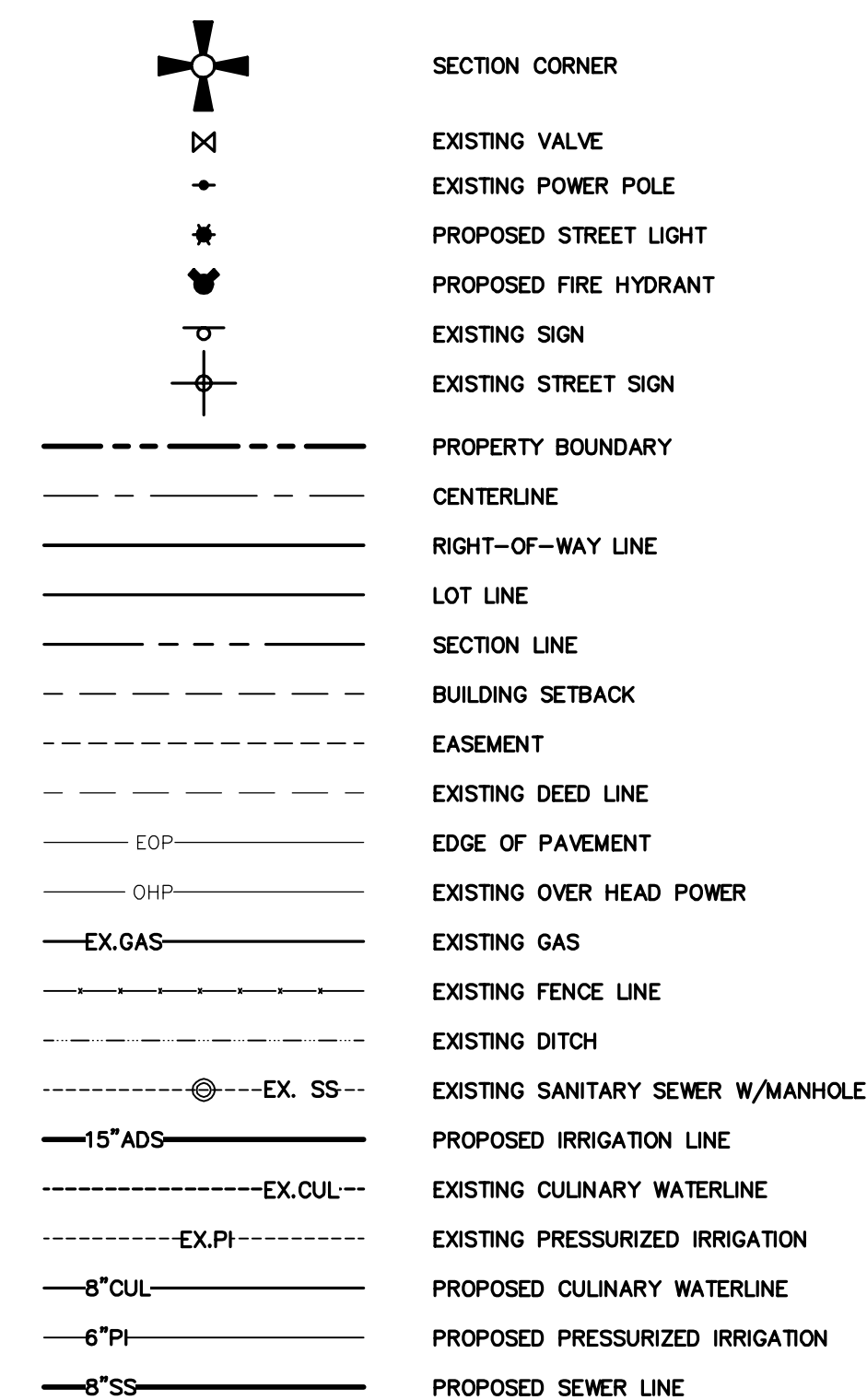


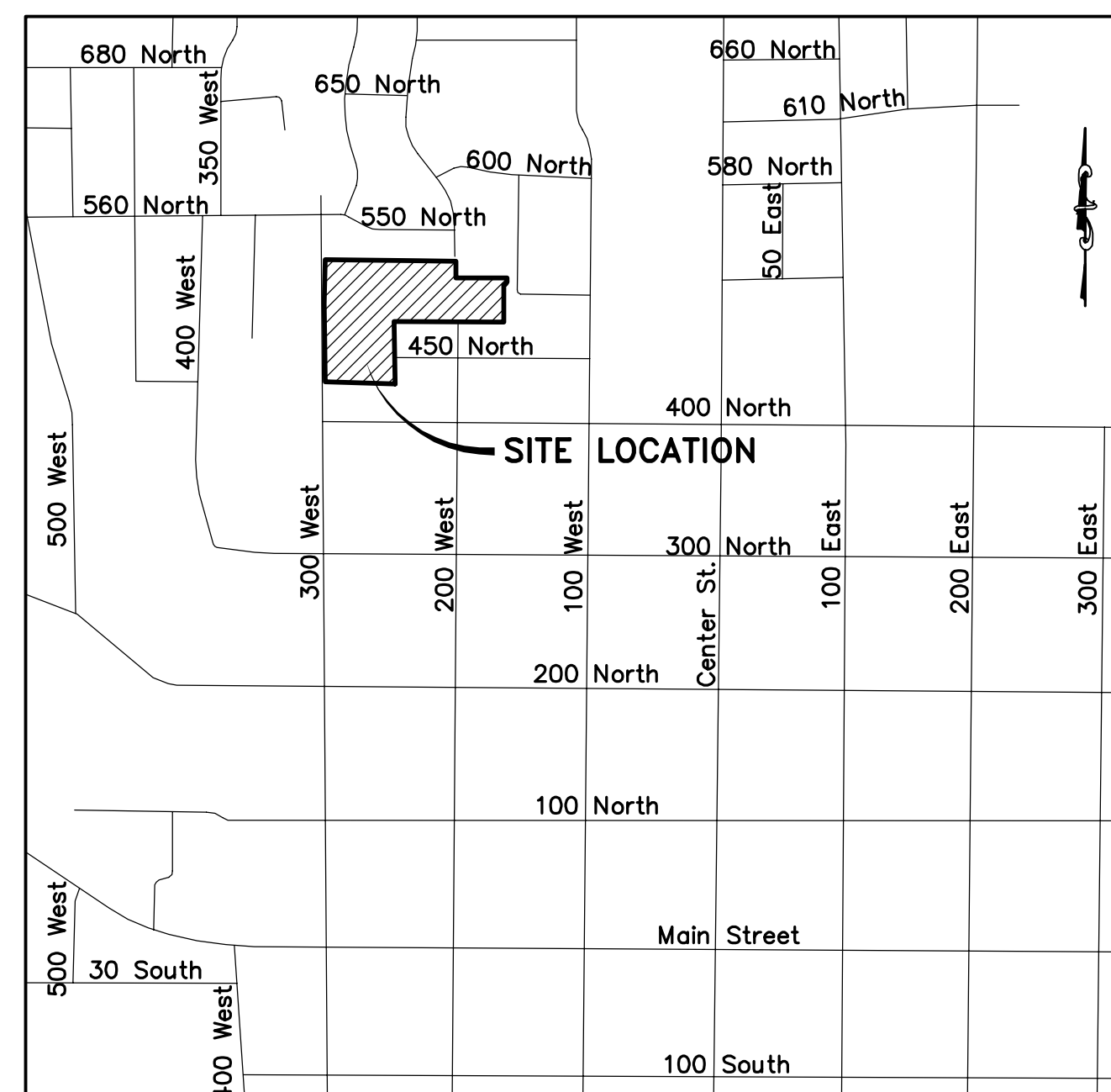
*A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
FINAL PLAN SET
APRIL 2019*

SHEET

LEGEND APPLIES TO ALL SHEETS



1	COVER & INDEX
2	FINAL PLAT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	RECORD OF SURVEY (BY OTHERS)
PP-01	350 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50
PP-02	300 WEST - STREET PLAN & PROFILE - STA. 13+50 TO STA. 16+50
PP-03	500 NORTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 14+50
PP-04	500 NORTH - STREET PLAN & PROFILE - STA. 14+50 TO STA. 18+70.50
PP-05	200 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50
PP-06	450 NORTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET



VICINITY MAP
-NTS-

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

DATA TABLE:

