



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 January 28, 2020**, in the **City Offices**, 275 West Main Street at **10 A.M.**

AGENDA

- 1. Countryside Estates Plat E Concept Review**
A **concept** review of a 3 lot subdivision located at approximately 200 E. and 820 S.
- 2. Orchards West Preliminary Review**
A **preliminary** review of a 95-unit single family and multifamily development located at approximately 215 W. and Ginger Gold Road.
- 3. Approval of Minutes for Meeting Held**
January 14, 2020
- 4. Adjournment**

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

CERTIFICATION OF POSTING

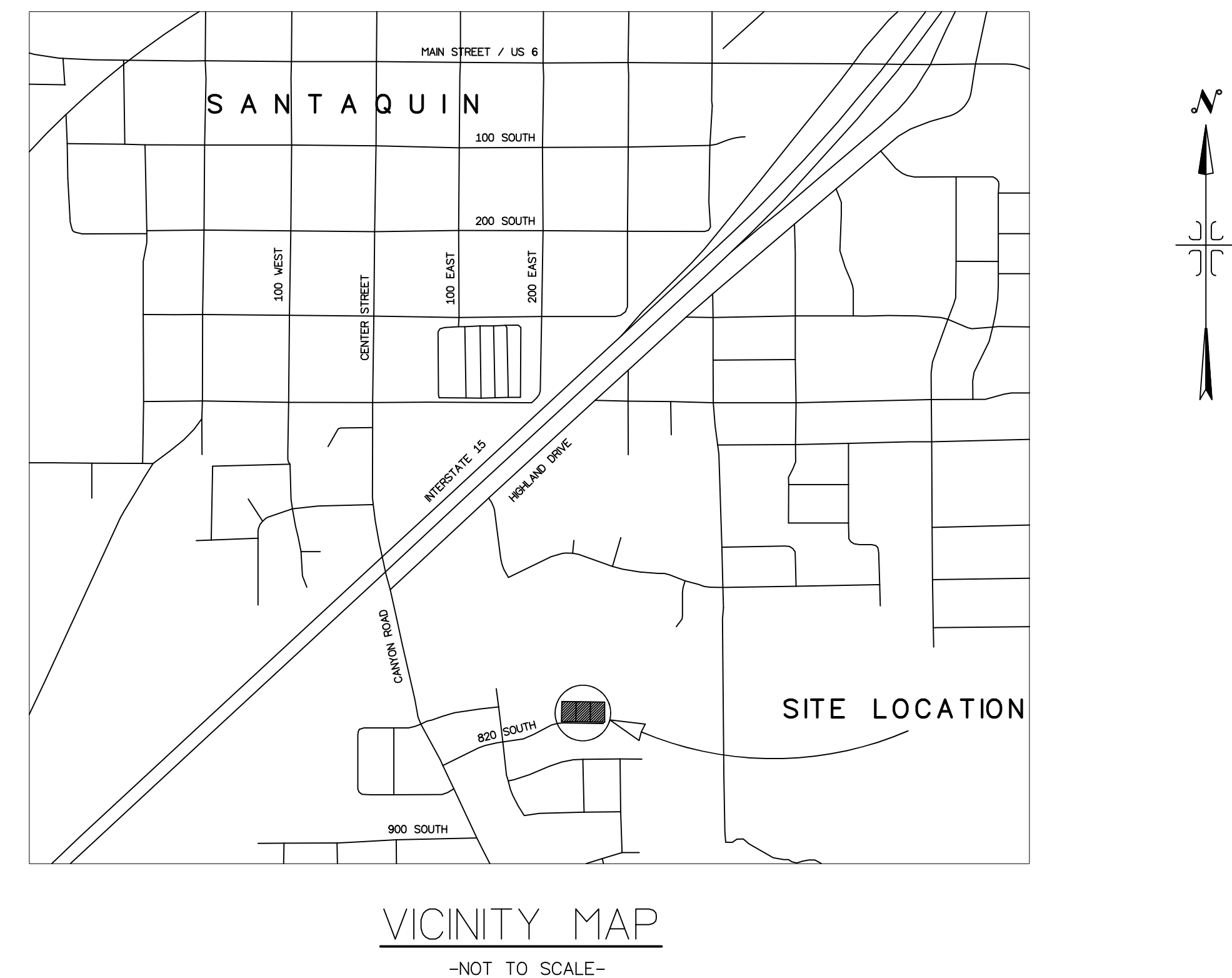
This agenda is hereby properly advertised this 24th day of January 2020, through posting of copies of this agenda in three public places within the city, namely the **City Office**, **Zion's Bank**, and the **United States Post Office**.

Kira Petersen, Deputy Recorder

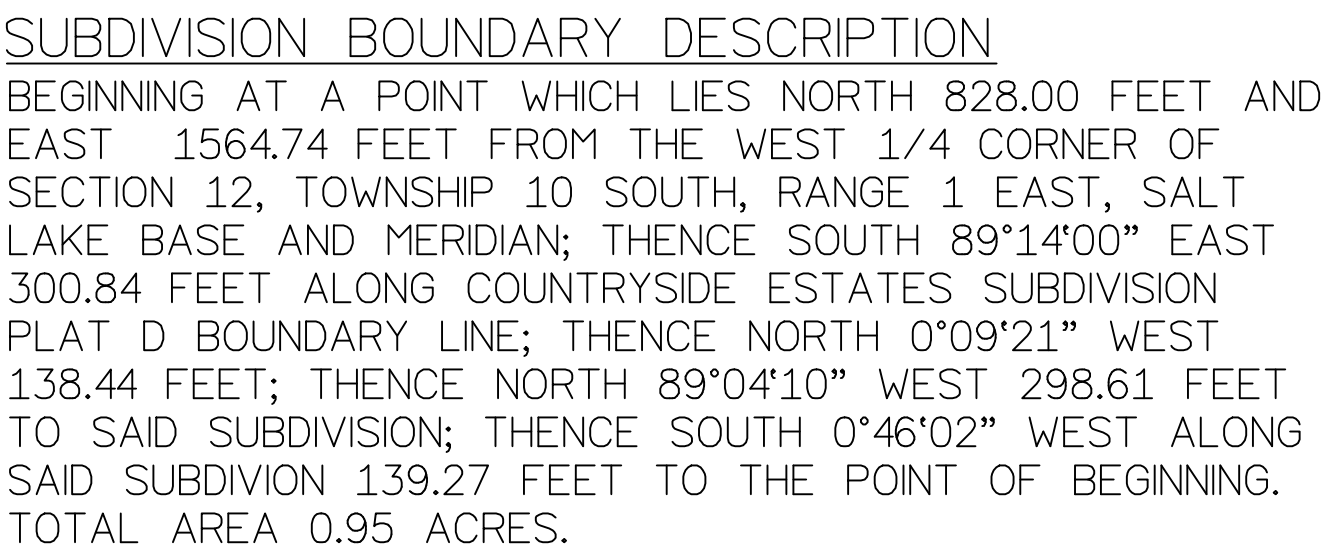
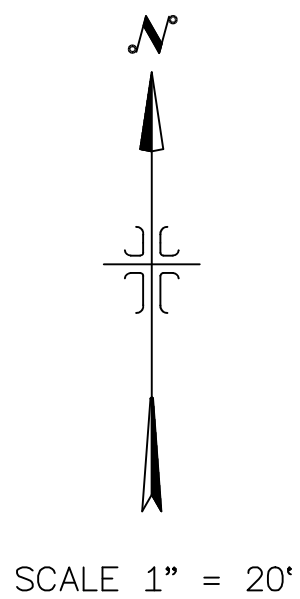
A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH

<u>SHEET</u>	<u>SHEET NAME</u>
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN SHEET
4	PLAN AND PROFILE
5	FINAL PLAT

