



**Planning Commission Meeting Minutes
Tuesday April 14, 2020**

Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Jessica Tolman, Kylie Lance, Brad Gunnell, & Kody Curtis.

Other's in Attendance: Community Development Director Jason Bond, City Manager Ben Reeves, Trent Mehlhoff and John Dester.

Commission Chair Wood opened the meeting at 7:00 P.M.

Invocation / Inspirational Thought: Commission Chair Wood offered an inspirational thought.

Pledge of Allegiance: Commission Chair Wood led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the Public Forum at 7:02 p.m.

Mr. Reeves read a public comment provided by the Rowley's South Ridge Farm regarding their opposition to the Mehlhoff Property Rezone (See Attachment 'A').

Commission Chair Wood closed the Public Forum at 7:05 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Mehlhoff Property Rezone

The Planning Commission will review a proposed rezone of approximately 35.39 acres from the Commercial (C-1) zone to the Residential R-10 Planned Unit Development (R-10 PUD) zone, located at approximately 300 W. and 1000 S.

Mr. Trent Mehlhoff explained that he bought this property roughly 5 years ago, with the intent of moving his RV sales business from Springville to Santaquin. He noted that when he purchased the property it wasn't financially feasible to install the required improvements and move his business here. Mr. Mehlhoff stated that he was then introduced to John Dester and his company Georgetown Developments; together they have proposed to develop a residential area behind a commercial frontage on Mr. Mehlhoff's property. Mr. Mehlhoff stated that believes that John Dester offers the best development in the State.

Mr. John Dester showed his proposal for the residential zoning (See Attachment 'B'). He noted that he has provided adjustments to his proposal, in order to meet zoning and other code requirements. Mr. Dester explained that the project would include 4 different types of housing including 2 types of single family housing, and two different types of townhomes. He highlighted the ample amount of open space in this development. Mr. Dester stated that the proposed parking

would provide 4 parking stalls per unit. He added that they are also proposing to install a concrete wall around the entire project.

Mr. Bond asked that more details be provided regarding the proposed amenities. Mr. Dester explained that they are proposing to install a club house, and pool or splash pad. They also plan to install outdoor pavilions with picnic tables.

Commissioner Curtis asked why the future plat to the South is no longer included in the proposal. Mr. Dester explained that homes that are adjacent to an agricultural use require a 150-foot setback. They plan to address that phase later if the adjacent use or ordinance changes. He noted that another alternative could be to install a park and meadow setback area and redistribute the housing to other areas of the project.

Commissioner Gunnell asked if the General Plan that is on the City website from 2012 is the most recent. Mr. Bond confirmed this and explained that it will be updated in the near future. Commissioner Gunnell explained that he has no complaints regarding the quality of this residential development. Instead, his issue is rezoning a large commercial area to residential. He also expressed concern regarding the Rowley's who neighbor the property and their opposition to this rezone. Commissioner Gunnell referred to the City Code 10-7-6 regarding the Planning Commissions role in zone changes. He noted that he doesn't feel that the rezone should be granted due to the fact that the neighboring property owner is in opposition to it.

Commissioner Gunnell stated that he would like to see plans to encourage the commercial zones within the City prior to or in conjunction with any rezones taking place. Commissioner Wood pointed out that this rezone would create an island of residential zoning that would be surrounded by commercial, industrial and agricultural uses. He echoed Commissioner Gunnell's thoughts that if this area is to be rezoned a comprehensive rezone should be considered in order to protect commercial zoning. Commissioner Tolman indicated that she is against this rezone.

Commissioner Curtis asked for clarification regarding a PUD including a development agreement in order to ensure that the project that was originally presented is what is ultimately built. Mr. Bond explained that if this rezone is approved, a development agreement could be tied to a rezone rather than a PUD to ensure that the project would be developed as presented. Commissioner Lance indicated that while she doesn't want to adversely affect neighbors, currently any commercial business could be built on the property and potentially impact the neighbors in a worse way. She explained that as a realtor she has seen and likes the Georgetown Developments, and that the community needs low maintenance senior housing.

Commissioner Lance pointed out that high density housing is often used as a buffer between commercial uses. She noted her support of farmers in town; but indicated that she wouldn't like to turn away commercial businesses, and a nice residential project. Commissioner Curtis pointed out that granting this proposal would bring new commercial businesses to the City in the near future.

Commissioner Tolman stated that she feels granting this rezone would restrict future commercial developments by rezoning commercial area as residential.

Commissioner Gunnell explained that it is his understanding that City Code indicates that all of the guidelines listed in 10-7-6 must be met in order for a rezone to be granted:

Requirements For Approval: In order to grant an approval for the rezoning of property, the planning commission and city council must find that:

- 1. The rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;*
- 2. The rezoning will not adversely affect surrounding properties; and*
- 3. The rezoning will not cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.'*

Mr. Bond explained that a legislative decision is ultimately up to the City Council and the Code is meant to guide those who have the legislative authority to make a decision. Mr. Reeves clarified that the Planning Commission does not usurp the City Council's legislative right to make decisions as elected leaders. He explained that if there is a conflict in City code the developer is always sided with. Commissioner Gunnell stated that he would like to hear the City Attorney's thoughts on this.

Commissioner Wood believes that if a rezone were to take place for this property, it should take place as a comprehensive effort with everyone involved. Commissioner Gunnell stated that he thinks that rezones are intended to be difficult in order to protect property rights. Commissioner Curtis disagreed, and stated that he thinks the zoning was decided when it was unclear where different uses would be located. Commissioner Adcock agreed with Commissioners Gunnell and Tolman that this significant piece of commercially zoned property should be protected.

Motion: Commissioner Curtis motioned to forward a positive recommendation to the City Council for a rezone of the proposed area to an R-10 PUD, conditioned upon a development agreement. Commissioner Lance seconded.

Roll Call:

Commissioner Adcock	Nay
Commissioner Tolman	Nay
Commission Gunnell	Nay
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Wood	Nay

The motion failed with 2 aye votes to 4 nays.

Motion: Commissioner Gunnell motioned to forward a negative recommendation to the City Council, against the proposed Mehlhoff property rezone. Commissioner Adcock seconded.

Roll Call:

Commissioner Adcock	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Nay
Commissioner Curtis	Nay
Commissioner Wood	Aye

The motion passed with 4 aye votes to 2 Nay.

Summit Ridge Towns Preliminary Plan

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

Mr. Bond explained that the applicants will be participating via Zoom. Nate Walters with LEI Engineering, Adam Losser, and Curtis Leavitt with DR Horton all joined the meeting.

Mr. Bond reported that the DRC recommended that this item move forward, with the condition that the Summit Ridge Development Agreement be complied with. He explained that a second amendment to the development agreement has been proposed and is in the process of being finalized. Mr. Bond clarified that the point of the amendment is to give the developer credit for providing private open space, while also requiring public open space to benefit the entire Summit Ridge Development. He noted that the amendment hasn't yet been signed; and that any approval granted, would need to be conditioned upon this amendment being signed and passed.

Mr. Curtis Leavitt presented the preliminary plan for the Townhomes at Summit Ridge (See Attachment 'C'). He recognized the proposed future commercial area of the development and noted the importance of bringing the required rooftops to justify the commercial use. Mr. Leavitt stated that the proposed amenities include a pool, changing area, dog park, tot lot and hammock grotto. Mr. Walters showed the phasing plan, color pallets and architectural renderings which have been approved by ARC.

Commissioner Tolman asked if the road to the West of the development will be public or private. Mr. Bond answered that Oakdale and Nettle Drive would be private roads or access roads for the alley loaded units. Harvest View Drive, that borders the park will be a public road. Mr. Reeves explained that according to the pending amendment to the development agreement; the HOA Park would count as 80% of the developments open space credit. The remaining 20% would need to be improvements coming outside of the development. The Developer will be installing additional parking and playground equipment at the City's Harvest View Park.

Commissioner Tolman expressed concern with cars parking on Harvest View Drive. Mr. Reeves stated that he doesn't anticipate any issues with parking on this road because it is a wider collector

road. Mr. Leavitt noted that the DRC has asked that both sides of Harvest View Drive be red curbed and that no parking signs are provided.

Commissioner Lance asked if the units will be owner occupied or rentals. Mr. Bond explained that the units will be subdivided so they can be owner occupied. Mr. Leavitt clarified that the units may be owner occupied, however the CC&R's will provide rental guidelines as homeowners can rent their homes.

Commissioner Curtis asked if there is anything in code that can restrict this project. He stated that he doesn't know of anyone in the community who is in favor of this development. Commissioner Curtis stated that he sees the need for this type of housing, but doesn't think it is needed on this scale. Mr. Bond explained that the Summit Ridge development agreement was made in 2000 and allows for this development. Mr. Reeves pointed out that DR Horton has worked with the City and made allowances that they haven't been required to, in order to work with and benefit the City.

Motion: Commissioner Gunnell motioned to recommend approval to the City Council for the Summit Ridge Townhomes with the following conditions: That the second amendment to the Summit Ridge Development agreement be executed. That the plans are in compliance with the Summit Ridge Development agreement as amended. And that all redlines be addressed. Commissioner Lance seconded.

Roll Call:

Commissioner Adcock	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Wood	Aye

The motion passed 6 votes to 0.

Conditional Use Permit Request

The Planning Commission will review a Conditional Use Permit Request for queuing on a site along Main Street which is proposed to be a car wash.

Mr. Bond explained that applicants of a proposed car wash to be located on Main Street, are requesting a Conditional Use Permit to provide queuing between the building and the public street. He noted that they are requesting this as a provision since the building was built prior to this ordinance being written (See Attachment 'D'). Mr. Bond clarified that the recent code amendment states that a conditional use permit may be granted for queueing, as long as it doesn't interfere with parking, or fire and building code.

Commissioner Adcock asked if the applicant would be negatively affected when Main Street is widened. Mr. Bond explained that there will be no more infrastructure improvements to their

frontage. He added that the site plan, and building permit process will all take place separately from this conditional use permit.

Commissioner Wood asked what would happen if cars spill out onto Main Street. He suggested that instead the cars que and enter from the North. Mr. Bond explained that staff met with the applicant onsite, and considered using the North as an entrance. He stated that ultimately it was decided that the radius wouldn't work to the North as an entrance. Mr. Bond recognized the difficulty of enforcing code. He noted that if queuing were to happen on Main Street it would be recognized quickly and addressed. Commissioner Wood asked if the applicant has addressed ways to mitigate queuing from taking placing in the street. Mr. Bond stated that the applicant is planning to use a strategy to get cars moving as quickly as possible.

Commissioner Gunnell asked what type of carwash this would be. Mr. Bond stated that it would be a touchless automatic car wash. Commissioner Gunnell stated that he is generally in favor of this proposal. The applicants Josh and BreAnna Nixon called in to answer questions regarding their plan to get cars through quickly and avoid queuing from spilling onto Main Street. Mr. Nixon stated that if business warrants it, a third bay could become an additional car wash.

Motion: Commissioner Gunnell motioned to approve the conditional use permit for queuing to happen between the Classic Car Wash of Santaquin and Main Street. Commissioner Adcock seconded.

Roll Call:

Commissioner Adcock	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Wood	Aye

The motion passed 6 votes to 0.

Parking Reduction for Ace Hardware LPG Tank

The Planning Commission will review a proposed parking reduction for the grocery store development in order to make room for an LPG tank.

Mr. Bond explained that the grocery store is proposing to put a Liquid Propane Gas tank on the North East side of the building and parking lot (specifically for the Ace Hardware store). He stated that if approved, the parking would be reduced by 3 parking stalls to accommodate the LPG tank.

Mr. Bond noted that this proposal has been ran by the building Official, Fire and Fire Chief who haven't indicated any concerns.

Motion: Commissioner Curtis motioned to approve the 3 stall Parking Reduction for the Ace Hardware LPG Tank. Commissioner Tolman seconded.

Roll Call:

Commissioner Adcock	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Wood	Aye

The motion passed 6 votes to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from

February 25, 2020

March 10, 2020

The agenda listed minutes that have been previously approved at a prior meeting. Because of this no minutes were approved at this meeting.

ADJOURNMENT

Commissioner Adcock motioned to adjourn at 9:56 p.m.

*Minutes approved at the April 28, 2020 Planning Commission Meeting.



Trevor Wood, Commission Chair


Kira Petersen, Deputy Recorder

Rowley's South Ridge Farms
901 S 300 W
Santaquin, UT 84655

4-14-2020
Attachment 'A'

Santaquin City Planning Commission:

Rowley's South Ridge Farms continues to oppose the presented zoning change from commercial zoning to R-10 zoning for the proposed Georgetown development on the Mehlhoff property. Our property is located adjacent-north to the considered Mehlhoff property.

We have previously written a couple of letters outlining our concerns with this proposed zone change. We continue to feel that the zone change would adversely affect us for the following reasons:

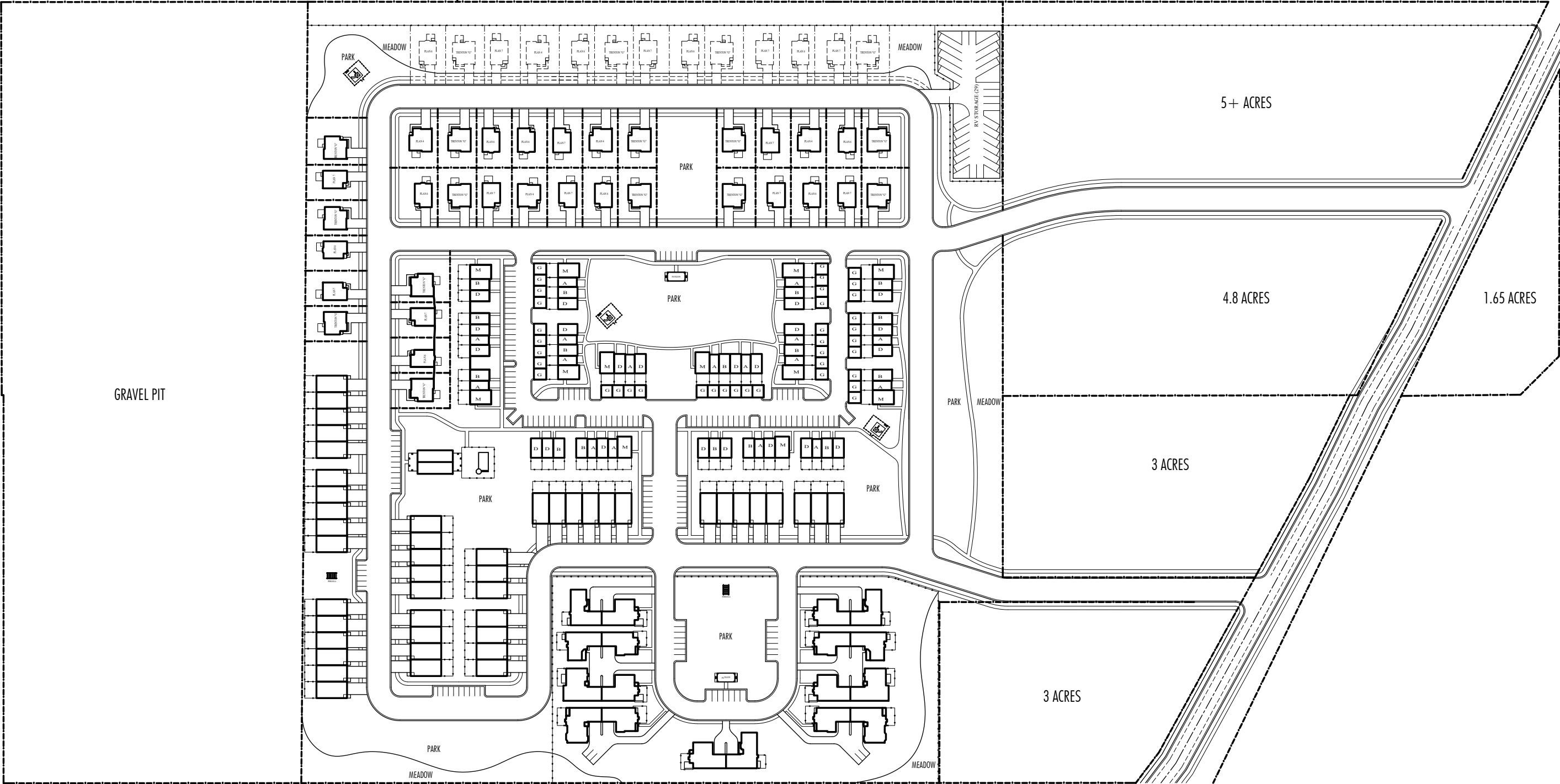
- The zoning change is a departure from the plan that Santaquin City has envisioned for exit 242.
- As part of the Exit 242 plan Utah State University is working on a study and we feel it would be made useless by any sudden changes to the current zoning plan.
- Having that many people living next to our orchard presents problems to our farming operation. Our farm is fully operational and runs equipment, wind machines, chemical programs, pruning programs, and harvesting equipment; these operations can be disruptive to neighbors. Conversely, neighbors can be disruptive to our operations. Trespassing and vandalism is always a concern, this concern is amplified with such high density housing.

Additionally we feel Santaquin City should consider the following before changing the zone:

- In the meeting of the planning and zoning commission a few weeks ago, the Georgetown development looked appealing and was presented well, but we think it would be premature to recommend R-10 zoning status. If the economy continues to decline, a lot can happen between a zone change and the completion of a development. Properties could get sold, developers could drop out, and then we could be left with an R-10 zone that could be used any way that fits within the zone's regulations. The Georgetown development that was presented in previous meetings should not be considered as part of the discussion of a zone change because there is no guarantee that the development would look like that after the change. If a zone change is going to happen, we recommend that the change be contingent upon a development agreement that would ensure the completion of the proposed development.

Thank you for considering our concerns.

