



***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 June 23, 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. Summit Ridge Storage Concept

A **concept** review of a storage unit subdivision and site plan located on the South portion of parcel 32:021:0059, at approximately 1800 South Frontage Road.

2. Heelis Farms Preliminary

A **preliminary** review of a 20-unit town home subdivision located at approximately 200 N. and 400 E.

3. 341 Townhomes Final

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

4. Summit Ridge Towns Plat A Final

A **final** review of a 103-unit town home subdivision located at approximately 1200 West and Summit Ridge Parkway.

5. Approval of Minutes for Meeting Held

June 9, 2020

6. Adjournment

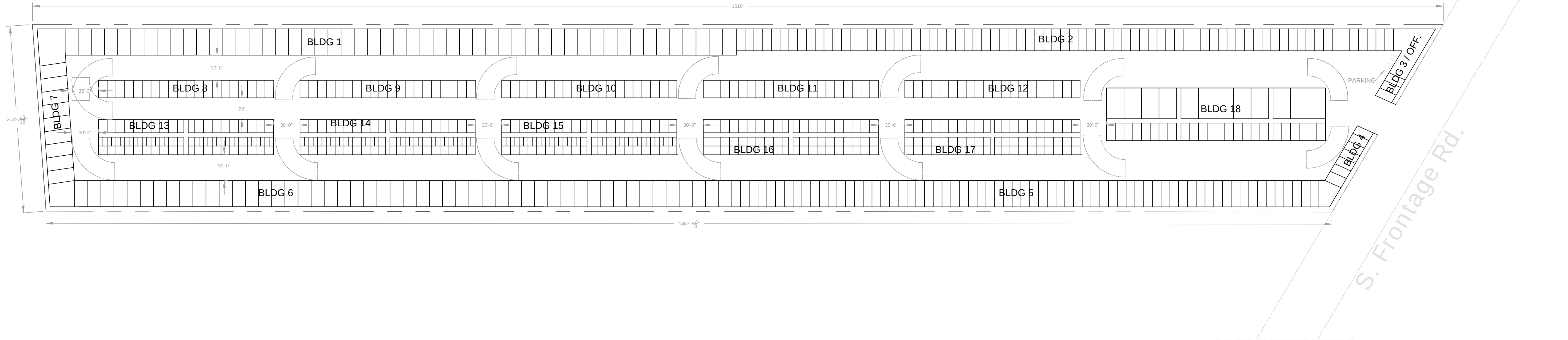
If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten (10), or more hours in advance and we will, within reason, provide what assistance may be required

CERTIFICATION OF POSTING

This agenda is hereby properly advertised this 19th day of June 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

PHASE I		PHASE II		PHASE III		TOTALS
BLDG 1 22,950 SF 15X30 - 51	BLDG 6 22,950 SF 15X30 - 51	BLDG 8 4,000 SF 10X10 - 40		BLDG 12 4,000 SF 10X10 - 40		187,875 SF
BLDG 2 18,750 SF 10X25 - 75	BLDG 7 2,430 SF 10X30 - 9	BLDG 9 4,000 SF 10X10 - 40		BLDG 13 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18	BLDG 18 14,400 SF 10X20 - 24 20X40 - 12 - MAN CAVES CLIMATE CONTROLLED BUILDING	5X10 - 108 5X15 - 9 7x15-1 8X10 - 20 10X10 - 376 10X15 - 112 10X20 - 34 10X25 - 75 10X30- 76 15X30 - 112 20X40 - 12 - MAN CAVES
BLDG 3 1,200 SF 10X20 - 3 30X20 OFFICE		BLDG 10 4,000 SF 10X10 - 40		BLDG 16 6,670 SF 5X15 - 2 8X10 - 4 10X10 - 36 10X15 - 18		
BLDG 4 26,745 SF 10X20 - 7		BLDG 11 4,000 SF 10X10 - 40		BLDG 14 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18	BLDG 17 6,670 SF 5X15 - 2 8X10 - 4 10X10 - 36 10X15 - 18	935 TOTAL STORAGE UNITS
BLDG 5 20,100 SF 10X30 - 67						



FORGE

BUILDING COMPANY

348 W Parkcenter Blvd
Boise, ID 83706
Phone, (208) 629-2945
Fax, (208) 343-0762
Email: fbc@forgebuildings.com

Summit Ridge

Scale - 1/64" =1'-0"

Date:	Description:
04/13/20	SITE LAYOUT
Dwg Date:	Job Number:
04/13/2020	FBC# ----
Drawn By:	Chkd By:
CJH	FBC
Paper Size:	Scale:
24X36	N.T.S.
Issue #:	Issue Date:
For Review	--/------

FBC-2

01 January 2000

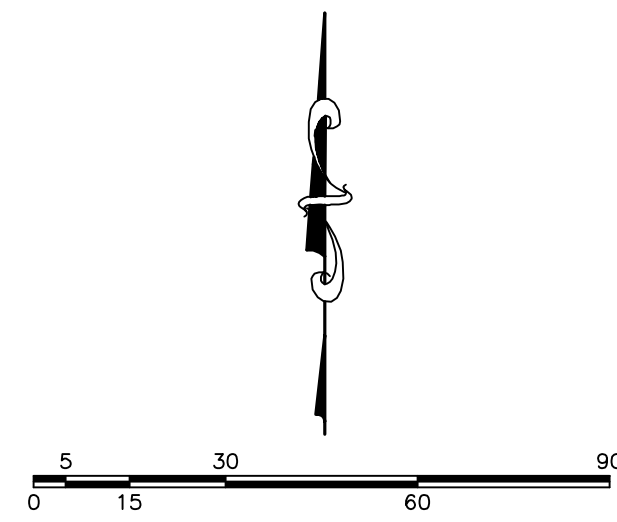
HEELIS FARM TOWNHOMES

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

JUNE 2020



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

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

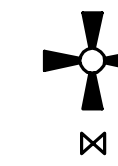
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL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

DENSITY TABLE
ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=21
ACREAGE=1.68 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF
PARCEL SIZE SF=73,389
PARKING REQUIRED=55
PARKING PROVIDED=56
BUILDING AREA SF=21x1,225=25,725
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.

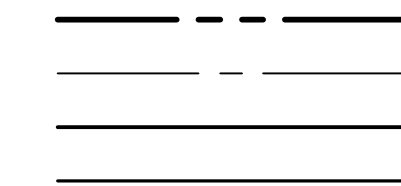
LEGEND

LEGEND APPLIES TO ALL SHEETS

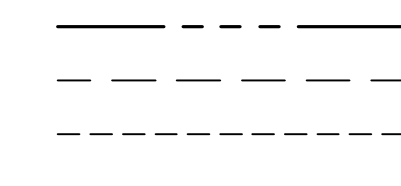


SECTION CORNER

EXISTING VALVE
EXISTING POWER POLE



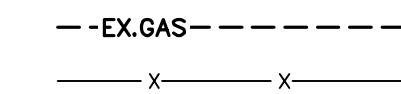
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE



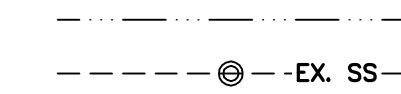
SECTION LINE
BUILDING SETBACK
EASEMENT
EXISTING DEED LINE



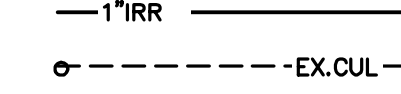
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER



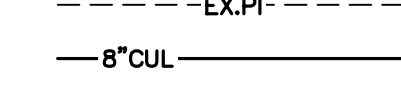
EXISTING GAS
EXISTING FENCE LINE



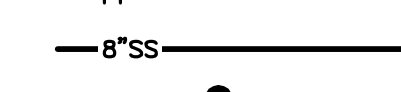
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE



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.

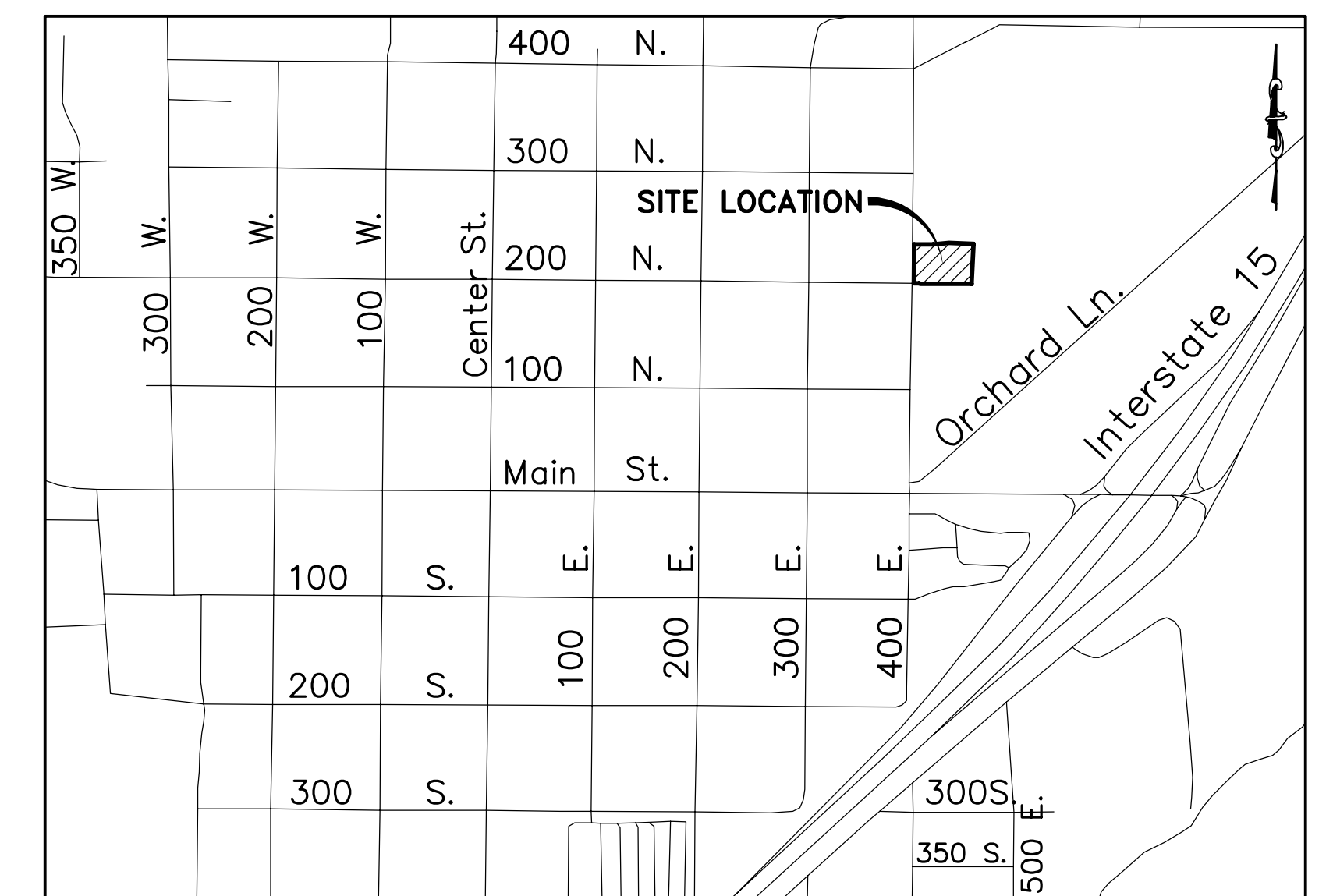
-SHEET INDEX-

SHEET SHEET NAME

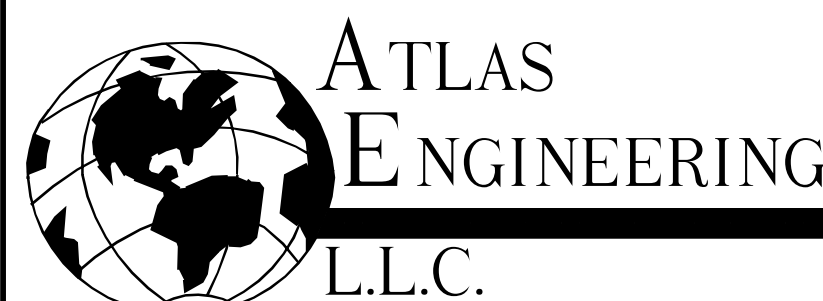
- | | |
|---|------------------------------|
| 1 | COVER & INDEX |
| 2 | SITE PLAN |
| 3 | GRADING PLAN |
| 4 | FINAL PLAT |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| 6 | DETAIL SHEET |
| 7 | DETAIL SHEET |
| 8 | FIRE ACCESS/OPEN SPACE PLAN |

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.

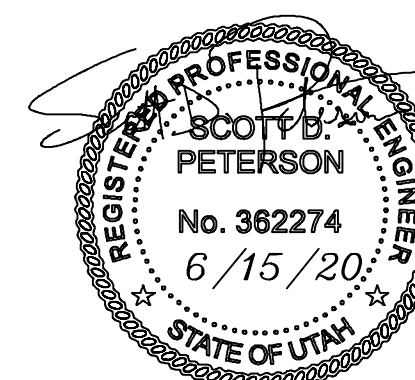


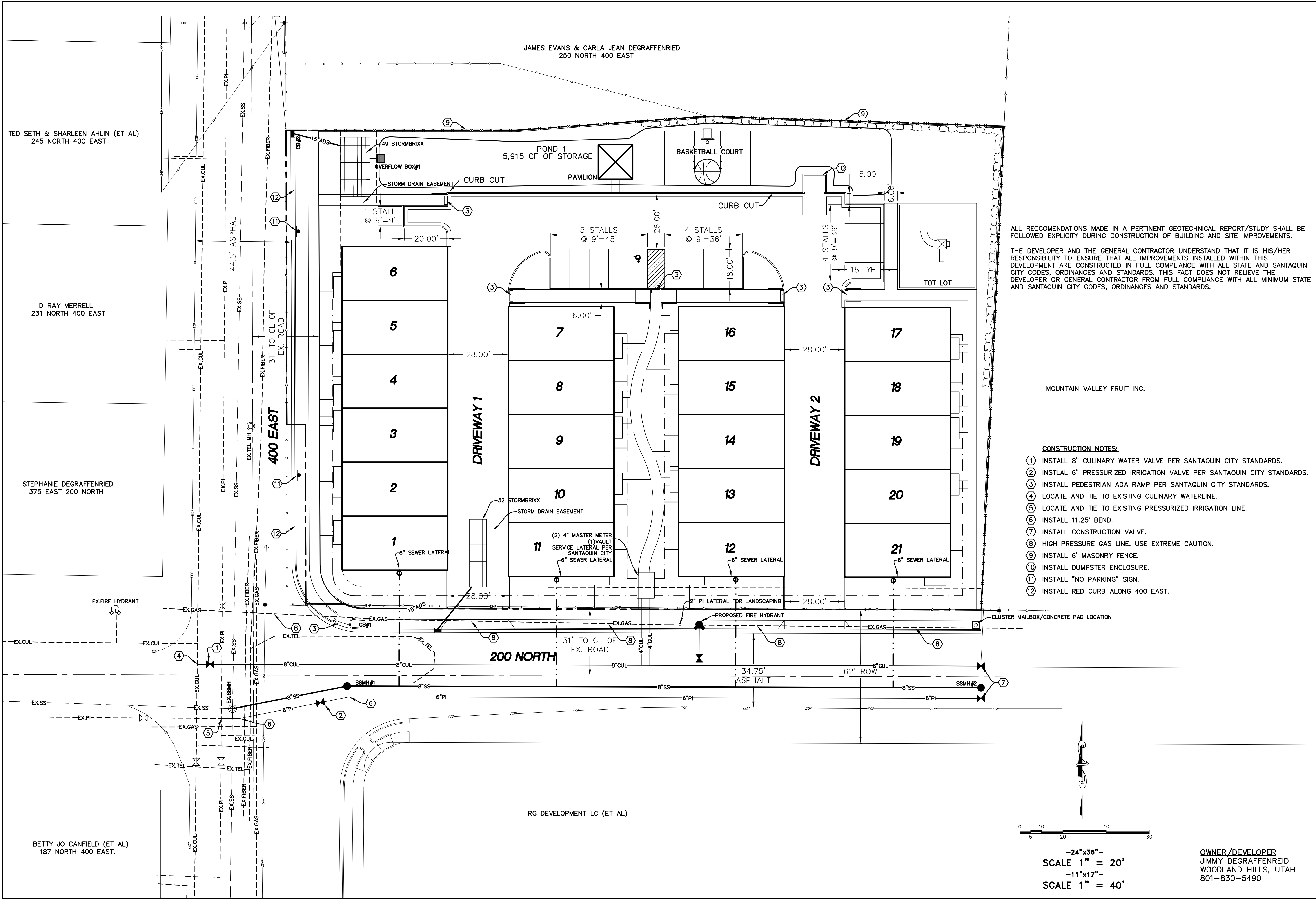
VICINITY MAP
-NTS-



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





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.

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.



-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

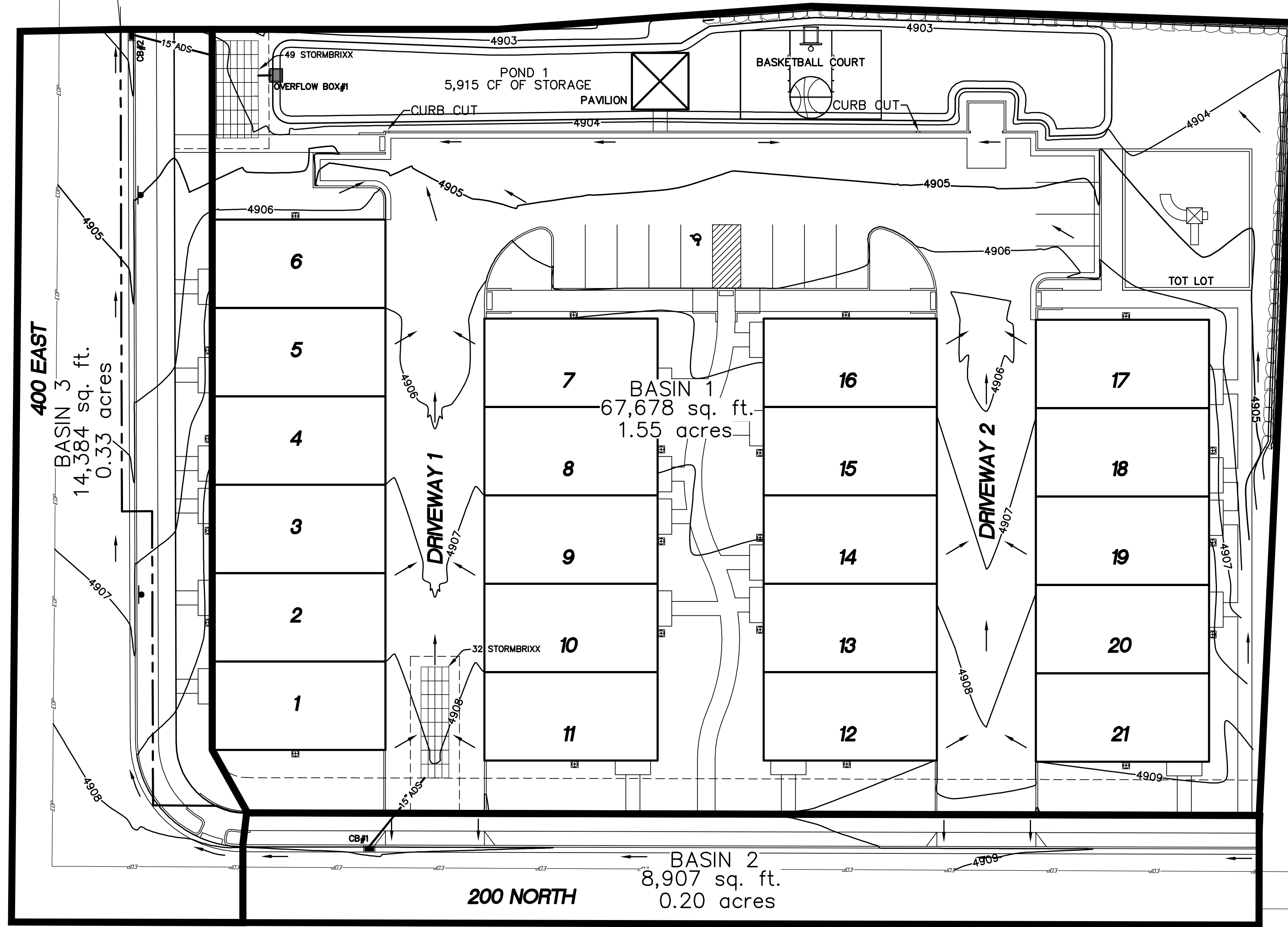
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS ENGINEERING L.L.C.

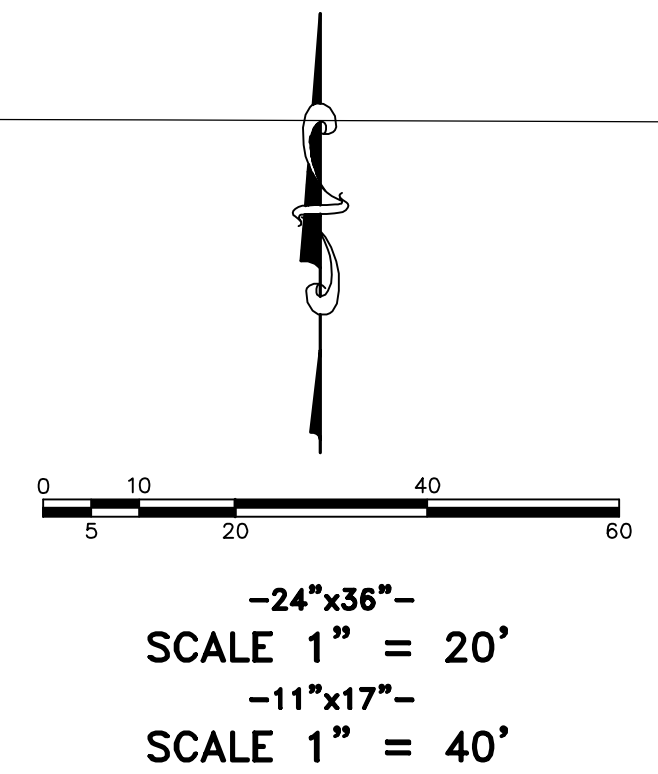
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BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

RG DEVELOPMENT LC (ET AL)



MOUNTAIN VALLEY FRUIT INC.



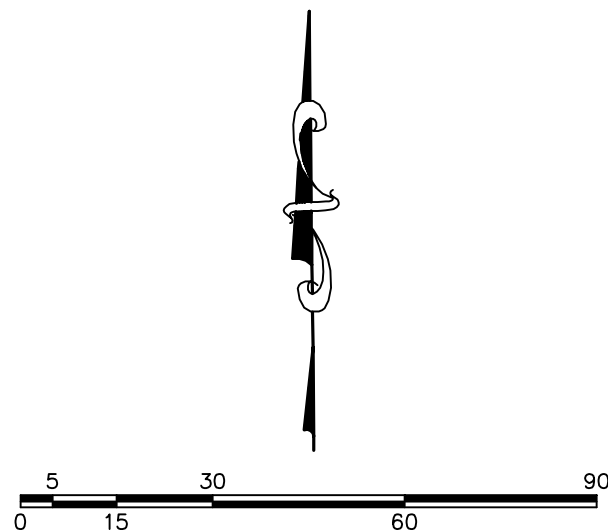
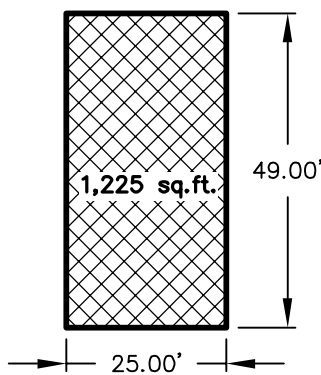
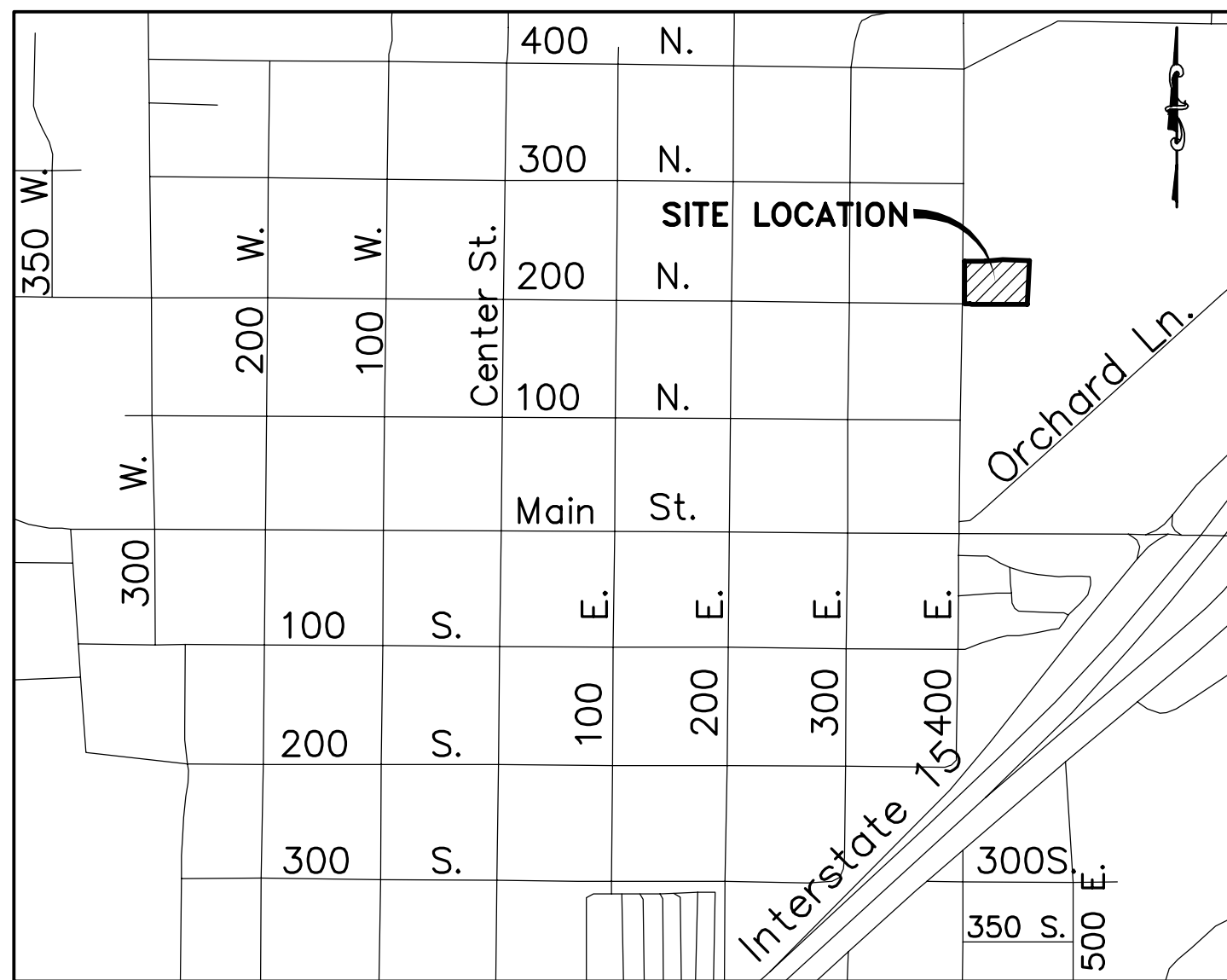
SANTAQUIN, UTAH

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84601

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(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

AREA DEDICATED
TO SANTAQUIN CITY
2,669 sq. ft.
0.06 acres

400 EAST

N89°35'44"W
17.81'

N00°10'07"W
83.21'

N00°10'07"W
136.27'

EAST
6.66'

S00°30'42"E
1195.19'

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

EAST 106.56'

N85°46'57"E 89.06'

S88°03'22"E 137.48'

EAST
26.79'

N00°10'07"W
136.27'

EAST
6.66'

S00°30'42"E
1195.19'

N00°10'07"W
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N00°10'07"W
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EAST
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N00°10'07"W
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EAST
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EAST
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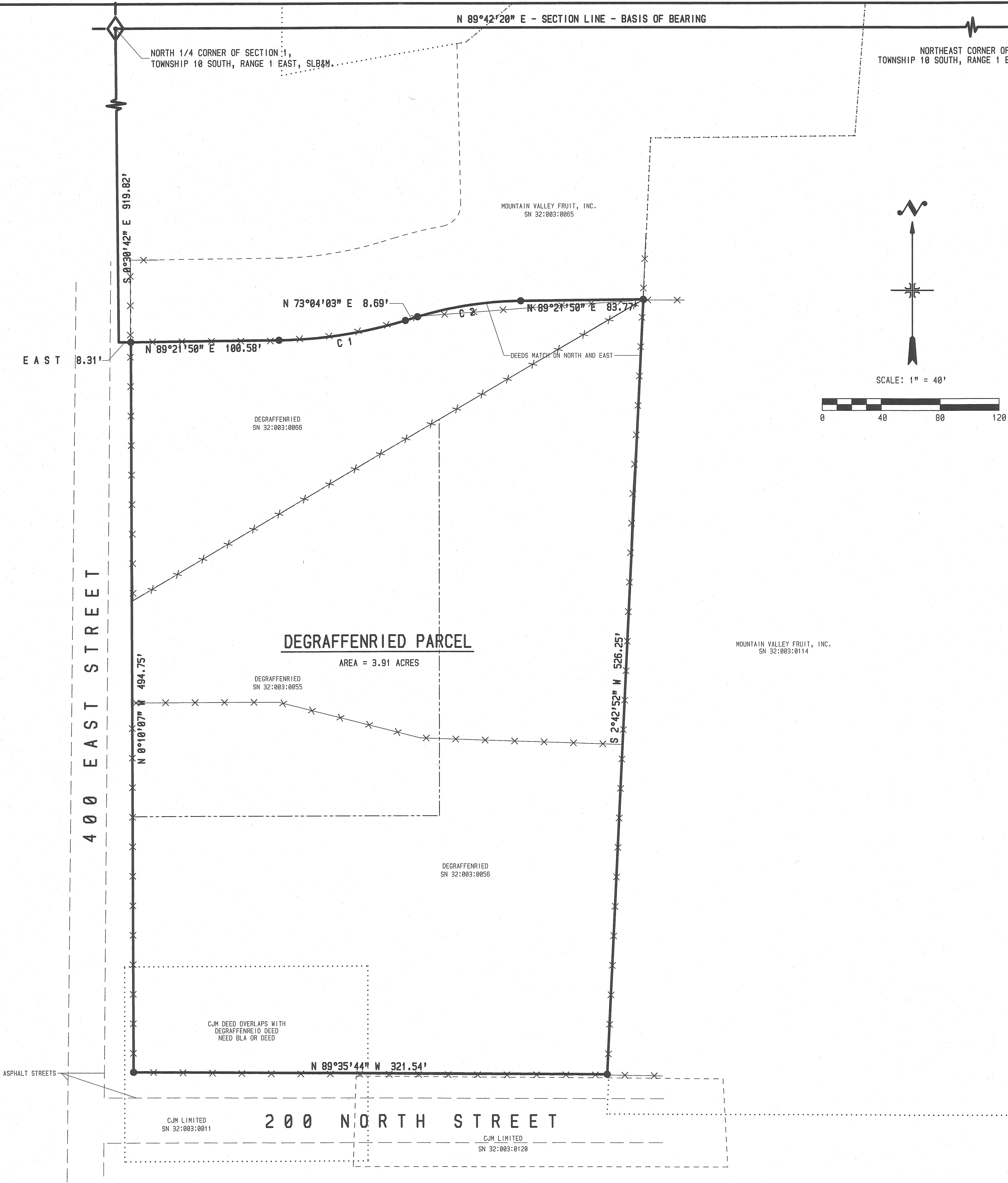
N00°10'07"W
136.27'

N00°10'07"W
136.27'

N00°10'07"W
136.27'

N00°10'07"W
136

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'



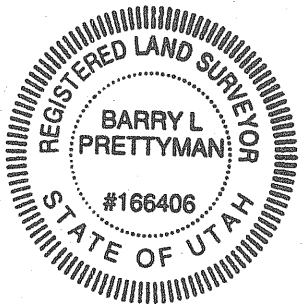
SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON THE EAST LINE 400 EAST STREET, SANTAQUIN, UTAH, WHICH POINT LIES SOUTH 0°30'42" EAST 919.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 8.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; 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 83.77 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.

