



Planning Commission Meeting Minutes
Tuesday January 22, 2019

The meeting was called to order at 7:00 p.m. by Commission Chair Trevor Wood.

Commission Members attending: Trevor Wood, Art Adcock, Jessica Tolman, Michelle Sperry, and Pamela Colson.

Others present: Community Development Director Jason Bond, Engineer Jon Lundell, and Aaron Jensen with Blue River Land Group.

Invocation/Inspirational Thought:

Mr. Bond offered an invocation.

Pledge of Allegiance:

Commissioner Tolman led the Pledge of Allegiance.

Public Forum: Commissioner Wood opened the Public Forum at 7:03 p.m. and closed it at 7:03 p.m.

Orchards East Subdivision Preliminary Review

A preliminary review of a 265-unit subdivision located at approximately Center Street & Ginger Gold Road.

Mr. Bond presented the Orchards East Subdivision preliminary plans. Aaron Jensen is in attendance representing the development group. Mr. Bond explained that there will be two main accesses, one off of Royal Land Drive and another on Ginger Gold Road. Per the Fire Chief's request, the developer has provided another access through Ginger Gold Road to 1050 North. Staff has worked with the developer to widen 1050 North for snow plowing. The developer is proposing not to have sidewalks on either side of the road, because of the number of driveways that line the road. Pedestrian access will instead be provided in front of the units. The developer is proposing to have the HOA take care of snow removal for the driveways and driveway accesses. This will be done by moving snow to the snow storage area shown, or taken off site. Mr. Bond explained that the developer has agreed that the HOA will plow 990 N. and the stubbed streets until such a time as the roads go through.

Mr. Lundell pointed out that the single family home lots are wider than the existing single family homes on the west side of the road.

Mr. Bond conveyed staff's recommendation that the Planning Commission provide a positive recommendation to the City Council for the Orchards East preliminary review.

Commissioner Adcock asked which conditions need to be included in a motion. Mr. Bond stated that coordinating the mailbox locations needs to be a condition of approval. Commissioner Tolman asked if there is sidewalk existing on the west side. Mr. Lundell answered that there isn't and those are private streets.

Commissioner Wood asked if the townhomes will be built prior to the single family homes. Mr. Lundell explained that the phases include a mix of multifamily, single family and townhomes. Mr. Jensen stated that the first phase is concrete but the second phase may change. He asked if the access at 1050 North will be considered a second access for the townhomes until the access off of Ginger Gold Road and Center Street is installed in a future phase. Mr. Bond answered that

as long as there are two accesses up front and the Ginger Gold access is added in another phase it will work.

Commissioner Sperry asked if Ginger Gold Road will be repaired prior to additional building. Mr. Jensen explained that Ginger Gold Road will be torn up and repaved through an agreement with the City during the first phase.

Commissioner Wood expressed concern that building single family homes first may result in the homeowners being upset when the townhomes are built in later phases.

Commissioner Tolman asked if the space between the townhomes will be landscaped with grass. Mr. Bond noted that he hasn't received a landscape plan yet. Mr. Jensen clarified that the developer plans to have hardy shrubs in those areas that will be maintained by the HOA.

Commissioner Wood asked if interior roads are allowed to have a narrower cross section. Mr. Bond explained that they have a narrower all over cross section, but they have the same amount of asphalt. Commissioner Wood asked if parking will be allowed on 1050 North. Mr. Lundell answered that it will fall under the current parking ordinance, so on street parking won't be permitted in the winter months, etc. Mr. Bond noted that perpendicular parking is also being provided around the townhomes.

Motion:

Commissioner Tolman motioned to forward a positive recommendation to the City Council for the Orchards East Preliminary Subdivision plan, with the condition that the developer gets direction for the Post Office in regards to the Mail Box location. Commissioner Sperry Seconded.

Roll Call:

Commissioner Tolman	Aye
Commissioner Colson	Aye
Commissioner Sperry	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed unanimously 5 to 0.

Foothill Subdivision Preliminary Review

A preliminary review of a 534-unit subdivision located at approximately 900 S. & 100 W.

Mr. Bond explained that two separate public hearings were held for the Foothill and Brubaker subdivisions. This preliminary review combines both the Foothill and Brubaker Subdivisions. The new development agreement and rezoning are not yet finalized. This subdivision has come back to the Planning Commission in order to notify the Commission, and residents of the developers proposed changes.

Mr. Bond presented the updated preliminary plans. He stated that the prior plans had a total of 499 single family lots and 32 townhomes. In contrast, the developers proposed changes include a total of 534 single family lots. Mr. Bond clarified that the new proposal includes some dense units, but they are not attached.

Mr. Bond explained Staff's DRC recommendation which included conditions regarding the cul-de-sac lengths, and details for the masonry wall along the Frontage Road. He reported that Salisbury has proposed to install a masonry wall between the units along the Frontage Road. Staff

has also asked that the trail from Bluff Street to the Ahlin pond is increased from 10 to 20 feet wide with zero scape on the sides.

Commissioner Wood provided time for the Public to speak at 7:35 p.m.

Bob Westover stated that the Brubaker Subdivision is currently zoned as R-15 and he is opposed to this proposal based on the intent of the original zoning. Mr. Westover expressed his feelings that zoning should be a commitment to residents. Mr. Bond clarified that the property is currently zoned R-15 and Commercial. He also clarified that the City Council hasn't yet acted on the recommendation to change the zoning.

Brandon Christensen asked if the upper access along Brubaker has been purchased to continue the Frontage Road. Mr. Bond answered that the City is still in the process of obtaining that access point. He clarified that the developer will provide the access point up to their property, and the City will continue to work on the access point to the north. Mr. Bond explained that the whole subdivision is proposed to be a Planned Unit Development (PUD), which means density bonuses are given in exchange for higher density. In this situation one of the density bonuses the City is obtaining is the Frontage Road. Mr. Christensen expressed concern that the apartments originally shown on the Southern side of Foothill, have been removed, and now the density has spread to the top of Brubaker. He is worried that if the Frontage Road access is not being addressed up front there will be issues. Mr. Bond informed him that the density has only increased by 10 units from the previous plan. Mr. Christensen stated that he doesn't see the benefits of adding more homes in this area.

Dan Shelly expressed concern that the Frontage Road won't get put through and asked what plan B is. Mr. Lundell assured him that the Frontage Road will go in, it's just a matter of time. Mr. Bond explained that the Brubaker section will meet access requirements prior to the Frontage Road going through. Mr. Shelly stated that the traffic on 900 South will be bad if the Frontage Road doesn't go through. Mr. Bond explained that getting the Frontage Road access is a priority, that the City is actively working on. He pointed out that the development won't be fully built for years. Mr. Bond informed him that the Foothill Development agreement requires access from the southern interchange after 150 homes are built. Through working with the developer it is anticipated that the southern access will be built prior to that.

Mr. Shelly asked if the zoning is affected by combining these two subdivisions. Mr. Bond answered that in the southern corner of Foothill the zoning will be changed from Commercial to Residential. Mr. Shelly asked what the HOA boundaries are, and asked where HOA funding comes from. Mr. Bond explained that HOA funds are paid for by those who live in the HOA, in this case the detached townhomes will be part of the HOA but the single family homes aren't. Mr. Shelley asked how residents can be protected from a predatory HOA. Mr. Lundell clarified that the City doesn't get involved with the HOA's restrictions, the only requirement is that the CC&R's can't be less regulatory than City Code.

Mike DeMarco reported that the overall density of the Foothill and Brubaker pieces are less than the previously approved densities. This proposal changes the commercial zoning on the south end to residential zoning. He guaranteed that the access through to the Frontage Road will be built. Mr. DeMarco explained that the Foothill developments that are being built currently, will provide

access to the southern freeway entrance which will be fully paved by the end of fall 2019 or spring 2020. He also clarified that phases W and X cannot be built until the Frontage Road is connected because there isn't sewer connection. Mr. DeMarco explained that they are providing the masonry wall along the Frontage Road because, the Council feels that the double frontage will be taken advantage of. He expressed that they don't want the traffic to be concentrated on 900 South, but the Frontage Road will be finished within the next 18 months.

Commissioner Wood noted that there is an existing development agreement from 2009 which entitles the developer to build a higher density subdivision. He believes that the changes being made provide both lower density, and better access.

Commissioner Colson expressed that the historical perspective of zoning changes is a tender issue, and she feels that it needs to be acknowledged.

Commissioner Adcock asked what the impact would be to the Foothill subdivision if Brubaker remains zoned R-15. Mr. Bond stated that it wouldn't necessarily affect Foothill, but he wouldn't foresee Brubaker being built, and that would result in the Frontage Road not being connected. Commissioner Colson asked what the density difference is between the R-15 zone and the R-10 PUD proposed for Brubaker. Mr. DeMarco stated that it's roughly 50 units less without the PUD. He pointed out that they are asking for less lots than what is allowed within the R-10 PUD. Commissioner Colson asked when the last traffic study was conducted on 900 South. Mr. Lundell stated that he will check to see if, and when a study was done for 900 South.

Mr. Christensen asked how the development agreement will work if Brubaker is being added to the Foothill subdivision. Mr. Lundell explained that an amendment will be added to the Foothill development agreement in order to address the Brubaker portion.

Commissioner Sperry stated that in the long run she thinks developing the Brubaker piece, and the resulting Frontage Road connection will help with traffic immensely.

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council for the Foothill Village Subdivision Preliminary plan, with the condition that the following DRC conditions be addressed:

- The Engineering redlines are addressed;
- The cul-de-sac lengths are verified, and meet City Code;
- The developer provides details and a visual for the masonry wall that will be installed along the Frontage Road prior, to Planning Commission and City Council's review;
- That the trail width is increased to 20 feet with 10 feet of asphalt with zero scape on the sides.

Commissioner Tolman seconded.

Roll Call:

Commissioner Tolman Aye

Commissioner Colson Aye

Commissioner Sperry Aye

Commissioner Adcock Aye

Commissioner Wood Aye

The vote passed unanimously 5 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes:

Commissioner Adcock motioned to approve the minutes from January 8, 2019. Commissioner Tolman seconded. The vote was unanimous in the affirmative.

Mr. Bond reported that the City Council granted a conditional use permit for the Hills mass grading, with a few added conditions which include: a 2-inch water meter be installed, processing of materials be appropriately identified on the site plan, and Summit Ridge Parkway be kept free of debris.

Mr. Lundell stated that grading for the Summit Ridge Parkway extension to the North has begun. Mr. Bond explained that the Hills Subdivision was on the DRC agenda for a preliminary review this morning. It was tabled due to the amount of items that need to be addressed.

Commissioner Adcock asked for an update on Johnson's Grove. Mr. Bond answered that it's still awaiting ARC approval prior to being reviewed by the City Council.

Mr. Bond reported that the City Council is proposing a 6-month moratorium on multifamily development. Nothing has been solidified yet, but it will be discussed at the next City Council Meeting.

Commissioner Adcock reminded the Commissioners that he might not be in attendance for the next meeting on February 12th.

Commissioner Colson asked to see the subdivision approval process chart. Mr. Lundell pulled it up on the City Website it's located in the City Code (Chapter 10, Title 19, Article 13).

Commissioner Sperry asked what can be done to regulate HOA's. Mr. Bond explained that in the future the City can make sure that the development agreements are detailed to better protect residents.

