



***DEVELOPMENT REVIEW COMMITTEE
MEETING NOTICE AND AGENDA***

Notice is hereby given that the Santaquin City Development Review Committee will hold a regular meeting on **Tuesday August 25, 2020 at 10:00 A.M. at 275 W. Main Street**

Santaquin City Regular/Actionable Meetings Will Be Held Both Online and In-Person (Temporary Restrictions on In-Person Attendees while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - Santaquin City regular/actionable meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:
https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw
or by searching for Santaquin City Channel on YouTube.

AGENDA

- 1. Ercanbrack Final Subdivision Review**
A **final** review of a 2 lot subdivision located at approximately 605 E. and 400 N.
- 2. Heelis Farms Final Subdivision Review**
A **final** review of a 20-unit townhome subdivision located at approximately 200 N. and 400 E.
- 3. Orchards G2 Final Subdivision Review**
A **final** review of an 11 lot subdivision located at approximately 20 E. and 970 N.
- 4. Orchards G4 Final Subdivision Review**
A **final** review of a 23 lot subdivision located at approximately 840 N. and 120 E.
- 5. 200 N. 200 E. Stop Sign Request**
The DRC will review a request for a four way stop at the intersection of 200 N. and 200 E.
- 6. Approval of Minutes for Meeting Held**
July 28, 2020
August 11, 2020
- 7. Adjournment**

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten (10), or more hours in advance and we will, within reason, provide what assistance may be required

CERTIFICATION OF POSTING

This agenda is hereby properly advertised this 21st day of August 2020, through posting of copies of this agenda in three public places within the city, namely the **City Office, Zions Bank, and the United States Post Office.**

Kira Petersen, Deputy Recorder



LOCATION OF PROJECT



NORTH

VICINITY MAP

SCALE: N.T.S.

SHEET INDEX

- C-1
- COVER SHEET
- C-2
- PLAT SHEET
- C-3
- UTILITY PLAN SHEET
- C-4
- GRADING PLAN
- D-1
- DETAIL SHEET


TABULATIONS		
TOTAL LOTS	2	
DENSITY	0.44 UNIT/ACRE	
TOTAL ACREAGE	4.57 AC.	100%
TOTAL ACREAGE IN LOTS	4.57 AC.	100%
TOTAL RIGHT-OF-WAY	0 AC.	0%
TOTAL OPEN SPACE	0 AC.	0%

- NOTES:
- SUBDIVISION LIES WITHIN THE R-10 ZONE
- 1)
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- 2)
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH





NORTH

SITE PLAN

SCALE: 1" = 40'

0

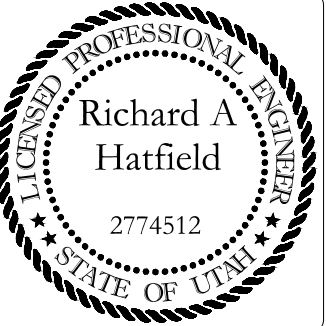
40

80



Apex Engineering, Inc.
661 N. Main, Spanish Fork, UT

REVISIONS		REMARKS
DATE	BY	



Richard A Hatfield
2774512
STATE OF UTAH

ERCANBRACK SUBDIVISION

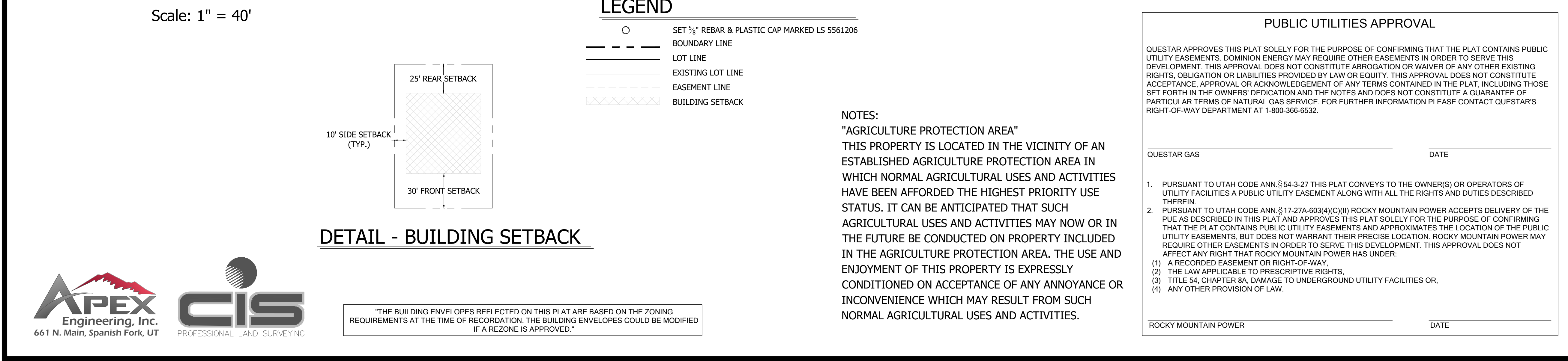
COVER SHEET

FOR: CLINT ERCANBRACK

DRAWING: C-1

LOCATION: SANTAQUIN, UT

DATE: 8-18-20



(SEE SEAL BELOW)

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 199,083 SQUARE FEET IN AREA OR 4.570 ACRES MORE OR LESS.

DATE _____

PRINTED FULL NAME OF NOTARY

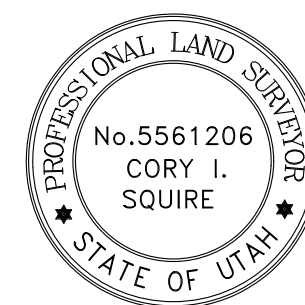
DATE _____

DATE _____

DATE _____

DATE _____

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT







NORTH


VICINITY MAP

SCALE: N.T.S.

LEGEND

-  EXISTING POWER POLE
-  WATER METER
-  WATER / P.I. VALVE
-  STORM DRAIN / SANITARY SEWER MANHOLE

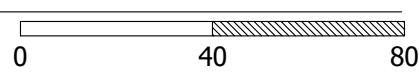
- NOTE:
- 1) ALL WORK TO BE DONE IN COMPLIANCE WITH SANTAQUIN CITY AND APWA STANDARDS
 - 2) LOT 1 & 2 TO USE A PRIVATE WASTEWATER DISPOSAL SYSTEM AS PER SANTAQUIN CITY AND UTAH COUNTY STANDARDS




NORTH

UTILITY PLAN

SCALE: 1" = 40'

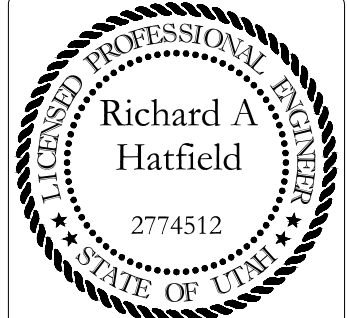






Engineering, Inc.
661 N. Main, Spanish Fork, UT

REVISIONS	
DATE	BY



Richard A Hatfield
2774512
STATE OF UTAH

ERCANBRACK SUBDIVISION

UTILITY PLAN

FOR: CLINT ERCANBRACK

LOCATION: SANTAQUIN, UT

DATE: 8-18-20

DRAWING: C-3



LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH



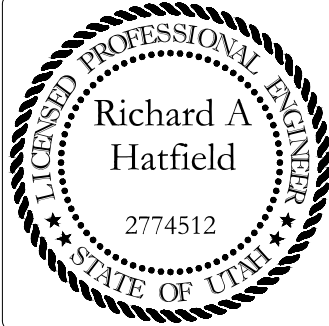
GRADING PLAN

SCALE: 1" = 40'

NOTE:
1) ALL WORK TO BE DONE IN COMPLIANCE WITH
SANTAQUIN CITY AND APWA STANDARDS



REVISIONS			REMARKS
DATE	BY		



ERCANBRACK SUBDIVISION GRADING PLAN

FOR: CLINT ERCANBRACK
LOCATION: SANTAQUIN, UT
DATE: 8-18-20

DRAWING: C-4



ERCANBRACK SUBDIVISION

DETAIL SHEET

FOR:	CLINT ERCANBRACK	LOCATION:	SANTAQUIN, UT
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DATE: 8-18-20

A circular professional engineer seal for the State of Utah. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom, separated by two stars on each side. The center of the seal contains the name "Richard A. Hatfield" and the license number "2774512".

[illegible]

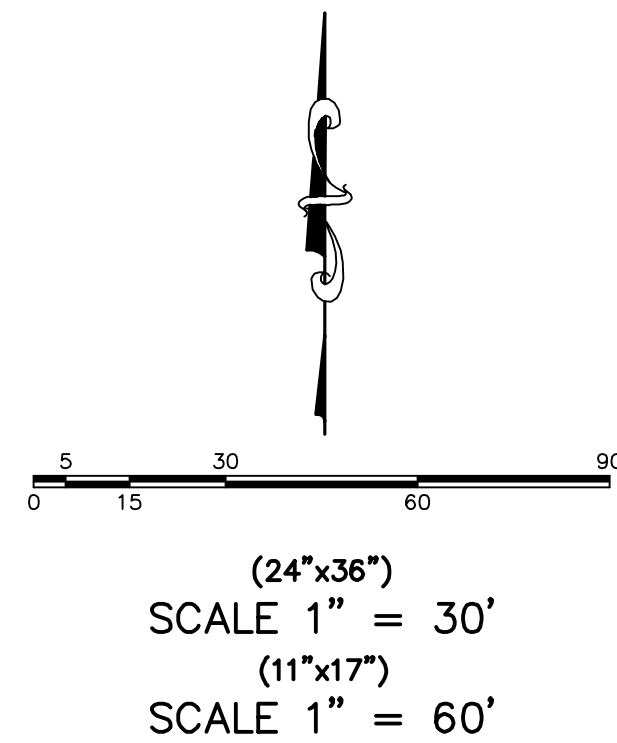
HEELIS FARM TOWNHOMES

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

AUGUST 2020



ALL RECCOMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DENSITY TABLE
ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=20
ACREAGE=1.68 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF
PARCEL SIZE SF=73,389
PARKING REQUIRED=55
PARKING PROVIDED=59
BUILDING AREA SF=20x1,225=24,500
PARKING LOT AREA SF=16,695
LANDSCAPE AREA IN SF=27,589 (38%)

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 488.83 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 219.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE
	FIRE HYDRANT
	STREET LIGHT

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN ONE PHASE.
6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

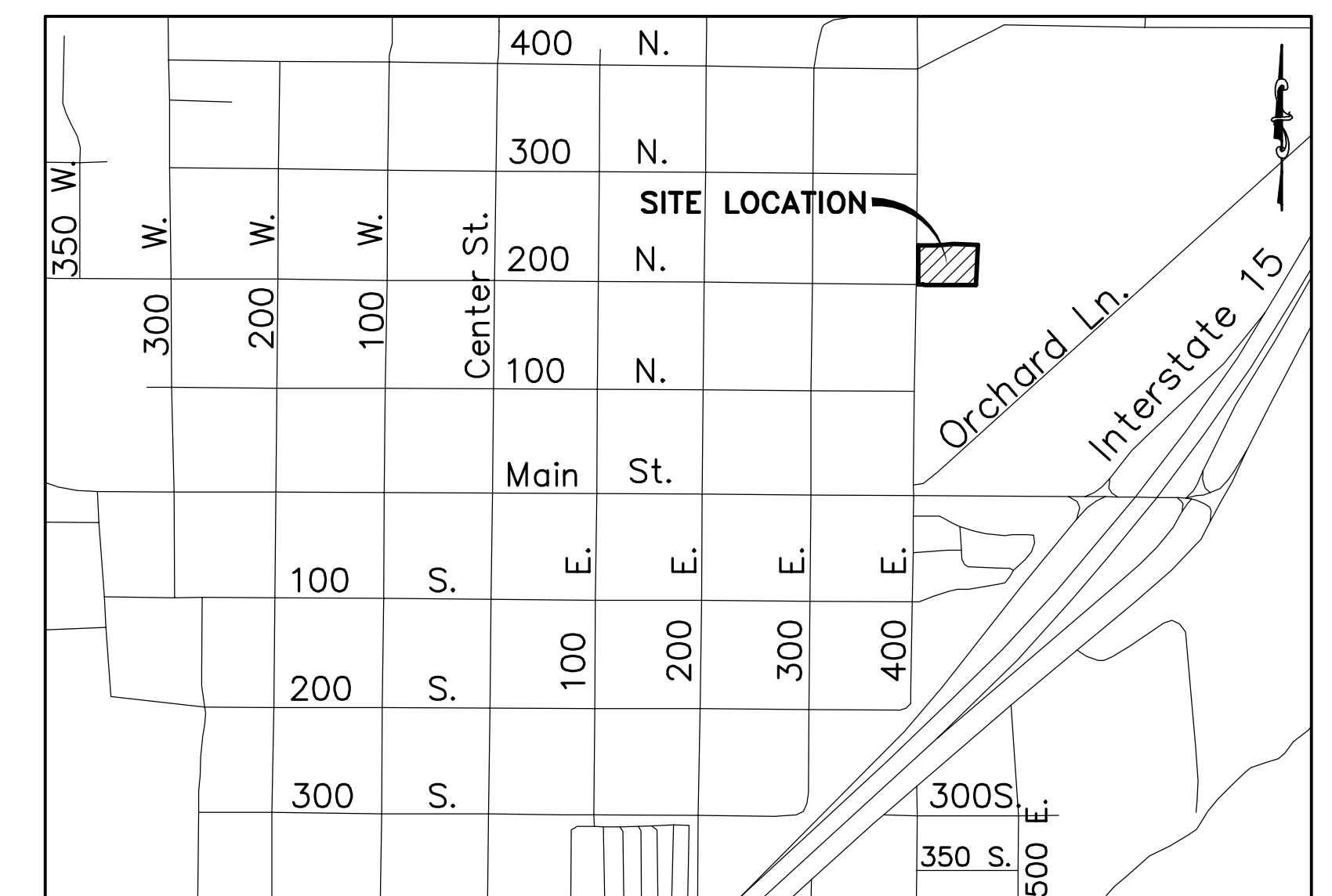
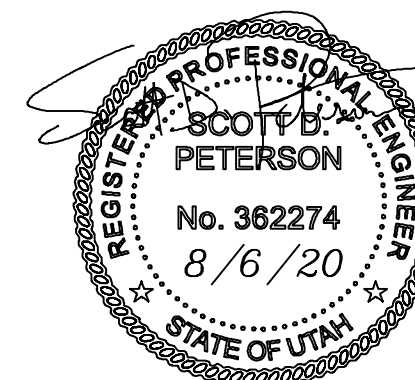
-SHEET INDEX-

SHEET SHEET NAME

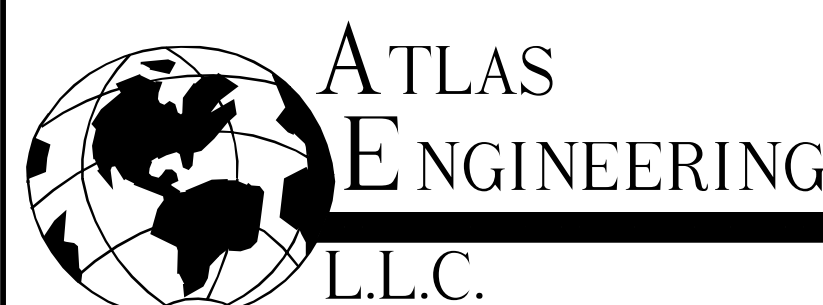
- | | |
|---|------------------------------|
| 1 | COVER & INDEX |
| 2 | SITE PLAN |
| 3 | GRADING PLAN |
| 4 | FINAL PLAT |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| 6 | DETAIL SHEET |
| 7 | DETAIL SHEET |
| 8 | FIRE ACCESS/OPEN SPACE PLAN |
| 9 | TBC PLAN |

NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.

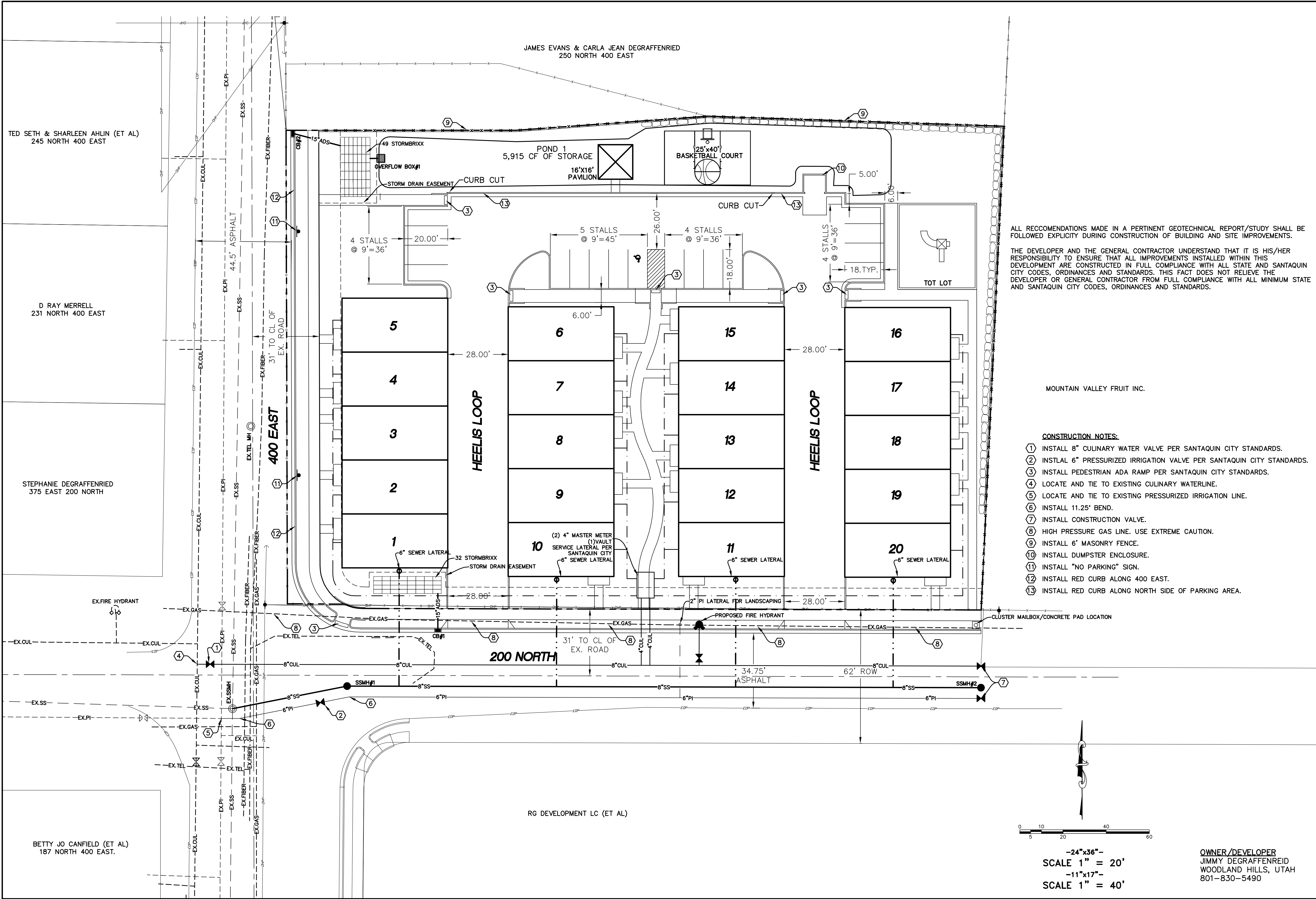


VICINITY MAP
-NTS-



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



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MOUNTAIN VALLEY FRUIT INC.

CONSTRUCTION NOTES:

1. INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
2. INSTAL 6" PRESSURIZED IRRIGATION VALVE PER SANTAQUIN CITY STANDARDS.
3. INSTALL PEDESTRIAN ADA RAMP PER SANTAQUIN CITY STANDARDS.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
6. INSTALL 11.25' BEND.
7. INSTALL CONSTRUCTION VALVE.
8. HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
9. INSTALL 6" MASONRY FENCE.
10. INSTALL DUMPSTER ENCLOSURE.
11. INSTALL "NO PARKING" SIGN.
12. INSTALL RED CURB ALONG 400 EAST.
13. INSTALL RED CURB ALONG NORTH SIDE OF PARKING AREA.



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

SHEET NO.

2

SITE PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS
ENGINEERING
L.L.C.

10/5/2019 10:53:23 AM MDT

NO.	REVISIONS	BY	DATE
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2/20/2019 10:53:23 AM MDT Heelis Farm Townhomes\CAD\JRE\LIMITARY\02-UTILITY PLAN.dwg 8/26/2020			

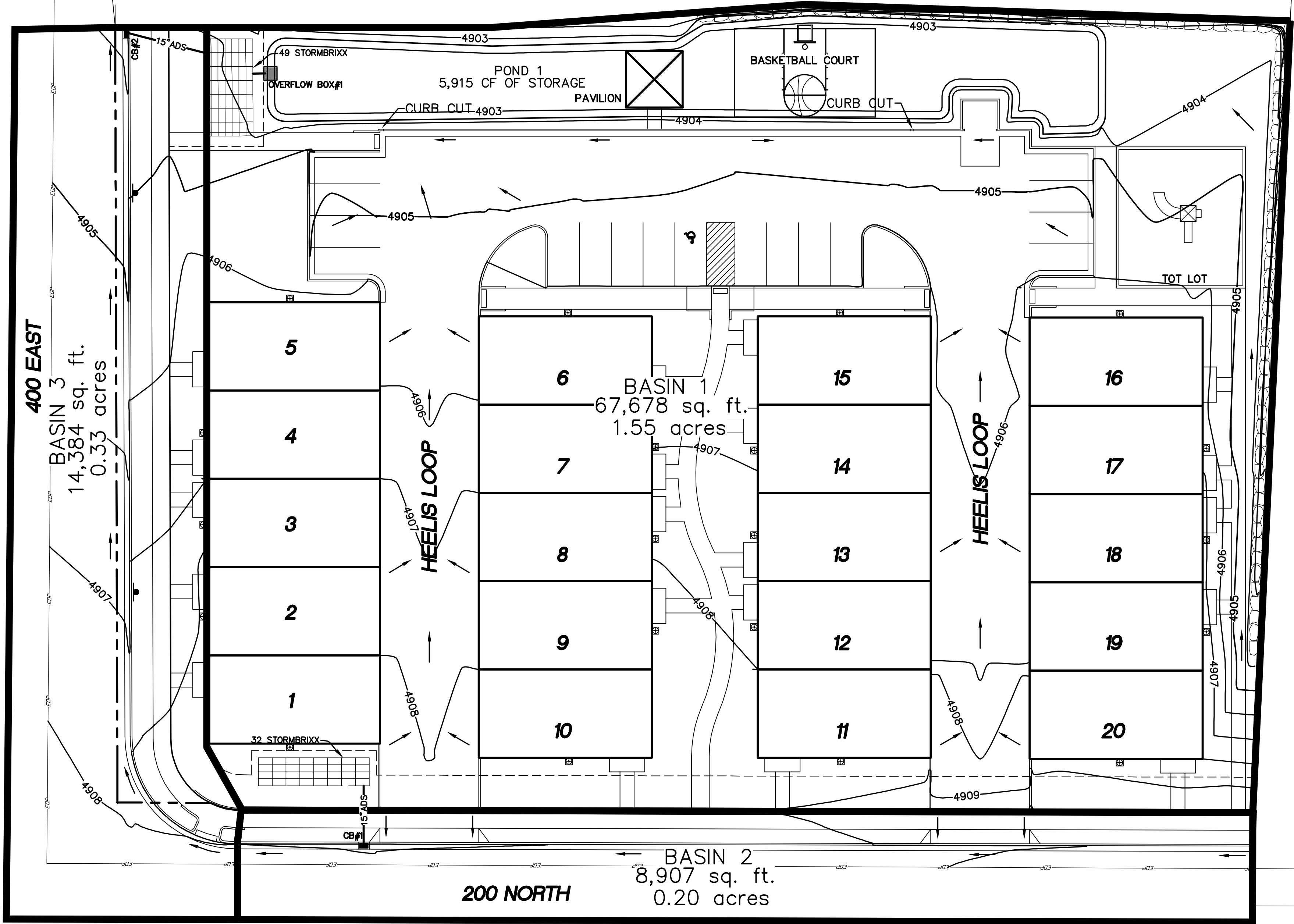
TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

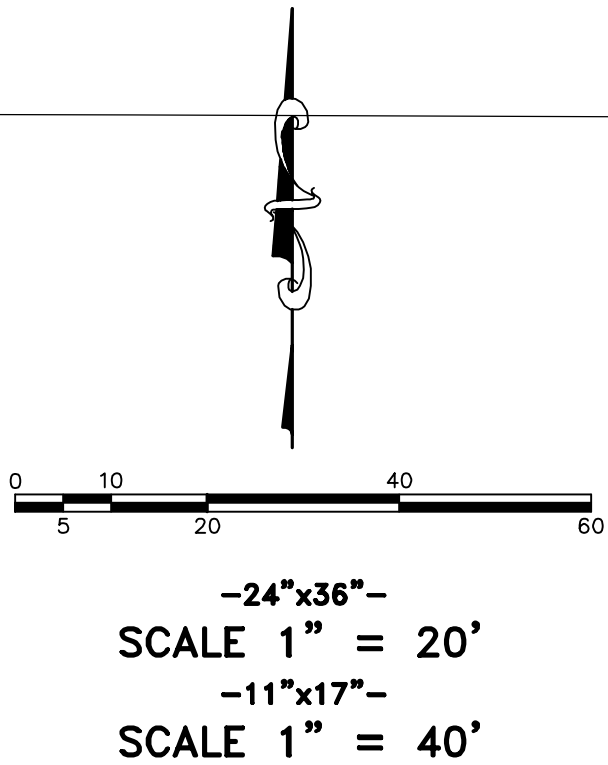
JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



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MOUNTAIN VALLEY FRUIT INC.



SHEET NO.