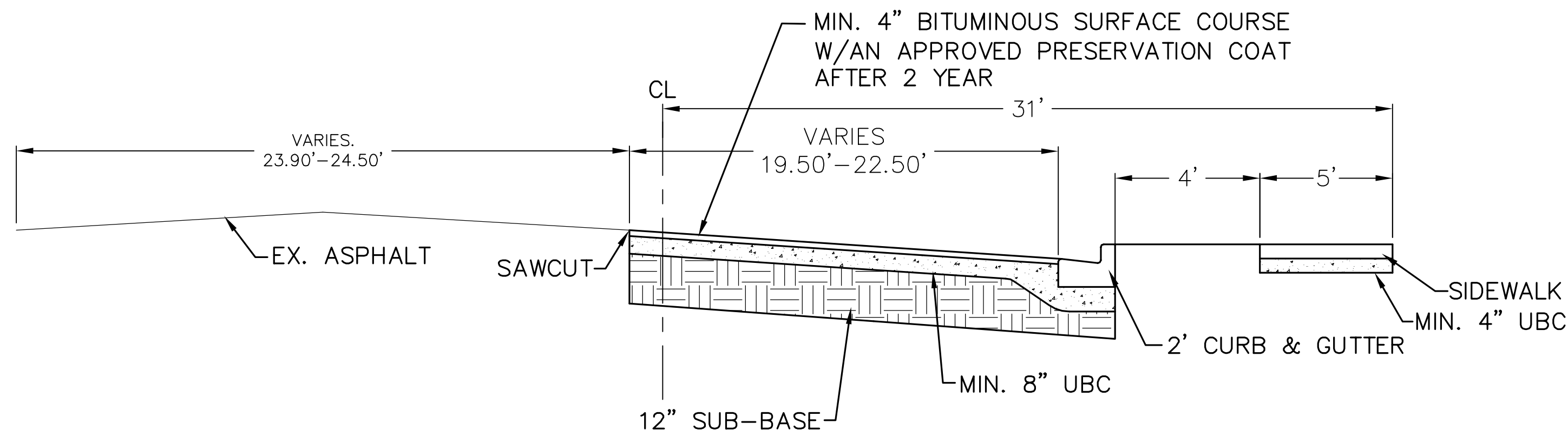
NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°42'20" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE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

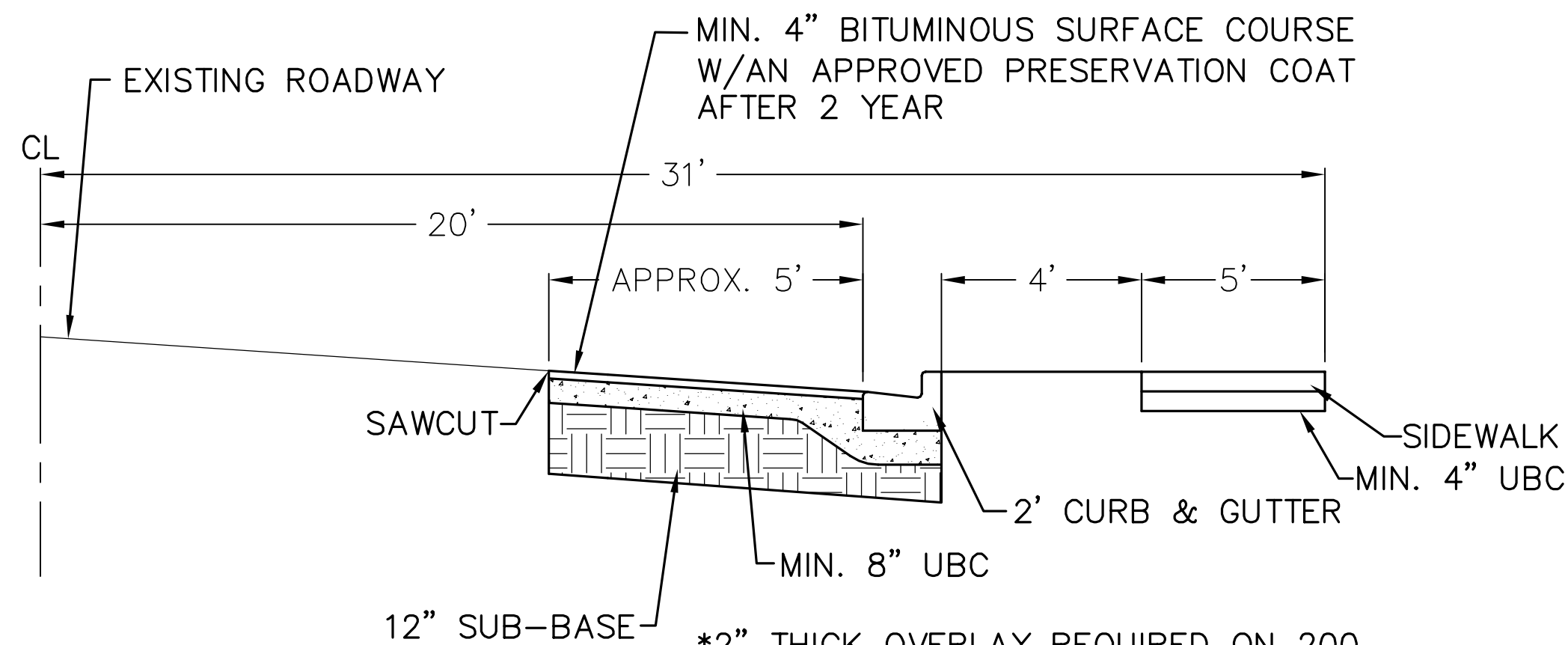
LEGEND:
● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
--- DEGRAFFENRIED DEED LINES
- - - ADJACENT LAND OWNER DEED LINES
x x x EXISTING FENCES





400 EAST DETAIL

—NTS—

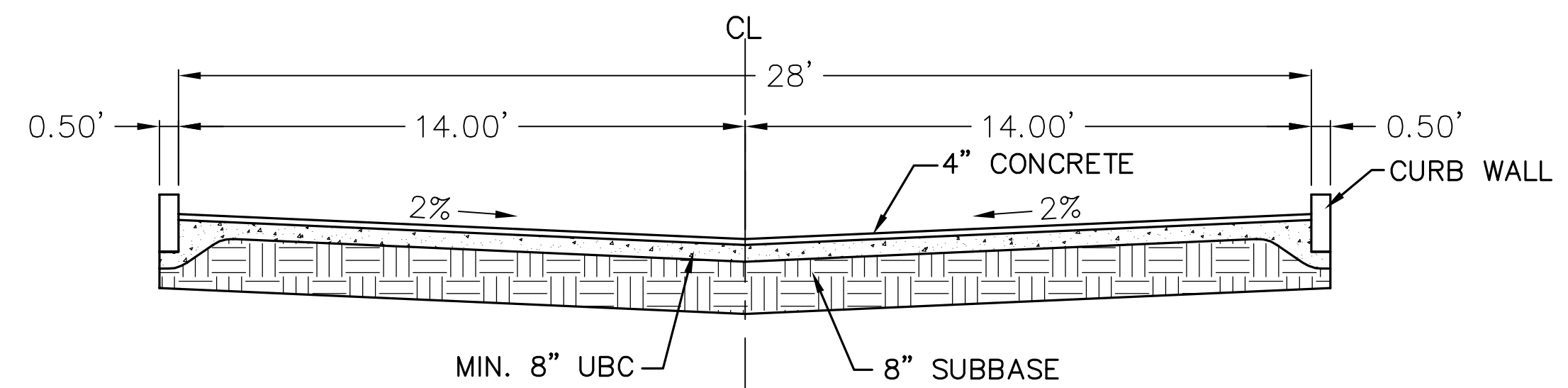


200 NORTH DETAIL

—NTS—

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



28' DRIVEWAY

—NTS—

NOTE: ALL DRIVEWAYS TO BE CONCRETE

HEELIS FARM TOWNHOMES



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

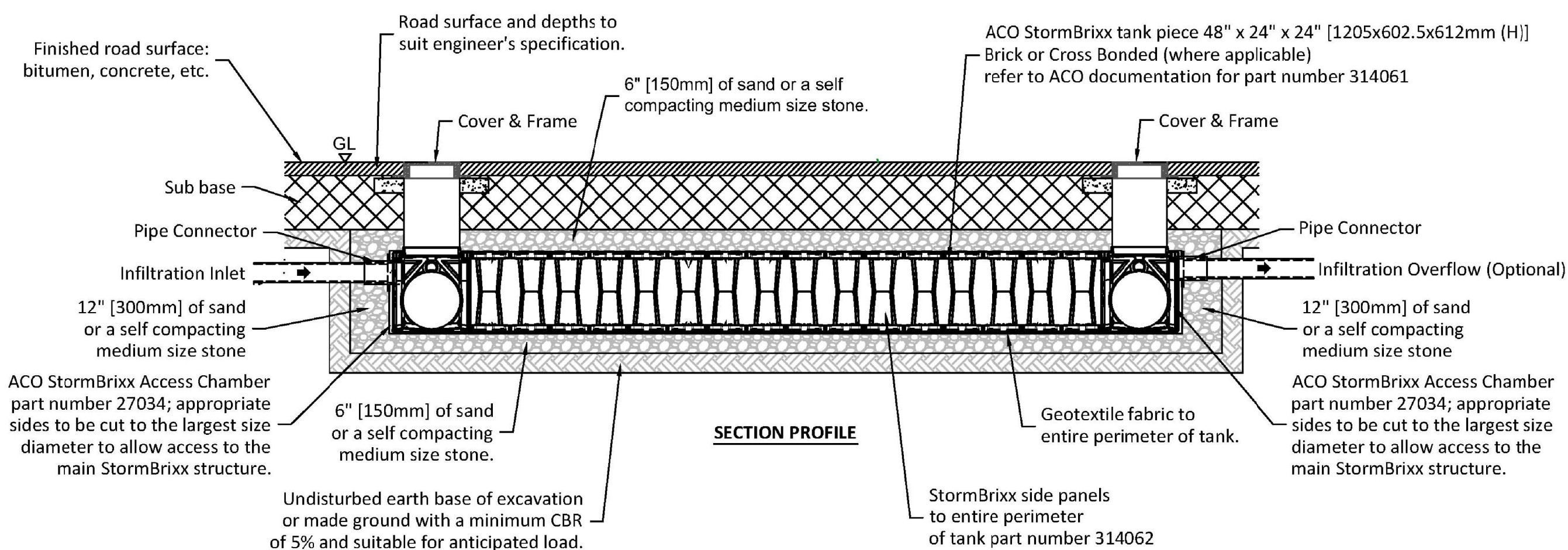
SHEET NO.

6

DETAIL SHEET

SANTAQUIN, UTAH

NO.	REVISIONS	BY	DATE
12			
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2			
1			
Z:\2019\19-079-Heelis-Farm-Townhomes\CADD\PREL\MINARY\06-DETAIL.Scd			



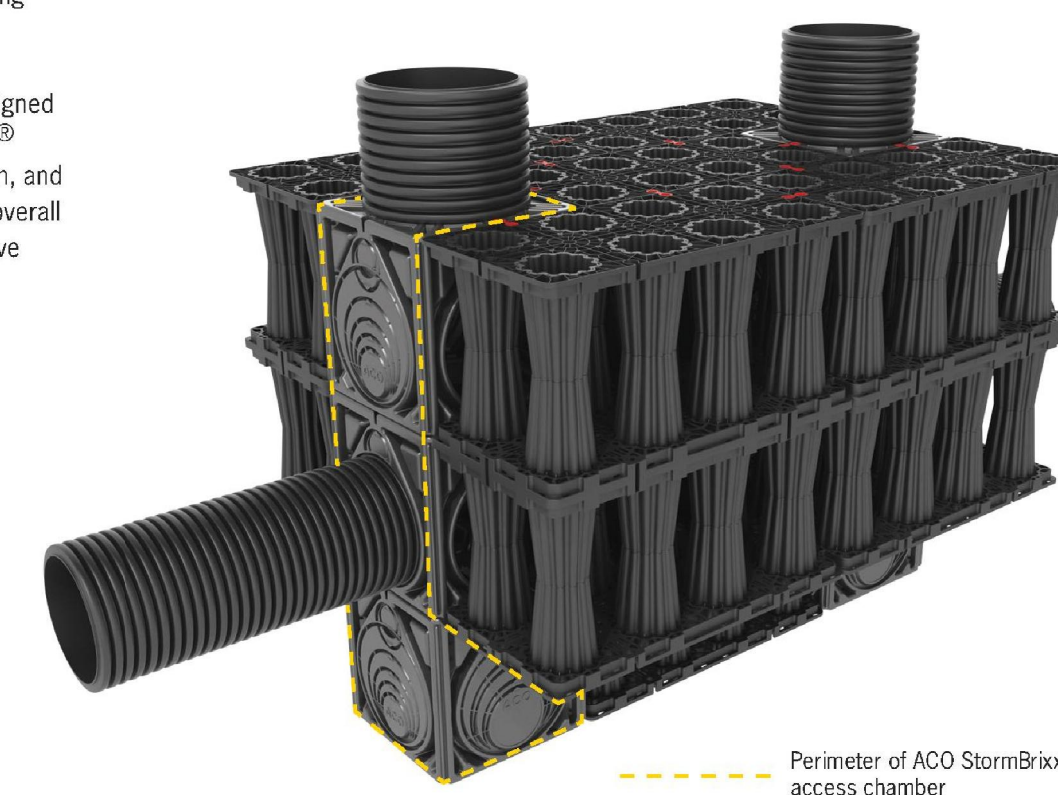
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficbing by refuse collection or similar vehicles (typically one per week)
(4) Please check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

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.

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.

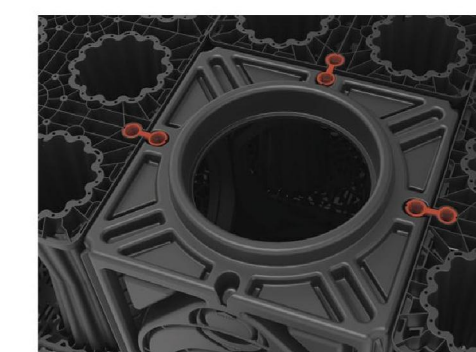
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



Cut unit at guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



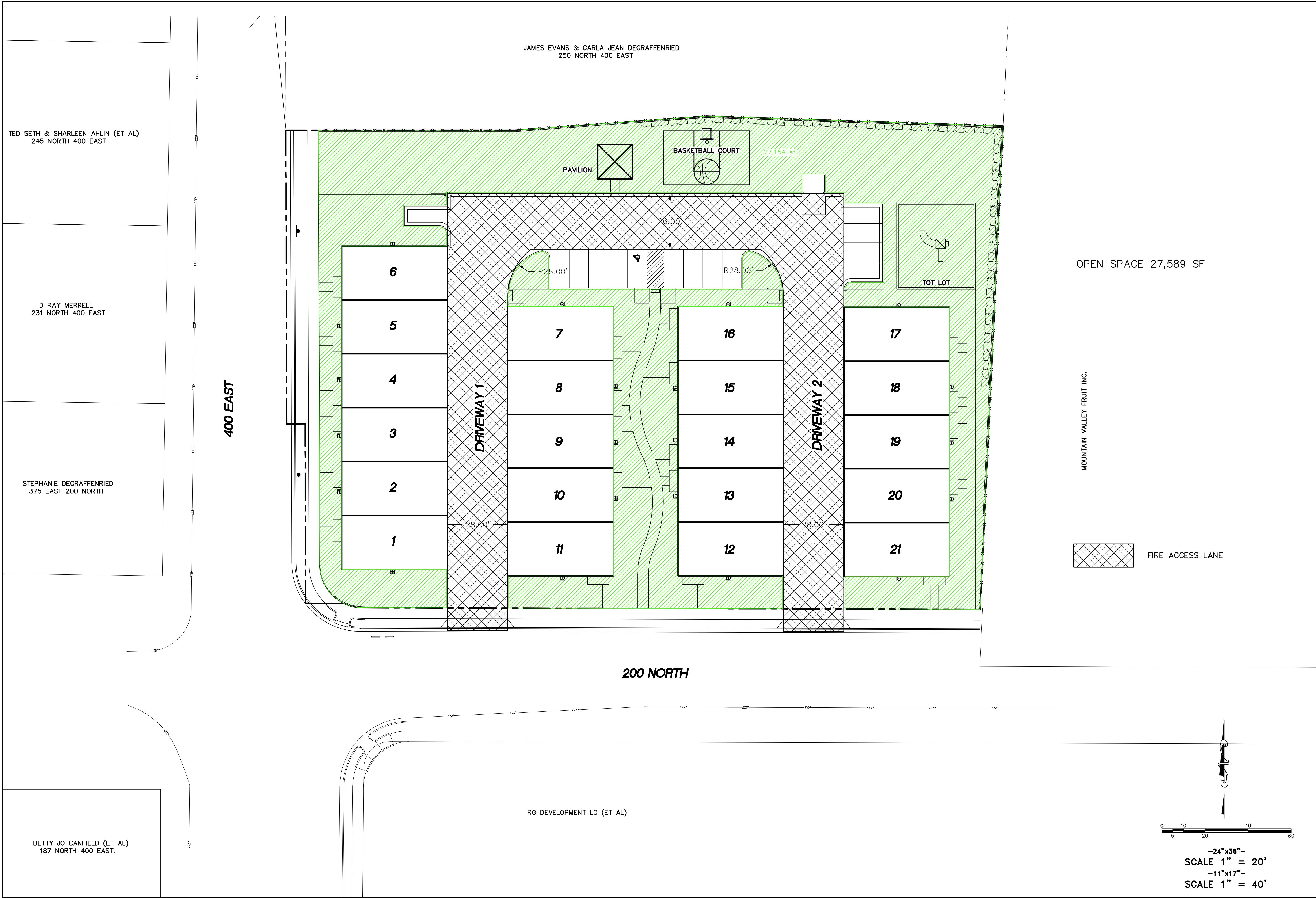
Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® laver connectors.



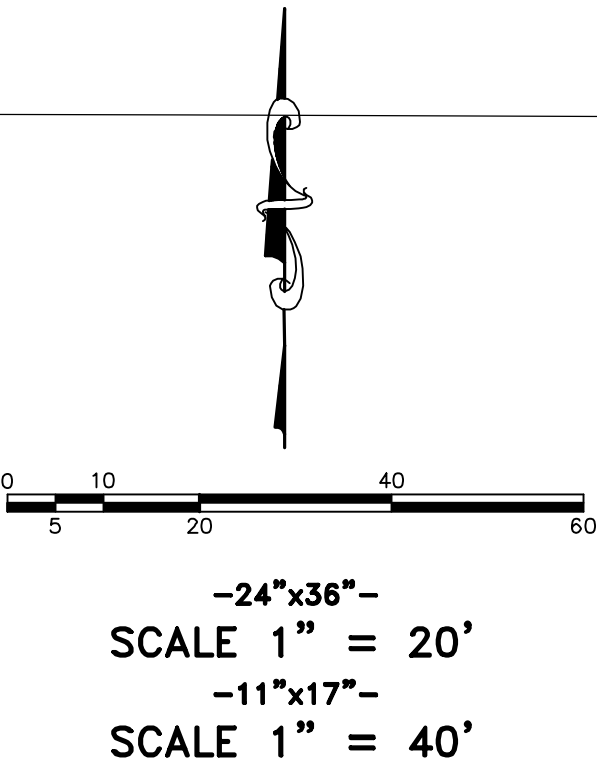
SBD-1L-RA	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)				ACO Polymer Products, Inc.		
					825 W. Beechcroft St Cassa Grande, AZ 85122 Tel: 520-421-9898 Fax: 520-421-9899	9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29706 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		



OPEN SPACE 27,589 SF

MOUNTAIN VALLEY FRUIT INC.

FIRE ACCESS LANE



NO.	REVISIONS	BY	DATE
12			
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7			
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5			
4			
3			
2			
1			

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

FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

8

Z:\2019\19-079_Heelis_Farm_Townhomes\19-079-HEELIS_FARM_TOWNHOMES-FIRE_ACCESS.dwg 6/17/2020 12:23:24 PM MDT

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

D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

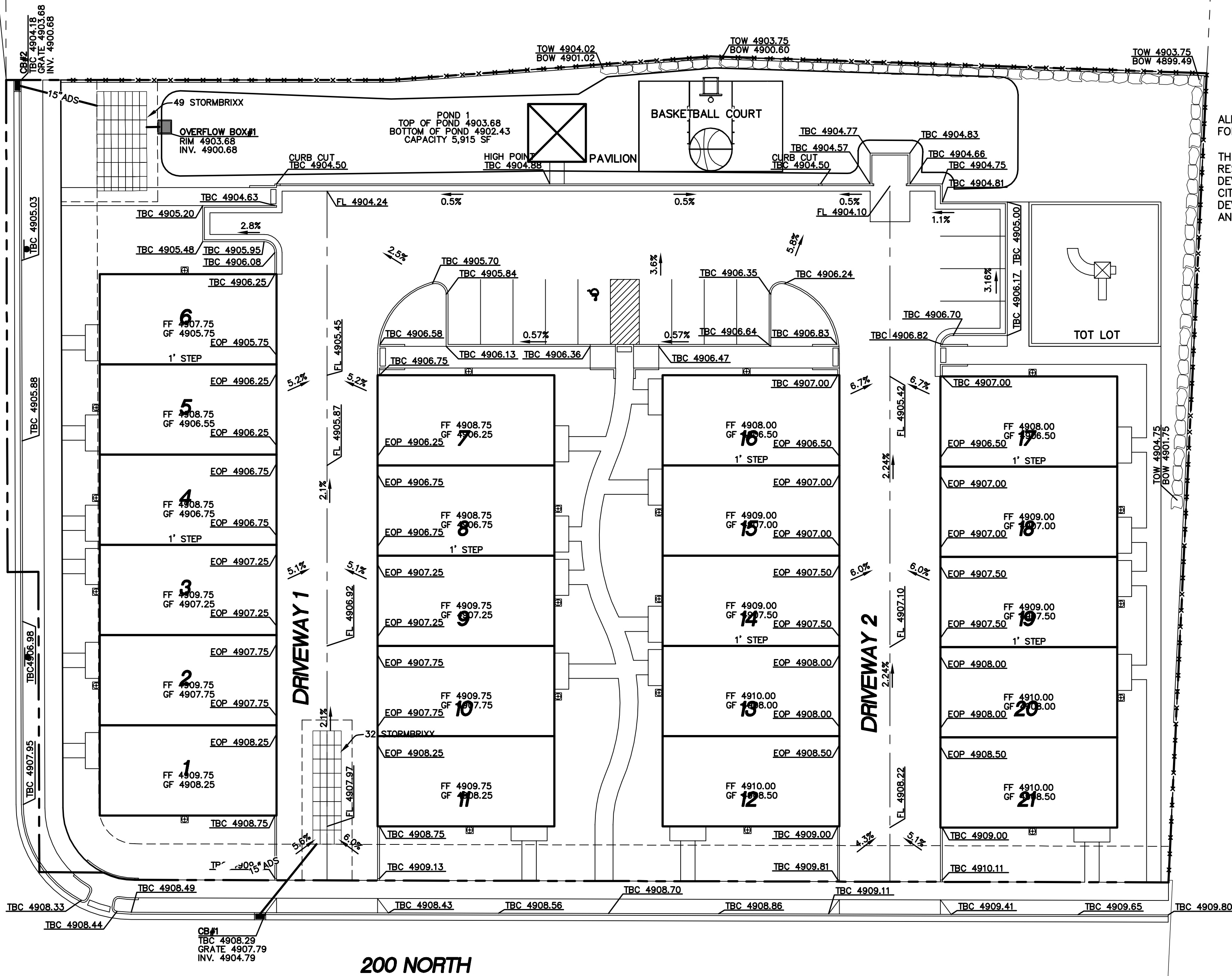
BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

400 EAST

JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST

200 NORTH

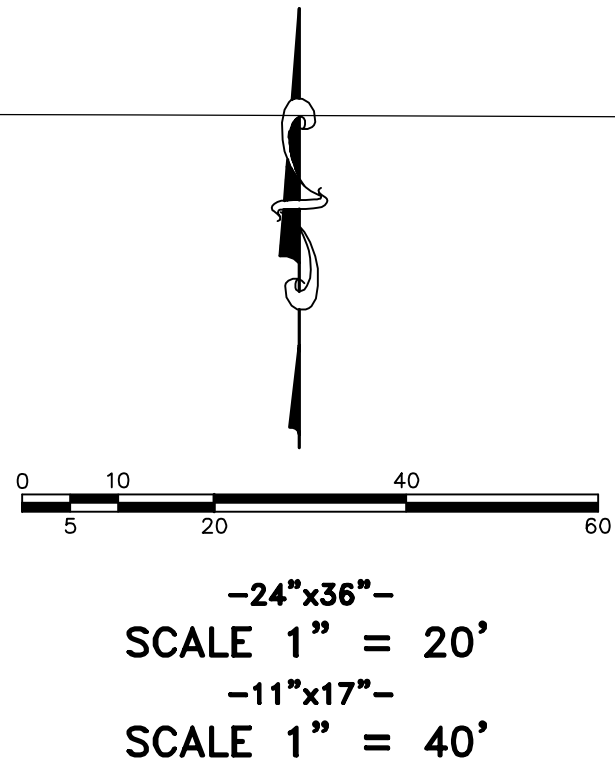
RG DEVELOPMENT LC (ET AL)



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.



SHEET NO.

9

TBC 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.

NO.	REVISIONS	BY	DATE
12			
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LOCATION OF
PROJECT



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 |
| C-5 | LANDSCAPE PLAN |
| D-1 | DETAIL SHEET |

TABULATIONS		
TOTAL LOTS	3	
DENSITY	11.11 UNIT/ACRE	
TOTAL ACREAGE	0.27 AC.	100%
TOTAL ACREAGE IN LOTS	0.08 AC.	30%
TOTAL RIGHT-OF-WAY	0 AC.	0%
TOTAL OPEN SPACE	0.19 AC.	70%

NOTES:
SUBDIVISION LIES WITHIN THE MSR ZONE



SITE PLAN

SCALE: 1" = 15'



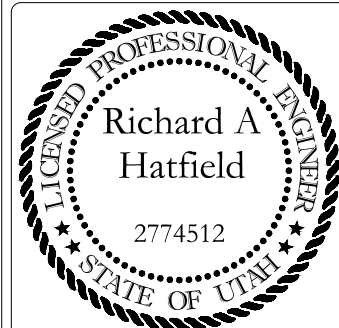
THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: JOHN MONEY (801-471-3322)
3651 N. 100 E. PROVO, UT
ENGINEER: RICHARD HATFIELD (801-796-2277)
661 N. MAIN STREET SPANISH FORK, UT



REVISIONS		REMARKS
DATE	BY	



THREE FOUR ONE TOWNHOMES
COVER SHEET

DATE: 6-16-2020

LOCATION: SANTAQUIN, UT

FOR: JOHN MONEY

DRAWING:
C-1

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

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: JOHN MONEY (801-471-3322)

3651 N. 100 E. PROVO, UT

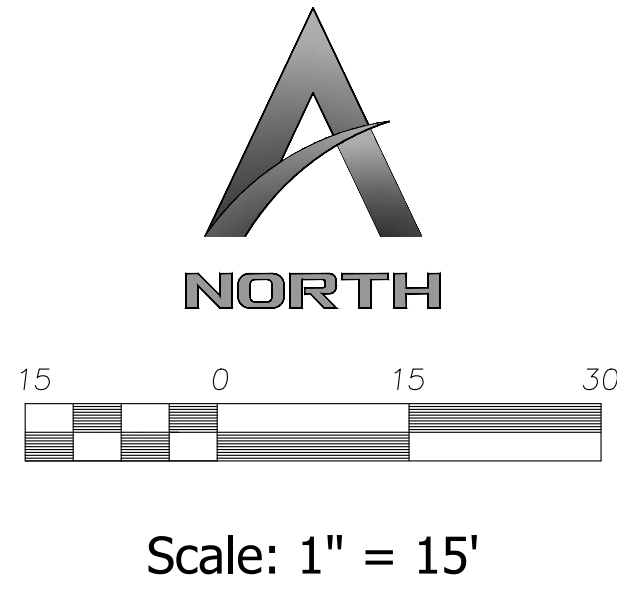
ENGINEER: RICHARD HATFIELD (801-796-2277)

661 N. MAIN STREET SPANISH FORK, UT

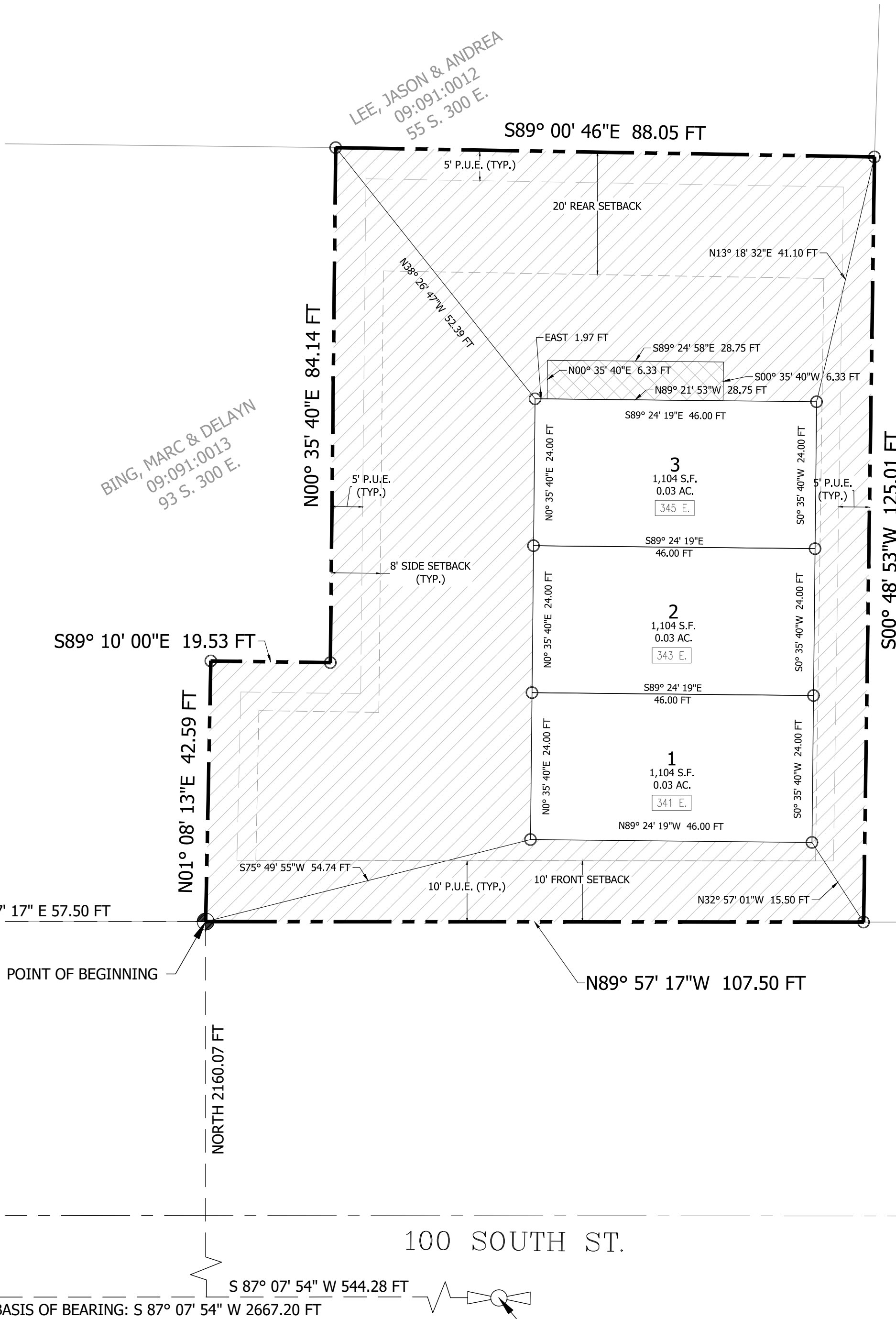


LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.



SOUTHWEST CORNER
LOT 3, BLOCK 22, PLAT "B"
SANTAQUIN SURVEY OF BUILDING LOTS



LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 5561206
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

NOTE:
1. ALL COMMON AREAS (NOT INCLUDING LIMITED COMMON AREA) AND STREET TO SERVE AS PUBLIC UTILITY EASEMENTS.



UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ DATE _____

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURYLINK _____ DATE _____

DOMINION ENERGY ACCEPTANCE

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 THE DEVELOPMENT. 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 GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5561206. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE TRACT DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER CORNER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1 (BASIS OF BEARING 2667.20 FEET S. 87°07'54" W.) MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT LIES S. 89°57'17" W. 57.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS, SAID POINT ALSO LIES S. 87°07'54" W. ALONG THE SECTION LINE AND 2160.07 NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 01 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE THE FOLLOWING 5 COURSES, (1) N. 01°08'13" E. 42.59 (2) S. 89°10'00" E. 19.53 FEET, (3) N. 00°35'40" E. 84.14 FEET, (4) S. 89°00'46" E. 88.05 FEET, (5) S. 00°48'53" W. 125.01 FEET TO THE NORTH SIDE OF 100 SOUTH STREET, THENCE N. 89°57'17" W. 107.50 FEET ALONG SAID NORTH SIDE OF SAID STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,877 SQUARE FEET IN AREA OR 0.273 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.
THIS _____ DAY OF _____, 2020.

SIGNED JOHN MONEY, OWNER _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH §
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2020, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY ENGINEER 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: _____

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

ATTEST: _____

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

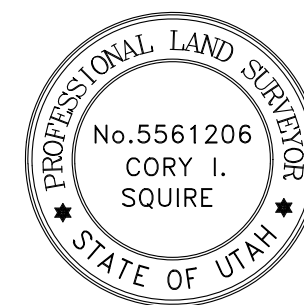
DIRECTOR-SECRETARY _____ DATE _____

THREE FOUR ONE TOWNHOMES

PLAT "A"

A RESIDENTIAL SUBDIVISION

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

UTILITY PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING POWER POLE
- WATER METER
- P.I. METER
- CONCRETE/BLOCK WALL

- 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.
 - PROPERTY IN NO FLOODPLAIN ZONE.



REVISIONS		REMARKS
DATE	BY	



DATE: 6-16-2020

LOCATION: SANTAQUIN, UT

FOR: JOHN MONEY

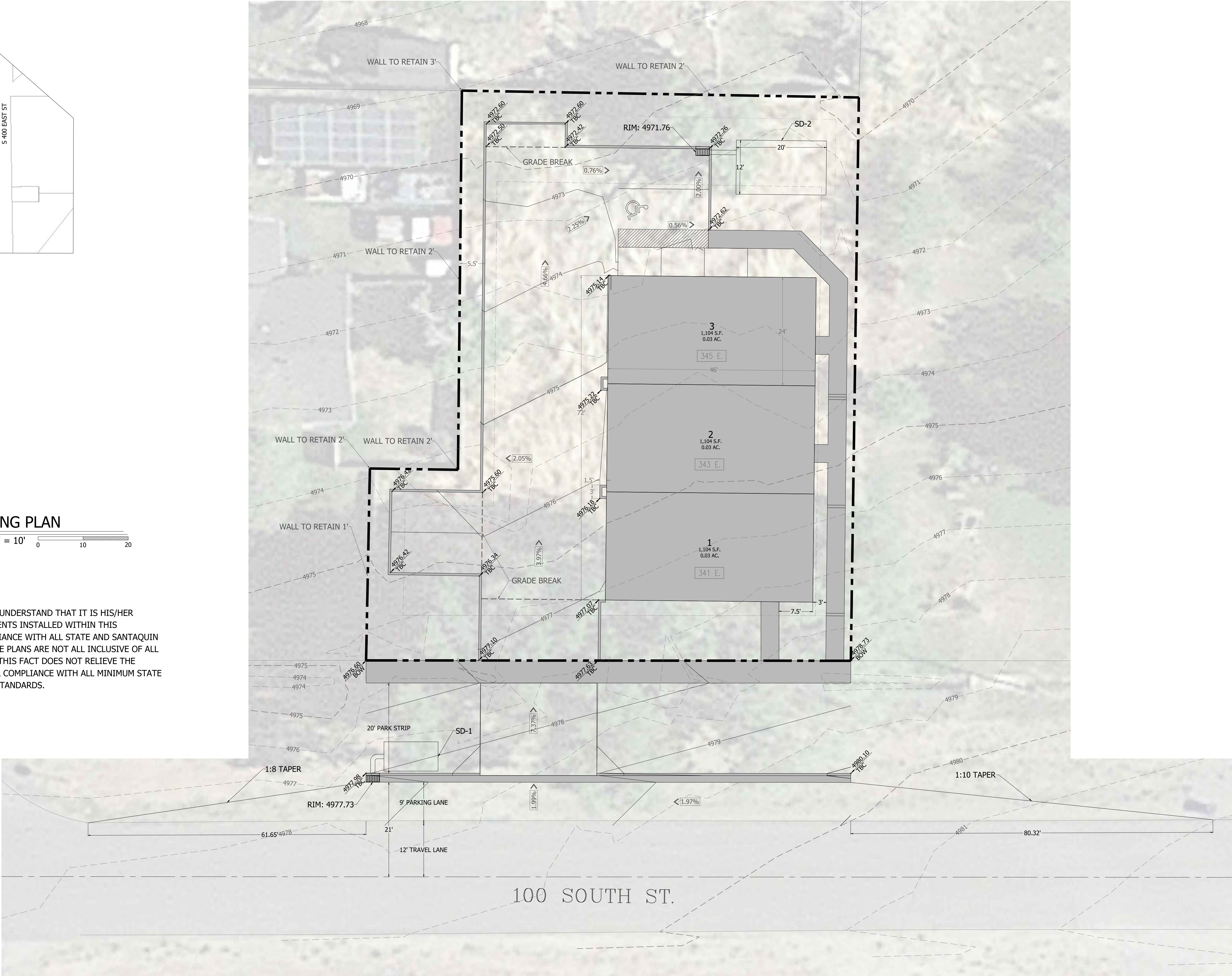


LOCATION OF PROJECT

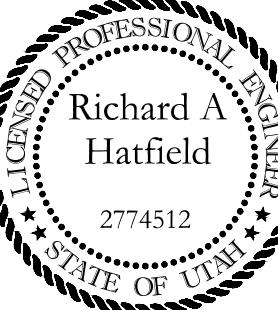
VICINITY MAP
SCALE: N.T.S.