Adjournment:

Commissioner Adcock motioned to adjourn at 8:52 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder

THE ORCHARDS

SANTAQUIN, UTAH COUNTY, UTAH

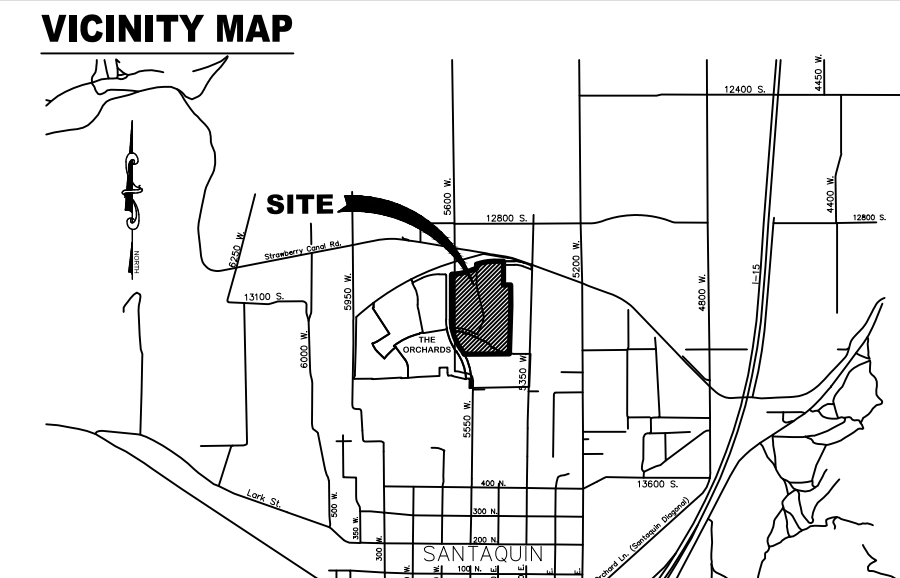


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SHEET 6	GRADING PLAN
SHEET 7	GRADING PLAN
SHEET 8	DETAILS
SHEET 9	PHASING MAP

TABULATIONS	
ZONE	R-10 (PUD)
TOTAL AREA	40.32 ACRES±
TOTAL OPEN SPACE	2.65 ACRES±
TOTAL ACRES IN ROADS	8.83 ACRES±
TOTAL AREA IN LOTS	28.84 ACRES±
TOTAL UNITS	265 UNITS
SINGLE FAMILY TOWNHOMES	91 UNITS
APARTMENTS	114 UNITS
DENSITY	6.57 UNITS/ACRE
REQUIRED PARKING	
APARTMENTS (60x2)	120 STALLS
TOWNHOMES (114x2)	228 STALLS
GUEST PARKING	52 STALLS
TOTAL PARKING REQUIRED	400 STALLS
PROVIDED PARKING	
TOWNHOMES W/ DOUBLE GARAGE (19x2)	38 STALLS
TOWNHOMES W/ SINGLE GARAGE (95x1)	95 STALLS
COVERED PARKING	60 STALLS
UNCOVERED PARKING	109 STALLS
EXTERIOR PARKING	98 STALLS
TOTAL PARKING PROVIDED	400 STALLS

- NOTES**
- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
 - PROJECT VERTICAL DATUM: ELEVATION 4882.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR 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 HCS FOR THE ORCHARDS DEVELOPMENT MUST BE FOLLOWED.
 - 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PL, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
 - NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.

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

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) 798-0555 PROJECT NAME THE ORCHARDS	

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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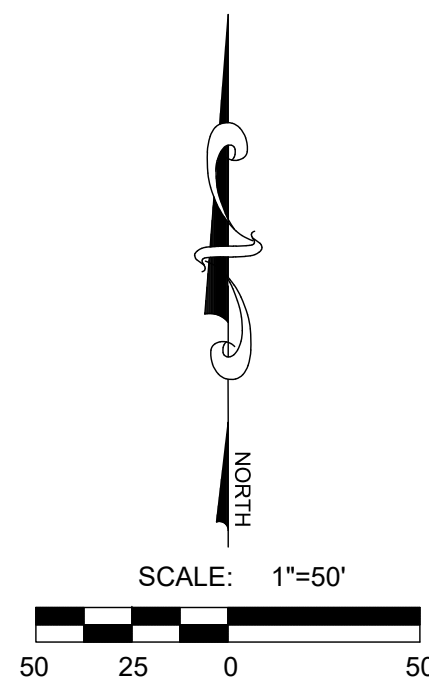
NOT FOR
CONSTRUCTION

THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
COVER SHEET

REVISIONS	
1	
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5	

LEI PROJECT #:	2015-0106
DRAWN BY:	BAP
DESIGNED BY:	NKW
SCALE:	1"=100'
DATE:	01/15/2019

SHEET
COVER



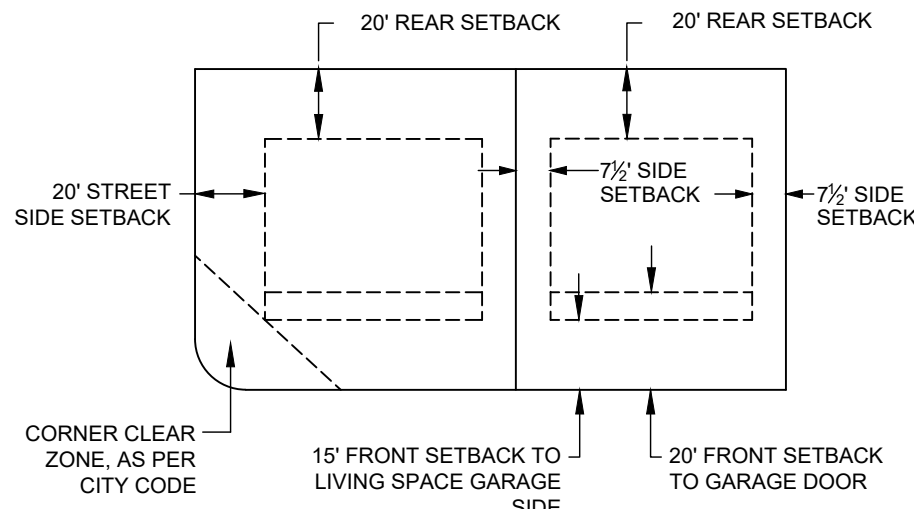
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SHEET 2



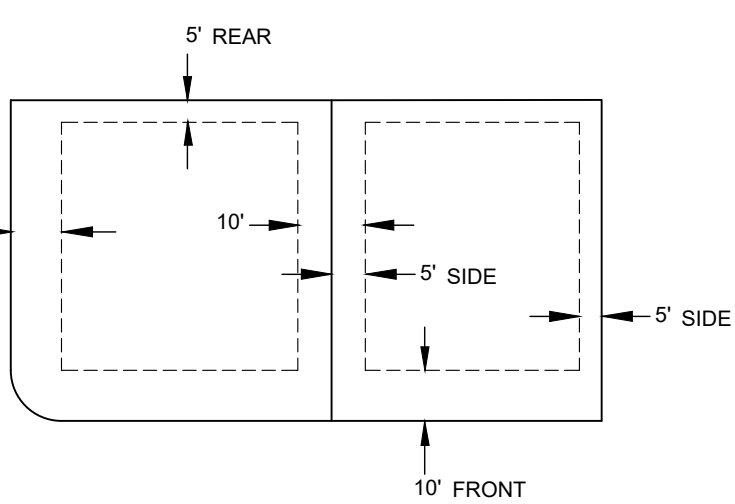
LEGEND

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

BUILDING SETBACKS (MINIMUM)



PUBLIC UTILITY EASEMENTS



NOT FOR
CONSTRUCTION

THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
LOT LAYOUT

REVISIONS

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2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

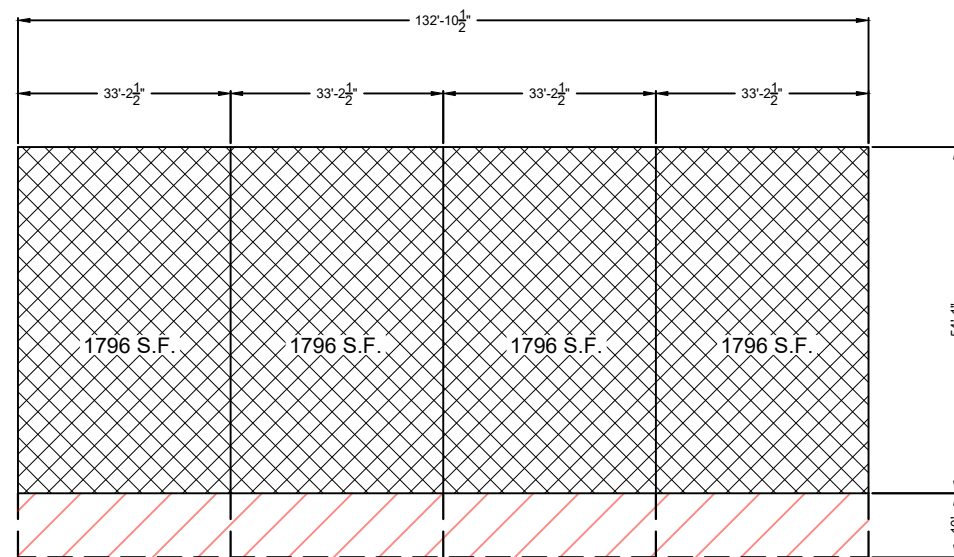
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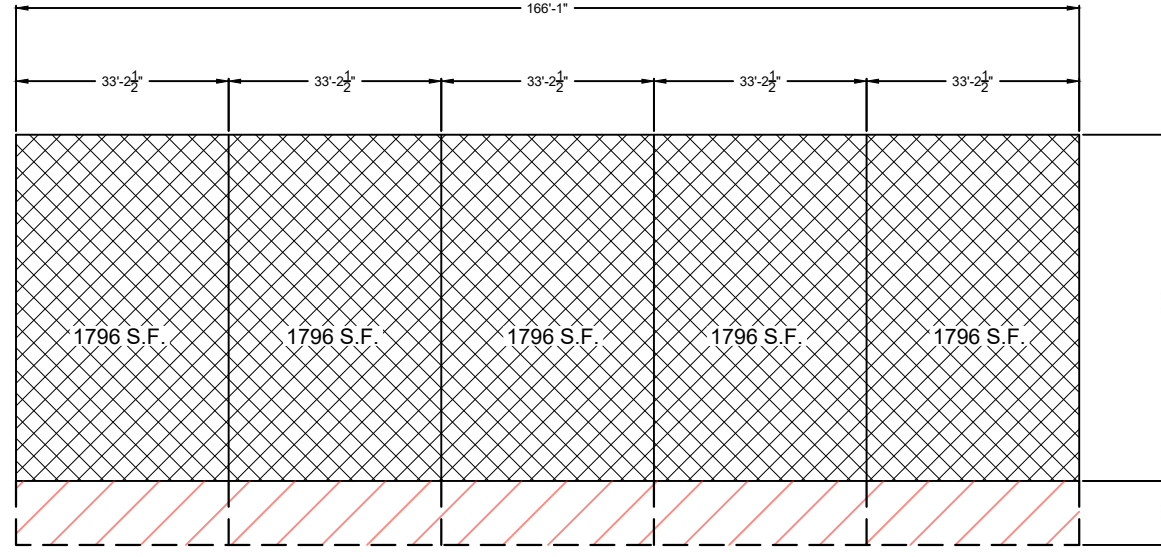
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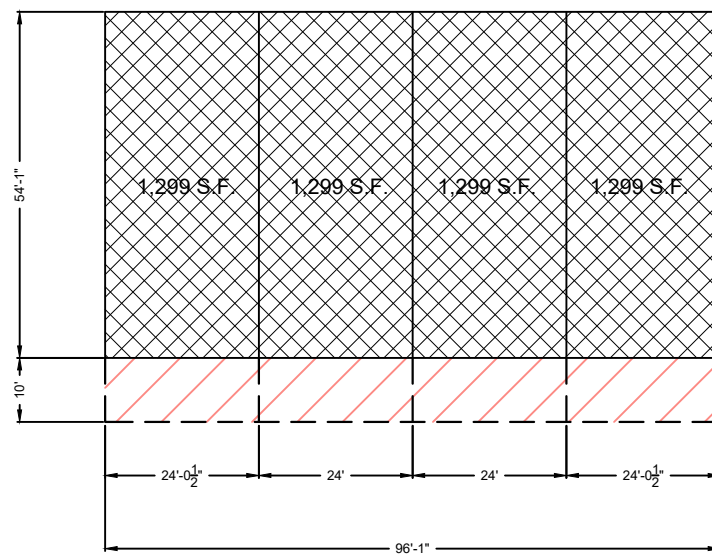
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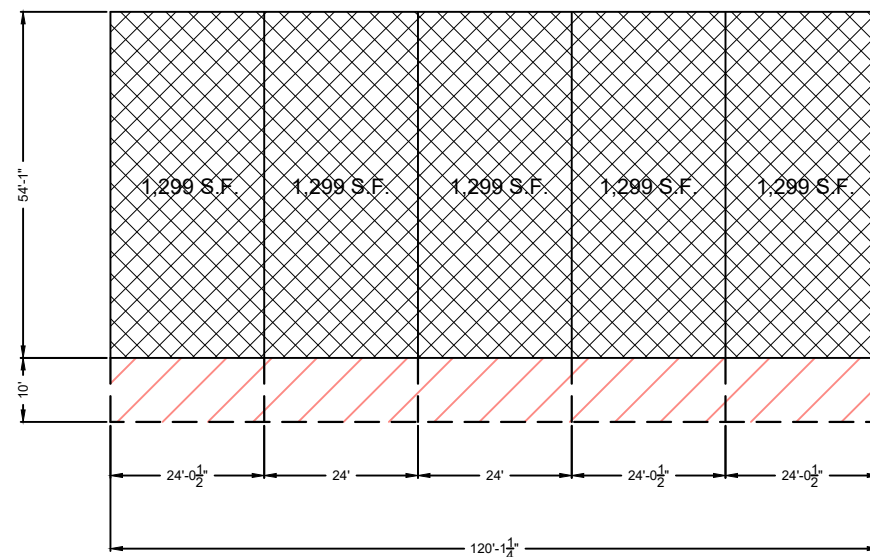
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(UNITS 65-68)