Best,
Rowley's South Ridge Farms



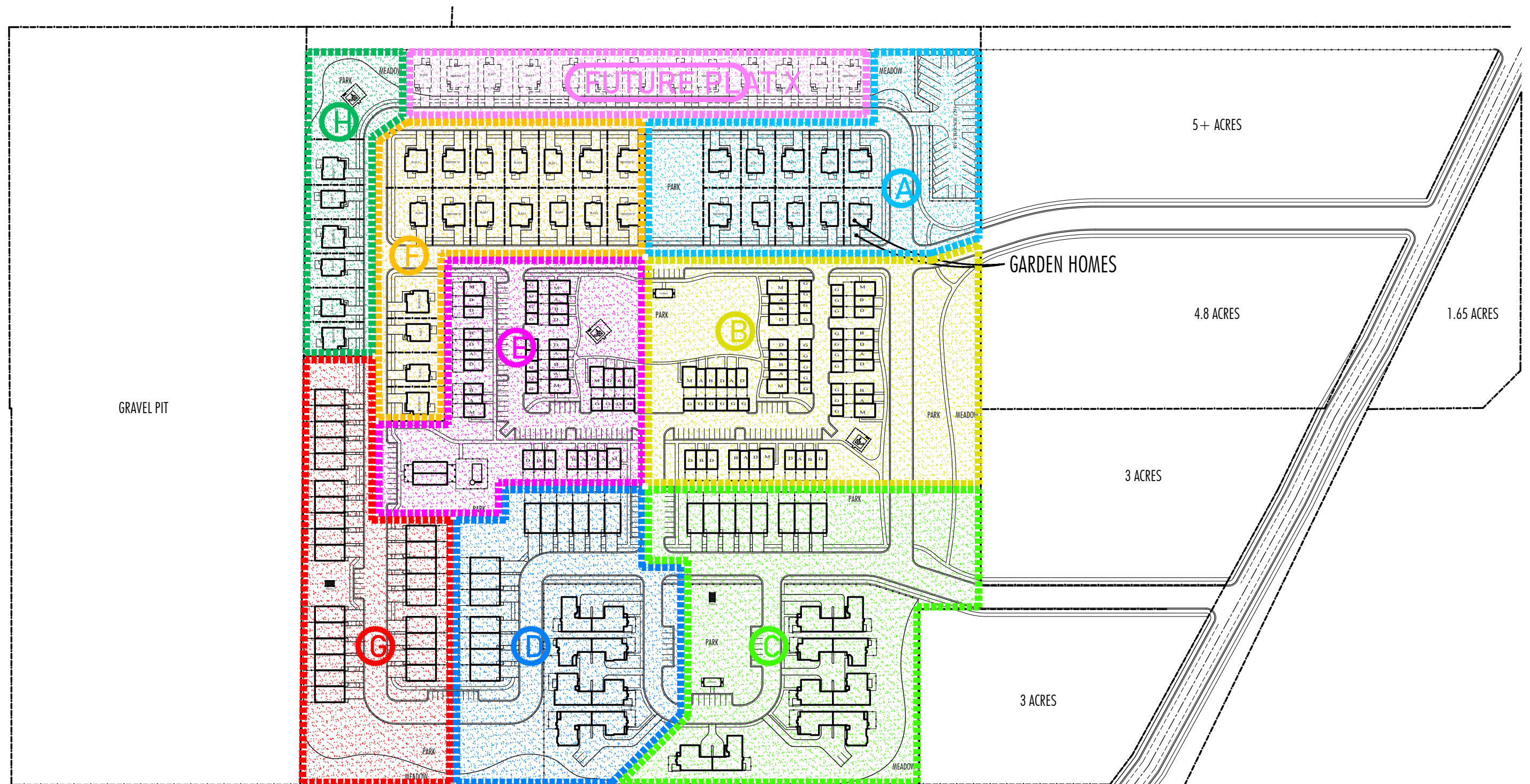
MEHLHOFF PROPERTY - SITE INFORMATION

SCALE: 24x36.....1"=80'

11x17.....1"=160'

PROPERTY SIZE: 35.39 ACRE

SITE INFORMATION	ACRE	S.F.	%
BUILDINGS	4.73	206,039 s.f.	13.37%
ASPHALT ROADS	7.46	324,958 s.f.	21.08%
CONC. DRIVEWAYS/SIDEWALKS	3.62	157,687 s.f.	10.23%
LANDSCAPED AREA	17.17	747,924 s.f.	48.51%
LIMITED COMMON AREA	1.33	57,935 s.f.	3.76%
GRAVEL LANE	1.08	47,045 s.f.	3.05%
TOTAL	35.39	1,541,588 s.f.	100%
OPEN AREA (LANDSCAPE, LIMITED COMMON AREA, CONC. DRIVEWAYS/SIDEWALKS)	23.20	1,010,592 s.f.	65.56%



MEHLHOFF PROPERTY - PHASING MAP

SCALE: 24x36.....1"=80'

11x17.....1"=160'

PROPERTY SIZE: 35.39 ACRE

SITE INFORMATION	ACRE	S.F.	%
BUILDINGS	4.73	206,039 s.f.	13.37%
ASPHALT ROADS	7.46	324,958 s.f.	21.08%
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TOTAL	35.39	1,541,588 s.f.	100%
OPEN AREA (LANDSCAPE, LIMITED COMMON AREA, CONC. DRIVEWAYS/SIDEWALKS)	23.20	1,010,592 s.f.	65.56%



MEHLHOFF PROPERTY

GEORGETOWN
Development inc
2230 N. UNIVERSITY PKWY., SUITE 7G
PROVO, UT. 84604
PHONE 374-0772 FAX 375-0502
www.georgetowndevelopment.com

UNIT COUNT	
GARDEN HOMES	47
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	46
HEIRLOOM HOMES	18
TOTAL UNITS	178

4-14-2020
Attachment 'C'



TABULATIONS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SALTANQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM. ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R10E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
3. ALL SIGNS & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SALTANQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRATA FOR THESUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
5. 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
6. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND 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 SALTANQUIN 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 SALTANQUIN CITY STANDARDS.
7. AS TO VARIATION IN SIZE & LOCATION OF ALL UTILITIES STATED ON PROPER CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
8. ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
9. ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
10. ALL PRIVATE ROADS SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
11. PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM. EXACT LOCATIONS TO BE PROVIDED AT FINAL PLAT DESIGN.

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 THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WEST LINE OF 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 45.46 FEET; THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT 13.81 FEET THROUGH A CENTRAL ANGLE OF 1°14'10" (CURSE: 688°40'55" 13.81 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 13.81 FEET (CURSE: N86°11'17"W 13.81 FEET); THROUGH A CENTRAL ANGLE OF 43°54'46" (CURSE: N43°54'46" 13.81 FEET); THENCE N80°05'18"W 269.91 FEET; THENCE N89°02'16"W 228.83 FEET; THENCE S04°42'24"W 18.00 FEET; THENCE N89°17'18"W 18.00 FEET; THENCE N0°42'24"E 18.00 FEET; THENCE N89°17'18"W 73.02 FEET; THENCE S04°42'24"W 18.00 FEET; THENCE N89°17'18"W 161.48 FEET; THENCE ALONG THE ARC OF A 281.00 FOOT RADIUS CURVE TO THE RIGHT 20.58 FEET THROUGH A CENTRAL ANGLE OF 41°14'55" (CURSE: N89°17'18"W 20.58 FEET); THENCE N89°17'18"W 161.48 FEET; THENCE S04°42'24"W 18.00 FEET; THENCE N85°03'33"W 278.54 FEET; THENCE S4°54'27"W 18.00 FEET; THENCE N85°03'33"W 107.26 FEET; THENCE ALONG THE ARC OF A 219.00 FOOT RADIUS CURVE TO THE LEFT 215.71 FEET THROUGH A CENTRAL ANGLE OF 56°20'04" (CURSE: S66°41'25"W 207.09 FEET); THENCE S38°22'22"W 65.54 FEET; THENCE N51°33'38"W 16.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT 33.88 FEET THROUGH A CENTRAL ANGLE OF 28°42'48" (CURSE: S41°21'24"E 33.88 FEET); THENCE S28°42'48"E 16.00 FEET; THENCE S28°42'48"E 91.00 FEET; THENCE S28°42'48"E 117.92 FEET; THENCE N81°17'12"E 18.00 FEET; THENCE S28°42'48"E 18.00 FEET; THENCE S28°42'48"E 117.92 FEET; THENCE S28°42'48"E 18.00 FEET; THENCE N81°17'12"W 18.00 FEET; THENCE S28°42'48"E 4.50 FEET; THENCE S84°30'05"E 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF A 2080.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIAL BEARS: S8°43'00"E) 99.43 FEET THROUGH A CENTRAL ANGLE OF 1°14'10" (CURSE: S8°43'00"E 99.43 FEET); THENCE S84°30'05"E 172.41 FEET; THENCE S28°42'48"E 2028.87 FEET TO THE SECTION LINE; THENCE S05°16'E 18.00 FEET; THENCE S06°46'E 18.00 FEET TO THE POINT OF BEGINNING.

DEVELOPER / OWNER	ENGINEER
DR HORTON 12351 S. GATEWAY PARK PLACE DRAPER, UTAH 84020 (801) 571-7101	LEI CONSULTING ENGINEERS 3302 NORTH MAIN SPANISH FORK, UTAH 84660 (801)798-0555
PROJECT NAME	
SUMMIT RIDGE TOWNHOMES	

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

COVER

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2019-0081

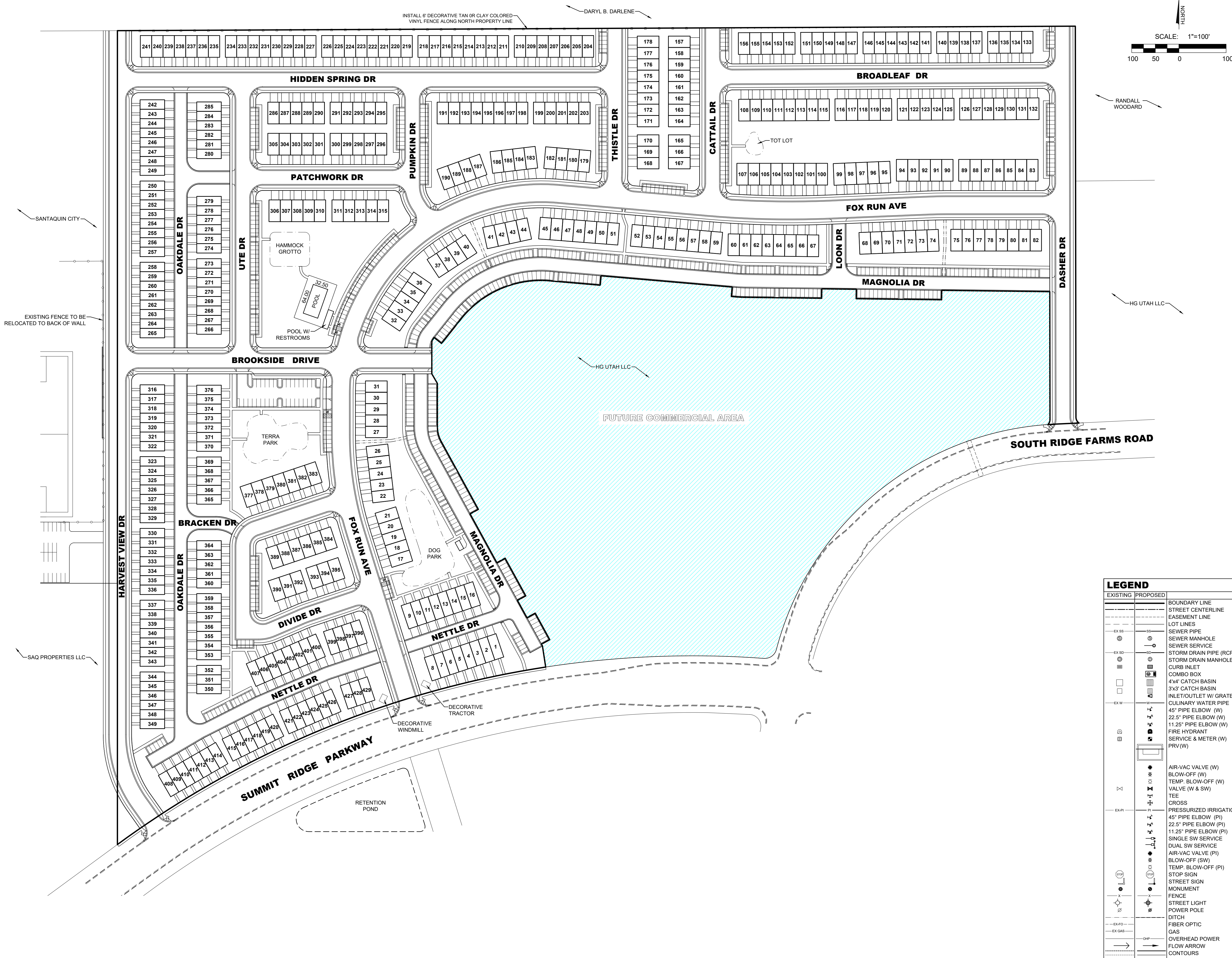
DRAWN BY:
RWH

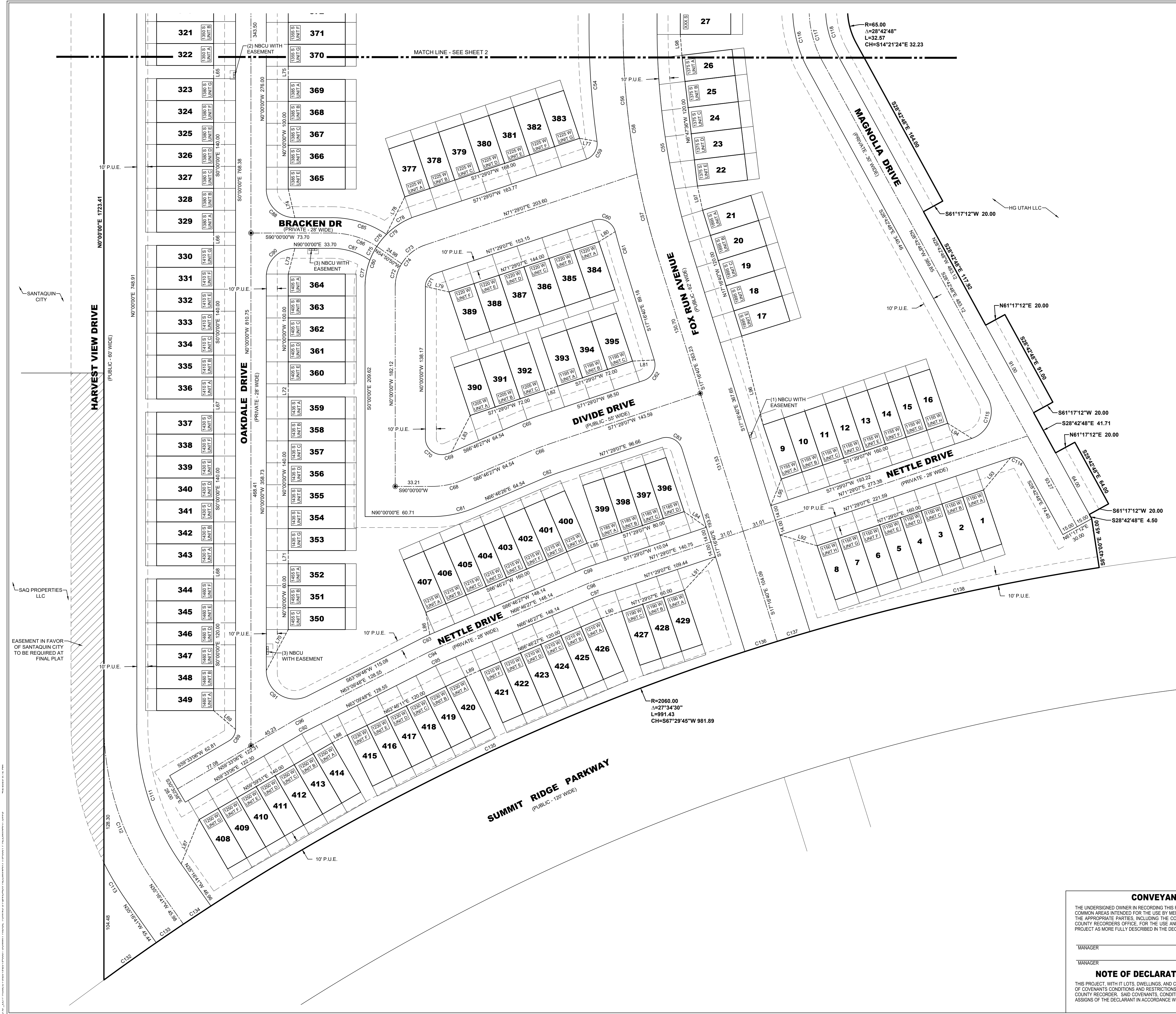
DESIGNED BY:
NKW

SCALE:
1"=100'

DATE:
04/02/2020

COVER





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 GUESTS 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 RESTRICTIONS 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 ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

REVISIONS

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

LEI PROJECT #:
2019-0081

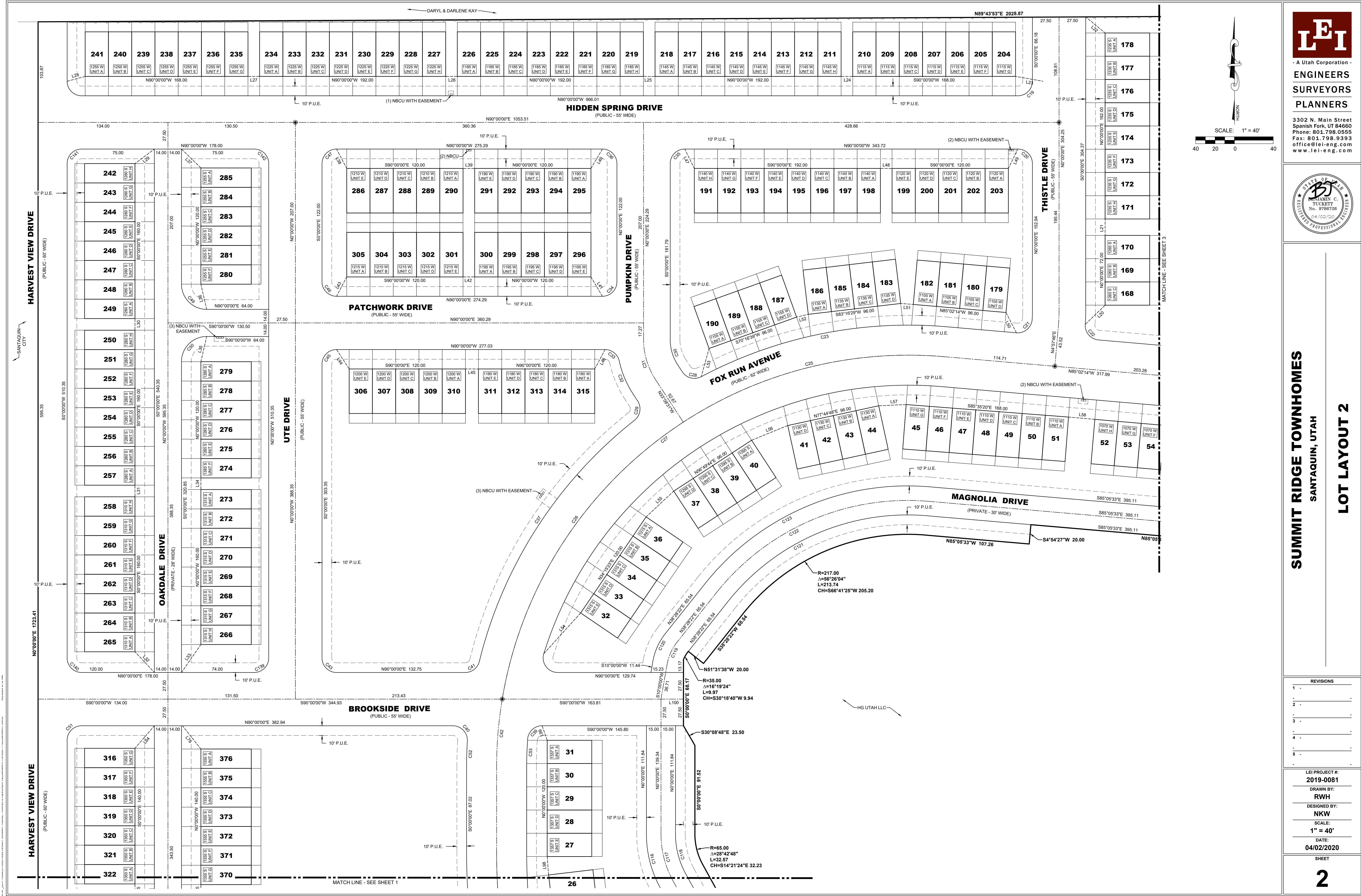
DRAWN BY:
RWH

DESIGNED BY:
NKW

SCALE:
1" = 40'