GRADING PLAN
SCALE: 1" = 10'

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.



REVISIONS		REMARKS
DATE	BY	



THREE FOUR ONE TOWNHOMES
GRADING PLAN

FOR: **JOHN MONEY**
LOCATION: **SANTAQUIN, UT**
DATE: **6-16-2020**



LOCATION OF PROJECT

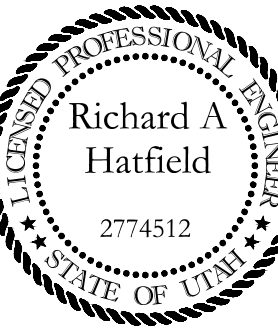
VICINITY MAP
SCALE: N.T.S.

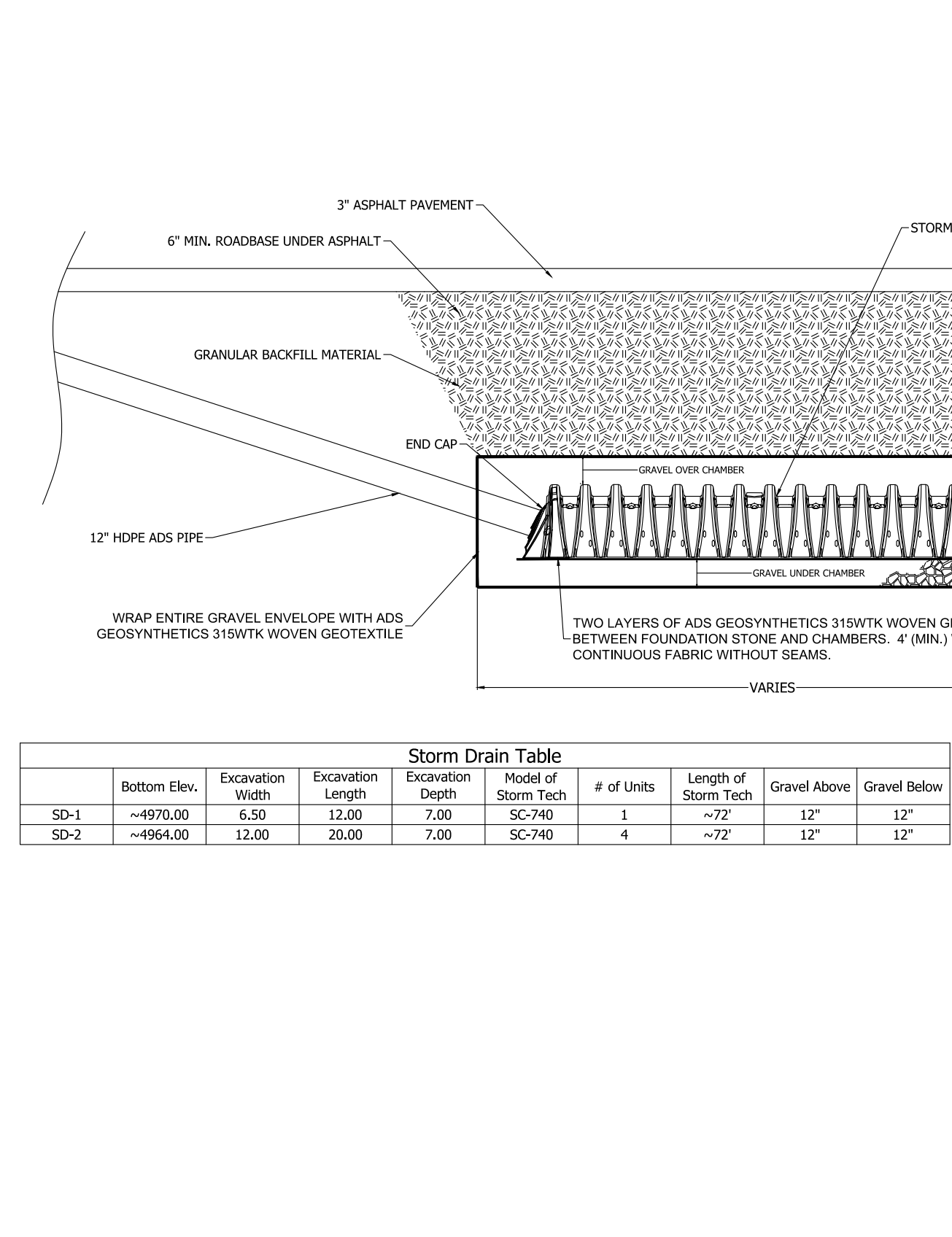
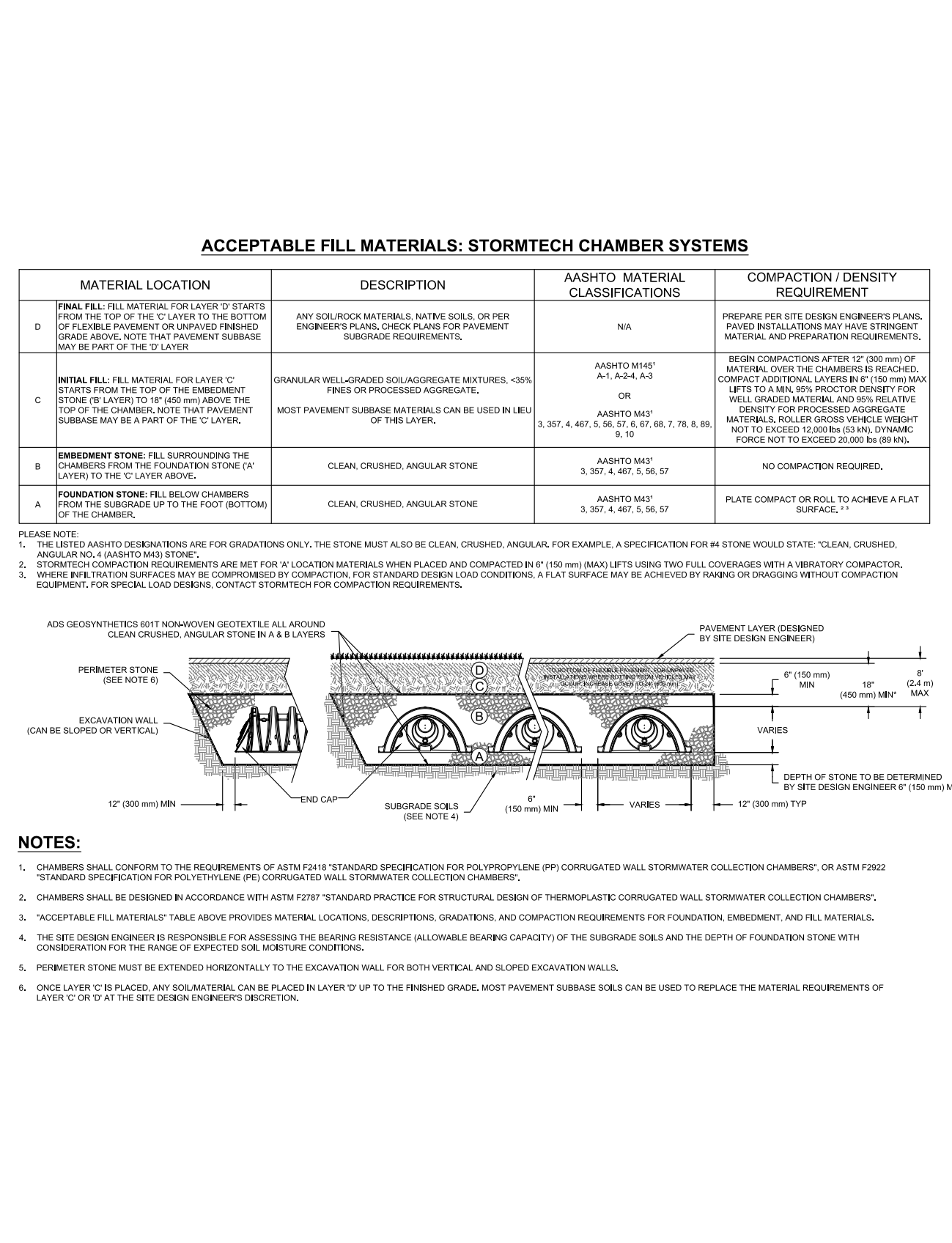
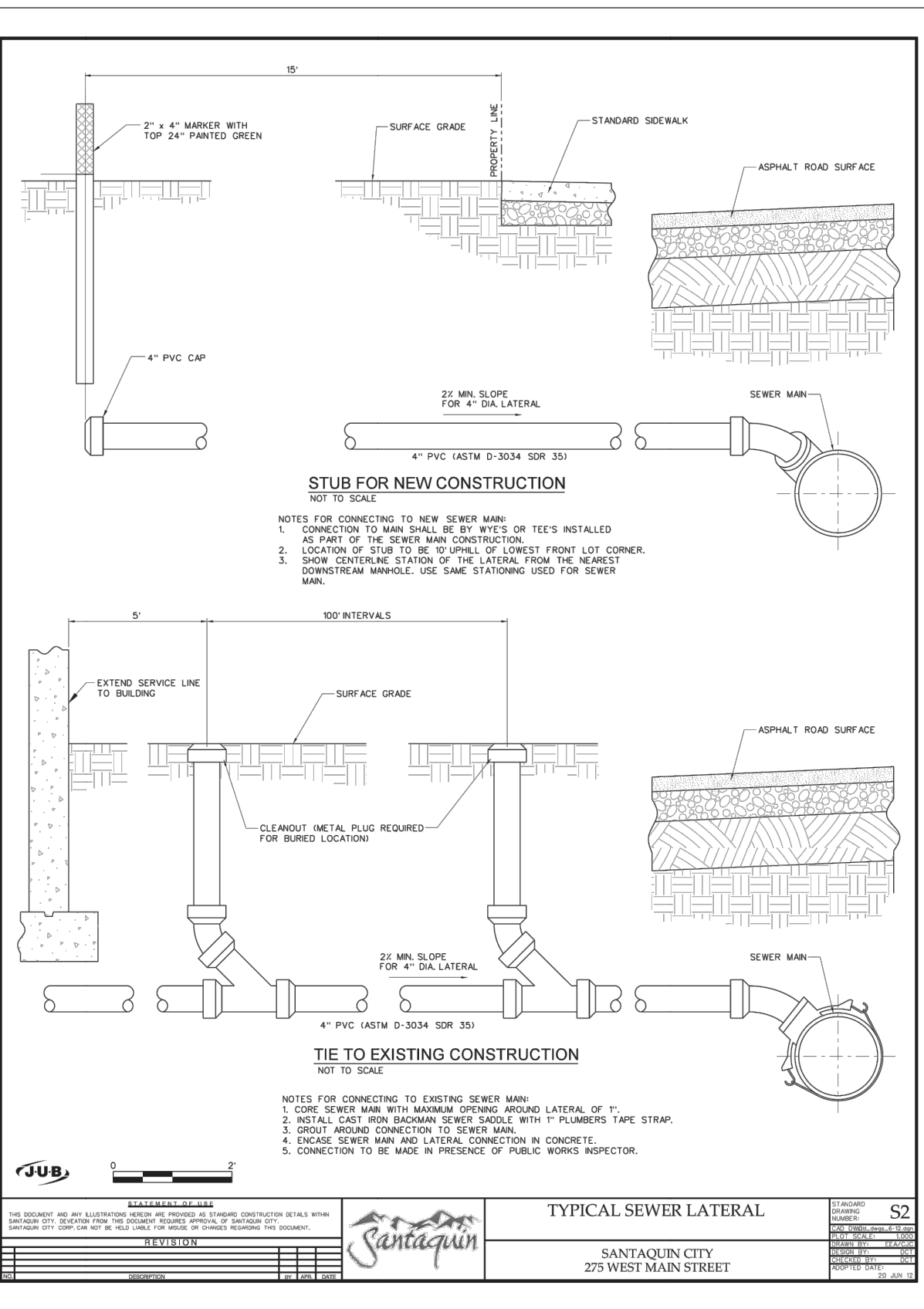
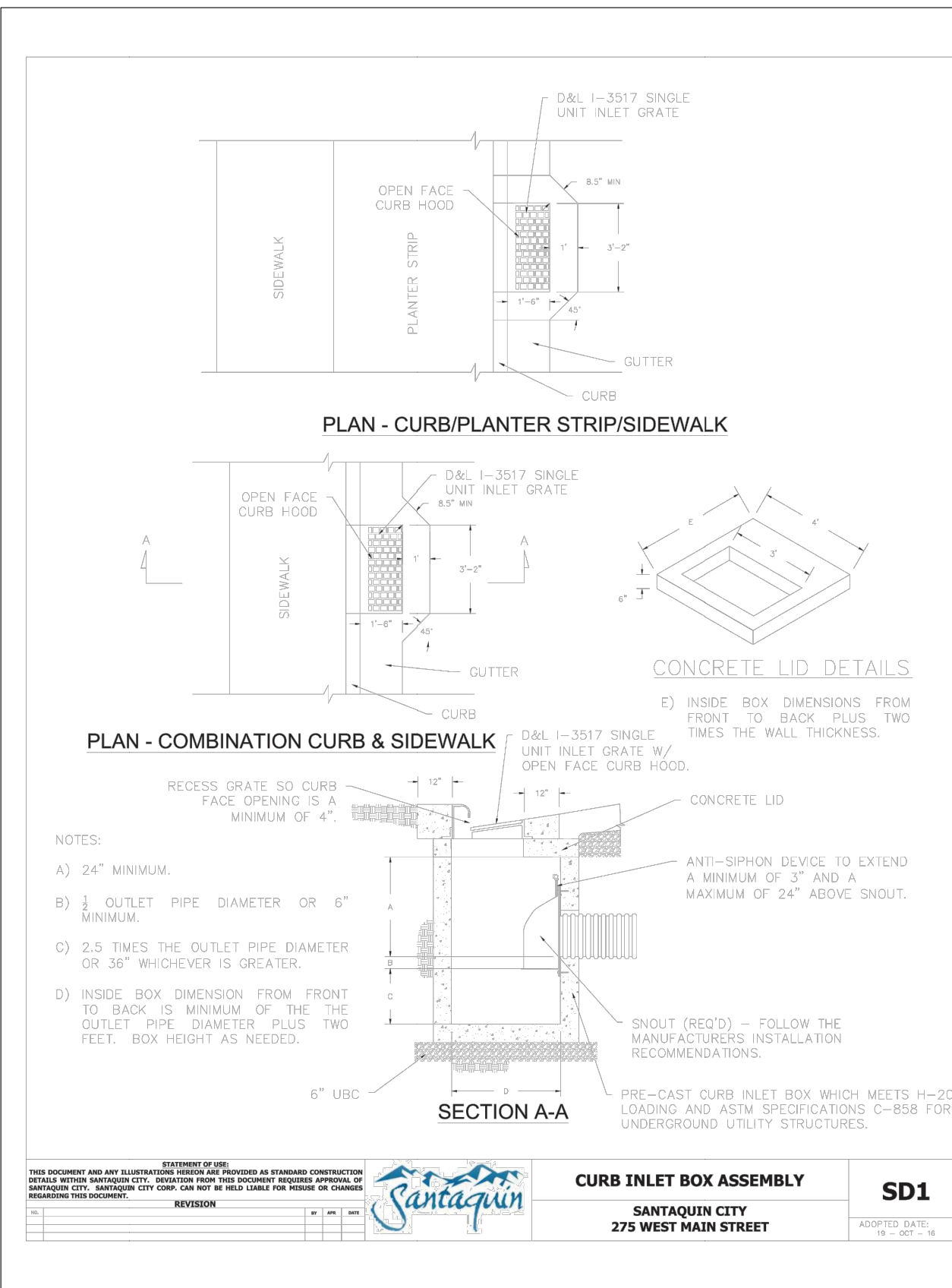
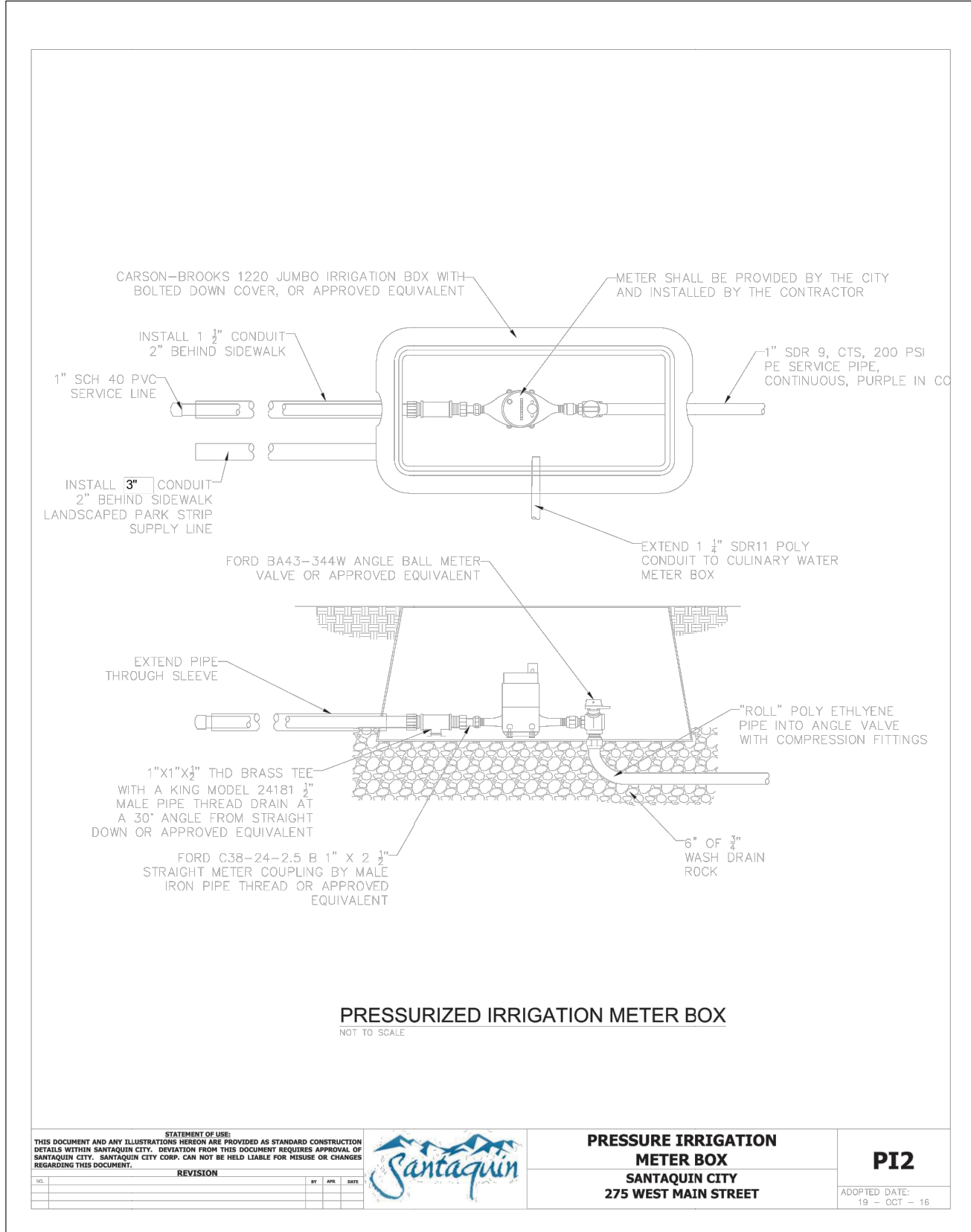
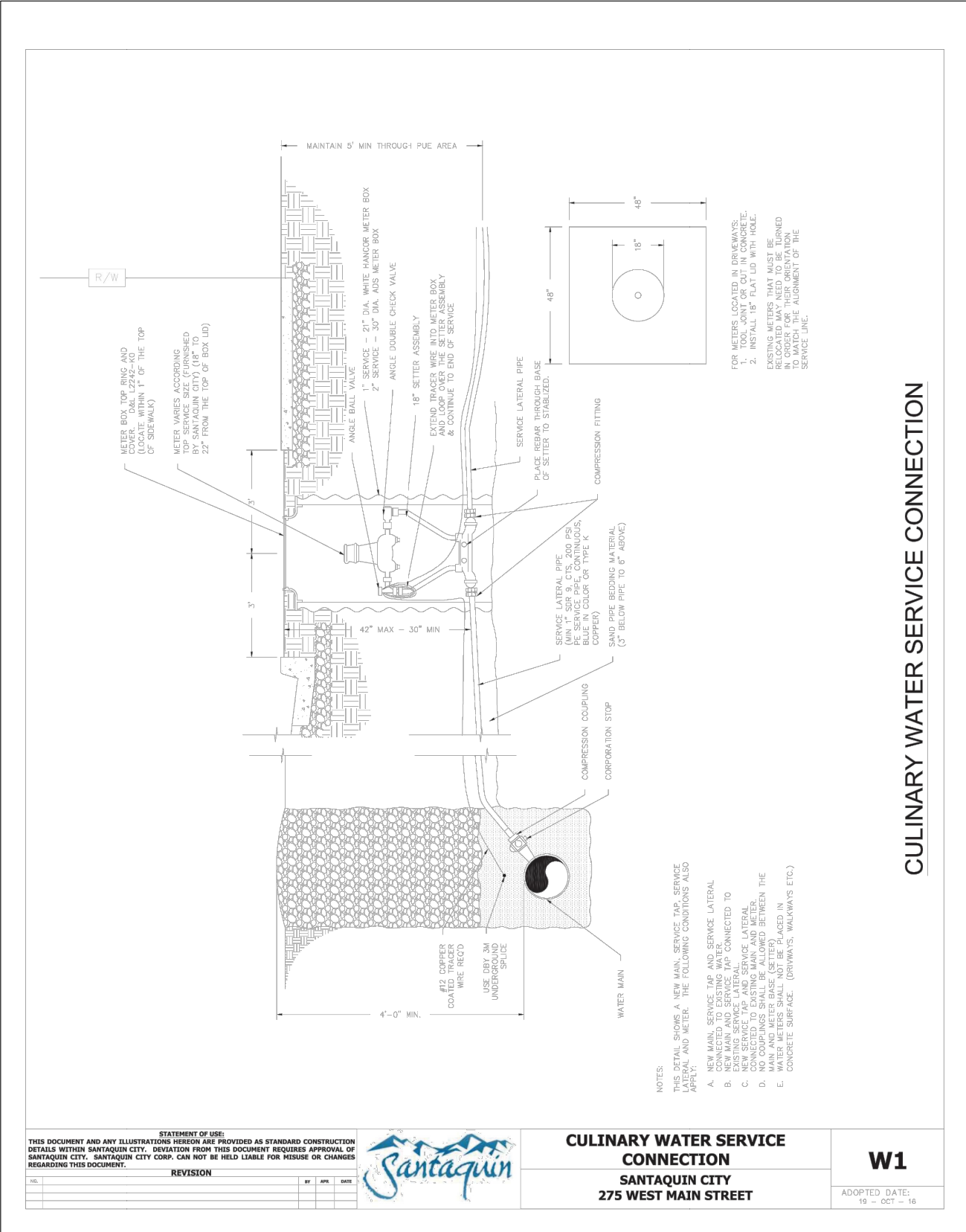
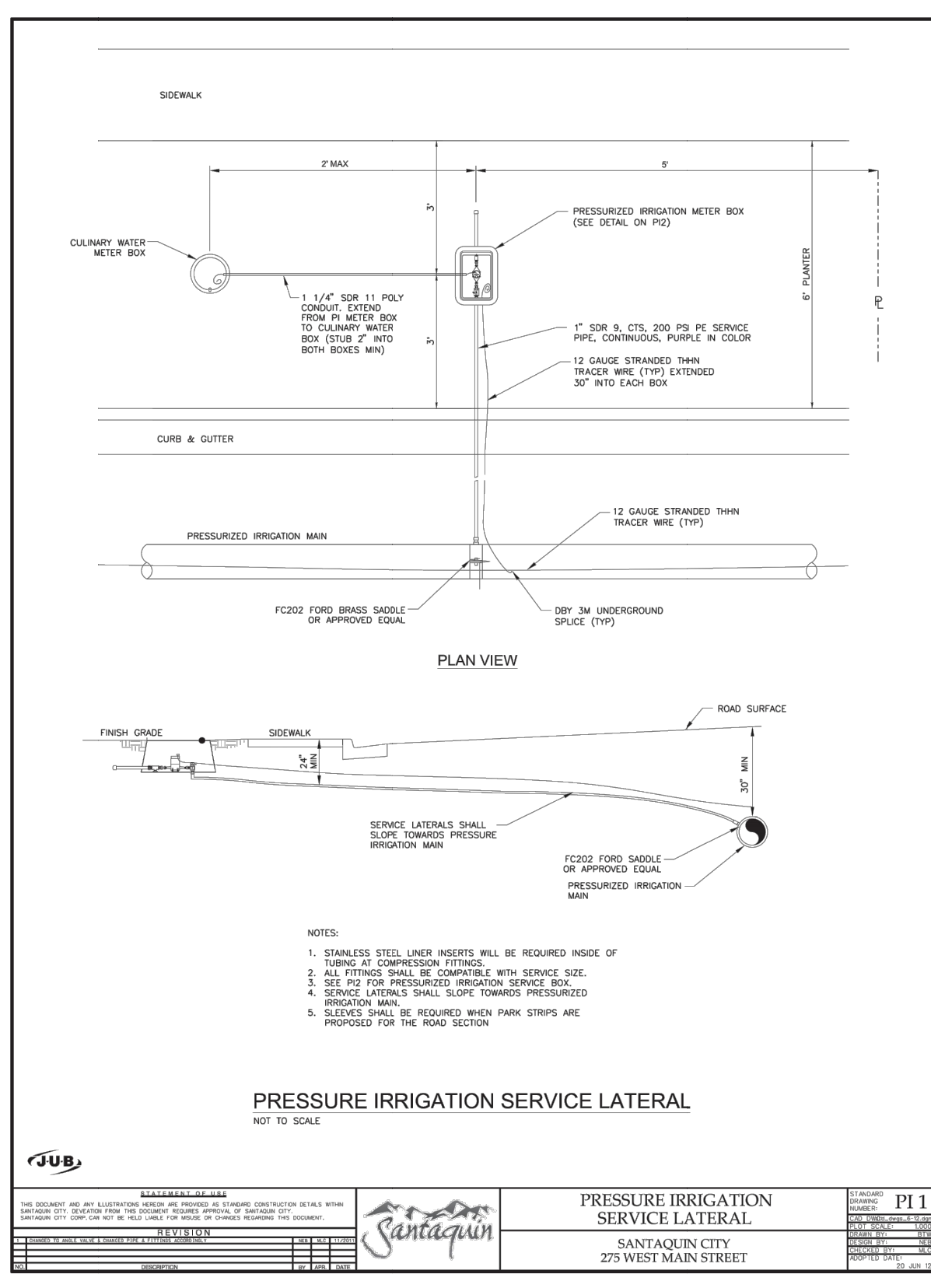
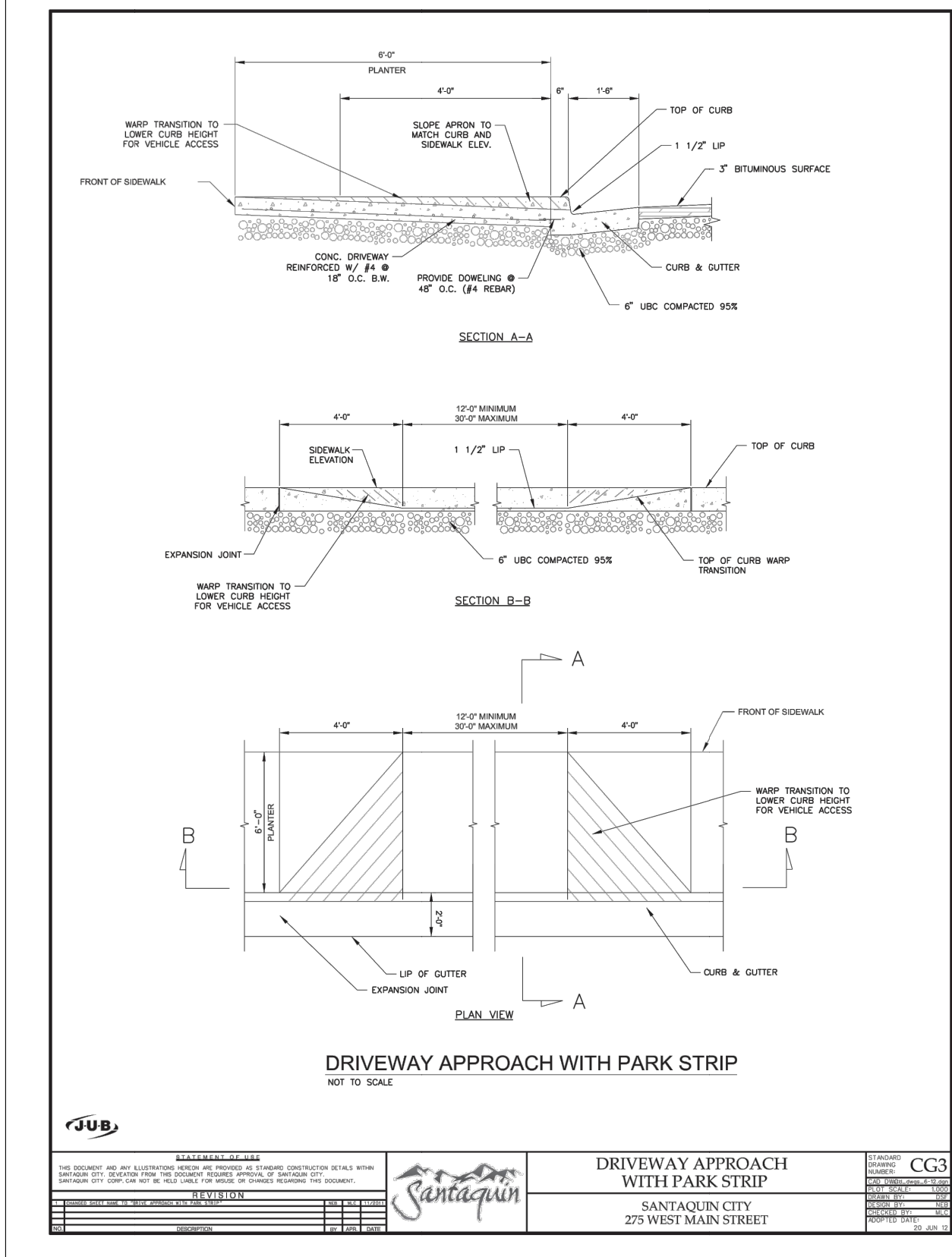
LANDSCAPE PLAN
SCALE: 1" = 10'

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.