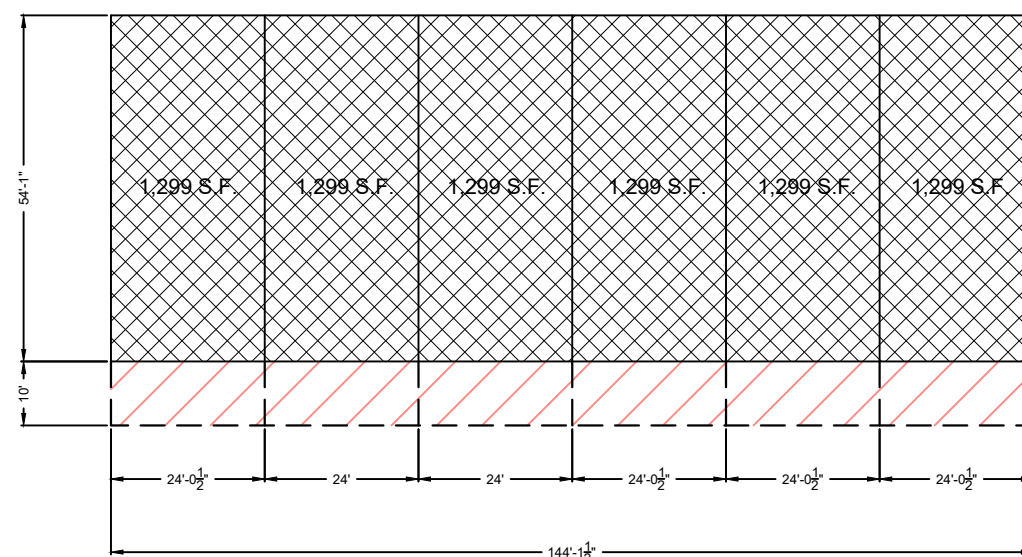
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(UNITS 50-64)



REAR LOAD 4-PLEX
(UNITS 11-18, 111-114)



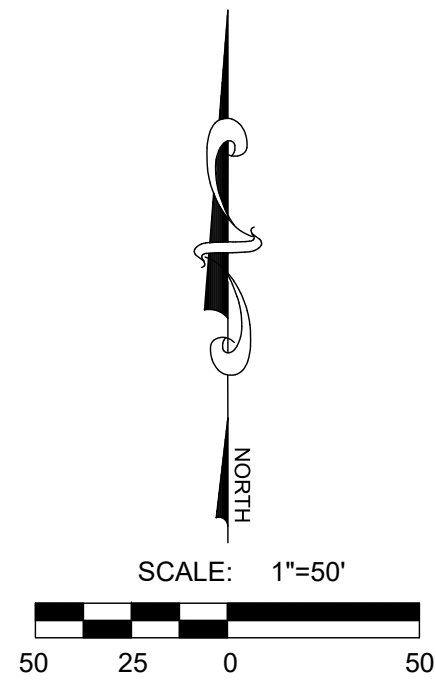
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(UNITS 1-10, 19-33, 40-49, 75-84, 91-110)



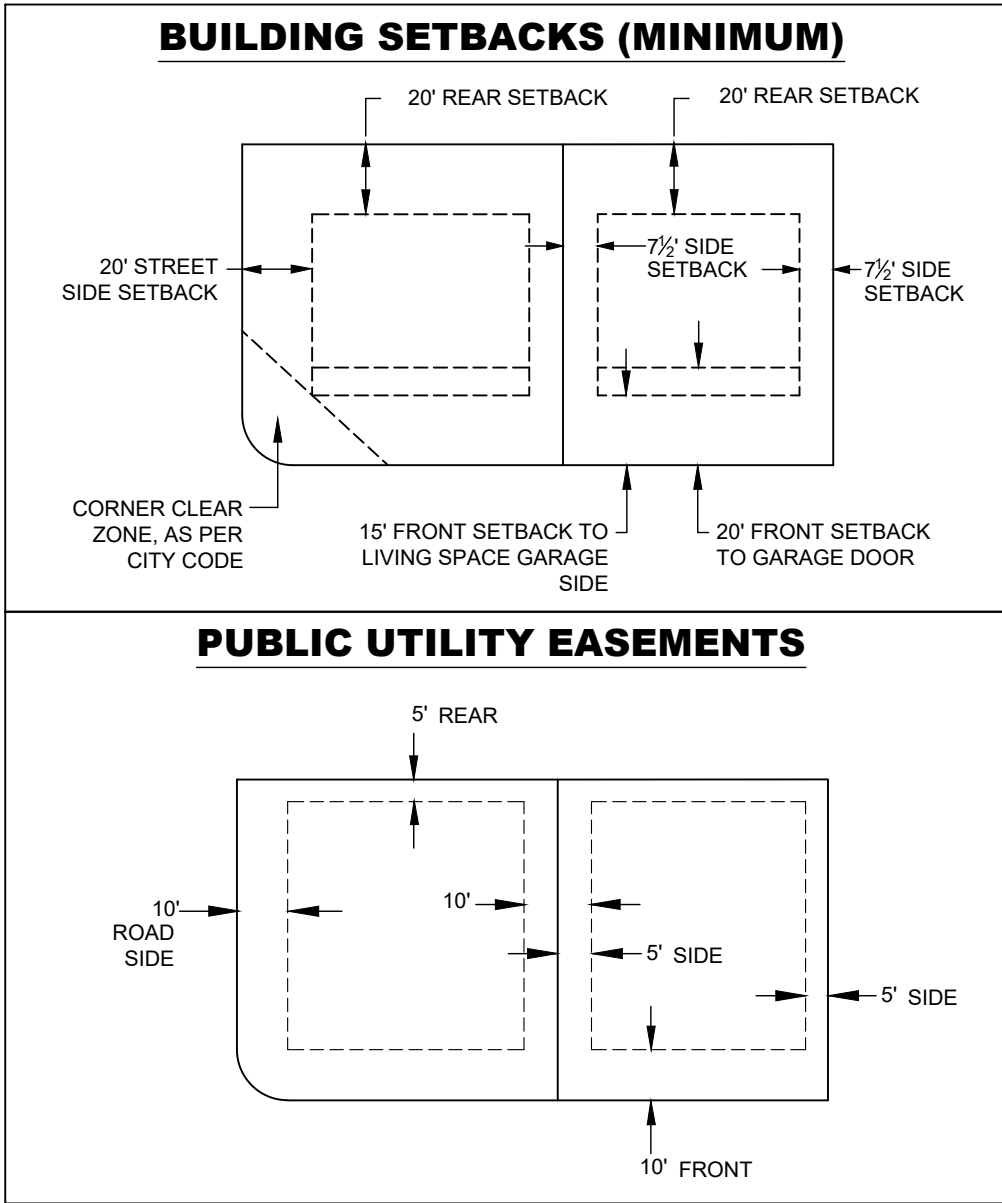
REAR LOAD 6-PLEX
(UNITS 34-39, 69-74, 85-90)

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA
- COVERED PARKING
- P.U.E.
- SETBACKS
- (X,XXX) S.F. BUILDABLE AREA



71' UTILITY EASEMENT AS PER DEVELOPMENT AGREEMENT, BLUE RIVER LAND GROUP, LLC SHALL DEDICATE A UTILITY EASEMENT ALONG AND INCLUDING GINGER GOLD ROAD RUNNING THROUGH PARCELS 290420053 AND 290420050, WHICH UTILITY EASEMENT SHALL BE APPROXIMATELY 71 FEET WIDE, AND SUFFICIENT FOR THE INSTALLATION OF ALL UTILITIES, INCLUDING: CULINARY WATER, PRESSURIZED IRRIGATION, ELECTRICITY, SEWER, NATURAL GAS, AND TELECOMMUNICATIONS.



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NOT FOR
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THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
LOT LAYOUT

REVISIONS	
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LEI PROJECT #: 2015-0106	
DRAWN BY: BAP	
DESIGNED BY: NKW	
SCALE: 1"=50'	
DATE: 01/15/2019	
SHEET	
2	



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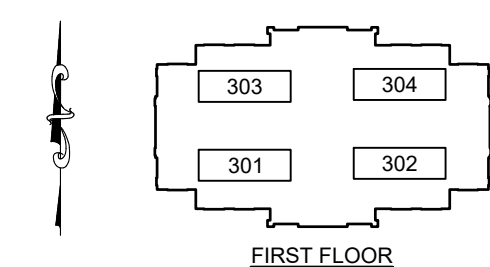
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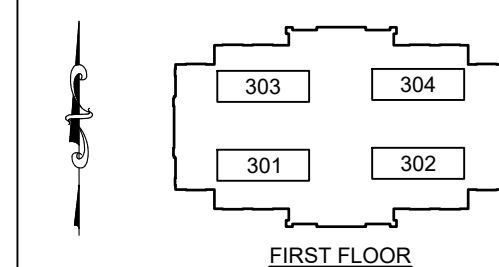
THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH

LINE & CURVE TABLES

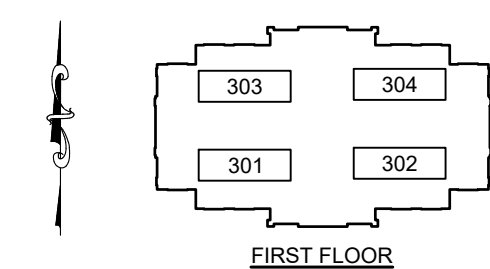
COMPLEX ADDRESSING
BUILDING D



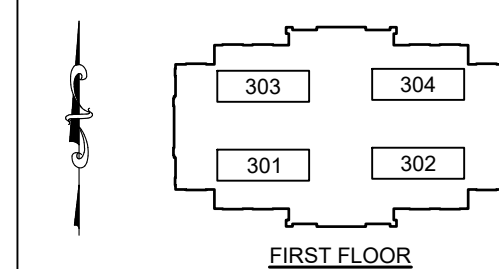
COMPLEX ADDRESSING
BUILDING E



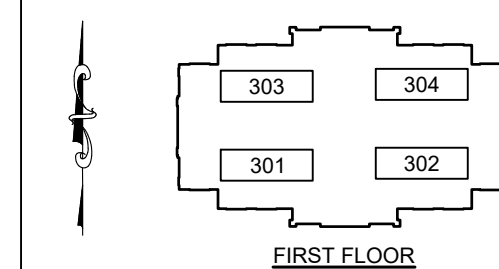
COMPLEX ADDRESSING
BUILDING C



COMPLEX ADDRESSING
BUILDING B



COMPLEX ADDRESSING
BUILDING A



OVERALL COMPLEX ADDRESSING: 1010 N 120 E (EX. "BLDG A, #203")

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S11°21'33"E	31.36
L2	N90°00'00"E	7.50
L3	N90°00'00"W	21.39
L4	S1°41'33"W	1.07
L5	N0°02'03"E	20.10
L6	N11°21'33"W	57.06
L7	S40°24'19"E	22.16
L8	S0°00'00"E	30.48
L9	N0°00'00"W	58.51
L10	N0°00'00"W	22.00
L11	N21°25'17"E	24.82
L12	N68°05'03"E	29.58
L13	S66°18'32"E	22.25
L14	N78°33'07"E	40.84
L16	N13°56'00"W	20.77
L17	N6°41'39"W	19.00
L18	S38°40'19"E	45.80
L19	S35°28'08"E	24.56
L20	N48°45'05"W	30.33
L21	S37°53'01"W	25.34
L22	S0°00'00"E	25.97
L23	S3°12'39"W	25.69
L24	S18°54'10"E	36.44
L25	N57°59'59"E	37.74
L26	N90°00'00"E	28.00
L27	N90°00'00"E	28.00
L28	N90°00'00"E	28.00
L29	N90°00'00"E	28.00
L30	S64°02'59"E	45.70
L31	S19°59'23"E	79.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	969.00	20°32'58"	347.54	S79°33'50"W 345.68
C2	1000.00	20°02'27"	349.78	S79°58'47"W 348.00
C3	569.00	1°46'02"	17.55	N76°55'40"W 17.55
C4	631.00	7°51'52"	86.61	S79°58'35"E 86.54
C5	631.00	6°05'30"	67.09	S86°57'15"E 67.05
C6	1027.50	22°48'56"	409.16	N9°42'56"W 406.46
C7	15.00	120°53'40"	31.65	S41°44'30"W 26.10
C8	791.00	10°04'31"	139.09	S23°44'36"E 138.92
C9	791.00	10°04'31"	139.09	S23°44'36"E 138.92
C10	791.00	8°52'40"	122.56	S33°13'11"E 122.44
C11	972.50	10°14'21"	173.79	N5°49'54"W 173.56
C12	846.00	4°32'43"	67.11	S18°14'38"E 67.09
C13	26.00	91°18'02"	41.43	N29°27'24"E 37.18
C14	846.00	5°29'43"	81.14	S23°15'51"E 81.11
C15	846.00	5°28'41"	80.40	S28°44'03"E 80.37
C16	846.00	5°19'20"	78.59	S34°07'04"E 78.56
C17	846.00	0°52'47"	12.99	S37°13'07"E 12.99
C18	26.00	88°41'58"	40.25	N60°32'36"W 36.35
C19	15.00	71°31'25"	18.72	N51°43'59"W 17.53
C20	569.00	7°28'19"	74.20	S88°46'09"W 74.15

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	15.00	87°07'08"	22.81	N43°33'34"E 20.67
C62	420.00	12°00'43"	88.05	S81°06'47"W 87.89
C63	380.00	11°27'31"	76.00	S80°50'11"W 75.87
C64	400.04	14°46'58"	103.21	S82°29'56"W 102.93
C65	55.00	75°06'25"	72.10	S37°33'13"W 67.05
C66	75.00	75°06'25"	98.31	S37°33'13"W 91.43
C67	95.00	75°06'25"	124.53	S37°33'13"W 115.81
C68	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C69	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C70	972.50	4°56'16"	83.81	N18°39'16"W 83.78
C71	1027.50	21°07'24"	378.81	S10°33'42"E 376.67
C72	15.00	106°11'08"	27.80	N36°54'26"E 23.99
C73	15.00	79°02'55"	20.69	N50°28'32"W 19.09
C74	972.50	5°13'58"	88.82	N8°20'06"W 88.79
C75	972.50	5°00'23"	84.97	N3°12'55"W 84.95
C76	846.00	21°41'14"	320.22	S26°48'54"E 318.32
C77	15.00	91°41'33"	24.01	S44°09'14"E 21.52
C78	15.00	88°18'27"	23.12	N45°50'46"E 20.90
C79	15.00	88°18'27"	23.12	S45°50'46"W 20.90
C80	15.00	92°08'59"	24.12	S44°22'57"E 21.61

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	15.00	99°52'26"	26.15	S35°05'46"W 22.96
C22	600.00	12°27'31"	130.47	S89°10'18"W 130.21
C23	600.00	8°33'18"	89.59	N80°19'18"W 89.50
C24	600.00	13°57'21"	146.15	S83°01'19"E 145.78
C25	631.00	6°13'04"	68.48	S87°08'16"W 68.44
C26	15.00	101°36'21"	26.60	N39°26'38"E 23.25
C27	15.00	70°33'50"	18.47	S46°38'28"E 17.33
C28	618.12	6°00'05"	64.74	N78°59'01"W 64.71
C29	15.00	88°04'57"	23.06	N60°14'05"W 20.86
C30	15.00	88°04'57"	23.06	N27°50'52"E 20.86
C31	569.00	6°35'19"	65.43	S79°20'19"E 65.40
C32	569.00	6°21'51"	63.20	S85°48'54"E 63.17
C33	569.00	1°00'11"	9.96	S89°29'54"E 9.96
C34	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C35	15.00	91°41'33"	24.01	N44°09'14"W 21.52
C36	15.00	87°51'01"	23.00	N45°37'03"E 20.81
C37	100.00	34°21'47"	59.97	S54°50'24"E 59.08
C38	100.00	18°26'09"	32.18	S81°14'22"E 32.04
C39	15.00	90°42'44"	23.75	N44°38'38"E 21.34
C40	72.50	52°47'56"	66.81	S64°03'29"E 64.47

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C81	45.00	52°47'56"	41.47	S64°03'29"E 40.02
C82	1027.50	3°04'34"	55.17	N0°09'15"E 55.16
C83	1027.50	4°11'27"	75.16	N3°28'45"W 75.14
C84	1027.50	4°13'16"	75.70	N7°41'06"W 75.68
C85	1027.50	4°13'16"	75.70	N7°41'06"W 75.68
C86	1027.50	4°16'32"	76.67	N11°56'00"W 76.66
C87	1027.50	4°00'18"	71.82	N16°04'25"W 71.81
C88	1027.50	3°02'49"	54.64	N19°35'59"W 54.64
C89	1064.00	5°52'20"	108.03	N32°00'41"W 107.98
C90	972.50	2°00'18"	34.03	S20°07'14"E 34.03
C91	15.00	109°07'05"	28.57	S35°26'27"W 24.44
C92	15.00	76°11'15"	19.95	S51°54'22"E 18.51
C93	972.50	13°48'45"	234.44	S6°54'22"E 233.88
C94	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C95	15.00	90°09'41"	23.60	N45°04'51"W 21.24
C96	946.00	2°56'59"	48.70	S13°21'57"E 48.70
C97	946.00	1°52'54"	31.07	S10°57'01"E 31.07
C98	1054.00	0°48'56"	15.00	N38°21'18"W 15.00
C99	946.00	9°08'23"	150.91	S4°34'12"E 150.75
C100	946.00	4°18'23"	71.10	S33°36'35"E 71.08

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	818.50	2°17'00"	32.62	S12°30'03"E 32.62
C42	700.00	11°21'33"	138.78	S5°40'46"E 138.55
C43	15.00	91°41'33"	24.01	N44°09'14"W 21.52
C44	672.50	9°24'24"	110.41	S6°39'21"E 110.28
C45	15.00	91°57'09"	24.07	S44°01'26"W 21.57
C46	672.50	7°16'20"	85.36	S5°35'19"E 85.30
C47	672.50	2°08'04"	25.05	S10°17'31"E 25.05
C48	727.50	11°21'33"	144.23	S5°40'46"E 143.99
C49	631.00	5°52'44"	64.74	N78°59'01"W 64.71
C50	569.00	13°57'21"	138.59	S83°01'19"E 138.25
C51	631.00	13°57'21"	153.70	S83°01'19"E 153.32
C52	791.00	16°57'11"	261.66	S28°10'56"E 260.46
C53	818.50	24°01'06"	343.12	S25°38'58"E 340.61
C54	1000.00	14°39'36"	255.86	N5°38'15"W 255.17
C55	1000.00	8°09'20"	142.34	N17°02'43"W 142.22
C56	1000.00	5°23'37"	94.14	S18°25'35"E 94.10
C57	1000.00	15°43'46"	274.53	S7°51'53"E 273.67
C58	1000.00	21°07'24"	368.67	S10°33'42"E 366.59
C59	1000.00	22°48'56"	398.21	N9°42'56"W 395.58
C60	15.00	93°26'04"	24.46	N46°43'02"W 21.84

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C101	946.00	5°40'33"	93.71	S17°40'43"E 93.67
C102	946.00	5°26'41"	89.90	S28°44'03"E 89.86
C104	946.00	5°29'43"	90.73	S23°15'51"E 90.70

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.

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

LEI PROJECT #:

2015-0106

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

N.T.S.

