



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing** and a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Ut on **Tuesday, November 19, 2013 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Todd Barney

### II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

### III. AGENDA ITEMS

- A. PUBLIC HEARING - Auto Repair Shops in Alpine City**  
The Planning Commission will review the City Council's ideas to address the auto repair shops issue.
- B. New Hope Bible Church Conditional Use - 412 South Alpine Highway**  
The Planning Commission will review the submission for a conditional use permit.
- C. Eagle Pointe PRD Concept Plan - Mark Wells and Taylor Smith - Approx. 800 West 600 North**  
The Planning Commission will review the Concept Plan for the proposed Planned Residential Development.
- D. Heritage Hills Plat C Final - Approx. 350 East Deer Crest Lane**  
The Planning Commission will review the Final Plan for the proposed subdivision.
- E. Pine Valley Realty Office Renderings - Will Jones - Northwest corner of Main St. and Canyon Crest Rd.**  
The Planning Commission will review the renderings for the Pine Valley Realty Office Building.

### IV. COMMUNICATIONS

#### V. APPROVAL OF PLANNING COMMISSION MINUTES: November 5, 2013

**ADJOURN** Chairman Jannicke Brewer  
November 15, 2013

**THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.** If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

**CERTIFICATION OF POSTING.** The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing v. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Auto Repair Shops in Alpine**

**FOR CONSIDERATION ON: 19 November 2013**

**PETITIONER: City Council**

**ACTION REQUESTED BY PETITIONER: Discuss potential alternatives for the Auto Repair Shops issue**

**APPLICABLE STATUTE OR ORDINANCE: Zoning**

**PETITION IN COMPLIANCE WITH ORDINANCE: N/A**

### **BACKGROUND INFORMATION:**

The City Council's alternatives for further consideration is as follows:

1. A motion to allow auto repair shops in the B/C zone.
2. A motion to consider creating a Service/Commercial zone for auto repair shops to locate in and determine where the S/C zone should be located.
3. A motion to amend the B/C zone to include the property presently owned by James Lawrence. This would probably include making a change to the General Plan.
4. Ask the Planning Commission to begin development of regulations to govern auto repair shops, outlining what the auto repair shops should look like and how they should operate.

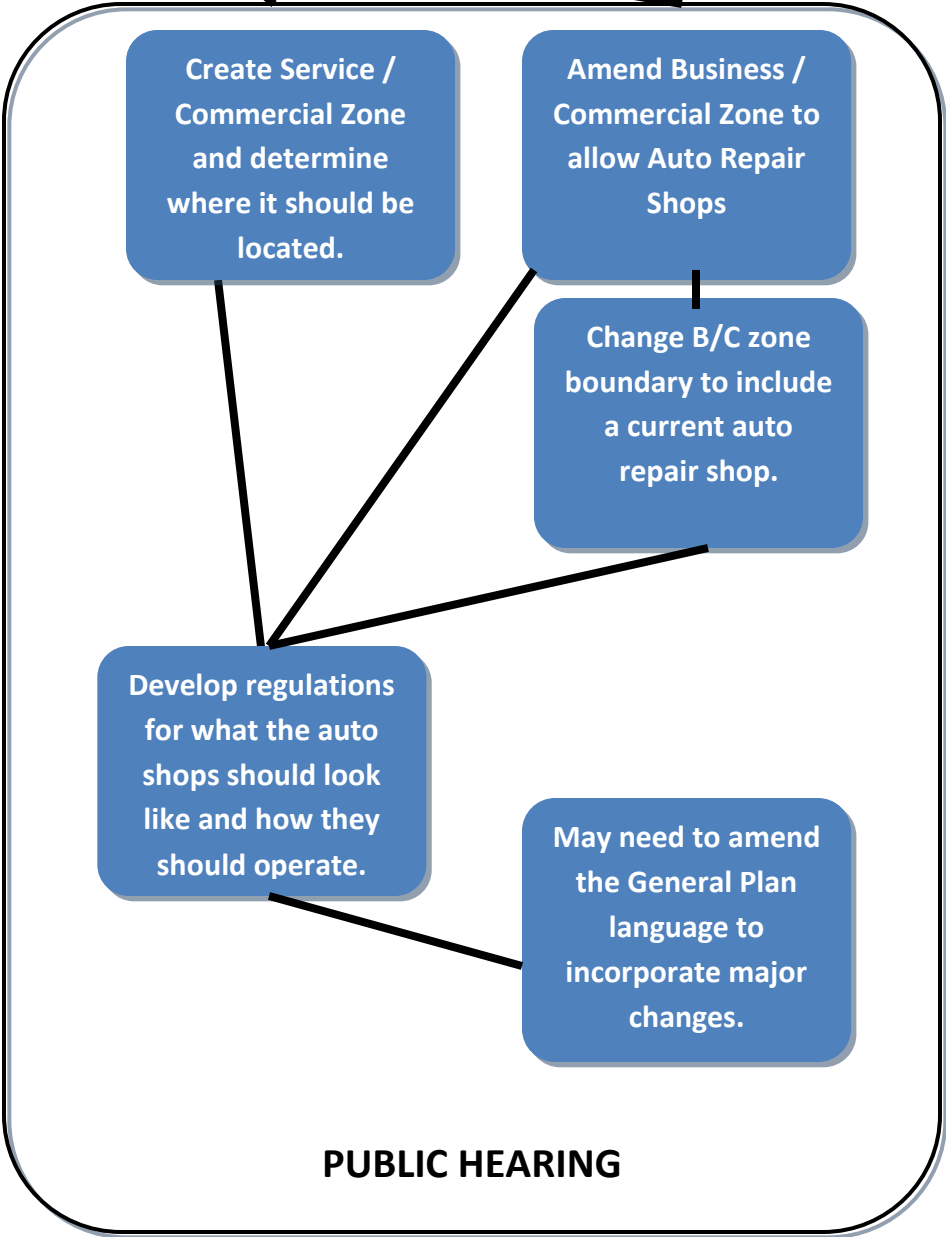
A flow chart of the process needed to address each alternative is attached as well as an email from James Lawrence on ideas for regulation and a Service Commercial Zoning District that was previously in the Development Code but was never implemented.

### **RECOMMENDED ACTION:**

That the Planning Commission discuss the alternatives the City Council would like to consider and make a recommendation to the City Council.

Planning Commission hold Public Hearing and receive public input.  
(November 19th PC Meeting)

Planning Commission review the alternatives created by the City Council and make recommendation to enforce current ordinances.



City Council reviews the recommendation from the Planning Commission and makes final decision.

## Jason Bond

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**From:** James Lawrence [jameslawrence100@msn.com]  
**Sent:** Friday, November 15, 2013 1:59 PM  
**To:** Jason Bond; Hunt Willoughby; kbryant; Mel Clement; breneer; tstout; Will Jones  
**Subject:** FW: Automotive Repair in Alpine  
**Attachments:** 34 X 22, Custom Garage Plan Site 2.pdf; Main Floor Prelim 2.pdf

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**From:** [jameslawrence100@msn.com](mailto:jameslawrence100@msn.com)  
**To:** [jameslawrence100@msn.com](mailto:jameslawrence100@msn.com)  
**Subject:** Automotive Repair in Alpine  
**Date:** Fri, 15 Nov 2013 20:46:27 +0000

Hello everyone,

I have spoke with many of you in person or over the phone on the topic of the automotive shops in Alpine. I have put together a list of suggestions for this ordinance. The list has great time and research behind it that will help with the questions and suggestions made from you and I. I will try to break down the concerns and resolutions. I will also attach a site plan and elevation view for the commercial location. If there are any questions, comments or concerns can you please contact me so I can have time to research any information I might not know.

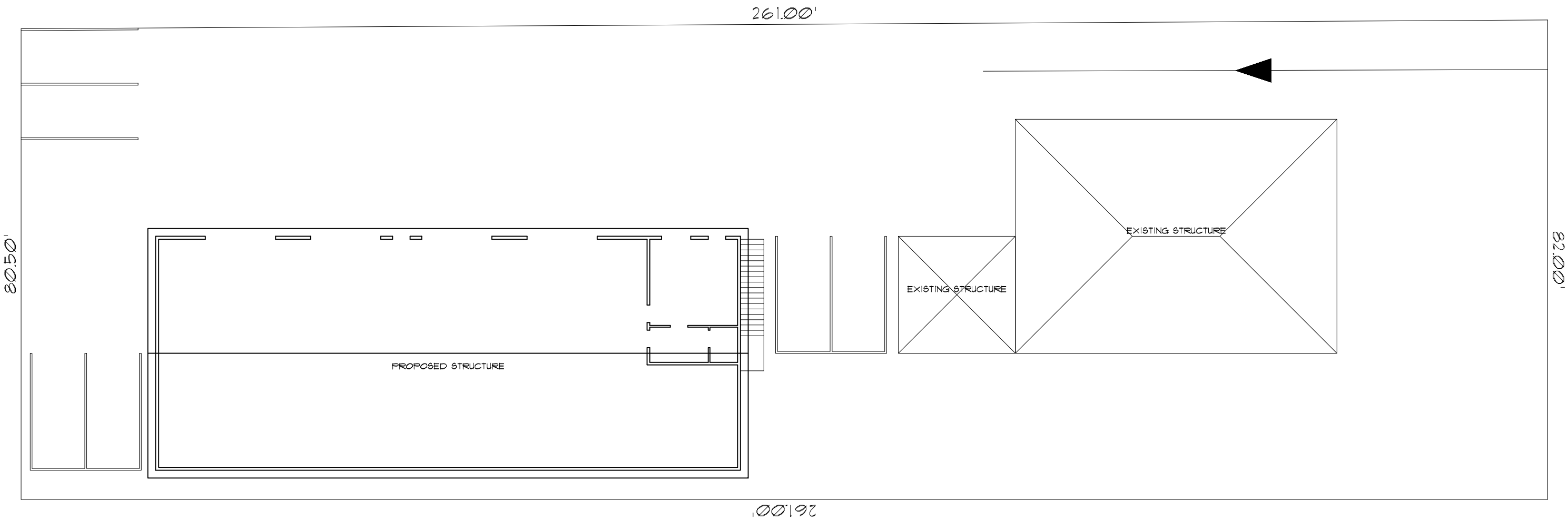
**Noise:** We have in our heads the old technology of loud air compressors and air tools. Just like in most fields technology has helped with noise of the tools and the air compressors. With that being said most of the noise can be contained when cars are worked on in the building with the doors closed. The noise level is reduced with the walls of the building and insulation of the building. We can take that one step farther and say the building would need A/C and heater the building can maintain a workable temperature all year. Business hours 7AM-7PM.

**Site:** No one wants something unsightly to look at. There are many solutions for this, no cars on the street, no cars with registration expired passed 3-6 months, etc. This is the problem solver for the project cars that never get any attention. Six foot privacy fence or shrub. The building must be approved by the planning commission.

**Fluids or Waste:** Oil is always stored in a safety container. Antifreeze will be stored in a safety container. These fluids will then be removed by certified companies. R134A or Freon used to make your A/C function must be installed and removed with a machine that has a storage tank.

These are the solutions that I believe are the starting point that we can build off of to make this a positive company experience for everyone in Alpine.

Sincerely,  
James Lawrence  
801-787-8405  
[Jameslawrence100@msn.com](mailto:Jameslawrence100@msn.com)





## ARTICLE 3.8

## SERVICE COMMERCIAL DISTRICT (S-C) (Ord. 95-22, 8/22/95)

### Section 3.8.1. LEGISLATIVE INTENT

The intent in establishing the S-C Service Commercial Zone is to provide an area in which the primary use of land is for retail and heavy commercial, service commercial and light industrial uses may be established. The zone should be situated in areas having good access to major transportation routes

The Zone is characterized by a mixture of retail and service commercial uses, light manufacturing or assembly uses, automobile repair establishments, building materials stores and yards and self service storage facilities.

The specific regulations considered necessary for the accomplishment of the intent of the zone are hereinafter set forth.

### 3.8.2. PERMITTED USES

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Any use permitted in the B-C Zone

### 3.8.3. CONDITIONAL USES

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies: (Approval of other agencies or levels of government may be required.)

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of Article 3.10 of the Alpine City Development Code.
2. Accessory signs, in accordance with the provisions of City's sign ordinance.
3. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
4. Automotive repair establishments subject to the prior approval of a site plan by the Planning Commission.
5. Light manufacturing establishments subject to the approval of a site plan by the Planning Commission.
6. Self help storage facilities, subject to the approval of a site plan by the Planning Commission.
7. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.

### 3.8.4. AREA AND WIDTH REQUIREMENTS

1. Lot occupied by a dwelling structure. Same as required for residential structures in the TR - 10,000 Town Residential Zone
2. Lot occupied by an office, commercial or industrial structure. There shall be no minimum



lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

**3.8.5. Location Requirements (Amended by Ord. 98-05, 3/10/98)**

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

**3.8.6. ACCESS REQUIREMENTS.** Each lot shall abut directly upon and have access to a City street which is improved in accordance with City street improvement standards.

**3.8.7. UTILITY REQUIREMENTS.** All structure used for human occupancy shall be served by the City's water and sewer system.

**3.8.8. SPECIAL PROVISIONS.**

1. Uses Within Buildings. All commercial and manufacturing activities shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, but not limited to, gasoline dispensing, plant nursery displays, temporary sale of Christmas trees, etc.
2. Site Plan to Be Approved For All New Commercial Uses. Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted to and approved by the Planning Commission.
3. Off-street Parking. Off-street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier. The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of Article 3.24 of this ordinance.

4. Trash Storage. Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. Surface Water Drainage to be Retained On-site. All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.

6. Height of Buildings. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of Section 3.21.8 of the Alpine City Development Code. (Ord 96-15, 12/18/96).
7. Landscaping Required. As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
8. Design of Commercial Structures. Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
  - (1) The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with the guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
  - (2) The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplex rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.
9. Water Rights Conveyance Requirements. Water rights shall be conveyed to the City in accordance with the provisions of Article 3.21.7 of the Alpine City Development Code.
10. Outside Storage to Be Fenced. All outside areas used for the storage of merchandise, equipment or automobiles shall be screened from the street or adjacent property by natural landscaping and/or sight obscuring fences.
11. Nuisances Prohibited No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to effect adversely the surrounding area or adjoining premises.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** New Hope Bible Church Conditional Use Permit

**FOR CONSIDERATION ON:** 19 November 2013

**PETITIONER:** Pastor Chris Dodson

**ACTION REQUESTED BY PETITIONER:** Review the proposed conditional use permit

### **BACKGROUND INFORMATION:**

See attached proposal.

### **RECOMMENDED ACTION:**

We recommend the conditional use permit be granted subject to the following conditions:

- That the building inspector approve the proposed renovations.
- That the parking be approved by the Planning Commission.

**Proposal Date: November 19, 2013**  
**By: New Hope Bible Church**  
**Pastor: Chris Dodson**  
**Contact Information: utahdodsons@yahoo.com**

New Hope Bible Church is an independent, non-denominational Bible church. Our church has three main areas of focus. New Hope Bible Church is Bible centered, family oriented, and community focused. We seek to practically incorporate these values into everyday life.

It is our desire to use the building at **412 S. Main Street, Alpine, Utah** to accomplish the integration of these values. Corporately we will meet on Sunday mornings, and possibly once in the evening during the week. There may also be smaller groups that meet during the week. Initially the church will most likely be small. Currently there are two families (10 people) that are members of this new church. Services will be simple in the early stages of the church; once we grow to capacity the church will remain respectful to its neighbors by trying to schedule any mid-week activities during times that are convenient for our neighbors. We will begin looking for a new, larger location once we grow to about 50 people.

New Hope Bible Church will be renting this building and will seek to keep this building in the best shape possible so that we do not become a reproach to the town or more importantly, to Christ.

Our building proposal is included with this proposal for the purpose of obtaining a conditional use permit. However, our building proposal may be adjusted depending on what is most economical and practical. We have included a diagram of the property as it is now and a diagram of our proposed changes. We will submit engineered plans to obtain a building permit in the future.

Thank you for considering our proposal, feel free to contact Pastor Chris Dodson with any questions or concerns.

Front Entry "01,28"

\* Current Diagram

7'6"

13'5"

4'2"

11'10"

5'4"

6'3"

6'

office



**TIGERPOLY  
MFG., INC.**

Men's  
Restroom

Women's  
Restroom

6231 Enterprise Parkway • Grove City, Ohio 43123 • Tel: (614) 871-0045 • Fax: (614) 871-2576

Back

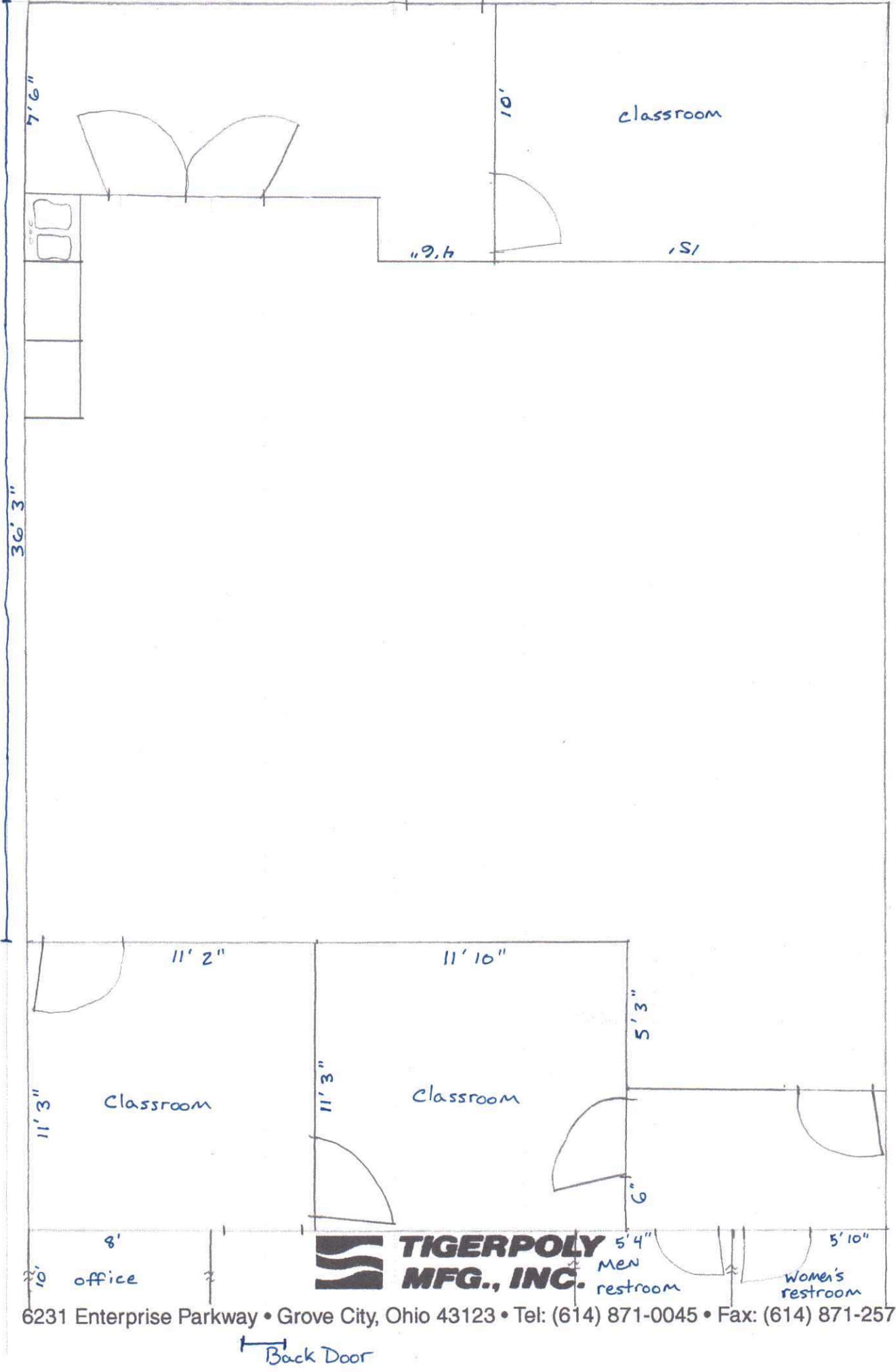
22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



# \* Proposed Building Plan

Front Entry

22-141 50 SHEETS  
22-142 100 SHEETS  
22-143 200 SHEETS



6231 Enterprise Parkway • Grove City, Ohio 43123 • Tel: (614) 871-0045 • Fax: (614) 871-2576

Back Door



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## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Eagle Pointe Subdivision PRD**

**FOR CONSIDERATION ON: 19 November 2013**

**PETITIONER: Mark Wells and Taylor Smith**

**ACTION REQUESTED BY PETITIONER: Discuss the Concept Plan**

**APPLICABLE STATUTE OR ORDINANCE: Zoning**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of intersection of Hog Hollow Rd. and Matterhorn Dr.). The proposed subdivision consists of 14 lots ranging from 20,314 s.f. to 62,133 s.f. on a site that is 31.88 acres. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD.