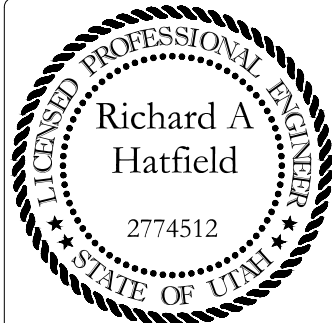


REVISIONS		REMARKS
DATE	BY	





REVISIONS		REMARKS
DATE	BY	



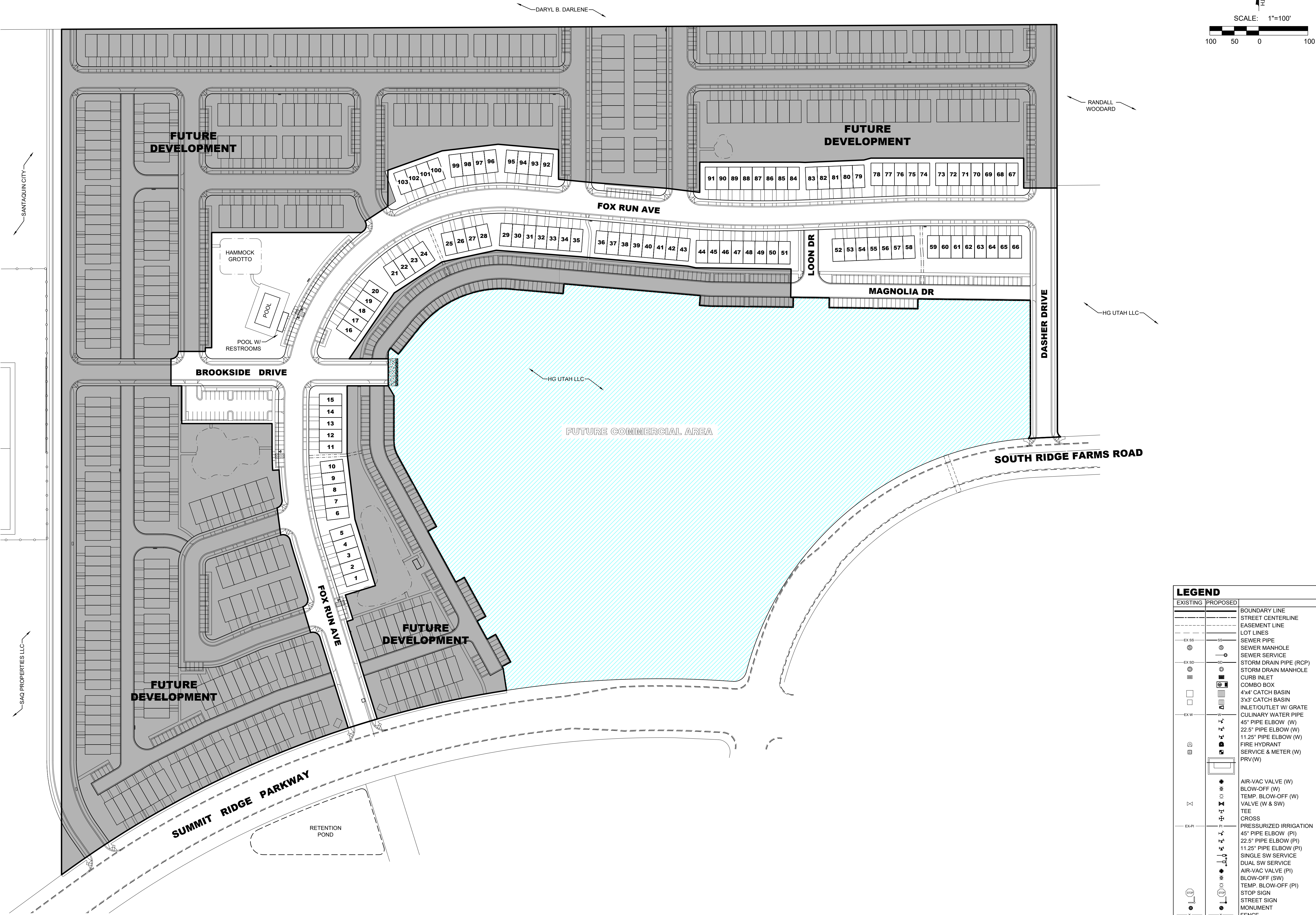
DATE: 6-16-2020

LOCATION: SANTAQUIN, UT

FOR: JOHN MONEY

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH



VICINITY MAP

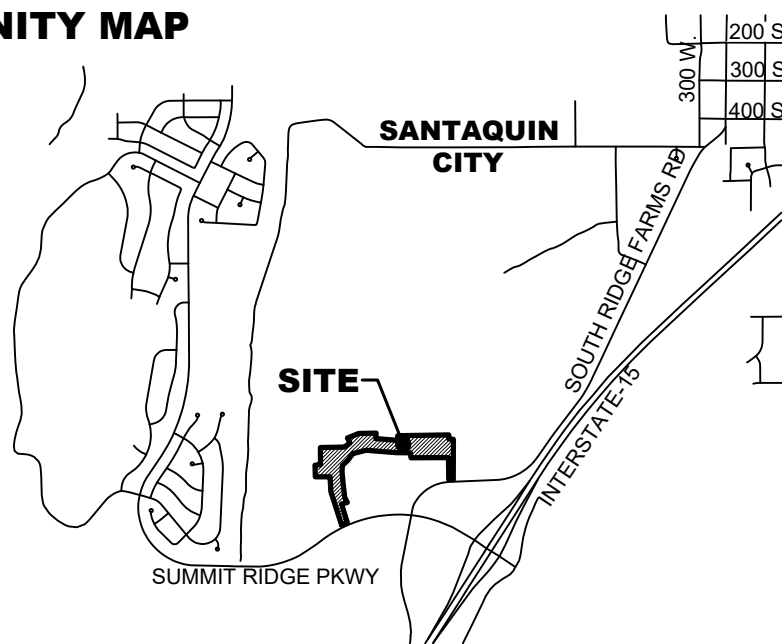


TABLE OF CONTENTS

SHEET 101	COVER	SHEET 404	FOX RUN P&P 4
1 OF 2	PLAT	SHEET 405	DASHER DRIVE P&P
2 OF 2	PLAT	SHEET 406	MAGNOLIA/LOON P&P
SHEET 201	UTILITY PLAN	SHEET 407	BROOKSIDE DRIVE P&P
SHEET 202	UTILITY PLAN	SHEET 408	SEWER MAIN P&P
SHEET 203	UTILITY PLAN	SHEET 601	DETAILS
SHEET 301	GRADING PLAN	SHEET 602	RETENTION POND DETAILS
SHEET 302	GRADING PLAN	SHEET 701	STORM CHANNEL 1 PLAN
SHEET 303	GRADING PLAN	SHEET 702	STORM CHANNEL 2 PLAN
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SHEET 403	FOX RUN P&P 3		

TABULATIONS

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	12.50 ACRES±
TOTAL OPEN SPACE	2.91 ACRES±
TOTAL ACRES IN ROADS	4.69 ACRES±
TOTAL AREA IN LOTS	2.61 ACRES±
TOTAL UNITS:	103 UNITS
TOWN HOMES	8 UNITS/ACRE
DENSITY	
REQUIRED PARKING	
TOWN HOMES (103x2)	206 STALLS
GUEST PARKING	34 STALLS
TOTAL PARKING REQUIRED	240 STALLS
PROVIDED PARKING	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (429x1)	103 STALLS
EXTERIOR PARKING	140 STALLS
TOTAL PARKING PROVIDED	243 STALLS

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.
- 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 8, 2019 PREPARED BY GEOSTRATA FOR THE SUMMIT RIDGE TOWNHOMES 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.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
- ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
- ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
- ALL PRIVATE ROADS SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
- PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4"x4" CATCH BASIN
---	---	3"x3" CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS



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

NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH

COVER

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BT

SCALE:

1"=100'

DATE:

04/21/2020

SHEET

101

DEVELOPER / OWNER

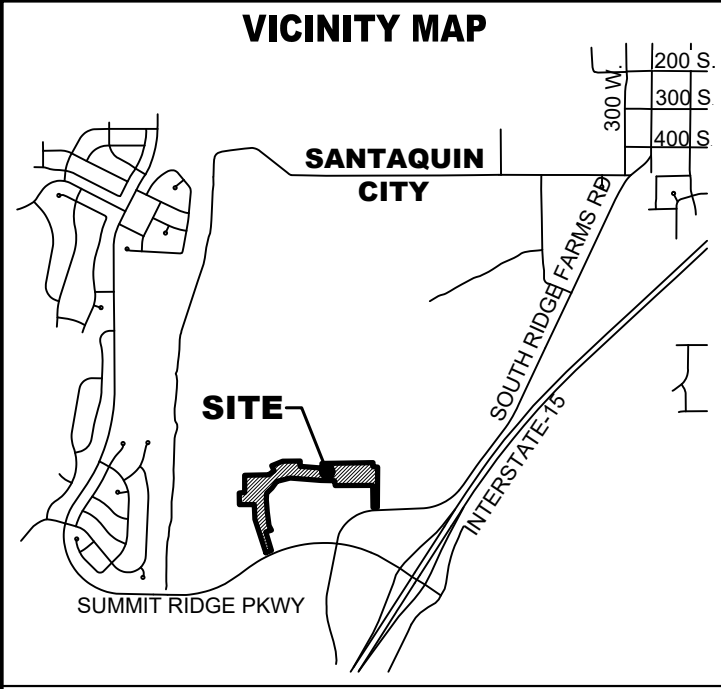
DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

ENGINEER

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

PROJECT NAME

SUMMIT RIDGE TOWNHOMES



- NOTES
- ALL LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING FOOTPRINT.
 - ALL FRONT YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY PER SANTAQUIN CITY STANDARDS.
 - TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.

NAD27 STATE PLANE COORDINATES	
Northing	Easting
1 590161.95	1914757.36
2 590311.60	1914763.57
3 590309.16	1914711.74
4 590308.36	1914697.95
5 590318.76	1914702.13
6 590589.61	1914701.71
7 590592.45	1914472.97
8 590572.46	1914472.72
9 590574.71	1914291.78
10 590594.70	1914292.03
11 590595.68	1914213.52
12 590653.62	1914214.24
13 590656.03	1914020.10
14 590659.50	1914004.04
15 590676.11	1913812.80
16 590678.43	1913786.16
17 590691.76	1913613.31
18 590668.10	1913502.89
19 590604.87	1913405.58
20 590470.64	1913313.63
21 590470.64	1913393.25
22 590415.65	1913393.25
23 590415.65	1913309.52
24 590277.39	1913309.52
25 590143.53	1913325.46
26 590038.35	1913367.10
27 589989.31	1913305.86
28 589939.32	1913321.41
29 589935.46	1913309.00
30 589736.63	1913370.84
31 589718.41	1913311.60
32 589902.90	1913254.21
33 589912.67	1913235.13
34 589965.39	1913219.41
35 589984.07	1913228.97
36 590069.20	1913202.49
37 590100.98	1913193.39
38 590111.39	1913174.12
39 590166.91	1913166.72
40 590183.24	1913176.81
41 590244.17	1913170.72
42 590243.52	1913157.74
43 590286.26	1913156.51
44 590338.67	1913156.51
45 590338.67	1912972.41
46 590415.65	1912972.41
47 590415.65	1912950.42
48 590470.64	1912950.42
49 590485.64	1912965.41
50 590485.64	1913020.40
51 590493.16	1913020.40
52 590493.16	1913033.40
53 590727.93	1913033.40
54 590727.93	1913338.96
55 590730.84	1913342.73
56 590750.90	1913345.99
57 590781.34	1913392.61
58 590854.62	1913392.61
59 590894.38	1913502.95
60 590907.85	1913617.18
61 590897.16	1913740.24
62 590836.42	1913740.24
63 590829.89	1913807.75
64 590818.15	1913960.19
65 590897.75	1914028.16
66 590871.36	1914028.16
67 590871.36	1914231.12
68 590870.80	1914242.76
69 590875.72	1914362.63
70 590879.58	1914376.94
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72 590818.60	1914688.36
73 590818.70	1914756.35
74 590323.91	1914757.11



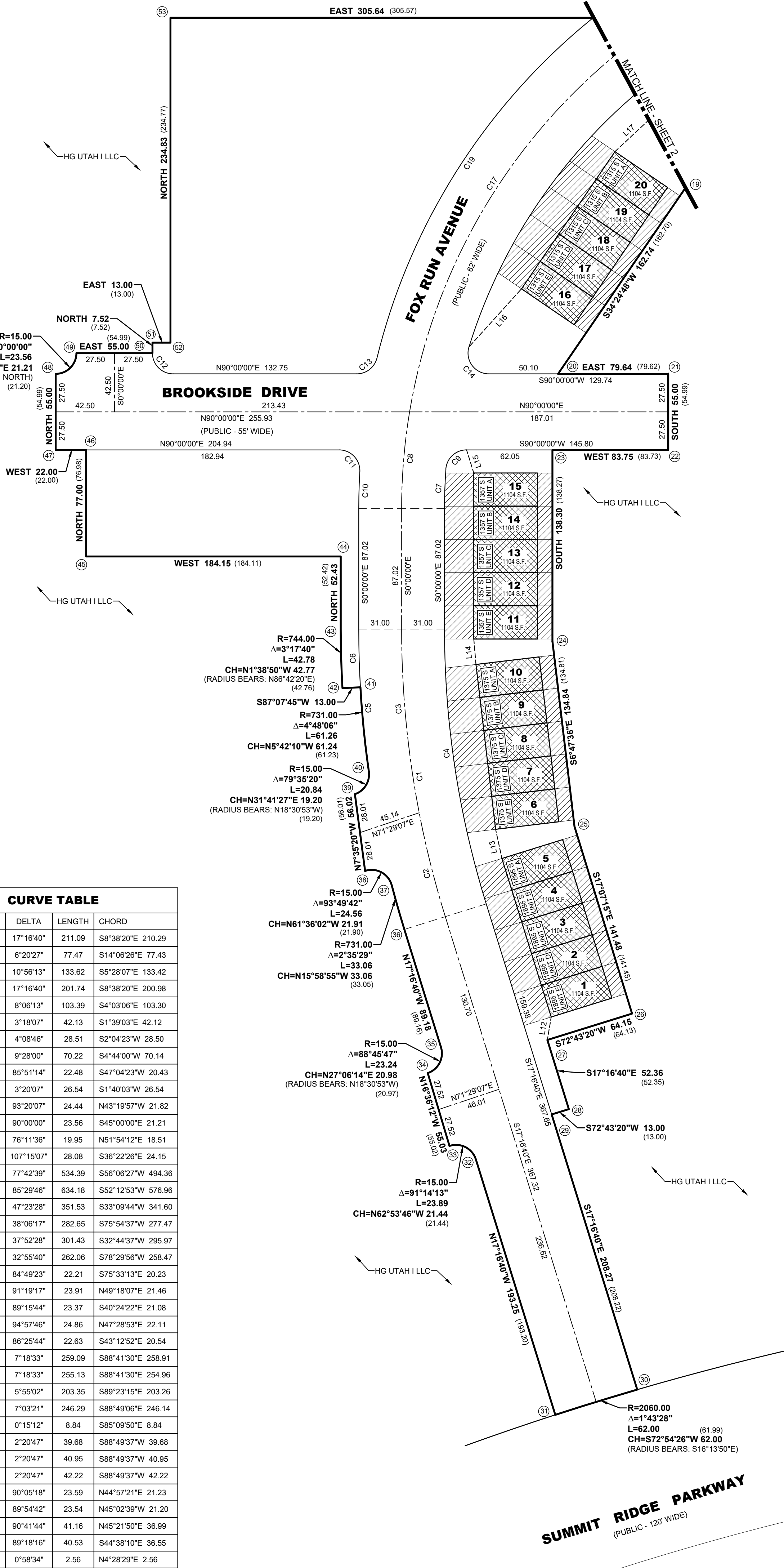
DRAWING DATE: APRIL 21, 2020

OWNER/DEVELOPER

DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N56°51'29"E	0.69
L2	S84°28'33"E	12.81
L3	S82°56'58"E	13.09
L4	N89°54'42"E	13.00
L5	N87°39'13"E	15.01
L6	N87°39'13"E	15.01
L7	N87°39'13"E	5.26
L8	S0°42'42"W	15.00
L9	S0°42'42"W	15.00
L10	S0°08'30"E	15.00
L11	S0°05'18"E	15.00
L12	N9°32'51"E	16.81
L13	N12°13'56"W	21.59
L14	N4°56'55"W	18.45
L15	N17°17'03"W	17.44
L16	N42°08'03"E	56.61
L17	N46°57'42"E	38.97
L18	S15°23'20"W	30.21
L19	S76°46'34"W	12.36
L20	N85°40'32"W	13.09
L21	N27°03'58"W	23.59
L22	N67°49'50"E	40.34
L23	N87°27'38"E	28.37
L24	S85°02'14"E	27.29
L25	S74°38'49"E	12.35
L26	N50°15'12"E	35.77
L27	S27°35'30"W	21.43
L28	N87°54'56"W	13.95
L29	S72°21'51"W	12.61
L30	N89°59'59"W	12.00
L31	N25°24'51"W	22.14
L32	S55°30'17"E	33.36
L33	N89°39'52"E	26.66
L34	N73°51'35"E	18.07

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	700.00	17°16'40"	211.09	S8°38'20"E 210.29
C2	700.00	6°20'27"	77.47	S14°06'26"E 77.43
C3	700.00	10°56'13"	133.62	S5°28'07"E 133.42
C4	669.00	17°16'40"	201.74	S8°38'20"E 200.98
C5	731.00	8°06'13"	103.39	S4°03'06"E 103.30
C6	731.00	3°18'07"	42.13	S1°39'03"E 42.12
C7	394.00	4°08'46"	28.51	S2°04'23"W 28.50
C8	425.00	9°28'00"	70.22	S4°44'00"W 70.14
C9	15.00	85°51'14"	22.48	S47°04'23"W 20.43
C10	456.00	3°20'07"	26.54	S1°40'03"W 26.54
C11	15.00	93°20'07"	24.44	N43°19'57"W 21.82
C12	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C13	15.00	76°11'36"	19.95	N51°54'12"E 18.51
C14	15.00	107°15'07"	28.08	S36°22'26"E 24.15
C15	394.00	77°42'39"	534.39	S56°06'27"W 494.36
C16	425.00	85°29'46"	634.18	S52°12'53"W 576.96
C17	425.00	47°23'28"	351.53	S33°09'44"W 341.60
C18	425.00	38°06'17"	282.65	S75°54'37"W 277.47
C19	456.00	37°52'28"	301.43	S32°44'37"W 295.97
C20	456.00	32°55'40"	262.06	S78°29'56"W 258.47
C21	15.00	84°49'23"	22.21	S75°33'13"E 20.23
C22	15.00	91°19'17"	23.91	N49°18'07"E 21.46
C23	15.00	89°15'44"	23.37	S40°24'22"E 21.08
C24	15.00	94°57'46"	24.86	N47°28'53"E 22.11
C25	15.00	86°25'44"	22.63	S43°12'52"E 20.54
C26	2031.00	7°18'33"	259.09	S88°41'30"E 258.91
C27	2000.00	7°18'33"	255.13	S88°41'30"E 254.96
C28	1969.00	5°55'02"	203.35	S89°23'15"E 203.26
C29	2000.00	7°03'21"	246.29	S88°49'06"E 246.14
C30	2000.00	0°15'12"	8.84	S85°09'50"E 8.84
C31	969.00	2°20'47"	39.68	S88°49'37"W 39.68
C32	1000.00	2°20'47"	40.95	S88°49'37"W 40.95
C33	1031.00	2°20'47"	42.22	S88°49'37"W 42.22
C34	15.00	90°05'18"	23.59	N44°57'21"E 21.23
C35	15.00	89°54'42"	23.54	N45°02'39"W 21.20
C36	26.00	90°41'44"	41.16	N45°21'50"E 36.99
C37	26.00	89°18'16"	40.53	S44°38'10"E 36.55
C38	150.00	0°58'34"	2.56	N4°28'29"E 2.56



STATE OF UTAH

COUNTY OF UTAH

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2020
CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2020
CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2020
CENTURY LINK COMPANY

BY: _____ TITLE: _____

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 GRANTS(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 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

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 SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH RIDGE FARMS ROAD, SAID POINT BEING LOCATED N0°05'18"W ALONG THE SECTION LINE 149.69 FEET AND EAST 6.45 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: S87°18'00"W 51.91 FEET; THENCE ALONG THE ARC OF A 640.00 FOOT RADIUS CURVE TO THE LEFT 13.81 FEET THROUGH A CENTRAL ANGLE OF 1°14'10" (CHORD: S86°40'55"W 13.81 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N46°10'29"W) 11.50 FEET THROUGH A CENTRAL ANGLE OF 43°54'49" (CHORD: N21°52'07"E 11.22 FEET); THENCE N0°05'18"W 270.91 FEET; THENCE N89°17'18"W 228.82 FEET; THENCE S0°42'42"W 20.00 FEET; THENCE N0°42'42"E 20.00 FEET; THENCE N89°17'18"W 78.53 FEET; THENCE N0°42'42"E 57.96 FEET; THENCE N89°17'18"W 194.20 FEET; THENCE N77°47'12"W 16.43 FEET; THENCE N85°02'14"W 192.00 FEET; THENCE N85°01'53"W 26.75 FEET; THENCE N85°35'20"W 173.41 FEET; THENCE S77°54'13"W 112.95 FEET; THENCE S56°59'09"W 116.08 FEET; THENCE S34°24'48"W 162.74 FEET; THENCE EAST 79.64 FEET; THENCE SOUTH 55.00 FEET; THENCE WEST 83.75 FEET; THENCE SOUTH 138.30 FEET; THENCE S6°47'36"E 134.84 FEET; THENCE S17°07'15"E 141.48 FEET; THENCE S72°43'20"W 64.15 FEET; THENCE S17°16'40"E 52.36 FEET; THENCE S72°43'20"W 13.00 FEET; THENCE S17°16'40"E 208.27 FEET TO THE NORTH LINE OF SUMMIT RIDGE PARKWAY; THENCE ALONG SAID LINE SOUTHWESTERLY ALONG THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S10°13'50"E) 62.00 FEET THROUGH A CENTRAL ANGLE OF 1°43'28" (CHORD: S72°54'26"W 62.00 FEET); THENCE N17°16'40"W 193.25 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS: N18°30'53"W) 20.84 FEET THROUGH A CENTRAL ANGLE OF 91°14'13" (CHORD: N62°53'46"W 21.44 FEET); THENCE N16°36'12"W 55.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N18°30'53"W) 23.24 FEET THROUGH A CENTRAL ANGLE OF 88°45'47" (CHORD: N27°06'14"E 20.98 FEET); THENCE N17°16'40"W 89.18 FEET; THENCE ALONG THE ARC OF A 731.00 FOOT RADIUS CURVE TO THE RIGHT 33.06 FEET THROUGH A CENTRAL ANGLE OF 2°35'29" (CHORD: N15°58'55"W 33.06 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.56 FEET THROUGH A CENTRAL ANGLE OF 93°49'42" (CHORD: N61°36'02"W 21.91 FEET); THENCE N7°35'20"W 56.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N18°30'53"W) 20.84 FEET THROUGH A CENTRAL ANGLE OF 79°35'20" (CHORD: N31°41'27"E 19.20 FEET); THENCE ALONG THE ARC OF A 731.00 FOOT RADIUS CURVE TO THE RIGHT 61.26 FEET THROUGH A CENTRAL ANGLE OF 4°48'06" (CHORD: N5°42'10"W 61.24 FEET); THENCE S87°07'45"W 13.00 FEET; THENCE NORTH 7.52 FEET; THENCE EAST 13.00 FEET; THENCE NORTH 234.83 FEET; THENCE EAST 305.64 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 456.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S38°55'30"E) 4.72 FEET THROUGH A CENTRAL ANGLE OF 0°36'21" (CHORD: N51°22'41"E 4.82 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.21 FEET THROUGH A CENTRAL ANGLE OF 84°49'23" (CHORD: N9°16'10"E 20.23 FEET); THENCE N56°51'29"E 55.69 FEET; THENCE NORTH 73.50 FEET; THENCE N70°16'39"E 117.24 FEET; THENCE N83°16'29"E 115.05 FEET; THENCE S85°02'14"E 123.56 FEET; THENCE SOUTH 60.76 FEET; THENCE S84°28'33"E 67.83 FEET; THENCE S85°35'45"E 152.93 FEET; THENCE S82°56'58"E 68.51 FEET; THENCE N0°01'00"E 61.63 FEET; THENCE EAST 202.98 FEET; THENCE S87°16'29"E 11.66 FEET; THENCE N87°39'13"E 120.00 FEET; THENCE N74°52'38"E 14.82 FEET; THENCE EAST 311.41 FEET; THENCE S0°05'18"E 61.00 FEET; THENCE N89°54'42"E 68.00 FEET TO THE EAST LINE OF SECTION 10; THENCE S0°05'18"E ALONG THE SECTION LINE 494.91 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 14.46 FEET THROUGH A CENTRAL ANGLE OF 55°14'07" (CHORD: S27°42'22"E 13.91 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±12.50 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, PURSUANT TO UTAH CODE 10-9A-604(D). THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

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

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 "A"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10 AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

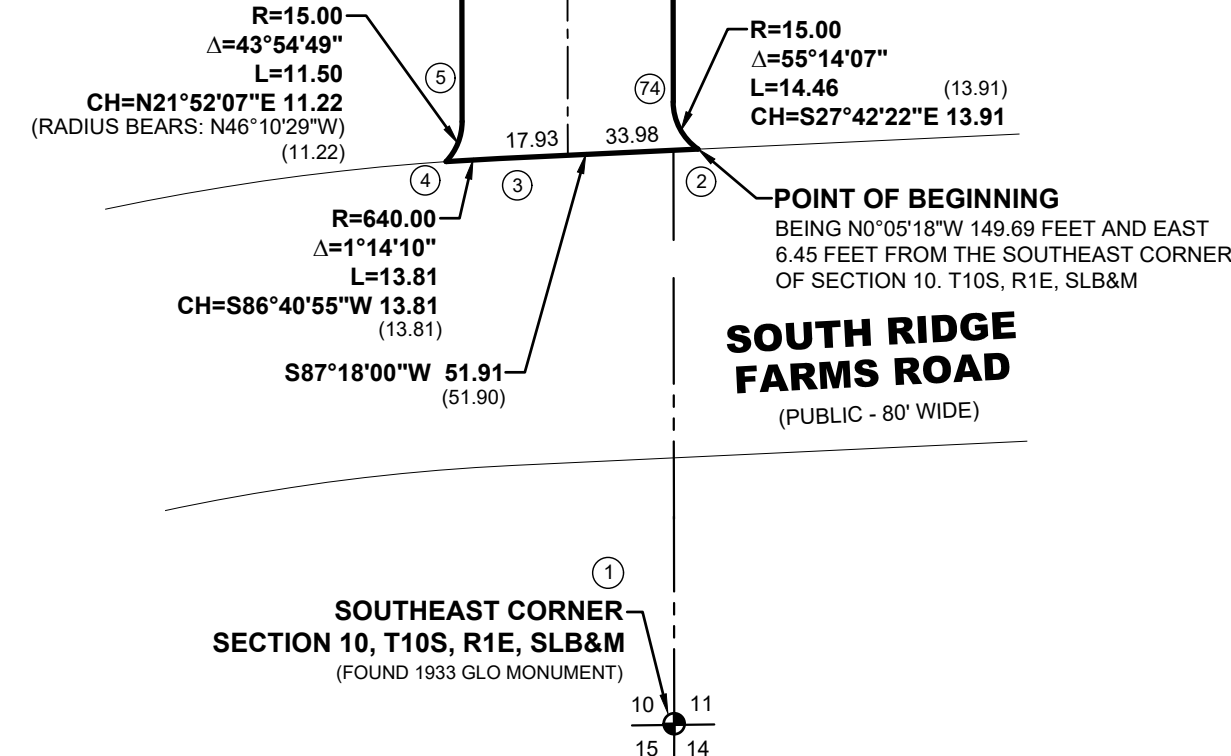
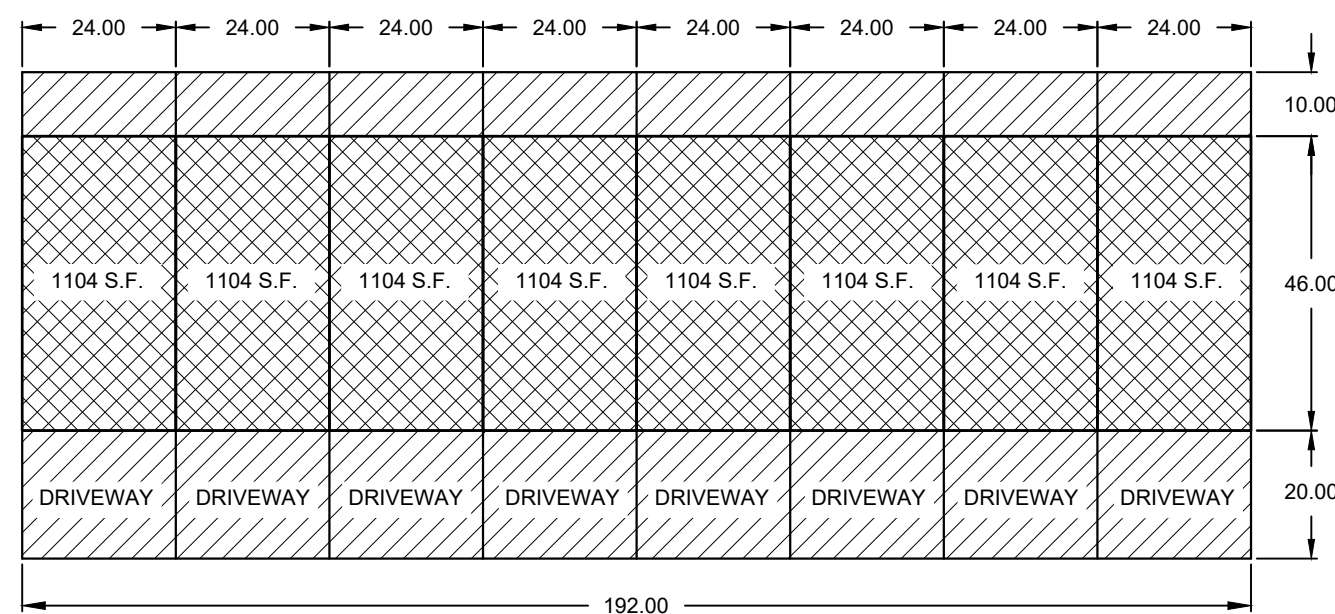
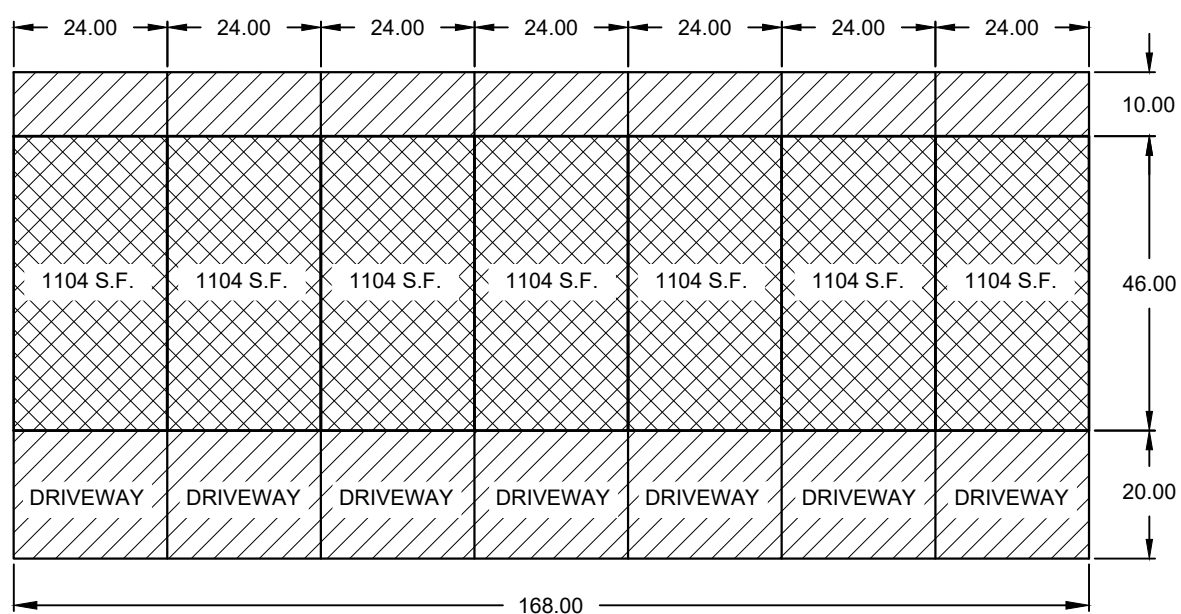
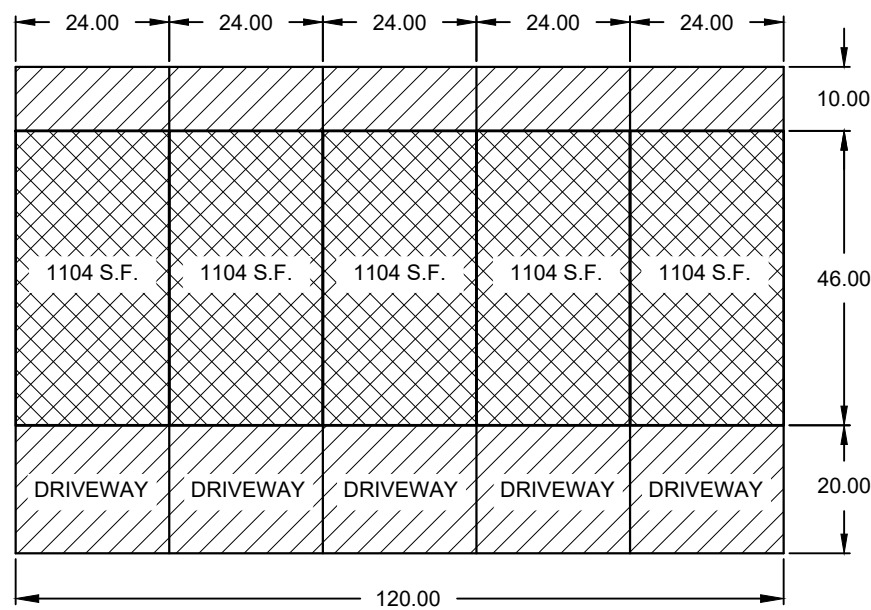
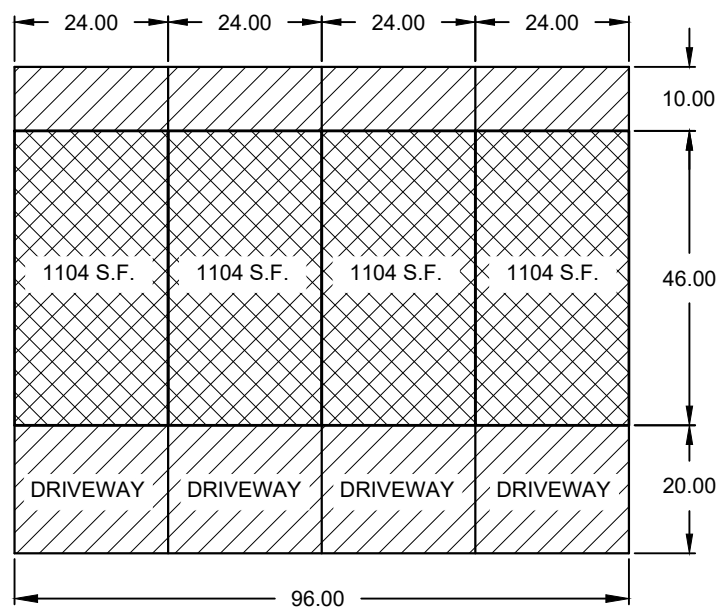
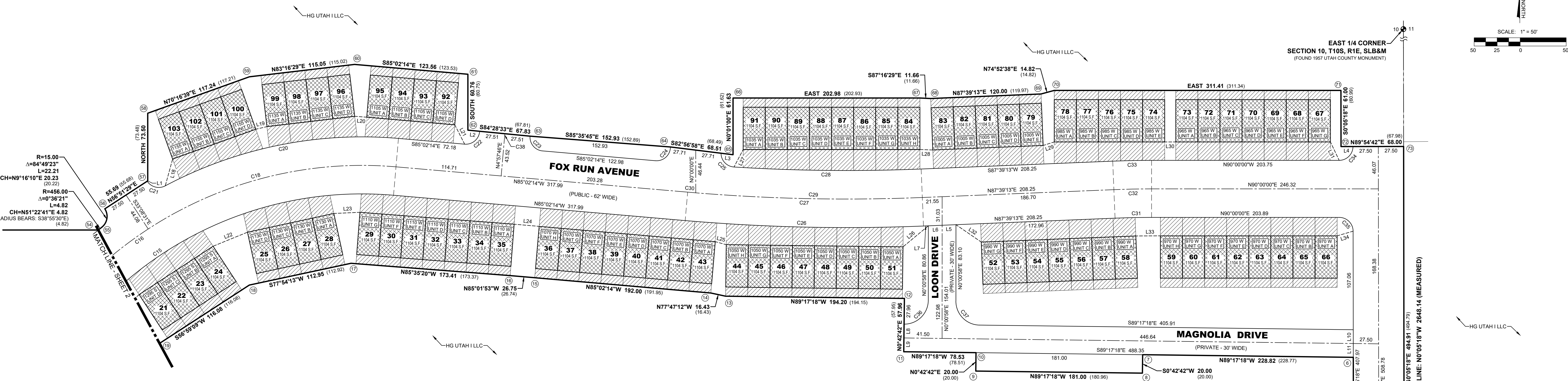
This form approved by Utah County and the municipalities therein. LEI JOB #19-0081

LEGEND

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA / P.U.E.