DATE:

01/15/2019

SHEET

3

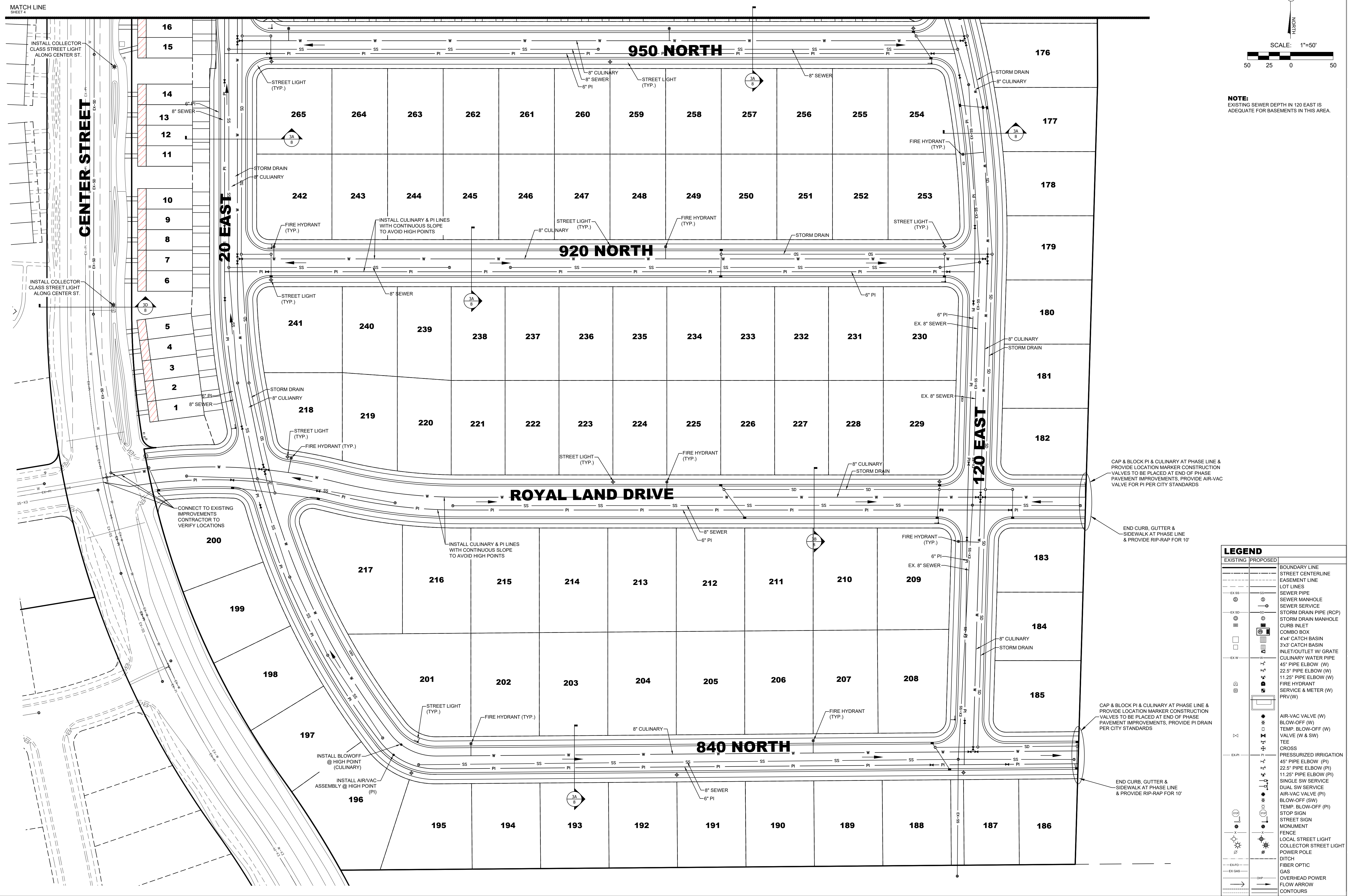


NOT FOR CONSTRUCTION

THE ORCHARDS

SANTAQUIN, UTAH COUNTY, UTAH

UTILITY PLAN



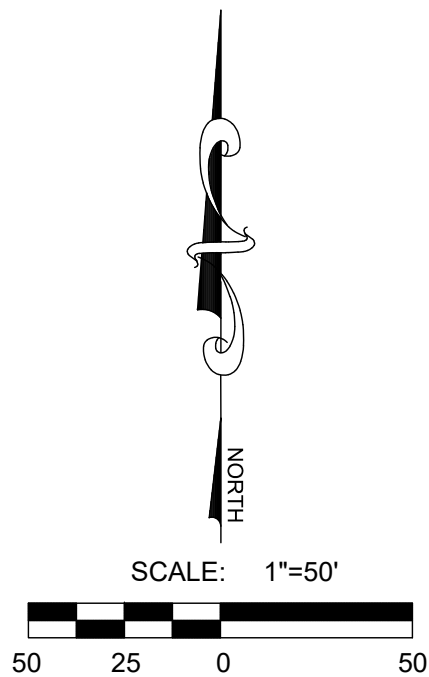


NOT FOR CONSTRUCTION

THE ORCHARDS

SANTAQUIN, UTAH COUNTY, UTAH

UTILITY PLAN



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

REVISIONS

LEI PROJECT #:
2015-0106

DRAWN BY:
BAP

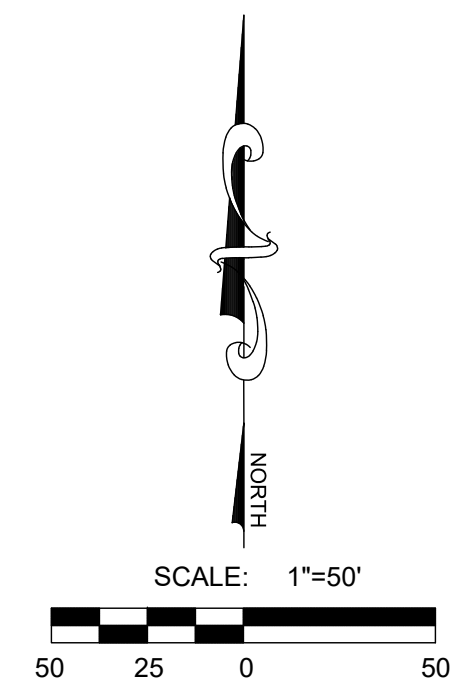
DESIGNED BY:
NKW

SCALE:
1"=50'

DATE:
01/15/2019

5

MATCH LINE
SHEET 6



- 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
SANTAQUIN, UTAH COUNTY, UTAH
STORM DRAIN / GRADING PLAN

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

LEI PROJECT #:
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
01/15/2019

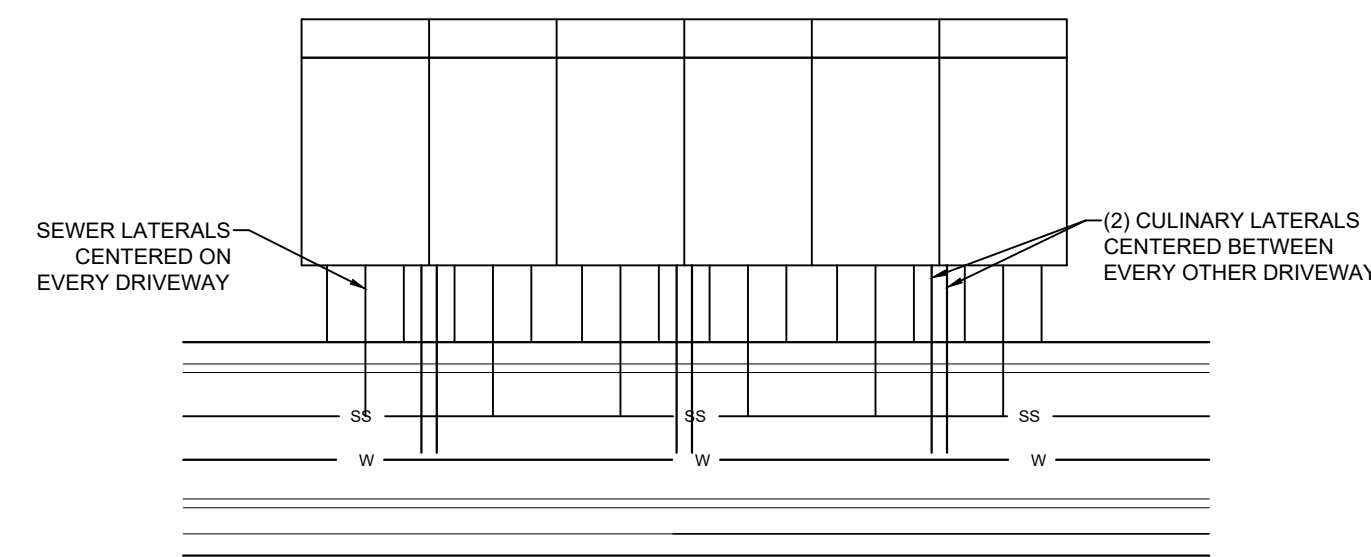
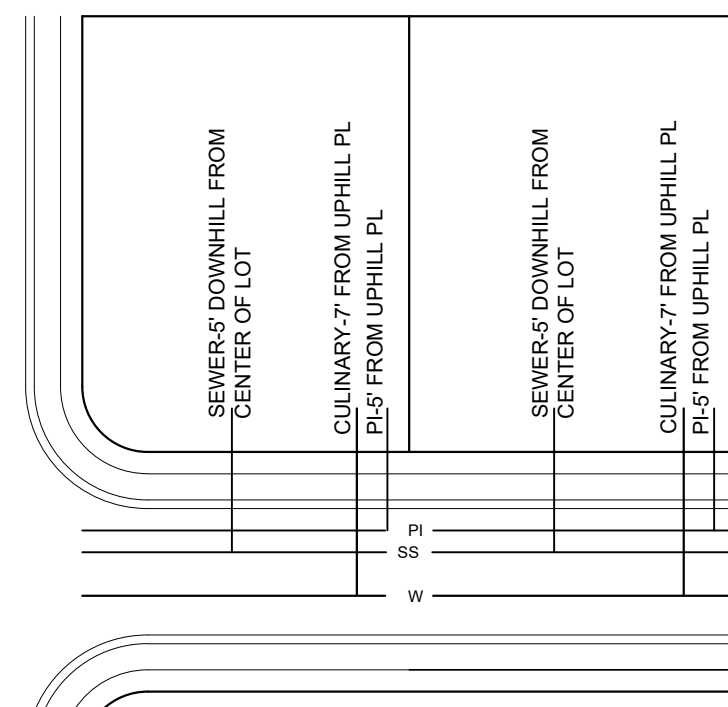
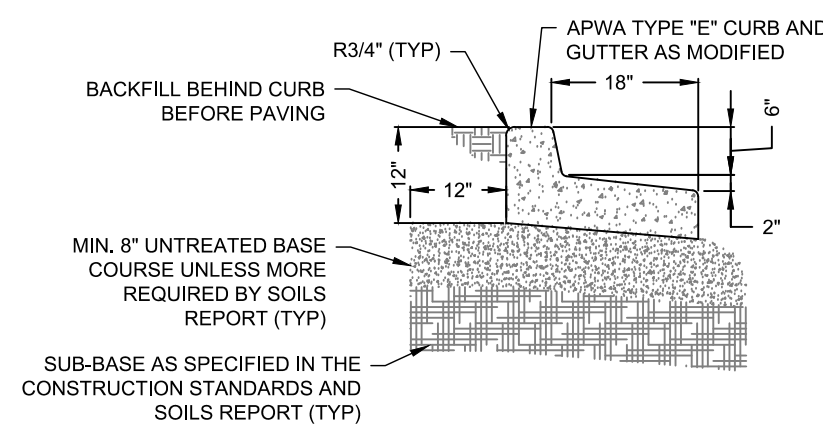
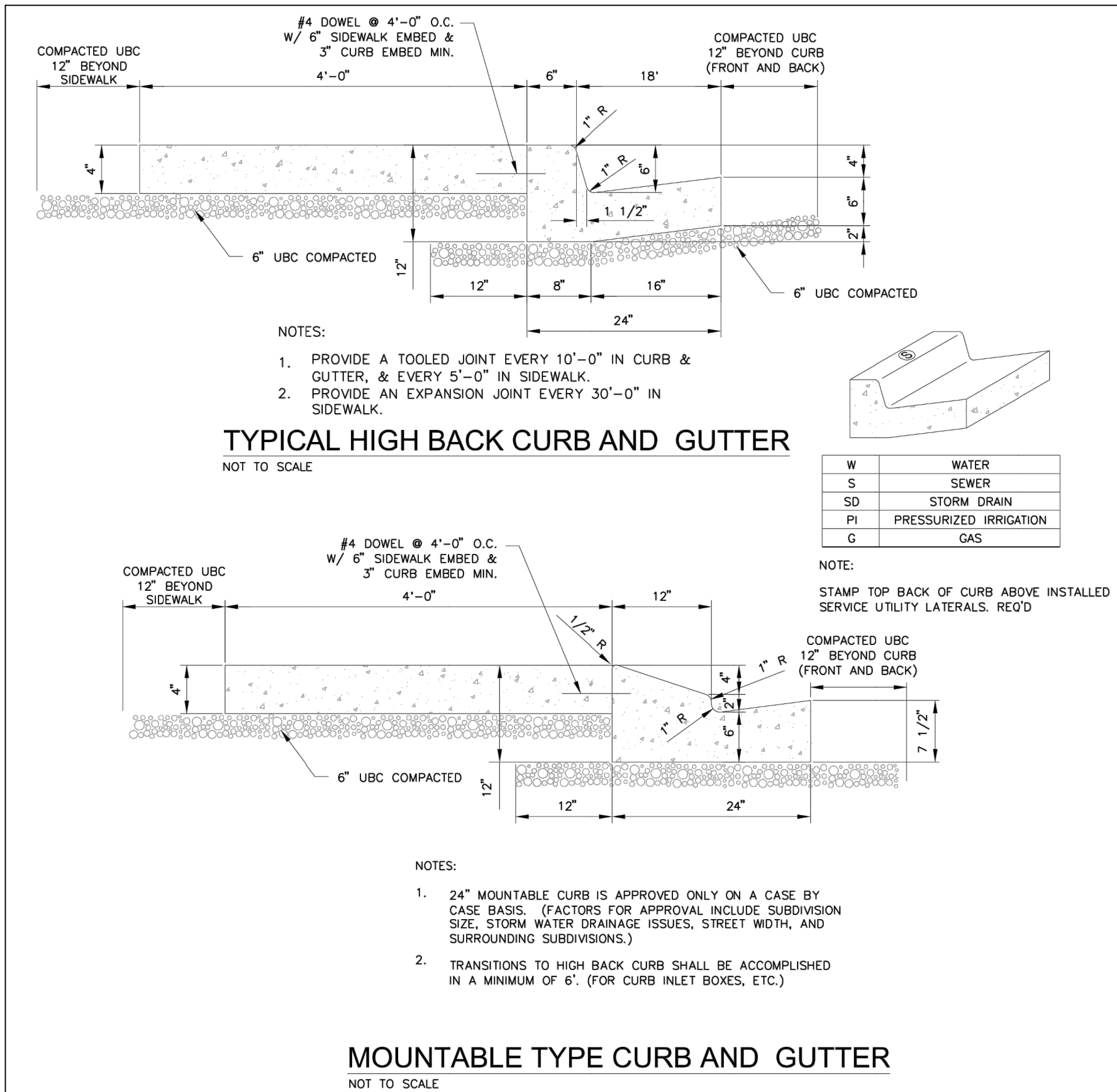
SHEET
6