DATE:
04/02/2020

SHEET



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



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
LOT LAYOUT 2

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	
LEI PROJECT #: 2019-0081	
DRAWN BY: RWH	
DESIGNED BY: NKK	
SCALE: 1" = 40'	
DATE: 04/02/2020	
SHEET 2	



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
LOT LAYOUT 3



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°49'11"	23.51	N44°49'18"E 21.18
C2	15.00	90°10'49"	23.61	N45°10'42"W 21.25
C3	15.00	90°05'18"	23.59	S44°57'21"W 21.23
C4	1031.00	2°20'47"	42.22	S88°49'37"W 42.22
C5	1000.00	2°20'47"	40.95	S88°49'37"W 40.95
C6	1969.00	5°55'02"	203.35	N89°23'15"W 203.26
C7	2000.00	7°03'21"	246.29	S88°49'06"E 246.14
C8	2000.00	0°15'12"	8.84	S85°09'50"E 8.84
C9	2000.00	7°18'33"	255.13	N88°41'30"W 254.96
C10	15.00	86°25'44"	22.63	N43°12'52"W 20.54
C11	15.00	94°57'46"	24.86	N47°28'53"E 22.11
C12	15.00	89°43'53"	23.49	N44°51'56"E 21.16
C13	15.00	90°16'07"	23.63	N45°08'04"W 21.26
C14	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C15	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C16	15.00	91°19'17"	23.91	N49°18'07"E 21.46
C17	15.00	89°15'44"	23.37	S40°24'22"E 21.08
C18	456.00	32°55'40"	262.06	N78°29'56"E 258.47
C19	425.00	38°06'17"	282.65	S75°54'37"W 277.47
C20	425.00	47°23'28"	351.53	S33°09'44"W 341.60
C21	425.00	85°29'46"	634.18	S52°12'53"W 576.96
C22	15.00	84°49'23"	22.21	S75°33'13"E 20.23
C23	15.00	84°49'23"	22.21	N9°16'10"E 20.23
C24	47.50	33°08'31"	27.48	S16°34'16"E 27.09
C25	75.00	33°08'31"	43.38	N16°34'16"W 42.78
C26	102.50	20°45'05"	37.12	N22°45'59"W 36.92
C27	15.00	77°36'34"	20.32	N51°11'43"W 18.80
C28	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C29	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C30	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C31	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C32	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C33	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C34	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C35	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C36	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C37	456.00	37°52'28"	301.43	N32°44'37"E 295.97
C38	15.00	85°51'14"	22.48	S47°04'23"W 20.43
C39	15.00	93°20'07"	24.44	S43°19'57"E 21.82
C40	15.00	76°11'36"	19.95	N51°54'12"E 18.51
C41	425.00	9°28'00"	70.22	S4°44'00"W 70.14
C42	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C43	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C44	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C45	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C46	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C47	15.06	85°52'10"	22.57	S43°01'30"W 20.52
C48	26.00	90°00'00"	40.84	S45°00'00"E 36.77
C49	26.00	90°00'00"	40.84	S45°00'00"W 36.77
C50	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C51	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C52	456.00	3°20'07"	26.54	S1°40'03"W 26.54
C53	394.00	4°08'46"	28.51	S2°04'23"W 28.50
C54	731.00	8°06'13"	103.39	S4°03'06"E 103.30
C55	669.00	17°16'40"	201.74	S8°38'20"E 200.98
C56	705.00	10°56'13"	133.62	S5°28'07"E 133.42
C57	700.00	6°20'27"	77.47	S14°06'26"E 77.43
C58	700.00	17°16'40"	211.09	S8°38'20"E 210.29
C59	15.00	79°35'20"	20.84	S31°41'27"W 19.20
C60	15.00	93°49'42"	24.56	S61°36'02"E 21.91
C61	731.00	2°35'29"	33.06	S15°58'55"E 33.06
C62	15.00	88°45'47"	23.24	S27°06'14"W 20.98
C63	295.50	4°42'40"	24.30	S69°07'47"W 24.29
C64	268.00	4°42'40"	22.04	S69°07'47"W 22.03
C65	73.00	23°13'33"	29.59	S78°23'14"W 29.39
C66	27.39	15°03'56"	7.20	S72°50'54"W 7.18
C67	14.98	96°59'29"	25.36	N48°27'51"W 22.44
C68	12.50	71°29'07"	15.60	S35°44'34"W 14.60
C69	40.00	31°15'43"	21.82	S15°37'51"W 21.56
C70	40.00	40°13'24"	28.08	S51°22'25"W 27.51
C71	40.00	71°29'07"	49.91	S35°44'34"W 46.73
C72	68.89	11°45'06"	14.13	S26°52'22"W 14.11
C73	67.50	11°57'11"	14.08	S38°47'16"W 14.06
C74	67.94	20°40'58"	24.53	S10°22'31"W 24.39
C75	67.50	23°35'49"	27.80	S56°33'46"W 27.60
C76	67.50	38°40'27"	45.56	S52°08'54"W 44.70
C77	67.50	32°48'40"	38.65	S16°24'20"W 38.13
C78	100.50	23°13'33"	40.74	N78°23'14"E 40.46
C79	240.69	4°42'27"	19.78	N69°07'51"E 19.77

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C83	15.00	91°14'13"	23.89	S62°53'46"E 21.44
C84	89.00	34°04'46"	52.94	N72°57'37"W 52.16
C85	75.00	35°09'10"	46.01	N72°25'25"W 45.30
C86	61.00	34°39'28"	36.90	S72°40'16"E 36.34
C87	26.00	90°00'00"	40.84	N45°00'00"W 36.77
C88	12.00	56°33'06"	12.47	S29°46'33"W 11.92
C89	26.00	90°00'00"	40.84	N45°00'00"E 36.77
C90	26.00	116°50'12"	53.02	N58°25'06"W 44.30
C91	122.50	3°36'42"	7.72	N61°21'27"E 7.72
C92	150.50	3°36'39"	9.48	S64°58'08"W 9.48
C93	136.50	3°36'39"	8.60	S64°58'08"W 8.60
C94	122.50	3°36'39"	7.72	N64°58'08"E 7.72
C95	136.50	3°36'42"	8.60	S61°21'27"W 8.60
C96	122.50	4°42'40"	10.07	N69°07'47"E 10.07
C97	136.50	4°42'40"	11.22	S69°07'47"W 11.22
C98	150.50	4°42'40"	12.37	S69°07'47"W 12.37
C99	220.00	35°16'41"	135.46	S17°38'20"E 133.33
C100	250.00	35°16'41"	153.93	N17°38'20"W 151.51
C101	280.00	8°30'45"	41.60	S31°01'18"E 41.56
C102	10.00	79°48'05"	13.93	N68°36'50"W 12.83
C103	26.00	100°58'46"	45.83	N20°59'31"E 40.12
C104	115.00	28°42'48"	57.63	S14°21'24"E 57.03
C105	100.00	28°42'48"	50.11	S14°21'24"E 49.59
C106	85.00	28°42'48"	42.60	S14°21'24"E 42.15
C107	50.00	28°28'22"	24.85	S24°14'11"W 24.59
C108	65.00	28°28'22"	32.30	S24°14'11"W 31.97
C109	237.00	56°26'04"	233.44	S66°41'25"W 224.11
C110	252.00	56°26'04"	248.21	S66°41'25"W 238.30
C111	267.00	56°26'04"	262.99	S66°41'25"W 252.48
C112	263.00	4°11'45"	19.26	S87°11'25"E 19.25
C113	248.00	4°11'45"	18.16	S87°11'25"E 18.16
C114	233.00	4°11'45"	17.06	S87°11'25"E 17.06
C115	26.00	90°41'44"	41.16	N45°21'50"E 36.99
C116	26.00	89°18'16"	40.53	S44°38'10"E 36.55
C117	2031.00	7°18'33"	259.09	S88°41'30"E 258.91
C118	130.00	969.00	2°20'47"	39.68
C119	15.00	89°54'42"	23.54	N45°02'39"W 21.20
C120	2060.00	1°36'01"	57.53	S54°30'30"W 57.53
C121	2060.00	0°51'45"	31.01	S55°44'23"W 31.00
C122	2060.00	0°51'46"	31.02	S56°36'08"W 31.02
C123	2060.00	15°00'41"	539.71	S64°32'21"W 538.17
C124	2060.00	0°51'44"	31.00	S72°28'34"W 31.00
C125	2060.00	0°51'44"	31.00	S73°20'18"W 31.00
C126	2060.00	7°30'50"	270.16	S77°31'35"W 269.96
C127	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C128	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C129	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C130	15.00	90°00'00"	23.56	N45°00'00"W 21.21

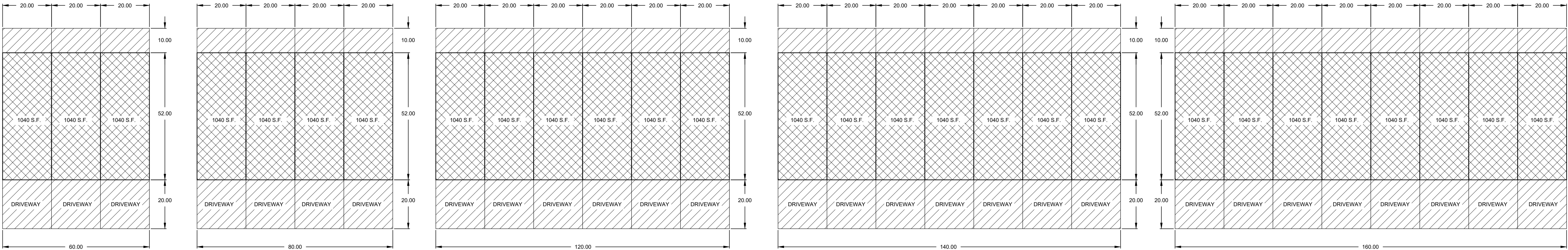
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°45'44"W	28.04
L2	S89°43'53"W	12.00
L3	S89°43'53"W	12.00
L4	S89°43'53"W	12.00
L5	S89°43'53"W	12.00
L6	S31°17'36"W	23.47
L7	S32°44'56"E	23.71
L8	N89°43'53"E	12.00
L9	N89°43'53"E	12.00
L10	N89°43'53"E	12.00
L11	N19°52'19"E	21.30
L12	N25°24'51"W	22.14
L13	N89°59'59"W	12.00
L14	S72°21'51"W	12.61
L15	N87°54'56"W	13.95
L16	S27°35'30"W	21.43
L17	S49°05'52"W	26.46
L18	S0°00'00"W	17.00
L19	S32°20'40"E	37.38
L20	N45°54'55"E	28.51

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N0°00'00"W	17.00
L22	N50°17'05"W	26.00
L23	N80°01'04"W	28.85
L24	S90°00'00"W	12.00
L25	N90°00'00"W	12.00
L26	N90°00'00"W	12.00
L27	N90°00'00"W	12.00
L28	S74°57'24"W	19.27
L29	S53°07'48"W	25.00
L30	S0°00'00"E	12.00
L31	S0°00'00"E	12.00
L32	S43°07'38"E	29.26
L33	N34°43'46"E	35.11
L34	N0°00'00"W	12.00
L35	N12°59'41"E	26.68
L36	N12°59'41"W	26.68
L37	N45°43'31"W	27.93
L38	S27°40'05"E	22.58
L39	N90°00'00"E	12.00
L40	N30°33'23"E	23.23

LINE TABLE		
LINE	DIRECTION	LENGTH
L41	N30°33'23"W	23.23
L42	N90°00'00"W	12.00
L43	S27°40'05"W	22.58
L44	N33°01'26"W	23.85
L45	S90°00'00"W	13.40
L46	S27°59'30"W	22.65
L47	S26°16'24"E	22.30
L48	N90°00'00"E	12.00
L49	N26°13'13"E	22.29
L50	N27°03'58"W	23.59
L51	N85°40'32"W	13.09
L52	S78°46'34"W	12.36
L53	S15°23'20"W	30.21
L54	N42°08'03"E	56.61
L55	N46°57'42"E	38.97
L56	N67°49'50"E	40.34
L57	N87°27'38"E	28.37
L58	S85°02'14"E	27.29
L59	S74°38'49"E	12.35
L60	N50°15'12"E	35.77

LINE TABLE		
LINE	DIRECTION	LENGTH
L61	S55°30'17"E	33.36
L62	N89°39'52"E	26.66
L63	N73°51'35"E	18.07
L64	S40°41'02"W	30.68
L65	S0°00'00"E	12.00
L66	S0°00'00"E	12.00
L67	S0°00'05"E	12.00
L68	S0°00'00"E	12.00
L69	S49°26'54"E	26.32
L70	N28°10'09"E	42.37
L71	N0°00'00"W	12.00
L72	N0°00'06"E	12.00
L73	N14°23'26"W	24.14
L74	N12°59'40"W	26.68
L75	N0°00'01"E	12.00
L76	N38°22'03"W	30.61
L77	N80°00'46"W	16.16
L78	S26°25'54"W	36.83
L79	S77°14'13"E	22.09
L80	N58°19'02"E	17.55

LINE TABLE		
LINE	DIRECTION	LENGT
L81	S87°01'20"W	19.88
L82	S71°29'07"W	12.00
L83	S27°09'56"W	37.64
L84	N54°43'50"W	24.79
L85	S75°01'51"W	12.77
L86	S10°02'34"E	20.54
L87	N22°04'07"E	43.66
L88	N63°05'02"E	15.42
L89	N66°03'32"E	14.73
L90	N70°46'24"E	19.95
L91	N42°54'14"E	41.80
L92	S73°56'00"E	35.24
L93	N39°56'27"E	38.23
L94	N58°00'46"W	26.92
L95	S21°23'58"W	26.08
L96	N13°33'19"W	82.37
L97	N11°59'29"W	23.58
L98	M1°25'24"W	15.10
L99	N19°03'39"W	19.87
L100	S09°00'00"W	23.20



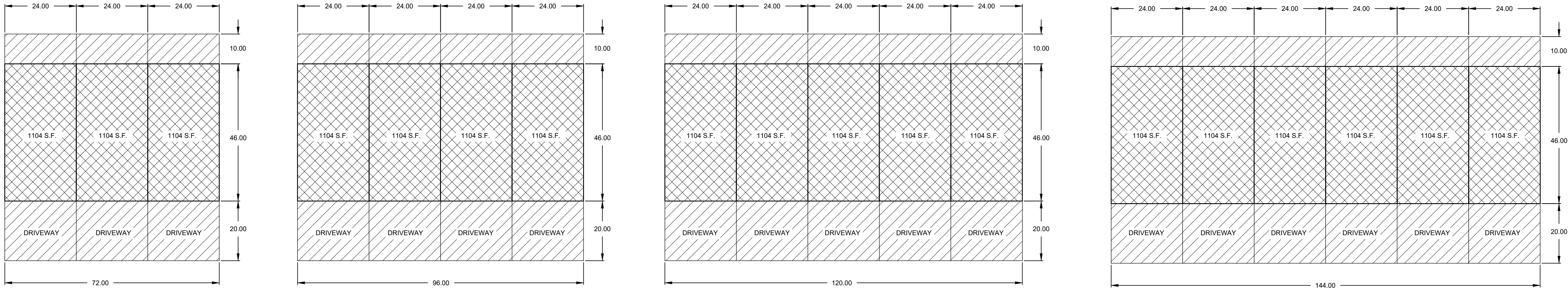
REAR LOAD 3-PLEX
LOTS 352-354, 431-433

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

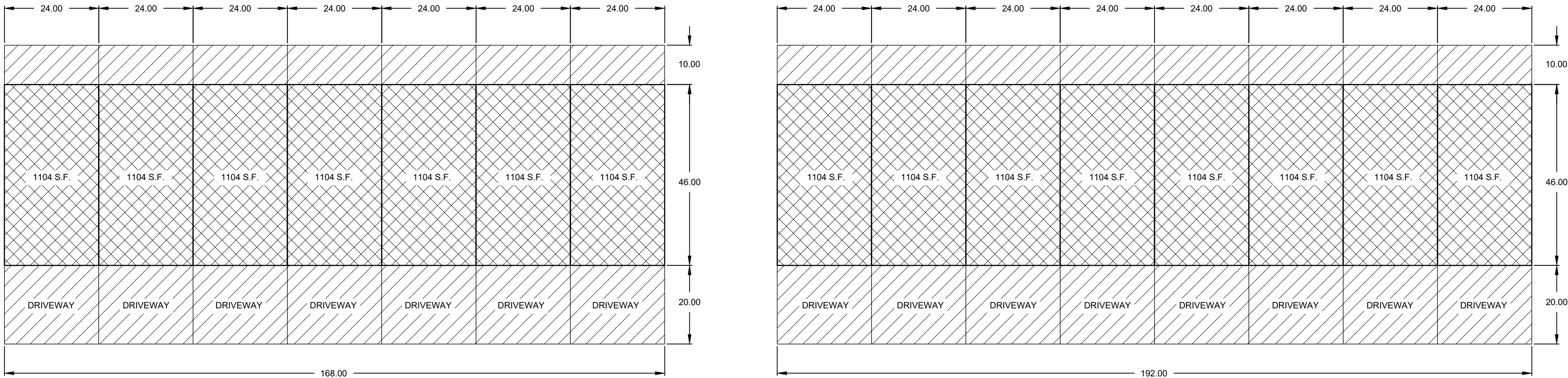


FRONT LOAD 3-PLEX
LOTS 165-170, 394-399

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

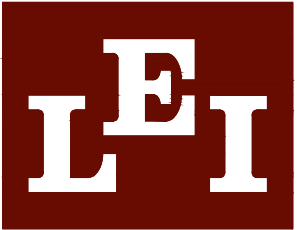


FRONT LOAD 7-PLEX
LOTS 45-51, 68-74, 83-89, 126-132, 204-210, 235-241, 381-387

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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**ENGINEERS
SURVEYORS
PLANNERS**

