



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 February 25, 2020**, in the **City Offices**, 275 West Main Street at **10 A.M.**

AGENDA

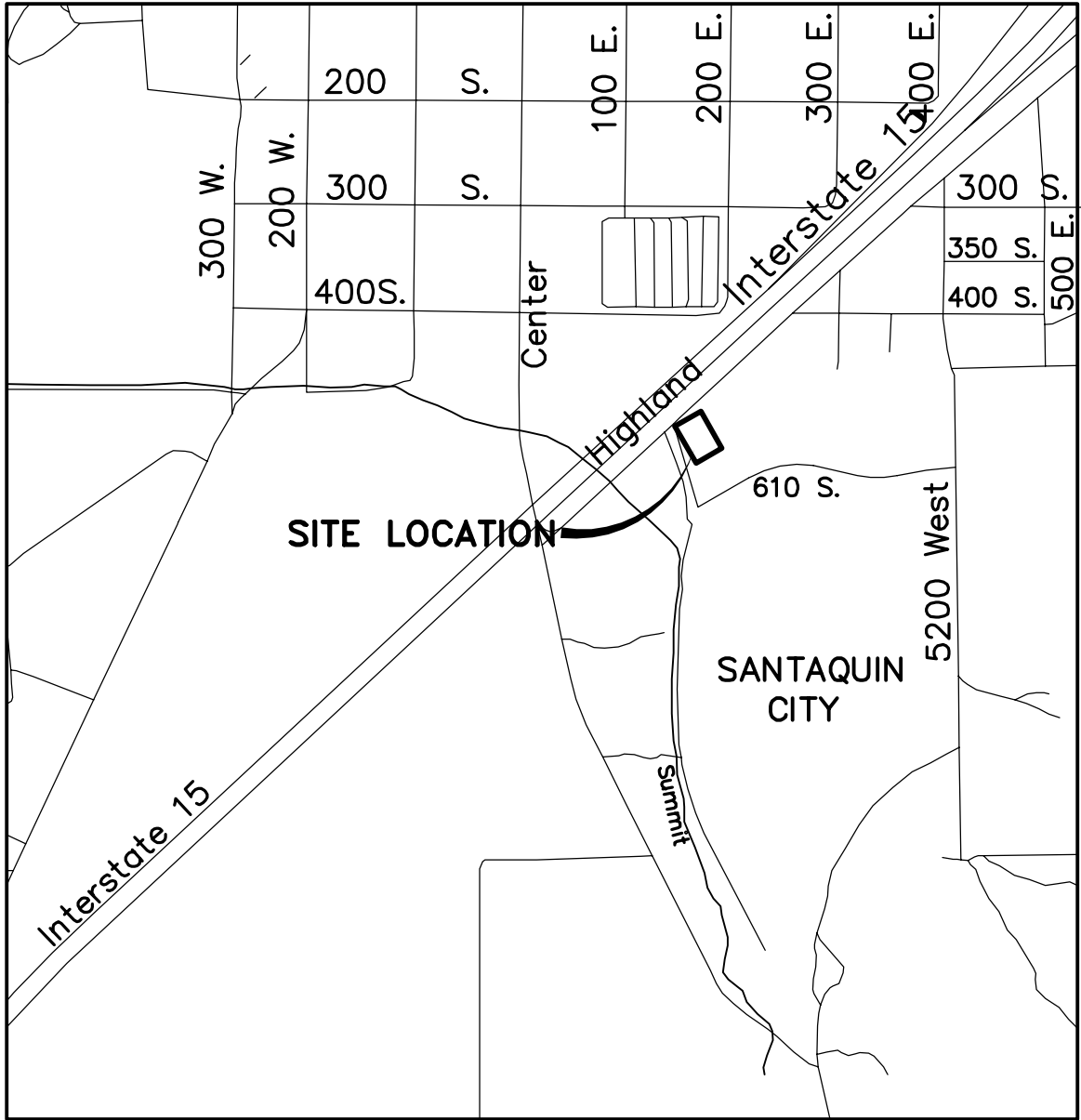
- 1. Orchard Hills Townhomes II Concept Review**
A **concept** review of a 20-unit townhome and commercial development located at approximately 120 East and Highland Drive.
- 2. Cherries Dance Studio Commercial Site Plan**
A **commercial** site plan review of a proposed Dance Studio located at approximately 575 N. State Road 198.
- 3. Ellsworth Townhomes**
A **final** review of a single lot subdivision located at approximately 290 S. and 200 E.
- 4. Summit Ridge Townhomes Preliminary Review**
A **preliminary** review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.
- 5. Approval of Minutes for Meeting Held**
February 11, 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 21st day of February 2020, through posting of copies of this agenda in three public places within the city, namely the **City Office**, **Zion's Bank**, and the **United States Post Office**.

Kira Petersen, Deputy Recorder



VICINITY MAP
-NTS-

SURVEYED DESCRIPTION

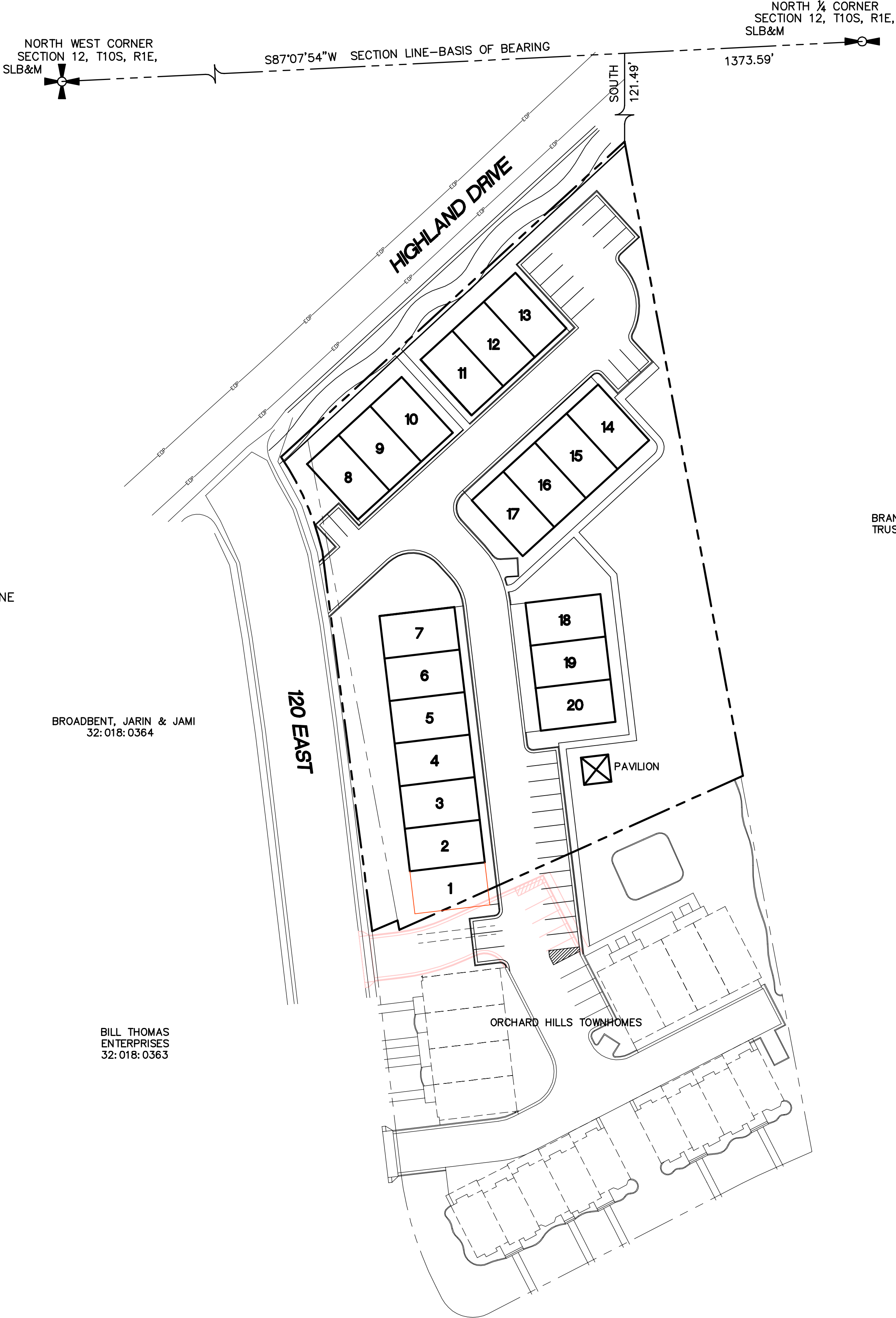
COMMENCING AT A POINT WHICH LIES SOUTH 87°08'54" WEST ALONG THE SECTION LINE 1373.59 FEET & SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 10°34'55" EAST 376.33 FEET TO THE NORTHERLY BOUNDARY OF ORCHARD HILLS TOWNHOMES; THENCE SOUTH 65°50'33" WEST 219.78 ALONG SAID BOUNDARY LINE; THENCE NORTH 10°34'47" WEST 294.71 FEET ALONG 120 EAST ROAD RIGHT-OF-WAY BOUNDARY; THENCE NORTH 47°28'27" EAST 251.75 TO THE POINT OF BEGINNING.

DATA TABLE

TOTAL ACREAGE=1.71 ACRES
UNITS=20
BUILDING AREA=1100 SF PER UNIT-20X11=22,000 SF
PARKING AREA= 34,177 SF
LANDSCAPE AREA=17,703 SF
RIGHT-OF-WAY DEDICATION=0.02 ACRES
UNITS/ACRE=11.70
ACREAGE OF UNBUILDABLE SLOPES=0.00 ACRES
GARAGE PARKING=40
PARKING STALLS=25
ZONE=RC

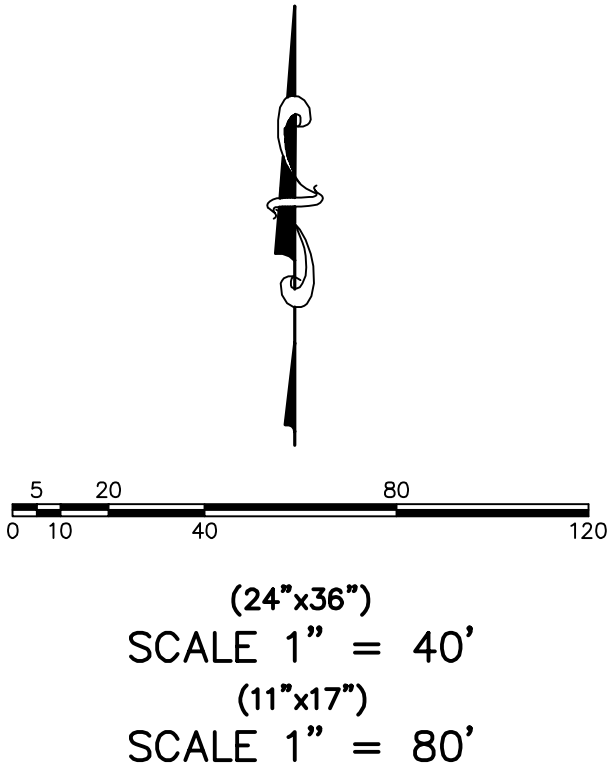
BROADBENT, JARIN & JAMI
32:018:0364

BILL THOMAS
ENTERPRISES
32:018:0363



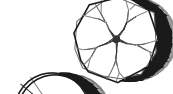
BRANDON FAMILY
TRUST
32:018:0217

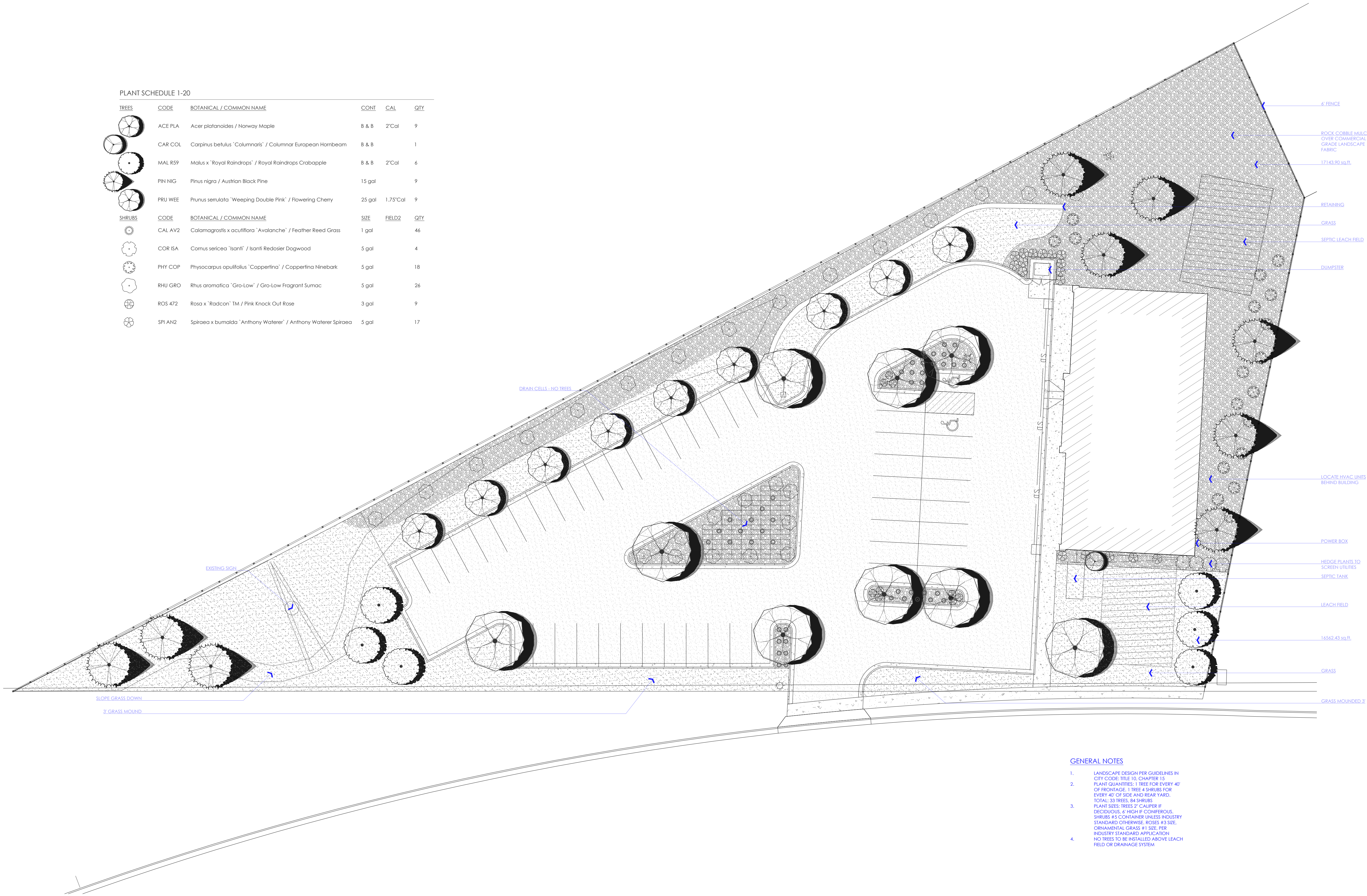
BOARD OF ED.
32:018:0352



SHEET NO.		1	
CONCEPT PLAN		SANTAQUIN, UTAH	
ORCHARD HILLS ATLAS TOWNHOMES II ENGINEERING L.L.C.		PHONE: 801-655-0586 FAX: 801-655-0109 95 WEST 200 NORTH #2, SPANISH FORK, UT 84660	
NO.		BY DATE	
12			
11			
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NO.		REVISIONS	
32:018:0364		Preliminary	
32:018:0364		Final	
32:018:0364		As Built	

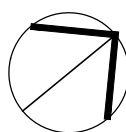
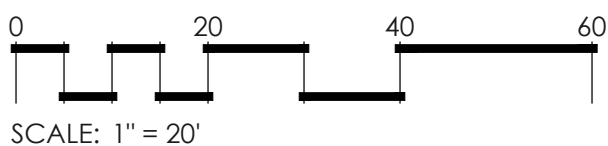
PLANT SCHEDULE 1-20

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACE PLA	Acer platanoides / Norway Maple	8 & 8	2"Cal	9
	CAR COL	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	8 & 8		1
	MAL R59	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	8 & 8	2"Cal	6
	PIN NIG	Pinus nigra / Austrian Black Pine	15 gal		9
	PRU WEE	Prunus serotina 'Weeping Double Pink' / Flowering Cherry	25 gal	1.75"Cal	9
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
	CAL AV2	Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass	1 gal		46
	COR ISA	Cornus sericea 'Isanti' / Isanti Redosier Dogwood	5 gal		4
	PHY COP	Physocarpus opulifolius 'Coppertina' / Coppertina Ninebark	5 gal		18
	RHU GRO	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac	5 gal		26
	ROS 472	Rosa x 'Radcon' TM / Pink Knock Out Rose	3 gal		9
	SPI AN2	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal		17



GENERAL NOTES

- LANDSCAPE DESIGN PER GUIDELINES IN CITY CODE: TITLE 10, CHAPTER 15
- PLANT QUANTITIES: 1 TREE FOR EVERY 40' OF FRONTAGE, 1 TREE 4 SHRUBS FOR EVERY 40' OF SIDE AND REAR YARD. TOTAL: 33 TREES, 84 SHRUBS
- PLANT SIZES: TREES 2" CALIPER IF DECIDUOUS, 4" HIGH IF CONIFEROUS. SHRUBS #3 CONTAINER UNLESS INDUSTRY STANDARD OTHERWISE. ROSES #3 SIZE. ORNAMENTAL GRASS #1 SIZE. PER INDUSTRY STANDARD APPLICATION. NO TREES TO BE INSTALLED ABOVE LEACH FIELD OR DRAINAGE SYSTEM.
-



treesbydesign.com
801.888.4506
john@treesbydesign.com

SHEET SIZE

Plan is scaled to be printed on 24" x 36" paper. If not printed correctly, scale will be off.