See attached memo for more information on this submittal.

### **RECOMMENDED ACTION:**

Discuss the latest concept for the proposed Eagle Pointe PRD Subdivision and give direction to the developer.



# Memo

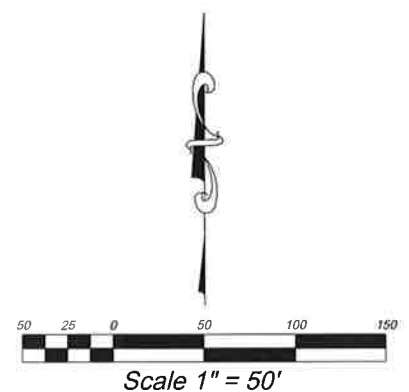
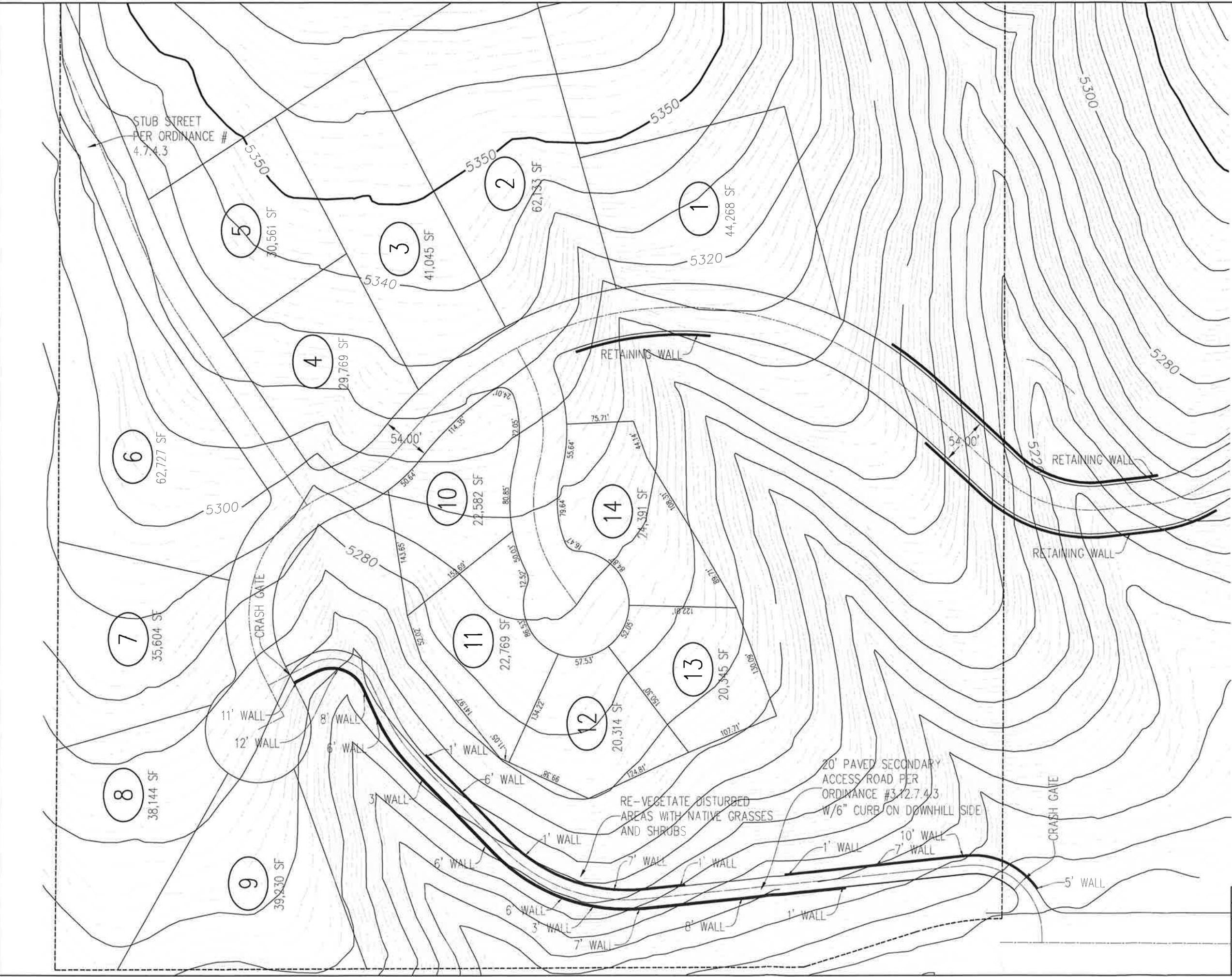


**To:** Alpine City Planning Commission  
**From:** Jason Bond  
City Planner  
**Date:** November 15, 2013  
**Subject:** Eagle Point PRD Concept Plan Alternative

The developer's of the Eagle Point PRD Subdivision have brought a variety of different proposals to the Planning Commission for concept approval consideration. The Planning Commission recently denied approval of the last proposed plan. The developers appealed that it to the City Council and the decision to deny concept approval was upheld. The developers have tweaked that proposal and have submitted another concept plan to the Planning Commission for consideration.

This latest proposal has been looked at by the DRC but further detail on the plan was requested before a recommendation for retaining walls is made by the City Engineer. The use of retaining walls in a Planned Residential Development (PRD) requires approval. Part of Section 3.9.7.4 of the development code reads as follows: *"Use of retaining walls is prohibited unless approval is recommended by the City Engineer and the Planning Commission, and approved by the City Council."* The proposed plan includes retaining walls on the uphill and downhill sides of the proposed fire access road, in addition to some walls that would be needed in other locations.

The developer's are asking that this proposal be looked at by the Planning Commission before additional detail to the plan is added. They are asking that the Planning Commission let them know if this concept for the proposed subdivision is sufficient for consideration of concept plan approval. After reviewing the updated plan, we do not see the need for exceptions but the future of the proposed stub street heading northwest needs to be considered. Draper and Highland have discussed the future of the property west of the proposed Eagle Pointe subdivision but no plans for annexation or development have been made.



RECEIVED OCT 24 2013

<b>EAGLE POINTE SUBDIVISION</b>		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: D.W.P.	<b>CONCEPT PLAN</b>	Scale: 1"=50'
Designed by: D.W.P.		Date: 10/24/13
Checked by: D.W.P.		1 OF 1

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Heritage Hills Plat C Final Plat**

**FOR CONSIDERATION ON: 19 November 2013**

**PETITIONER: Downing Akin**

**ACTION REQUESTED BY PETITIONER: Approve the Final Plat**

### **BACKGROUND INFORMATION:**

The proposed Heritage Hills PRD Plat C Subdivision is located at approximately 350 East Deer Crest Lane. The subdivision consists of 17 lots on 40.41 acres. The lots range in size from 22,849 square feet to 46,742 square feet. All of the lots appear to meet the minimum frontage and area requirements. The development is a PRD in the CR-40,000 zone. The development plan was approved in approximately 2005. Since that approval, Plats A and B have been recorded. There are some minor changes proposed with Plat C when compared to the plan that was originally recorded. The proposed changes will be outlined in this review letter.

See attached Plans and Engineer Review.

### **RECOMMENDED ACTION:**

We recommend that the development be given final approval, subject to the following conditions:

- The revised sewer plan be approved.
- The revised trail plan be approved.
- An exception be granted to allow revisions to the lot lines 1, 6, 8, 10, 11 and 15.
- A bond be provided for the required improvements.
- All planned trails be constructed with this phase of the development.
- The geologic engineering consultant review the on-site construction.
- The small debris basin be constructed above lot 17, as per the geological engineering report.



Date: November 15, 2013

By: Shane L. Sorensen, P.E. *SL*  
City Engineer

**Subject: Heritage Hills PRD Plat C Subdivision – Final Review  
17 lots on 40.41 acres**

### **Background**

The proposed Heritage Hills PRD Plat C Subdivision consists of 17 lots on 40.41 acres. The development is located west of the previously recorded phases of the same development. The lots range in size from 22,849 to 46,742 square feet. All of the lots appear to meet the minimum frontage and area requirements. The development is a PRD in the CR-40,000 zone. The development plan was approved in approximately 2005. Since that approval, Plats A and B have been recorded. There are some minor changes proposed with Plat C when compared to the plan that was originally recorded. The proposed changes will be outlined in this review letter.

### **PRD Requirements**

The development was previously approved as a PRD. All of the open space in the development is public open space. There will be 26.07 acres of public open space dedicated to the City with this development. A total of 40.18 acres of open space either has been or will be dedicated to the City with the Heritage Hills development.

### **Street System**

Plan and profiles for the streets within this phase were previously provided and approved. The design included some significant areas where engineered fill will be required. In addition, there is a section of Deer Crest Lane approximately 500 feet in length that includes retaining walls. Sheet G-1 in the plan set gives a good illustration of fill areas and where retaining walls will be located. In addition, Sheet 8 shows street cross-sections every 50 feet for along this area and illustrates the retaining wall plans. A guard rail is included in the design for this area.

## **Sewer System**

Sewer plan and profiles were provided at preliminary review for this phase. There is an existing sewer lateral that was previously installed for lot 317. Originally, all of the lots in this phase were to be provided sewer service by extending the sewer line, located near the north end of Main Street, through the North Point development to Heritage Hills. Since the North Point development has not been constructed, the developer has provided an alternative plan to provide sewer service.

The proposed sewer plan includes extending the sewer line from Heritage Hills Drive to Deer Crest Lane, along the south boundary of the development. An 8-inch sewer main was previously stubbed out of the street to allow this alignment as an option for sewer service. The sewer has been designed to run parallel with the City's existing water line with 10 feet of separation. Lots 12-16 will have sewer laterals constructed to the rear of the lots to allow them to be served by gravity sewer at a more workable elevation. 4-inch sewer laterals will be required for each lot.

## **Culinary Water System**

8-inch water mains have been designed throughout the development. ¾-inch water laterals will be required for each lot. Fire hydrants have also been planned throughout the development. The fire hydrant locations were previously approved by the Fire Chief.

## **Pressurized Irrigation System**

8- and 6-inch pressurized irrigation lines have been designed throughout the development. 1-inch laterals will be required for each lot.

## **Storm Water Drainage System**

Storm drain plans were previously submitted and approved. The area east of the Elk Ridge Circle/Deer Crest Lane intersection will drain to a collection system that will be connected to the existing storm drain system that was previously constructed. The area west of the intersection will flow southwest and be collected in large sumps on each side of the street. Storm drain calculation were previously provided.

A SWPPP will be required prior to construction. This will be reviewed and approved by the City's SWPPP Program Manager.

## **General Subdivision Remarks**

The developer previously hired a geologic consultant to address the potential rock, slide and debris flow hazards that are shown on the City's Hazards Map. The Utah Geological Survey (UGS) reviewed the geologic engineering report. The geologic consultant requested in their report that they have the opportunity to review the design plans and specifications prior to and

during construction to insure that their recommendations were interpreted and implemented properly. It is our understanding that the consultant has reviewed and approved the plans. The developer will need to coordinate with the consultant to review construction activities as they progress. Some minor debris flow mitigation measures will be required to be constructed with this phase of the development above lot 17, as per the report.

A bond will be required for the improvements within this phase of the development.

A trail plan was previously approved, including trails through this development. Some concerns have been identified with the trail plan that was originally approved. There is a revised trail plan included with the plans that were recently submitted. It appears that this plan is acceptable. Construction of the trails within the entire development was deferred and planned to be done with the final phase of the development.

The plat is being reviewed for accuracy. This review will be completed prior to the Planning Commission meeting.

There are some minor adjustments proposed for lots lines in this plat. Lots 1, 6, 8, 10, 11 and 15 have increased slightly in area. Since the time of preliminary approval, there has been a change in the ordinance which allows an exception to be granted allowing up to 5% of an individual lot to contain ground having a slope of more than 25%, as long as the lot can meet the current ordinance without the exception (Alpine City Development Code 3.9.4.3.A). Sheet OSS-1 in the plan set illustrates the areas that are proposed to be added to each of the six lots. In addition, a spreadsheet has been provided indicating the percentage of each lot that exceeds 25% slope. The developer feels that the newly proposed lot lines provide for a better lot layout. The open space provided by the development is in excess of the minimum requirement.

**We recommend that the development be given final approval, subject to the following conditions:**

- **The revised sewer plan be approved.**
- **The revised trail plan be approved.**
- **An exception be granted to allow revisions to the lot lines of lots 1, 6, 8, 10, 11 and 15.**
- **A bond be provided for the required improvements.**
- **All planned trails be constructed with this phase of the development.**
- **The geologic engineering consultant review the on-site construction.**
- **The small debris basin be constructed above lot 17, as per the geological engineering report.**



# HERITAGE HILLS PHASE III (PLAT "C")

FINAL PLAT "C" WITH UPDATED AMENDMENTS TO THE CONSTRUCTION DRAWINGS STAMPED & APPROVED DATED 1-4-06

A DEVELOPMENT BY  
**VAN BUREN CONSTRUCTION INC.**  
PROVO, UTAH

## GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE ALPINE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, ALPINE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF HERITAGE HILLS SUBDIVISION.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
6. ALL CUT & FILL SLOPES NOT INCLUDED IN LOTS TO BE REVEGETATED WITH BROADCAST SEEDS TO MEET CITY STANDARDS UNLESS NOTED OTHERWISE.
7. OPEN SPACE TO PROVIDE WILDLIFE MIGRATION ZONE.

## ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF ALPINE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE RCP CLASS V OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

## CONDITIONS OF APPROVAL

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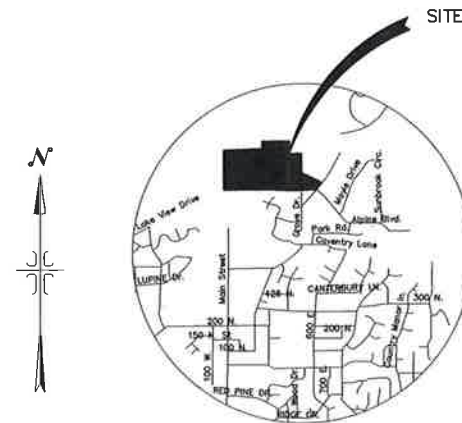
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VICINITY MAP  
-NTS-

## -INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET AND NOTES
1A	FINAL PLAT "C" HERITAGE HILLS ALPINE
2	PRELIMINARY PLAT HERITAGE HILLS (SHEET 1 OF 2)
3	PRELIMINARY PLAT HERITAGE HILLS (SHEET 2 OF 2)
4	DETAILS
7	TRAIL PLAN
8	DEER CREST CROSS SECTIONS
P-5	DEER CREST LANE 10+00 - 15+00
P-6	DEER CREST LANE 15+00 - 20+00
P-7	DEER CREST LANE 20+00 - 25+12.04
P-13	ELK RIDGE CIRCLE 10+00 - 14+77
G-1	GRADING FOR ELK RIDGE CIRCLE
OS-1	OFFSITE SEWER PLAN & PROFILE SHEET
OSS-1	OPEN SPACE SUMMARY & LOT LINE ADJUSTMENT

## SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ALPINE CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF ALPINE CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY ALPINE CITY.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO ALPINE CITY & (1) SET TO PROCUBE ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH ALPINE CITY STANDARDS

## WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE ALPINE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST ALPINE CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO ALPINE CITY & (1) SET TO PROCUBE ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH ALPINE CITY STANDARDS
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE.



RECEIVED NOV 15 2005



**Northern**  
**ENGINEERING INC.**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992



# HERITAGE HILLS ALPINE PLAT "C"

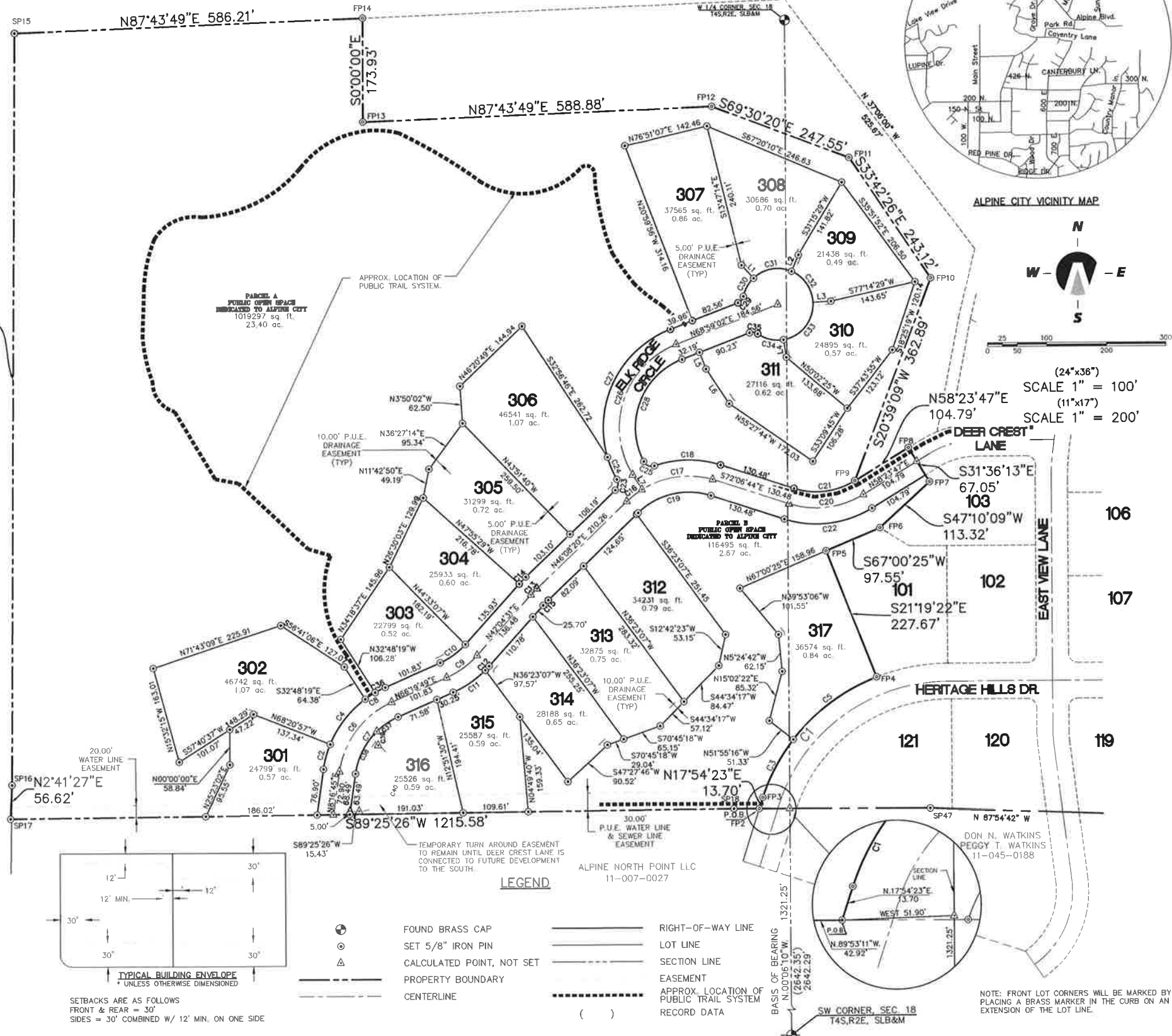
NOV. 2013  
 DEVELOPER: HERITAGE HILLS INC.  
 CURRENT ZONE: CR-40,000