PLAT "A"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 2

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 50'

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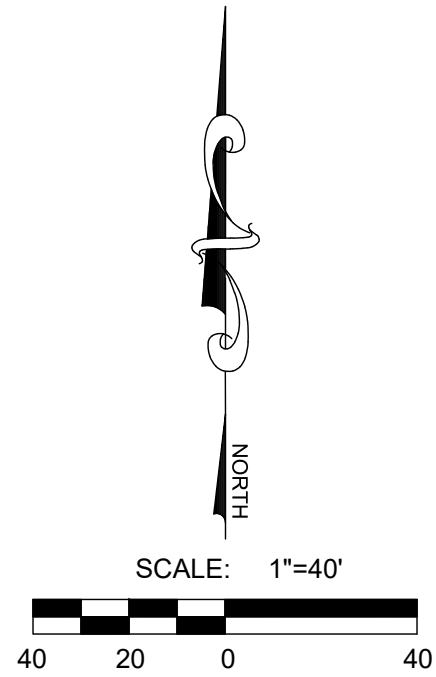
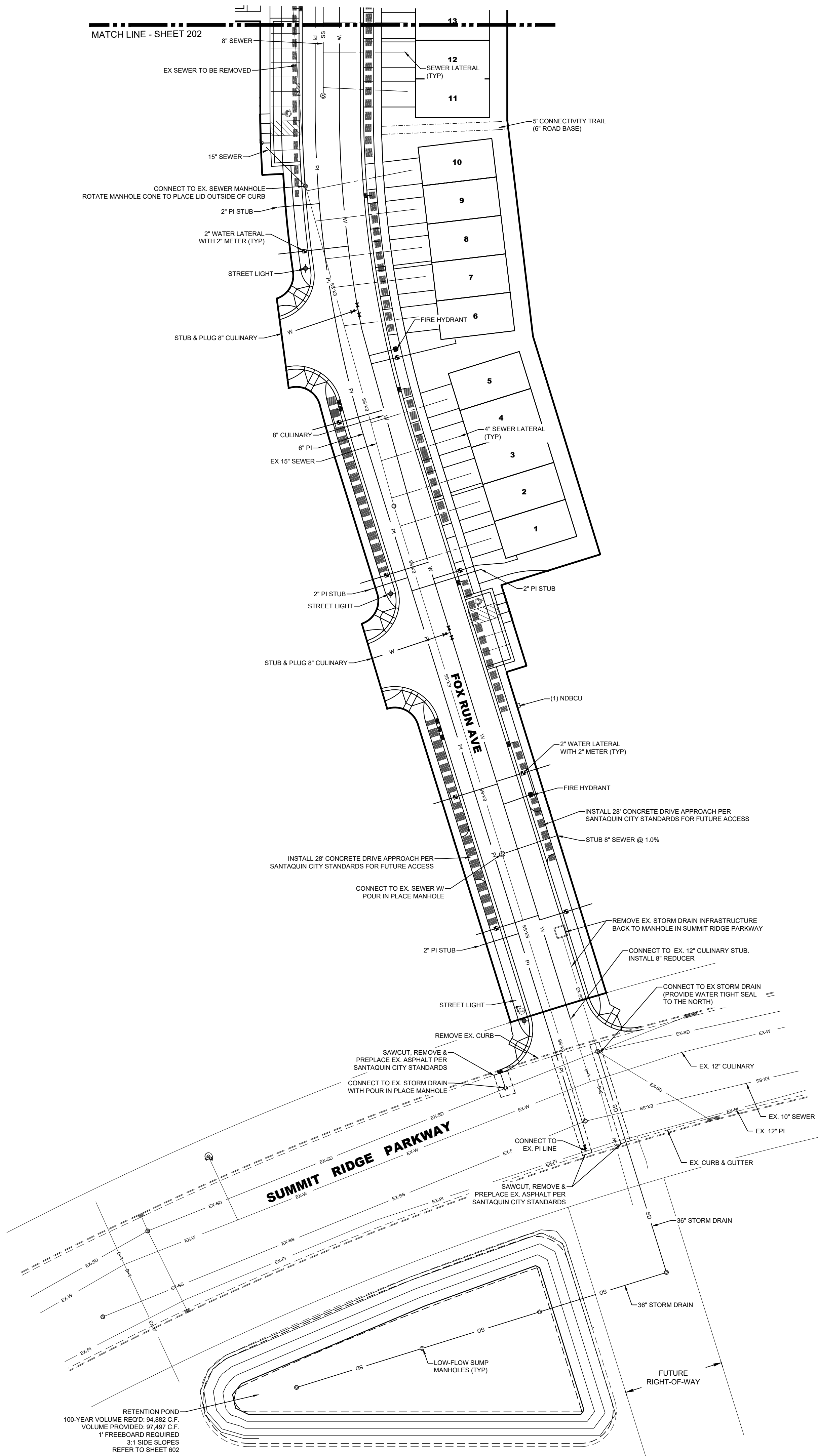
A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT A

SANTAQUIN, UTAH COUNTY, UTAH

UTILITY PLAN

REVISIONS	
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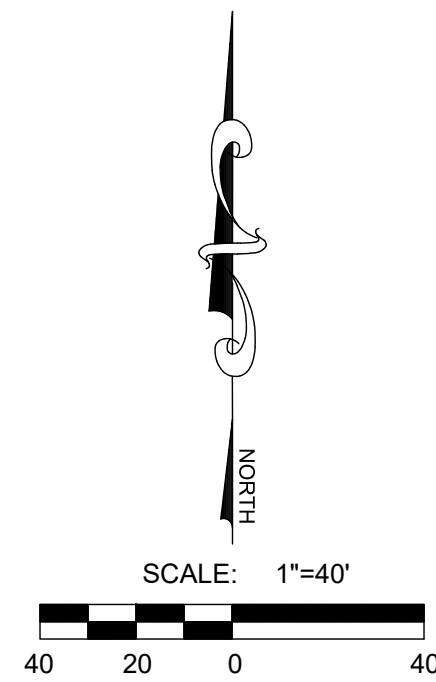
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2019-0081

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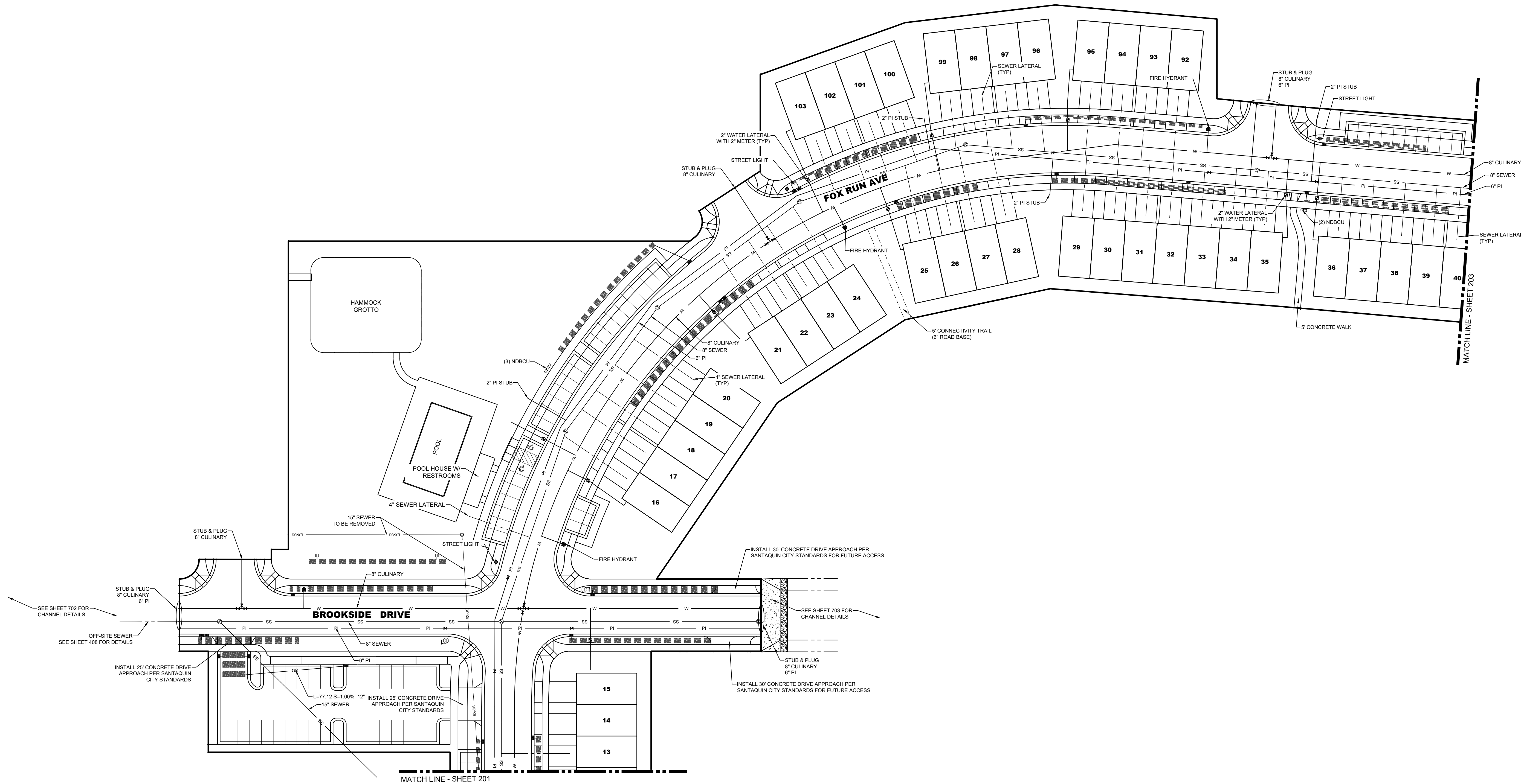
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04/21/2020



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SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
UTILITY PLAN

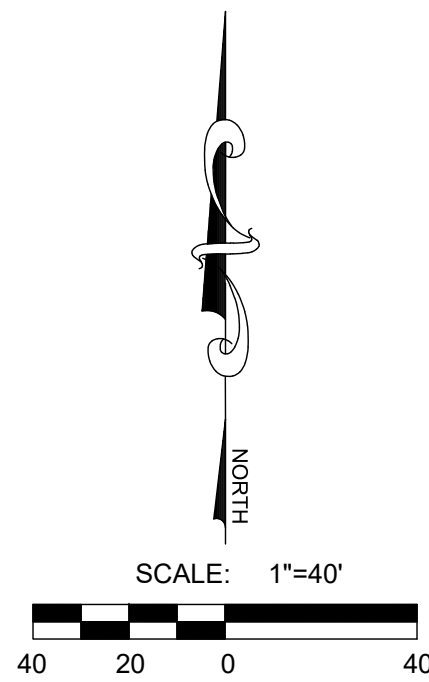
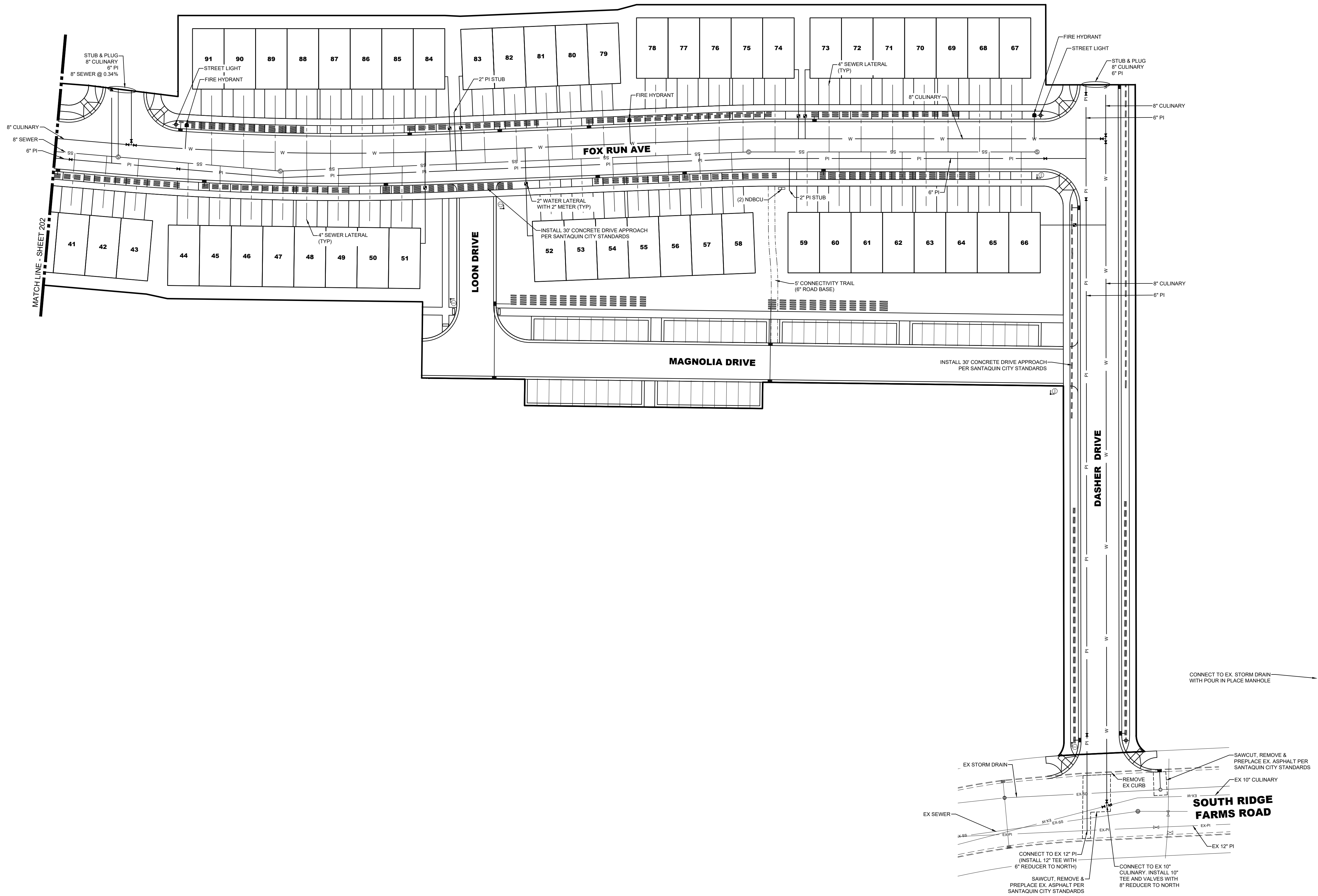


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CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
UTILITY PLAN

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DATE:
04/21/2020

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203



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SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
GRADING PLAN

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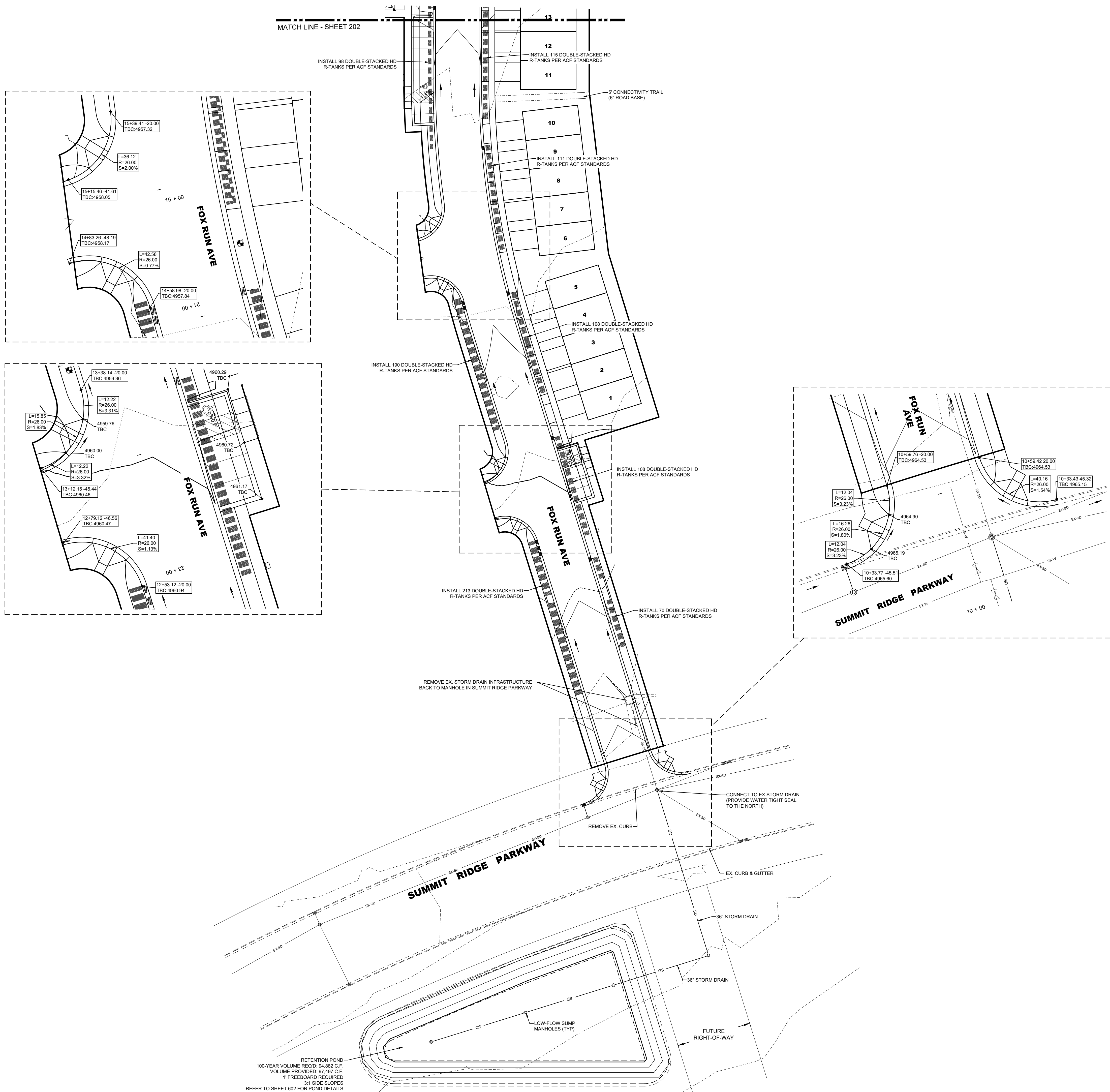
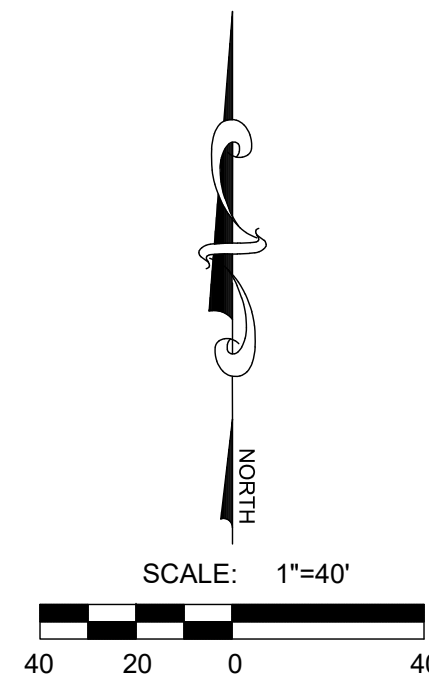
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04/21/2020

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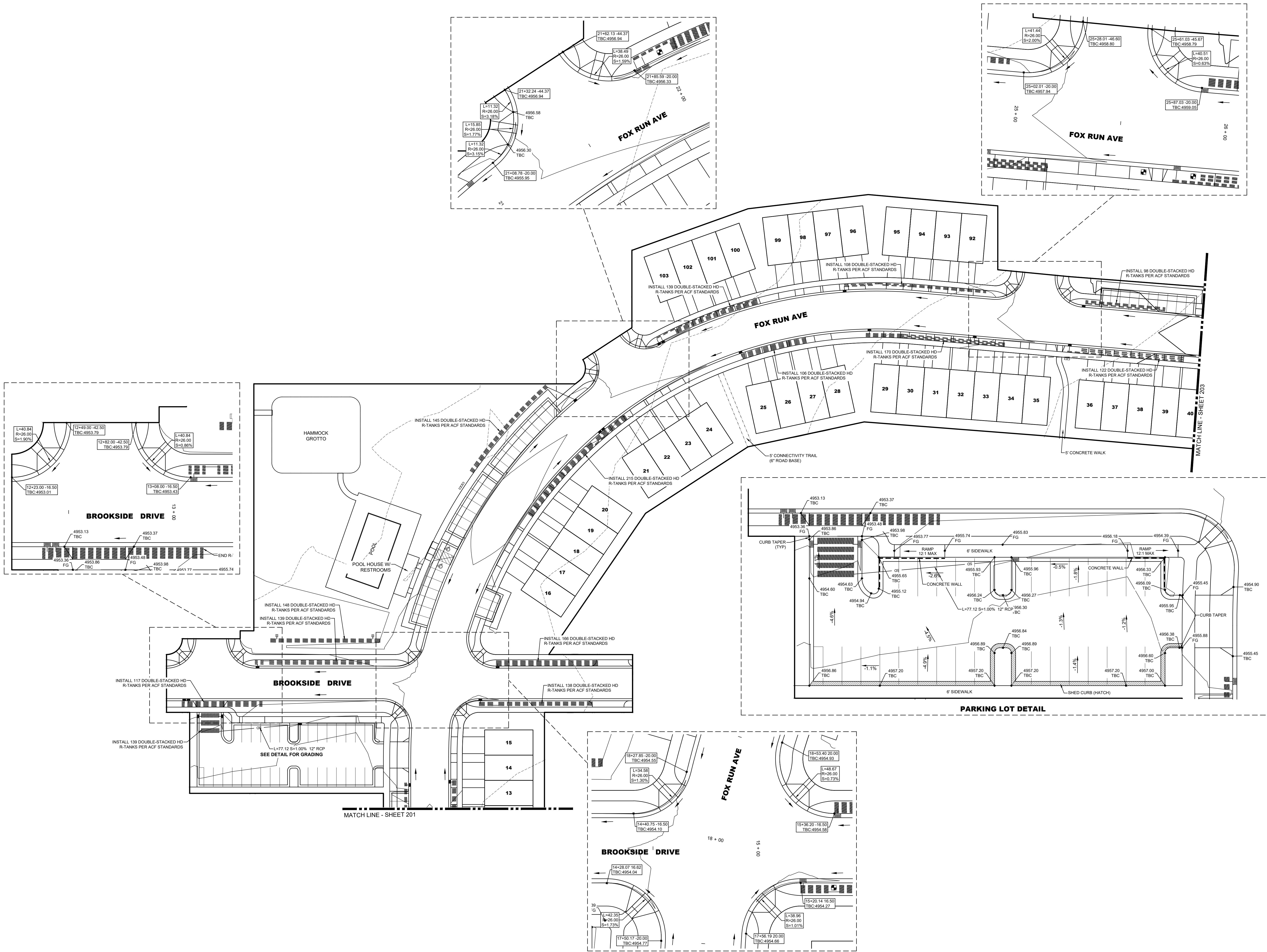
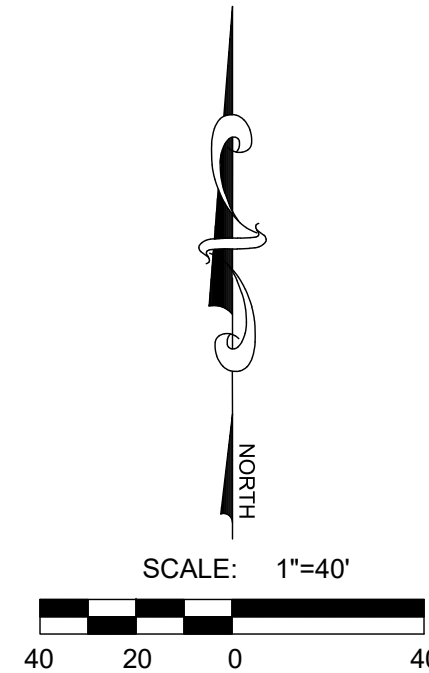
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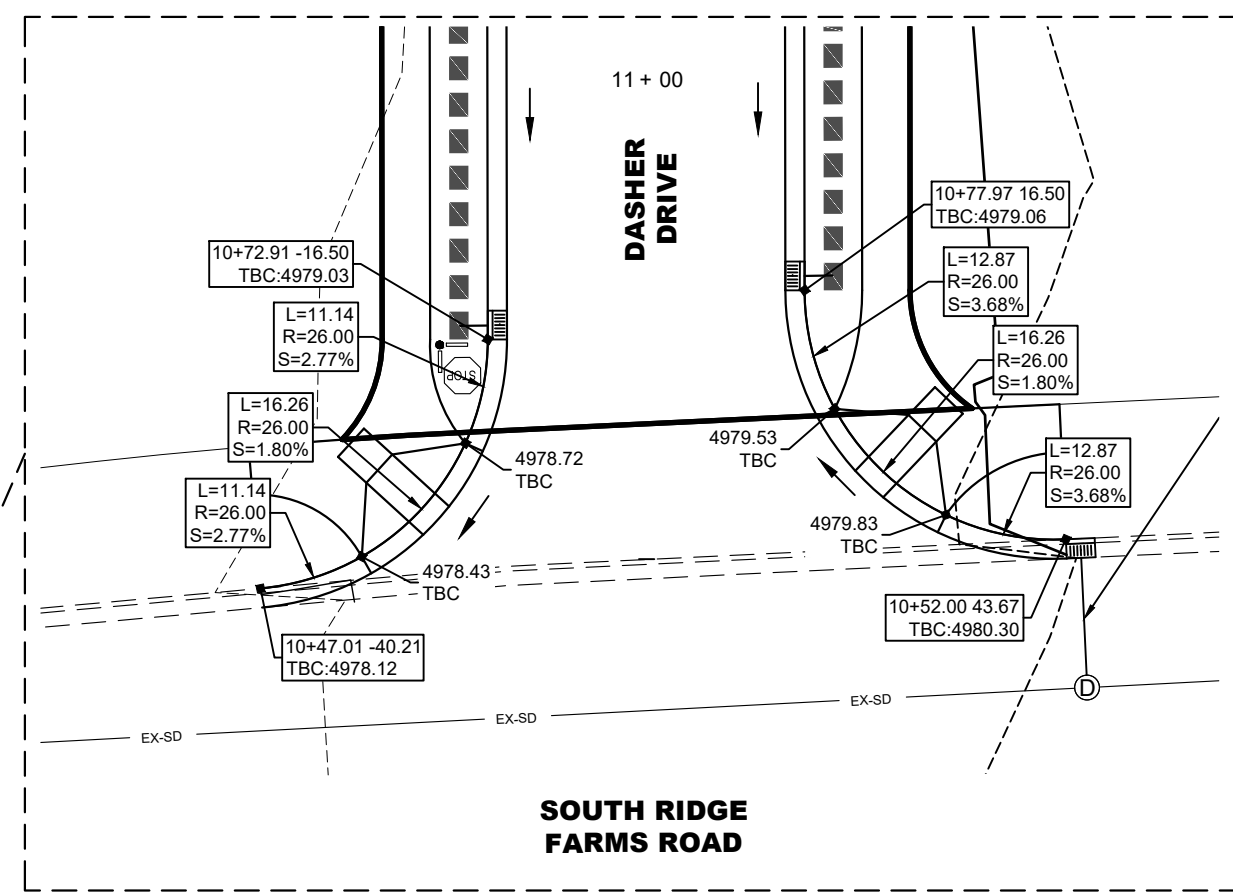
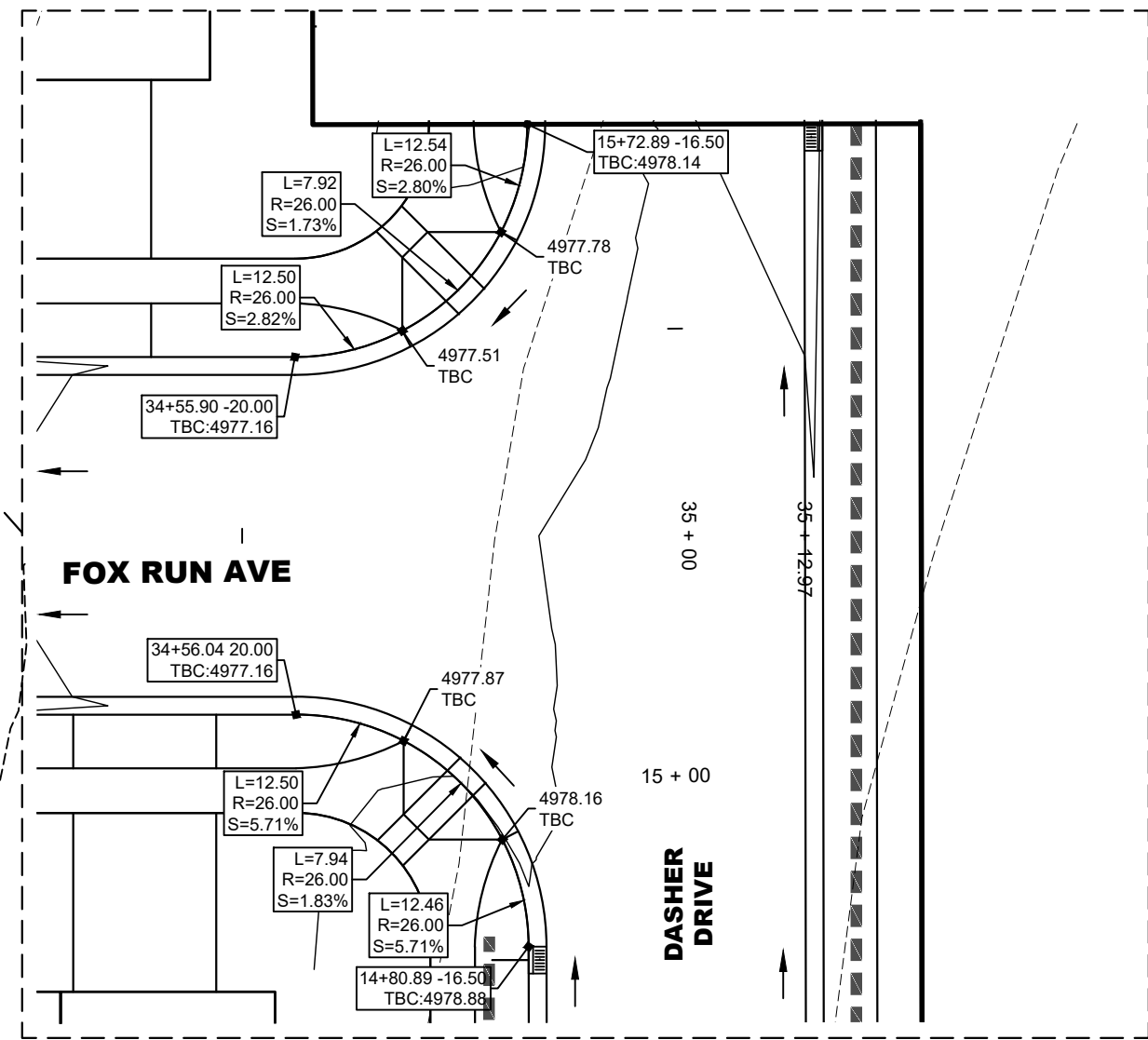
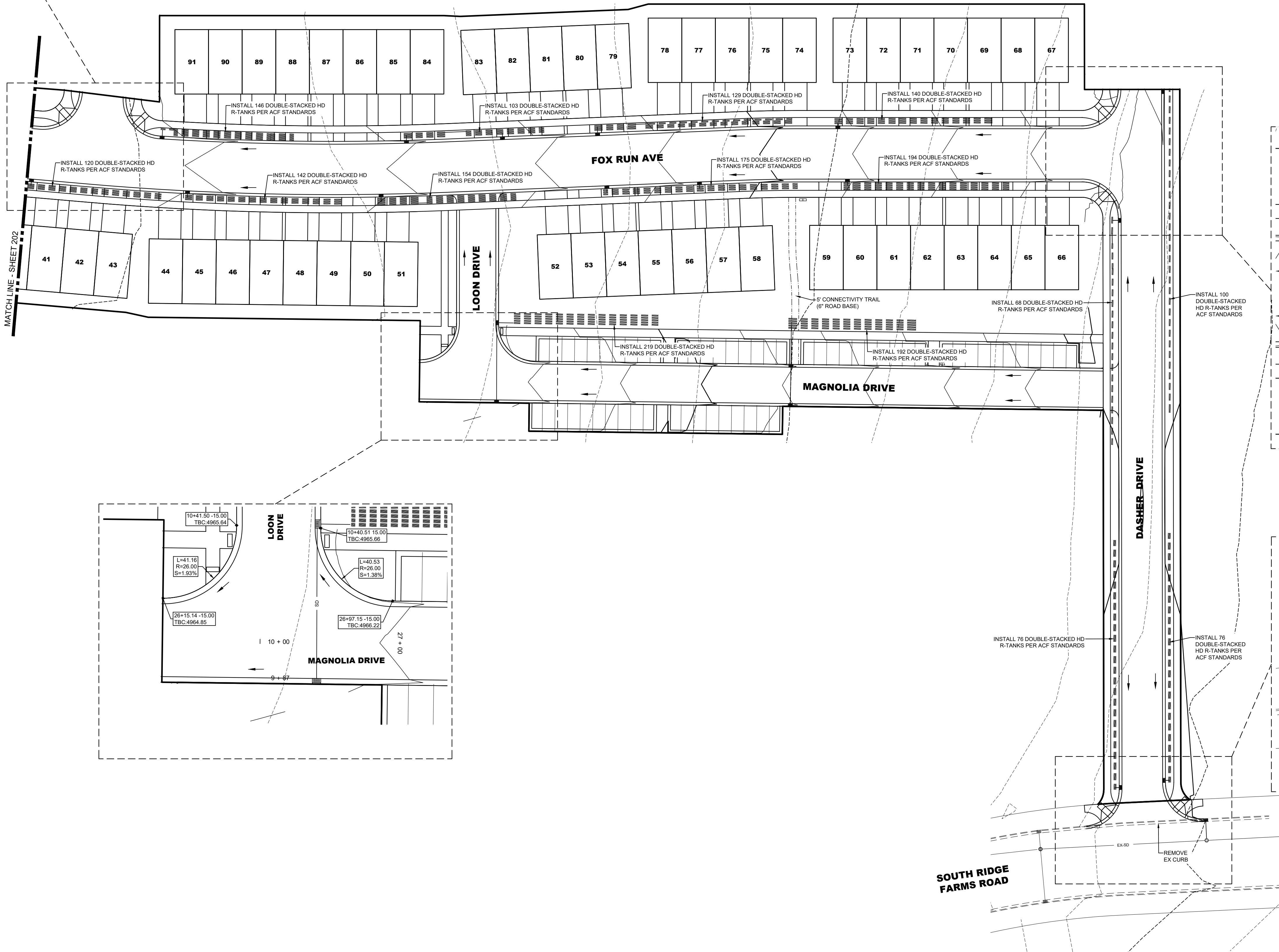
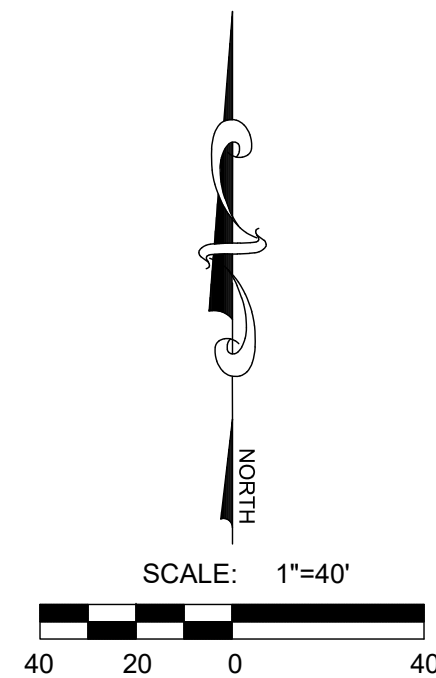
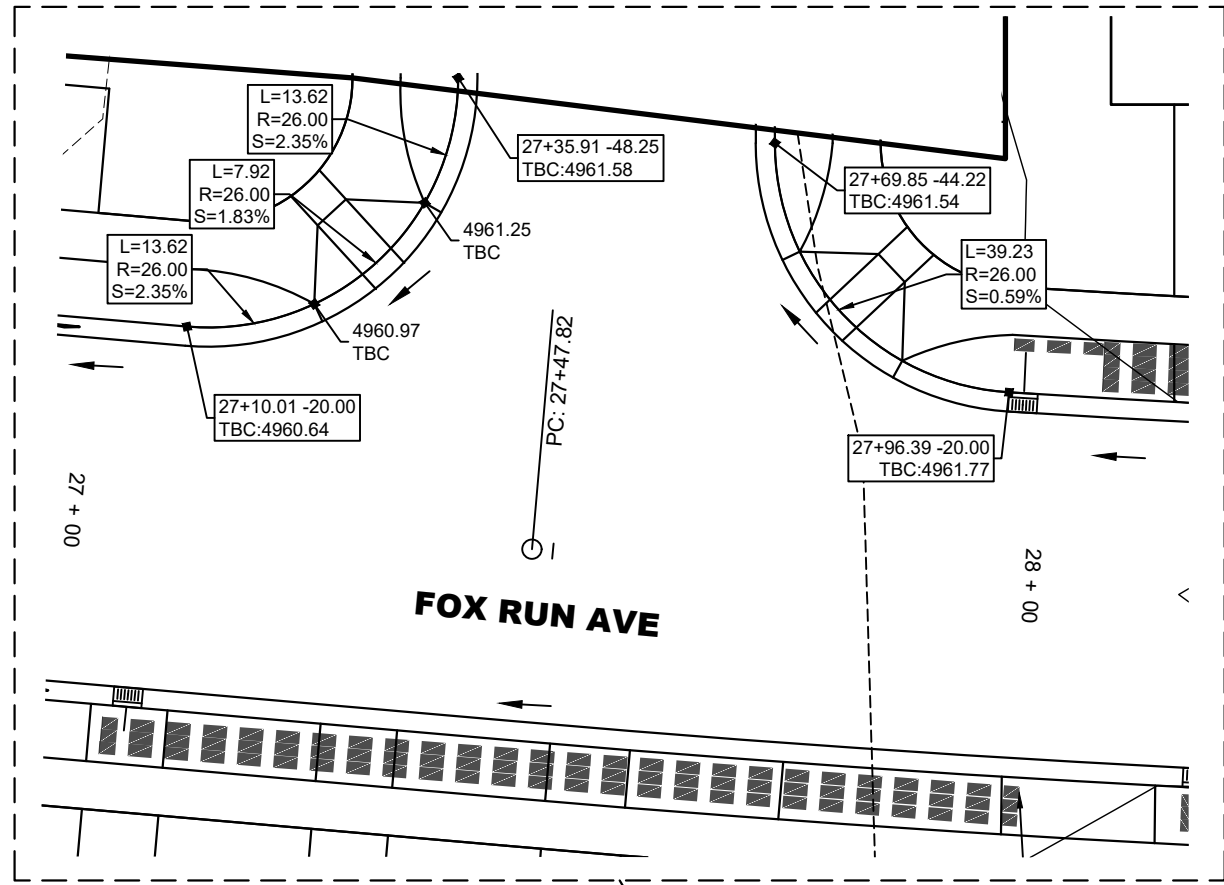
SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
GRADING PLAN