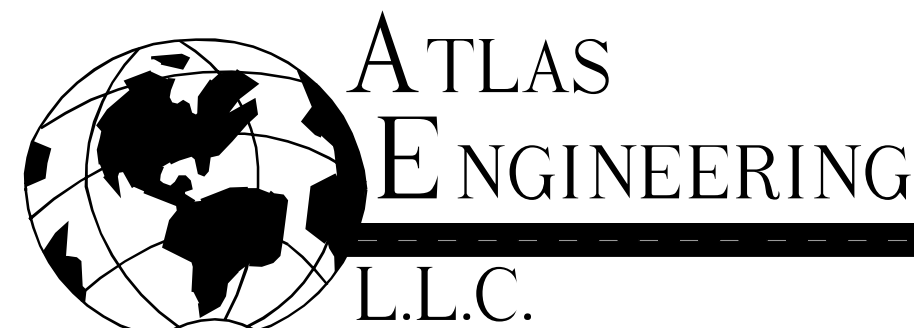
DATA TABLE:
TOTAL ACREAGE=7.73
TOTAL # OF LOTS=22
TOTAL ACREAGE IN LOTS=5.86
DENSITY UNITS/ACRE=2.85
ZONING: R-10

GENERAL NOTES:

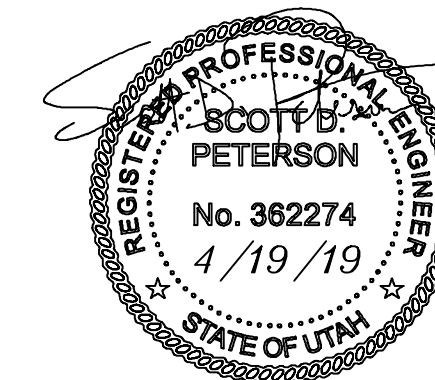
- GENERAL NOTES:**
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT SHALL BE FOLLOWED.
 2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2012.
 3. NAD 83 COORDINATE SYSTEM.

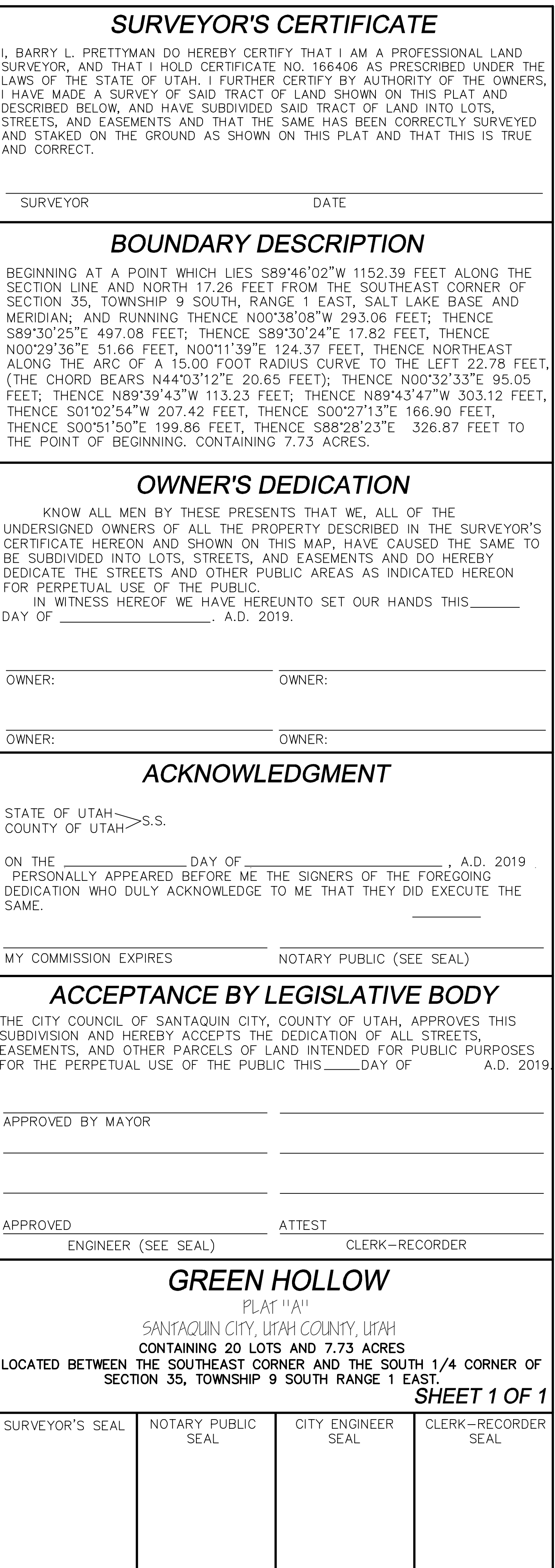
NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:

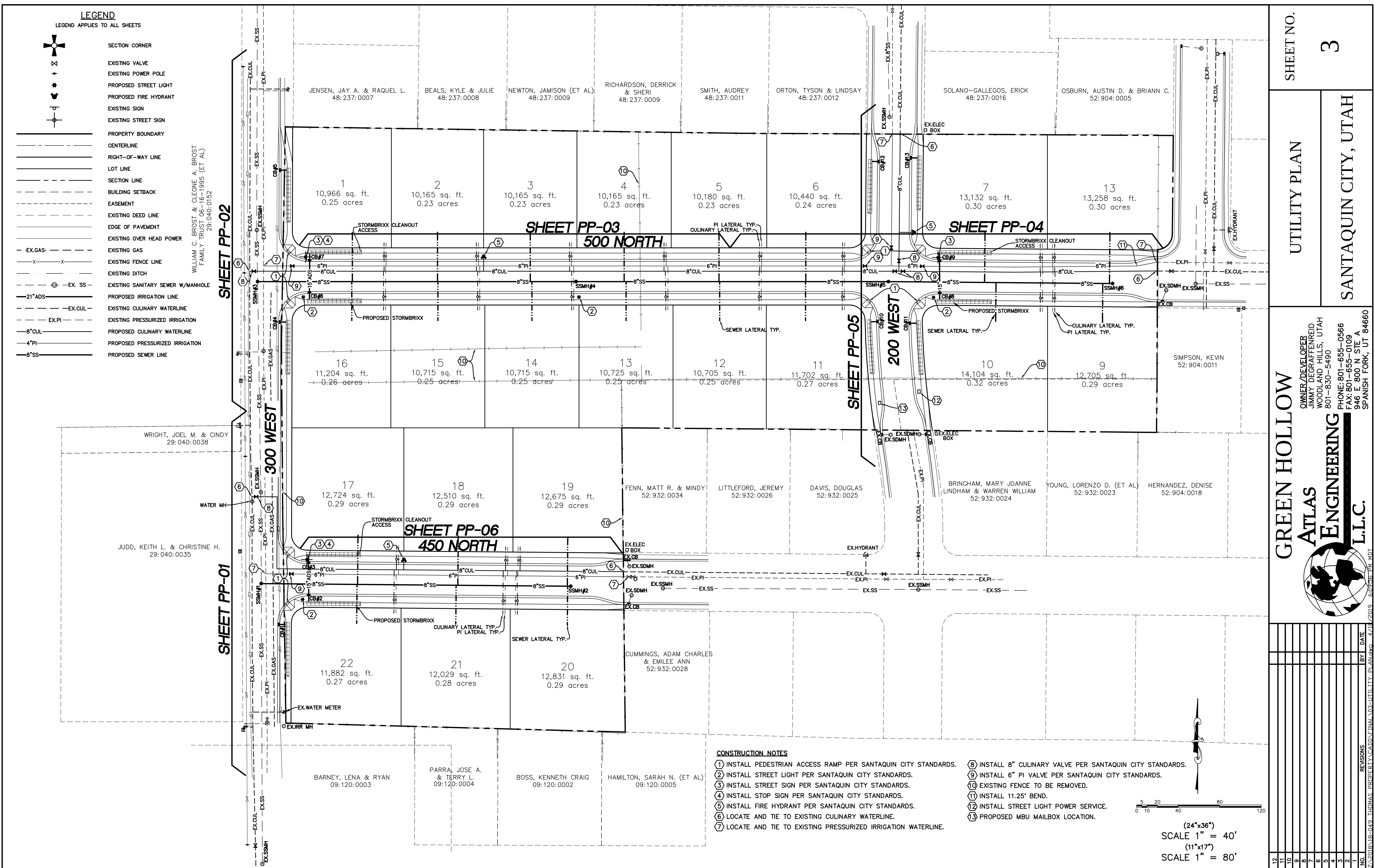
NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEVELOPMENT AND SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT AT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTIQUIN CITY STANDARDS.



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660







WILLIAM C. BROST & CLEONE A. BROST
FAMILY TRUST 06-16-1995 (ET AL)
29:040:0152

WRIGHT, JOEL M. & CINDY
29:040:0038

JUDD, KEITH L. & CHRISTINE H.
29:040:0035

JENSEN, JAY A. & RAQUEL L.
48:237:0007

BEALS, KYLE & JULIE
48:237:0008

NEWTON, JAMISON (ET AL)
48:237:0009

RICHARDSON, DERRICK
& SHERI
48:237:0009

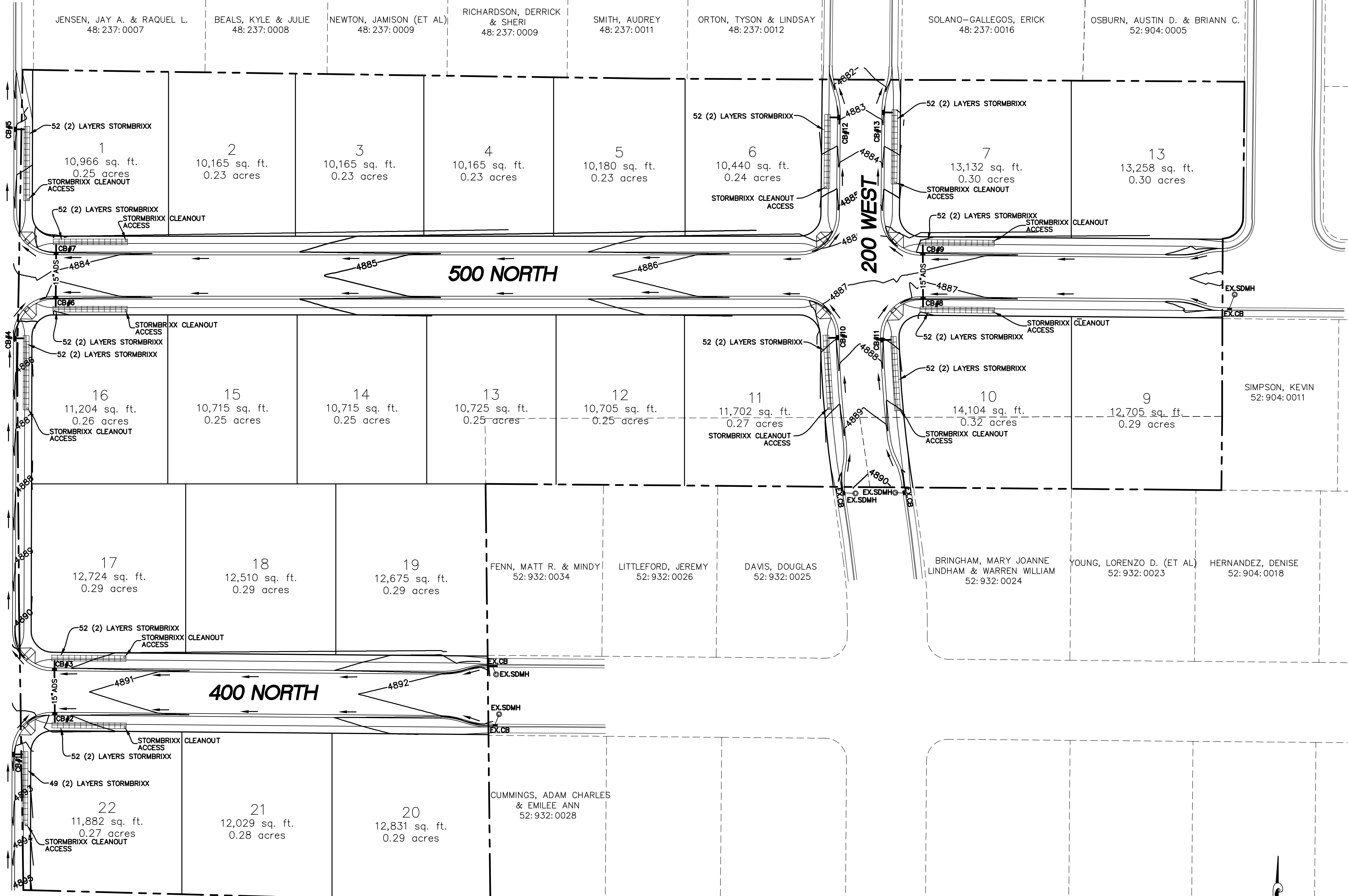
SMITH, AUDREY
48:237:0011

ORTON, TYSON & LINDSAY
48:237:0012

SOLANO-GALLEGOS, ERICK
48:237:0016

OSBURN, AUSTIN D. & BRIANN C.
52:904:0005

EX-SDMH
EX-SDMH
EX-CB



BARNEY, LENA & RYAN
09:120:0003

PARRA, JOSE A.
& TERRY L.
09:120:0004

BOSS, KENNETH CRAIG
09:120:0002

HAMILTON, SARAH N. (ET AL)
09:120:0005

FENN, MATT R. & MINDY
52:932:0034

LITTLEFORD, JEREMY
52:932:0026

DAVIS, DOUGLAS
52:932:0025

BRINGHAM, MARY JOANNE
LINDHAM & WARREN WILLIAM
52:932:0024

YOUNG, LORENZO D. (ET AL)
52:932:0023

HERNANDEZ, DENISE
52:904:0018

SIMPSON, KEVIN
52:904:0011

5 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO.

4

GRADING PLAN

SANTAQUIN CITY, UTAH

GREEN HOLLOW

ATLAS

ENGINEERING

L.L.C.

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490
PHONE: 801-655-0566
FAX: 801-655-0109
546 E. 800 N. STE. A
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546 E. 800 N. STE. A

