

<b>Mountain Point Village Subdivision Review Planning Commission Report</b>		
<b>Applicant:</b>	Rob Clauson – The 3 N’s	
<b>Requested Action/Purpose:</b>	Review and recommendation for a proposed preliminary subdivision	
<b>Location:</b>	4800 North Traverse Mountain Boulevard	
<b>Existing General Plan Designation:</b>	HDR	
<b>Existing Zoning:</b>	Planned Community	
<b>Existing Land Use:</b>	Undeveloped	
<b>Number of Lots/Units</b>	37 units	
<b>Adjacent Zoning and Land Use:</b>	North:	PC      Single family residential
	South:	PC      Traverse Mountain Elementary
	East:	PC      Single family residential
	West:	PC      Church/Traverse Mountain Boulevard
<b>Date of Last DRC Review:</b>	January 27, 2016	
<b>Required Action</b>		
<b>Planning Commission:</b>	Review and Recommendation	
<b>City Council:</b>	Final Approval	

**APPLICABLE DEVELOPMENT CODE REGULATIONS**

**Section 11.080.** Preliminary Plat Approval Process.

The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

**Section 11.100.** Effect of Preliminary Subdivision Plat Approval.

A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

**HISTORY**

**July 26, 1997** – This property was annexed to Lehi City as the Deerfield Annexation included the subject property and most of what is now within the Traverse Mountain Planned Community.

**Dec 4, 2000** – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property.

**July 30, 2015** – The Planning Commission reviewed the Mountain Point Village concept plan and made the following motion:

*Paige Albrecht moved to recommend approval of Rob Clauson’s request for Concept for Mountain Pointe Village, a proposed residential subdivision with 4 single family units and 48 townhouse units to be located at 4897 North Ravencrest Lane in an existing Planned Community zone including DRC comments, in particular redline comment ‘A’ about the retaining walls, with the findings that this is an appropriate use for the property and is in compliance with the master plan and is not detrimental to the health, safety or welfare of the surrounding citizens and add striking DRC comment ‘C’. Second by Donna Barnes. Motion carried unanimous.*

**August 25, 2015** – The City Council reviewed and approved the concept plat for Mountain Point Village.

**ANALYSIS**

The applicant is requesting review and recommendation for a proposed preliminary subdivision for Mountain Point Village located at Traverse Mountain and Fox Canyon Road. The proposed subdivision includes 33 townhome lots and 4 single family lots. The Area Plan designates this property as HDR B with a maximum of 66 units allowed. The townhome lots range in size from 1,144 to 1,408 square feet and the single family lots range from 13,940 to 25,821 square feet. The previous concept plan that was submitted included 48 townhome lots and was reduced for the preliminary plat to 33 townhome lots.

The plan shows 2.71 acres of open space which accounts for 42% of the overall site. Parking is shown with two stalls per unit within an enclosed garage and there are 20 surface parking stalls for a total of 86 stalls which meet the parking requirements. The units along Traverse Mountain Boulevard and Fox Canyon Road are oriented to the street with rear-loading garages and front entrances which meets the requirements of the Development Code.

The building elevations on the townhomes show the use of fiber cement and stone for exterior materials which meet the hard surface material requirement 100%. The elevations also show extensive use of pop-outs, roof line variations, dormer windows, entryway awning features, and columns. It seems that the elevations meet and exceed the architectural variations requirements.

Proposed amenities include 2 playgrounds, a sports court, and 4 picnic areas which meet the multi-family amenities requirements of the Development Code.

Please consider DRC comments as part of the motion.

**ACTION/RECOMMENDATIONS**

The Planning Commission may recommend approval or approval with modifications of the proposed preliminary subdivision. Please remember to include findings and DRC comments as a part of the motion.

**PROPOSED FINDINGS**

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on an approval of a subdivision. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

**Mountain Point Village Preliminary Subdivision  
DRC Redline Comments**

Rob Clauson/The 3Ns – Requests Preliminary Subdivision review of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone. (second submittal – date of last review 1/13/16)

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Matt Brown, AJ Delpivo, Rob Clauson, Dave Scoville

Date of Plans Reviewed: 1/21/16

Time Start: 11:30

Time End: 12:00

**CRITICAL ISSUE:** Traverse Mountain water source is deficient for this development and must be resolved with the Engineering Department prior to final plat approval

**DRC REDLINE COMMENTS:**

**Glade – Power:** No comments

**Kerry – Fire:** No comments

**Greg – Water/Sewer:** No comments

**Todd – Public Works:** No comments

**Kim – Planning:**

1. Address the revegetation of the slope areas that will not be landscaped. Must meet the revegetation standards specified in the TM Area Plan.
2. Relabel open space area lots 1 and 2 to make it clear that it is open space and use a different label to differentiate from building lots

**Gary – Building/Inspections:** No comments

**Mike – Public Works:** No comments

**Ross – Engineering:** No comments

**Steve – Parks:**

3. Provide irrigation plan including overall irrigated area

**DRC GENERAL COMMENTS:**

1. Maintain all PUEs
2. PI and culinary impact fees need to be paid up front with certificates issued
3. Locate the existing power equipment on the drawing and show existing locations
4. At the time of final plat, label the backyard sewer as private for the single family lots
5. At final, provide an erosion control plan with BMPs
6. Staff would support small changes to the building elevations that allow for variety in product while still maintaining the overall theme and compliance with the Design Standards for Chapter 37

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 11, 2016

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**Note:** This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

# MEMO

To: Lehi City  
Date: December 30, 2015  
Subject: Mountain Point Village

The Mountain Point Village Subdivision will be a new 37 lot residential subdivision on the northeast corner of Traverse Mountain Blvd and Fox Canyon Road. It will consist of 4 single-family lots and 33 townhome units. The single-family lots will have driveway accesses onto Ravencrest Lane and the townhomes will have new streets with an access onto Traverse Mountain Blvd and Fox Canyon Road. The current zoning of the parcel is PC. The new subdivision will have driveways, sidewalks, curb and gutter, recreation areas and open space. There will be two phases, with the townhomes in one phase and the single-family homes in another phase.

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# Mountain Pointe Village

## Description:

Travers Mountain, Eagle Summit phase 2 lot #296, 6.4 acres, tax identification number 38 - 366 - 0296/.

Mountain Pointe Village is a planned development within Travers Mountain which has vested rights of 66 dwelling units.

The project will be for 33 townhomes. 37 in phase 1, 11 in phase 2 and 4 single-family lots.

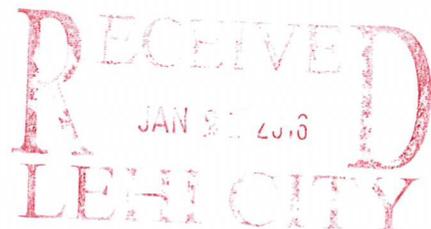
The property is on the corner of Travers Mountain Boulevard and Fox Canyon Road the property is vacant with no structures on site. The property is just north of the elementary school on Travers Mountain Boulevard and South of the LDS church.

The project for the 5 single-family homes is located on Raven Crest Road. Lot number 5 with the trail will be sold to the TM HOA.

Mountain Pointe Village will be a private community with a significant amount of amenities for the homeowners. All owners shall be members of Travers Mountain homeowners Association/Mountain Pointe Village homeowners Association. Which will maintain all on-site amenities. Amenities will be built by the developed to the standards of Lehi city with landscaped areas, 4 picnic areas, one sport court 25'x20', and 2 playground's.

Mountain Pointe Village will maintain a high standard of building material meeting and exceeding the city's architectural standard chapter 37.040 A -3 of 51% or more of each facade shall be constructed of the following exterior building material: brick, stone, fiber/cement siding, hardy board or other durable material. See attached for some proposed building elevations and floor plans. Units 5 thru 12, 19 thru 25 will be stepped to reduce the impact of retaining walls. The Middle units building envelope will be 26 x 48 1,248 square foot with a design landscaped courtyard. The end units building envelope will be 30 x 48 1,440 square foot with a design landscape courtyard. (see attach 1 photo and renderings)

Unit entrance are oriented towards the street like Fox Canyon and Travers Mountain Boulevard will have read-loading garages. (See attach 2 photo's). Standards chapter 37.040 A-5



Amenities:

Street lighting shall be patterned after subdivisions existing in Traverse Mountain. Within the proposed site we will have quality Street furnishings park benches drinking fountain. The landscaping of pocket parks and open areas will be landscape within the design patterns of Traverse Mountain HOA and the city of Lehi design standards. One sports court 25 x 20, 2- Tod lots will be 5 to 12-year-old age, for 15 to 25 kids with softfall underneath. (See attached 3 photo). Community picnic pavilion area (15x10) and a mailbox will have the same design theme with arching roofs, community logo or brand, matching brick or stone used throughout the community and a community barbecue (See attached 4 sketch) community mailbox will have a similar to the community picnic pavilion area community brand logo on the side and recessed lighting (see attached 4 sketch). Fencing will match existing fence styles within Travers Mountain wrought iron with stone pillars in between (see attach 5 photo).

The project will have over 1400 ft.<sup>2</sup> of trail. currently along Travers Mountain Boulevard there is 645 ft.<sup>2</sup> of 8 foot wide asphalt trail. Up Fox Canyon Road is approximately 500 ft.<sup>2</sup> of eight-foot wide asphalt trail. (see attach 6 photos)

Any areas that will require of retaining shall be certified by a licensed engineer and proper permits from the city of Lehi. Any wall design will match existing wall standards within Travers Mountain (see attached 7 photo).

The project will have guest parking stalls to accommodate 33 Townhome units.

The project will have two landscape monuments one on the corner of Fox Canyon and Travers Mountain Boulevard. The other will be on the main entry off of Travelers Mountain Boulevard (see attached 8 photo).

Attach 9 area photo



sample of playground equipment

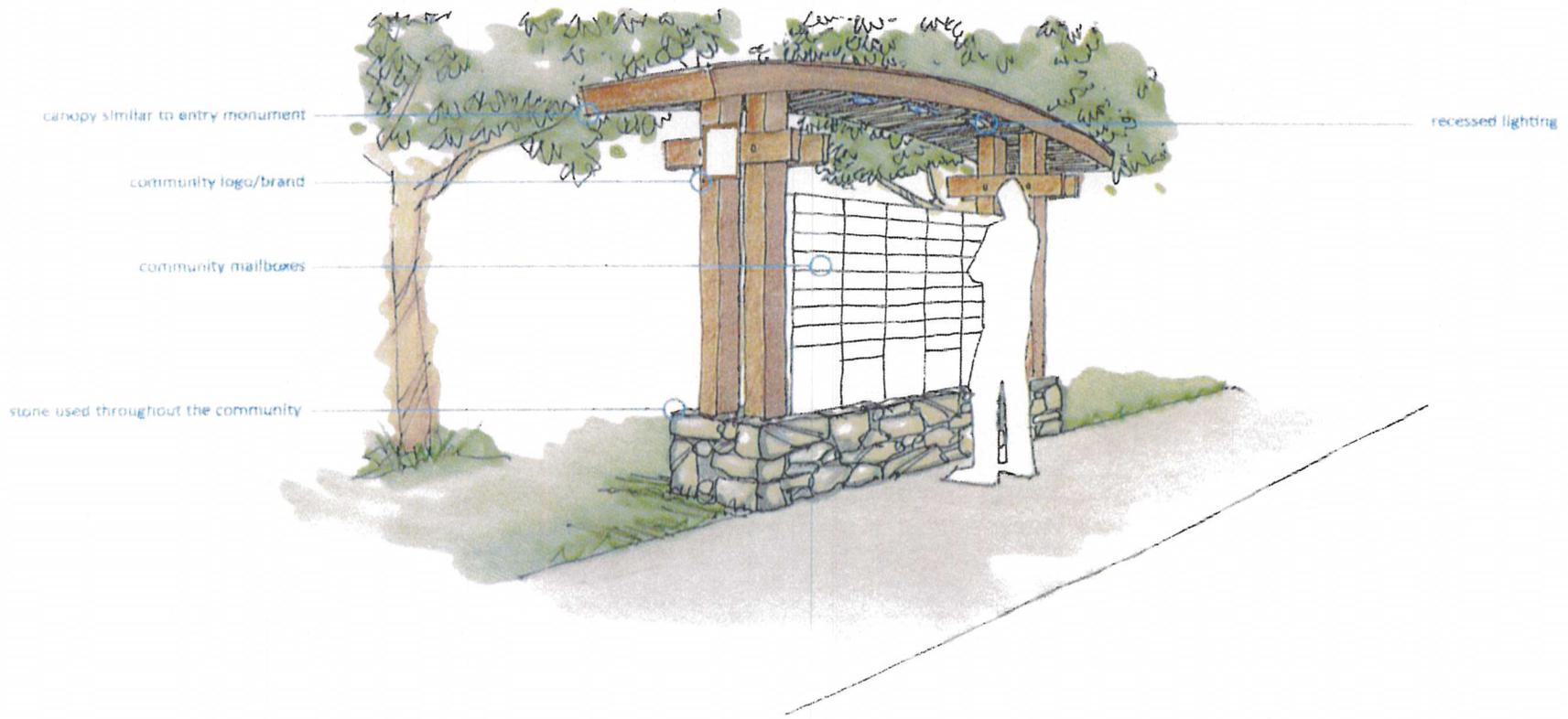
design similar to entry monument and community mailbox

community BBQ

stone used throughout the community

community logo/brand





community mailbox



sample of picnic area



If any fencing is required we'll match what was currently within Traverse Mountain



Asphalt trail on Travers Mountain Boulevard and Fox Canyon Road over 1200 ft.<sup>2</sup> of trails by 8 feet wide. picture above is on Travers Mountain Boulevard picture below is on Fox Canyon Road





Retaining walls matching what is currently in Travers Mountain.



Entry monuments on the corner of Fox Canyon and Travers Mountain Boulevard

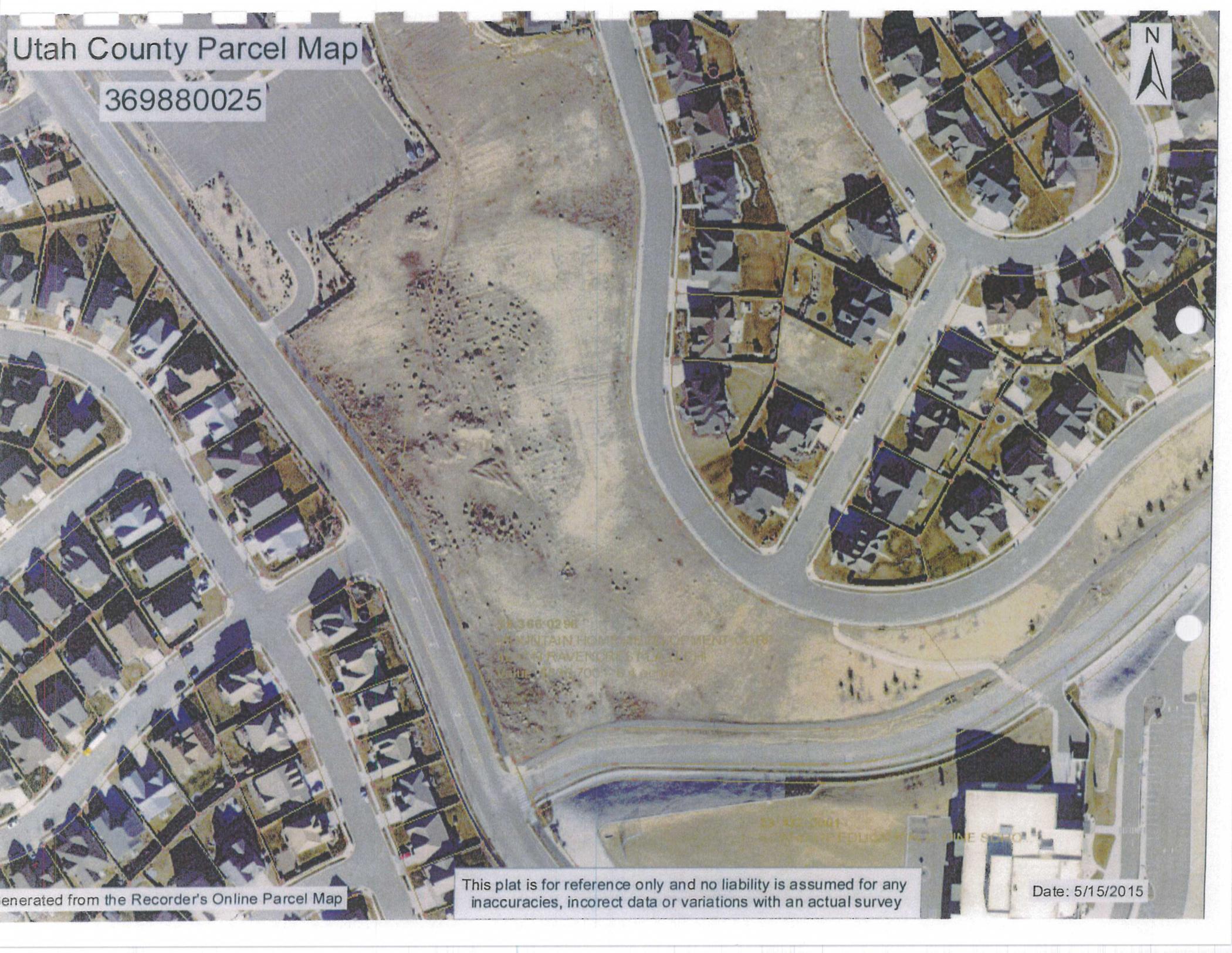




1 Mountain Pointe Village Traverse Mountain Boulevard and Fox Canyon Road

# Utah County Parcel Map

369880025



36 366 0296  
MOUNTAIN HOME DEVELOPMENT CORP  
100 W RAVENORE PLACE  
MOUNTAIN VIEW, UT 84051

33 432 3001  
MOUNTAIN EDUCATION CENTER



single-family lots Raven Crest



**TABLE 37.080  
MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS**

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
30-50	4	1	2	-	-
50-100	6	1	2	1 – Min 750 Sq. Ft.	-
100-200	8	1	3	1 – Min 750 Sq. Ft.	1
200-300	10	2	4	1 – Min 750 Sq. Ft.	1
300-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
400-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
500+	16	2	7	1 – Min 2,000 Sq. Ft.	2

\*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.



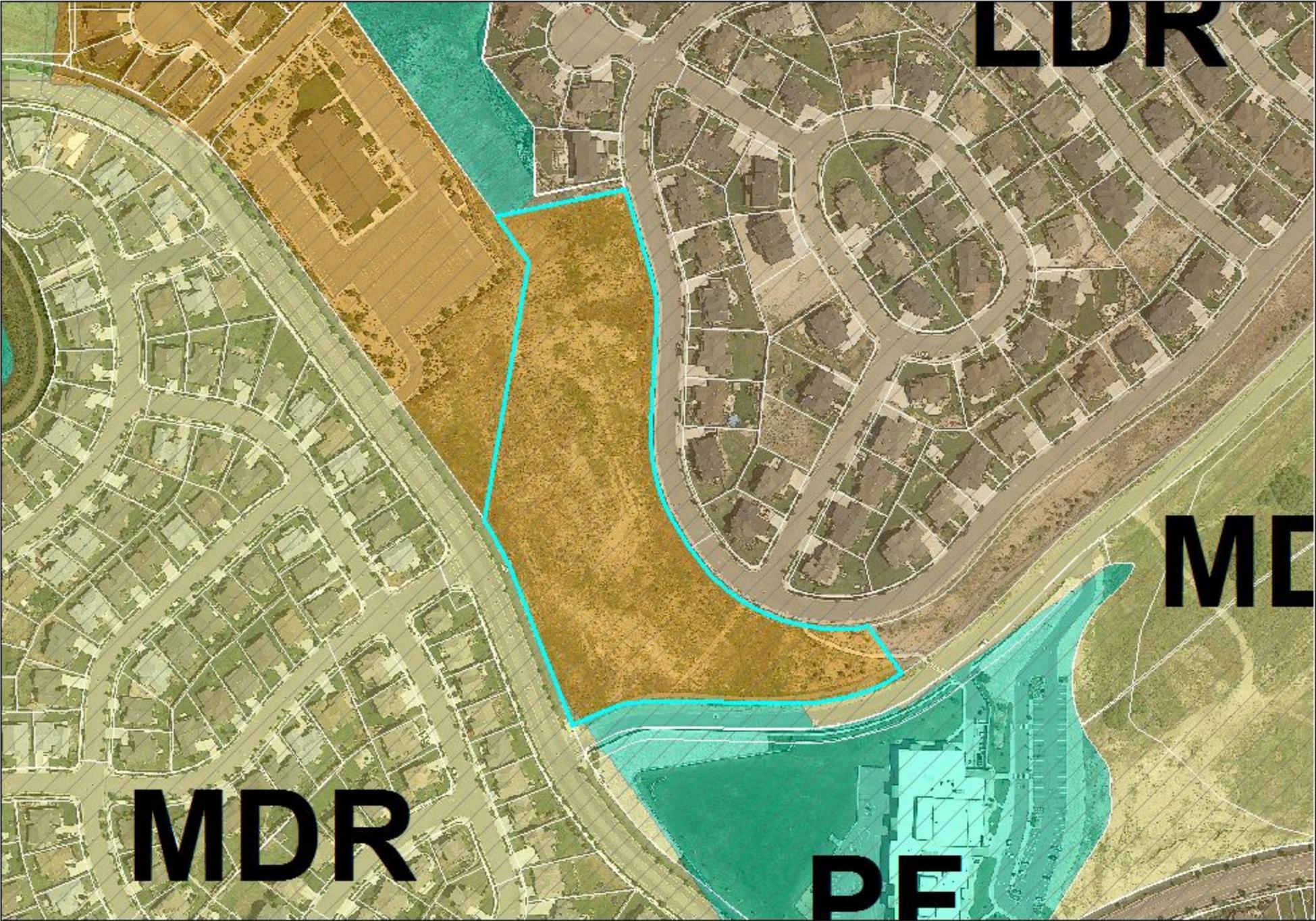






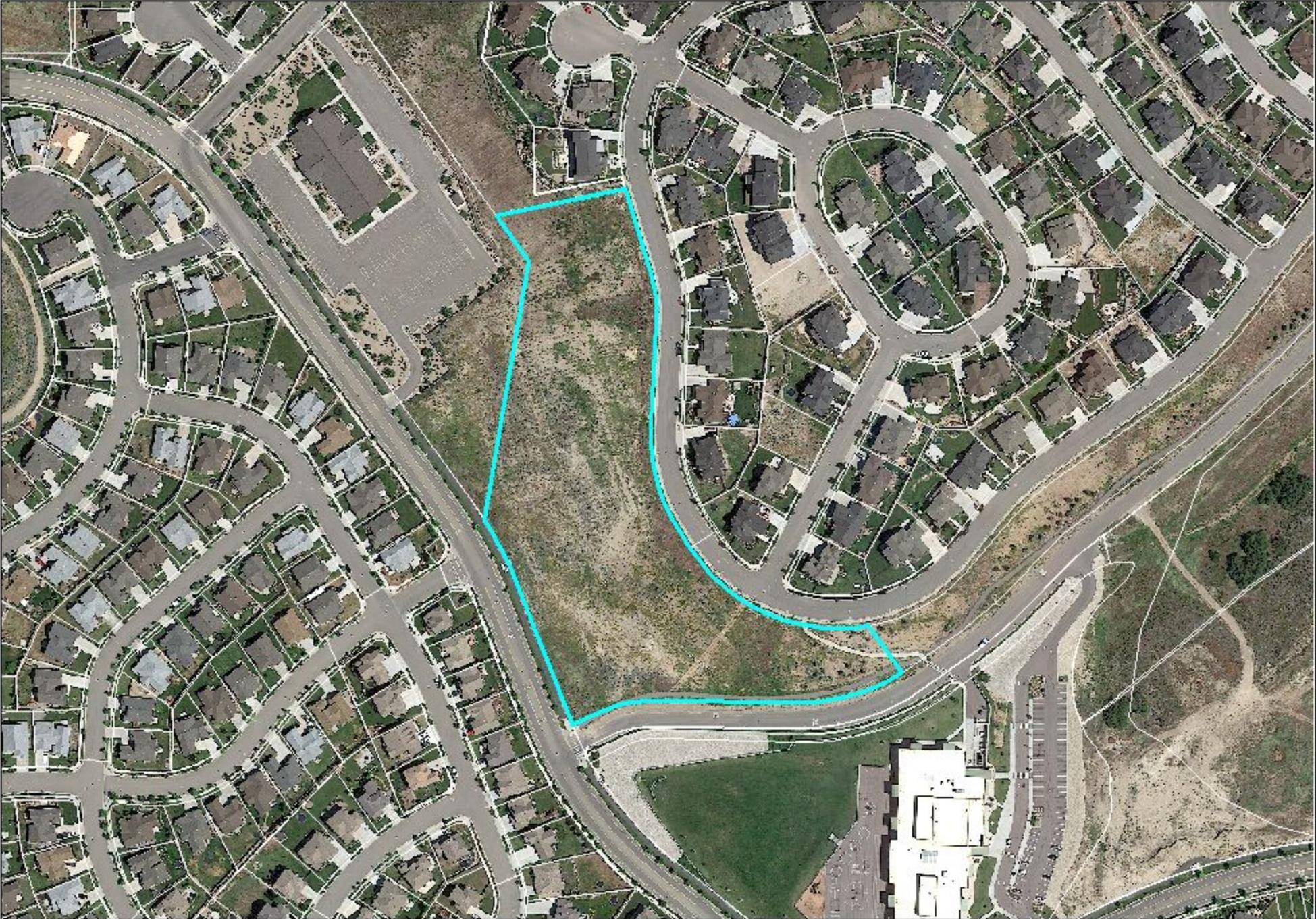
**Mountain Point Village**

**General Plan**



**Mountain Point Village**

Aerial



# MOUNTAIN POINT VILLAGE

A RESIDENTIAL SUBDIVISION

LOCATED IN A PORTION OF SECTIONS 30 & 31,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

DECEMBER 30, 2015

ZONE: PC

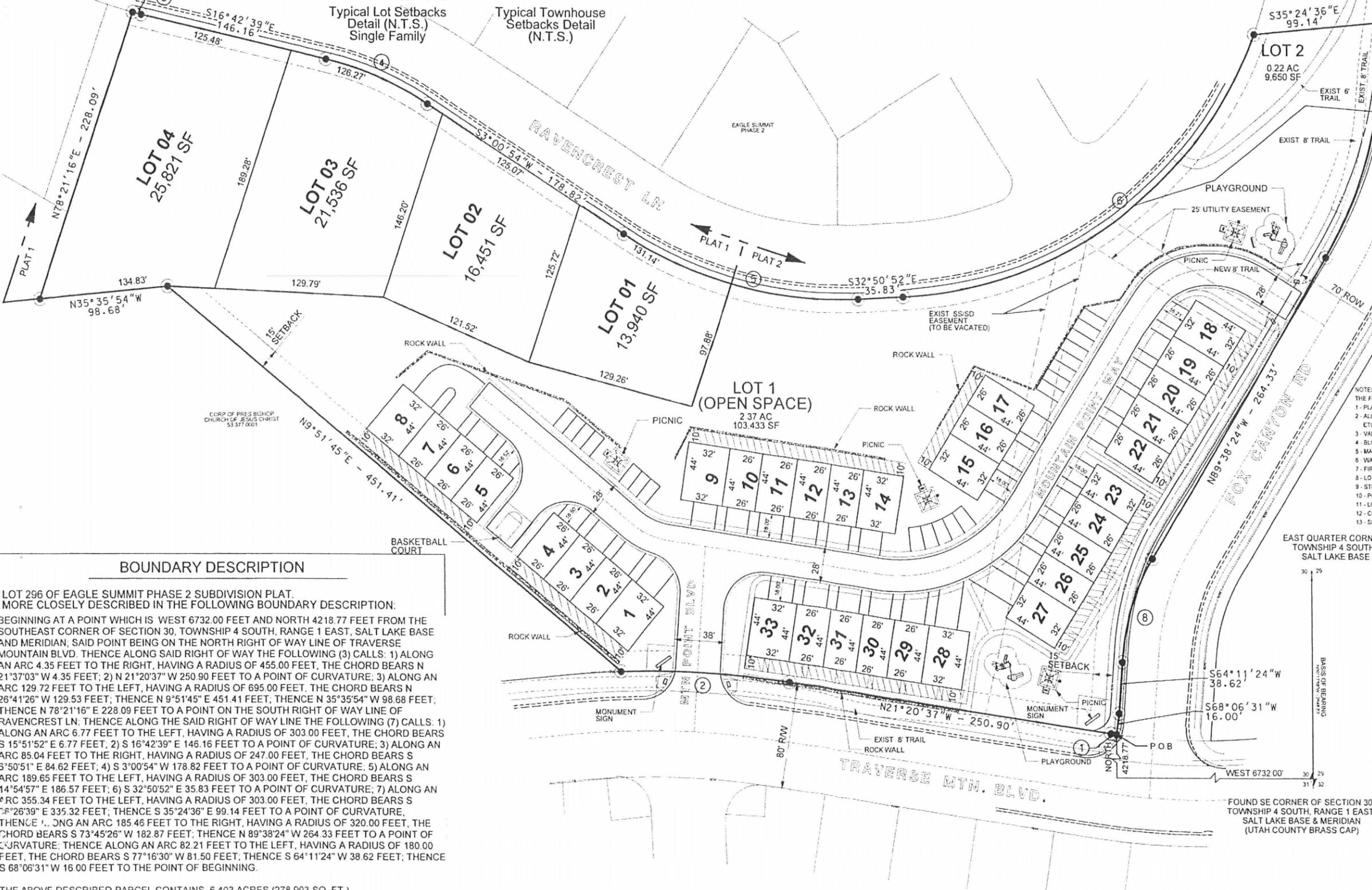
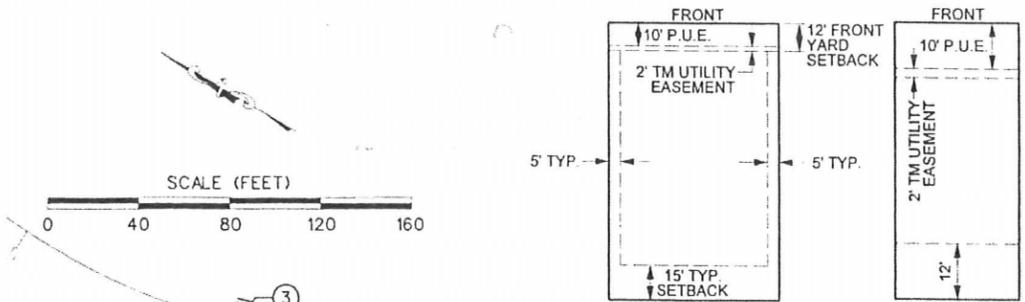
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	0° 32' 52"	455.00	4.35	4.35	N 21° 37' 03" W
2	10° 41' 38"	695.00	129.72	129.53	N 26° 41' 26" W
3	1° 16' 46"	303.00	6.77	6.77	S 15° 51' 52" E
4	19° 43' 35"	247.00	85.04	84.62	S 6° 50' 51" E
5	35° 51' 43"	303.00	189.65	186.57	S 14° 54' 57" E
6	67° 11' 35"	303.00	355.34	335.32	S 66° 26' 39" E
7	33° 12' 21"	320.00	185.46	182.87	S 73° 45' 26" W
8	26° 10' 09"	180.00	82.21	81.50	S 77° 16' 30" W



**MW BROWN ENGINEERING, INC.**  
Office: (801) 377-1700 Fax: (801) 377-1780  
578 East 770 North, Orem UT 84057



REV.	DATE	DESCRIPTION



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- NOTES:  
THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW
- 1- PLAN & PROFILE CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
  - 2- ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.)
  - 3- VALVES
  - 4- BLOWOFFS INCLUDING SIZE TYPES & PROTECTION
  - 5- MAN-HOLES, BOXES AND RELATED DETAILS
  - 6- WATER & SEWER SERVICES DETAILS
  - 7- FIRE HYDRANTS
  - 8- LOT LINE UTILITY EASEMENTS
  - 9- STREET LIGHTS-STREET SIGNS/TRAFFIC SIGNS
  - 10- POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
  - 11- LOT ADDRESSES
  - 12- CBR VALUES AND ROAD SUB-BASE
  - 13- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS

NOTE:  
THE EASEMENTS WILL BE SHOWN ON THE PLAT.

SITE PLAN AREAS	
TOTAL ACREAGE	6.403 ACRES
NUMBER OF LOTS	33 LOTS
UNITS PER ACRE	6.09 UNITS
OPEN SPACE	2.71 AC.

LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	2' TM UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	FOUND SECTION CORNER
	SUBDIVISION BOUNDARY CORNER
	UNIMPROVED COMMON AREA

**BOUNDARY DESCRIPTION**

LOT 296 OF EAGLE SUMMIT PHASE 2 SUBDIVISION PLAT. MORE CLOSELY DESCRIBED IN THE FOLLOWING BOUNDARY DESCRIPTION:  
BEGINNING AT A POINT WHICH IS WEST 6732.00 FEET AND NORTH 4218.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF TRAVERSE MOUNTAIN BLVD., THENCE ALONG SAID RIGHT OF WAY LINE OF TRAVERSE MOUNTAIN BLVD. THENCE ALONG SAID RIGHT OF WAY LINE OF THE FOLLOWING (3) CALLS: 1) ALONG AN ARC 4.35 FEET TO THE RIGHT, HAVING A RADIUS OF 455.00 FEET, THE CHORD BEARS N 21° 37' 03" W 4.35 FEET; 2) N 21° 20' 37" W 250.90 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC 129.72 FEET TO THE LEFT, HAVING A RADIUS OF 695.00 FEET, THE CHORD BEARS N 26° 41' 26" W 129.53 FEET; THENCE N 9° 51' 45" E 451.41 FEET; THENCE N 35° 35' 54" W 98.68 FEET; THENCE N 78° 21' 16" E 228.09 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RAVENCREST LN.; THENCE ALONG THE SAID RIGHT OF WAY LINE OF THE FOLLOWING (7) CALLS: 1) ALONG AN ARC 6.77 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD BEARS S 15° 51' 52" E 6.77 FEET; 2) S 16° 42' 39" E 146.16 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC 85.04 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD BEARS S 6° 50' 51" E 84.62 FEET; 4) S 3° 00' 54" W 178.82 FEET TO A POINT OF CURVATURE; 5) ALONG AN ARC 189.65 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD BEARS S 14° 54' 57" E 186.57 FEET; 6) S 32° 50' 52" E 35.83 FEET TO A POINT OF CURVATURE; 7) ALONG AN ARC 355.34 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD BEARS S 66° 26' 39" E 335.32 FEET; THENCE S 35° 24' 36" E 99.14 FEET TO A POINT OF CURVATURE, THENCE ALONG AN ARC 185.46 FEET TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THE CHORD BEARS S 73° 45' 26" W 182.87 FEET; THENCE N 89° 38' 24" W 264.33 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 82.21 FEET TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, THE CHORD BEARS S 77° 16' 30" W 81.50 FEET; THENCE S 64° 11' 24" W 38.62 FEET; THENCE S 68° 06' 31" W 16.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.403 ACRES (278,903 SQ. FT.)

DEVELOPER / LAND OWNER:  
THE 3 N'S  
ROB OLSON  
3940 N TRAVERSE MTN BLVD  
SLUTE 200  
HIGHLAND, UT 84003  
PHONE: 801-368-0349

ENGINEER / SURVEYOR:  
M. W. BROWN ENGINEERING  
MATT BROWN  
578 E. 770 N.  
OREM, UT 84057  
PHONE: 801-377-1700

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MOUNTAIN POINT VILLAGE  
TRAVERSE MOUNTAIN, LEHI UTAH  
PRELIMINARY PLAT

Title: \_\_\_\_\_  
Location: \_\_\_\_\_  
Drawing Name: \_\_\_\_\_

PROJECT NO.  
2015-056

SHEET NO.  
1.00







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PROJECT #Project Number



1 3D View 3  
A-1 WHEN PRINTED ON 24"x36"

Cover Sheet

DRAWING TITLE:

SCALE:



ENGINEER  
OF RECORD

DATE	REVISION

Drawn: Author | Checked: JDC

SHEET:

A-1

# Art City Townhomes

Springville, Utah



ARIVE HOMES  
www.arivehomes.com

NEW RESIDENCE FOR:  
**Art City Townhomes**

ADDRESS:  
Approx. 700 North 100 East  
Springville, Utah

11/13/2015 10:36:52 AM  
PROJECT #Project Number

1/4" = 1'-0"

# 1st Floor Plan

DRAWING TITLE:

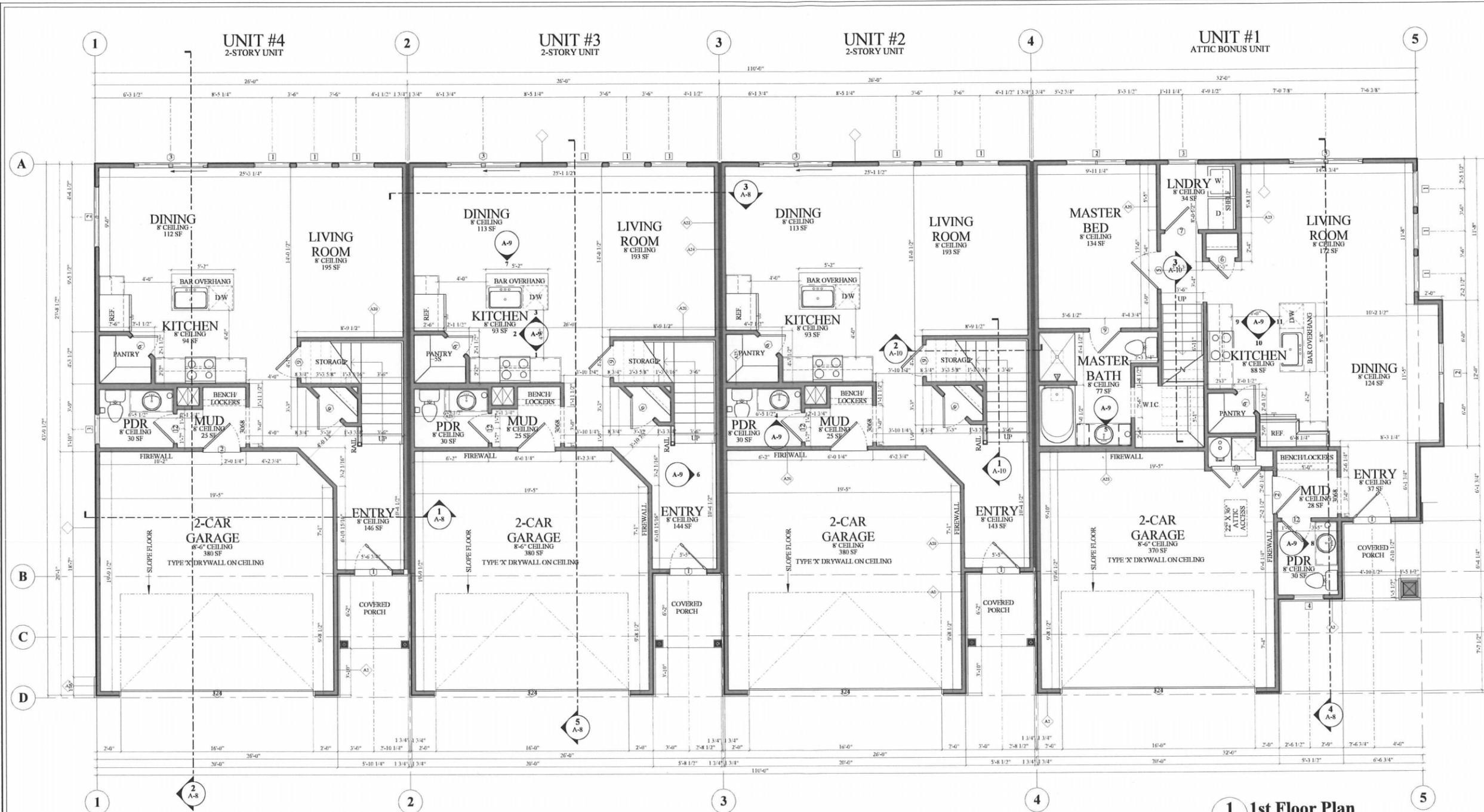
SCALE:



DATE	REVISION

Drawn: Author | Check: Checker

SHEET:  
**A-4**



**1 1st Floor Plan**  
A-4 1/4" = 1'-0" WHEN PRINTED ON 24"x36"

Door Schedule						
Type Mark	Type	Description	Swing	Width	Rough Width	Height Count
1	Door_Exterior Single Swing 1/3 Lite 3068	Ext. Single Swing Door - 1/3 Lite		3'-0"	3'-2"	6'-8" 4
2	Door_Exterior Single Swing Fire Rated 3068	Ext. Single Swing Fire Rated Door		3'-0"	3'-2"	6'-8" 4
3	Door_Exterior Sliding Glass 6068	Ext. Sliding Glass Door		3'-0"	6'-2"	6'-8" 4
5	Door_Interior Single Swing 3068	Int. Single Swing Door	L	3'-0"	3'-2"	6'-8" 7
6	Door_Interior Single Swing 2068	Int. Single Swing Door		2'-0"	2'-2"	6'-8" 6
7	Door_Interior Single Swing 2868	Int. Single Swing Door	L	2'-8"	2'-10"	6'-8" 1
8	Door_Interior Single Swing 1668	Int. Single Swing Door	L	1'-6"	1'-8"	6'-8" 3
9	Door_Interior Single Swing 2668	Int. Single Swing Door		2'-6"	2'-8"	6'-8" 19
10	Door_Exterior Double Swing 2068	Ext. Double Swing Door		4'-0"	4'-2"	6'-8" 1
12	Door_Interior Single Swing 2468	Int. Single Swing Door		2'-4"	2'-6"	6'-8" 16
13	Door_Interior Double Swing 2668	Int. Double Swing Door		2'-6"	5'-2"	6'-8" 8
324	Garage Door_Carriage Style w/ Lite 16080	2 Car Garage Door - Carriage Style w/ Lite		16'-0"	16'-3"	8'-0" 4

Window Schedule			
Type Mark	Type	Description	Count
1	Window_Single Hung 3050	Single Hung Window	14
2	Window_Glider 5050	Glider Window	3
3	Window_Single Hung 2640	Single Hung Window	3
4	Window_Fixed 2626	Fixed Window	1
5	Window_Single Hung 3650	Single Hung Window	4
6	Window_Glider 3010	Glider Window	3
7	Window_Glider 5046	Glider Window	4
8	Window_Single Hung 3046	Single Hung Window	1
9	Window_Glider 4040	Glider Window	3
10	Window_Twin Fixed 2010	Twin Fixed Window	3
11	Vent_Round Louver - 12"x18"	Louver Vent - Square	6
12	Vent_Foundation 24"x12"	Foundation Vent - Square	6
13	Vent_Foundation 12"x6"	Foundation Vent - Square	6

Wall Schedule	
Type Mark	Type
A1	Ext_2x4 Hardie - Gypsum
A2	Ext_2x4 Hardie - Gypsum Band
A3	Ext_2x4 Hardie - Unfinished
A4	Ext_2x4 Hardie Siding - Unfinished
	Ext_2x4 Shake - Gypsum
A5	Ext_2x4 Stone - Gypsum
A6	Ext_2x4 Stone - Unfinished
	Ext_2x4 Stucco - Gypsum
A7	Ext_2x4 Vertical - Gypsum
A8	Ext_2x4 Vertical - Unfinished
A9	Ext_2x4 Vertical - Unfinished Bottom Band

Wall Schedule	
Type Mark	Type
A13	Ext_2x6 Hardie - Unfinished
A17	Fndn Footing_8x20
	Fndn Footing_10x20
A18	Fndn Wall_Bin
A19	Fndn Wall_10In
A20	Int_2x4 Gypsum - Gypsum
A21	Int_2x4 Gypsum - Unfinished
	Int_2x4 Unfinished
A22	Int_2x4 Unfinished - Gypsum
A23	Int_2x6 Gypsum - Gypsum
A24	Shaft Liner

SQUARE FOOTAGE	
Unit #1	
1st Floor Livable	893 SF
2nd Floor Livable	488 SF
Unit #2	
1st Floor Livable	893 SF
2nd Floor Livable	893 SF
Unit #3	
1st Floor Livable	893 SF
2nd Floor Livable	1666 SF
Unit #4	
1st Floor Livable	684 SF
2nd Floor Livable	1005 SF
Grand Total	5402 SF



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Townhomes**

ADDRESS:  
Approx. 700 North 100 East  
Springville, Utah

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PROJECT #Project Number

# 2nd Floor Plan

1/4" = 1'-0"

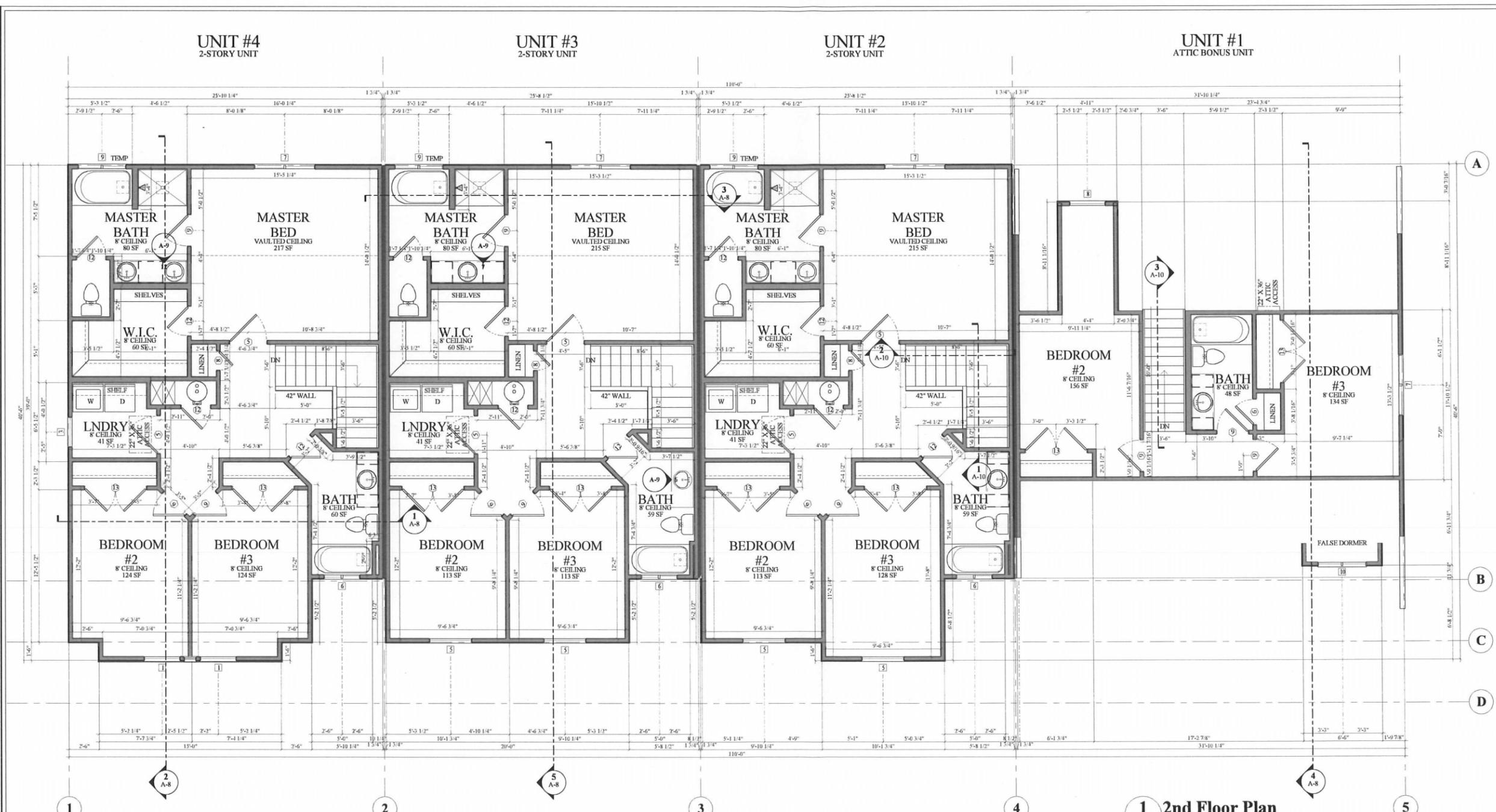
DRAWING TITLE:



DATE	REVISION

Drawn: Author Check: Checker

SHEET:  
**A-5**



**1 2nd Floor Plan**  
A-5 1/4" = 1'-0" WHEN PRINTED ON 24"x36"

Type Mark	Type	Description	Swing	Width	Rough Width	Height	Count
1	Door_Exterior Single Swing 1/3 Lite 3068	Ext. Single Swing Door - 3/4 Lite		3'-0"	3'-2"	6'-8"	4
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3	Door_Exterior Sliding Glass 6068	Ext. Sliding Glass Door		3'-0"	6'-2"	6'-8"	4
5	Door_Interior Single Swing 3068	Int. Single Swing Door	L	3'-0"	3'-2"	6'-8"	7
6	Door_Interior Single Swing 2068	Int. Single Swing Door		2'-0"	2'-2"	6'-8"	6
7	Door_Interior Single Swing 2868	Int. Single Swing Door	L	2'-8"	2'-10"	6'-8"	1
8	Door_Interior Single Swing 1668	Int. Single Swing Door	L	1'-6"	1'-8"	6'-8"	3
9	Door_Interior Single Swing 2668	Int. Single Swing Door		2'-6"	2'-8"	6'-8"	19
10	Door_Exterior Double Swing 2068	Ext. Double Swing Door		4'-0"	4'-2"	6'-8"	1
12	Door_Interior Single Swing 2468	Int. Single Swing Door		2'-4"	2'-6"	6'-8"	16
13	Door_Interior Double Swing 2668	Int. Double Swing Door		2'-6"	5'-2"	6'-8"	8
324	Garage Door_Carriage Style w/ Lite 16080	2 Car Garage Door - Carriage Style w/ Lite		16'-0"	16'-3"	8'-0"	4

Type Mark	Type	Description	Count
1	Window_Single Hung 3050	Single Hung Window	14
2	Window_Glider 5050	Glider Window	3
3	Window_Single Hung 2640	Single Hung Window	3
4	Window_Fixed 2626	Fixed Window	1
5	Window_Single Hung 3650	Single Hung Window	4
6	Window_Glider 3010	Glider Window	4
7	Window_Glider 5046	Glider Window	3
8	Window_Single Hung 3046	Single Hung Window	1
9	Window_Glider 4040	Glider Window	3
10	Window_Twin Fixed 2010	Twin Fixed Window	3
11	Vent_Round Louver - 12"x18"	Louver Vent - Square	6
12	Vent_Foundation 24"x12"	Foundation Vent - Square	6
13	Vent_Foundation 12"x6"	Foundation Vent - Square	6

Type Mark	Type
A1	Ext_2x4 Hardie - Gypsum
A2	Ext_2x4 Hardie - Gypsum Band
A3	Ext_2x4 Hardie - Unfinished
A4	Ext_2x4 Shake - Unfinished
A5	Ext_2x4 Stone - Gypsum
A6	Ext_2x4 Stone - Unfinished
A7	Ext_2x4 Stucco - Gypsum
A8	Ext_2x4 Vertical - Gypsum
A9	Ext_2x4 Vertical - Unfinished Bottom Band

Type Mark	Type
A13	Ext_2x6 Hardie - Unfinished
A17	Fndn Footing_Bx20
A18	Fndn Footing_10x20
A19	Fndn Wall_8in
A20	Int_2x4 Gypsum - Gypsum
A21	Int_2x4 Gypsum - Unfinished
A22	Int_2x4 Unfinished
A23	Int_2x4 Unfinished - Gypsum
A24	Shaft Liner

Unit	1st Floor Livable	2nd Floor Livable	Total
Unit #1	883 SF	488 SF	1381 SF
Unit #2	883 SF	883 SF	1666 SF
Unit #3	883 SF	883 SF	1666 SF
Unit #4	883 SF	883 SF	1666 SF
<b>Grand Total</b>	<b>664 SF</b>	<b>1005 SF</b>	<b>1669 SF</b>



ARIVE HOMES  
www.arivehomes.com

NEW RESIDENCE FOR:

Art City  
Townhomes

ADDRESS:  
Approx. 700 North 100 East  
Springville, Utah

11/13/2015 10:36:58 AM

PROJECT #Project Number

# Elevations

DRAWING TITLE:

SCALE: 1/4" = 1'-0"

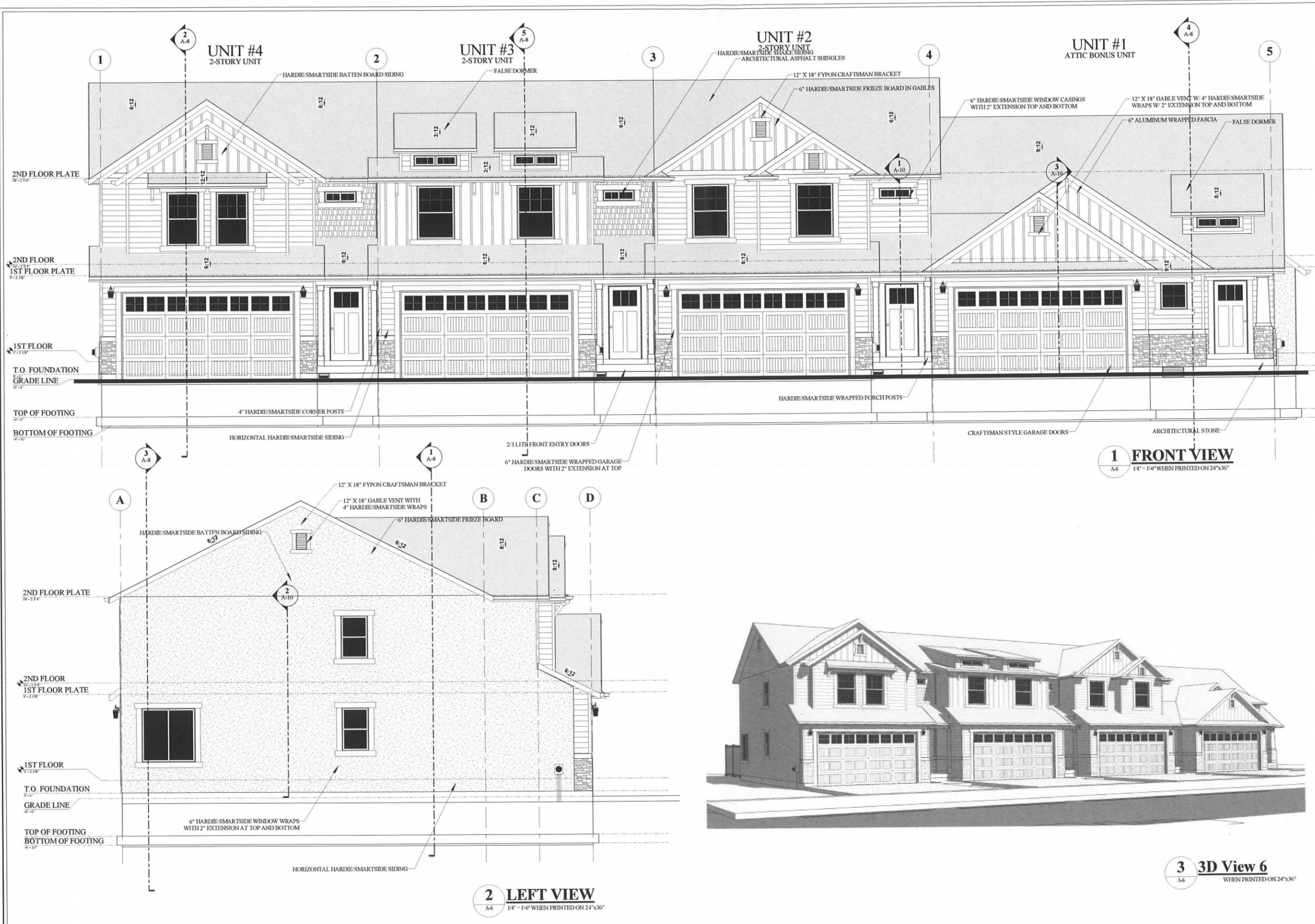


DATE	REVISION

Drawn: Author | Check: Checker

SHEET:

A-6



**1 FRONT VIEW**  
A-6 1/4" = 1'-0" WHEN PRINTED ON 24"x36"

**2 LEFT VIEW**  
A-6 1/4" = 1'-0" WHEN PRINTED ON 24"x36"

**3 3D View 6**  
A-6 WHEN PRINTED ON 24"x36"



ARIVE HOMES  
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NEW RESIDENCE FOR:  
**Art City  
Townhomes**

ADDRESS:  
Approx. 700 North 100 East  
Springville, Utah

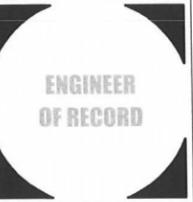
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PROJECT #Project Number

# Elevations

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1/4" = 1'-0"

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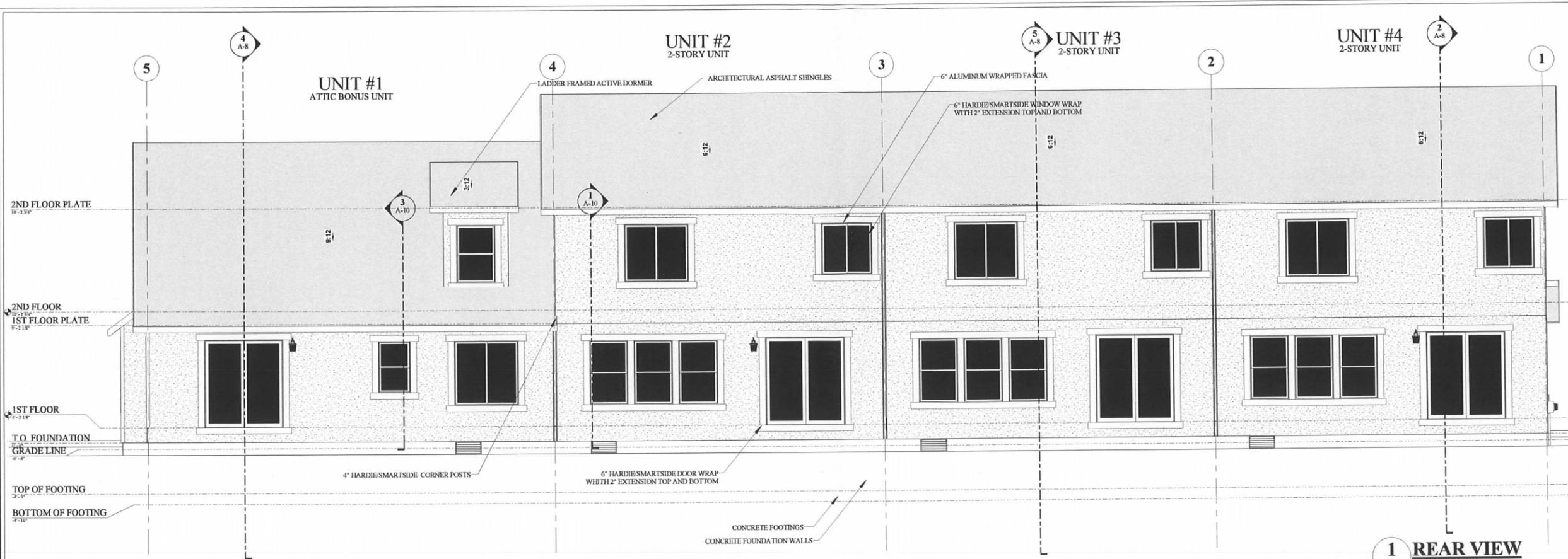


DATE	REVISION

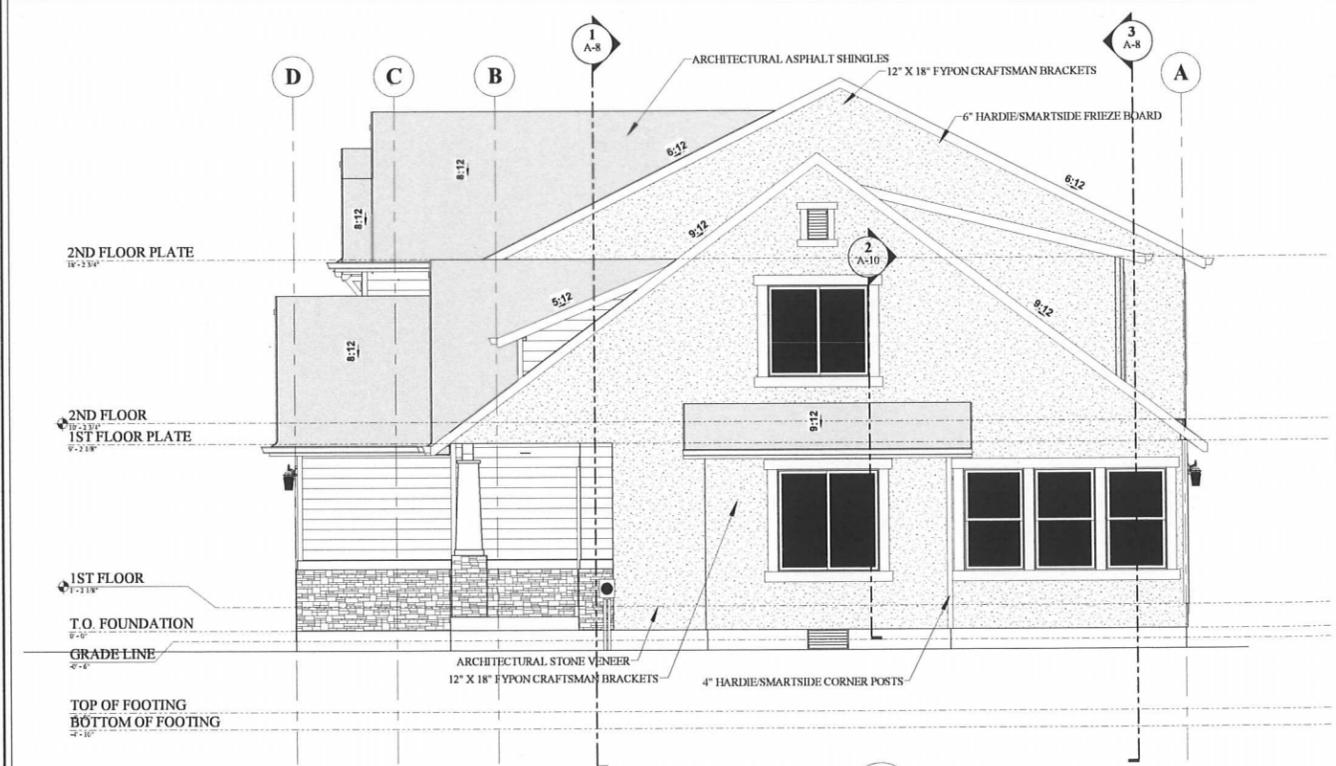
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SHEET:

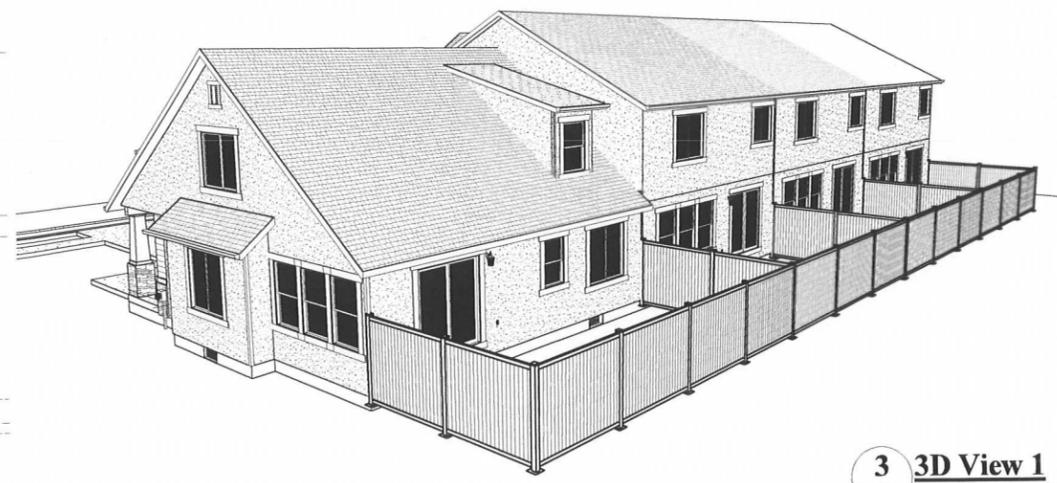
**A-7**



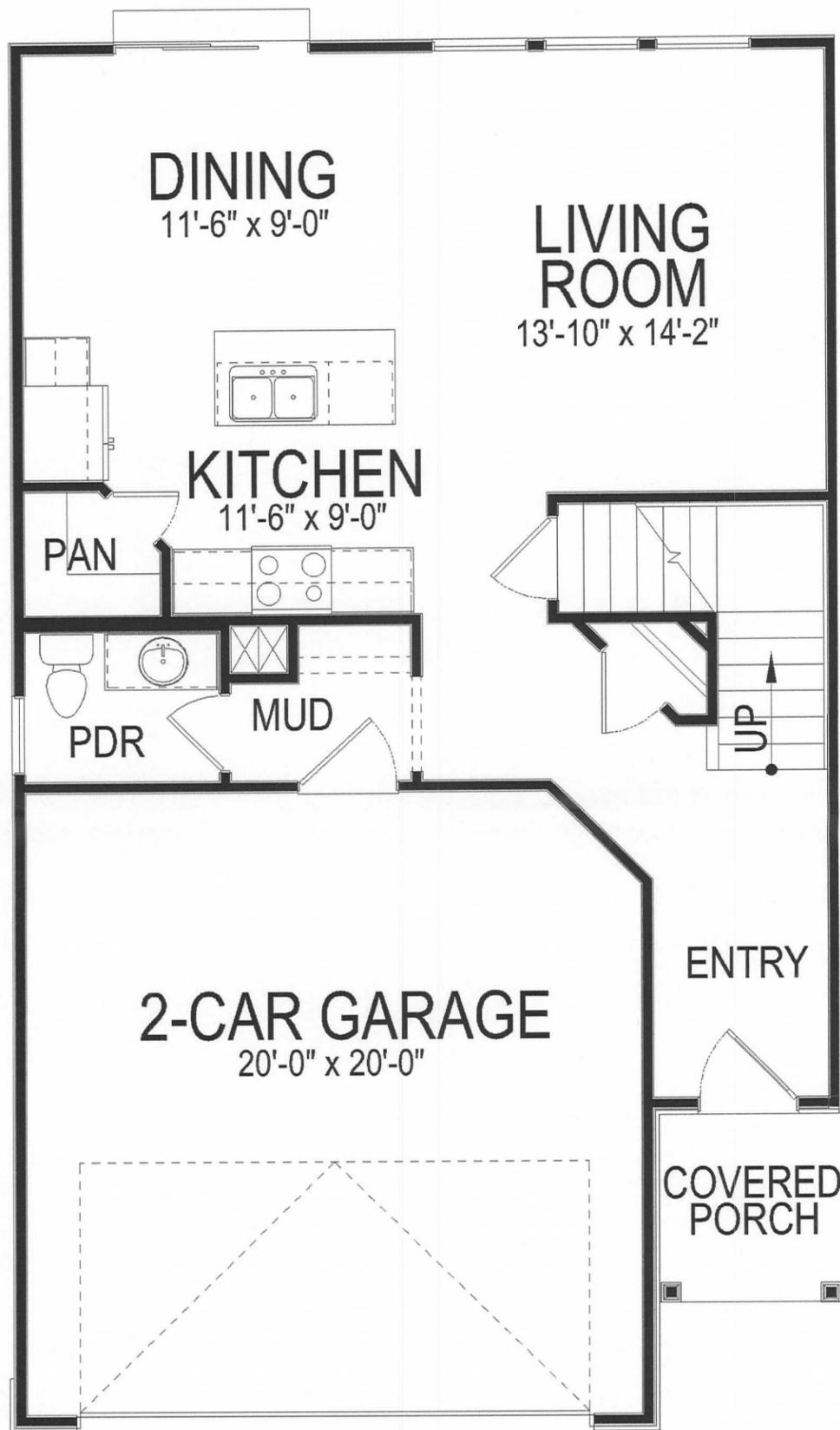
**1 REAR VIEW**  
A-7 1/4" = 1'-0" WHEN PRINTED ON 24"x36"



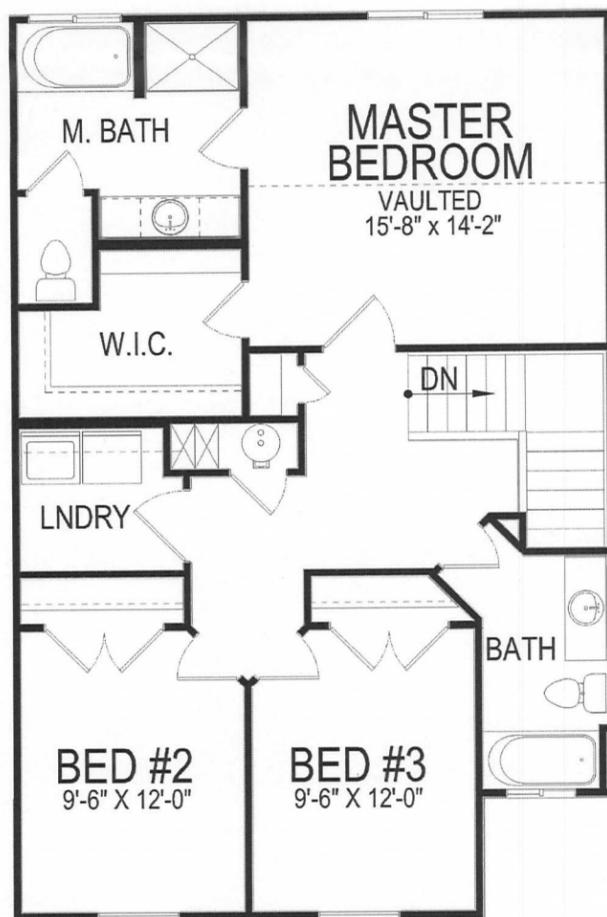
**2 RIGHT VIEW**  
A-7 1/4" = 1'-0" WHEN PRINTED ON 24"x36"



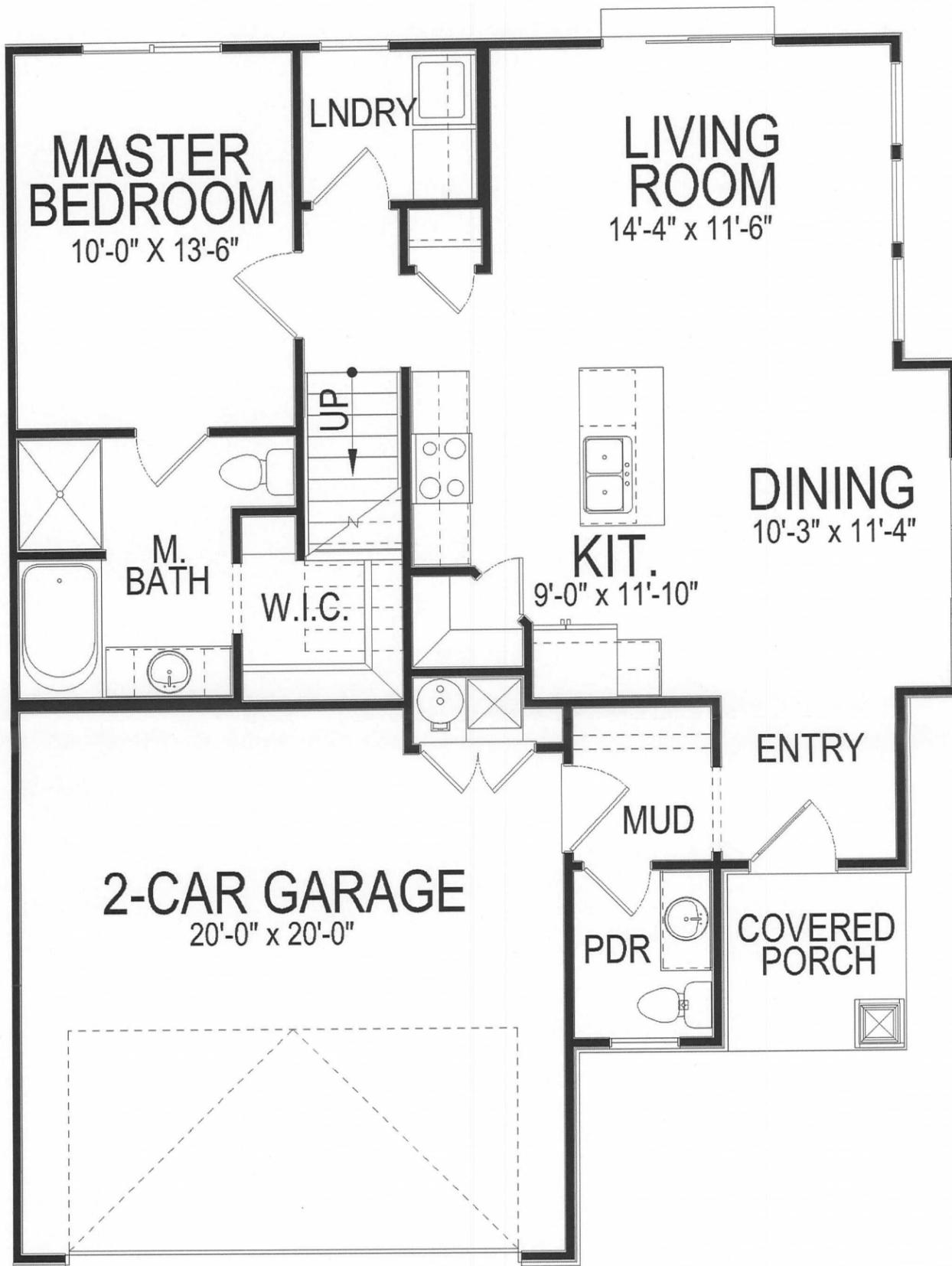
**3 3D View 1**  
A-7 WHEN PRINTED ON 24"x36"



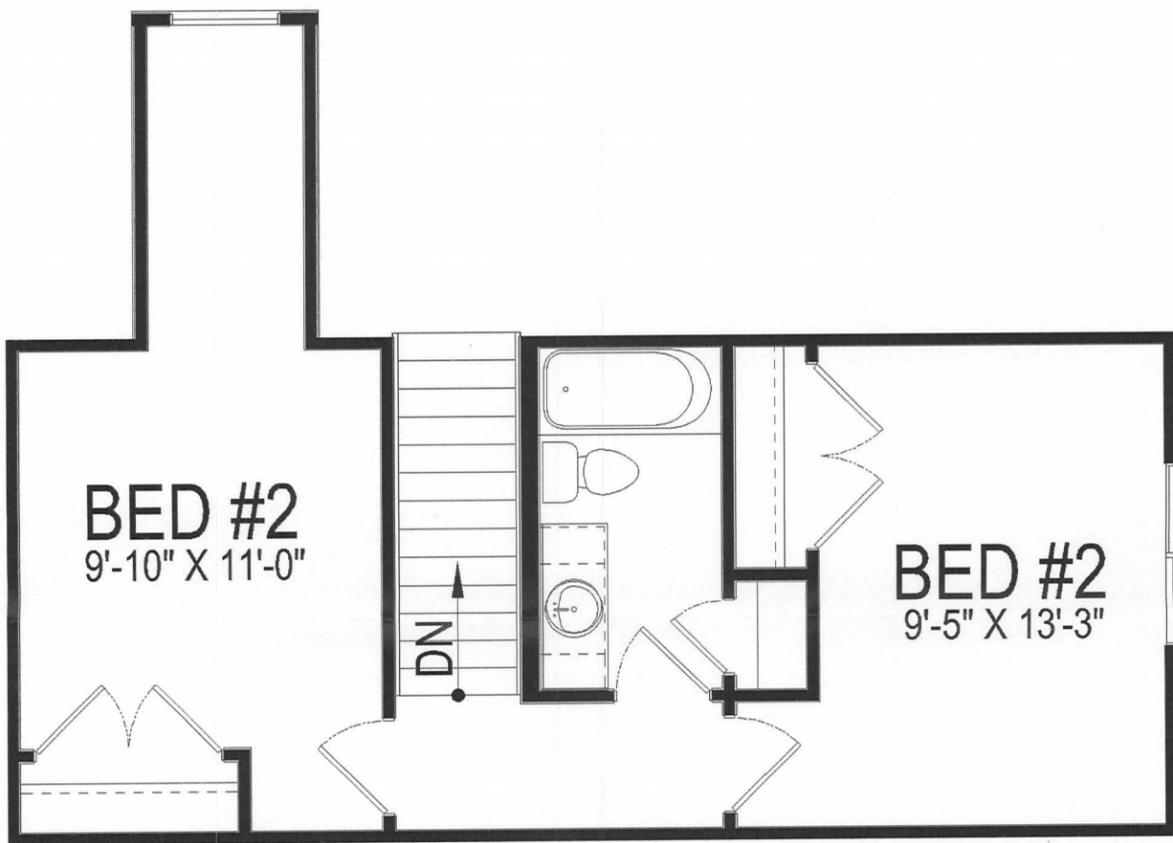
**MAIN FLOOR**  
683 SQ. FT.



**SECOND FLOOR**  
983 SQ. FT.



**MAIN FLOOR**  
893 SQ. FT.



**SECOND FLOOR**  
488 SQ. FT.



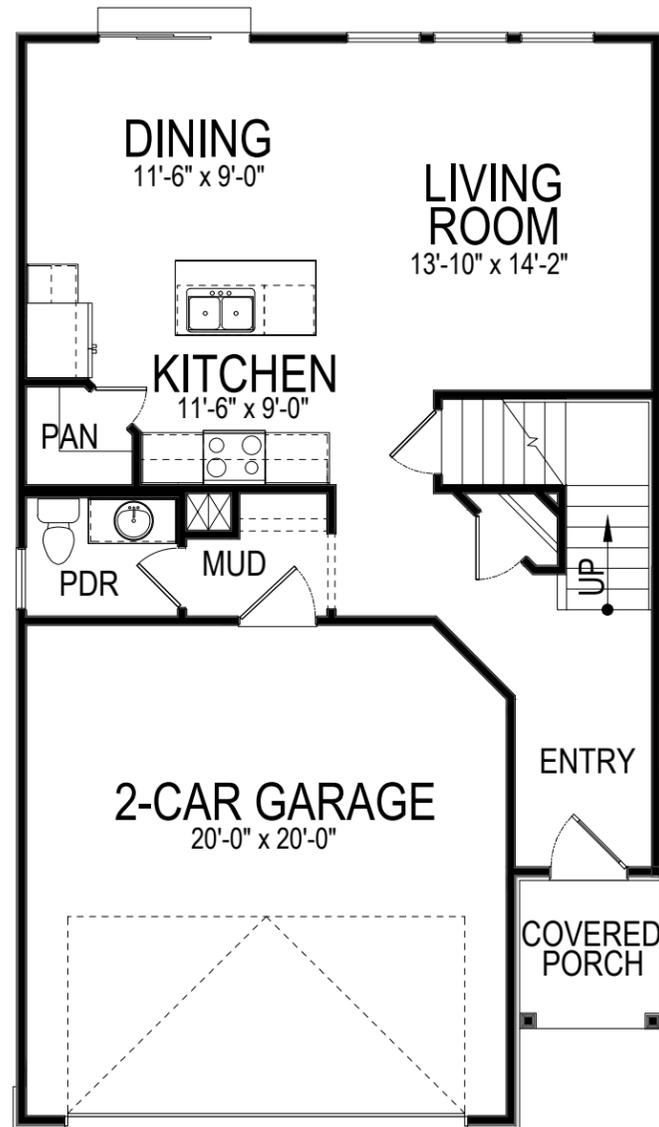




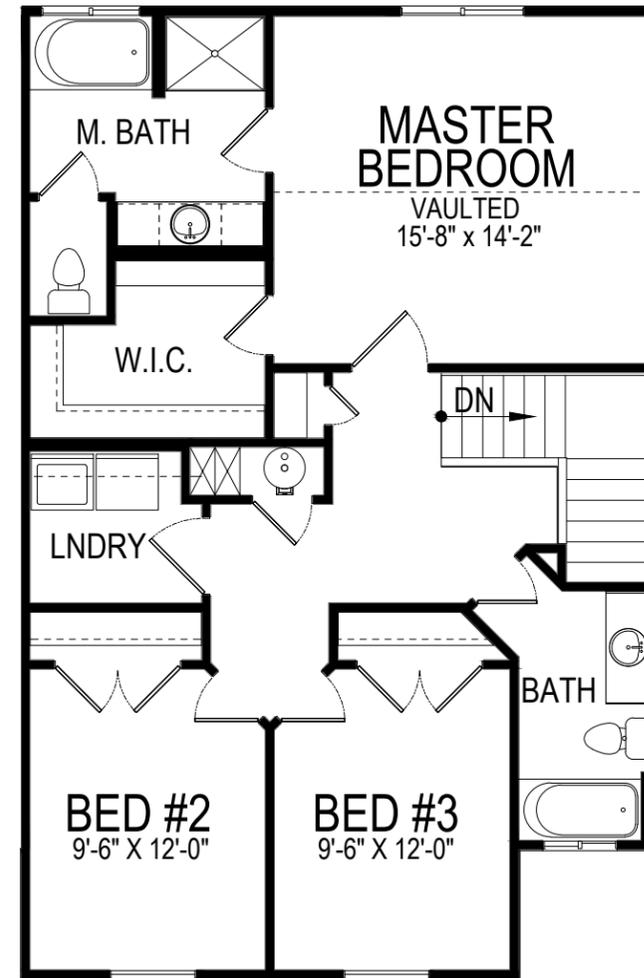
Front Elevation



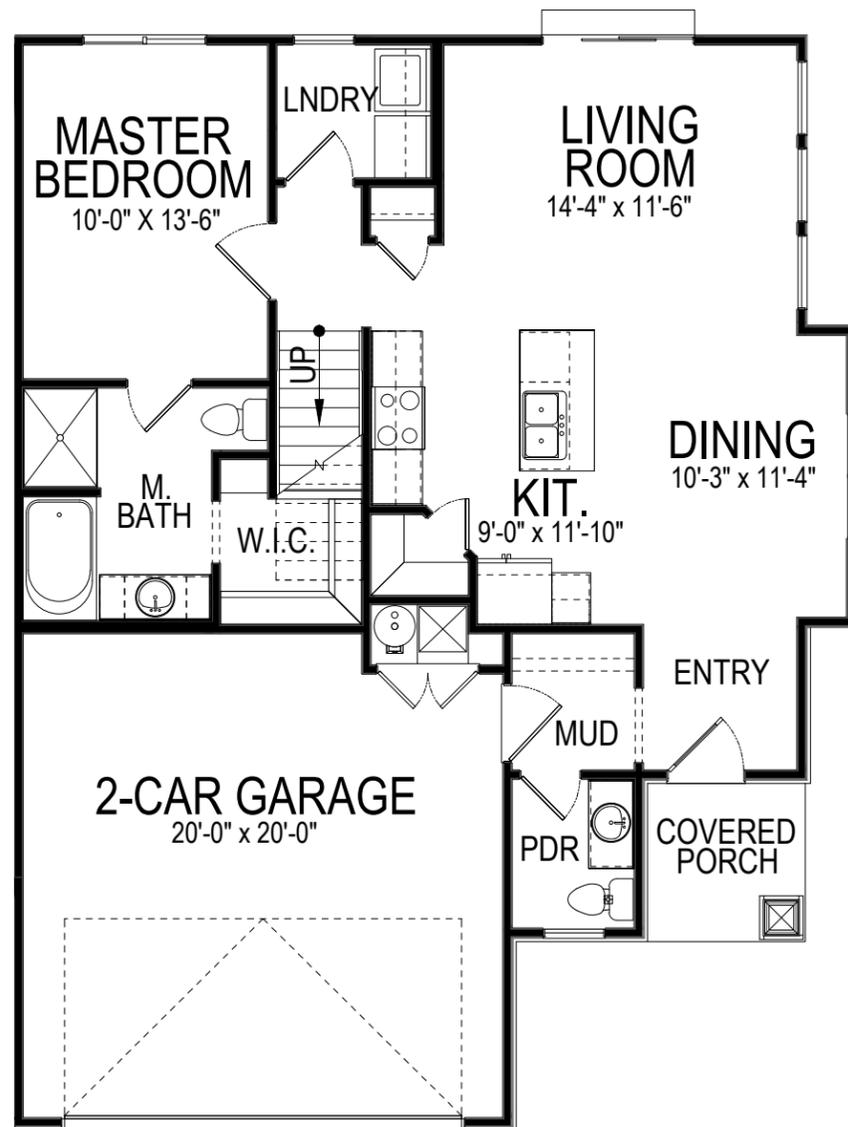
Front Elevation



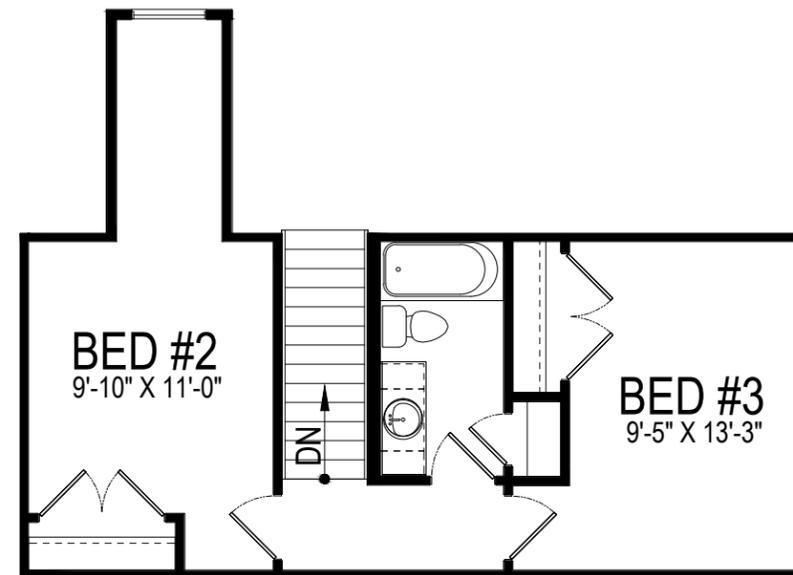
**MAIN FLOOR**  
683 SQ. FT.



**SECOND FLOOR**  
983 SQ. FT.



**MAIN FLOOR**  
893 SQ. FT.



**SECOND FLOOR**  
488 SQ. FT.



Front Elevation



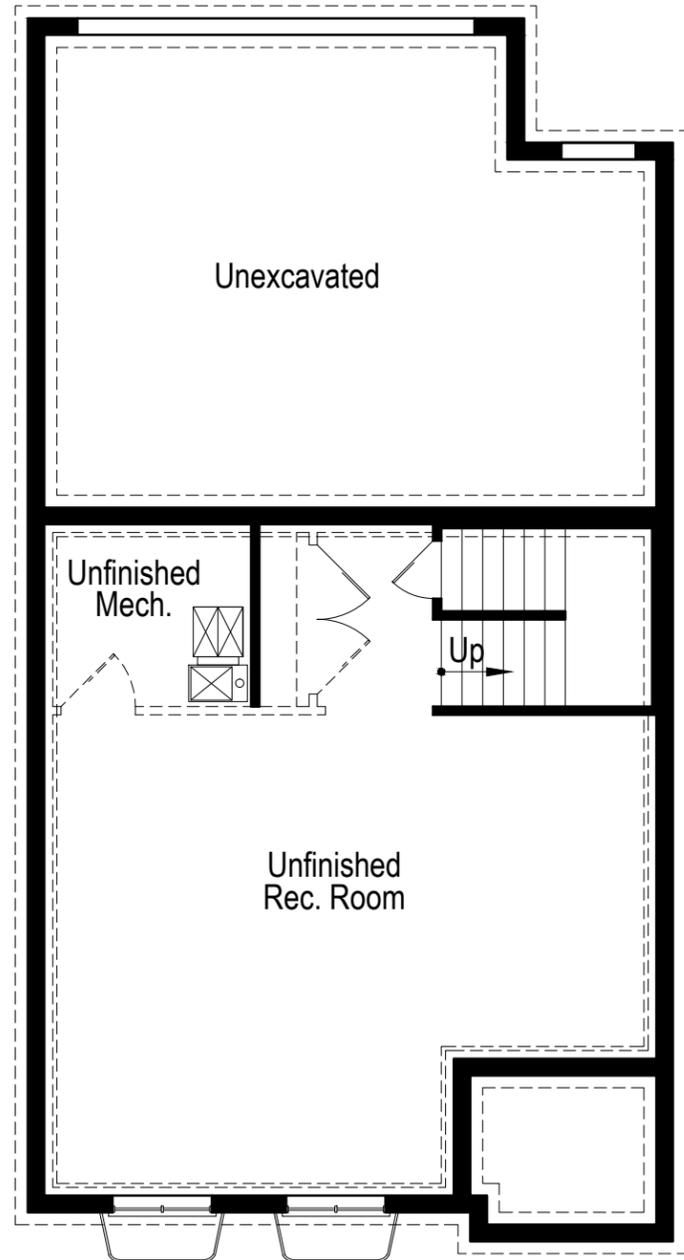
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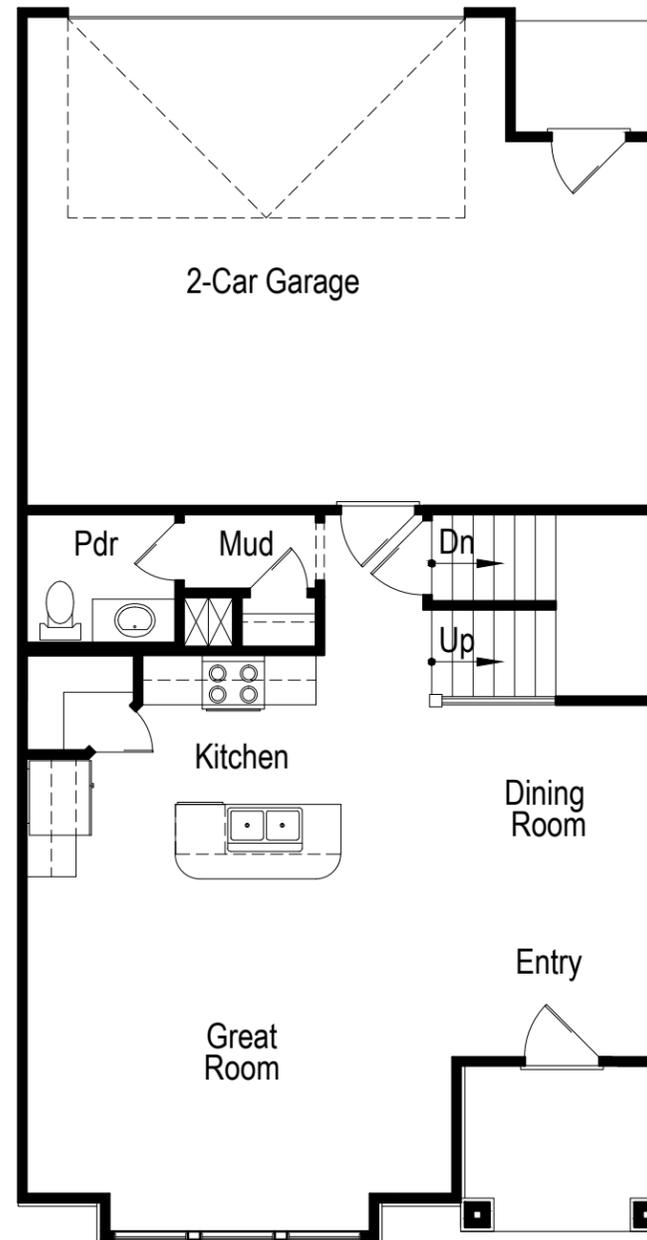
Front Elevation



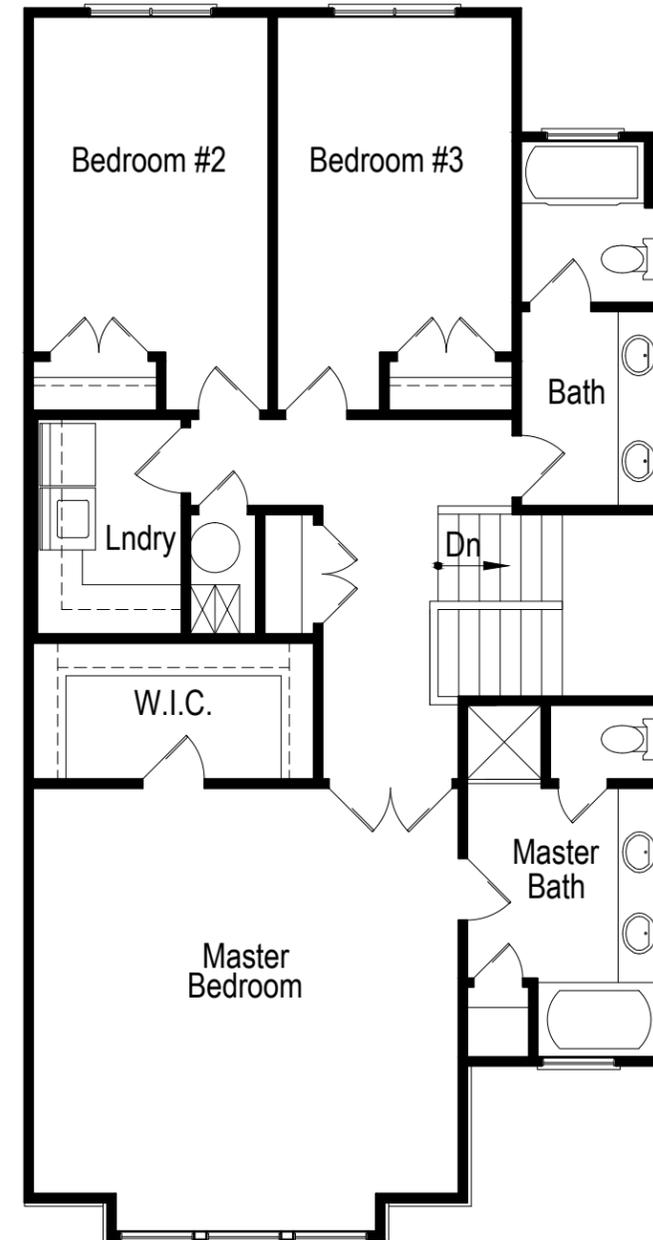
Rear Elevation



Basement Floor Plan  
692 Sq. Ft.



Main Floor Plan  
700 Sq. Ft.



Second Floor Plan  
1189 Sq. Ft.