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04/21/2020

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SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
GRADING PLAN

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04/21/2020

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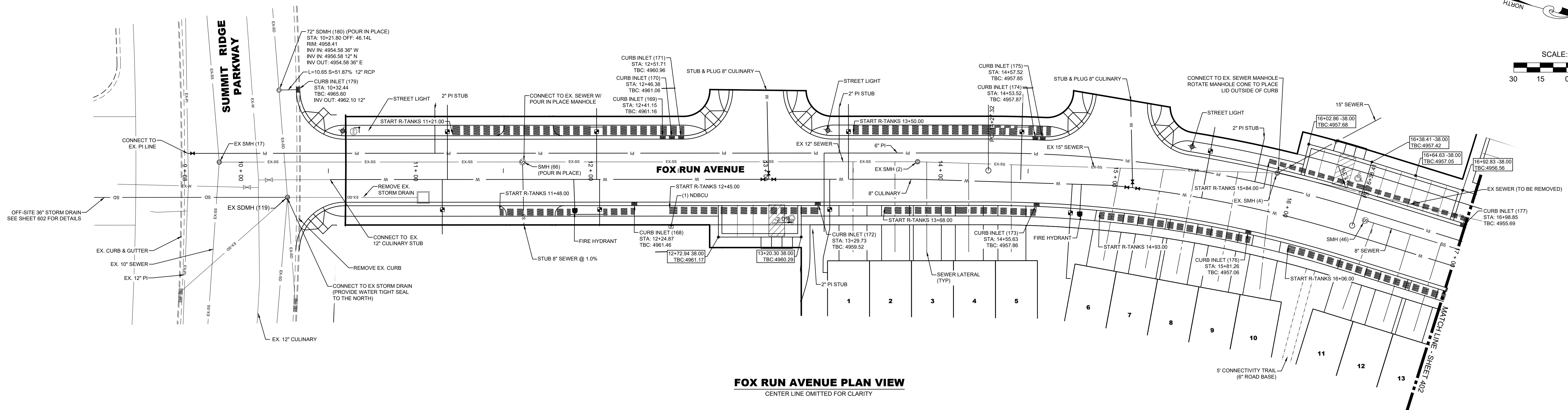
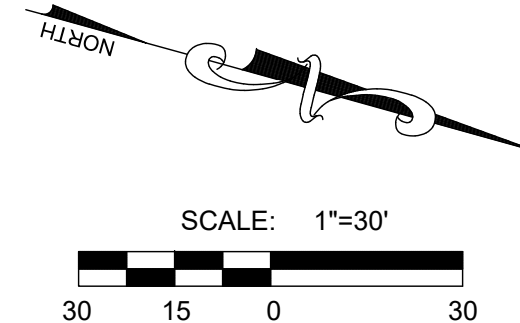
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SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
FOX RUN AVENUE PLAN & PROFILE 10+00 - 17+00

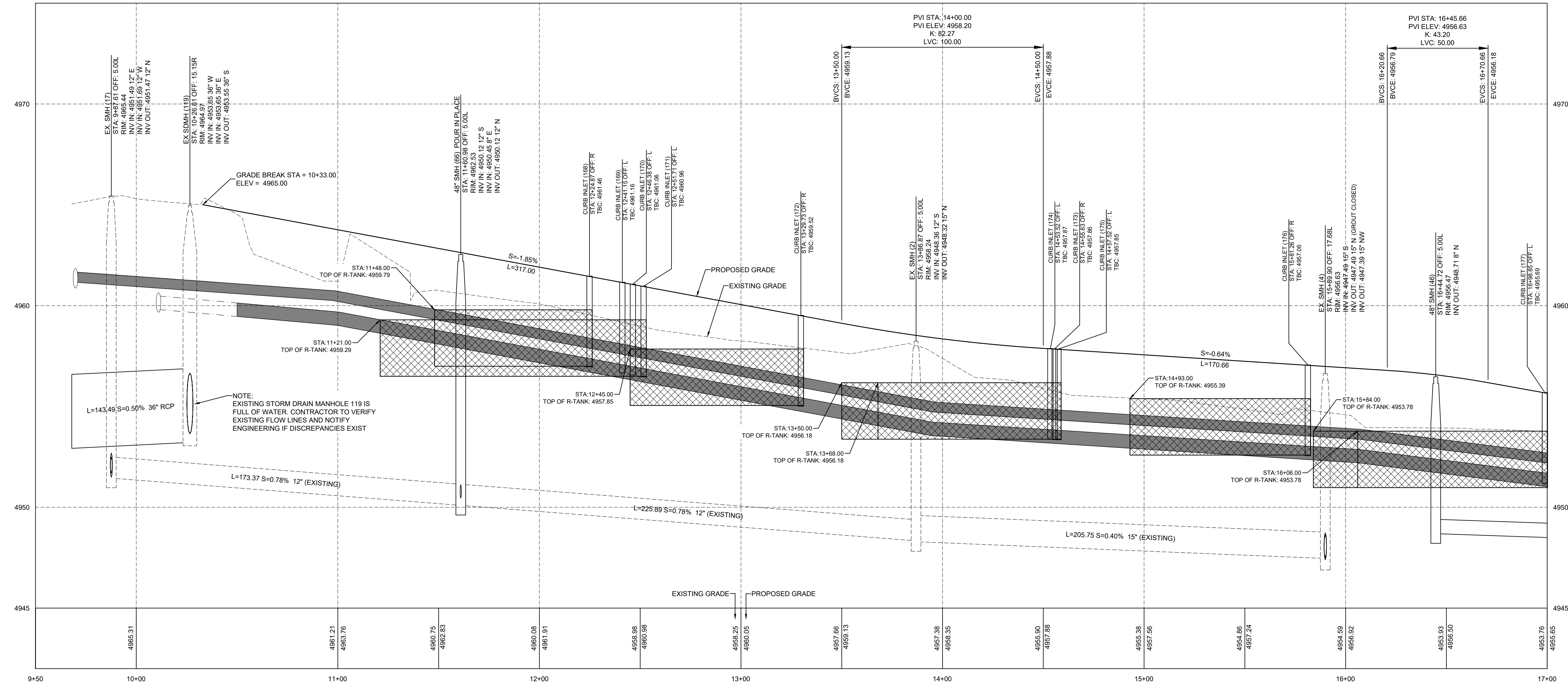
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04/21/2020

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FOX RUN AVENUE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



FOX RUN AVENUE PROFILE



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www.lei-eng.com

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SUMMIT RIDGE TOWNS - PLAT A

SANTAQUIN, UTAH COUNTY, UTAH

FOX RUN AVENUE PLAN & PROFILE 17+00 - 24+00

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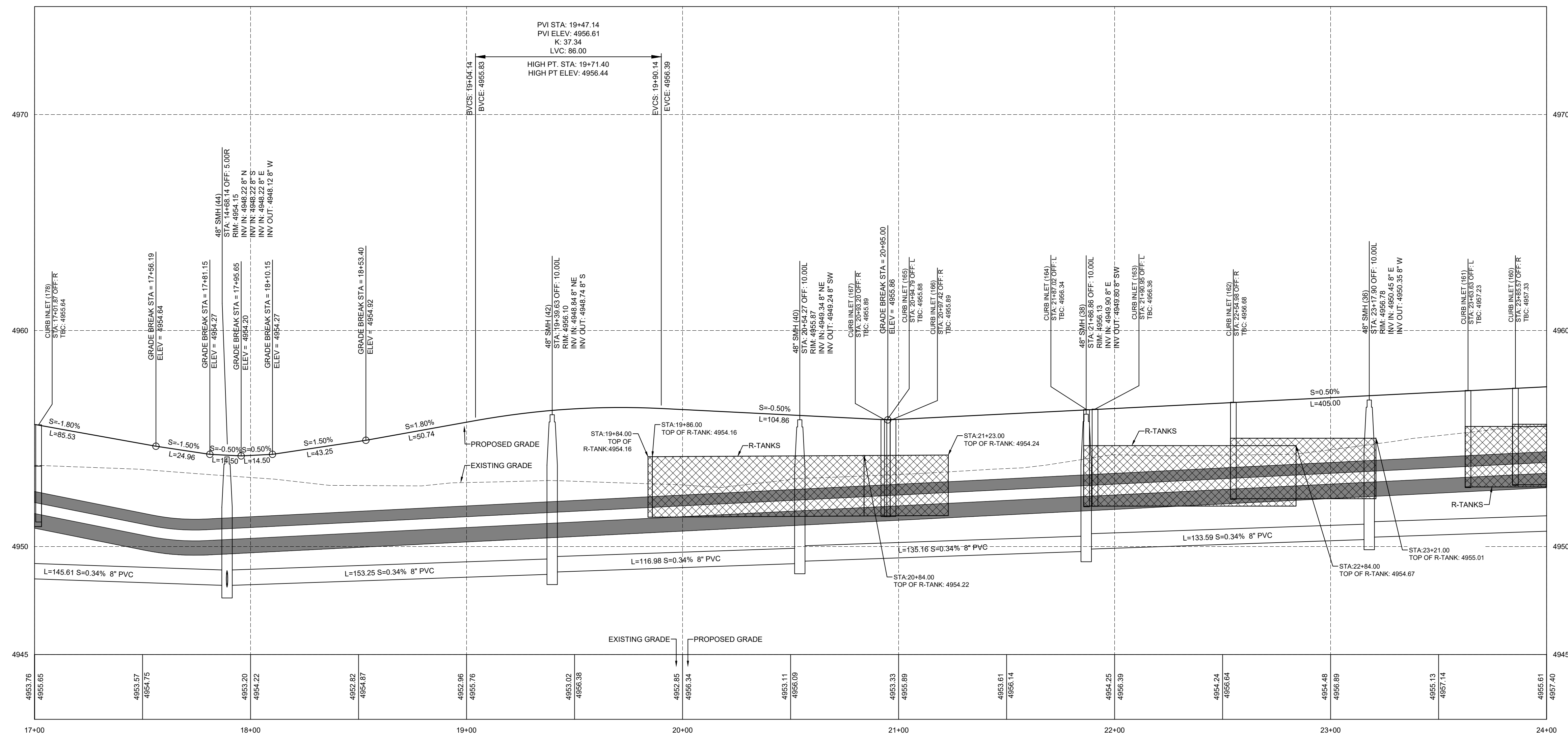
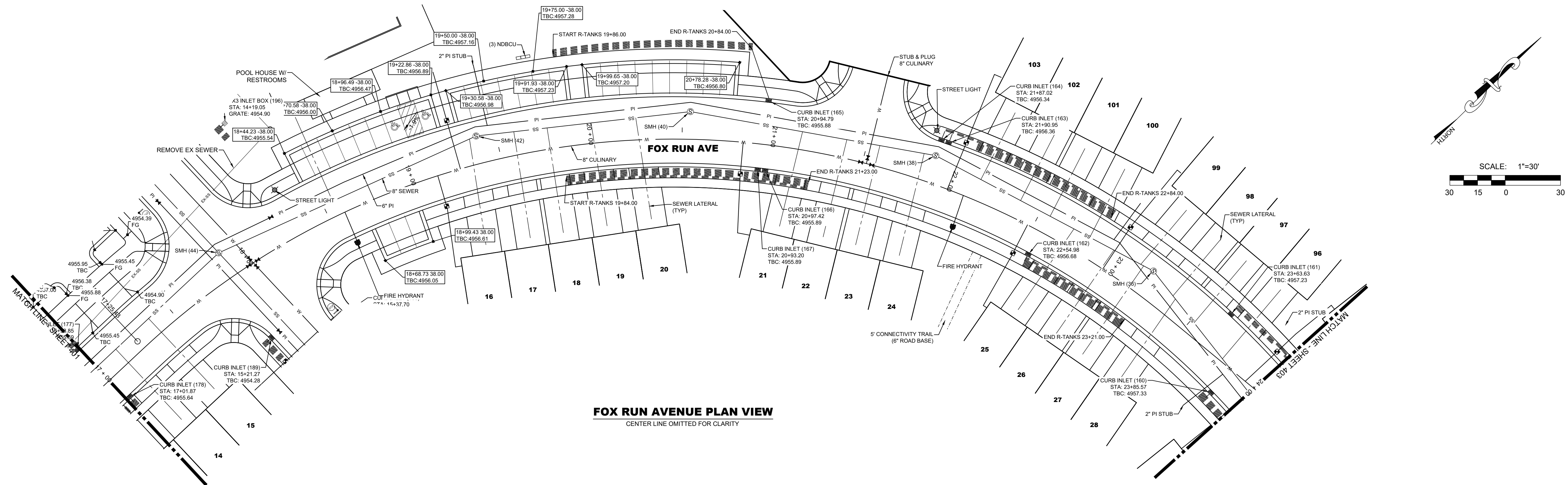
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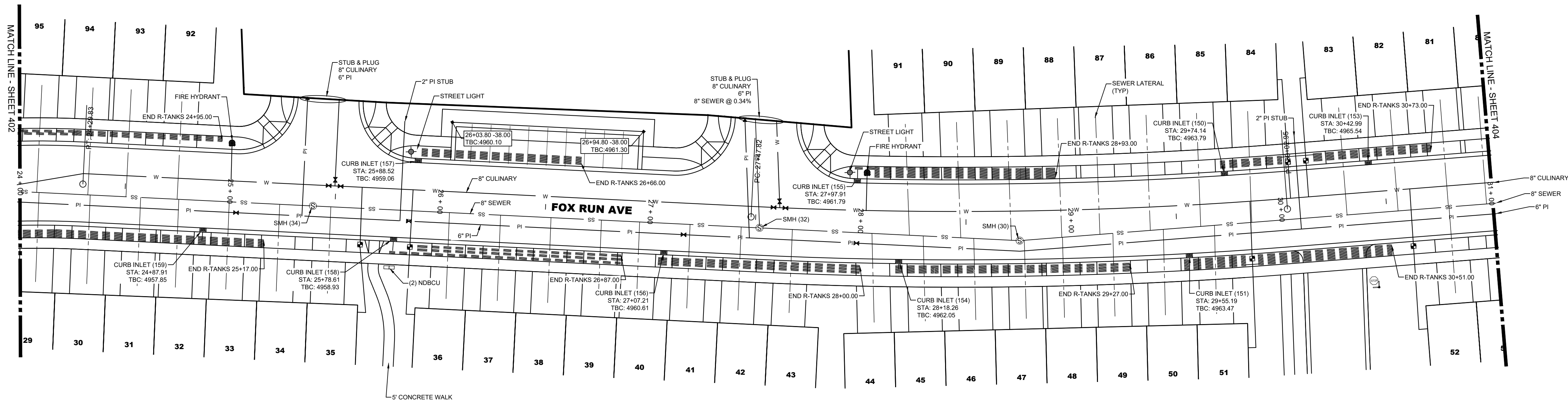
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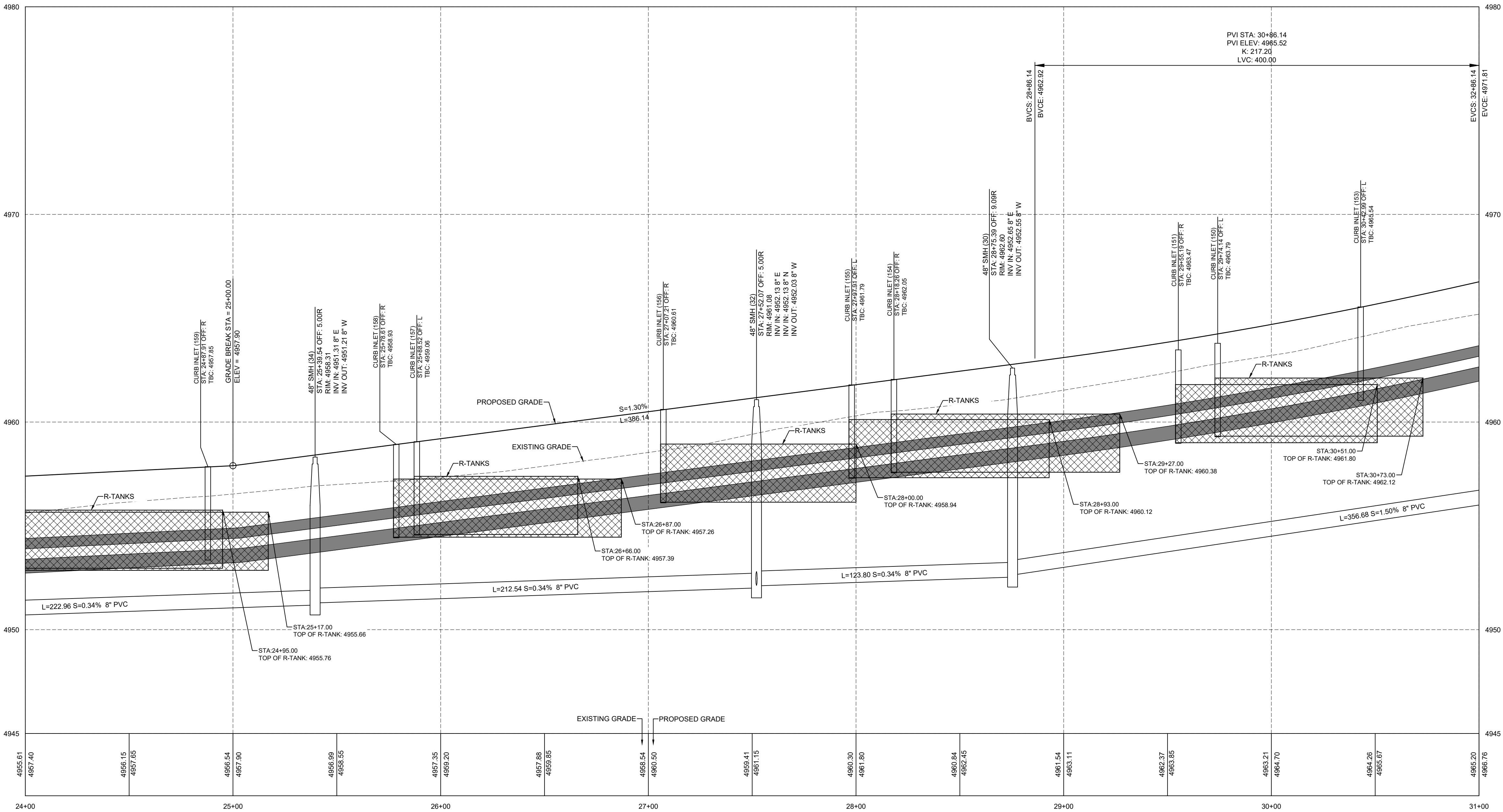
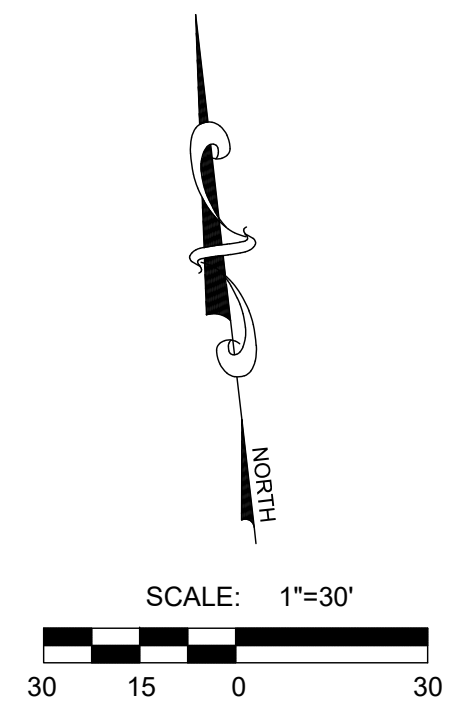
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FOX RUN AVENUE PROFILE



FOX RUN AVENUE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



FOX RUN AVENUE PROFILE

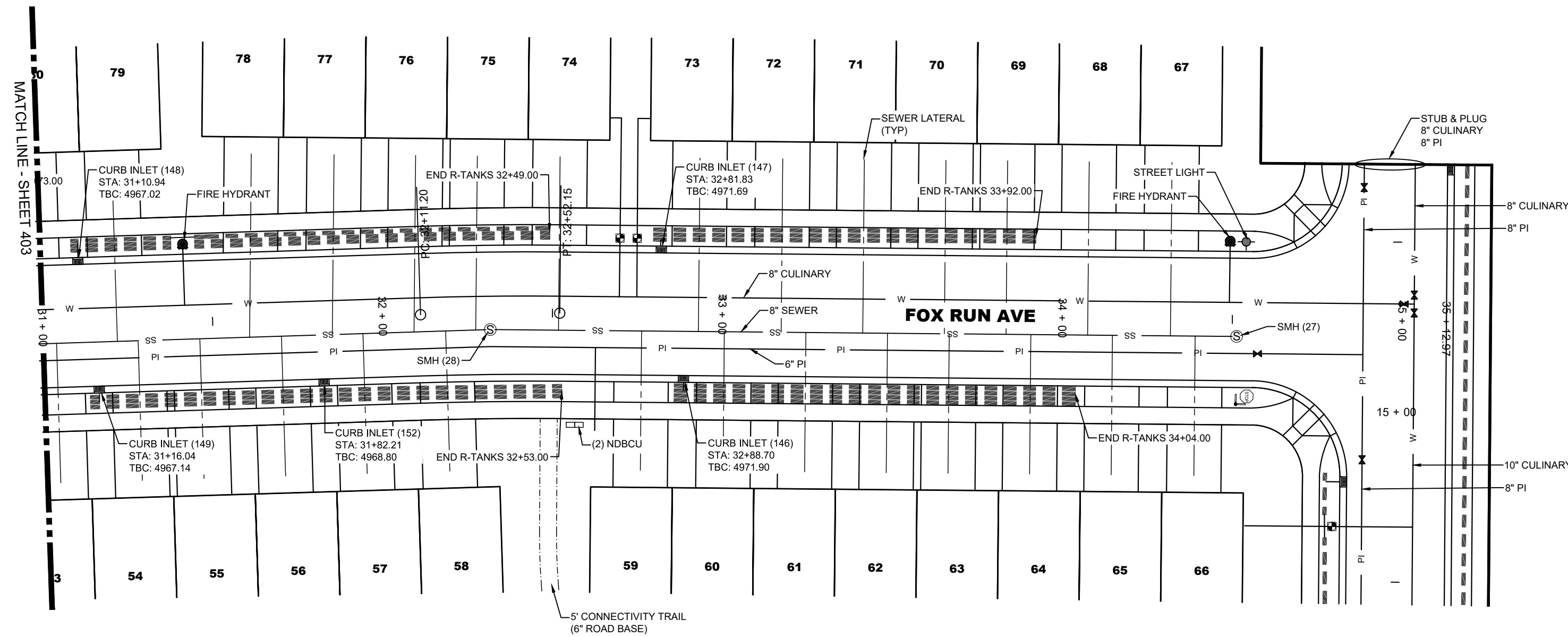
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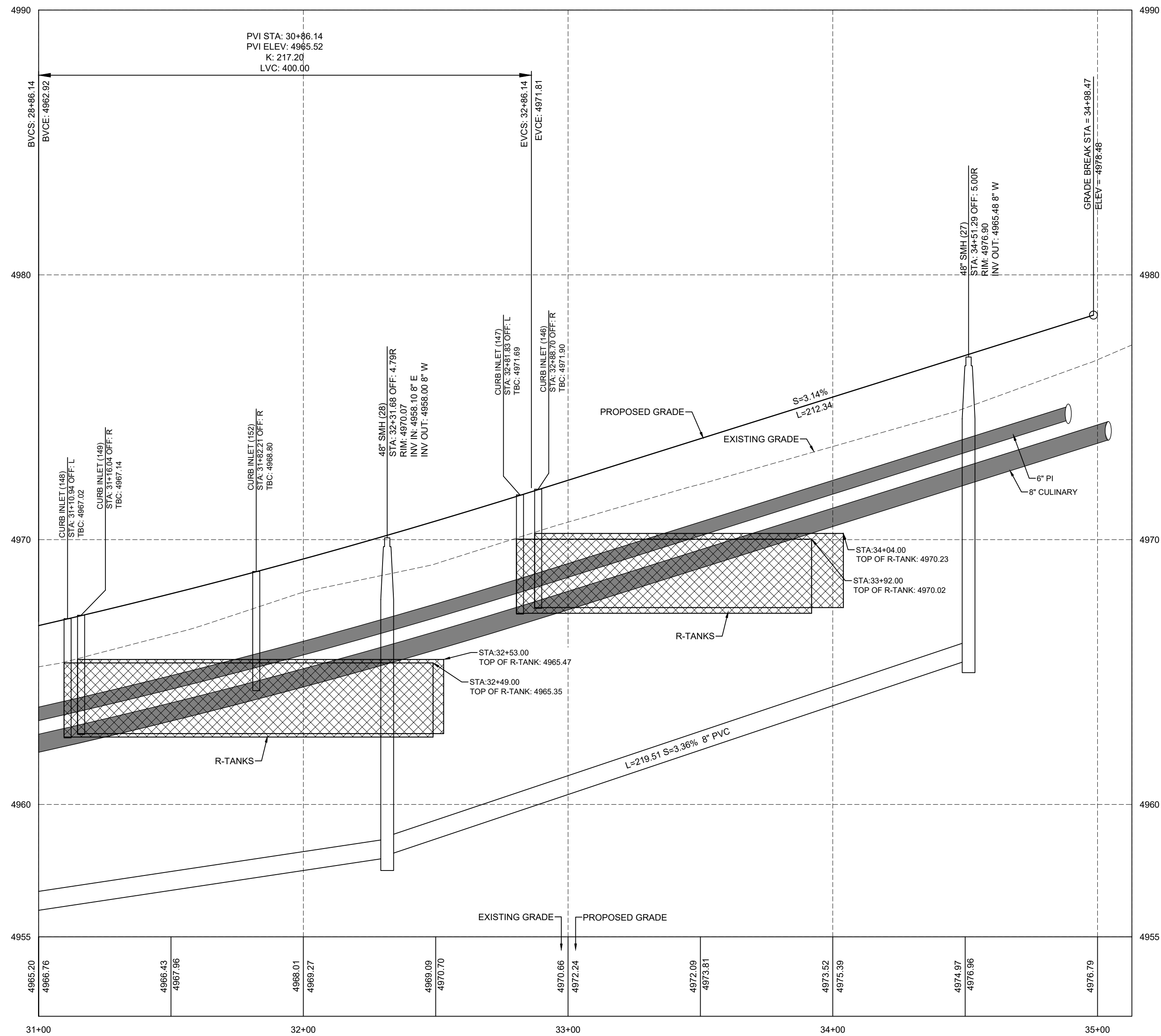
SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
FOX RUN AVENUE PLAN & PROFILE 24+00 - 31+00

REVISIONS	
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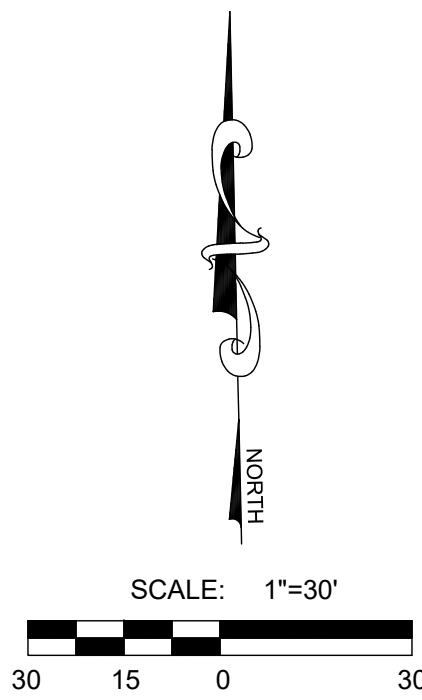
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04/21/2020



FOX RUN AVENUE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



FOX RUN AVENUE PROFILE

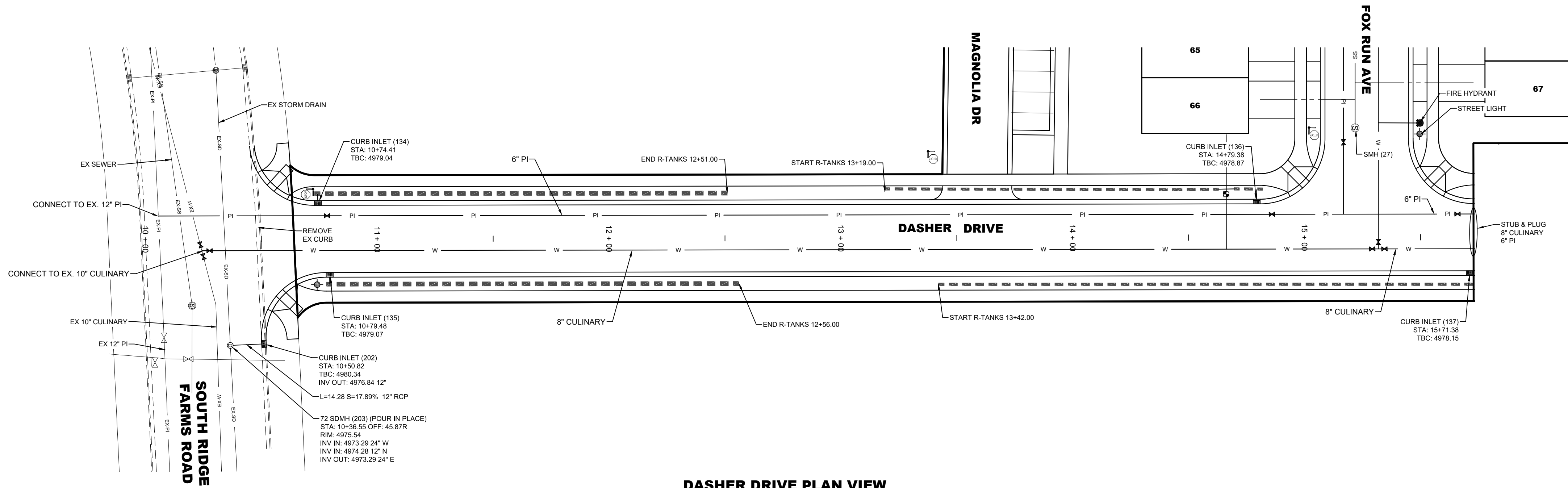


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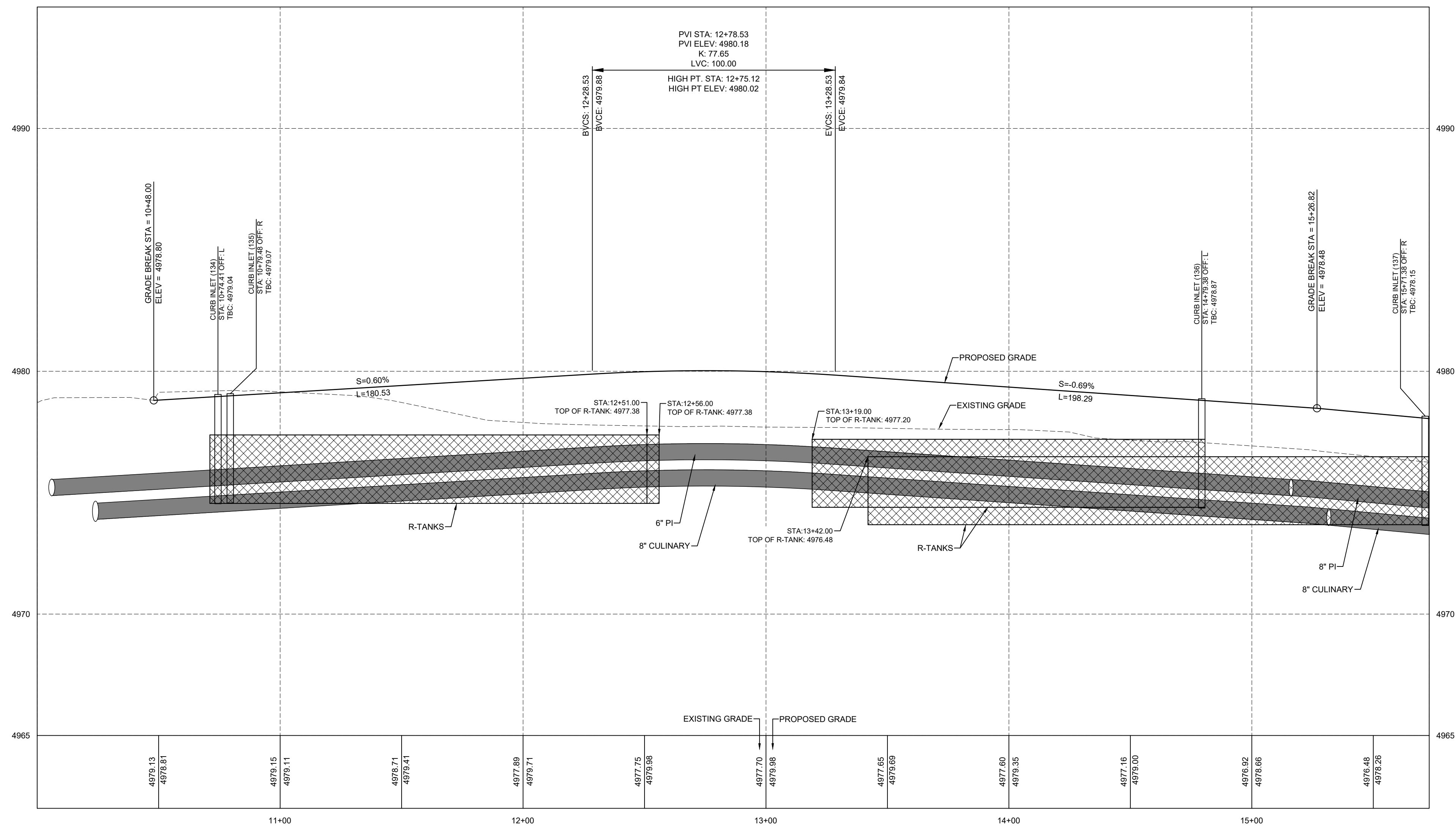
SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
FOX RUN AVENUE PLAN & PROFILE 31+00 - 35+00