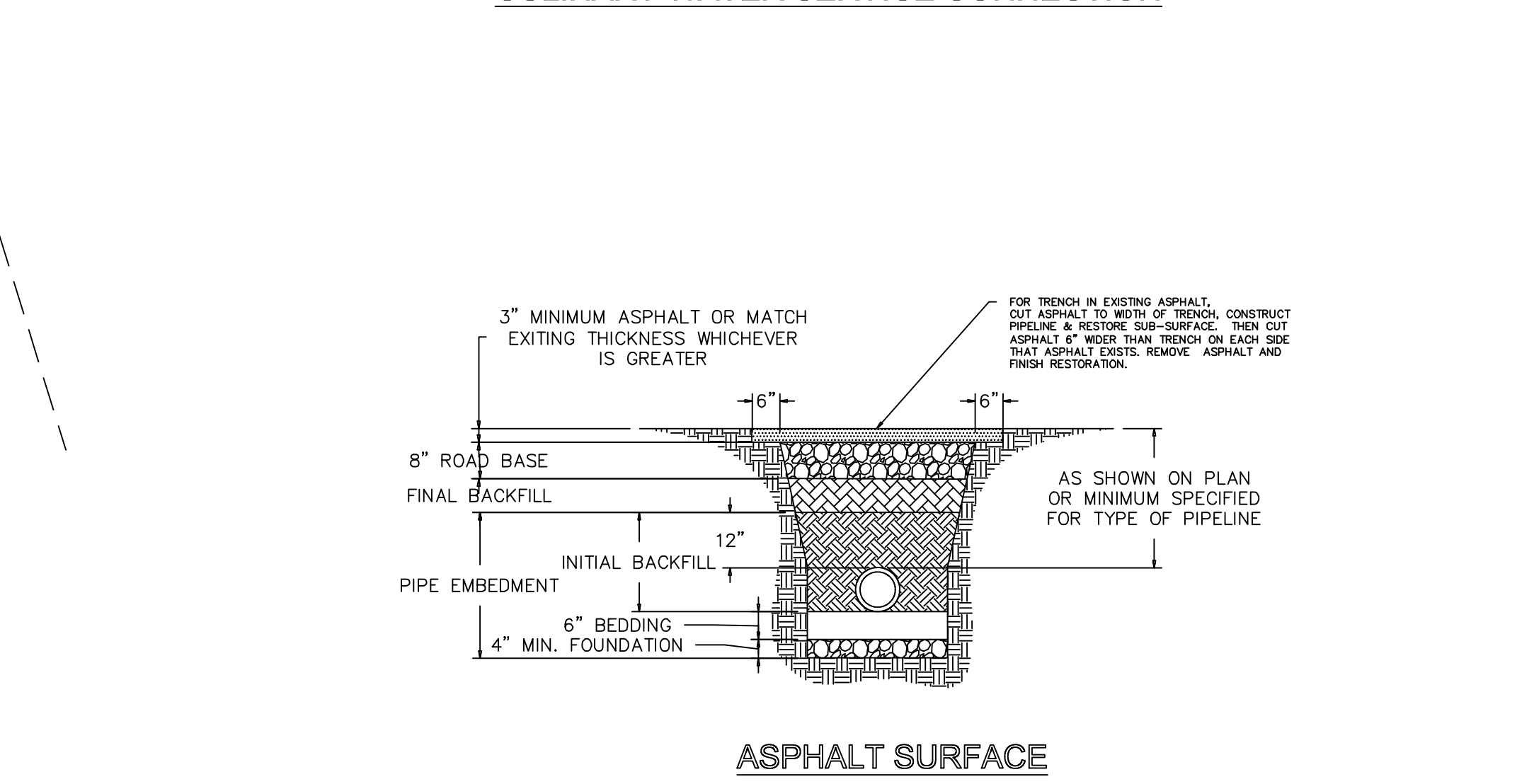
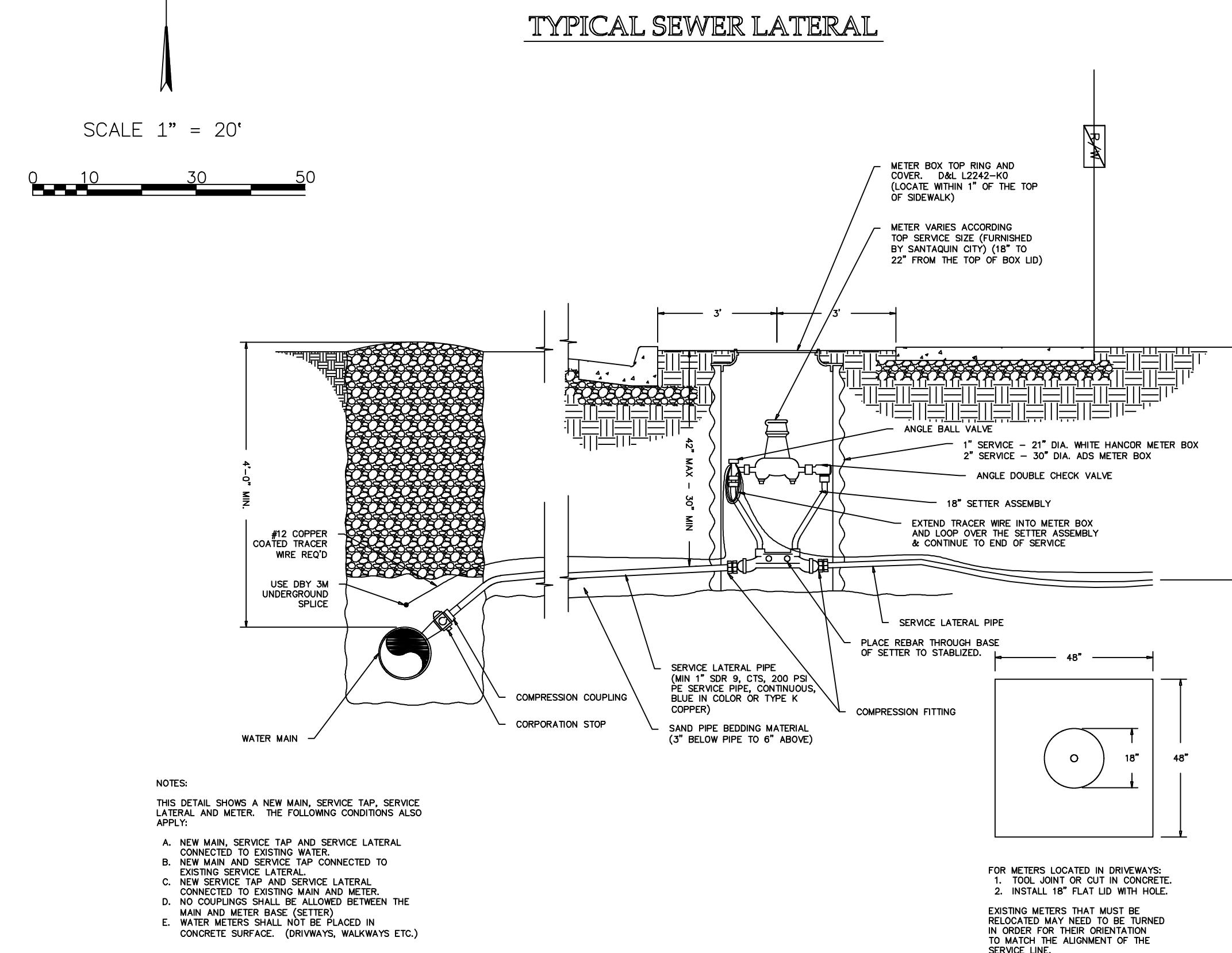
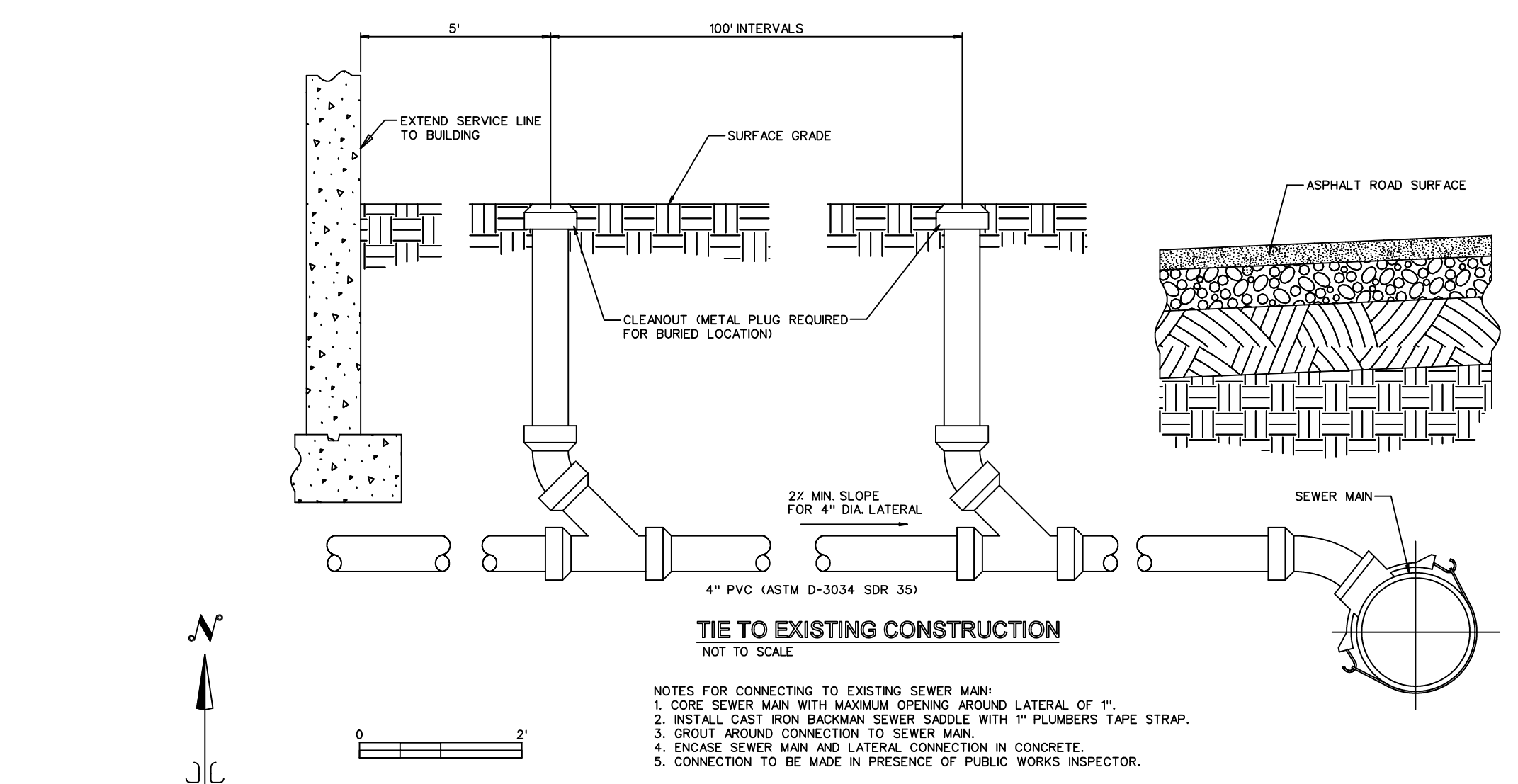
A. ZONING CLASSIFICATION	R-10
B. TOTAL ACREAGE	0.95 ACRES
C. TOTAL NUMBER OF LOTS	3 LOTS
D. ACREAGE IN LOTS	0.83 ACRES
E. TOTAL ACREAGE TO BE DEDICATED FOR STREET RIGHT-OF-WAY	0.12 ACRES
F. DENSITY IN UNITS PER GROSS ACREAGE	0.28 UNITS/ACRE

