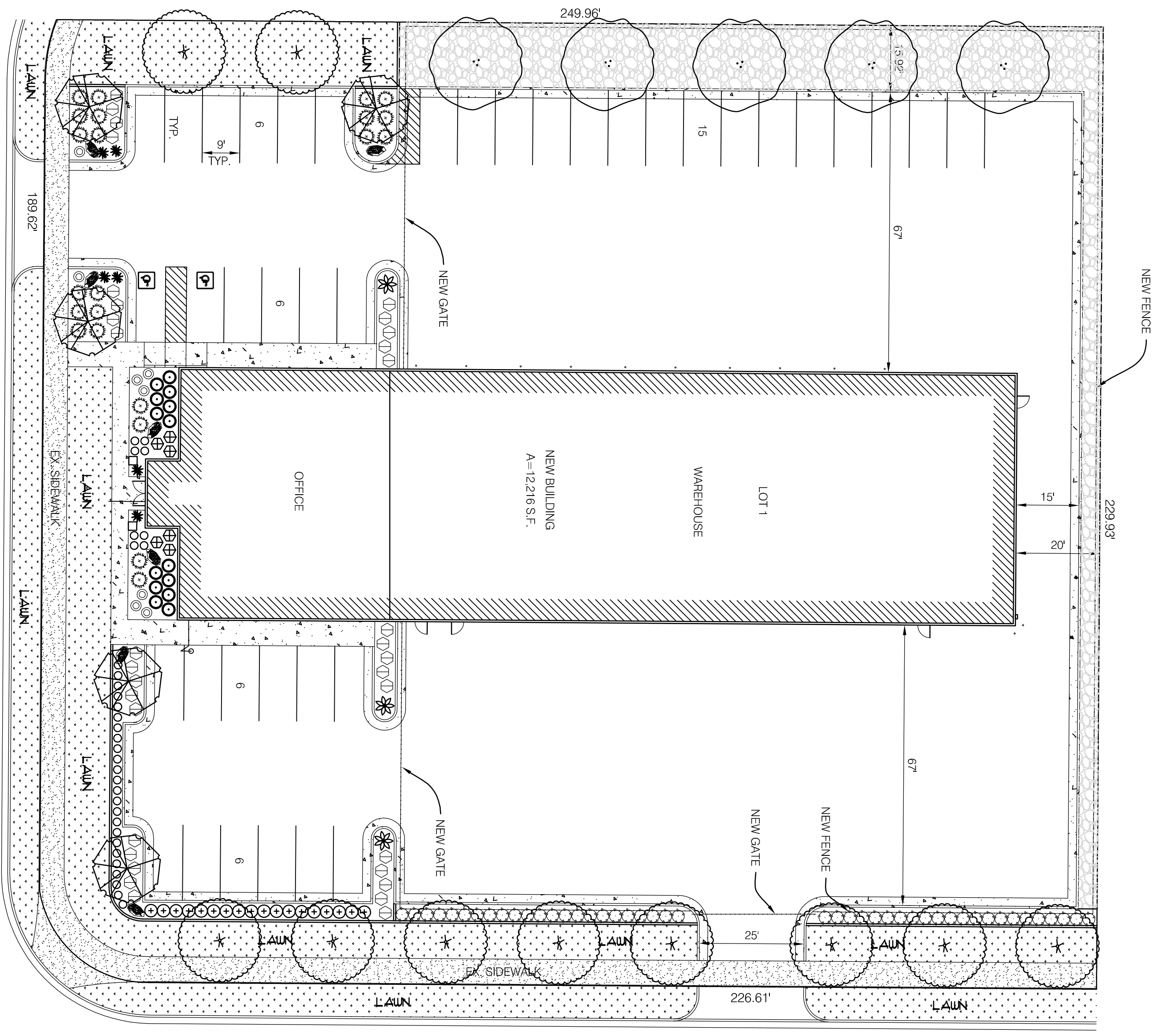
design west | architects
 255 SOUTH 300 WEST LOGAN UT 84321
 795 NORTH 400 WEST SALT LAKE CITY UT 84103

