



DEVELOPMENT REVIEW COMMITTEE

Tuesday, November 10, 2020, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD ONLINE ONLY

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below.

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Summit Ridge Townhomes Plat B Final Review

A final review of a phase consisting of 104 townhome units located at approximately Harvest View Drive and Summit Ridge Parkway.

2. Sorensen 2-Lot Subdivision Concept Review

A concept review of a 2-lot subdivision located at approximately 300 E. and 100 N.

3. The Hills at Summit Ridge Re-Phasing Request

The DRC will review minor changes to the Hills at Summit Ridge Subdivision phasing plan located South West of Summit Ridge Parkway.

4. Vista's West at Summit Ridge Re-Phasing Request

The DRC will review minor proposed changes to the Vista's West at Summit Ridge Subdivision located West of South Crest Dale Lane.

MEETING MINUTES APPROVAL

5. October 13, 2020

October 27, 2020

AJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: 
K. Aaron Shirley, City Recorder

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

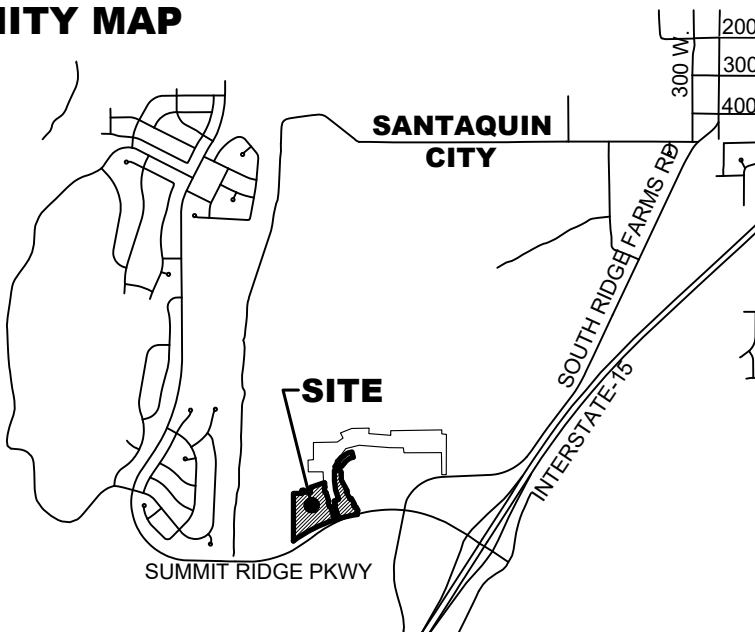


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TABULATIONS

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	10.13 ACRES
TOTAL OPEN SPACE	2.98 ACRES
TOTAL ACRES IN ROADS	2.67 ACRES
TOTAL AREA IN LOTS	2.51 ACRES
TOTAL UNITS:	104 UNITS
TOWN HOMES	104 UNITS
DENSITY	10 UNITS/ACRE
REQUIRED PARKING (PLATS A & B)	
TOWN HOMES (207x2)	414 STALLS
GUEST PARKING	80 STALLS
TOTAL PARKING REQUIRED	474 STALLS
PROVIDED PARKING (PLATS A & B)	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (207x1)	207 STALLS
EXTERIOR PARKING	333 STALLS
TOTAL PARKING PROVIDED	540 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SOUTHAQUIN 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, R1E, S1B & M AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SOUTHAQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTARTRAP FOR THE SUMMIT 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 THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIGHER RECOMMENDED THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SOUTHAQUIN 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 SOUTHAQUIN CITY STANDARDS.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONTRACT 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.
12. VERIFY SEWER DEPTHS EXIST IN THIS PHASE. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH PRIOR TO HOUSE CONSTRUCTION. SOME UNITS MAY REQUIRE EJECTOR PUMPS.
13. PI AND WATER LINES TO BE PVC UNLESS NOTED OTHERWISE. SANITARY SEWER TO BE SDR-35 UNLESS NOTED OTHERWISE.

LEGEND

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

DEVELOPER / OWNER

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

ENGINEER

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

PROJECT NAME

SUMMIT RIDGE TOWNHOMES

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

COVER

REVISIONS

1	-	
2	-	
3	-	
4	-	
5	-	

LEI PROJECT #:
2019-0081

DRAWN BY:

DESIGNED BY:

SCALE:

DATE: _____

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101

FOI



LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA / P.U.E. (LESS PUBLIC ROADWAYS)

LINE TABLE

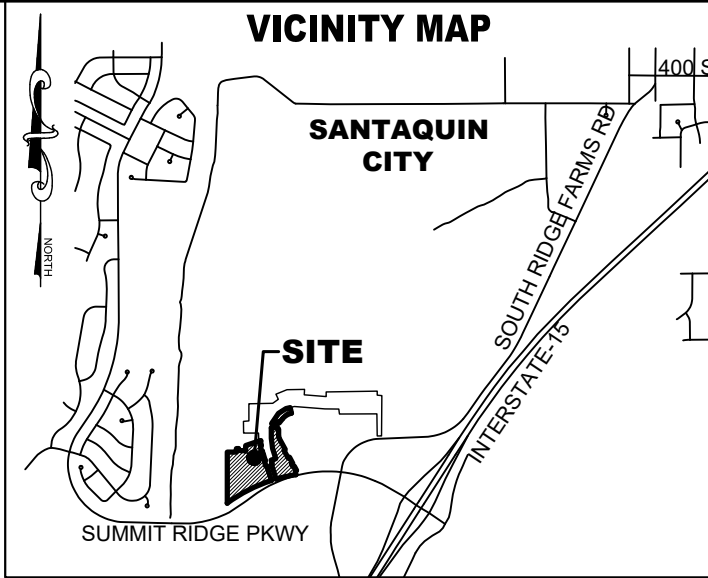
LINE	DIRECTION	LENGTH
L1	S57°11'15"E	28.00
L2	S57°11'15"E	28.00
L3	N90°00'00"E	8.20
L4	N10°00'00"E	8.79

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	280.00	8°30'45"	41.60	S31°01'18"E 41.56
C2	250.00	35°16'41"	153.93	S17°38'20"E 151.51
C3	220.00	35°16'41"	135.46	S17°38'20"E 133.33
C4	2060.00	1°37'41"	58.53	S54°31'20"W 58.53
C5	2060.00	0°50'04"	30.01	S55°45'13"W 30.00
C6	2060.00	0°50'05"	30.02	S56°35'18"W 30.02
C7	2060.00	15°02'21"	540.72	S64°31'31"W 539.16
C8	12.00	59°33'06"	12.47	S29°46'33"W 11.92
C9	26.00	116°50'12"	53.02	N58°25'06"W 44.30
C10	26.00	90°00'00"	40.84	N45°00'00"E 36.77
C11	61.00	34°39'28"	36.90	S72°40'16"E 36.34
C12	89.00	34°04'48"	52.94	N72°57'37"W 52.16
C13	75.00	32°48'45"	42.95	S73°35'37"E 42.37
C14	122.50	3°36'42"	7.72	N61°12'27"E 7.72
C15	136.50	3°36'42"	8.60	N61°21'27"E 8.60
C16	150.50	3°36'39"	9.48	S64°58'08"W 9.48
C17	136.50	3°36'39"	8.60	N64°58'08"E 8.60
C18	122.50	3°36'39"	7.72	N64°58'08"E 7.72
C19	122.50	4°42'40"	10.07	N69°07'47"E 10.07
C20	136.50	4°42'40"	11.22	N69°07'47"E 11.22
C21	150.50	4°42'40"	12.37	S69°07'47"W 12.37
C22	240.69	4°42'27"	19.78	N69°07'51"E 19.77
C23	268.10	4°42'33"	22.04	S69°07'51"W 22.03
C24	295.50	4°42'40"	24.30	S69°07'47"W 24.29
C25	100.50	23°13'33"	40.74	N78°23'14"E 40.46
C26	73.00	23°13'35"	29.59	S78°23'14"W 29.39
C27	14.98	96°59'29"	25.36	N48°27'51"W 22.44
C28	12.50	71°29'07"	15.60	S35°44'34"W 14.60
C29	40.00	71°29'07"	49.91	N35°44'34"E 46.73
C30	40.00	38°40'22"	27.00	S52°08'56"W 26.49
C31	40.00	32°48'45"	22.91	S16°24'23"W 22.60
C32	67.90	20°41'41"	24.53	S10°22'31"W 24.39
C33	68.88	11°45'21"	14.13	S26°52'24"W 14.11
C34	67.50	11°57'06"	14.08	S38°47'18"W 14.05
C35	67.50	26°43'16"	31.48	S58°07'29"W 31.20
C36	10.00	79°48'05"	13.93	N68°36'50"W 12.83
C37	26.00	100°58'46"	45.83	N20°59'31"E 40.12
C38	115.00	28°42'48"	57.63	S14°21'24"E 57.03
C39	100.00	28°42'48"	50.11	N14°21'24"W 49.59
C40	85.00	28°42'48"	42.60	S14°21'24"E 42.15
C41	65.00	28°28'22"	32.30	S24°14'11"W 31.97
C42	50.00	28°28'22"	24.85	N24°14'11"E 24.59
C43	267.00	38°22'15"	178.81	S57°39'30"W 175.49
C44	252.00	38°23'29"	168.85	N57°40'07"E 165.71
C45	237.00	38°25'05"	158.91	S57°40'55"W 155.95

NOTES

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



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

PARCEL A
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 WESTERLY RIGHT-OF-WAY LINE OF FOX RUN AVENUE, SAID POINT BEING LOCATED N0°05'18"W ALONG THE SECTION LINE 82.24 FEET AND WEST 1586.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LINE THE FOLLOWING 10 COURSES: SOUTHEASTERLY ALONG THE ARC OF A 731.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°41'53"E) 61.26 FEET THROUGH A CENTRAL ANGLE OF 4°48'06" (CHORD: S5°42'10"E 61.24 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 20.84 FEET THROUGH A CENTRAL ANGLE OF 79°35'20" (CHORD: S31°41'27"W 19.20 FEET); THENCE S7°35'20"E 56.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'53"E) 24.56 FEET THROUGH A CENTRAL ANGLE OF 93°49'42" (CHORD: S61°36'02"E 21.91 FEET); THENCE ALONG THE ARC OF A 731.00 FOOT RADIUS CURVE TO THE LEFT 33.06 FEET THROUGH A CENTRAL ANGLE OF 2°35'29" (CHORD: S15°58'55"E 33.06 FEET); THENCE S17°16'40"E 89.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.24 FEET THROUGH A CENTRAL ANGLE OF 88°45'47" (CHORD: S27°06'14"W 20.98 FEET); THENCE S16°36'12"E 55.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'53"E) 23.89 FEET THROUGH A CENTRAL ANGLE OF 91°14'13" (CHORD: S62°53'46"E 21.44 FEET); THENCE S17°16'40"E 193.25 FEET TO THE NORTH LINE OF SUMMIT RIDGE PARKWAY; THENCE SOUTHWESTERLY ALONG SAID LINE ALONG THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S17°57'18"E) 659.27 FEET THROUGH A CENTRAL ANGLE OF 18°20'12" (CHORD: S62°52'36"W 656.46 FEET); THENCE NORTH 67°5.43 FEET; THENCE EAST 120.00 FEET; THENCE NORTH 45.26 FEET; THENCE N89°59'18"E 28.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: EAST) 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"E 36.77 FEET); THENCE EAST 33.70 FEET; THENCE ALONG THE ARC OF A 89.00 FOOT RADIUS CURVE TO THE RIGHT 35.37 FEET THROUGH A CENTRAL ANGLE OF 22°46'08" (CHORD: S78°36'56"E 35.14 FEET); THENCE N0°40'38"E 74.54 FEET; THENCE N71°29'07"E 182.15 FEET; THENCE N73°18'31"E 15.27 FEET; THENCE N87°07'45"E 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.90 ACRES

PARCEL B
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 LOCATED N0°05'18"W ALONG THE SECTION LINE 110.69 FEET AND WEST 1344.47 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S28°42'48"E 164.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 117.92 FEET; THENCE N61°17'12"E 20.00 FEET; THENCE S28°42'48"E 91.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 41.71 FEET; THENCE N61°17'12"E 20.00 FEET; THENCE S28°42'48"E 64.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 4.50 FEET; THENCE S8°43'00"E 45.00 FEET TO THE NORTH LINE OF SUMMIT RIDGE PARKWAY; THENCE SOUTHWESTERLY ALONG SAID LINE AND THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S8°43'00"E) 270.16 FEET THROUGH A CENTRAL ANGLE OF 7°30'50" (CHORD: S77°31'35"W 269.96 FEET); THENCE N17°16'40"W 208.27 FEET; THENCE N72°43'20"E 13.00 FEET; THENCE N17°16'40"W 52.36 FEET; THENCE N72°43'20"E 63.59 FEET; THENCE N17°16'40"W 141.11 FEET; THENCE N6°47'36"W 135.42 FEET; THENCE NORTH 138.35 FEET; THENCE EAST 84.62 FEET; THENCE S30°08'48"E 23.50 FEET; THENCE SOUTH 91.52 FEET; THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 32.57 FEET THROUGH A CENTRAL ANGLE OF 28°42'48" (CHORD: S14°21'24"E 32.23 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±2.73 ACRES

PARCEL C
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 LOCATED N0°05'18"W ALONG THE SECTION LINE 445.76 FEET AND WEST 1181.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 217.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S13°04'13"E) 145.65 FEET THROUGH A CENTRAL ANGLE OF 38°27'24" (CHORD: S57°42'04"W 142.93 FEET); THENCE S38°28'22"W 65.54 FEET; THENCE N51°31'38"W 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S51°31'38"E) 9.97 FEET THROUGH A CENTRAL ANGLE OF 16°19'24" (CHORD: S30°18'40"W 9.94 FEET); THENCE SOUTH 13.17 FEET; THENCE WEST 80.17 FEET; THENCE N34°15'23"E 162.41 FEET; THENCE N56°49'44"E 116.27 FEET; THENCE N77°44'48"E 57.43 FEET; THENCE S13°31'44"E 75.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.50 ACRES

TOTAL AREA: ±10.13 ACRES

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PUBLIC PURPOSES OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D). THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

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

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____

ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLAT "B"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

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

SHEET 1 OF 2

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 40'

NOTARY PUBLIC SEAL

CITY/COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-6532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

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

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2020

CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2020

CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2020

CENTURY LINK COMPANY

BY: _____ TITLE: _____



ENGINEERS
SURVEYORS
PLANNERS

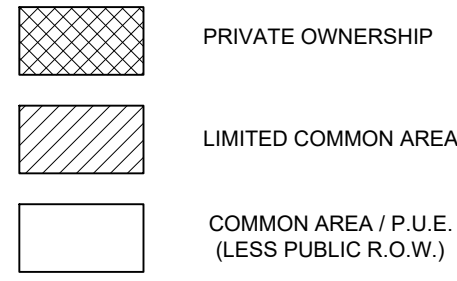
2902 N. Main Street
Spanish Fork, UT 84603
Phone: 801-798-0555
Fax: 801-798-9393
office@le-inc.com
www.le-inc.com

DRAWING DATE: JULY 29, 2020

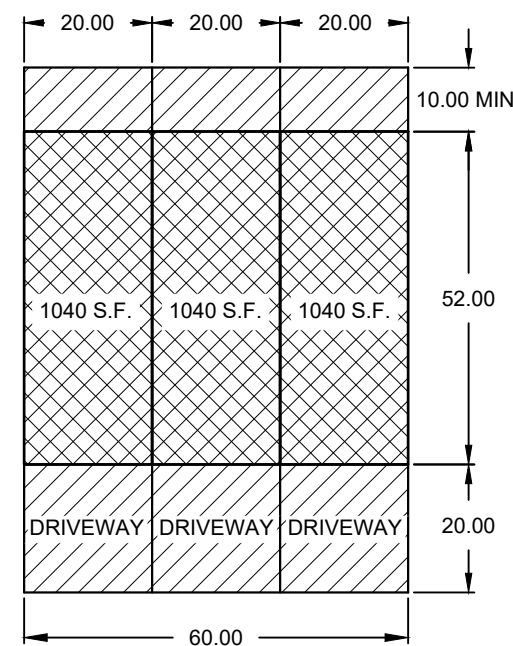
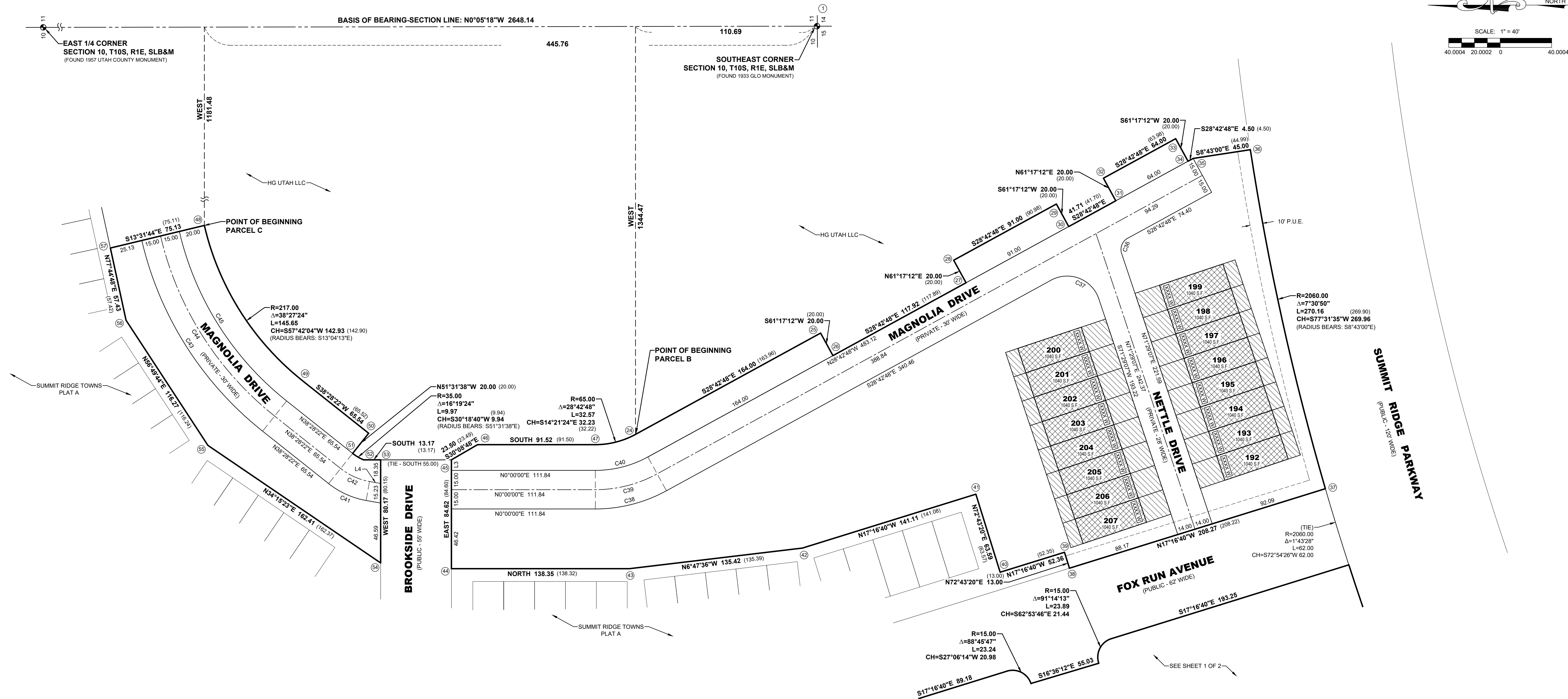
OWNER/DEVELOPER