PROJECT INFO

PROJECT NUMBER 0000
PROJECT DATE 8.27.19
DESIGNED BY JAG

CUSTOMER INFO

CHERRIES DANCE STUDIO
525 N SR 198, SANTAQUIN, UT, 84655

SHEET NAME
LAYOUT
REVISED
1-1-20

SHEET NUMBER

L1-1

DENSITY TABULATIONS

ZONING	R-8
# OF LOTS	2
TOTAL ACREAGE	0.23 AC
TOTAL ACREAGE IN LOTS	0.23 AC
TOTAL ACREAGE DEDICATED ROADS	0.00 AC
TOTAL OPEN SPACE	0.00 AC
TOTAL UNBUILDABLE	0.00 AC
DENSITY	8.70 DU/AC

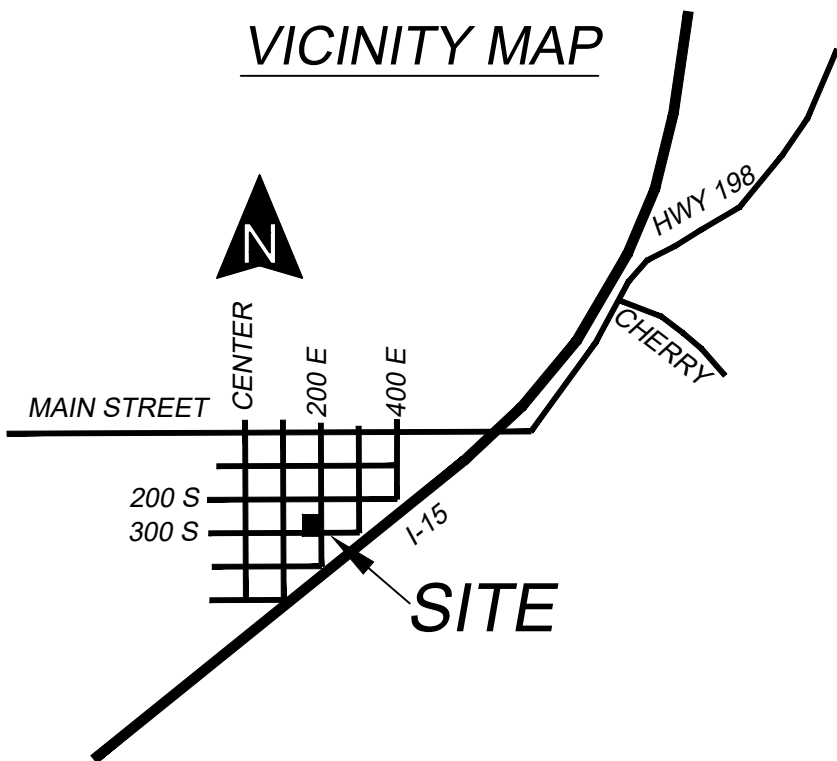
SHEET INDEX

C0	COVER
C1.0	PRELIMINARY PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0	LANDSCAPE PLAN

PHASING PLAN

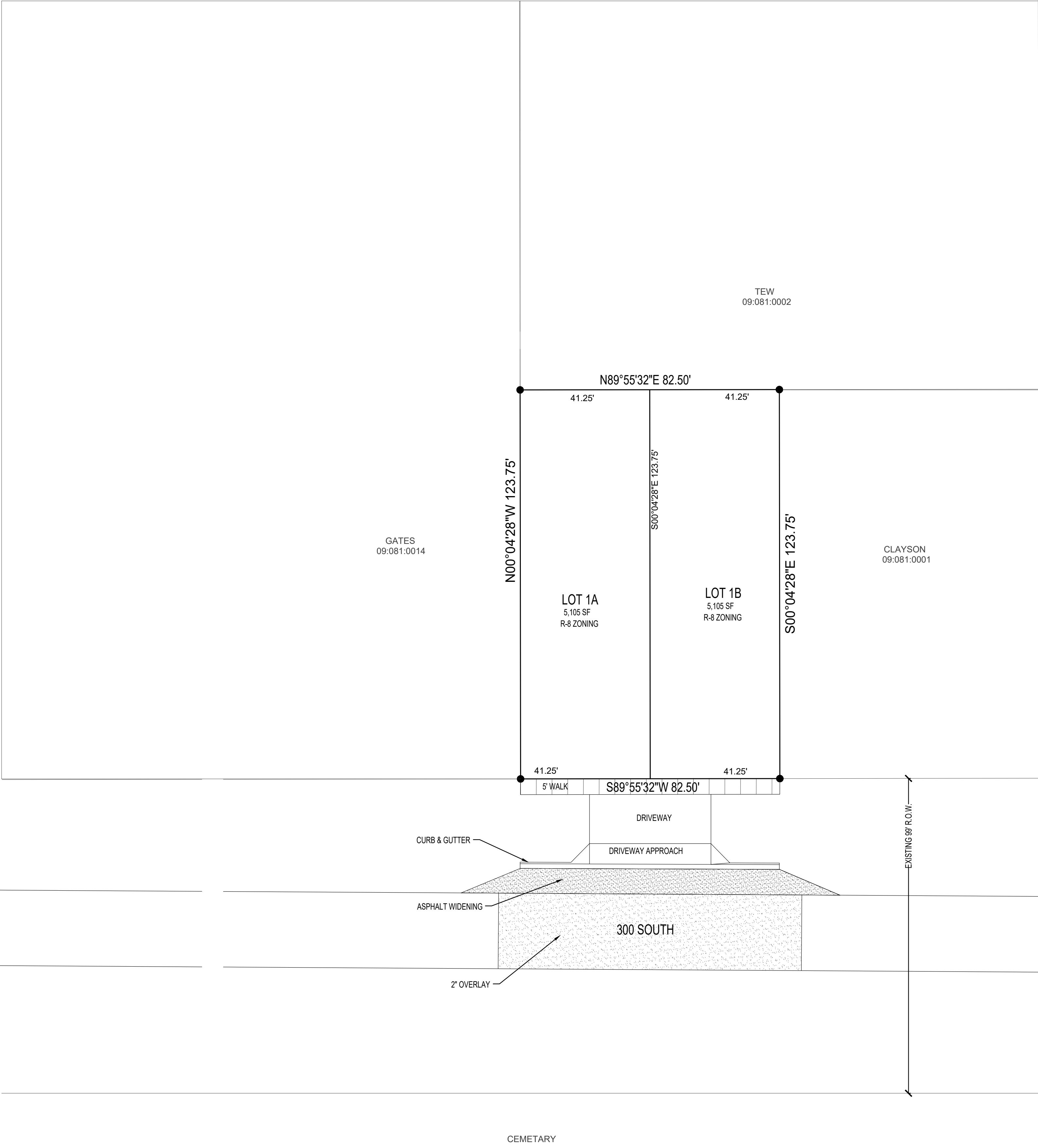
ALL LOTS TO BE CONSTRUCTED IN A SINGLE PHASE

VICINITY MAP



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

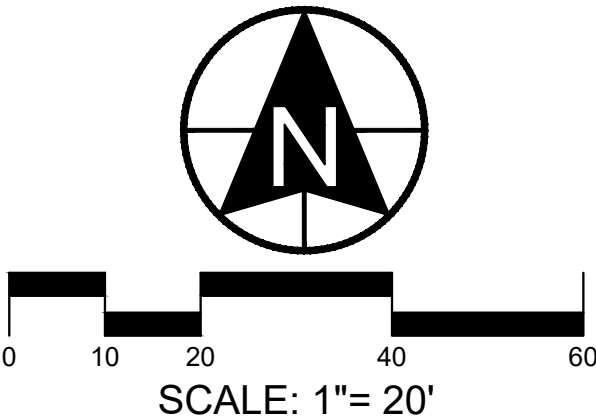


DEVELOPMENT

ELLSWORTH
TWIN
SUBDIVISION

DEVELOPER

BRADEN
ELLSWORTH
10882 S 2170 W
PAYSON, UT 84651
(385) 230-3943



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
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ACTION	DATE
PRELIMINARY / FINAL PLAN	02-17-20

PROJECT

ELLSWORTH
TWIN
SUBDIVISION
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION
DRAWINGS

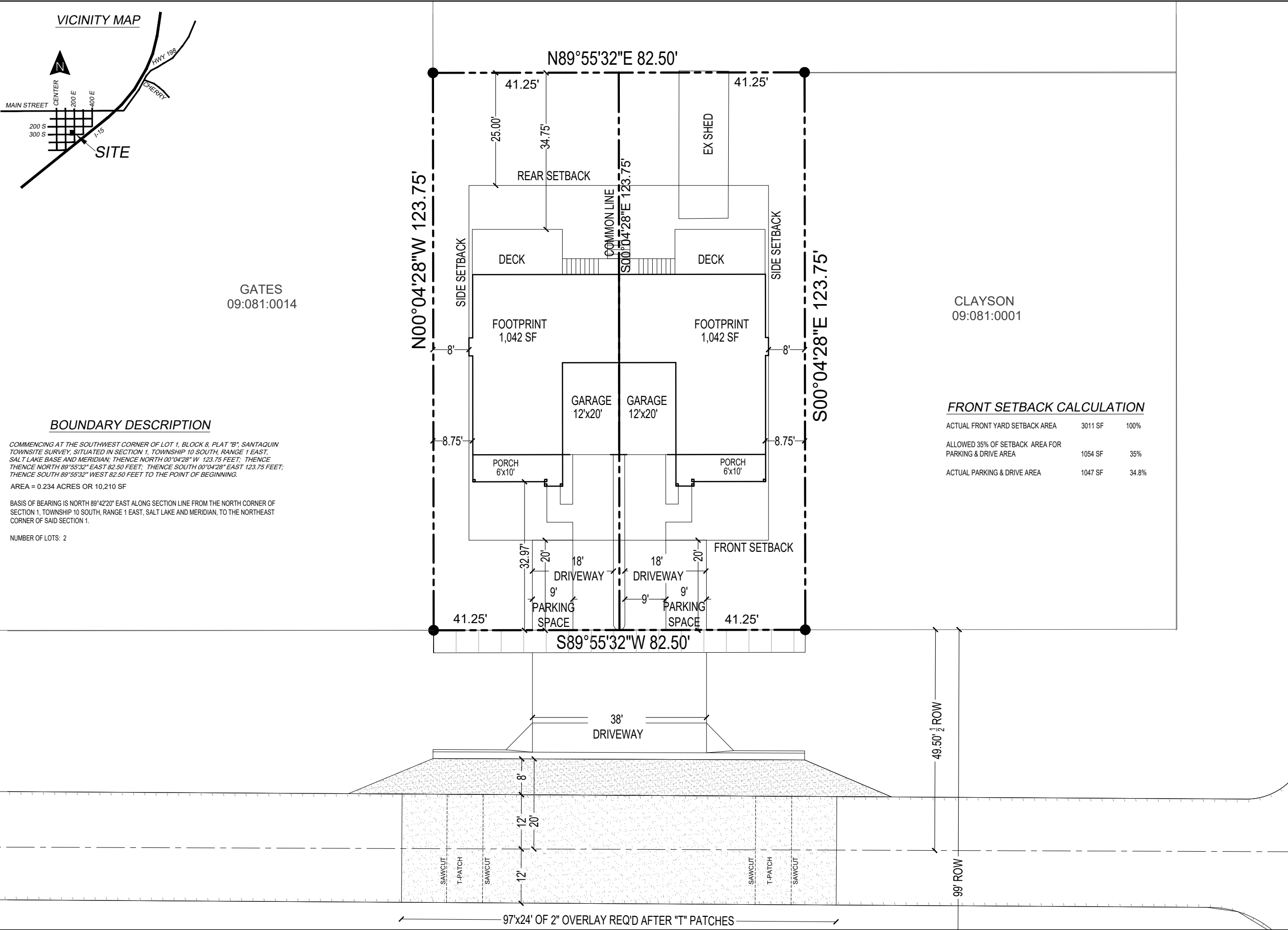
SHEET NAME

COVER

SHEET NUMBER

C0

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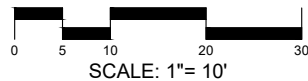


DEVELOPMENT

ELLSWORTH
TWIN
SUBDIVISION

DEVELOPER

BRADEN
ELLSWORTH
10882 S 2170 W
PAYSON, UT 84651
(385) 230-3943



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY / FINAL PLAN	02-17-20

PROJECT

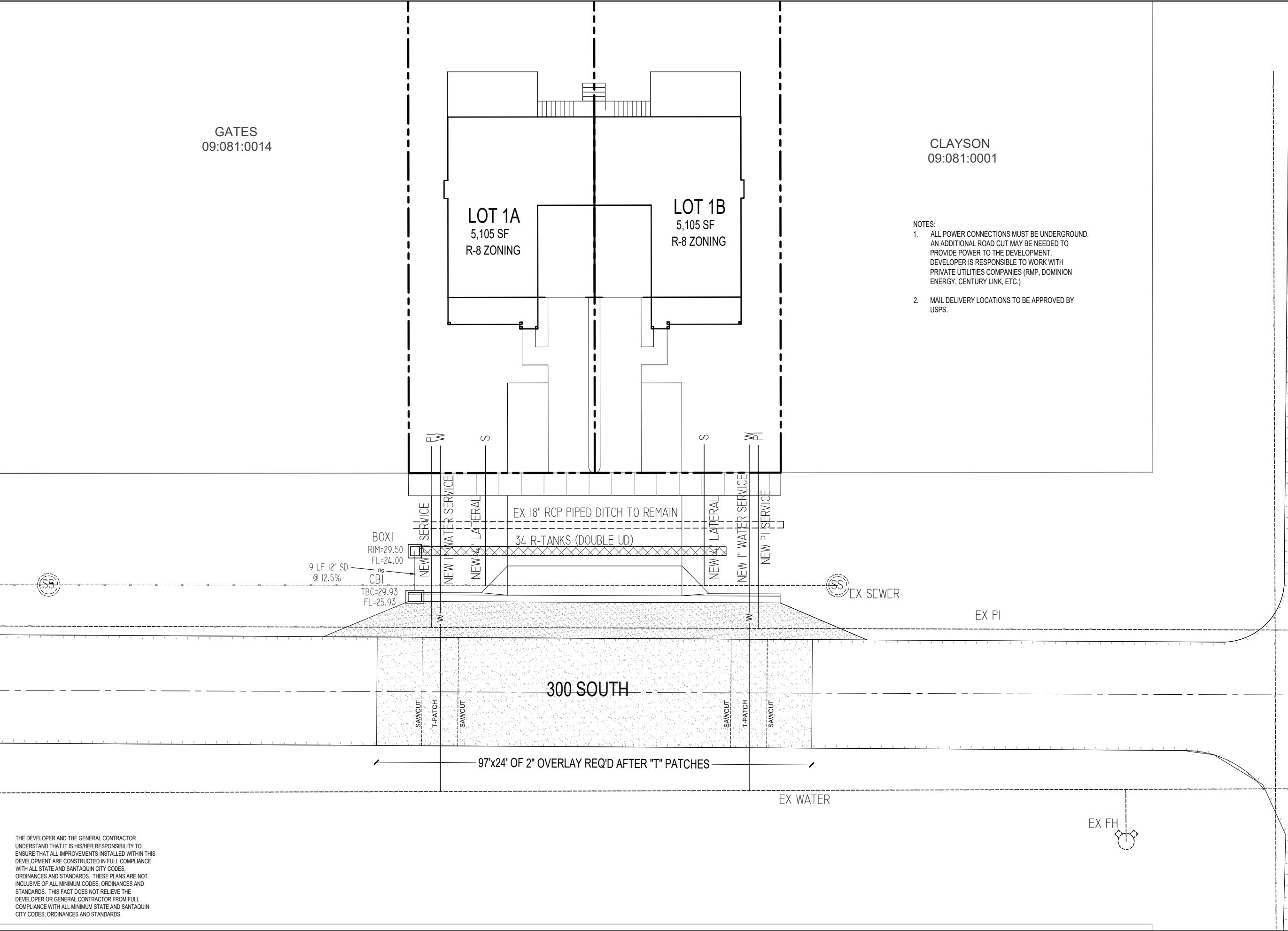
ELLSWORTH
TWIN
SUBDIVISION
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAN	C1.0

1/10/2020 10:00 AM



DEVELOPMENT

ELLSWORTH
TWIN
SUBDIVISION

DEVELOPER

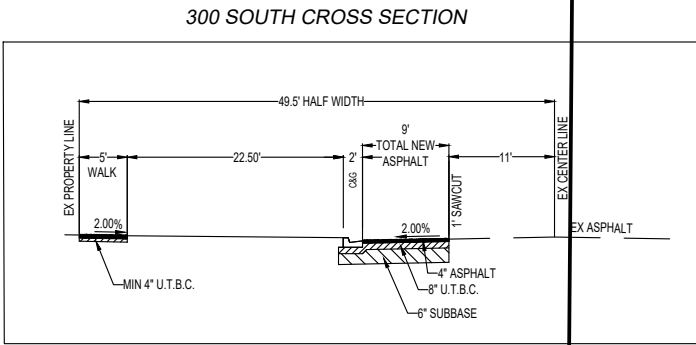
BRADEN
ELLSWORTH
10882 S 2170 W
PAYSON, UT 84651
(385) 230-3943

SCALE: 1"= 10'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
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ACTION		DATE	
PRELIMINARY / FINAL PLAN		02-17-20	
PROJECT			
ELLSWORTH TWIN SUBDIVISION SANTAQUIN, UTAH COUNTY, UTAH			
DESCRIPTION			
CONSTRUCTION DRAWINGS			
SHEET NAME		SHEET NUMBER	
UTILITY		C2.0	

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GATES
09:081:0014

CLAYSON
09:081:0001

DEFERRAL AGREEMENT REQUEST
DEVELOPER HAS SHOWN THE REQUIRED 300 SOUTH IMPROVEMENTS FOR CURB GUTTER AND SIDEWALK FOR REVIEW. THE DEVELOPER HEREBY REQUESTS A DEFERRAL AGREEMENT FROM THE CITY COUNCIL TO PARTICIPATE IN THE ENTIRE ROADWAY IMPROVEMENT WHEN PROPOSED. THIS SMALL 82.50 SECTION OF CURB AND GUTTER IN THE MIDDLE OF THE BLOCK DOES NOT SERVE THE CITY AT THIS TIME.

