

Page No.	Sheet Title	Comment No.	Department Group	Comment Date	Comment By	Category	Subcategory	Comment	Comment Dispositor	Response By	Response
		1	Engineering	6/1/2023	Ben White	No Category	No Subcategory	An Encroachment/Excavation Permit to connect utilities into 1500 West is being addressed separately.	Open	GB	We have resubmitted plans and comments fr the encroachment permit online 6-9-23
		2	Engineering	6/1/2023	Ben White	No Category	No Subcategory	The grading plan, site plan and landscaping plan are not all consistent with ingress and egress on to 1500 W. Please submit whichever plan is the desired plan. An entrance with the landscape island is allowed per Section 13.24.170.	Open	GB	We have updated the grading plan and have been coordinated plans with landscaping. We have added the island back into the main entry on 1500 West
		3	Engineering	6/1/2023	Ben White	No Category	No Subcategory	Provide cross access agreements where necessary based on whichever access design is actually proposed/preferred.	Open	HDR	The initial design was to use the neighboring property drive line to enter our site, but that is no longer the case. We created a new entry curb drive, about 100 feet further south of the existing drive lane.
		4	Engineering	6/1/2023	Ben White	No Category	No Subcategory	How is the existing access to the westerly property being addressed? Is it being opened, closed, gated? There's one gate for fire department access from the west property.	Open	HDR	This gate location will remain throughout construction and in the final design. The design team and the general contractor have met with the fire department to review road access and traffic flow during the interim phase. The gate is currently kept closed only for fire department use only.
		5	Engineering	6/1/2023	Ben White	No Category	No Subcategory	Per the cross slopes shown on Sheet CG102, the entry drive does not drain properly. A low spot is being created where there is not a catch basin to collect the water.	Open	GB	At the main entry drive there is an existing catch basin, that will remain and grades have been adjusted to provide positive drainage to the box.
		6	Engineering	6/1/2023	Ben White	No Category	No Subcategory	Please demonstrate how the 90th Percentile storm water is being retained. It is not obvious from the information provided.	Open	GB	The updated stormwater study dated 6-1-2023 provides a description of the Retention volume and where it is located in the hybrid retention / detention underground storage chambers, and the elevation at which the detention begins and the volume of detention. We have used the 80th percentile for retention based on the Taylorsville City Code 17.05.130: General Performance for Stormwater Management.
		7	Engineering	6/1/2023	Ben White	No Category	No Subcategory	Provide site design details: pavement, curb, striping, signs, catch basins, pipe bedding,	Open	GB	We have added details for pavement sections, curb, striping, handicap signs, catch basins, curb inlet boxes and a trench detail with bedding requirements.
		8	Building	6/1/2023	Steve Porten	No Category	No Subcategory	No comments until building permit.	Open		No Action Needed at this time.
		9	Bennion Improvement District	6/1/2023	Tammy North	No Category	No Subcategory	No comments until building permit.	Open	GB	We have addressed the comments from Taylorsville Bennion Improvemt District on the Make Ready Set (Encroachment Permit) and have sent them to Tammy North and will include them with this submittal. In addition to that set we are showing the new water and sewer connections to the Replacement building, while maintaining services to the existing buildings as long as they are being occupied.
		10	Fire Authority	6/1/2023	Tom Smolka	No Category	No Subcategory	Maintain access to site, with either road loop around or turnarounds during construction.	Open	HDR	While the loop road will be utilized for construction vehicle use, the road will be maintained for fire department to enter from the west gate from the hotel property. The existing north road will be maintain as well as it is currently. The general contractor will continue to coordinate phasing discussion with the local FM as the design moves into the construction phase.
		11	Fire Authority	6/1/2023	Tom Smolka	No Category	No Subcategory	Keep fire hydrants in working order.	Open	GB	Concurred
		12	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.23.070: Screening at Boundaries of Residential Districts – let's talk through potential options for screening the existing residential neighborhood located south east of the project.	Open	HDR	The current design is to leave the existing fence between the neighbor and the Wasatch Canyons BH campus. We will protect the existing fence during construction for re-routing underground utilities line and water retention tank, and repave with new surface parking. The landscape setback requirement will be maintained. New trees will be also planted along this fence / property line.