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

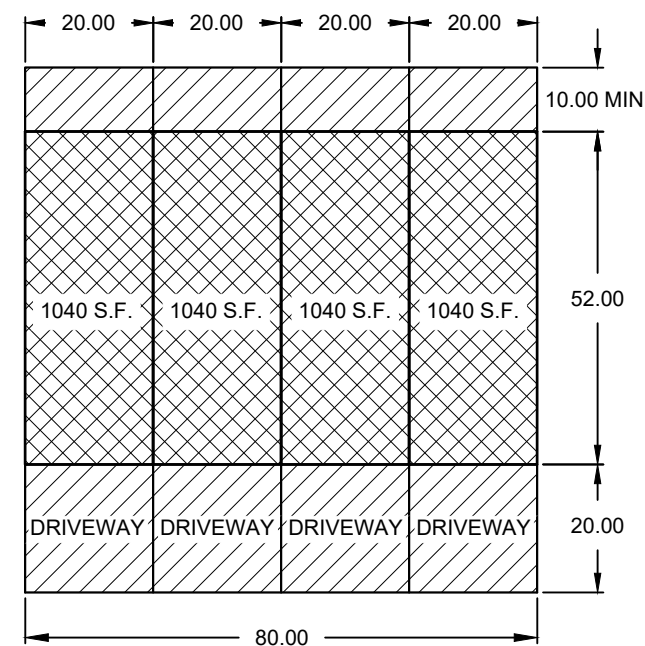
LEGEND

NAD27
STATE PLANE
COORDINATES

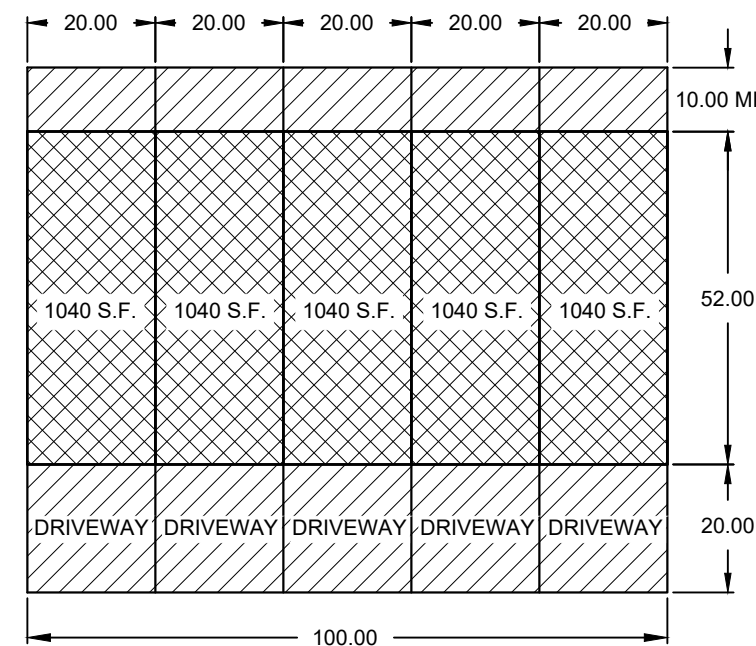
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3	590183.24	1913176.81
4	590186.91	1913166.72
5	590111.39	1913174.12
6	590100.98	1913193.39
7	590069.20	1913202.49
8	589984.07	1913228.97
9	589965.39	1913219.41
10	589912.67	1913235.13
11	589902.90	1913254.21
12	589718.41	1913311.60
13	589419.20	1912727.47
14	590094.47	1912727.47
15	590094.47	1912847.44
16	590139.71	1912847.44
17	590139.72	1912875.44
18	590113.73	1912901.43
19	590113.73	1912935.13
20	590106.79	1912969.56
21	590181.30	1912970.44
22	590239.13	1913143.12
23	590243.52	1913157.74
24	590272.62	1913413.04
25	590128.82	1913491.81
26	590119.21	1913474.27
27	590015.82	1913530.91
28	590025.42	1913548.45
29	589945.63	1913592.16
30	589936.03	1913574.62
31	589899.46	1913594.65
32	589909.06	1913612.19
33	589852.95	1913642.93
34	589843.34	1913625.39
35	589839.39	1913627.55
36	589794.93	1913634.37
37	589736.63	1913370.84
38	589935.46	1913309.00
39	589939.32	1913321.41
40	589989.31	1913305.86
41	590008.19	1913366.57
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43	590277.33	1913308.65
44	590415.65	1913308.65
45	590415.65	1913393.25
46	590395.34	1913405.05
47	590303.84	1913405.05
48	590607.60	1913575.47
49	590531.25	1913454.69
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53	590470.64	1913393.25
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GRID FACTOR: 0.99976		



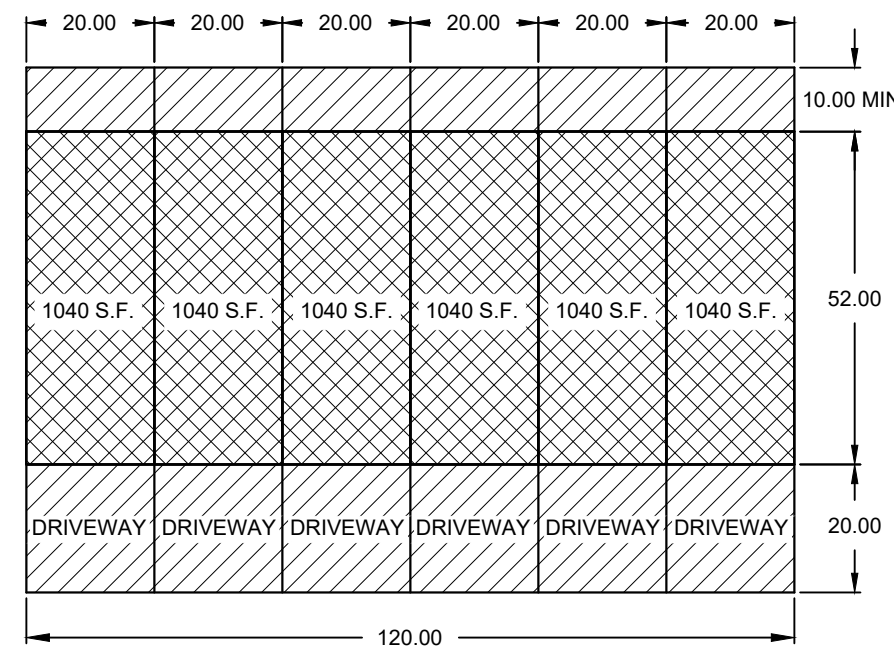
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UNITS 131-133, 189-191



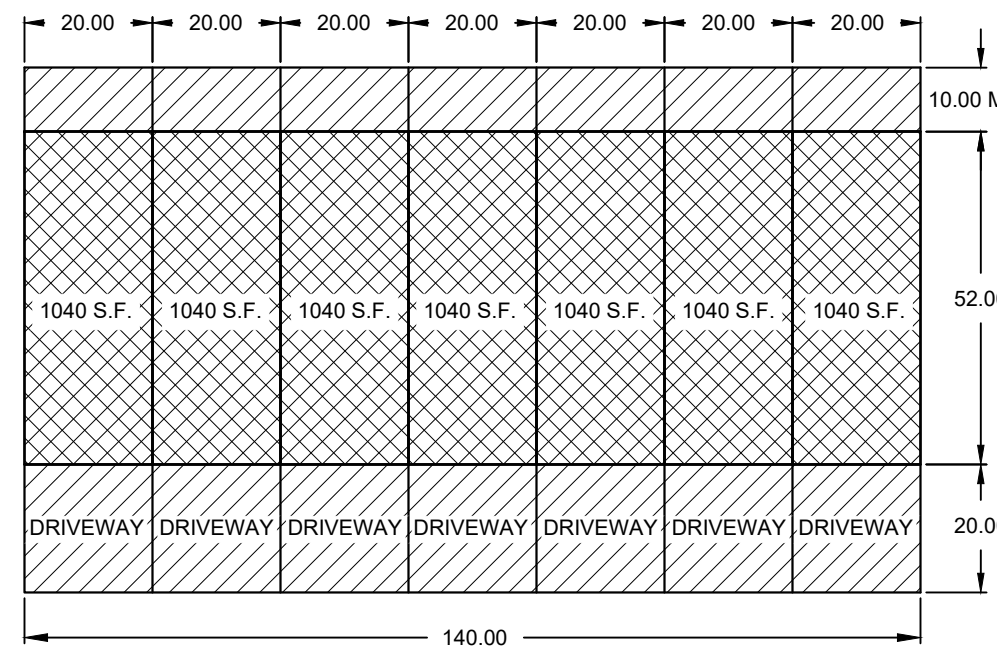
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UNITS 158-161



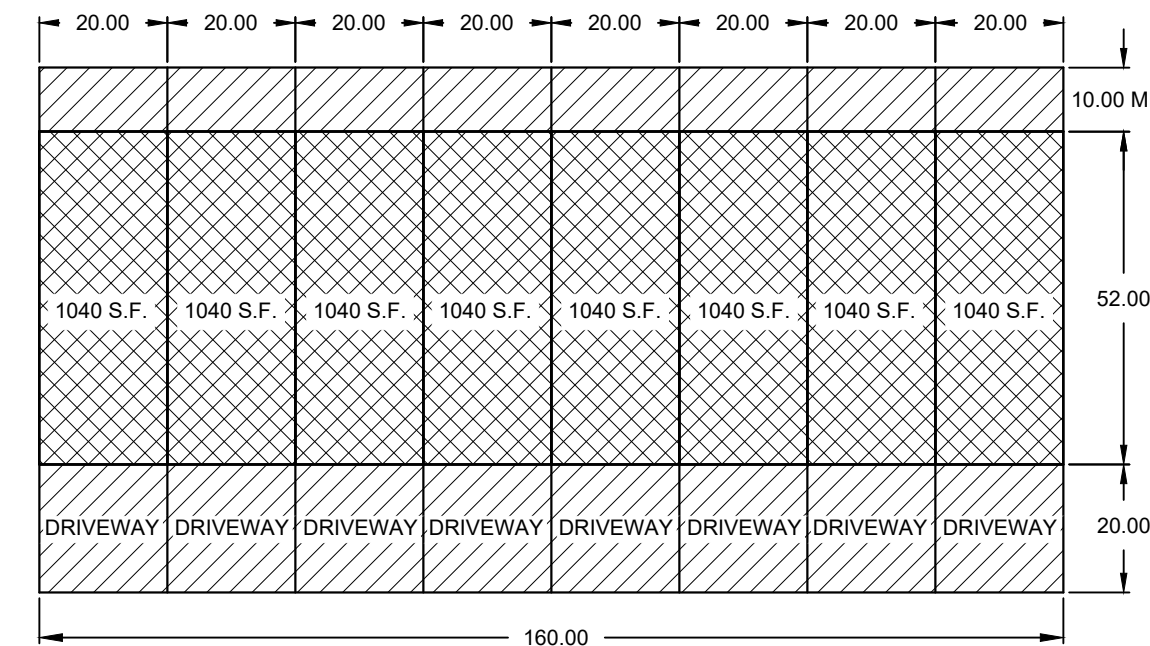
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UNITS 141-145



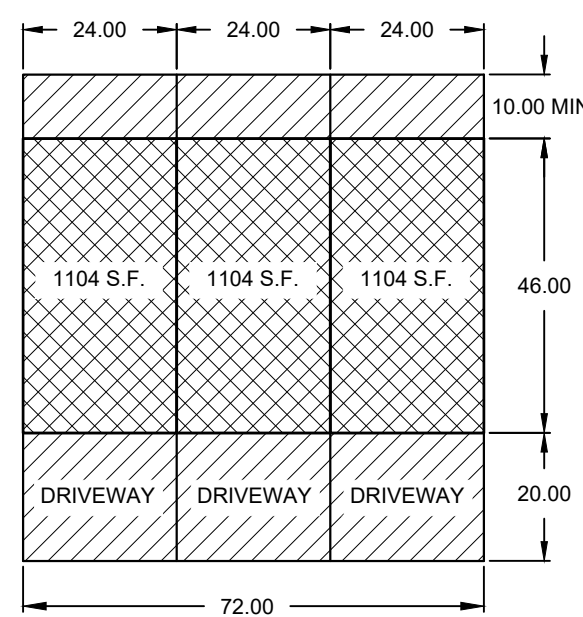
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UNITS 125-130, 177-188



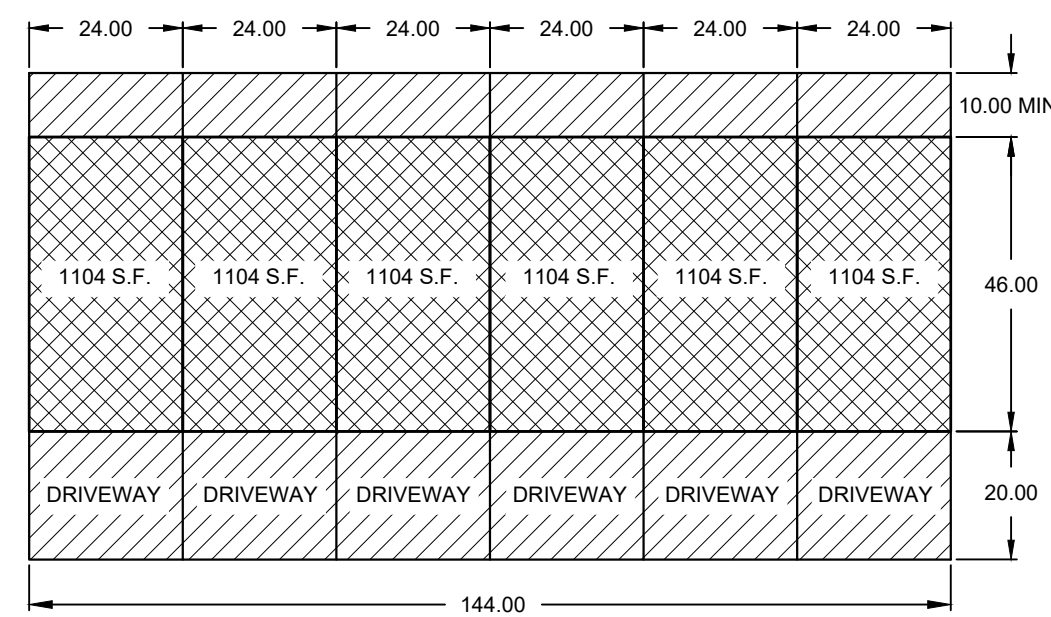
REAR LOAD 7-PLEX
UNITS 111-124, 134-140, 170-176



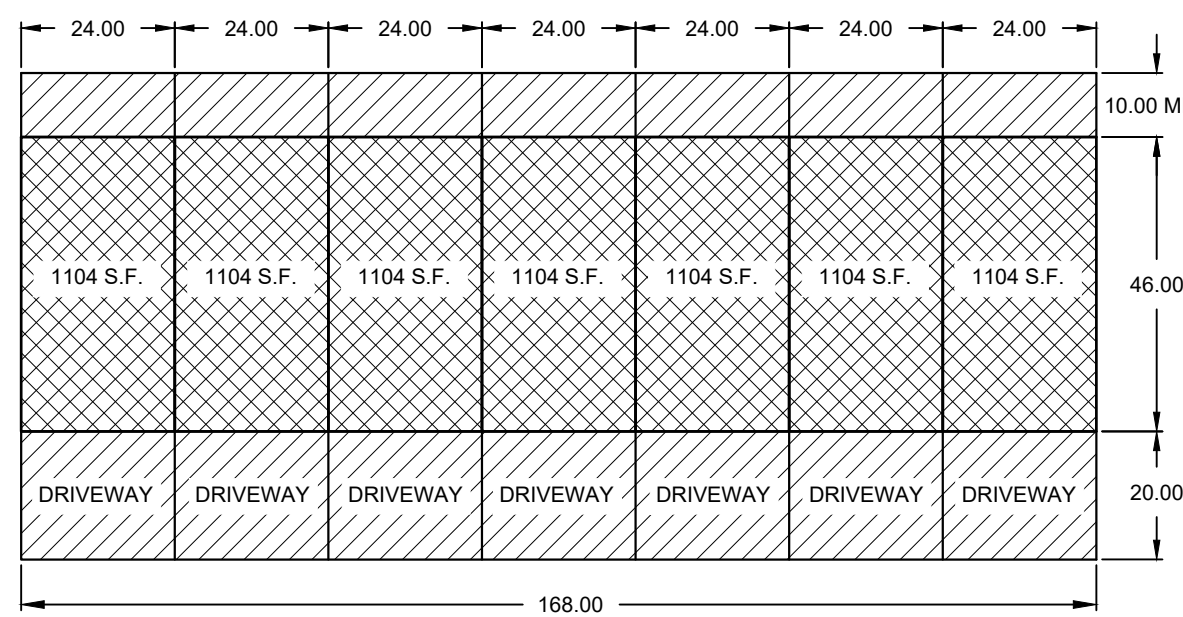
REAR LOAD 8-PLEX
UNITS 162-169, 192-199, 200-207



FRONT LOAD 3-PLEX
UNITS 152-157



FRONT LOAD 6-PLEX
UNITS 146-151



FRONT LOAD 7-PLEX
UNITS 104-110

PLAT "B"

SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

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

SHEET 2 OF 2

SANTAQUIN

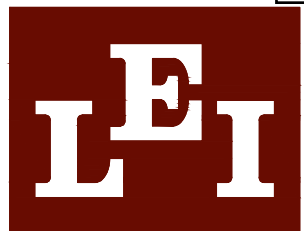
UTAH COUNTY, UTAH

SCALE: 1" = 40'



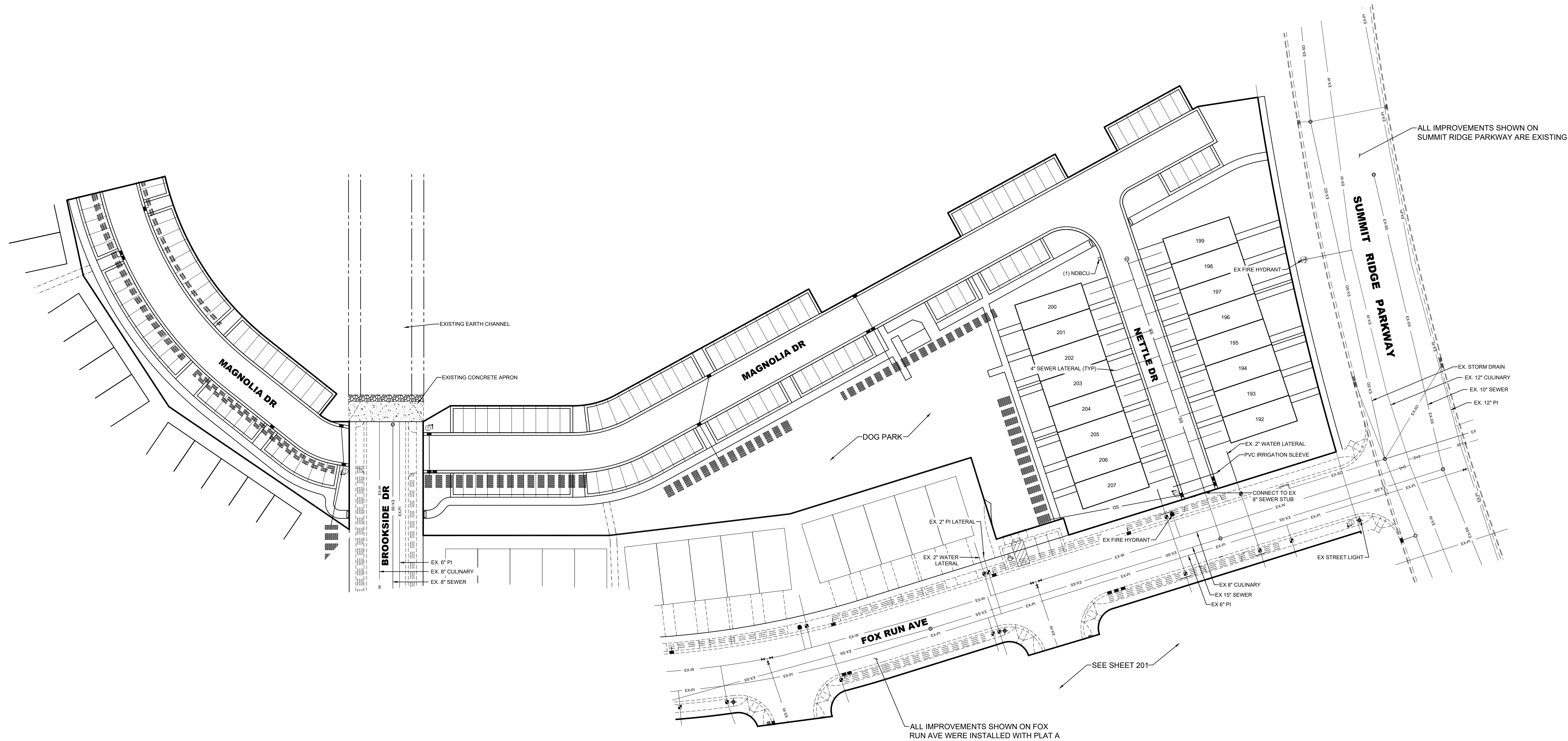
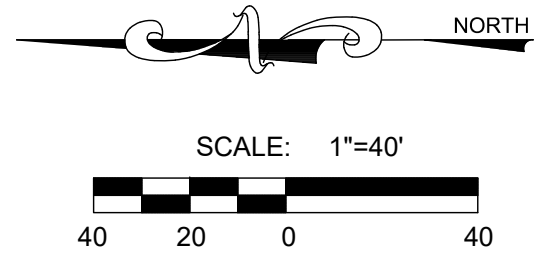
**ENGINEERS
SURVEYORS
PLANNERS**

2302 N. Main Street
Spanish Fork, UT 84606
Phone: 801.798.0055
Fax: 801.798.9393
office@l-i-eng.com
www.l-i-eng.com



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ENGINEERS
SURVEYORS
PLANNERS

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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



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

REVISIONS	
1	
2	
3	
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6	

LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

DESIGNED BY:
BCT

SCALE:
1"=40'

DATE:
10/01/2020

SHEET

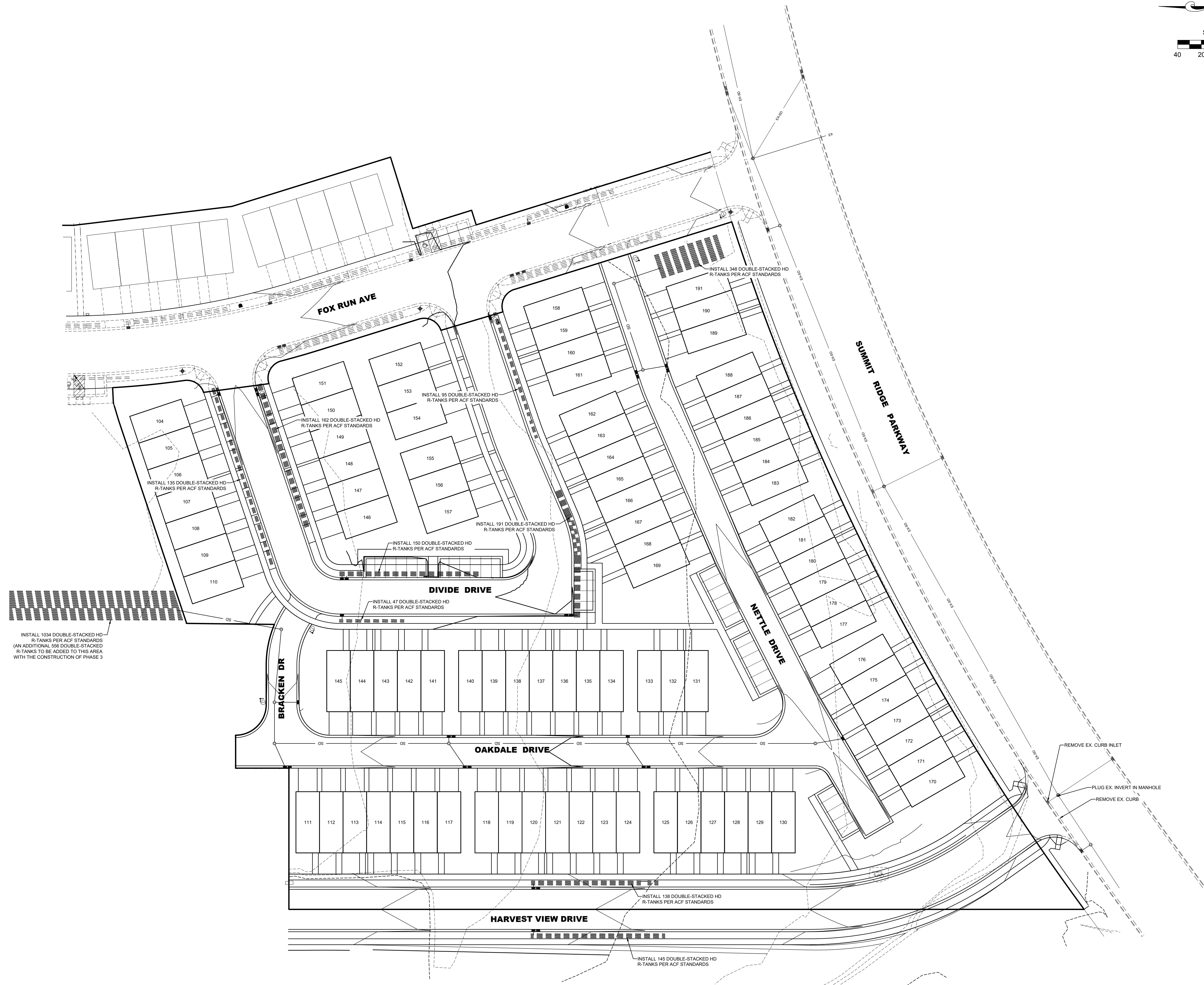
202**UTILITY NOTES**

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.



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www.lei-eng.com



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

REVISIONS

1	-	-
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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

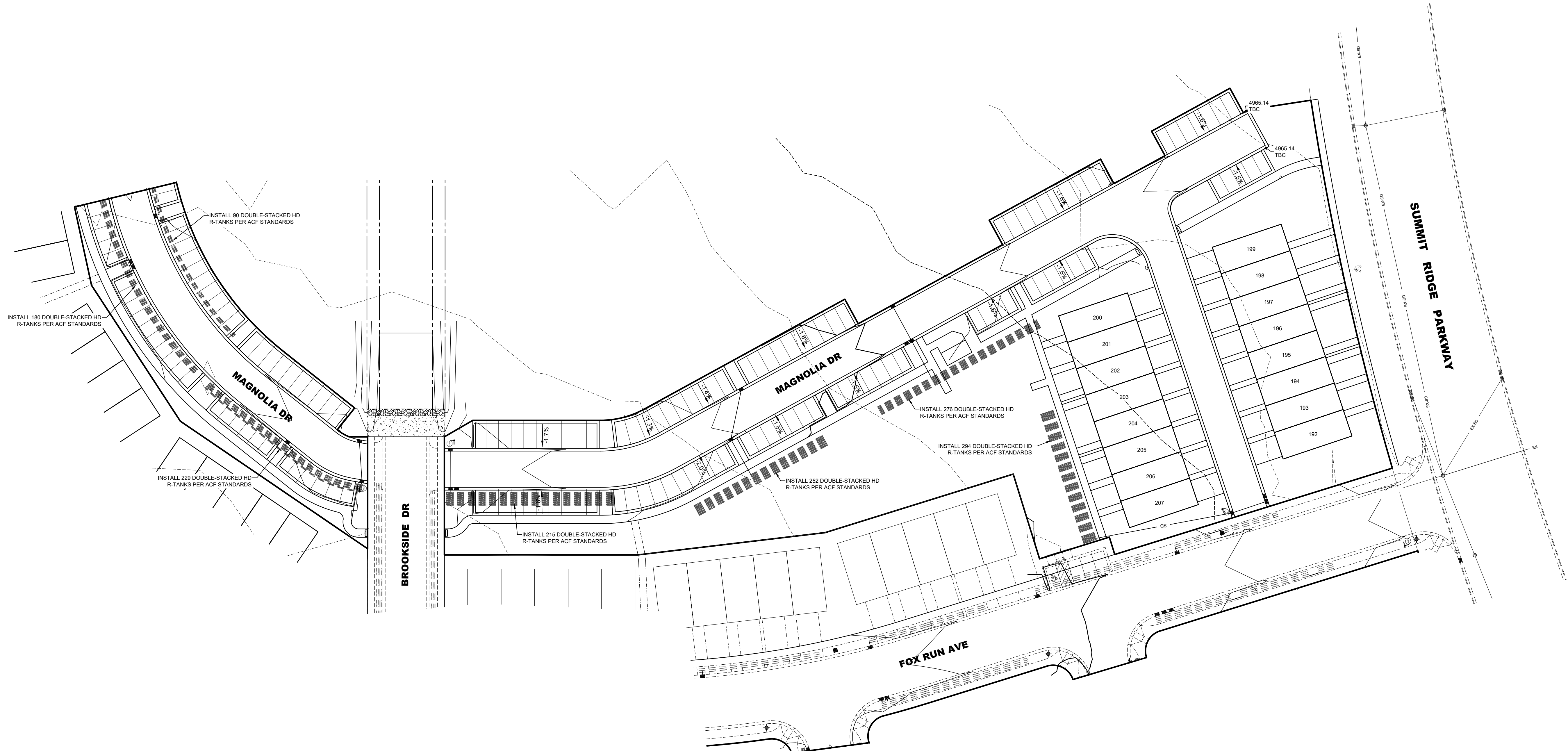
1"=40'

DATE:

10/01/2020

SHEET

301



SUMMIT RIDGE TOWNS - PLAIN

SANTAQUIN, UTAH COUNTY, UTAH

GRADING PLAN

REVISIONS	
-	
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LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

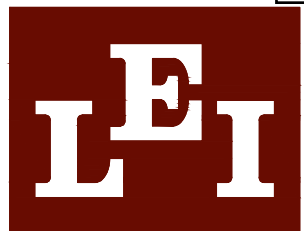
DESIGNED BY:
BCT

SCALE:
1"=40'

DATE:
10/01/2020

SHEET

302



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

HARVEST VIEW DRIVE PLAN & PROFILE 10+00 - 14+00

REVISIONS

1	-
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LEI PROJECT #:

2019-0081

DRAWN BY:

RWV

DESIGNED BY:

BCT

SCALE:

1"=20'

DATE:

10/01/2020

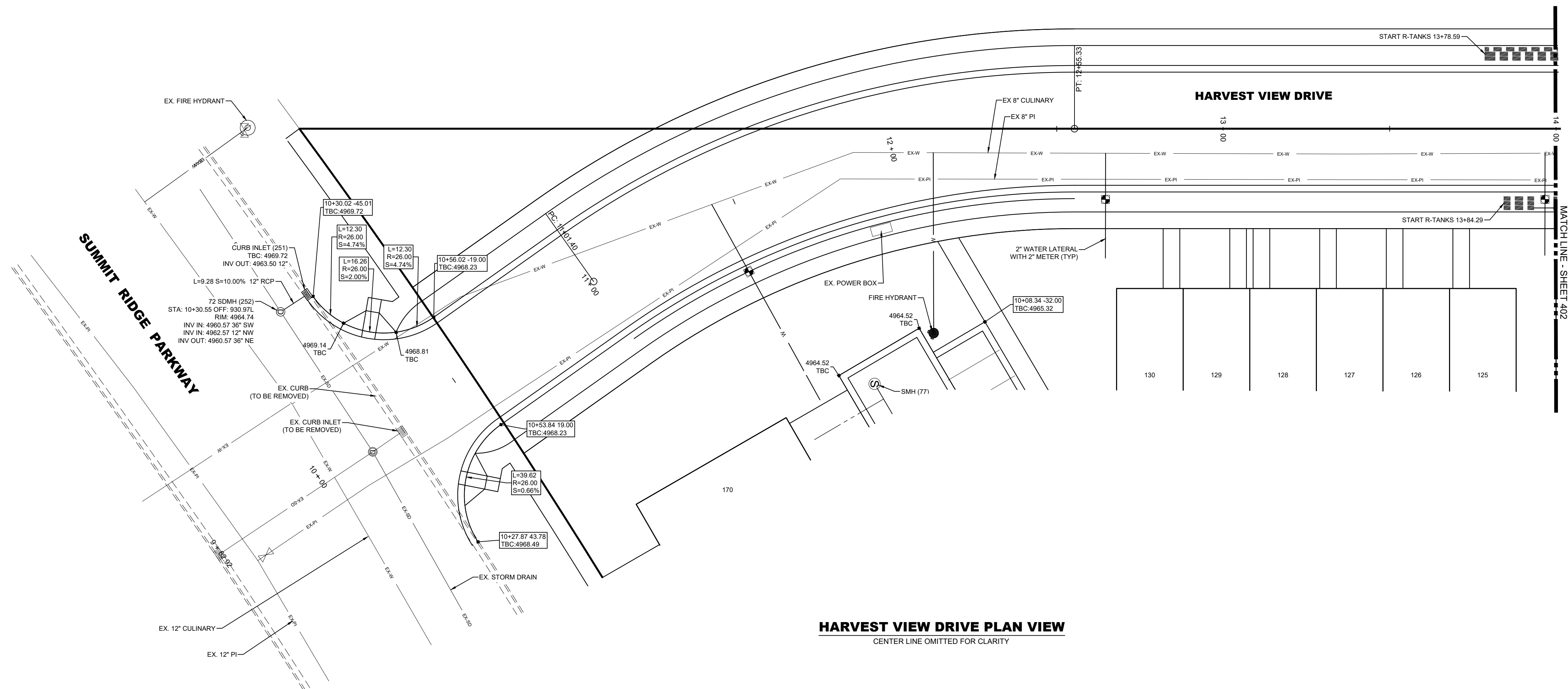
SHEET

401

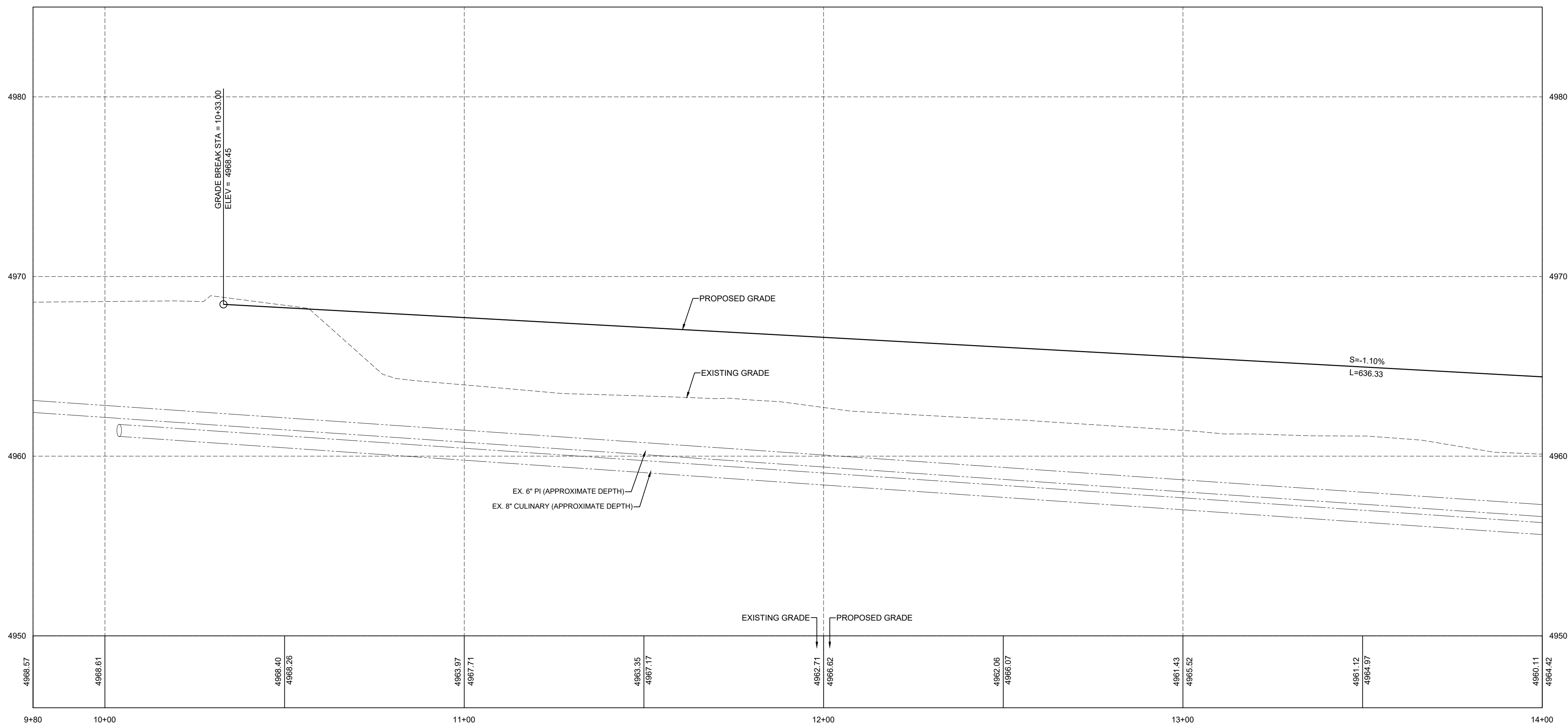


SCALE: 1"=20'

20 10 0 20



HARVEST VIEW DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



HARVEST VIEW DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



SANTAQUIN, UTAH COUNTY, UTAH

HARVEST VIEW DRIVE PLAN & PROFILE 14+00 - 17+70

REVISIONS	
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LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

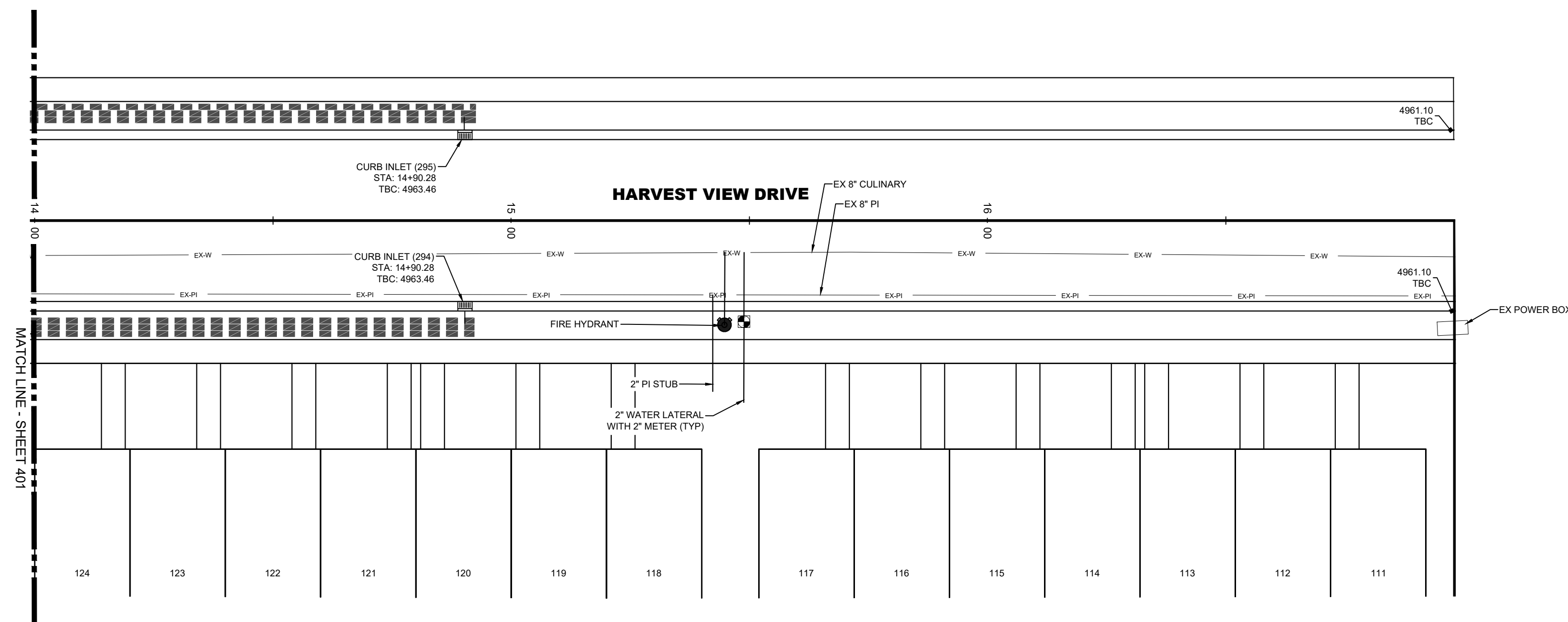
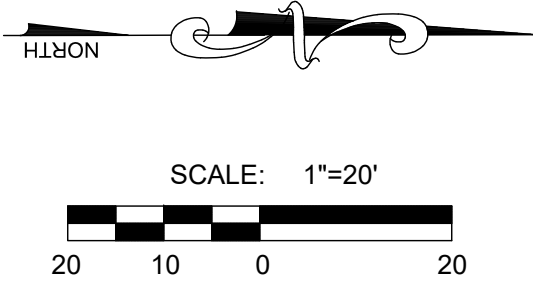
DESIGNED BY:
BCT

SCALE:
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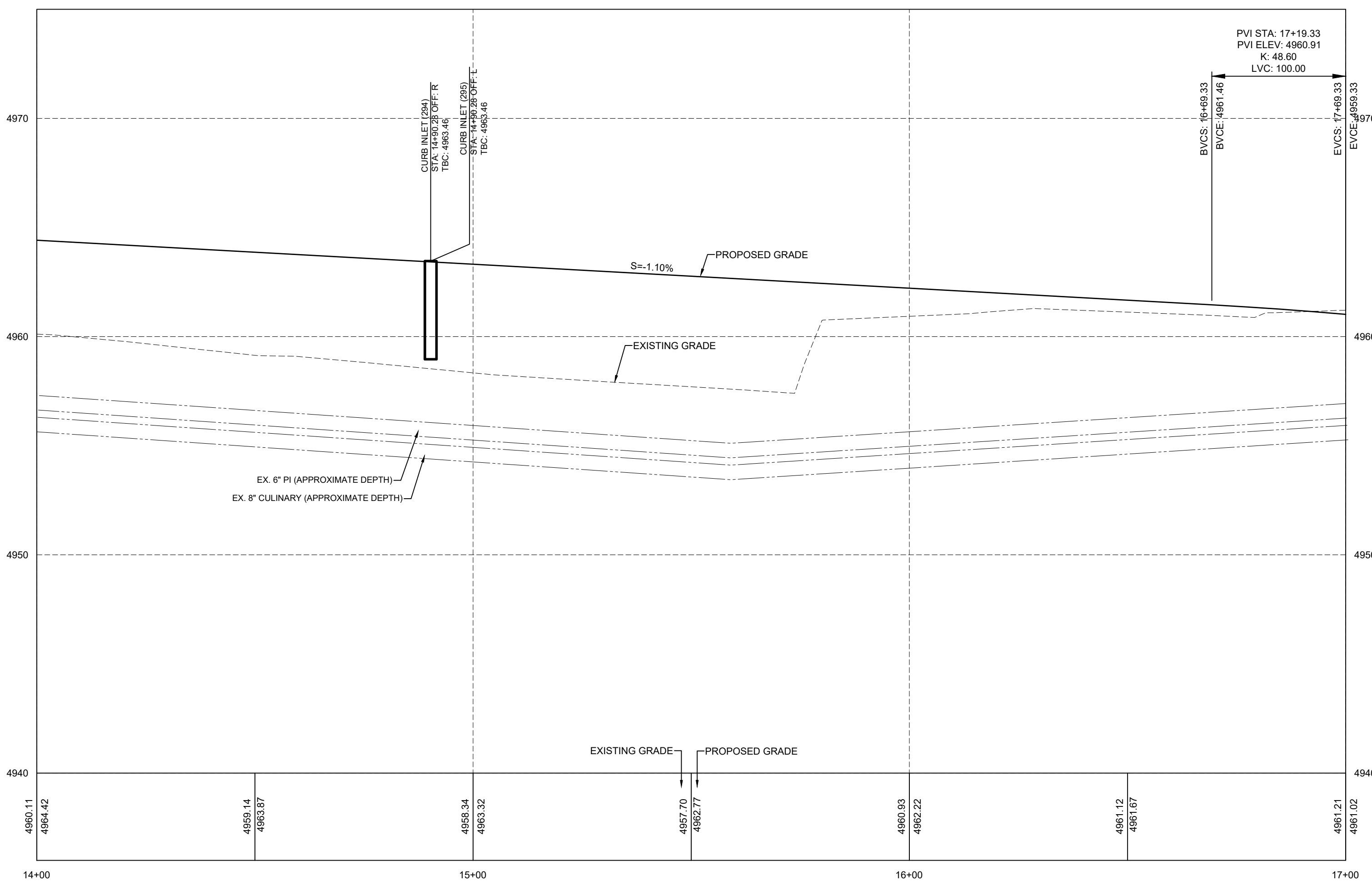
DATE:
10/01/2020

SHEET

402



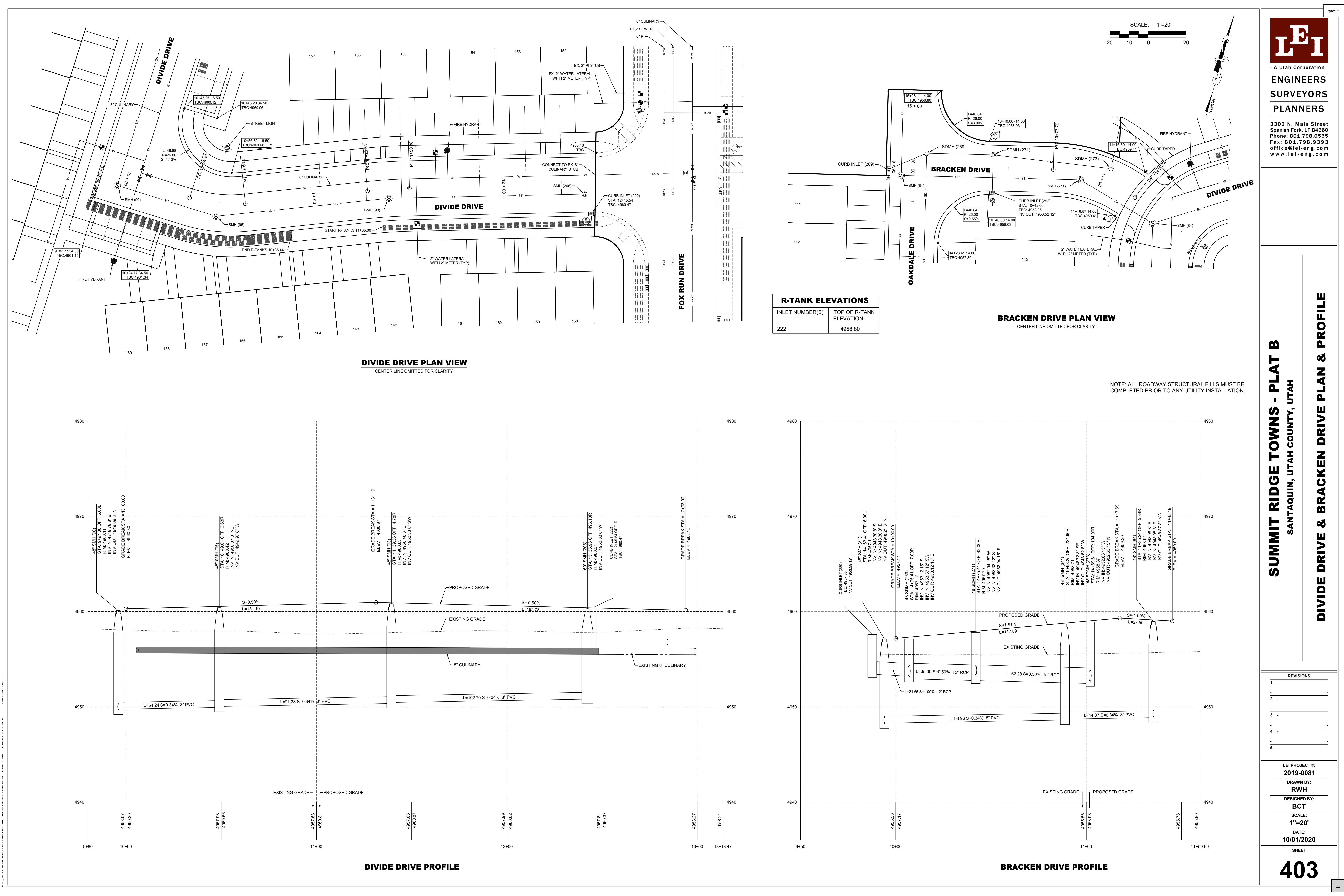
CENTER LINE OMITTED FOR CLARITY



HARVEST VIEW DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION

[illegible]



Item 1.

LEI

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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 TOWNS - PLAT B

SANTAQUIN, UTAH COUNTY, UTAH

DIVIDE DRIVE & BRACKEN DRIVE PLAN & PROFILE

REVISIONS

1

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6

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=20'

DATE:

10/01/2020

SHEET

403



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PLANNERS

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SUMMIT RIDGE TOWNS - PLAT B
 SANTAQUIN, UTAH COUNTY, UTAH
DIVIDE DRIVE PLAN & PROFILE 10+00 - 14+00

REVISIONS

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LEI PROJECT #:
2019-0081

DRAWN BY:
RWH

DESIGNED BY:
BCT

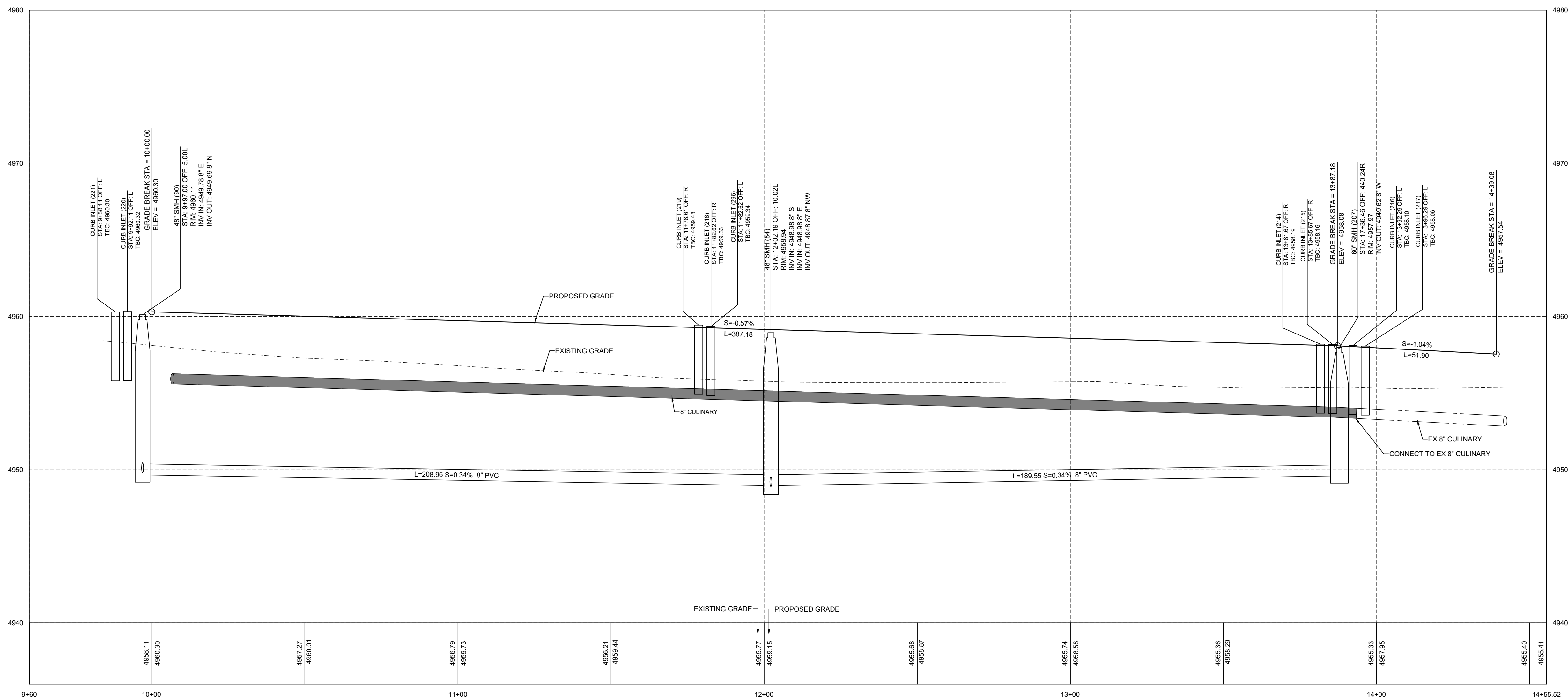
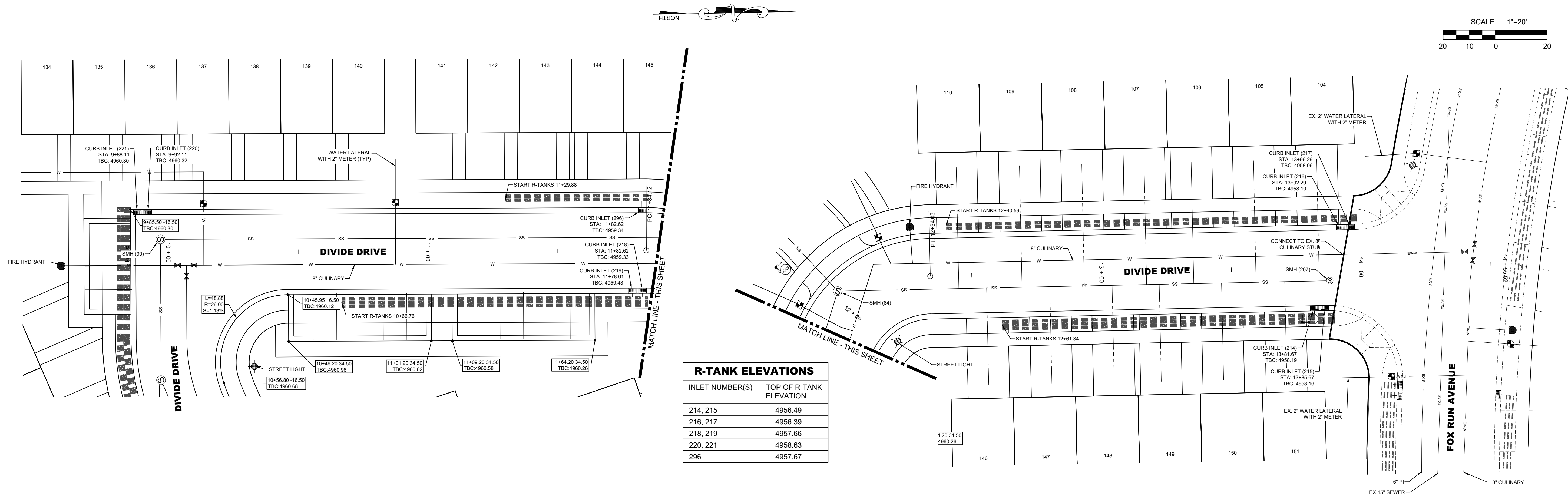
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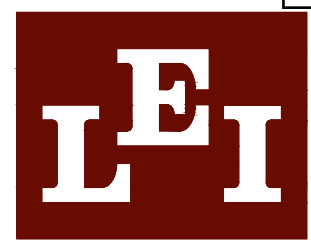
DATE:
10/01/2020

SHEET

404

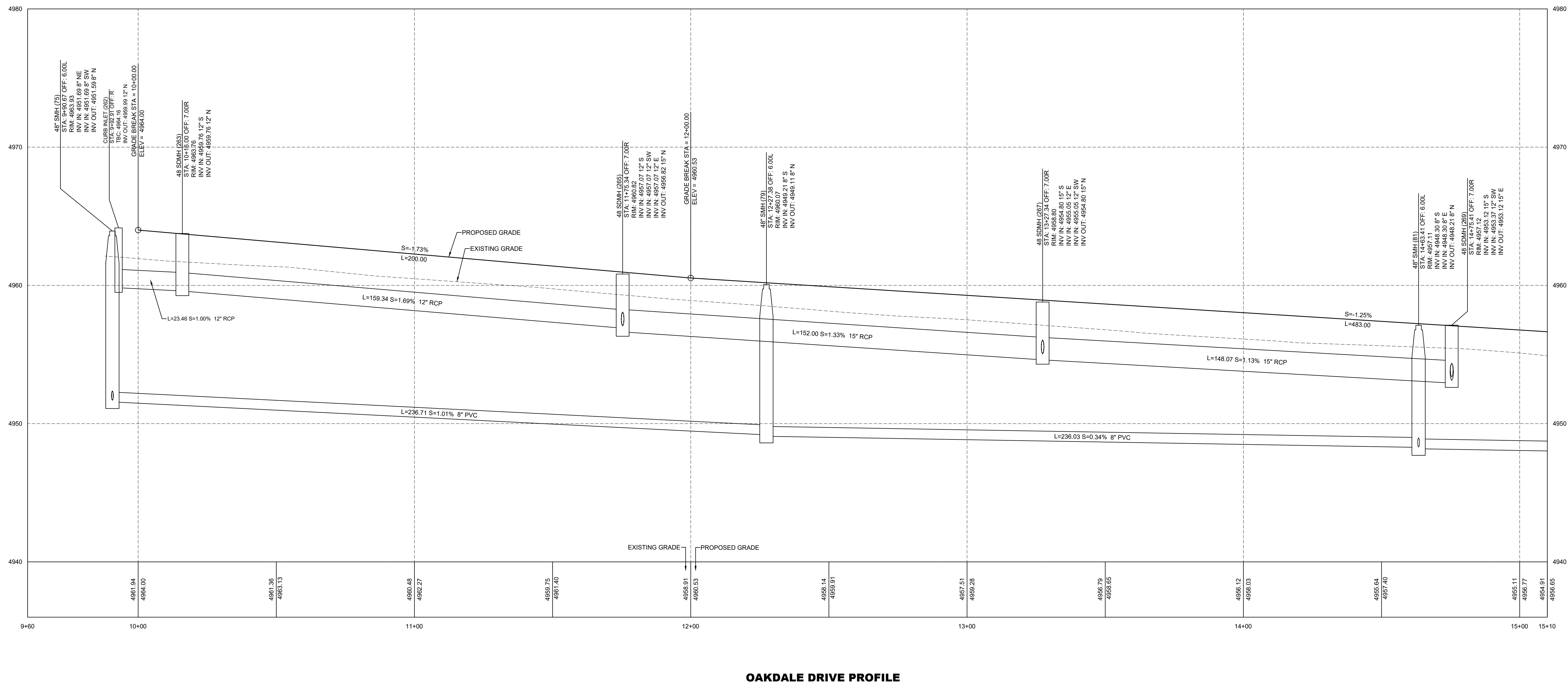
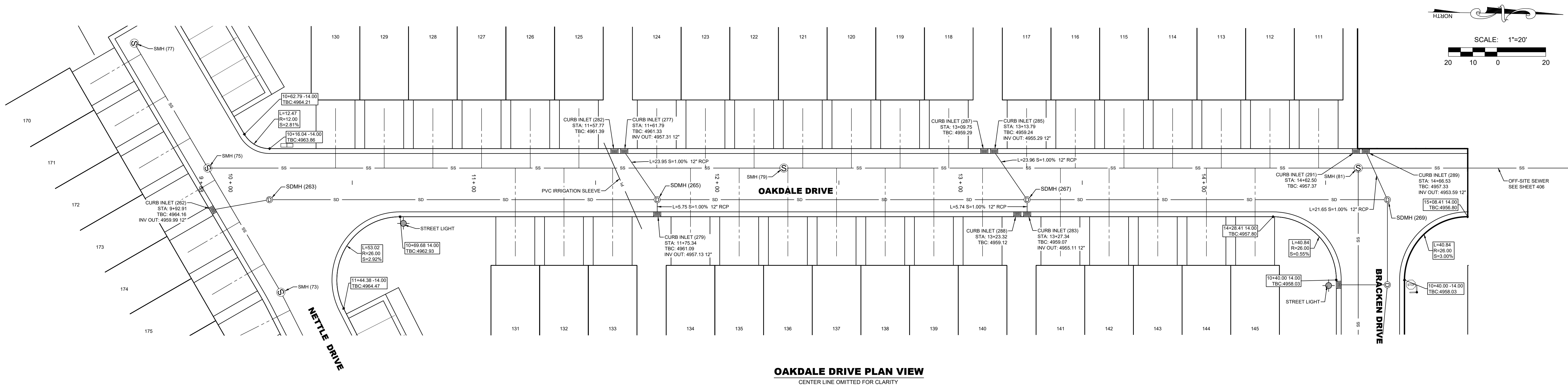
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.





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SUMMIT RIDGE TOWNS - PLAT B

SANTAQUIN, UTAH COUNTY, UTAH

OAKDALE DRIVE PLAN & PROFILE

REVISIONS	
1	
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LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=20'

DATE:

10/01/2020

SHEET

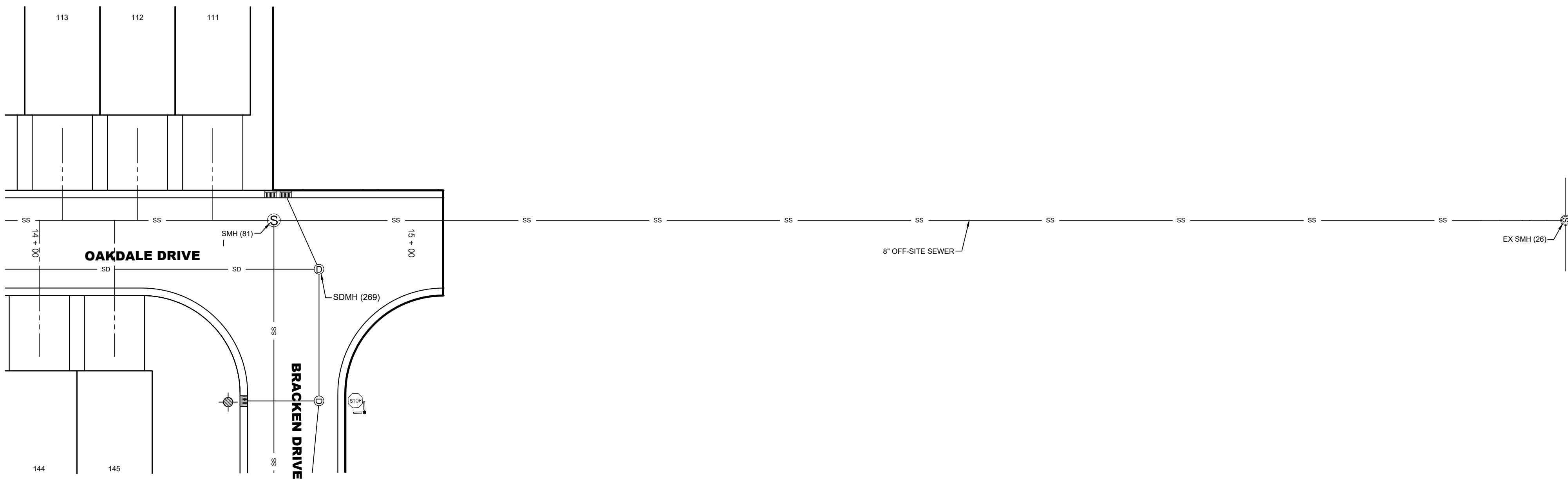
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NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

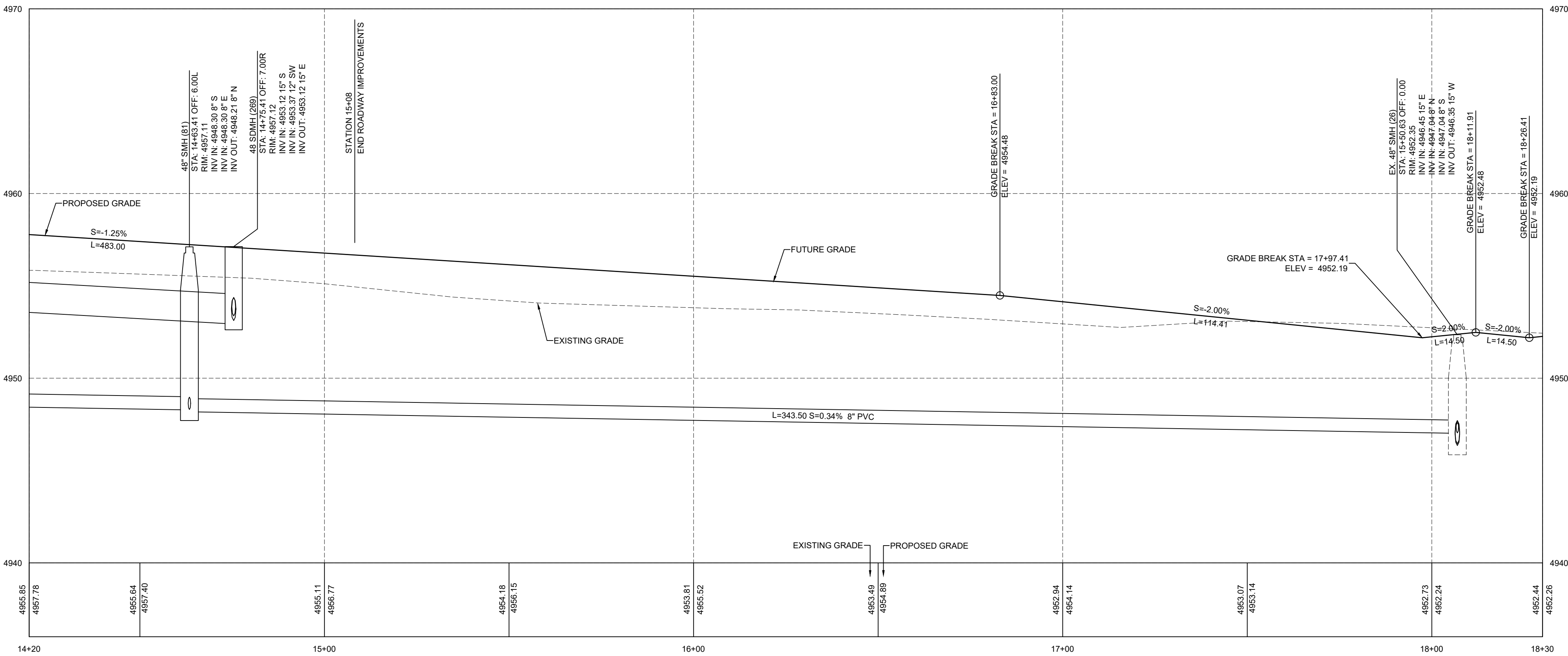


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OFF-SITE SEWER PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



OFF-SITE SEWER PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
OFF-SITE SEWER PLAN & PROFILE

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
10/01/2020

SHEET
406

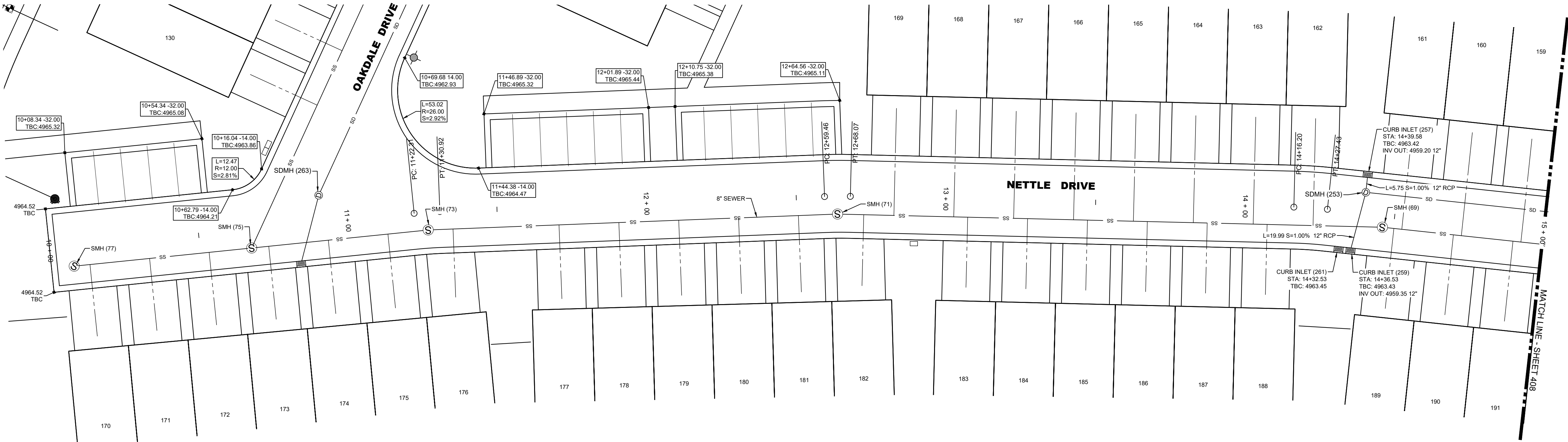
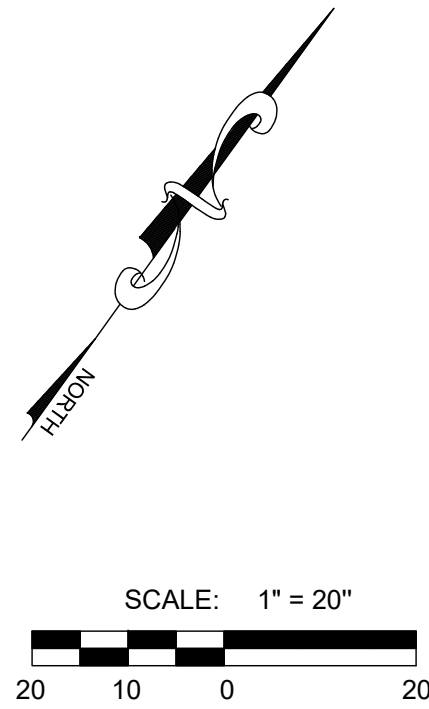
SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
NETTLE DRIVE 10+00 - 15+00 PLAN & PROFILE

REVISIONS	
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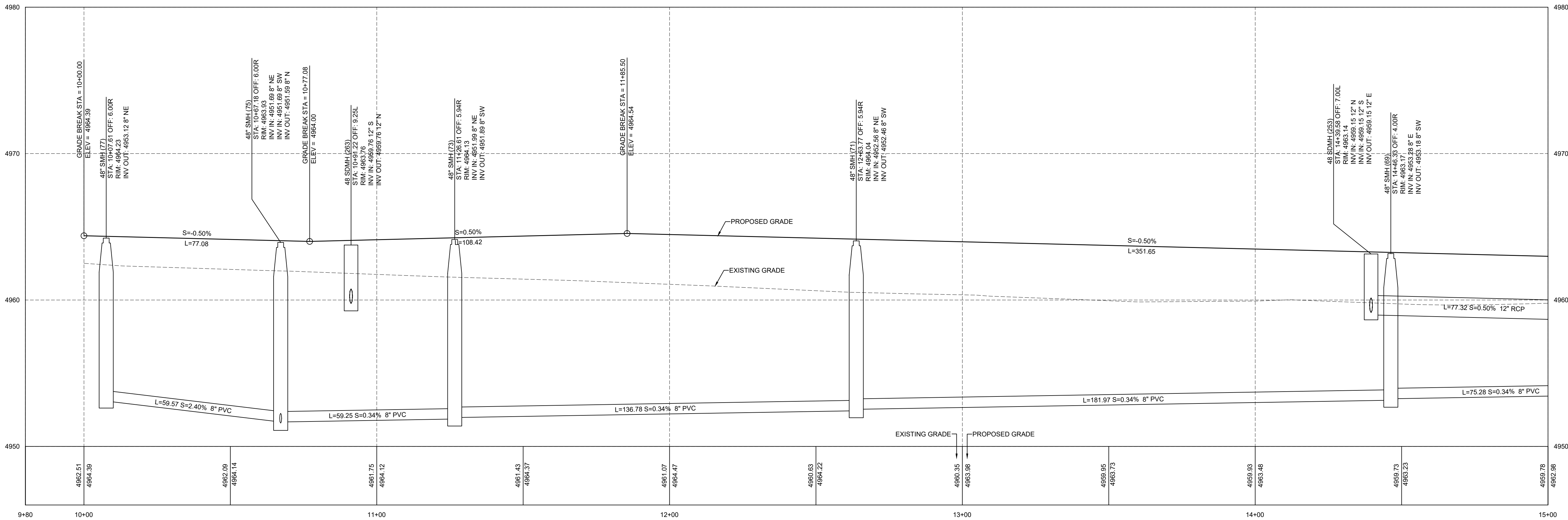
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2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1" = 20"
DATE:
10/01/2020

SHEET
407

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

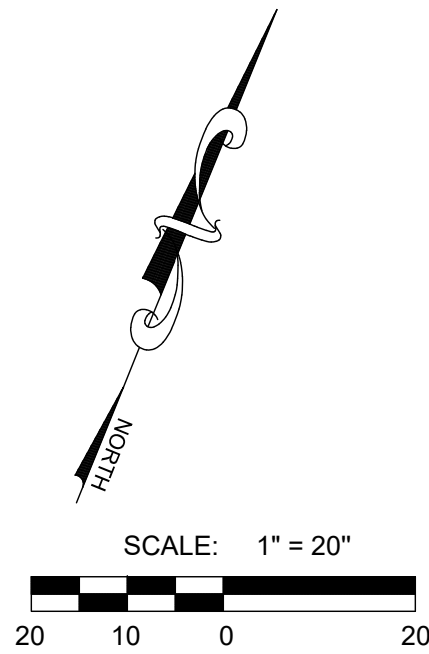
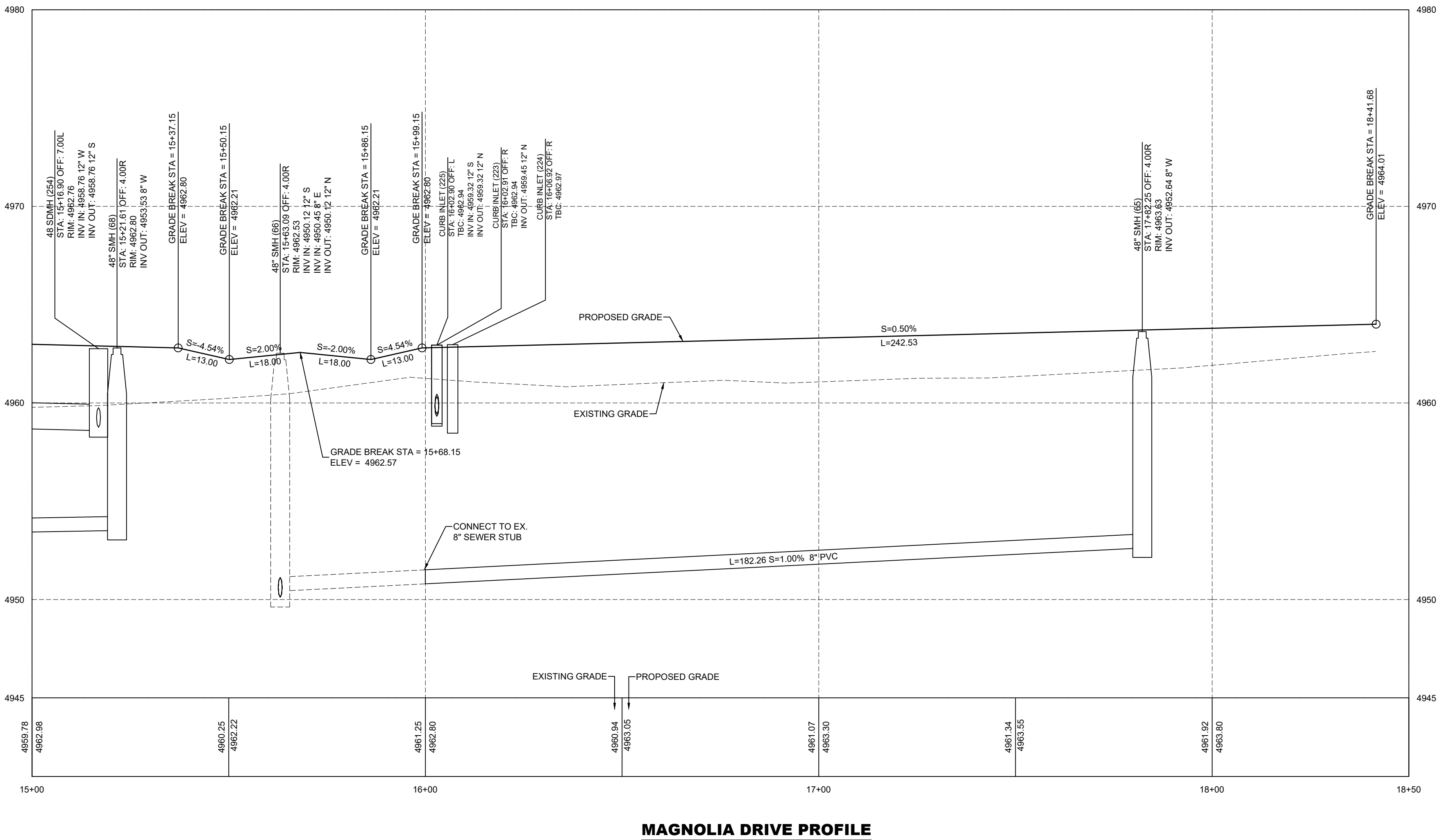
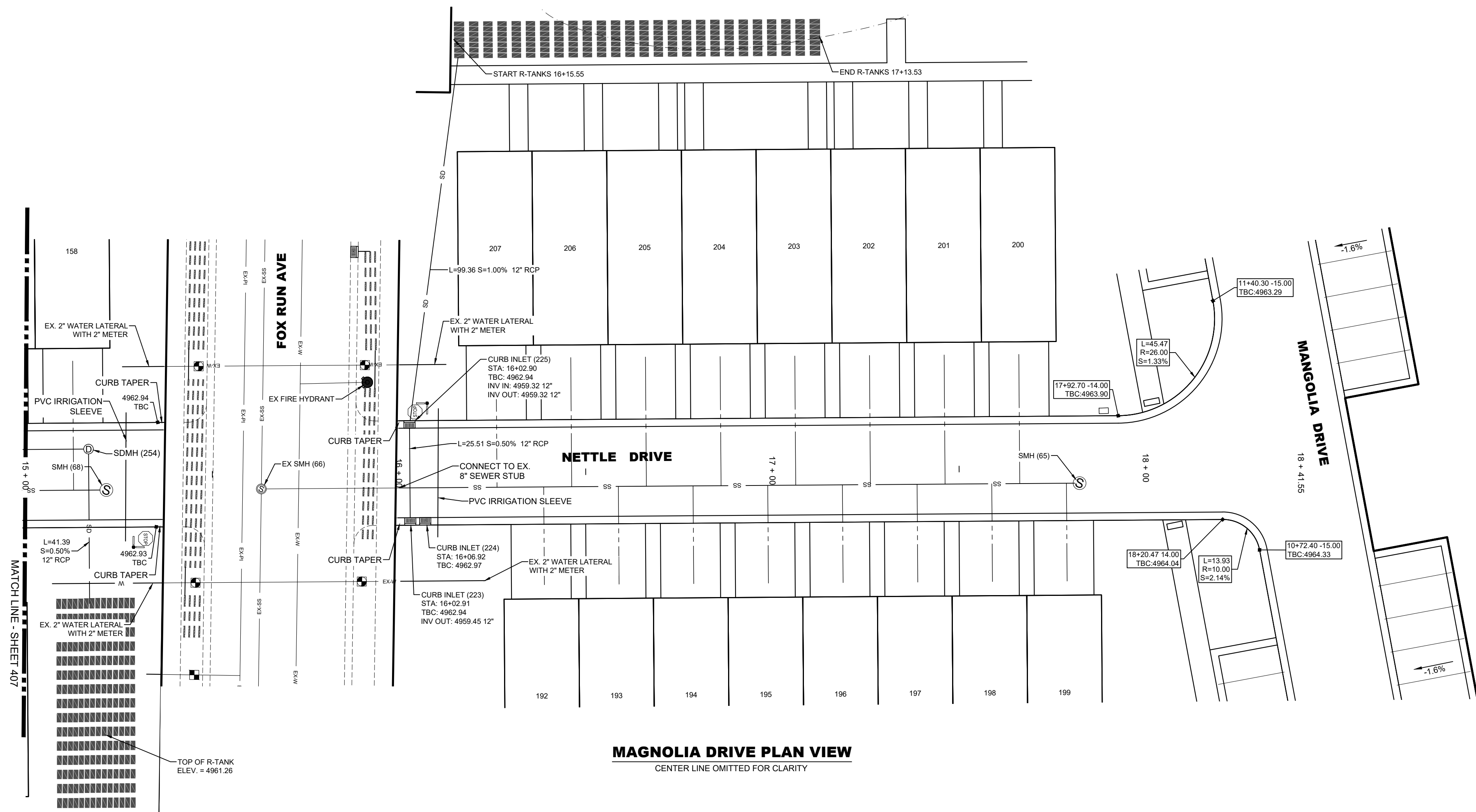


NETTLE DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY



NETTLE DRIVE PROFILE

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
225	4959.50



LEI
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SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
NETTLE DRIVE PLAN & PROFILE 15+00 - 18+41

REVISIONS	
1 -	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=##'
DATE:	10/01/2020
SHEET	

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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SUMMIT RIDGE TOWNS - PLAT B
SANTAQUIN, UTAH COUNTY, UTAH
MAGNOLIA DRIVE PLAN & PROFILE 10+00 - 15+00

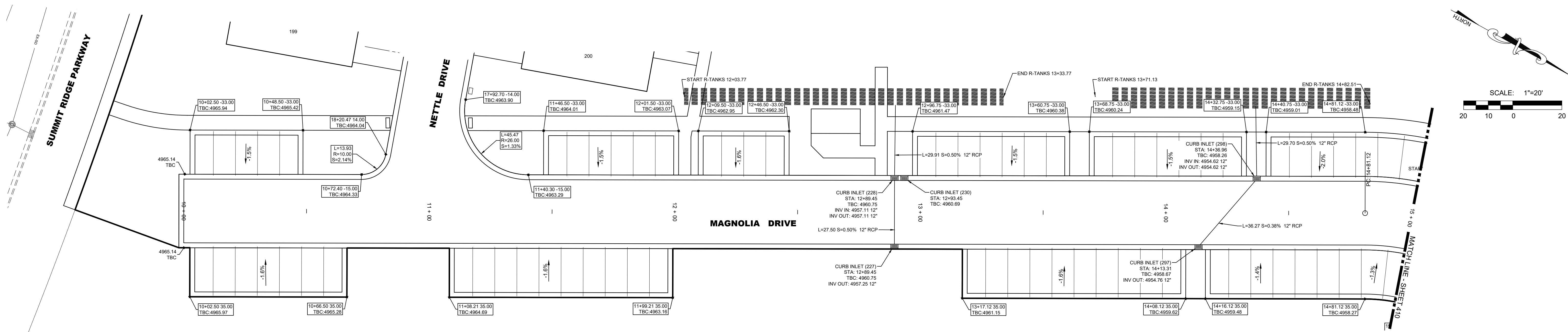
REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1"=20'
DATE:
10/01/2020

SHEET

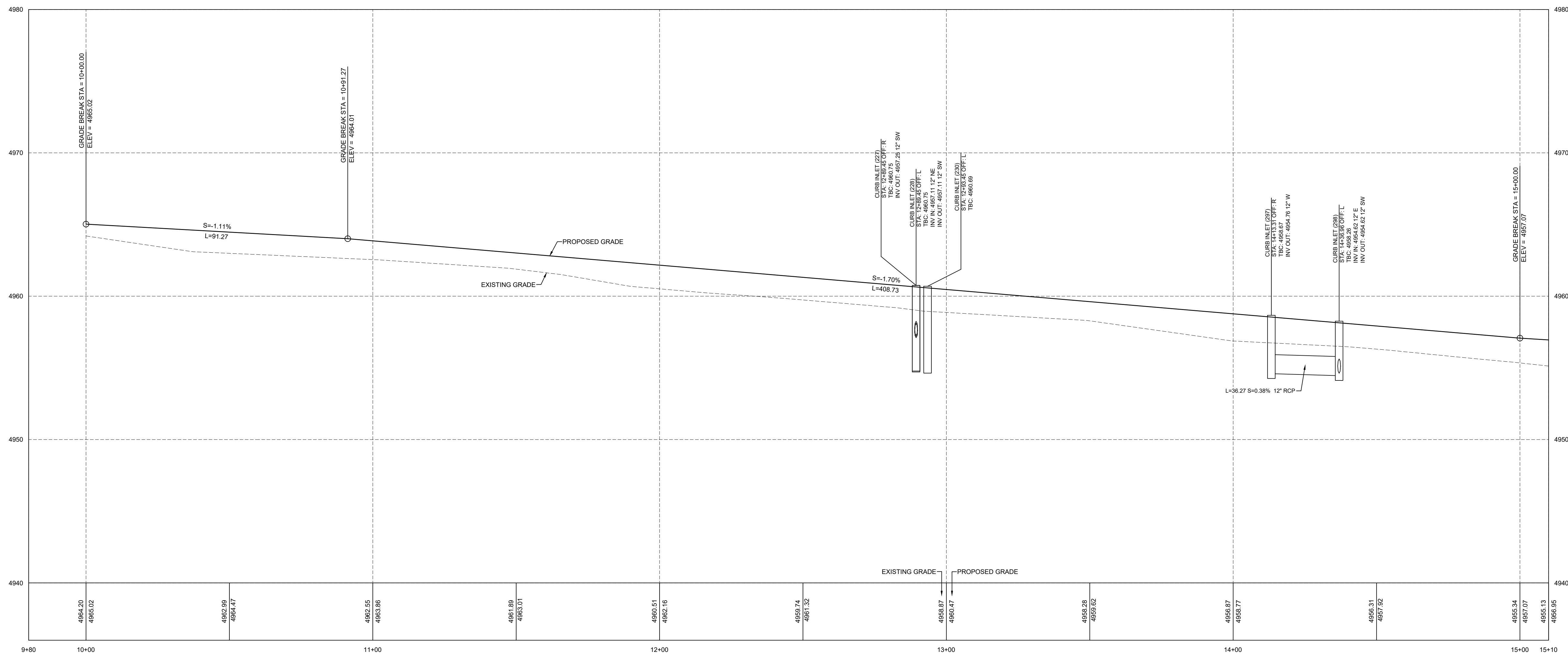
409

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
228, 230	4958.23
298	4955.70

MAGNOLIA DRIVE PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

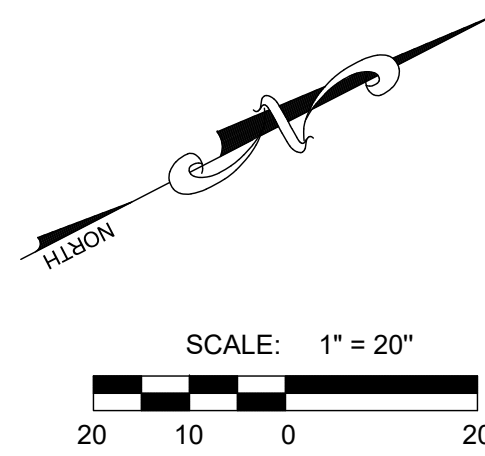


MAGNOLIA DRIVE PROFILE

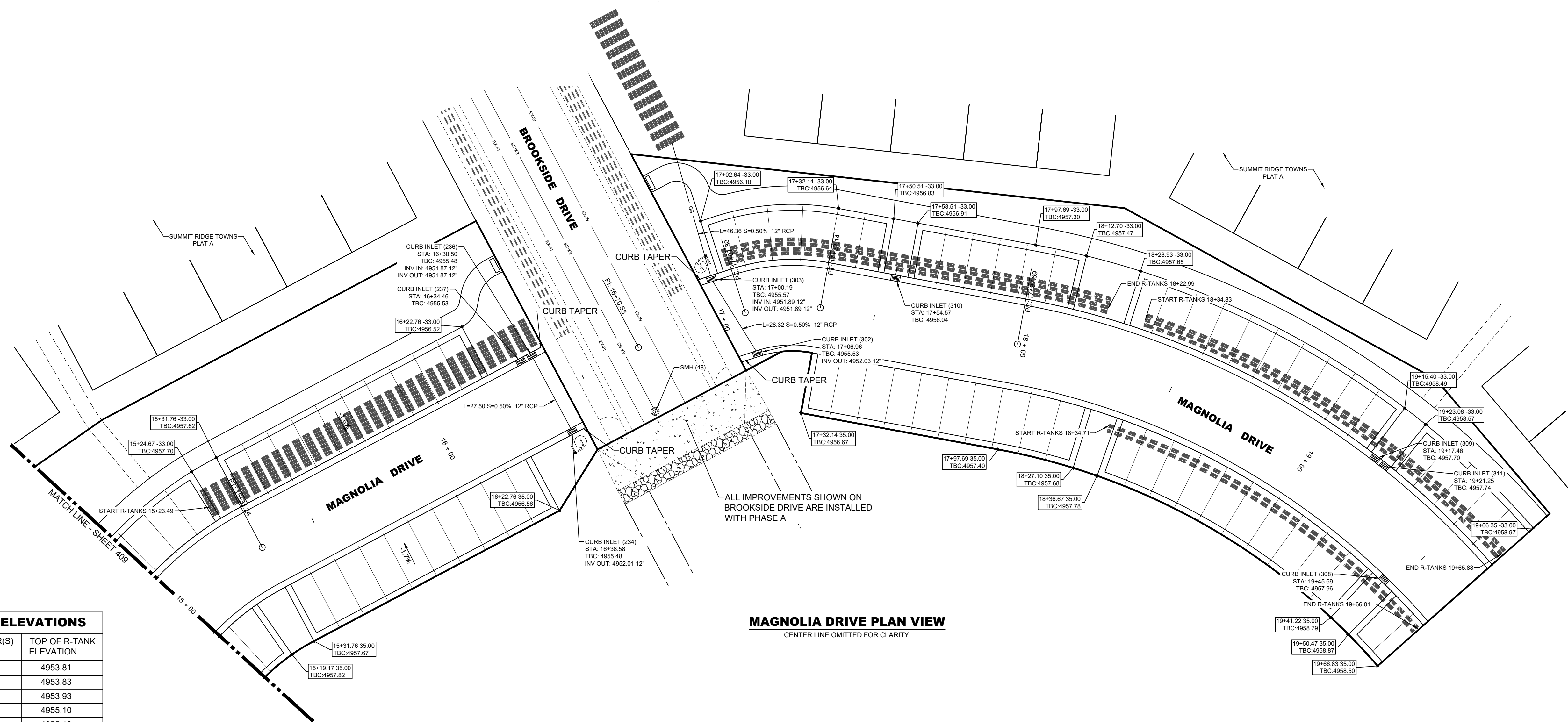


A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

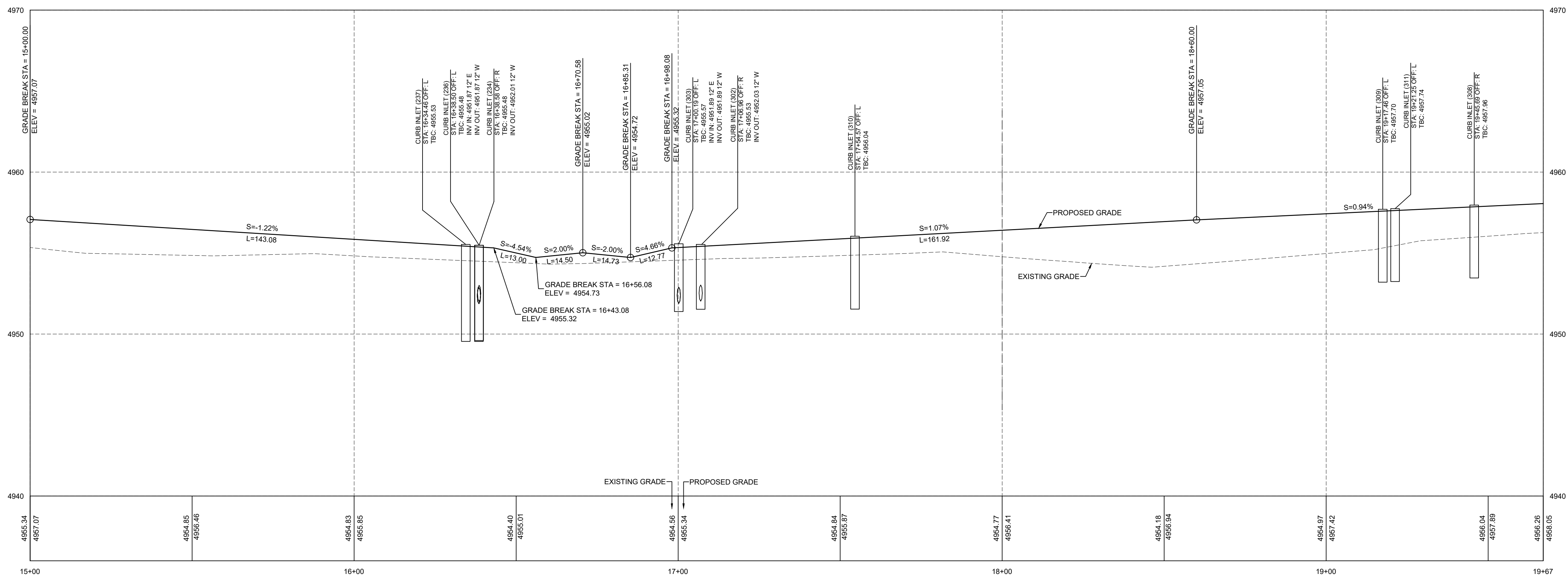
3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
236, 237	4953.81
303	4953.83
310	4953.93
308	4955.10
309, 311	4955.10



MAGNOLIA DRIVE PLAN VIEW
 CENTER LINE OMITTED FOR CLARITY



MAGNOLIA DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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

MAGNOLIA DRIVE PLAN & PROFILE 15+00 - 19+66

REVISIONS

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

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=##'

DATE:

10/01/2020

SHEET

410



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 TOWNS - PLAT B

SANTAQUIN, UTAH COUNTY, UTAH

DETAILS

REVISIONS	
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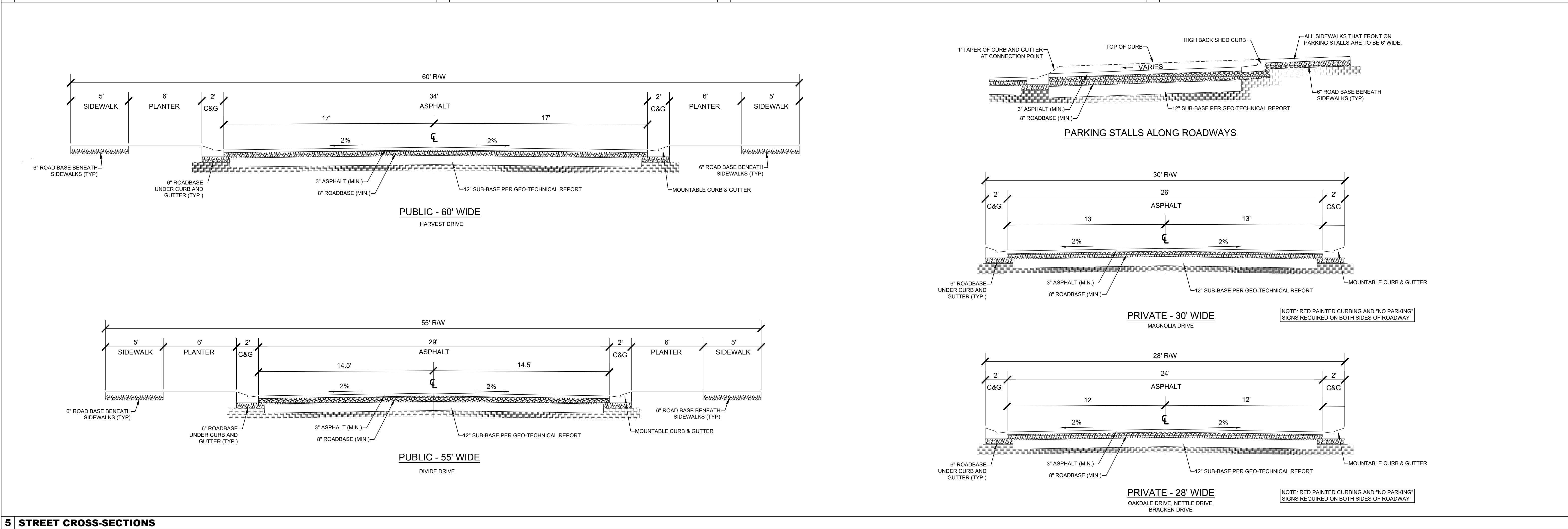
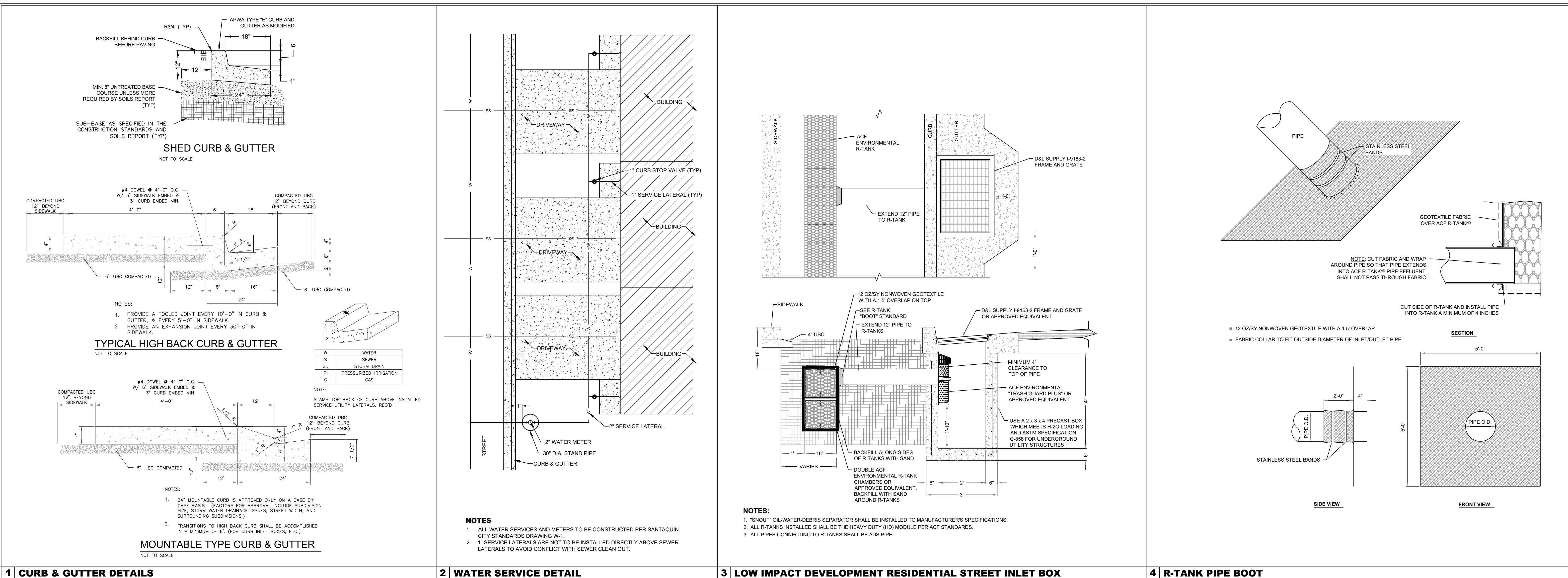
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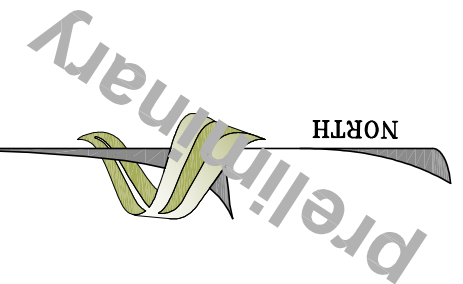
601



SORENSEN SUBDIVISION

LOCATED IN:
BLOCK 27, PLAT "B", SANTAQUIN CITY TOWNSHIP
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

FOUND 3rd UTAH COUNTY
BRASS CAP MONUMENT
100 E. ST. / 100 N. ST.
T10S, R1E, S18&M,
(UTAH CO. TIE NO. 46-72)



CONDITIONS OF APPROVAL

FOUND RING / I.D.
STREET MONUMENT
300 E. ST. / 100 N. ST.
PROJECT BENCHMARK
ELEV. = 4433.06

FOUND RING / I.D.
STREET MONUMENT
100 E. ST. / 100 N. ST.
BASIS OF BEARING
S89° 56' 30"E 117.165'

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SUBDIVISION BOUNDARY LEGAL DESCRIPTION

ALL OF LOT 4, BLOCK 27, PLAT "B", SANTAQUIN TOWNSHIP SURVEY, ACCORDING THE THE OFFICIAL PLAT THEREOF ON FILE
AND OF RECORD IN THE UTAH COUNTY RECORDERS OFFICE.

GENERAL PLAT NOTES

- ACCESS FOR LOT 2 WILL BE FROM 300 EAST STREET.
- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS CREATED ALONG THE PERIMETER OF EACH LOT, PER THIS PLAT.
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER _____, AS FILED IN THE UTAH COUNTY SURVEYORS OFFICE.
- ZONING: MSR BUILDING SETBACKS (BUILDABLE AREA) PER CODE 10-7M-12: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS:
FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING. PROPERTY LINES: 15.0 FEET - COVERED PORCHES MAY BE WITHIN 10.0 FEET OF THE FROM PROPERTY LINE. REQUIRED CLEAR VIEW AREAS MAY NOT BE OBSTRUCTED.
SIDE YARD - 5.0 FEET.
REAR YARD - 25.0 FEET.
ACCESSORY BUILDINGS SHALL NOT BE LOCATED IN FRONT OF THE MAIN STRUCTURE AND MUST COMPLY WITH SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES IN OTHER SINGLE FAMILY ZONES OF THE CITY.
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS DALE D. SORENSON AND KELLY SORENSON, PER WARRANTY DEED, ENTRY NUMBER 428872015, AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, UTAH COUNTY PARCEL NUMBER 090920006.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 319685, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS THE SORENSON SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



PHILLIP R. CHRISTENSEN
P.L.S. 319685

DATE

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING COVENANTS, EASEMENTS, AND RIGHTS OF WAY, AND THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. SUCH FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-368-6332. WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: _____ DATE: _____
CETRACON: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

DOMINION ENERGY

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 A GUARANTEE OF ANY OTHER EASEMENTS OR RIGHTS OF WAY. THE 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 RIGHT OF WAY DEPARTMENT AT 1-800-368-6332.

APPROVED THIS _____ DAY OF _____, 2020
BY: _____
TITLE: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ COUNTY OF UTAH
APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2020

APPROVAL BY MAYOR

APPROVED BY MAYOR _____

APPROVED _____

ENGINEER (SEE SEAL)

ATTEST _____

CLERK - RECORDER (SEE SEAL)

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREFTER KNOWN AS MARSHALL'S COVE SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2020, A.D.

BY: _____ DALE D. SORENSON _____ DATE _____

BY: _____ KELLY SORENSON _____ DATE _____

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY DALE D. SORENSON AND KELLY SORENSON WHO REPRESENTED THAT (SHE) IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

RESIDING IN _____, UTAH

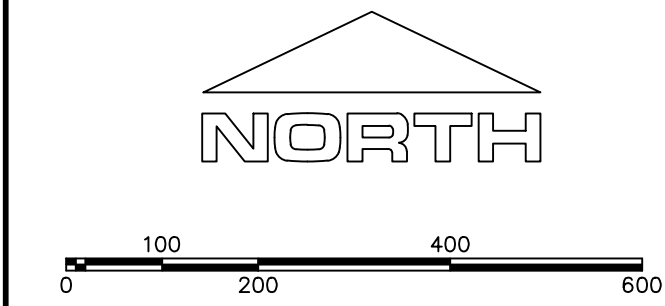
STATE OF UTAH } S.S.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

NOTARY STAMP

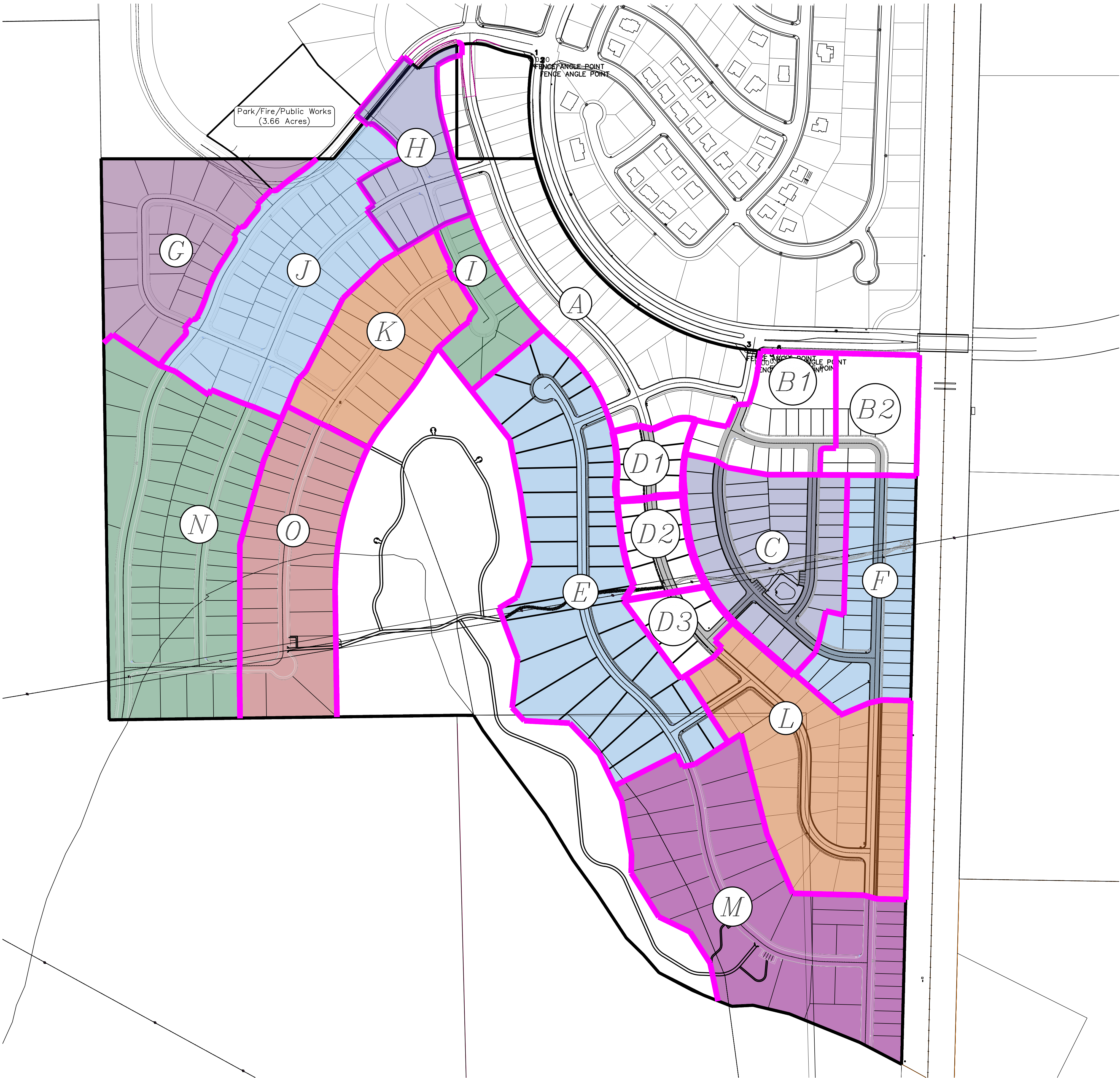
CONSENT TO RECORD



(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

PHASE BREAKDOWN		
	Units	
PHASE A		50
PHASE B1		13
PHASE B2		8
PHASE C		35
PHASE D1		8
PHASE D2		10
PHASE D3		6
PHASE E		38
PHASE F		32
PHASE G		22
PHASE H		10
PHASE I		9
PHASE J		41
PHASE K		21
PHASE L		41
PHASE M		34
PHASE N		55
PHASE O		28
TOTAL		461



Engineering
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10/8/2020

THE HILLS @ SUMMIT RIDGE

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:10.8.2020

PROJECT #

REVISIONS:

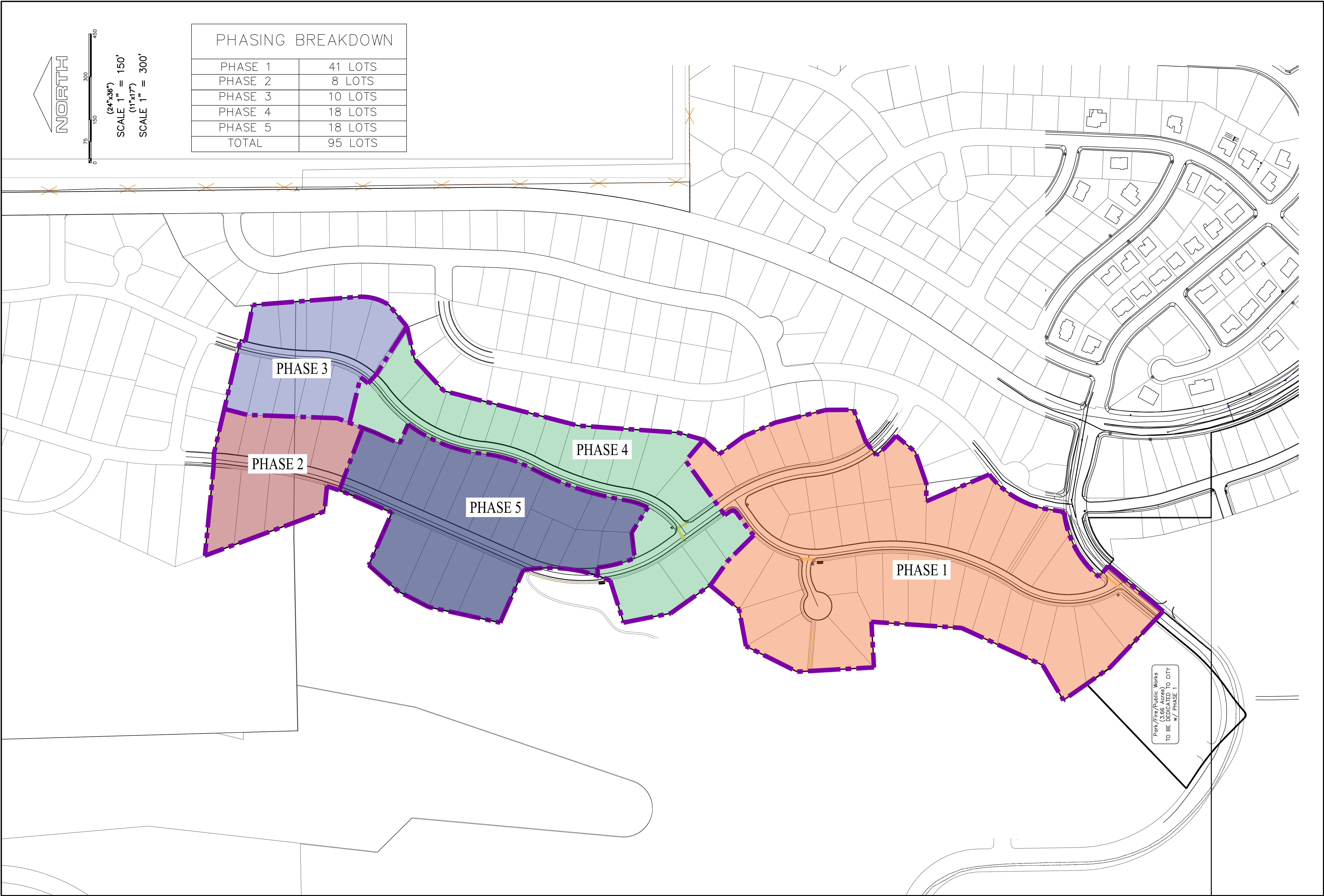
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SHEET NAME:
PHASE PLAN

SHEET:
PHASING



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**VISTAS WEST @ SUMMIT RIDGE
PHASE 'A'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:10.8.2020
PROJECT #
REVISIONS:

1	
2	
3	

SHEET NAME:
PHASE PLAN
SHEET:
PHASE



DRC Meeting Minutes
Tuesday, October 13, 2020

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Fire Inspector Taylor Sutherland, Building Official Randy Spadafora, Community Development Director Jason Bond, and Public Works Director Jason Callaway (Attending via Zoom).

Other's in Attendance: Staff Planner Ryan Harris, Assistant City Manager Norm Beagley (Attending via Zoom), Shawn Herring representing the Foothill Village Plats. Pete Evans, and Garrett Seeley representing Flagship Homes for the Pedersen Subdivision. And John Money representing the 341 Townhomes Subdivision.

Mr. Lundell called the meeting to order at 10:08 a.m.

Foothill Village Plat K Final Review

A final review of a 27 lot phase of the Foothill Village Development, located at approximately Raintree Lane and Dogwood Drive.

Mr. Lundell explained that Plat H didn't meet City Code requirements for access and water looping so, the developer has proposed to develop Plat K concurrently in order to meet City Code.

Building Official: Mr. Spadafora indicated that he will provide address redlines to the developer.

Engineering: Mr. Lundell asked that the developer coordinate the Mail Box location with the Post Office.

No comments from Fire, Police, Public Works, Administration or Planning and Zoning.

Motion: Mr. Bond motioned to grant final approval for Foothill Subdivision Plat K with the condition that it be developed concurrently with Plat H and that all engineering redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Foothill Village Plat H Final Review

A final review of a 22 lot phase of the Foothill Village Development, located at approximately Raintree Lane and Foothill Village Boulevard.

Building Official: Mr. Spadafora stated that he will provide the address redlines to the developer.

Engineering: Mr. Lundell stated that there ~~is~~ appears to be a low spot ~~in at~~ the intersection of **Foothill Village Boulevard and Raintree Lane**, where ~~a~~ a pressurized irrigation drain will be required in this location to allow the system to drain. He also asked that details be provided on the plat for the trail along Foothill Village Boulevard. He also asked that the mail box location be coordinated with the Post Office.

No comments from Fire, Police, Public Works, Administration or Planning and Zoning.

Motion: Mr. Bond motioned to grant final approval for Foothill Subdivision Plat H with the condition that it be developed concurrently with Plat K and that all engineering redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Pedersen Concept Subdivision Review

A concept review of a 110 lot subdivision which encompasses the following parcel numbers; 32:040:0012, 32:040:0001, 32:004:0147 and is located on South Main Street.

Mr. Lundell explained that this is a concept review, meaning Staff will give feedback to the developer regarding their proposal but no action will be taken.

Administration: Mr. Reeves asked how many units were increased based on the PUD designation. Mr. Seeley explained that the PUD would add 22 units. Mr. Reeves explained that the City would benefit from obtaining a retention basin ~~to~~ on the north side of the future Main Street ~~Northern most side~~. He explained that it would also benefit all of the homes in the area from potential debris flow from the mountain slopes to the east. Mr. Reeves recognized that the connection of Main Street to Oak Summit would provide better ingress and egress, and public safety access to the entire East bench.

Mr. Bond asked the developer if they are proposing to provide improvements for the park/detention basin? Mr. Seeley answered that they plan to provide improvements and coordinate with the City. Mr. Reeves indicated that he sees this proposal as very favorable without the option of High Density. He added that additional commercial space would be a positive addition.

Planning and Zoning: Mr. Bond asked if the developer would propose to improve the perpetuation of the 900 East trail. Mr. Seeley answered that they would improve the trail and coordinate the improvements with the City. Mr. Bond pointed out that the commercial property is about 2.5 acres, and asked the developer if they plan to keep it as one commercial lot or subdivide it? Mr. Evans explained that they would like to subdivide into 1 or half acre lots.

Mr. Bond explained that the proposed 3400 square foot lots are too small; the minimum PUD lot size is 6000 square feet. He noted that he appreciates that the lots are all single family, but the size needs to be addressed in order to meet PUD requirements. Mr. Bond also noted that the yield plan hasn't been calculated correctly. He stated that he likes the retention basin/park proposal, but doesn't see the benefit of two pocket parks for the City. Instead, he would prefer to see those incorporated to expand retention basin/park, or provide a fence along the trail instead. Mr. Bond suggested that the developer ensure that their proposal meets code prior to the public hearing held at the Planning Commission meeting.

Mr. Evans asked what zoning a 6000 square foot lot would fit into. Mr. Bond explained that 6000 square feet is the minimum lot size in a PUD, not a specific zone. Mr. Beagley suggested that the proposal is cleaned up and changes addressed prior to the Council reviewing it at a work meeting, since this proposal doesn't meet the framework of code.

Building Official: Mr. Spadafora pointed out that there is an existing power line, and asked that they ensure that all of the proposed lots are buildable.

Engineering: Mr. Lundell asked that the developer address the power line with Rocky Mountain Power as soon as possible. He also explained that the water dedication of 3 acre-feet per acre would need to be provided for this project. ~~If the water tied to property doesn't cover the~~

~~requirement, money in lieu of will be accepted in accordance with current City Code~~ Mr. Lundell indicated that there is a pressure zone boundary in this area, so PRV's will need to be associated with both the culinary and P.I. water lines. He indicated that phasing plans are required at the time of the preliminary plan review. Mr. Lundell reminded the developer that waterline looping and traffic circulation will be looked at with the potential phasing of the project.

341 Townhomes Final Plat

A final review of a 2-unit townhome development located at approximately 341 E. 100 S.

Mr. Lundell explained that due to a right of way issue, the project was changed from a 3, to a 2-unit townhome. Mr. Bond indicated that the City Council has expressed that they would prefer to see a deferral agreement for the curb, gutter and sidewalk improvements for this project.

Planning and Zoning: Mr. Bond explained that the architectural approval will need to be verified and ratified by the Architectural Review committee, but a separate review won't be required.

Engineering: Mr. Lundell stated that the engineering redlines will be provided to the project engineer and applicant. He explained that the right of way dedication needs to be taken care of via a boundary line agreement or a quit claim deed. Mr. Lundell explained that since the project will have 2 units rather than three, separate meters won't be required.

No comments from Fire, Police, Public Works, or Administration.

Motion: Mr. Bond motioned to recommend final approval for the 341 Townhomes with the condition that the deferral agreement be reviewed by the City Council and that the redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Stop Sign, Speed Bump, and Additional Signage Request

The DRC will review a request for a stop sign, additional signage and a speed bump on 770 N.

Mr. Lundell explained that this request includes a speed bump, school zone traffic signs, children at play signage, etc. He noted that ~~former previous studies evaluations~~ have been done ~~along within this the~~ area for previous requests.

Mr. Spadafora asked if there are currently any school zone signs? Mr. Lundell answered that there are signs by the cross walk on the Center Street. He noted that the City has added at a cross walk and stop sign at 730 E. and 100 N.

Mr. Reeves stated that the Police Chief is not in attendance but spoke to him earlier regarding this request. Mr. Reeves explained that currently the City is providing a manned cross walk on Center street because it is an arterial road. The school is also providing traffic control to cross at North and South at the intersection of 100 E. and 770 N. The City has also installed improvements of a painted crosswalk and stop sign at 730 N. He also noted that all of the sidewalks are installed along 770 N.

Mr. Reeves noted that there are not speed bumps in front of any of the 3 other elementary schools in the Community. Relying on past data from recent traffic studies ~~they that~~ indicate that they are in conformance of the ability of the road for dealing with pedestrian and vehicular traffic. Mr. Reeves explained that it was the Police Chief's recommendation not do anything at

this time, but to allow the traffic control to work and evaluate as the year goes on and readdress it with the School District, and Chief of Police at that time.

Mr. Lundell clarified that internal evaluations have been done but no traffic study has been held for the traffic in the area.

Mr. Sutherland agreed that the recent improvements that have been added to the area should be given time to work. Mr. Spadafora, Mr. Bond and Mr. Lundell agreed as well.

Motion: Mr. Reeves motioned to deny the request at this time; with the plan to take the action of meeting with Nebo School District (with representation from the PTA) at the end of the school year to re-address any issues that may arise. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

MEETING MINUTES APPROVAL

September 22, 2020

Motion: Mr. Reeves motioned to approve the minutes from September 22, 2020. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

The meeting was adjourned at 11:26 a.m.