BOX1
RIM=29.50
FL=24.00
CBI
TBC=29.93
FL=25.93
9 LF 12" SD
@ 12.5%

EX 18" RCP PIPED DITCH TO REMAIN
34 R-TANKS (DOUBLE UD)

TBC=30.33

0.48%

5030

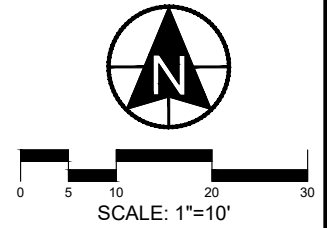
5030

300 SOUTH

97'x24' OF 2" OVERLAY REQ'D AFTER "T" PATCHES

DEVELOPMENT
**ELLSWORTH
TWIN
SUBDIVISION**

DEVELOPER
**BRADEN
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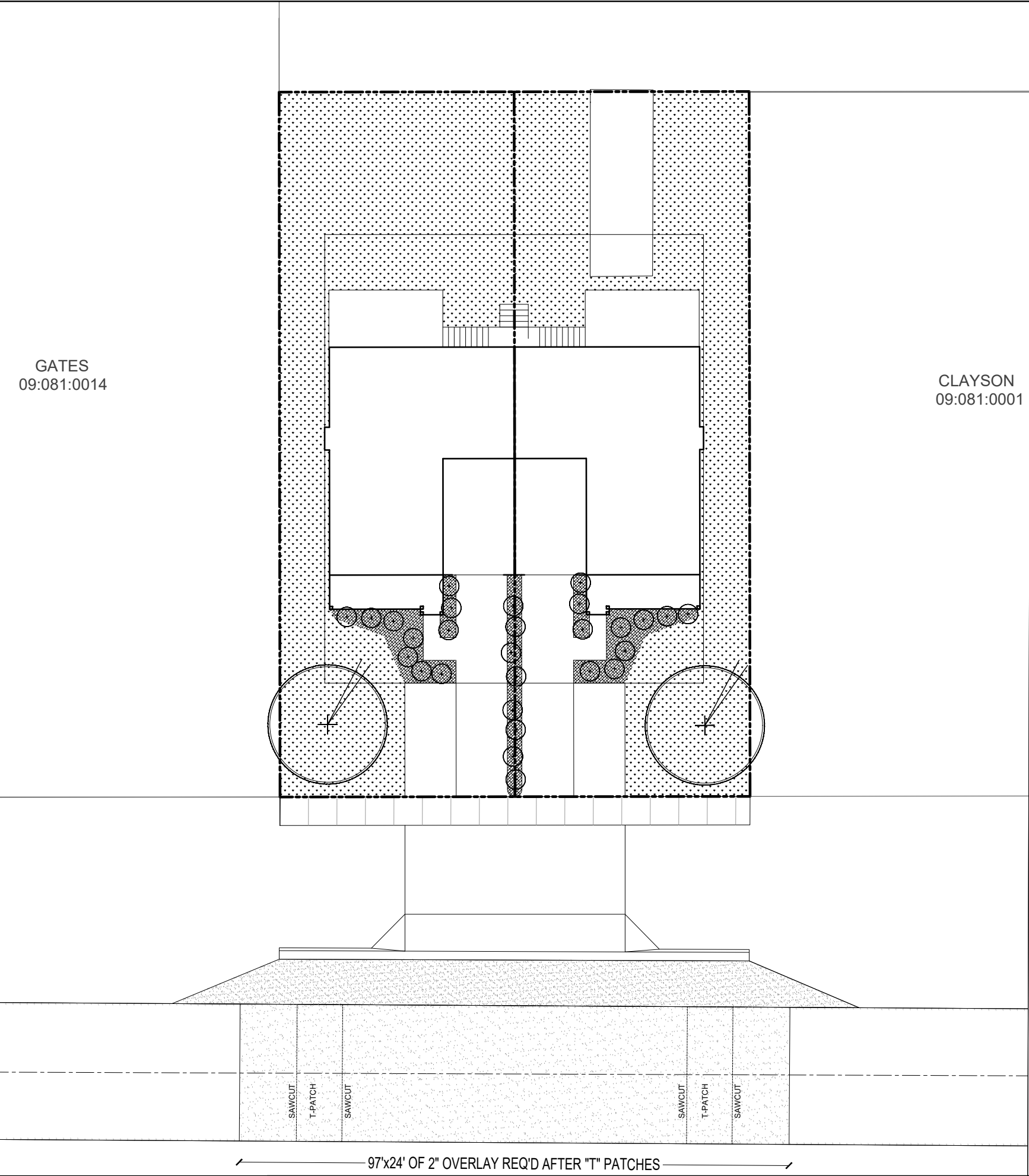
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ACTION	DATE
PRELIMINARY / FINAL PLAN	02-17-20

PROJECT
**ELLSWORTH
TWIN
SUBDIVISION**
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION
**CONSTRUCTION
DRAWINGS**

SHEET NAME GRADING DRAINAGE	SHEET NUMBER C3.0
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PLANT LEGEND

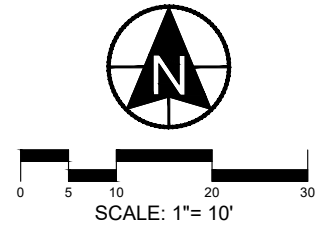
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
SHADE TREES					
2		GLEDITSIA TRINCANTHOS INORMIS 'SHADE MASTER'	HONEYLOCUST	2" CAL	AS SHOWN
		MALUS SPP	FLOWERING CRAB APPLE	2" CAL	AS SHOWN
SHRUBS					
28 LIMIT 25% SINGLE VARIETY		POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	5 GAL	5'
		PINUS MUGO	MUGO PINE	5 GAL	5'
		PHYSOCARPUS OPULIFOLIUS	NINEBARK	5 GAL	5'
		SPIRAEA BUMALDA	SPIREA	5 GAL	5'
		EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	5 GAL	5'
GROUNDCOVERS					
			GRASS - NATURAL SEED MIX	4,987 SF	0.11 AC
			xeriscape - bark or rocks	405 SF	3" MAX

DEVELOPMENT

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TWIN
SUBDIVISION

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NO.	DATE	DESCRIPTION	
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ACTION			DATE
PRELIMINARY / FINAL PLAN			02-17-20

PROJECT

ELLSWORTH
TWIN
SUBDIVISION
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION
DRAWINGS

SHEET NAME

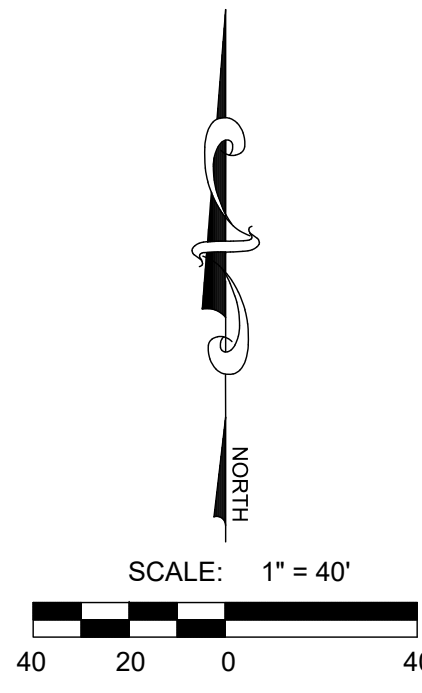
LANDSCAPE

SHEET NUMBER

C4.0

NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
LOT LAYOUT 1



DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20____
DOMINION ENERGY GAS COMPANY
BY- _____
TITLE- _____

**ROCKY MOUNTAIN
POWER ACCEPTANCE**

APPROVED THIS _____ DAY OF _____, 20____
ROCKY MOUNTAIN POWER COMPANY
BY- _____
TITLE- _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20____
CENTURY LINK COMPANY
BY- _____
TITLE- _____

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

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

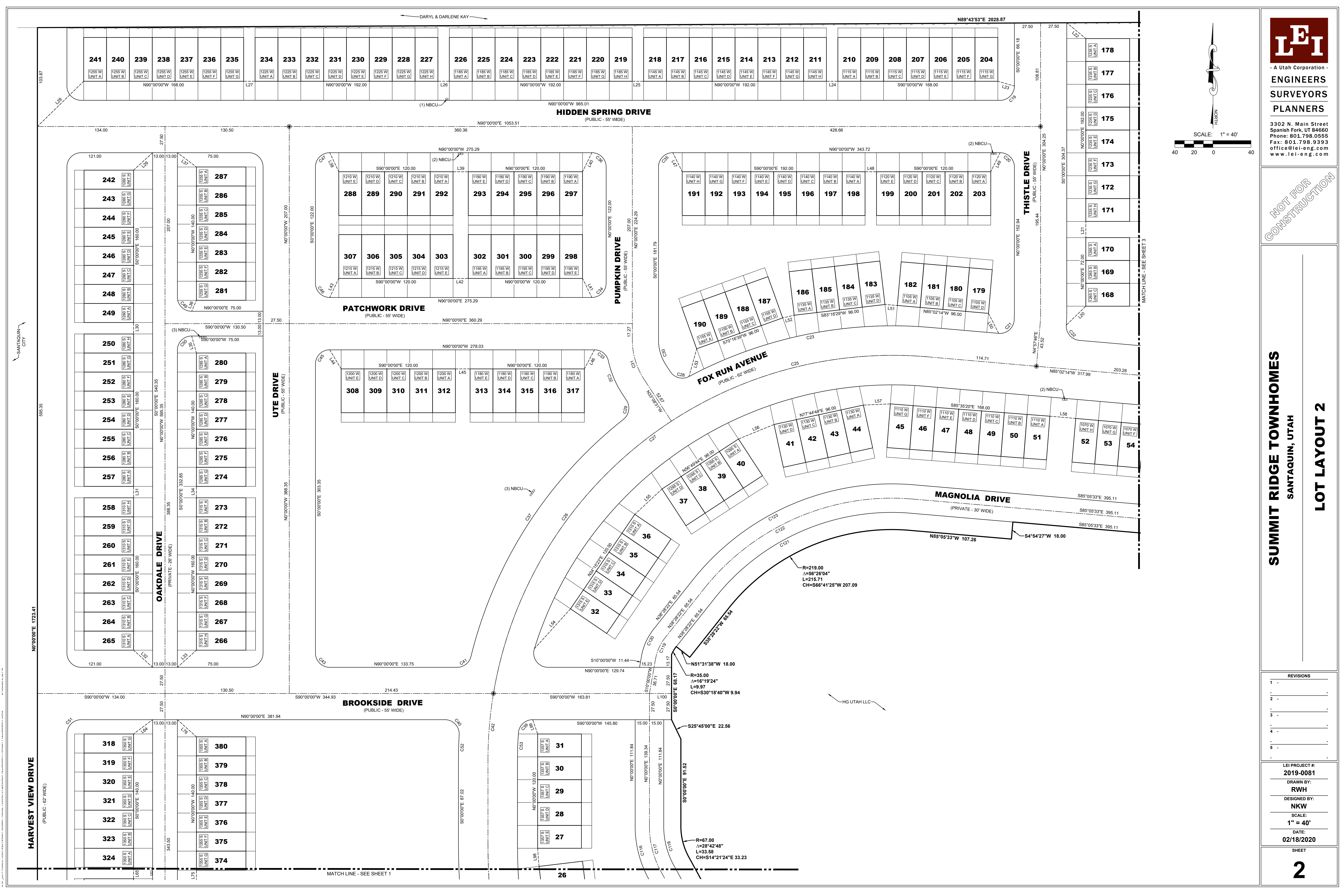
MANAGER

MANAGER

NOTE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

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





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

NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
LOT LAYOUT 2

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
02/18/2020



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

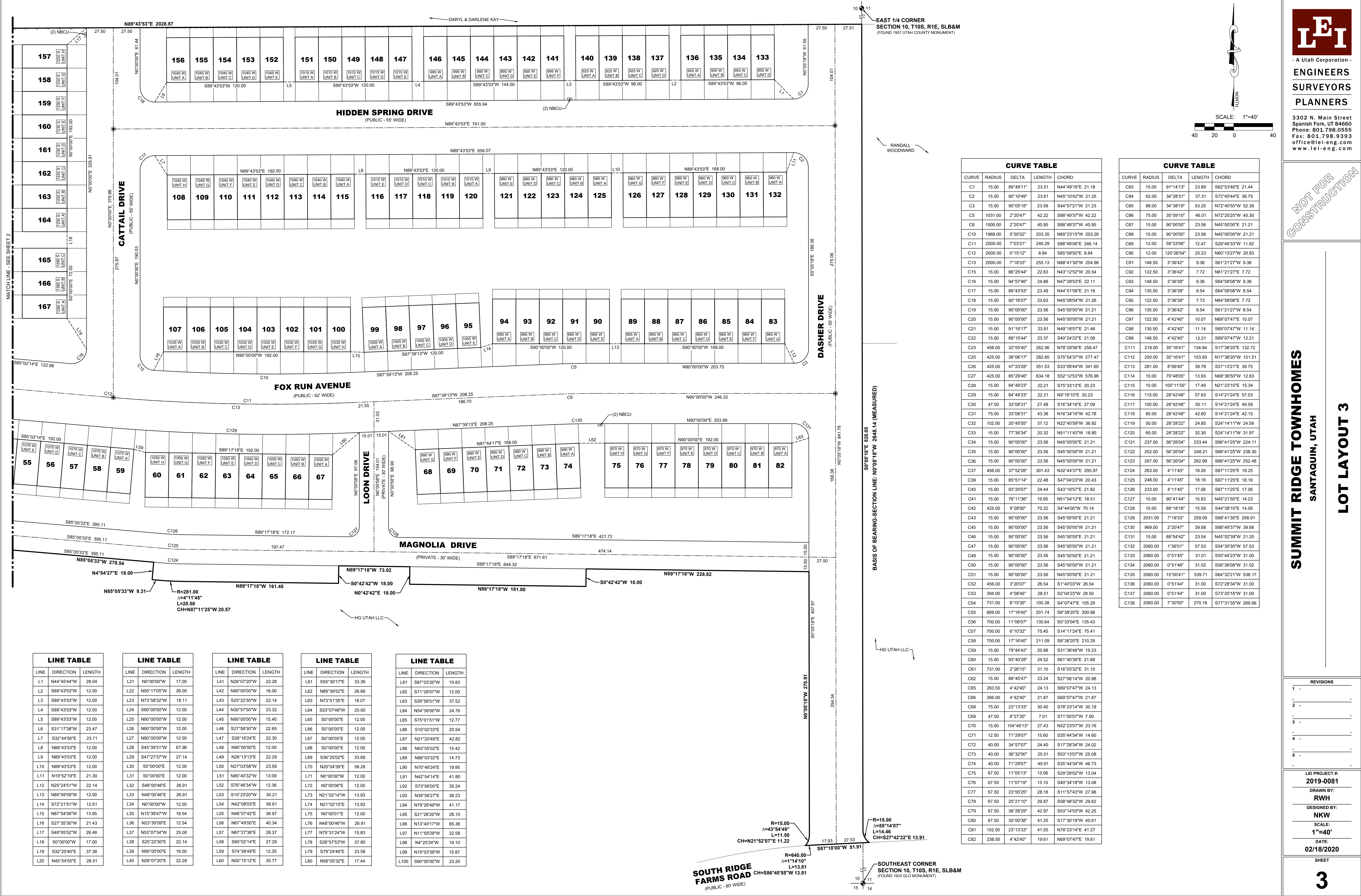
LOT LAYOUT 3

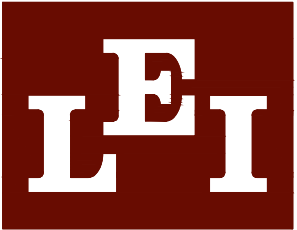
SANTAQUIN, UTAH

LOT LAYOUT 3

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C83	15.00	91°14'13"	23.89	S62°53'46"E 21.44
C84	62.00	34°28'31"	37.21	S72°45'44"E 36.75
C85	88.00	34°38'19"	53.20	N72°40'50"W 52.39
C86	75.00	35°09'10"	46.01	N72°25'25"W 45.30
C87	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C88	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C89	12.00	59°33'06"	12.47	S29°46'33"W 11.92
C90	12.00	120°26'54"	25.23	N60°13'27"W 20.83
C91	148.50	3°36'42"	9.36	S61°21'27"W 9.36
C92	122.50	3°36'42"	7.72	N61°21'27"E 7.72
C93	148.50	3°36'39"	9.36	S64°58'08"W 9.36
C94	135.50	3°36'39"	8.54	S64°58'08"W 8.54
C95	122.50	3°36'39"	7.72	N64°58'08"E 7.72
C96	135.50	3°36'42"	8.54	S61°21'27"W 8.54
C97	122.50	4°42'40"	10.07	N69°07'47"W 10.07
C98	135.50	4°42'40"	11.14	S69°07'47"W 11.14
C99	148.50	4°42'40"	12.21	S69°07'47"W 12.21
C111	219.00	35°16'41"	134.84	S17°38'20"E 132.72
C112	250.00	35°16'41"	153.93	N17°38'20"W 151.53
C113	281.00	8°06'04"	39.78	S31°13'21"E 39.75
C114	10.00	79°48'05"	13.93	N88°36'50"W 12.83
C115	10.00	100°11'55"	14.79	N21°23'10"E 15.34
C116	115.00	28°42'48"	57.63	S14°21'24"E 57.03
C117	100.00	28°42'48"	50.11	S14°21'24"E 49.59
C118	85.00	28°42'48"	42.60	S14°21'24"E 42.15
C119	50.00	28°28'22"	24.85	S24°14'11"W 24.59
C120	65.00	28°28'22"	32.30	S24°14'11"W 31.97
C121	237.00	56°26'04"	233.44	S66°41'25"W 224.11
C122	252.00	56°26'04"	248.21	S66°41'25"W 238.30
C123	267.00	56°26'04"	262.99	S66°41'25"W 252.48
C124	263.00	4°11'45"	19.26	S87°11'25"E 19.26
C125	248.00	4°11'45"	18.16	S87°11'25"E 18.16
C126	233.00	4°11'45"	17.06	S87°11'25"E 17.06
C127	10.00	90°41'44"	15.83	N45°21'50"E 15.23
C128	10.00	89°18'16"	15.59	S48°38'10"E 15.51
C129	2031.00	7°18'33"	259.09	S48°38'10"E 246.91
C130	969.00	2°20'47"	39.68	S58°49'37"W 39.68
C131	15.00	89°54'42"	23.54	N45°02'39"W 21.20
C132	2060.00	1°36'51"	57.53	S54°30'39"W 57.53
C133	2060.00	0°51'45"	31.01	S55°44'23"W 31.00
C134	2060.00	0°51'46"	31.02	S56°36'08"W 31.00
C135	2060.00	15°00'41"	539.71	S64°32'21"W 538.17
C136	2060.00	0°51'44"	31.00	S27°28'34"W 31.00
C137	2060.00	0°51'44"	31.00	S73°20'18"W 31.00
C138	2060.00	7°30'50"	270.16	S77°31'35"W 269.96

LINE TABLE		
LINE	DIRECTION	LENGTH
L81	S87°03'07"W	19.83
L82	S71°29'07"W	12.0
L83	S26°59'51"W	37.52
L84	N54°39'00"W	24.76
L85	S75°01'51"W	12.77
L86	S10°02'33"E	20.54
L87	N21°20'49"E	15.82
L88	N63°50'02"E	45.42
L89	N66°03'32"E	14.73
L90	N70°46'24"E	19.85
L91	N42°54'14"E	41.90
L92	S73°56'00"E	35.24
L93	N39°56'02"E	38.23
L94	N79°26'49"W	41.17
L95	S21°28'20"W	26.10
L96	N13°40'17"E	85.36
L97	N11°59'29"W	22.58
L98	N4°25'24"W	19.10
L99	S19°03'39"W	15.87
L100	S90°00'00"W	23.20





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NOT FOR
CONSTRUCTION

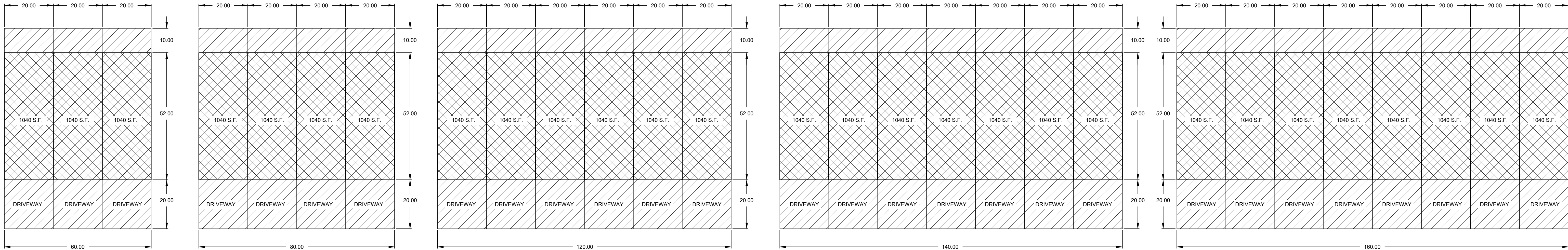
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
BUILDING LAYOUT

REVISIONS	
1	-
2	-
3	-
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5	-
6	-

LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=20'
DATE:
02/18/2020

SHEET

4



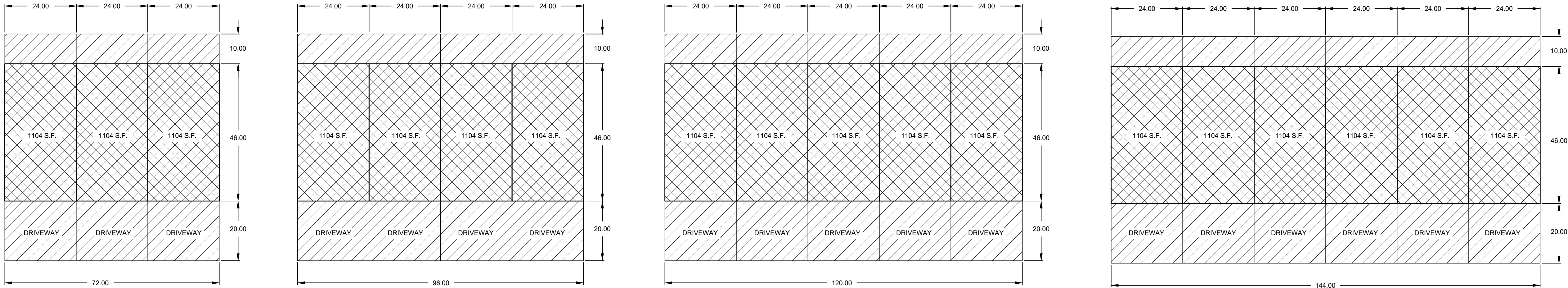
REAR LOAD 3-PLEX
LOTS 352-354, 431-433

REAR LOAD 4-PLEX
LOTS 400-403

REAR LOAD 6-PLEX
LOTS 346-351, 362-373, 419-430

REAR LOAD 7-PLEX
LOTS 274-287, 318-338, 345-361, 374-380, 412-418

REAR LOAD 8-PLEX
LOTS 1-16, 242-273, 404-411

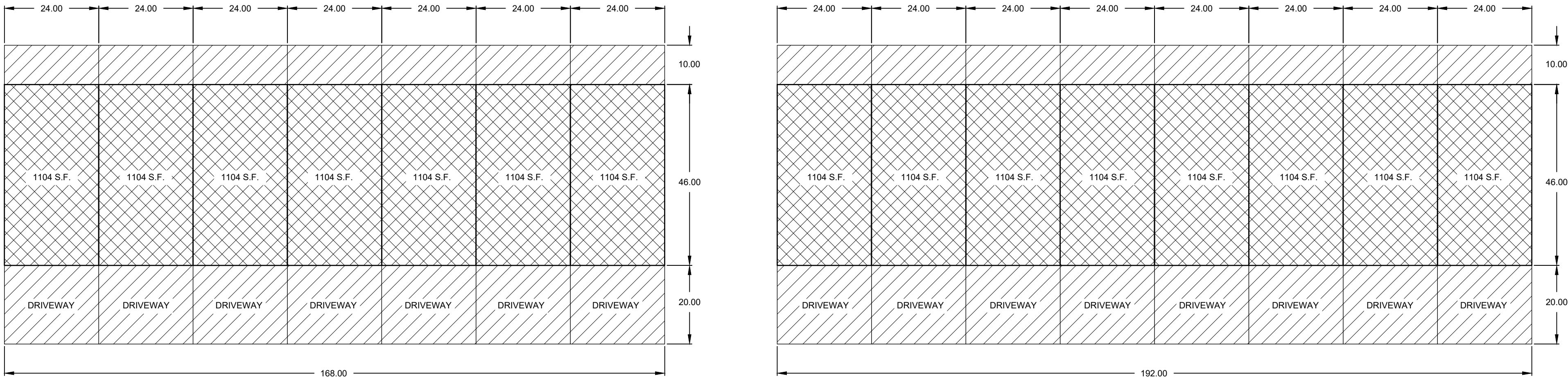


FRONT LOAD 3-PLEX
LOTS 165-170, 394-399

FRONT LOAD 4-PLEX
LOTS 37-44, 133-140, 179-190,

FRONT LOAD 5-PLEX
LOTS 17-36, 90-99, 116-125, 147-156, 199-203, 288-317,

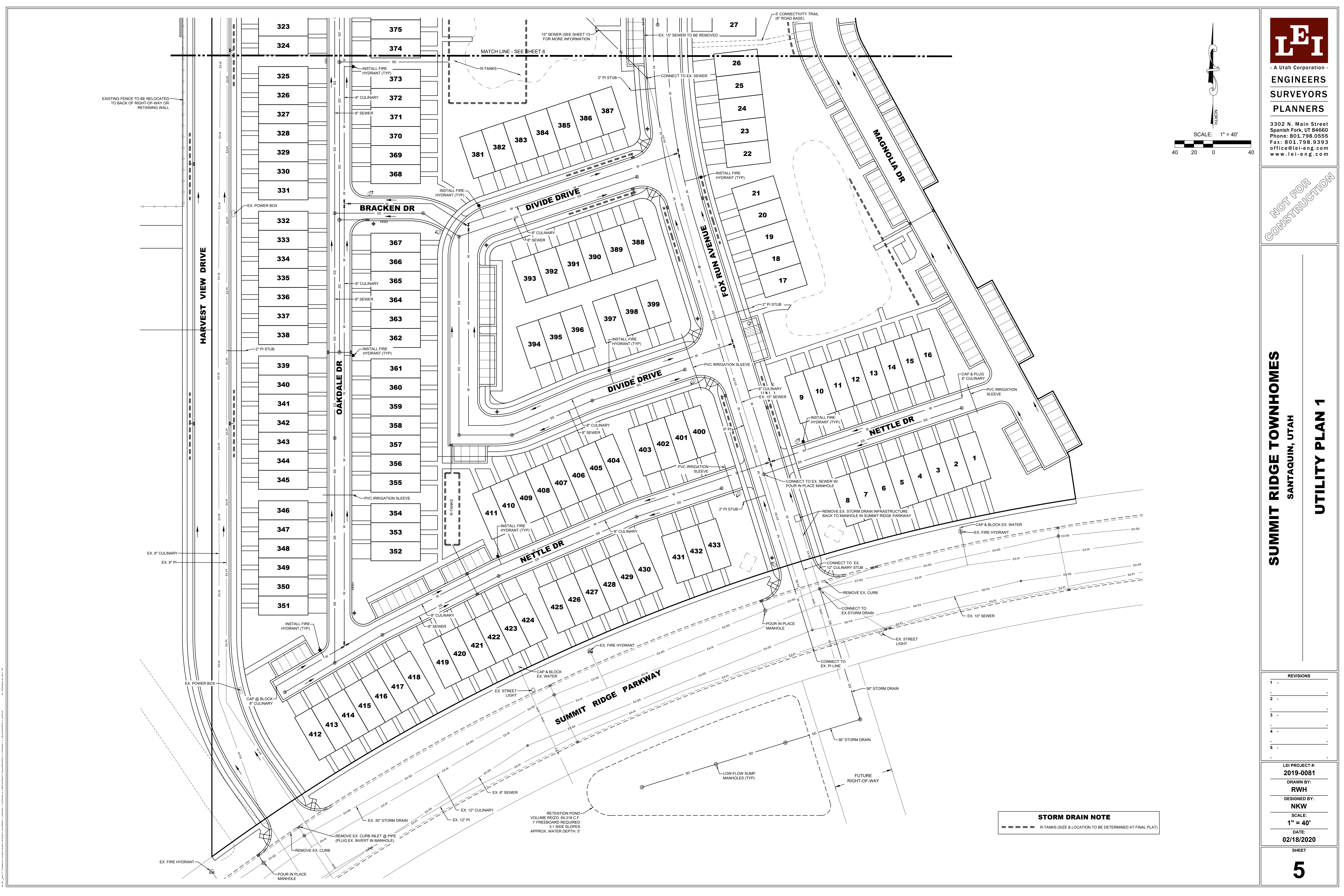
FRONT LOAD 6-PLEX
LOTS 141-146, 388-393



FRONT LOAD 7-PLEX
LOTS 45-51, 68-74, 83-89, 126-132, 204-210, 235-241, 381-387

FRONT LOAD 8-PLEX
LOTS 52-67, 75-82, 100-115, 157-164, 171-178, 191-198, 211-234

LEGEND	
	PRIVATE OWNERSHIP
	LIMITED COMMON AREA
	COMMON AREA / P.U.E.



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SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 1

REVISIONS	
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LEI PROJECT #:
2019-0081

DRAWN BY:
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DESIGNED BY:
NKG

SCALE:
1" = 40'

DATE:
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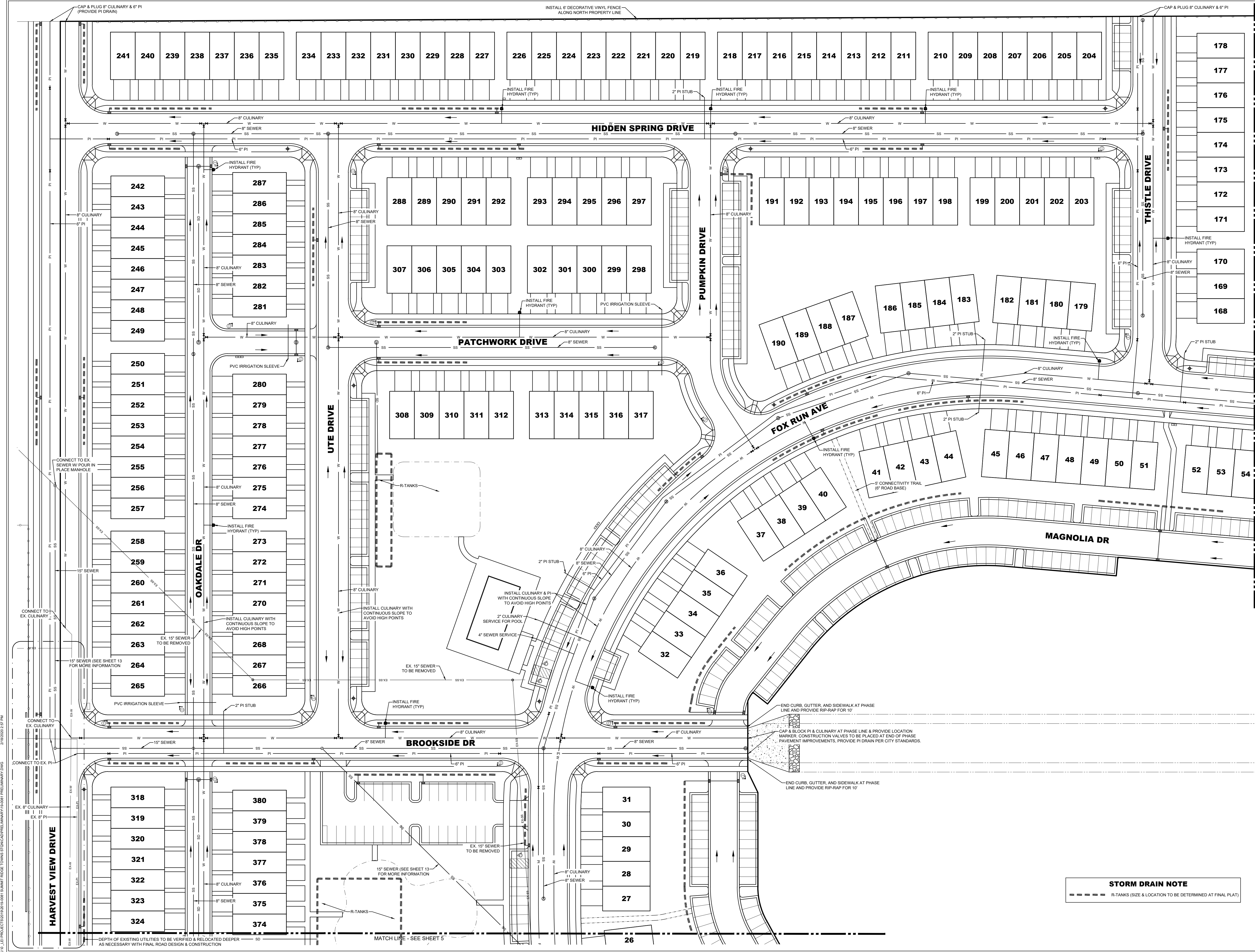
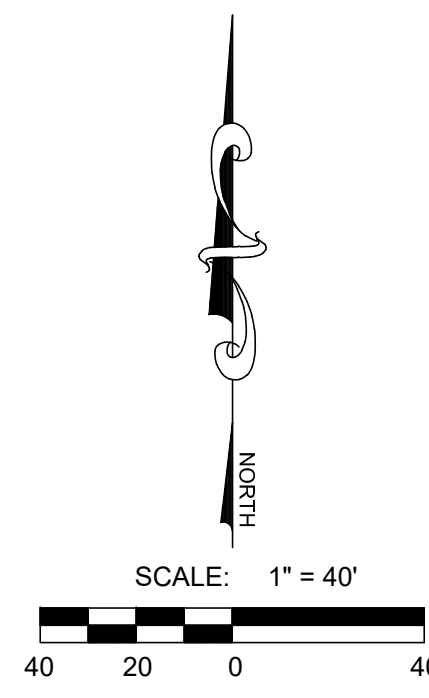
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
UTILITY PLAN 2

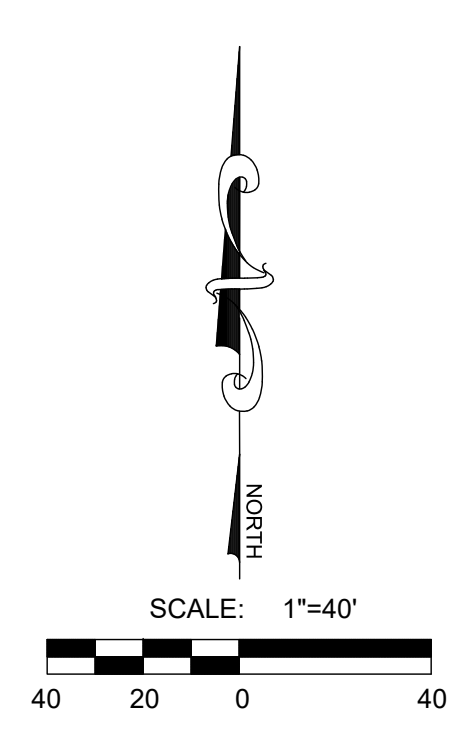
REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
02/18/2020

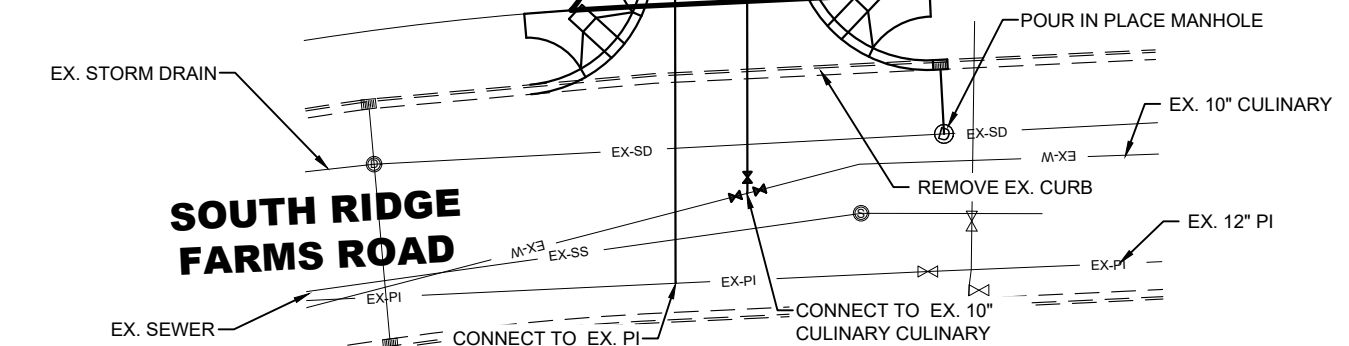
SHEET

6





STORM DRAIN NOTE
- - - - - R-TANKS (SIZE AND LOCATION TO BE DETERMINED AT FINAL PLAT)



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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
UTILITY PLAN 3

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=40'
DATE:
02/18/2020

\\LEI\Projects\2019\2019-0081\Summit Ridge Townhomes\Grading\Grading Plan - Storm Drain 1.dwg



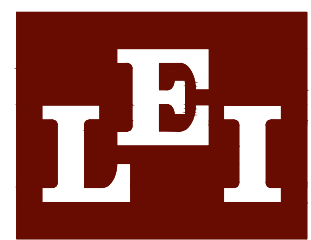
RETENTION POND
VOLUME REQUIRED: 65,319 C.F.
1' FREEBOARD REQUIRED
3:1 SIDE SLOPES
APPROX. WATER DEPTH: 5'

LOW-FLOW SUMP
MANHOLES (TYP)