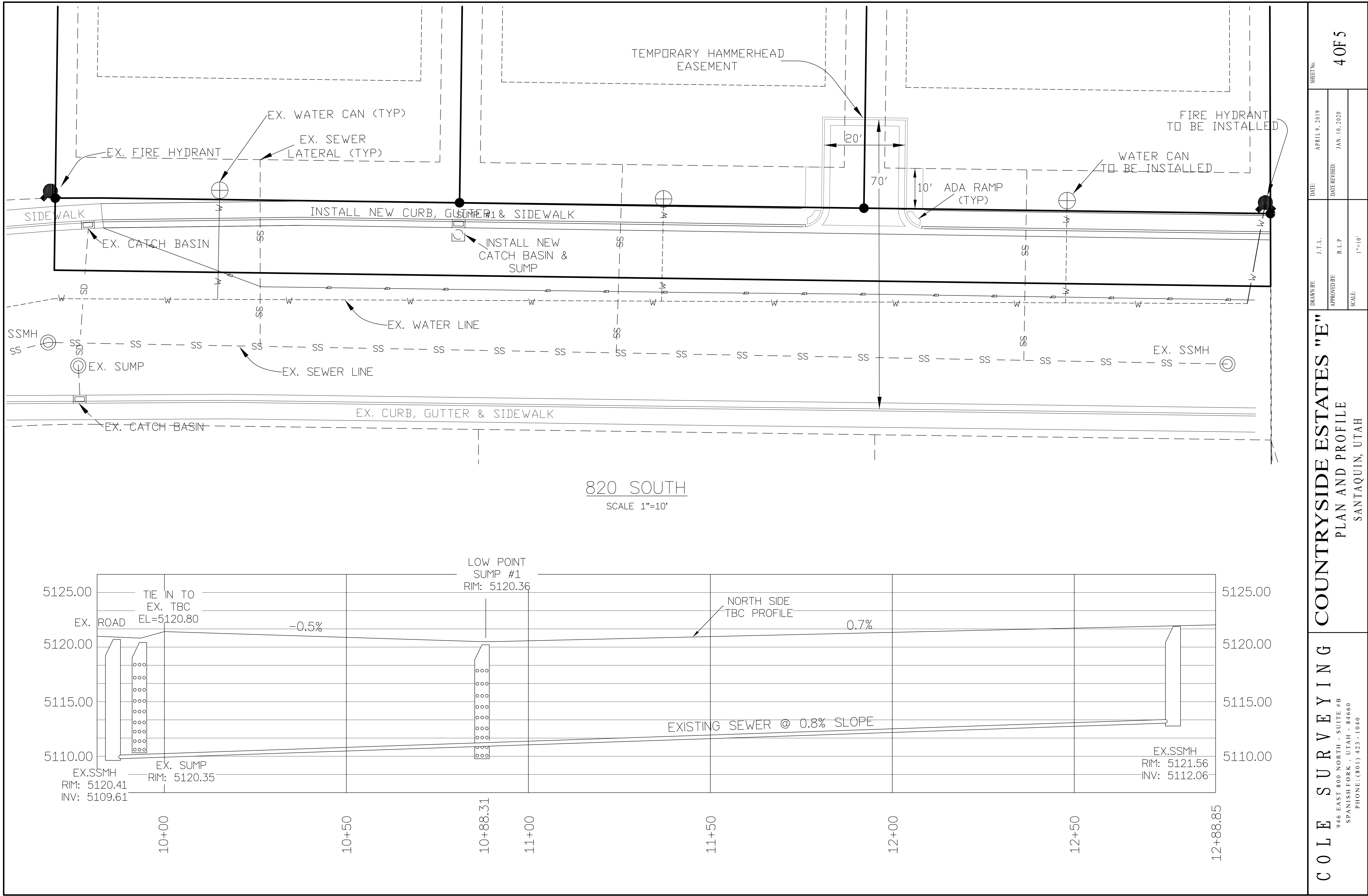


COLE SURVEYING
946 E 800 N SUITE B
SPANISH FORK, UT 84660
801-423-1040



COLE SURVEYING 946 EAST 800 NORTH - SUITE #B SPANISH FORK, UTAH - 84660 PHONE: (801) 423 - 1040	COUNTRYSIDE ESTATES "E" SITE PLAN SANTAQUIN, UTAH			DRAWN BY:	J.T.L.	DATE:	APRIL 9, 2019	SHEET NO. 2 OF 5
				APPROVED BY:	B.L.P	DATE REVISED:	JAN. 10, 2020	
				SCALE:	1" = 20'			







SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	RECORDER
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THE ORCHARDS WEST PRELIMINARY

SANTAQUIN, UTAH COUNTY, UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, PLAT "D-1", THE ORCHARDS SUBDIVISION, SAID POINT BEING LOCATED S89°09'29"W ALONG THE QUARTER SECTION LINE 574.02 FEET AND NORTH 760.53 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES: 579°03'00"W 55.00 FEET; THENCE S10°57'00"E 14.73 FEET; THENCE S81°55'32"W 100.13 FEET; THENCE S84°18'24"W 72.74 FEET; THENCE S76°42'28"W 121.50 FEET; THENCE S57°31'24"W 207.69 FEET; THENCE S56°55'08"W 55.00 FEET; THENCE S33°04'52"E 25.18 FEET; THENCE S56°43'00"W 82.35 FEET; THENCE N33°17'00"W 488.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 4799.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S37°12'22"E 18.59 FEET THROUGH A CENTRAL ANGLE OF 0°13'36" (CHORD: N52°15'26"E 18.99 FEET); THENCE N0°19'22"E 89.65 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY NORTHEASTERLY ALONG AN ARC OF A 4870.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S36°58'51"E 843.90 FEET THROUGH A CENTRAL ANGLE OF 9°55'43" (CHORD: N57°59'01"E 842.85 FEET); THENCE S27°03'08"E 71.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 4799.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S27°03'00"E 104.20 FEET THROUGH A CENTRAL ANGLE OF 1°14'39" (CHORD: N65°34'11"E 104.20 FEET); THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.41 FEET THROUGH A CENTRAL ANGLE OF 88°18'29" (CHORD: S71°39'15"E 13.93 FEET); THENCE S27°30'00"E 99.63 FEET; THENCE ALONG THE ARC OF A 606.50 FOOT RADIUS CURVE TO THE RIGHT 77.57 FEET THROUGH A CENTRAL ANGLE OF 7°19'42" (CHORD: S23°50'09"E 77.52 FEET); THENCE S69°49'00"W 15.16 FEET; THENCE S77°09'00"W 115.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 477.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S68°04'12"W 182.76 FEET THROUGH A CENTRAL ANGLE OF 21°55'48" (CHORD: S10°57'54"E 181.65 FEET); THENCE SOUTH 85.01 FEET; THENCE ALONG THE ARC OF A 422.50 FOOT RADIUS CURVE TO THE LEFT 80.75 FEET THROUGH A CENTRAL ANGLE OF 10°57'00" (CHORD: S9°28'30"E 80.62 FEET); THENCE S10°57'00"E 121.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.60 ACRES