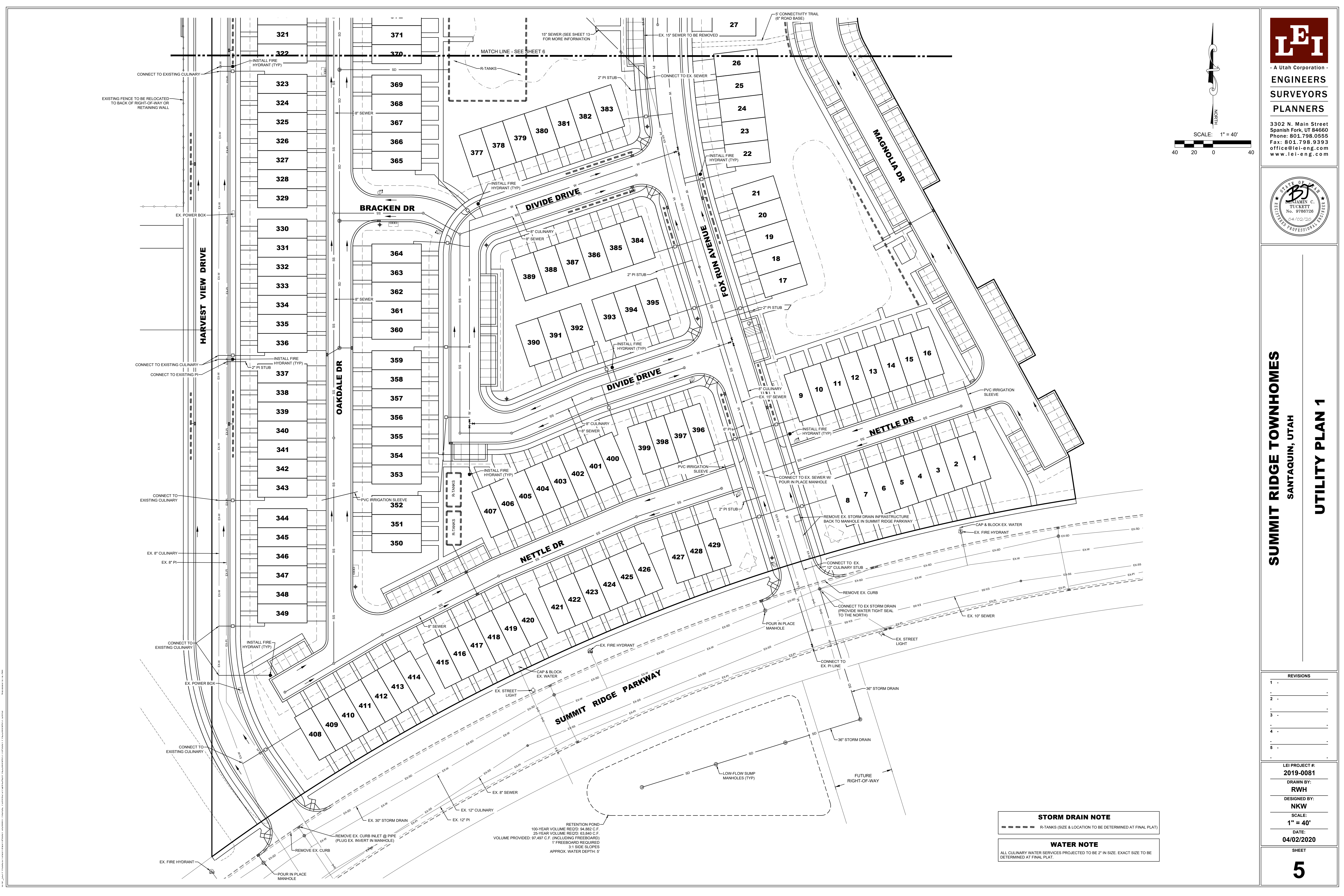
3302 N. Main Street
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Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
BUILDING LAYOUT

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

LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=20'
DATE:
04/02/2020



LEI

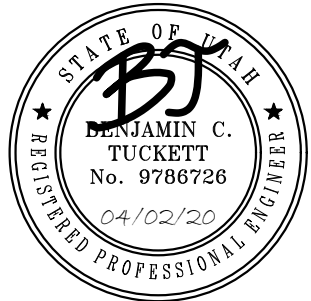
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ENGINEERS

SURVEYORS

PLANNERS

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SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 1

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

DESIGNED BY:
NKKW

SCALE:
1" = 40'

DATE:
04/02/2020

SHEET

5

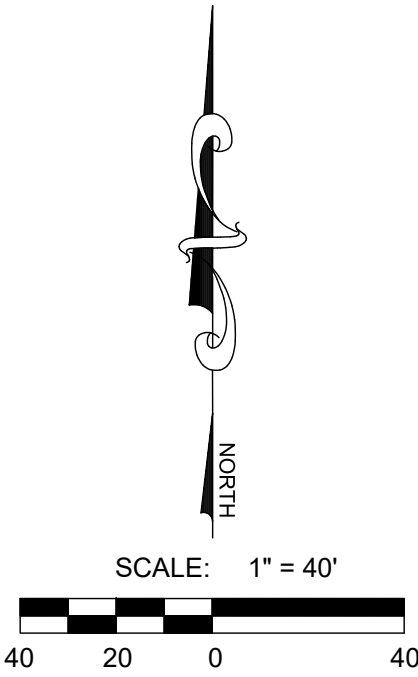
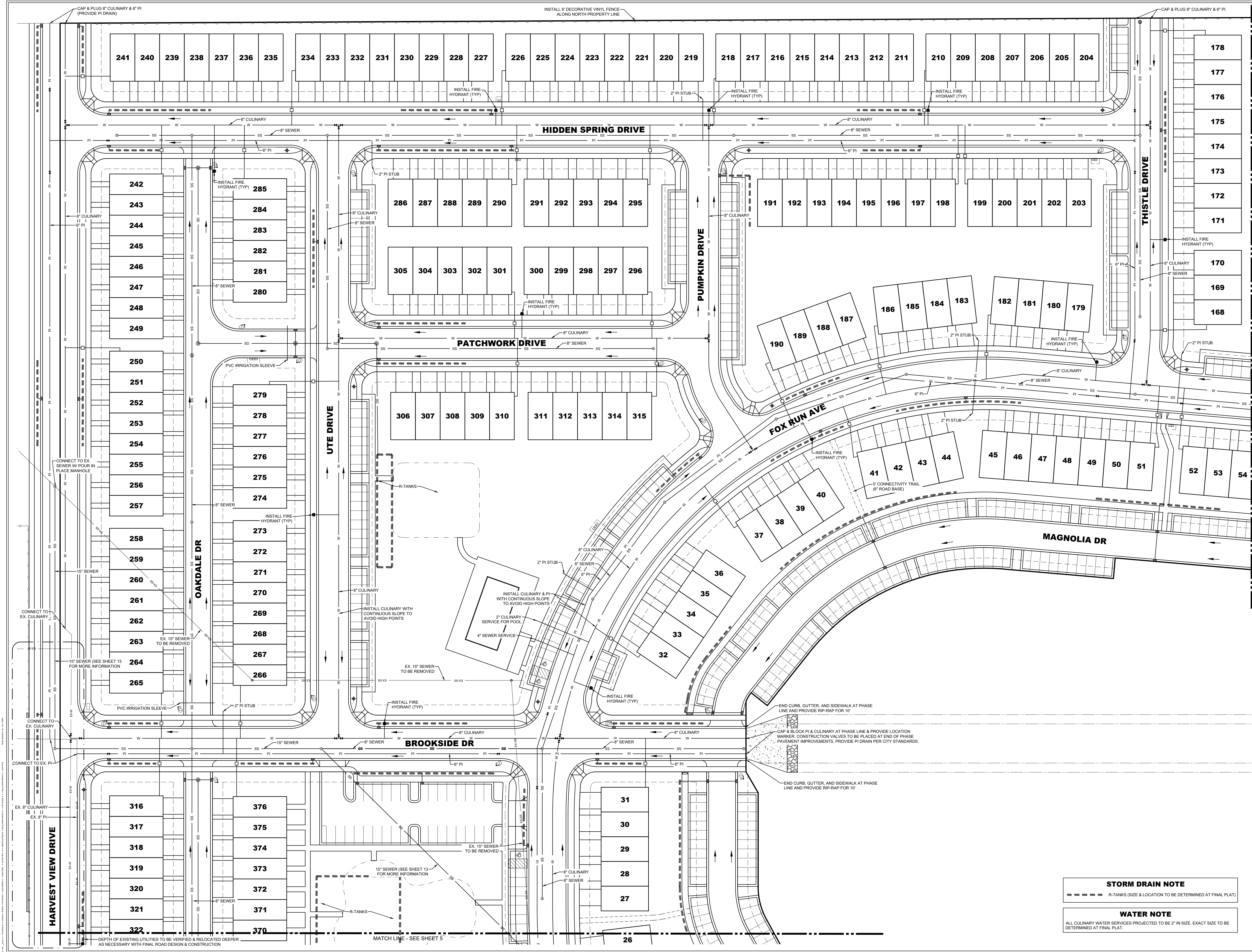
STORM DRAIN NOTE

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

WATER NOTE

ALL CULINARY WATER SERVICES PROJECTED TO BE 2" IN SIZE. EXACT SIZE TO BE DETERMINED AT FINAL PLAT.

RETENTION POND
100-YEAR VOLUME REQ'D: 94,882 C.F.
25-YEAR VOLUME REQ'D: 63,840 C.F.
VOLUME PROVIDED: 97,497 C.F. (INCLUDING FREEBOARD)
1' FREEBOARD REQUIRED
3:1 SIDE SLOPES
APPROX. WATER DEPTH: 5'



LEI
- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**
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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
UTILITY PLAN 2

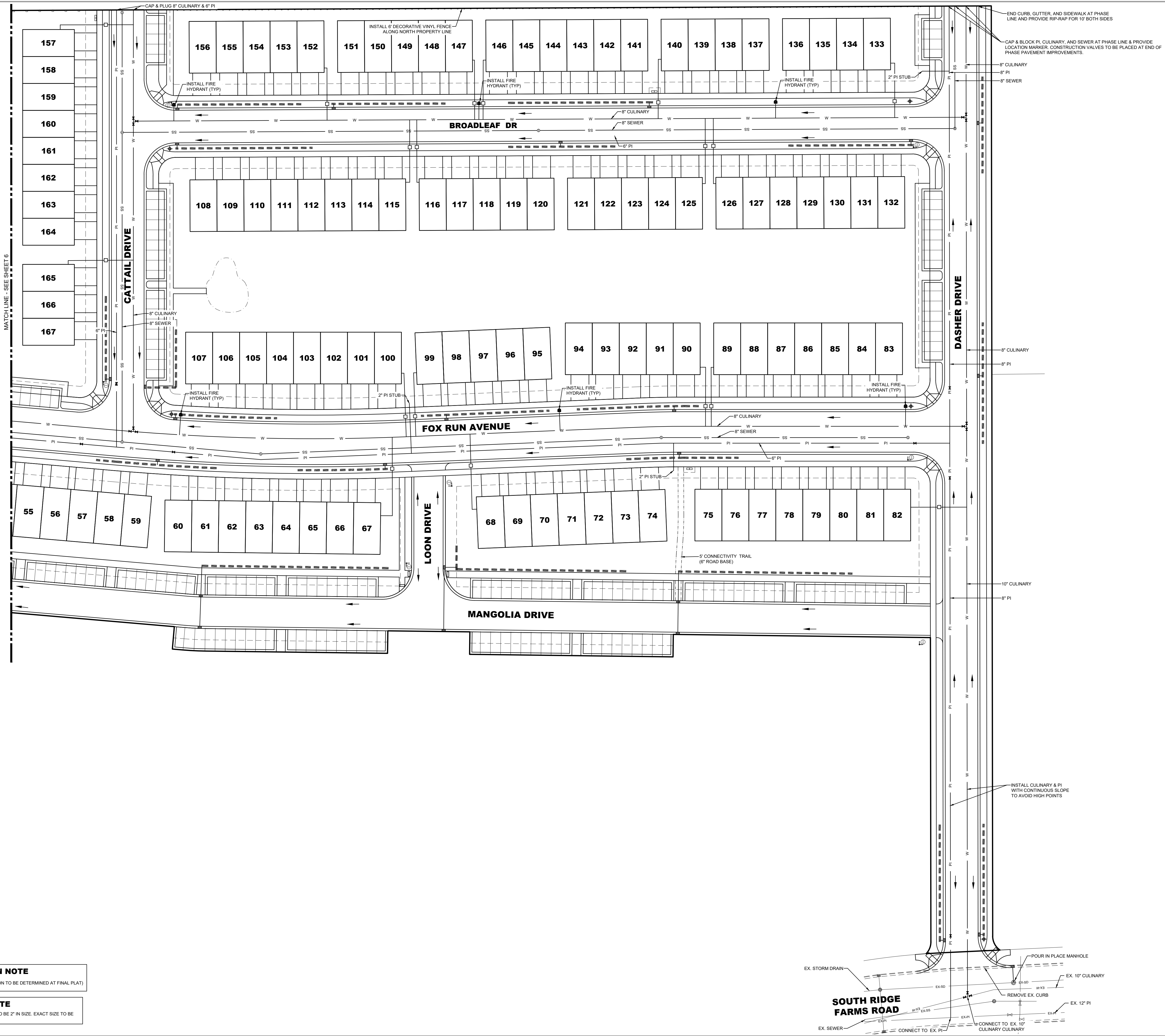
REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
04/02/2020

SHEET
6

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

WATER NOTE
ALL CULINARY WATER SERVICES PROJECTED TO BE 2" IN SIZE. EXACT SIZE TO BE DETERMINED AT FINAL PLAT.

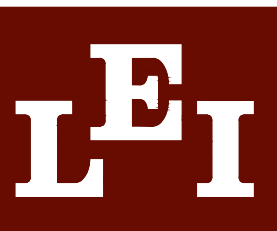


STORM DRAIN NOTE

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

WATER NOTE

ALL CULINARY WATER SERVICES PROJECTED TO BE 2" IN SIZE. EXACT SIZE TO BE DETERMINED AT FINAL PLAT.



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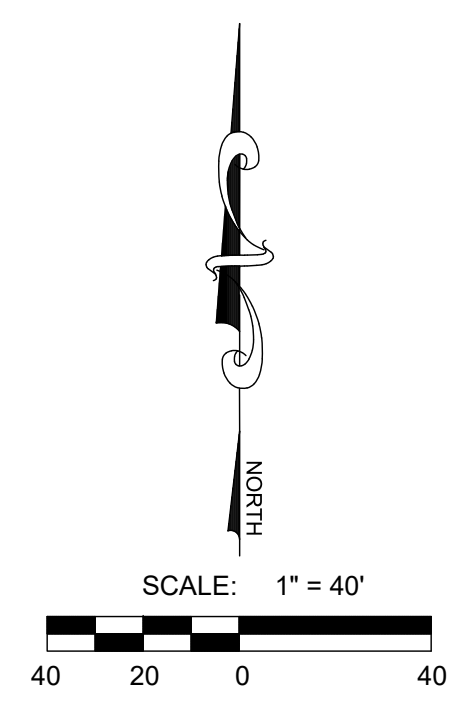
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
UTILITY PLAN 3

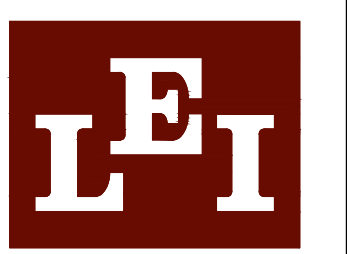
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=40'
DATE:
04/02/2020

SHEET
7

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





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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 1

REVISIONS	
1	
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LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

DESIGNED BY:
NKW

SCALE:
1" = 40'

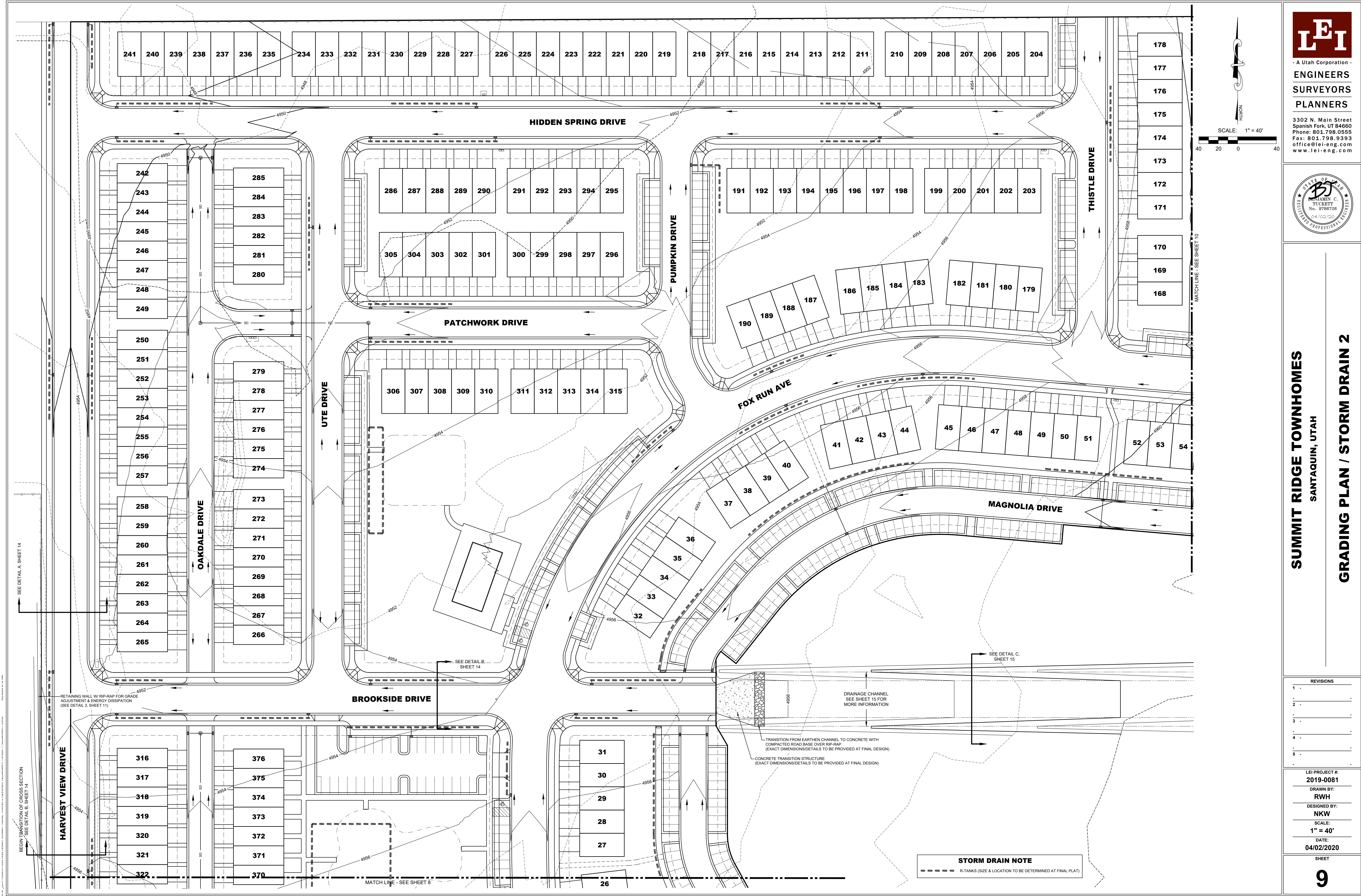
DATE:
04/02/2020

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

RETENTION POND
100-YEAR VOLUME REQ'D: 94,885 C.F.
25-YEAR VOLUME REQ'D: 63,840 C.F.
VOLUME PROVIDED: 97,497 C.F. (INCLUDING FREEBOARD)
1" FREEBOARD REQUIRED
3:1 SIDE SLOPES
APPROX. WATER DEPTH: 5'