3

GRADING PLAN

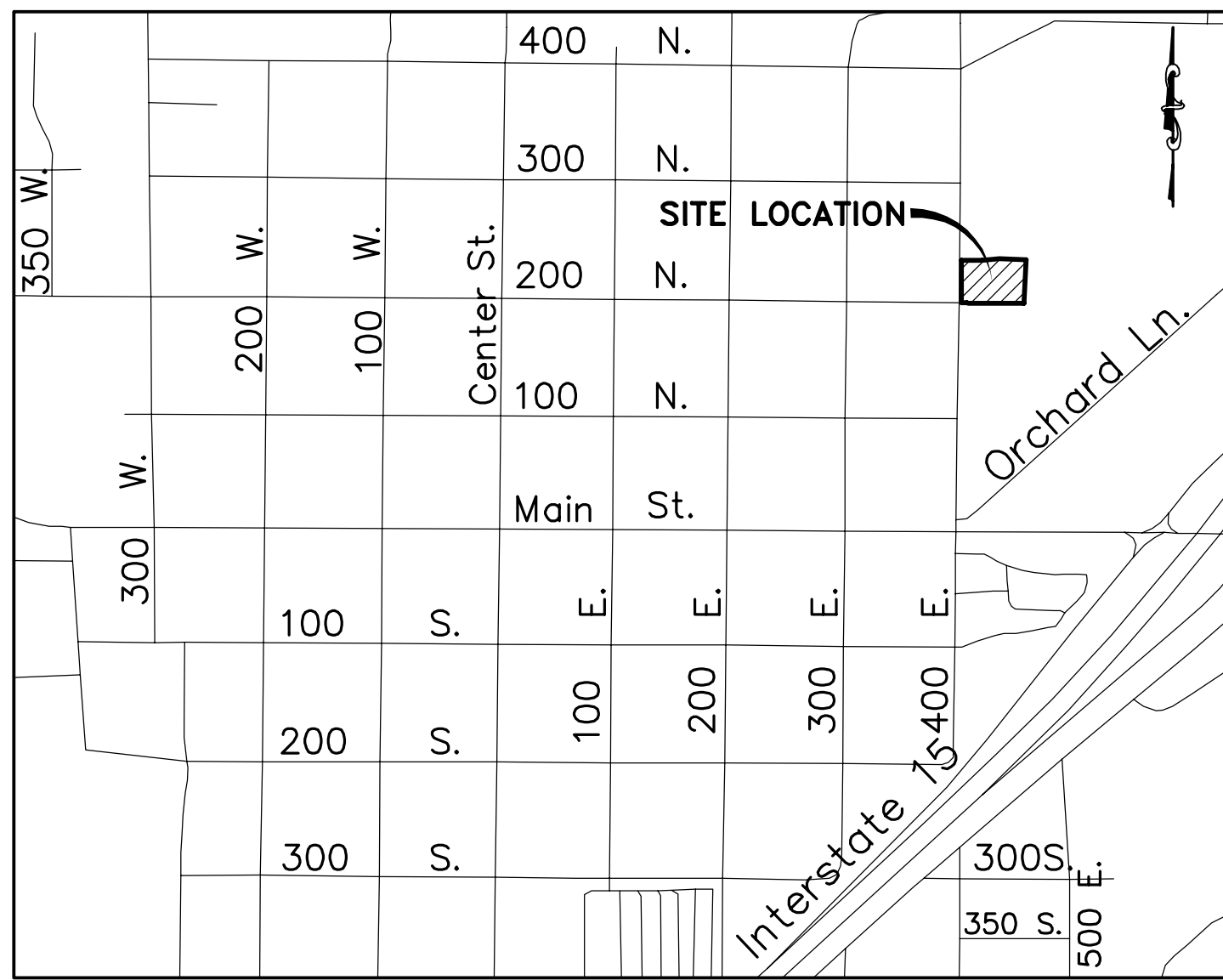
SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

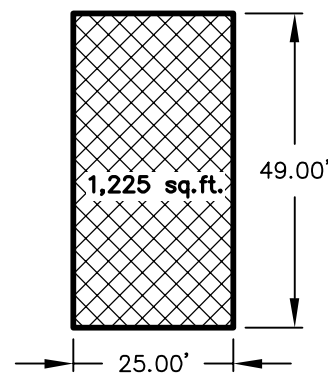
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PHONE: 801-655-0566
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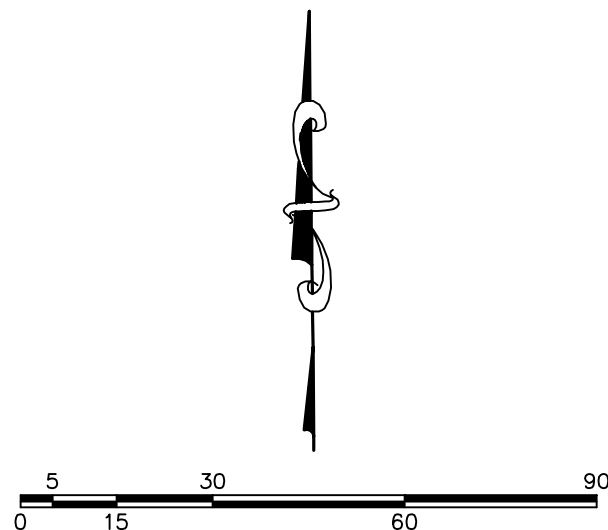
NO.	REVISIONS	BY	DATE
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VICINITY MAP
-NTS-



TYPICAL BUILDING



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - CENTERLINE

- 1**
- PROPOSED LOT NUMBERS
 - ADDRESSES
 - PRIVATE AREA
 - LIMITED COMMON AREA
 - COMMON AREA

SURVEYOR CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 E 800 N SUITE B
SPANISH FORK, UT 84606

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84606

NORTH 1/4 CORNER
OF SECTION 1, T10S,
R1E, SLB&M

TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

400 EAST

AREA DEDICATED
TO SANTAQUIN CITY
3,380 sq. ft.
0.08 acres

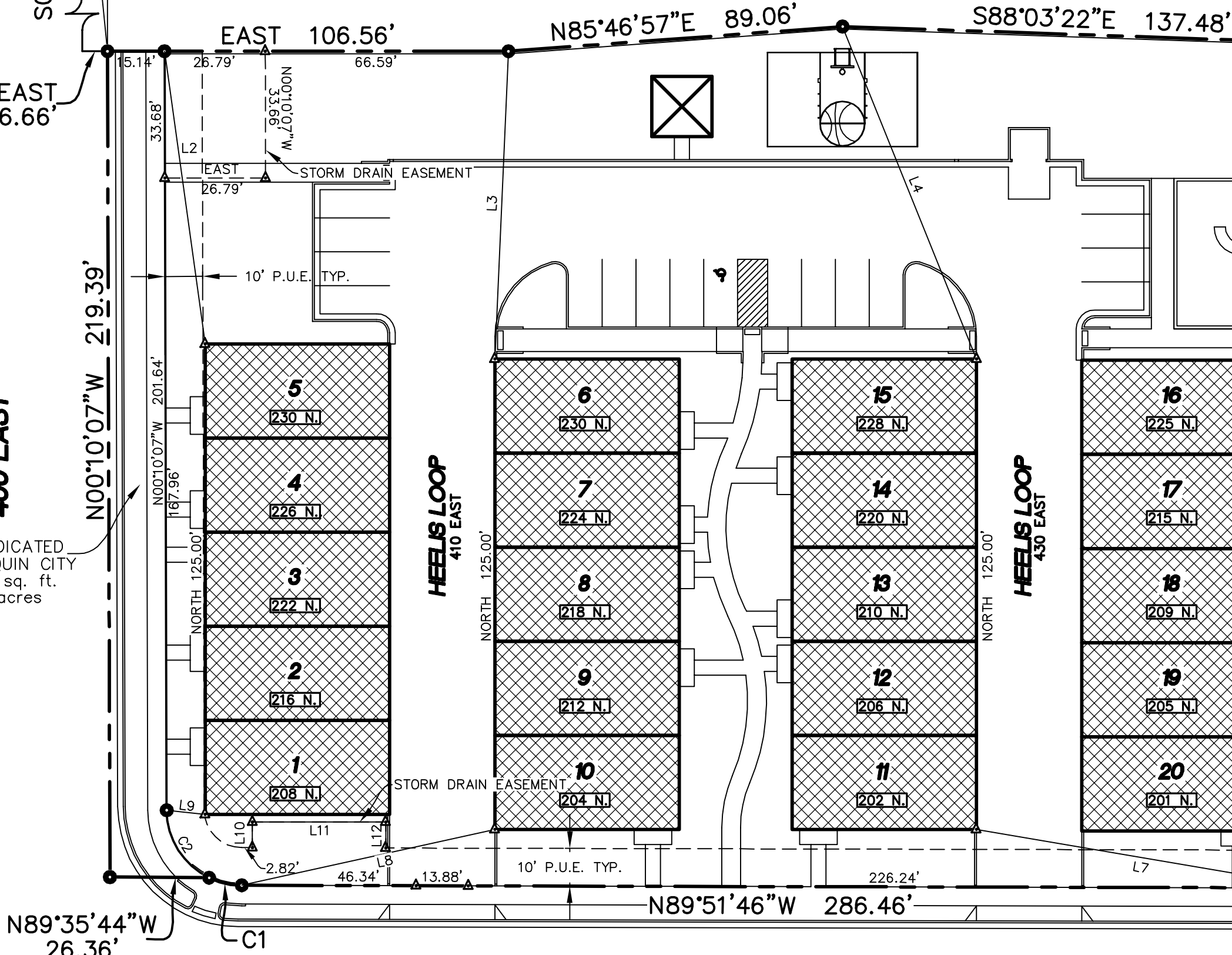
N89°35'44"W
26.36'

C1

BASIS OF BEARING
N 89°42'20" E

NORTHEAST CORNER
OF SECTION 1, T10S,
R1E, SLB&M

JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



200 NORTH

RG DEVELOPMENT LC (ET AL)

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.55	S 89°49'53" W
L2	78.49	S 07°55'48" E
L3	81.82	S 02°30'40" W
L4	95.20	N 21°57'33" W
L5	87.59	S 16°26'56" W
L6	20.75	N 43°05'29" W
L7	92.49	N 80°20'12" W
L8	68.90	N 77°33'46" E
L9	10.29	S 83°51'48" E
L10	6.80	N 00°00'00" W
L11	35.44	S 90°00'00" E
L12	6.89	S 00°00'00" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	8.99	8.91	N 76°59'33" W	25°44'27"
C2	20.00	22.32	21.18	N 32°08'43" W	63°57'13"

NOTES:
1. AREA BETWEEN SIDEWALK AND CURB ARE DESIGNATED FOR CITY STORM DRAINAGE PURPOSES AND CANNOT BE MODIFIED FROM THE APPROVED LANDSCAPE PLAN. ADJACENT LOT OWNERS ARE RESPONSIBLE FOR THIS AREA WITHIN THE CITY RIGHT OF WAY, INCLUDING IRRIGATION. A MAXIMUM 24' WIDE DRIVEWAY WILL BE ALLOWED FOR EACH LOT.

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED

DOMINION ENERGY

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A" SUMMIT TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A" SUMMIT TOWNHOMES, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS ____DAY OF_____, A.D. 2020.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS ____DAY OF_____, A.D. 2020.

CENTRACOM REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS ____DAY OF_____, A.D. 2020.

CENTURYLINK REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 1195.19 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 239.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2020.

OWNER:

OWNER:

OWNER:

OWNER:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH >S.S.

ON THE ____DAY OF_____, A.D. 2020
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____DAY OF_____, A.D. 2020.

APPROVED BY MAYOR

APPROVED

ATTEST

ENGINEER (SEE SEAL)

CLERK-RECORDER

HEELIS FARM TOWNHOMES

SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 20 TOWNHOMES AND 1.68 ACRES

LOCATED IN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 1

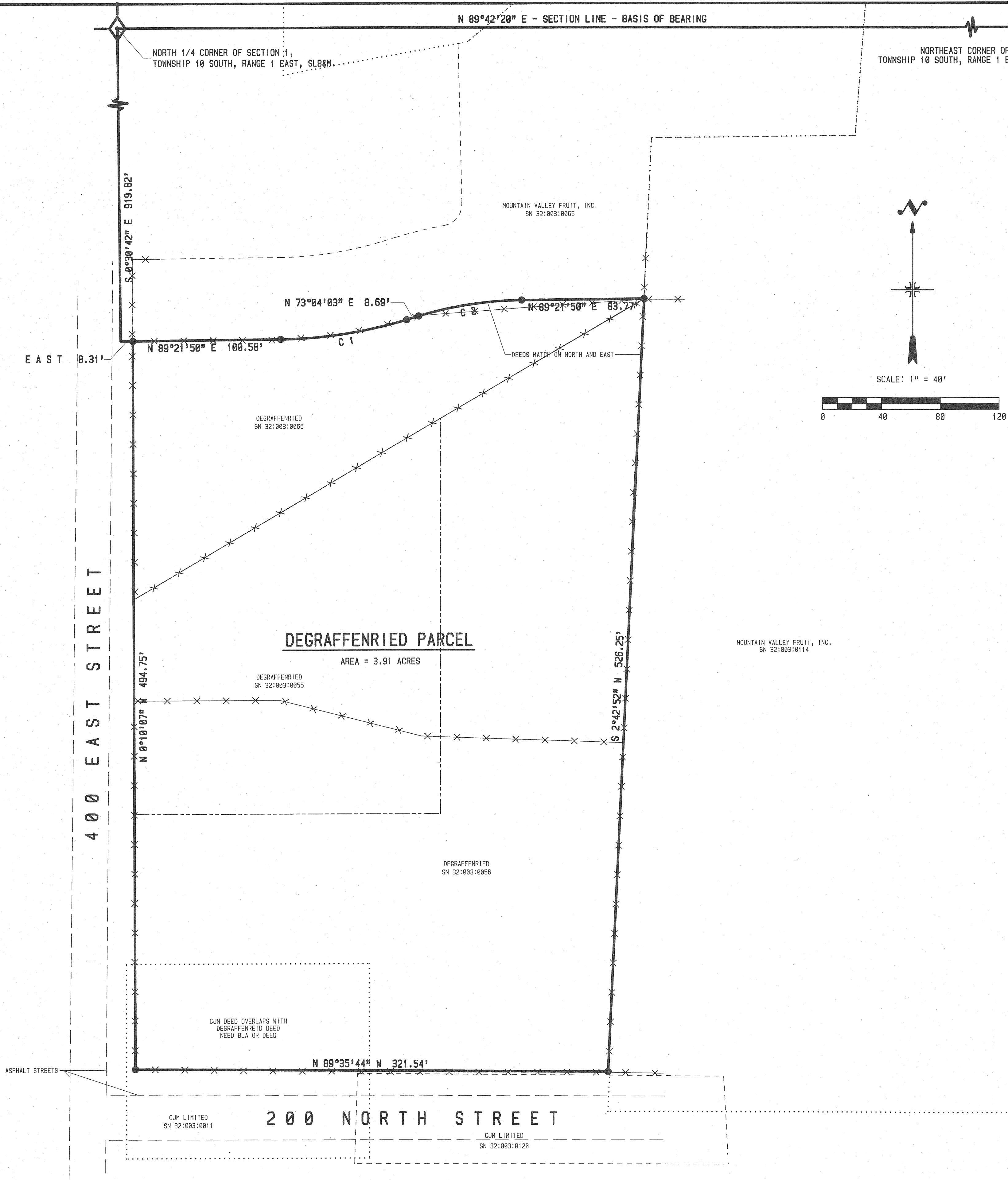
SURVEYOR'S SEAL

NOTARY PUBLIC
SEAL

CITY ENGINEER
SEAL

CLERK-RECORDER
SEAL

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	306.00'	16°17'46"	87.03'	N 81°12'56" E	86.74'
C2	250.00'	16°17'49"	71.11'	N 81°12'56" E	70.87'



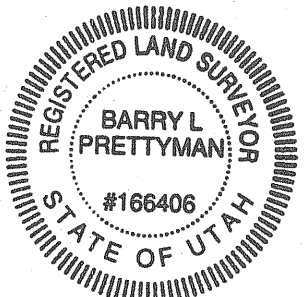
SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE EAST LINE 400 EAST STREET, SANTAQUIN, UTAH, WHICH POINT LIES SOUTH 0°30'42" EAST 919.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 8.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°21'50" EAST 100.58 FEET; THENCE NORTHEASTERLY 87.03 FEET ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°17'46", THE CHORD BEARS NORTH 81°12'56" EAST 86.74 FEET; THENCE NORTH 73°04'03" EAST 8.69 FEET; THENCE NORTHEASTERLY 71.11 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°17'49", THE CHORD BEARS NORTH 81°12'56" EAST 70.87 FEET; THENCE NORTH 89°21'50" EAST 83.27 FEET; THENCE SOUTH 2°42'52" WEST 526.25 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°35'44" WEST 321.54 FEET ALONG AN EXISTING FENCE; THENCE NORTH 8°10'07" WEST 494.75 FEET ALONG AN EXISTING FENCE ON THE EAST SIDE OF SAID 400 EAST STREET TO THE POINT OF BEGINNING. CONTAINING 3.91 ACRES.

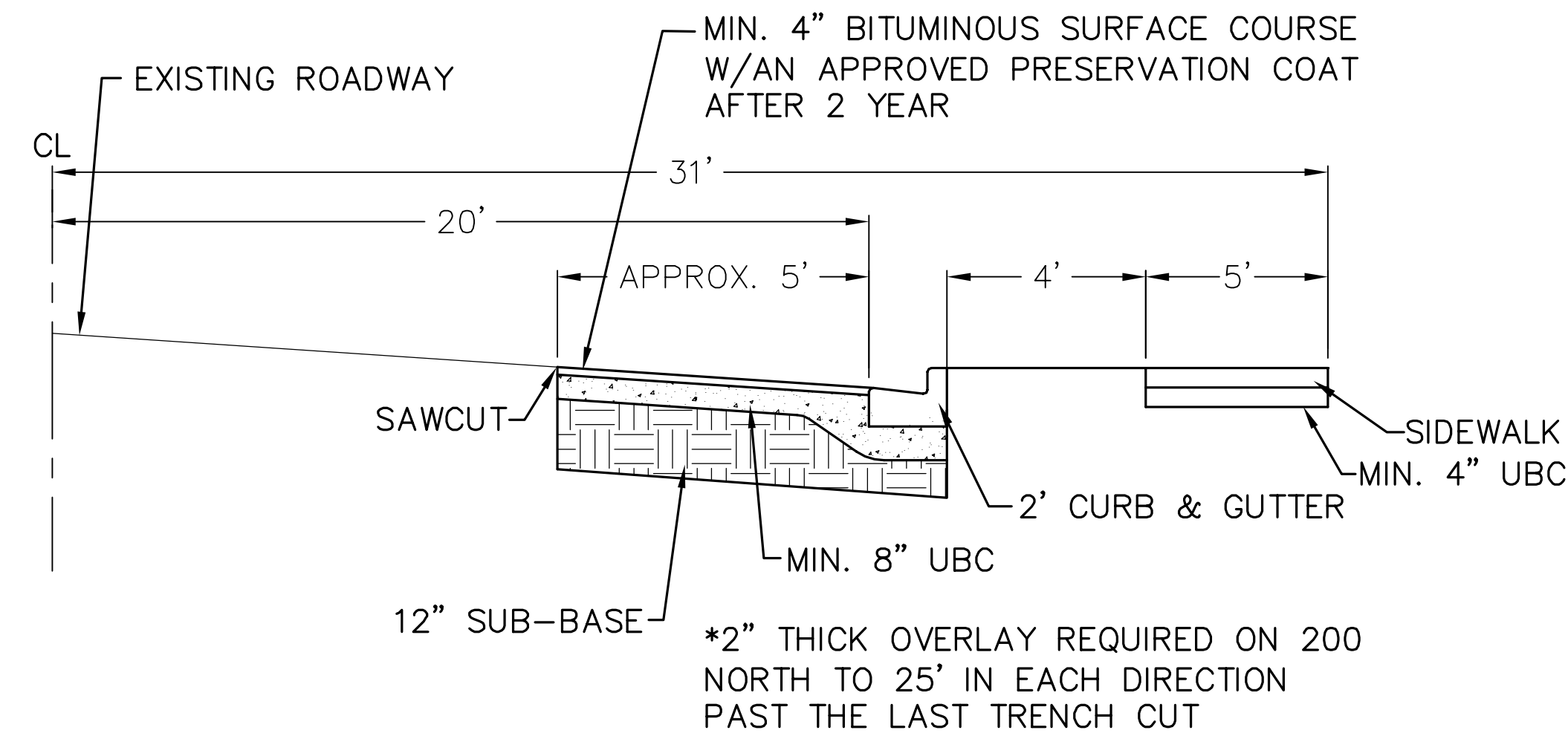
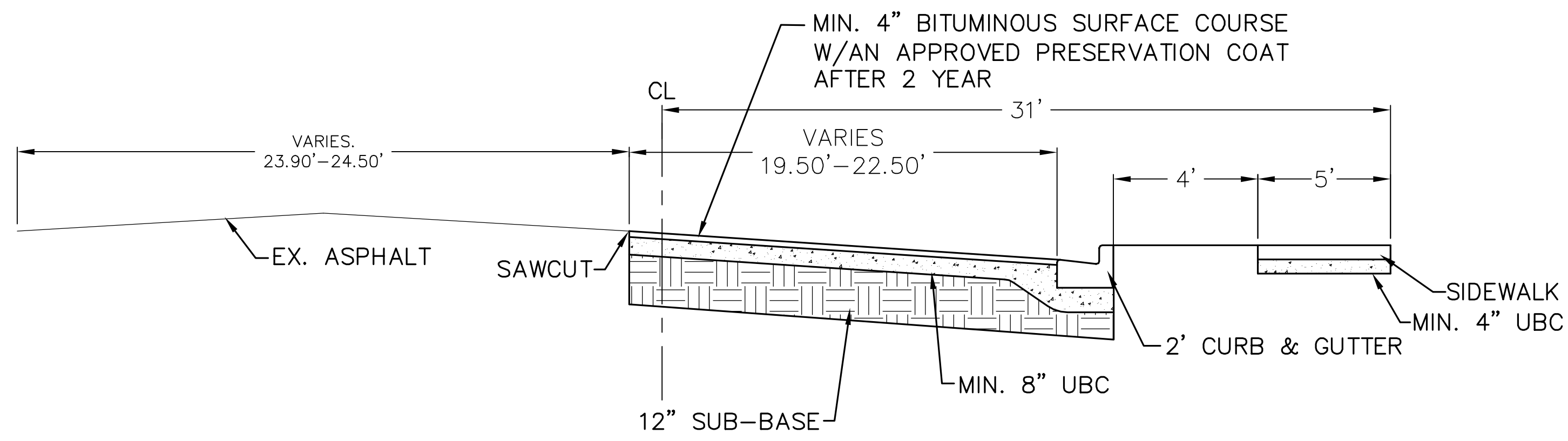
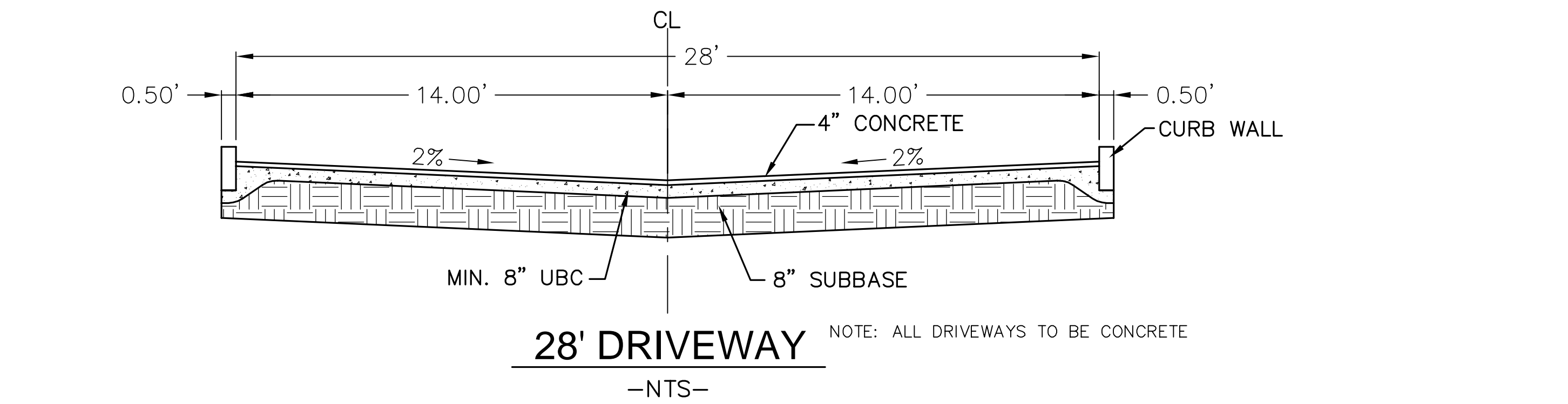
NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°42'20" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

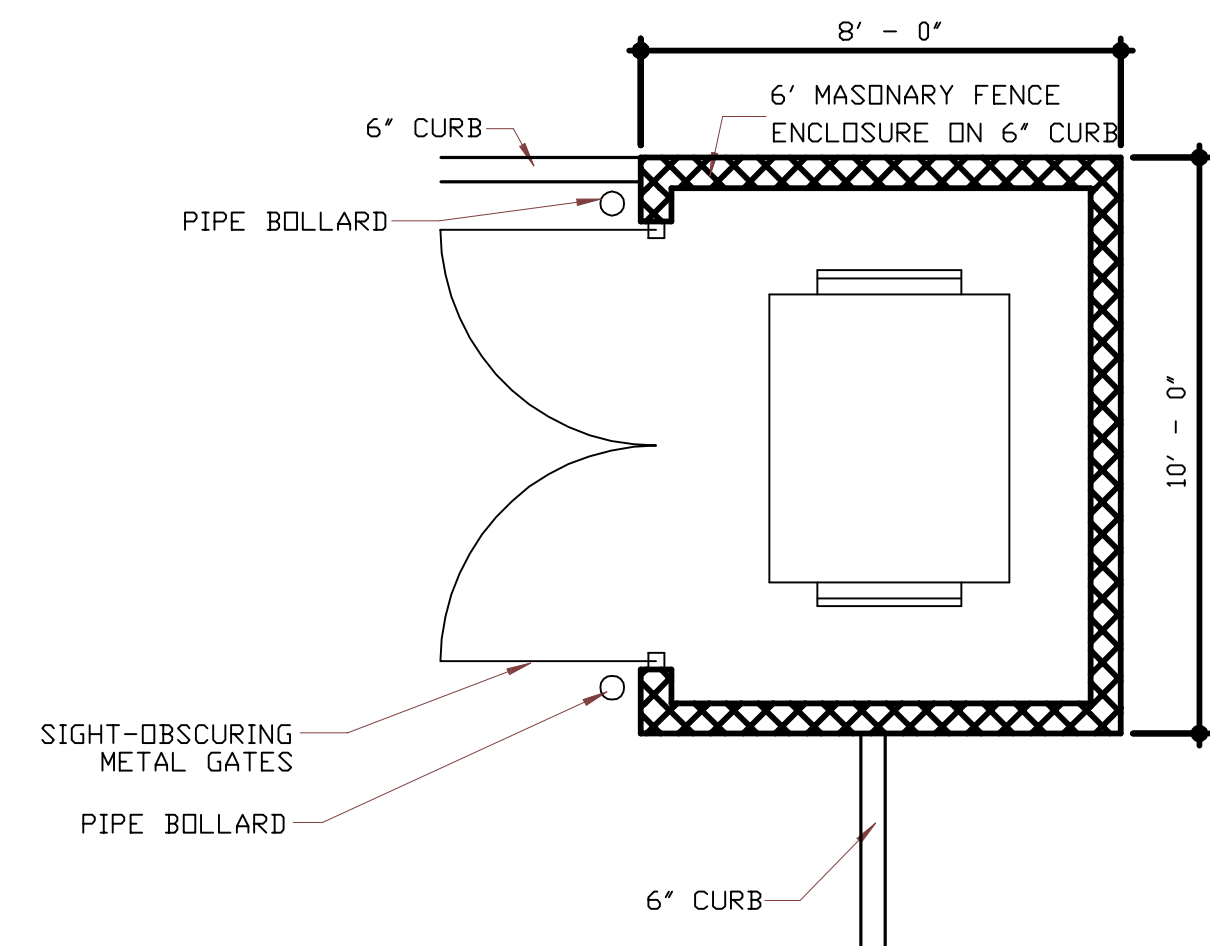
Barry L. Prettyman Nov. 4, 2019
BARRY L. PRETTYMAN DATE

LEGEND:
● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
--- DEGRAFFENRIED DEED LINES
- - - ADJACENT LAND OWNER DEED LINES
x x x EXISTING FENCES



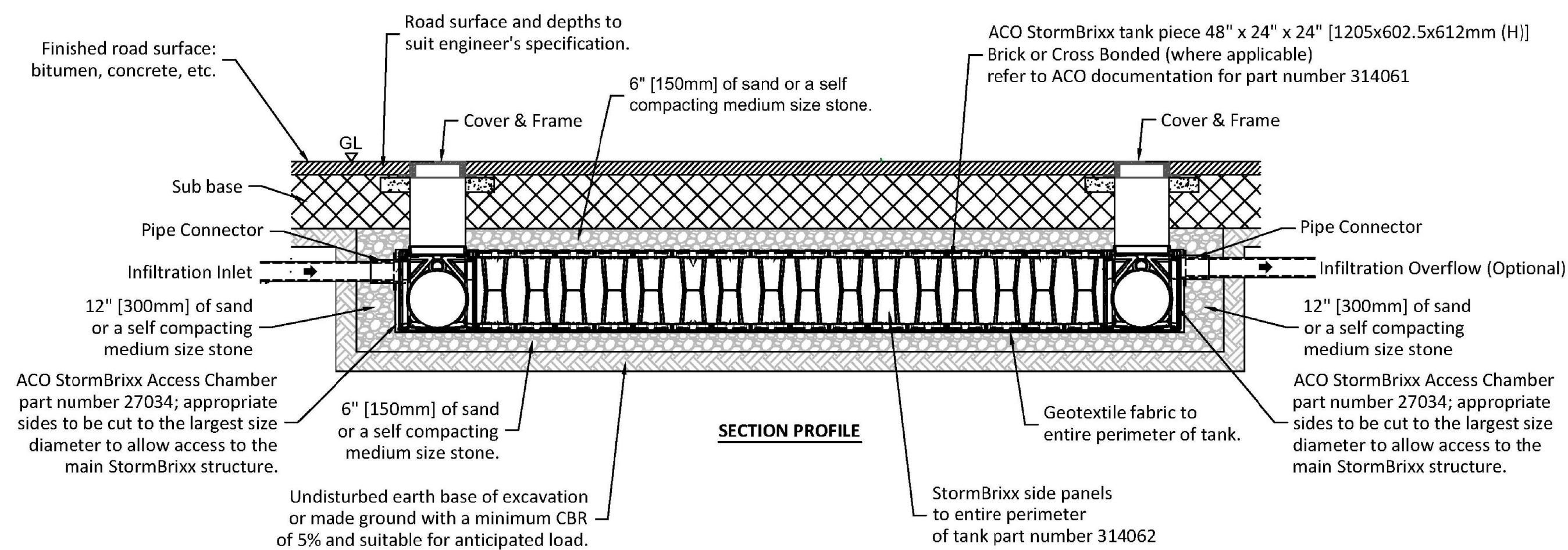
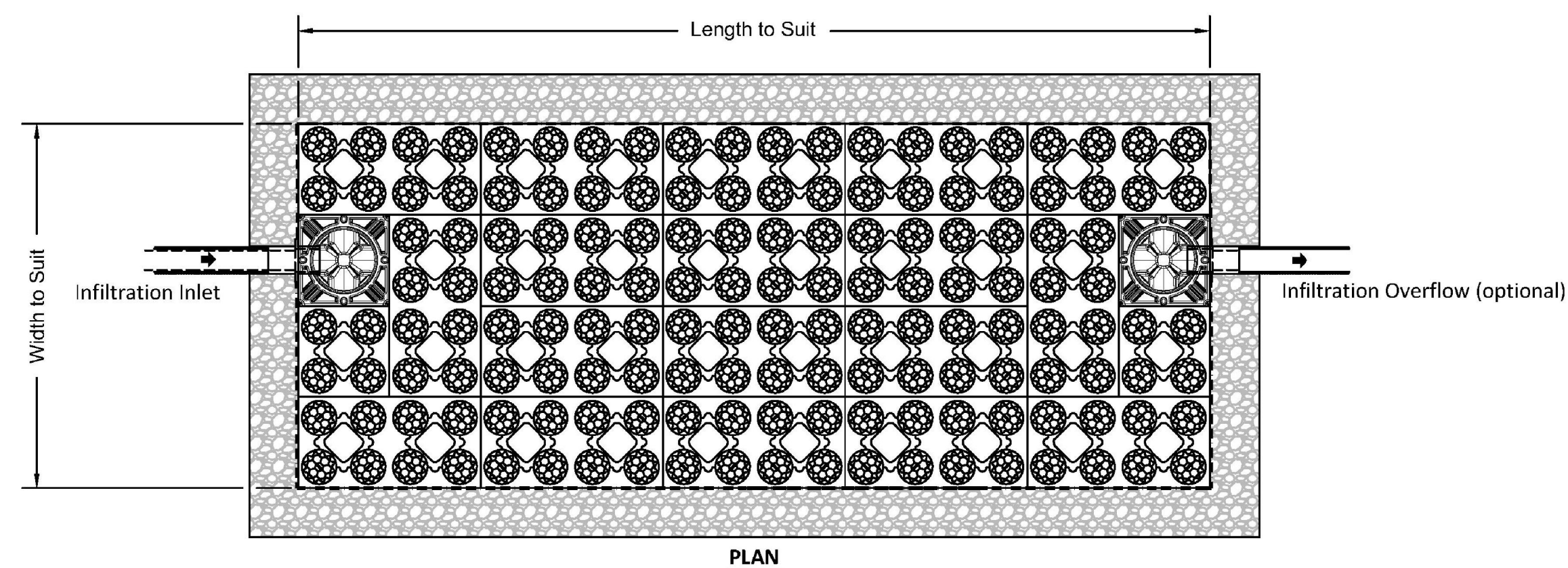


- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100- YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.

SHEET NO.		6	
DETAIL SHEET		SANTAQUIN, UTAH	
HEELIS FARM TOWHNOMES		<div>PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660</div> <div>ATLAS ENGINEERING L.L.C.</div>	
12	11	10	9
8	7	6	5
4	3	2	1
NO.		DATE	
Z:\2019\19-079-Heelis_Farm_Townhomes\CADD\PREL IMINARY\06-DETAIL.Scd		8/6/2020 10:58:16 AM MDT	



Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at info@acousa.com

ACO StormBrixx® Access Chamber

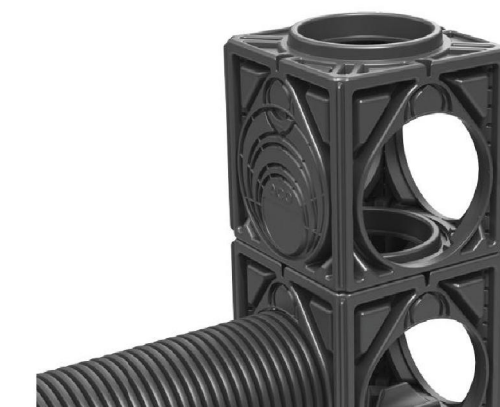
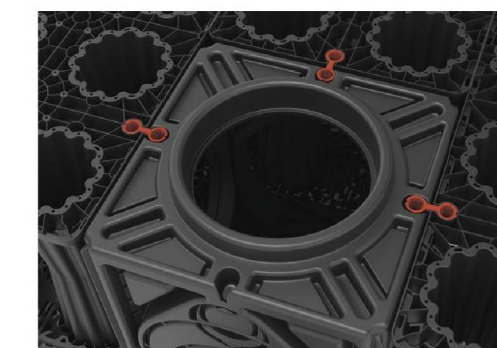
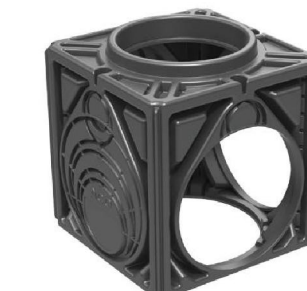
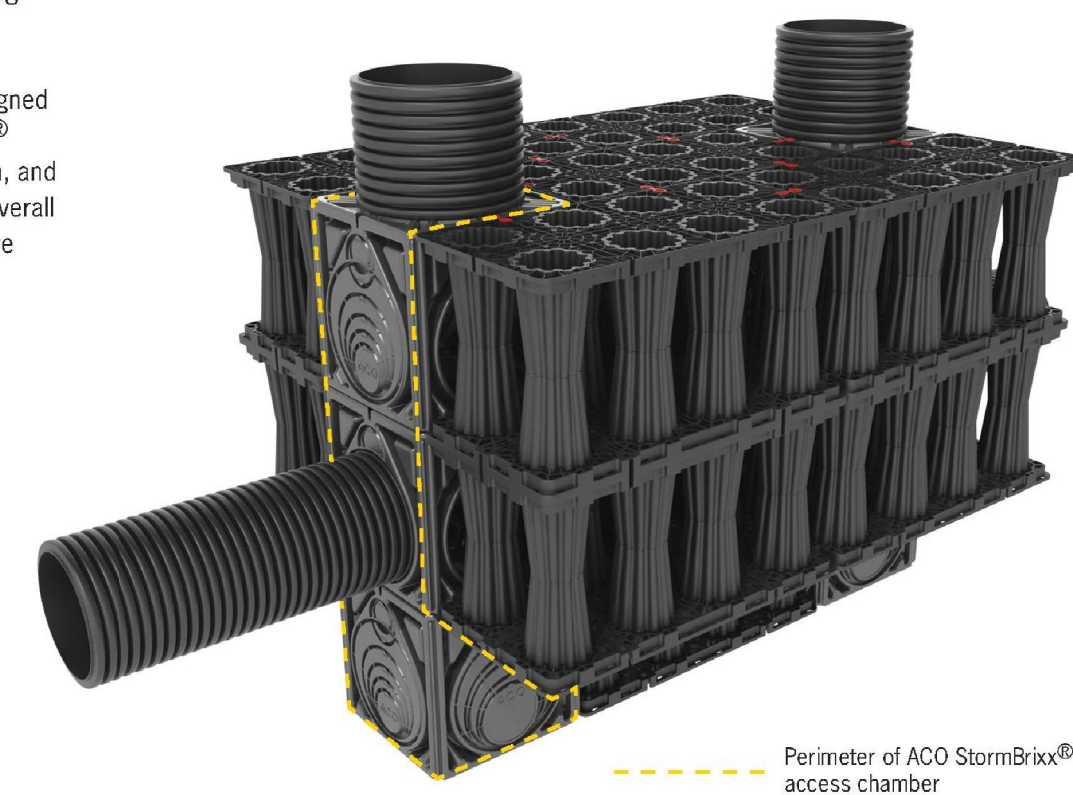
The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

Cover and frame

Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.

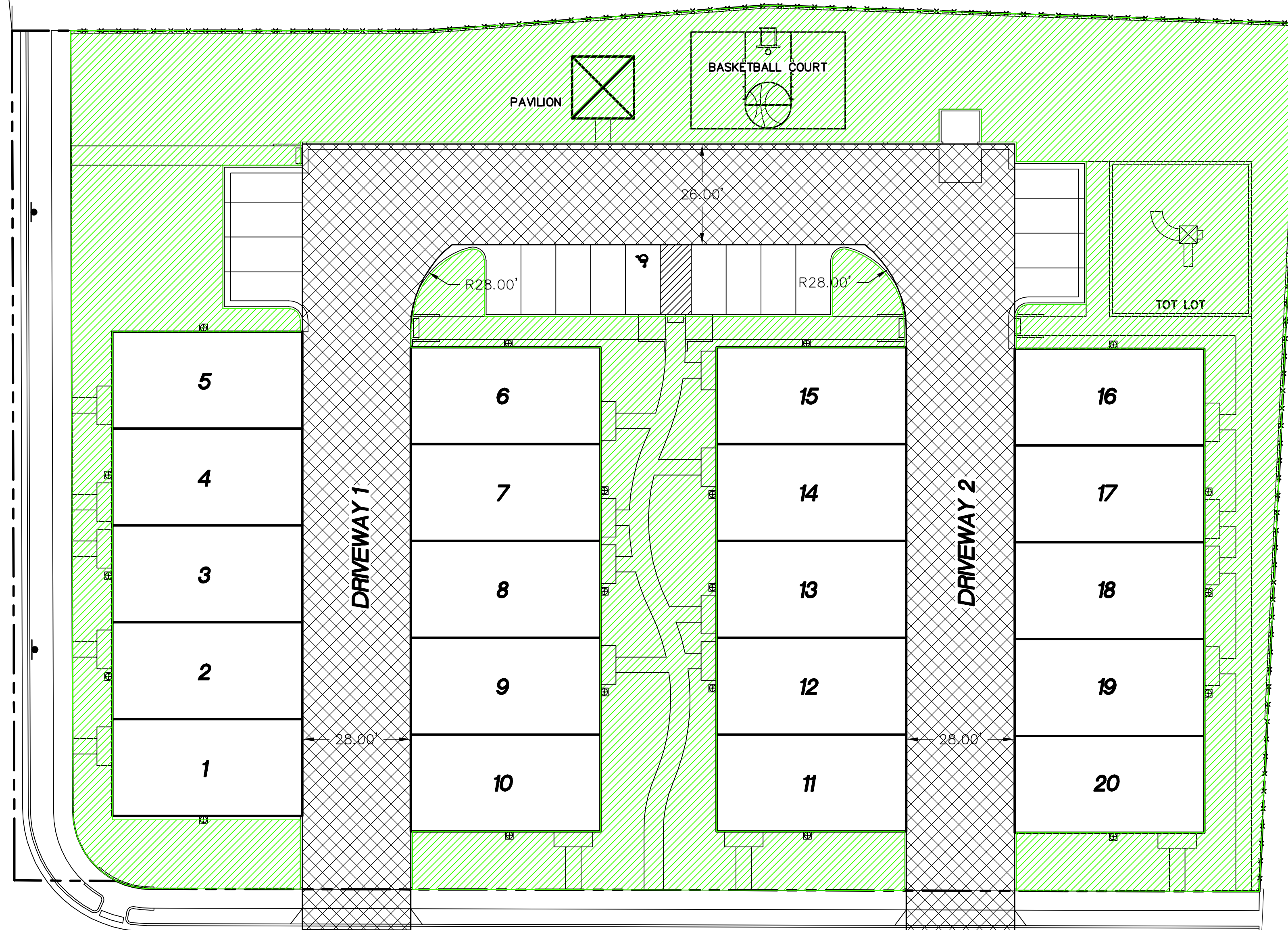


www.ACOStormBrixx.us

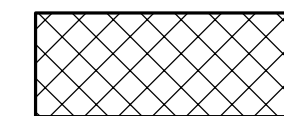
SBD-1L-RA	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)				ACO Polymer Products, Inc.		
					825 W. Beechcroft St Casa Grande, AZ 85608 Tel: 520-421-9898 Fax: 520-421-9899	9470 Pinecone Drive Meritt, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063
DATE: 11/24/15	INSTALLATION DRAWING - ACO STORMBRIXX						
ISSUE: A	Arizona Tel: 888-490-9552	e-mail: info@acousa.com	Ohio Tel: 800-543-4764	www.acousa.com	South Carolina Tel: 800-543-4764		

BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

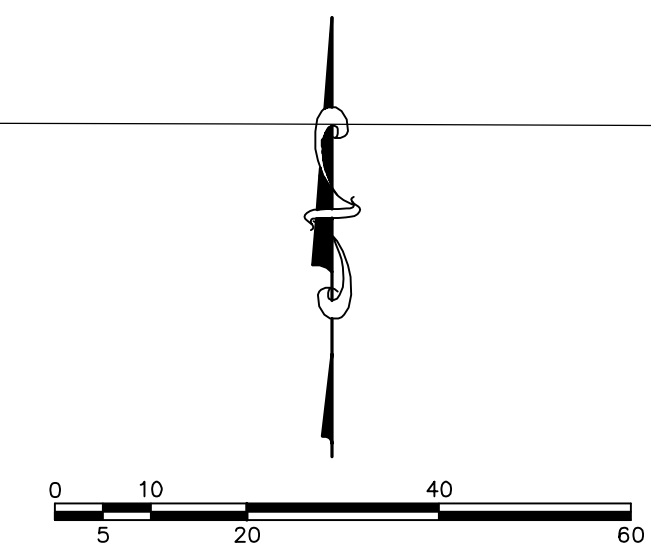
RG DEVELOPMENT LC (ET AL)



MOUNTAIN VALLEY FRUIT INC.



FIRE ACCESS LANE



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

HEELIS FARM TOWNHOMES



ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

4:55 AM EDT

L.L.C.

S.dwg 8/6/2020 11:02:46 AM MDT

SANTAQUIN, UTAH

 ∞

TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

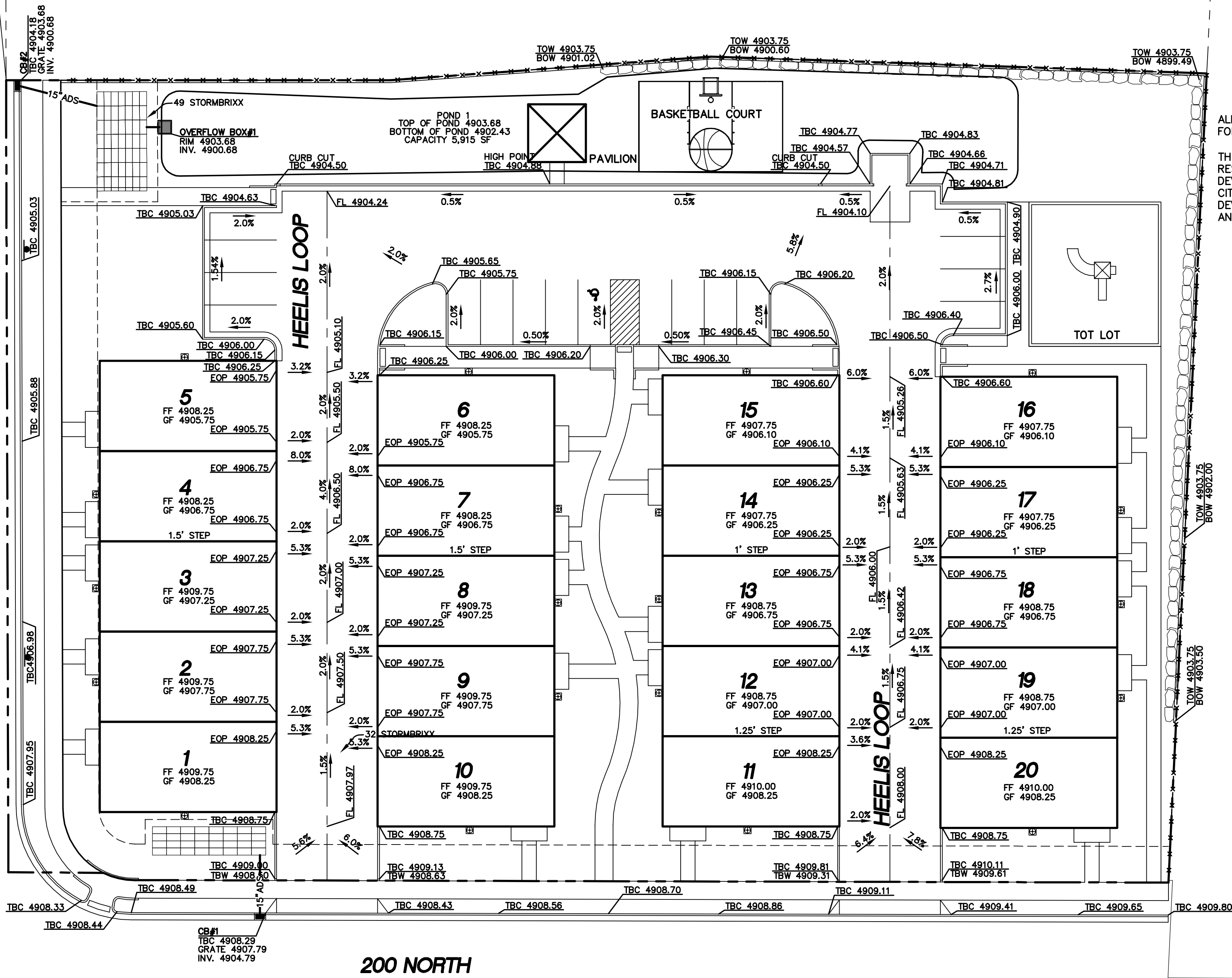
D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

400 EAST

JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.

HEELIS FARM TOWNHOMES



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

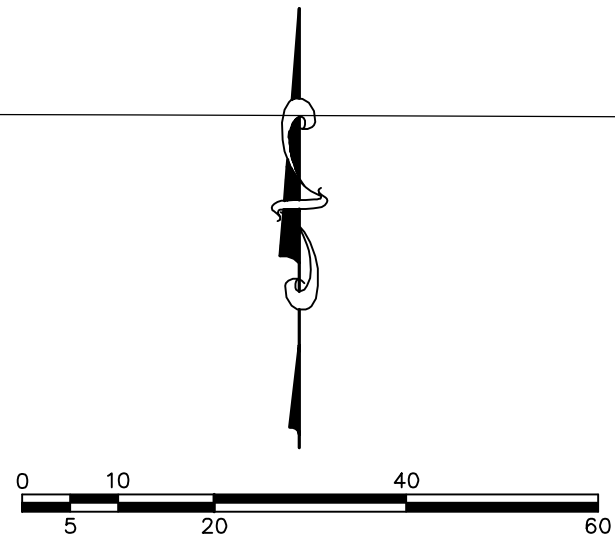
SHEET NO.