VICINITY MAP

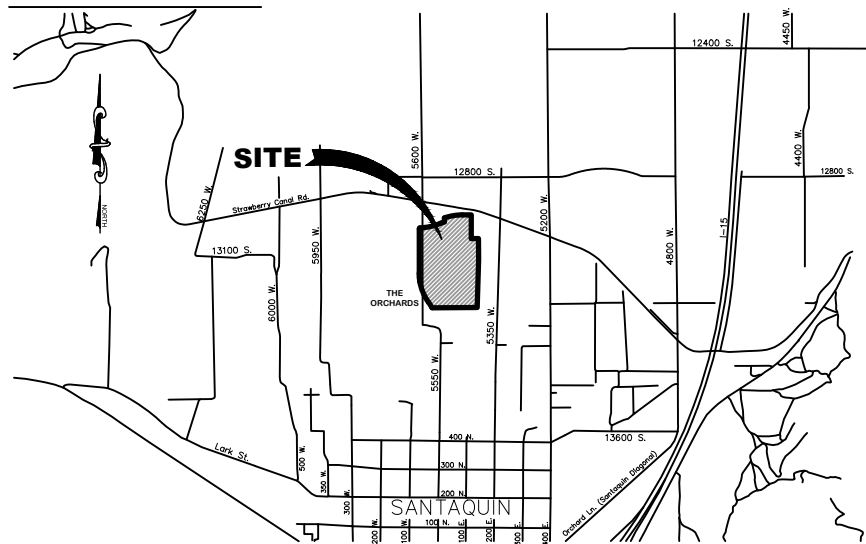


TABLE OF CONTENTS

COVER	COVER
SHEET 1	LOT LAYOUT
SHEET 2	UTILITY PLAN
SHEET 3	STORM/GRADING PLAN
SHEET 4	DETAILS
SHEET 5	PHASING MAP

TABULATIONS

ZONE	R-10 (PUD)
TOTAL AREA	11.60 ACRES±
TOTAL OPEN SPACE	3.78 ACRES±
TOTAL ACRES IN ROADS	4.22 ACRES±
TOTAL AREA IN LOTS/BUILDINGS	3.60 ACRES±
TOTAL UNITS:	97 UNITS
SINGLE FAMILY	7 UNITS
TOWN HOMES	42 UNITS
APARTMENTS	48 UNITS
DENSITY	8.36 UNITS/ACRE
REQUIRED PARKING	
APARTMENTS (128)	96 STALLS
TOWNHOMES (42x2)	84 STALLS
GUEST PARKING	31 STALLS
TOTAL PARKING REQUIRED	211 STALLS
PROVIDED PARKING	
TOWNHOMES W/ DOUBLE GARAGE (18x2)	36 STALLS
TOWNHOMES W/ SINGLE GARAGE (24x1)	24 STALLS
COVERED PARKING	48 STALLS
EXTERIOR PARKING	125 STALLS
HANDICAP PARKING	5 STALLS
TOTAL PARKING PROVIDED	236 STALLS

NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- PROJECT VERTICAL DATUM: ELEVATION 4862.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S1B & M, AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 14, 2007 PREPARED BY IGES FOR THE ORCHARDS DEVELOPMENT MUST BE FOLLOWED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HISHER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX-SS		SEWER PIPE
		SEWER MANHOLE
EX-SO		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
EX-W		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
		LOCAL INSTALL STREET LIGHT
		COLLECTOR INSTALL STREET LIGHT
		POWER POLE
		DITCH
EX-FD		FIBER OPTIC
EX-GAS		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		SEMI-PRIVATE

DEVELOPER / OWNER

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

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 788-0555

PROJECT NAME

THE ORCHARDS

THE ORCHARDS - WEST

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN

COVER

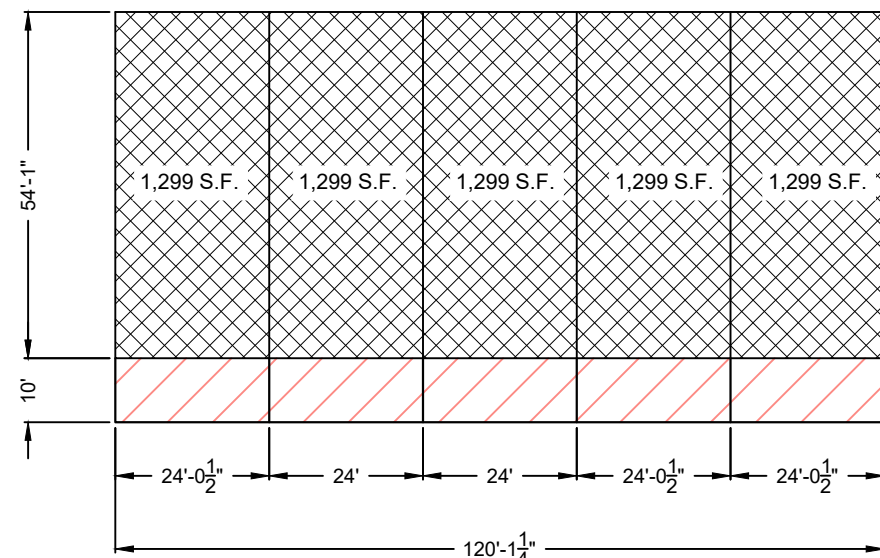
REVISIONS

LEI PROJECT #:
2015-0106
DRAWN BY:
TJP/KLM
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
12/19/2019

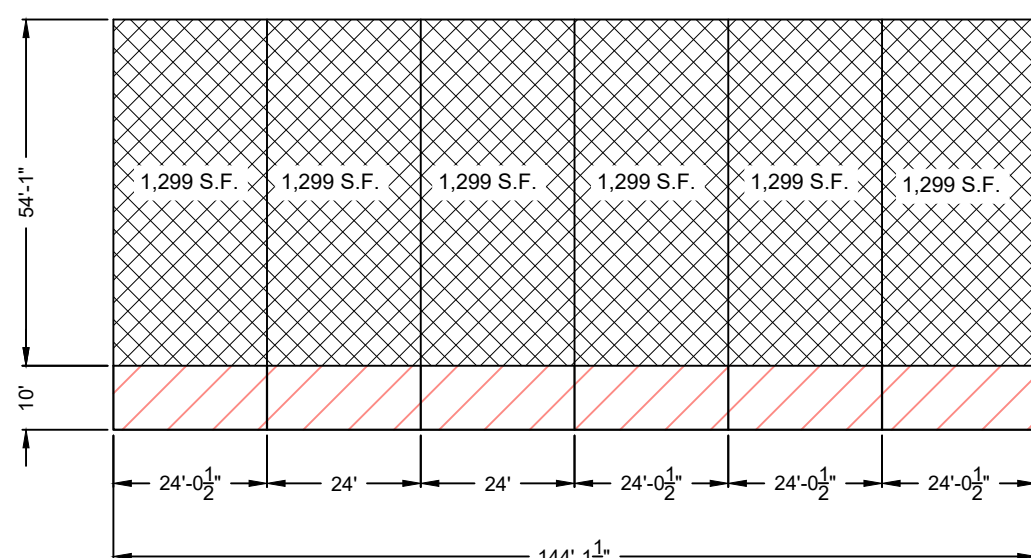
SHEET

COVER

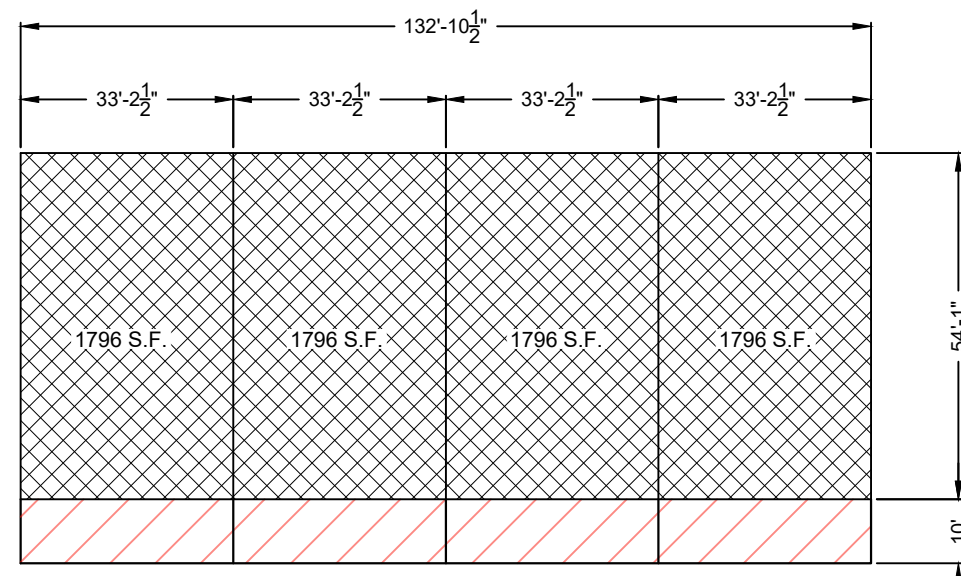
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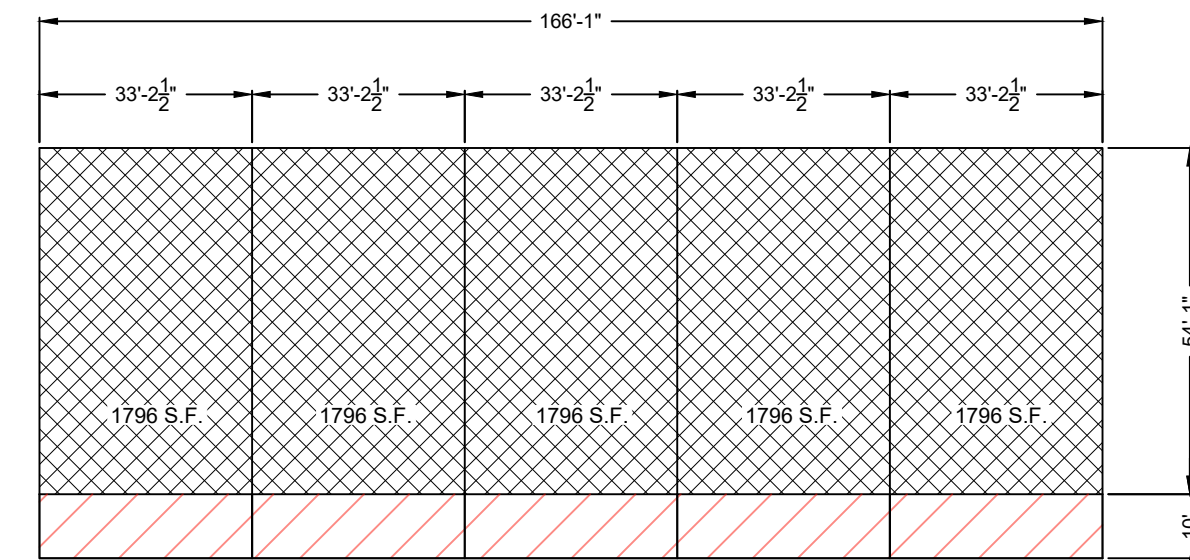
REAR LOAD 5-PLEX
(UNITS 121-125)