LOW-FLOW SUMP
MANHOLES (TYP)

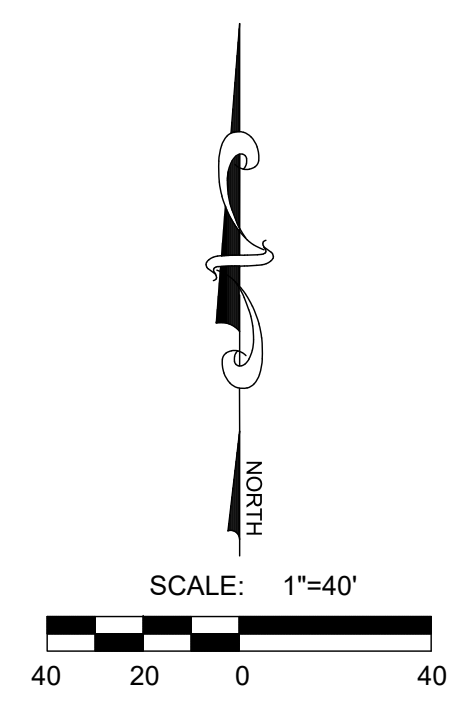
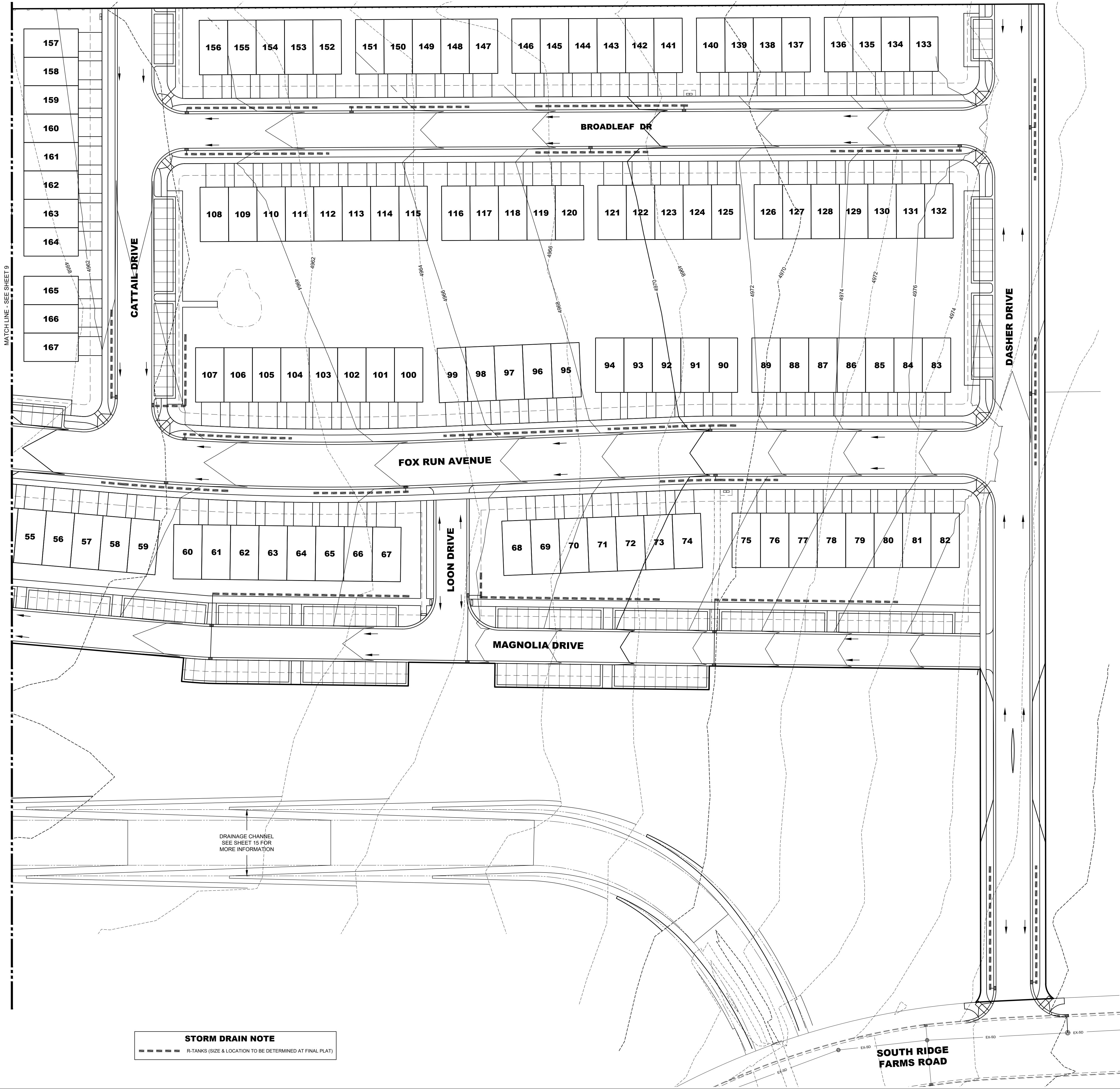
FUTURE
RIGHT-OF-WAY



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
GRADING PLAN / STORM DRAIN 2

REVISIONS	
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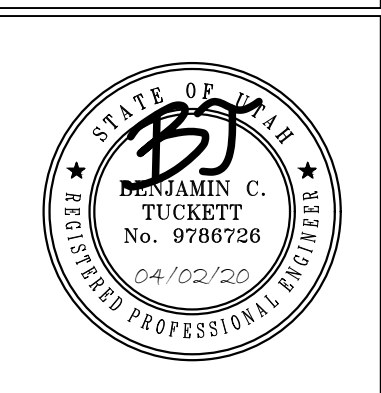
LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
04/02/2020





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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 3

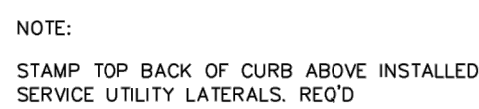
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LEI PROJECT #: 2019-0081	
DRAWN BY: RWH	
DESIGNED BY: NKG	
SCALE: 1"=40'	
DATE: 04/02/2020	
SHEET	
10	



1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER

NOT TO SCALE



- NOTES:

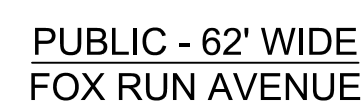
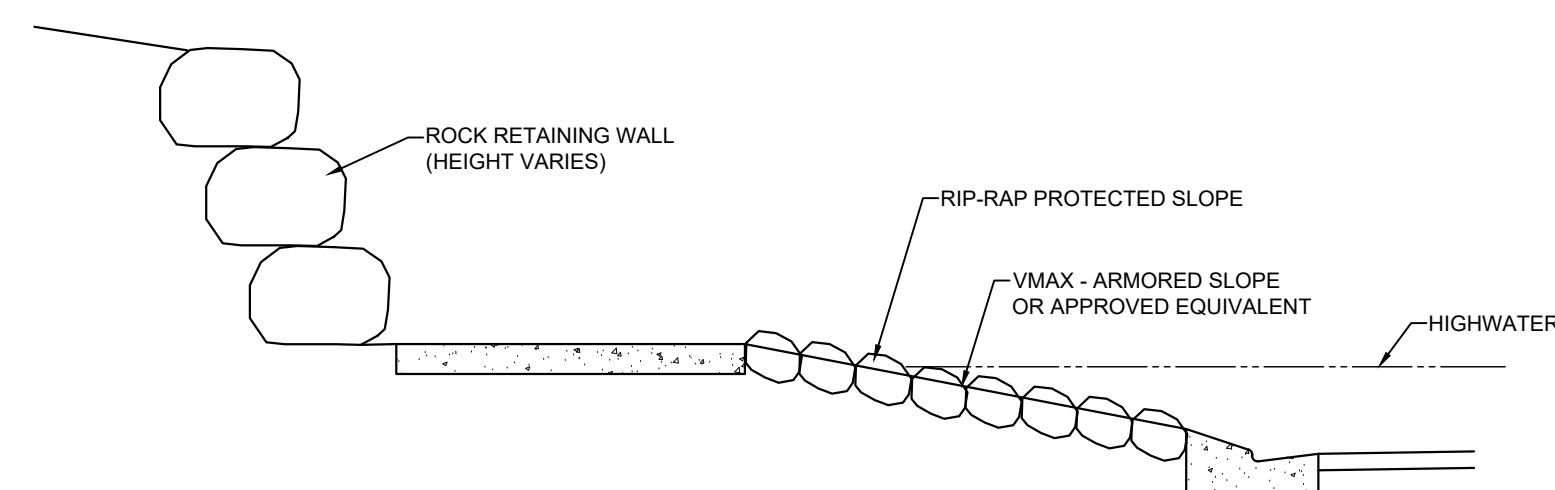
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS.)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

MOUNTABLE TYPE CURB AND GUTTER

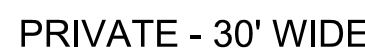
NOT TO SCALE

2	NOT USED
---	----------

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



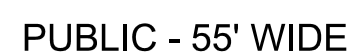
NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY



NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY



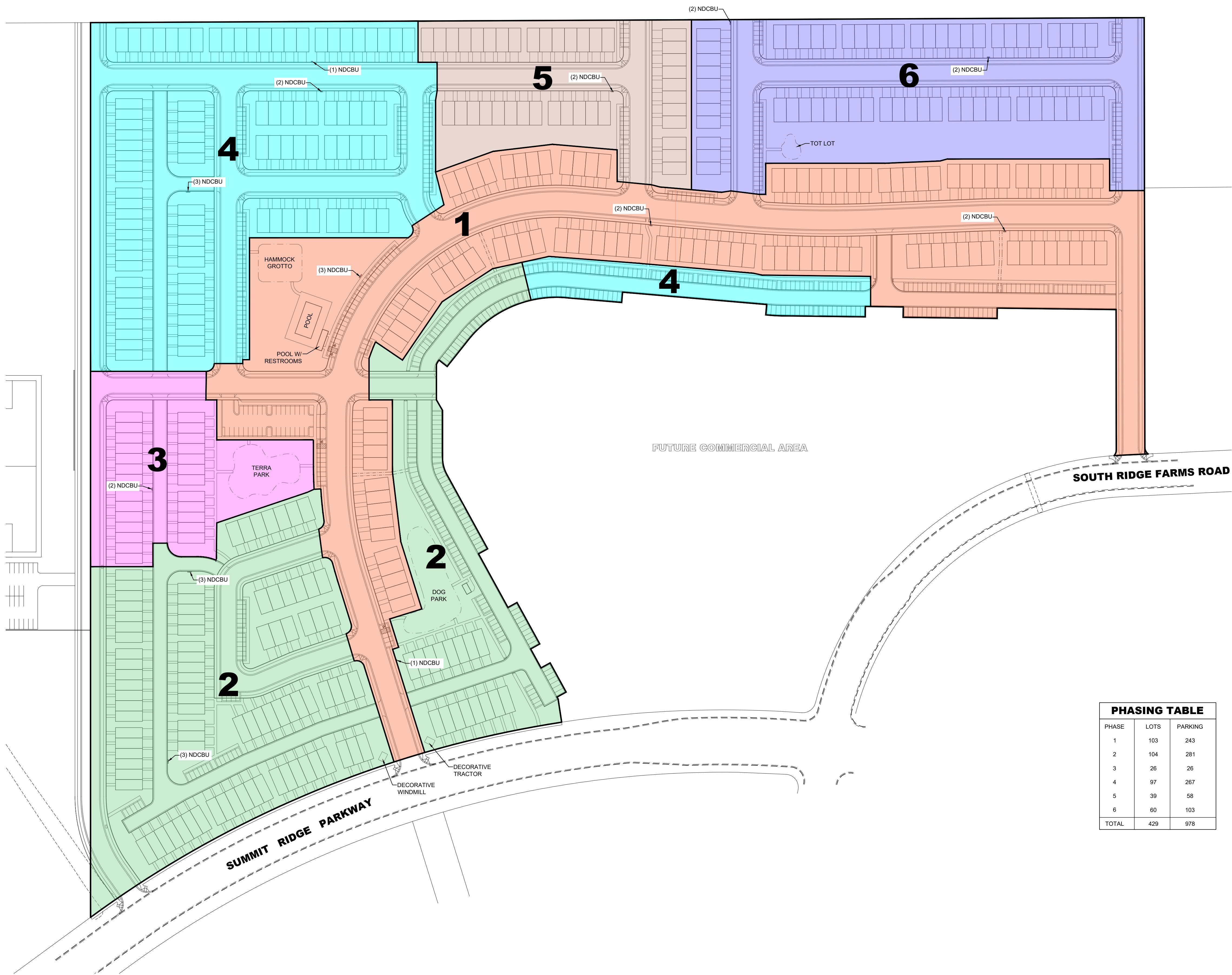
NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY



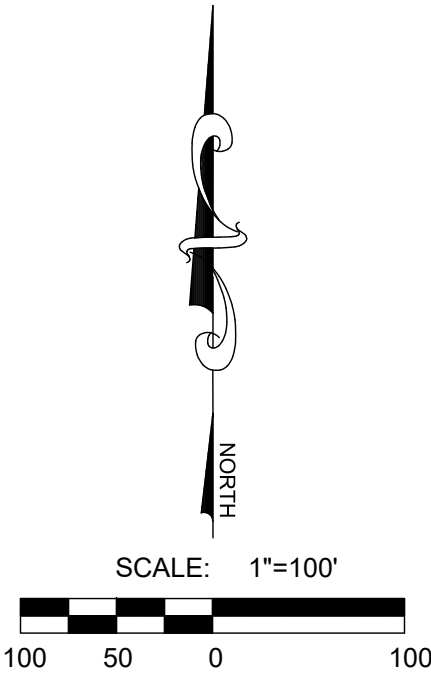
3 STREET CROSS-SECTIONS

SHEET

\\LEI\Projects\2019\0081\Drawings\Site Plans\Summit Ridge Townhomes Phasing Plan.dwg



PHASING TABLE		
PHASE	LOTS	PARKING
1	103	243
2	104	281
3	26	26
4	97	287
5	39	58
6	60	103
TOTAL	429	978

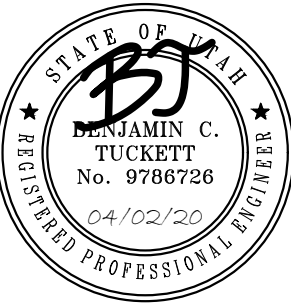
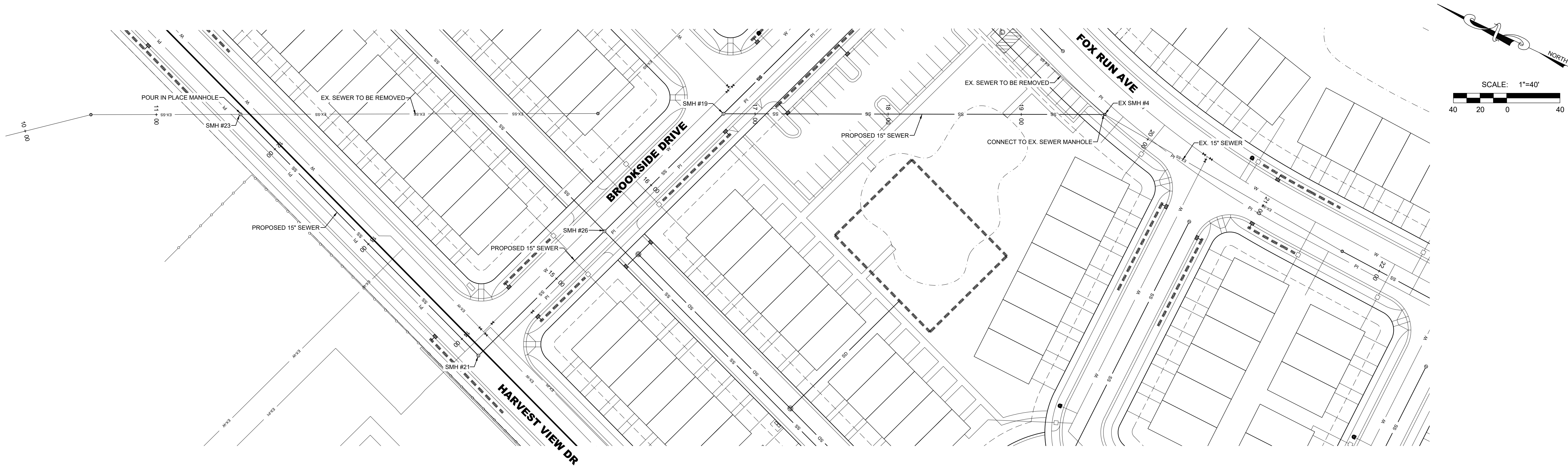
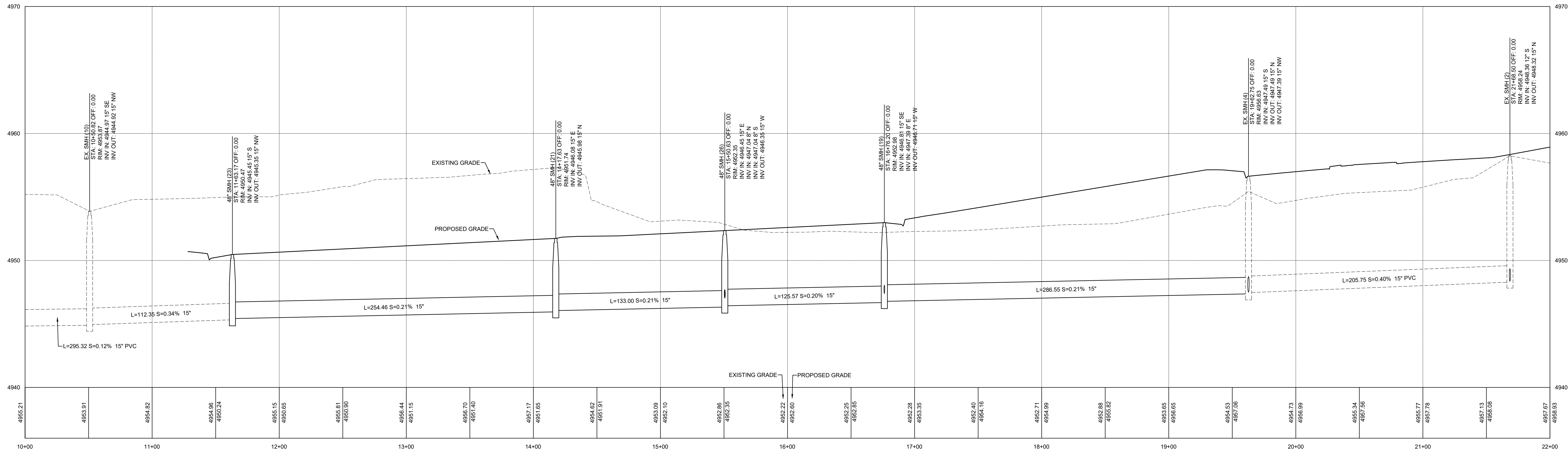


SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
PHASING PLAN

REVISIONS	
1	-
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
04/02/2020

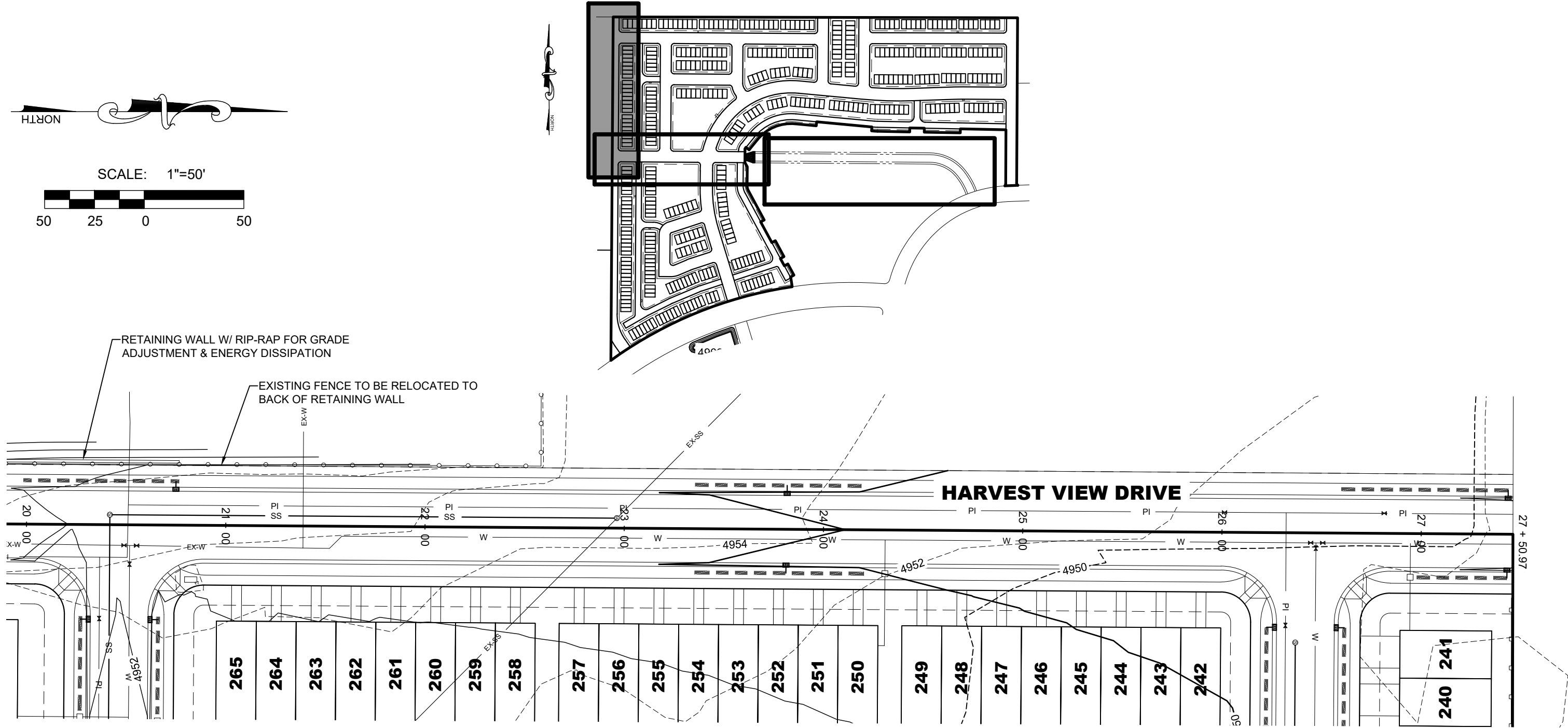
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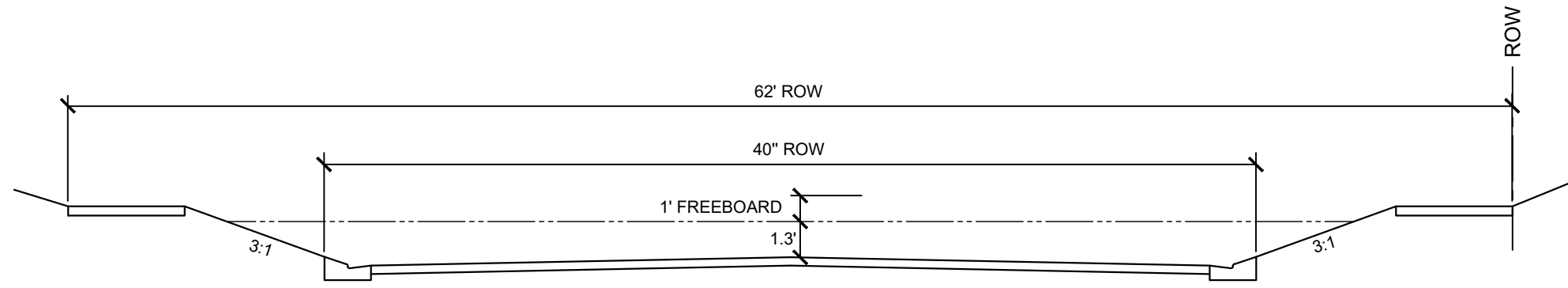
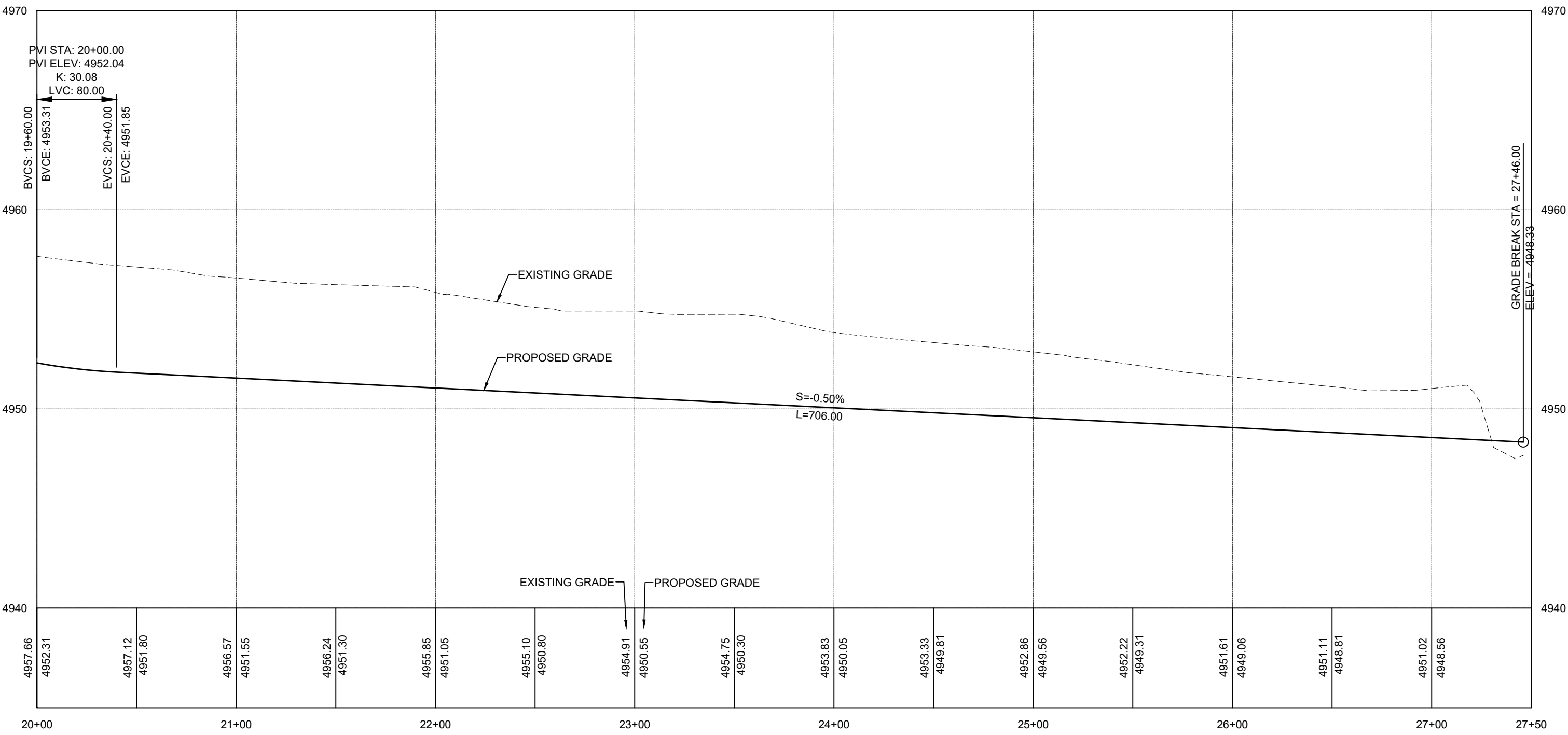
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
SEWER RE-ROUTE PLAN & PROFILE

REVISIONS	
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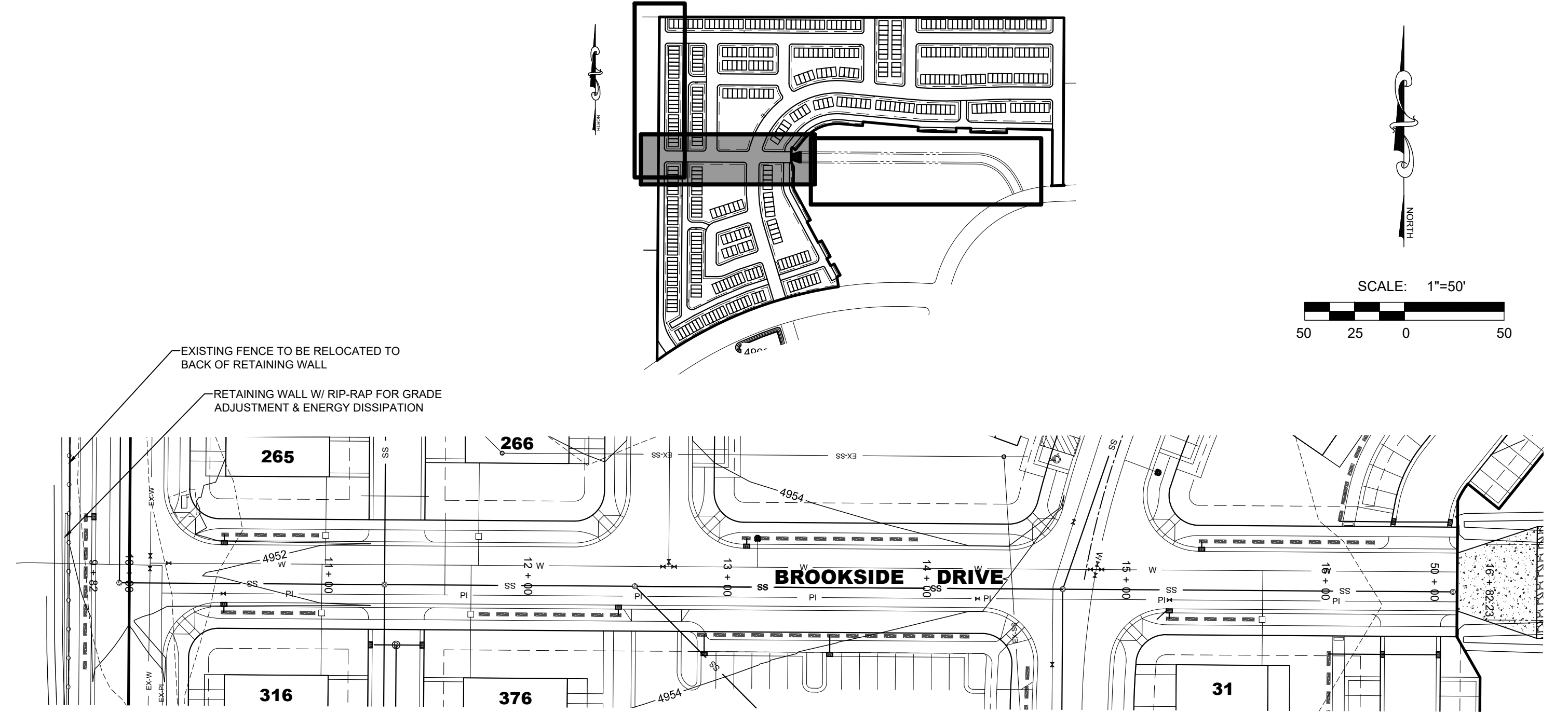
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SCALE: 1"=40'
DATE: 04/02/2020



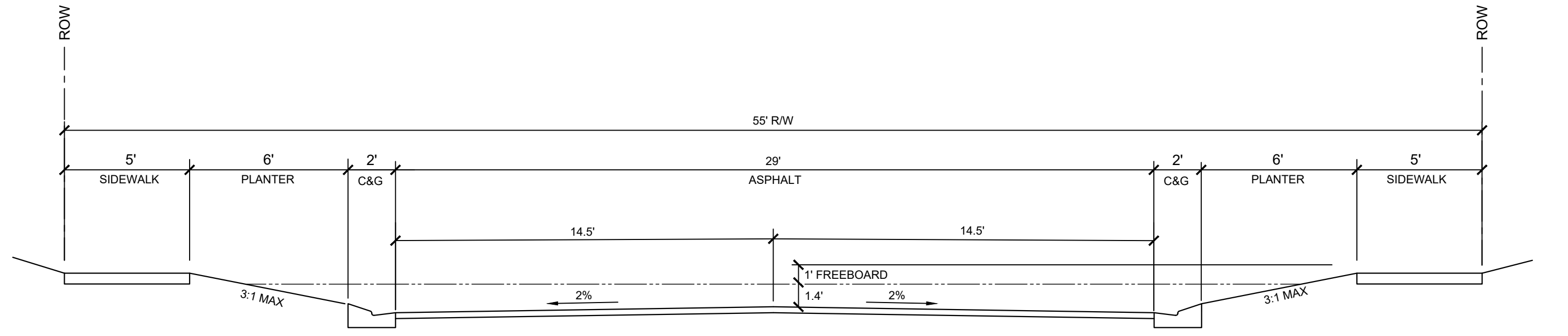
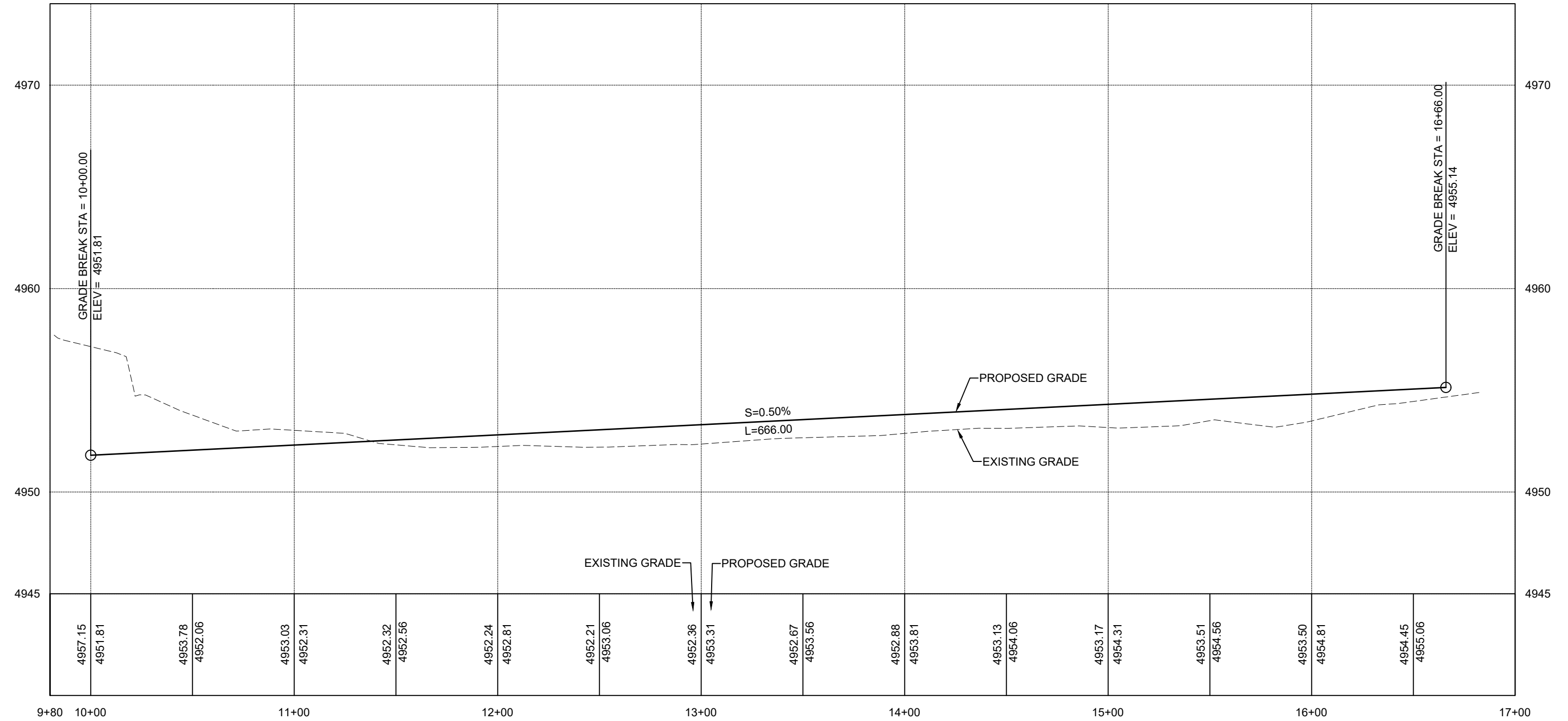
NOTE: ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION



SECTION 1
PUBLIC 62' ROADWAY



NOTE: ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION



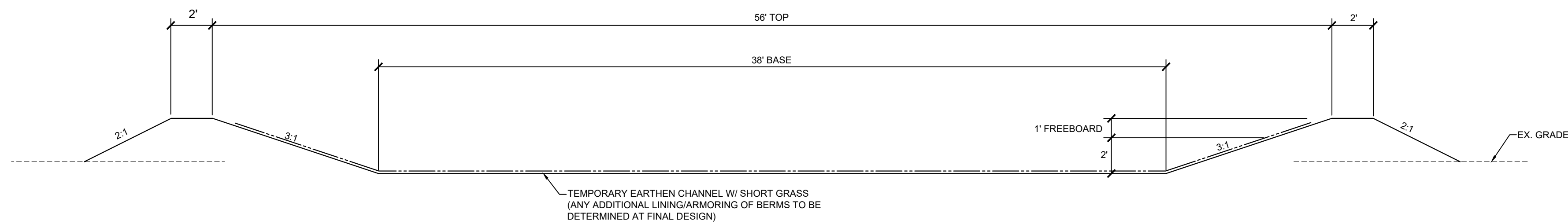
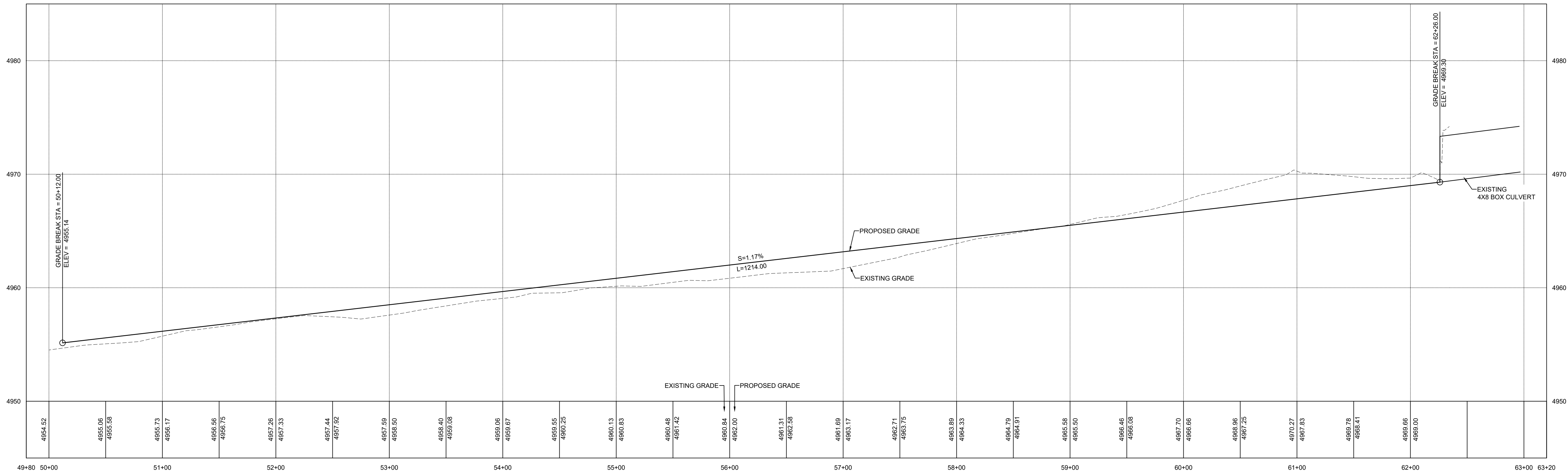
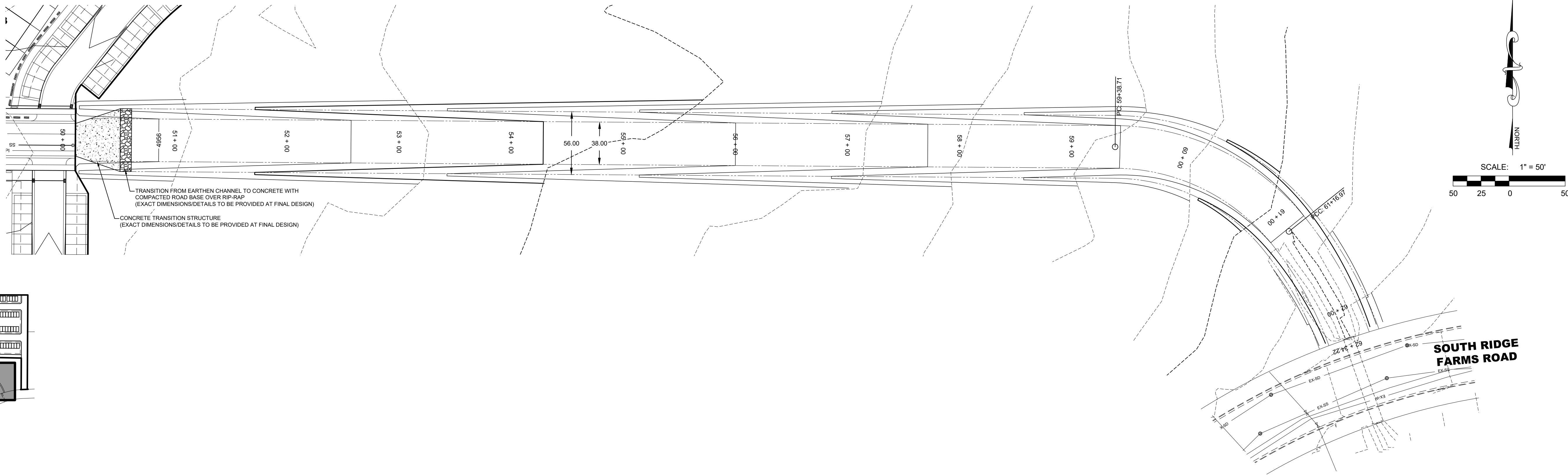
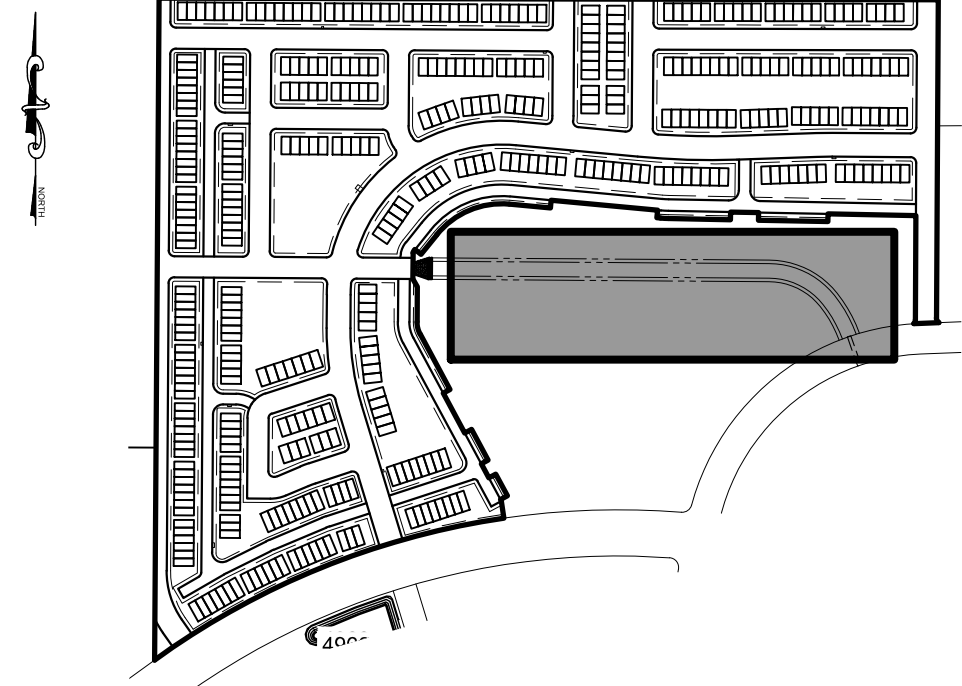
SECTION 2
PUBLIC 55' ROADWAY

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
04/02/2020

SHEET

\\LEI-UTAH\Projects\2019\0081\Drawings\Channel\Channel 2 - Plan & Profile.dwg 04/02/2020 10:10:10 AM

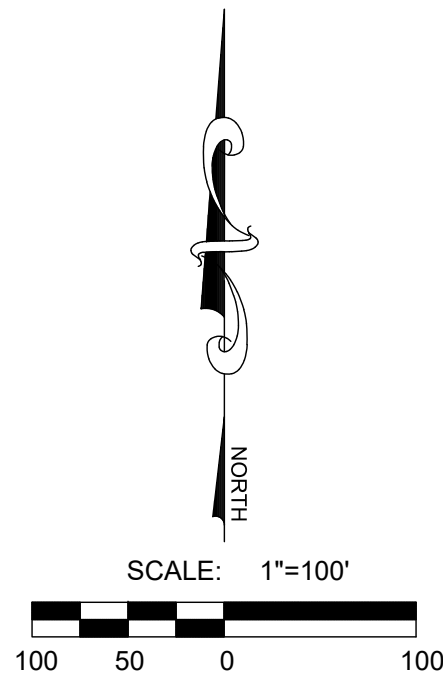
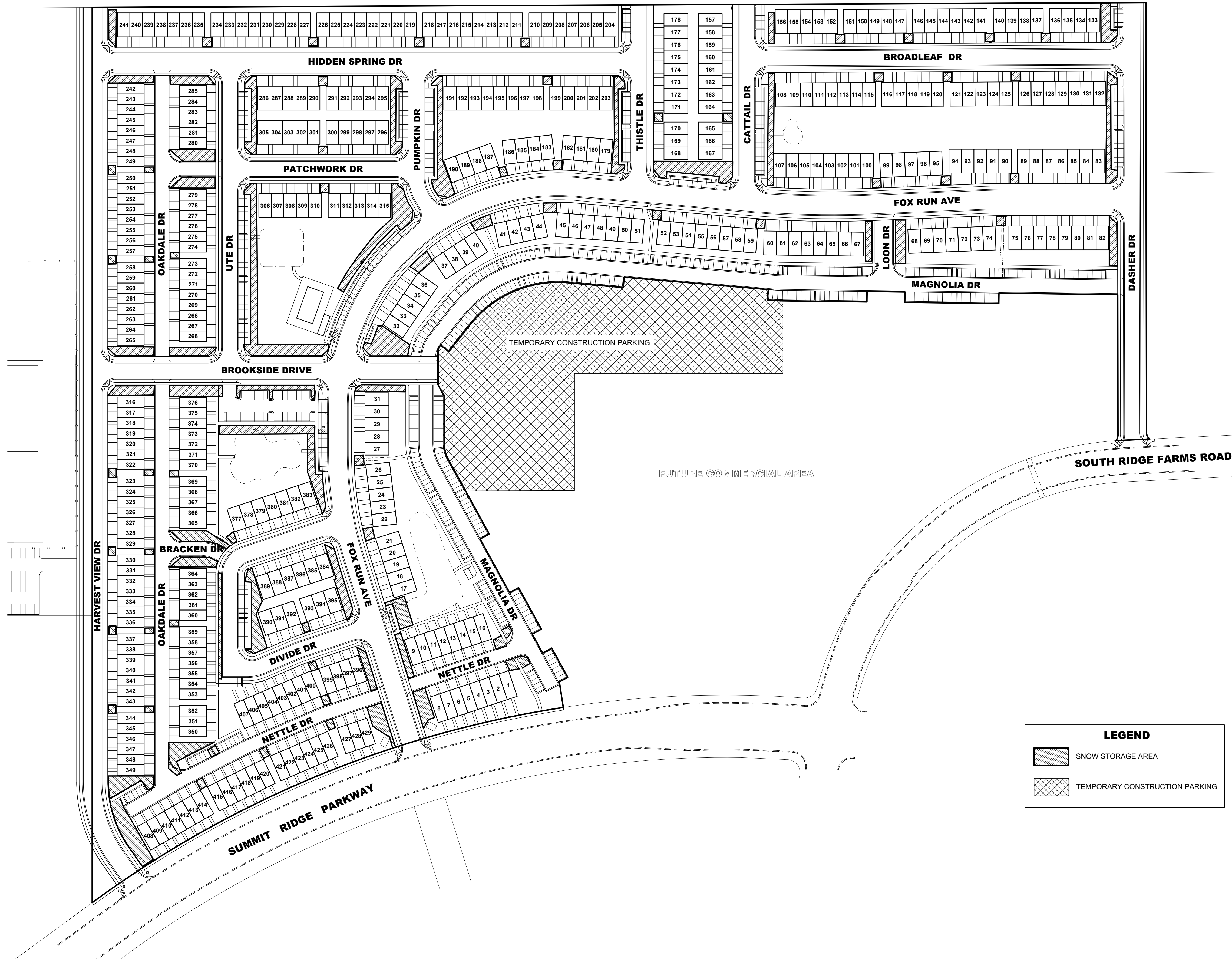


SECTION 3
COMMERCIAL AREA TEMPORARY CHANNEL

REVISIONS	
1	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 50'
DATE:
04/02/2020

\\LEI\Projects\2019\2019-0081\Summit Ridge Townhomes\Drawings\2020\16_Snow Storage Plan.dwg



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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

SNOW STORAGE PLAN/CONSTRUCTION STAGING PLAN

REVISIONS

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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

NKW

SCALE:

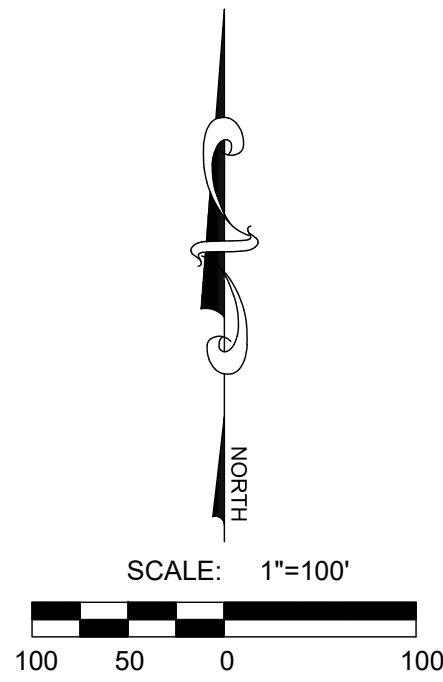
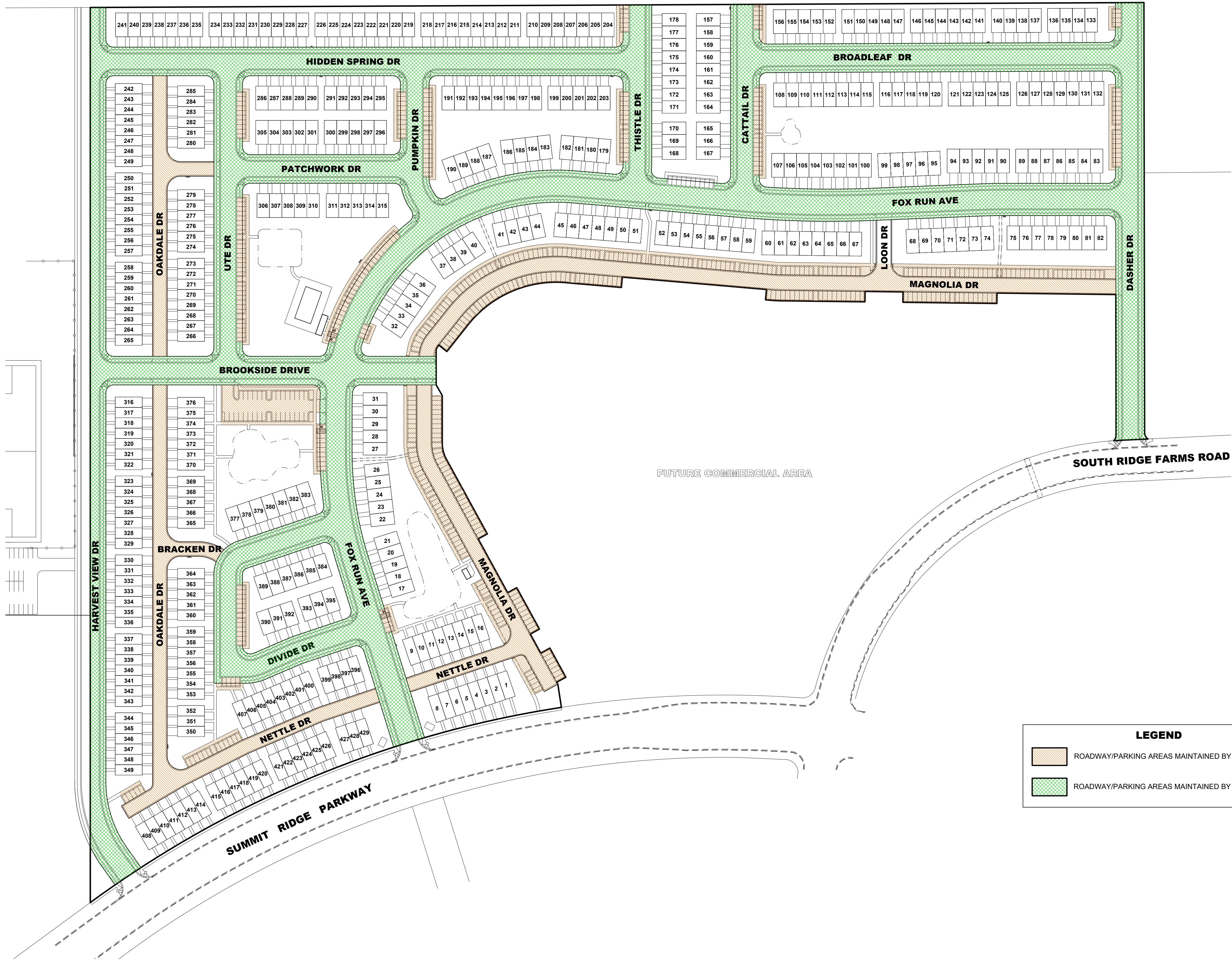
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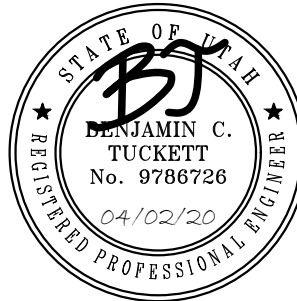
04/02/2020