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OWNER/DEVELOPER

JIMMY DEGRAFFENREID

WOODLAND HILLS, UTAH

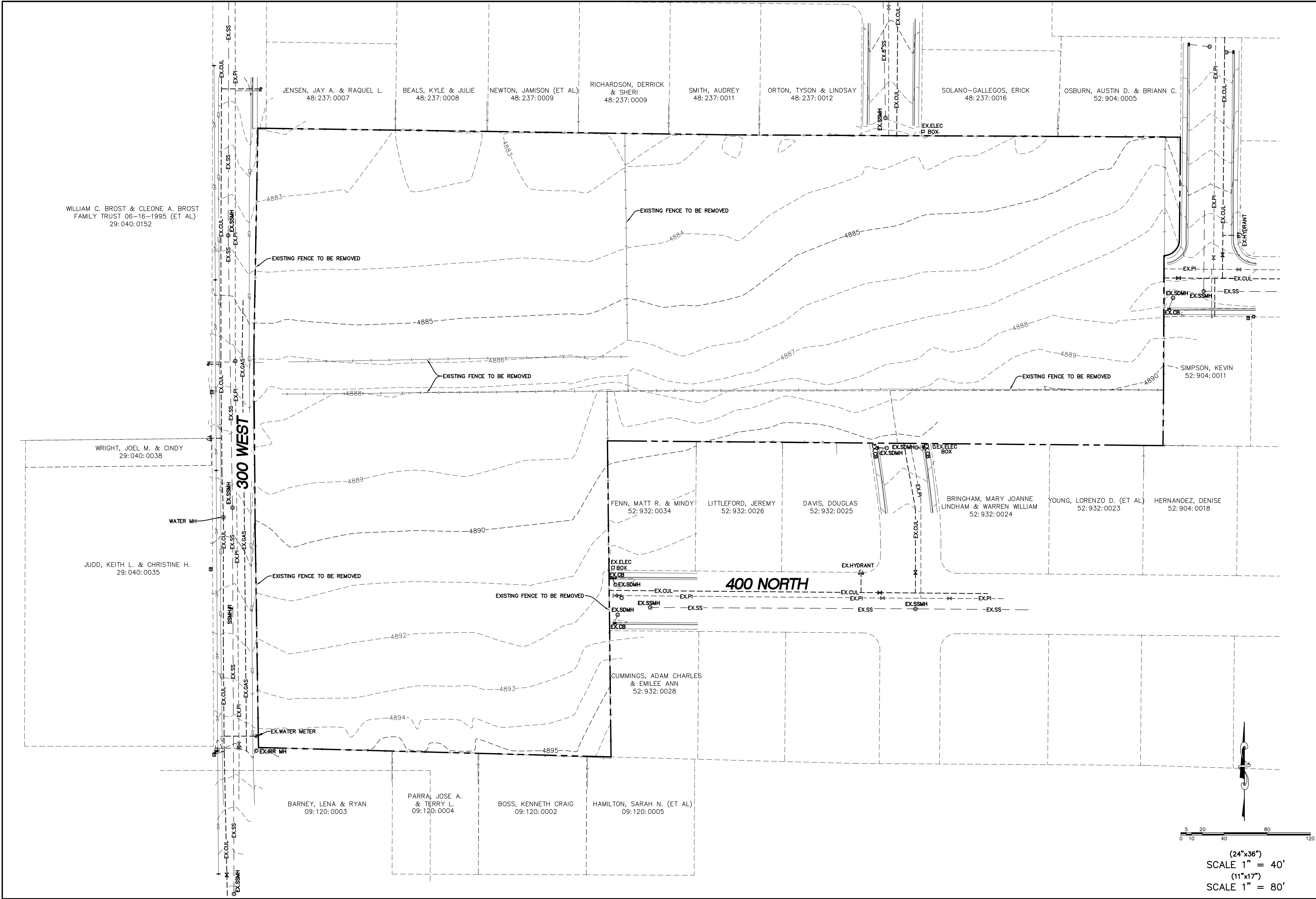
801-830-5490

PHONE: 801-655-0566

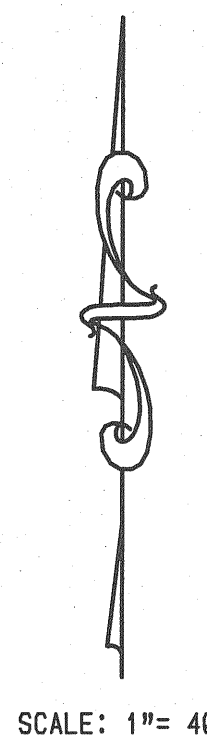
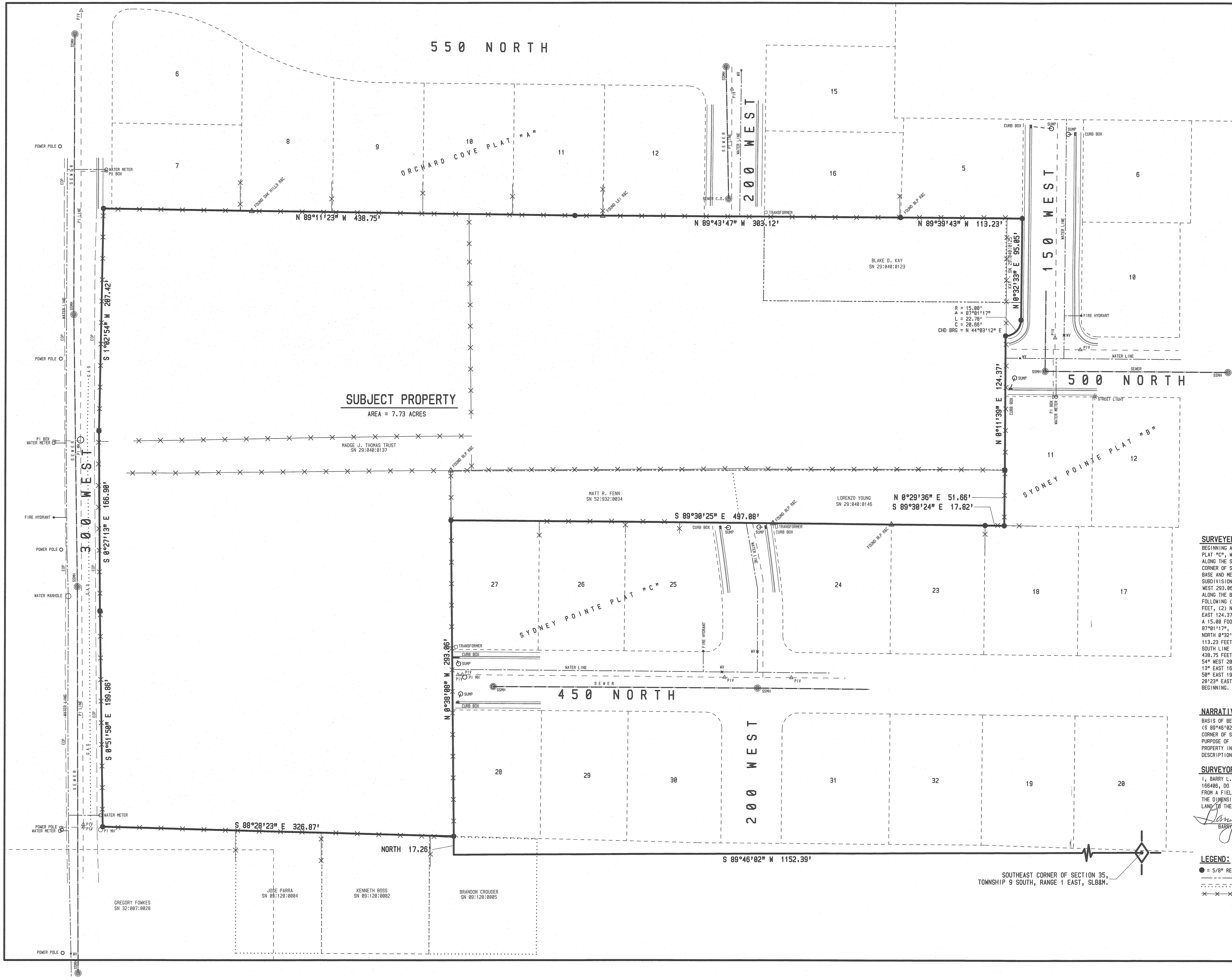
FAX: 801-655-0109

546 E. 800 N. STE. A

SPANISH FORK, UT 84660



SHEET NO.		5	
EXISTING TOPOGRAPHY		SANTAQUIN CITY, UTAH	
OWNER/DEVELOPER		JIMMY DEGRAFFENREID	
WOODLAND HILLS, UTAH		801-830-5490	
PHONE: 801-655-0566		FAX: 801-655-0109	
546 E. 800 N. STE. A		SPANISH FORK, UT 84660	
GREEN HOLLOW		ATLAS ENGINEERING L.L.C.	
NO.		BY	
12		DATE	
11		REVISIONS	
10		THOMAS, PROPERT/CADD/FINAL/05-EXISTING TOPOGRAPHY	
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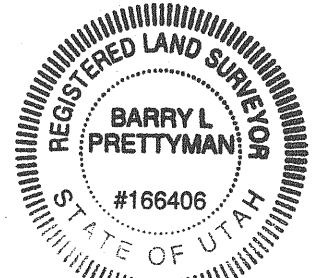
SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF SYDNEY POINTE SUBDIVISION, PLAT "C", WHICH POINT LIES SOUTH 89°46'02" WEST 1152.39 FEET ALONG THE SECTION LINE AND NORTH 17.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) COURSES TO WIT: (1) NORTH 0°30'18" WEST 293.06 FEET; (2) SOUTH 89°30'25" EAST 497.08 FEET; THENCE ALONG THE BOUNDARY OF SYDNEY POINTE SUBDIVISION PLAT "B" THE FOLLOWING (6) COURSES TO WIT: (1) SOUTH 89°30'24" EAST 17.82 FEET; (2) NORTH 0°29'36" EAST 51.66 FEET; (3) NORTH 0°11'39" EAST 124.37 FEET; (4) NORTHEASTERLY 22.78 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°01'17", THE CHORD BEARS NORTH 44°03'12" EAST 20.66 FEET; (5) NORTH 0°32'33" EAST 95.05 FEET; THENCE NORTH 89°39'43" WEST 113.23 FEET; THENCE NORTH 89°43'47" WEST 303.12 FEET ALONG THE SOUTH LINE OF ORCHARD COVE PLAT "A"; THENCE NORTH 89°11'23" WEST 438.75 FEET CONTINUING ALONG SAID PLAT "A"; THENCE SOUTH 1°02'54" WEST 287.42' 54" WEST 287.43 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°27'13" WEST 166.90 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°51'50" WEST 199.86 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 88°28'23" EAST 326.87 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES.

NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 89°46'02" W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SLB&H.)
PURPOSE OF SURVEY IS TO COMPARE DECEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Barry L. Prettyman Jan. 25, 2019
BARRY L. PRETTYMAN DATE

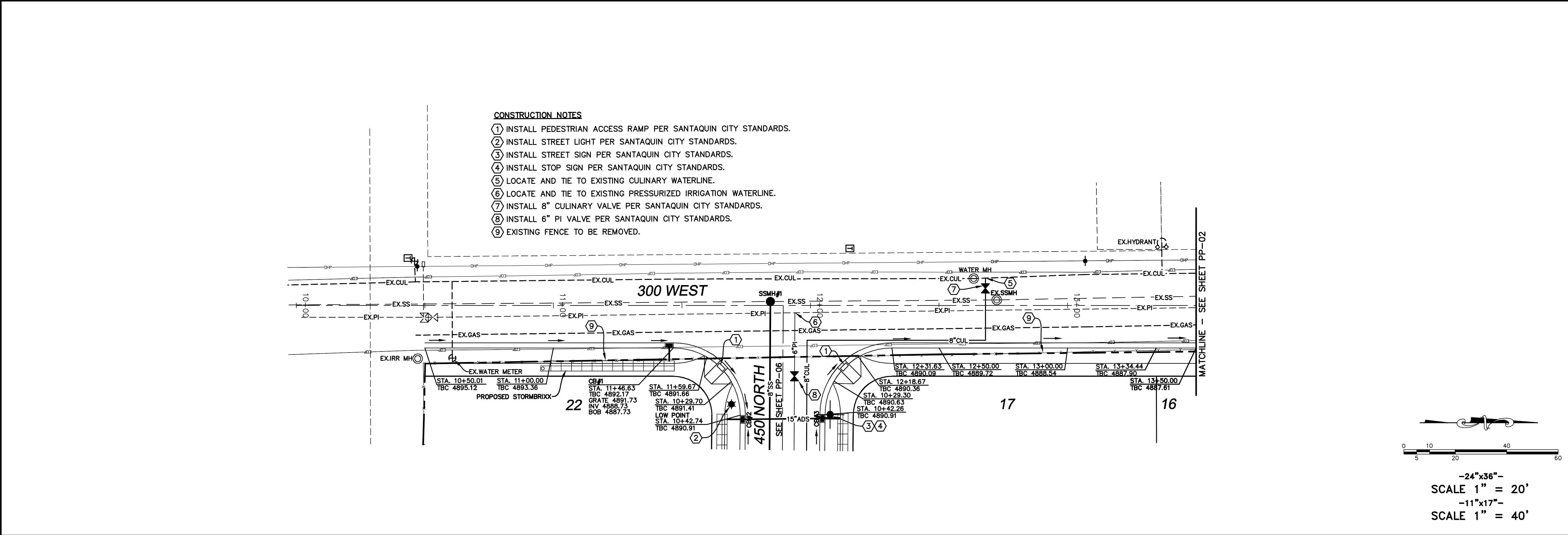
LEGEND:

- = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
- THOMAS TRUST DEED LINES
- - - ADJACENT LAND OWNER DEED LINES
- XXX EXISTING FENCES



SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SLB&H.

COLE SURVEYING 946 EAST 800 NORTH - SUITE #B SPANISH FORK, UTAH - 84660 PHONE: (801) 423-1040	MADGE J THOMAS TRUST		1 OF 1
	RECORD OF SURVEY PLAT		
	SANTAQUIN, UTAH		
	DRAWN BY: B.L.P.	DATE: OCT. 29, 2018	SHEET No.
	APPROVED BY: B.L.P.	DATE REVISED: JAN. 25, 2019	
	SCALE: 1" = 40'		



SHEET NO.

300 WEST

STA. 10+00 TO STA. 13+50

STREET PLAN & PROFILE

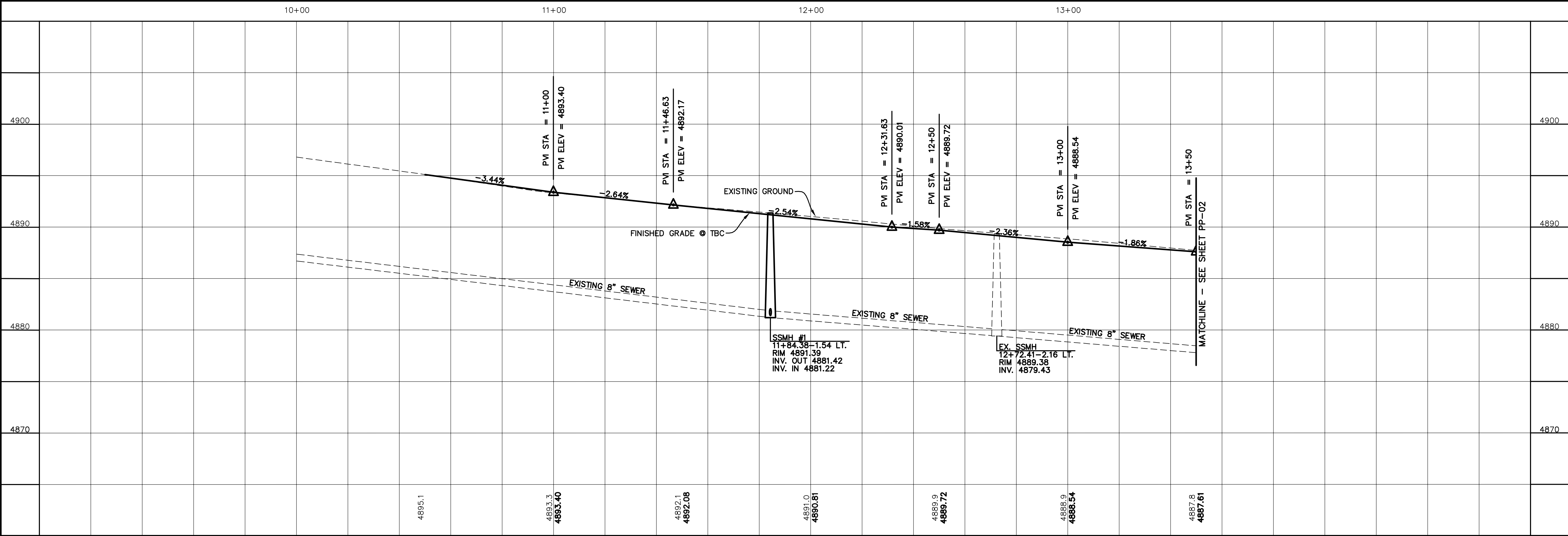
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490
PHONE: 801-655-0566
FAX: 801-655-0109
846 E. 800 N. STE. A
SPANISH FORK, UT 84660

GREEN HOLLOW

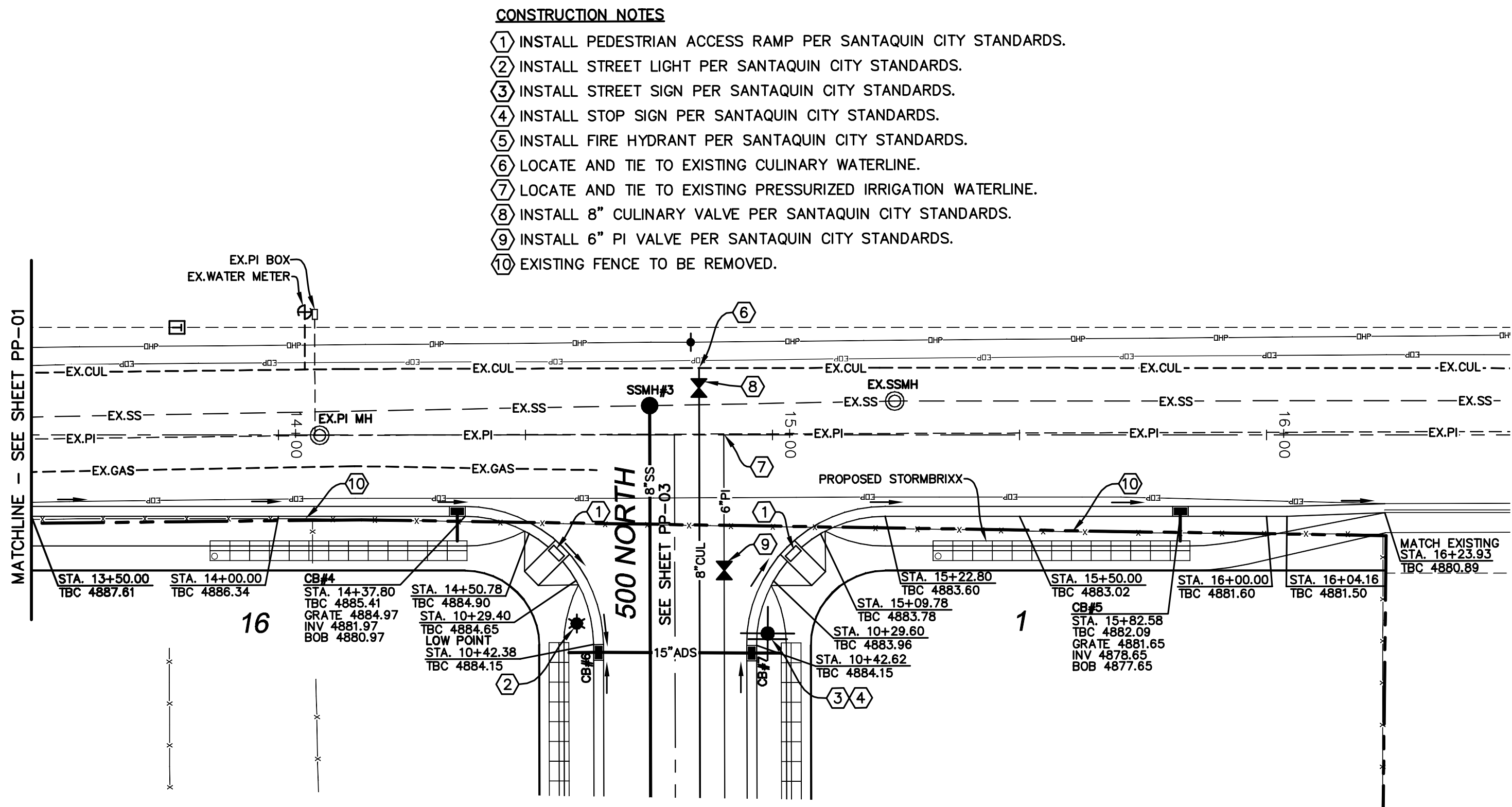
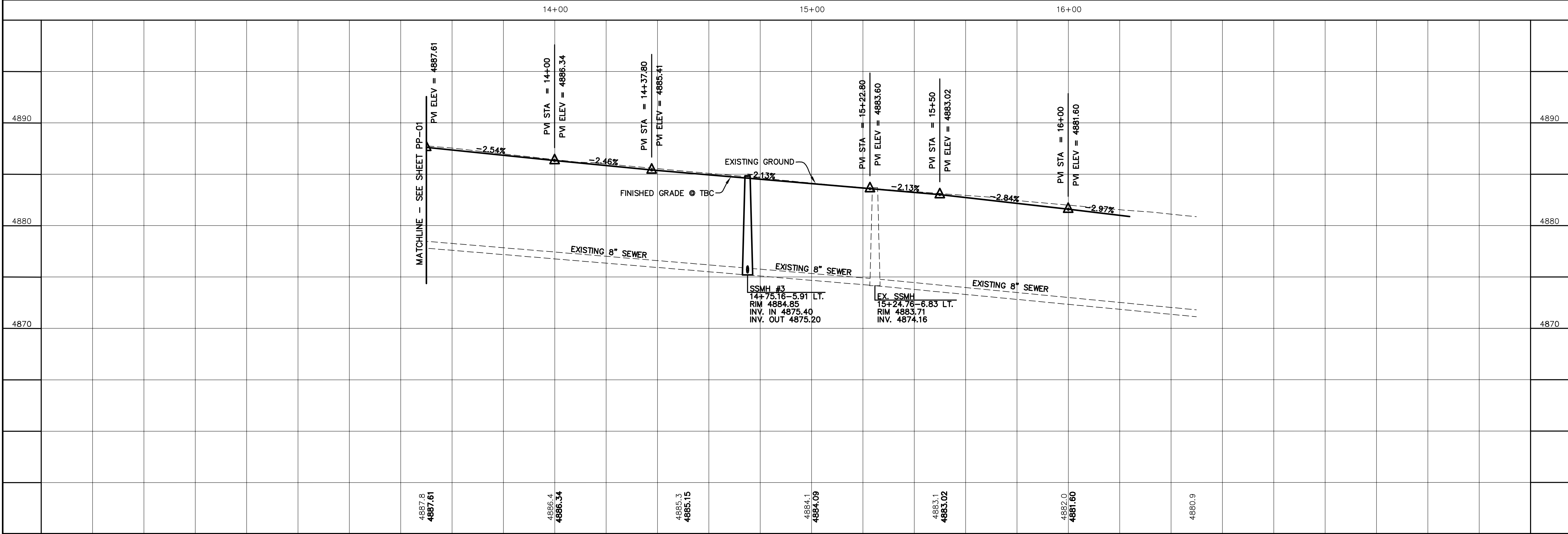
ATLAS

ENGINEERING

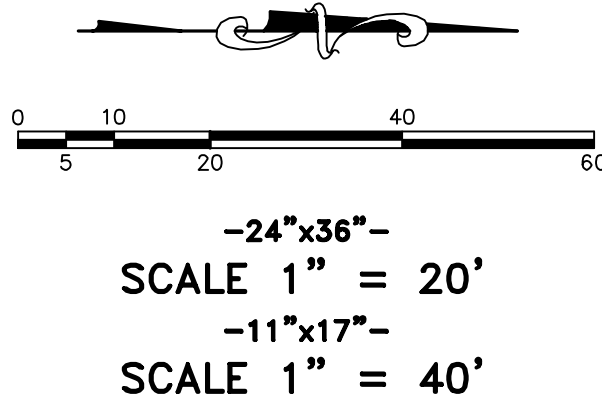
L.L.C.



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23.0218.18-049 THOMAS PROPERTY CADD FINAL PP-01.dwg 4/18/2019 6:11:03 PM MDT				



- CONSTRUCTION NOTES**
1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
 6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
 8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
 9. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
 10. EXISTING FENCE TO BE REMOVED.



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GREEN HOLLOW

ATLAS ENGINEERING L.L.C.

OWNER/DEVELOPER

JIMMY DEGRAFFENREID

WOODLAND HILLS, UTAH

801-830-5490

PHONE: 801-655-0566

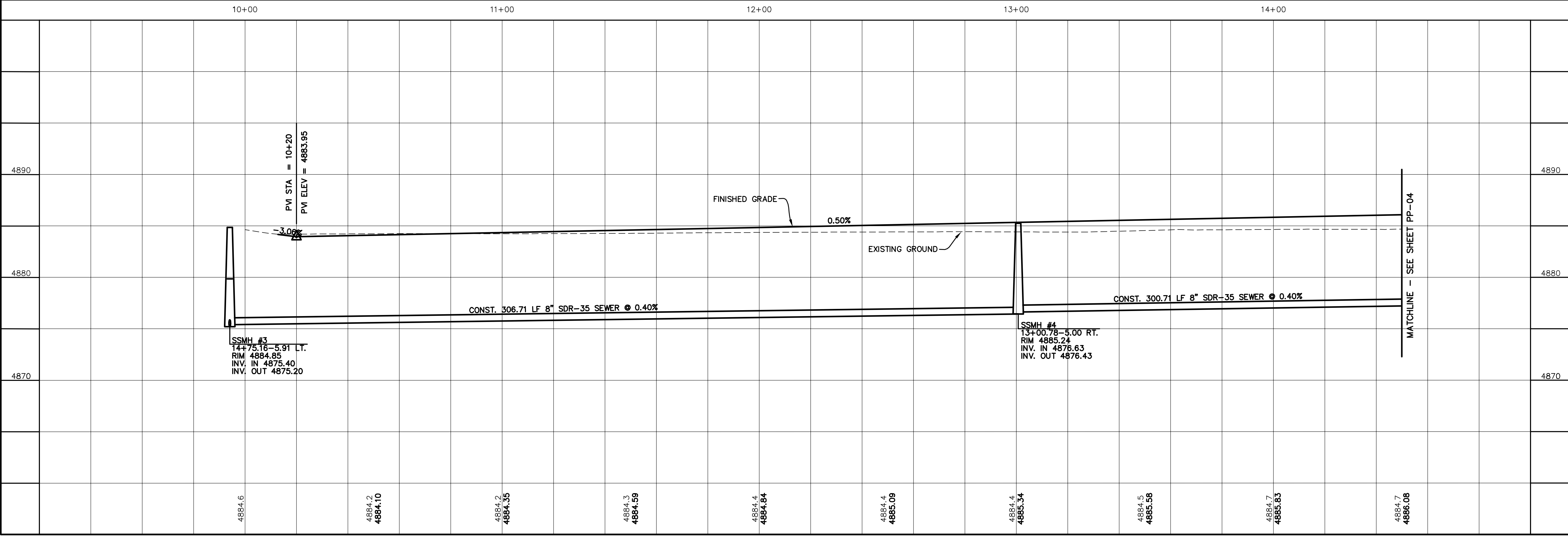
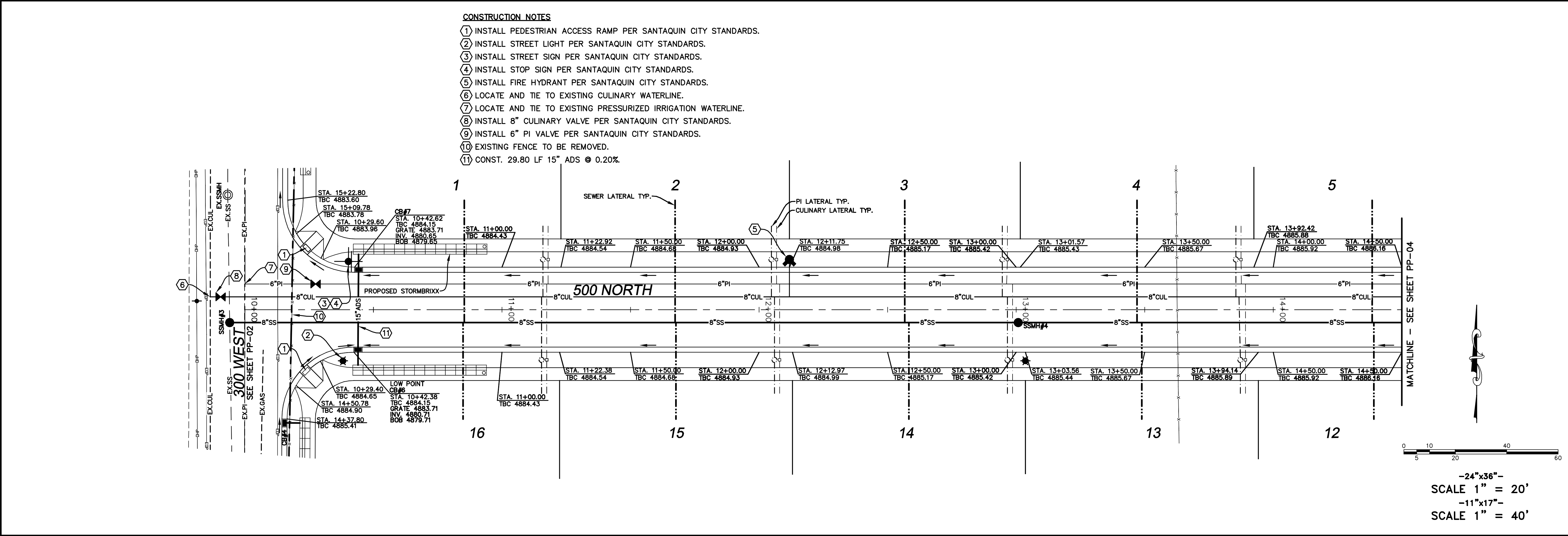
FAX: 801-655-0109

846 E. 800 N. STE. A

SPANISH FORK, UT 84660

300 WEST
STA. 13+50 TO STA. 16+50
STREET PLAN & PROFILE

SHEET NO.
PP-02



SHEET NO.
PP-03

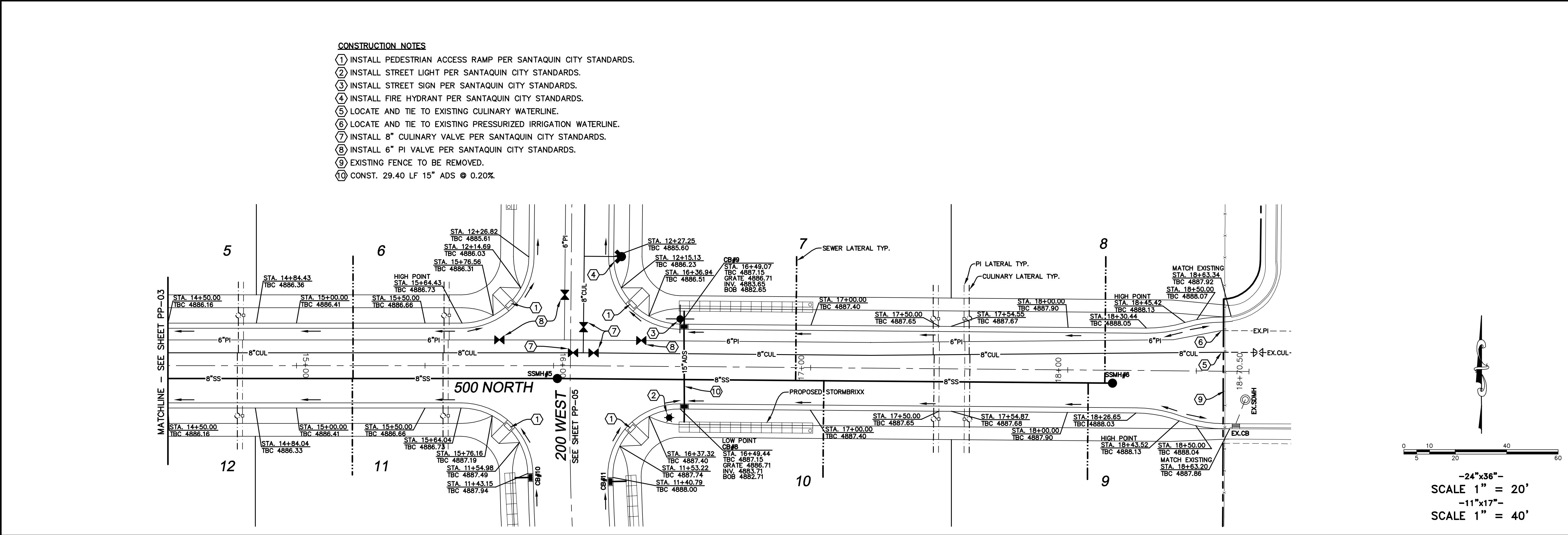
500 NORTH
STA. 10+00 TO STA. 14+50
STREET PLAN & PROFILE

GREEN HOLLOW
ATLAS
ENGINEERING
L.L.C.

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490
PHONE: 801-655-0566
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846 E. 800 N. STE. A
SPANISH FORK, UT 84660

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23.2018-043 THOMAS PROPERTY/ADDITIONAL PP-03.dwg 4/18/2019 6:10:08 PM MDT



SHEET NO.

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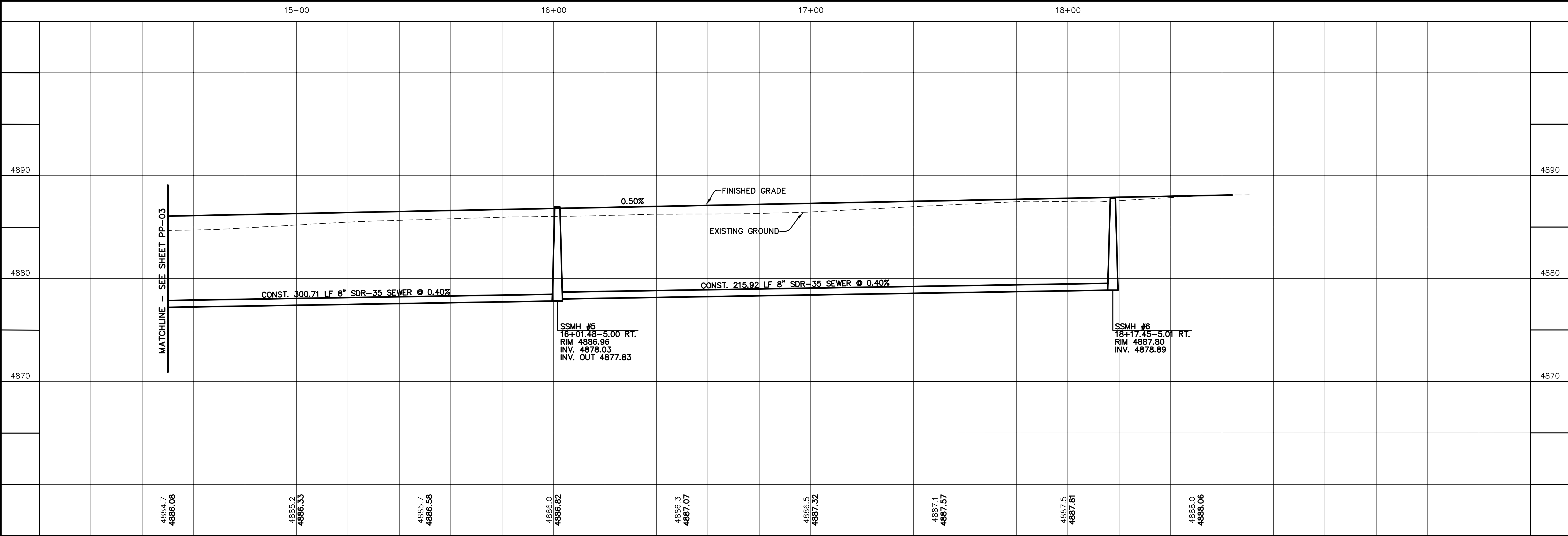
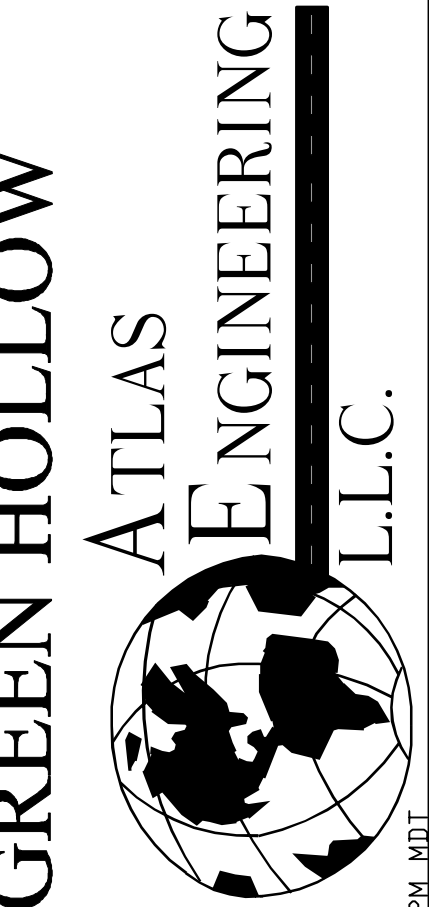
STA. 14+50 TO STA. 18+70.50

PP-04

STREET PLAN & PROFILE

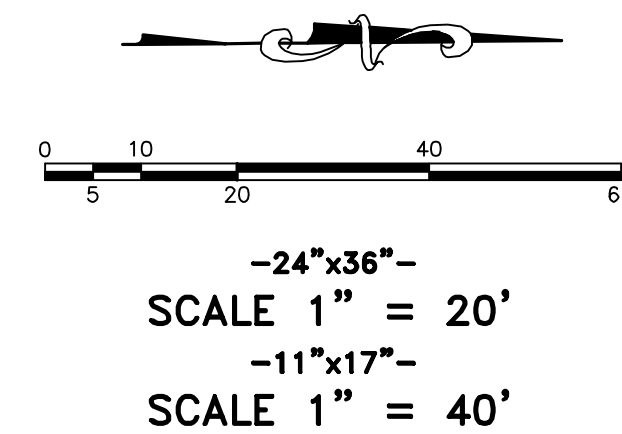
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

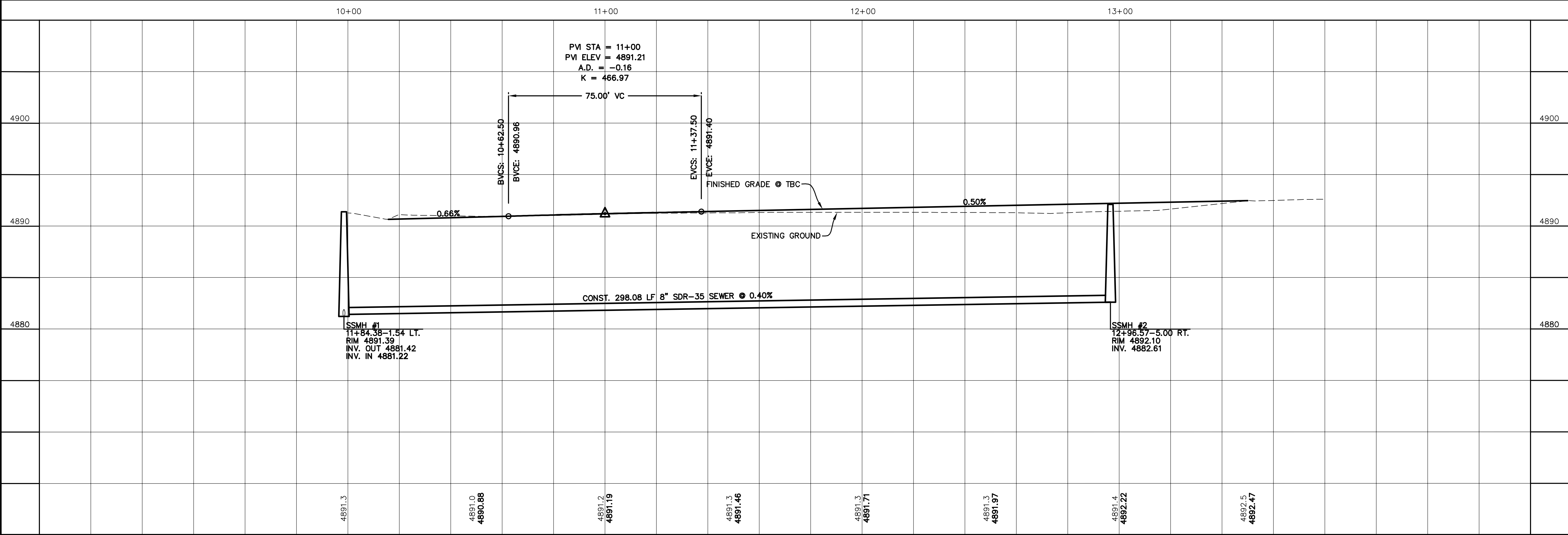
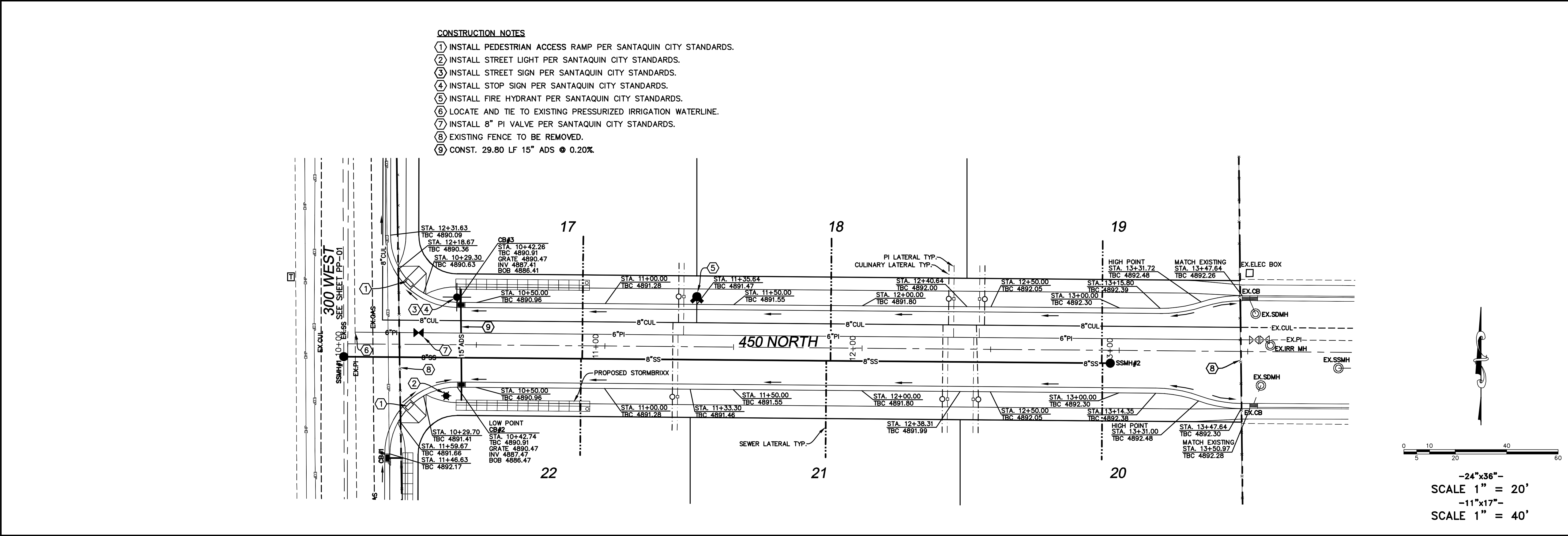
PHONE: 801-855-0566
FAX: 801-855-0109
946 E 800 N STE A
SPANISH FORK, UT 84660



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23.01.18-049 THOMAS PROPERTY/CADD/FINAL PP-04.dwg 4/18/2019 6:11:12 PM MDT

[illegible]



SHEET NO.
450 NORTH
STA. 10+00 TO STA. 13+50

PP-06
STREET PLAN & PROFILE

GREEN HOLLOW
ATLAS
ENGINEERING
L.L.C.

OWNER/DEVELOPER
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WOODLAND HILLS, UTAH
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