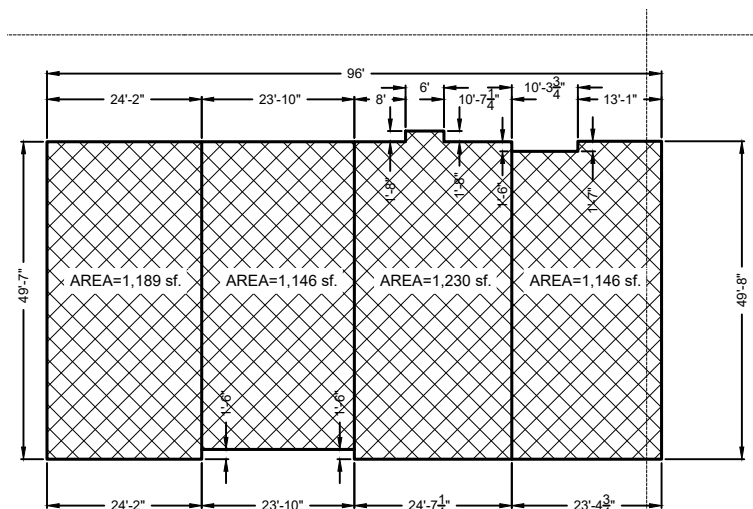
REAR LOAD 6-PLEX
(UNITS 126-131, 132-137)



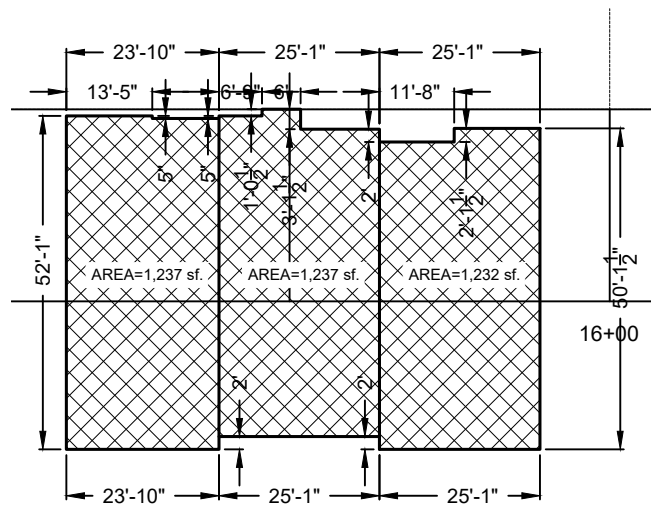
FRONT LOAD 4-PLEX
(UNITS 113-120)



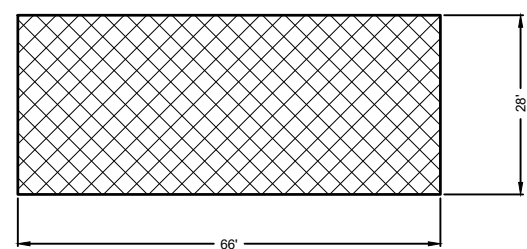
FRONT LOAD 5-PLEX
(UNITS 108-112, 138-142)



BUILDING "B"
(UNITS 191-194)



BUILDING "A"
(UNITS 195-197)



4 - PLEX
(UNITS 143-149)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	93°47'05"	24.55	N79°58'24"W 21.90
C2	15.00	87°03'34"	22.79	S10°26'55"W 20.66
C3	15.00	89°22'31"	23.40	S77°47'20"E 21.10
C4	15.00	90°36'16"	23.72	S12°13'16"W 21.32
C5	983.50	3°44'51"	64.33	N55°38'58"E 64.32
C6	1000.00	3°44'51"	65.41	N55°38'58"E 65.40
C7	1021.50	3°44'51"	66.81	N55°38'58"E 66.80
C8	419.50	32°06'23"	235.07	S69°49'44"W 232.01
C9	403.00	32°06'23"	225.83	S69°49'44"W 222.88
C10	381.50	32°06'23"	213.78	S69°49'44"W 210.99
C11	1283.50	3°49'56"	85.85	N83°57'58"E 85.83
C12	1300.00	3°49'56"	86.95	N83°57'58"E 86.93
C13	1321.50	3°49'56"	88.39	N83°57'58"E 88.37
C14	15.00	87°00'00"	22.78	N54°27'00"W 20.65
C15	4799.00	0°48'55"	68.28	S52°33'05"W 68.28
C16	4799.00	0°35'16"	49.24	S52°39'53"W 49.24
C17	4799.00	8°58'10"	751.26	S58°27'47"W 750.50
C18	4830.00	10°17'27"	867.52	S57°48'09"W 866.35
C19	4830.00	0°50'41"	71.20	S53°04'45"W 71.20
C20	4830.00	9°26'47"	796.32	S58°13'29"W 795.42

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 _____

BY: _____

TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20 _____

CENTURY LINK COMPANY

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20 _____

ROCKY MOUNTAIN POWER 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 AND ENJOYMENT OF THE ASSOCIATION. 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" 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

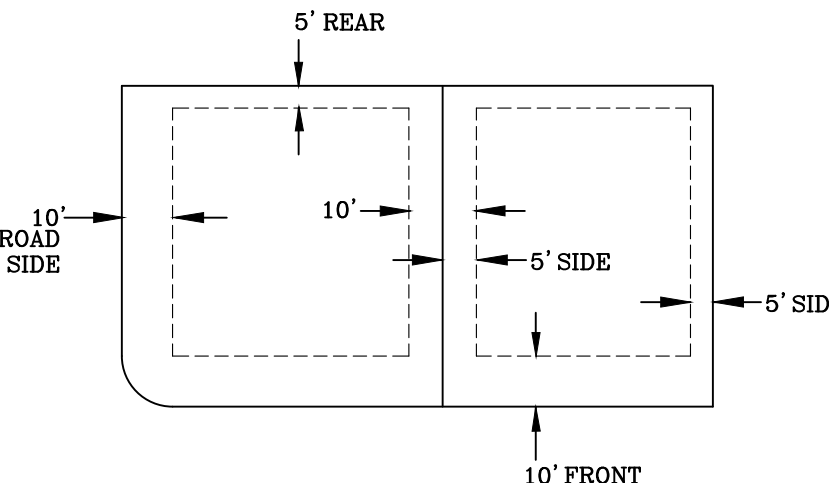
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PLAT "A" APPLE HOLLOW AT THE ORCHARDS SUBDIVISION, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDERS. 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.