FUTURE
RIGHT-OF-WAY

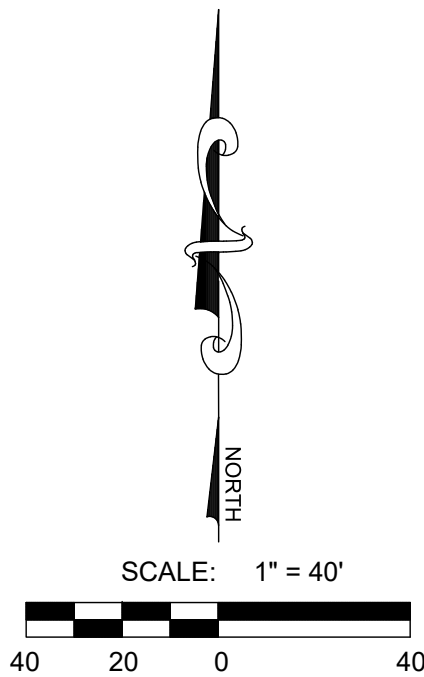
STORM DRAIN NOTE

--- R-TANKS (SIZE & LOCATION TO BE DETERMINED AT FINAL PLAT)



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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
GRADING PLAN / STORM DRAIN 1

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

NKW

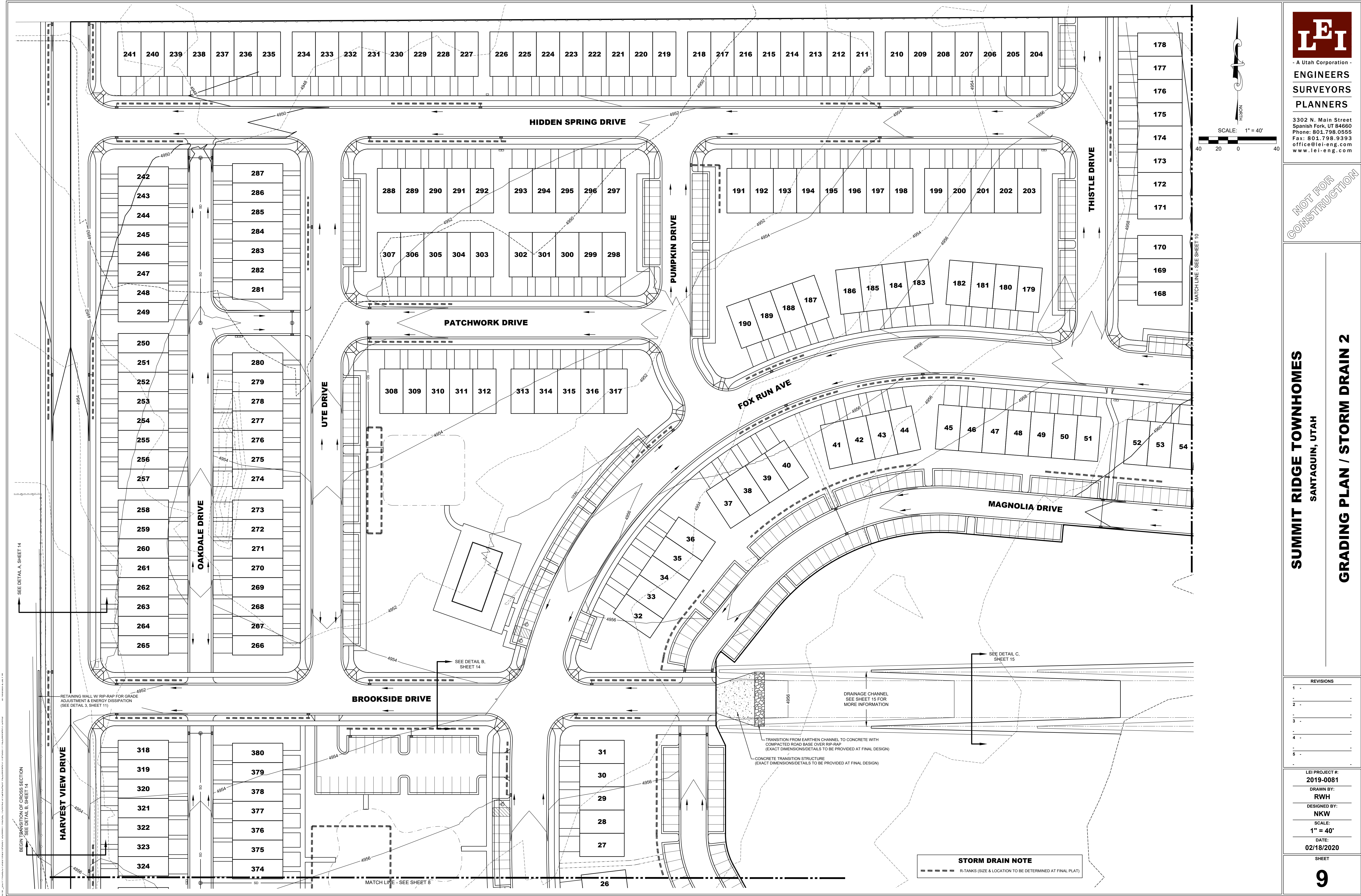
SCALE:

1" = 40'

DATE:

02/18/2020

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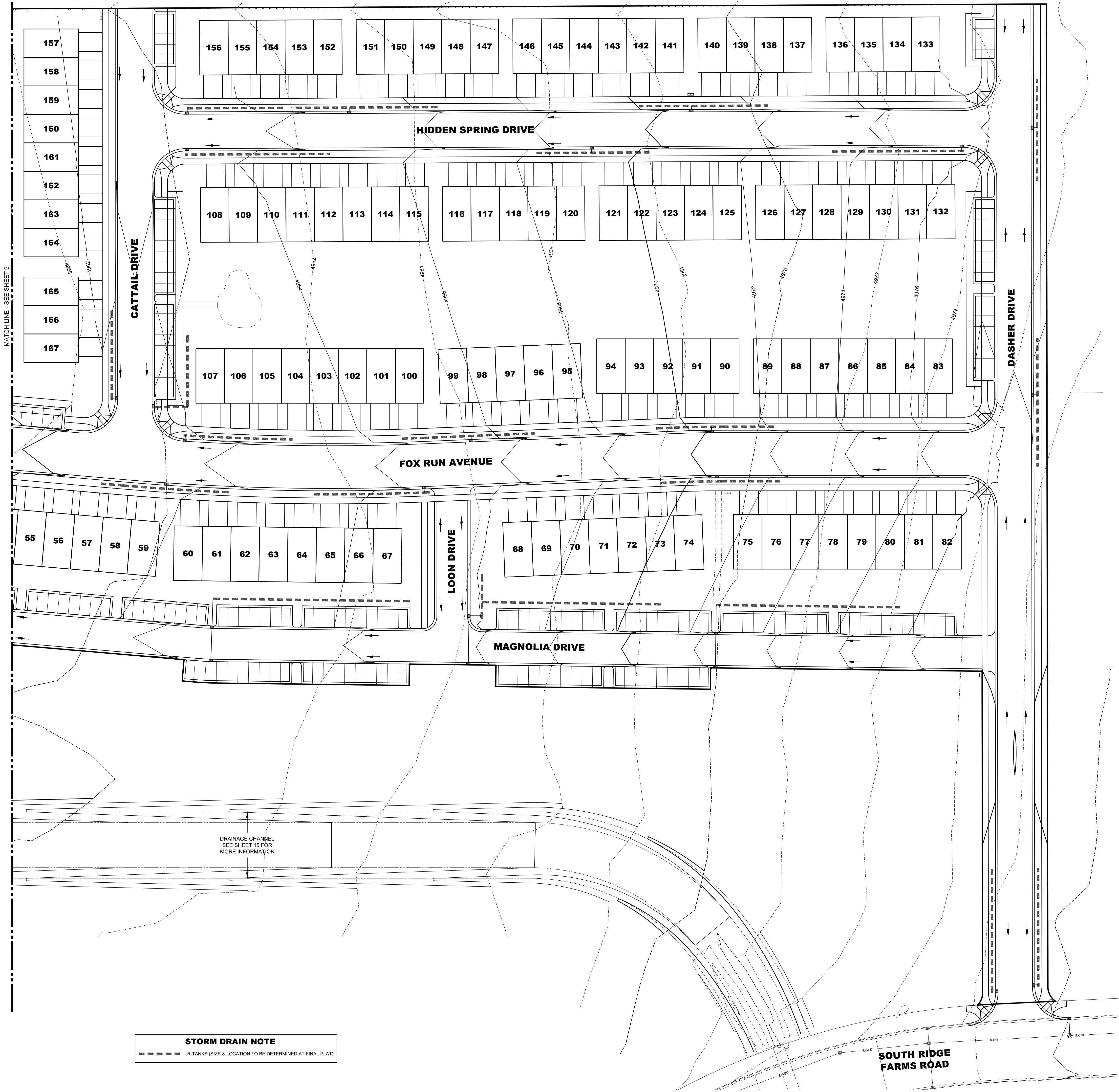
NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

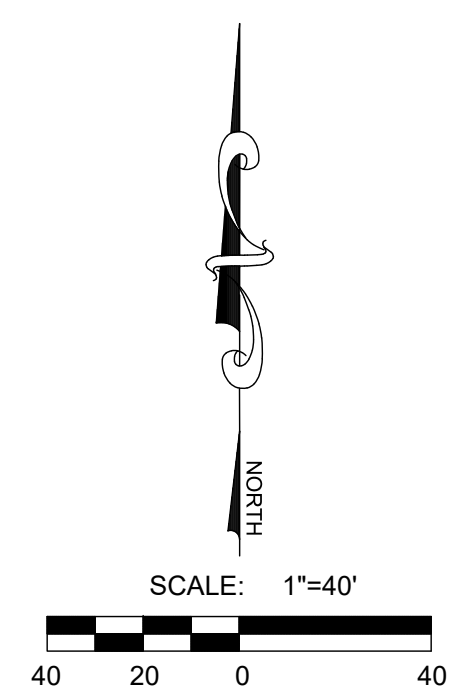
SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 2

REVISIONS	
1	
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LEI PROJECT #: 2019-0081	
DRAWN BY: RWH	
DESIGNED BY: NKG	
SCALE: 1" = 40'	
DATE: 02/18/2020	
SHEET	
9	



STORM DRAIN NOTE
- - - - - R-TANKS (SIZE & LOCATION TO BE DETERMINED AT FINAL PLAT)



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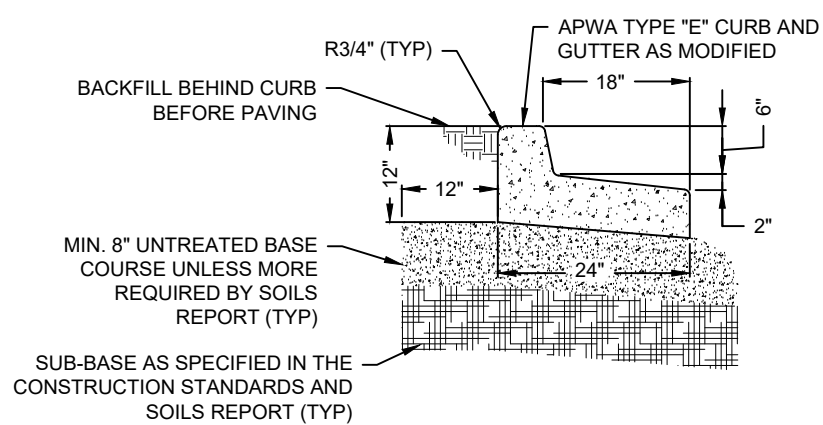
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
GRADING PLAN / STORM DRAIN 3

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

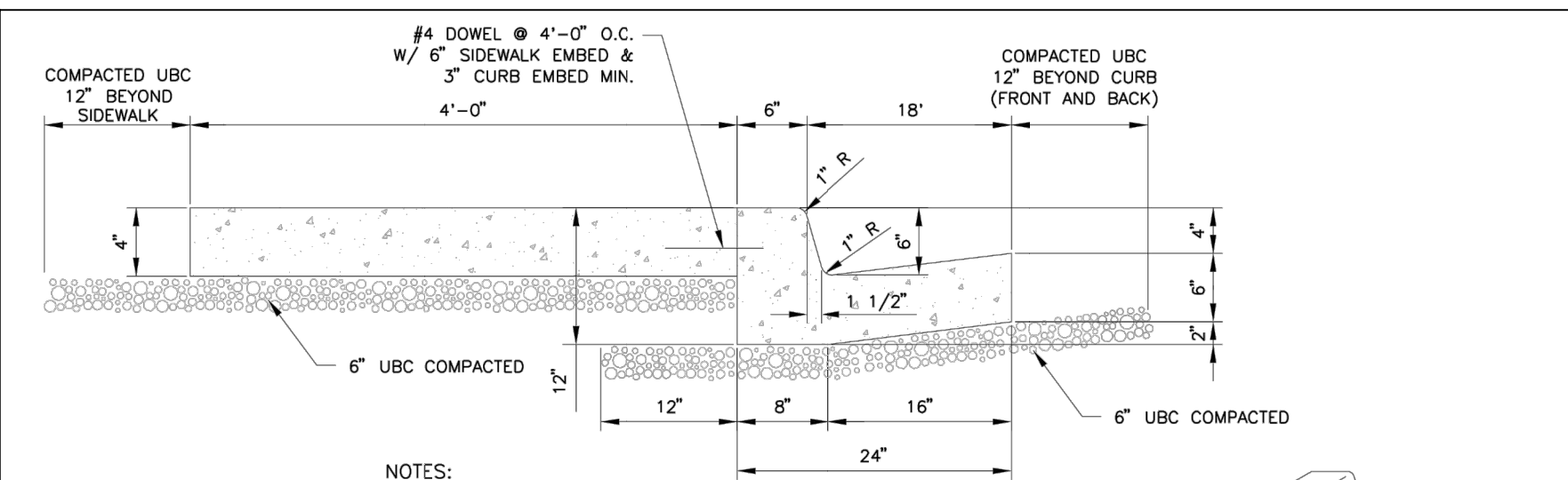
LEI PROJECT #:
2019-0081
DRAWN BY:
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DESIGNED BY:
NKW
SCALE:
1"=40'
DATE:
02/18/2020

NOT FOR
CONSTRUCTIONSUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

DETAILS

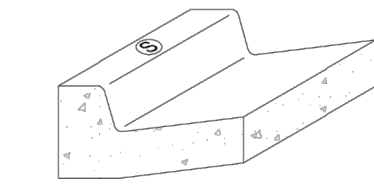


SHED CURB & GUTTER



TYPICAL HIGH BACK CURB AND GUTTER

NOT TO SCALE



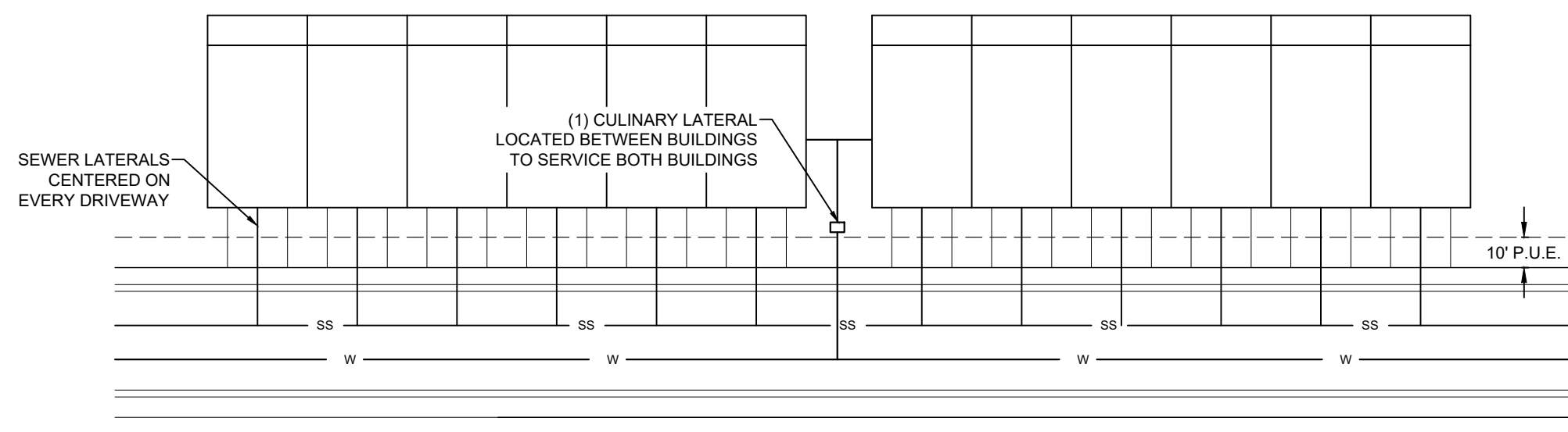
MOUNTABLE TYPE CURB AND GUTTER

NOT TO SCALE

W	WATER
S	SEWER
SD	STORM DRAIN
PI	PRESSURIZED IRRIGATION
G	GAS

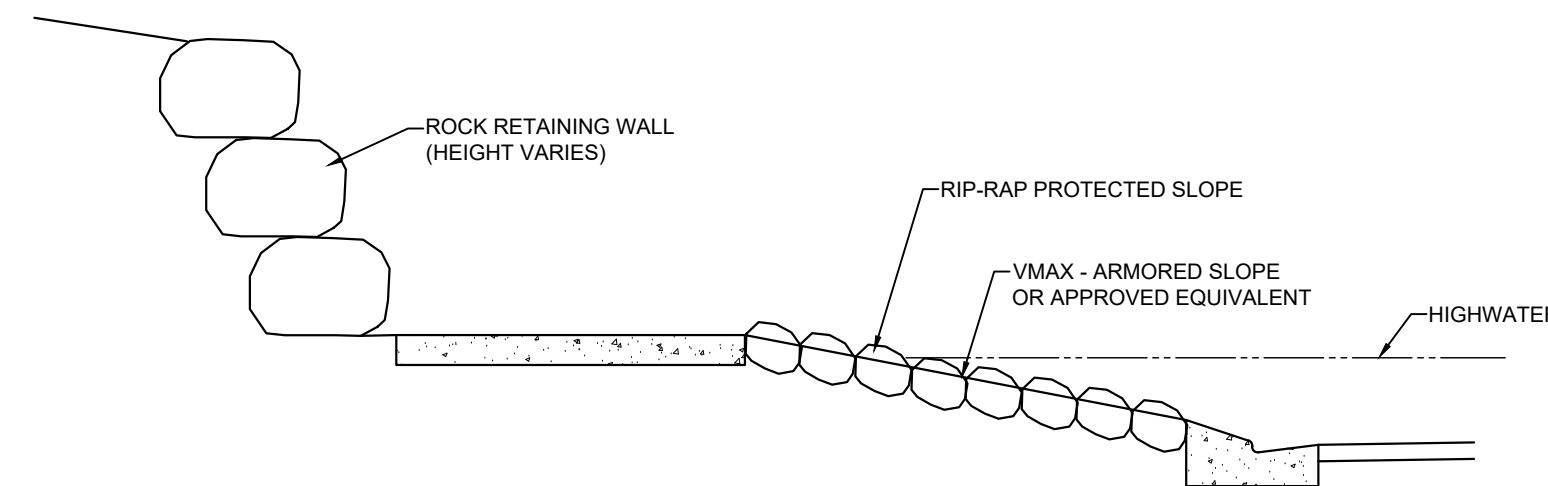
NOTE:

