MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: Removal of Park Strip in the Green Hollow Subdivision

After some discussion with the developer at the September 14th Development Review Committee meeting, it has been requested that the Planning Commission consider whether it is best to waive the park strip requirement in the Green Hollow subdivision. The Planning Commission has the authority to waive the park strip requirement per Santaquin City Code 11.24.020.F. The code says, "Park Strips: Park strips shall be required on all streets, as determined within the roads master plan, unless otherwise determined by the planning commission, and shall be designed and installed according to the city construction standards"

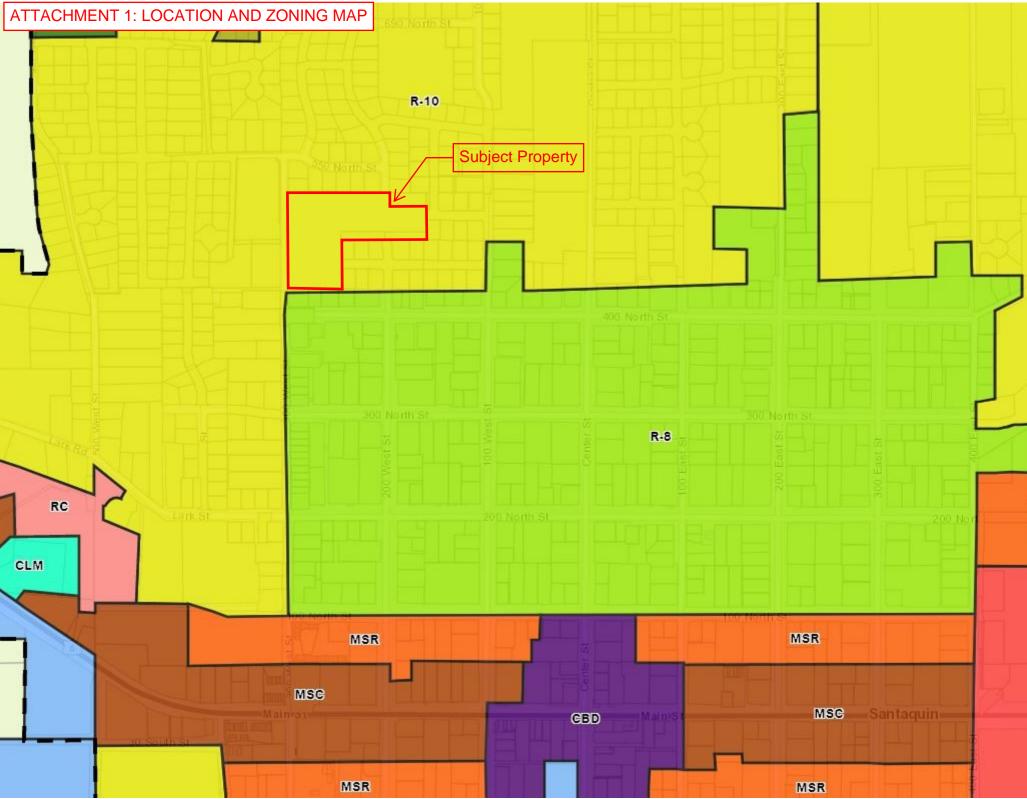
The Development Review Committee and developer discussed the road widths within the development and the surrounding roads that connect to the development. The proposed subdivision follows the standard road cross section, which includes park strips. However, when the roads connect to the proposed subdivision, the amount of asphalt will need to narrow and expand in order to accommodate the installation of required park strips within the subdivision. This is causing some concerns.

The developer is indifferent about whether or not there is a park strip in the Green Hollow subdivision. The Development Review Committee can see pros and cons for having a park strip. However, because of the level of north/south traffic that is expected on 200 West when the subdivision is constructed, it is suggested that at least the park strip on 200 West be waived.

Recommended Motion: "Motion to (approve or deny) a waiver of the park strip requirement for all or part of the Green Hollow Subdivision.

Attachments:

- 1. Location and Zoning Map
- 2. Green Hollow Final Plans



GREEN HOLLOW SUBDIVISION

A RESIDENTIAL SUBDIVISION SANTAQUIN, UTAH COUNTY, UTAH FINAL PLAN SET APRIL 2019

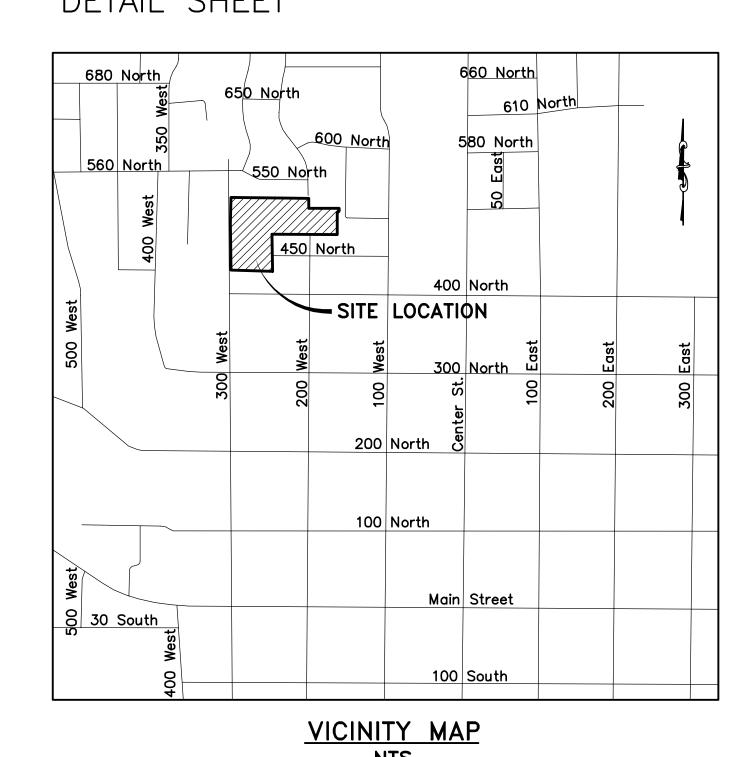
-SHEET INDEX-SHEET NAME

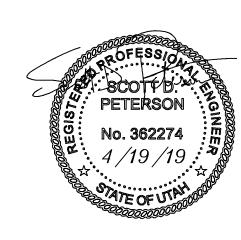
<u>LEGEND</u> LEGEND APPLIES TO ALL SHEETS LOT LINE EASEMENT -----EXISTING DEED LINE _ _ _ _ _ _ _ _ _ EDGE OF PAVEMENT EXISTING OVER HEAD POWER EXISTING GAS —EX.GAS——— EXISTING FENCE LINE ----x---x---x---x---x _..._ ----EX. SS---EXISTING SANITARY SEWER W/MANHOLE PROPOSED IRRIGATION LINE EXISTING CULINARY WATERLINE ----EX.CUL:--EXISTING PRESSURIZED IRRIGATION PROPOSED CULINARY WATERLINE PROPOSED PRESSURIZED IRRIGATION

PROPOSED SEWER LINE

| SHEET |
|-------|
| 1 |
| 2 |
| 3 |
| 4 |
| 5 |
| 6 |
| PP-01 |
| PP-02 |
| PP-03 |
| PP-04 |
| PP-05 |
| PP-06 |
| DT-01 |
| DT-02 |

| COVER & INDEX |
|---|
| FINAL PLAT |
| UTILITY PLAN |
| GRADING PLAN |
| EXISTING TOPOGRAPHY |
| RECORD OF SURVEY (BY OTHERS) |
| 350 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50 |
| 300 WEST - STREET PLAN & PROFILE - STA. 13+50 TO STA. 16+50 |
| 500 NORTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 14+50 |
| 500 NORTH - STREET PLAN & PROFILE - STA. 14+50 TO STA. 18+70.50 |
| 200 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50 |
| 450 NORTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50 |
| DETAIL SHEET |
| DETAIL SHEET |





OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

DATA TABLE:
TOTAL ACREAGE=7.73
TOTAL # OF LOTS=22

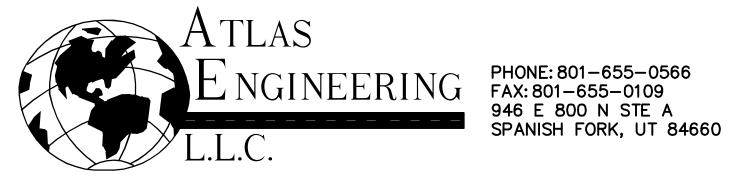
TOTAL ACREAGE=7.73
TOTAL # OF LOTS=22
TOTAL ACREAGE IN LOTS=5.86
DENSITY UNITS/ACRE=2.85
ZONING: R-10

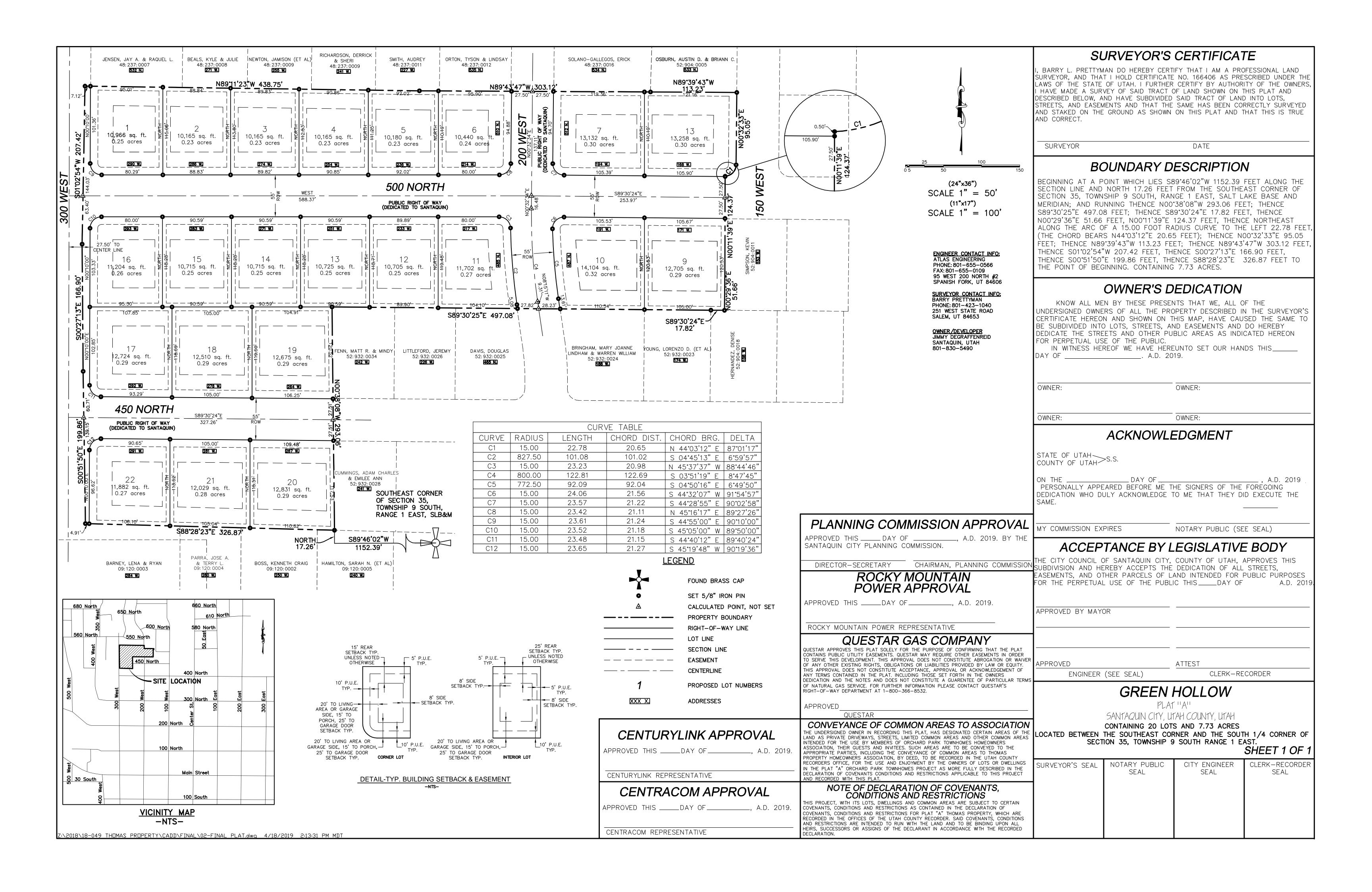
GENERAL NOTES:

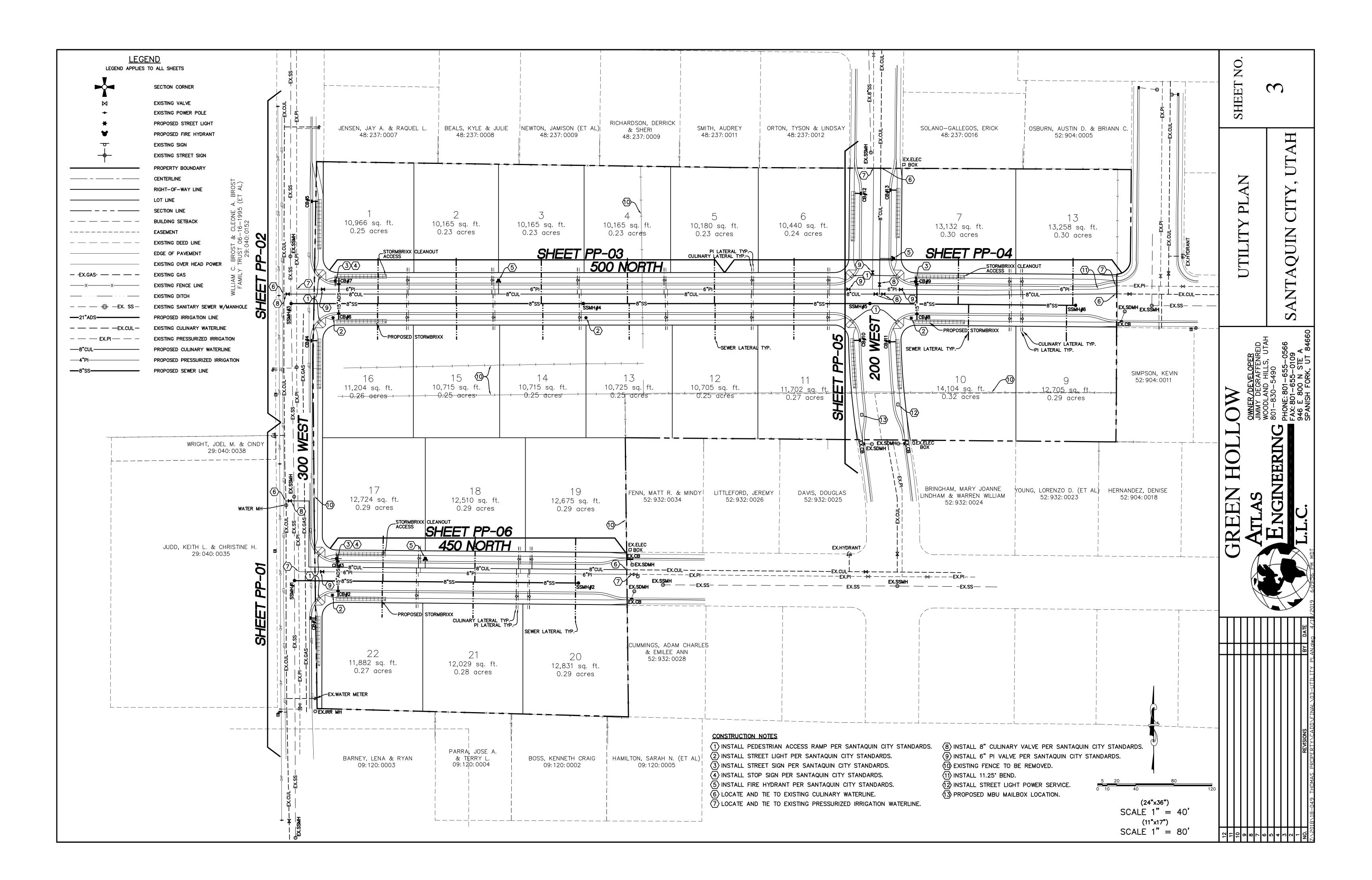
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT SHALL BE FOLLOWED.
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY
STANDARDS AND SPECIFICATIONS, AS ADOPTED 2012.
3. NAD 83 COORDINATE SYSTEM.

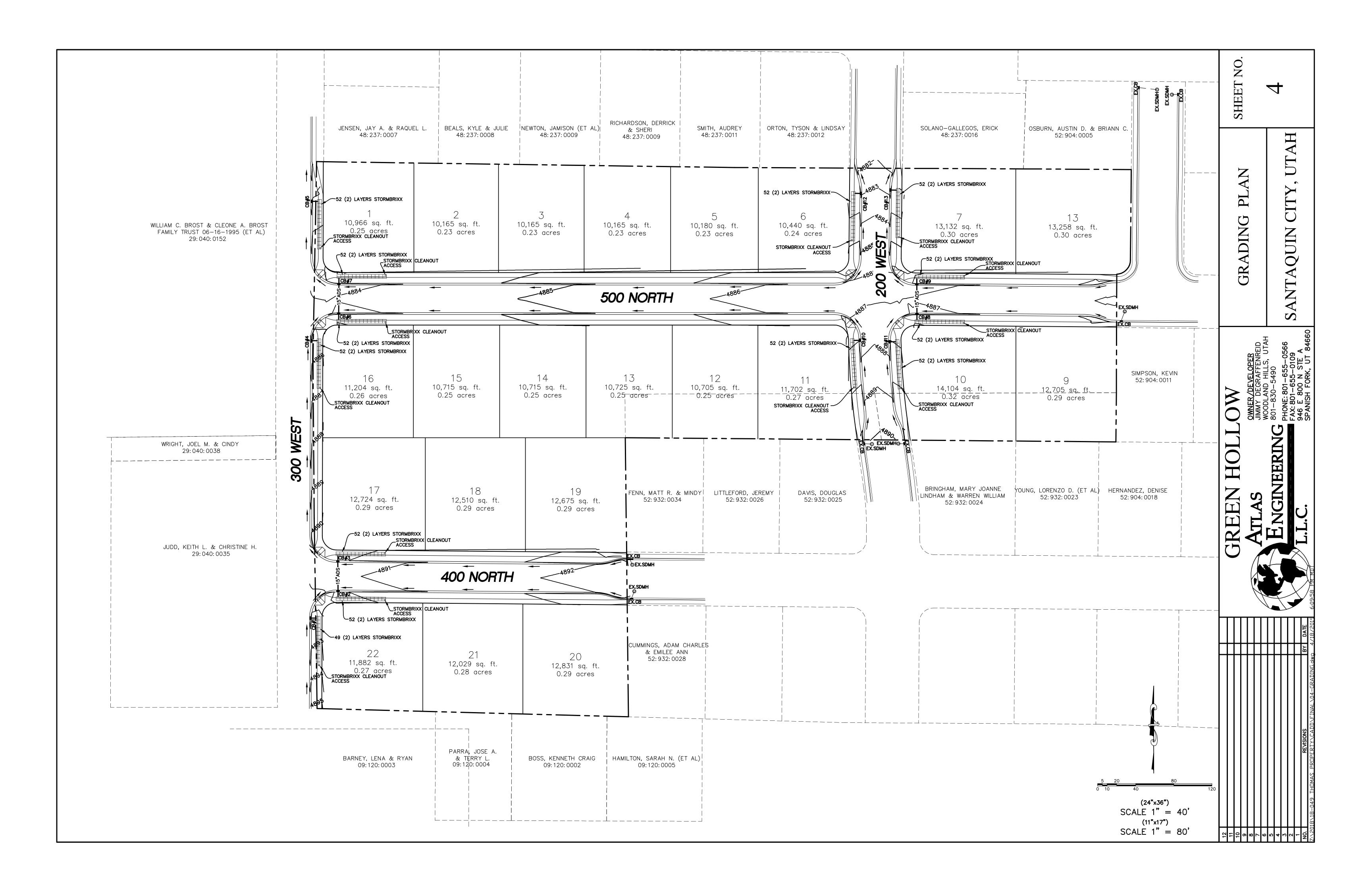
NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:

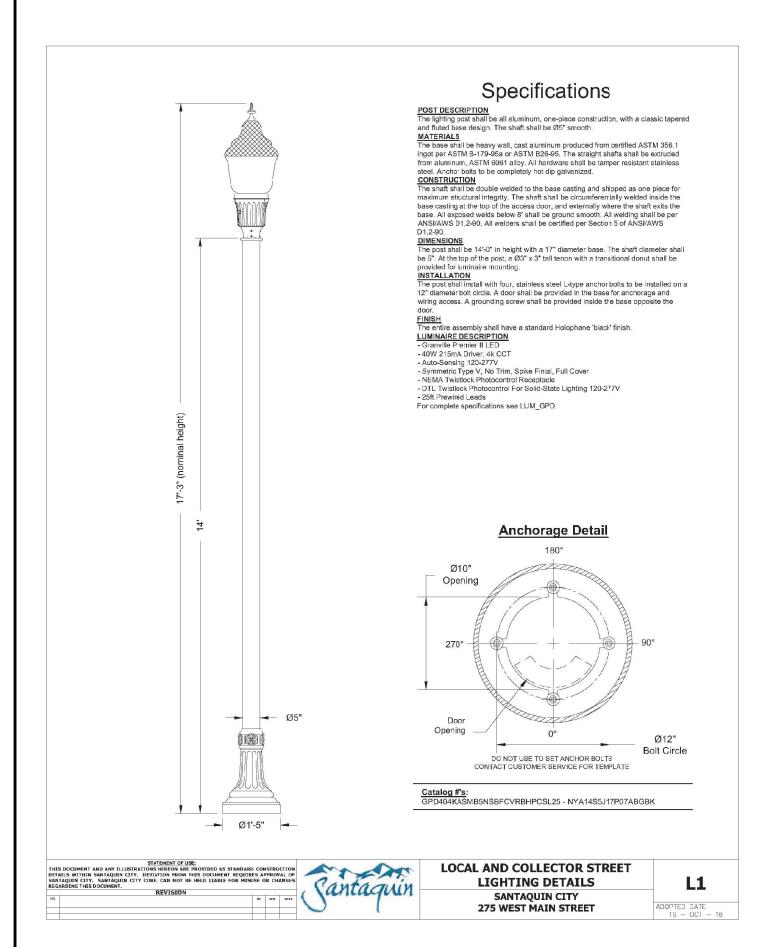
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE 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.











-SURFACE GRADE

2% MIN. SLOPE FOR 4" DIA. LATERAL

4" PVC (ASTM D-3034 SDR 3

STUB FOR NEW CONSTRUCTION NOT TO SCALE

-SURFACE GRADE

CLEANOUT (METAL PLUG REQUIRED—FOR BURIED LOCATION)

2% MIN. SLOPE FOR 4" DIA. LATERAL

TIE TO EXISTING CONSTRUCTION NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:

1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".

2. INSTALL CAST IRON BACKMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP,

3. GROUT AROUND CONNECTION TO SEWER MAIN.

4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE,

5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

TYPICAL SEWER LATERAL

SANTAQUIN CITY 275 WEST MAIN STREET

4" PVC (ASTM D-3034 SDR 35)

AT FAT

EXTEND SERVICE LINE TO BUILDING

THIS DOCUMENT AND ANY ILLUSTRATIONS HE-BLON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SWITCHIN CITY, DEVELOR THOSE THE DOCUMENT REQUIRES APPROVED, OF SWITCHING CITY, SOURCEST, OFFICIAL OF SWITCHING CITY, SOURCEST, OFFICIAL OFFICIAL CONTROL CITY, SOURCEST, OFFICIAL CONTROL CITY, SOURCEST, OFFICIAL CONTROL CITY, SOURCEST, OFFICIAL CONTROL CITY, SOURCEST, OFFICIAL CITY, OFFICIAL CITY,

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NOTES FOR CONNECTING TO NEW SEWER MAIN:

1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED
AS PART OF THE SEWER MAIN CONSTRUCTION.

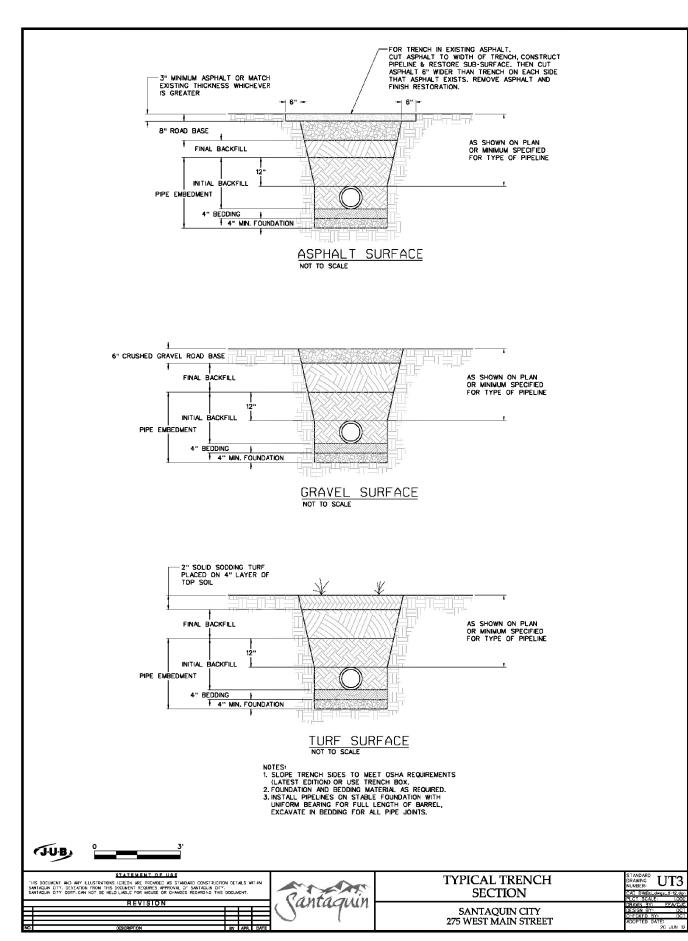
2. LOCATION OF STUB TO BE 10' UPHILL OF LOWEST FRONT LOT CORNER.

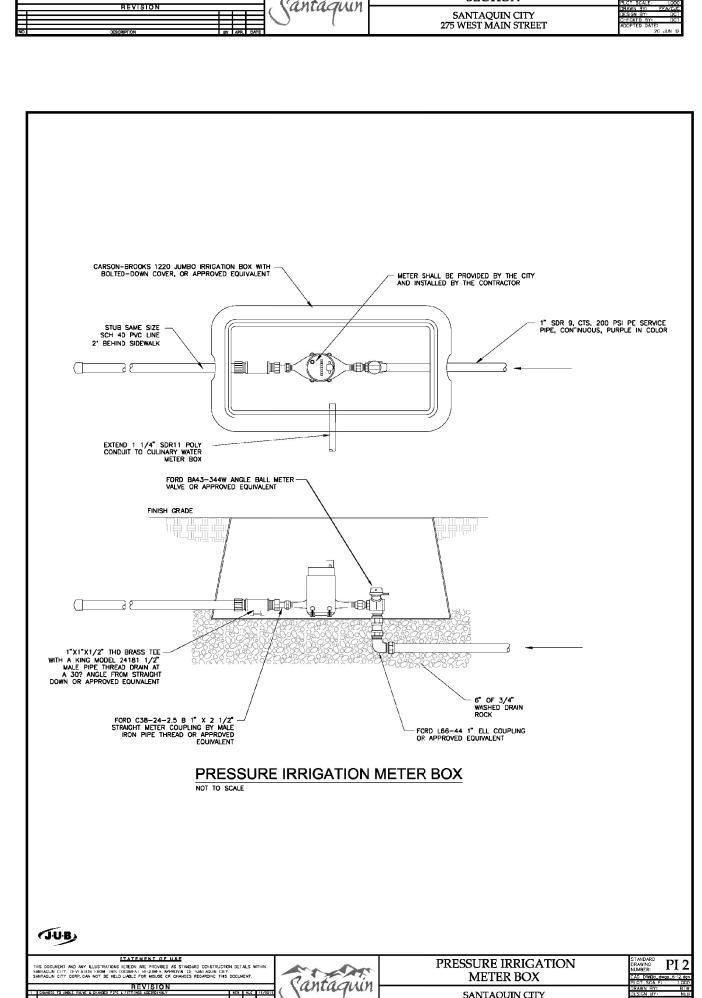
3. SHOW CENTERLINE STATION OF THE LATERAL FRON THE NEAREST
DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER
MAIN.

-STANDARD SIDEWALK

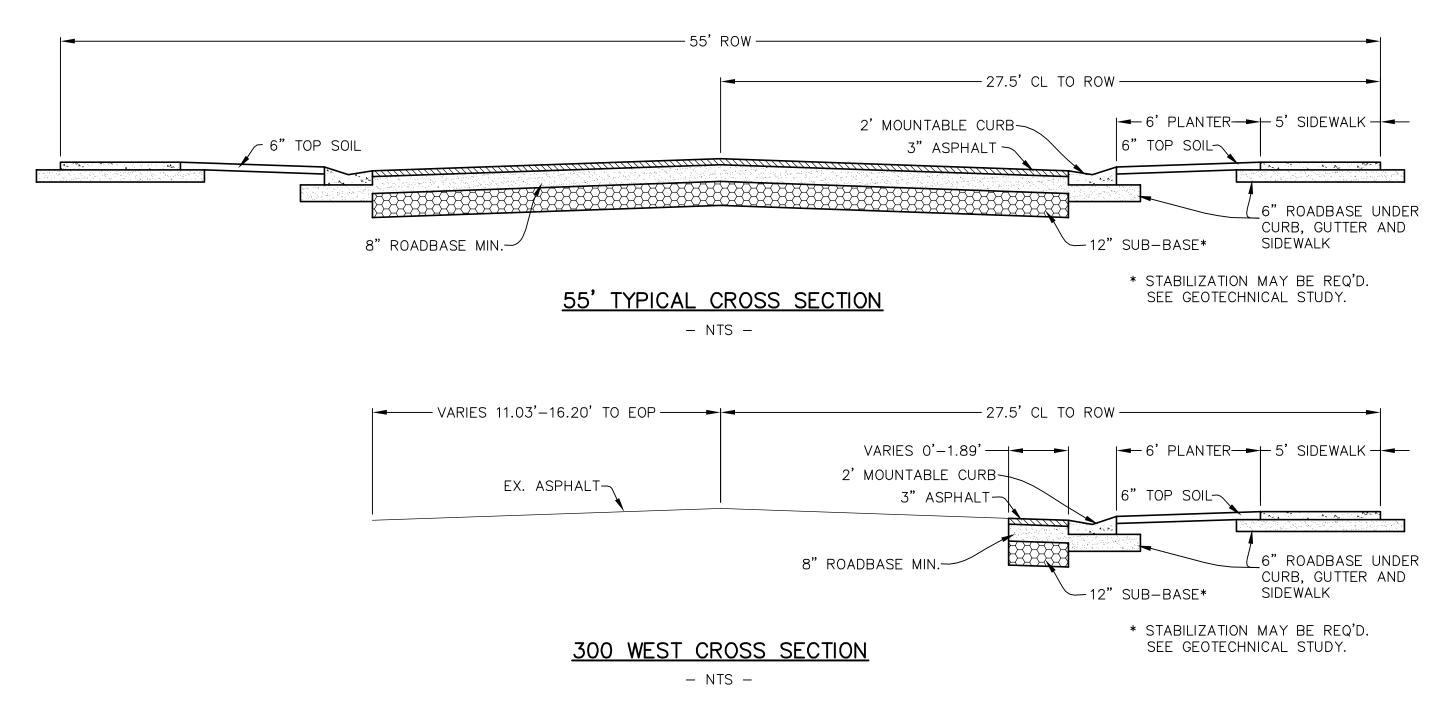
- ASPHALT ROAD SURFACE

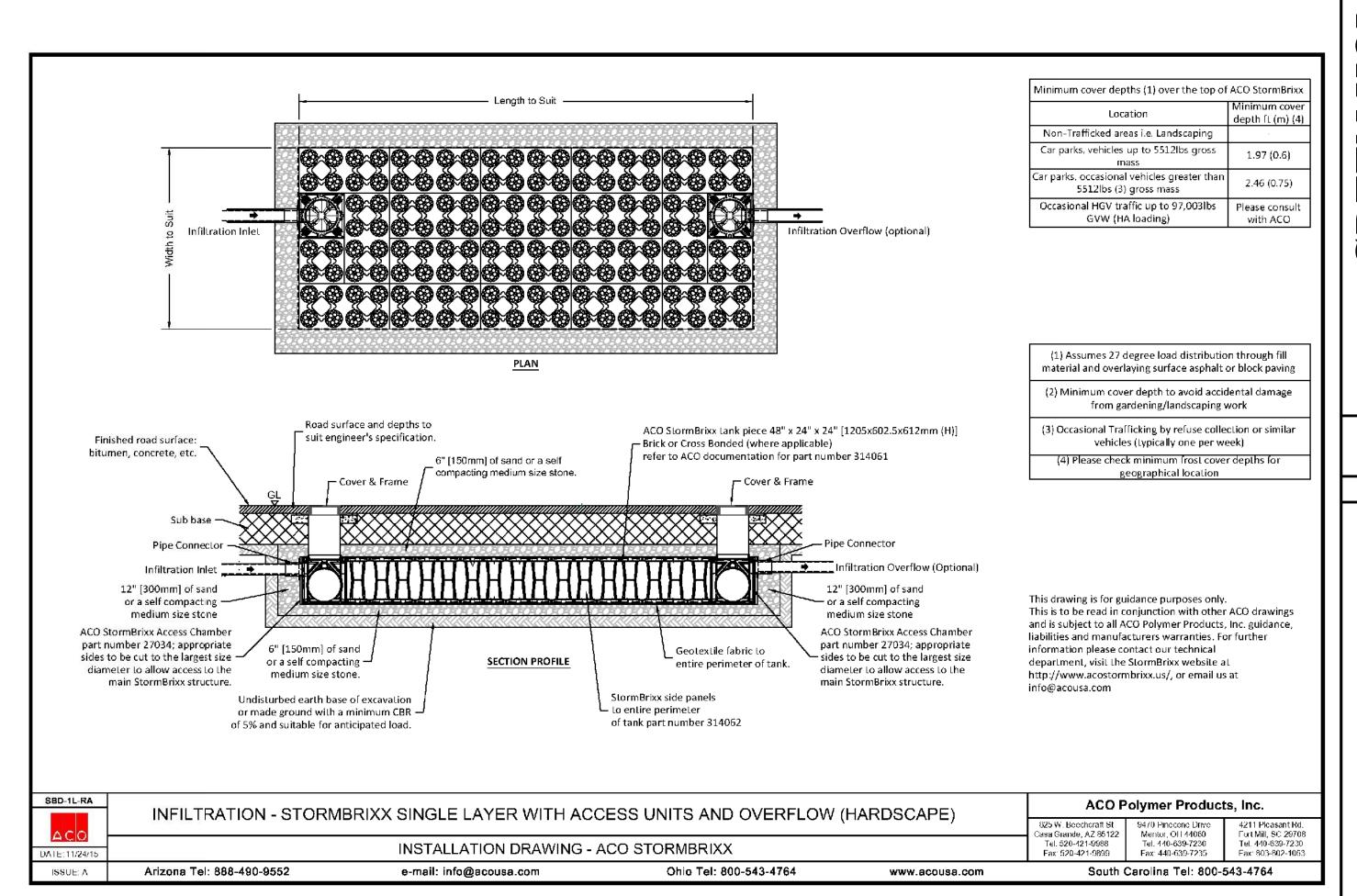
- ASPHALT ROAD SURFACE

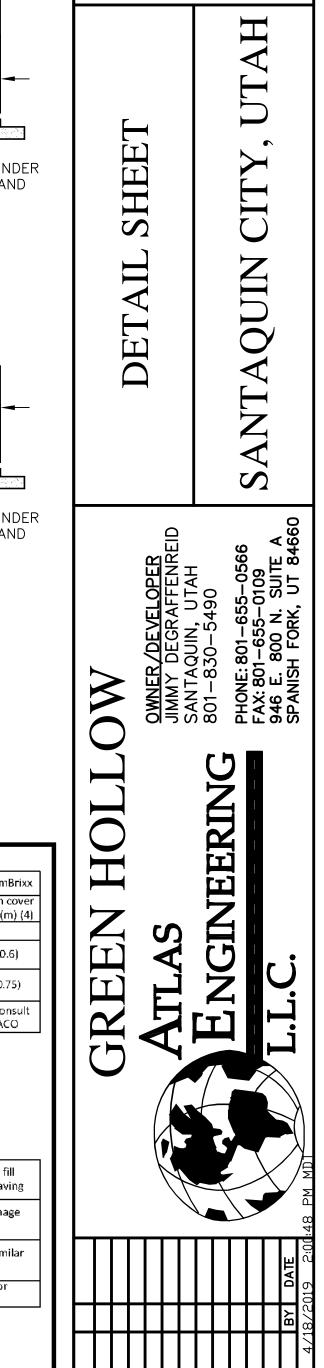




275 WEST MAIN STREET









- 6" UBC COMPACTED 95%

DRIVEWAY APPROACH WITH PARK STRIP

SANTAQUIN CITY 275 WEST MAIN STREET

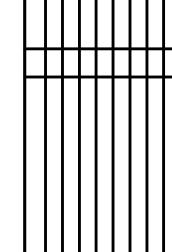
SECTION A-A

SECTION B-B

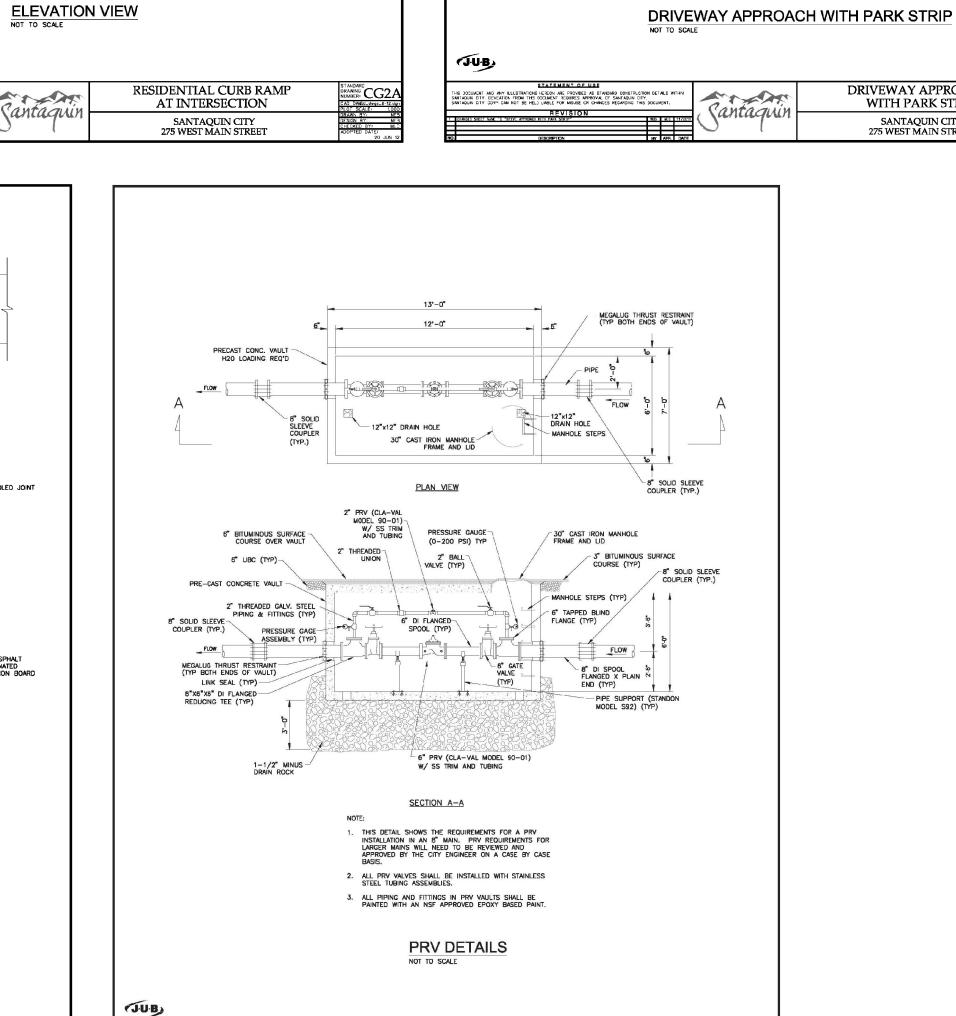
LIP OF GUTTER EXPANSION JOINT

RIN GINEE









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ADA HANDICAP RAMP

ISOMETRIC VIEW

NOTES:

1. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD
SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP
SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT
SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS,
GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

2. LANDING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. 3. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/FIBERGLASS. 4. MID-BLOCK CROSSINGS MAY BE CONSTRUCTED SIMILARLY.

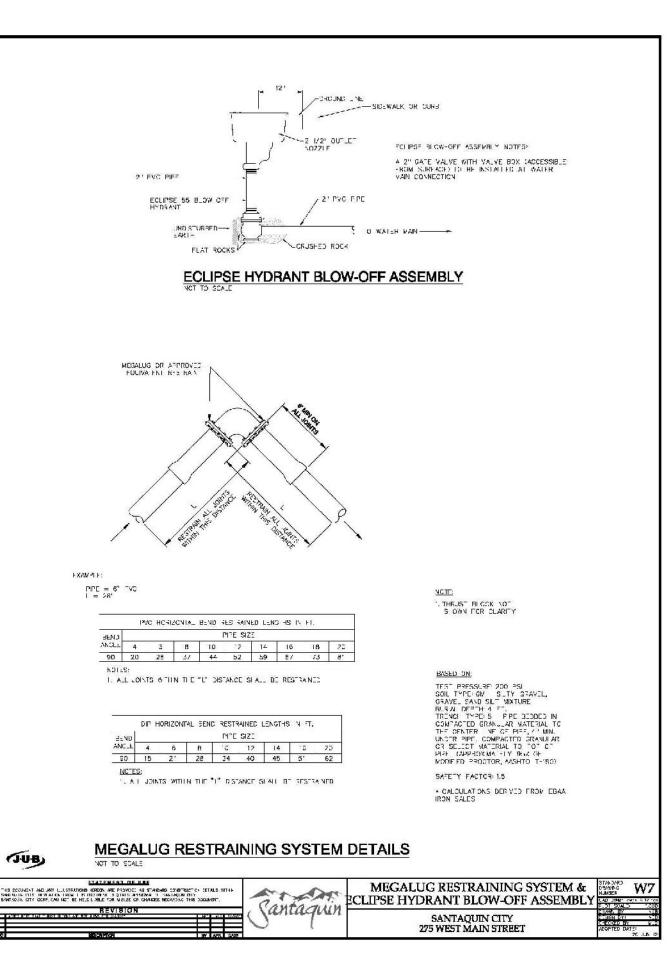
PLANTER STRIP

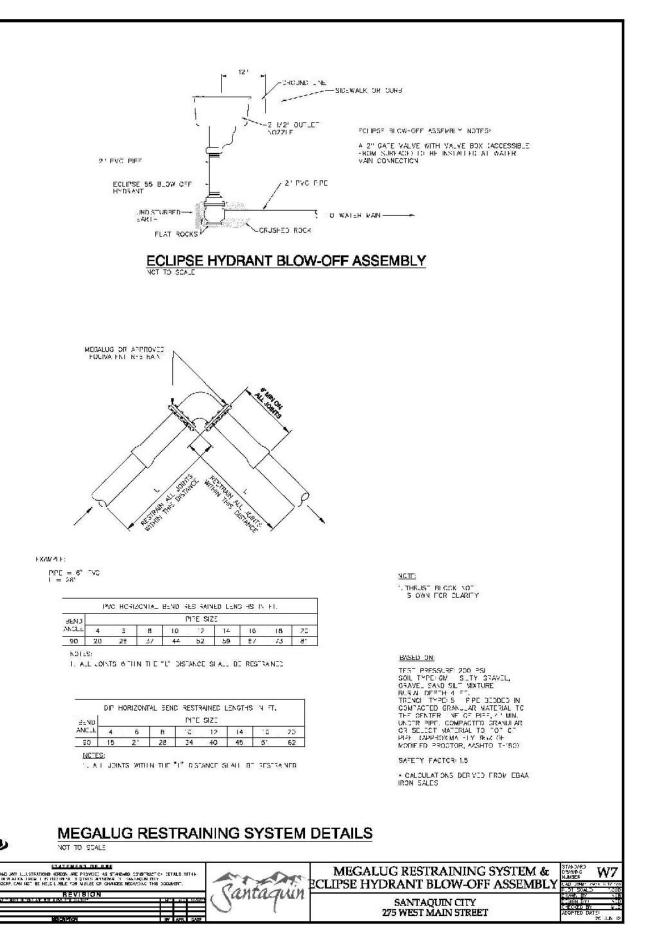
FRONT OF SIDEWALK

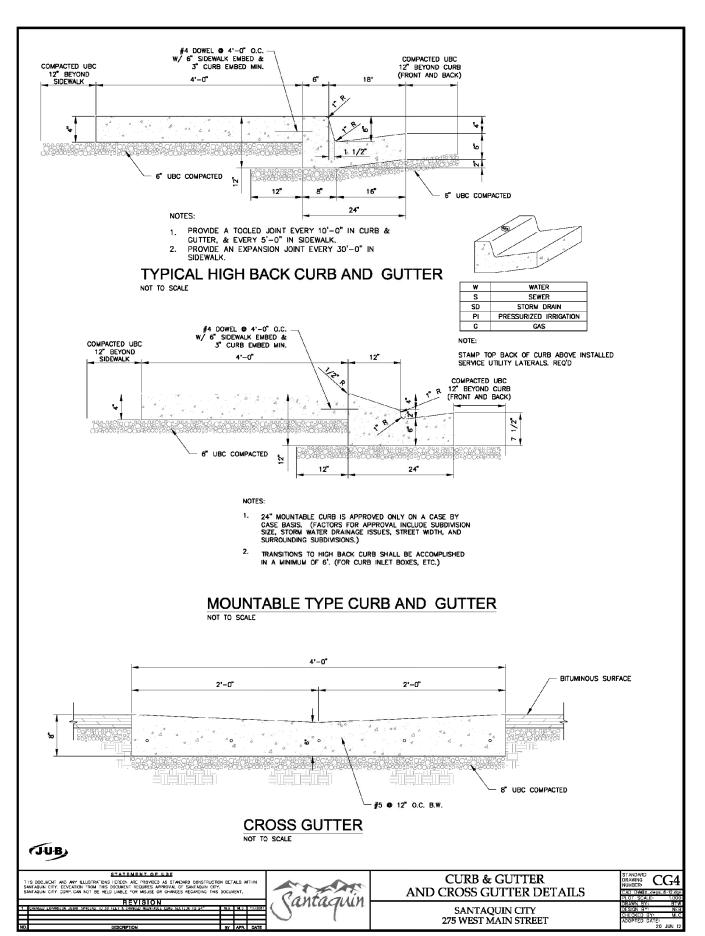
WARP TRANSITION TO LOWER CURB HEIGHT FOR VEHICLE ACCESS

PRESSURE REDUCING VALVE DETAILS

SANTAQUIN CITY 275 WEST MAIN STREET







vantain 5' Min through pue area --

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REVISION

OF ARTS DATE.

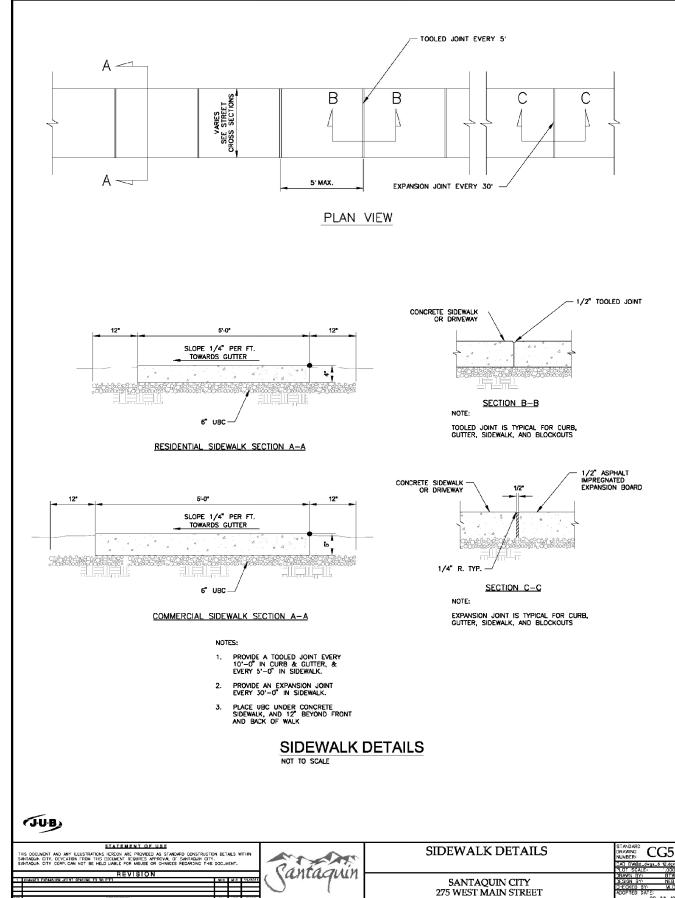
CULINARY WATER SERVICE

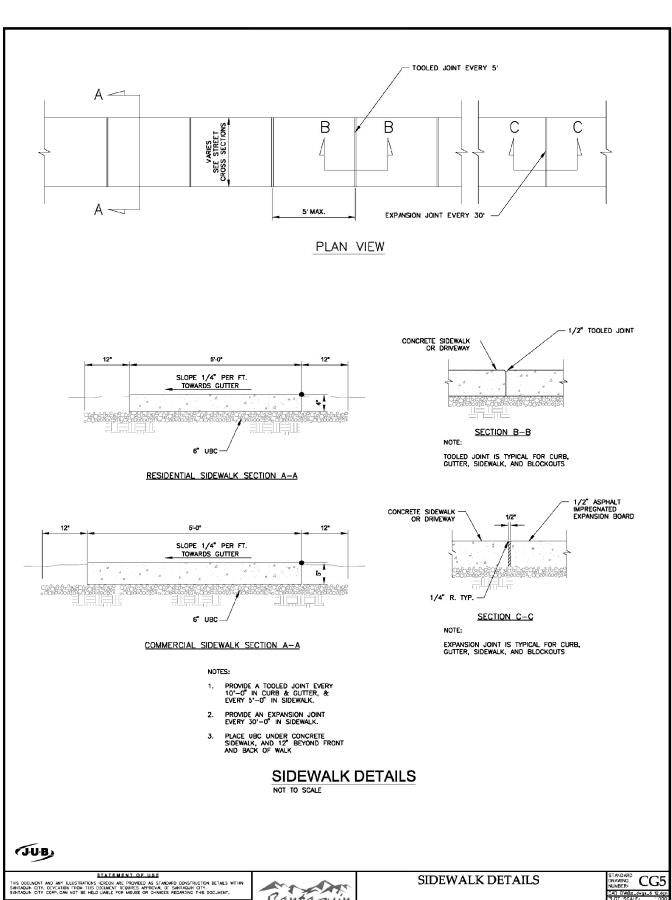
SANTAQUIN CITY

275 WEST MAIN STREET

W1

ADOPTED DATE: 19 - OCT - 18





2'-0' 6'-0" 5'-0"

FIBERGLASS TRUNCATED DOMES -EMBEDDED INTO CONCRETE 2'X4' MIN

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