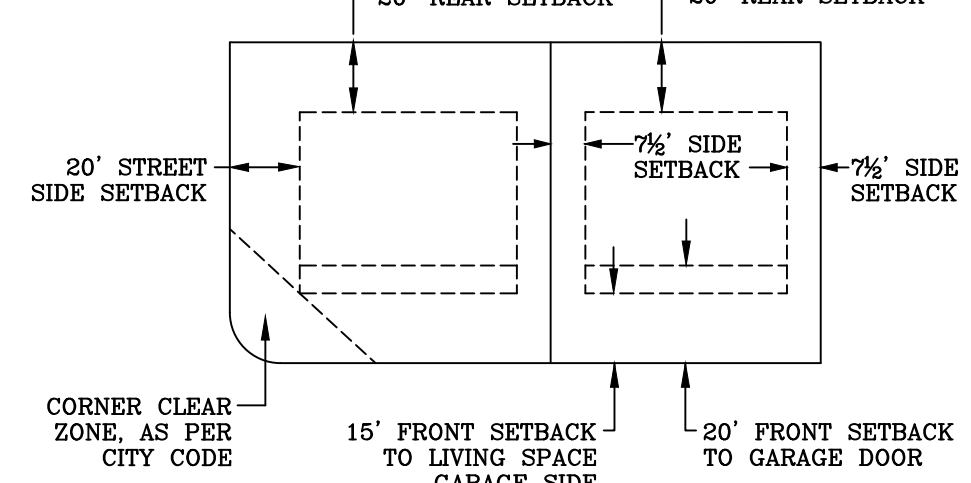
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N83°40'23"E	19.61
L2	N82°51'42"E	14.22
L3	N79°03'00"E	27.50
L4	S67°22'23"E	39.25
L5	N53°59'36"E	16.56
L6	N84°29'01"E	22.06
L7	N74°35'01"E	16.45
L8	S48°29'30"E	21.99
L9	S60°44'32"W	15.48
L10	S59°39'01"W	15.51
L11	S58°20'35"W	15.52
L12	S58°16'29"W	15.49
L13	N56°50'18"E	15.46
L14	N58°15'16"E	15.60
L15	N58°18'52"E	15.32
L16	N60°51'25"E	15.63
L17	N60°40'52"E	15.46
L18	N28°23'43"W	32.00
L19	N50°17'40"W	20.35
L20	N46°21'05"E	26.81

LEGEND	
---	P.U.E.
---	SETBACKS
(X,XXX) S.F.	BUILDABLE AREA

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

THE ORCHARDS - WEST
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN
LOT LAYOUT

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2015-0106
DRAWN BY:
TJP/KLM
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
12/19/2019

SHEET

1

U:\0_LEI PROJECTS\2015\0106 THE ORCHARDS - WEST\2015\0106 THE ORCHARDS - WEST PRELIMINARY DWG 12/19/2019 4:43 PM

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

TOWNHOME LATERAL DETAIL

SINGLE FAMILY LOT LATERAL DETAIL



NOT FOR
CONSTRUCTION

THE ORCHARDS - WEST
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN
UTILITY LAYOUT

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2015-0106
DRAWN BY:	TJP/KLM
DESIGNED BY:	NKW
SCALE:	1"=50'
DATE:	12/19/2019

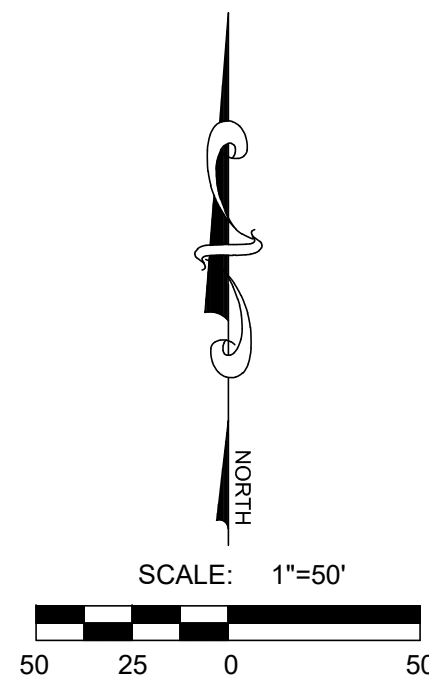
NOT FOR
CONSTRUCTION

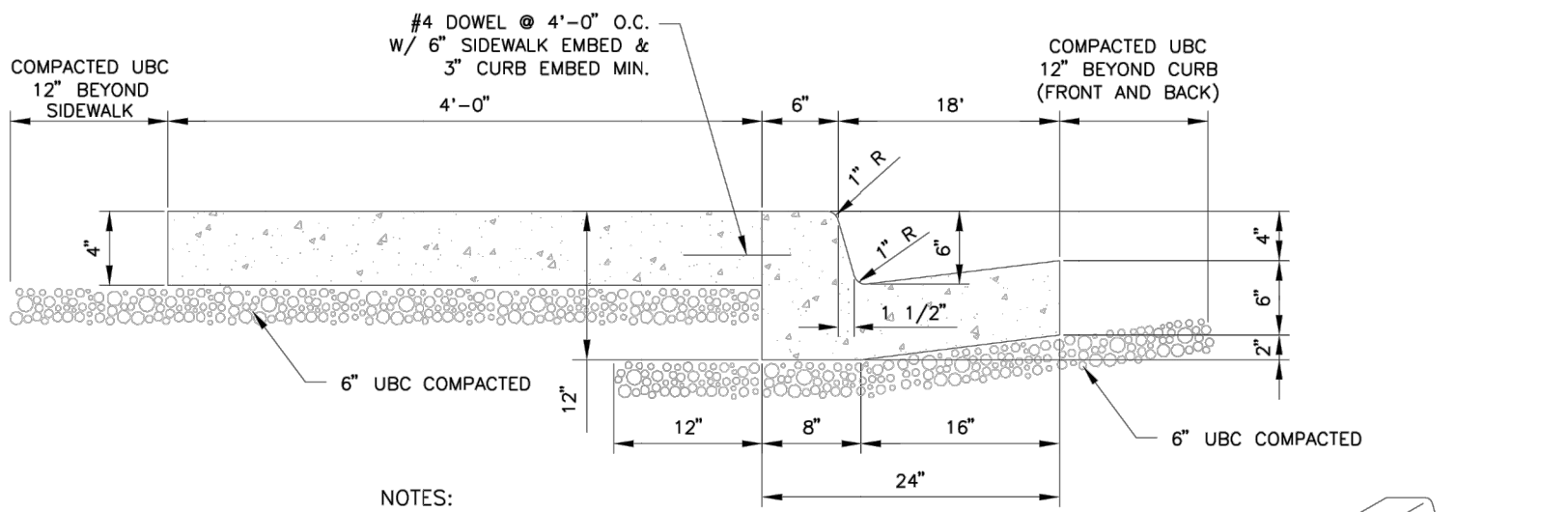
THE ORCHARDS - WEST
SANTAQUIN, UTAH COUNTY, UTAH
**PRELIMINARY PLAN
STORM / GRADING PLAN**

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2015-0106
DRAWN BY:
TJP/KLM
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
12/19/2019