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LEI PROJECT #:
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BTC
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04/21/2020



DASHER DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



DASHER DRIVE PROFILE



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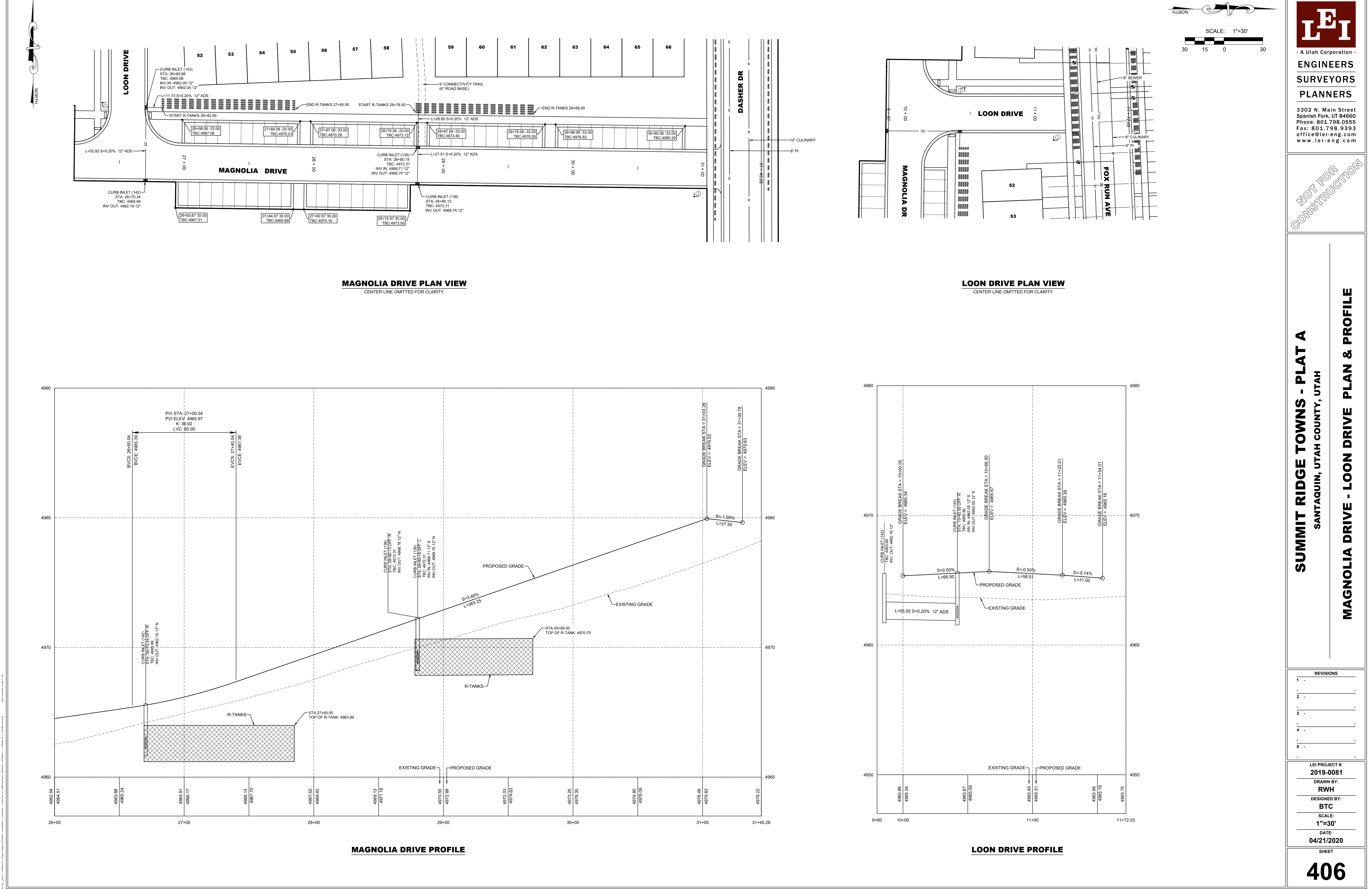
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SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
DASHER DRIVE PLAN & PROFILE

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04/21/2020

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SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH

MAGNOLIA DRIVE - LOON DRIVE PLAN & PROFILE

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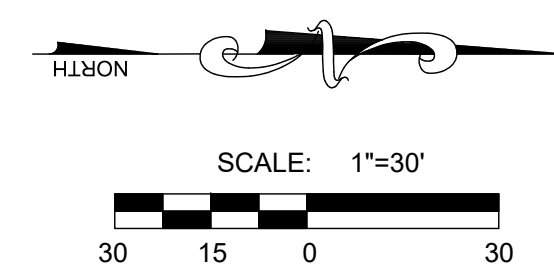
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04/21/2020

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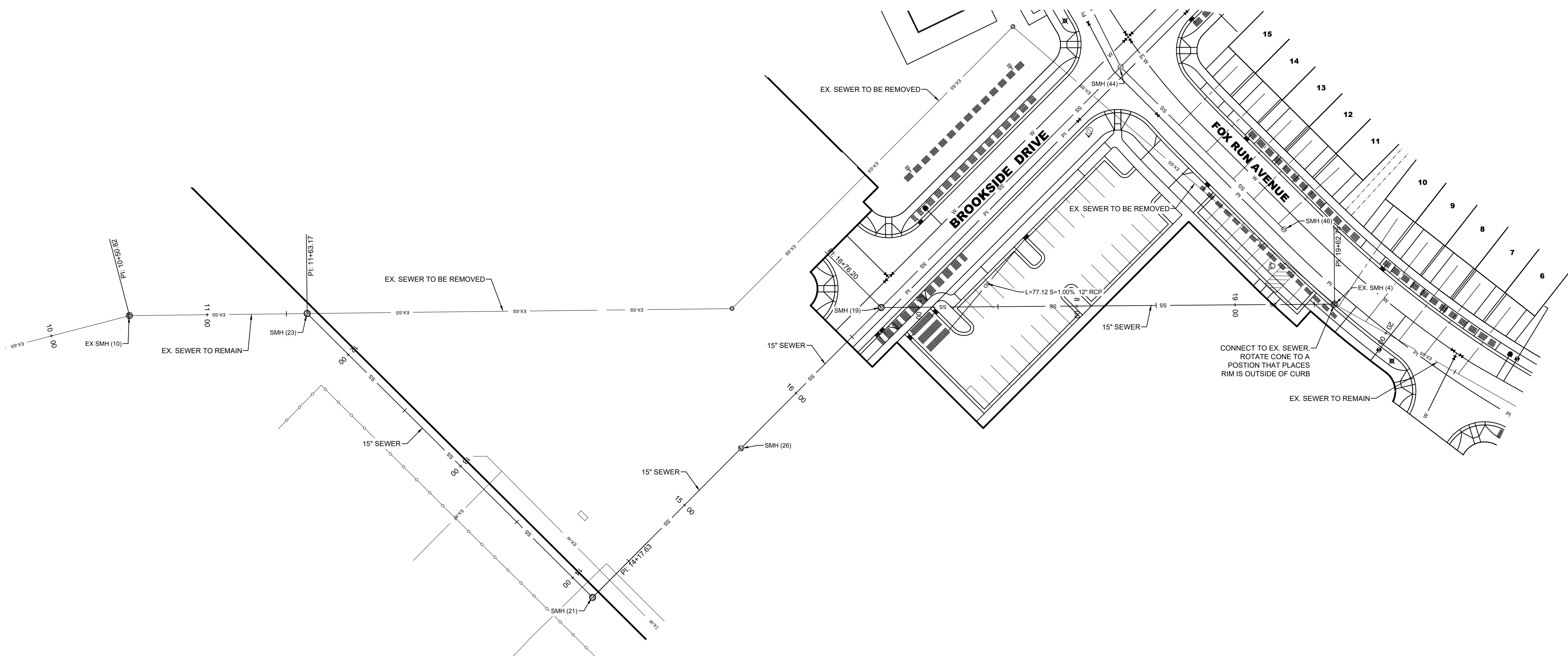
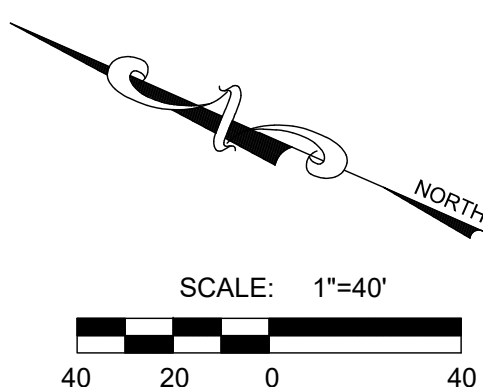
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SANTAQUIN, UTAH COUNTY, UTAH
FOX RUN AVENUE PLAN & PROFILE 10+00 - 17+00

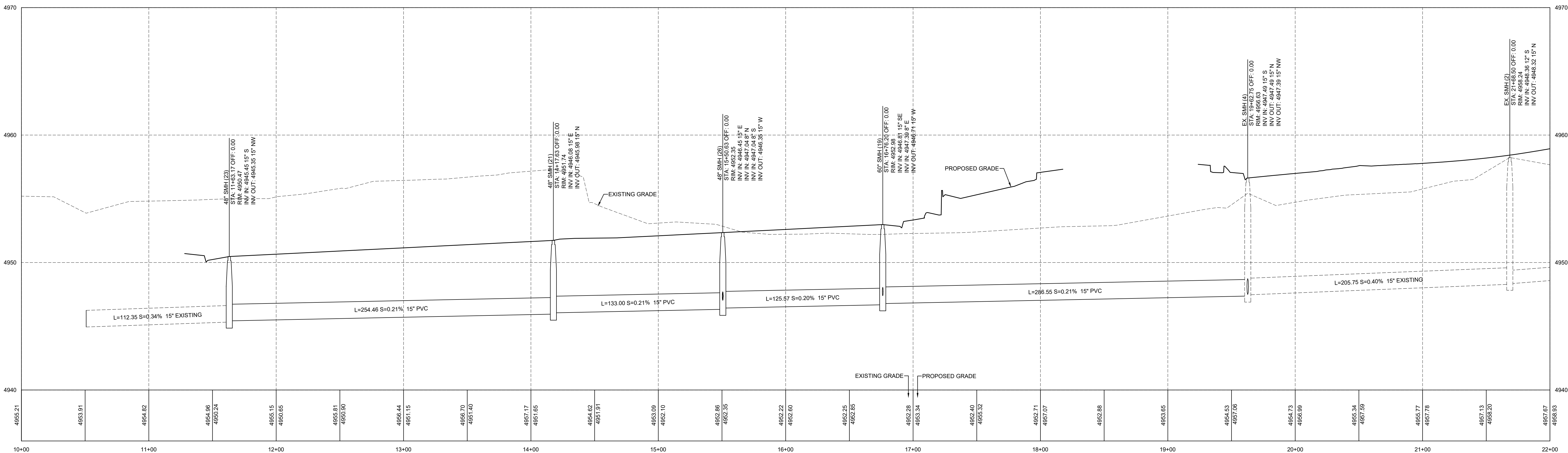
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04/21/2020

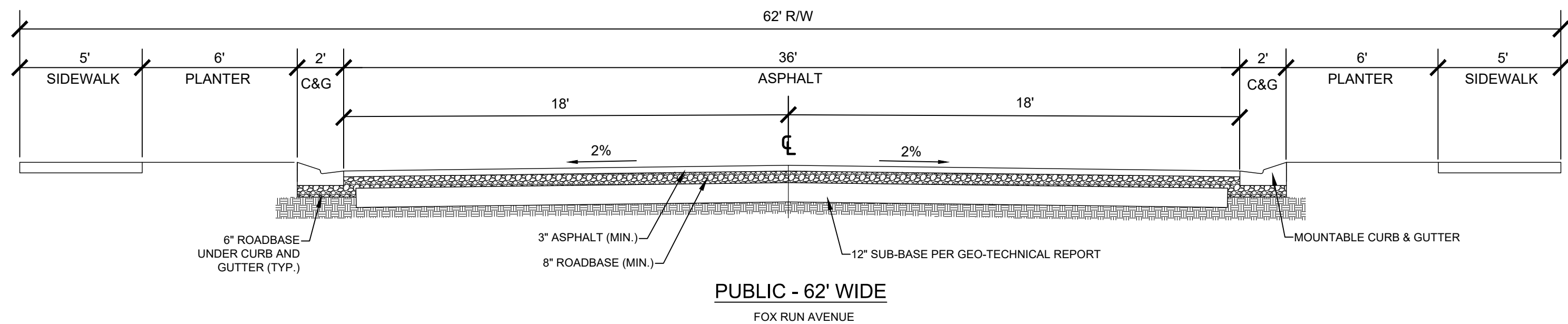
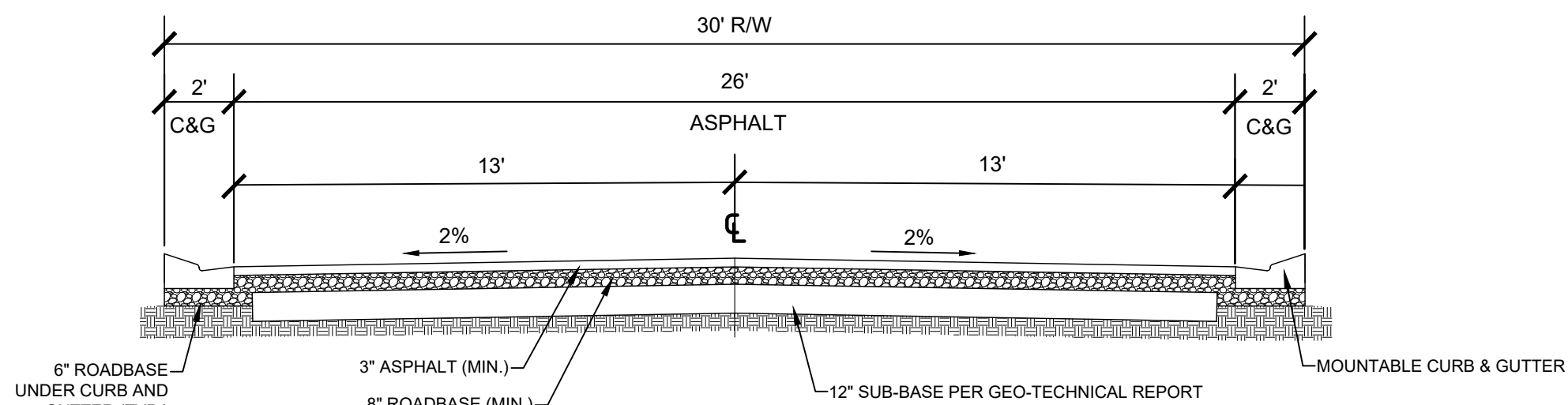
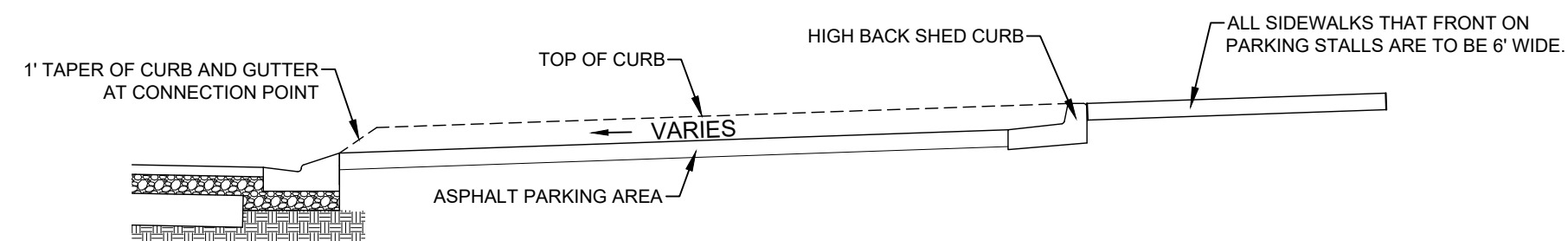
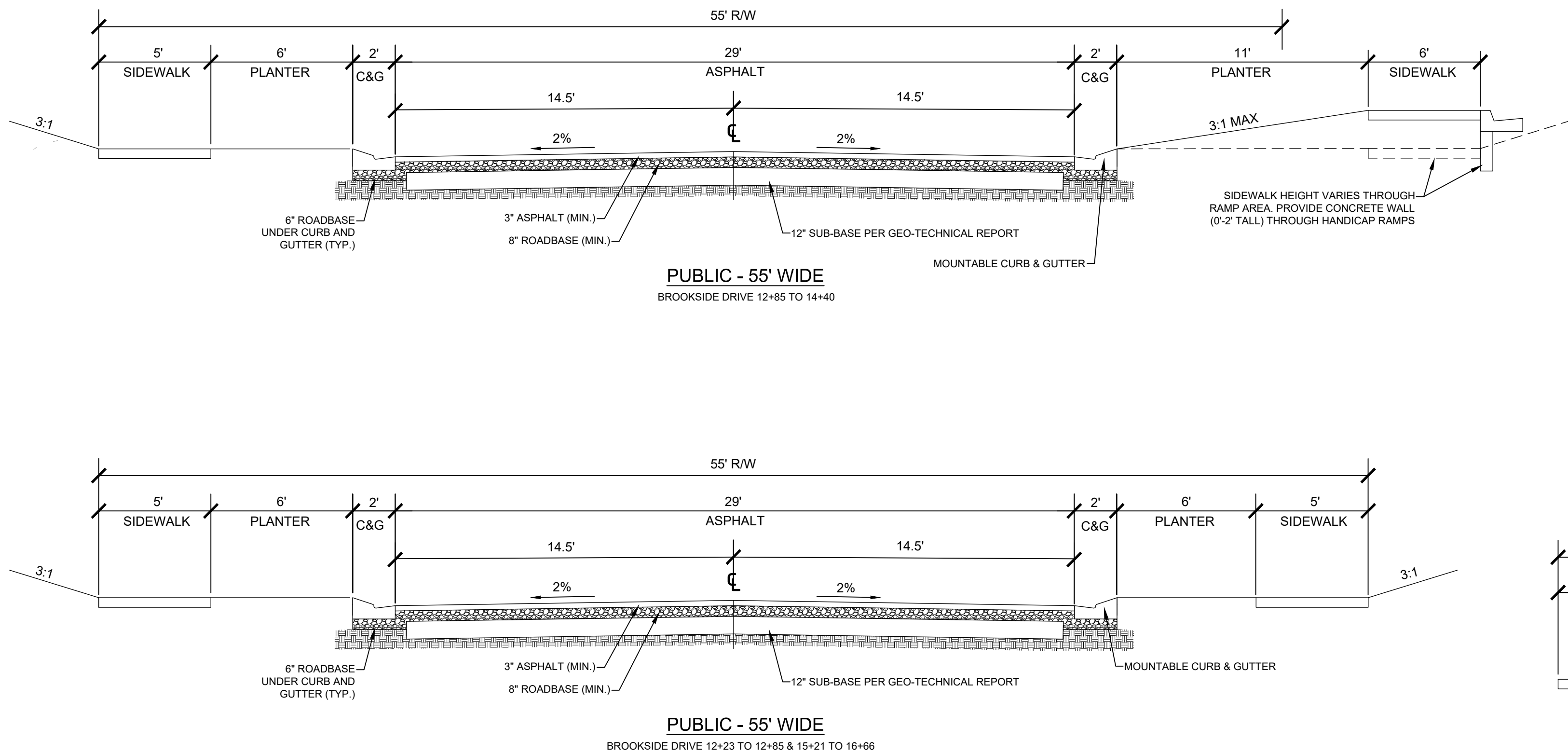
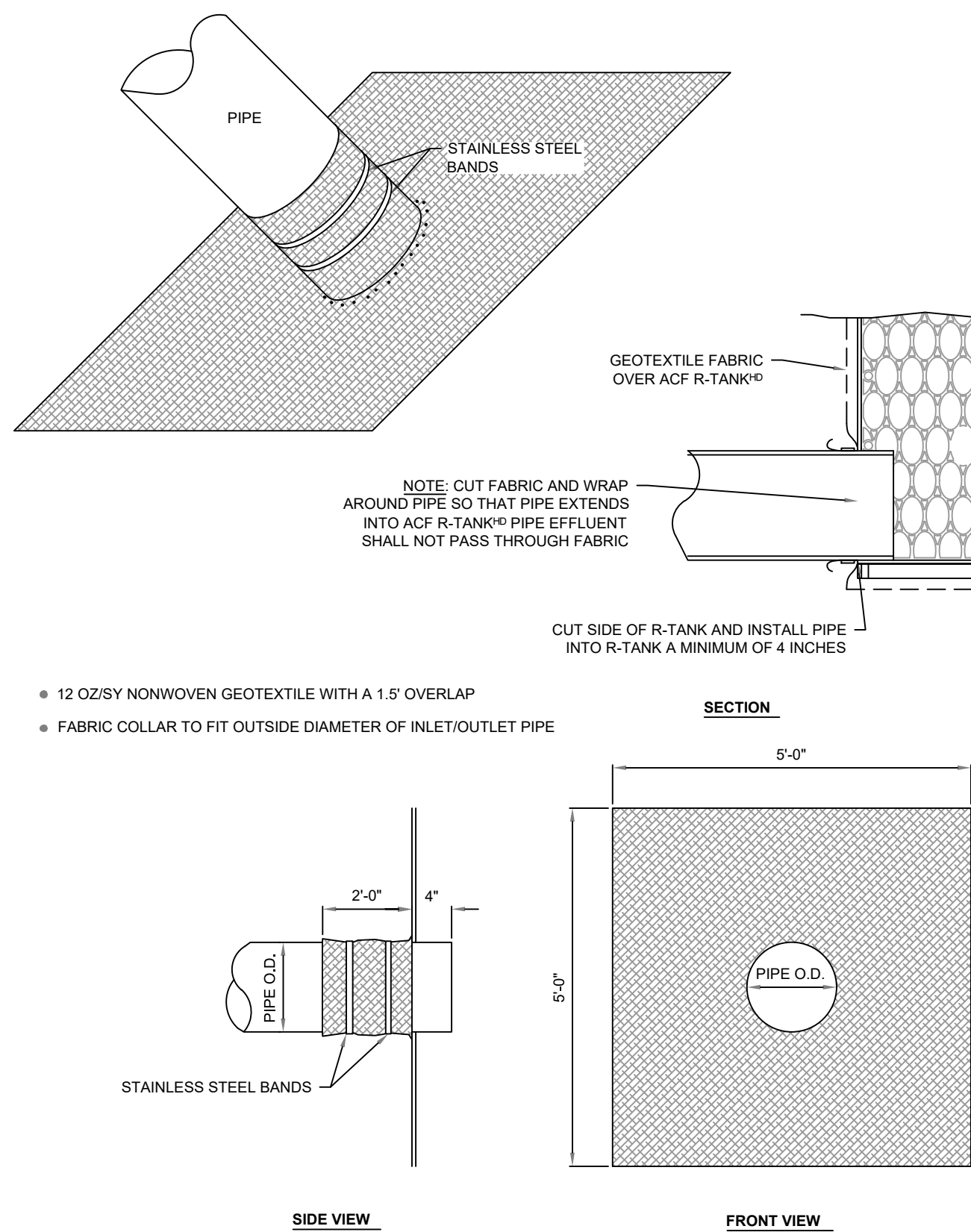
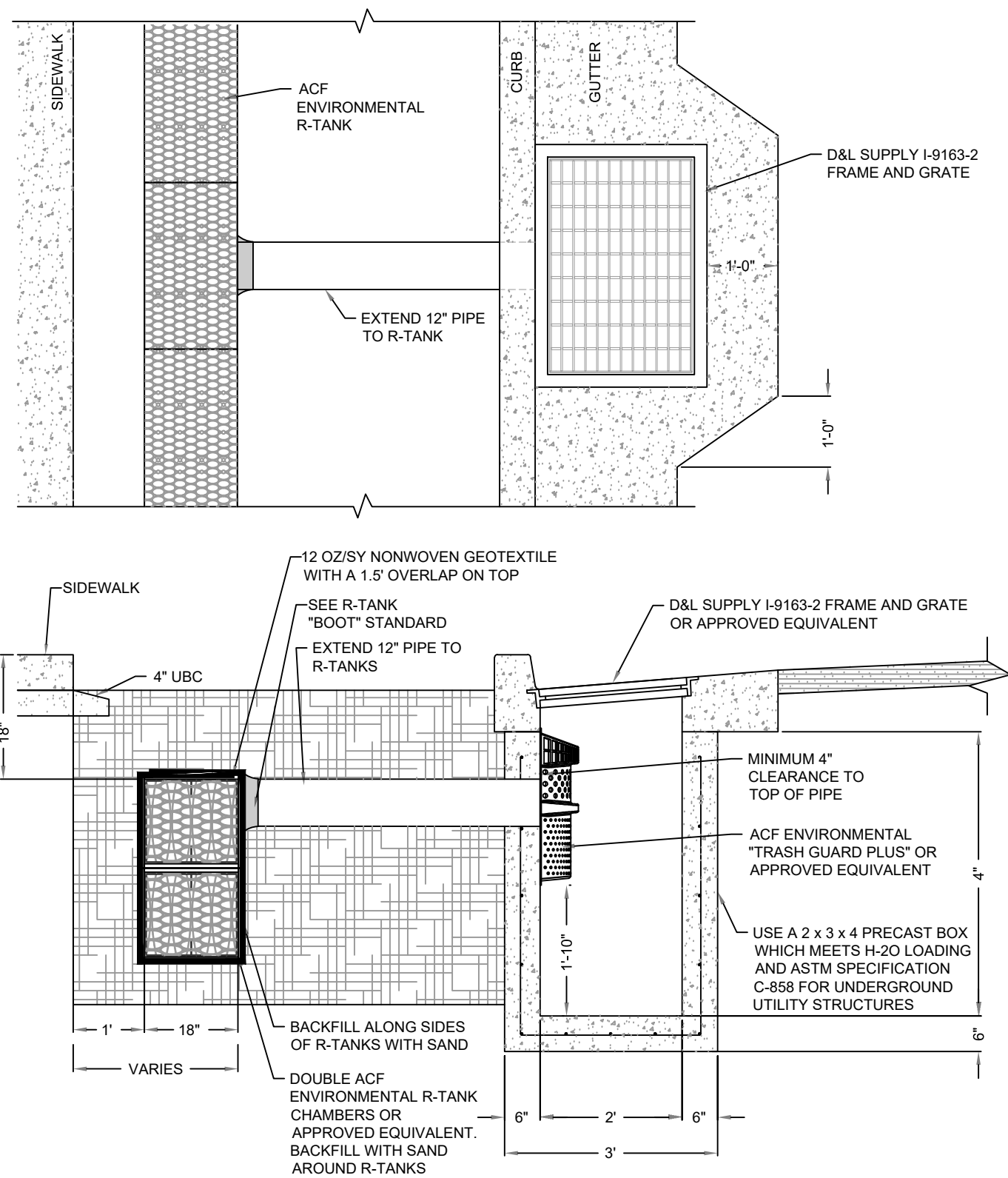
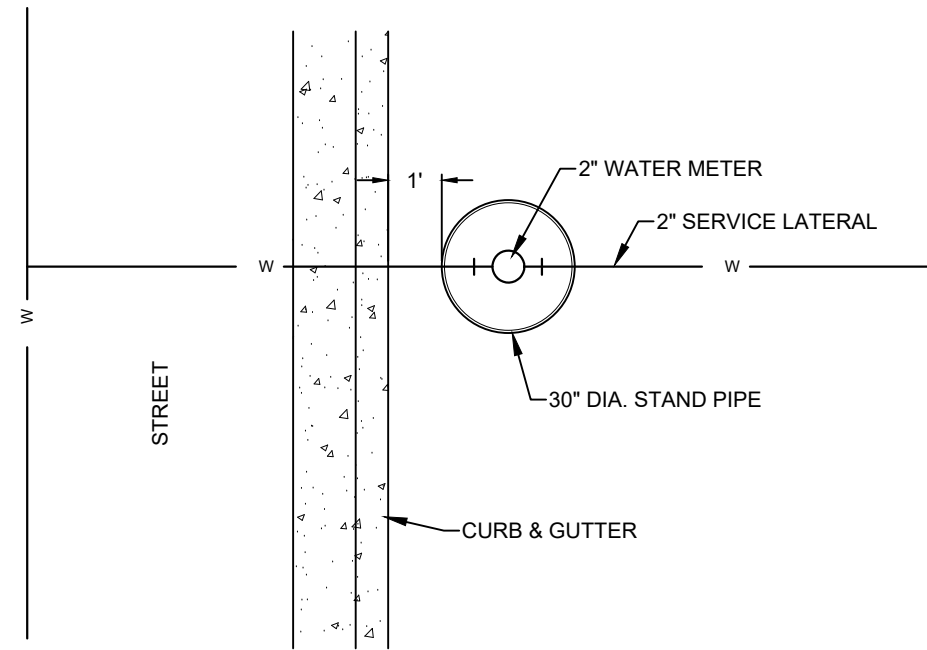
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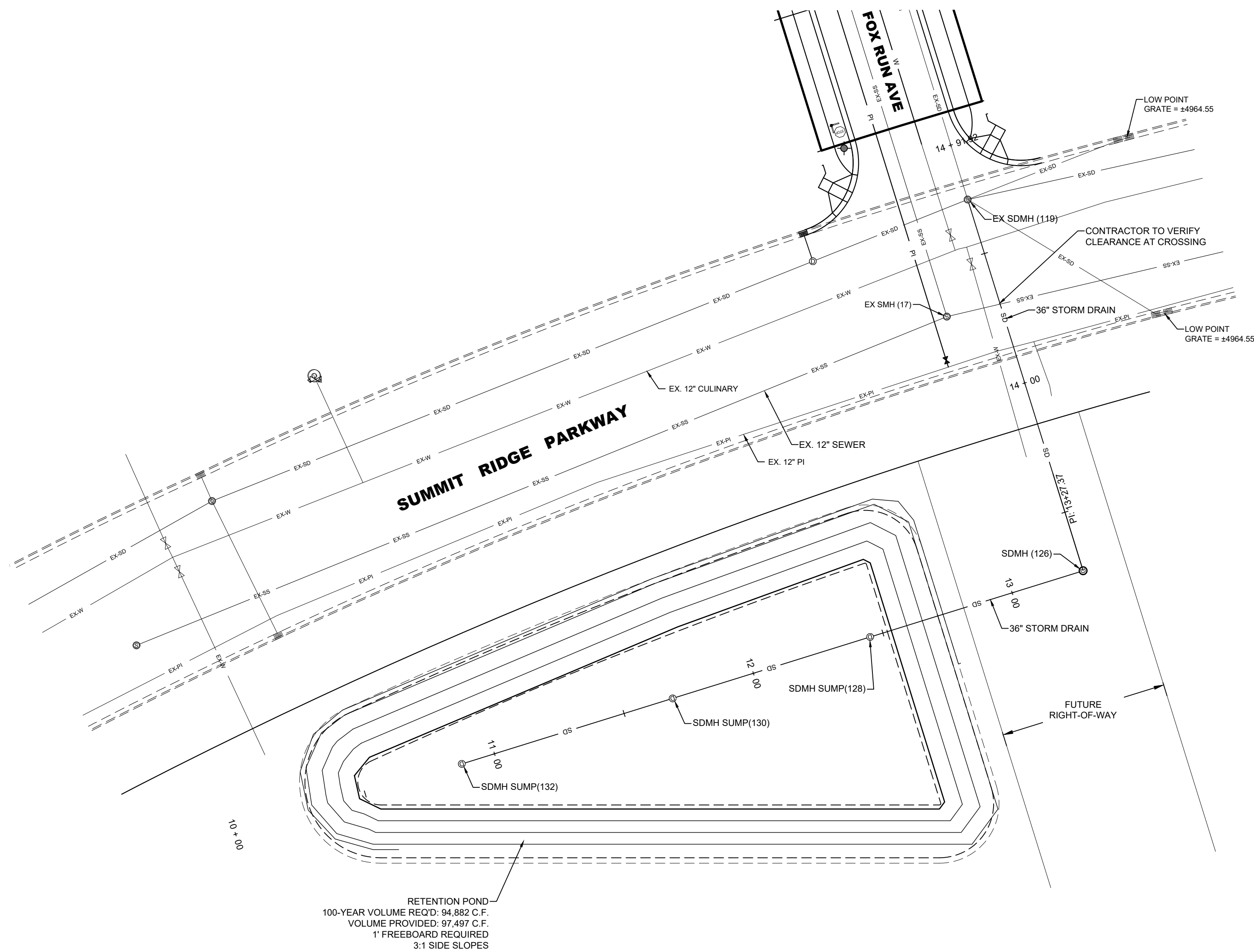