		13	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.23.090: Trash Enclosure Areas – confirm project complies with ref	Open	HDR	This project utilizes (2) commercial compactor, one trash and one recycle located in the back loading dock area. Access to the compactor located on level 1 at the back west entry door and this provides a direct path to the compactors. The compactor are fully enclosed. Will include cutsheet information. The location of the compactor / loading area has been strategically located to minimize view from public areas and neighboring property.

		14	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.23.100: Roof-Mounted Mechanical Equipment – provide details for roof-mounted equipment to demonstrate compliance with referenced standards. See also Design Standards Manual Page 2.11 & 2.12: “Roof mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so as not to be visible from adjacent public and private streets as well as from adjacent properties (unless grade differences make screening impractical) [illustrations 2.50 and 2.51].”	Open	HDR	All roof mechanical units are fully enclosed in a perforate panel enclosure. Our parapet height is 4 feet above roof level. There will be a few small exhaust fan that will not be enclosed on the roof.
		15	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.23.110: Lighting Standards in Commercial Districts – verify location of light poles, some appear to be in parking and sidewalk areas (e.g., south of building and west of building). See also Design Standards Manual Page 2.23	Open	GB/Spectrum	See civil drawings for updated pole lights.
		16	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.23.120: Utilities – confirm project complies with referenced standards. See also Design Standards Manual Page 2.12: “ Ground Mounted mechanical units (condensers, generators, etc.) shall be screened from view with wing walls, landscaping or a combination of both [illustrations 2.52 to 2.55].” See also Design Standards Manual Page 2.23	Open	HDR	The ground floor emergency generator will have metal screen wall facing the public side parking lot. The other 3 sides facing the loading dock will be fenced out with a 8 foot high chain link.
		17	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	1. Design Standards Manual Page 2.18: “Utility boxes, pedestals and meter panels shall be painted to blend in with surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls with utility company approvals [illustrations 2.74 to 2.76].” – Include note on plan sets that all utility equipment to be painted to match wall, per referenced standards.	Open	HDR	Confirmed. As depicted by 3D rendering above, the color tone of items stated will match the building and complimentary to COT Design Standards.
		18	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	1. \$13.23.200: “Any commercial use located within two hundred fifty feet (250') of a residential district where such commercial use desires to operate after ten o'clock (10:00) P.M. and/or before six o'clock (6:00) A.M. shall require separate conditional use approval from the Planning Commission.” – the Planning Commission will determine if the use is appropriate.	Open	HDR	The "Inpatient Unit" on level 2 and "Crisis Assessment Intake Center" are the only two department that will remain in operation after 10 pm. It is more than 250 feet to the east side residential properties.
		19	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.24.170: let's discuss the main drive approach design with Engineering. The landscape median in the middle is preferred by Planning as shown on the landscape plans.	Open	HDR	The site plan design has been revised to incorporate the landscape median per 13.24.170 requirements.
		20	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	1. \$13.24.200(F): Bicycle Parking – provide bicycle parking to demonstrate compliance with referenced standards.	Open	HDR	Per parking requirement of 5% of 307, we are looking to provide space for 15-16 bicycles. Bike parking has been located along northeast corner of building. Refer to updated site plan.
		21	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	Design Standards Manual Page 2.3: “All roof drains shall be designed to be interior to the building. In addition, all conduit and piping for heating, air conditioning and other related services shall be located on the interior of the building and otherwise screened from view.” – confirm project complies with referenced standard.	Open	VBFA	Concurred.
		22	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.25.010(C) – demonstrate that park strips (area between sidewalk and street) complies with park strip standards.	Open	GB / Arcsitio	The current parkstrip is 5-foot wide and is landscaped with Grass. Landscape Arch will include this are in their design.
		23	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	\$13.25.020(L): “A minimum ratio of one tree per every five hundred (500) square feet of on site landscaping shall be provided on the overall site plan.” – provide calculation demonstrating compliance with referenced standard.	Open	ArcSitio	Add to your site plan, 89,682 sf of on site landscape / 500 = 179 trees required, we have 150 new proposed and 30 existing trees on site saved, totals 180 on site. See attached landscape plans.
		24	Community Development	6/1/2023	Jim Spung	No Category	No Subcategory	General Comment: All signage will be reviewed with a separate permit	Open	HDR	Confirmed. HDR will submit a separate package for signage.