9

TBC PLAN

SANTAQUIN, UTAH

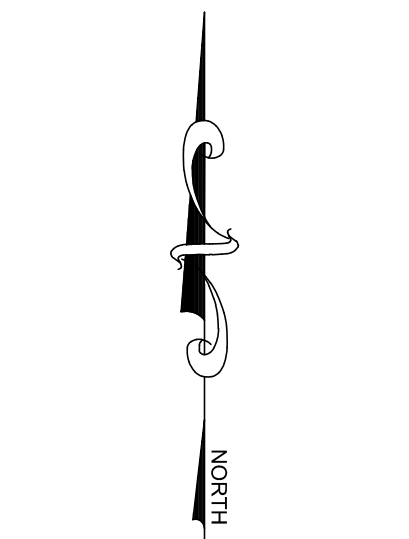
NO.	REVISIONS	BY	DATE
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-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

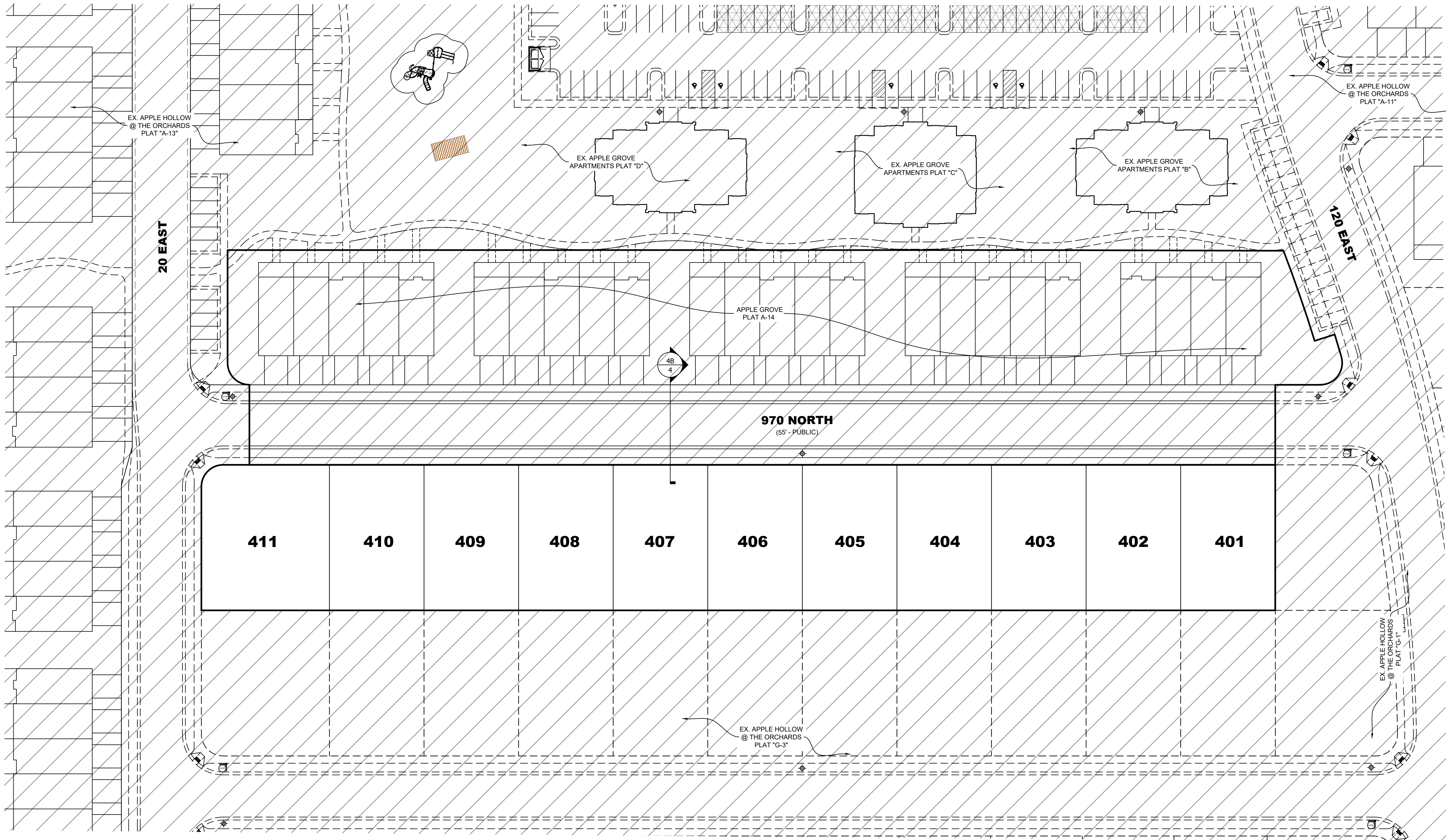
THE ORCHARDS

PLAT G-2



NOTES

- IMPROVEMENTS WITHIN APPLE HOLLOW A-12 MUST BE COMPLETED PRIOR TO APPLE HOLLOW G-2 RECEIVING BUILDING PERMITS.
- APPLE HOLLOW A-13 AND APPLE HOLLOW G-2 TO BE BUILT CONCURRENTLY AND AS SUCH WILL REQUIRE NO TEMPORARY RETENTION BASIN.
- ALL SERVICES FOR THE SINGLE FAMILY LOTS LOCATED ALONG THE SOUTH SIDE OF 970 NORTH MUST BE INSTALLED PRIOR TO PAVING.
- SHOULD SIDEWALK TO THE NORTH OF PLAT G-2 NOT BE CONSTRUCTED PRIOR TO START OF G-2 CONSTRUCTION EASEMENT HAS BEEN PROVIDED AND SIDEWALK TO BE INSTALLED WITH PLAT G-2.



NOTE

ALL REQUIRED INFRASTRUCTURE FOR THE ORCHARDS G-2 IS PLANNED TO BE CONSTRUCTED CONCURRENT WITH APPLE HOLLOW @ THE ORCHARDS PLAT A-14. ALL SAID APPLE HOLLOW @ THE ORCHARDS PLAT A-14 INFRASTRUCTURE MUST BE CONSTRUCTED CONCURRENT WITH THE ORCHARDS G-2. IN THE EVENT THAT APPLE HOLLOW @ THE ORCHARDS PLAT G-2 WILL BE REQUIRED TO INSTALL ALL INFRASTRUCTURE SHOWN ON THESE SHEETS.

VICINITY MAP

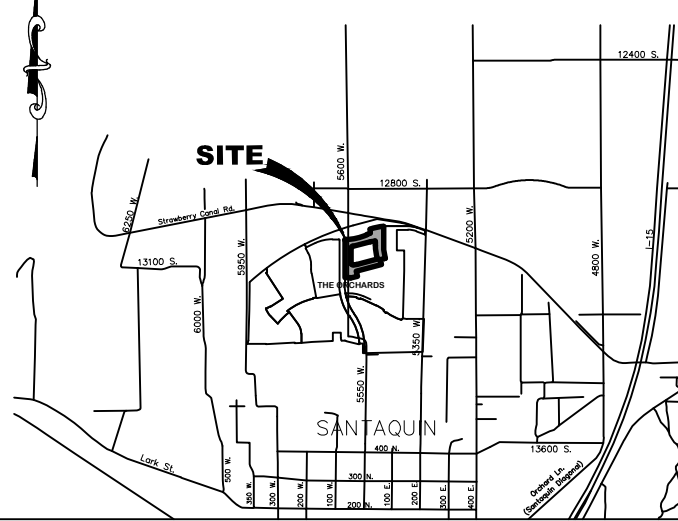


TABLE OF CONTENTS

COVER	OVERALL COVER PAGE
PLAT	APPLE HOLLOW PLAT G-2
SHEET 1	UTILITY PLAN
SHEET 2	GRADING PLAN
SHEET 3	970 NORTH PLAN & PROFILE
SHEET 4	DETAILS
LP1-LP2	LANDSCAPE PLANS

TABULATIONS

TOTAL AREA	1.69 ACRES±
ZONE	R-10 (PUD)
# OF UNITS	11
DENSITY	6.51 U/A
TOTAL OPEN SPACE	N/A
TOTAL ACRES IN ROADS	0 ACRES±

NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 14, 2007 PREPARED BY IGES FOR THE ORCHARDS DEVELOPMENT MUST BE FOLLOWED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
- THE PLAT G-2 DESIGN ASSUMES PLAT A-13 IS CONSTRUCTED EITHER PREVIOUSLY OR CONCURRENTLY.
- THE COMBINED PARKING CALCULATIONS ACCOUNT FOR PREVIOUS IMPROVEMENTS (APPLE HOLLOW PLAT A-11, APPLE GROVE APARTMENTS PLATS A&B) AND THOSE PROPOSED IN APPLE HOLLOW PLAT A-12 AND G-2.

LEGEND

EXISTING	
WATER METER	⊙
WATER	— EX-W —
WATER VALVE	⊗
FIRE HYDRANT	⊙
SEWER	— EX-SS —
SEWER MANHOLE	⊙
STORM DRAIN	— EX-SD —
STORM DRAIN MANHOLE	⊙
STORM DRAIN CURB INLET	⊙
PI	— EX-PI —
PI VALVE	⊗
FENCE	— X —
PROPOSED	
WATER	— W —
WATER VALVE	⊗
WATER METER	⊙
FIRE HYDRANT	⊙
SEWER	— SS —
SEWER MANHOLE	⊙
STORM DRAIN	— SD —
STORM DRAIN MANHOLE	⊙
STORM DRAIN CURB INLET	⊙
PI	— PI —
PI VALVE	⊗
STOP SIGN	⊙
STREET SIGN	⊙
LIMITED COMMON AREA	⊙

DEVELOPER / OWNER

RIVER VALLEY DEVELOPMENT LC
470 N. 2450 W.
TREMONTON, UTAH 84337
(801) 608-1719

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

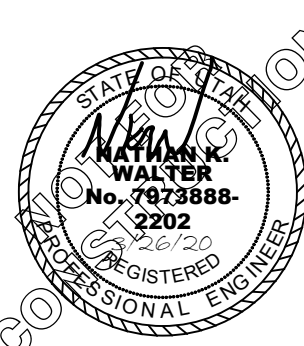
PROJECT NAME

THE ORCHARDS PLAT G-2



A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



THE ORCHARDS PLAT G-2

SANTAQUIN, UTAH

OVERALL COVER PAGE

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

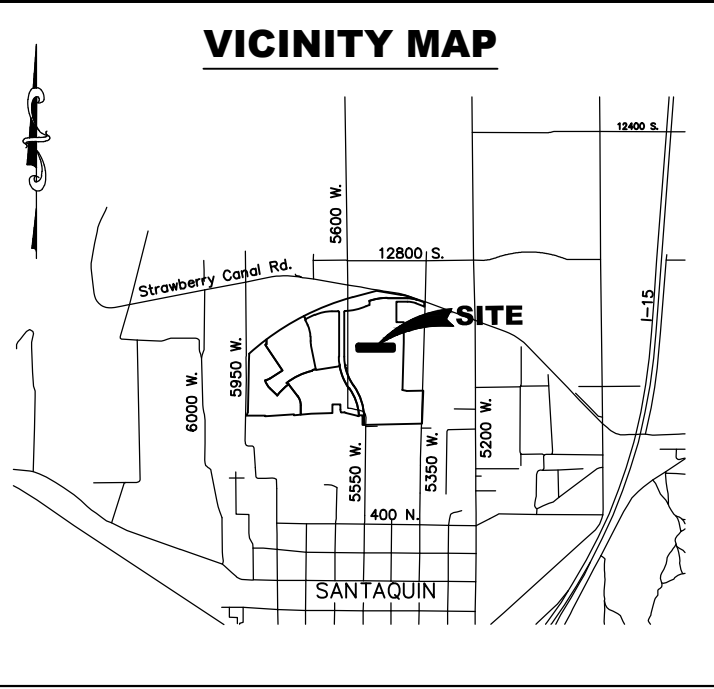
1" = 40'

DATE:

8/06/2020

SHEET

COVER

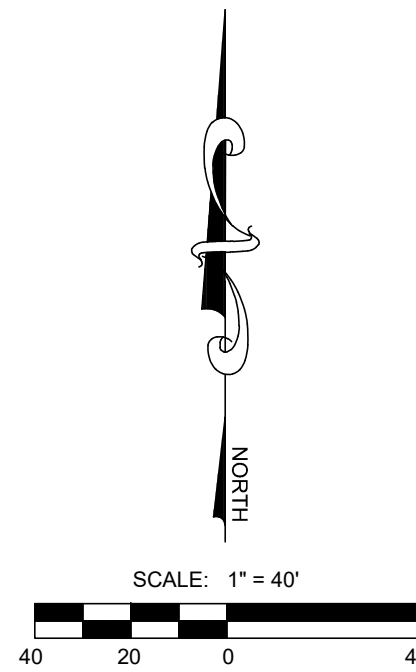


THE ORCHARDS

PLAT "G-2"

A PLANNED COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SANTAQUIN CITY, UTAH



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°32'33"E ALONG THE QUARTER SECTION LINE 180.34 FEET AND NORTH 837.65 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 85.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N45°00'00"E 21.21 FEET); THENCE EAST 723.00 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST 738.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.69 ±ACRES

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLAT "G-2"

THE ORCHARDS

A PLANNED COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, T.9S., R.1E., S.L.B.&M.

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
This form approved by Utah County and the municipalities therein.			

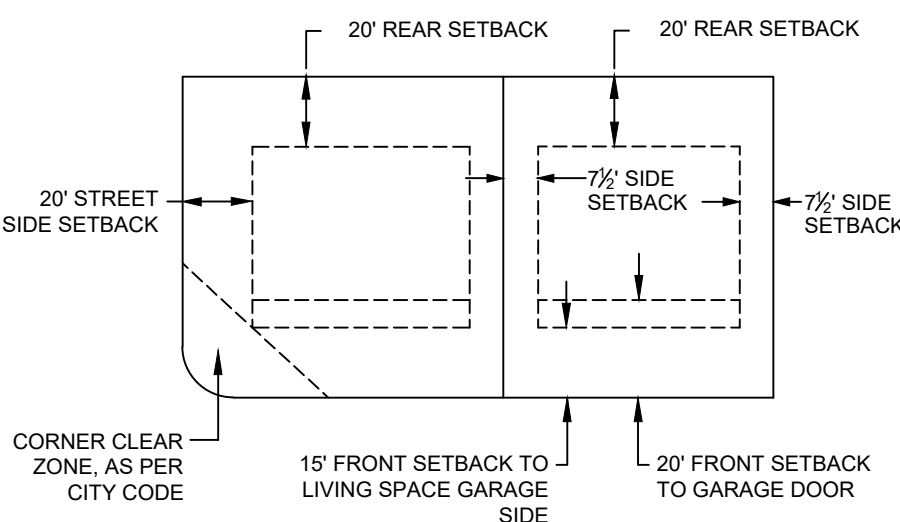


DRAWING DATE: MARCH 14, 2019

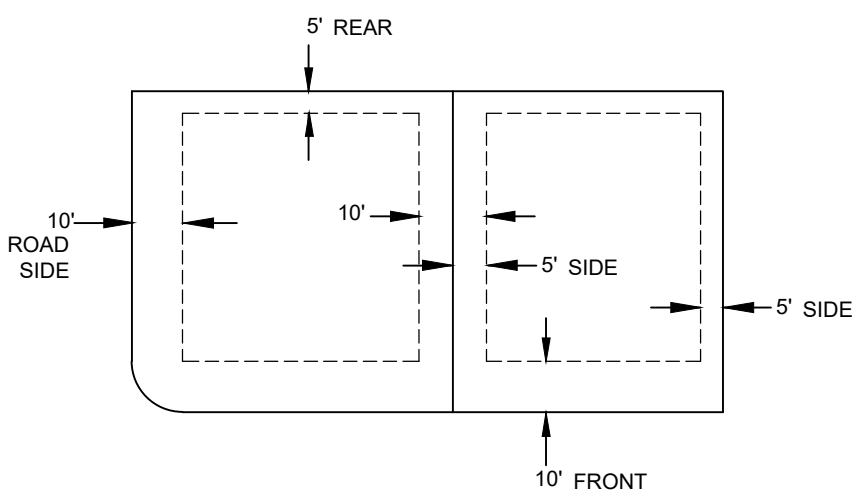
OWNER/DEVELOPER

RIVER VALLEY DEV. LC.
470 N. 2450 W.
TREMONTON, UTAH 84337

BUILDING SETBACKS (MINIMUM)



PUBLIC UTILITY EASEMENTS



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALL FRONT YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
4. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
5. (XXXX S.F.) DENOTES BUILDABLE AREA.
6. THIS PROJECT IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON THE PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
7. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-368-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

CENTRACOM COMPANY

BY- _____

TITLE- _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

CENTURY LINK COMPANY

BY- _____

TITLE- _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

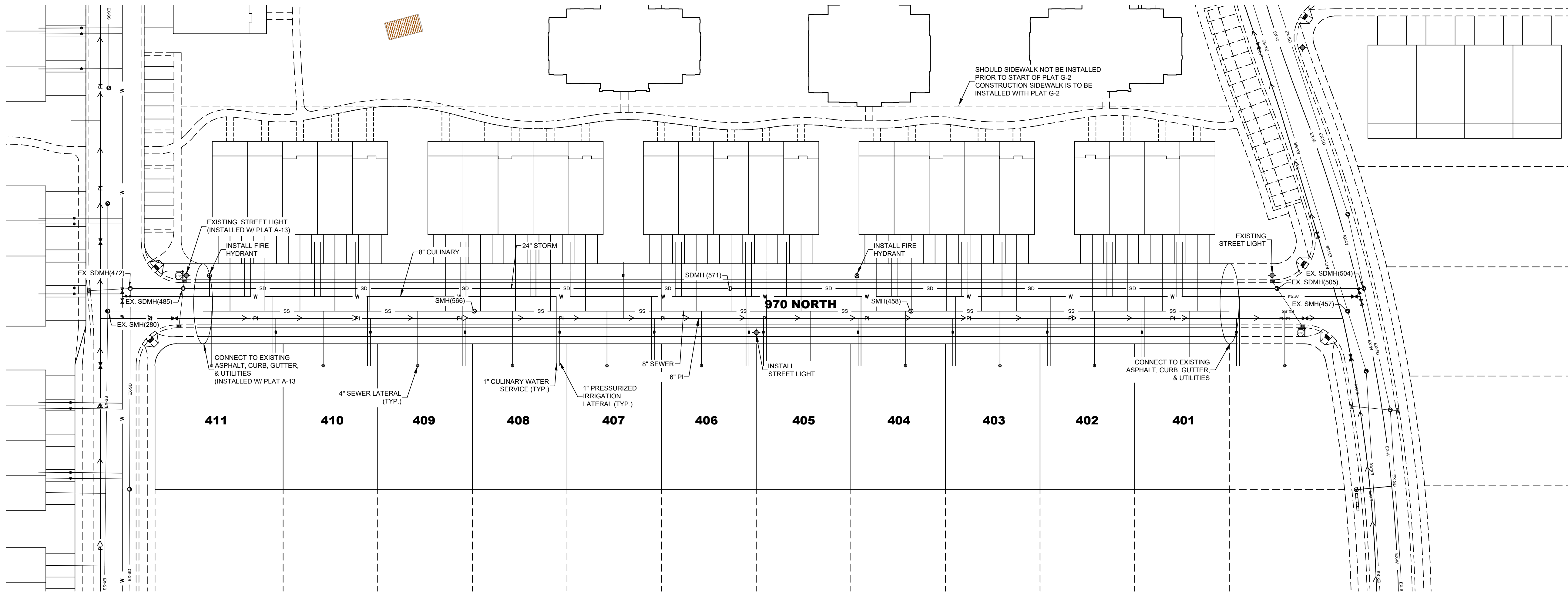
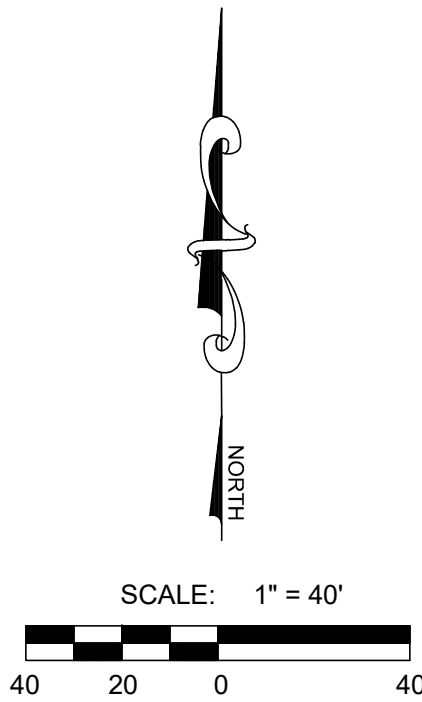
ROCKY MOUNTAIN POWER

BY- _____

TITLE- _____

NOTES

- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- CULINARY AND PI LINES ARE TO BE LAID FLAT OR HAVE BLOW OF AND AIR VAC INSTALLED AT HIGH POINT OF ROAD PER CITY STANDARDS.

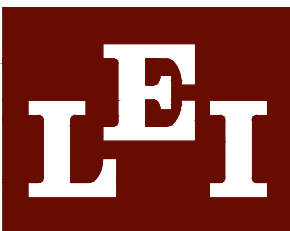


LEGEND

EXISTING	
WATER METER	
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	X
PROPOSED	
WATER	W
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	
COVERED PARKING	
STREET LIGHT	
STOP SIGN	
STREET SIGN	

NOTE

ALL REQUIRED INFRASTRUCTURE FOR THE ORCHARDS G-2 IS PLANNED TO BE CONSTRUCTED CONCURRENT WITH APPLE HOLLOW @ THE ORCHARDS PLAT A-14. ALL SAID APPLE HOLLOW @ THE ORCHARDS PLAT A-14 INFRASTRUCTURE MUST BE CONSTRUCTED CONCURRENT WITH THE ORCHARDS G-2. IN THE EVENT THAT APPLE HOLLOW @ THE ORCHARDS PLAT G-2 WILL BE REQUIRED TO INSTALL ALL INFRASTRUCTURE SHOWN ON THESE SHEETS.



A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



THE ORCHARDS PLAT G-2

SANTAQUIN, UTAH

UTILITY PLAN

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:

2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

1" = 40'

DATE:

8/06/2020

SHEET

1



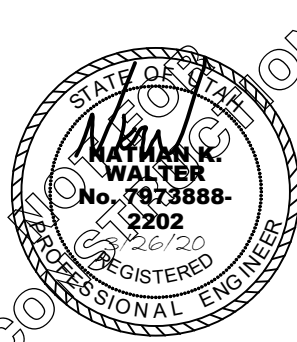
- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

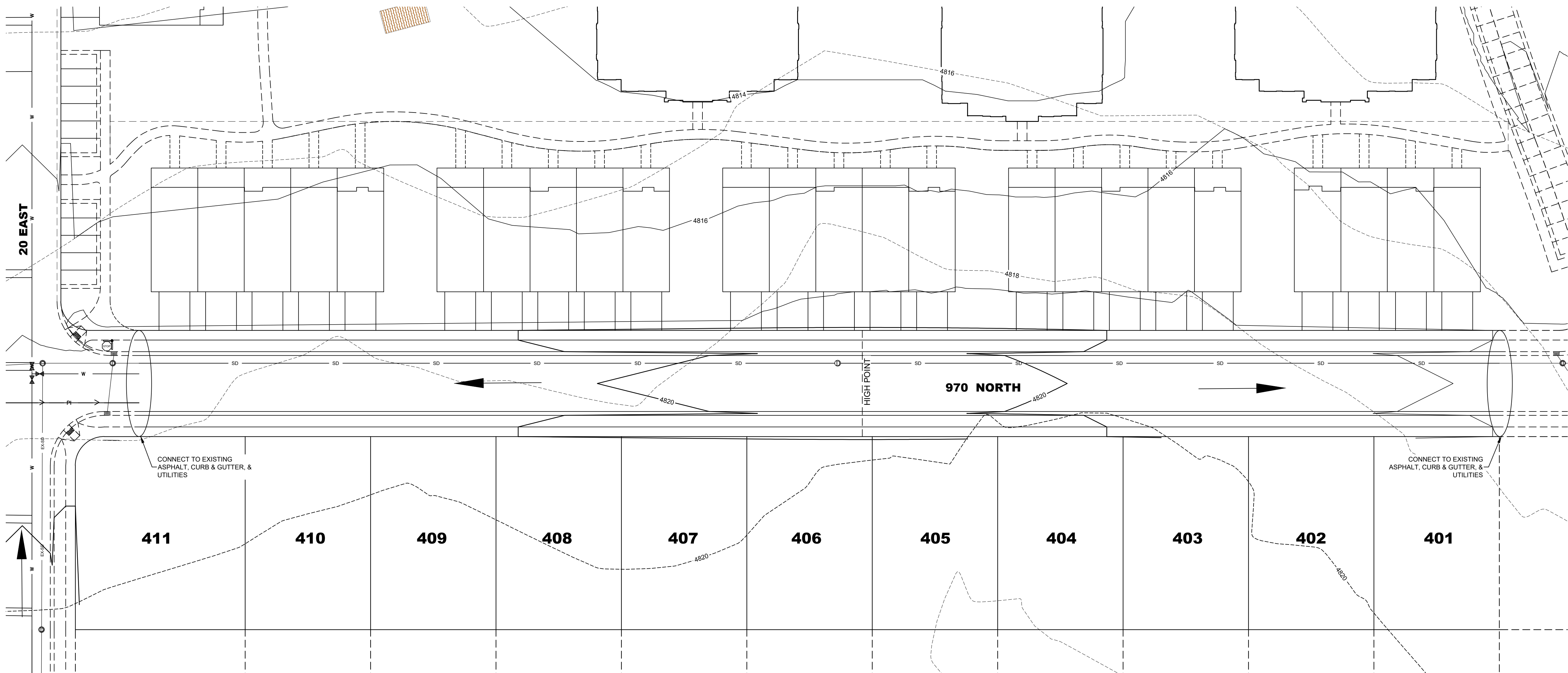
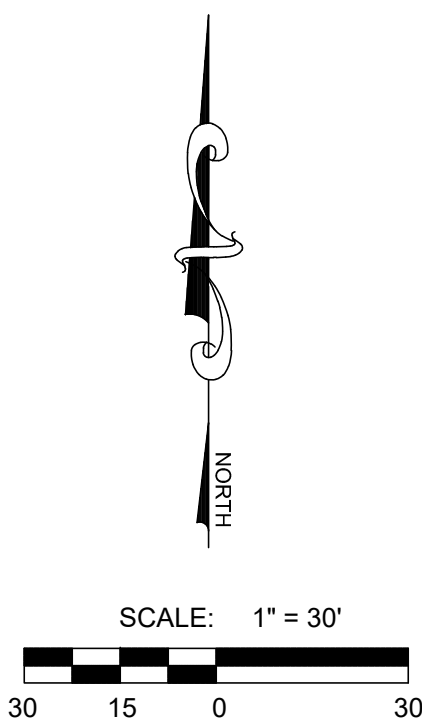
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



THE ORCHARDS PLAT G-2

SANTAQUIN, UTAH

GRADING PLAN



CUT / FILL

CUT FILL VOLUME TO FINISHED GRADE

CUT - 101 CU YD
FILL - 1,631 CU YD
NET FILL - 1,530 CU YD

STREET SECTION FILL VOLUME - 1,439 CU YD
ROAD AREA LIP-LIP - 20,445 SQ FT x 1.9 FT (DEPTH) = 38,845 CU FT
3 IN ASPHALT
8 IN ROAD BASE
12 IN SUB-BASE (PER GEO-TECH REPORT)
DEPTH=23 IN OR 1.9 FT

SIDEWALK SECTION FILL VOLUME - 217 CU YD
SIDEWALK - 7,050 SQ FT x 0.83 FT (DEPTH) = 5,851 CU FT
4 IN CONCRETE
6 IN ROAD-BASE
DEPTH=10 IN OR 0.83 FT

CUT VOLUME TO SUB-GRADE = 2,525 CU YD

NOTE

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NOTES

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- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

REVISIONS

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LEI PROJECT #:

2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

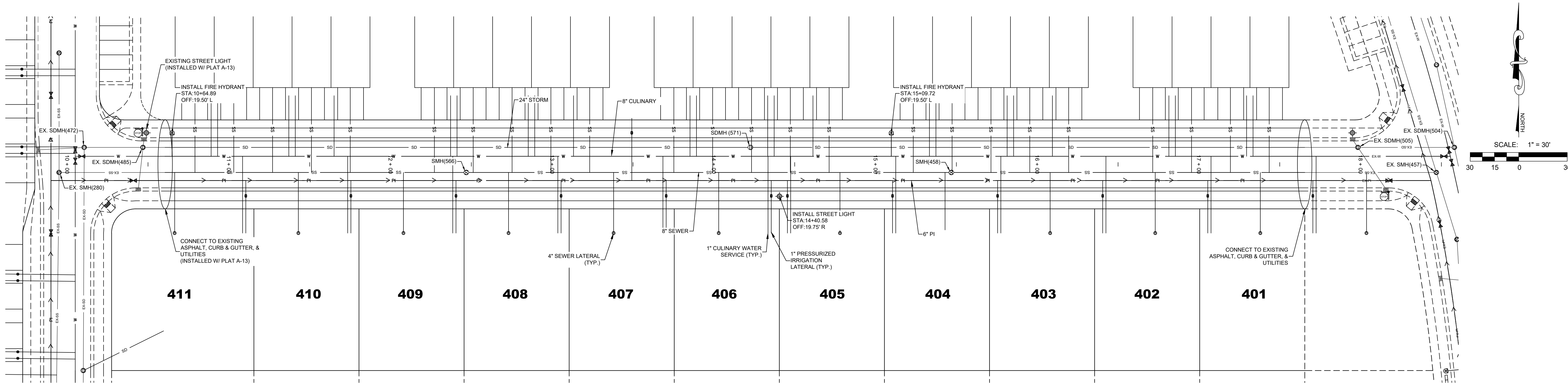
1" = 30'

DATE:

8/06/2020

SHEET

2



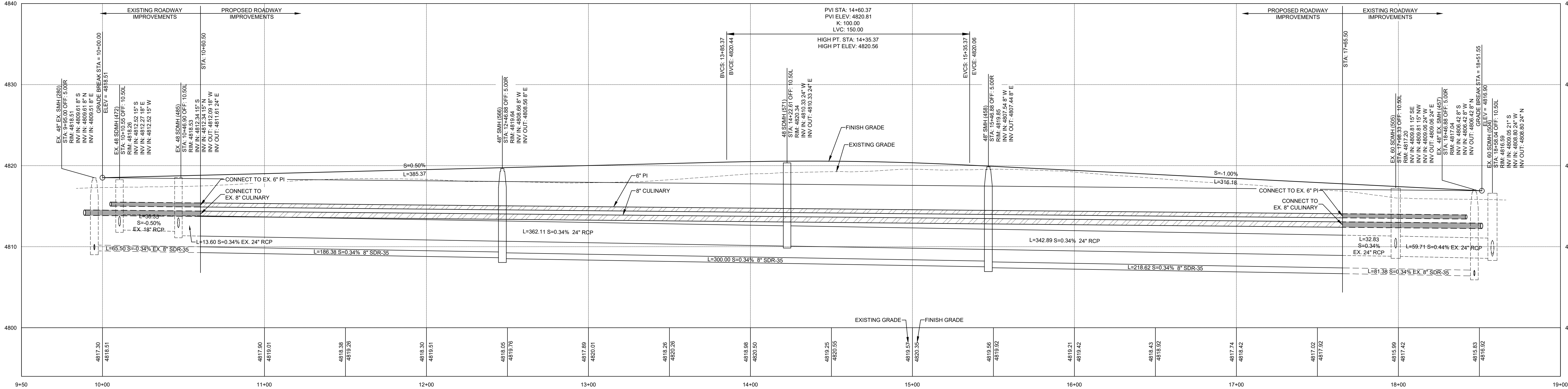
970 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

NOTE

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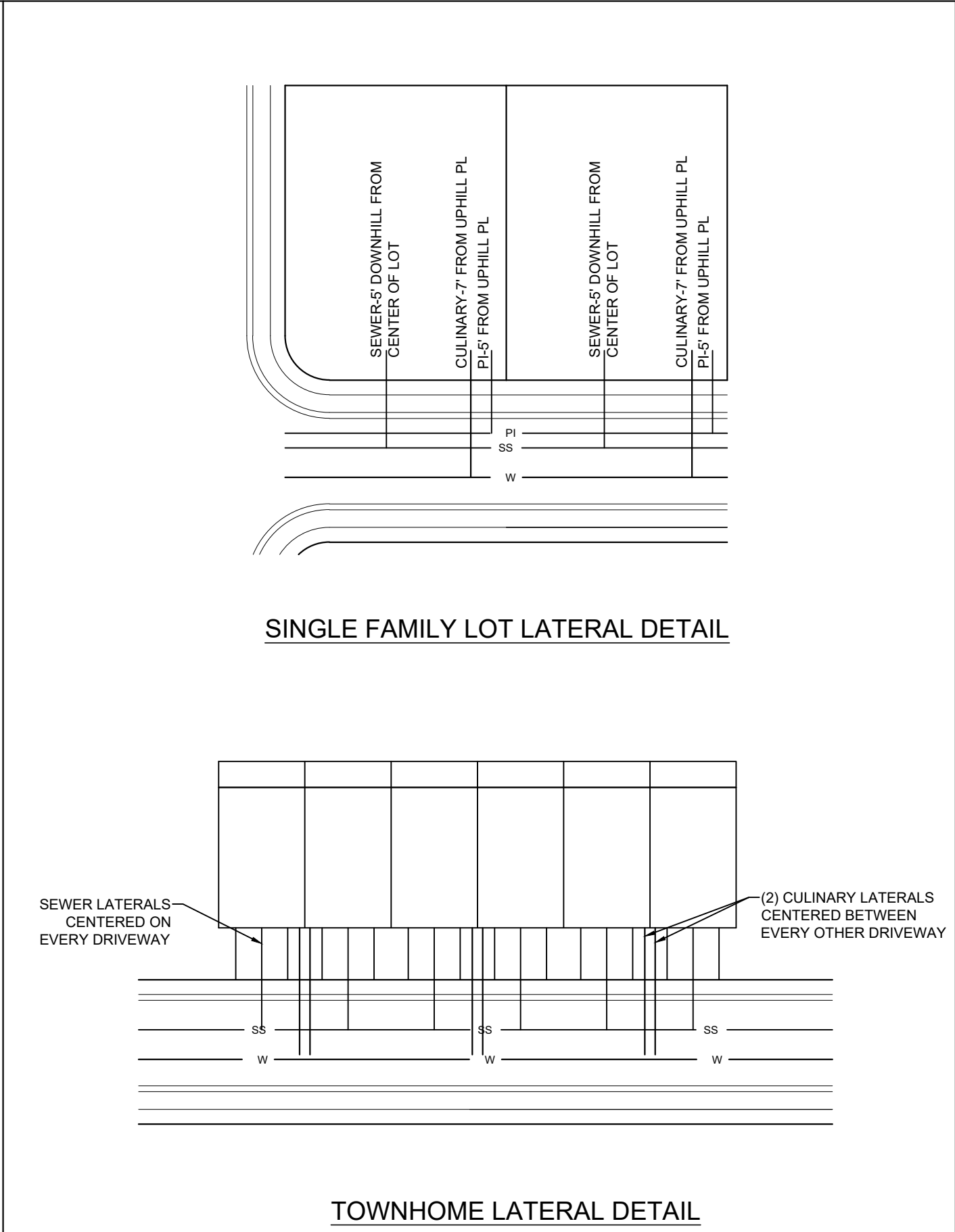
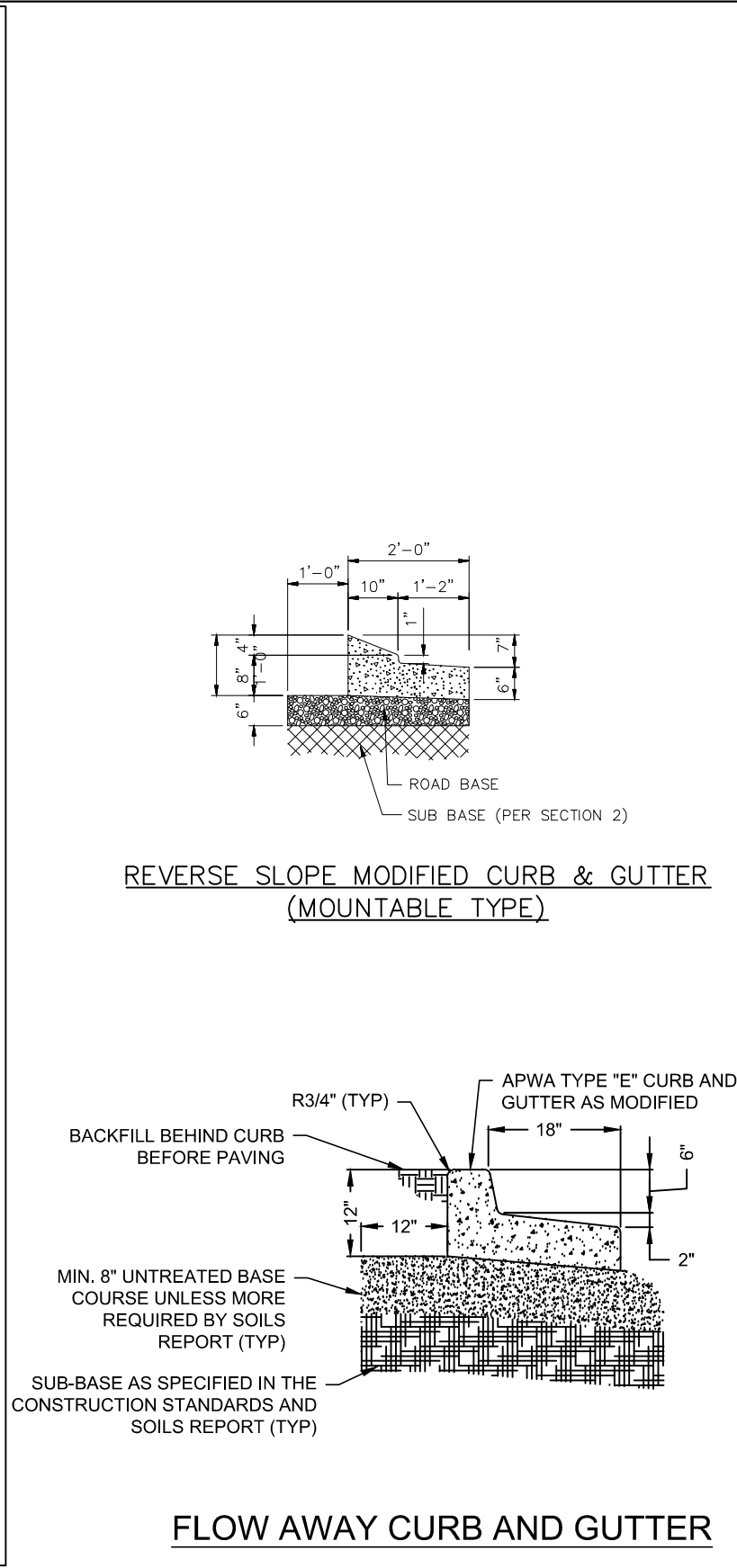
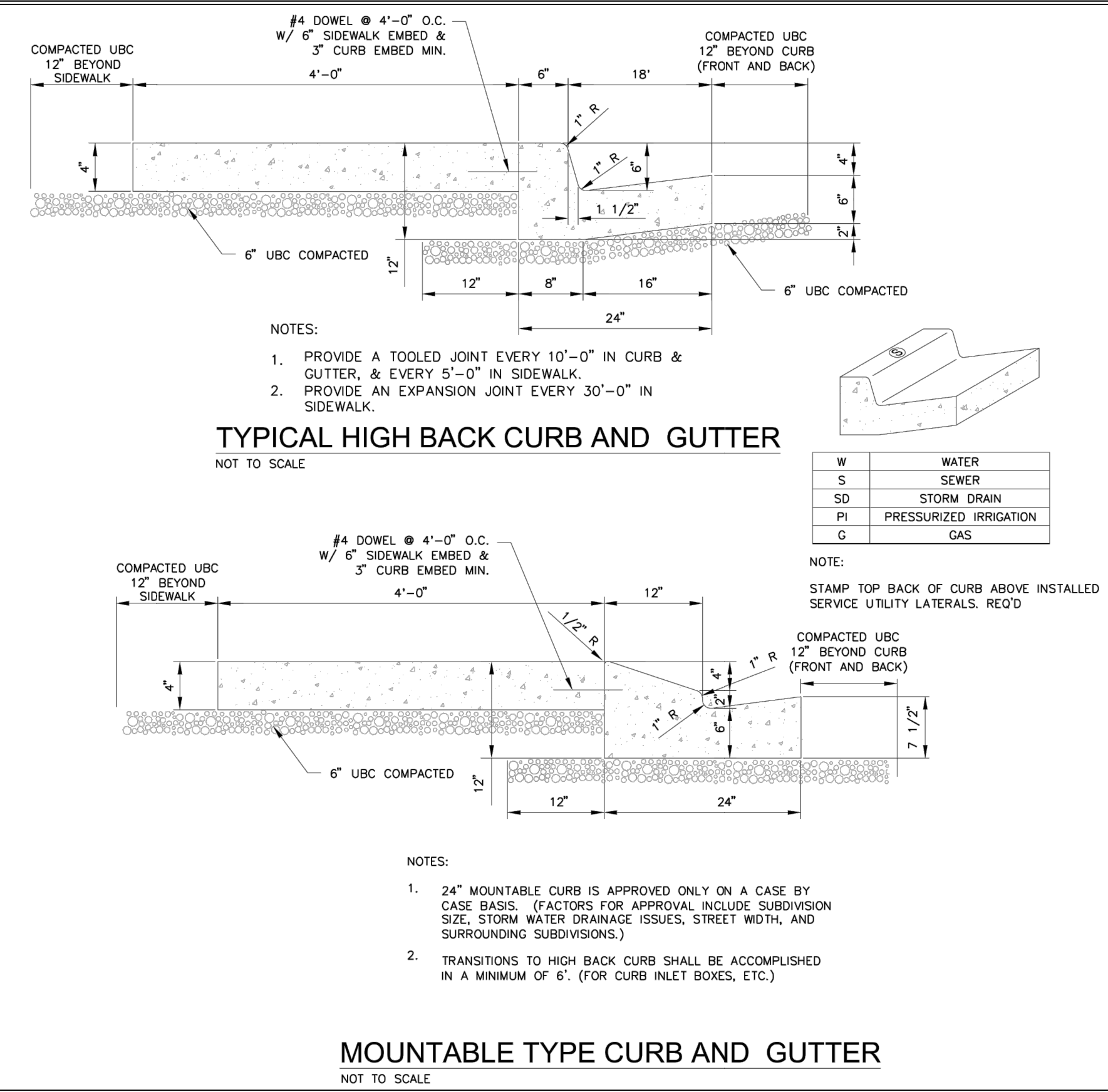


970 NORTH PROFILE VIEW

REVISIONS	
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LEI PROJECT #:	2015-0106
DRAWN BY:	BAP
DESIGNED BY:	NKW
SCALE:	1" = 30'
DATE:	8/06/2020

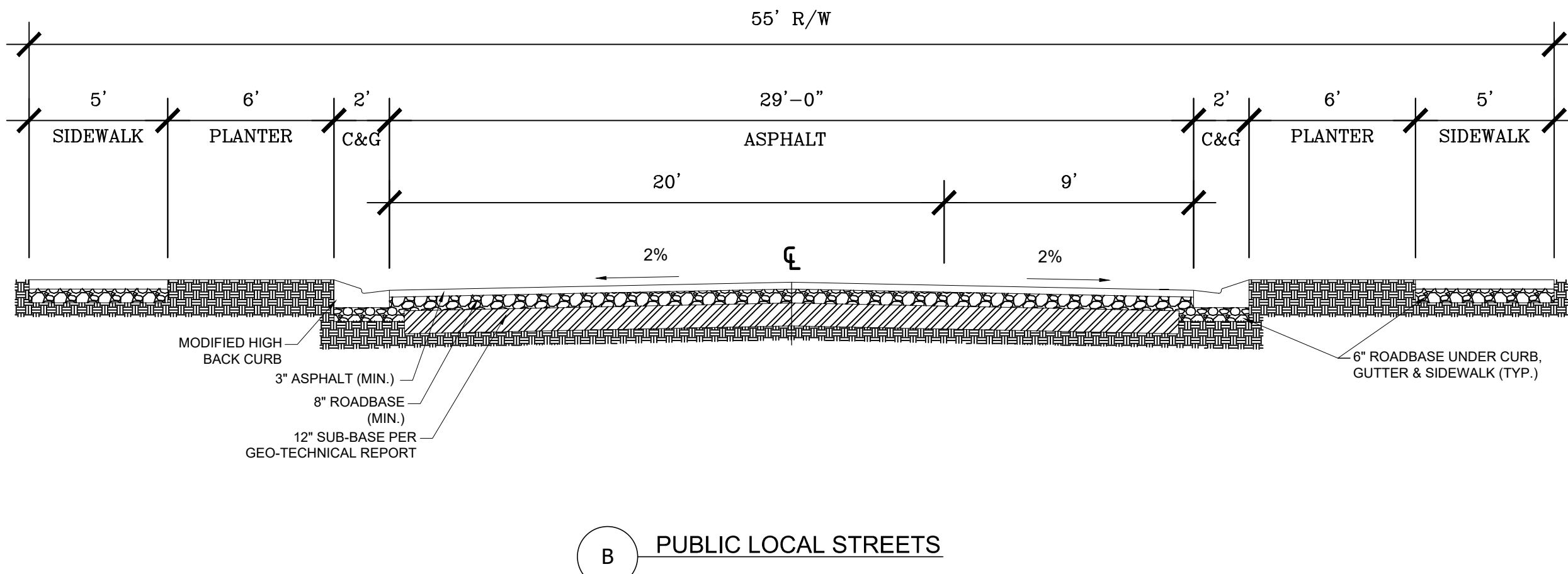
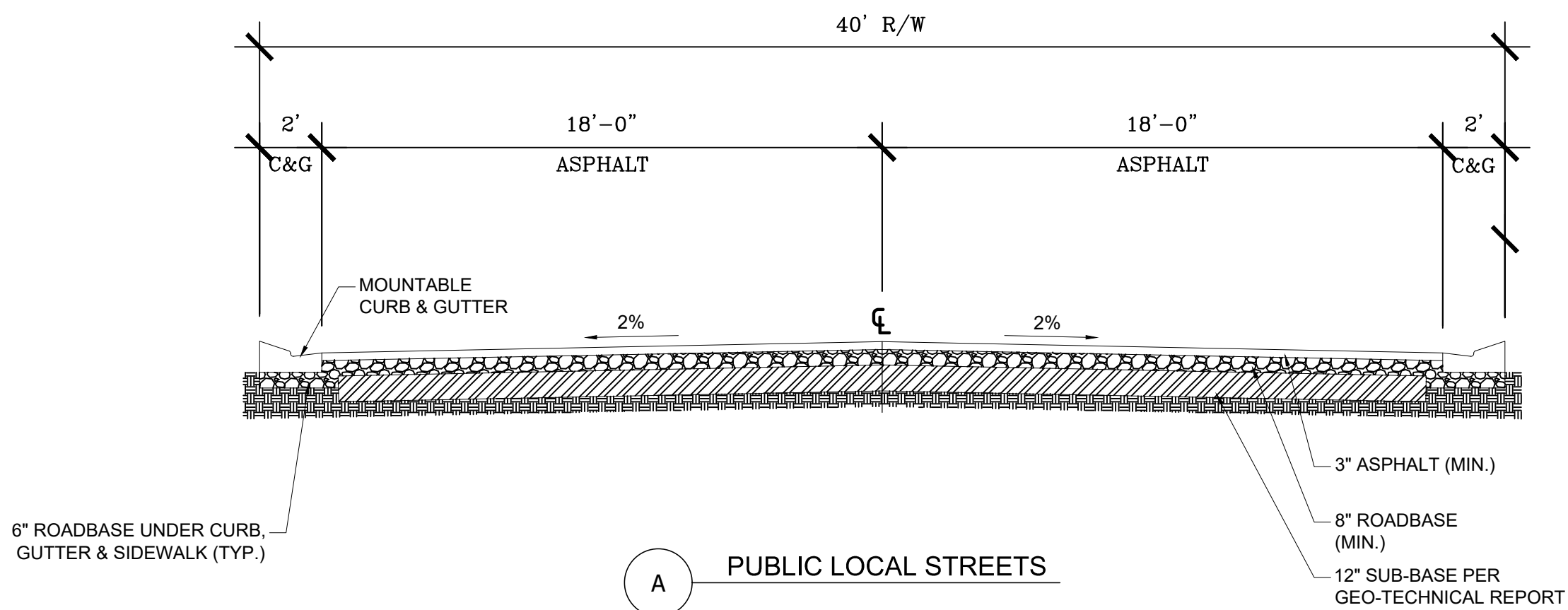
SEE SANTAQUIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER DETAILS



1 CURB & GUTTER DETAILS

2 LATERAL DETAIL

3 NOT USED



4 STREET CROSS SECTIONS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

MAHAR
WALTER
No. 7873888
2202
REGISTERED
PROFESSIONAL ENGINEER

THE ORCHARDS PLAT G-2
SANTAQUIN, UTAH
DETAILS

REVISIONS	
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LEI PROJECT #:
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
N.T.S.
DATE:
8/06/2020

SHEET
4

THE ORCHARDS

PLAT G-4

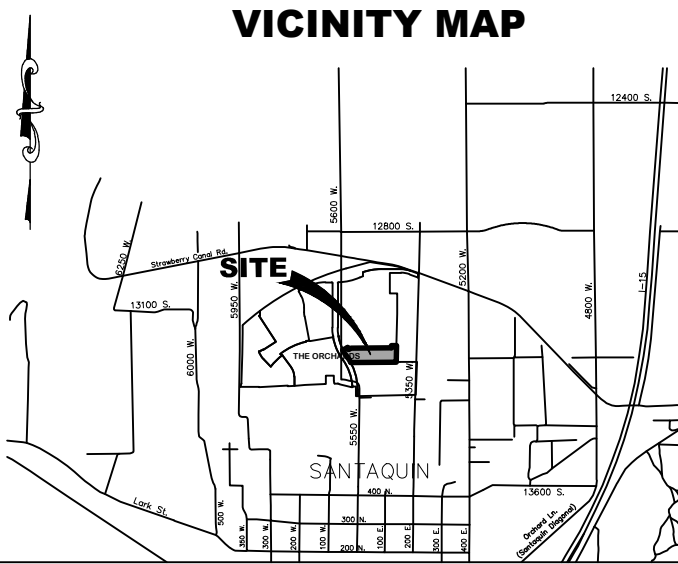
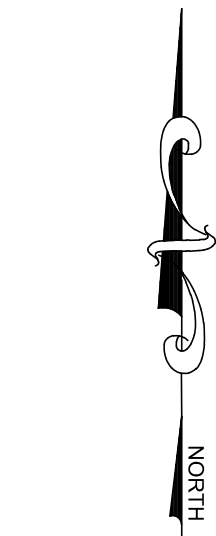


TABLE OF CONTENTS

COVER	OVERALL COVER PAGE
	THE ORCHARDS PLAT G-4 PLAT
SHEET 1	OVERALL UTILITY PLAN
SHEET 2	GRADING PLAN
SHEET 3	120 EAST PLAN & PROFILE
SHEET 4	840 NORTH PLAN & PROFILE
SHEET 5	CENTER STREET PLAN & PROFILE
SHEET 6	DETAILS

TABULATIONS

TOTAL AREA	6.05 ACRES±
ZONE	R-10 (PUD)
TOTAL ACRES IN ROADS	1.35 ACRES±
# OF UNITS	23 UNITS
DENSITY	3.80 U/A

NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- PROJECT VERTICAL DATUM: ELEVATION 4882.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 14, 2007 PREPARED BY IGES FOR THE ORCHARDS DEVELOPMENT MUST BE FOLLOWED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4' MIN COVER AS PER CITY STANDARD.
- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.

LEGEND

EXISTING	
WATER METER	⊗
WATER	— EX-W —
WATER VALVE	⊗
FIRE HYDRANT	⊗
SEWER	— EX-SS —
SEWER MANHOLE	⊗
STORM DRAIN	— EX-SD —
STORM DRAIN MANHOLE	⊗
STORM DRAIN CURB INLET	⊗
PI	— EX-PI —
PI VALVE	⊗
FENCE	— X —
PROPOSED	
WATER	— W —
WATER VALVE	⊗
WATER METER	⊗
FIRE HYDRANT	⊗
SEWER	— SS —
SEWER MANHOLE	⊗
STORM DRAIN	— SD —
STORM DRAIN MANHOLE	⊗
STORM DRAIN CURB INLET	⊗
PI	— PI —
PI VALVE	⊗
STOP SIGN	⊗
STREET SIGN	⊗

DEVELOPER / OWNER

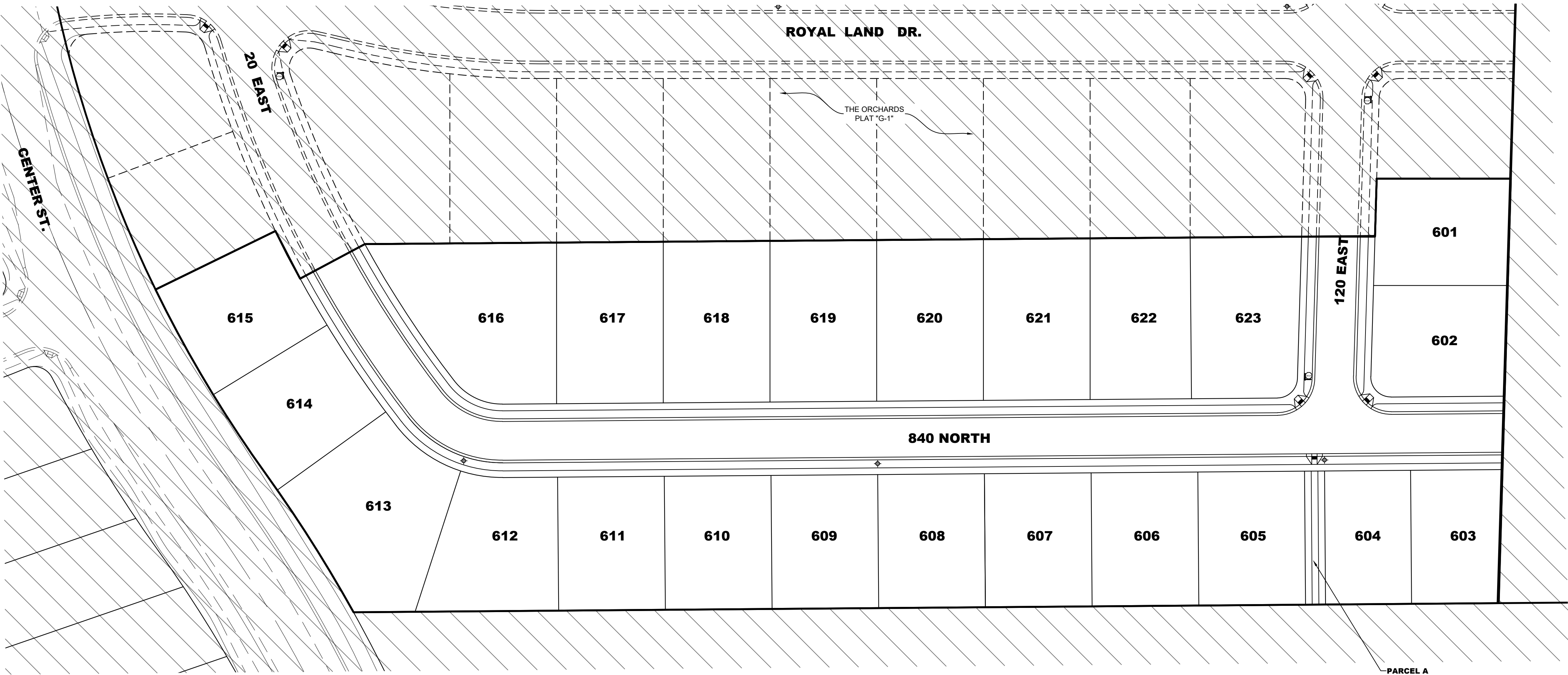
RIVER VALLEY DEVELOPMENT LLC
470 N. 2450 W.
TREMONTON, UTAH 84337
(801) 608-1719

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

THE ORCHARDS PLAT G-4



THE ORCHARDS EAST

SANTAQUIN, UTAH

OVERALL COVER PAGE

REVISIONS

1	
2	
3	
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LEI PROJECT #:

2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

1" = 50'

DATE:

8/03/2020

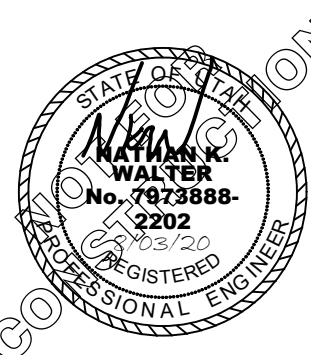
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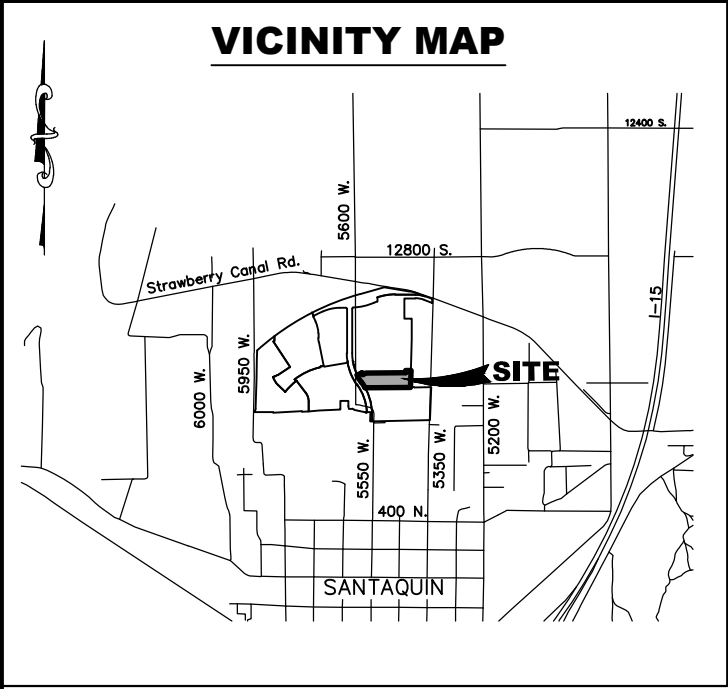
COVER



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**ENGINEERS
SURVEYORS
PLANNERS**

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Spanish Fork, UT 84660
Phone: 801.798.0555
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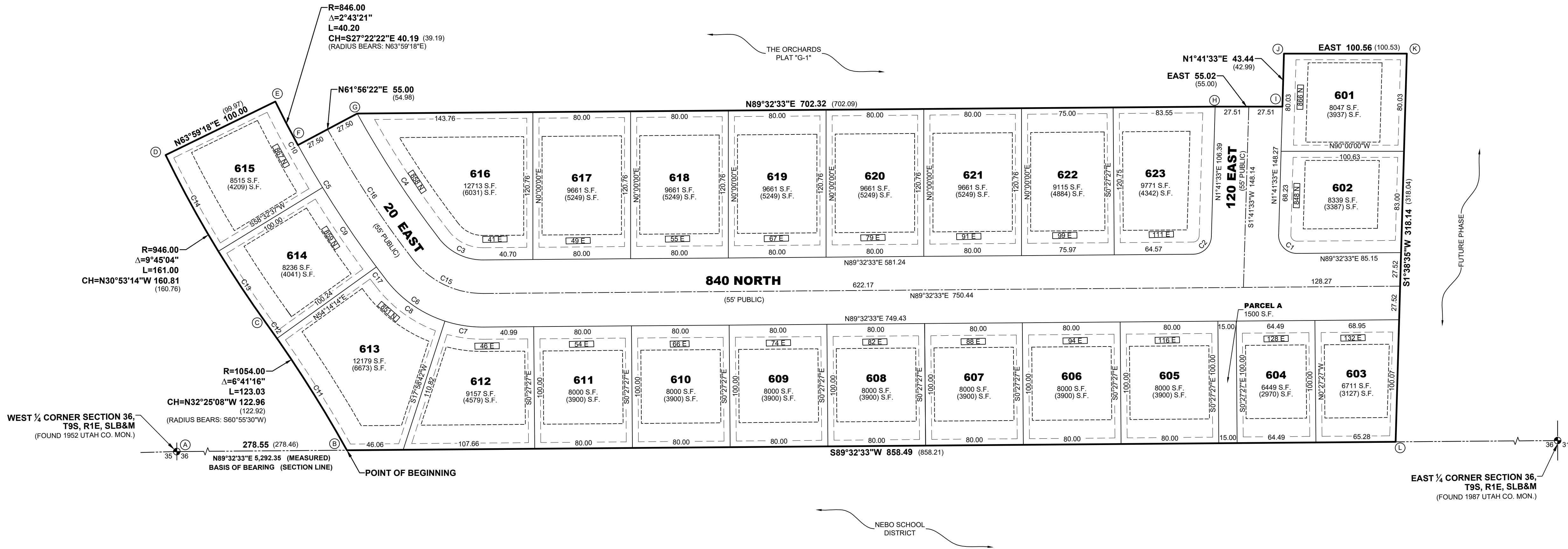
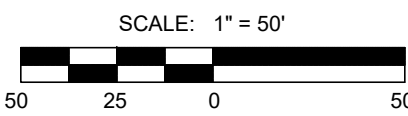
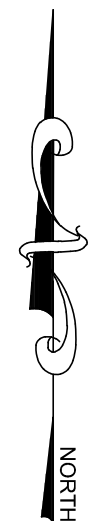




THE ORCHARDS

PLAT "G-4"

A PLANNED COMMUNITY
A PORTION OF THE NORTHWEST QUARTER OF SECTION
36, T.9S., R.1E., S.L.B.&M., SANTAQUIN CITY, UTAH



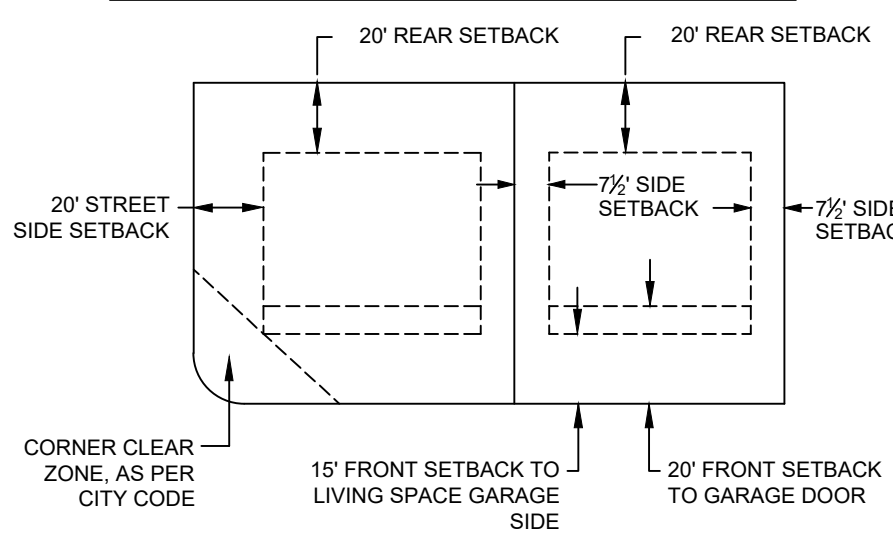
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B	603527.98	1920246.76
C	603631.74	1920180.87
D	603769.68	1920098.35
E	603813.52	1920188.19
F	603777.84	1920206.66
G	603803.70	1920255.18
H	603809.31	1920957.20
I	603809.31	1921012.21
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K	603852.72	1921114.01
L	603534.83	1921104.89

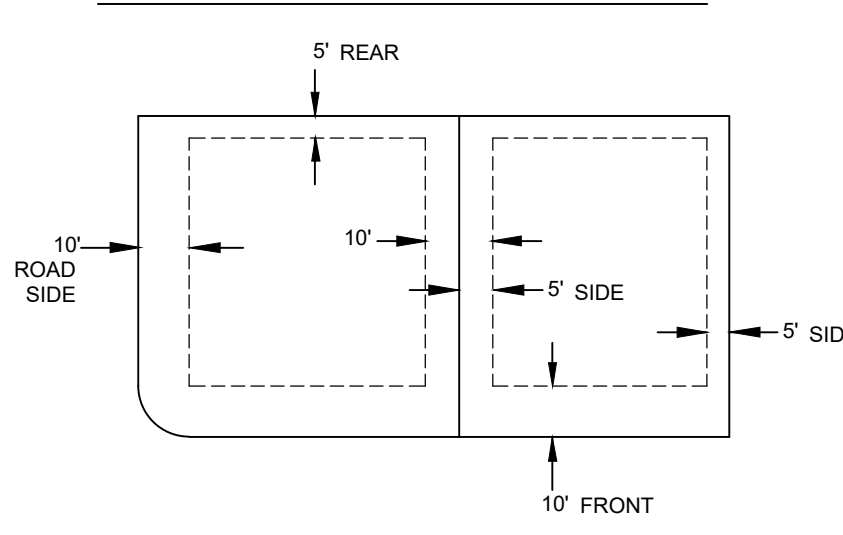
GRID FACTOR: 0.99967

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	92°08'59"	24.12	S44°22'57"E 21.61
C2	15.00	87°51'01"	23.00	N45°37'03"E 20.81
C3	45.00	52°47'56"	41.47	S64°03'29"E 40.02
C4	791.00	8°52'40"	122.56	S33°13'11"E 122.44
C5	846.00	11°38'49"	171.97	S31°50'06"E 171.68
C6	100.00	52°47'56"	92.15	S64°03'29"E 88.93
C7	100.00	18°26'09"	32.18	S81°14'22"E 32.04
C8	100.00	34°21'47"	59.97	S54°50'24"E 59.08
C9	846.00	5°19'20"	78.59	S34°07'04"E 78.56
C10	846.00	5°26'41"	80.40	S28°44'03"E 80.37
C11	1054.00	5°52'20"	108.03	N32°00'41"W 107.98
C12	1054.00	0°48'56"	15.00	N35°21'18"W 15.00
C13	946.00	4°18'23"	71.10	S33°36'35"E 71.08
C14	946.00	5°26'41"	89.90	S28°44'03"E 89.86
C15	72.50	52°47'56"	66.81	S64°03'29"E 64.47
C16	818.50	8°54'07"	127.17	S33°12'22"E 127.04
C17	846.00	0°52'47"	12.99	S37°13'07"E 12.99

BUILDING SETBACKS (MINIMUM)



PUBLIC UTILITY EASEMENTS



NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
- ALL FRONT YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
- (XXXX S.F.) ... DENOTES BUILDABLE AREA.
- THIS PROJECT IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON THE PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY GAS COMPANY

BY: _____

TITLE: _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

ROCKY MOUNTAIN POWER

BY: _____ TITLE: _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°32'33"E 278.55 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 1054.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S60°55'30"W) 123.03 FEET THROUGH A CENTRAL ANGLE OF 6°41'16" (CHORD: N32°25'08"W 122.96 FEET); THENCE ALONG THE ARC OF A 946.00 FOOT RADIUS CURVE TO THE RIGHT 161.00 FEET THROUGH A CENTRAL ANGLE OF 9°45'04" (CHORD: N30°53'14"W 160.81 FEET); THENCE N63°59'18"E 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 846.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N63°59'18"E) 40.20 FEET THROUGH A CENTRAL ANGLE OF 2°43'21" (CHORD: S27°22'22"E 40.19 FEET); THENCE N61°56'22"E 55.00 FEET; THENCE N89°32'33"E 702.32 FEET; THENCE EAST 55.02 FEET; THENCE N1°41'33"E 43.44 FEET; THENCE EAST 100.56 FEET; THENCE S1°38'35"W 318.14 FEET TO THE QUARTER SECTION LINE; THENCE S89°32'33"W 858.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.05 ±ACRES

DATE

SURVEYOR

(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR

APPROVED _____

ENGINEER

(See Seal Below)

ATTEST _____

CLERK-RECORDER

(See Seal Below)

PLAT "G-4"

THE ORCHARDS

A PLANNED COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, T.9S., R.1E., S.L.B.&M.

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



2393 N. Main Street
Spanish Fork, UT 84600
Phone: 801.798.0055
Fax: 801.798.9393
office@le-i-eng.com
www.le-i-eng.com

DRAWING DATE: MARCH 12, 2019

OWNER/DEVELOPER

RIVER VALLEY DEV. LC.
470 N. 2450 W.
TREMONTON, UTAH 84337



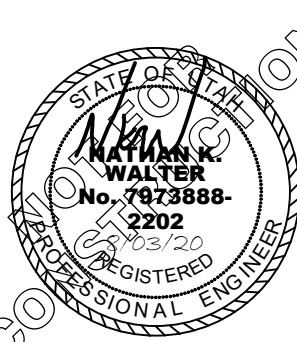
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ENGINEERS

SURVEYORS

PLANNERS

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THE ORCHARDS EAST
SANTAQUIN, UTAH
UTILITY PLAN

REVISIONS	
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LEI PROJECT #:
2015-0106

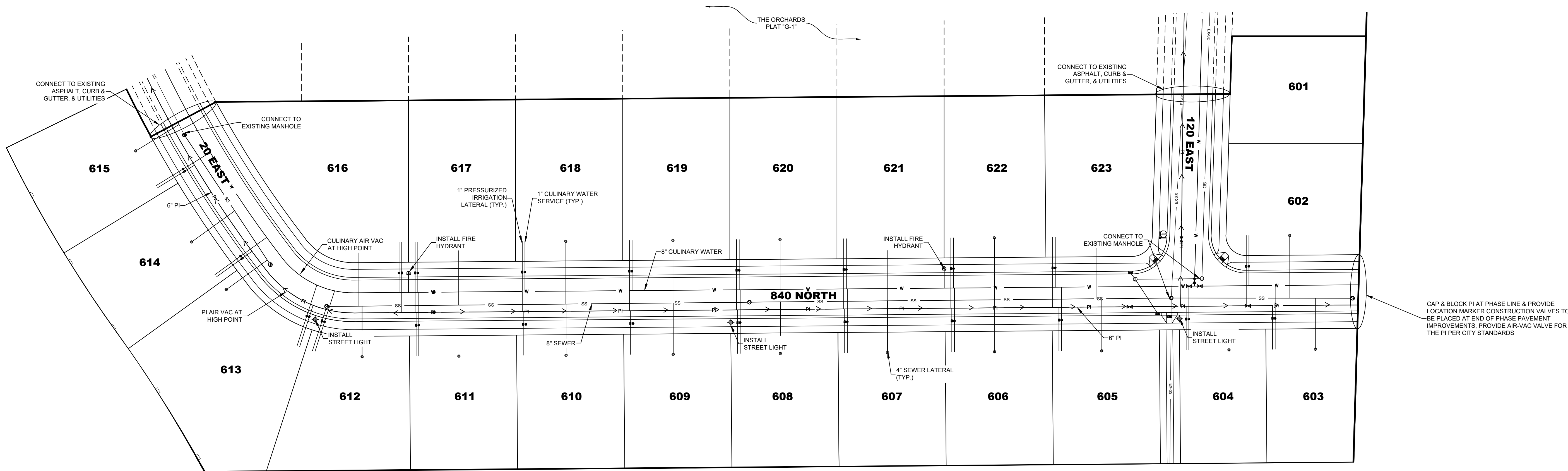
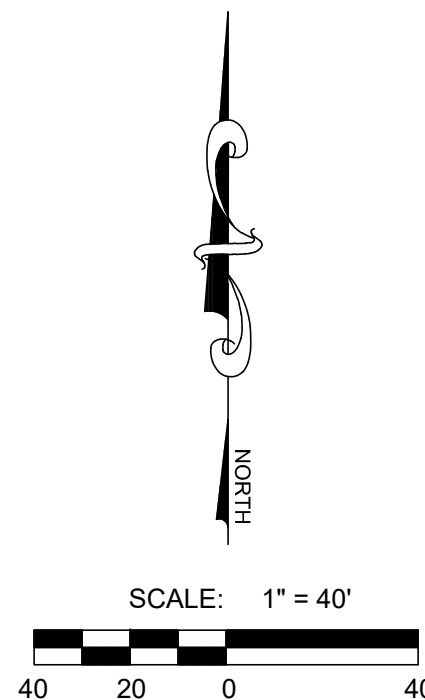
DRAWN BY:
BAP

DESIGNED BY:
NKW

SCALE:
1" = 40'

DATE:
8/03/2020

SHEET
1



LEGEND

EXISTING	
WATER METER	WM
WATER	EX-W
WATER VALVE	WV
FIRE HYDRANT	FD
SEWER	EX-SS
SEWER MANHOLE	SM
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	EX-PI
PI VALVE	PV
FENCE	X
PROPOSED	
WATER	W
WATER VALVE	WV
WATER METER	WM
FIRE HYDRANT	FD
SEWER	SS
SEWER MANHOLE	SM
STORM DRAIN	SD
STORM DRAIN MANHOLE	SDM
STORM DRAIN CURB INLET	SDCI
PI	PI
PI VALVE	PV

NOTE:

- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



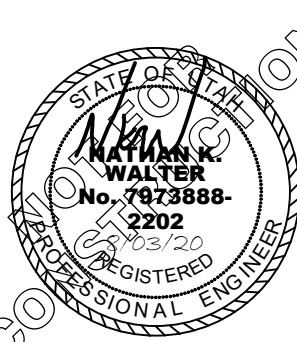
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ENGINEERS

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THE ORCHARDS EAST
SANTAQUIN, UTAH
GRADING PLAN

REVISIONS	
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LEI PROJECT #:
2015-0106

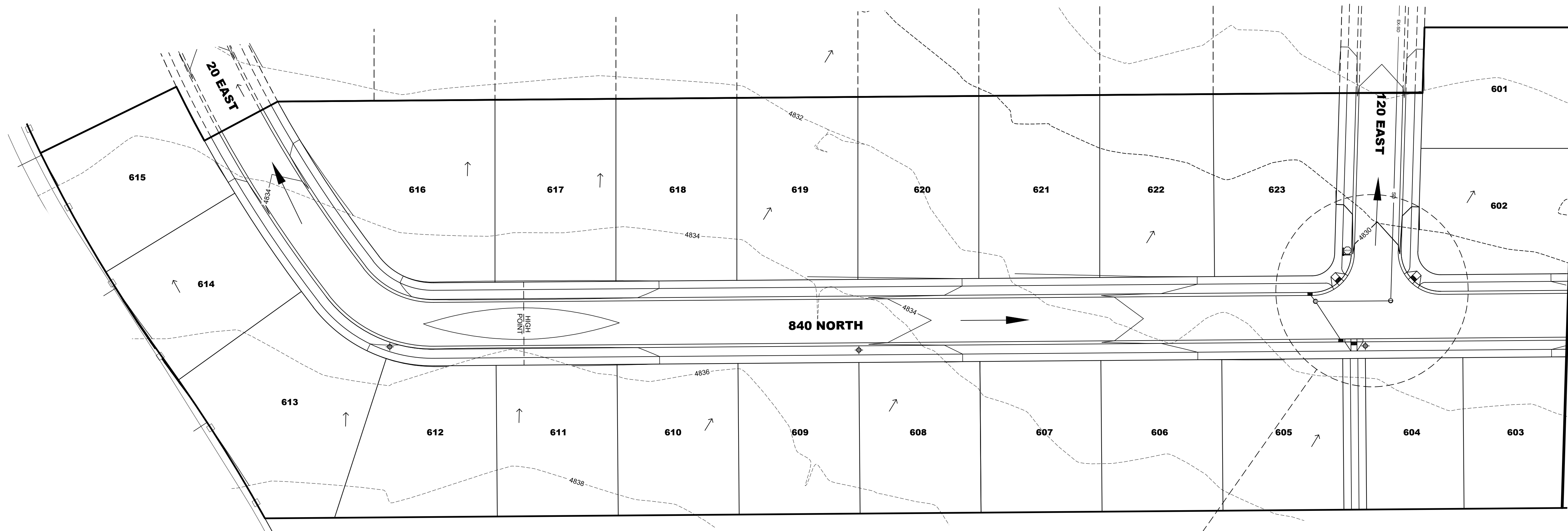
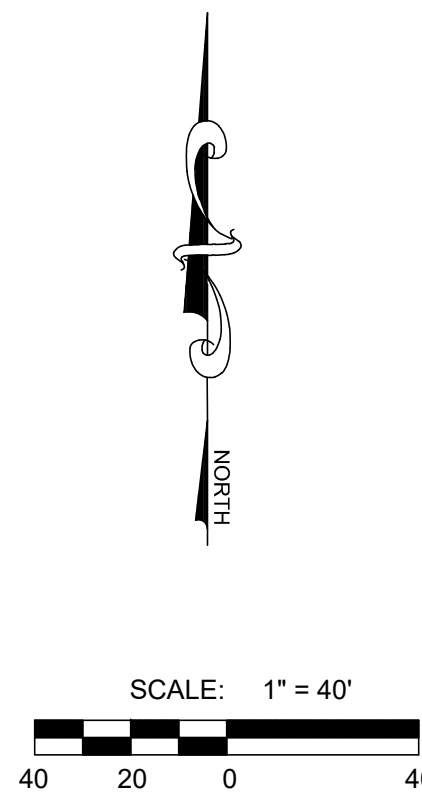
DRAWN BY:
BAP

DESIGNED BY:
NKW

SCALE:
1" = 40'

DATE:
8/03/2020

SHEET
2



CUT / FILL

CUT FILL VOLUME TO FINISHED GRADE

CUT - 112 CU YD
FILL - 769 CU YD
NET FILL - 657 CU YD

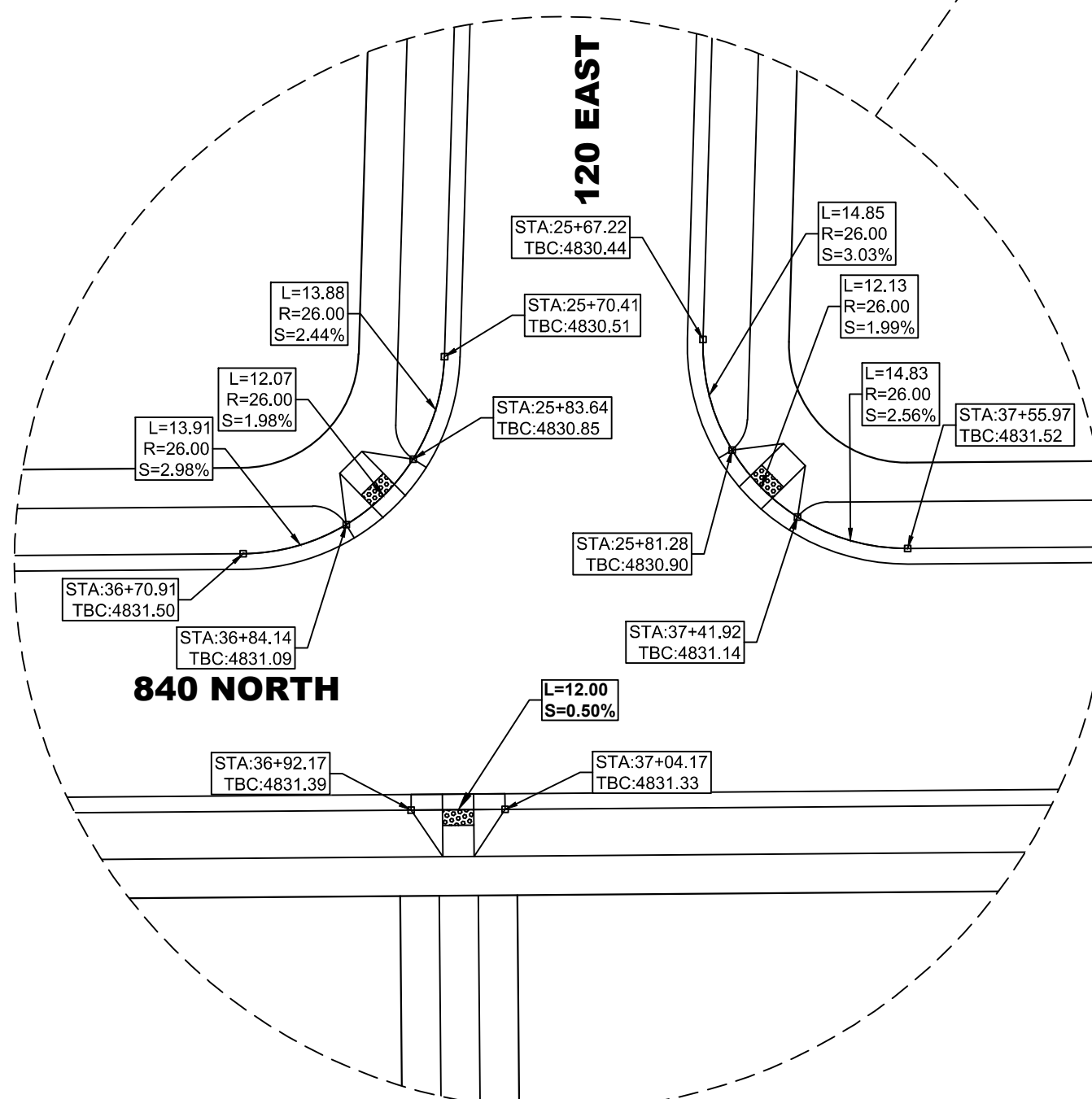
STREET SECTION FILL VOLUME - 2,225 CU YD

ROAD AREA LIP-LIP - 31,615 SQ FT x 1.9 FT (DEPTH) = 60,059 CU FT
3 IN ASPHALT
8 IN ROAD BASE
12 IN SUB-BASE (PER GEO-TECH REPORT)
DEPTH=23 IN OR 1.9 FT

SIDEWALK SECTION FILL VOLUME - 323 CU YD

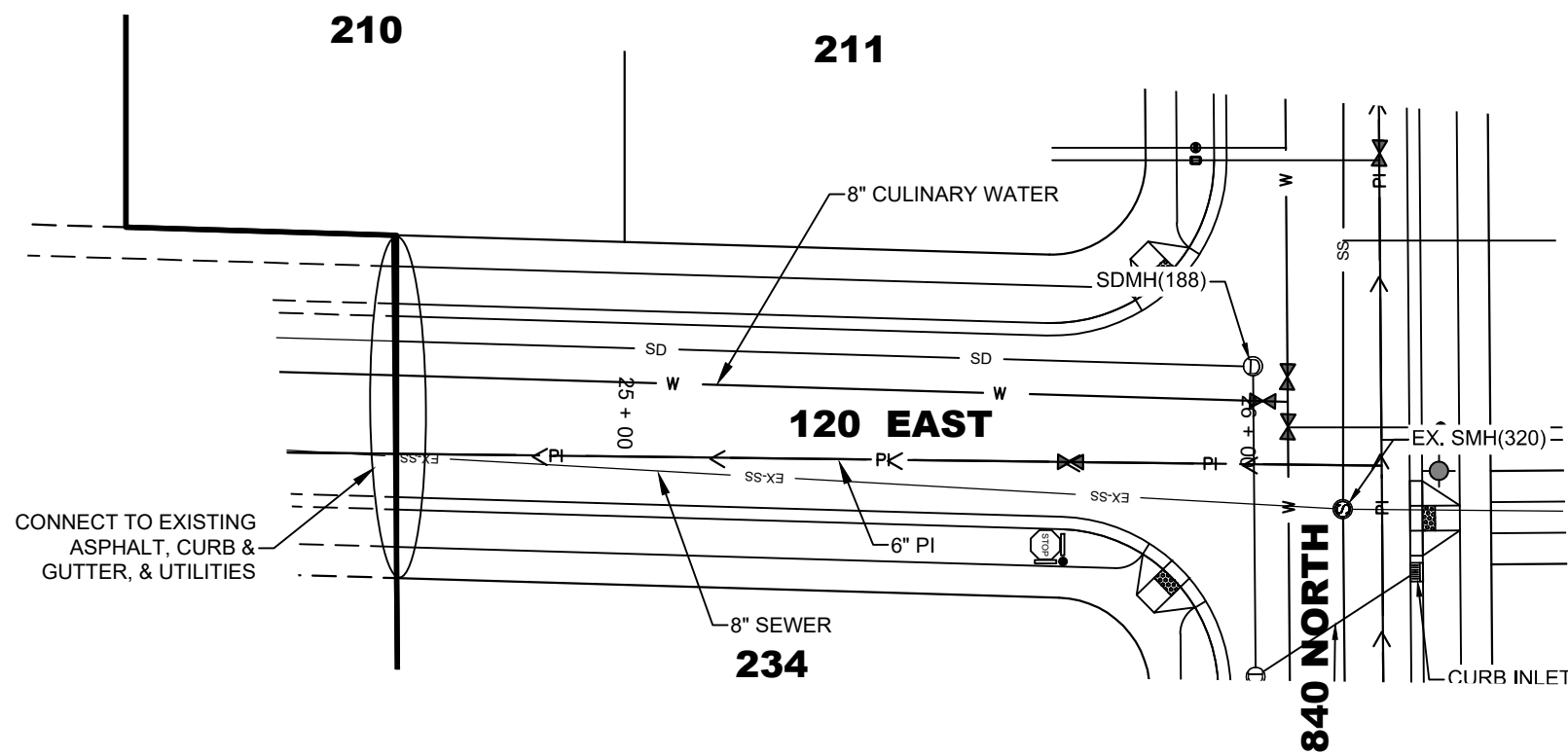
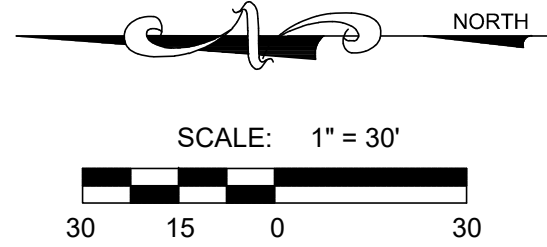
SIDEWALK - 10,494 SQ FT x 0.83 FT (DEPTH) = 8,710 CU FT
4 IN CONCRETE
6 IN ROAD-BASE
DEPTH=10 IN OR 0.83 FT

CUT VOLUME TO SUB-GRADE = 2,548 CU YD



NOTES

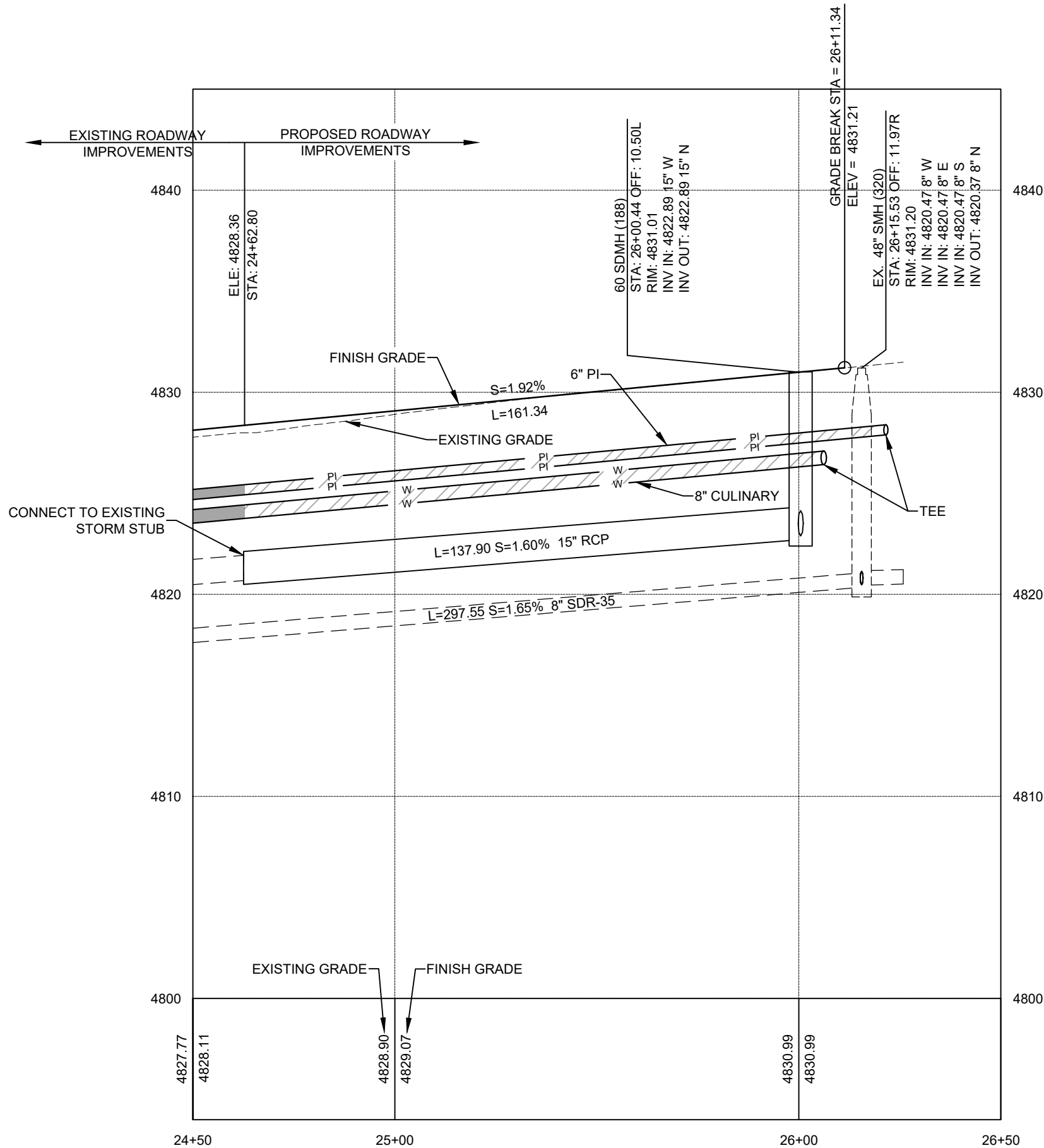
- CURB, GUTTER & ASPHALT ON CENTER STREET TO BE INSTALLED BY CITY.
- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
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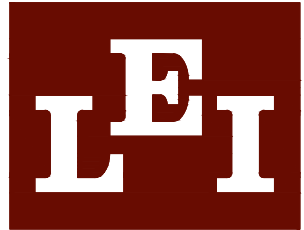
120 EAST PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

NOTES

- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
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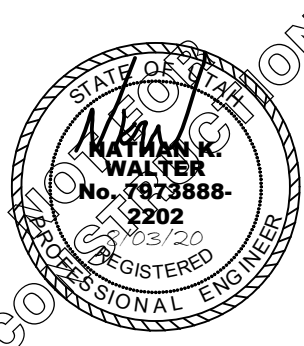


120 EAST PROFILE VIEW



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PLANNERS

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THE ORCHARDS EAST
SANTAQUIN, UTAH
120 EAST PLAN & PROFILE

REVISIONS

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LEI PROJECT #:

2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

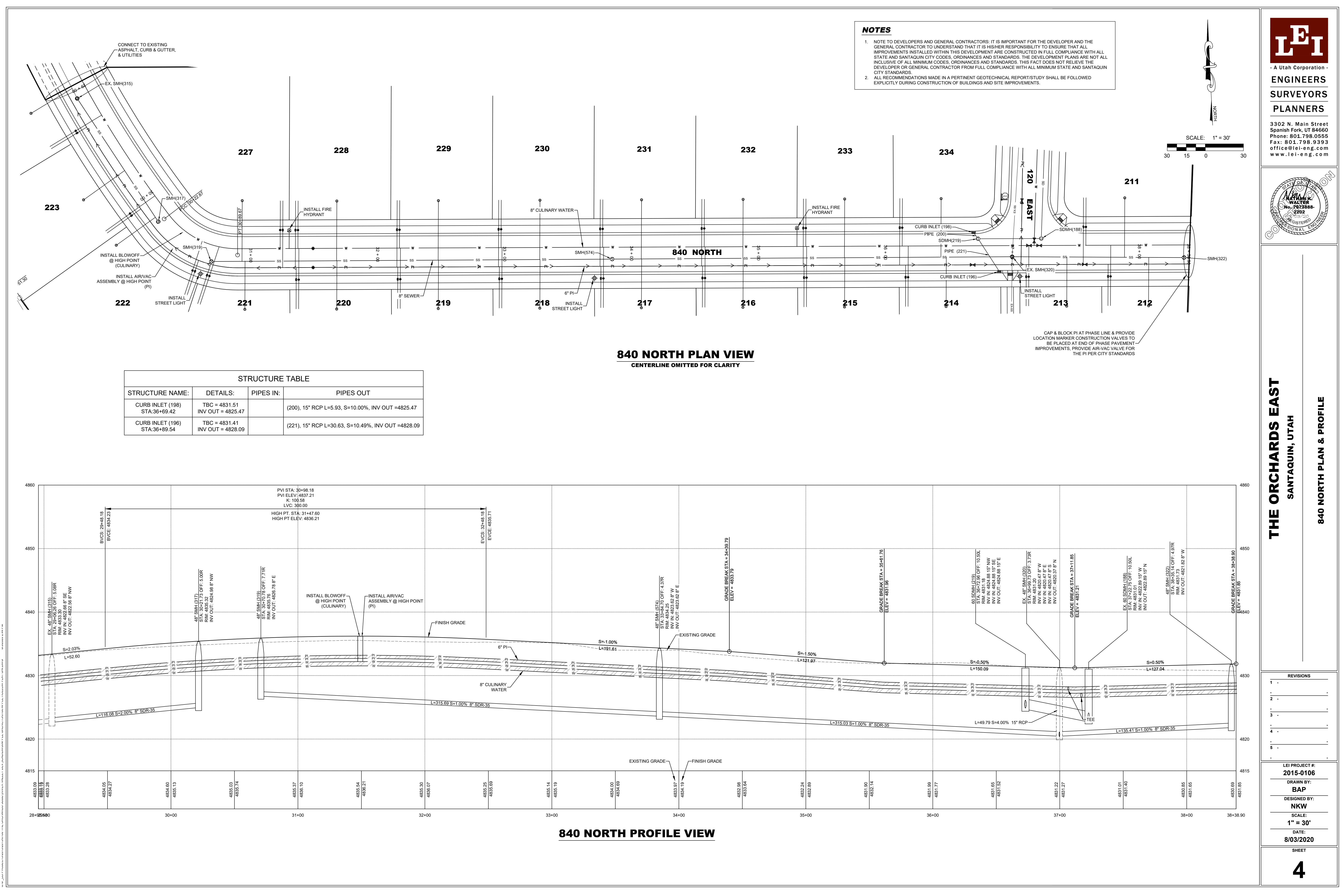
1" = 30'

DATE:

8/03/2020

SHEET

3



- NOTES**
- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
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SCALE: 1" = 30'

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CURB INLET (198) STA:36+69.42	TBC = 4831.51 INV OUT = 4825.47		(200), 15" RCP L=5.93, S=10.00%, INV OUT =4825.47
CURB INLET (196) STA:36+89.54	TBC = 4831.41 INV OUT = 4828.09		(221), 15" RCP L=30.63, S=10.49%, INV OUT =4828.09

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STATE OF UTAH
Professional Engineer
WALTER
No. 7473888
2202
REGISTERED
PROFESSIONAL ENGINEER

THE ORCHARDS EAST
SANTAQUIN, UTAH
840 NORTH PLAN & PROFILE

REVISIONS

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LEI PROJECT #:
2015-0106

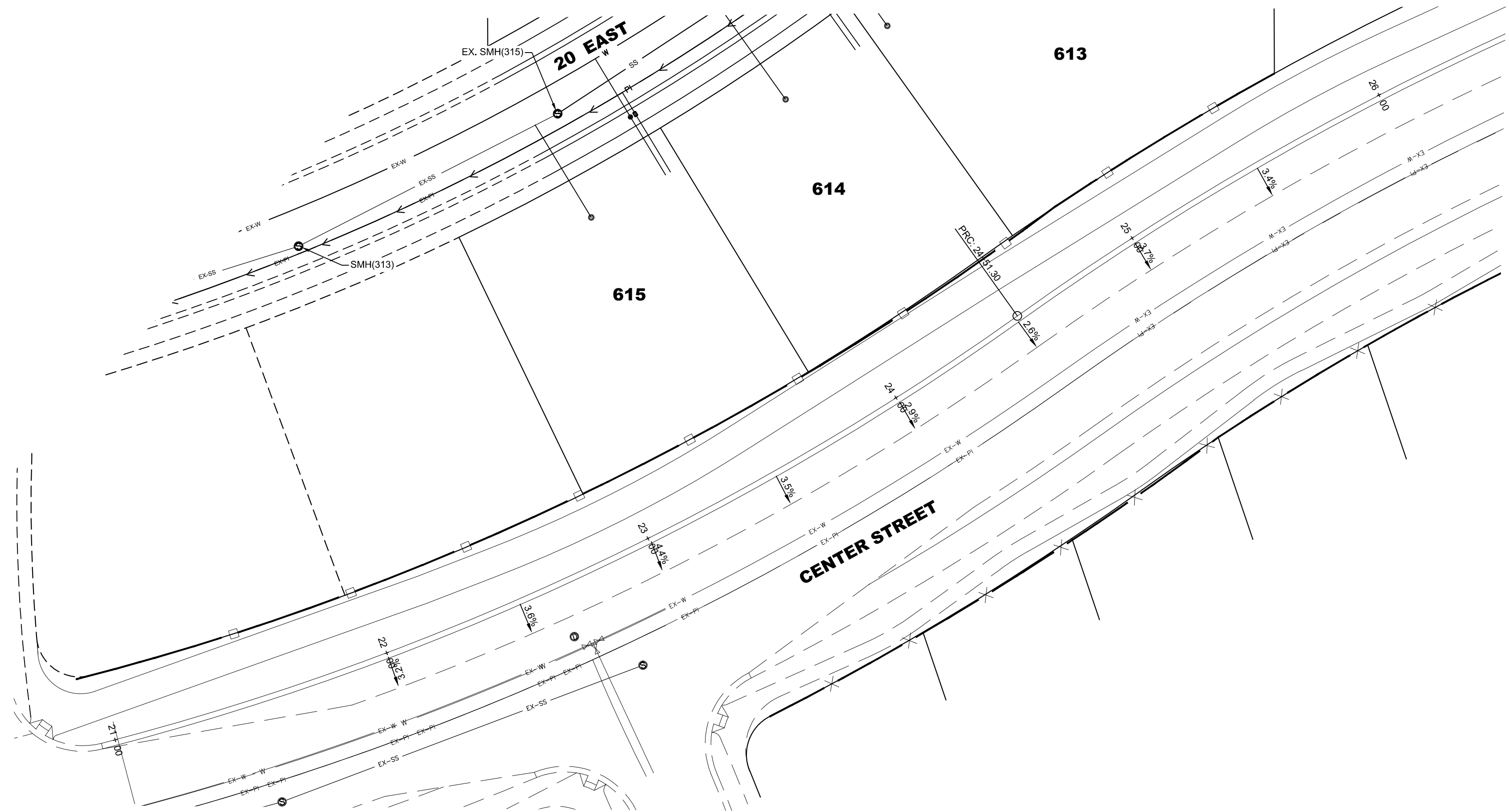
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1" = 30'

DATE:
8/03/2020

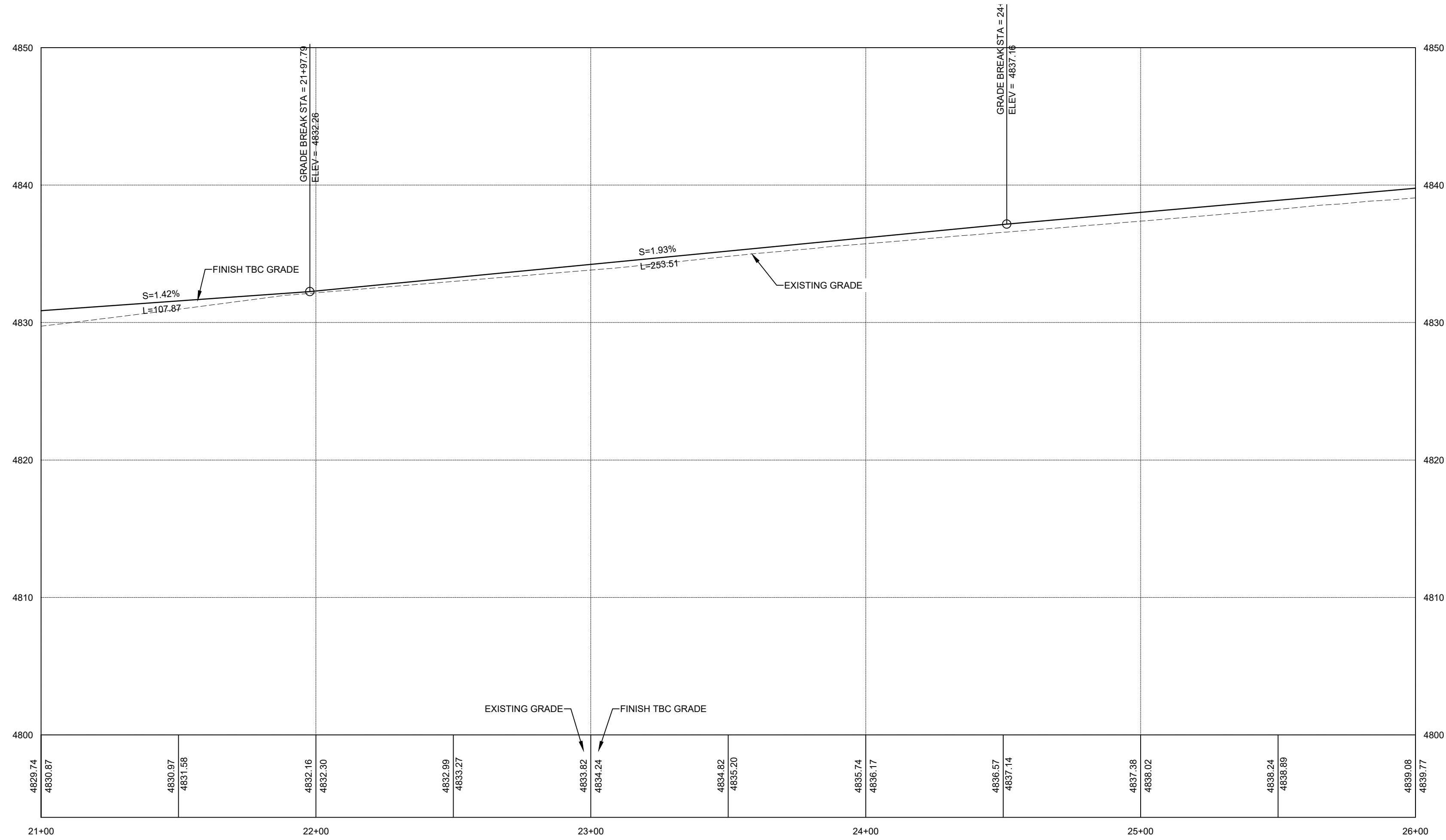
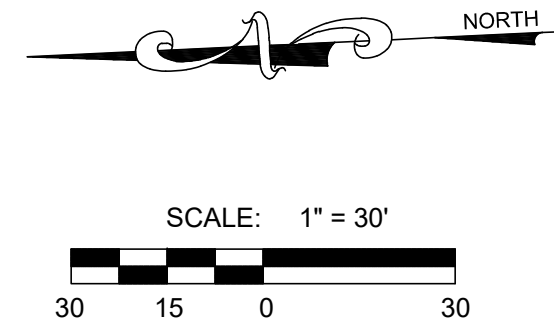
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CENTER STREET PLAN VIEW
CENTERLINE OMITTED FOR CLARITY

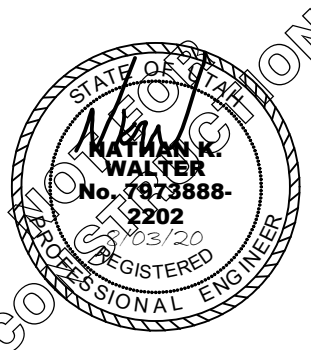
NOTES

1. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
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CENTER STREET PROFILE VIEW