SHEET
3



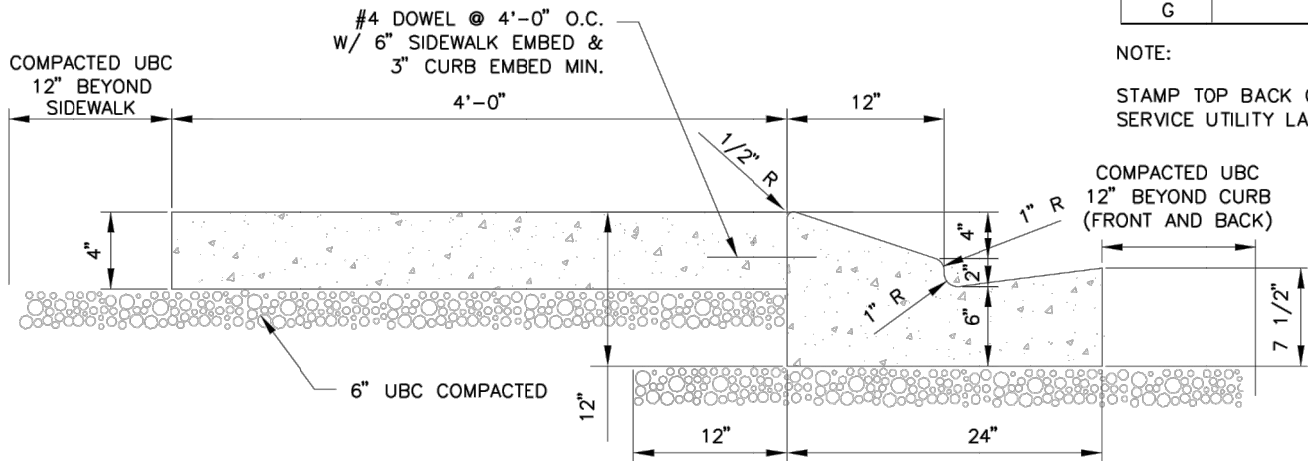


TYPICAL HIGH BACK CURB AND GUTTER

NOT TO SCALE

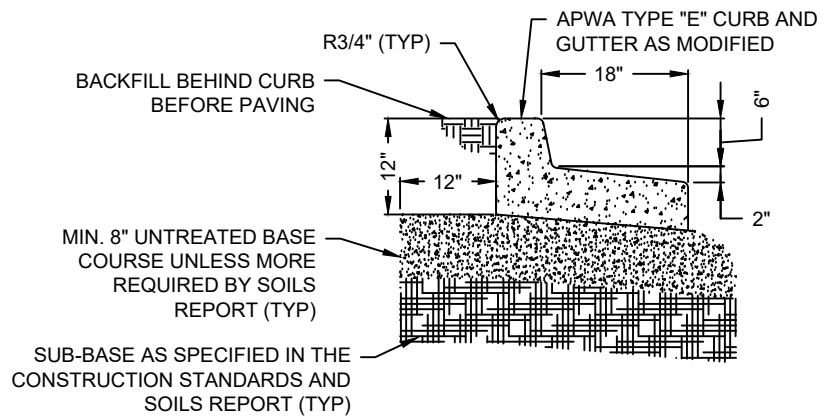
W	WATER
S	SEWER
SD	STORM DRAIN
PI	PRESSURIZED IRRIGATION
G	GAS

NOTE:
STAMP TOP BACK OF CURB ABOVE INSTALLED SERVICE UTILITY LATERALS. REQ'D

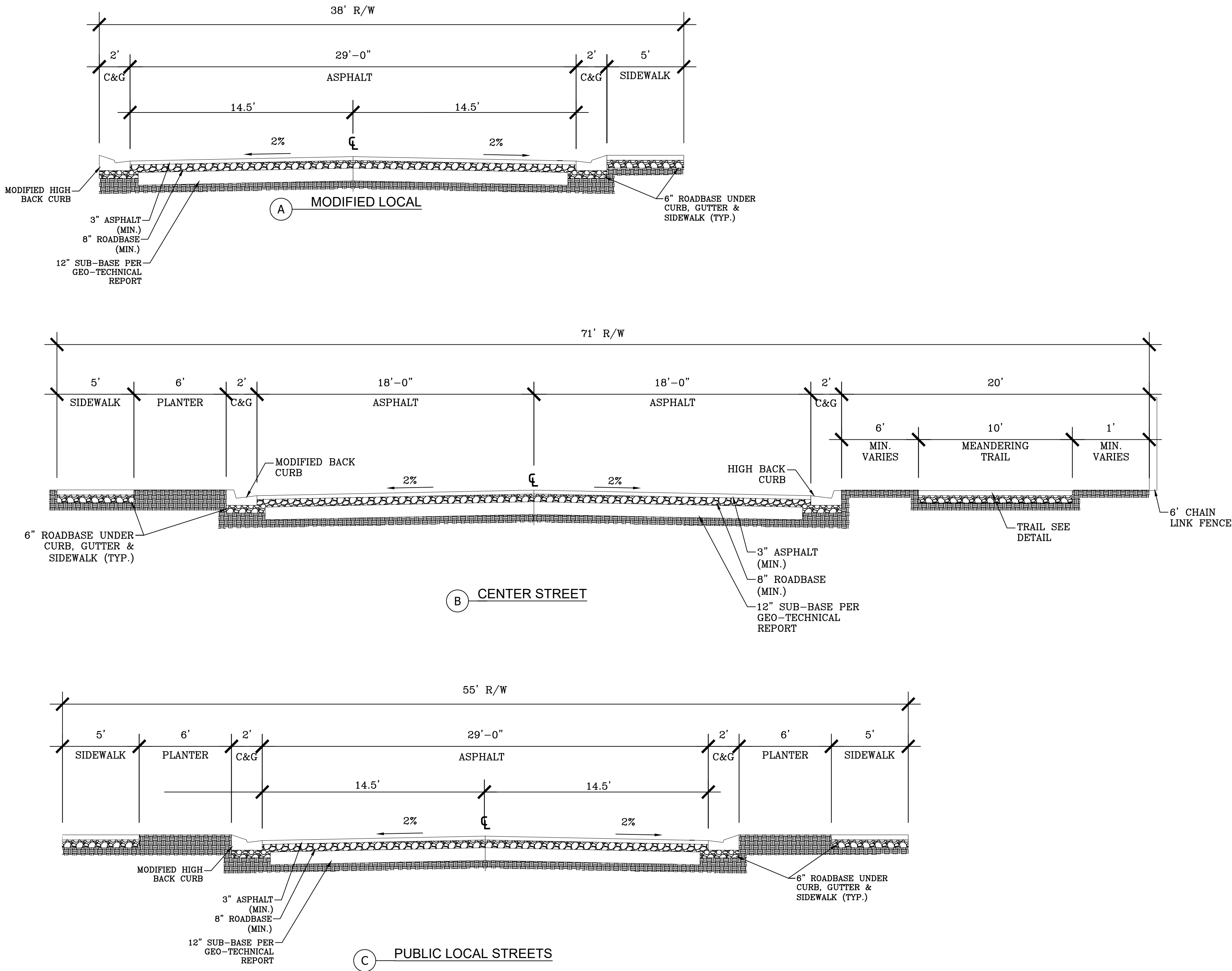


MOUNTABLE TYPE CURB AND GUTTER

NOT TO SCALE

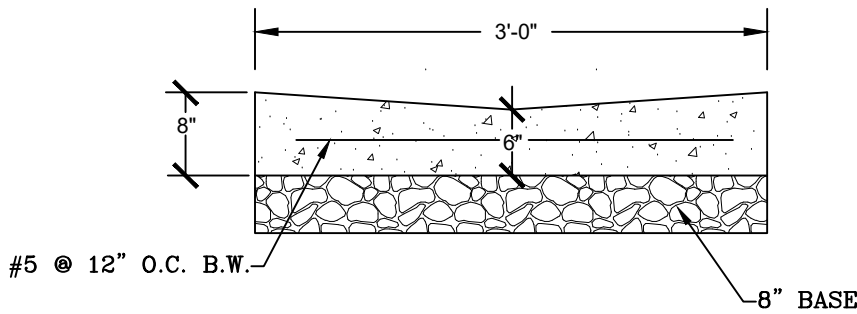


FLOW AWAY CURB AND GUTTER



1 CURB AND GUTTER DETAILS

2 STREET CROSS-SECTIONS



3 3' CROSS GUTTER DETAIL

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

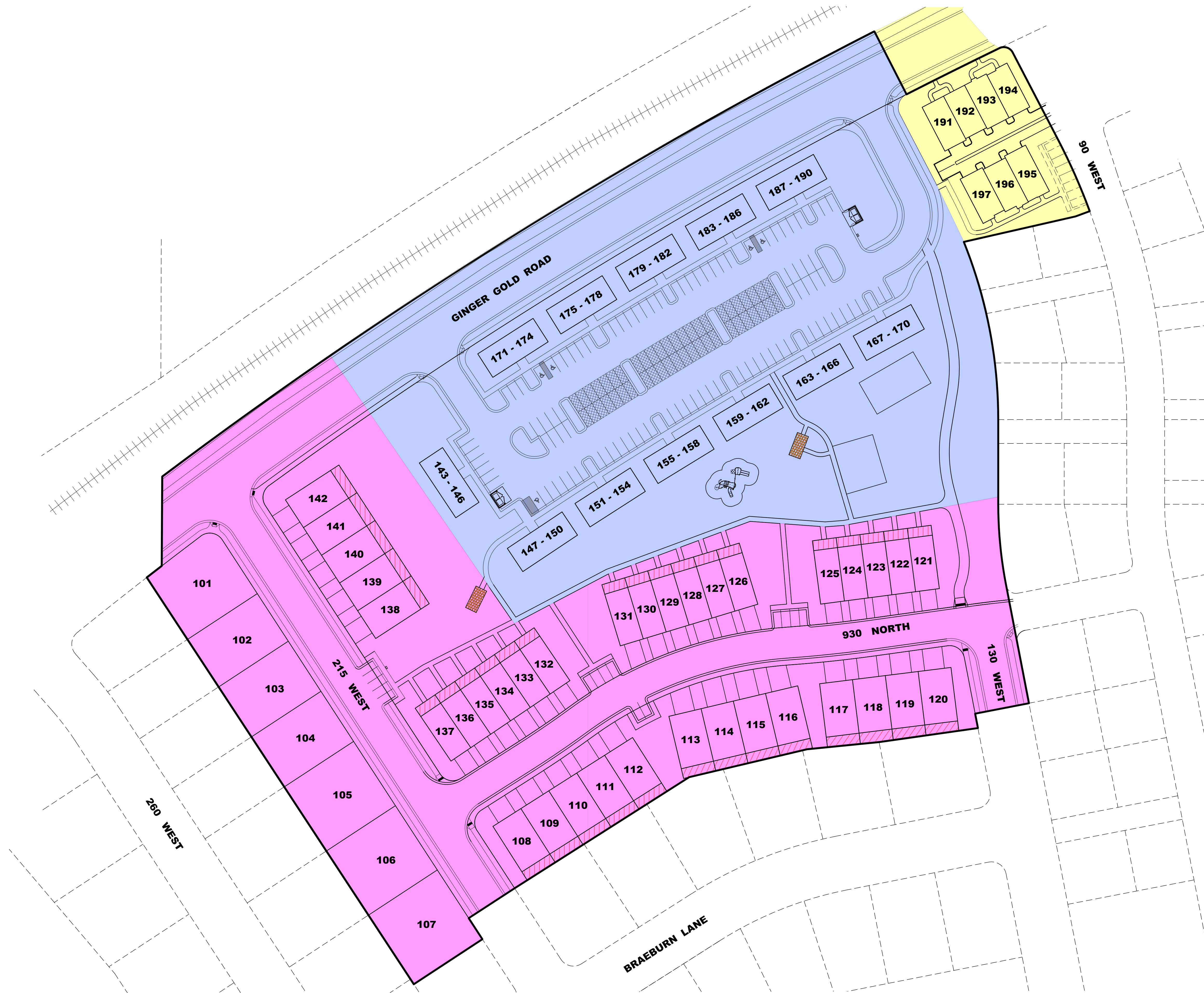
NOT FOR
CONSTRUCTION

THE ORCHARDS - WEST
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN
DETAILS