POINT	NORTHING	EASTING
FP 1	778,500.79	1,924,080.72
FP 2	778,821.63	1,924,026.46
FP 3	777,834.66	1,924,030.67
FP 4	778,040.82	1,924,224.83
FP 5	778,252.64	1,924,142.07
FP 6	778,290.74	1,924,231.84
FP 7	778,307.75	1,924,314.32
FP 8	778,424.84	1,924,279.79
FP 9	778,369.94	1,924,190.37
FP 10	778,709.42	1,924,318.52
FP 11	778,911.60	1,924,163.64
FP 12	778,998.25	1,924,951.83
FP 13	778,974.93	1,923,363.59
FP 14	779,148.81	1,923,363.59
SP 15	779,125.60	1,922,778.01
SP 16	777,866.05	1,922,771.06
SP 17	777,809.50	1,922,768.40
SP 18	777,821.72	1,923,983.55

LINE	LENGTH	DIRECTION
L1	30.00'	N43°00'09"W
L2	30.00'	N23°09'27"E
L3	30.00'	N86°52'38"E
L4	30.00'	N9°04'15"W
L5	30.00'	N21°00'58"W
L6	69.93'	N33°30'20"W
L7	29.19'	N31°34'12"W

LOT NO.	ADDRESS
301	66 E. DEER CREST LANE
302	74 E. DEER CREST LANE
303	102 E. DEER CREST LANE
304	128 E. DEER CREST LANE
305	146 E. DEER CREST LANE
306	168 E. DEER CREST LANE
307	216 E. ELK RIDGE CIRCLE
308	238 E. ELK RIDGE CIRCLE
309	266 E. ELK RIDGE CIRCLE
210	253 E. ELK RIDGE CIRCLE
311	223 E. ELK RIDGE CIRCLE
312	173 E. DEER CREST LANE
313	153 E. DEER CREST LANE
314	137 E. DEER CREST LANE
315	117 E. DEER CREST LANE
316	91 E. DEER CREST LANE
317	1189 N. HERITAGE HILLS DR
318	225 E. DEER CREST LANE
319	182 E. ELK RIDGE CIRCLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	292.63'	330.00'	283.13'	N43°18'35"E	50°48'24"
C2	43.41'	177.00'	43.31'	S15°18'21"W	14°03'12"
C3	116.32'	330.00'	115.72'	N28°00'16"E	20°11'47"
C4	96.91'	177.00'	95.70'	S38°01'03"W	31°22'11"
C5	176.30'	330.00'	174.21'	S53°24'29"W	30°36'37"
C6	151.98'	150.00'	145.56'	N37°18'17"E	58°03'04"
C7	124.62'	123.00'	119.36'	N37°18'17"E	58°03'04"
C8	20.01'	177.00'	20.00'	N56°56'28"E	6°28'39"
C9	63.50'	150.00'	63.03'	N54°12'10"E	24°15'18"
C10	52.62'	123.00'	52.22'	S54°04'34"W	24°30'00"
C11	65.58'	177.00'	65.21'	N55°42'55"E	21°13'47"
C12	9.35'	177.00'	9.34'	N43°35'16"E	3°01'31"
C13	14.19'	200.00'	14.18'	N44°06'25"E	4°03'49"
C14	16.10'	227.00'	16.10'	S44°06'25"W	4°03'49"
C15	12.27'	173.00'	12.27'	N44°06'25"E	4°03'49"
C16	32.18'	150.00'	32.12'	N52°17'04"E	12°17'28"
C17	129.48'	150.00'	125.50'	N83°09'32"E	49°27'27"
C18	113.46'	177.00'	111.53'	N89°31'23"E	36°43'45"
C19	132.56'	123.00'	126.24'	S77°00'48"W	61°44'56"
C20	129.57'	150.00'	125.58'	N83°08'31"E	49°29'29"
C21	106.25'	123.00'	102.97'	N83°08'31"E	49°29'29"
C22	152.89'	177.00'	148.18'	S83°08'31"W	49°29'29"
C23	19.70'	15.00'	18.32'	S8°30'32"W	75°15'36"
C24	40.54'	177.00'	40.45'	S22°33'35"E	13°07'22"
C25	21.35'	15.00'	19.60'	S68°03'24"E	81°34'09"
C26	263.25'	150.00'	230.74'	N18°42'25"E	100°33'14"
C27	262.53'	177.00'	239.12'	N26°29'34"E	84°58'56"
C28	206.64'	123.00'	183.18'	S20°51'21"W	96°15'22"
C29	14.65'	15.00'	14.07'	S41°00'42"W	55°56'39"
C30	35.56'	60.00'	35.04'	S30°01'07"W	33°57'28"
C31	69.28'	60.00'	65.50'	S80°04'39"W	66°09'36"
C32	66.73'	60.00'	63.34'	N34°58'57"W	63°43'10"
C33	88.02'	60.00'	80.34'	N38°54'12"E	84°03'07"
C34	46.08'	60.00'	44.95'	S77°04'17"E	43°59'56"
C35	14.65'	15.00'	14.07'	S83°02'38"E	55°56'39"
C36	19.00'	177.00'	18.99'	S63°15'18"W	6°09'01"
C37	43.45'	123.00'	43.23'	N56°12'36"E	20°14'25"
C38	81.17'	123.00'	79.71'	N27°11'05"E	37°48'39"
C39	26.92'	15.00'	23.45'	S5°19'27"E	102°49'41"
C40	153.06'	60.00'	114.81'	S16°20'34"W	146°09'43"



**SURVEYOR'S CERTIFICATE**  
 I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED 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. 354377. 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 BELOW. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_ KIM WAYNE LUNDEBERG, P.L.S.

**BOUNDARY DESCRIPTION**  
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 EAST AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:  
 COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°06'10"W. ALONG THE SECTION LINE A DISTANCE OF 1321.25 FEET AND WEST A DISTANCE OF 51.90 FEET TO THE POINT OF BEGINNING;  
 THENCE N.89°53'11"W. A DISTANCE OF 42.92 FEET; THENCE S.89°25'26"W. A DISTANCE OF 1215.58 FEET; THENCE N.02°41'27"E. A DISTANCE OF 56.62 FEET; THENCE N.00°18'59"E. A DISTANCE OF 1259.95 FEET; THENCE N.87°43'49"E. A DISTANCE OF 586.21 FEET; THENCE SOUTH A DISTANCE OF 173.93 FEET; THENCE N.87°43'49"E. A DISTANCE OF 588.68 FEET; THENCE S.69°30'20"E. A DISTANCE OF 247.55 FEET; THENCE S.33°42'26"E. A DISTANCE OF 243.12 FEET; THENCE S.20°39'09"W. A DISTANCE OF 362.89 FEET; THENCE N.58°23'47"E. A DISTANCE OF 104.79 FEET; THENCE S.31°36'13"E. A DISTANCE OF 67.05 FEET; THENCE S.47°10'09"W. A DISTANCE OF 113.32 FEET; THENCE S.67°00'25"W. A DISTANCE OF 97.55 FEET; THENCE S.21°19'22"E. A DISTANCE OF 227.67 FEET; TO A POINT OF CURVATURE OF A 330.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY A DISTANCE OF 292.63 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 50°48'24" AND A CHORD THAT BEARS S.43°18'35"W. A DISTANCE OF 283.13 FEET; THENCE S.17°54'23"W. A DISTANCE OF 13.70 FEET TO THE POINT OF BEGINNING, CONTAINING 40.41 ACRES OF LAND MORE OR LESS, CONTAINING 17 LOTS.

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.  
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY COUNCIL OF ALPINE CITY, 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\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

**PLAT "C"**  
**HERITAGE HILLS ALPINE**  
 LOCATED IN THE SE 1/4 OF SECTION 13, T4S, R1E, SLB&M & THE SW 1/4 OF SECTION 18, T4S, R2E, SLB&M

ALPINE CITY UTAH COUNTY, UTAH  
 SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT  
 1040 E. 800 N. OREM, UTAH 84097  
 (801) 802-8992

**APPROVAL AS TO FORM:**  
 APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 CITY ATTORNEY

**BOARD OF HEALTH**  
 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS \_\_\_\_\_  
 CITY-COUNTY HEALTH DEPARTMENT

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY PACIFICORP  
 PACIFICORP

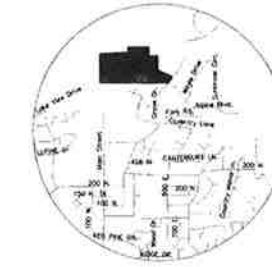
**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE CITY OF ALPINE PLANNING COMMISSION.  
 DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

R:\3-03-087-00 ALPINE BROWN\Drawings\FINAL\FINAL PLAT C\FINAL PLAT C.dwg 11/15/2013 9:00 AM

**LEGEND**

- FOUND BRASS CAP
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN W/MH
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED PVC CLASS-200 CULINARY WATERLINE

VAN BUREN CONSTRUCTION INC.  
PROVO, UT 84065  
(801) 446-9399



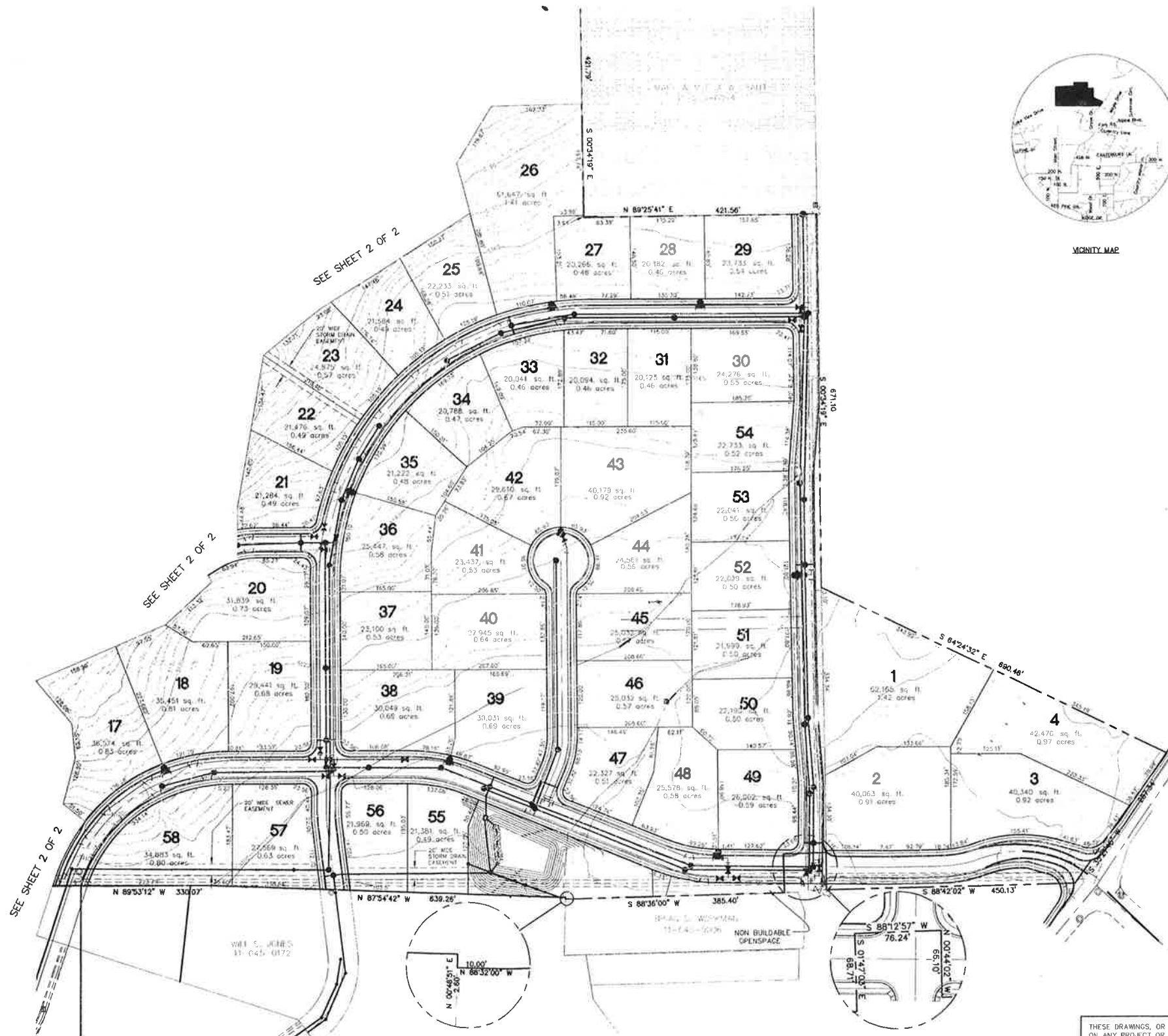
VICINITY MAP

\*NOTE: OPENSPACE TO PROVIDE WILDLIFE  
MIGRATION ZONE.



0 50 100 200 300

(24"x36")  
SCALE 1" = 100'  
(11"x17")  
SCALE 1" = 200'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE



**PROCUBE  
CONSULTANTS, INC.**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

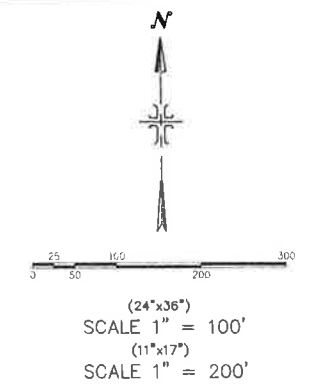
1471 N. 1200 W.  
OREM, UTAH 84057  
(801) 802-8992

**HERITAGE HILLS**

PRELIMINARY PLAT (SHEET 1 OF 2)

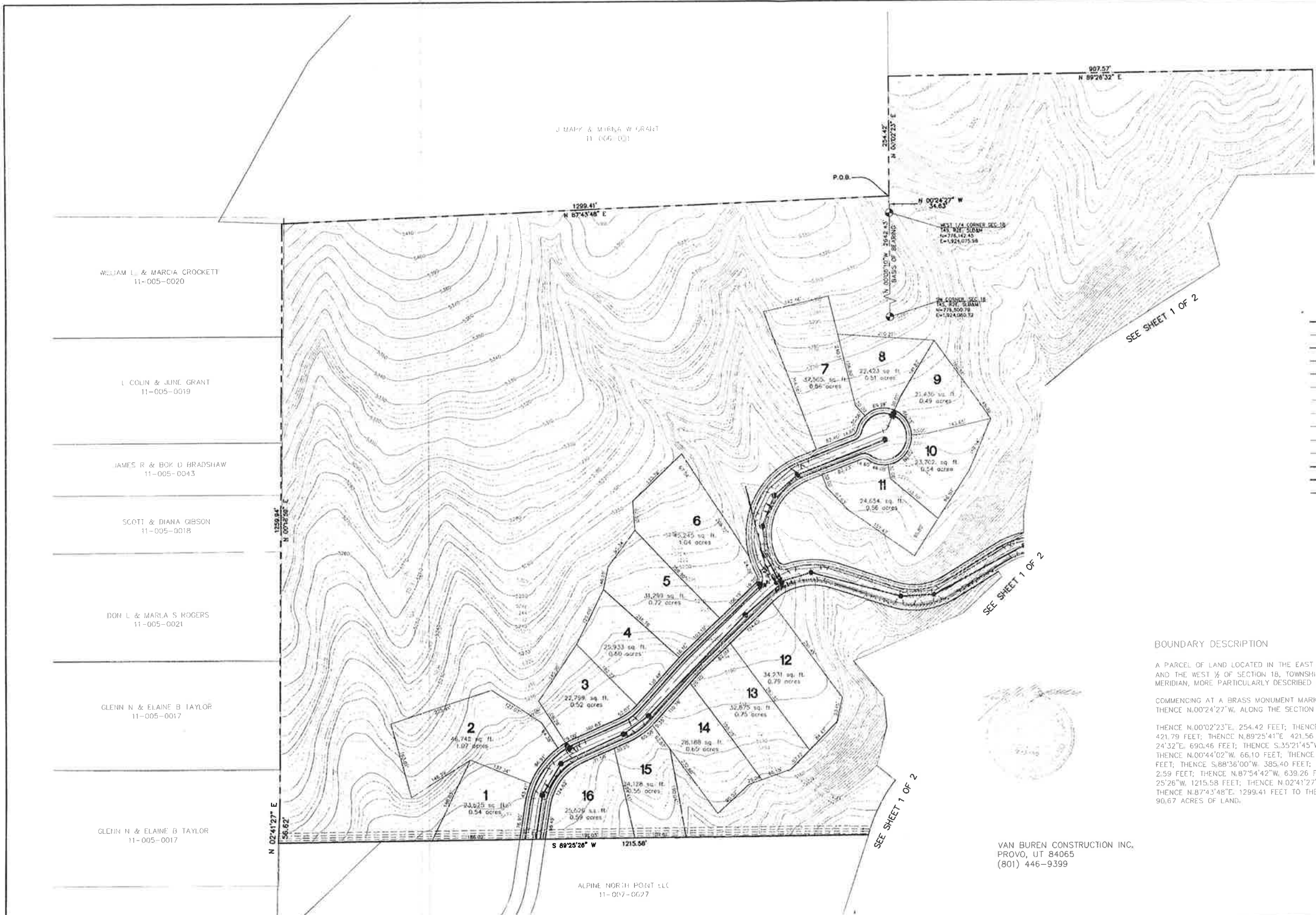
ALPINE, UTAH

JOB NO.  
3-03-087-00  
SHEET NO.  
**2**



**LEGEND**

- FOUND BRASS CAP
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN W/MH
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED PVC CLASS-200 CULINARY WATERLINE



**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 EAST AND THE WEST 1/2 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE N.00°24'27\"/>



VAN BUREN CONSTRUCTION INC.  
PROVO, UT 84065  
(801) 446-9399

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

NO.	REVISIONS	BY	DATE	REV. CODE FILE
5				
4				
3				
2				
1				

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
BY:	DATE:
REV. CODE FILE:	DATE:

**PROCUBE CONSULTANTS, INC.**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

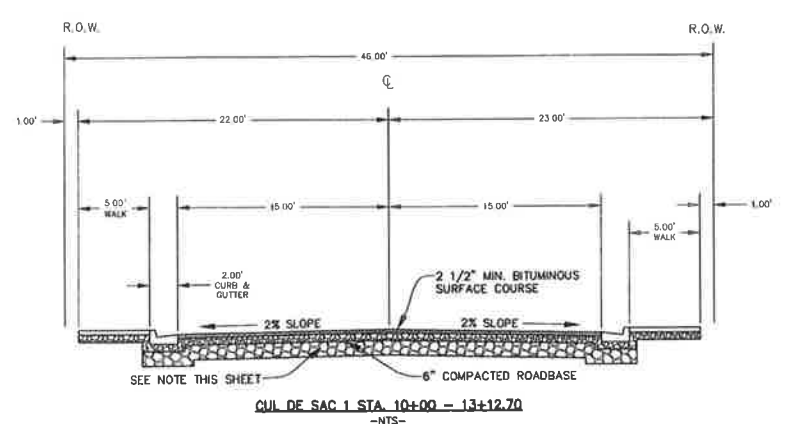
1471 N. 1200 W.  
OREM, UTAH 84065  
(801) 802-8992

**HERITAGE HILLS**

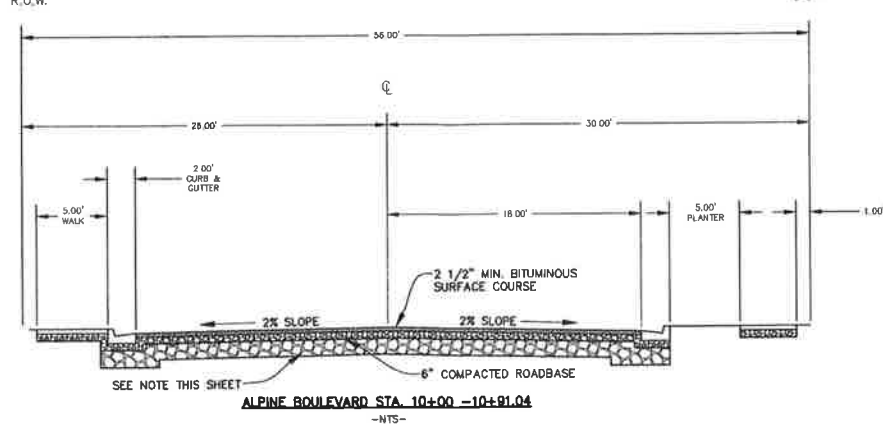
PRELIMINARY PLAT (SHEET 2 OF 2)  
ALPINE, UTAH

JOB NO.  
3-03-087-00  
SHEET NO.  
3

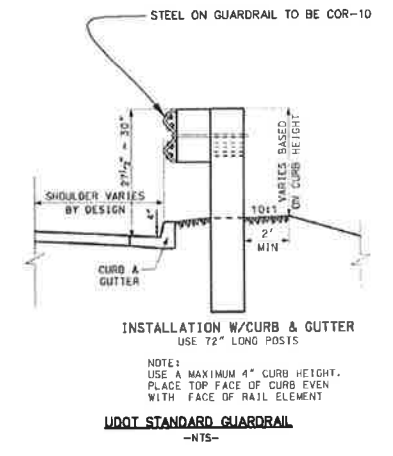
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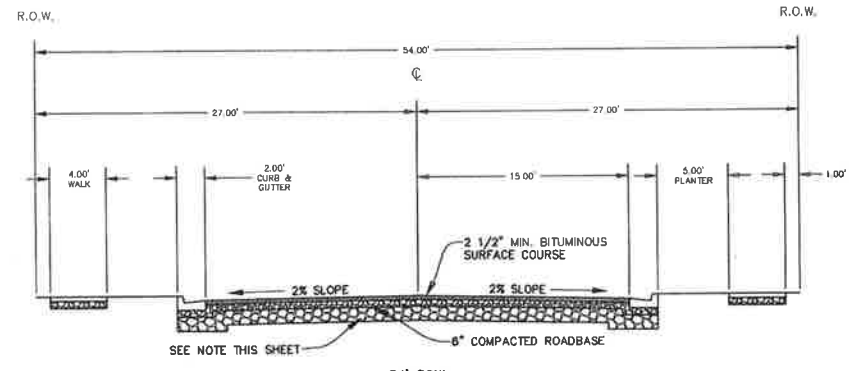
**CUL DE SAC 1 STA. 10+00 - 13+12.70**  
-NTS-



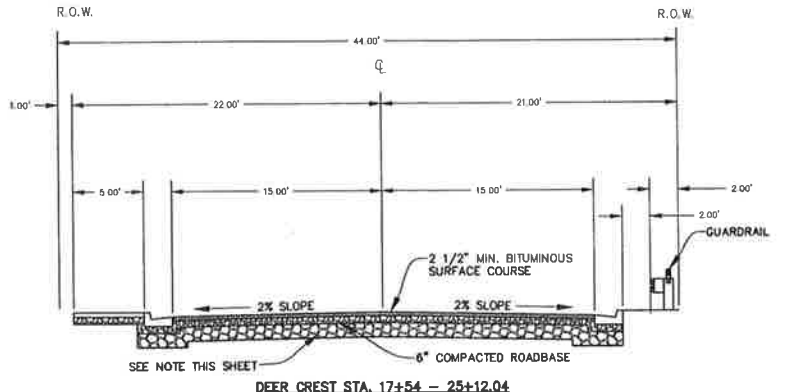
**ALPINE BOULEVARD STA. 10+00 - 10+91.04**  
-NTS-



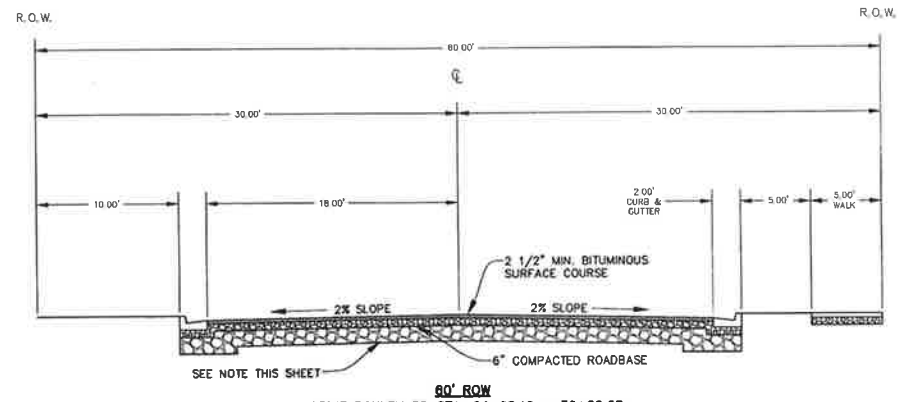
**UDOT STANDARD GUARDRAIL**  
-NTS-



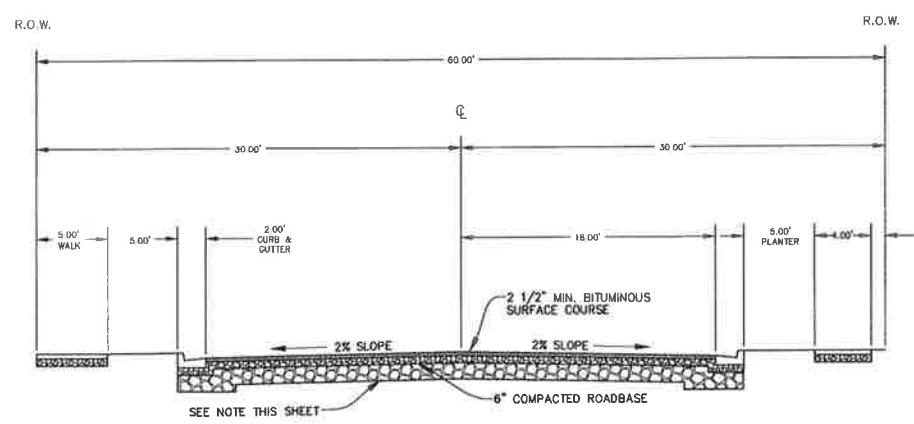
**54' ROW**  
DEER CREST LANE STA. 10+00 - 17+53.33  
EAST MEW LANE STA. 10+00 - 27+11.34  
CUL-DE-SAC 1 STA. 13+12.70 - 14+77  
CUL-DE-SAC 2 STA. 10+00 - 14+49.73  
-NTS-



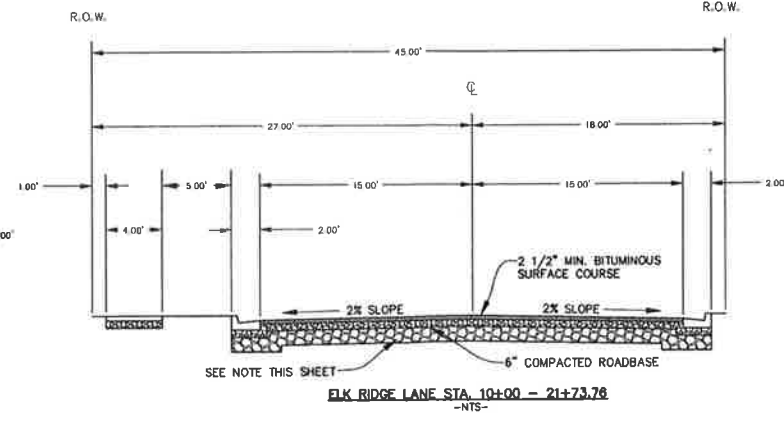
**DEER CREST STA. 17+54 - 25+12.04**  
-NTS-



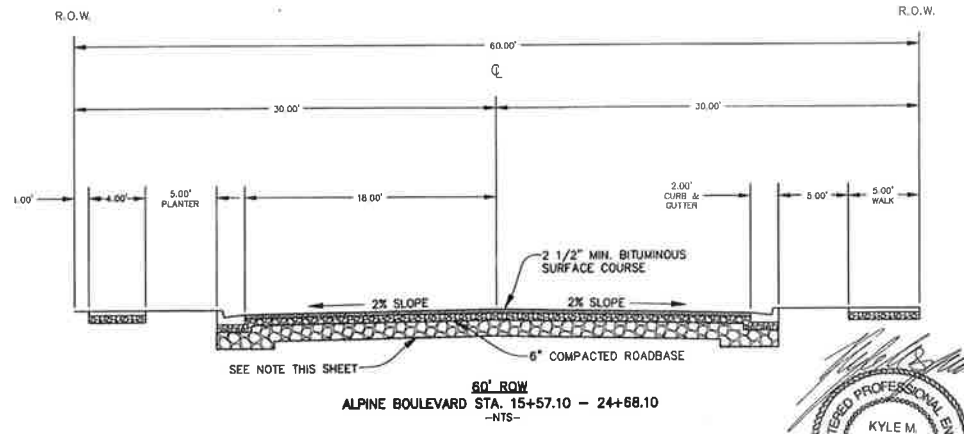
**60' ROW**  
ALPINE BOULEVARD STA. 24+68.10 - 30+02.08  
-NTS-



**60' ROW**  
ALPINE BOULEVARD STA. 10+91.04 - 15+57.10  
-NTS-



**ELK RIDGE LANE STA. 10+00 - 21+73.76**  
-NTS-



**60' ROW**  
ALPINE BOULEVARD STA. 15+57.10 - 24+68.10  
-NTS-

- NOTES:**
- 1- IF SUB GRADE IS A-3, A-4, OR A-5 MATERIAL, 10\"/>
  - 2- IF SUBGRADE IS A-6 OR A-7 MATERIAL, 12\"/>

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.



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2		APPROVED:		DATE:	
1		COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

**PROCUBE CONSULTANTS, INC.**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1471 N. 1200 W.  
OREM, UTAH 84057  
(801) 802-8992

**HERITAGE HILLS**

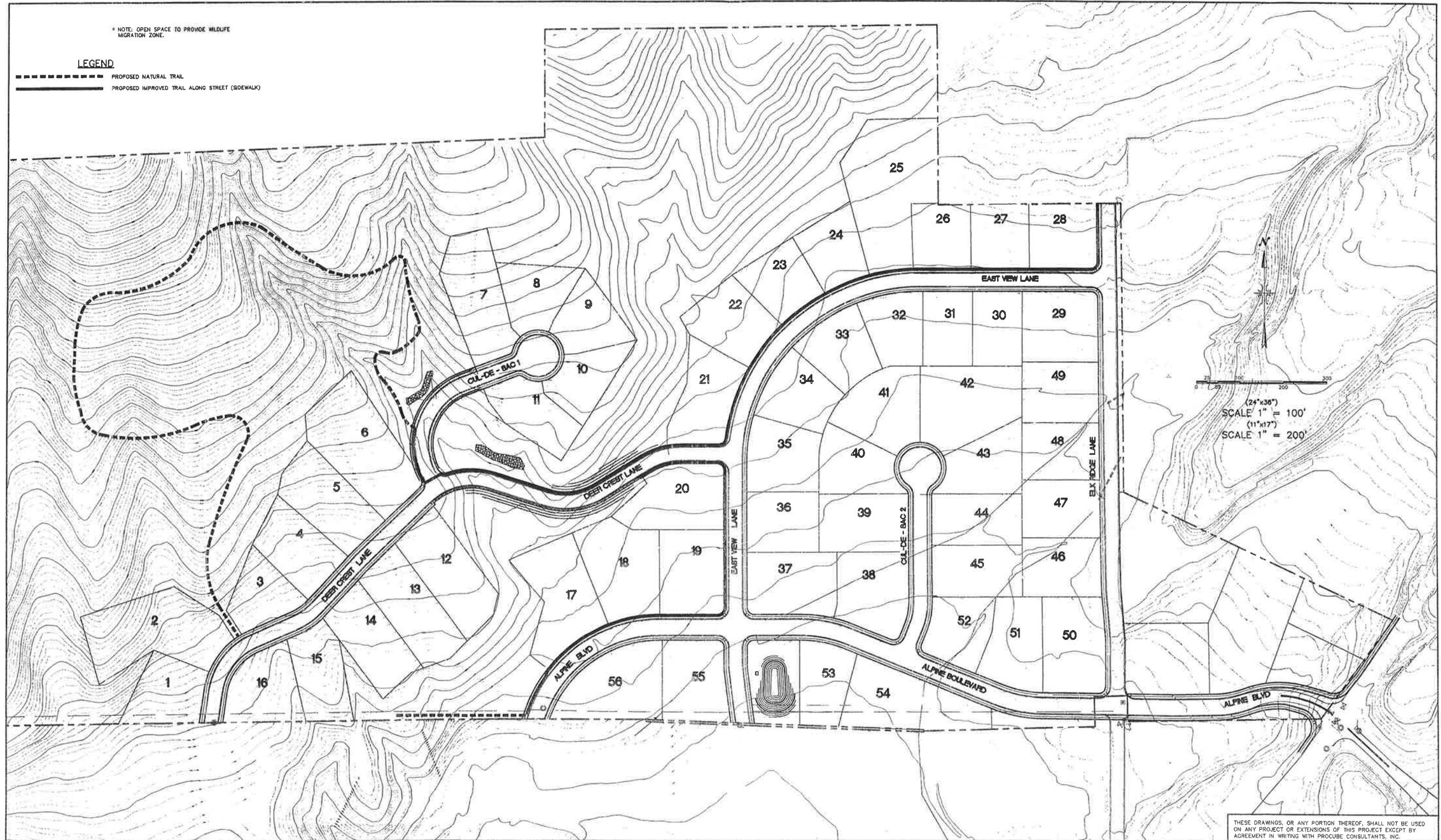
DETAILS  
ALPINE, UTAH

JOB NO.  
3-03-087-00  
SHEET NO.  
4

\* NOTE: OPEN SPACE TO PROVIDE WILDLIFE  
MIGRATION ZONE.

**LEGEND**

- PROPOSED NATURAL TRAIL
- ===== PROPOSED IMPROVED TRAIL ALONG STREET (SIDEWALK)



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APPROVED:	DATE:
COGO FILE:	DATE:

**PROCUBE**  
**CONSULTANTS, INC.**

1471 N. 1200 W.  
OREM, UTAH 84057  
(801) 802-8992

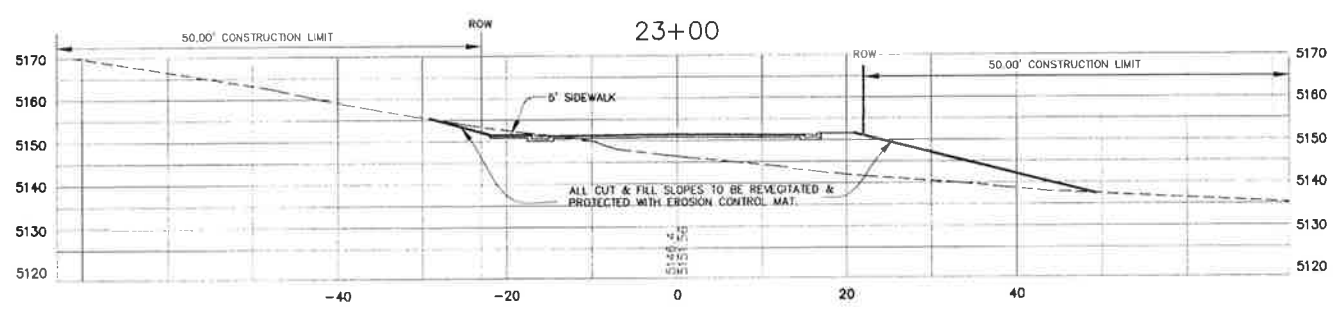
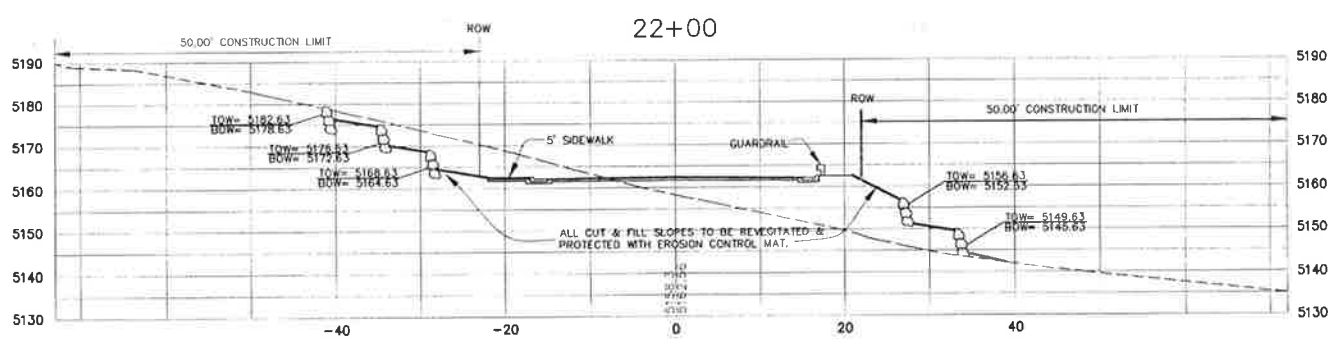
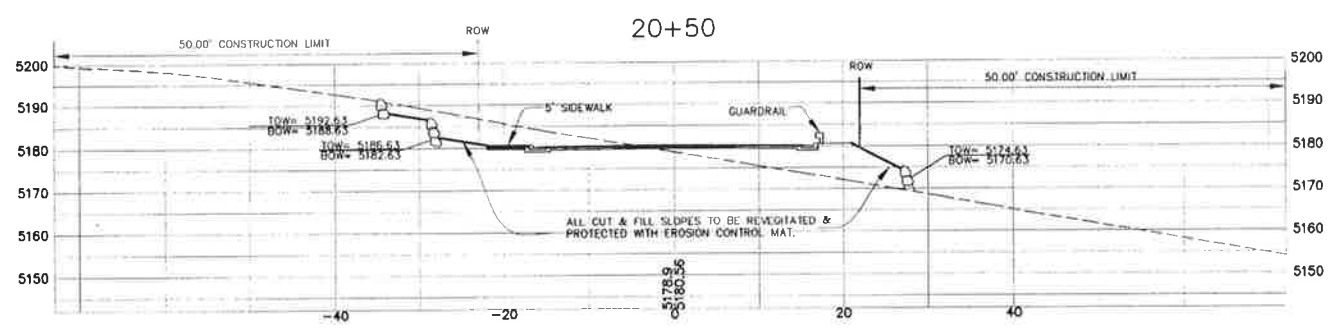
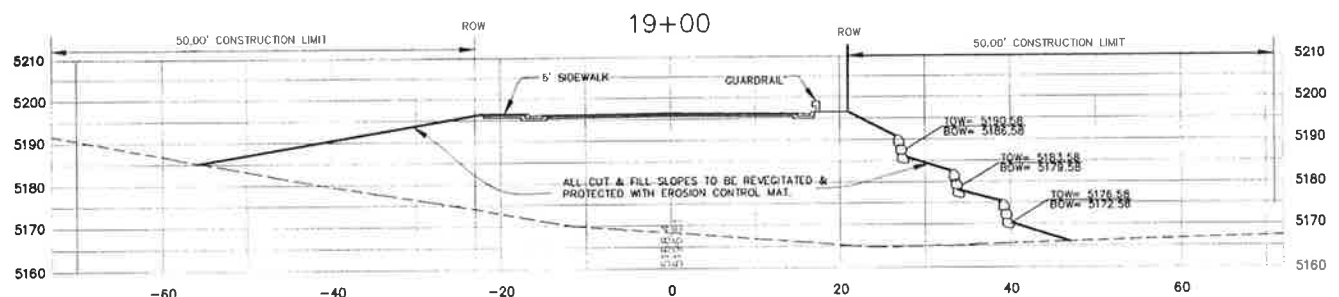
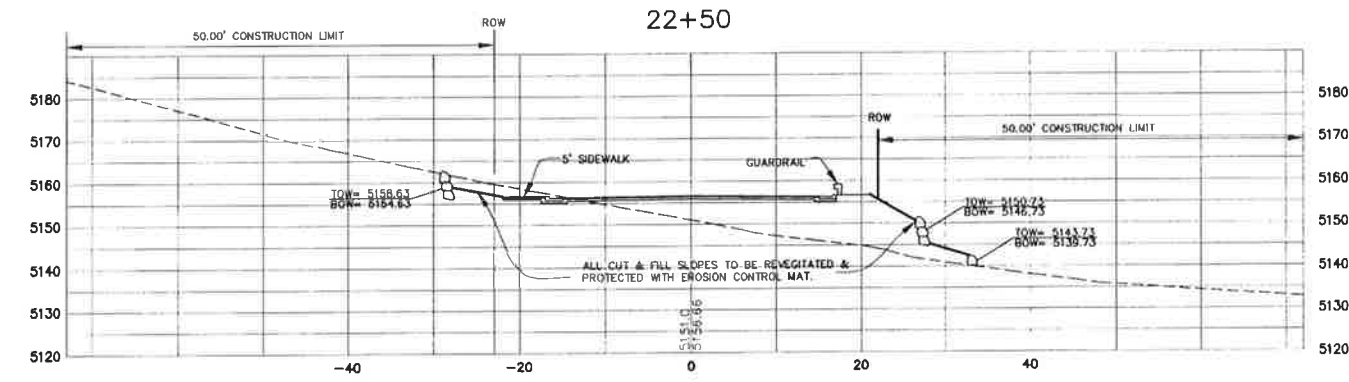
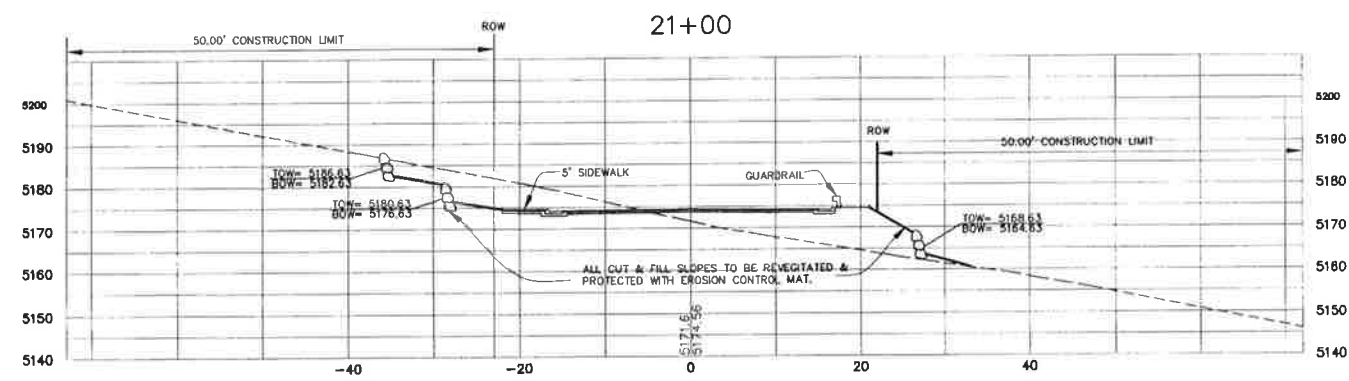
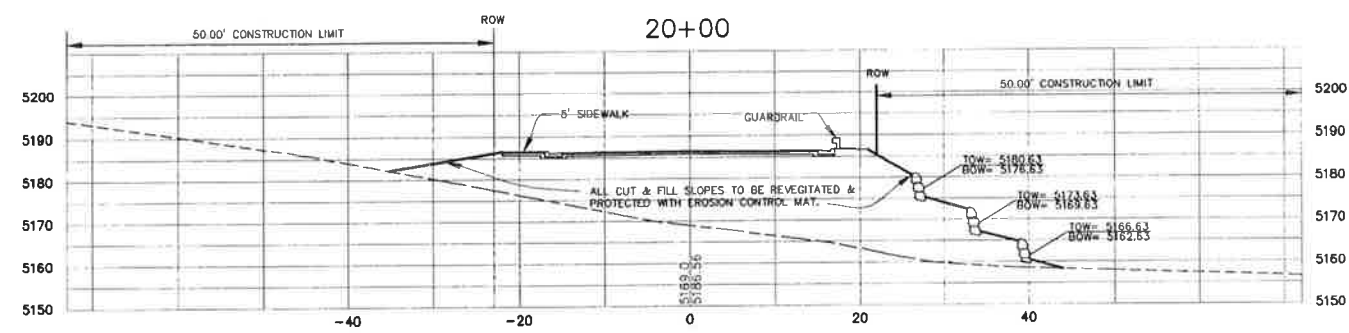
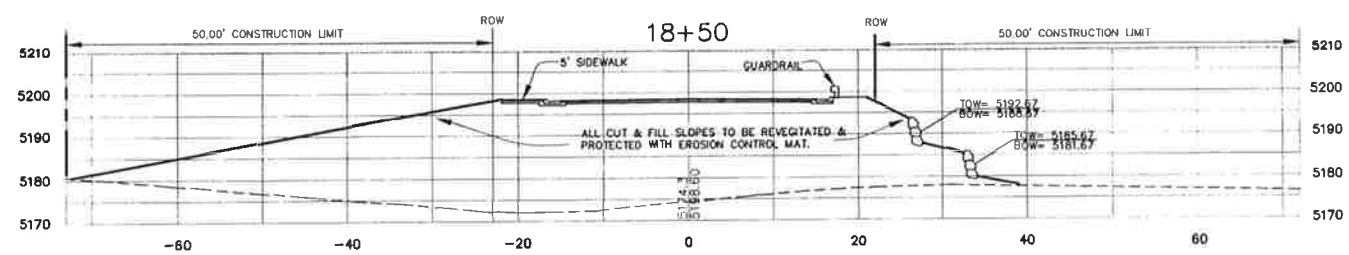
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

**HERITAGE HILLS**

TRAILS PLAN  
ALPINE, UTAH

JOB NO.  
3-03-087-00  
SHEET NO.  
**7**

K:\3-03-087-00 ALPINE\_BSD\DWG\Drawings\PRELIM\TRAIL PLAN.dwg 05/25/2004 09:49:14 PM MDT



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

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3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
1			

**PROCUBE CONSULTANTS, INC.**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1471 N. 1200 W.  
 OREM, UTAH 84057  
 (801) 802-8992

**HERITAGE HILLS**

DEER CREST SECTIONS  
 ALPINE, UTAH

JOB NO.  
 3-03-087-00  
 SHEET NO.  
**8**

**CONSTRUCTION NOTES:**

- 1 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 2 CONST. STREET LIGHT AS PER CITY STANDARDS

DOUBLE 60" DIA PERFORATED INJECTION SUMP W/ 3'-FT MINIMUM OVER EXCAVATION MIRAFI-FABRIC WRAPPED DRAIN ROCK FIELD (22'x11'x13' DEEP)

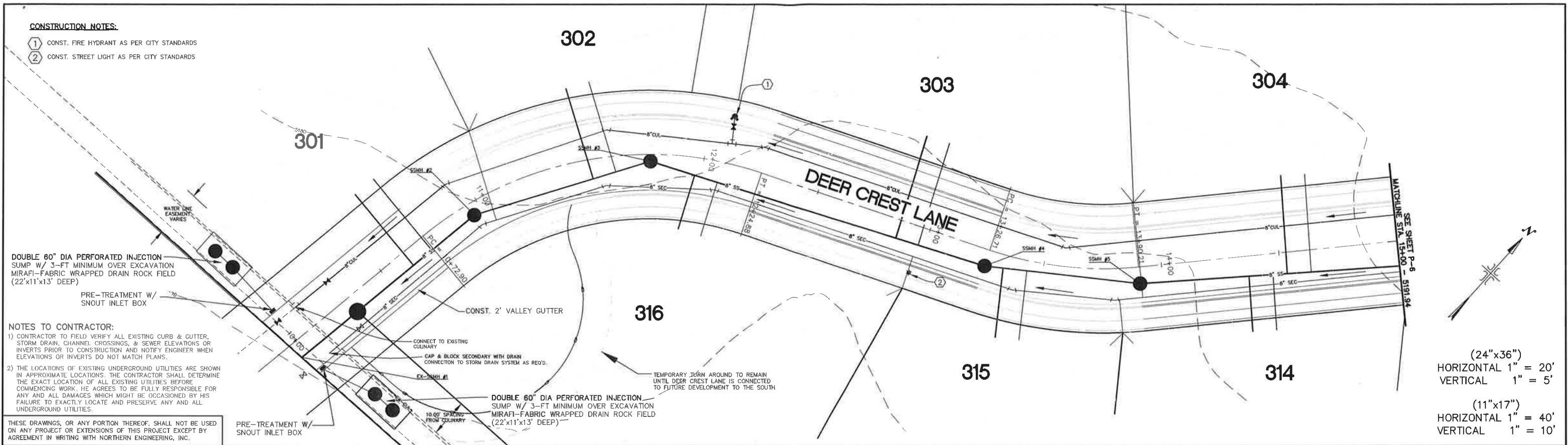
PRE-TREATMENT W/ SNOOT INLET BOX

**NOTES TO CONTRACTOR:**

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

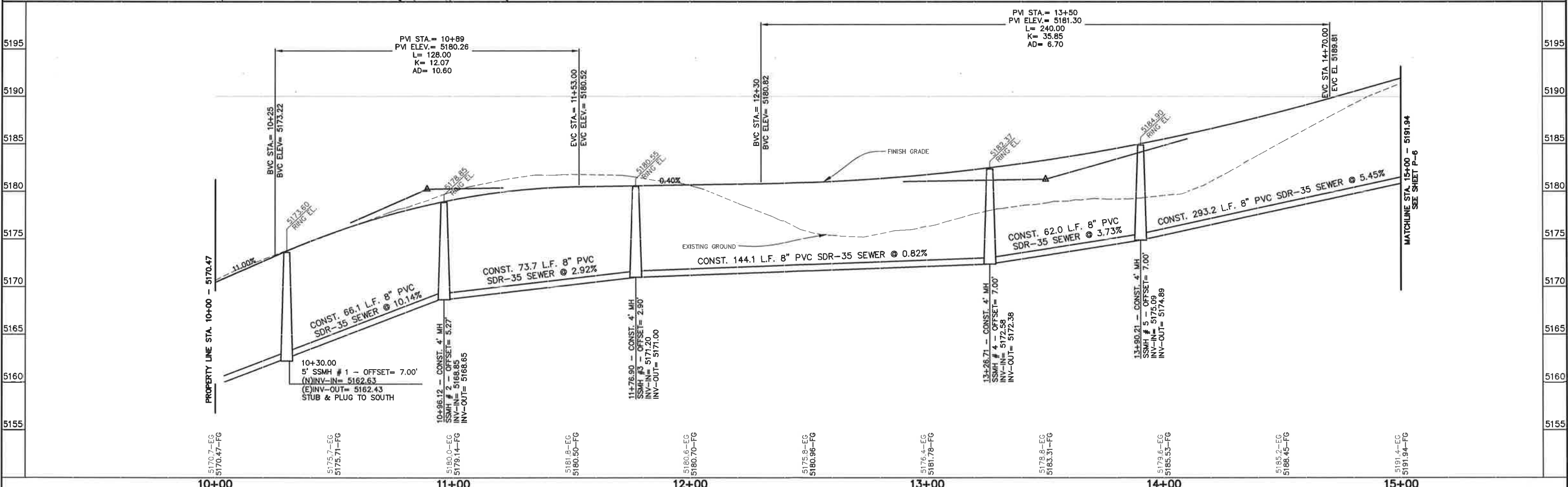
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PRE-TREATMENT W/ SNOOT INLET BOX



(24"x36")  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

(11"x17")  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'



5	DESIGNED BY:	DATE:	 <b>Northern ENGINEERING INC</b> ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	<b>HERITAGE HILLS</b>	DEER CREST LN. 10+00 - 15+00  ALPINE, UT	JOB NO. 3-03-087-00  SHEET NO. <b>P-5</b>
4	DRAWN BY:	DATE:					
3	CHECKED BY:	DATE:					
2	APPROVED:	DATE:					
1	COGO FILE:	DATE:					
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:		

R:\3-03-087-00 ALPINE BROWN Drawings\PREL\HP-P-05.dwg 11/12/2013 11:24 AM

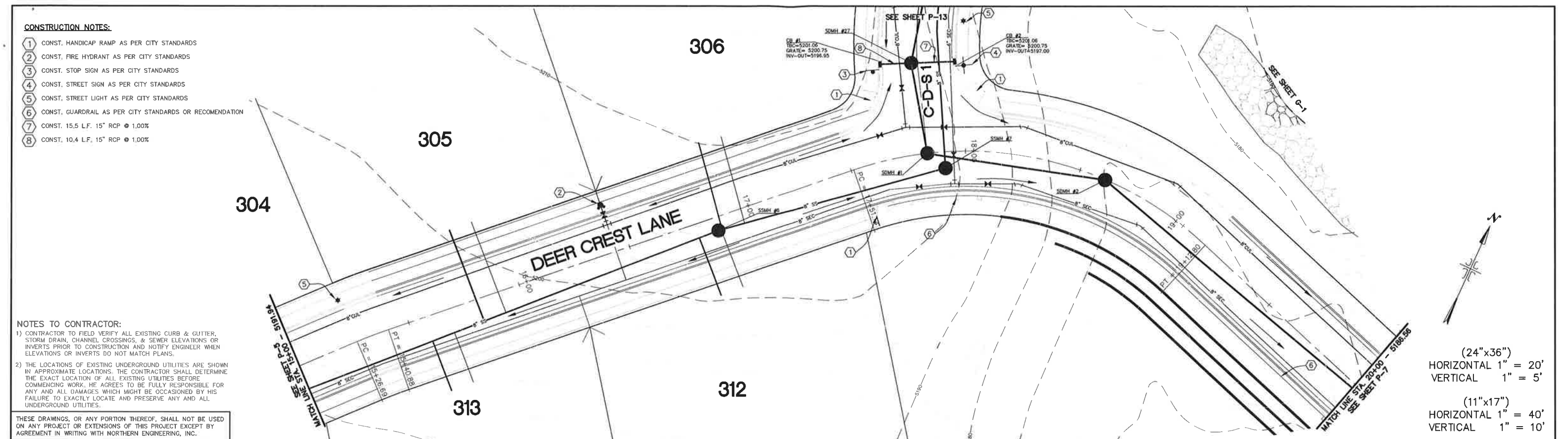
**CONSTRUCTION NOTES:**

- 1 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 3 CONST. STOP SIGN AS PER CITY STANDARDS
- 4 CONST. STREET SIGN AS PER CITY STANDARDS
- 5 CONST. STREET LIGHT AS PER CITY STANDARDS
- 6 CONST. GUARDRAIL AS PER CITY STANDARDS OR RECOMMENDATION
- 7 CONST. 15.5 L.F. 15" RCP @ 1.00%
- 8 CONST. 10.4 L.F. 15" RCP @ 1.00%

**NOTES TO CONTRACTOR:**

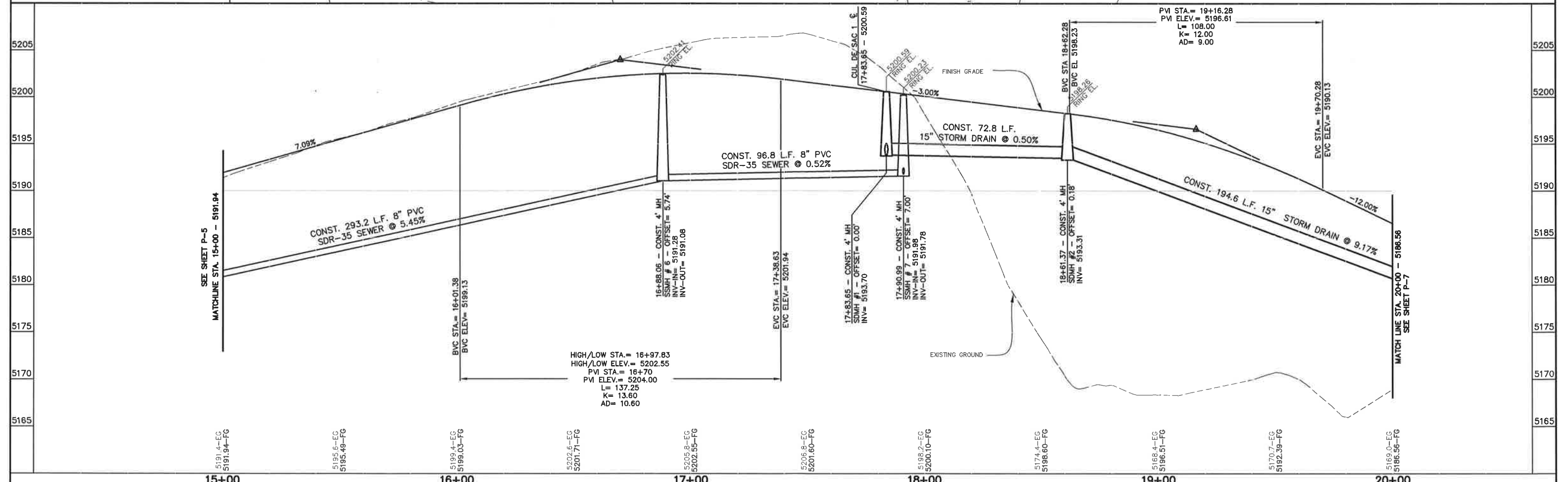
- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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(24"x36")  
 HORIZONTAL 1" = 20'  
 VERTICAL 1" = 5'

(11"x17")  
 HORIZONTAL 1" = 40'  
 VERTICAL 1" = 10'



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1	COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

15+00

16+00

17+00

18+00

19+00

20+00

**Northern ENGINEERING INC**

ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**HERITAGE HILLS**

DEER CREST LN. 15+00 - 20+00

ALPINE, UT

JOB NO. 3-03-087-00

SHEET NO. **P-6**



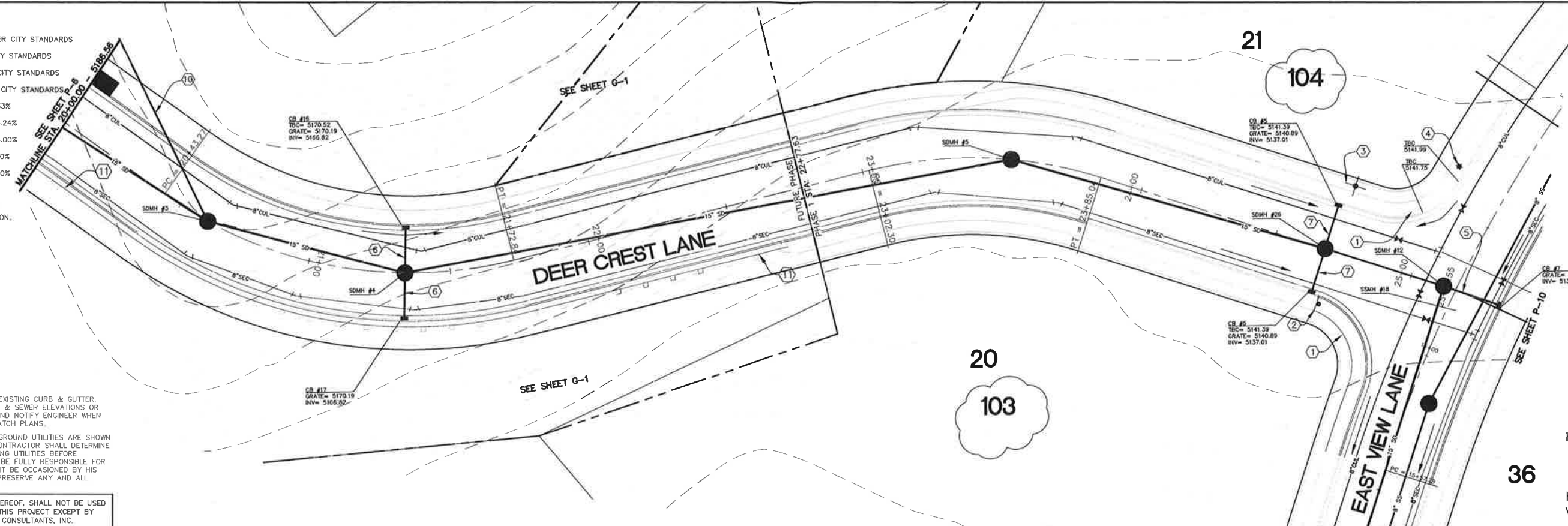
**CONSTRUCTION NOTES:**

- 1 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2 CONST. STOP SIGN AS PER CITY STANDARDS
- 3 CONST. STREET SIGN AS PER CITY STANDARDS
- 4 CONST. STREET LIGHT AS PER CITY STANDARDS
- 5 CONST. 20 L.F., 15" RCP @ 3.53%
- 6 CONST. 12.5 L.F., 15" RCP @ 4.24%
- 7 CONST. 12.5 L.F., 15" RCP @ 4.00%
- 8 CONST. 15 L.F., 15" RCP @ 1.00%
- 9 CONST. 15 L.F., 15" RCP @ 1.00%
- 10 CONST. 102.11 L.F., 12" RCP @ 3.47%
- 11 CONST. GUARDRAIL PER CITY STANDARD OR RECOMMENDATION.

**NOTES TO CONTRACTOR:**

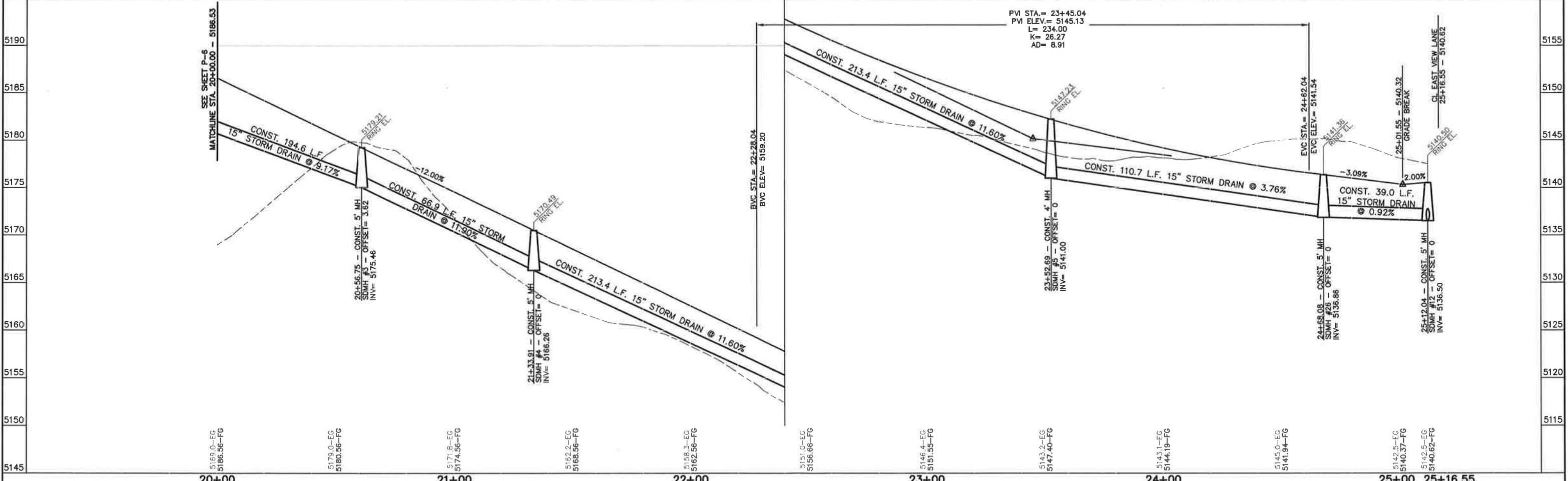
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(24"x36")  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

(11"x17")  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'



NO.	REVISIONS	BY	DATE	REV. COGO FILE

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CHECKED BY:	DATE:
APPROVED:	DATE:

**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**HERITAGE HILLS**

DEER CREST LN. 20+00 - 25+16.55	JOB NO. 3-03-087-00
ALPINE, UT	SHEET NO. P-7

**CONSTRUCTION NOTES:**

- 1 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 3 CONST. STOP SIGN AS PER CITY STANDARDS
- 4 CONST. STREET SIGN AS PER CITY STANDARDS
- 5 CONST. STREET LIGHT AS PER CITY STANDARDS
- 6 6" SECONDARY WATER BLOWOFF VALVE
- 7 CONST. 13 L.F., 15" RCP @ 1.00%
- 8 CONST. 18 L.F., 15" RCP @ 1.00%

**NOTES TO CONTRACTOR:**

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306

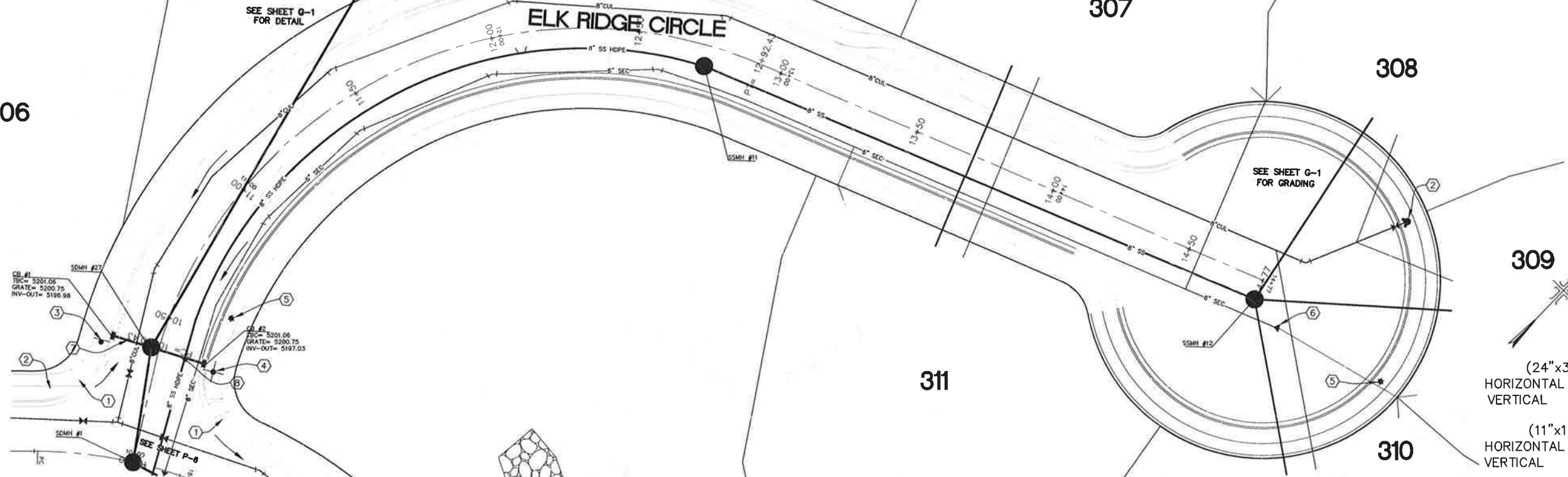
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308

311

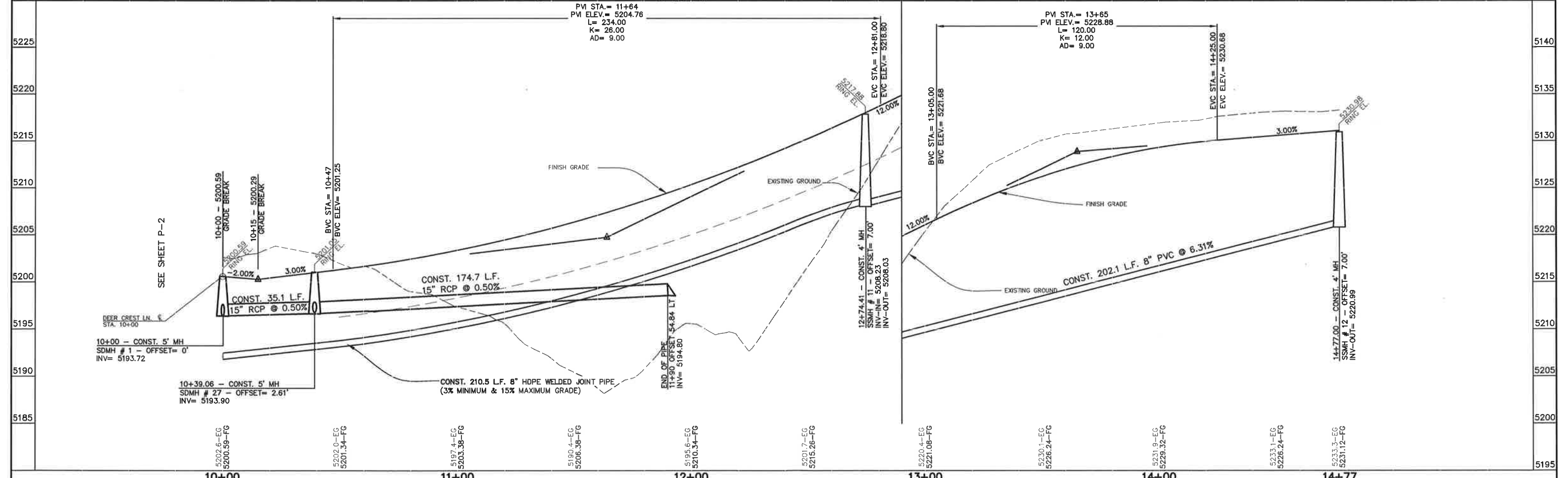
309

310



(24"x36")  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

(11"x17")  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'



NO.	REVISIONS	BY	DATE	REV. COGO FILE
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**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

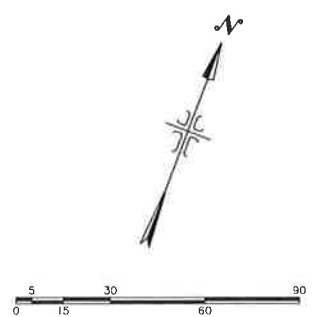
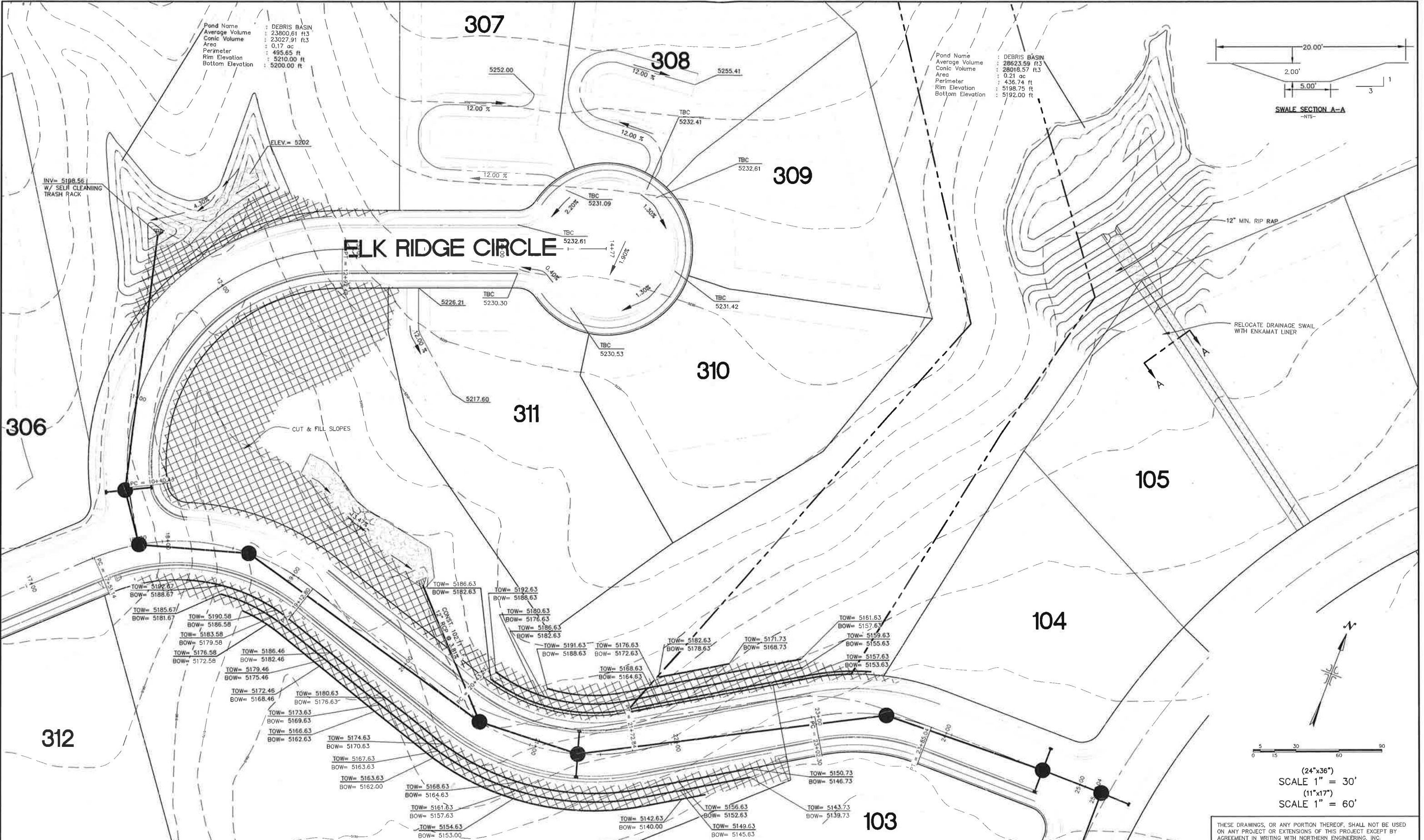
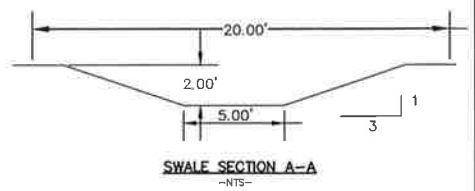
**HERITAGE HILLS**

ELK RIDGE CIRCLE STA 10+00 - 14+77  
ALPINE, UT

JOB NO. 3-03-087-00  
SHEET NO. P-13

Pond Name : DEBRIS BASIN  
 Average Volume : 23800.61 ft<sup>3</sup>  
 Conic Volume : 23027.91 ft<sup>3</sup>  
 Area : 0.17 ac  
 Perimeter : 495.65 ft  
 Rim Elevation : 5210.00 ft  
 Bottom Elevation : 5200.00 ft

Pond Name : DEBRIS BASIN  
 Average Volume : 28623.59 ft<sup>3</sup>  
 Conic Volume : 28018.57 ft<sup>3</sup>  
 Area : 0.21 ac  
 Perimeter : 436.74 ft  
 Rim Elevation : 5198.75 ft  
 Bottom Elevation : 5192.00 ft



(24"x36")  
 SCALE 1" = 30'  
 (11"x17")  
 SCALE 1" = 60'

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APPROVED:	DATE:
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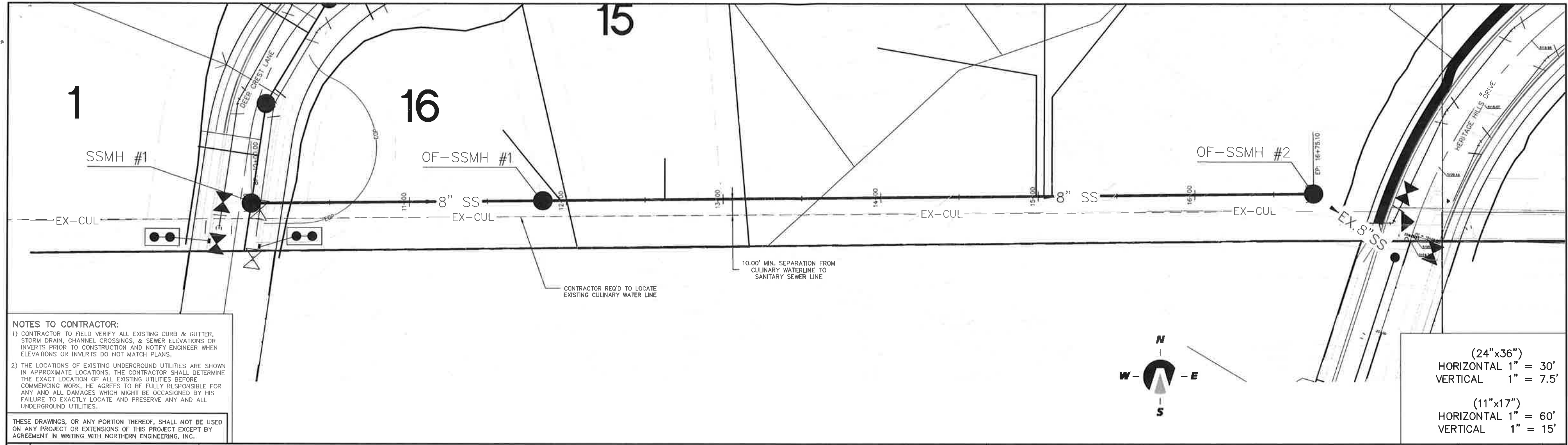
**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**HERITAGE HILLS**

ELK RIDGE CIRCLE & DEER CREST GRADING  
 ALPINE, UTAH

JOB NO. 3-03-087-00  
 SHEET NO. G-1



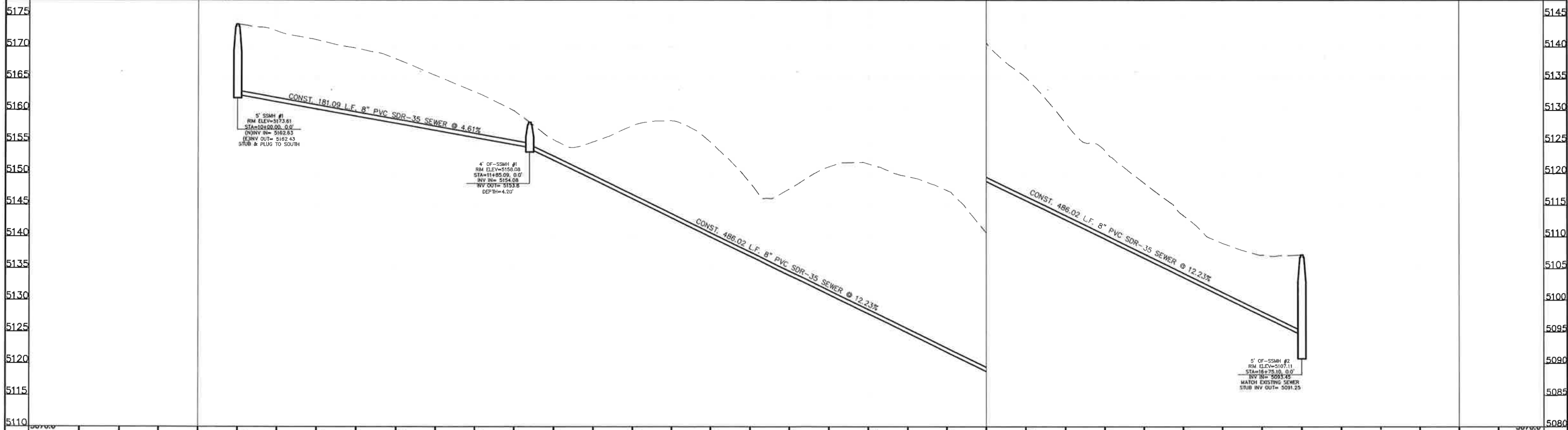
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(24"x36")  
 HORIZONTAL 1" = 30'  
 VERTICAL 1" = 7.5'

(11"x17")  
 HORIZONTAL 1" = 60'  
 VERTICAL 1" = 15'



5175	5170	5165	5160	5155	5150	5145	5140	5135	5130	5125	5120	5115	5110	5105	5100	5095	5090	5085	5080
10+00	10+50	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50	15+00	15+50	16+00	16+50	16+75.10					
DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
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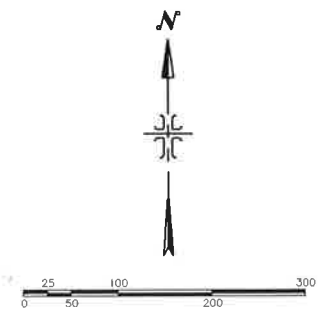
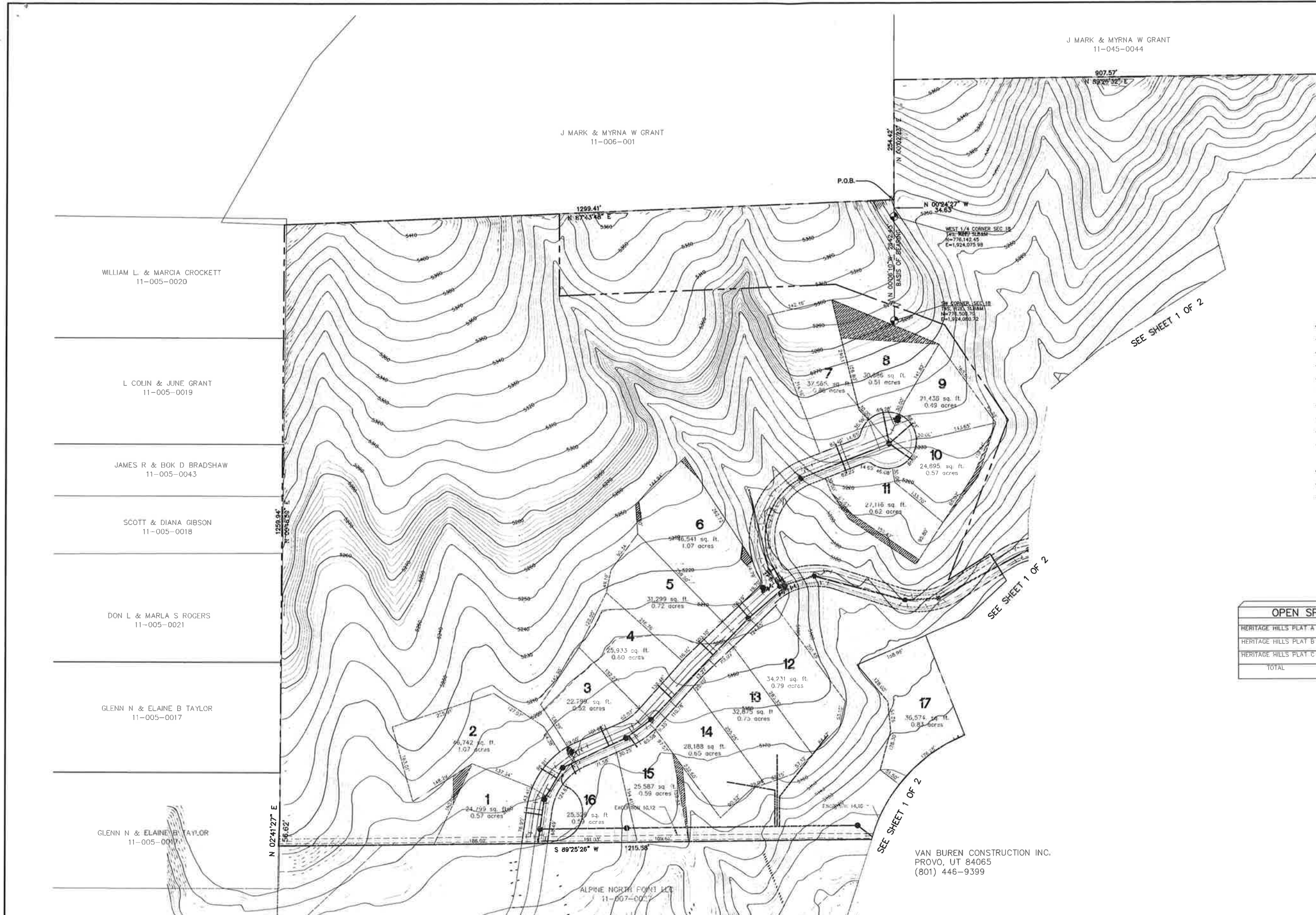
1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**HERITAGE HILLS**

OFFSITE SEWER LINE  
 ALPINE, UTAH

JOB NO.  
 3-03-087

SHEET NO.  
**OS-1**



(24"x36")  
 SCALE 1" = 100'  
 (11"x17")  
 SCALE 1" = 200'

**LEGEND**

- FOUND BRASS CAP
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN W/MH
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED PVC CLASS-200 CULINARY WATERLINE

OPEN SPACE SUMMARY			
HERITAGE HILLS PLAT	LOT#	AREA	OPEN SPACE
HERITAGE HILLS PLAT A	21	26.52 Ac	418,714 sq ft 9.60 Ac
HERITAGE HILLS PLAT B	20	17.48 Ac	196,860 sq ft 4.51 Ac
HERITAGE HILLS PLAT C	17	40.41 Ac	1,135,792 sq ft 26.07 Ac
TOTAL	58	84.51 Ac	1,751,366 sq ft 40.18 Ac

VAN BUREN CONSTRUCTION INC.  
 PROVO, UT 84065  
 (801) 446-9399

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NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
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DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COGO FILE: \_\_\_\_\_ DATE: \_\_\_\_\_



1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**HERITAGE HILLS**

OPEN SPACE SUMMARY &  
 LOT LINE ADJUSTMENT EXHIBIT

ALPINE, UTAH

JOB NO.  
 3-03-087

SHEET NO.  
**OSS-1**

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Pine Valley Realty Office Commercial Site Plan**

**FOR CONSIDERATION ON: 19 November 2013**

**PETITIONER: Will Jones**

**ACTION REQUESTED BY PETITIONER: Review the Office Building  
Renderings**

### **BACKGROUND INFORMATION:**

The proposed Pine Valley Realty Commercial Site Plan is located at approximately 36 W. Canyon Crest Road. The property is in the Business Commercial zone.

On November 5, 2013, the Planning Commission approved the proposed site plan subject to some conditions. One of those conditions was to submit some color renderings of the proposed office so that the Planning Commission in their architectural review responsibilities could sufficiently review the design of the proposed building.

### **RECOMMENDED ACTION:**

We **approve / disapprove** the design of the proposed Pine Valley Realty Office Building.



# Pine Valley Realty

539 Blackhawk Lane  
Alpine, Utah 84004

- Deferred Submittals:  
 1- Truss Specifications  
 2 - Fireplace Specifications  
 3 - Fire Sprinkler System (if required)



EZRA LEE DESIGN + BUILD  
 801.318.9611 phone  
 send bids to bids@ezraleec.com  
 send invoices to invoices@ezraleec.com  
 ezralee.com

Pine Valley Realty  
 539 Blackhawk Lane,  
 Alpine, Utah 84004

Cover  
 Sheet

SCALE:

DATE

11/13/2013  
 12:40:39 PM

SHEET

A1.1

Square Footage Legend	
Name	Area
Pine Valley Realty	2146 SF
Upper Truss Improvement	2900 SF
Fireplace	1440 SF
Entry & Hall	554 SF
Main Truss Improvement	1440 SF
Main Bath	200 SF
Elevator	95 SF
Upper Log	246 SF
Lower Log	246 SF
Upper Elevator	90 SF



ABBREVIATION LEGEND

Symbol	Description
(Symbol)	Truss
(Symbol)	Fireplace
(Symbol)	Entry & Hall
(Symbol)	Main Truss Improvement
(Symbol)	Main Bath
(Symbol)	Elevator
(Symbol)	Upper Log
(Symbol)	Lower Log
(Symbol)	Upper Elevator





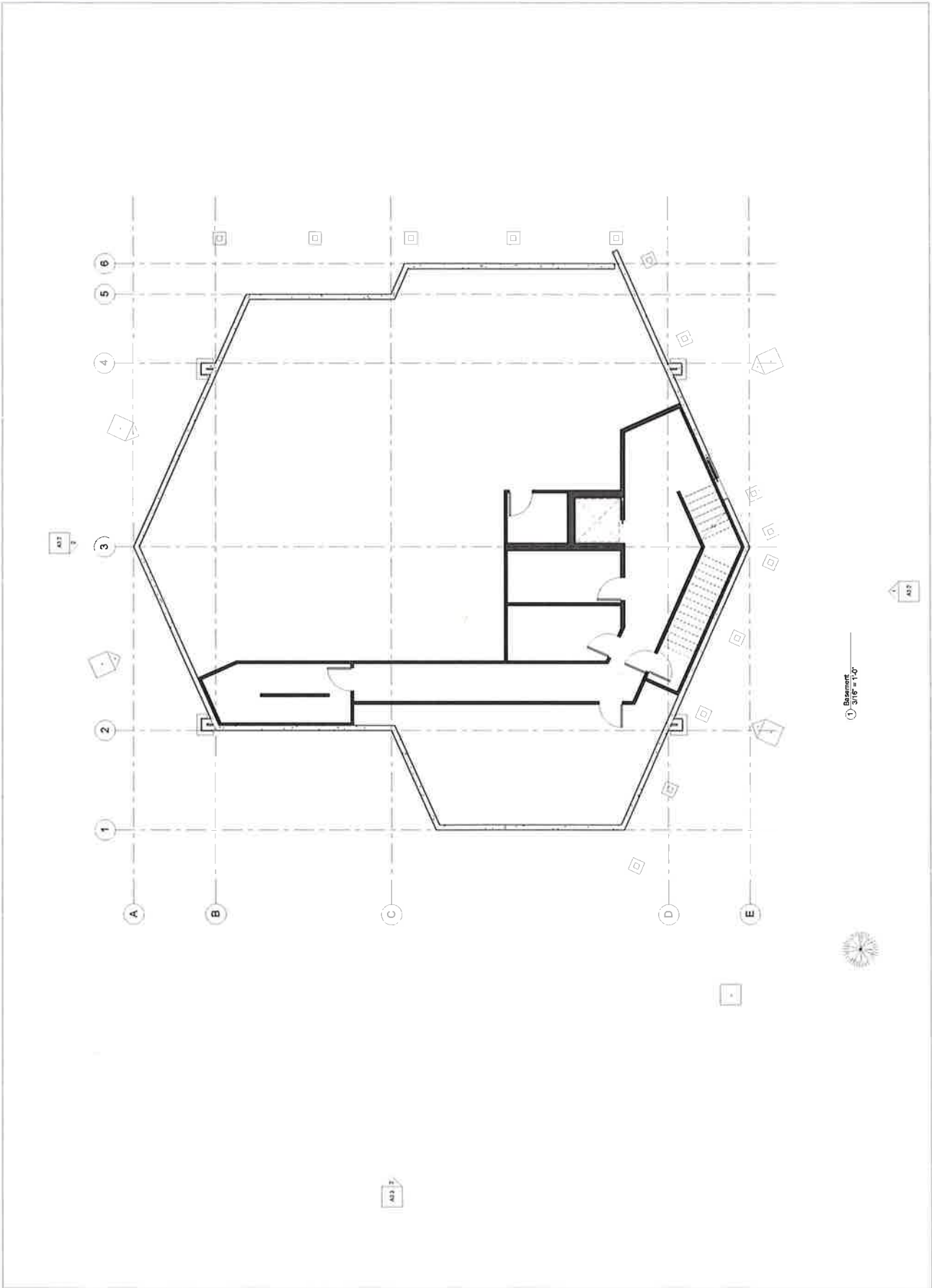
EZRA LEE DESIGN + BUILD  
801.318.9611 phone  
send bids to bids@ezralee.com  
ezra@ezralee.com  
ezralee.com

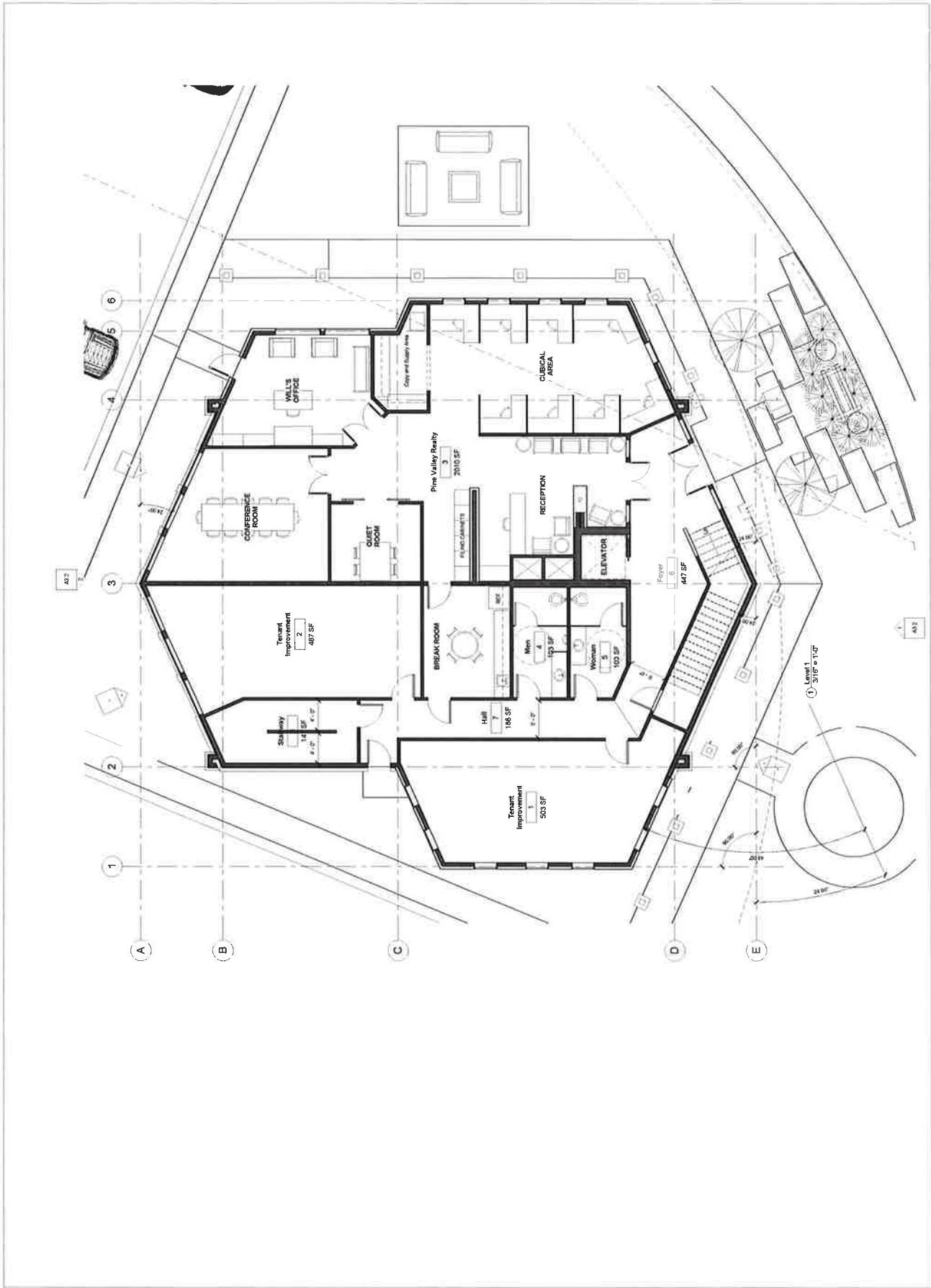
Pine Valley Realty  
539 Blackhawk Lane,  
Alpine, Utah 84004

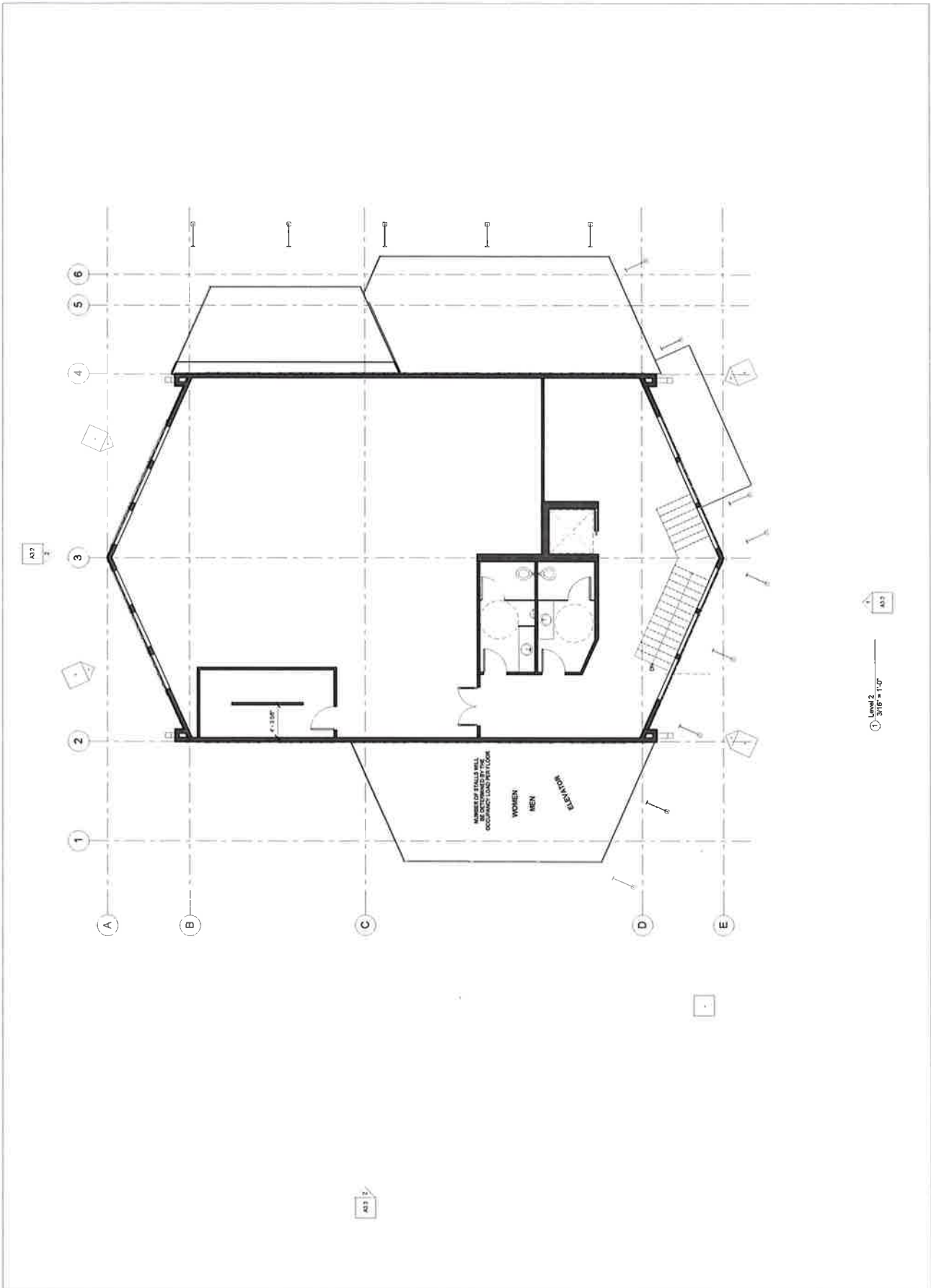
**Basement**  
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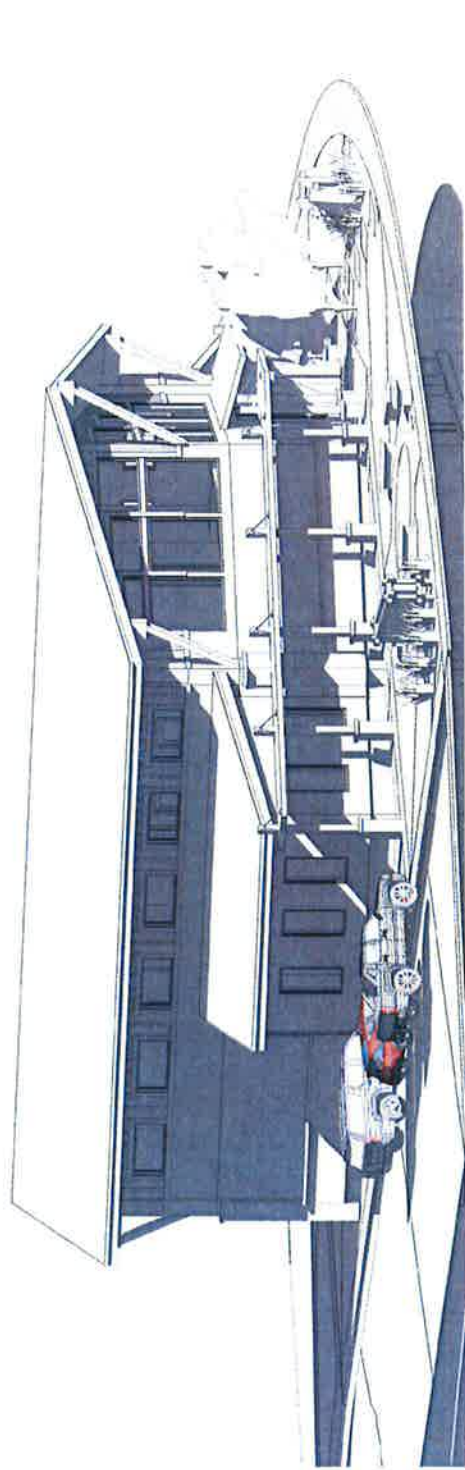
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11/13/2013  
12:40:40 PM

SHEET  
**A2.0**

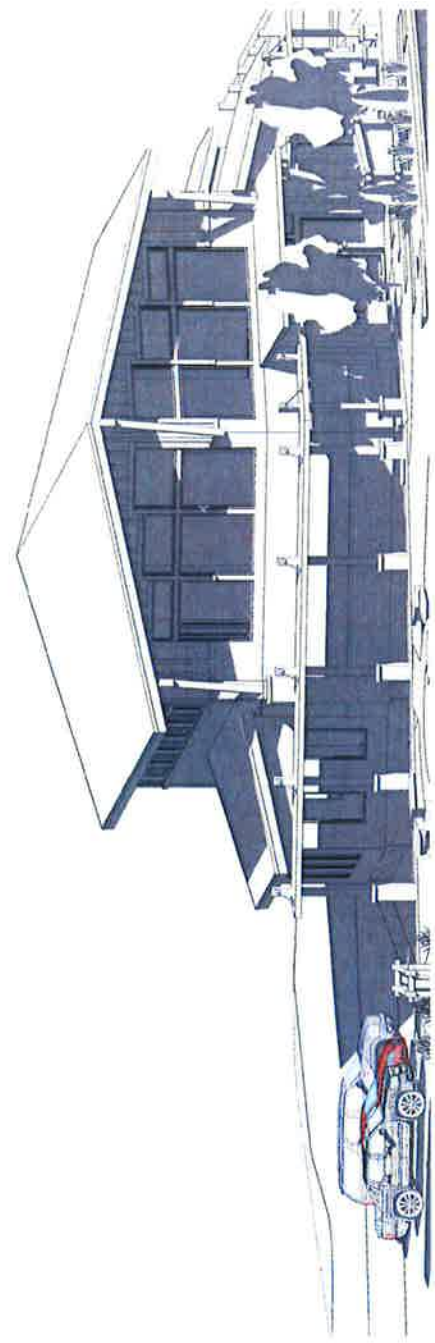




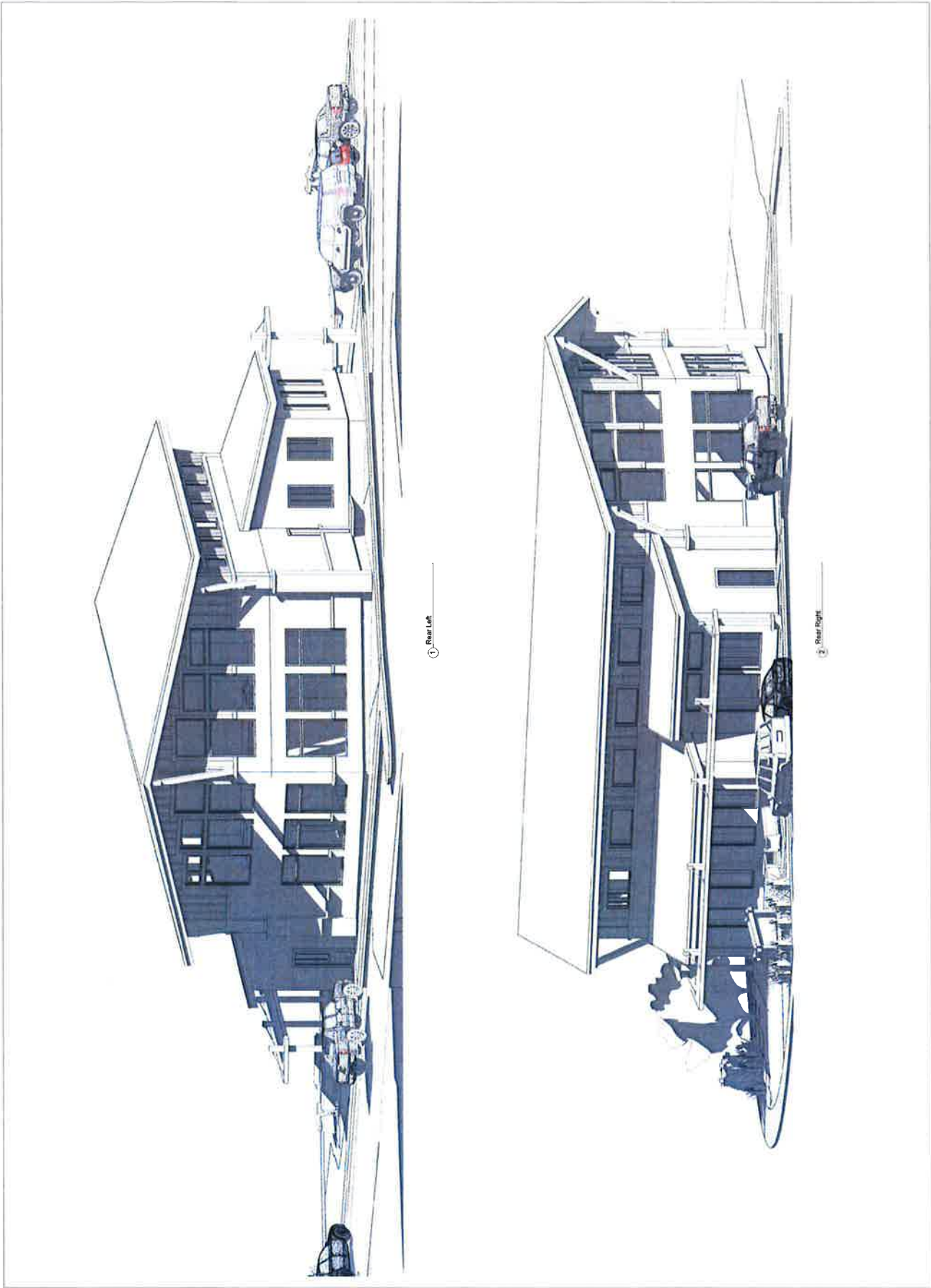


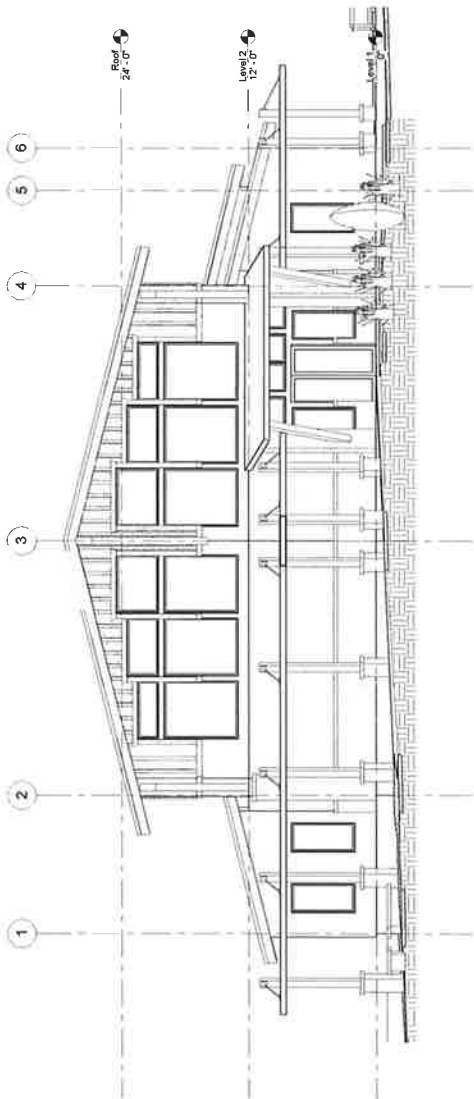


① Front Left

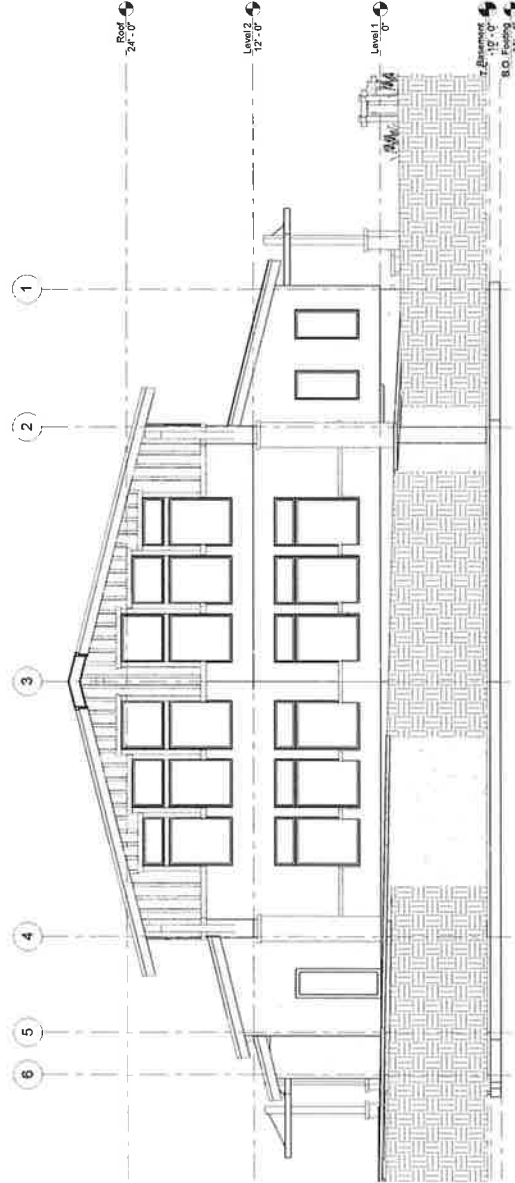


② Front Right





① Front Elevation  
3/16" = 1'-0"



② Rear Elevation  
3/16" = 1'-0"

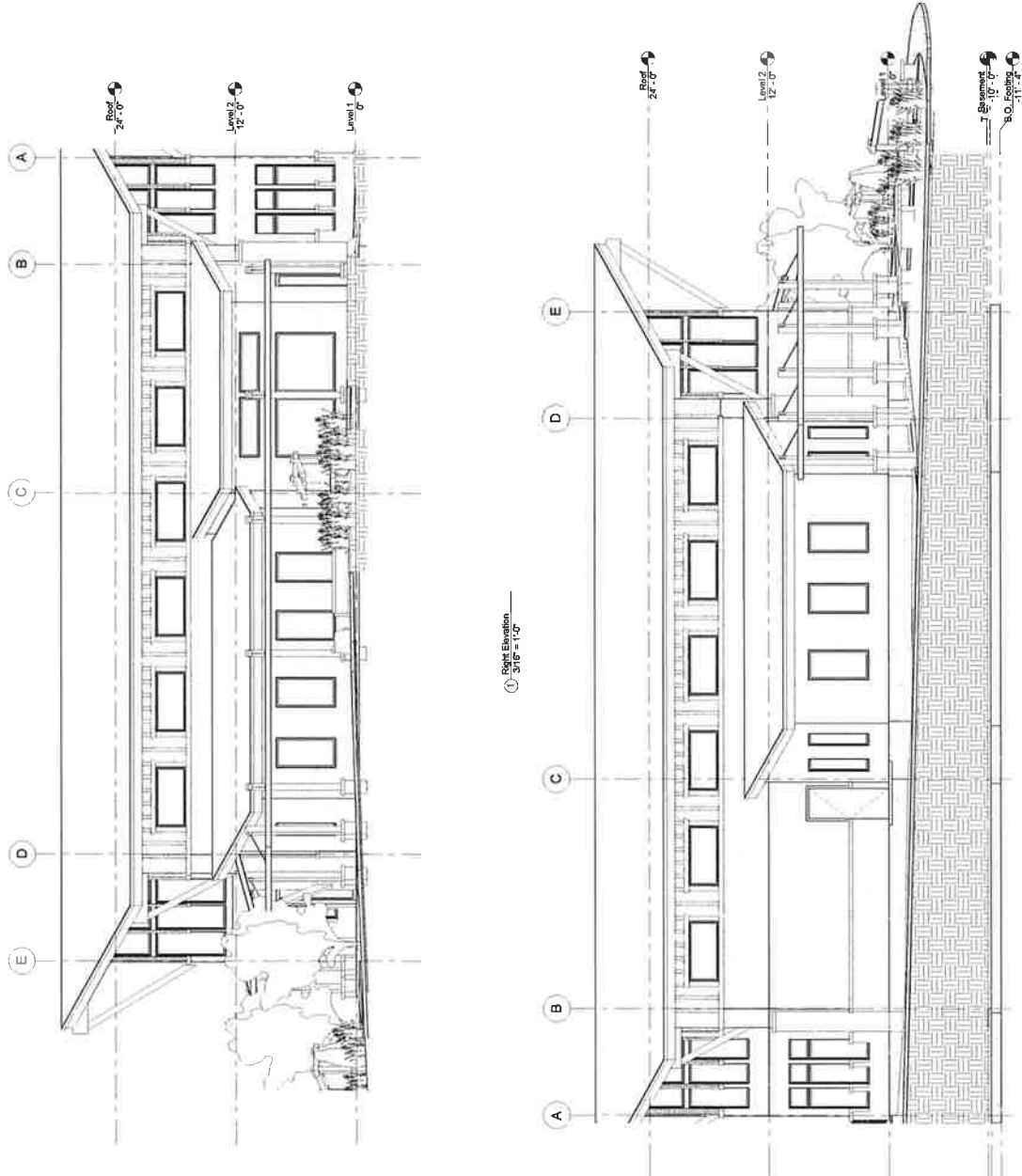
**Elevations**

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DATE  
 11/13/2013  
 12:42:03 PM

SHEET

**A3.3**



① Right Elevation  
 3/16" = 1'-0"

② Left Elevation  
 3/16" = 1'-0"





**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Nov 05, 2013**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:40pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospser, Jannicke Brewer, Chuck Castleton

Commission Members Not Present: Jason Thelin, Todd Barney, Steve Swanson

Staff: Marla Fox, Jason Bond, Shane Sorensen,

Others: Will Jones, Bruce Parker, Becky Rasband, Darren Gooch

**B. Prayer/Opening Comments:** Chuck Castleton

**II. PLANNING COMMISSION TRAINING – Meg Ryan of the Utah League of Cities and Towns**

**III. PUBLIC COMMENT**

No Comment

**IV. AGENDA ITEMS**

**A. Pine Valley Realty Site Plan – Will Jones**

The Planning Commission will review the Site Plan for the Pine Valley Realty Office Building located at approximately 36 W. Canyon Crest Road. The proposed Jones on the Corner Site Plan is in the Business Commercial Zone.

On June 11, 2013 the City Council granted an exception to the parking requirement for the proposed Pine Valley Realty Office Building to exclude the square footage in the basement from the calculation based on the finding that the basement would be used only for storage, and instead require 32 parking spaces as stated in section 3.24.4 of the Zoning Ordinance, subject to the following conditions:

1. The developer enter an agreement with the City stating that the basement of the proposed office building will never be used for anything except storage.
2. Record a deed restriction on the plat stating that the basement shall not be used for anything other than storage to be transferable to the future owner.

Motion passed unanimously.

Shane Sorensen said there are a few things on the Site Plan that need to be discussed. The first item is the setbacks for the building. The front setback requirement is 30 feet and the sides are 20 feet. The ordinance states that we can give an exception to setbacks. The Planning Commission has the ability to do that and make a recommendation.

Will Jones said the fronts of all the other buildings surrounding him are faced into the parking lot and he doesn't like that look because the back of the buildings aren't all that attractive. He wants to make the back of his building look attractive and not like the back of the building. The back setback has to be 20 feet which it is. Mr. Jones said he wants to create an image for that corner property to make it look appealing to people as they come around the round-about.

1 Shane Sorensen said the Planning Commission can approve the setbacks if they like the plan and it fits in with the  
2 Historic Gateway. Jannicke Brewer said we will say that the front of the building is toward the parking lot and then  
3 it won't be necessary to give an exception.

4  
5 Jannicke Brewer said we can make exceptions to parking through the Historic Gateway Ordinance if we feel it is  
6 best. Bryce Higbee asked if we are going to allow a left hand turn into the parking lot on the east side. That  
7 entrance is only a few feet past the round-about and that will cause traffic problems. Will Jones said he could put up  
8 a no left hand turn sign coming into the parking lot.

9  
10 Jannicke Brewer asked if we want to grant an exception for parking. The Planning Commission discussed different  
11 options for parking. It was previously decided that Mr. Jones would need 32 parking spaces. Mr. Jones will be  
12 using parking stalls from the neighboring building because they are on his property.

13  
14 Shane Sorensen showed on the map where the sewer easement is located. The City Attorney said this easement was  
15 fine. The Fire Marshall has not yet looked at this Site Plan to determine if additional fire hydrants will be required.  
16 Jannicke Brewer said we are still waiting to see a landscaping plan. Mr. Jones said all of the trees will be at least a  
17 2 caliper.

18  
19 Jannicke asked what the building materials were. Mr. Jones said it will be reclaimed lumber. He showed pictures to  
20 show what it will look like. There will be rough concrete on the side of the building. Steve Cospers said it looks like  
21 a barn and it will be the face of Alpine when you drive into town. It will be a large, prominent building and the first  
22 thing you see. Will Jones said he doesn't want it to look like a barn, but it will look like the Forge building in town.  
23 It will have a metal roof but not the kind that will rust because those only have an 8 year life span. Steve Cospers  
24 said the Planning Commission has to have some responsibility to make sure this building looks good because the  
25 property is so prominent. Mr. Jones said he does feel responsibility because this will be his own building where he  
26 does business.

27  
28 Jannicke Brewer said Alpine does not have a particular style because all of the buildings in the Business  
29 Commercial Zone are all so different. She said she would like to see a color rendering of the building so they could  
30 get a better idea of what it will look like. Will Jones said he brought in pictures of existing building to show what  
31 his building will look like, including the metal roof. He said he could bring in a piece of wood to show if needed.

32  
33 Becky Rasband said visually when you come into town you will see two large, dark brown buildings. It will be a  
34 heavy anchor with two big lodge size buildings on either side. Steve Cospers said he wants to see colored renderings  
35 and have more time to decide on the materials and the look of the building. Will Jones said he would like to have  
36 approval tonight so he can start to move forward. Jason Bond said the Planning Commission could make a  
37 recommendation subject to a condition that building materials and building design is approved.

38  
39 **MOTION:** Steve Cospers moved to approve the proposed Jones on the Corner Site Plan subject to the following  
40 conditions:

- 41  
42
- 43 1. A cross-easement be entered with the adjacent property owner for access.
  - 44 2. A sewer plan be provided indicating how the sewer lateral will be installed to service the property.
  - 45 3. The Fire Marshall review the plans to determine if additional fire hydrants will be required or any  
46 other special requirements will be imposed.
  - 47 4. A landscaping plan be provided and 20% landscaping required be verified with the staff.
  - 48 5. The design of the proposed building be approved including building materials.
  - 49 6. The water policy be met.
  - 50 7. A bond be provided for the required improvements.
  - 51 8. An island to direct ingress and egress from Main Street be placed so there is a right in,  
52 right out only.
  - 53 9. A full color rendering be brought to the Planning Commission and approved.
  - 54 10. Allow for a reduced setback for parking below the 30 foot setback as stated in the Gateway  
55 Historic Ordinance.
  - 56 11. Two signs be placed stating no left hand turns.

1  
2 Chuck Castleton seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee,  
3 Steve Cosper, Jannicke Brewer, and Chuck Castleton all voted Aye.  
4  
5

6  
7 **IV. COMMUNICATIONS**  
8  
9

10 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Oct 15, 2013  
11

12 **MOTION:** Chuck Castleton moved to approve the Planning Commission Meeting Minutes with revisions for Oct  
13 15, 2013.  
14

15 Steve Cosper seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, Steve  
16 Cosper, Jannicke Brewer, and Chuck Castleton all voted Aye.  
17

18 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
19 meeting at 8:45 pm.