REVISIONS	
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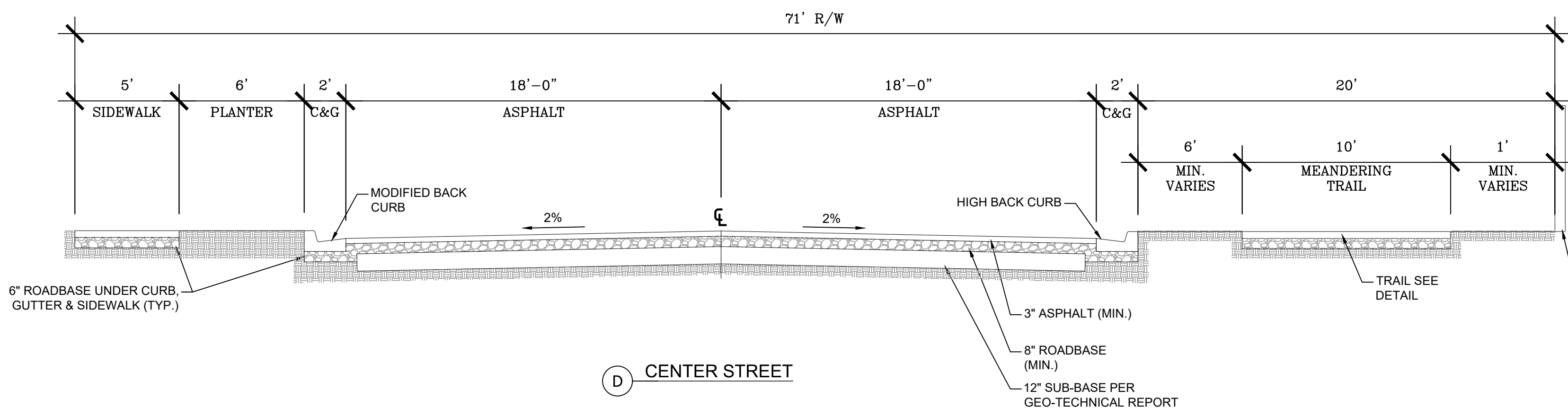
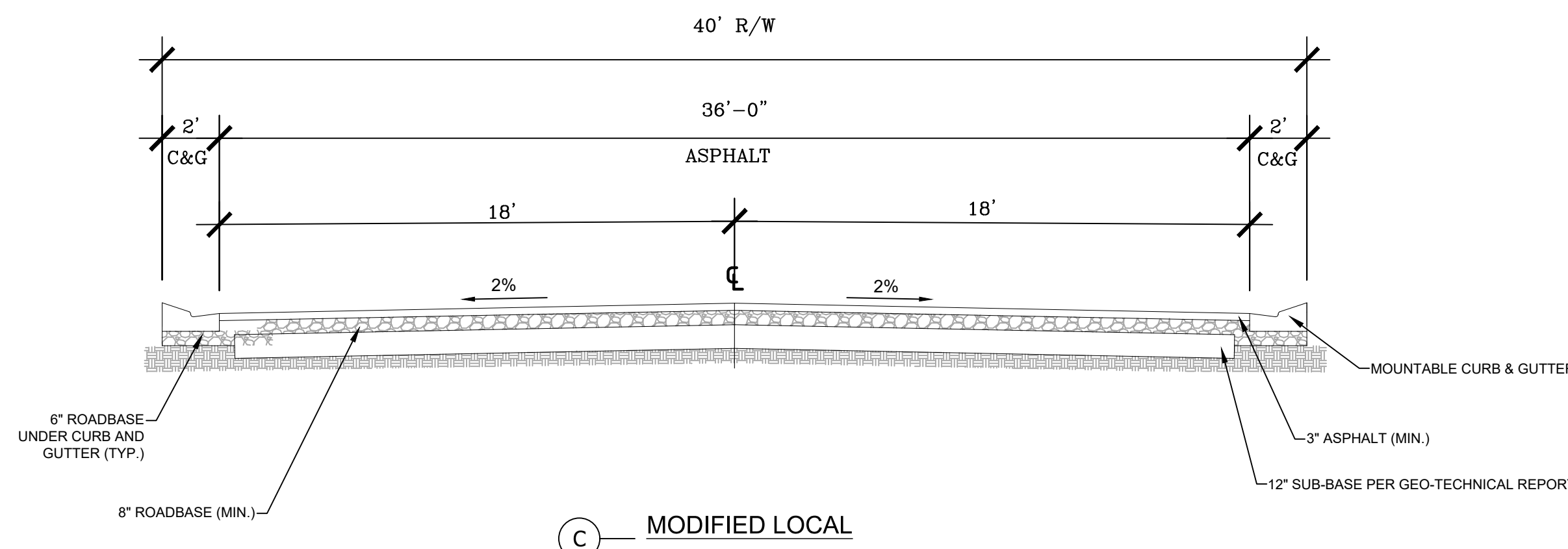
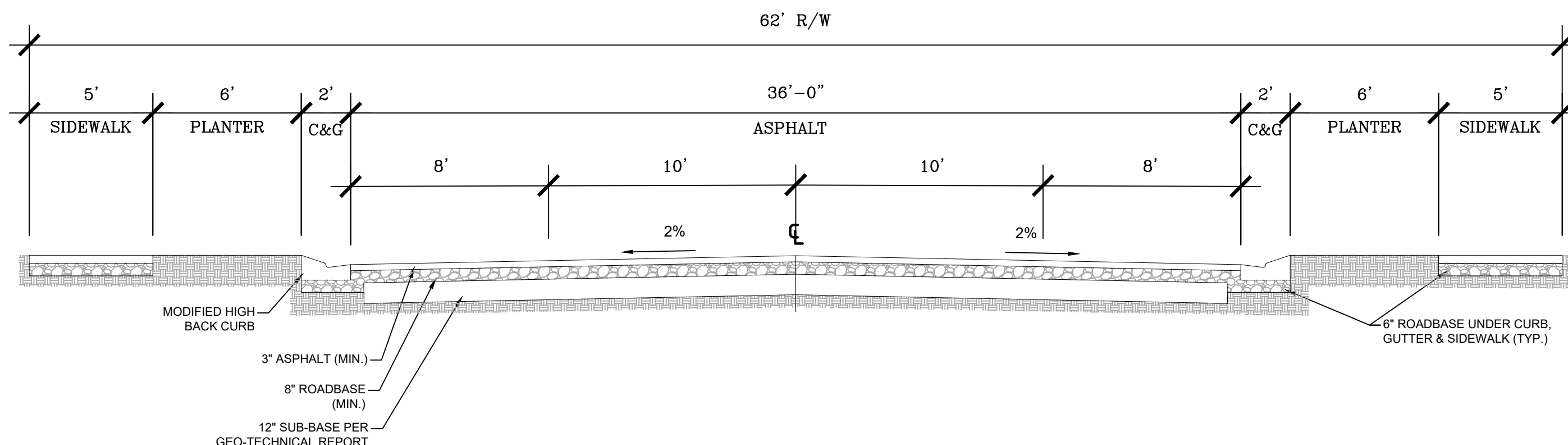
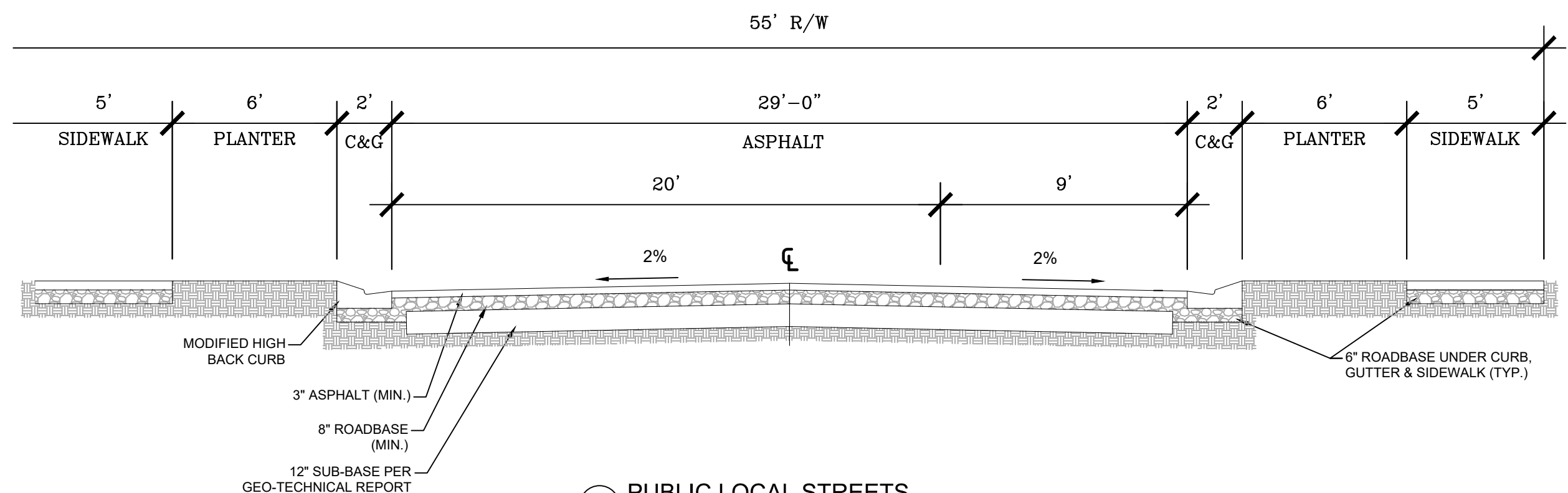
LEI PROJECT #:	2015-0106
DRAWN BY:	BAP
DESIGNED BY:	NKW
SCALE:	1"=##'
DATE:	01/15/2019

SHEET
8

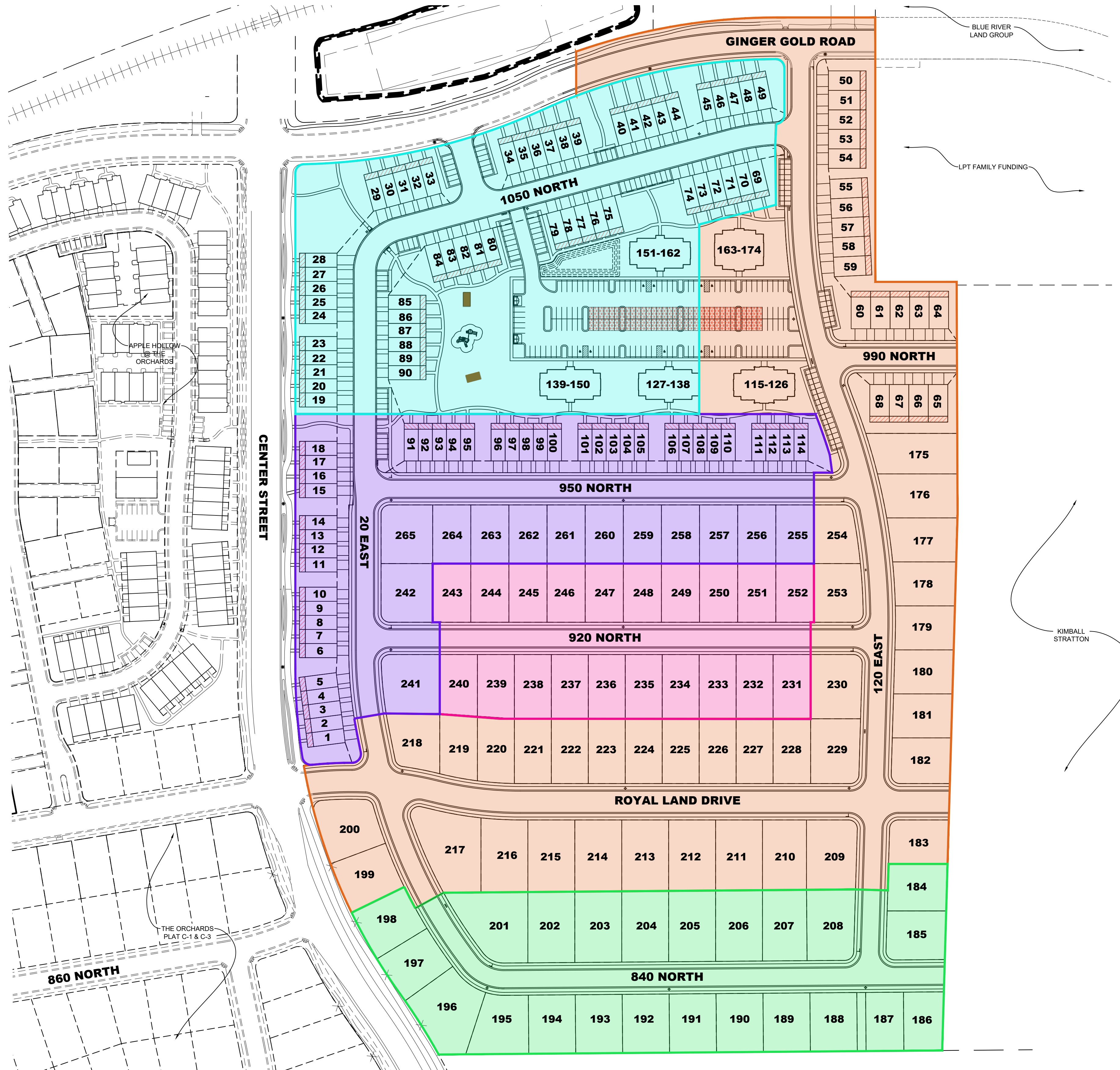


1 CURB AND GUTTER DETAILS

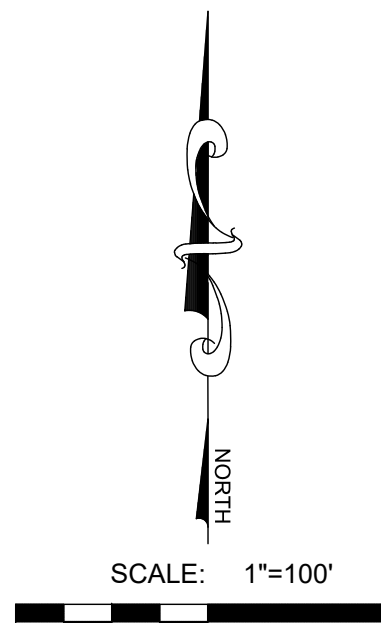
2 LATERAL DETAILS



3 STREET CROSS-SECTIONS



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

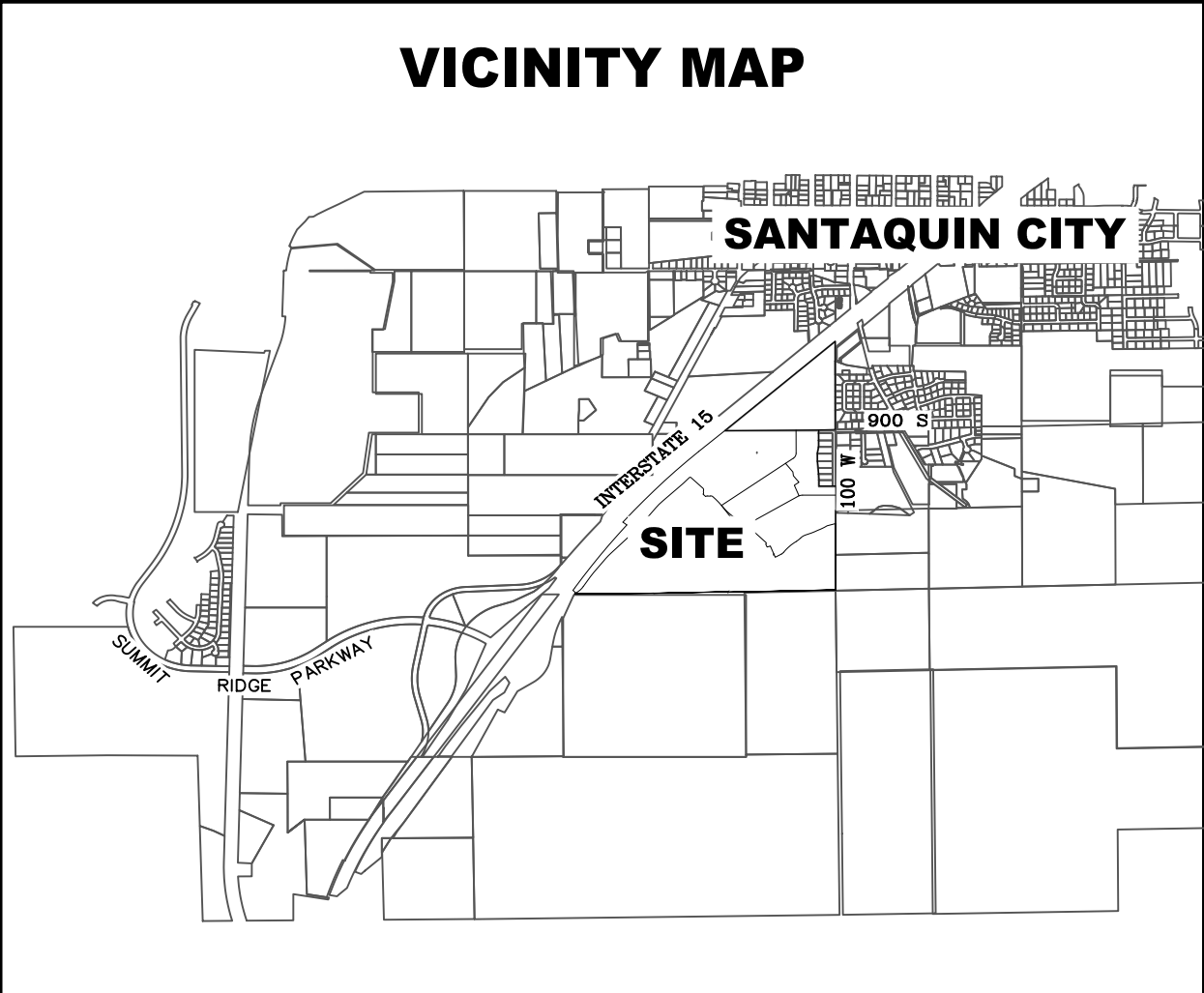


NOT FOR
CONSTRUCTION

THE ORCHARDS
 SANTAQUIN, UTAH COUNTY, UTAH

REVISIONS	
1	
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LEI PROJECT #:
2015-0106
 DRAWN BY:
BAP
 DESIGNED BY:
NKW
 SCALE:
1"=100'
 DATE:
01/15/2019



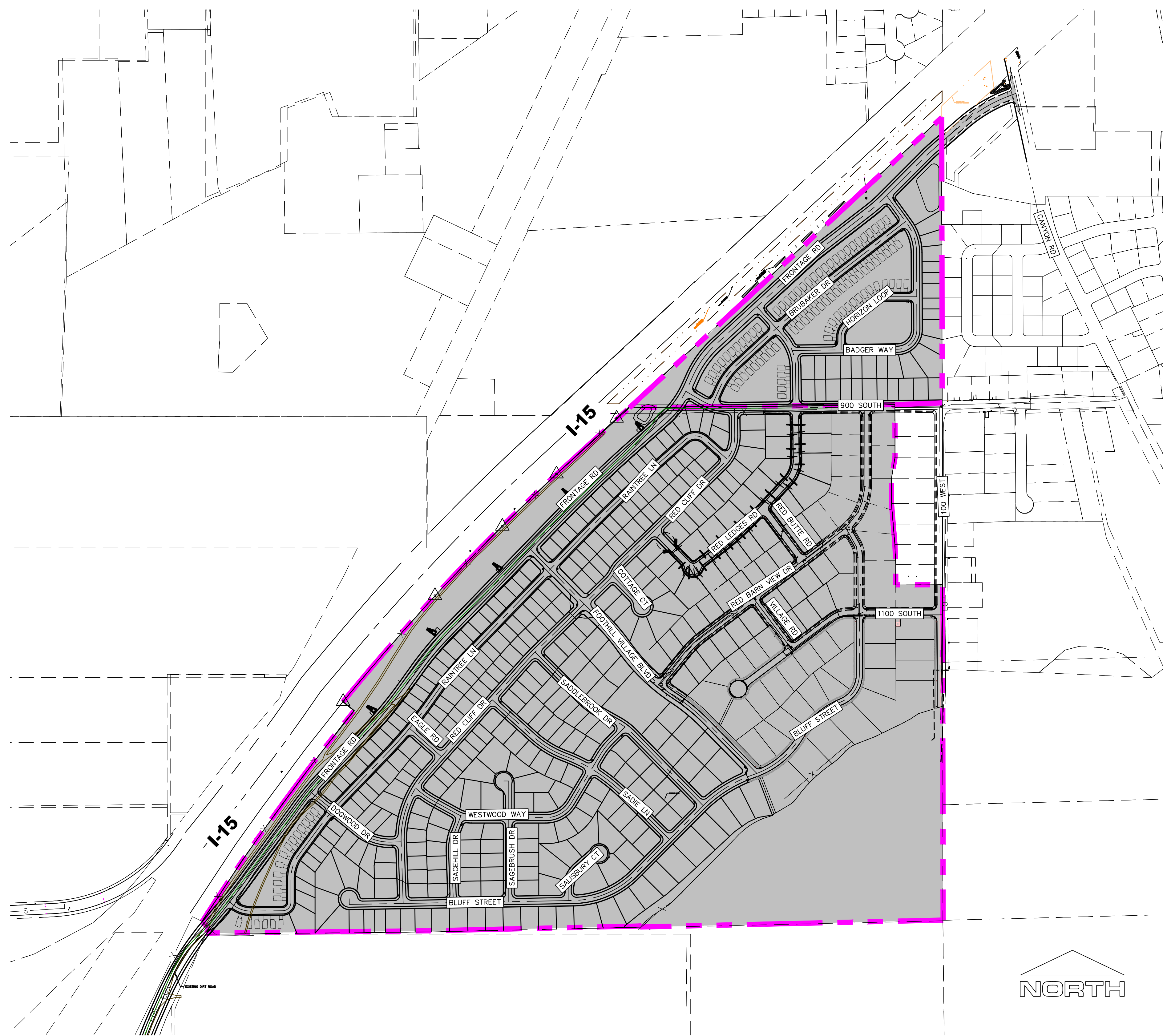
ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01-02	PHASE PLANS
PLAT	PLAT SHEETS
UP-01-10	SITE & UTILITY PLANS
GR-01-10	GRADING PLANS
PLAT D	PLAT D - DETAILED PLANS
DT-01-02	TYPICAL DETAILS

- NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
 - ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
 - 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.

FOOTHILL VILLAGE SUBDIVISION PRELIMINARY PLAT January 19

Santaquin, Utah County, Utah



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

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801) 491-9091

FOOTHILL OVERALL		
TOTAL AREA	121.5600	AC
ROW	30.3900	AC
OPEN SPACE	20.8700	AC
LOT AREA	70.3000	AC
TOTAL UNITS	534.0000	
PHASE BREAKDOWN		
PHASE A	8	-(EXISTING)
PHASE B	16	-(EXISTING)
PHASE C	24	-(EXISTING)
PHASE D	31	-(EXISTING)
PHASE E	20	
PHASE F	37	
PHASE G	33	
PHASE H	28	
PHASE I	20	
PHASE J	18	
PHASE K	27	
PHASE L	30	
PHASE M	11	
PHASE N	14	
PHASE O	15	
PHASE P	9	
PHASE Q	17	
PHASE R	28	
PHASE S	20	
PHASE T	16	
PHASE U	11	
PHASE V	25	
PHASE W	35	
PHASE X	41	

Engineering
& Surveying

region

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

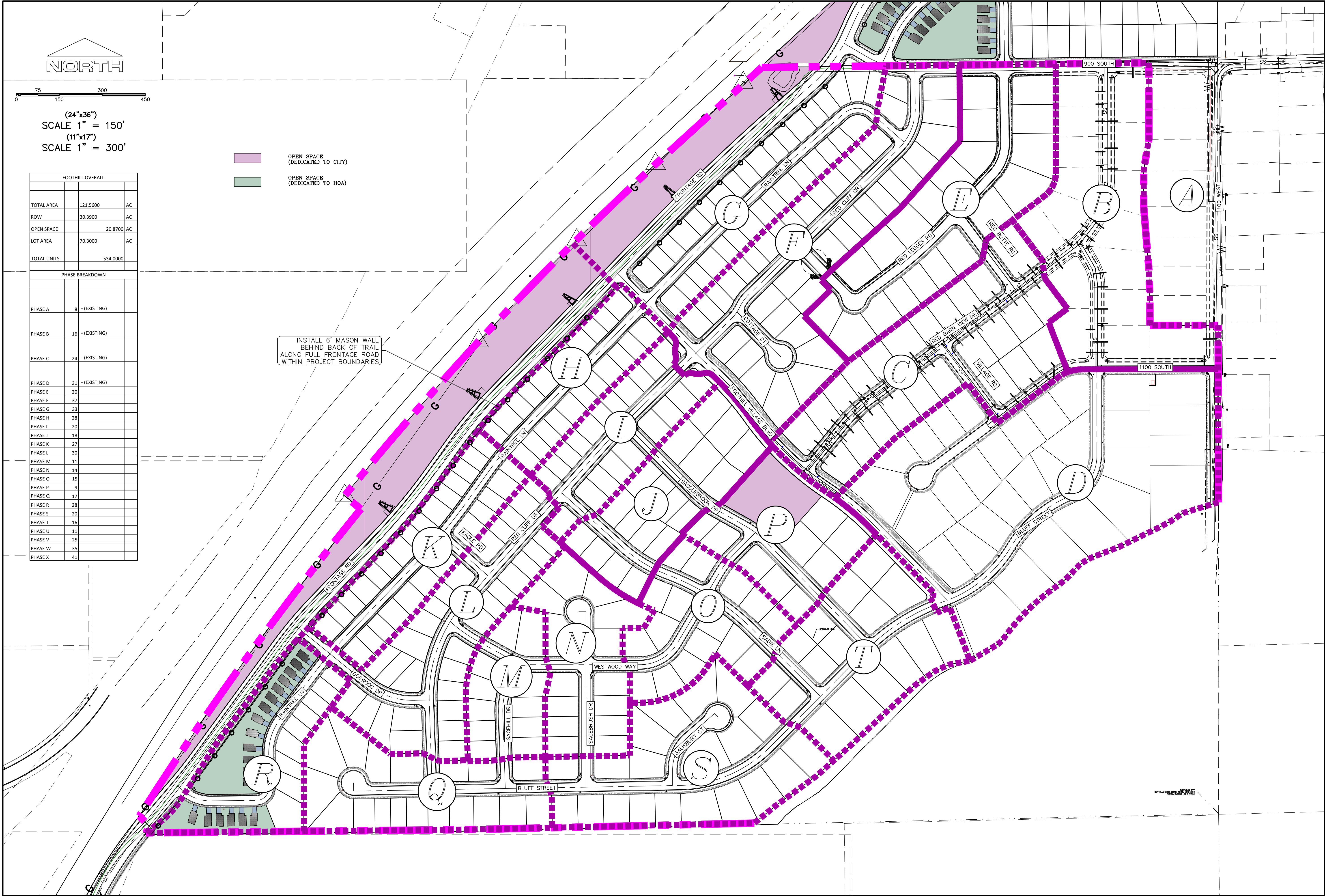
1/15/19

**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1.15.2019	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



0 75 150 300 450

(24"x36")
SCALE 1" = 150'
(11"x17")
SCALE 1" = 300'

FOOTHILL OVERALL		
TOTAL AREA	121.5600	AC
ROW	30.3900	AC
OPEN SPACE	20.8700	AC
LOT AREA	70.3000	AC
TOTAL UNITS	534.0000	
PHASE BREAKDOWN		
PHASE A	8	(EXISTING)
PHASE B	16	(EXISTING)
PHASE C	24	(EXISTING)
PHASE D	31	(EXISTING)
PHASE E	20	
PHASE F	37	
PHASE G	33	
PHASE H	28	
PHASE I	20	
PHASE J	18	
PHASE K	27	
PHASE L	30	
PHASE M	11	
PHASE N	14	
PHASE O	15	
PHASE P	9	
PHASE Q	17	
PHASE R	28	
PHASE S	20	
PHASE T	16	
PHASE U	11	
PHASE V	25	
PHASE W	35	
PHASE X	41	

OPEN SPACE
(DEDICATED TO CITY)

OPEN SPACE
(DEDICATED TO HOA)

INSTALL 6' MASON WALL
BEHIND BACK OF TRAIL
ALONG FULL FRONTAGE ROAD
WITHIN PROJECT BOUNDARIES

Engineering
& Surveying

region

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

1/15/19

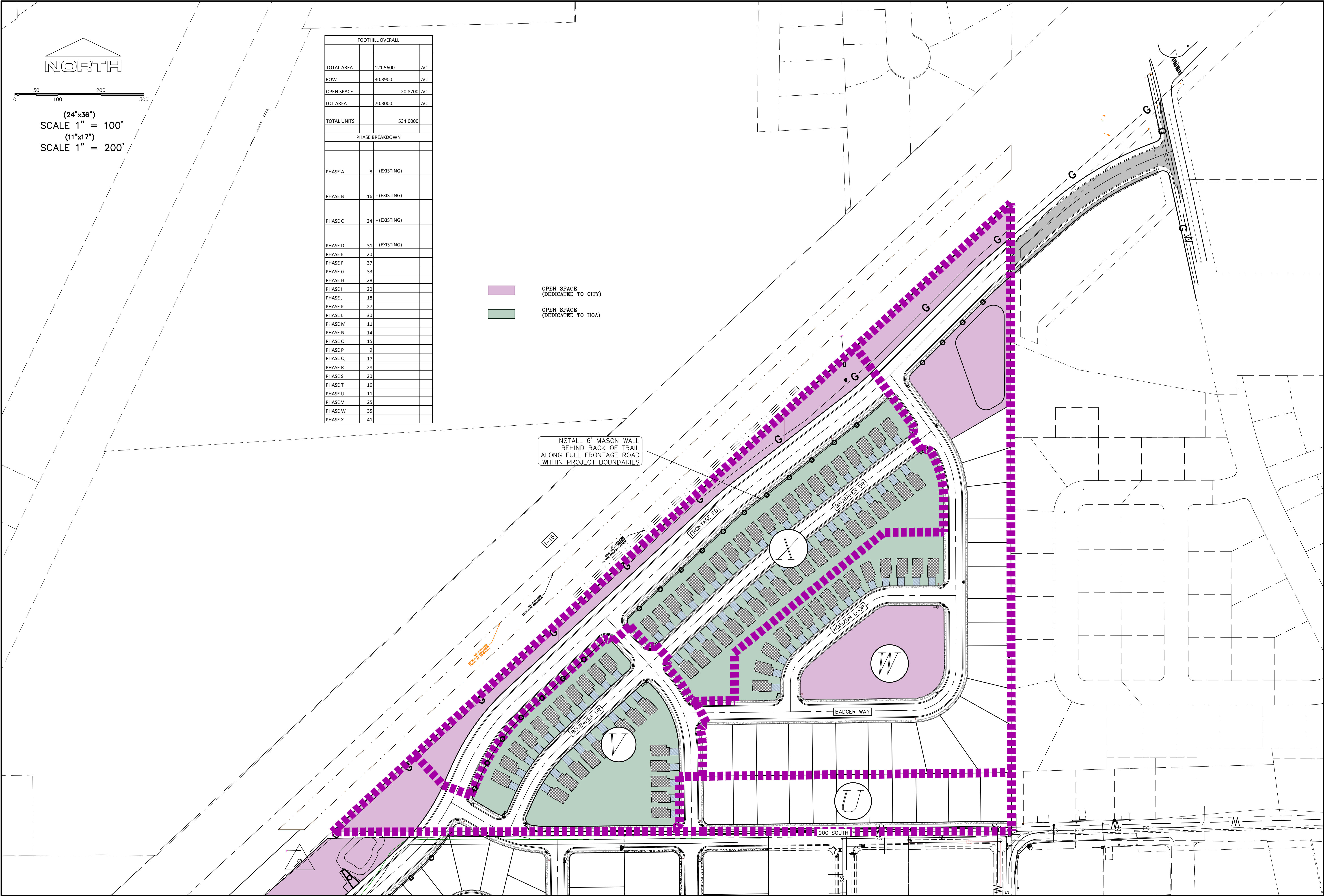
FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1.15.2019
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

SHEET:
PH-01



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1/15/19

**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1.15.2019
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-02