SEWER MAIN RE-ALIGNMENT PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

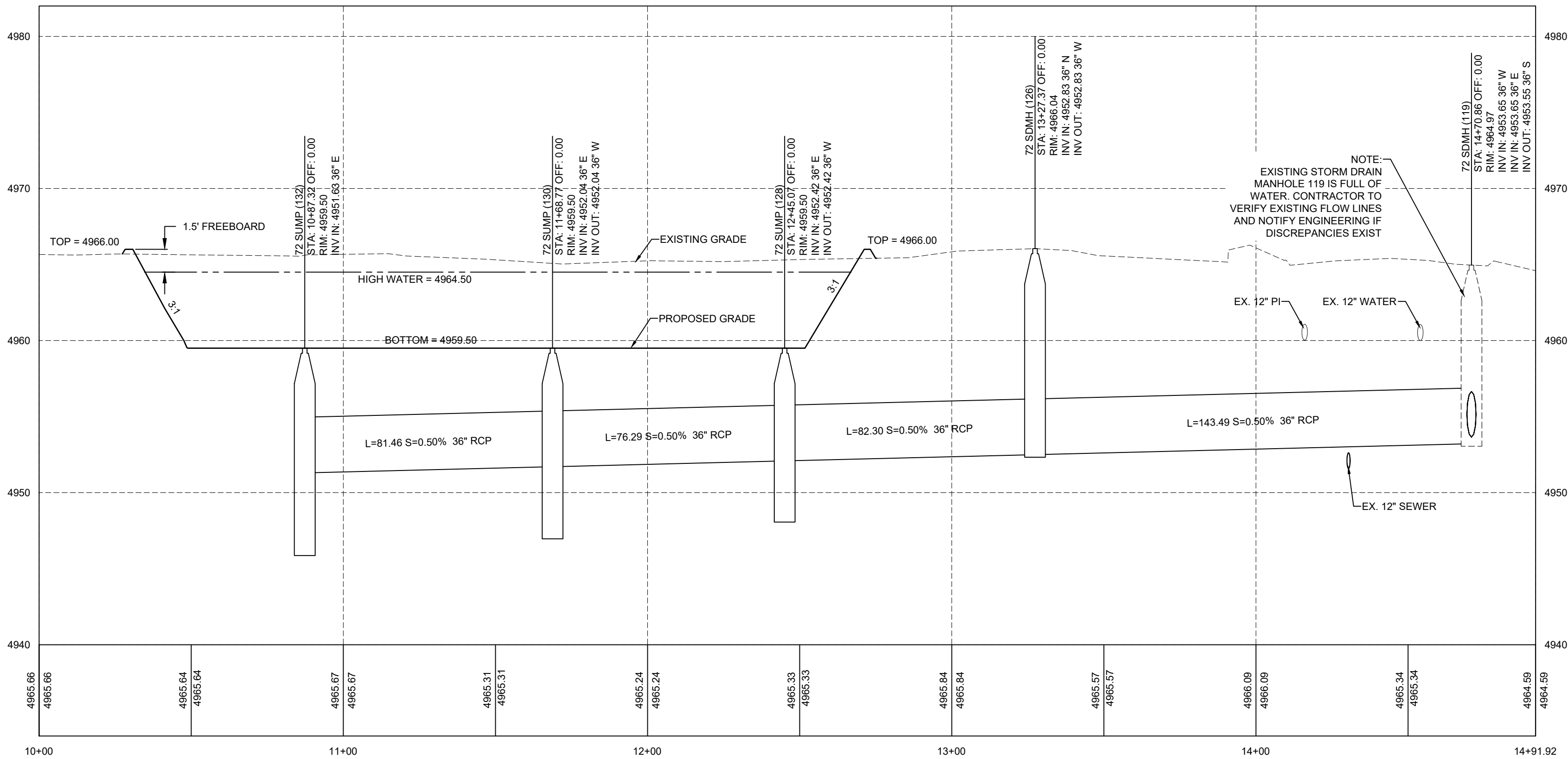


SEWER MAIN RE-ALIGNMENT PROFILE

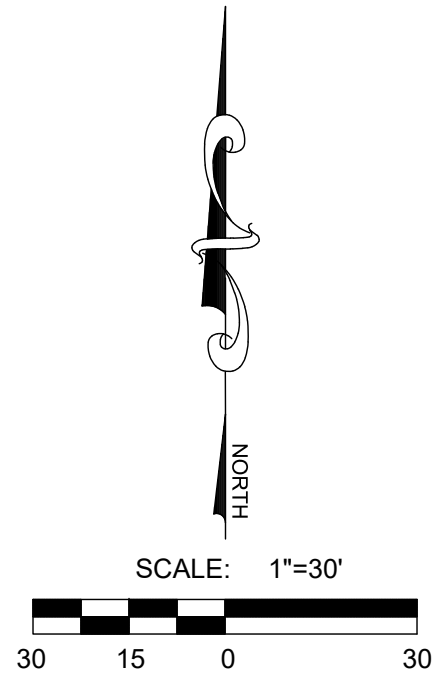




RETENTION POND
100-YEAR VOLUME REQ'D: 94,882 C.F.
VOLUME PROVIDED: 97,497 C.F.
1' FREEBOARD REQUIRED
3:1 SIDE SLOPES



NOTE:
EXISTING STORM DRAIN
MANHOLE 119 IS FULL OF
WATER. CONTRACTOR TO
VERIFY EXISTING FLOW LINES
AND NOTIFY ENGINEERING IF
DISCREPANCIES EXIST

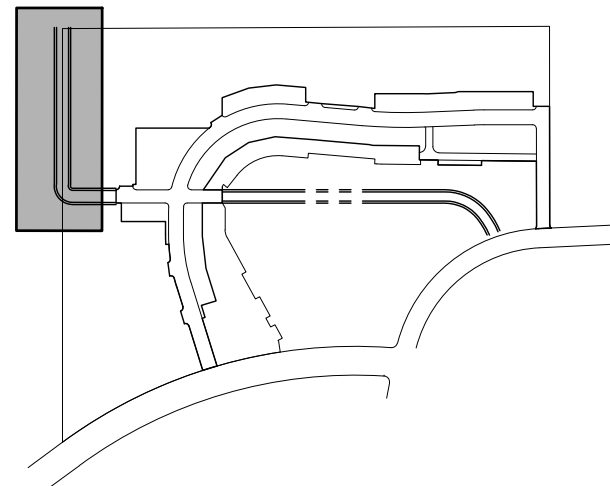


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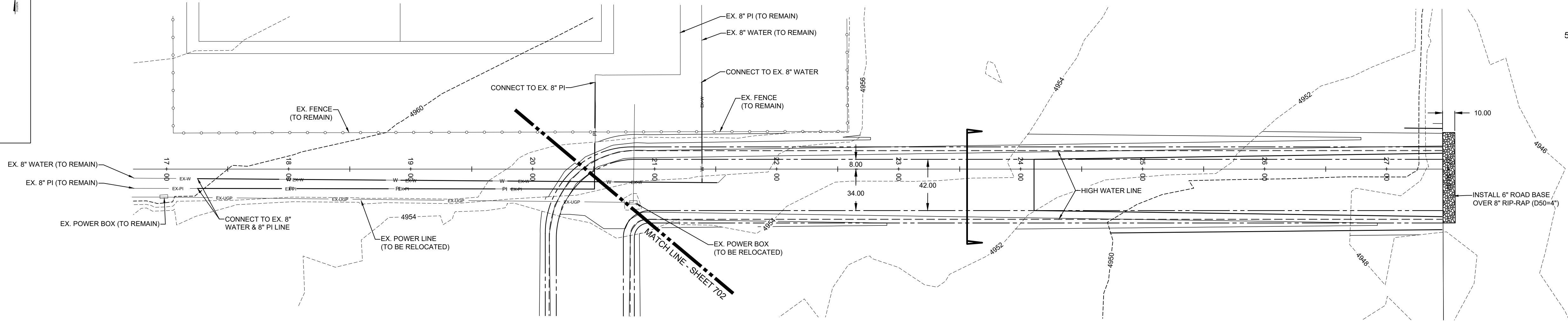
SUMMIT RIDGE TOWNS - PLAT A
SANTAQUIN, UTAH COUNTY, UTAH
OFFSITE STORM DRAIN DETAILS

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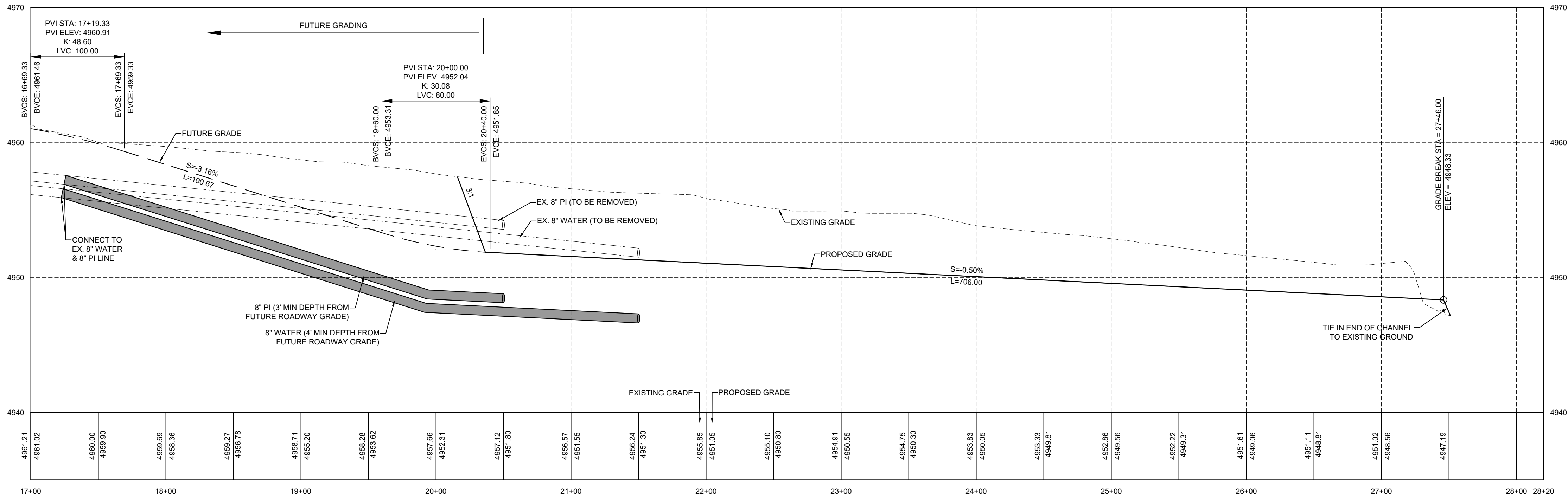
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BTC
SCALE: 1"=30'
DATE: 04/21/2020



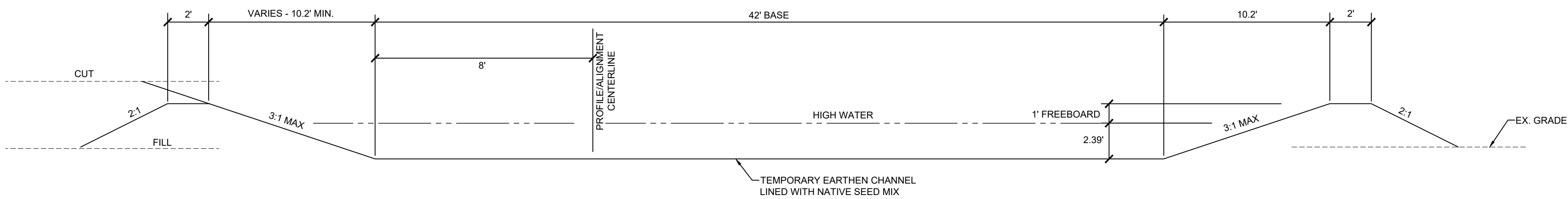
VICINITY MAP



FUTURE HARVEST VIEW TEMPORARY CHANNEL PLAN



FUTURE HARVEST VIEW TEMPORARY CHANNEL PROFILE



FUTURE HARVEST VIEW DRIVE TEMPORARY CHANNEL



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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
STORM CHANNEL 1

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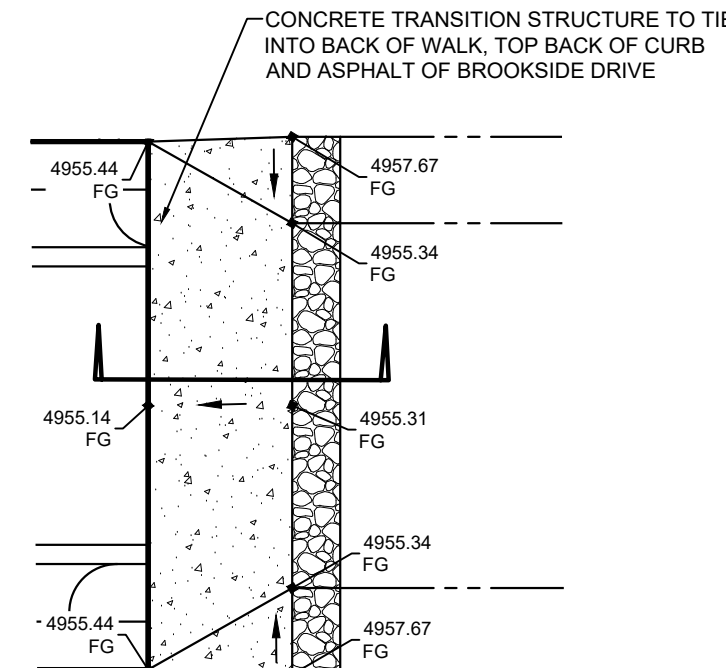
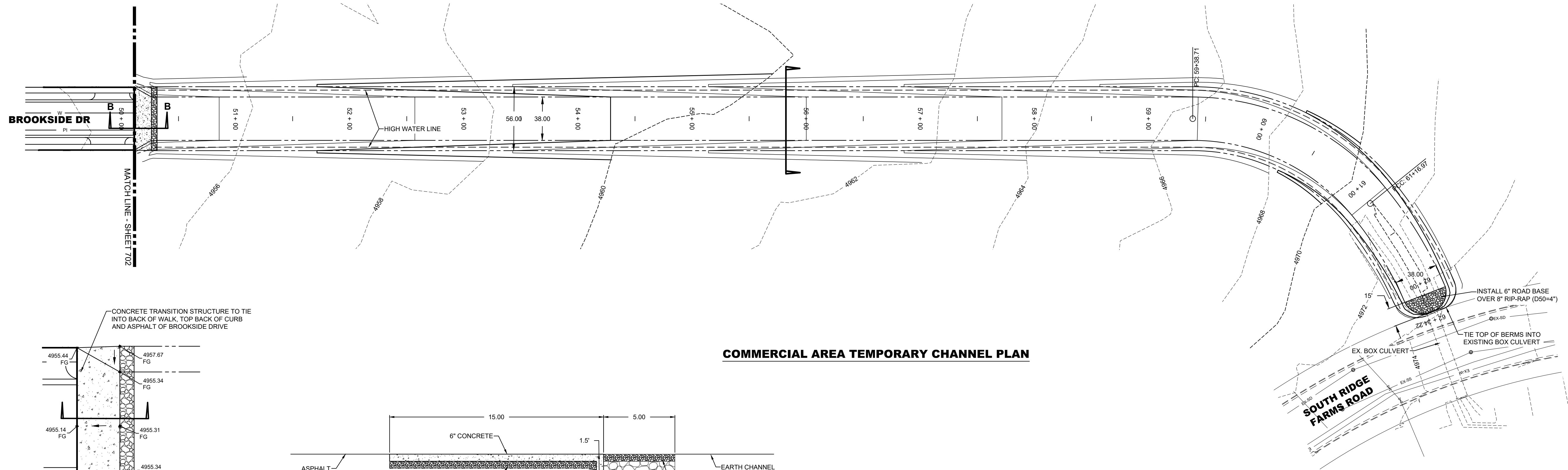
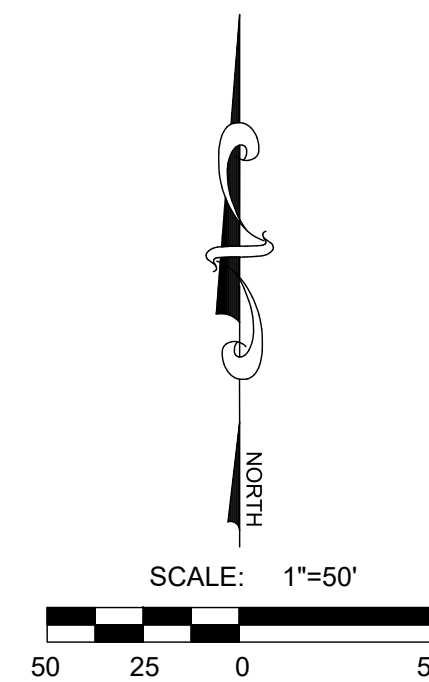
LEI PROJECT #:
2019-0081
DRAWN BY:
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DESIGNED BY:
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DATE:
04/21/2020

SHEET
701

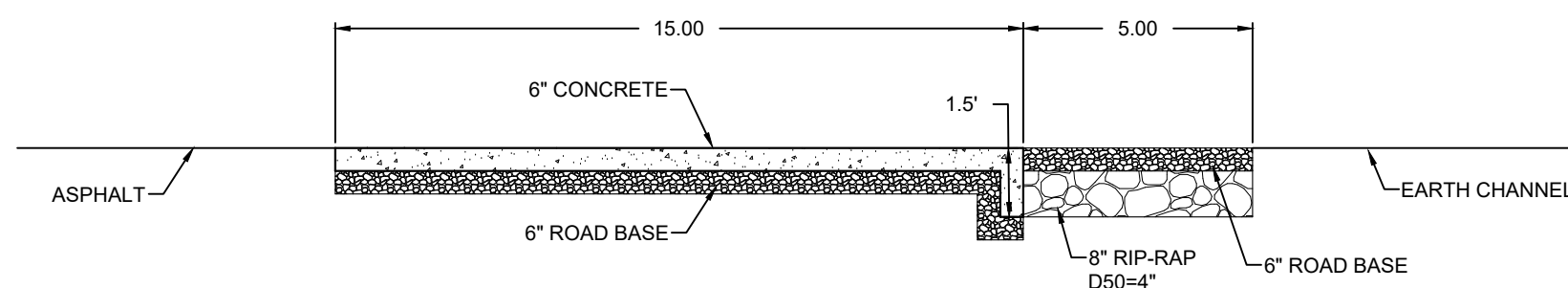


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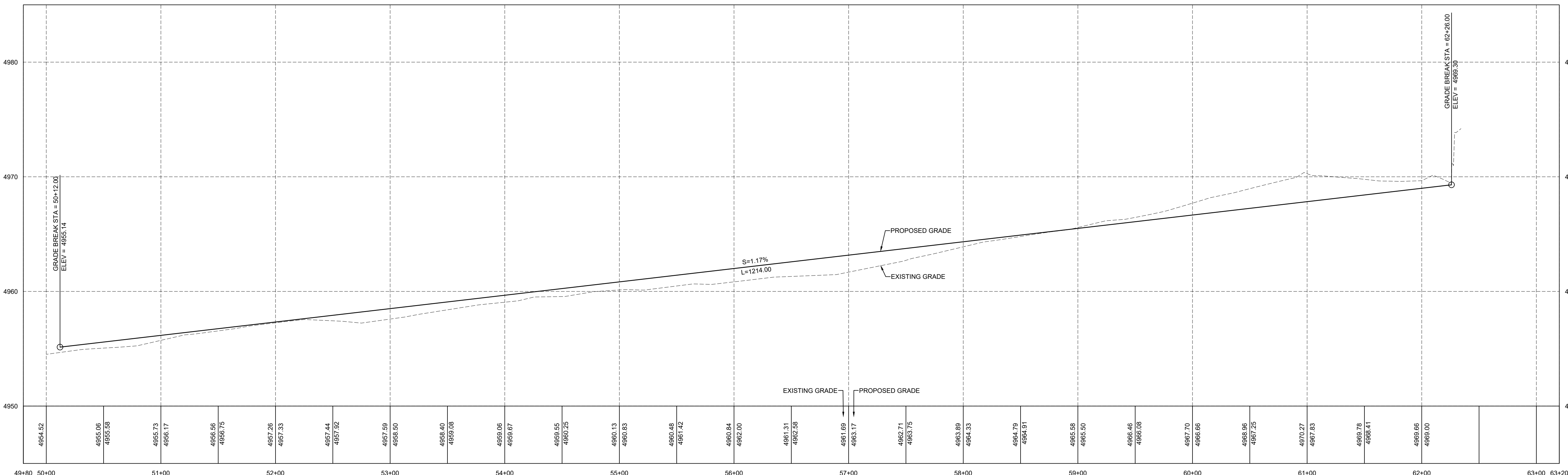
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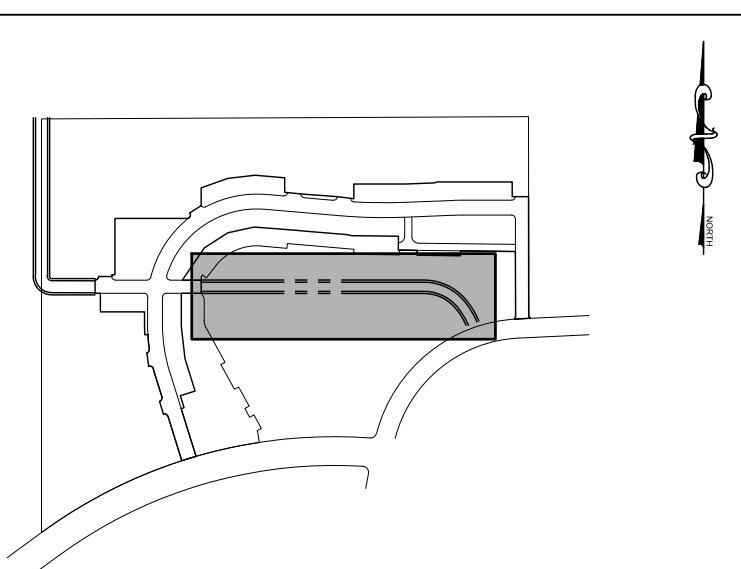
CONCRETE TRANSITION PLAN VIEW
DETAIL A



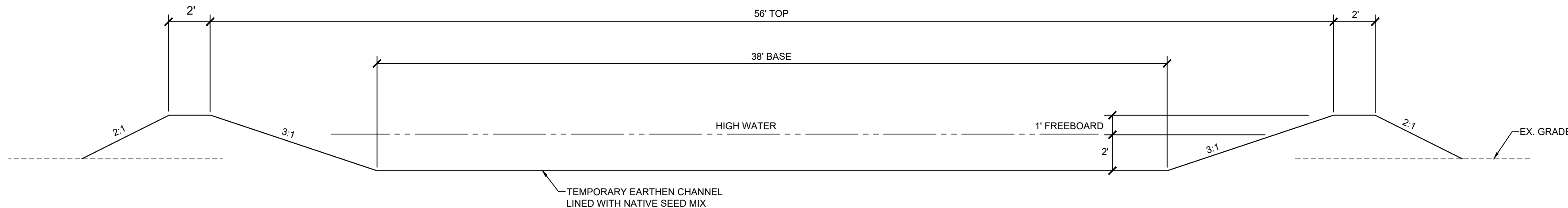
CONCRETE TRANSITION PROFILE
DETAIL B



COMMERCIAL AREA TEMPORARY CHANNEL PROFILE



VICINITY MAP



COMMERCIAL AREA TEMPORARY CHANNEL

SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
STORM CHANNEL 3

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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
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SCALE:
1"=50'
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04/21/2020

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**DRC Meeting Minutes
Tuesday May 26, 2020**

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Building Official Randy Spadafora, Staff Planner Ryan Harris, Police Chief Rod Hurst, Fire Chief Ryan Lind, Public Works Director Wade Eva and Assistant City Manager Norm Beagley.

Other's in Attendance:

John Money owner/developer representing 341 Townhomes.

Curtis Leavitt and Dave Martin with D.R. Horton, Nate Walters with LEI Engineering; representing Summit Ridge Towns Phasing Plan.

Shawn Herring with Region Engineering representing the Hills at Summit Ridge Phasing Plan.

Robert McMullin owner, and Scott Peterson with Atlas Engineering; Representing the McMullin Commercial Concept plan.

Jimmy Degraffenried developer, and Scott Peterson with Atlas Engineering; Representing the Heelis Farms Preliminary Subdivision Review.

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

Mr. Lundell proposed to rearrange the agenda items and discuss 341 Townhomes first; in order to accommodate those in attendance.

341 Townhomes Final Review

A final review of a three-unit townhome subdivision located at 341 E. 100 S.

Police: Chief Hurst asked what the right of way width is. Mr. Lundell answered that 100 S. it is 132 feet. He explained that part of the subdivision code requires that all surface improvements be installed with the subdivision. Mr. Lundell explained that a possible deferral agreement could be granted to delay subdivision improvements if approved by the City Council. Mr. Reeves noted that historically the Council has not approved a multifamily deferral agreement for more than 2 units.

Chief Hurst expressed concern with the proposed landscaping along the right of way. He noted that he doesn't think that 30 foot trees should be placed along the driveway. Mr. Money explained that there are existing trees along the irrigation ditch that he would like to move out from along the right of way. He noted that the landscaping plans were misprinted.

Building Official: Mr. Spadafora stated that he has assigned addresses for the units and they will be provided to the developer with the redlines.

Planning: Mr. Harris explained that there are a few landscaping requirements missing along the edge of the property. He stated that the landscaping code will be provided listing the

requirements. He asked that the existing trees are called out on the plans. Mr. Harris instructed the developer to provide details for the tot lot. He explained that if the developer requests a deferral agreement, he can provide them with a draft. Mr. Harris noted that the architectural proposal will be reviewed to determine if they are ready for an Architectural Review Committee meeting.

Engineering: Mr. Lundell explained that plans need to meet the full right of way improvements for 100 S., unless a development agreement is approved. Mr. Money asked what he should do with the area behind the back of the curb and the sidewalk. Mr. Lundell stated that the responsibility of maintaining the resulting large park strip is up to the HOA. He asked that the developer minimize trees and bushes within the right of way to avoid site obstruction. Mr. Lundell noted that written approval is needed from the owner of the existing irrigation ditch regarding the proposed changes. He stated that the proposed service sizing for water, sewer, etc. need to be included. Mr. Lundell explained that the plans don't currently include grading details for the tot lot/retention basin.

Public Works: Mr. Eva asked if there is sewer stubbed in the property. Mr. Money answered that there is one but he is planning to install a new one. Mr. Eva stated that they could potentially stub all three sewers into the existing connection. Mr. Beagley noted that the developers engineer should verify that the sewer stub will work. Santaquin City makes no acknowledgment that the existing sewer lateral is functional or of sufficient size for the proposed development. Mr. Lundell clarified that updated plans would be required if changes are made. If the changes are major, then the DRC would potentially need to review it again.

Motion: Mr. Reeves motioned to table the 341 Townhomes Final Review based on the number of Engineering redlines and the proposed landscaping changes. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Summit Ridge Towns Phasing Plan

A review of the revised phasing plan for the Summit Ridge Townhome development located at approximately Summit Ridge Parkway and 1200 S.

Mr. Lundell explained that due to recent events and the current housing market, D.R. Horton has asked to modify the approved phasing plan for the Summit Ridge Towns. He noted that the DRC, Planning Commission and City Council will all review the proposed phasing changes. Mr. Lundell outlined the proposed phasing plan (See Attachment, 'A')

Fire: Chief Lind asked if Fox Run Ave can be built and looped between the first and second phase. He explained that having two accesses would help allow for better fire access. He noted that this looping could be used as an emergency vehicle and construction access only. Mr. Lundell noted previous discussions regarding installing a secondary access through the private road. He explained that the phasing plan does not show this secondary access. Chief Lind indicated that a hydrant needs to be added between units 257 and 258.

Police: Chief Hurst asked that the roads are kept as clear and open as possible during construction.

Public Works: Mr. Eva noted that the dead end streets won't be cleared by snow plows, and will need to be part of the HOA snow removal areas.

Engineering: Mr. Lundell stated that the current phasing plan doesn't meet code for waterline looping. He asked that this is called out on the phasing plan. Mr. Lundell asked that the developer also include the appropriate traffic looping with the phasing plan. He alluded to past discussions regarding tying in a second access to the South on Summit Ridge Parkway. He noted that no secondary access information is included on the phasing plan. Mr. Lundell stated that the sewer for phase one also needs to be clarified.

Motion: Mr. Beagley motioned to table The Summit Ridge Towns Phasing Plan until the plans show how each phase can stand on its own regarding access, waterline looping and sewer. Mr. Eva seconded. The vote was unanimous in the affirmative.

The Hills at Summit Ridge Phasing Plan

A review of the revised phasing plan for the Hills at Summit Ridge development located approximately South West of Summit Ridge Parkway.

Mr. Lundell reported that the Hills phase A is in the process of being recorded and will soon be built. The developer is also looking to record and start building phase B1 as soon as possible. He explained that this proposal is to specifically modify phase D into 3 separate phases and install a permanent road between phases C and D. This would allow for traffic flow and appropriate waterline looping to service phases C and D. Mr. Lundell noted that the proposed road would have a 7.5 % slope, City code requires slope to be 10% or less.

Public Works: Mr. Eva indicated that the City won't snow plow the dead end streets.

Mr. Beagley expressed concern with putting a road between plats C and D3. He noted that the road would go through the power line easement and trail corridor. He suggested that the road be moved one lot to the South East.

Planning: Mr. Harris asked the developer to label the open space correctly as it is not currently shown on the plats.

Engineering: Mr. Lundell explained that phase D3 would need to be constructed along with phase C in order to provide the required fire line looping and traffic access.

Motion: Mr. Beagley motioned to table The Hills at Summit Ridge Phasing Plan based on the redlines and the concern regarding the road location between phases C and D3. Chief Lind seconded. The vote was unanimous in the affirmative.

McMullin Commercial Concept

*A **concept** review of a 3 lot commercial subdivision located at approximately 150 N. and State Road 198.*

Engineering: Mr. Lundell noted that there is an existing right of way behind the twin homes somewhat paralleling Peach Street and going to state road 198. The applicant's proposal is to vacate and realign the existing right of way. He stated that all of the utilities will need to be run through 150 N. and connect to Peach Street.

Fire: Chief Lind asked what the width of Rainer Road is. Mr. Lundell stated that they are proposing a 62 foot right of way. He noted that there is an overhead power line in this area as well. Chief Lind asked where a hydrant is located. Mr. Lundell stated that there is an existing hydrant along Peach Street that isn't shown on the plans. Chief Lind suggested that a hydrant is installed on the corner of 150 N. and Rainer Road. He explained that a commercial building requires a higher fire flow.

Police: Chief Hurst stated that a stop sign is need at the intersection of 150 N. and Rainer Road. He also asked that a stop sign be installed at the East entrance into Peach street.

Public Works: Mr. Eva asked if there are utilities in Rainer Road. Mr. Lundell stated that one of Engineering's comments is that the utilities are provided going South to Rainer Road. Mr. Eva stated that the culinary can't because there are two different pressure zones. Mr. Beagley stated that the pressure zone boundaries should be followed, and will be provided to the project engineer.

Engineering: Mr. Lundell explained that this subdivision will go through the full subdivision process because of right of way dedication. He explained that written verification regarding this proposal will be needed from UDOT. He noted that the vacation of Rainer Road will require City Council approval.

Mr. Lundell explained that the right of way between Rainer Road is also a roadway and trail corridor, it extends North of Main Street and connects to State Road 198. He explained that an appropriate width for a trail corridor is 20 feet from the back of curb. He noted that the proposed trail corridor isn't a sufficient size.

Mr. Beagley asked that the square footage of the proposed vacation, and the square footage for new right of way be provided.

Heelis Farms Preliminary Subdivision Review

*A **preliminary** subdivision review of a 20-unit town home subdivision located at approximately 200 N. and 400 E.*

Mr. Lundell explained that this subdivision will be directly North of the Maceys Grocery Store,

on the north side of 200 North. He noted that a development agreement has been approved by the City Council.

Fire: Chief Lind asked where the closest hydrant is located. Mr. Lundell explained that they are proposing to install a new hydrant mid-block on 200 N. and there is an existing hydrant across the street on 400 E.

Police: Chief Hurst asked what the landscaping plan is. Mr. Harris explained that those plans were just recently submitted and haven't been reviewed. Chief Hurst asked that there are no trees in front of the following units 1-3, 11, 12 or 21.

Public Works: Mr. Eva asked about the curb and gutter alignment between 400 E. and 200 N. Mr. Lundell explained that the Degraffenried's quick claimed a portion of the right of way to the City in order to build a taper for the Grocery Store. Mr. Lundell explained that 400 E. is designated as a collector road; meaning that additional right of way is proposed to be dedicated as part of this project in order to provide a wider cross section and to accommodate curb and gutter.

Engineering: Mr. Lundell explained that the parking garages need to be 24 feet by 24 feet in order to count as two parking stalls. Mr. Degraffenried noted that they are aware of the requirement and the garages will be 24 feet by 24 feet. Mr. Lundell instructed the developer to work with the Postal Service to determine the Mail Box Unit location. He asked that comments are provided on the landscaping plans delineating when the landscaping will be installed with each building phase. Mr. Lundell explained that the depth of the parking stalls can be reduced to 18 feet if there is a minimum of 6-foot sidewalk. He noted that the proposed sidewalk is 5 feet.

Mr. Eva noted that there is no location to push snow. He explained that it cannot be pushed into the City streets. Mr. Eva asked that it is included in the CC&Rs stating that the snow must be pushed and kept on site.

Mr. Lundell explained that there is a recent code requirement that requires that masonry walls be installed around all multifamily units. Mr. Degraffenried asked if it can be a cement fence. Mr. Harris stated that they can submit a proposal for review. Mr. Lundell stated that the plat needs to be updated to reflect the recent quick claim deed.

Planning: Mr. Harris asked that architectural plans are submitted prior to the Planning Commission and City Council review.

Chief Hurst asked if there will be on street parking? Mr. Lundell explained that there will be onsite parking only, street parking will not be allowed. Chief Hurst asked if it will be red curbed. Mr. Beagley suggested that 400 E. and 200 N. be red curbed and no parking signs are provided.

Motion: Mr. Beagley motioned to table the Heelis Farms Townhomes due to the needed information regarding fencing, verification of garage size, architectural renderings, and

landscaping. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

May 12, 2020

Motion: Mr. Beagley motioned to approve the minutes from May 12, 2020. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment

Chief Lind motioned to adjourn at 11:21 a.m.

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder