



***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 July 28, 2020 at 10:00 A.M. at 275 W. Main Street**

All Santaquin City Public Meetings Will Be Held Online Only (Temporary order - while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - All Santaquin City public 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. 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.

2. 400 E. 200 N. Stop Sign and Cross Walk Request

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

3. Approval of Minutes for Meeting Held

July 14, 2020

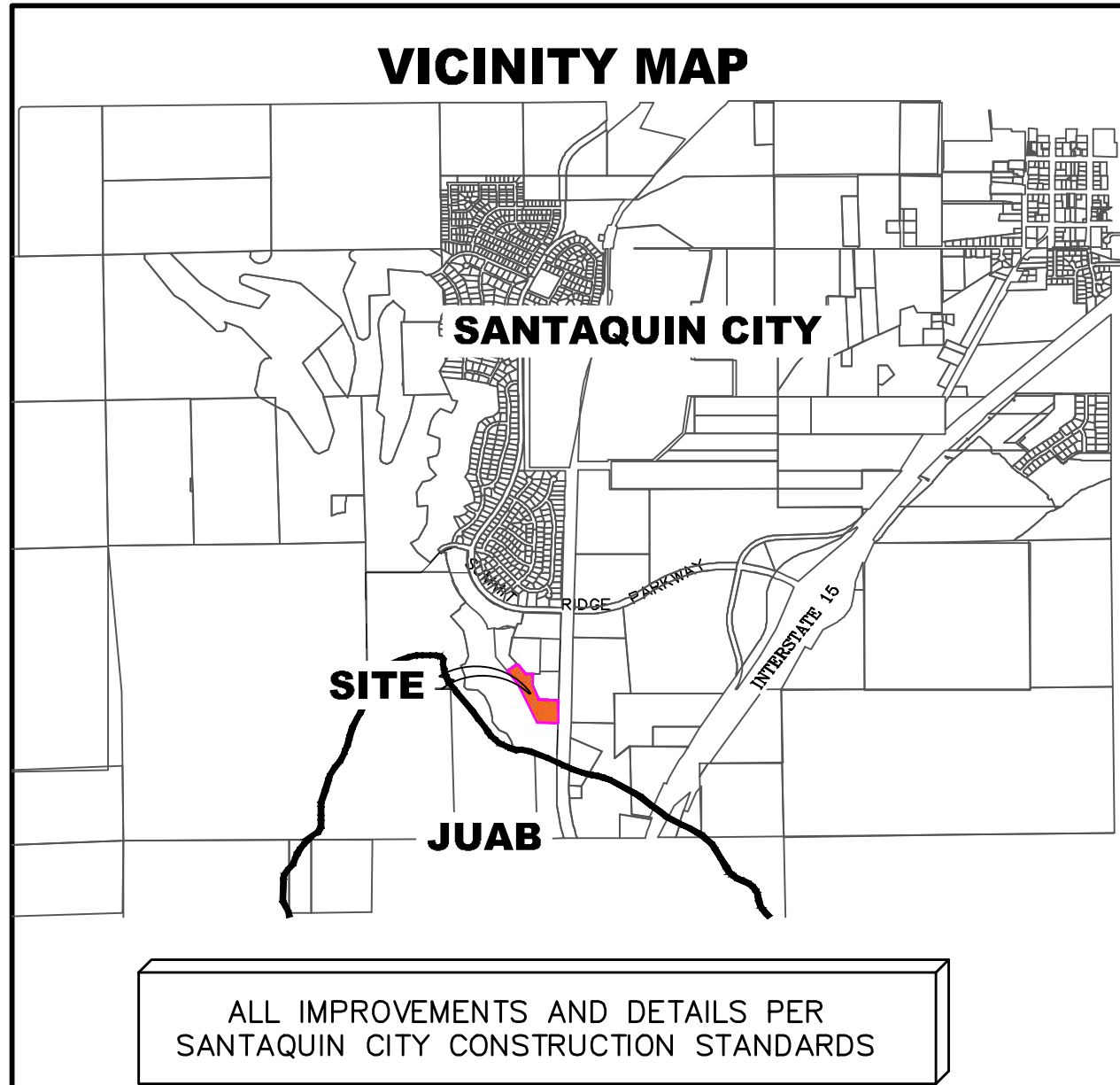
4. Adjournment

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 23rd day of July 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



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

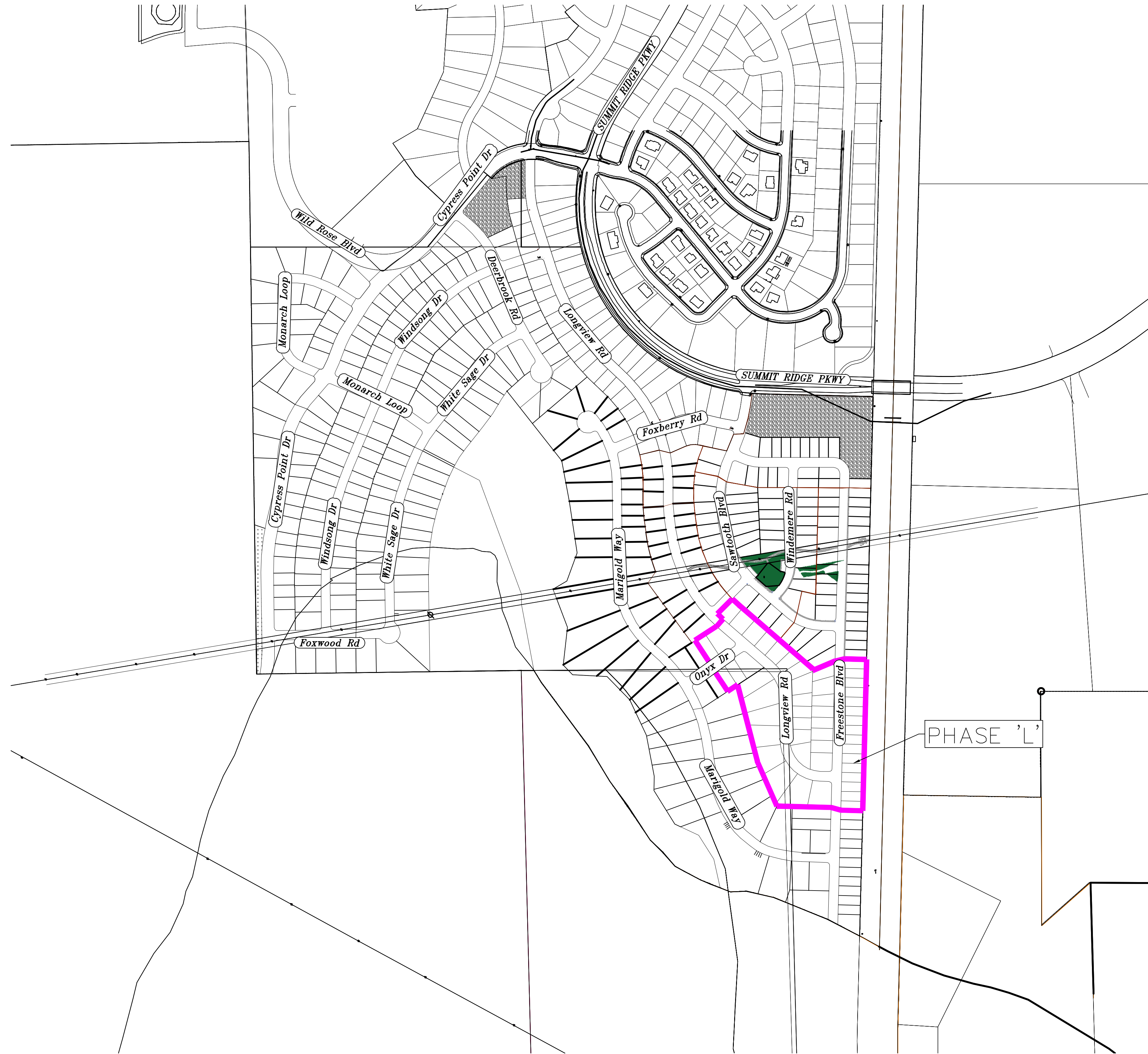
C:\USERS\SHERRING\PROJECTS\REGION ENGINEERING PROJECTS\01_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE 'L'\CS-01

The Hills @ Summit Ridge

PHASE 'L'

July 20

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	13.44 ACRES
TOTAL LOT ACREAGE	11.52 ACRES
TOTAL ROW ACREAGE	1.55 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PG - PLANNED COMMUNITY
DENSITY	3.72 / duq
NUMBER OF LOTS	50 LOTS

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER

SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84683
(801) 491-9091

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
UP-01-2	SITE & UTILITY PLANS
GR-01-3	GRADING PLANS
PP-01-7	PLAN & PROFILE SHEETS
LS-01	LANDSCAPE PLANS (PONDS)
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

NOTES:

- 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
- ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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- ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.



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THE HILLS @ SUMMIT RIDGE

PHASE 'L'

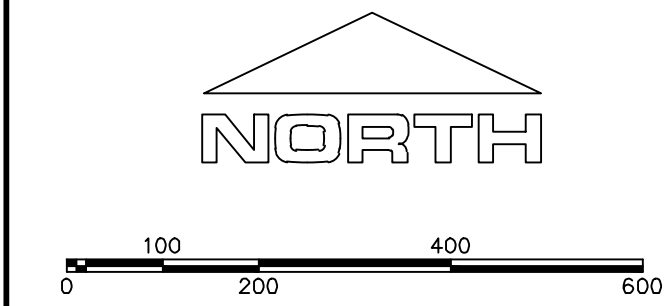
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020
PROJECT #

REVISIONS:	
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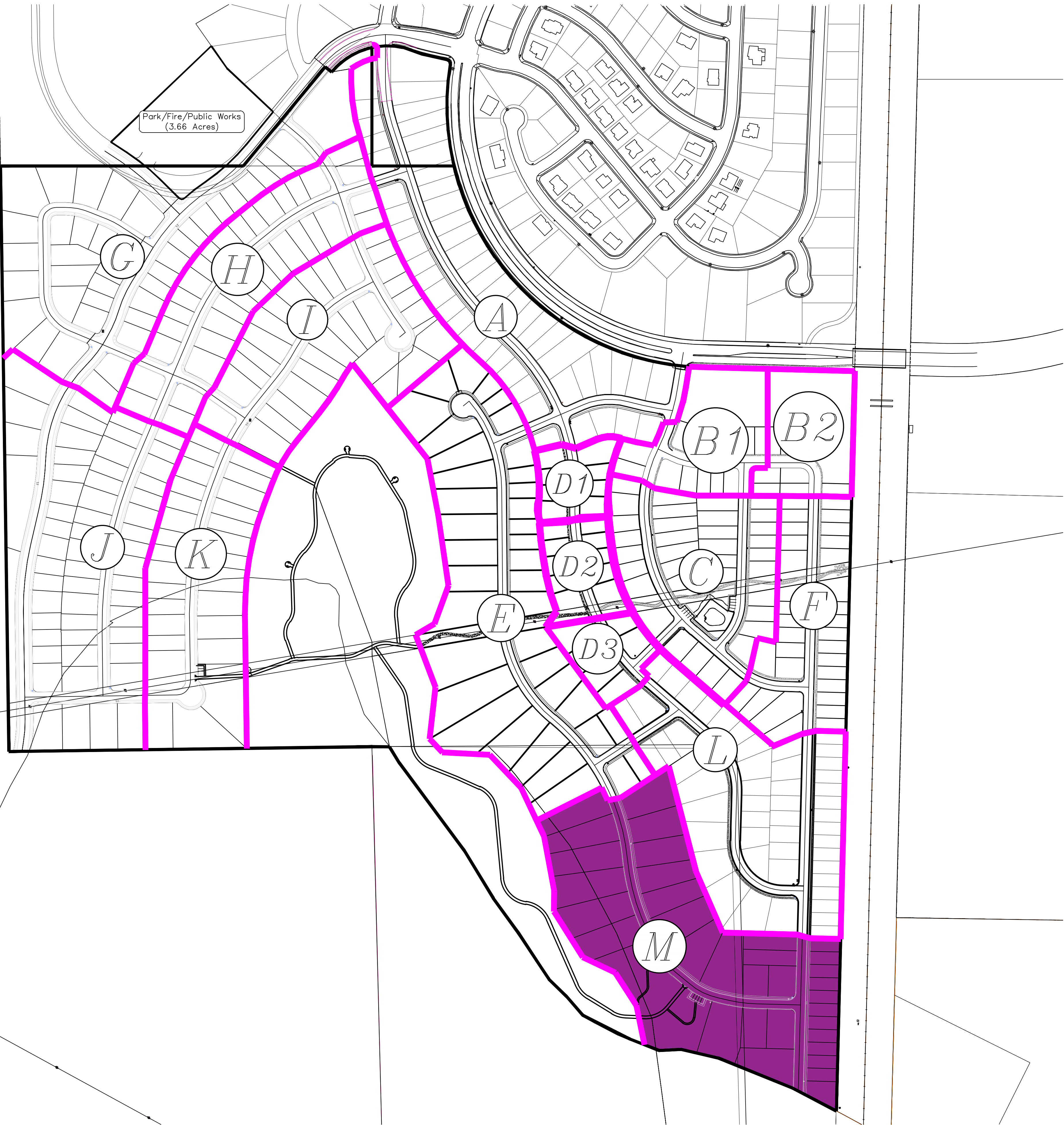
SHEET NAME:
COVER SHEET & NOTES


SHEET:
CS-01




(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

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**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**

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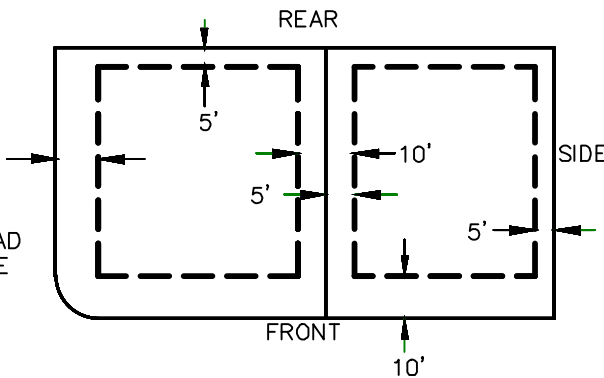
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SHEET NAME:
PHASE PLAN

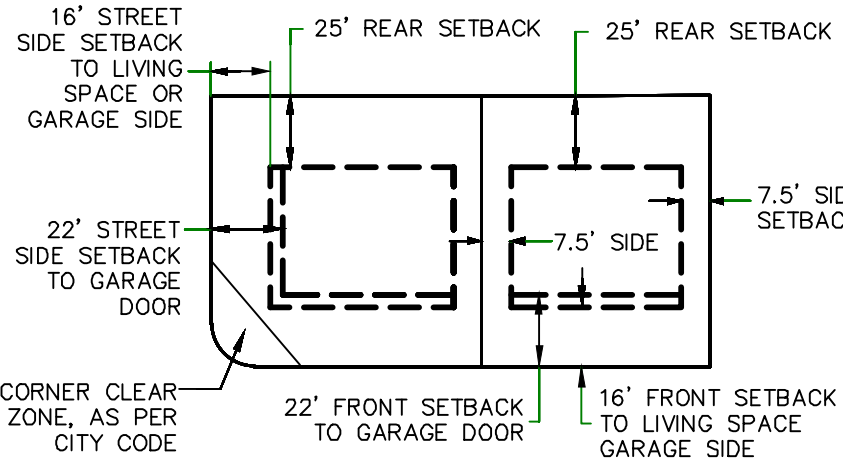
SHEET:
PH-01

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCEU
- (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTIAGO CITY AS PUBLIC RIGHT OF WAY



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

LINE TABLE

LINE	LENGTH	DIRECTION
L1	5.17'	N129°54'E
L2	15.28'	N129°54'E
L3	2.54'	N129°54'E
L4	5.19'	N129°54'E
L5	7.83'	N129°54'E
L6	8.76'	N129°54'E
L7	52.29'	N129°54'E

CURVE TABLE

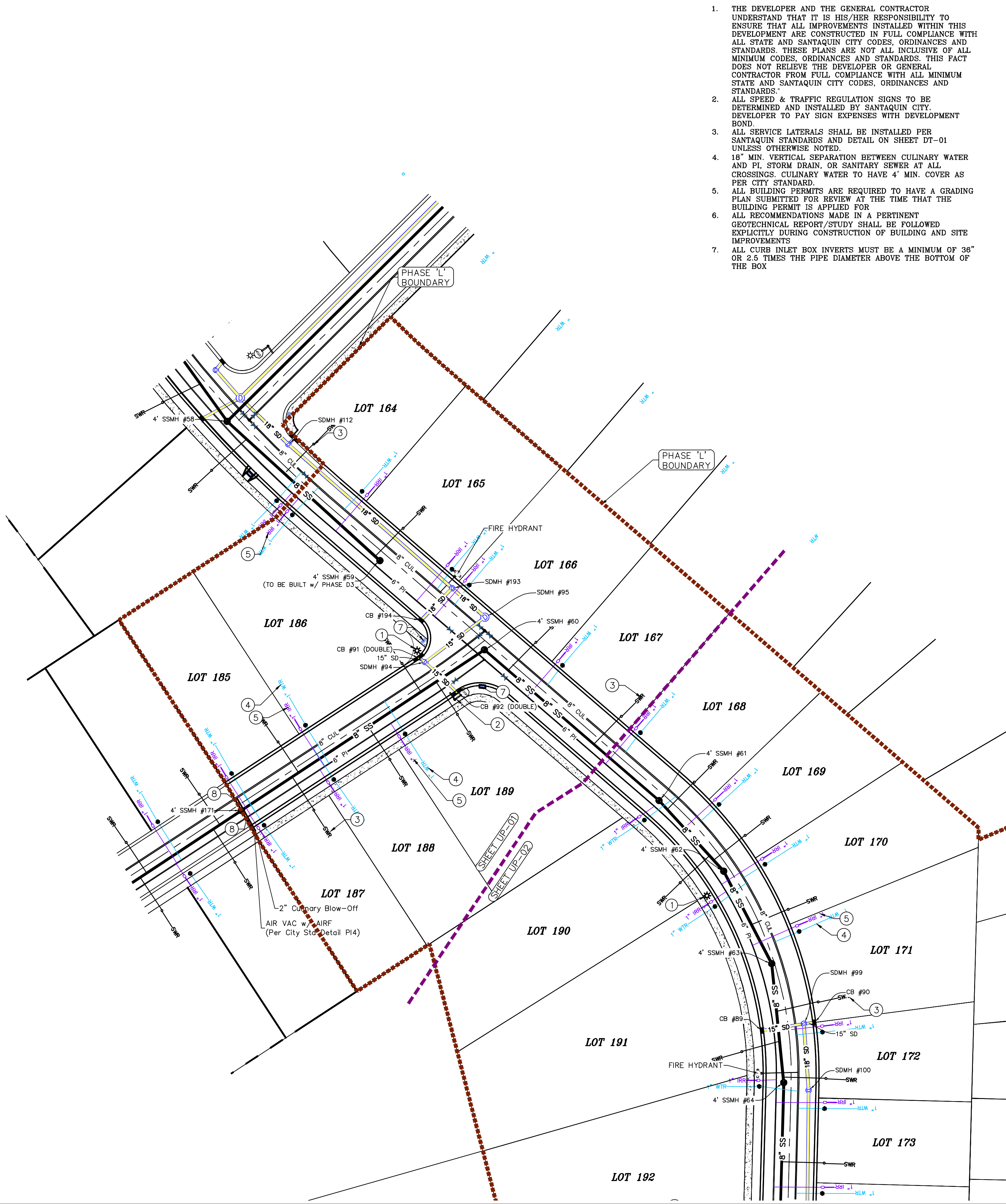
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	47.61'	627.00'	47.60'	S47°01'03"E	4°21'02"
C2	28.83'	731.00'	28.83'	N46°46'20"W	2°15'34"
C3	16.89'	750.00'	16.89'	N48°32'50"W	1°17'26"
C4	221.18'	250.00'	214.04'	N23°50'50"W	50°41'27"
C5	274.89'	175.00'	247.49'	N43°30'06"W	90°00'00"
C7	16.47'	731.00'	16.47'	S48°32'50"E	1°17'26"
C8	47.61'	627.00'	47.60'	S47°01'03"E	4°21'02"
C9	17.57'	780.00'	17.57'	N48°32'50"W	1°17'26"
C10	27.76'	15.00'	23.96'	N3°49'10"E	106°01'28"
C11	14.63'	528.00'	14.62'	S56°02'16"W	1°35'13"
C12	19.78'	15.00'	18.38'	N86°58'27"W	75°33'47"
C13	65.40'	220.00'	65.16'	N40°40'37"W	17°01'53"
C14	25.27'	269.00'	25.26'	S46°30'07"E	5°22'53"
C15	50.84'	269.00'	50.77'	S38°23'48"E	10°49'45"
C16	50.84'	269.00'	50.77'	S27°34'03"E	10°49'45"
C17	69.33'	269.00'	69.14'	S14°46'10"E	14°46'01"
C18	41.71'	269.00'	41.67'	S2°56'38"E	8°53'04"
C19	125.15'	220.00'	123.47'	N15°51'51"W	32°35'37"
C20	4.09'	220.00'	4.09'	N0°57'56"E	1°03'57"
C21	31.88'	156.00'	31.83'	S42°21'25"E	11°42'38"
C22	28.69'	205.00'	28.67'	N2°30'41"W	8°01'09"
C23	86.32'	205.00'	85.68'	N18°35'02"W	24°07'33"
C24	85.62'	205.00'	84.99'	N42°36'40"W	23°55'43"
C25	83.92'	205.00'	83.33'	N66°18'11"W	23°27'17"
C26	37.47'	205.00'	37.41'	N83°15'58"W	10°28'17"
C27	23.56'	15.00'	21.21'	N43°30'06"W	90°00'00"
C28	160.15'	156.00'	153.21'	S39°37'17"E	58°49'06"
C29	53.01'	156.00'	52.76'	S78°45'58"E	19°28'16"
C30	23.56'	15.00'	21.21'	N46°29'54"E	90°00'00"
C31	48.96'	500.00'	48.94'	S54°01'34"W	5°36'37"

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C:\USERS\SHERRING\PROJECTS\REGION PROJECTS\REGION ENGINEERING PROJECTS\0 PROJECTS\2018\018_018_SUMMIT RIDGE\2 SHEET FILES\PHASE 1\UTILITY PLANS



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- ① RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER
SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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THE HILLS @ SUMMIT RIDGE
PHASE 'L'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020

PROJECT #

REVISIONS:

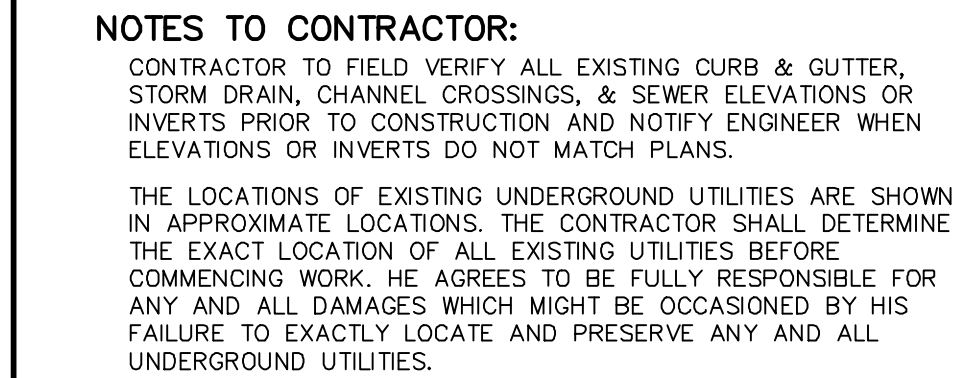
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SHEET NAME:

UTILITY PLANS

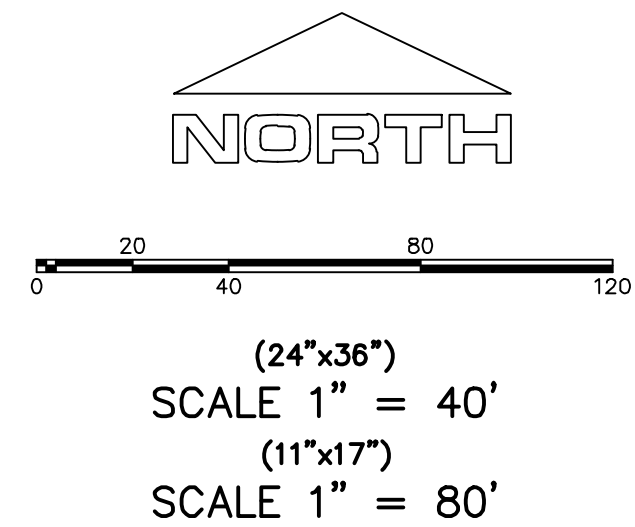
SHEET:

UP-01




- 1 RESIDENTIAL STREET LIGHT
(PER SANTAUQUIN CITY STANDARDS)
- 2 STOP /STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL
(PER SANTAUQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL
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(PER SANTAUQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNEC
(PER SANTAUQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL


LEGEND



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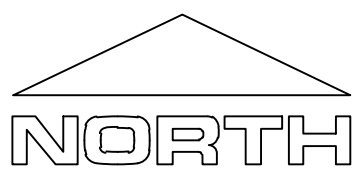
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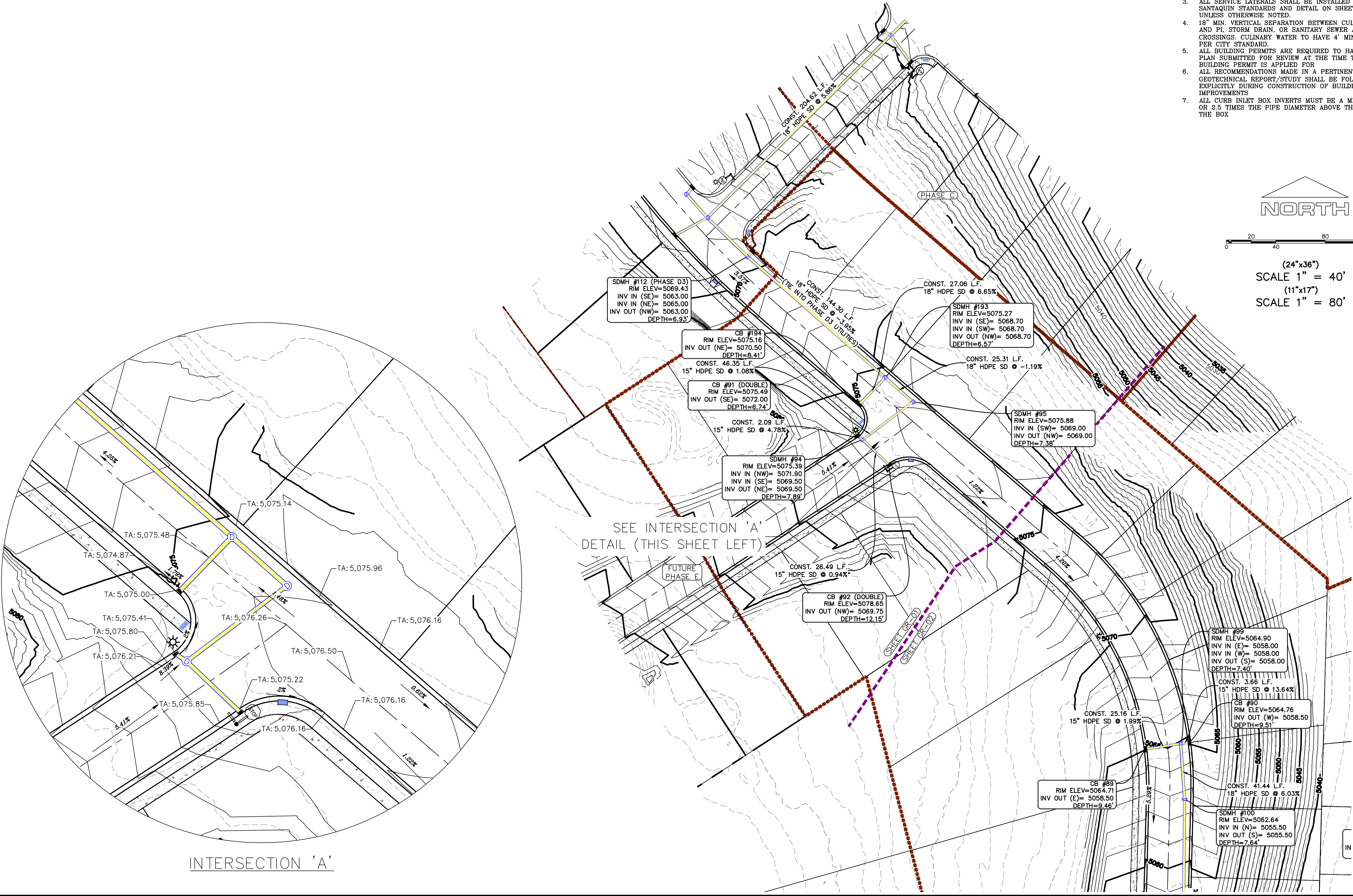
SHEET NAME:
GRADING PLANS

SHEET:
GR-01

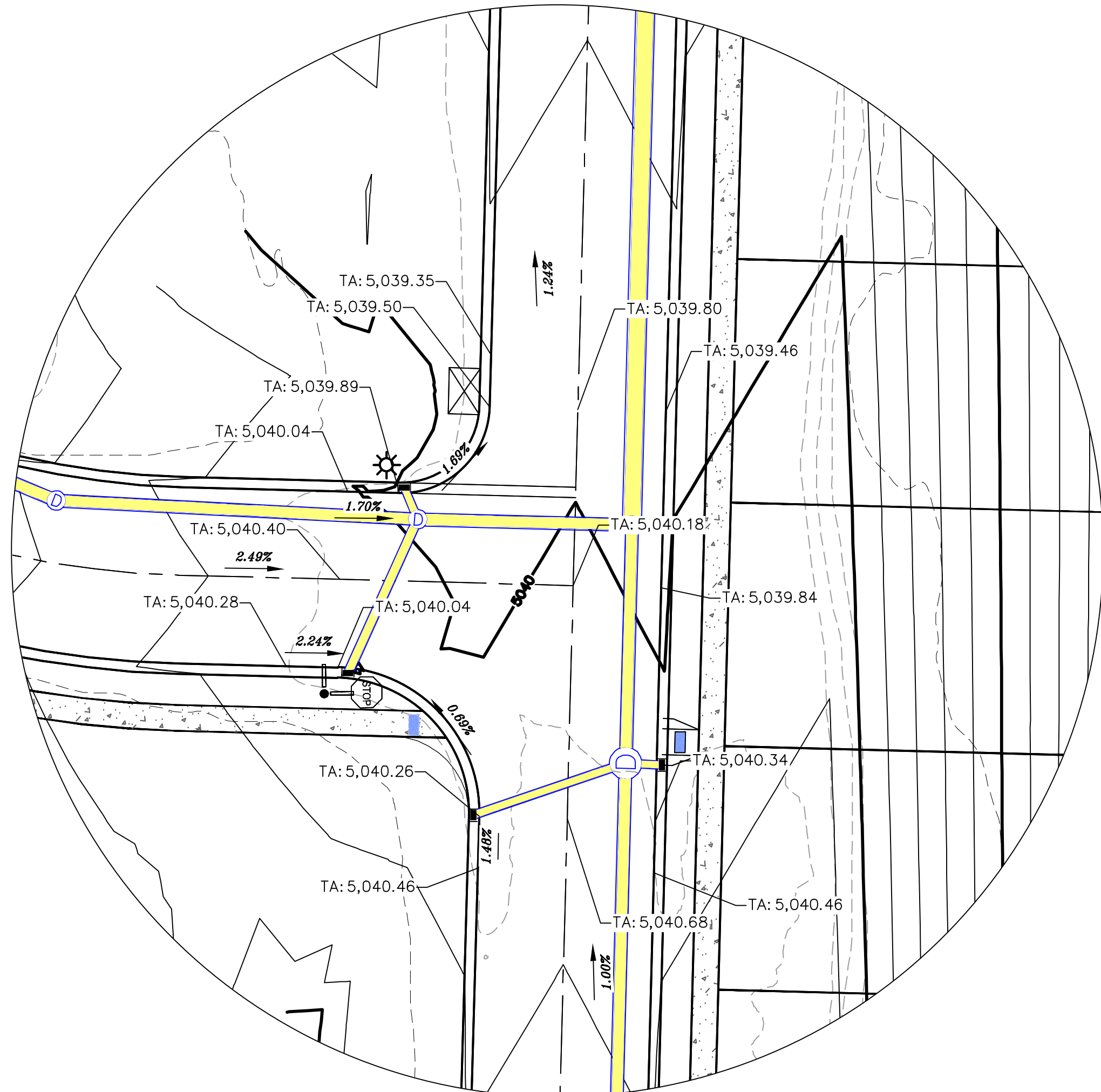
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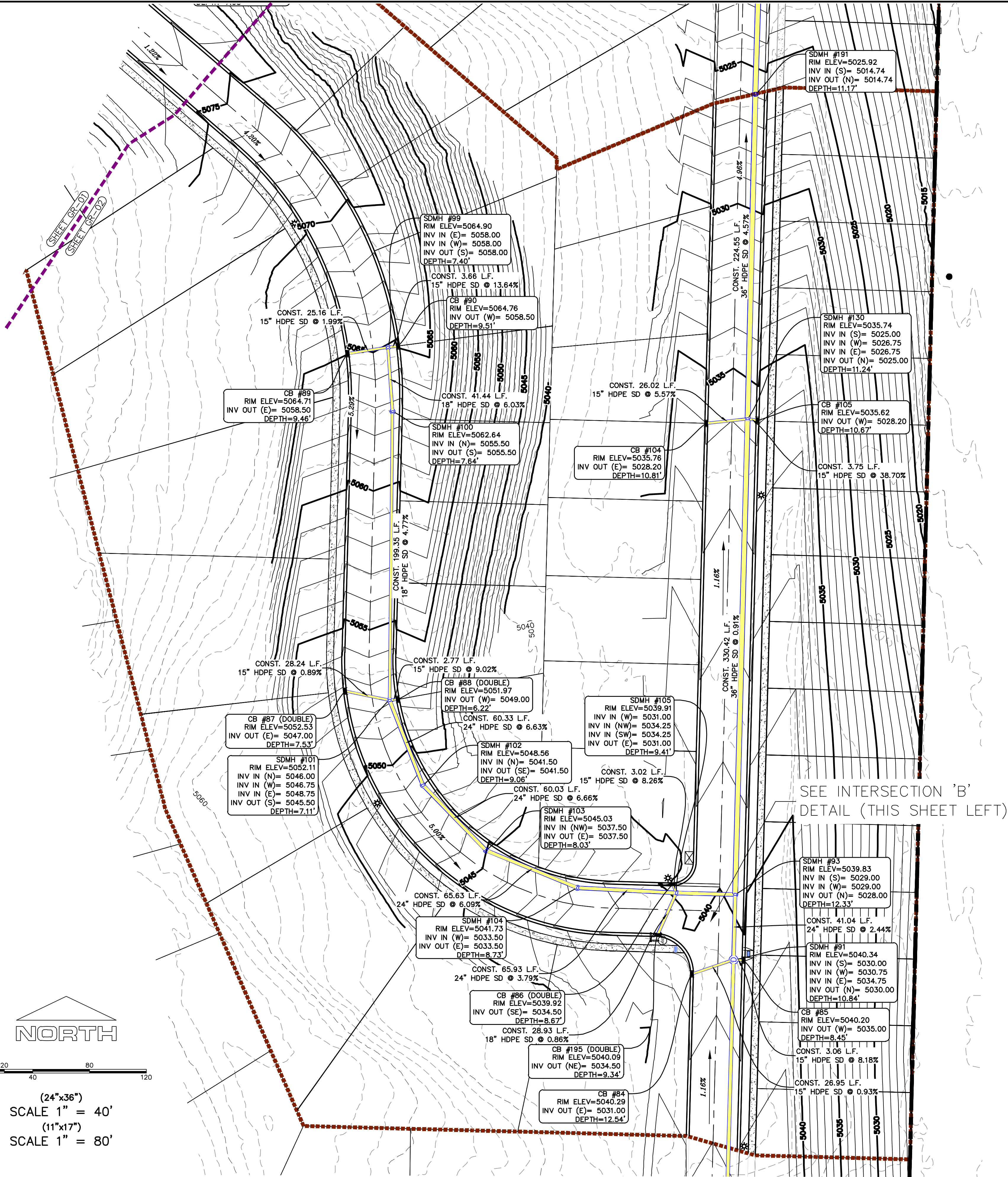
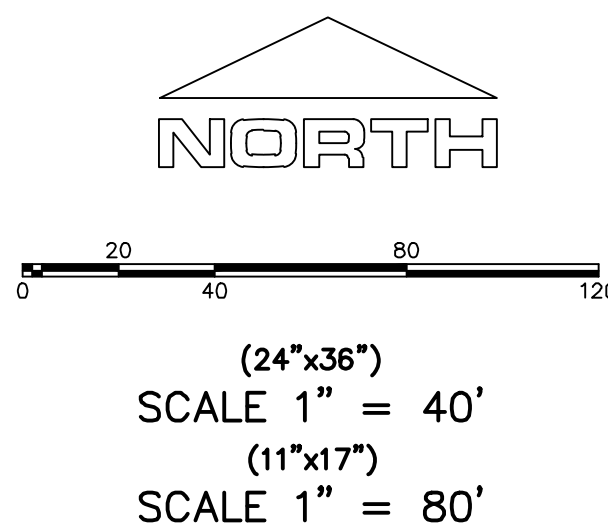
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INTERSECTION 'B'



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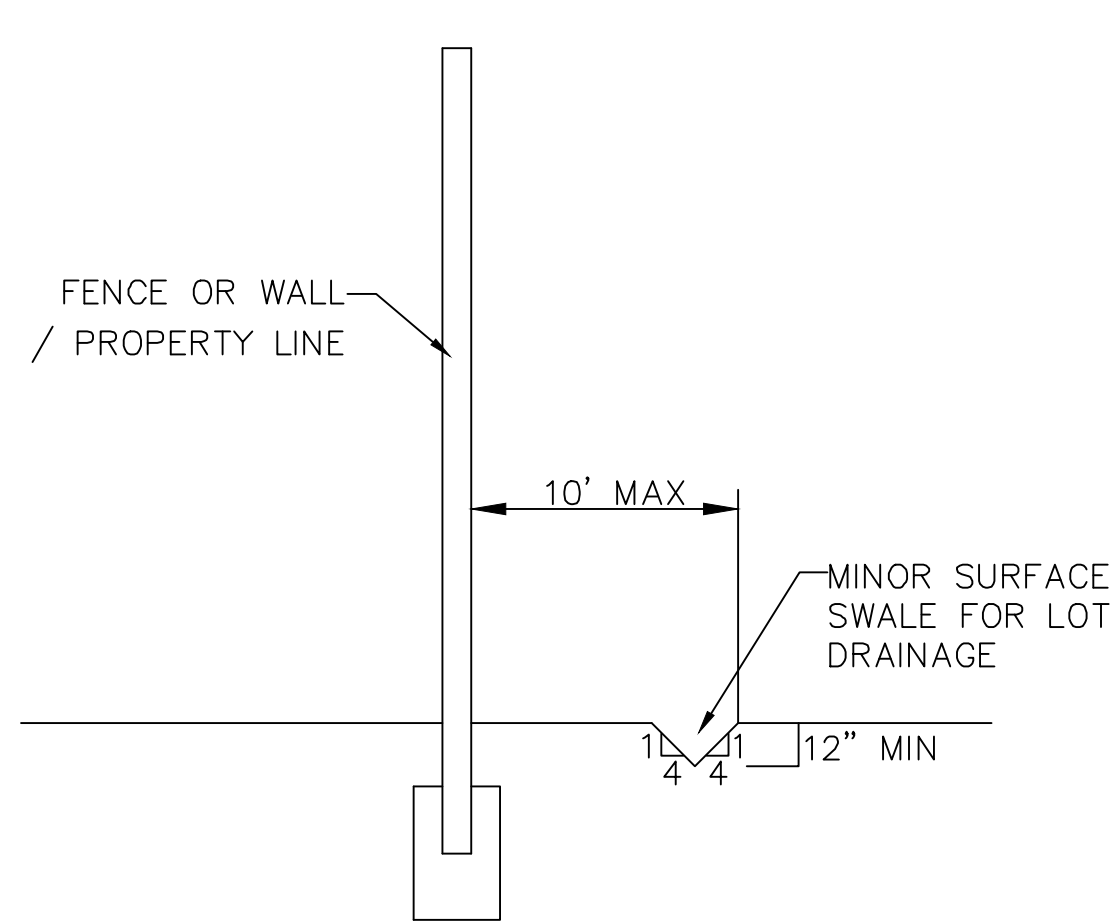
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DATE: 7.16.2020
PROJECT #

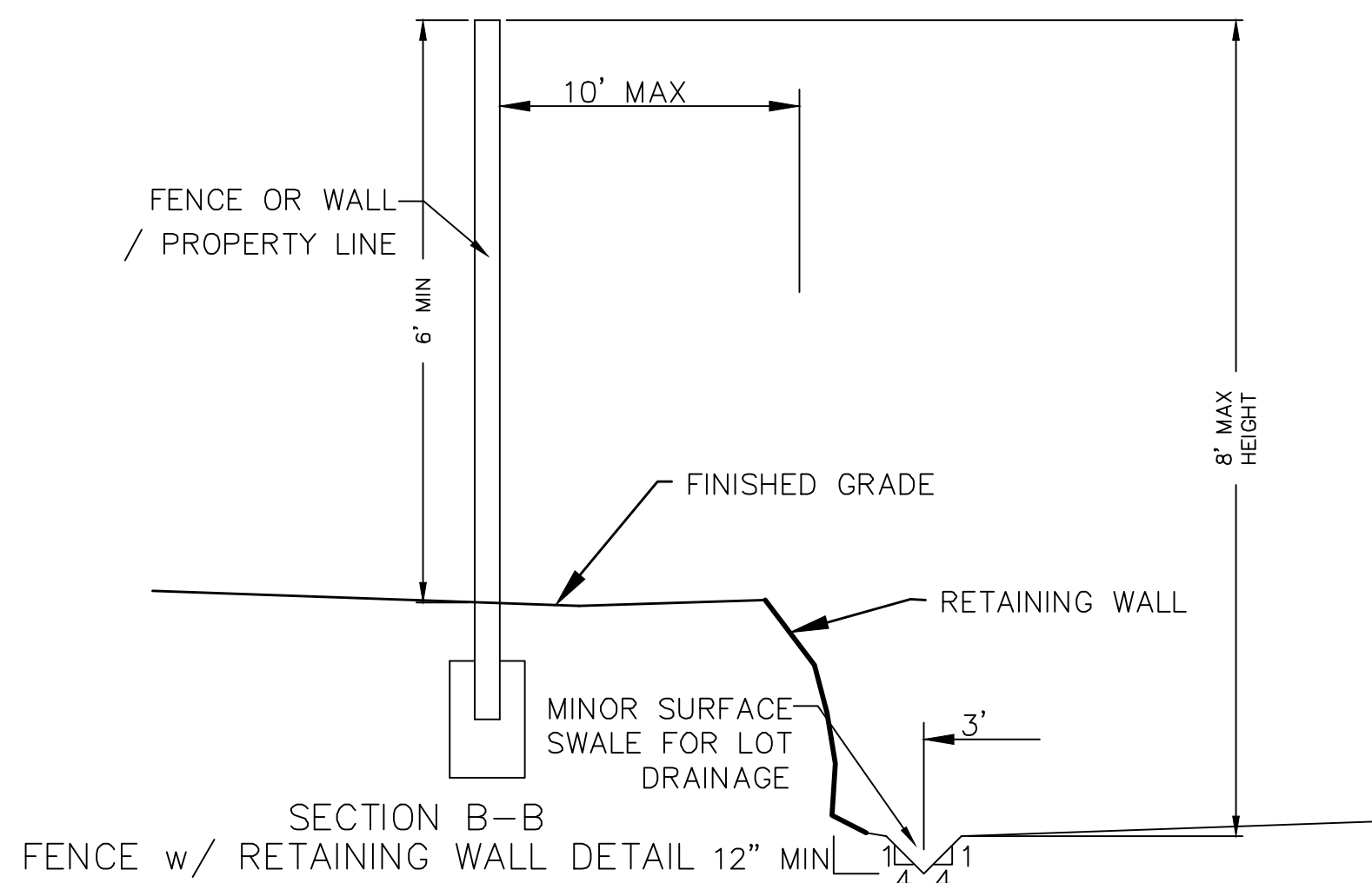
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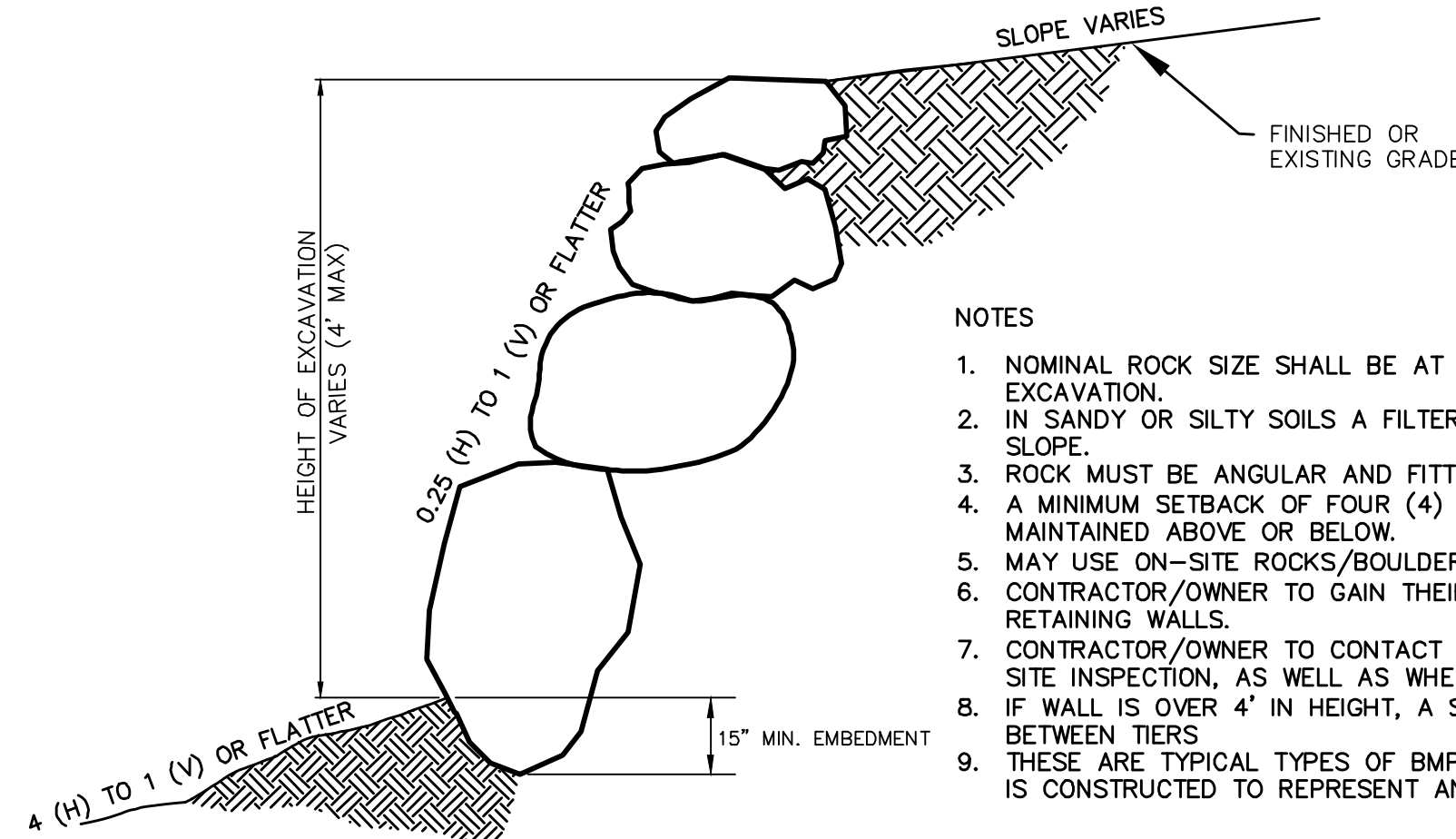
SHEET NAME:
GRADING PLANS
SHEET:
GR-02



SECTION C-C
FENCE DETAIL



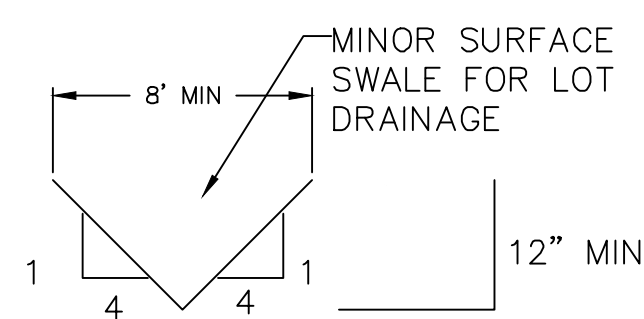
SECTION B-B
FENCE w/ RETAINING WALL DETAIL 12\"/>



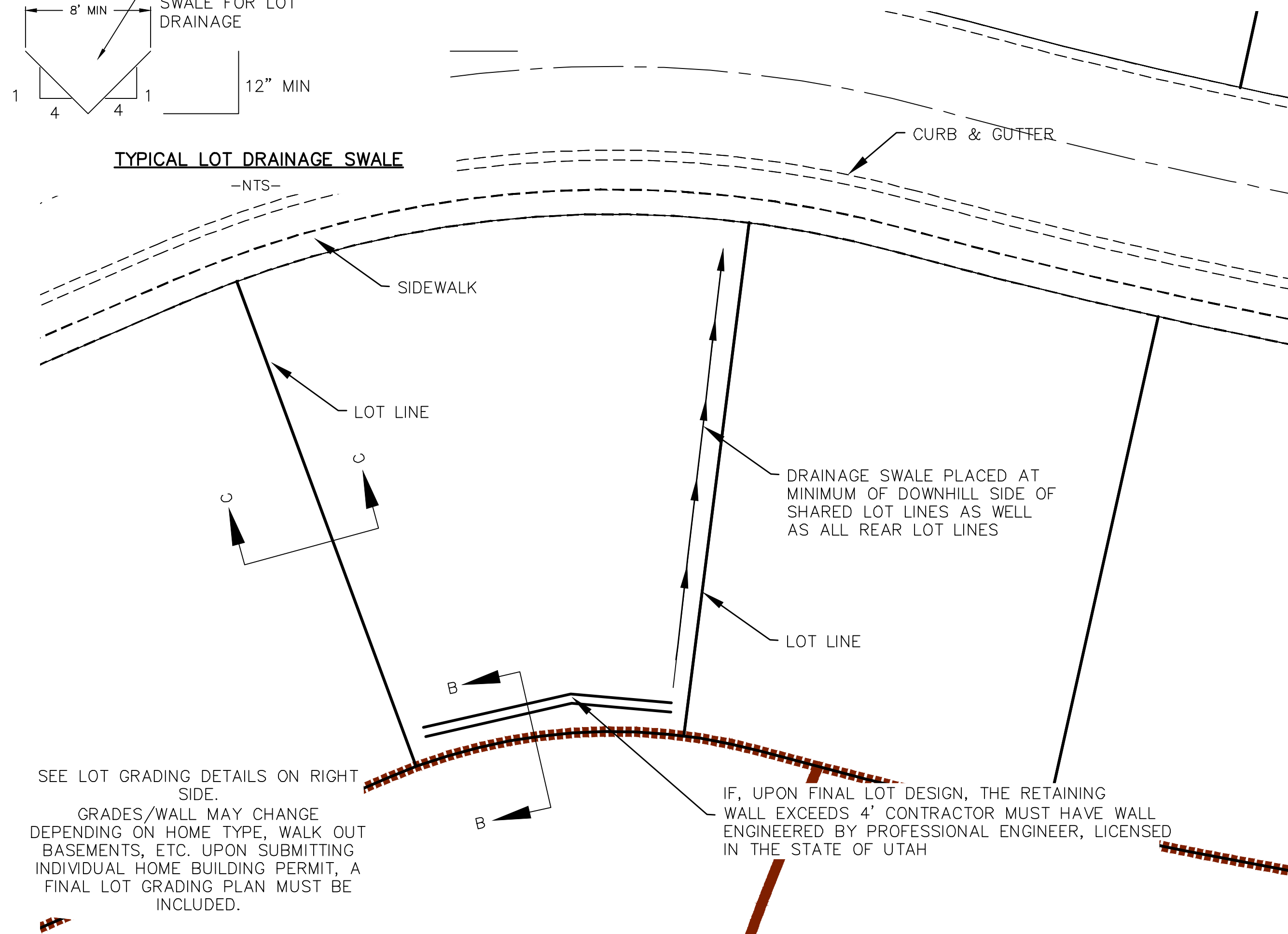
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

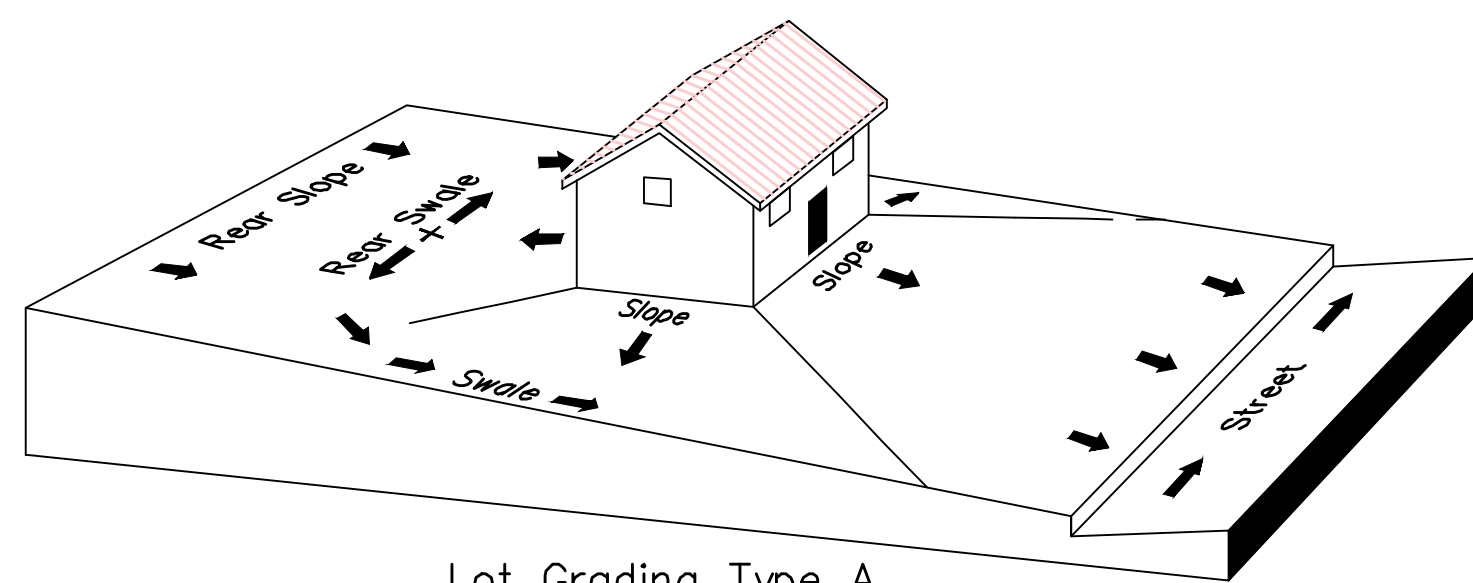
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



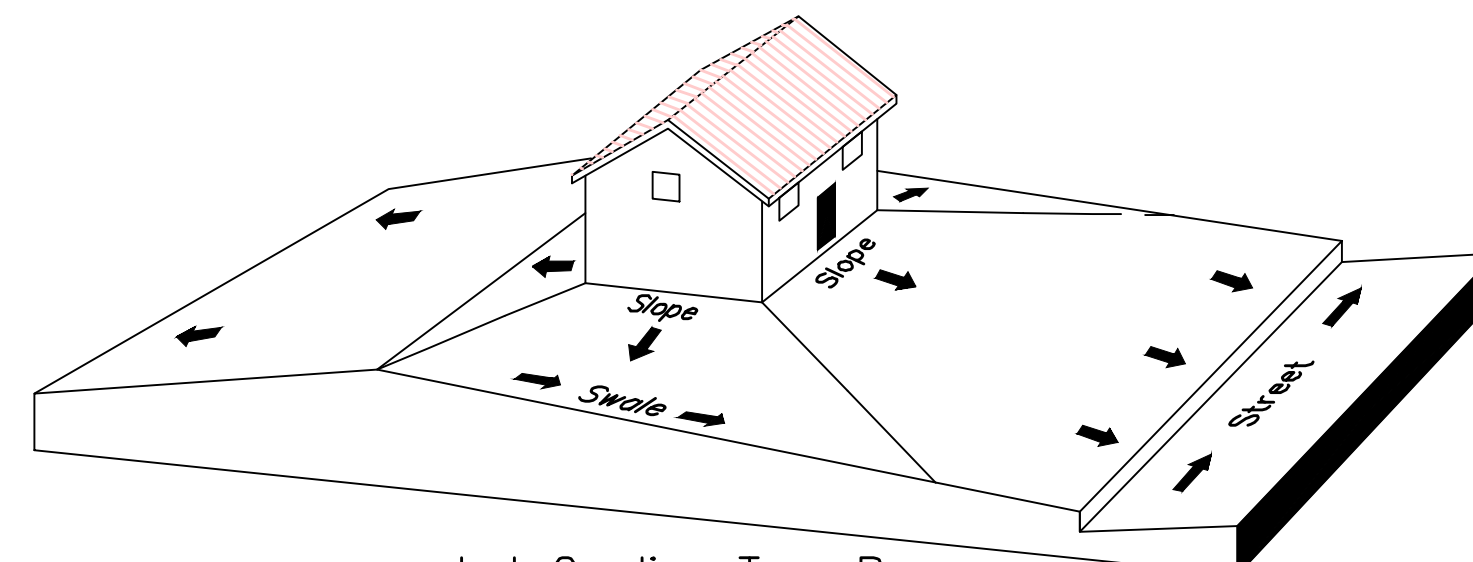
TYPICAL LOT DRAINAGE SWALE
-NTS-



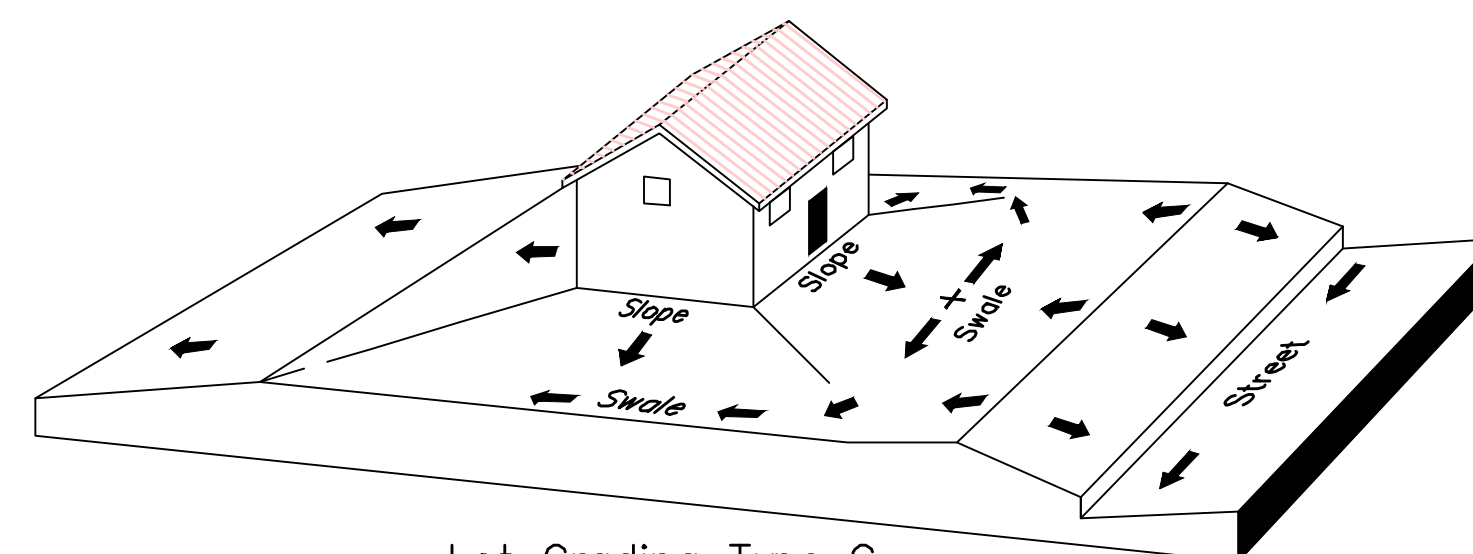
TYPICAL LOT GRADING
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Type C
Drainage Directed Toward Rear of Building

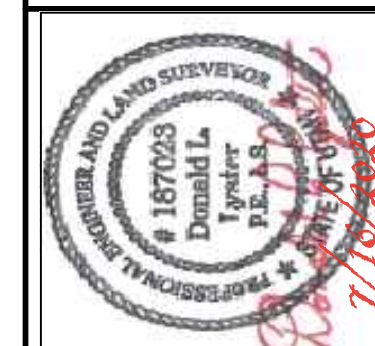
**** ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR ****

Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020

PROJECT #

REVISIONS:

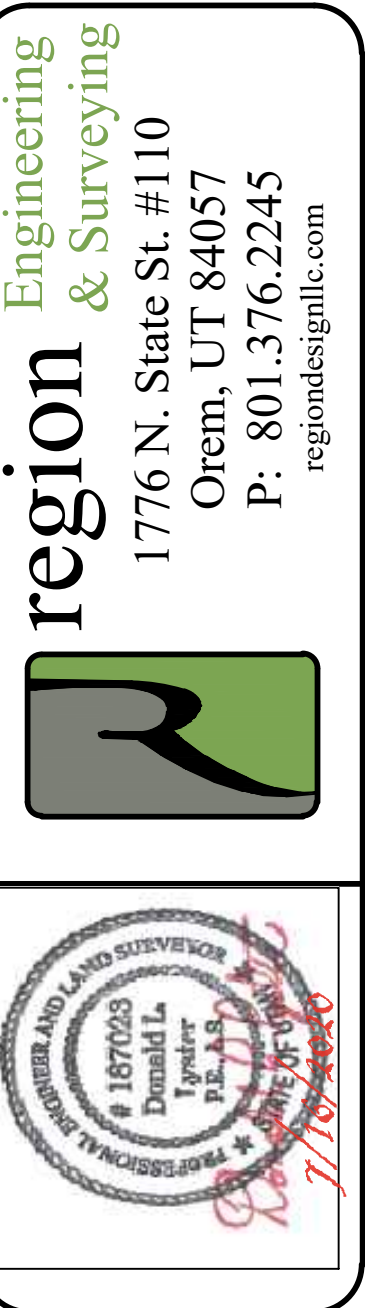
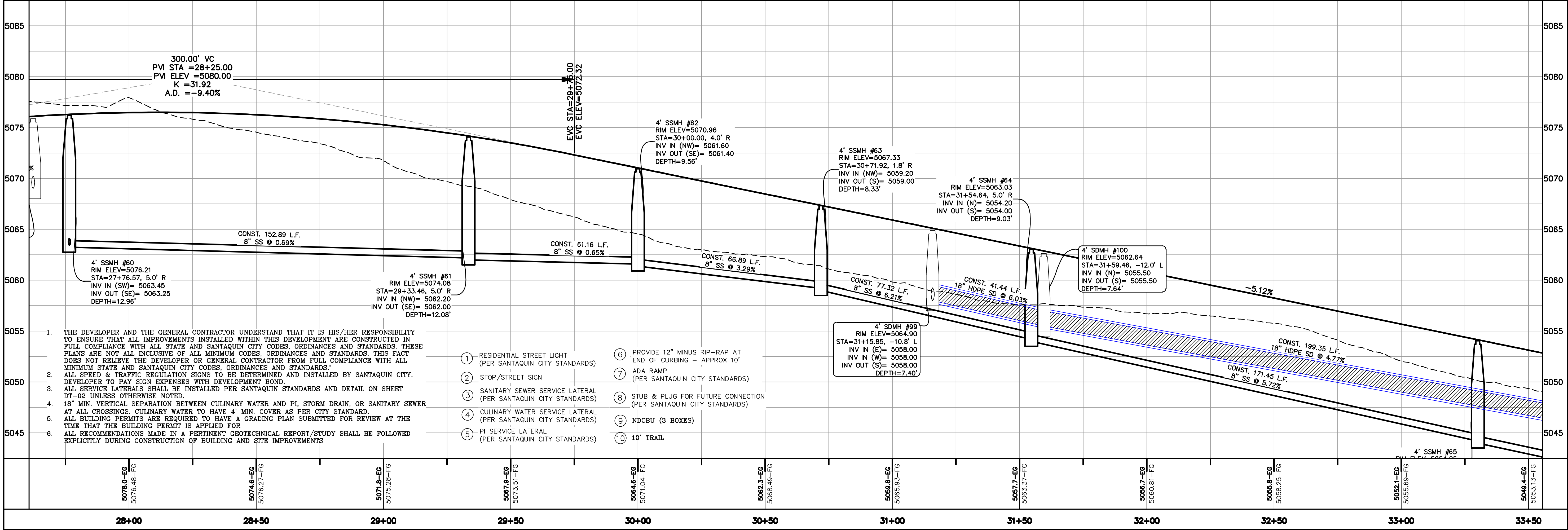
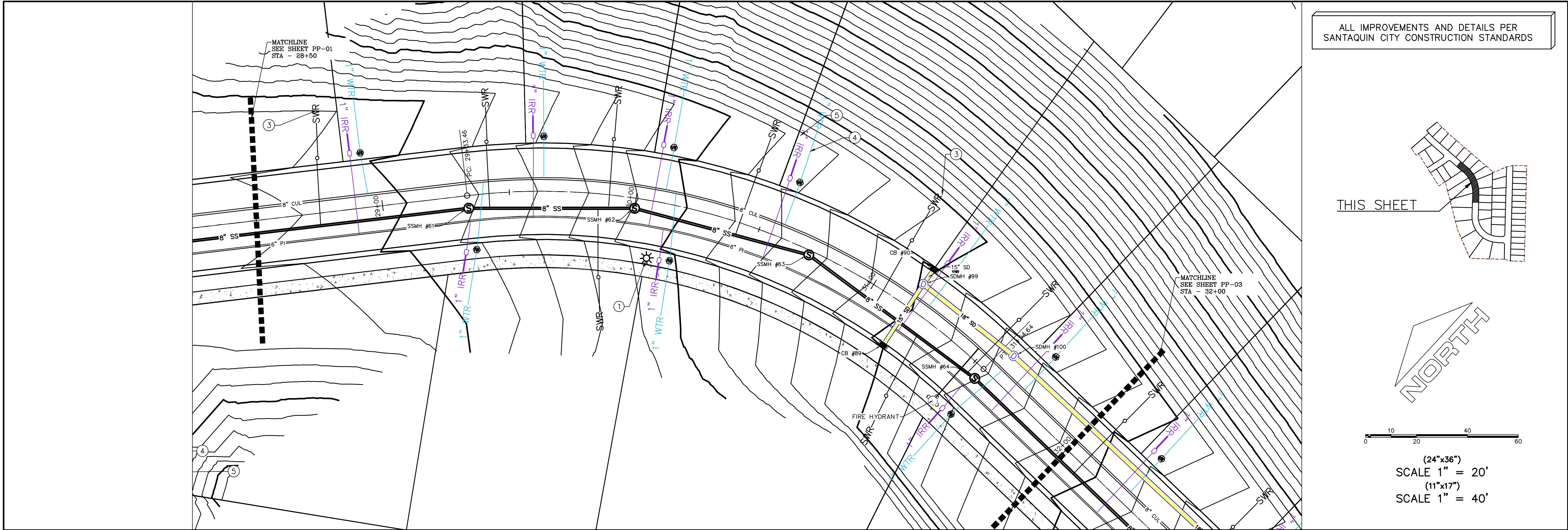
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SHEET NAME:

GRADING PLANS

SHEET:

GR-03



THE HILLS @ SUMMIT RIDGE
PHASE 'L'

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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020

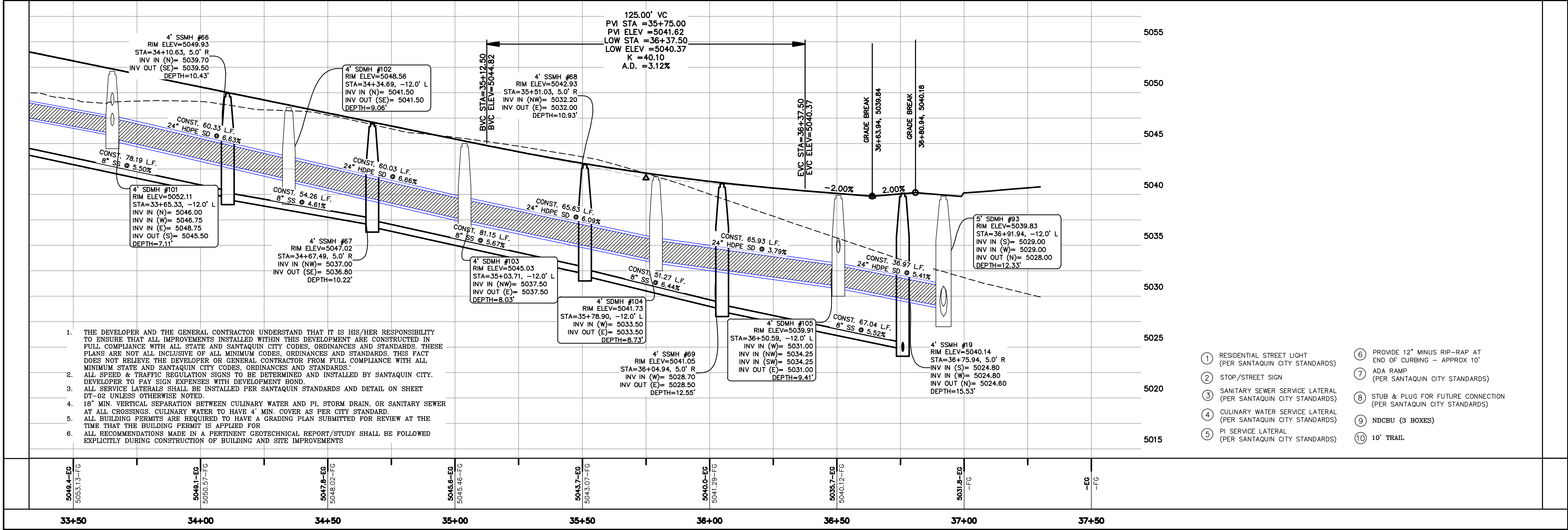
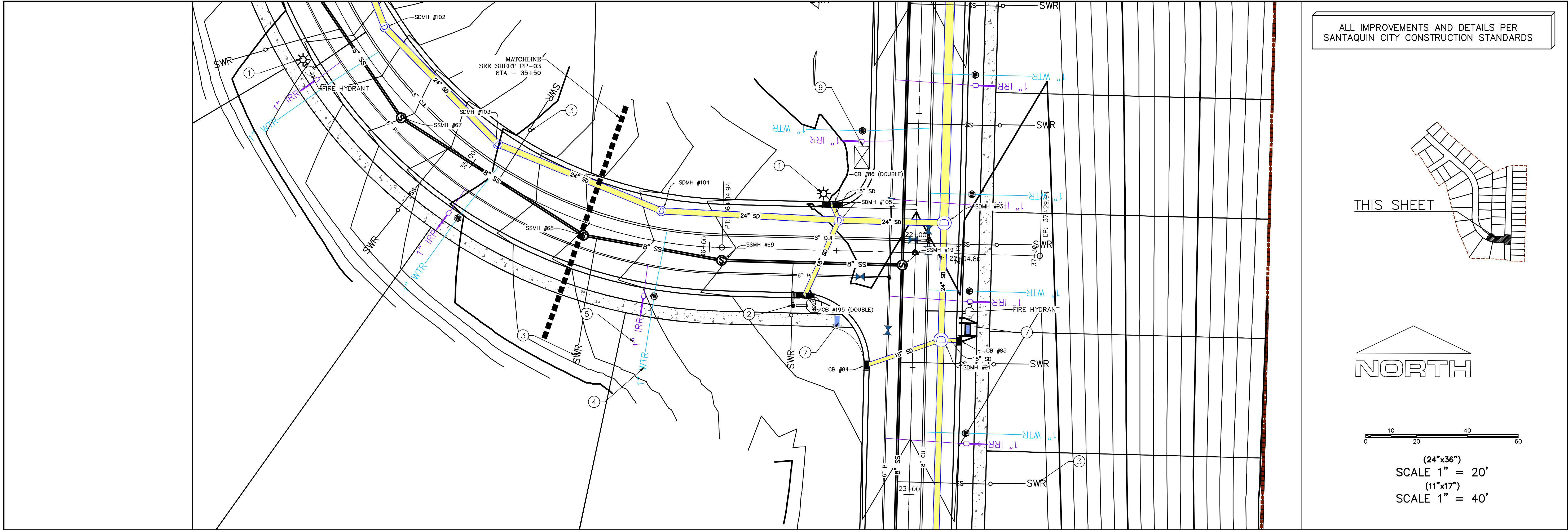
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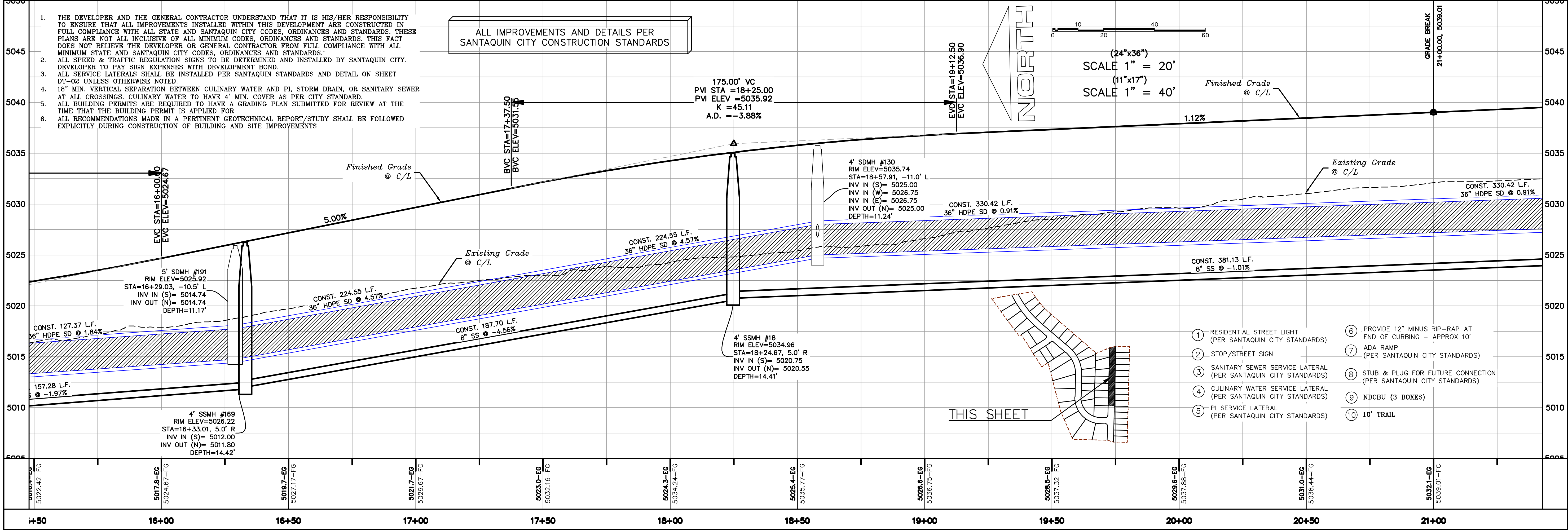
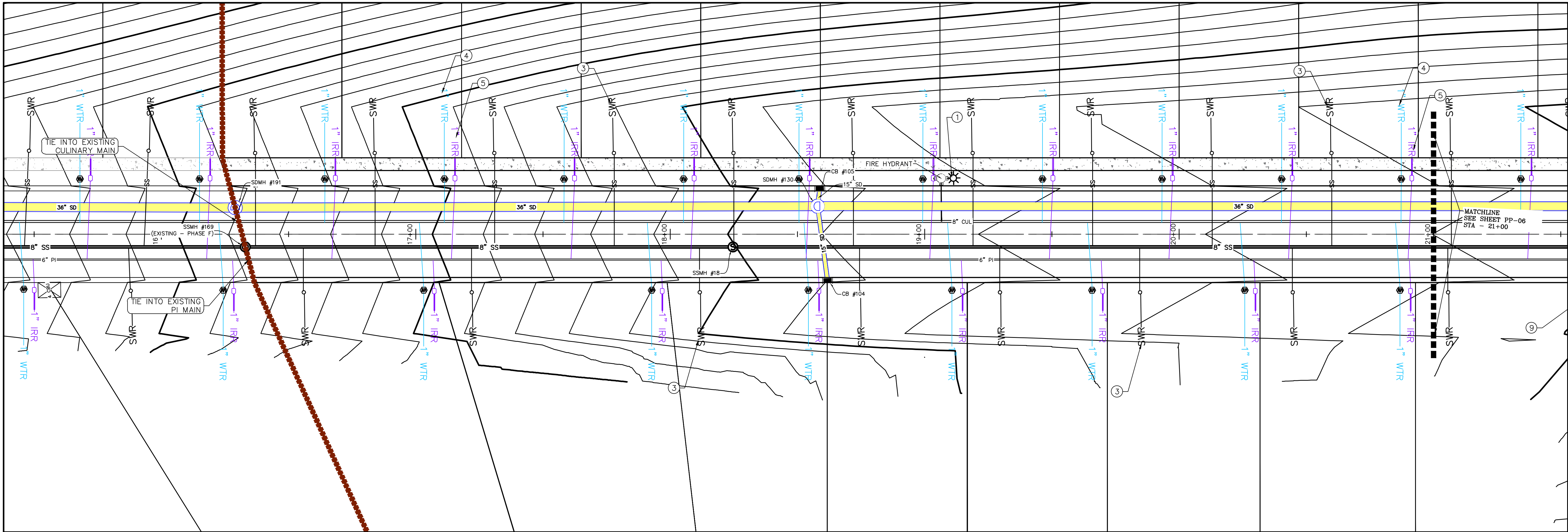
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PLAN & PROFILE



SHEET:
PP-02





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**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020
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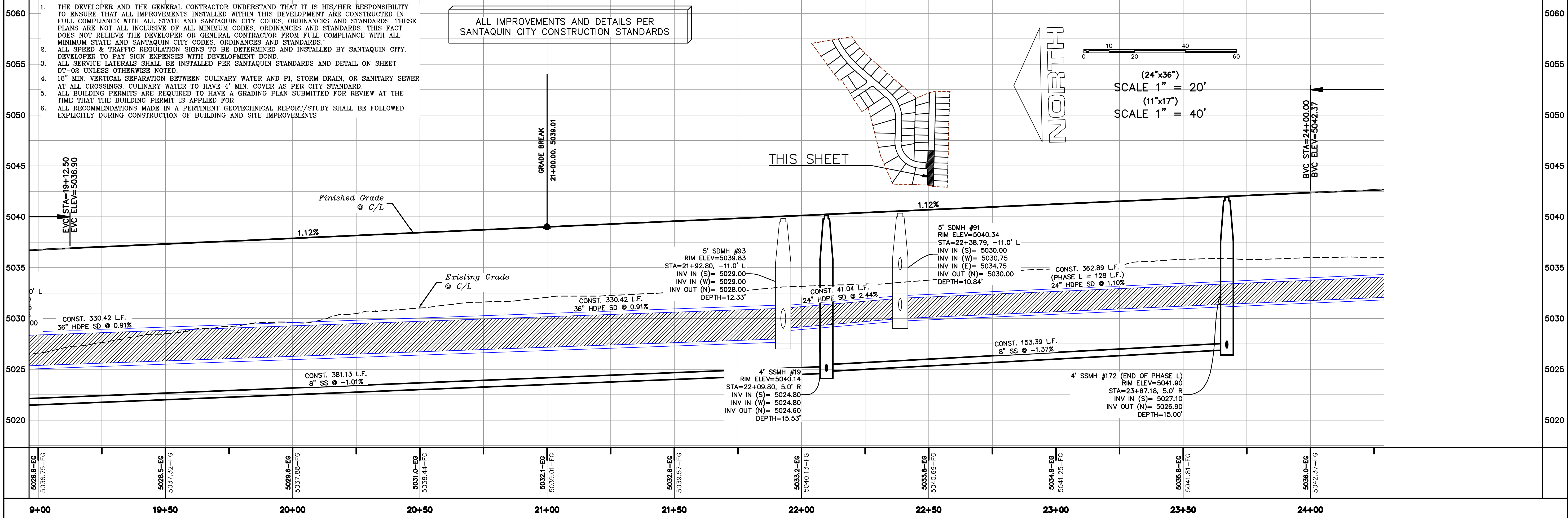
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PLAN & PROFILE
SHEET:
PP-05

- | | |
|--|---|
| 1 RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS) | 6 PROVIDE 12" MINUS RIP-RAP AT
END OF CURBING - APPROX 10' |
| 2 STOP/STREET SIGN | 7 ADA RAMP
(PER SANTAQUIN CITY STANDARDS) |
| 3 SANITARY SEWER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS) | 8 STUB & PLUG FOR FUTURE CONNECTION
(PER SANTAQUIN CITY STANDARDS) |
| 4 CULINARY WATER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS) | 9 NDCBU (3 BOXES) |
| 5 PI SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS) | 10 10' TRAIL |

- 1 RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
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(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL



FUTURE PHASES



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PHASE 'L'

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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020

PROJECT #

REVISIONS:

- 1
- 2
- 3

SHEET NAME:

PLAN & PROFILE

SHEET:

PP-06

LEGEND:

X

X

PROPOSED SILT FENCE
(SEE SHEET EC-02)

FLOW ARROW

105

PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)

220

PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)

PT

PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(4" Uppercase Bold Letters)

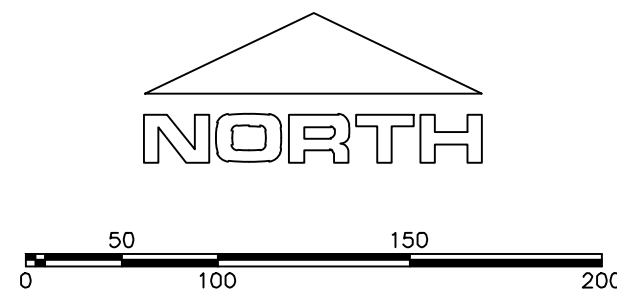
Office Phone Contact #####
(4" Bold Numbers)

Cell Phone Contact #####
(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
303-300-XXXX
(2" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS..

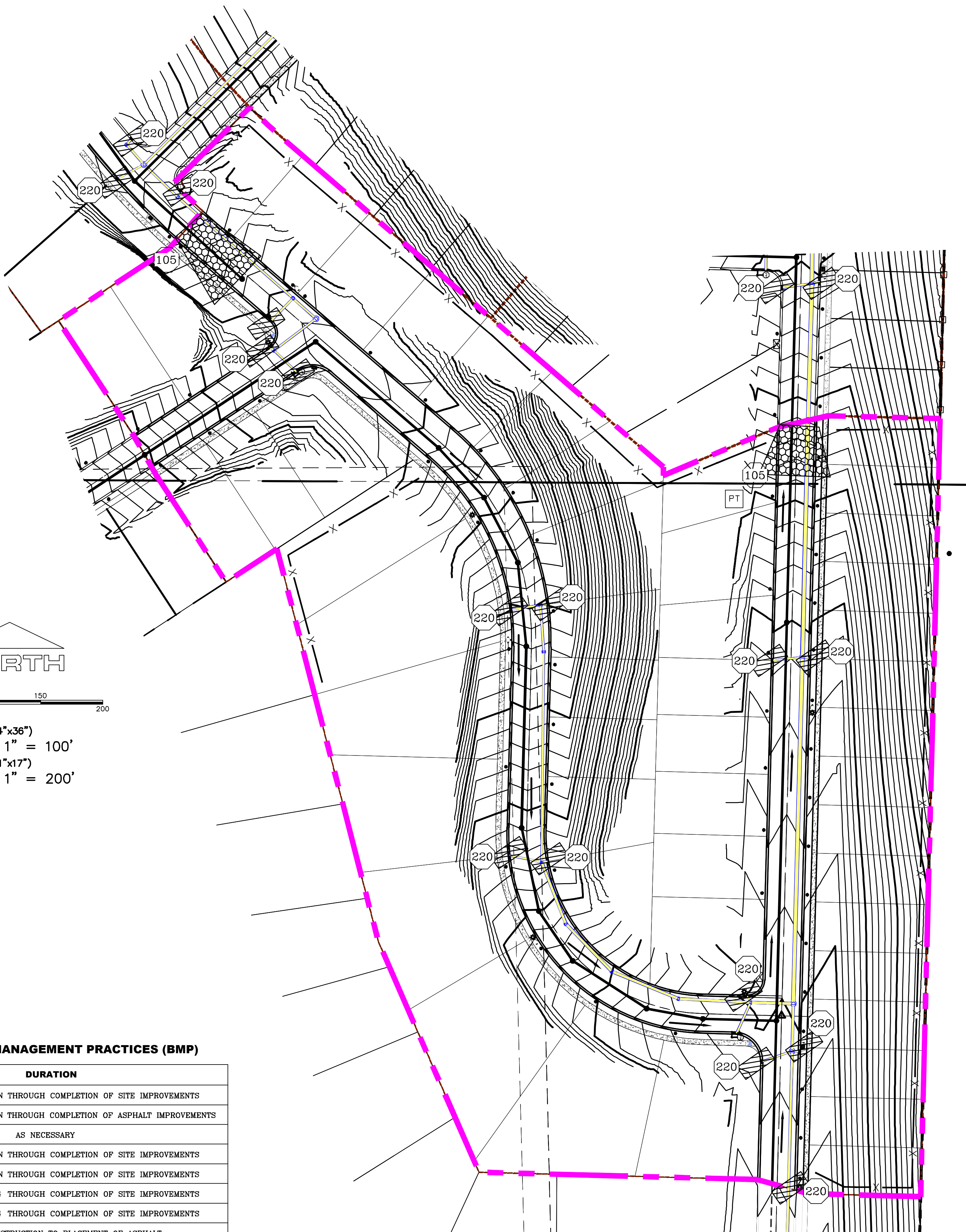
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(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINING OF CONSTRUCTION TO PLACEMENT OF ASPHALT



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PROFESSIONAL ENGINEER AND LAND SURVEYOR
#187025
Donald L. Taylor
UTAH
7/16/2020

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 7.16.2020

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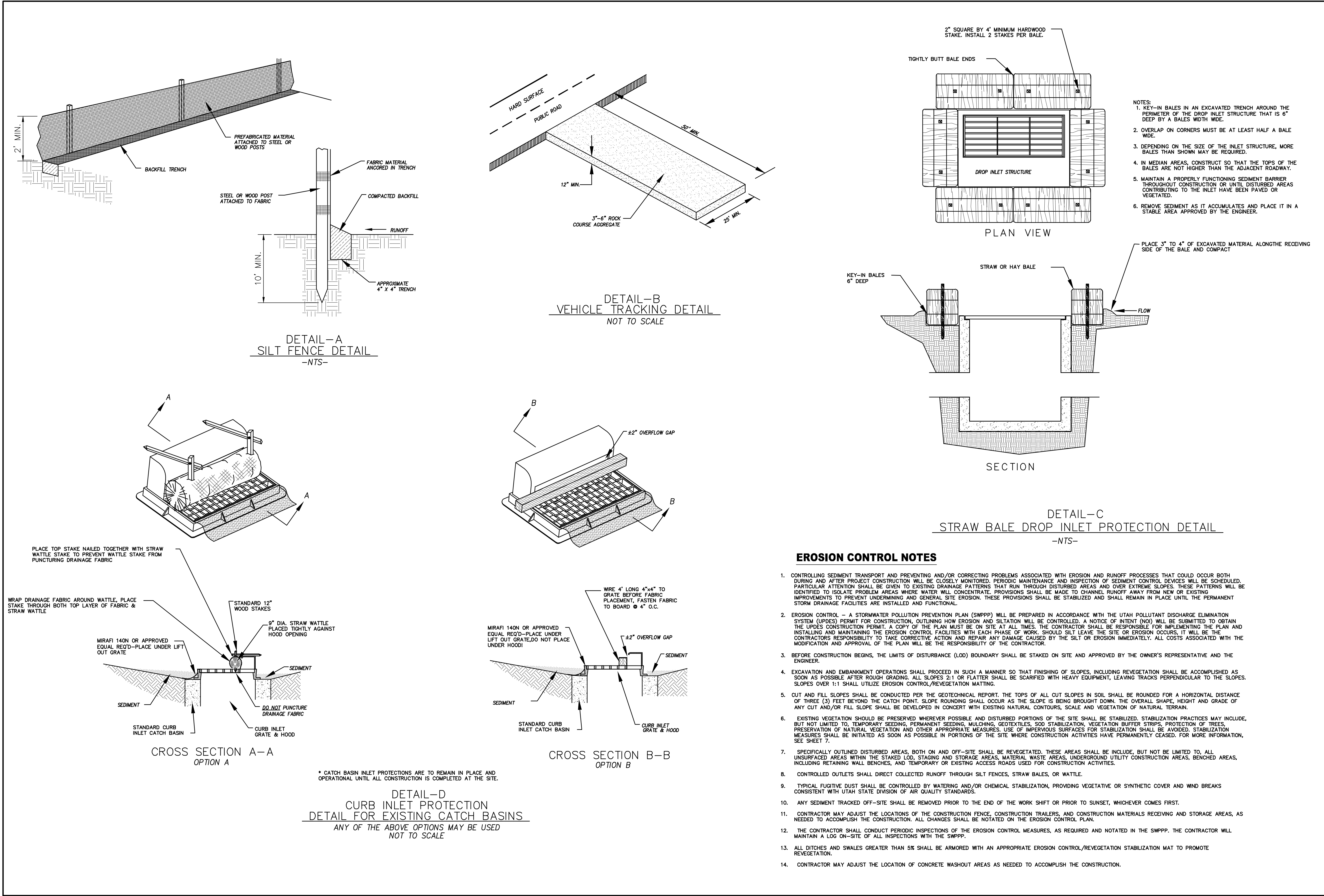
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SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01



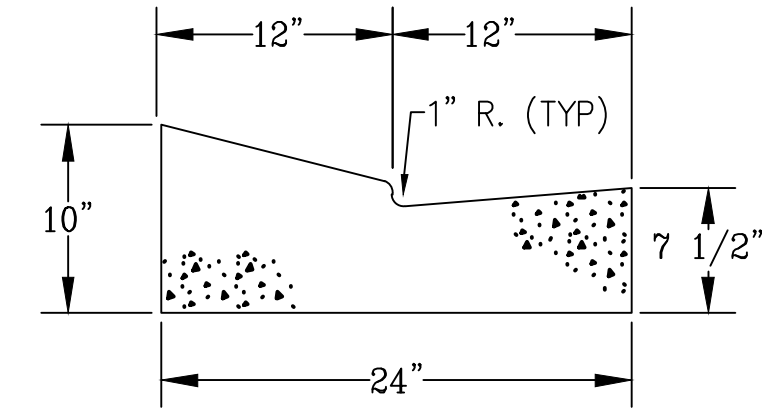
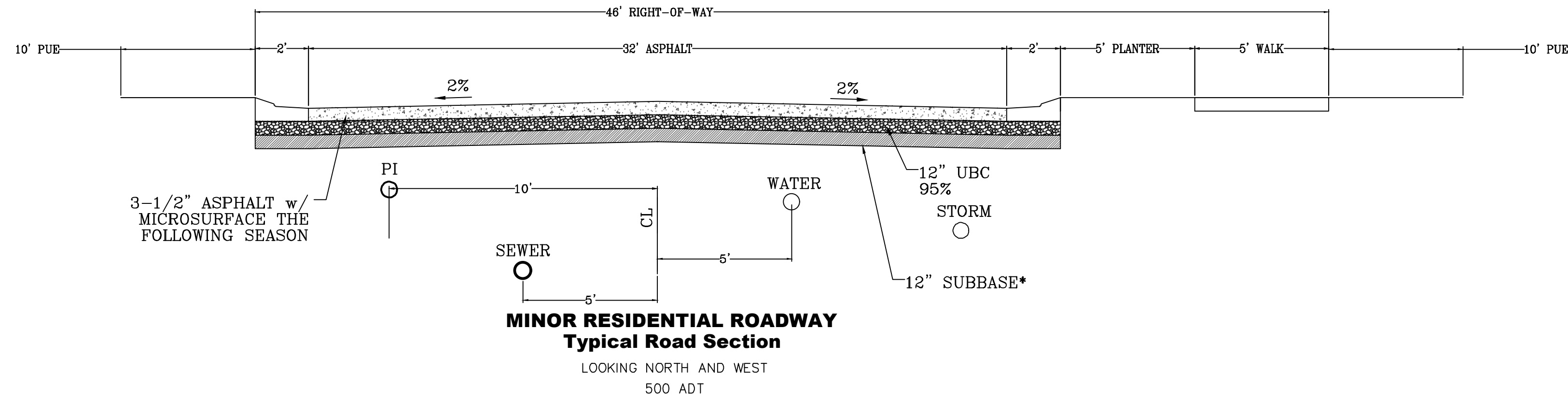
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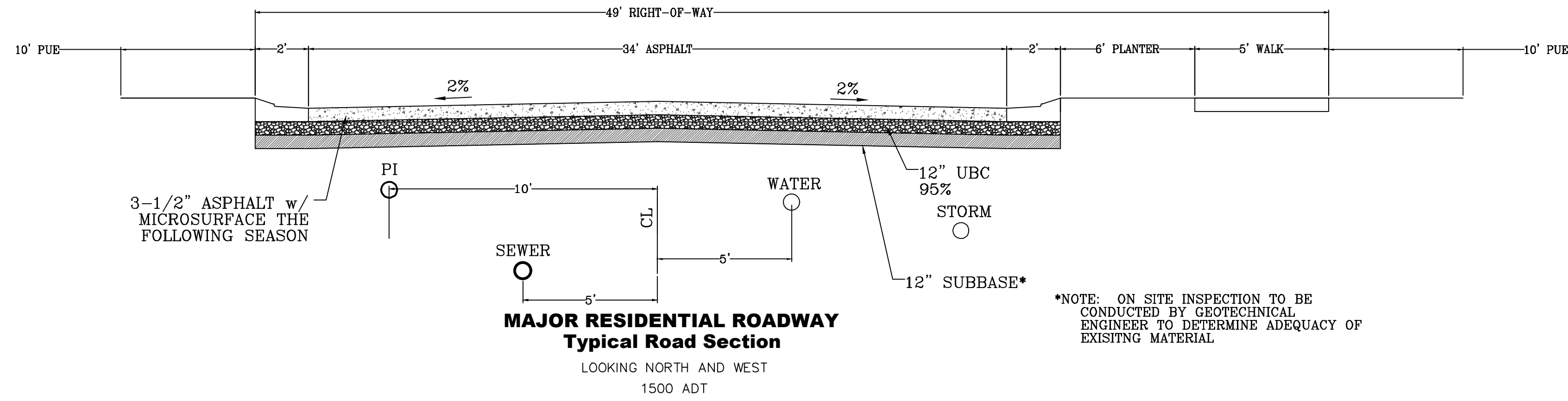
PROFESSIONAL LAND SURVEYOR
187028
Donald L. Taylor
UTAH
7/16/2020

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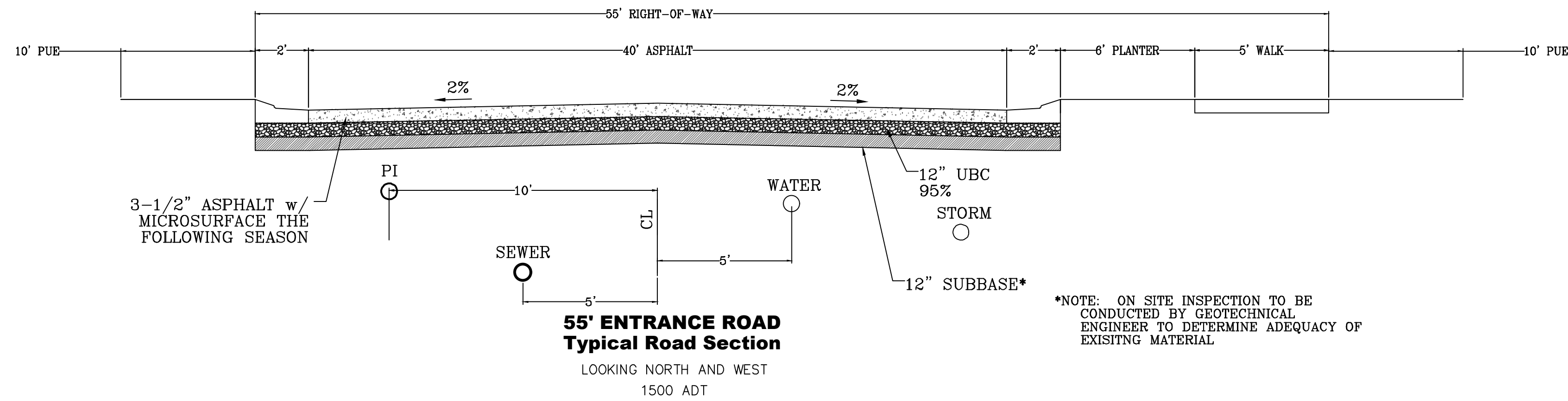
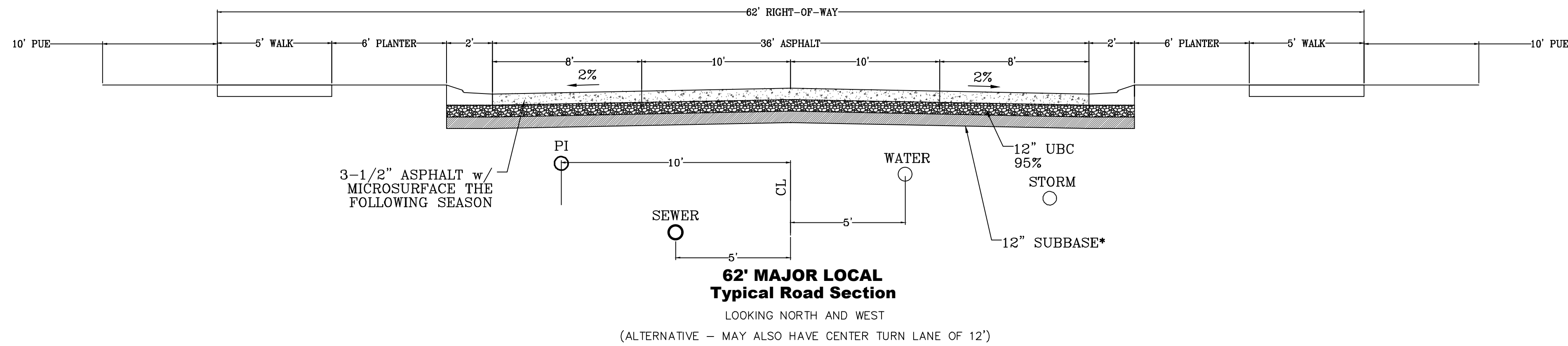
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EROSION CONTROL DETAILS
SHEET:
EC-02



*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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DATE: 7.16.2020	
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REVISIONS:	
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SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01

From: Misty F <bronco4tj@gmail.com>

Sent: Tuesday, June 23, 2020 6:58 PM

To: Norm Beagley <NBeagley@santaquin.org>; Jon Lundell <JLundell@santaquin.org>; Jason Bond <JBond@santaquin.org>; Ben Reeves <BReeves@santaquin.org>

Subject: Concern For 200East 400 North

Hello,

I am writing this out of a very large concern for the intersection at 200 East 400 North, next to Maceys.

In the few short days that the business has opened, I have witnessed in my daily commute numerous people, and especially children, trying to cross that busy road.

It is a very dangerous road, and I have several times seen children trying to cross nearly get hit by vehicles. I have spoken to many others who have made the same observation and expressed similar concerns.

This intersection is a tragedy waiting to happen and must be fixed sooner, rather than after one happens.

A crosswalk or 4-way stop will decrease the danger immensely. Even marking it as a crossing area similar to the intersection of Center St. and Main St. would alert drivers, and allow for safely crossing the street.

This new store is an amazing addition to this city. Give it safer access and not have it marred by an avoidable accident.

Thank You for your time,

Misty Hebbert

From: Josey Johnson <jayleejacejerika@gmail.com>

Sent: Wednesday, July 15, 2020 4:43 PM

To: Norm Beagley <NBeagley@santaquin.org>

Subject: 400 East Traffic safety concern

Hello my name is Josey Johnson, I live at 161 n 400 East in santaquin. My reason for this email is because I am becoming very concerned with the amount of Traffic that continually speeds up and down 400 East. Since the grocery store has opened there has been a big increase in pedestrian traffic, kids on bicycles and scooters as well as families going for walks to and from the store. I am just wondering what the city has planned as far as crosswalks or possibly stop signs. I think that it would be very beneficial to have a four way stop at the 200 East intersection. Currently there is only one stop sign from the light on main street until the north end of town. People turn north off of main street and accelerate all the way to 700 north where the stop sign is currently located. I feel that this is a very legitimate safety concern and I would really appreciate it

if we can do something about it before someone gets hit. Thank you for your time and consideration. I look forward to hearing from you, thanks.



DRC Meeting Minutes
Tuesday, July 14, 2020

DRC Members in Attendance: Engineer Jon Lundell, Fire Inspector Taylor Sutherland, Public Works Director Wade Eva, Building Official Randy Spadafora, Community Development Director Jason Bond, Assistant City Manager Norm Beagley.

Other's in Attendance: Staff Planner Ryan Harris, Kevin Olson, John Smiley representing Orchard Hills II. John Money and Ryan Hatfield (engineer) representing 341 Townhomes. Derk Palfreyman and Rhett Brown representing Countryside Estates Plat E. Shawn Herring representing the Hills at Summit Ridge. Ben Reeves City Manager (Via zoom).

Mr. Lundell called the meeting to order at 10:02 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 if the road is over 150 feet from John Boulevard to the dead end, either a hammer head turn around or a bulb will be required. Mr. Olson and Mr. Smiley stated that they believe that the radius is at 150 feet exactly, and they will provide verification. Mr. Sutherland added that the residential/commercial ("live/work") buildings will need fire sprinklers.

Public Works: Mr. Eva asked that street signs be provided for the private roads. Mr. Lundell asked that the developer provide proposed addressing for review. Mr. Eva asked about the waterlines. Mr. Lundell explained that they will have a 4-inch meter vault off of unit 7 and a 2-inch meter vault coming off of unit 8. The 4-inch meter would service 14 units and the two-inch meter would service the remaining 6 units.

Police: Chief Hurst explained that when the previous Orchard Hills units were built, staging materials were often put in the City streets and right of ways. He noted that at one point it was so bad traffic was going through the school parking lot to avoid it. Chief Hurst asked that the developer ensure that this does not happen with this project. He recognized that the sub-contractors don't always get the message that the developers do in DRC, but asked that this is communicated with them.

Mr. Bond asked the developers if they are planning to phase this project. Mr. Olson indicated that they would like to phase the project and work together regarding phasing and staging. Mr. Beagley stated that the project will be shut down and cited if staging/materials block the public right of ways.

Engineering: Mr. Lundell noted that the plans show 18-foot deep parking stalls. He clarified that

if the developer would like their parking stall depth to be lowered to 18 feet; they need to provide the appropriate six-foot wide sidewalk. He indicated that the plans are also missing the required 5-foot landscaping buffer along the sides of the building. Mr. Lundell stated that the fence details need to be provided. He clarified that all multifamily developments require fencing per code. He added that the architectural plans need to be provided for the Architectural Review Committee to review. Mr. Lundell also asked for details regarding the proposed pavilion.

Planning and Zoning: Mr. Bond explained that square footage for the commercial spaces needs to be provided in order to verify required parking. Mr. Harris clarified that 5 parking stalls are required per 1000 square feet of commercial space. Chief Hurst asked if parking will be allowed on 120 E? Mr. Beagley indicated that the road will be red curbed along highland drive and then around the corner to the South West of unit 8 to ensure the clear view area.

Engineering: Mr. Lundell stated that the private sewer line needs to be labeled as such. He explained that road cuts will require an overlay that extends 15 feet on either side of the trench. He reminded the developer that the Mail Box location needs to be coordinated with the Post Office. Mr. Lundell expressed concern regarding the storm water access point onto 120 E. and asked that it is addressed. He noted that the storm drain report for the development needs to be submitted. He also informed the developer that the side setbacks on the south side need to be 15 feet.

No comments from Building or Administration.

Motion: Mr. Bond motioned to table the Orchard Hills II preliminary plan until the missing information is provided and the redlines are addressed. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

341 Townhomes Final

A final review of a 3-unit town home subdivision located at 341 E. 100 S.

Police: Chief Hurst expressed his preference that the green space in the right of way be converted into parking rather green space.

Engineering: Mr. Lundell indicated that the CC&R's still need to be submitted. Mr. Money answered that he brought the CC&R's with him today. Mr. Lundell asked that they are uploaded to Citizen Serve. Mr. Bond explained that they would like the CC&R's to indicate that the garage must be used for parking and not storage. Mr. Lundell explained that verification for the right of way still hasn't been obtained. Mr. Hatfield (the project engineer) explained that he is in the process of verifying this with a surveyor. Mr. Lundell explained that per City Standards and specs a multifamily development of 3 units or more requires a single common culinary water meter. The current plans don't meet the standards because three meters are shown.

Planning and Zoning: Mr. Harris asked Mr. Money when he will be submitting the architectural

plans. Mr. Money answered that he is currently waiting for the renderings, but he will submit them as soon as he has them.

No comments from Fire, Public Works, Building, or Administration.

Motion: Mr. Beagley motioned to forward a positive recommendation to the Planning Commission that the 341 Townhomes be approved with the following conditions: That the right of way verification be provided, that the CC&R's be reviewed and addressed, that ARC approval be obtained, and that the meters be updated to meet the City standards and specifications for multifamily developments of three units or more. Mr. Eva seconded. The vote was unanimous in the affirmative.

Countryside Estates Plat E

*A **final** review of a 3 lot subdivision located at approximately 200 E. and 820 S.*

Engineering: Mr. Lundell noted that the utilities are already existing on the lots. However, if utility trenches are needed, a full overlay will be required. He explained that the infiltration area needs to be located within an easement. Mr. Lundell indicated that there are additional storm drain comments on the storm drain report. He clarified that the bottom of the curb inlet box needs to be a minimum of 36 inches deep.

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

Motion: Mr. Bond motioned to grant final approval for Countryside Estates Plat E with the condition that the engineering redlines be addressed. Which include; that the services be verified, that the sump be located within an easement. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

The Hills at Summit Ridge Plat C Final Review

*A **final** review of a 35 lot subdivision located at approximately Sawtooth Boulevard and Windmere Road.*

Mr. Lundell explained that the developer has requested to provide another point of access within the Hills of Summit Ridge Plat C. He explained that phases C and D3 will need to be constructed concurrently in order to have the appropriate waterline looping and required accesses. Mr. Beagley suggested that this is added as a plat note and acknowledged by the developer and contractor. Mr. Herring indicated the note is on the plans.

Planning and Zoning: Mr. Bond asked when the public amenities will be provided. Mr. Herring explained that they would be installed and ready with the subdivision improvements.

Police: Chief Hurst stated that there are city code rules/details associated with the dog park that

need to be addressed prior to the park being opened. Mr. Harris noted that the developer is proposing to finish the park with crushed rock rather than sod. Mr. Beagley expressed concern regarding the dog park not having at least a portion of the surface being sod. He asked that a different proposal be provided for review. Mr. Herring stated that he isn't opposed to sod but explained that it usually gets ruined in a dog park. Mr. Beagley noted that P.I. will need to be stubbed to the dog park whether there is sod or not, in order to water the trees, shrubs, etc.

No comments from Fire, Public Works, Building, Administration, or Engineering.

Motion: Mr. Beagley motioned to approved the Hills at Summit Ridge Plat C with the following conditions: That sod for the dog park is reconsidered. That two service connections, one for P.I. and culinary are provided. And that the trail and dog park be installed prior to the first C of O being issued. Mr. Bond seconded. The vote was unanimous in the affirmative.

The Hills at Summit Ridge Plat D3 Final Review

A final review of a 6 lot subdivision located South of Foxberry Drive and along Longview Road.

Mr. Lundell explained that this phase that would connect phases C and D and provide the required access and waterline looping.

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

Motion: Mr. Bond motioned to approve the final plan for the Hills at Summit Ridge Plat D3. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Jasperson Stop Sign Request

The DRC will review a request for a three way stop at the intersection of Center Street and Highland Drive.

Mr. Lundell explained that the request is to provide an additional stop sign (to create a three way stop) at the intersection of Center Street and Highland Drive. He informed the Committee that the future plans for this intersection are to re-design it and provide turn lanes for all 4 directions. He noted that the project includes extending the trail along the extension of Highland Drive, and putting stop signs at Highland Drive and Canyon Road.

Fire: Mr. Sutherland stated that he isn't opposed to this proposal due to the visibility issues at the intersection.

Administration: Mr. Beagley noted that the visibility issues will be addressed as best they can, with the intersection redesign project. He explained that the intent of this redesign is to align Highland Drive and Center Street better (more perpendicular) with Canyon Road.

Public Works: Mr. Eva stated that he wouldn't like to see a three way stop at this intersection.

Police: Chief Hurst explained that the residents are concerned about the amount of traffic on this street. He noted that the paving of the Frontage Road (which will be happening in the next 30 days) will decrease the amount of traffic at this intersection. Chief Hurst asked for a time line of the redesign project. Mr. Beagley answered that it will be designed this year and realistically constructed next year. Chief Hurst stated that he doesn't think the stop sign (i.e. a 3 way stop) is needed now specifically with the changes that will be coming in the near future. He noted that he may change his mind if the projects are delayed, etc.

Planning and Zoning: Mr. Bond explained that he doesn't see the need to have people get used to stopping at the intersection when the redesign will have Canyon Road be a through road in the future.

Engineering: Mr. Beagley referred to Chief Hurst's comment that this three-way stop isn't warranted right now; but with the redesign, and if traffic patterns change, it should be revisited.

Motion: Mr. Bond motioned to deny the three way stop sign request at the intersection of Center Street and Highland Drive. With the intention that the intersection will be improved within a year and a half and may be revisited if circumstances change. Chief Hurst seconded. The vote was unanimous in the affirmative.

Administration: Mr. Beagley explained that there was a second request made for signage informing drivers of a deaf child that lives in the area (Canyon Road, near Highland Drive). He expounded that he has done some research and found that signs that inform drivers of a special needs person in the area are not recognized by the Federal Highways Administration as official traffic control devices. Mr. Beagley stated that these signs can provide a false sense of security that it is safe for children to play in the road. He also noted the potential tracking issues these signs could cause if the family moves or when the child grows up, etc. Mr. Beagley indicated that he doesn't believe that the sign is warranted.

Police: Chief Hurst expressed concern that if this sign is provided it will set a precedent all over the City and could result in a sign overload.

Mr. Beagley clarified his desire to support those with special needs. He explained that there are studies that indicate that these types of signage can create a decrease in safety.

Motion: Mr. Beagley motioned to deny the request to install a deaf child in area sign in the requested area. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Spencer Street Light and Clear View Request

The DRC will review a request for a street light on the corner of 900 South and Center Street.

Mr. Lundell explained that this request is to provide a street light at the corner of 900 South and Center Street. He noted that there are additional requests regarding clear view problems at this corner which will be reviewed outside of the DRC. Mr. Lundell explained that current code requires any new subdivision to install a street light at each intersection or a maximum distance of 500 feet apart. He noted that when this subdivision was installed that requirement didn't exist.

Administration: Mr. Beagley stated that he thinks it makes sense to install a light here. He noted that there is sufficient power, a pole and transformer on the corner to make it happen.

Engineering: Mr. Lundell explained that there is a possibility to coordinate with Rocky Mountain Power and SESD to have a pole mounted light installed on the existing power pole. He added that installing a street light at this location would bring the area up to current City code.

Motion: Mr. Beagley motioned to explore the option of installing a pole light at the corner of 900 S. and Center Street with RMP and SESD and if feasible to install it. Mr. Eva seconded. The vote was unanimous in the affirmative.

Villegas Street Sign Request

The DRC will review a request for additional signage at the intersection of South Center Street and Canyon Road.

Mr. Lundell explained that this request is for additional signage at the intersection of Highland Drive and Canyon Road.

Administration: Mr. Beagley clarified that to the North of the freeway is Center Street and South of the freeway it becomes Canyon Road. He explained that currently the signage shows Center Street to the South of the freeway. Mr. Beagley suggested that a directional sign be provided for Center Street northbound and for Canyon Road southbound. He explained that he doesn't see a solution for the part of Center Street that extends South of 900 South.

Public Works: Mr. Eva suggested that a request is made for google maps to change the street map so it is labeled as South Center Street (south of 900 South) instead of Pine View Circle. Since the homes on this street are addressed off of (South) Center Street and not Pine View Circle this would clear up some of the confusion. Mr. Beagley suggested that the residents make this request to Google Maps.

Mr. Beagley proposed that a double directional sign is installed on Highland Drive and Canyon Road. The committee discussed the confusion that the directional signs could cause. Mr. Bond stated that the directional sign doesn't meet the applicants request. Mr. Eva suggested that a Center Street sign doesn't have directional arrows and that a Canyon Road sign be added as well. Mr. Bond Agreed with Mr. Eva. Mr. Beagley and Mr. Spadafora stated that signifying that Center Street continues South will cause confusion for those looking for Canyon Road and

Center Street to the south. Mr. Bond suggested that the best thing to do would be leaving the signage for Center Street ambiguous since it goes both North and South and signifying that Canyon Road only continues Southbound.

Motion: Mr. Spadafora motioned that no additional signage be provided at the intersection of South Center Street and Canyon Road in order to avoid further confusion. Mr. Eva seconded. The motion passed 5 votes to 1 with Mr. Bond voting Nay.

Approval of Minutes for Meeting Held

June 23, 2020

Motion: Mr. Beagley motioned to approve the minutes from June 23, 2020. Mr. Eva seconded. The vote was unanimous in the affirmative.

Mr. Reeves asked the DRC members if they have any issues with relinquishing the City owned property at the intersection of Main Street and 500 East, just south of the Grocery store. Mr. Beagley recommends that it be relinquished back to the developer who originally gave the land to the City. Mr. Reeves noted that it is an unbuildable parcel.

No action was taken on the aforementioned item.

Adjournment

Mr. Bond motioned to adjourn at 11:45 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder