



DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 09, 2021, 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. Falcon Ridge Preliminary Subdivision Review

A preliminary review of a 19-lot subdivision located at approximately 495 S. 300 E.

2. 341 Townhomes Final Subdivision Review

A final review of a 3-unit townhome development located at approximately 341 E. 100 S.

MEETING MINUTES APPROVAL

3. February 23, 2021

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:

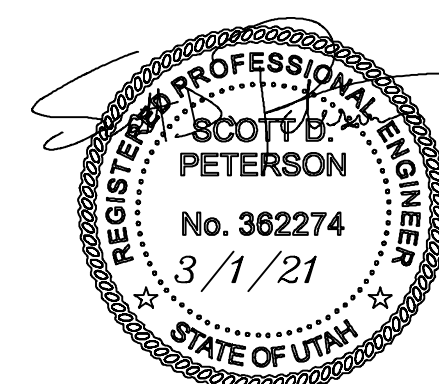
K. Aaron Shirley, City Recorder

| <i>SHEET</i> | <i>SHEET NAME</i> |
|---------------------|--------------------------|
| 1 | COVER |
| 2 | PRELIMINARY PLAT |
| 3 | UTILITY PLAN |
| 4 | EXISTING TOPOGRAPHY |
| 5 | GRADING PLAN |
| DT-01 | DETAIL SHEET |
| ROS | RECORD OF SURVEY |

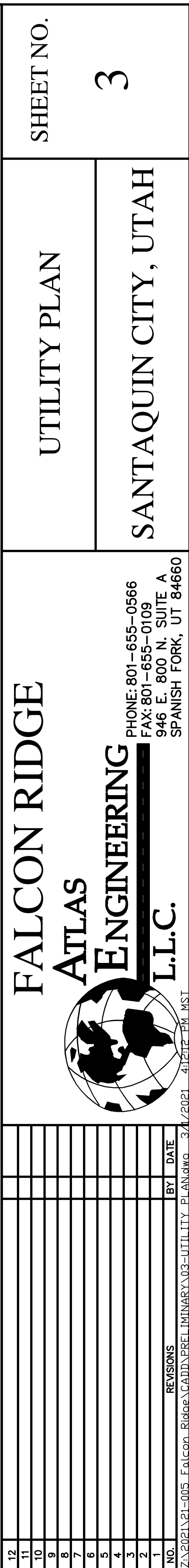
| | |
|--|-----------------------------------|
| | SECTION CORNER |
| | EXISTING VALVE |
| | EXISTING POWER POLE |
| | PROPOSED STREET LIGHT |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED STOP/STOP SIGN |
| | PROPOSED STREET SIGN |
| | PROPERTY BOUNDARY |
| | CENTERLINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | SECTION LINE |
| | BUILDING SETBACK |
| | EASEMENT |
| | EXISTING DEED LINE |
| | EDGE OF PAVEMENT |
| | EXISTING OVER HEAD POWER |
| | EXISTING GAS |
| | EXISTING FENCE LINE |
| | EXISTING DITCH |
| | EXISTING SANITARY SEWER W/MANHOLE |
| | PROPOSED IRRIGATION LINE |
| | EXISTING CULINARY WATERLINE |
| | EXISTING PRESSURIZED IRRIGATION |
| | PROPOSED CULINARY WATERLINE |
| | PROPOSED PRESSURIZED IRRIGATION |
| | PROPOSED SEWER LINE |

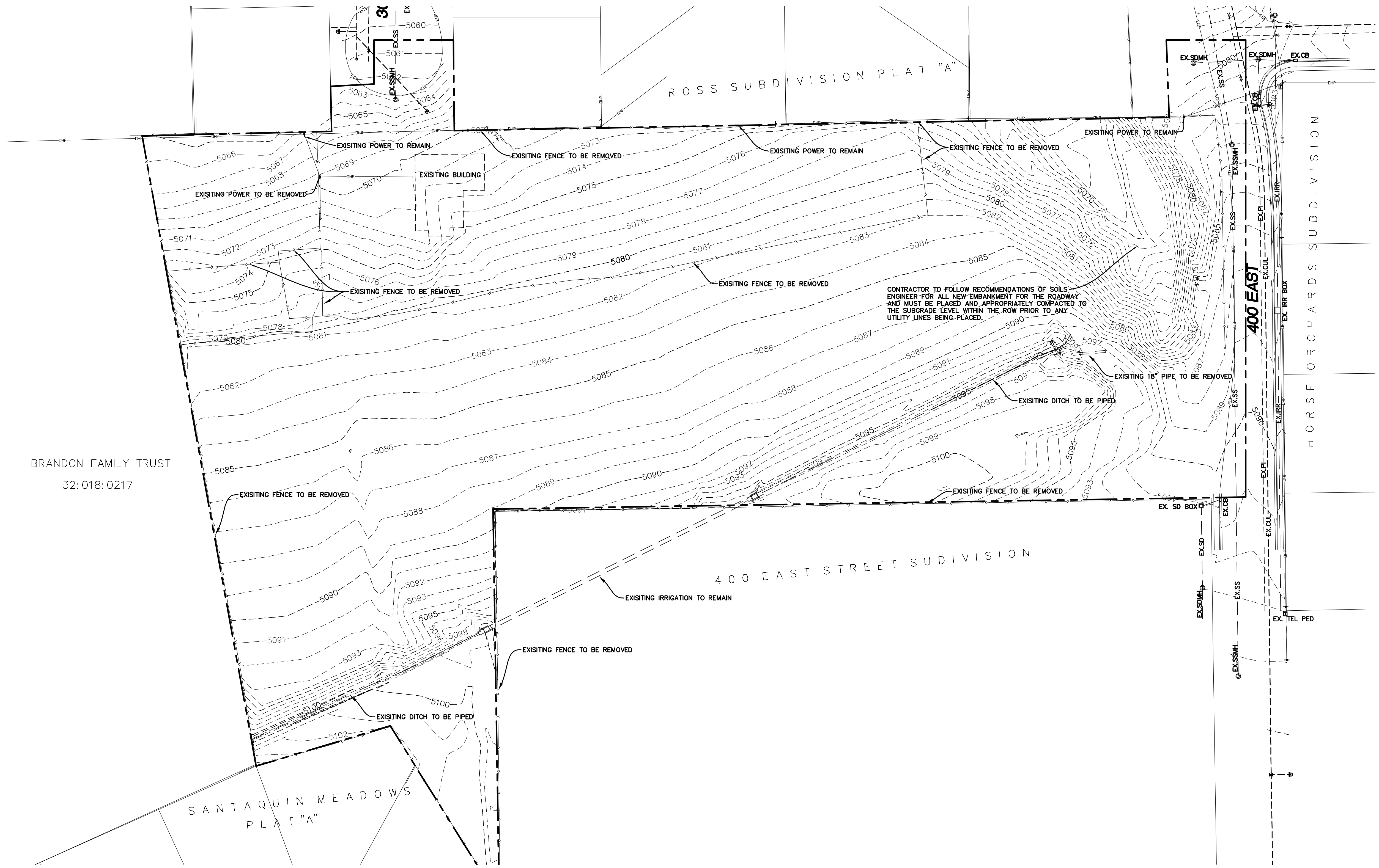
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OWNER/DEVELOPER
KEVIN OLSON
SANTAQUIN, UTAH
80-420-6006
KJBUILDERS88@GMAIL.COM

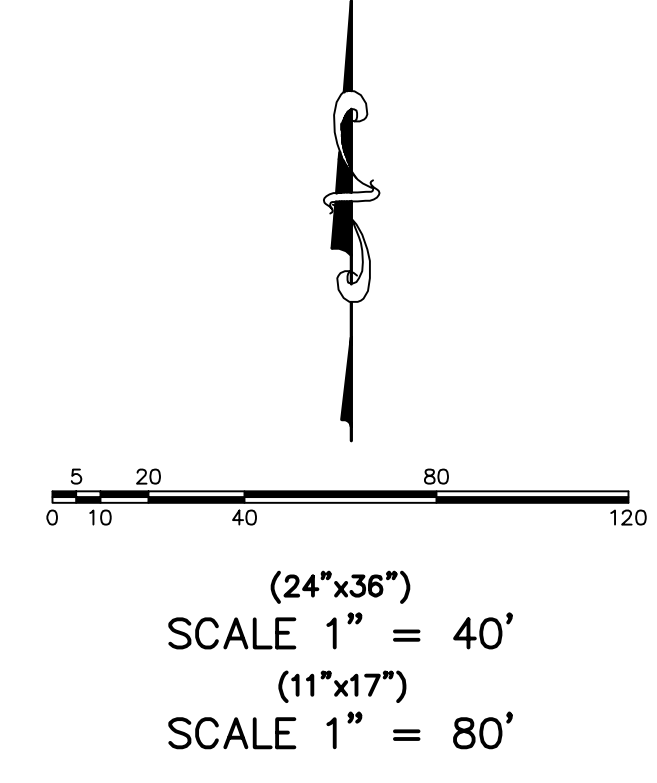




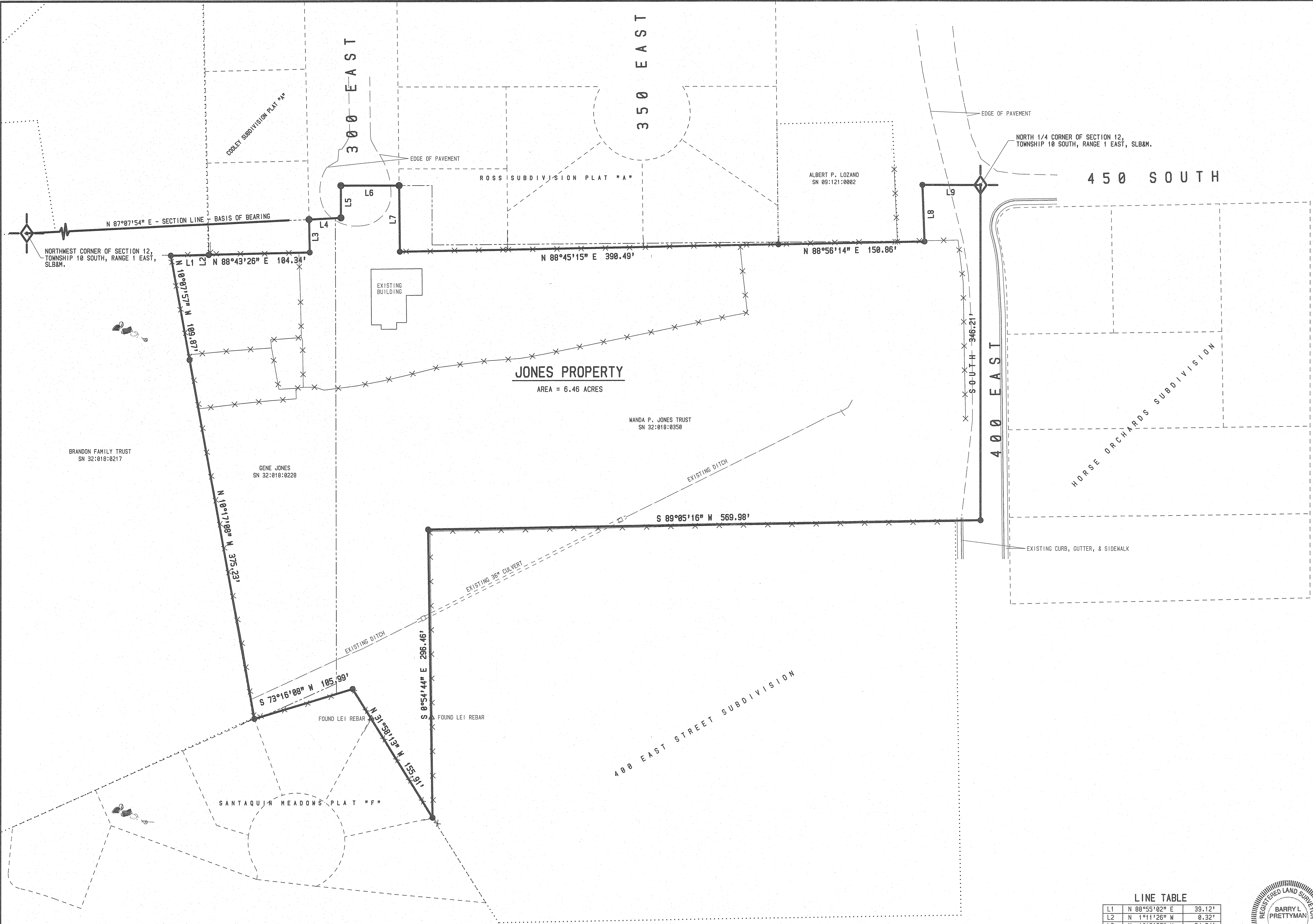




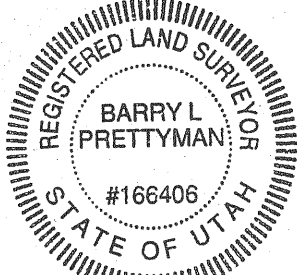
BRANDON FAMILY TRUST
32:018:0217



| | | | |
|--|--|---|--|
| SHEET NO. | | 4 | |
| EXISTING TOPOGRAPHY | | SANTAQUIN CITY, UTAH | |
| FALCON RIDGE ATLAS ENGINEERING L.L.C. | | PHONE: 801-655-0566 FAX: 801-655-0109 546 E. 800 N. SUITE A SPANISH FORK, UT 84660 | |
| 12 | | NO. | |
| 11 | | BY | |
| 10 | | DATE | |
| 9 | | REVISIONS | |
| 8 | | 2/2021 | |
| 7 | | 2/2021 | |
| 6 | | 2/2021 | |
| 5 | | 2/2021 | |
| 4 | | 2/2021 | |
| 3 | | 2/2021 | |
| 2 | | 2/2021 | |
| 1 | | 2/2021 | |
| 2/2021 | | 2/2021 | |



| LINE TABLE | | |
|------------|---------------|--------|
| L1 | N 88°55'02" E | 39.12' |
| L2 | N 1°11'26" W | 0.32' |
| L3 | N 1°12'37" W | 34.24' |
| L4 | N 87°08'22" E | 32.90' |
| L5 | N O R T H | 39.35' |
| L6 | E A S T | 60.11' |
| L7 | S 0°37'45" E | 68.64' |
| L8 | N 2°04'00" W | 58.63' |
| L9 | E A S T | 60.00' |



SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 89°05'16" WEST 569.98 FEET; (2) SOUTH 0°54'14" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT "F"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°59'13" WEST 155.91 FEET; (2) SOUTH 73°16'08" WEST 105.99 FEET; THENCE NORTH 18°17'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 18°10'01" WEST 109.87 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT "A"; THENCE NORTH 1°12'37" WEST 34.24 FEET AALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.90 FEET; THENCE NORTH 39.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 68.64 FEET; (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.

NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54" E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 186406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Barry L. Prettyman Jan. 14, 2021
BARRY L. PRETTYMAN DATE

LEGEND:
● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
--- JONES DEED LINES
--- ADJACENT LAND OWNER DEED LINES
--- EXISTING FENCES

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655 - 0560

JONES PROPERTY
RECORD OF SURVEY PLAT
SANTAQUIN, UTAH

DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 50'

DATE: JAN. 14, 2021
DATE REVISED:

SHEET No.
1 OF 1



LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

- C-1
- COVER SHEET
- C-2
- PLAT SHEET
- C-3
- UTILITY PLAN SHEET
- C-4
- GRADING PLAN
- C-5
- LANDSCAPE PLAN
- D-1
- DETAIL SHEET

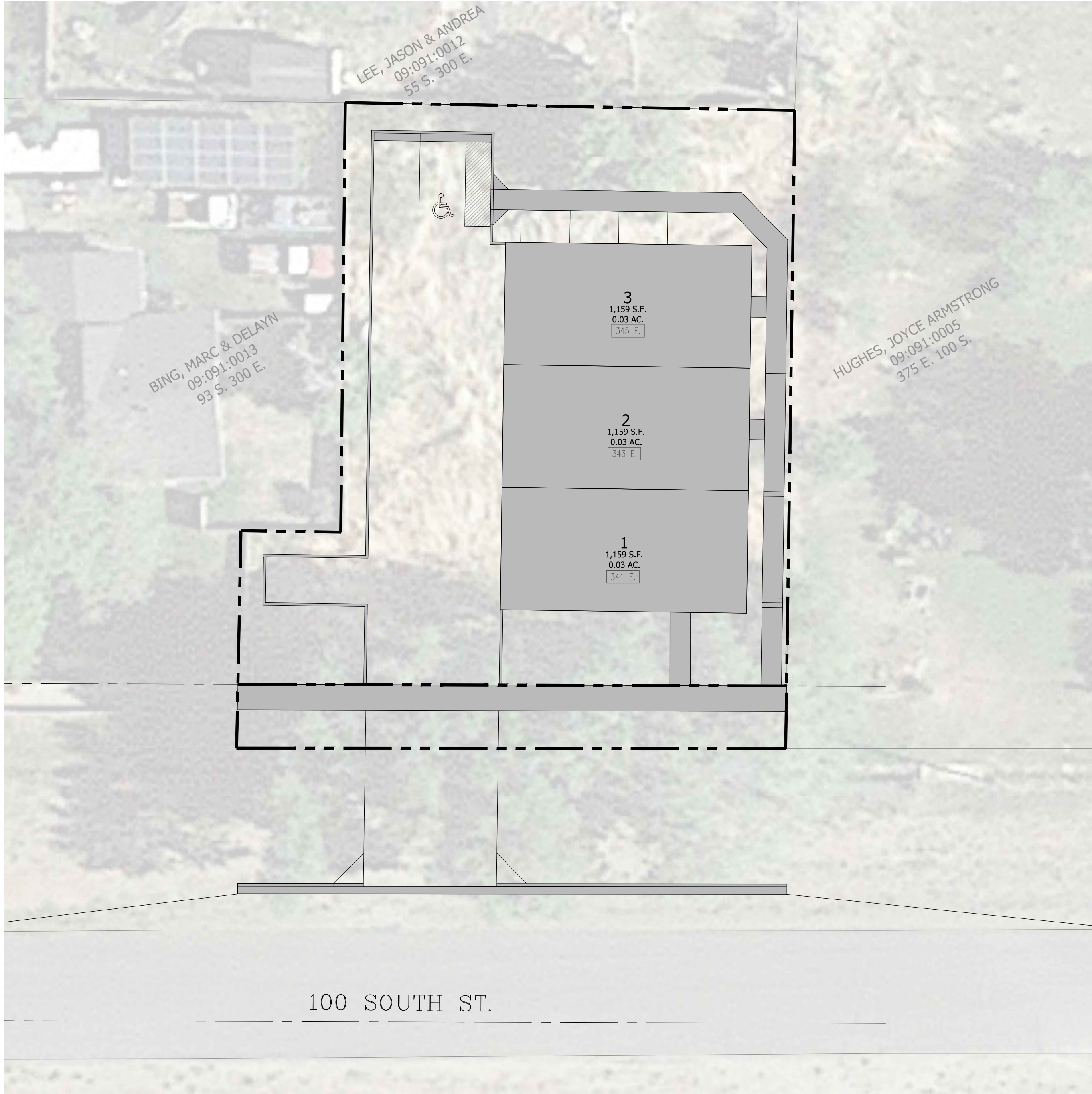
| TABULATIONS | | |
|-----------------------|-----------------|------|
| TOTAL LOTS | 3 | |
| DENSITY | 11.11 UNIT/ACRE | |
| TOTAL ACREAGE | 0.27 AC. | 100% |
| TOTAL ACREAGE IN LOTS | 0.08 AC. | 26% |
| PARKING SPACE ACREAGE | 0.01 AC. | 4% |
| RIGHT-OF-WAY | 0.03 AC. | 11% |
| OPEN SPACE ACREAGE | 0.09 AC. | 33% |


NOTES:
SUBDIVISION LIES WITHIN THE MSR ZONE

THREE FOUR ONE TOWNHOMES

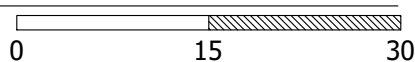
SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: WEST WON INC.
3651 N. 100 E. SUITE 300 PROVO, UT
ENGINEER: RICHARD HATFIELD (801-796-2277)
661 N. MAIN STREET SPANISH FORK, UT





SITE PLAN
SCALE: 1" = 15'



- 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 MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
 - GARAGES MUST BE 24' X 24' WITH 20' OPENING.



APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

| REVISIONS | | |
|-----------|----|---------|
| DATE | BY | REMARKS |
| | | |
| | | |
| | | |
| | | |



Richard A. Hatfield
2774512
STATE OF UTAH

THREE FOUR ONE TOWNHOMES
COVER SHEET

DATE: 3-3-2021

LOCATION: SANTAQUIN, UT

FOR: WEST WON INC.

DRAWING:

C-1

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN AND LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS

PROPERTY OWNER/DEVELOPER: WEST WON INC.

3651 N. 100 E. SUITE 300 PROVO, UT

ENGINEER: RICHARD HATFIELD (801-796-2277)

661 N. MAIN STREET SPANISH FORK, UT



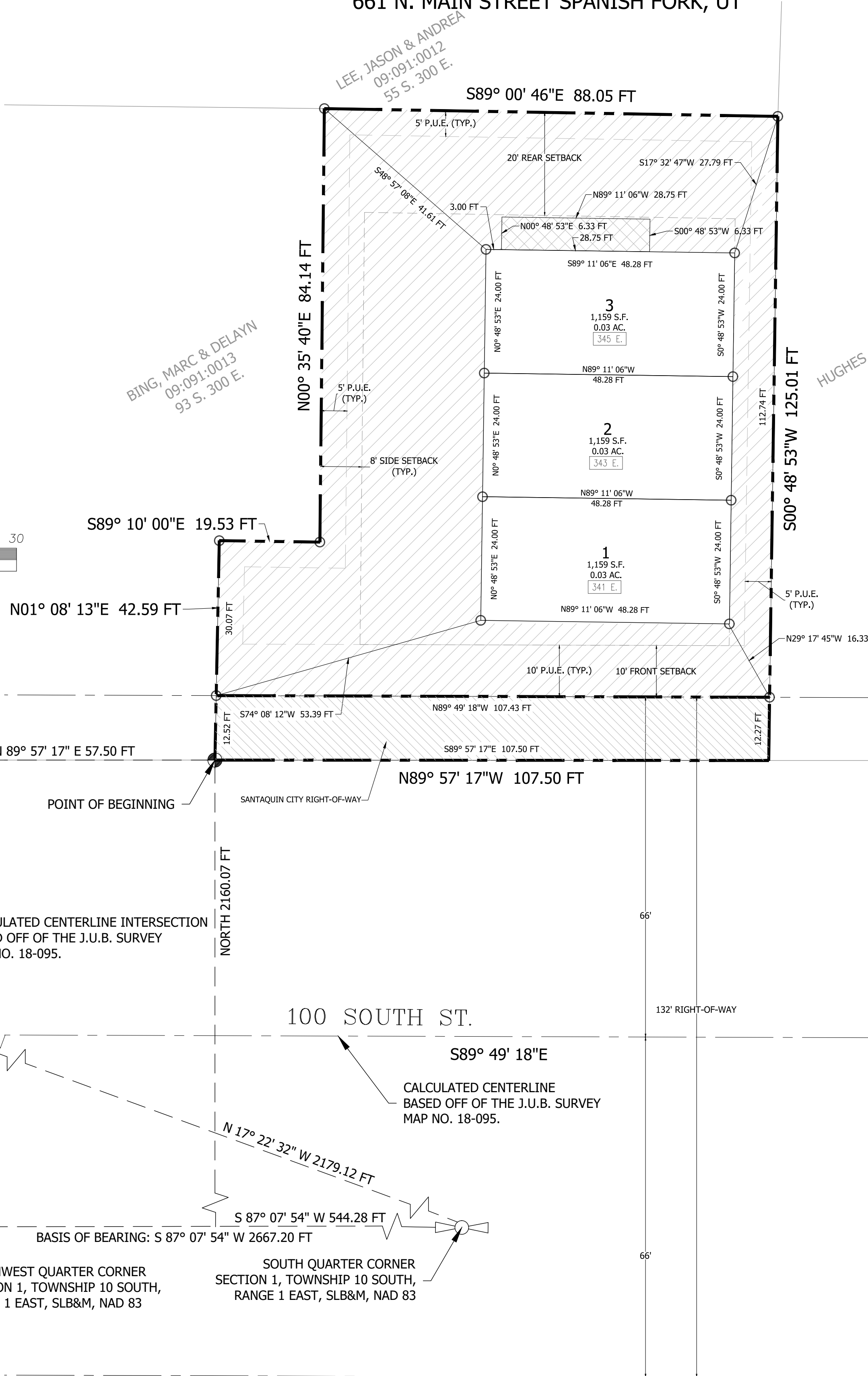
LOCATION OF PROJECT



LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 10719099
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA
- SANTAQUIN CITY RIGHT-OF-WAY

- NOTE:
- ALL COMMON AREAS (NOT INCLUDING LIMITED COMMON AREA) AND STREET TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - LANDSCAPING NEEDS TO BE INSTALLED OR A LANDSCAPING BOND PAID BEFORE CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



UTILITIES 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 THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE 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 AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ DATE _____

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURYLINK _____ DATE _____

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 10719099. I FURTHER CERTIFY THAT BY 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, STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1 (BASIS OF BEARING 2667.20 FEET S. 87°07'54" W.) MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT LIES S. 89°57'17" W. 57.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS, SAID POINT ALSO LIES 544.28 FEET S. 87°07'54" W. ALONG THE SECTION LINE AND 2160.07 NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 01 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE THE FOLLOWING 5 COURSES, (1) N. 01°08'13" E. 42.59 (2) S. 89°10'00" E. 19.53 FEET, (3) N. 00°35'40" E. 84.14 FEET, (4) S. 89°00'46" E. 88.05 FEET, (5) S. 00°48'53" W. 125.01 FEET TO THE NORTH SIDE OF 100 SOUTH STREET, THENCE N. 89°57'17" W. 107.50 FEET ALONG SAID NORTH SIDE OF SAID STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,877 SQUARE FEET IN AREA OR 0.273 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS _____ DAY OF _____, 2021.

SIGNED JOHN MONEY, PRESIDENT _____ DATE _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH §
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, BY JOHN ACE MONEY, WHO REPRESENTED THAT HE IS THE PRESIDENT OF WEST WON INC., AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR-SECRETARY _____ DATE _____

THREE FOUR ONE TOWNHOMES
PLAT "A"
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS

RECORDER SEAL _____ ENGINEER SEAL _____ SURVEYOR SEAL _____



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

UTILITY PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING POWER POLE
- WATER METER
- P.I. METER
- CONCRETE/BLOCK WALL

- 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.
 - PROPERTY IN NO FLOODPLAIN ZONE.



| REVISIONS | | REMARKS |
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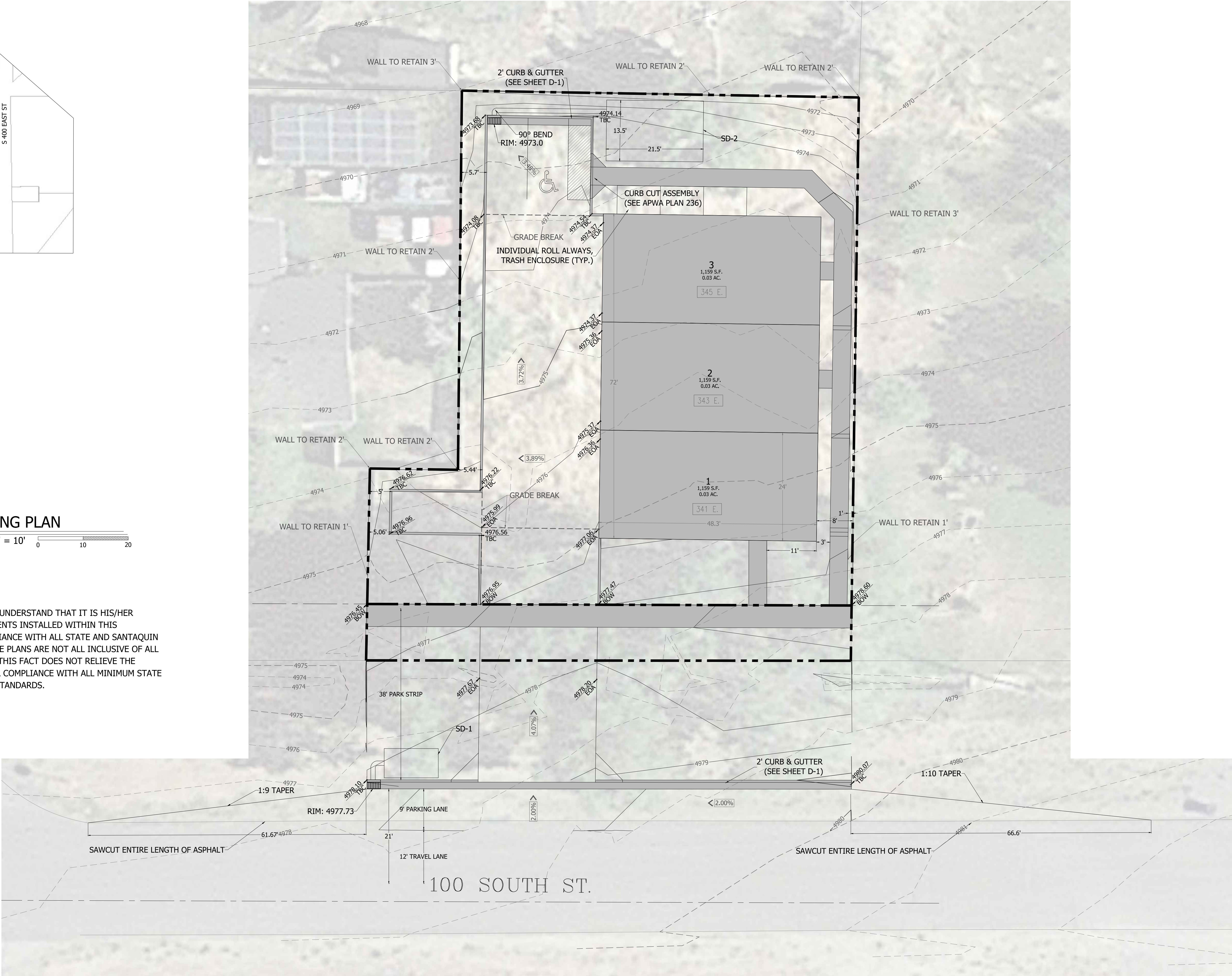


LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

GRADING PLAN
SCALE: 1" = 10'

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.



| REVISIONS | | | REMARKS |
|-----------|----|--|---------|
| DATE | BY | | |
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LANDSCAPE NOTES:

- ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
- ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE. ALL PLANTS THAT DIE DURING THE 2 YEAR WARRANTY PERIOD (CITY WARRANTY PERIOD) WILL NEED TO BE REPLACED BY OWNER.
- PLANTING HOLES TO BE 3X DIA. OF CONTAINER. SEE SANTAQUIN CITY TREE PLANTING DETAIL.
- SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
- BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
- ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
- RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
- FERTILIZE SOIL BASE WITH 0-45-0 AT 20#/100S.F., PRIOR TO SOD INSTALLATION.
- FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
- ALL LANDSCAPE AREAS BESIDES GRASS TURF AREA ARE TO BE COVERED WITH 3" DEPTH, 2-3" DIAMETER ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES.
- WEED BARRIER TO BE INSTALLED UNDER ROCK MULCH.
- AC UNITS FOR END UNITS ARE TO BE PLACED ON THE NORTH AND SOUTH SIDE OF THE BUILDING AS SEEN ON THE PLANS.

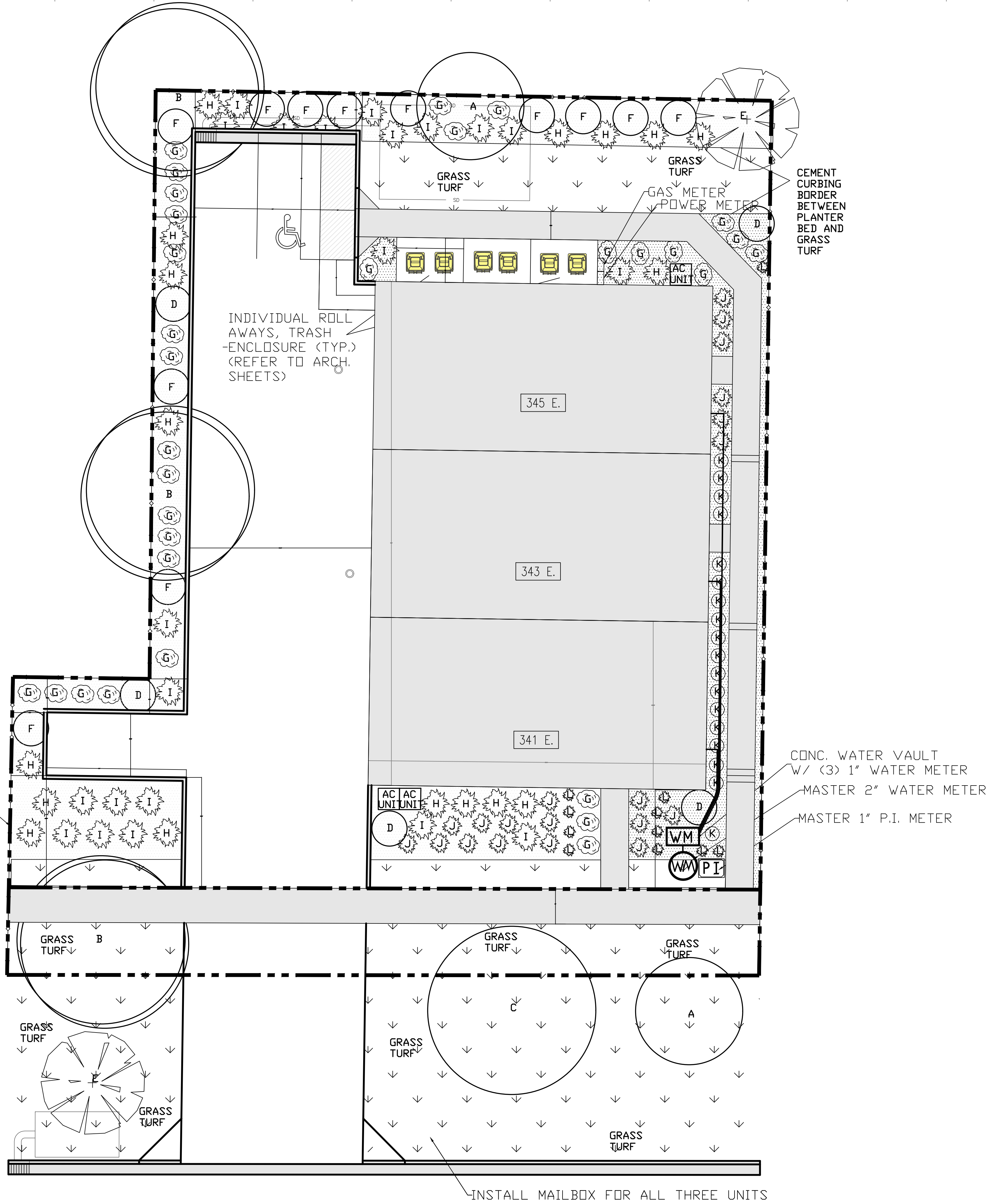
PLANTING LIST:

| | | BOTANICAL NAME | COMMON NAME | COLOR | SIZE | QTY |
|----------------------|---|--------------------------------------|----------------------------|--------------|--------------|-----|
| DECIDUOUS TREES | A | Acer x freemanii 'Jeffsred' | Autumn Blaze Maple | Green/red | 2" caliper | 1 |
| | B | Cercis canadensis | Eastern Redbud | Green/Pink | 2" caliper | 3 |
| | C | Magnolia kobus | Magnolia | White/Green | 2" caliper | 1 |
| EVERGREEN TREES | D | Picea abies 'Cupressina' | Columnar Norway Spruce | Green | 6' in height | 5 |
| | E | Picea orientalis 'Gowdy' | Gowdy Oriental Spruce | Green | 6' in height | 2 |
| DECIDUOUS SHRUBS | F | Syringa meyeri 'Palibin' | Dwarf Korean Lilac | Purple/green | 5 gallon | 12 |
| | G | Lavandula | Lavender | Purple/green | 5 gallon | 31 |
| PERRENIALS & GRASSES | H | Calamagrostis X acutiflora 'Overdam' | Overdam Feather Reed Grass | Green | 5 gallon | 17 |
| | I | Miscanthus sinensis 'Gracillimus' | Maiden Grass | Green | 5 gallon | 21 |
| | J | Hemerocallis | Day lily | Red/Yellow | 5 gallon | 20 |
| | K | Sedum spectabile 'Autumn Joy' | Autumn Joy Stonecrop | Pink | 5 gallon | 18 |
| | L | Festuca ovina glauca 'Elijah Blue' | Blue Fescue | Green/Blue | 5 gallon | 10 |

FENCING DETAIL:



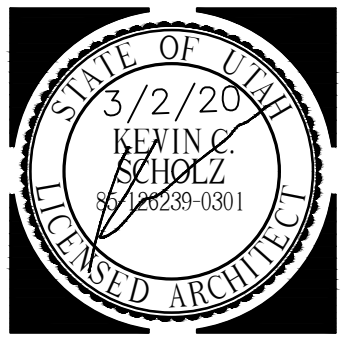
6' DECORATIVE FENCE
ALONG PROPERTY LINE
(SEE LANDSCAPE PLAN)



A
LS

LANDSCAPE PLAN

SCALE: 1"=1/8"



SCHOLZ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN

691 WEST 200 NORTH STE. 100-B SPRINGVILLE UT 84663
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com



THREE FOUR ONE TOWNHOMES

UTAH

SANTAQUIN

LANDSCAPE PLAN

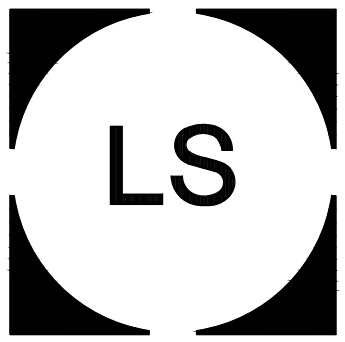
PLOT SCALE:

DATE: 2/19/21

JOB: AS

ISSUES/REV:

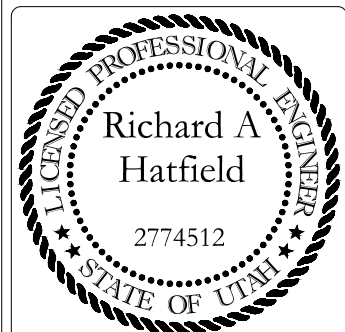
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PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

REVISIONS

DATE BY



DATE: 3-3-2021

LOCATION: SANTAQUIN, UT

FOR: WEST WON INC.

DRAWING:

D-1