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2015-0106
DRAWN BY:	TJP/KLM
DESIGNED BY:	NKW
SCALE:	N.T.S.
DATE:	12/19/2019

U:\0_LEI PROJECTS\2019\2019-01-15-1408 THE ORCHARDS SUBD RIVER VALLEY DEVL\ACADWORK\APPL GROVE\15-1408 THE ORCHARDS WEST PRELIMINARY.DWG 12/19/2019 4:34 PM



LEGEND

Yellow	PHASE 1
Blue	PHASE 2
Pink	PHASE 3

North Arrow
SCALE: 1"=50'

50 25 0 50

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NOT FOR
CONSTRUCTION

THE ORCHARDS - WEST
SANTAQUIN, UTAH COUNTY, UTAH
**PRELIMINARY PLAN
PHASING PLAN**

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2015-0106

DRAWN BY:
TJP/KLM

DESIGNED BY:
NKW

SCALE:
1"=50'

DATE:
12/19/2019



DRC MEETING MINUTES
Tuesday, January 14, 2020

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

Other's in Attendance: Drew Hoffman Infrastructure/GIS Technician, and Ryan Harris Staff Planner. Curtis Leavitt, Sean Herring, and Dave Martin representing DR Horton on the Frontage Road. Colton Petersen, and Chris Poulsen representing the Thunder Mountain Subdivision.

Mr. Beagley called the meeting to order at 10:02 A.M.

Foothill Village Frontage Road

A review of the Frontage Road improvements from 900 South to Freeway Exit 242.

Mr. Beagley explained that the developer will be responsible for building those portions of the Frontage Road, per the development agreement, once they have obtained 150 building permits (within the Foothill Development). The developer will be required to install storm drainage, curb and gutter and 31 feet of asphalt. The opposite side curb, gutter and storm drainage will be completed by the City in coming years using impact fees.

Police: Chief Hurst asked what the time line is. Mr. Beagley explained that the developer will hit their 150th building permit this year (2020) and they plan to build the road this summer. He noted that the developer will pay for the stop signs at either end of the new road, and the City will install them. Chief Hurst stated that he doesn't believe the stop sign located at the South end of the road is necessary. The DRC discussed whether or not a stop sign should be installed there. Mr. Beagley stated that engineering recommends that a stop sign is located there, but suggested that a study could be done to see if it is not warranted.

Engineering: Mr. Beagley noted that updated storm drain calculations still need to be provided by the design engineer. Mr. Herring indicated that he will send them to the city. Mr. Beagley explained that any storm drain sumps that are located outside of the dedicated right of way (i.e. on private property) will require an easement. Mr. Beagley expressed his understanding that all of the storm drain will be completed on opposite side of the Frontage Road as part of the frontage road project, no more interim phasing is planned. He asked that this is explicitly called out on the plans. Mr. Beagley asked that the developer delineate the meets and bounds, near the curb and gutter on the DWR land and the Frontage Road on their plat. Mr. Beagley suggested that a drainage swell and compacted road base may not be the best option for storm drainage on the northwest side of the road and suggested they look at other solutions.

Mr. Beagley informed the developer that their current plan is encroaching on the Nephi Gas Line easement in multiple locations. He suggested that they change several radii near the South end to better accommodate the easement and not encroach. Mr. Beagley also anticipated that a trail is going to be more easily obtained from DNR rather than land for part of the road. He asked that the developer explore different options. Mr. Lundell indicated that electrical conduit is needed for street lights etc. along the stretch of road between intersections.

Planning and Zoning: Mr. Harris informed the developer that the ground cover/rock mulch isn't shown

on a few of the pages, and asked that it's included on each page. He also explained that per code, if there are 40 or more trees, one tree species can only make up 50 percent of the total. Mr. Harris also stated that he will provide the developer with rock mulch specifications that are congruent with Santaquin Main Street rock mulch. Mr. Beagley clarified that the intent of providing specifications is to avoid smaller gravel type of rock.

Motion: Mr. Spadafora motioned to approve the Foothill Village Frontage Road Final Review with the condition, that all engineering and zoning requirements are met. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Thunder Mountain Subdivision Concept Review

A concept review of a 3 lot subdivision located at the corner of Highland Drive and Main Street.

Mr. Beagley explained the owner's intent is to split their property into three separate lots. One lot would be for the future car wash, another for the existing Big O Tires store, with another lot for future development south of the tire store. He asked that the applicant differentiate the names of the subdivision and the site plan. Mr. Beagley described that since the parking configuration and the site of the existing Big O Tires will be changed, it needs to be included in the site plan.

Fire: Mr. Sutherland indicated that he has no concerns regarding the subdivision, but rather the site plan. He explained that the car wash proposal doesn't have enough width for fire access. He informed the developer that the minimum fire access is 20-26 feet with a 28 foot turning radius. Mr. Sutherland also explained that due to the length of the parking area, a turnaround would be required. The developer and DRC Members discussed different ways to help the site meet fire code access requirements. The design engineer will work to propose a solution for consideration at a future meeting.

Public Works: Mr. Beagley noted that utility plans will be needed for the preliminary review. Mr. Poulsen stated that they will be provided those on the plans, and that they plan to stub off of the existing Main Street Utilities. Mr. Beagley asked what the typical water meter size is for a car wash. Mr. Poulsen answered that normally a 2-inch meter is typically used. Mr. Beagley mentioned that the grading plan is unclear and details will be required. Mr. Poulsen explained that they haven't addressed grading yet, as they want to get the layout set first. Mr. Beagley noted that the sewer connection and other utilities will require a road cut or road cuts. He described that a road cut fee is required and that trench patches as well as a 2-inch overlay 15 feet on other side of the t-patches are required.

Engineering/Planning and Zoning: Mr. Beagley explained that storm drainage must be maintained 100 percent onsite for up to a 100-year event. He suggested underground retention. Mr. Poulsen asked if percolation is allowed? Mr. Beagley answered that it is allowed, but it must be tested and can only be used for a part of the retention. He noted that Santaquin is not an MS4 at this point, but developments that are one acre or larger need to be permitted through the State. Mr. Bond clarified that the City will police street cleanliness.

Mr. Beagley informed the developer that they must provide a separate legal access for each lot. Mr. Poulsen asked if the storm drainage for the third lot needs to be shown on the plat. Mr. Beagley explained that it can be shown in a future site plan. He explained that the proposed third lot access needs to be shown on this site plan.

Mr. Beagley noted the code references that have been provided to the developer for the site plan. He asked that a geo tech report, storm drain report and calculations be provided. Mr. Beagley explained that

an anticipated water usage for the site needs to be provided with the site plan. He explained that if the site greatly impacts the water usage, dedication of additional water, and or money in lieu of water will be required.

Mr. Bond explained that a second access may be needed for the site based off of the estimation of maximum daily trips. He stated that shared access with Big O may work, but it would have to be widened to 26 feet to meet fire code. Discussion regarding a location for a second access for the car wash was held. Mr. Harris stated that the queuing lane setback requirement is 15 feet, because this site is located next to a residential zone. He pointed out that currently a 10-foot setback is shown. Mr. Beagley explained that if grading is tied into private property, an easement will be required. Mr. Harris informed the developer that parking stalls must be 20 feet long, unless 6 feet of landscaping is provided. If this is done, then the parking stalls can be 18 feet long as the site plan currently shows. He also asked that the lot line is shown on the site plan, so parking for each lot can be delineated. Mr. Pouslen asked if a landscape buffer will be required on the East side. Mr. Harris clarified that per code, 10% of each lot located in the C-1 zone has to be landscaped.

Mr. Bond explained to the developer that the next step in the process is to hold a public hearing at the Planning Commission. He suggested that the developer address the redlines prior to their Planning Commission review, to better address questions and concerns at the public hearing.

Countryside Estates Plat E Concept Review

A concept review of a 3 lot subdivision located at approximately 181 E. and 820 S.

Mr. Beagley explained that new plans were submitted yesterday, and that DRC Members have not had adequate time to review them. Because of this, he suggested that this project be tabled at this meeting.

Motion: Mr. Lundell motioned to table the Countryside Estates Plat E Concept Review. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

December 10, 2019

Motion: Mr. Lundell motioned to approve the minutes from December 10, 2019. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment

The meeting was adjourned at 11:09 a.m.

*Approved on 1/28/2020

Kira Petersen, Deputy Recorder