STAMP TOP BACK OF CURB ABOVE INSTALLED SERVICE UTILITY LATERALS. REO'D



TOWNHOME LATERAL DETAIL

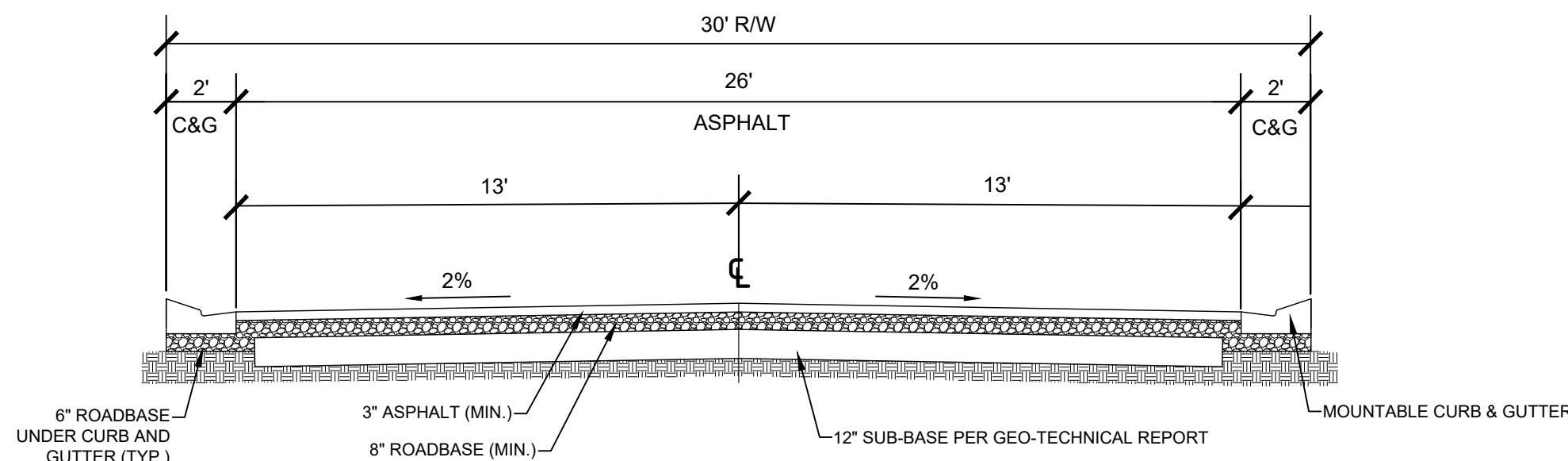
NOTE: FINAL PLACEMENT AND SIZE OF LATERALS TO BE DETERMINED AT FINAL PLAT



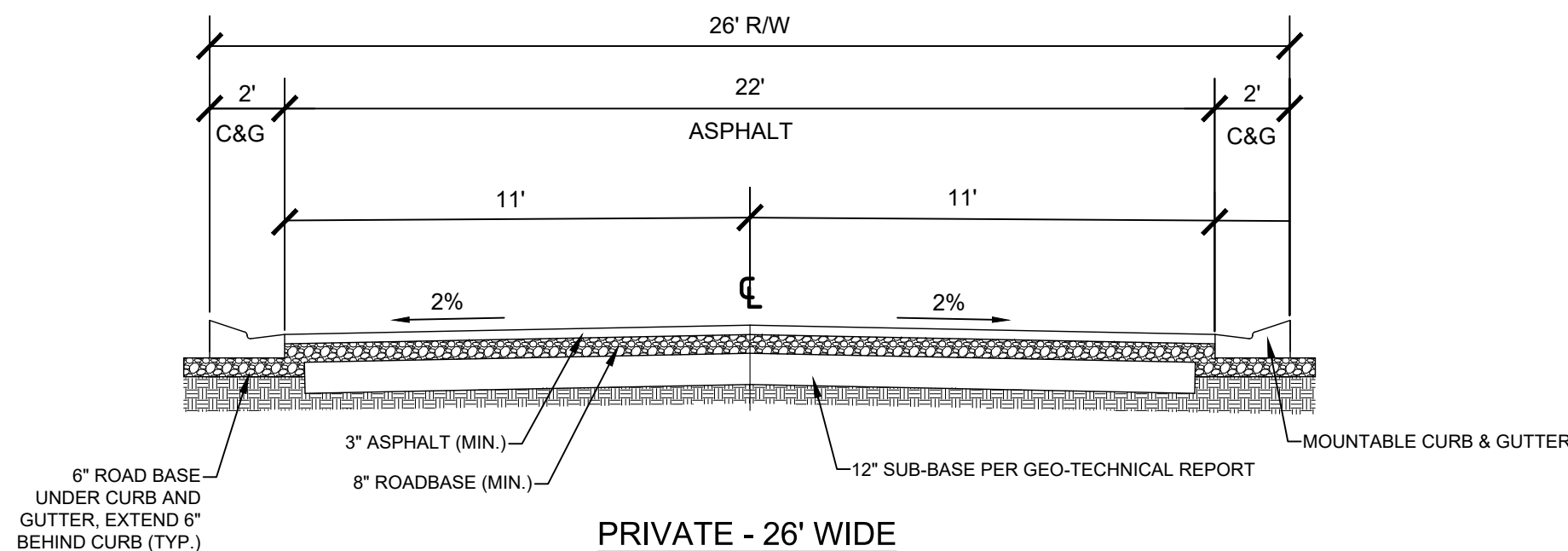
1 CURB & GUTTER DETAILS

2 UTILITY LATERAL DETAILS

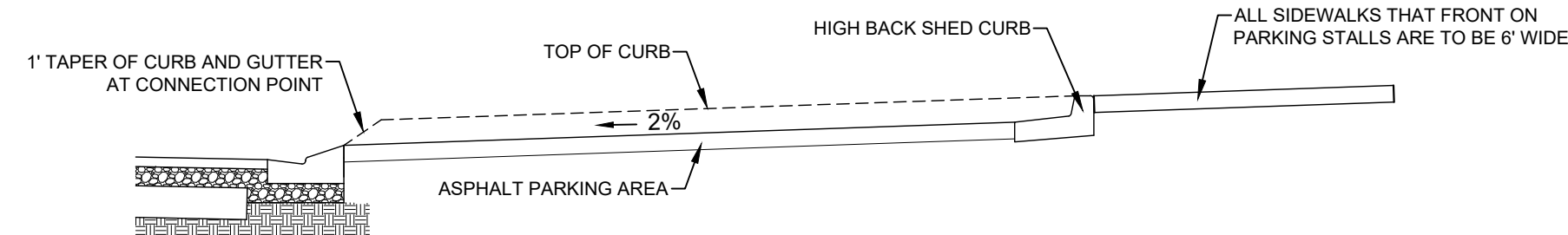
3 RETAINING WALL/RIP-RAP DETAIL (RIP-RAP SIZING / WALL HEIGHT TO BE PROVIDED AT FINAL DESIGN)



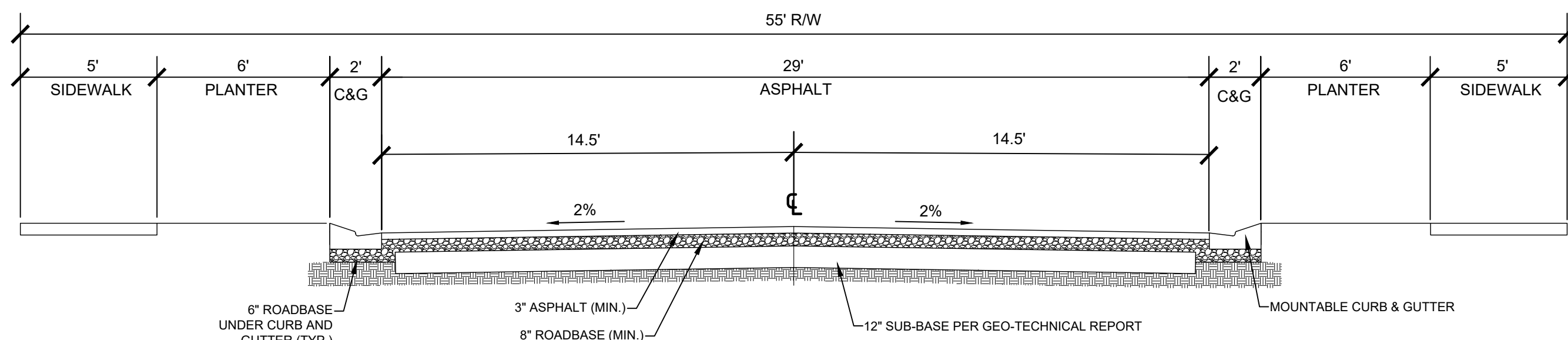
PRIVATE - 30' WIDE



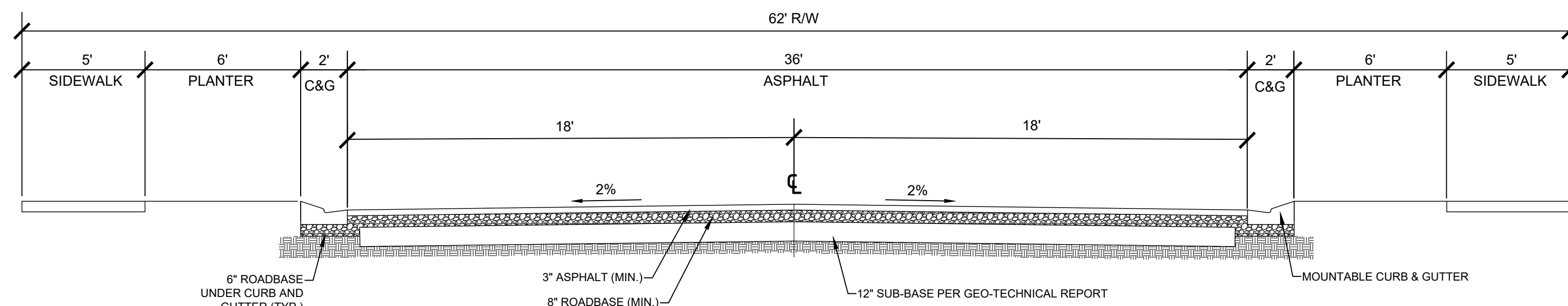
PRIVATE - 26' WIDE



PARKING STALLS ALONG ROADWAYS



PUBLIC - 55' WIDE



PUBLIC - 62' WIDE

3 STREET CROSS-SECTIONS

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LEI PROJECT #:

2019-0081

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DESIGNED BY:

NKW

SCALE:

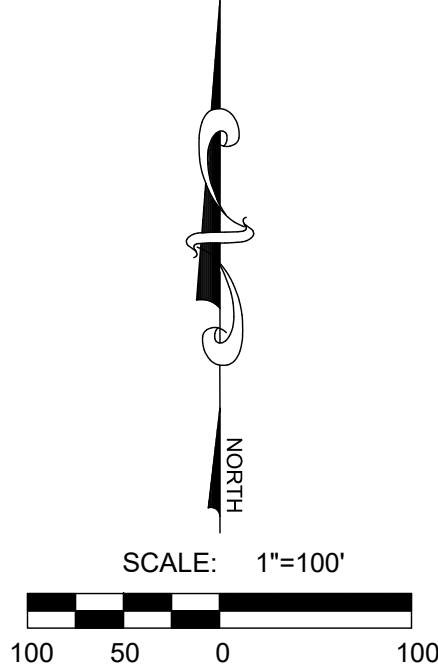
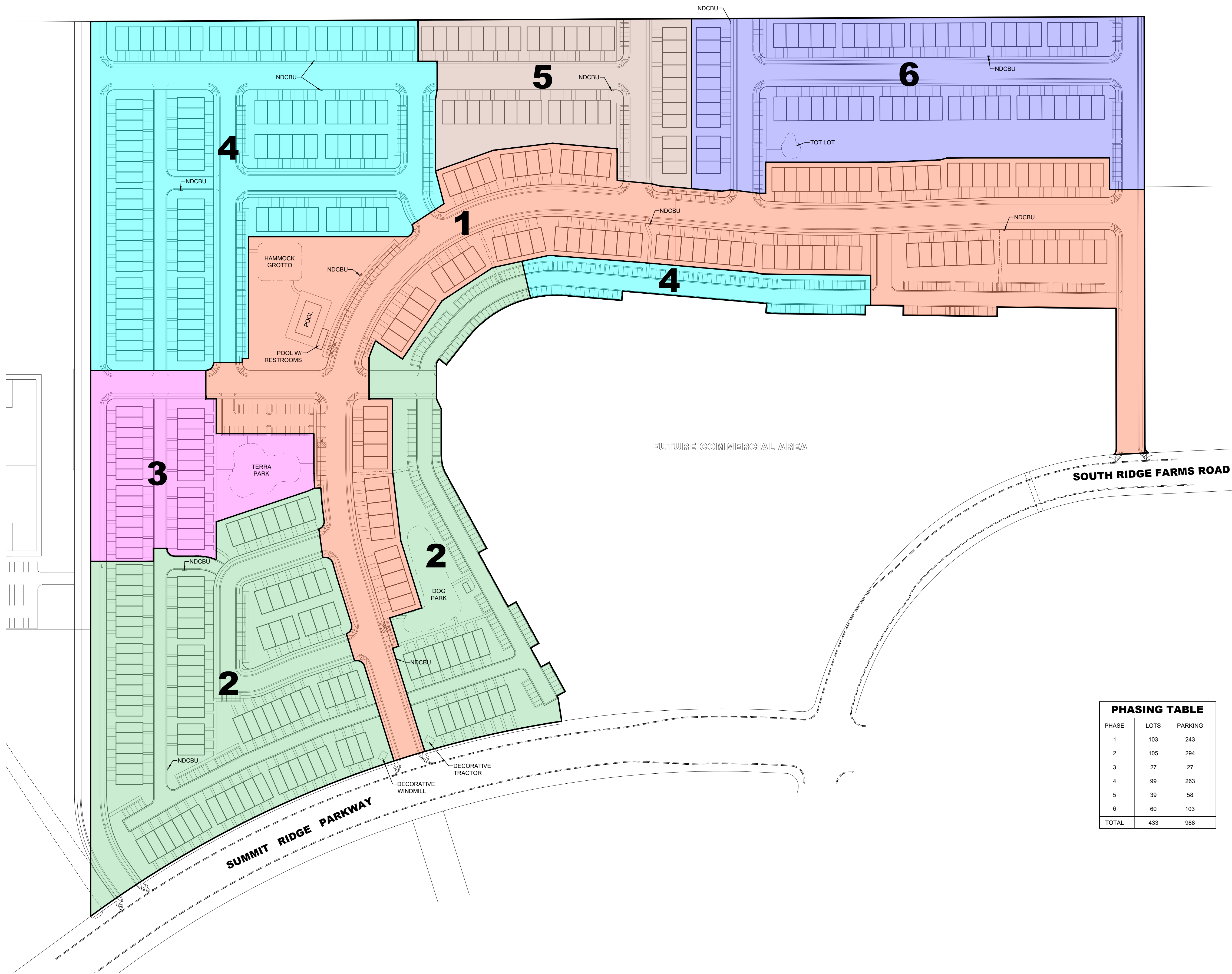
N.T.S.

DATE:

02/18/2020

SHEET

11



PHASING TABLE

PHASE	LOTS	PARKING
1	103	243
2	105	294
3	27	27
4	99	263
5	39	58
6	60	103
TOTAL	433	988

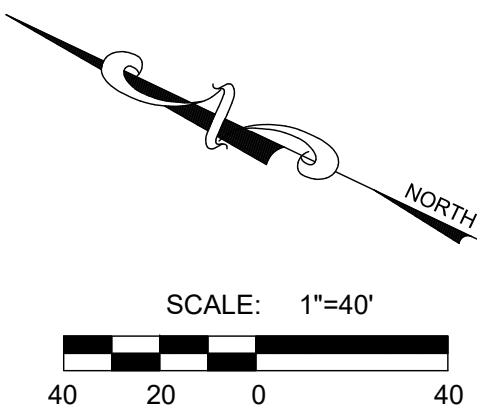
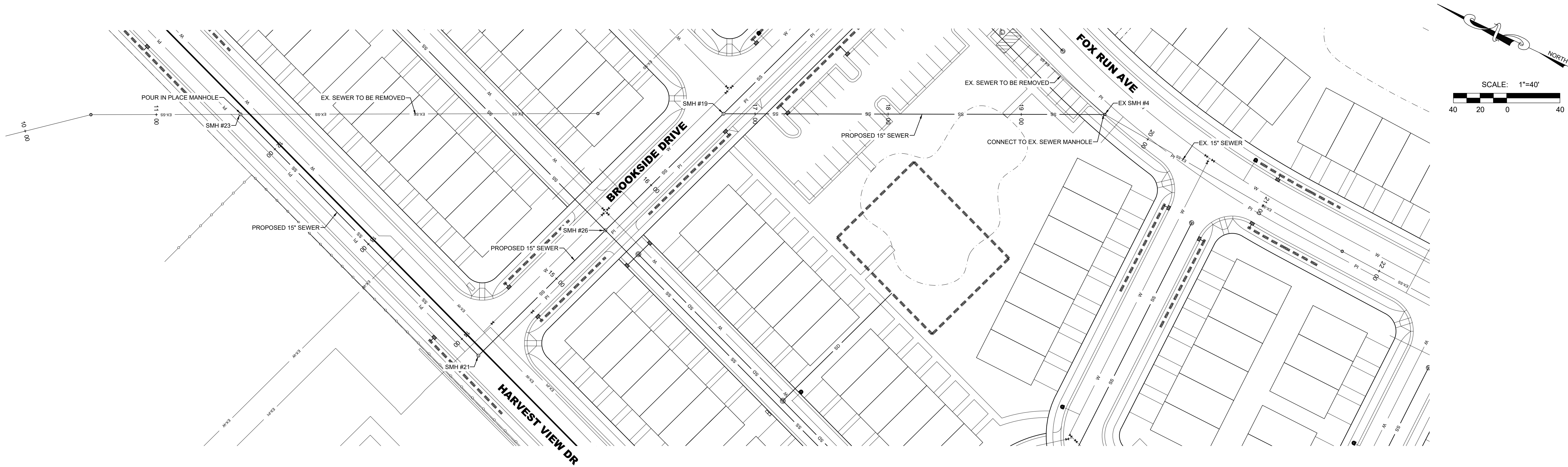
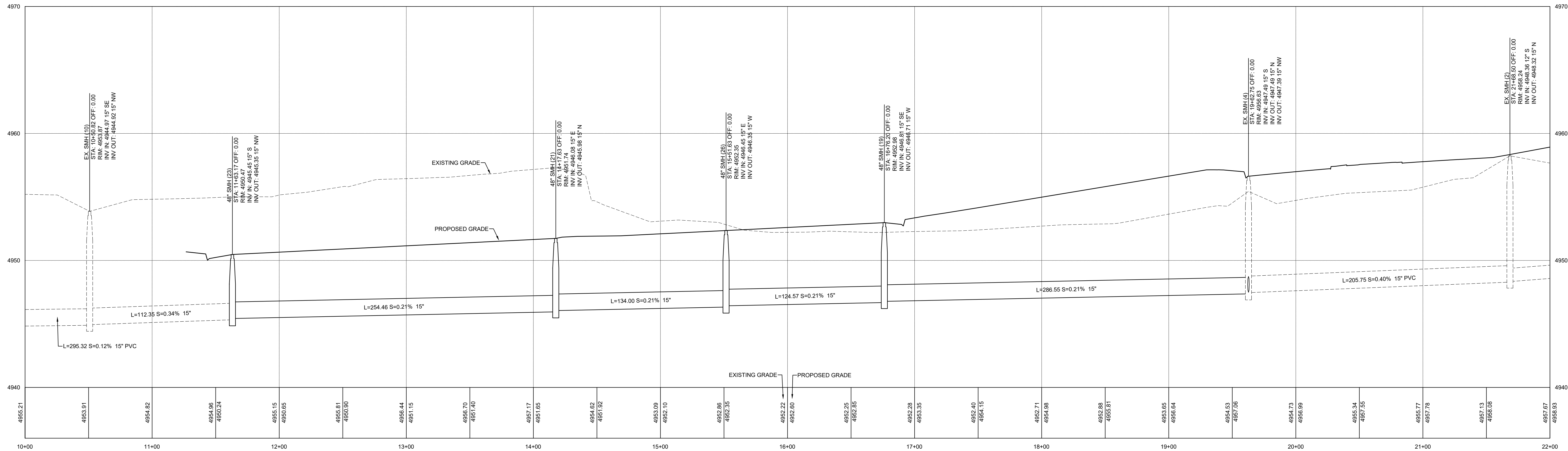
NOT FOR
CONSTRUCTION

SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
PHASING PLAN

REVISIONS	
1	-
2	-
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LEI PROJECT #:
2019-0081
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SCALE:
1"=100'
DATE:
02/18/2020

\\LEI-FILE\PROJECTS\2019\2019-0081\SUMMIT RIDGE TOWNHOMES\DWG\SEWER RE-ROUTE PLAN & PROFILE.dwg PLOT DATE: 02/18/2020 10:41 AM

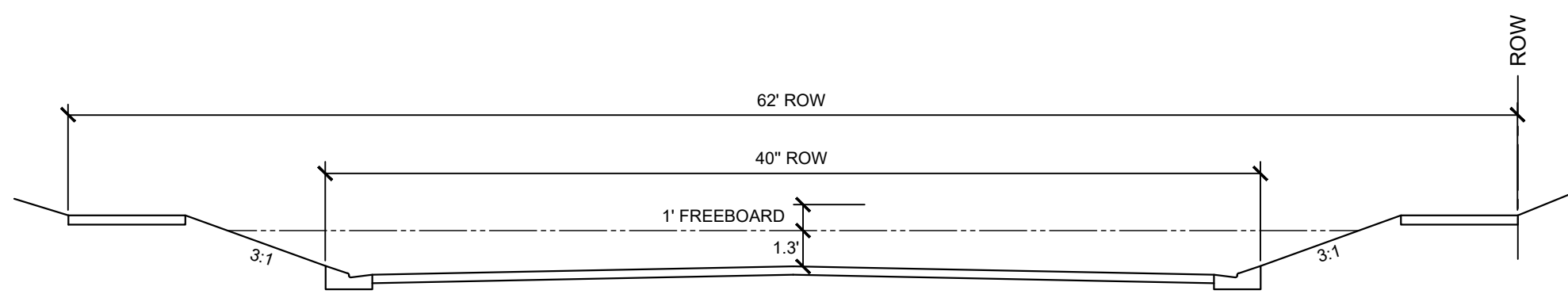
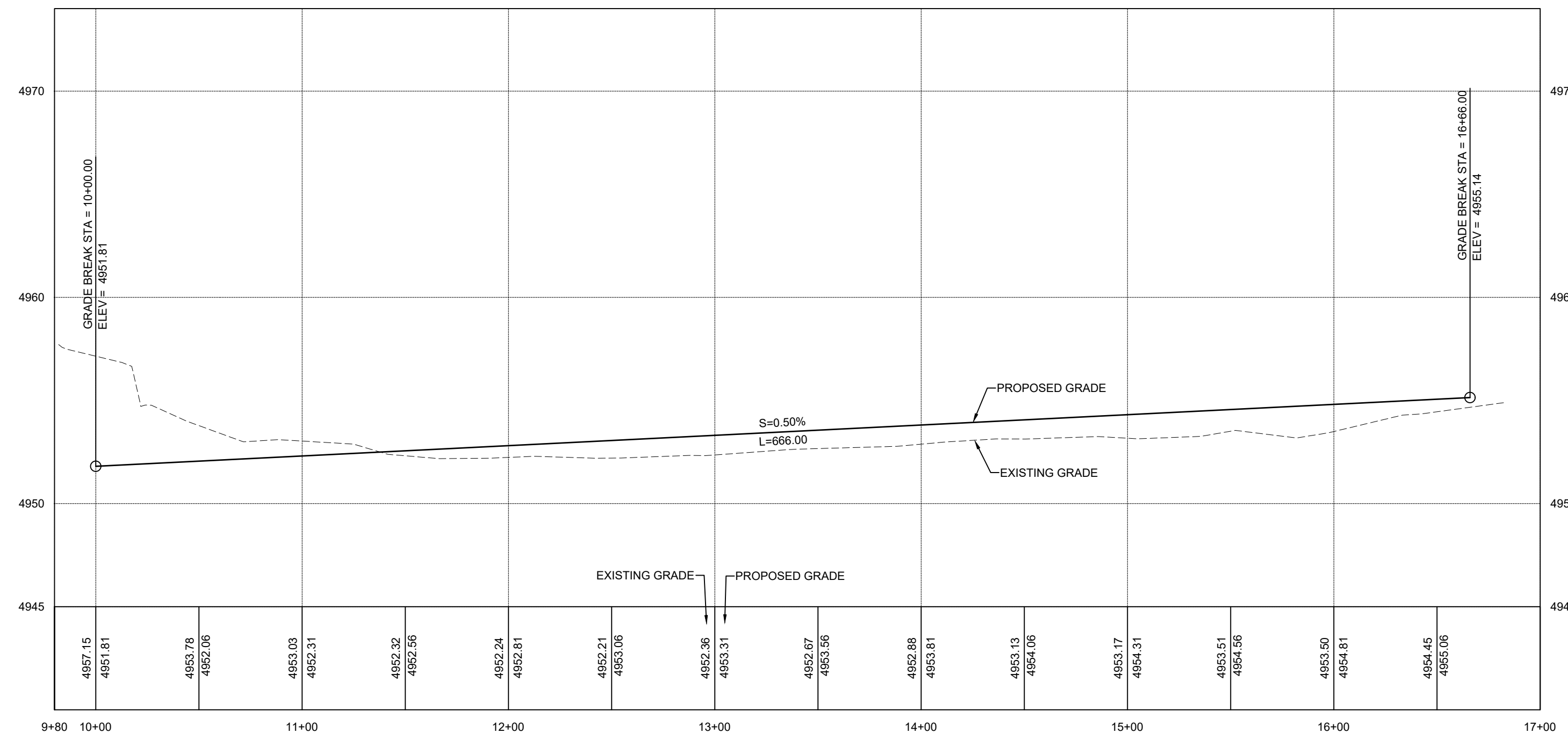
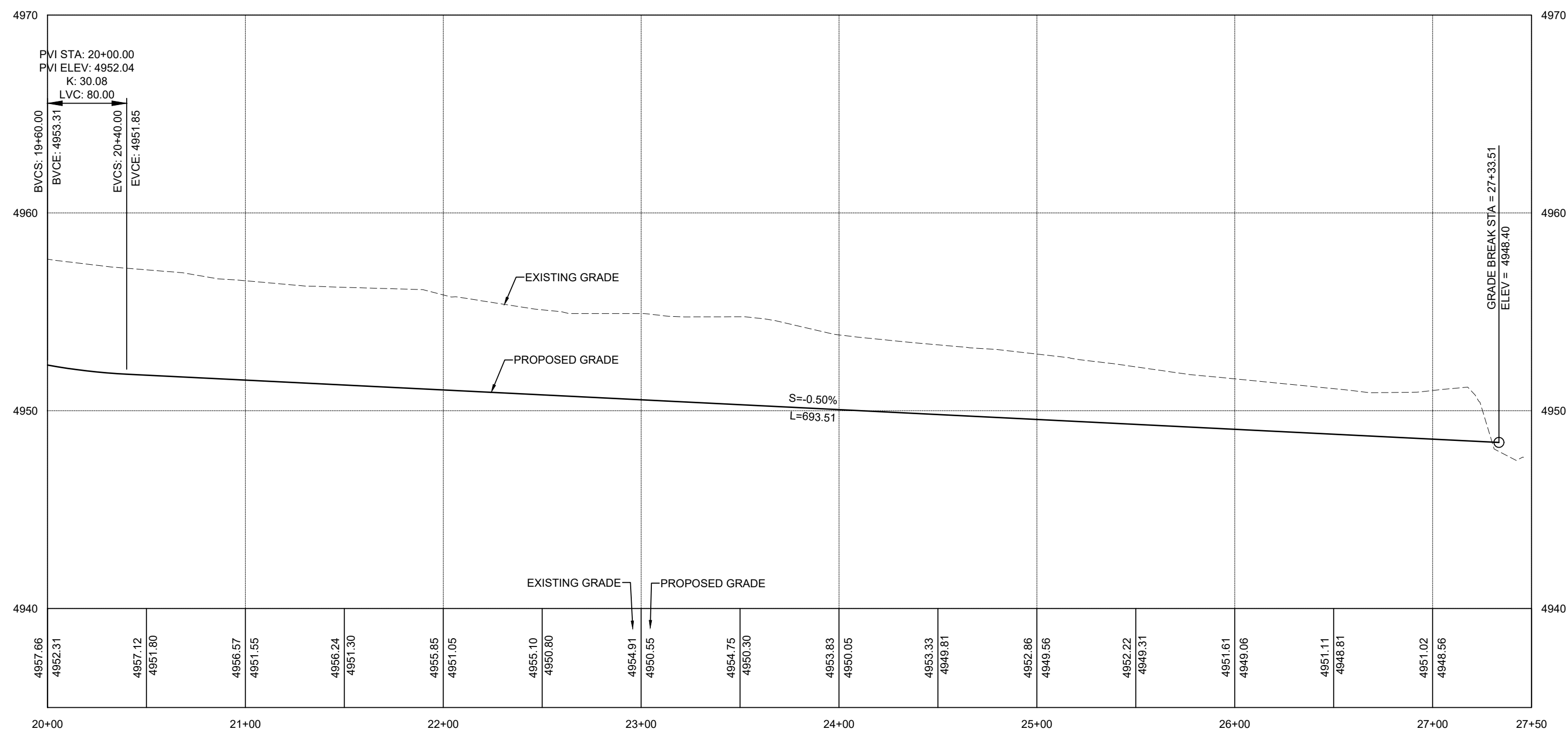
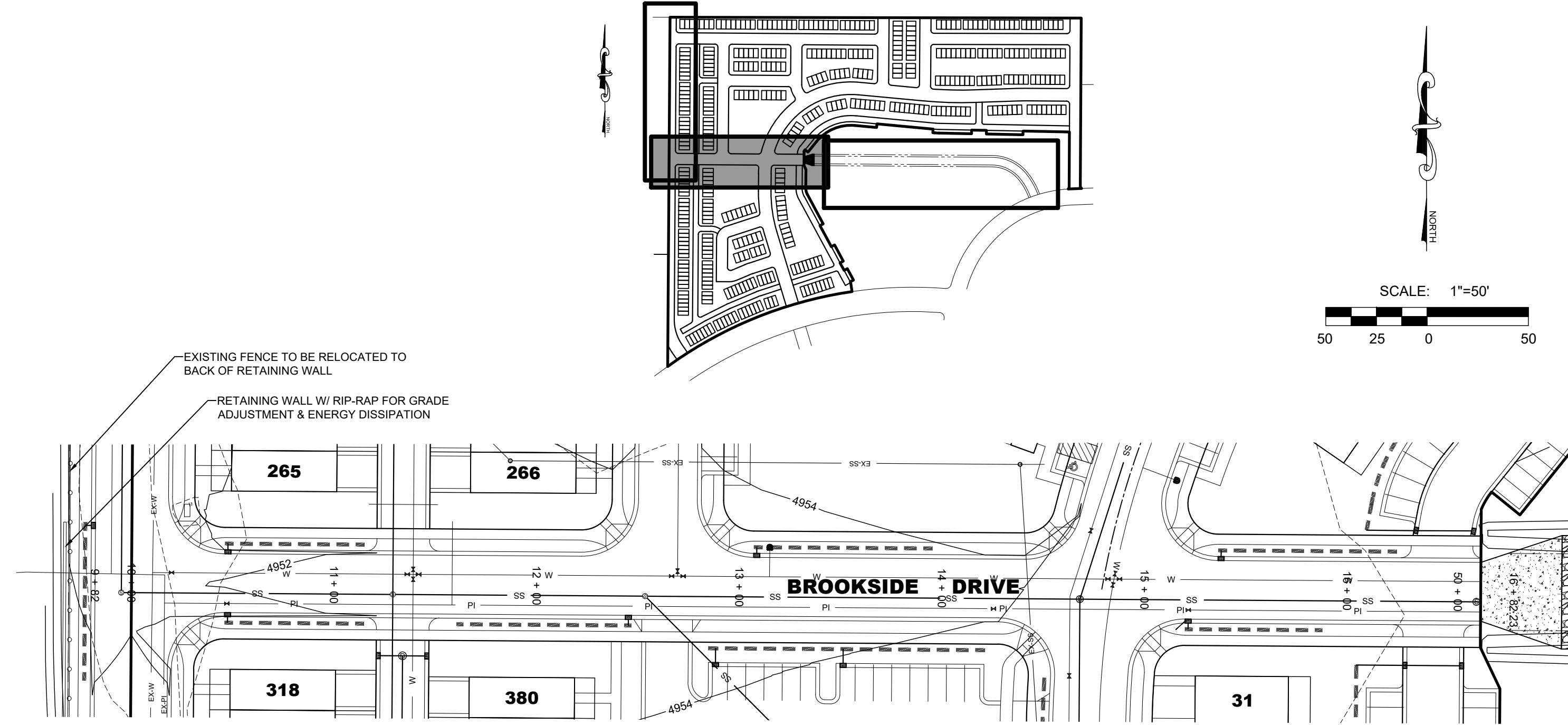
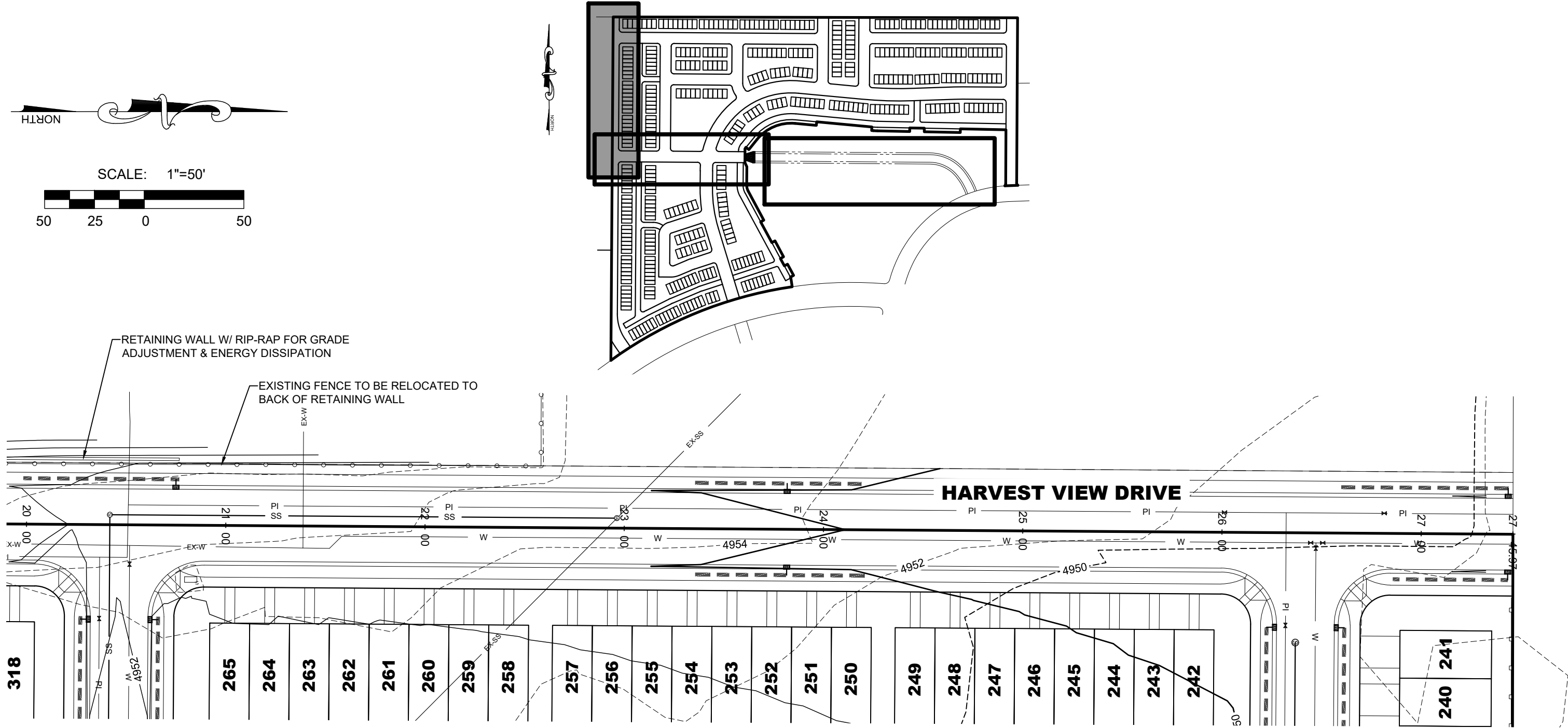


NOT FOR
CONSTRUCTION

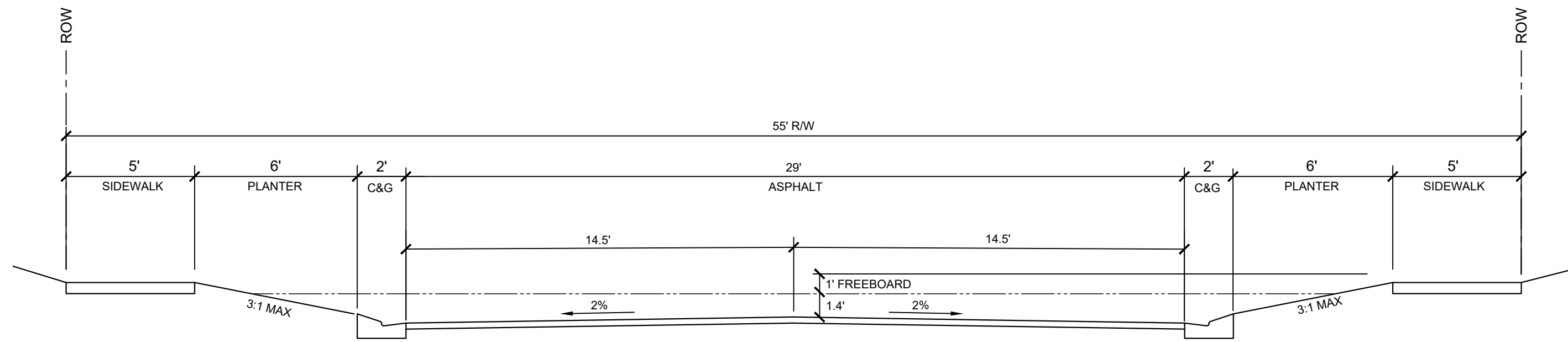
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
SEWER RE-ROUTE PLAN & PROFILE

REVISIONS	
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LEI PROJECT #:
2019-0081
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NKW
SCALE:
1"=40'
DATE:
02/18/2020



SECTION 1
PUBLIC 62' ROADWAY



SECTION 2
PUBLIC 55' ROADWAY

REVISIONS	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	NKW
SCALE:	1"=50'
DATE:	02/18/2020



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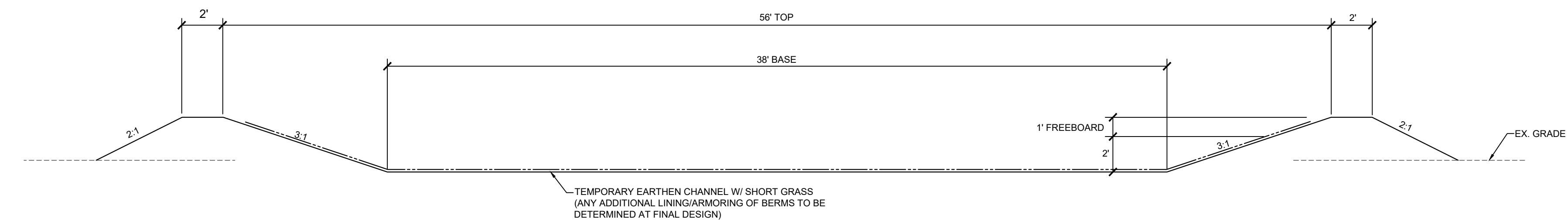
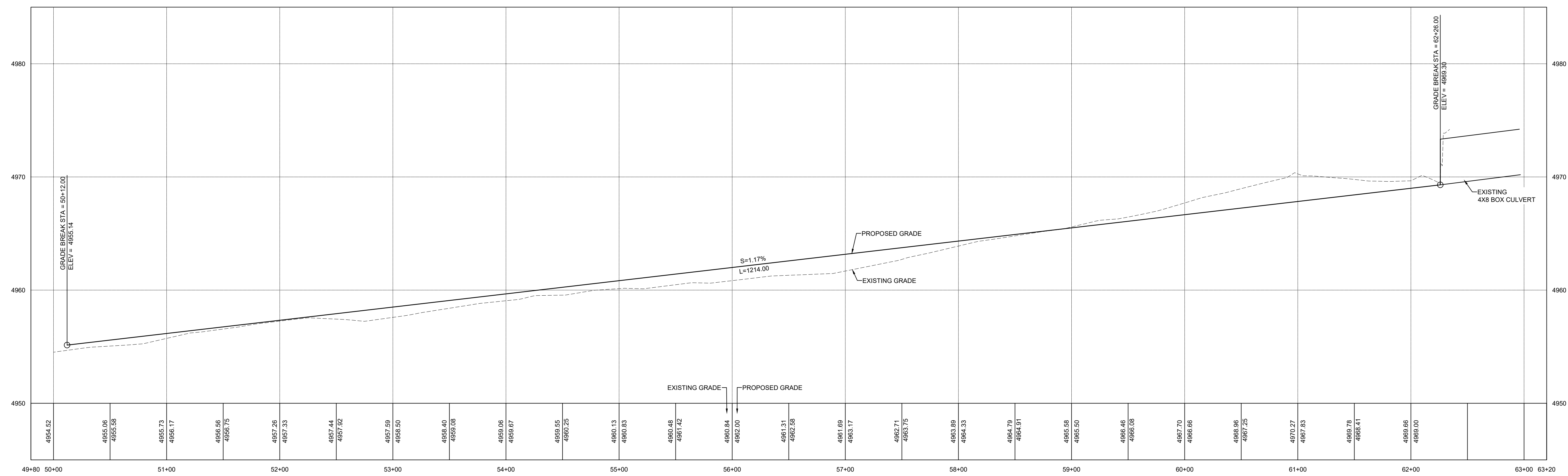
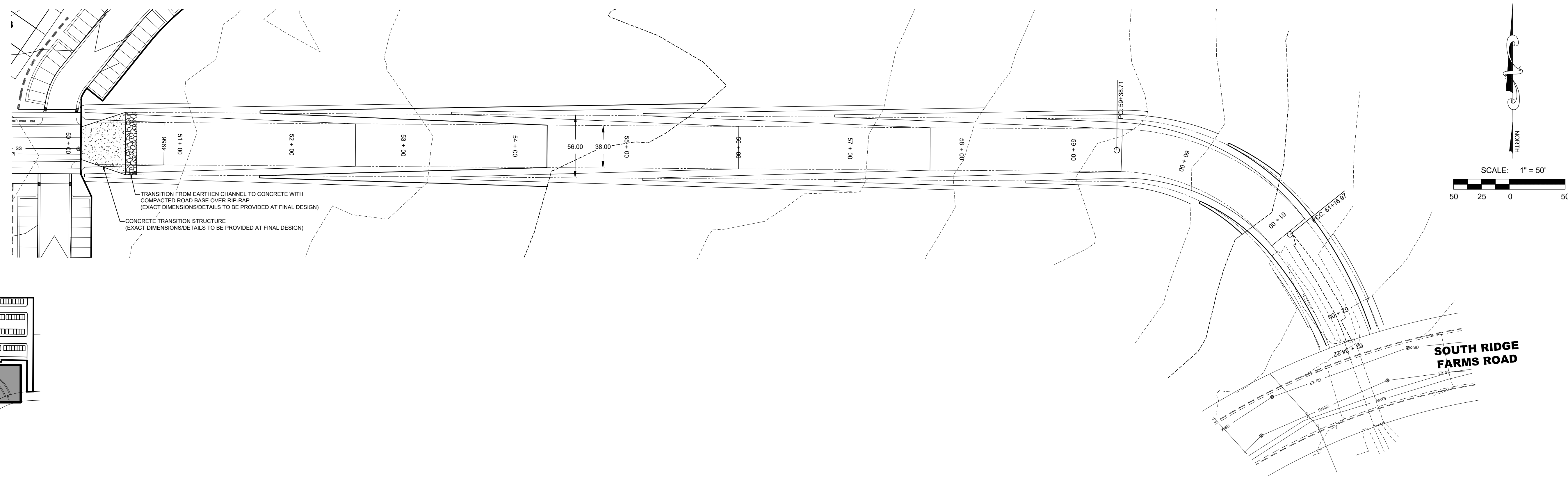
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
CHANNEL 2 - PLAN & PROFILE

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
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NKW
SCALE:
1" = 50'
DATE:
02/18/2020

SHEET

15



SECTION 3
COMMERCIAL AREA TEMPORARY CHANNEL

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

SNOW STORAGE PLAN/CONSTRUCTION STAGING PLAN

[illegible]

LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

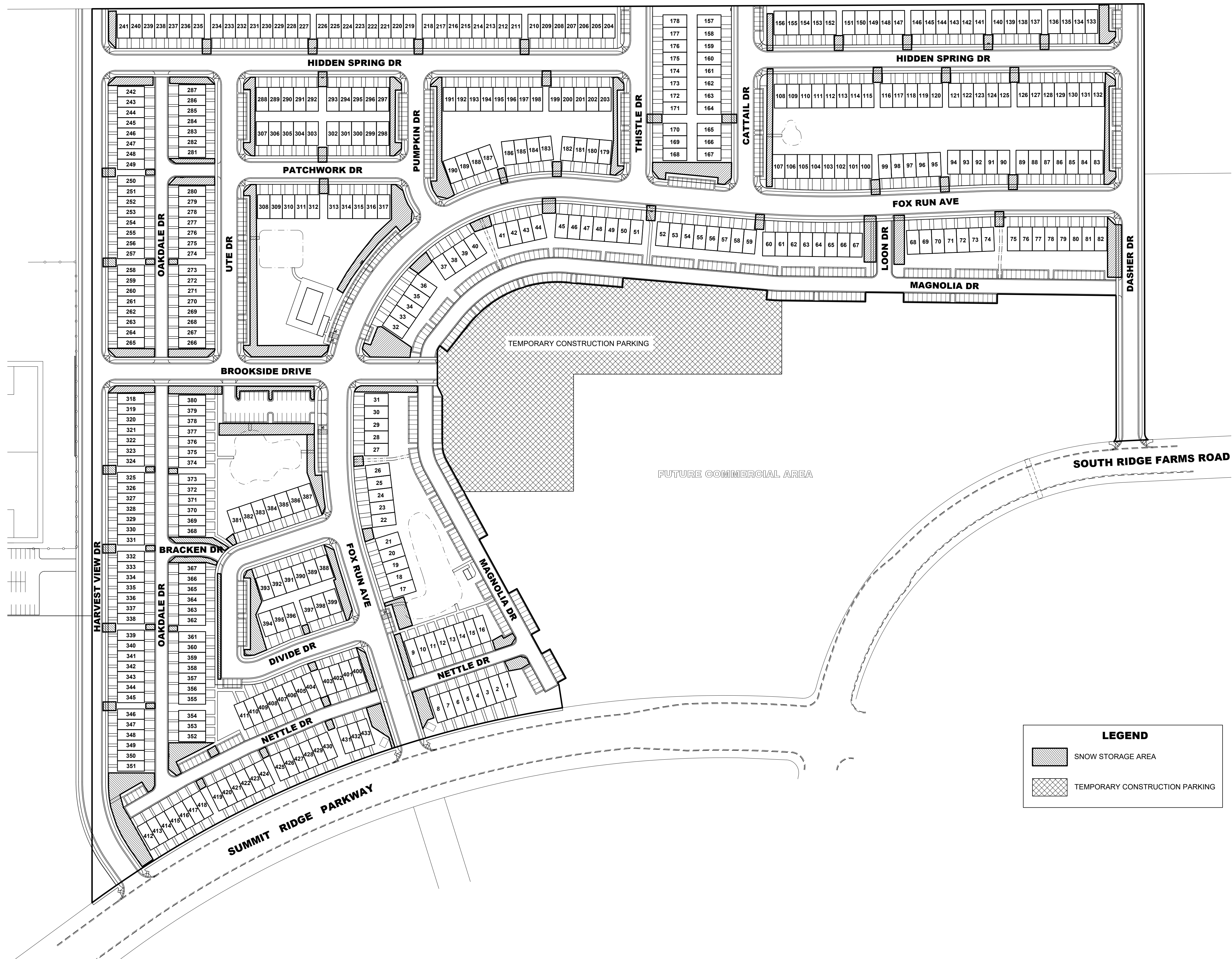
DESIGNED BY:
NKW

SCALE:
1"=100'

DATE:
02/18/2020

SHEET

16





DRC Meeting Minutes
Tuesday, February 11, 2020

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

Other's in Attendance: Staff Planner Ryan Harris, Building Inspector Jared Shepherd, Assistant City Manager Norm Beagley, GIS/Infrastructure Drew Hoffman, Post Master Jon Mendenhall, Rob Horlacher, Curtis Leavitt, and **Nate Walters** representing Summit Ridge Townhomes.

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

The Hills Plat B Final Review

*A **final** review of a 21 lot subdivision located at approximately Aspen Drive and Summit Ridge Parkway.*

The Hills Plat C Final Review

*A **final** review of a 36 lot subdivision located at approximately Sawtooth Boulevard and Windmere Road.*

The Hills Plat F Final Review

*A **final** review of a 32 lot subdivision located at approximately Freestone Boulevard and Sawtooth Boulevard.*

Mr. Lundell explained that plats B, C, and F don't meet City code regarding access requirements. This means these three plats can't stand on their own without plats D and L. He stated that final plans for plats D and L have not yet been submitted.

Building Official: Mr. Spadafora stated that he would like to verify the addresses for plats B, C, and F.

There were no additional comments from the DRC Members.

Motion: Mr. Bond motioned to table The Hills Plats B, C, and F; until such time as Plats D and L come forward with a final plat, so that access requirements can be met. Chief Lind seconded. The vote was unanimous in the affirmative.

Summit Ridge Townhomes Preliminary Review

*A **preliminary** review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.*

Post Office: Mr. Mendenhall suggested that all of the boxes are located near each other and

noted that about 16 Mail Box Unit's (MBU's) will be needed. He expressed the importance of making sure the boxes flow throughout the development for the mail carrier. Mr. Horlacher explained that due to phasing, it is difficult to provide just one location. However, they are open to providing fewer centralized locations.

Fire: Chief Lind explained that due to the road width on Oakdale and Nettle Drive, the roads must be red curbed and the appropriate fire lane must be installed along either side of the roadway. He indicated that Fire Code states that a 26-foot roadway is exclusive of curbs, this proposal causes concern because it counts the curbs as part of the drivable surface. Chief Lind requested that a hydrant is located on the North West corner of Divide Drive. He illustrated that there is no curvature for the approach of the private roads, which will make turning a fire apparatus onto those roads difficult. Chief Lind noted that narrow roads causes difficulty for Public Safety.

Chief Lind expressed concern with some of the proposed street names being similar to existing streets. He explained that it is a public safety hazard. Mr. Lundell stated that these comments are included in the redlines.

Public Works: Mr. Eva clarified that City utilities should not be located on private streets. Mr. Lundell explained that City Standards have been modified to require all multifamily units of three or more to be served by a master meter. He noted that this is a cause for concern, because it would require the removal of 434 individual meters. Mr. Lundell explained that new master meter locations need to be considered. Mr. Beagley noted that the developer could eliminate some of the shown P.I. looping, which isn't required.

City Manager: Mr. Reeves suggested that the potential commercial area is noted on the plat. Mr. Horlacher expressed concern that this may cause speculation about what will be located there. Mr. Reeves asked that vague information regarding where the commercial uses could be located is provided. Mr. Horlacher agreed that this would make the plat appear more complete.

Building Official: Mr. Spadafora asked that the developer provide address proposals. Mr. Beagley noted that the address grid will be provided to the developer.

Police: Chief Hurst asked that the developer take into consideration staging in order to avoid traffic issues with equipment, parking for existing residents, delivered materials, etc. Mr. Horlacher explained that staging of large equipment will happen in the future commercial area. Chief Hurst asked that they also keep in mind mud tracking and keeping the roads clean.

Mr. Bond asked the developer if they have a timeline for this project. Mr. Leavitt expressed their plan for this to be a 2-3-year project. Mr. Eva noted that there are several dead ends that will require snow loading zones. Mr. Leavitt stated that snow loading plans and delineation (between City and private streets) will be provided.

Planning and Zoning/ Engineering: Mr. Lundell explained that City code requires that the full roadway width be improved with the development. He noted that it is understood that there is an NRCS flood channel on the far East side of the subdivision. Mr. Beagley stated that utilities need

to be run to the North end of the proposed development for future development as well. Mr. Horlacher explained that he is trying to configure the roadway and flood channel. He clarified that Dasher Drive is anticipated to be continued forward to the North, but they haven't anticipated continuing Thistle and Cattail Drive. Mr. Lundell explained that since these are public right of way roads, they need to be able to extend and connect when the land to the North is developed. Mr. Walters suggested that stubbing these two roads out could be more problematic for future development. Mr. Horlacher explained that he doesn't see that all four roads need to be extended to the North, but thinks that one road would be sufficient. Mr. Beagley expressed that he thinks extending one of the roads in the middle will be adequate.

Mr. Bond noted that fencing will be needed between units 133-241 to separate them from the neighboring property. He also suggested that the name of Bramble Hedge Road be changed to be concurrent with the adjacent 'Harvest View Park'.

Mr. Lundell asked for additional details regarding the open space and amenities, specifically the pool size, bathrooms, etc. He also asked that they include details regarding the phasing of the amenities. Mr. Lundell stated that pedestrian access needs to be shown from the parking stalls to the homes throughout the development. He explained that code requires parking stalls to be 20 feet deep and 9 feet wide. Mr. Beagley noted that if a 6-foot sidewalk or a 5-foot landscaping overhang is provided, the depth of the stalls can be reduced to 18 feet.

Mr. Bond explained that the Architectural Review Committee (ARC) will review the first phase, but won't need to review the additional phases if they are consistent with the previously approved phase. He noted that landscaping usually goes along with the ARC review, and asked that landscape phasing is provided concurrently.

Mr. Lundell informed the developer that 3-acre feet of water needs to be dedicated per acre of land that is developed. Mr. Beagley noted that this is required at the time of final review. Mr. Lundell noted that some of the proposed street names aren't consistent on all sheets of the plans and asked that they are verified. He also asked that the developer verify the existing utility connections. Mr. Lundell requested that they also verify the P.I. slopes as the P.I. drains need to be drained each year. Mr. Beagley explained that a written easement will be needed if the sewer is to be located on private property. He clarified that the manholes need to be located in the public street. Mr. Lundell asked that storm drain calculations are provided for the South West corner of the development.

Motion: Chief Lind motioned to table the Summit Ridge Townhomes Preliminary review until redlines are addressed. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

January 28, 2020

Motion: Mr. Reeves motioned to approve the minutes from January 28, 2020. Chief Lind seconded. The vote was unanimous in the affirmative.

Adjournment

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