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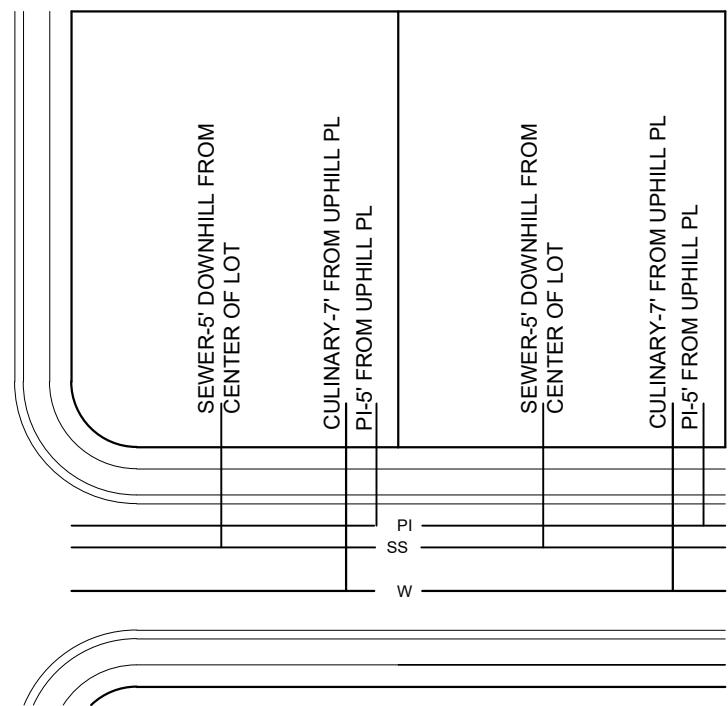
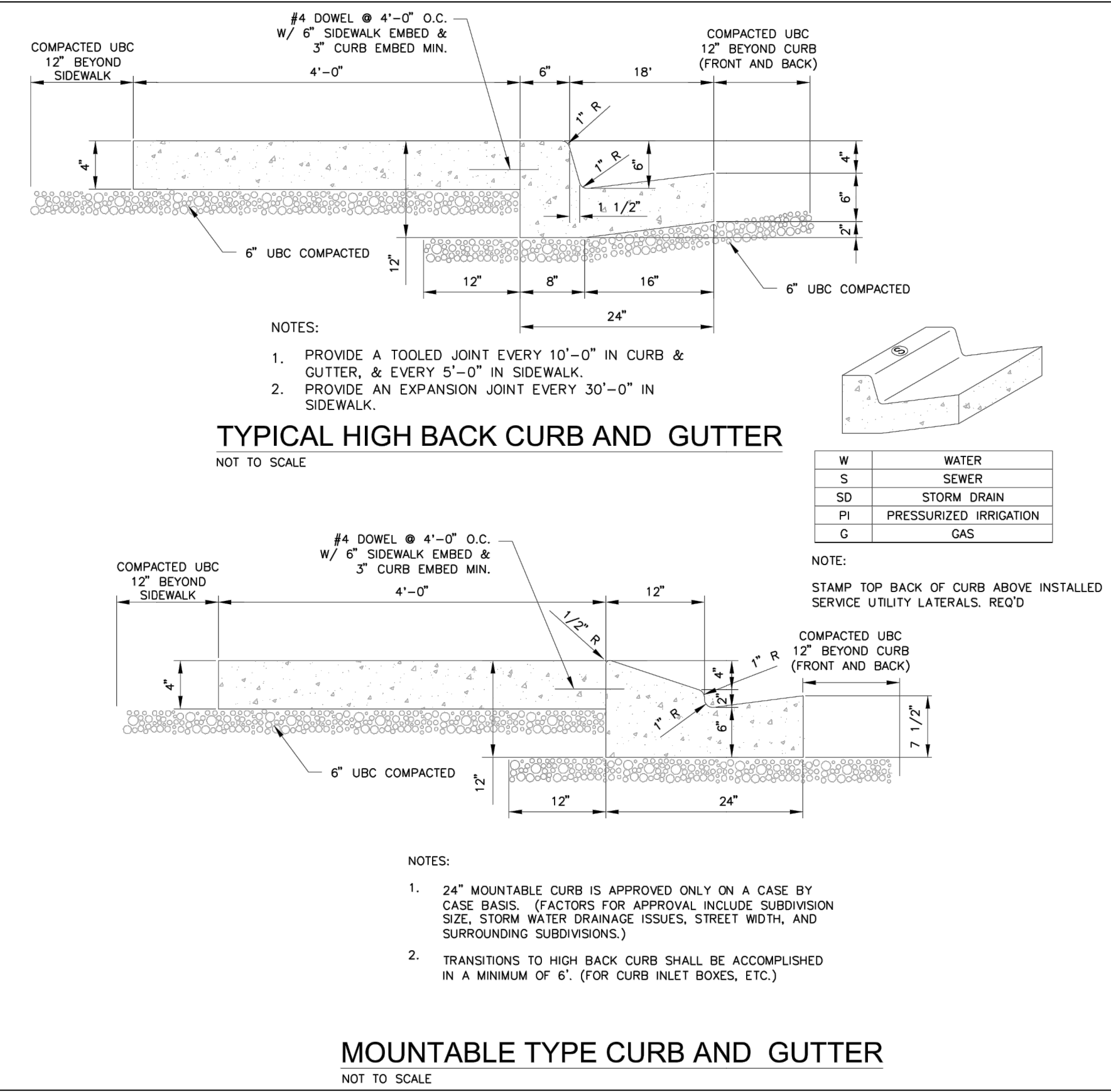


THE ORCHARDS EAST
SANTAQUIN, UTAH
CENTER STREET PLAN & PROFILE

REVISIONS	
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8/03/2020

SEE SANTAQUIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER DETAILS

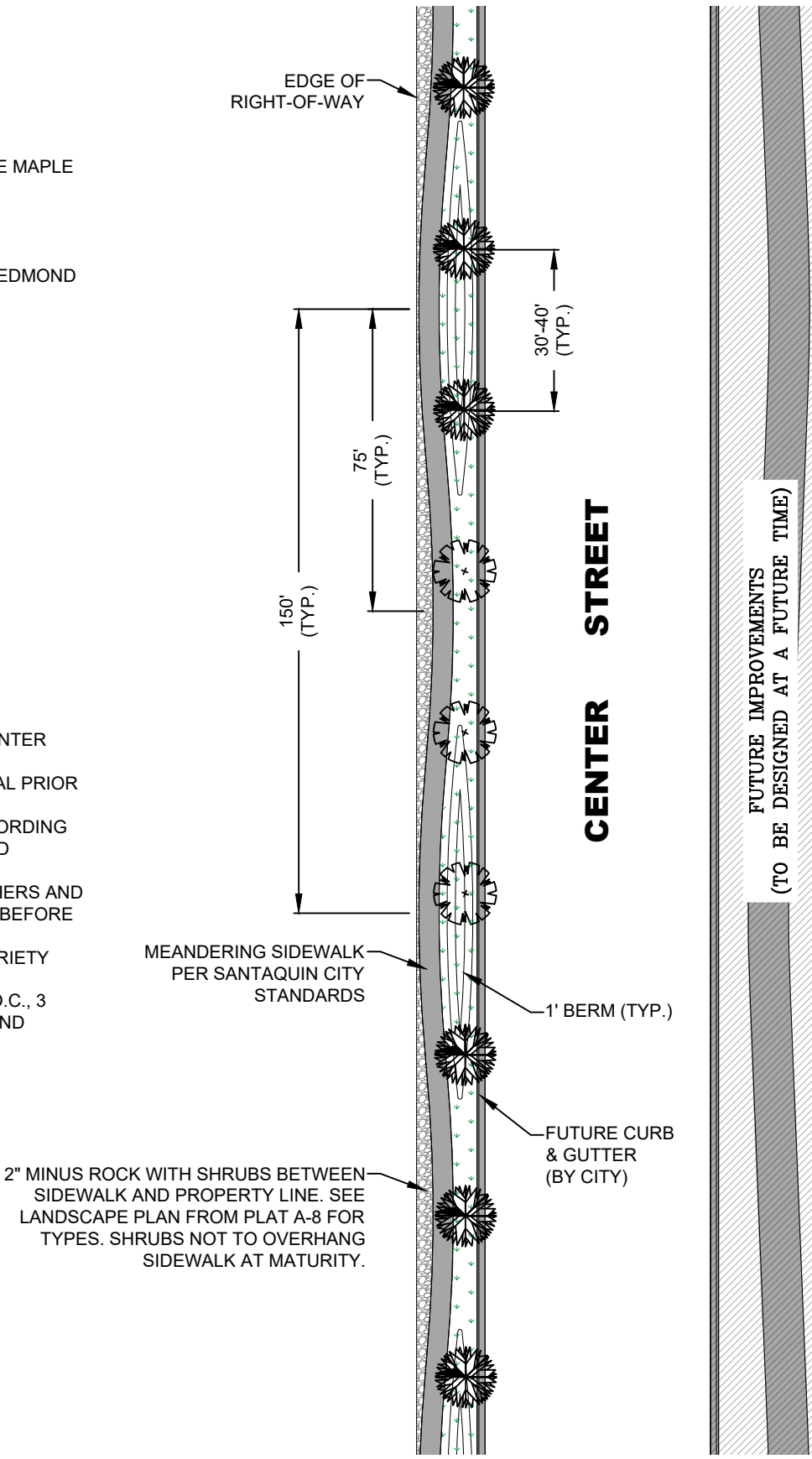
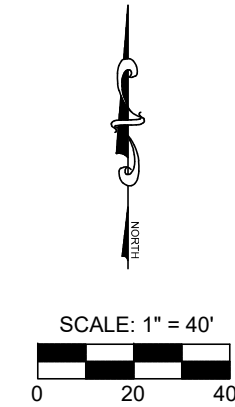


LEGEND

- ACER FREEMAN/AUTUMN BLAZE MAPLE
2" - 2.5" CAL
- TILA AMERICANA REDMOND / REDMOND
AMERICAN LINDEN
2" - 2.5" CAL
- CONCRETE
- PARK STRIP TURF
- LANDSCAPING ROCK
- FUTURE IMPROVEMENTS

NOTE:

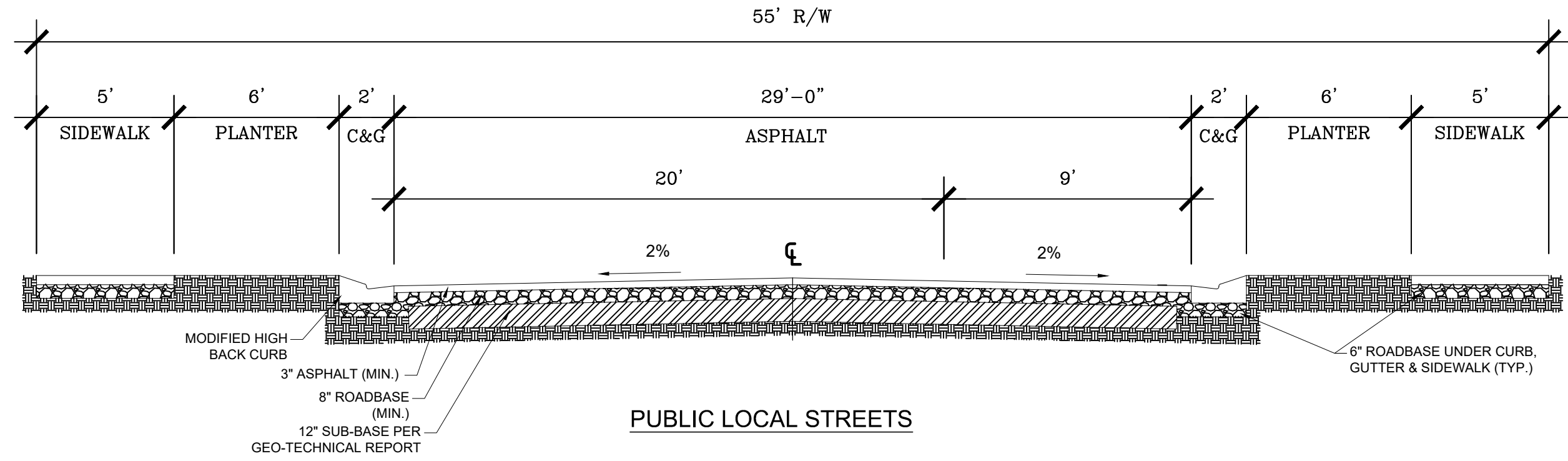
1. STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG CENTER STREET. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
2. ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
3. IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
4. GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS (5 REDMOND AMERICAN LINDEN @ 30' O.C., 3 ACER FREEMAN @ 40' O.C., 5 REDMOND AMERICAN LINDEN @ 30' O.C., ETC.)



1 CURB & GUTTER DETAILS

2 LATERAL DETAIL

3 CENTER STREET LANDSCAPING DETAIL



4 STREET CROSS SECTIONS

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WALTER
No. 7473888
2202
REGISTERED PROFESSIONAL ENGINEER

THE ORCHARDS EAST
SANTAQUIN, UTAH
DETAILS

REVISIONS	
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LEI PROJECT #:
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
N.T.S.
DATE:
8/03/2020

SHEET
6

Work Order Request 2020-08-03 10:32 PM(MST) was submitted by Guest on 8/4/2020 12:32:35 AM (GMT-07:00) US/Mountain

Name	Value
name	Kayden Kropf
phone	8014047848
accountnumber	624802
serviceaddress	160 east 200 north
email	tikikayd@gmail.com
Missing Traffic Sign	Missing Traffic Sign
Address of Sign Problem	200 north 200 east
Other Issues	please covert the intersection of 200 north and 200 east into a 4 way stop and end the 4 block race strip across 200 north. Please feel free to contact me if more information is need as to why my neighbors and I feel this could benefit the safety of our street. Thanks to all for making our city great.



Currently, there are two stop signs stopping north/south traffic. There are no stop signs stopping east/west traffic.



**DRC Meeting Minutes
Tuesday, July 28, 2020**

DRC Members in Attendance: Engineer Jon Lundell, Community Development Director Jason Bond, City Manager Ben Reeves, Building Official Randy Spadafora, Police Chief Rod Hurst, Public Works Director Wade Eva, and Fire Inspector Taylor Sutherland.

Other's in Attendance: Assistant City Manager Norm Beagley, Staff Planner Ryan Harris and Shawn Herring representing the Hills Plat L.

Mr. Lundell called the meeting to order at 10:00 a.m.

The Hills Plat L Final Subdivision Review

*A **final** review of a 50 lot subdivision located at approximately Freestone Boulevard and Onyx Drive in Summit Ridge.*

Mr. Lundell explained that this phase has been previously reviewed. However, when the new road was added through phases The Hills Phase D-3 and Phase C, phase L were subsequently modified and need to be reviewed again.

Public Works: Mr. Eva noted that there are two dead ends in this phase. He asked that an area is left with shut off valves marked as a snow load area. Mr. Lundell stated that there will be blow offs along the back of curb.

Engineering: Mr. Lundell explained that plat L has two points of connection with phases D-3 and F. He stated that this either needs to be constructed concurrently with D-3 and F or after those phases. Mr. Lundell asked that they add a note regarding the fence along the Union Pacific right of way. Mr. Bond added the fencing needs to be consistent with the fence located within plats F and B. He asked that the plat note specify that the fence needs to be located on the developer's property, not Union Pacific property. Mr. Reeves asked if there has been any resolution regarding the type of fencing. Mr. Beagley indicated that it is being discussed between Salisbury and HG Utah 1, LLC., but there has been no resolution yet. He explained that currently the fence will need to meet the standards of the development agreement and the HOA; any changes made in the future will need to be made accordingly. Mr. Reeves indicated that the DRC would be in favor of the fence style being upgraded to a more durable material. Engineering concurs.

No comments from Fire, Police, Building, Administration, or Planning and Zoning.

Motion: Mr. Reeves motioned to approve The Hills Plat L subdivision with the following conditions: That the engineering and public works comments be addressed, with the caveat that should the fence style change to a more durable style, that it would be acceptable to Santaquin City. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

400 E. 200 N. Stop Sign and Cross Walk Request

The DRC will review a request for a four way stop and or, crosswalks at the intersection of 400 E. and 200 N.

Mr. Lundell stated that multiple requests have been received regarding stop signs and cross walks in this area. He explained that 400 E. was recently widened to accommodate additional traffic from and to the Grocery Store up to 200 N. These requests have been made due to the subsequent increase in traffic, both pedestrian and vehicular. Mr. Lundell specified that the requests are to install stop signs and a cross walk at the intersection of 200 N. and 400 E.

Public Works: Mr. Eva stated that he doesn't know if a 4-way stop is warranted. Mr. Lundell stated that from an engineering standpoint, 400 E. is designated as a collector road. Meaning it is anticipated to be a busy road and a road in which traffic will be funneled to travel north out of Santaquin City and Southbound to Main Street. To help the traffic flow north and south, stop signs will be placed in roads connecting to 400 East. He explained that the traffic flow is appropriate as currently signed, without stop signs northbound and southbound. Mr. Lundell suggested that a crosswalk and a non-lit sign be installed to address pedestrian access and safety.

Police: Chief Hurst explained that he prefers to have a cross walk at 100 N. versus 200 N. because he thinks 100 N. will be a busier intersection for pedestrians. He stated that while he prefers a cross walk located at 100 N. he isn't against a crosswalk being installed at 200 N. Mr. Lundell explained that there is a potential of installing east/west crosswalks at both locations. He suggested that non lit crosswalks and signage be provided first, to see if this addresses the issue. If not, then it would be appropriate to proceed with a lighted crosswalk like the crossing Main Street at Center Street.

Administration: Mr. Reeves asked what sides of the intersections at 200 N. and 100 N. Engineering would recommend for the crosswalk. Mr. Lundell suggested that the south leg on 200 N. due to an existing ADA ramp on the southwest side of the intersection which would provide easier access to the sidewalk on the east side of 400 E. He also suggested that the crosswalk be painted on the south leg of 100 N.; as there is an existing ADA ramp on the southwest side of the intersection which could connect to the southeast ADA ramp that has been installed on the east side of 400 East.

Chief Hurst asked if it would it make sense to install a cross walk on the north side of 200 North in preparation for the Heelis Farms development. Mr. Beagley stated that it would make sense once Heelis is developed, but currently the cross walk would just lead pedestrian into a ditch on the east side. Mr. Reeves suggested that crosswalks be installed on the south sides for both intersections right now. But that if a lighted crosswalk is needed in the future, that the side of the intersection be reconsidered. Mr. Beagley, and Mr. Lundell expressed no concerns with that approach.

No comments from Fire, Building, Public Works and Planning and Zoning.

Motion: Mr. Reeves motioned to install crosswalks and appropriate signage on the south side of 200 N. crossing and the north Side of 100 N. and reevaluate in the future if issues have not been resolved, and adding double stop bars on 200 N. and 100 N. for the eastbound traffic. Chief Hurst seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

July 14, 2020

Motion: Mr. Sutherland motioned to approve the minutes from July 14, 2020. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Bond motioned to adjourn at 10:26 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder



DRC Meeting Minutes
Tuesday, August 11, 2020

DRC Members in Attendance: Engineer Jon Lundell, City Manager Ben Reeves, Building Official Randy Spadafora, Public Works Director Wade Eva, Police Chief Rod Hurst, and Fire Inspector Taylor Sutherland.

Other's in Attendance: Staff Planner Ryan Harris, Assistant City Manager Norm Beagley, Kevin Olson and John Smiley representing Orchard Hills II Townhome and Commercial Development. Shawn Herring Representing the Foothill Village Plats.

Mr. Lundell called the meeting to order at 10:05 a.m.

Orchard Hills II Preliminary Subdivision Review

A preliminary review of a 20-unit townhome and commercial development located at approximately 120 E. and Highland Drive.

Fire: Mr. Sutherland explained that the dead end needs to be measured from the intersection to the curbing. When the dead end is measured correctly, it is longer than the maximum 150 feet. He recommended that a gate is installed off of Highland Drive for fire access. Mr. Bond asked what type of material the drive access would need to be constructed of. Mr. Sutherland indicated that it would need to be a road base type of rock. Mr. Sutherland clarified that it will be accessed rarely in case of fire. Mr. Lundell explained that Highland Drive is a collector road so the accesses have to meet a certain spacing; he clarified that this would need to be reviewed to see if it is a possibility. Mr. Eva noted that Highland Drive has a high back curb, which would need a drive approach cut into it. Mr. Sutherland stated that if the fire access off of Highland Drive isn't feasible, the parking and dead end needs to be re-configured.

Mr. Sutherland also stated that the commercial/residential units will need to have fire sprinklers installed.

Police: Chief Hurst asked that the proposed street names be changed as they are similar to existing street names. Mr. Bond stated that Staff can propose street names.

Planning/Zoning and Engineering: Mr. Bond explained that the architectural renderings need to be submitted. Mr. Lundell noted that the parking count shown on the plans is incorrect. He also stated that the proposed grading and the storm drain report needs to be submitted.

Mr. Lundell reported that the record of survey does not match the boundary description of the subdivision. Mr. Beagley clarified that the current plans would require the developer to acquire some of the City right of way in order to construct the project as currently proposed. If not, the buildings and setbacks would need to be rearranged. Mr. Reeves noted that vacation of property is a complicated process. He explained that if the developer would like to acquire the right of way they would need to make a proposal to the City, who would then work with Nebo School District. If the developer would like to do this, they would need to submit a formal request illustrating the current property line, and the desired right of way that they would like to acquire.

Mr. Lundell noted that there are landscaping comments that haven't been addressed. Mr. Smiley stated that they are still working with their landscaper.

No comments from Public Works, or Administration.

Motion: Mr. Bond motioned to table the Orchard Hills II Preliminary Subdivision Review until the fire access, and boundary line discrepancy are addressed. Mr. Reeves seconded. The vote passed in the affirmative 6 to 1 with Mr. Spadafora voting nay.

Foothill Village Plat H Final Review

*A **final** review of a 22 lot subdivision located at approximately Highland Drive and Foothill Village Boulevard.*

Building Official: Mr. Spadafora stated that he has reviewed the addresses, and asked that Engineering check them as well.

Planning and Zoning: Mr. Bond asked if there is an access issue? Mr. Lundell explained that the access from Foothill Village Boulevard to the South end of the project (Raintree Lane) exceeds Santaquin City code of 750 feet for a single point of access. He noted that waterline looping is being addressed. However, code requires that traffic access have two accesses after it exceeds 500 feet. Mr. Lundell explained that the developer is proposing to provide a 29-foot temporary access from the bottom side of plat A to Plat L. This access would be constructed of road base gravel, which doesn't meet City Code requirements. Code requires a fully improved roadway with curb and gutter. Mr. Reeves suggested that the developer could shorten the access by a couple of homes. Mr. Lundell clarified that the roadway is roughly 710 feet. He Lundell explained that the developer could potentially go to the City Council and request an exception for this phase. Mr. Herring stated that in this case he believes that the developer would choose to fully improve the additional access. Mr. Beagley suggested that Phase K be developed concurrently so the appropriate access be provided through Plat K. Mr. Herring stated that he will consult with the developer and get back to the DRC.

Mr. Lundell explained that a masonry wall will be required along Highland Drive; as well as a note on the plat stating that there will be no access off of Highland Drive for the homes that back it. He also asked that the developer update the plans to show the existing utility lines.

No comments from Fire, Police, and Public Works and Administration.

Motion: Mr. Bond motioned to table the Foothill Village Plat H Final Review until the access along Raintree Lane is resolved. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Foothill Village Plat X Final Review

*A **final** review of a 41 lot subdivision located at approximately Highland Drive and Brubaker Way.*

Foothill Village Plat Y Final Review

*A **final** review of a 10 lot subdivision located at approximately Highland Drive and Badger Way.*

Building Official: Mr. Spadafora stated that he has reviewed addressing, and would like engineering to check it also.

Administration: Mr. Reeves asked if phase Y is coming in as well. Mr. Lundell explained that they are proposing to develop phases X and Y concurrently.

Planning and Zoning: Mr. Bond plat Z is new and wasn't included in the preliminary plan. He instructed the developer to either incorporate it back into plat Y. Or to go to the City Council to review the proposal of plat Z.

Police: Chief Hurst asked if there will be on street parking for the detached townhomes. Mr. Lundell explained that there are no comments requiring a red curb for the area. He clarified that there will be 31 feet of asphalt which would allow room for parking on one side of the street. Chief Hurst asked that at least one side of the street be red curbed, in order to avoid cars parking on both sides. Mr. Beagley noted that one of the recorded phases to the south has the same roadway width, and doesn't have a red curb requirement on one side. He noted that this requirement would have to apply to phases H and K in the future. Mr. Sutherland stated that the roadway is wide enough for Fire purposes and red curbing wouldn't be required per fire code.

Mr. Bond pointed out that there isn't much room for parking between the driveways of the detached townhomes. Mr. Beagley noted other cross sections in town which have 29 feet of asphalt, and don't require red curbing. He stressed the importance of being consistent with City Code. Chief Hurst indicated that he would like code changed to require either wider drivable asphalt, or red curbing. Mr. Lundell stated that is a valid concern to discuss offline regarding code.

Police: Chief Hurst asked that trees are not planted along the curves in the road as they impede the clear view area. He asked that clear view areas are considered when the landscaping is reviewed.

Building Official: Mr. Spadafora confirmed that the addressing looks good.

Engineering: Mr. Lundell explained that the developer is proposing to sewer everything to the North which would require crossing the property to the North of the Evans property. He stated that there are potential modifications to the grading and sewer elevations. He also noted that the property and right of way acquisition has not taken place yet. Mr. Reeves stated that this is the City's responsibility. Mr. Lundell explained that until this takes place, plats X and Y cannot be serviced by the sewer. Mr. Reeves explained that the project design plans needed before the right of way acquisition is about 75 % done he stated that they are working to get it done so as to not hinder the developer.

Mr. Lundell asked that the developer provide a way to distinguish what utilities have been installed, and which ones are proposed on the plans.

Motion: Mr. Reeves motioned to table the Foothill Village Plat X Final Review, with the

condition that the development cannot have the sewer installed until the right of way is acquired and an easement be provided. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Motion: Mr. Reeves motioned to table Foothill Village Plat Y, with the condition that the development cannot have the sewer installed until the right of way is acquired and an easement be provided. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

200 N. 200 E. Stop Sign Request

The DRC will review a request for a four way stop at the intersection of 200 N. and 200 E.

Mr. Lundell reported that there is a request for a four way stop at the intersection of 200 N. and 200 E. He noted that currently there are stop signs for north and south bound traffic. The request is based off of concerns of excessive speed, and additional traffic on 200 N. since the construction of the Grocery Store.

Police: Chief Hurst stated that he currently has the traffic trailer taking a traffic count in the area. He noted that he doesn't have a base line to compare the traffic to pre-grocery store. He asked what the intent of the street is. Mr. Lundell explained that 200 north is the only other East/West corridor through town, besides Main Street, that has minimal signage with the intent direct traffic to 400 East and 200 West which have signalized access to Main Street. Chief Hurst asked if there is a certain threshold for traffic and vehicles per day? Mr. Lundell explained that there is, but he would have to look into it.

Planning and Zoning: Mr. Bond stated that stop signs don't control speed. If that is the basis of the request, maybe the police need to monitor the area and help control the speed. Mr. Eva doesn't think that these stop signs are necessary from a public works standpoint.

Motion: Mr. Reeves motioned to continue the 200 N. and 200 E. Stop Sign Request Discussion at the next meeting so the data the Police Department is gathering can be gathered and discussed. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

July 28, 2020

Mr. Reeves motioned to table the minutes from July 28, 2020. Mr. Bond seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 11:08 a.m.