SHEET

16



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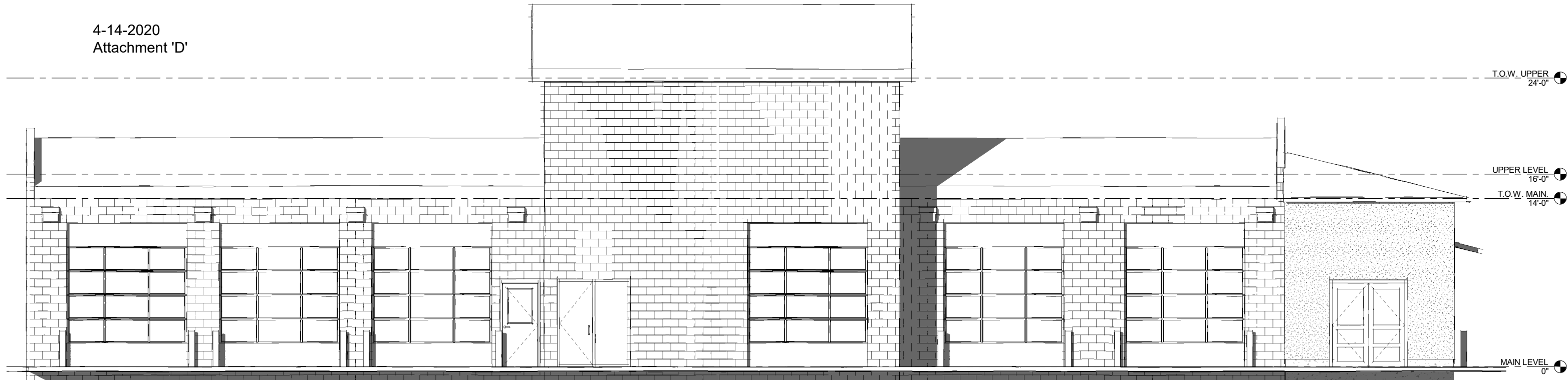
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
ROADWAY MAINTENANCE PLAN

LEGEND	
	ROADWAY/PARKING AREAS MAINTAINED BY HOA
	ROADWAY/PARKING AREAS MAINTAINED BY SANTAQUIN CITY

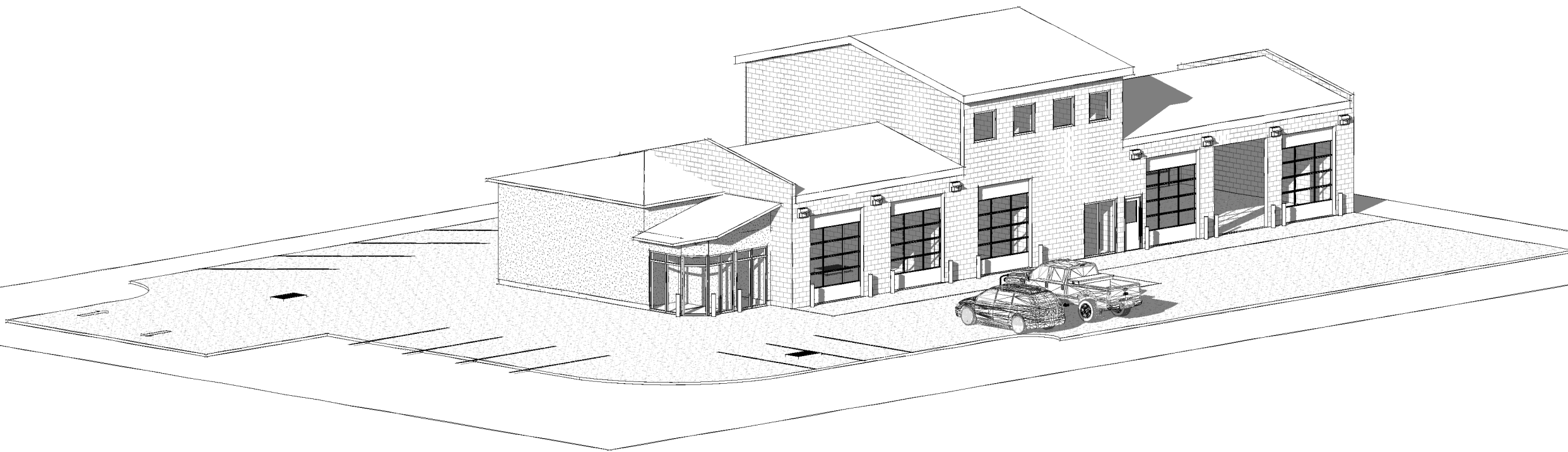
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	NKW
SCALE:	1"=100'
DATE:	04/02/2020

4-14-2020
Attachment 'D'



① NORTH
1/4" = 1'-0"



FEB 2020



JOSH NIXON

315 E. MAIN
STREET

ELEVATIONS

SCALE

1/4" = 1'-0"

DESIGNER CAD
EPIC EPIC

PROJ#
SANO22020
DRAWING

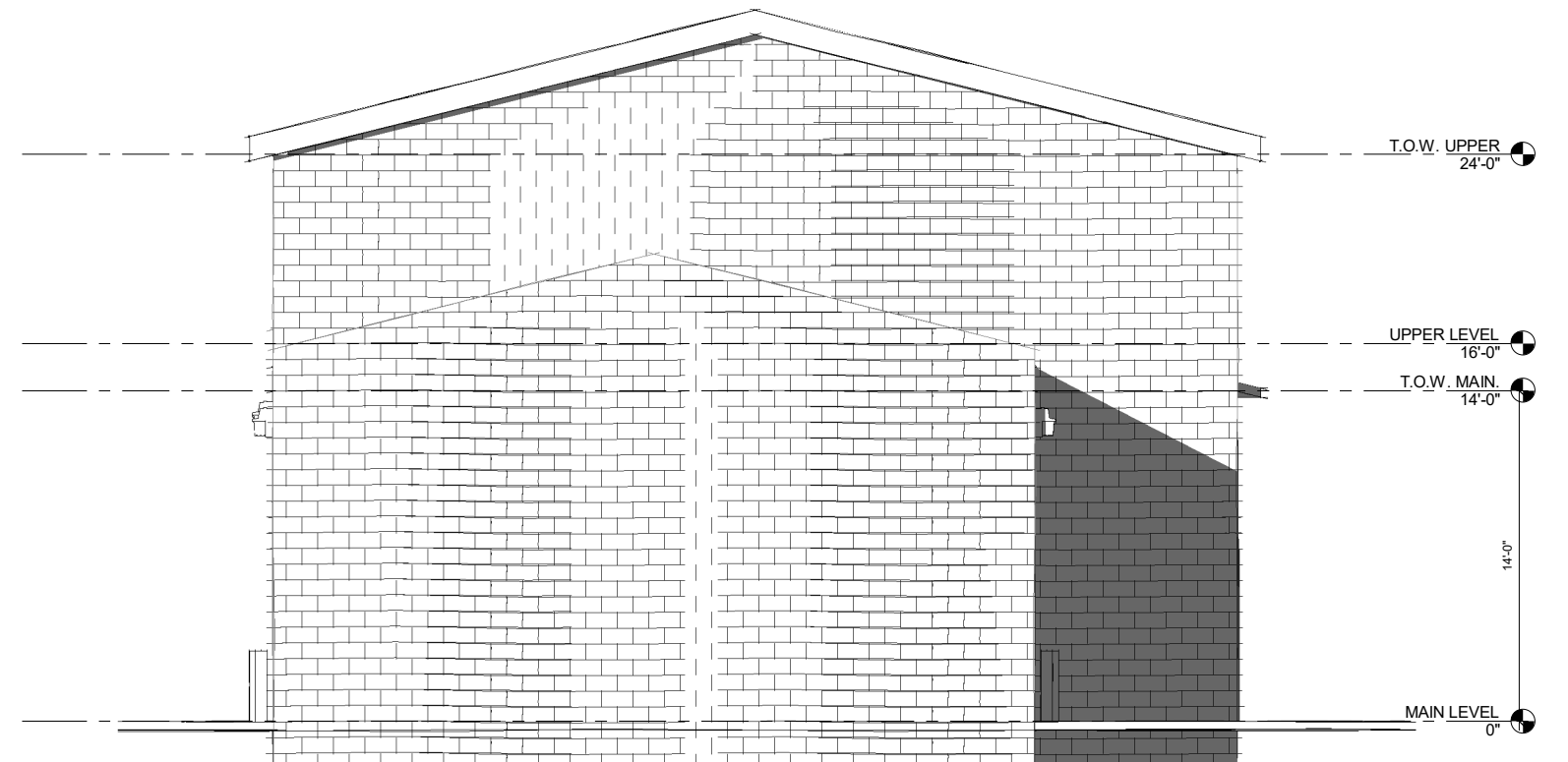
A-100



① SOUTH
1/4" = 1'-0"



FEB 2020	
JOSH NIXON	
315 E. MAIN STREET	
ELEVATIONS	
SCALE 1/4" = 1'-0"	
DESIGNER	CAD
Designer	Author
PROJ# SANO22020 DRAWING A-101	



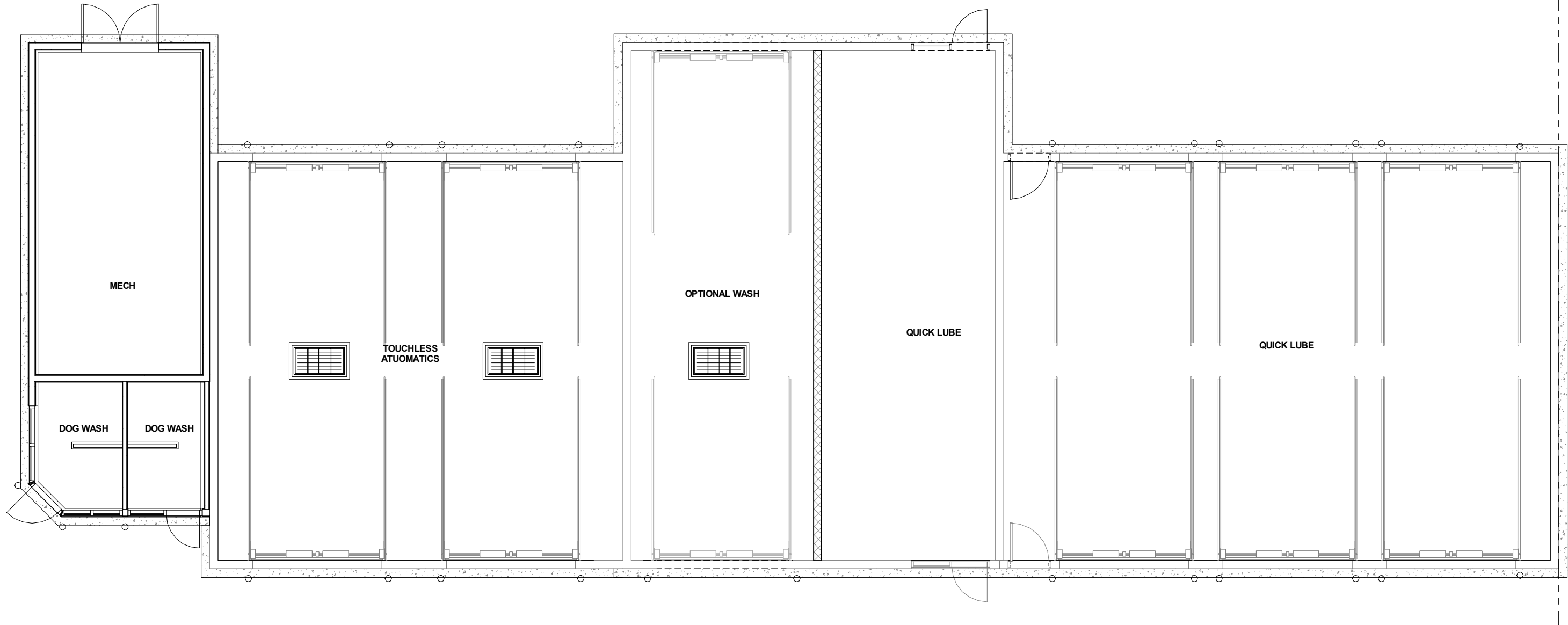
① EAST
1/4" = 1'-0"



② WEST
1/4" = 1'-0"



FEB 2020	
JOSH NIXON	
315 E. MAIN STREET	
ELEVATIONS	
SCALE 1/4" = 1'-0"	
DESIGNER EPIC	CAD EPIC
PROJ# SANO22020 DRAWING A-102	



1 MAIN LEVEL
1/4" = 1'-0"

FEB 2020

Reese Designs
RESEEDINGSOLUTIONS.COM

JOSH NIXON

315 E. MAIN STREET

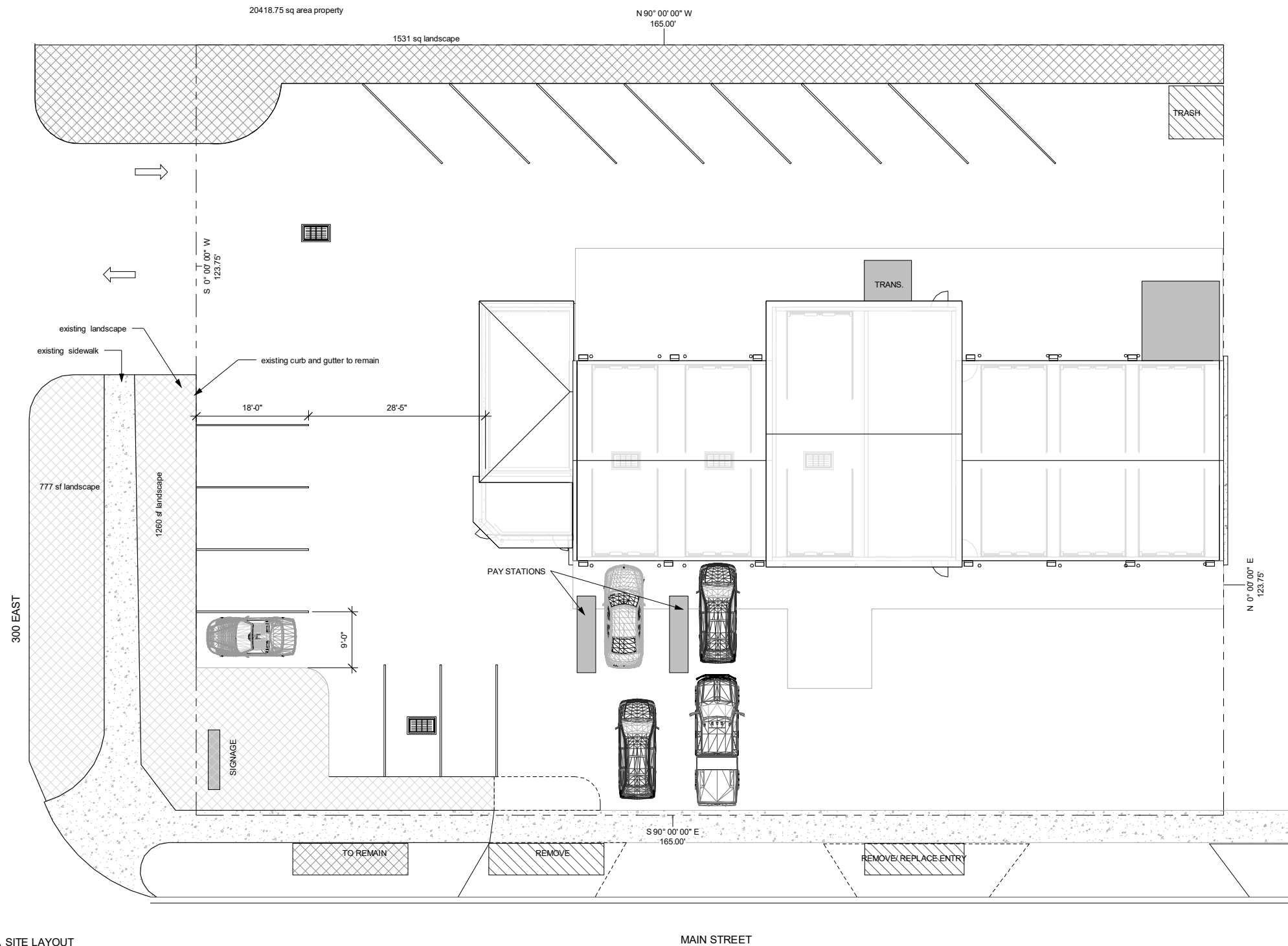
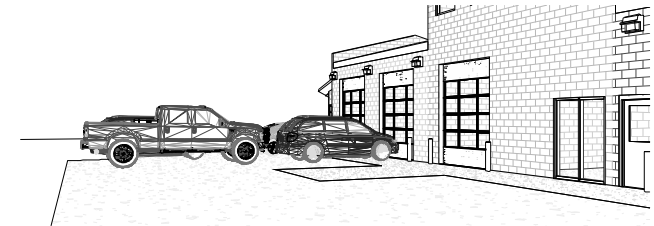
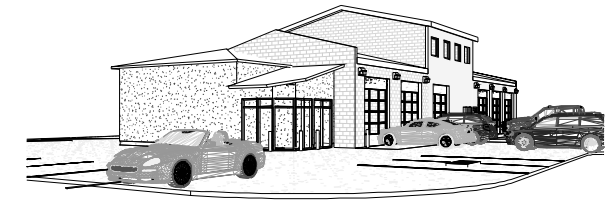
MAIN LEVEL

SCALE
1/4" = 1'-0"

DESIGNER
EPIC

CAD
EPIC

PROJ#
SANO22020
DRAWING
A-201



① SITE LAYOUT
1" = 10'-0"

FEB 2020	
JOSH NIXON	
315 E. MAIN STREET	
SITE PLAN	
SCALE 1" = 10'-0"	
DESIGNER CRC	CAD CRC
PROJ# SANO22020 DRAWING C-200	