EXTERIOR ELEVATIONS
 A-201

NOT FOR CONSTRUCTION

PROJECT # 511004
 DRAWN BY GOLIOTTY
 CHECKED BY GOLIOTTY
 ISSUED 05-04-11

MARK	DATE	DESCRIPTION



Legend

Symbol	Description	Remarks
	Landscape Boulder / 4' Min. Size / Individual Placed	Boulder Color To Be Earth Tone / Tan And Be From Local Sources / Sandstone Or Quartzite Type
	4" x 6" Flat Extended Mulch	Install In Tree Lines, Flush To All Concrete Edges & Between All Lawn & Strud Areas
	Natural Concrete Color.	Install Under Conservatory Mixture Over Specified Topsoil Depth / Propose Material For Approval.
	New Lawn Area - Use Water Conservatory Mixture	Install Specified Material To A Depth Of 4 Inches, 4 Over
	Rock - Calico Area / 3" Min. Size / "Calico" Color Material	Install Specified Material To A Depth Of 4 Inches, 4 Over
	Shrub Bed / 1 1/2" - 2" Size Rock / 4" Depth / 4' Over	Install Specified Material To A Depth Of 4 Inches, 4 Over
	Shrub Bed / 1 1/2" - 2" Size Rock / 4" Depth / 4' Over	Install Specified Material To A Depth Of 4 Inches, 4 Over

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All material of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant material not meeting specification and shall not be responsible for any delay or cost incurred by the Contractor. All plant material shall be a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Fraxinus amer. 'Autumn Purple'	Autumn Purple Ash	2 1/2" Caliper	Full Head Crown
5		Malus sp. 'Spring Snow'	Spring Snow Crabapple	2 1/2" Caliper	Full Head Crown
10		Thuja tomensis 'Stering Silver'	Stering Silver Linden	2 1/2" Caliper	Full Head Crown

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		Eucyrtus alata 'Compacta'	Julia Jane Boxwood	5 Gallon	18"-24" Height
18		Eucyrtus alata 'Compacta'	Dawn Burning Bush	5 Gallon	18"-24" Height
22		Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 Gallon	24"-30" Height
3		Rhus aromatica 'Low Grow'	Grow Low Sumac	5 Gallon	18"-24" Spread
45		Yucca filamen. 'Anthony Waterer'	Anthony Waterer Spiraes	5 Gallon	15"-18" Height
6		Yucca filamen. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
33		Calamagrostis a. 'Fosterer'	Fosterer Feather Grass	5 Gallon	24"-30" Height
6		Calamagrostis a. 'Overdam'	Overdam Feather Grass	5 Gallon	24"-30" Height
32		Lavandula 'Hurstead'	Hurstead Lavender	1 Gallon	12"-15" Height
8		Penstemon alop. 'Little Bury'	Little Bury Fountain Grass	2 Gallon	12"-15" Height

Planting Notes

- All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not expected to be available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All lawn areas shall be seeded using high grade material of a water conservatory mixture, and shall be fertilizer applied at the rate recommended by the manufacturer.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be AgriForm brand 21 gram tablets used as per manufacturers recommendations.
- Plant trees located in lawn areas shall receive a 4" diameter trunk protector, or equal, and have a 36 inch diameter protective mulch bed around the trunk. The mulch shall be applied in a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall be "Calico" (or equal) 1 1/2" size. This material is available through several local suppliers. The final material type will be chosen once the building colors are determined and/or installed on the project.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply the ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" shall be "Calico" (or equal) 1 1/2" size. This material is available through several local suppliers. The final material type will be chosen once the building colors are determined and/or installed on the project.
- Plant material shall include mowing, weeding, pruning and one fertilization. In addition to the initial maintenance period, the landscape contractor shall provide a separate price as an additive alternate to extend the maintenance period through the one-year warranty period. The one-year contract will be between the landscape contractor and the Owner.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings and in a professional and timely manner, experienced in being able to interpret the drawings correctly and accurately measure the design layout using the specified scales.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the final grade, curb, etc., provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes as shown. The top of the rootballs shall be planted flush with the finish grade.

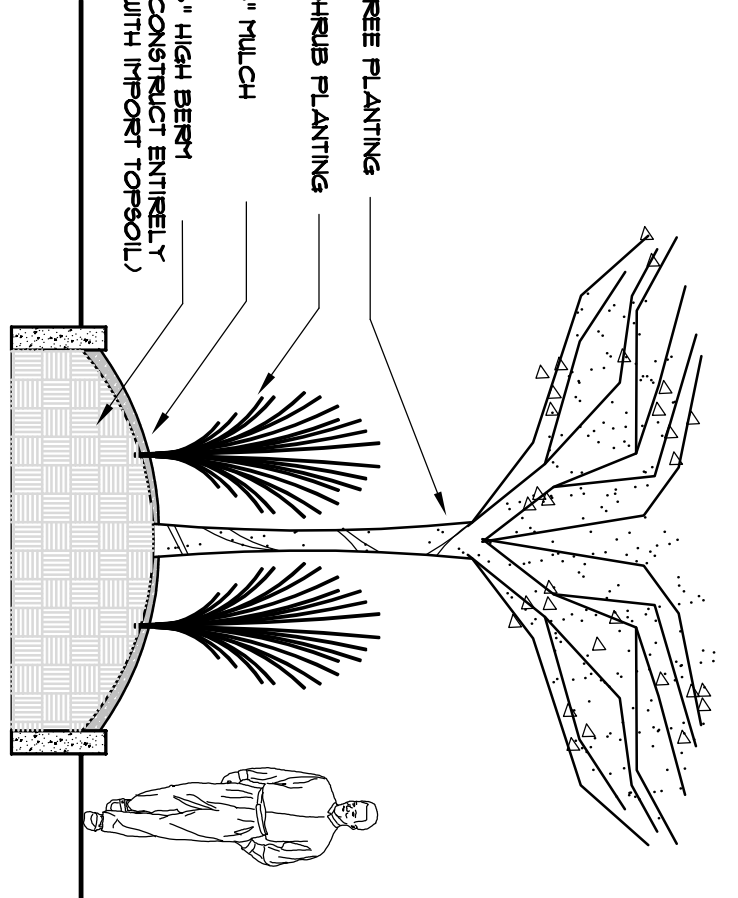
Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as plants, mulch, topsoil, etc., for approval. The contractor shall provide a list of all materials to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

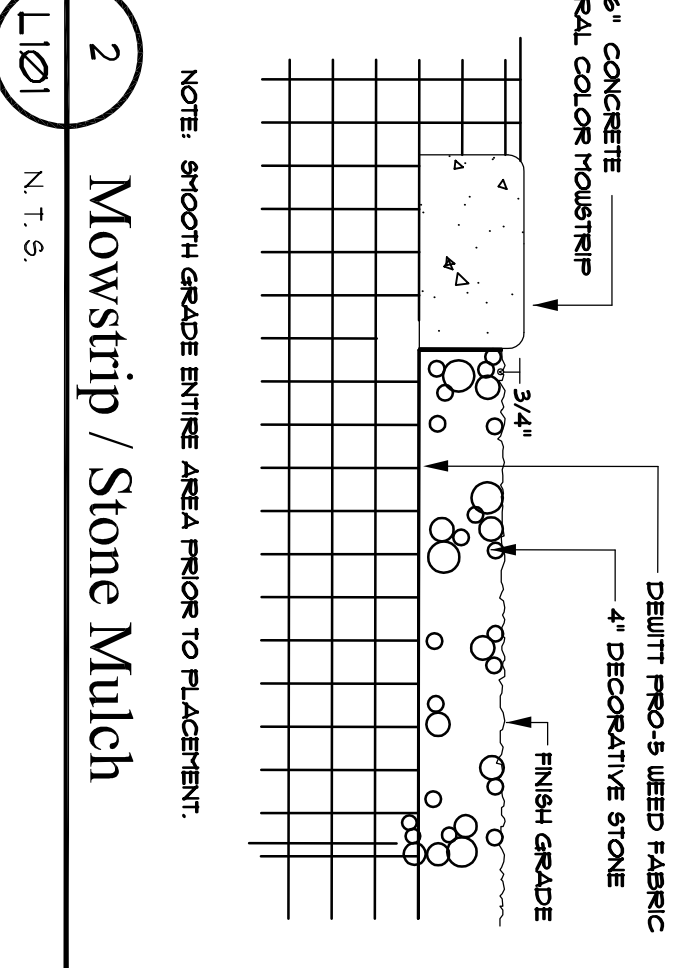
Sub-Grade Requirements

- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the seeding material, leaving it slightly below finish grade and concrete areas.
- SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or colored stone, leaving it slightly below finish grade and concrete areas.

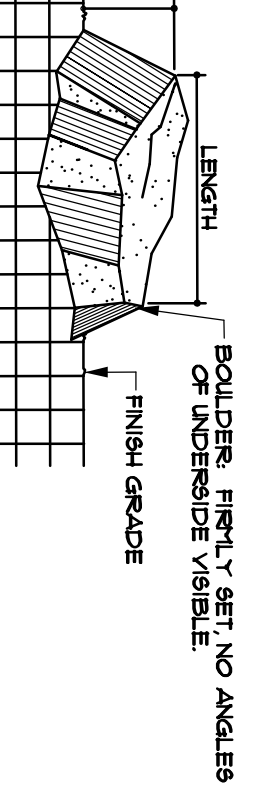
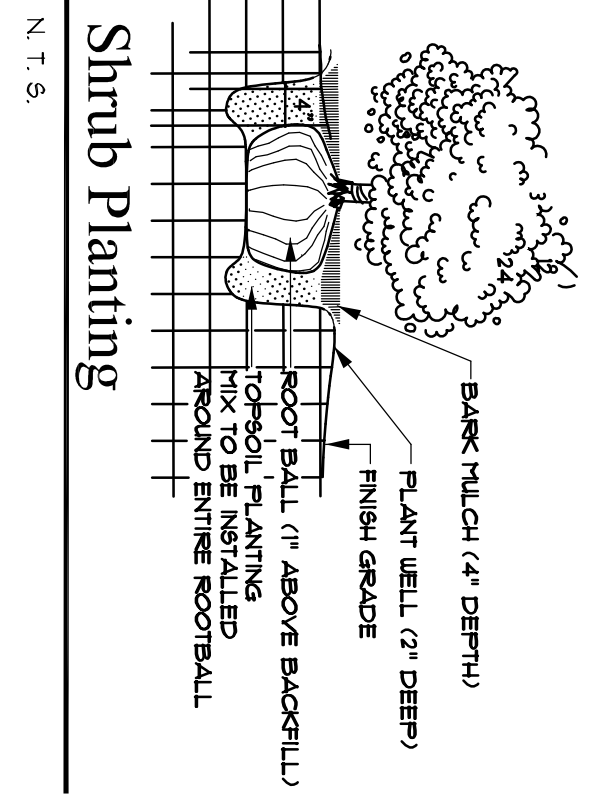
3 Parking Island Planter (Typical)



2 Mowstrip / Stone Mulch



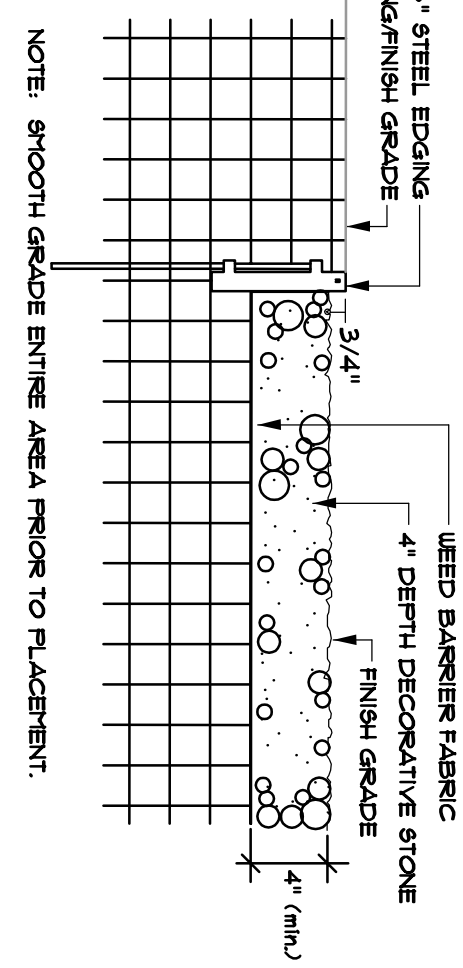
1 Shrub Planting



4 Landscape Boulder

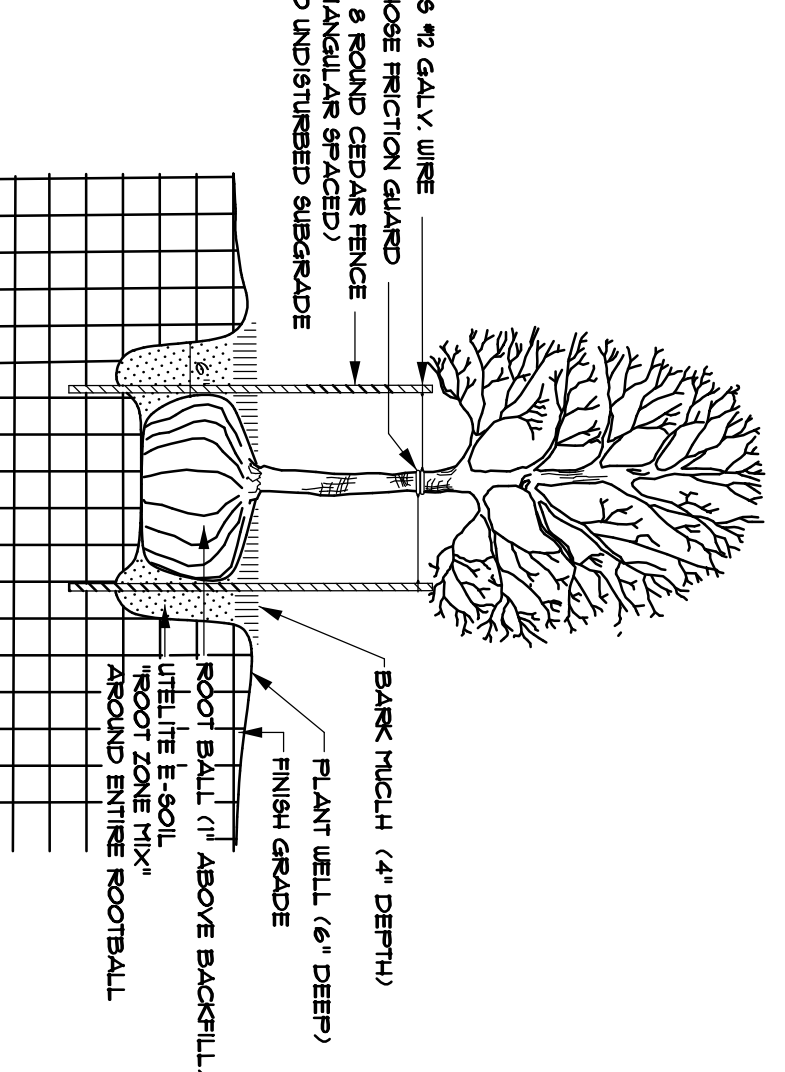
NOTE: USE CARE TO MINIMIZE HARRING & SCALING.

5 Steel Edging / Stone Mulch

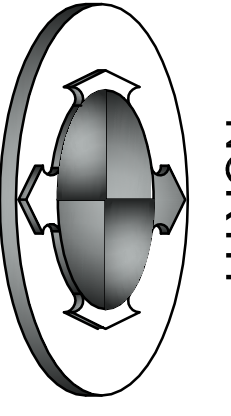


NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

6 Tree Planting

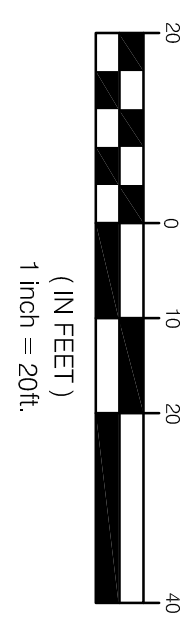


NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.



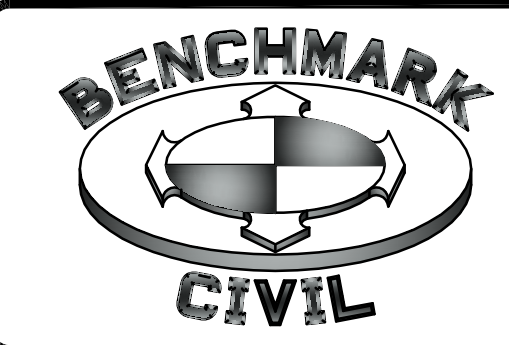
NORTH

GRAPHIC SCALE



Landscape Architect
 rdI Design Company, Inc.
 1070 East Yale Avenue
 Salt Lake City, Utah 84105
 Phone: 801-647-3114
 Email: raldes@rdicomcat.net

RAASS BROTHERS BUILDING
 671 EAST 1780 SOUTH
 PROVO CITY, UTAH



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 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

Drawn By	Checked By	Field Crew	Date	Dwg. File	No.	Date	Description
RDL	RDL	NA	01/14/14	NA			

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

L101
 LANDSCAPE PLAN
 PROJECT NO: 1312201

Provo City Coordinator Application Review

Opened: 1/23/2014

Report Date: 3/26/2014

Project Name: Raass Brothers Building

Address: 671 East 1780 South

Casefile: 14-0004PPA

Application Type: Project Plan Approval

Submission Deadline: In order to have a submission placed on the next available review agenda, all documents must be submitted to the Planning Coordinator by **5pm on Monday**..

Coordinator Summary*

Energy: Changes Required

Engineering: Changes Required

Fire: Final Approval

Parks: Final Approval

Planning: Final Approval

Sanitation: Final Approval

Storm Water: Changes Required

Water: Changes Required

Bldg Insp: Final Approval

*Plan Status**:*

*If no status is shown, please contact the applicable coordinator to discuss the project.

**Indicates overall review status of the application.

Overall Review Status of Application:

ADDITIONAL INFORMATION OR CHANGES REQUIRED - A review of the application has identified significant issues and concerns. Deficiencies may be resolved by modifying the project or providing additional documentation. Please read the comments below for information regarding the changes required.

Required Public Meetings:

Agendas:

1. Administrative Hearing: April 16, 2014 at 5:00 p.m. in the Community Development Department's Conference Room, 330 West 100 South, Provo.

Applicaton Expiration:

This application will expire on January 23, 2015. For exceptions to this rule see Section 15.01.040 Provo City Code.

Project Review

Building Inspection: Skip Tandy / Commercial Plan Examiner eMail: standy@provo.utah.gov Phone: 801-852-6411

Final Approval:

1/29/2014 - Skip Tandy:

> I look forward to reviewing architecturally drawn plans for this project. The plans and structural calculations must be based upon a current geotechnical report and each of these must agree with one another.

Energy: Randy Barney / Utility Planner Supervisor eMail: rbarney@provo.utah.gov Phone: 801-852-6831

Changes Required:

1/23/2014 - Randy Barney:

Project Name: Raass Brothers

Address: 671 E 1760 S

Application#: 14-0004PPA

Assigned Planner: Shawn Molyneux (801) 852-6835

Date Reviewed: 1/23/14

Standard Development Information

1. Owner/Developer to contact Provo Power Department office division (see contact name above) to review project and site specific electrical service conditions/requirements.
2. All new Developments will be serviced underground. The underground electrical distribution layout shall be completed or approved by Provo City Power Engineering Division. Owner/Developer shall provide to Community Development office a Letter of Agreement/Understanding for the Provision of Electric Utilities signed by Provo City Power Department Division. A standard letter of agreement is available in the Provo City Power Engineering Division office. Please call (801)852-6852 for assistance.
3. Aid to Construction fees to be collected prior to any on/off site electrical distribution work by Provo City Power Department.
4. Provo City Power will not allow any new structure to be constructed directly under/over any Provo City transmission/distribution, underground/overhead high voltage line, or within any Right-of-Way and Public Utility Easement. Contact Provo City Power Department Engineering Division when conflicts are identified.

Site Specific Conditions

1. Standard conditions apply.
2. Public Utility Easements are required on all four sides of each lot, 8' for Residential and 15' for commercial. All existing underground/overhead power lines and new underground power design must be within a recorded P.U.E. and shown on utility site plan or electrical site plan, prior to project plan approval.
3. Contact Provo City Power for site specific electrical layout and specifications.
4. Supply an AutoCAD2006 (or earlier) site plan projected in NAD83 State Plane International foot coordinate system, to Provo City Power. Map layers should include and be limited to: Building

Footprint, Easements, Parking Areas, Property Boundaries, Road (back of curb) and sidewalks.
5. There currently is power installed on this property at this time.

January 29, 2007

To Utah County Developers:

According to Provo City Code 15.03.310 (f)(ii) Final Project Plan Submittal Requirements - a utility site plan for layout and design of electrical facilities shall be included with the final submittal. Effective immediately, this requirement will be enforced for projects located in Provo City.

Contact the Power Department and meet with a planner for layout and design. A minimum of ten (10) working days will be required to complete the layout. The design will then be required to be placed on the final submittal.

If there are any questions, please call Randall Barney, Electric Project Engineer Supervisor at (801)852-6831.

Sincerely,

Randall Barney
Provo City Power
Electric Project Engineer Supervisor

Fire Department: Lynn Schofield / Fire Marshal eMail: lschofield@provo.utah.gov Phone: 801-852-6339

Final Approval:

3/18/2014 - Lynn Schofield:

Fire sprinkler system must comply with NFPA 13. Fire Alarm system must comply with NFPA 72. A secure key box is required for this project. Fire protection plans may be a deferred submittal. Plans must be reviewed and a permit issued prior to any installation of fire protection systems. I look forward to working with you on this project.

Parks & Recreation: Thomas McKenna / Project Coordinator eMail:

tmckenna@provo.org@provo.utah.gov Phone: 801-852-6643

Final Approval:

Planning: Carrie Walls / Planner eMail: cwalls@provo.utah.gov Phone: 801-852-6413

Final Approval:

3/27/2014 - Carrie Walls:

Thank you for addressing all of Planning Department's concerns.

Please resolve any remaining issues with the other CRC members.

3/27/2014

Administrative Hearing Staff Report April 16, 2014 Item 2 Attachment 6, Page 3 of 5
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This project is scheduled for approval at the Administrative Hearing on April 16 at 5:00 p.m. in the Community Development Department's Conference Room, 330 West 100 South, Provo.

Engineering: Britney Ward / Engineer II eMail: bward@provo.utah.gov Phone: 801 852 6748

Changes Required:

3/24/2014 - Britney Ward:

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1. Site triangles may not have any object within that is between 2.5' to 7' in height.
2. The building will need to comply with the geotechnical report and subdivision plat(methane neutralizer, deep foundations/piles, etc.). At this site, material was placed over a garbage dump. On the plans state that the material under the roads and buildings will need to be removed and replaced. On the notes sheets in the plans, there are several statements that require various material actions. These statements are not fully in accordance with the geotechnical report and are not acceptable. Please remove these notes from the plans, and replace them with a note to refer to the geotechnical study.
3. Inspection fees, street cut fees, and bonding will be required prior to approval.

Sanitation: Britney Ward / Engineer II eMail: bward@provo.utah.gov Phone: 801 852 6748

Final Approval:

1/29/2014 - Britney Ward:

No concerns at this time.

Storm Water: Britney Ward / Engineer II eMail: bward@provo.utah.gov Phone: 801 852 6748

Changes Required:

3/24/2014 - Britney Ward:

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1. The SWPPP form is required to be filled out prior to final approval.
2. Prior to obtaining a permit, a SWPPP inspection needs to take place to insure all BMPs are installed and properly placed.
3. The property is located in a high water table area and contains hazardous materials. A Hold Harmless agreement will be required to be signed prior to obtaining a permit.
4. Provide site calculations showing that the maximum discharge for storm water must meet 0.2 CFS per acre.

Water Resources: Britney Ward / Engineer II eMail: bward@provo.utah.gov Phone: 801 852 6748

Changes Required:

3/24/2014 - Britney Ward:

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1. There must be at least four feet of separation between the fire line and the water service.
2. Currently, there is no power servicing this site. Show how this site is to be serviced with power.

End of Review