

MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Staff Planner

Date: June 10, 2025

RE: **Tanner Flats Phase 3-6 Preliminary Review**

Zone: R-10

Size: 34.51 Acres

The Morgan Subdivision is located off Summit Ridge. The proposed subdivision is in the R-10 zone and consists of 91 lots on 34.51 acres. Lots within the R-10 zone are required to have a minimum size of 9,600 square feet and a minimum lot width of 80 feet. Lots range from 9,679 square feet to 22,110 square feet.

On May 27, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Tanner Flats Subdivision Phase 3-6 and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

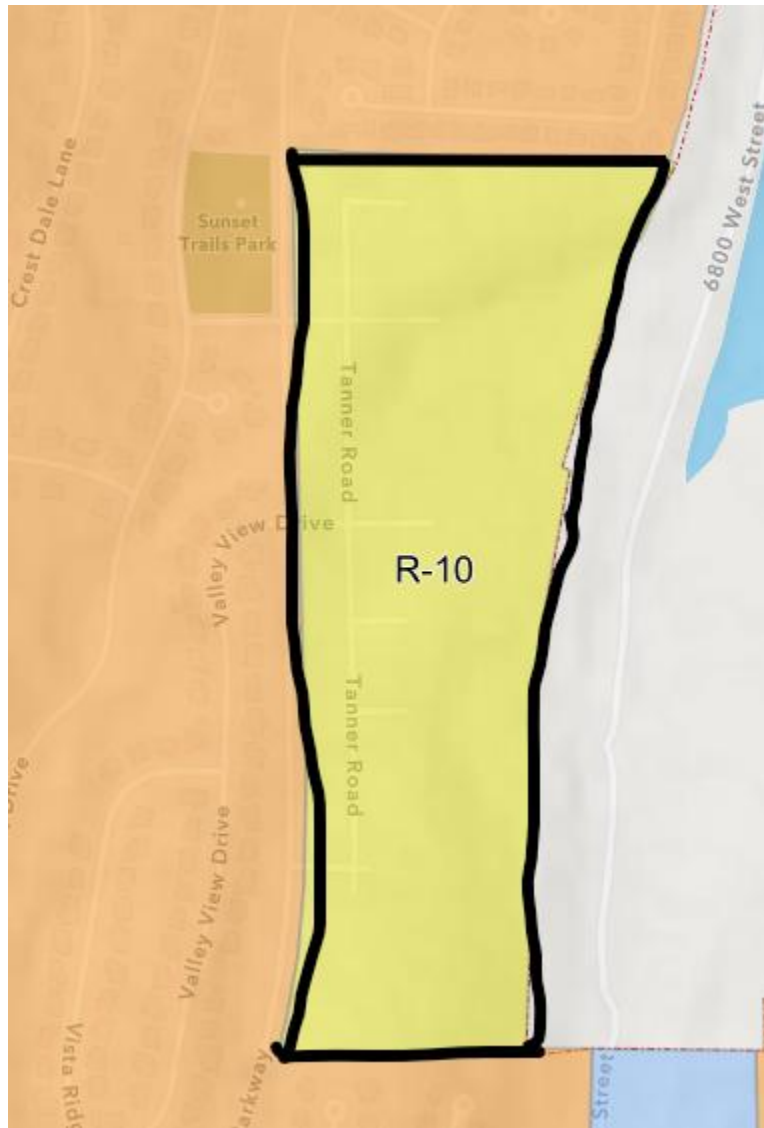
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion.

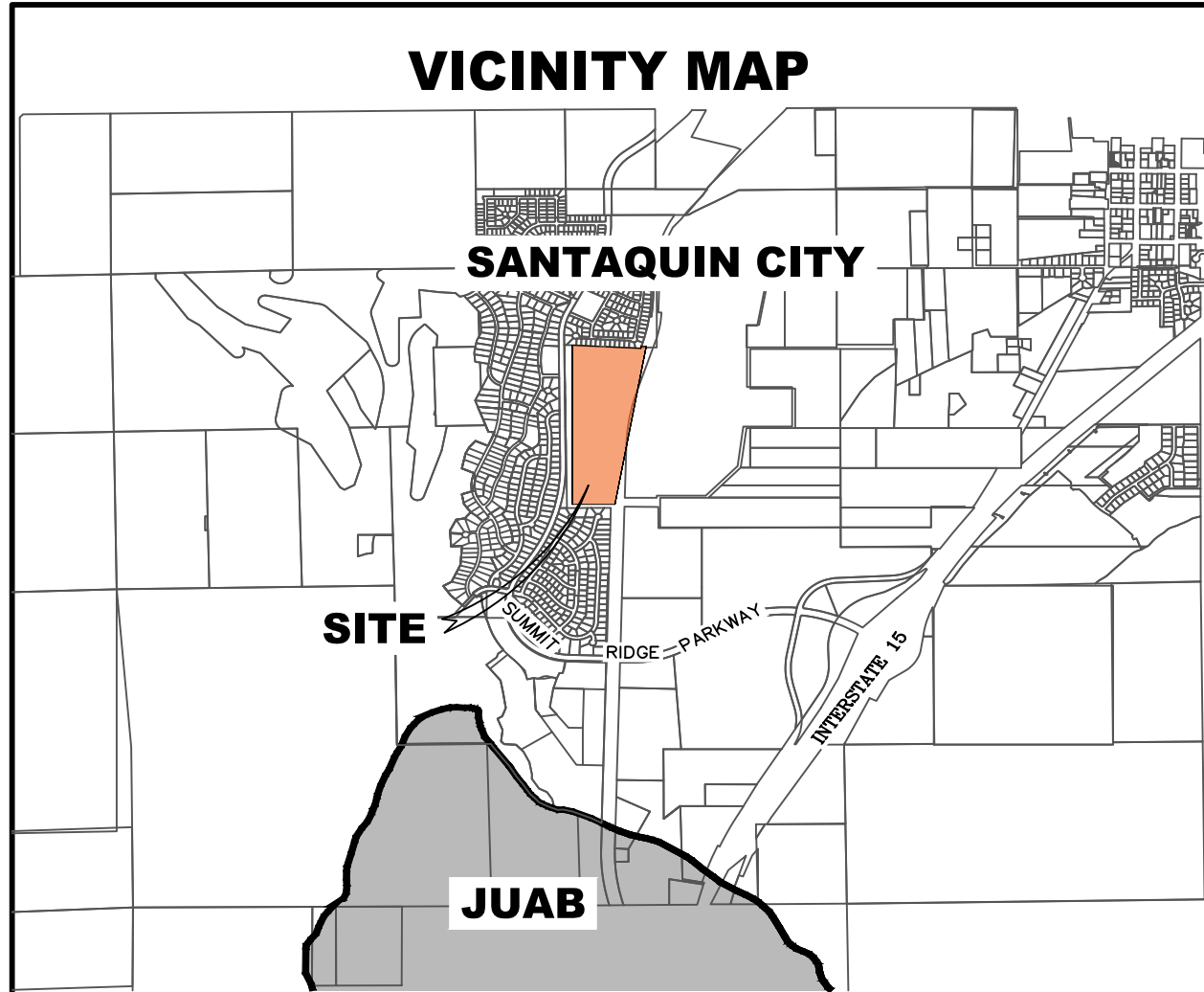
Recommended Motion: “Motion to conditionally approve the preliminary plans for the Tanner Flats Subdivision Phase 3-6.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Location and Zoning Map





ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

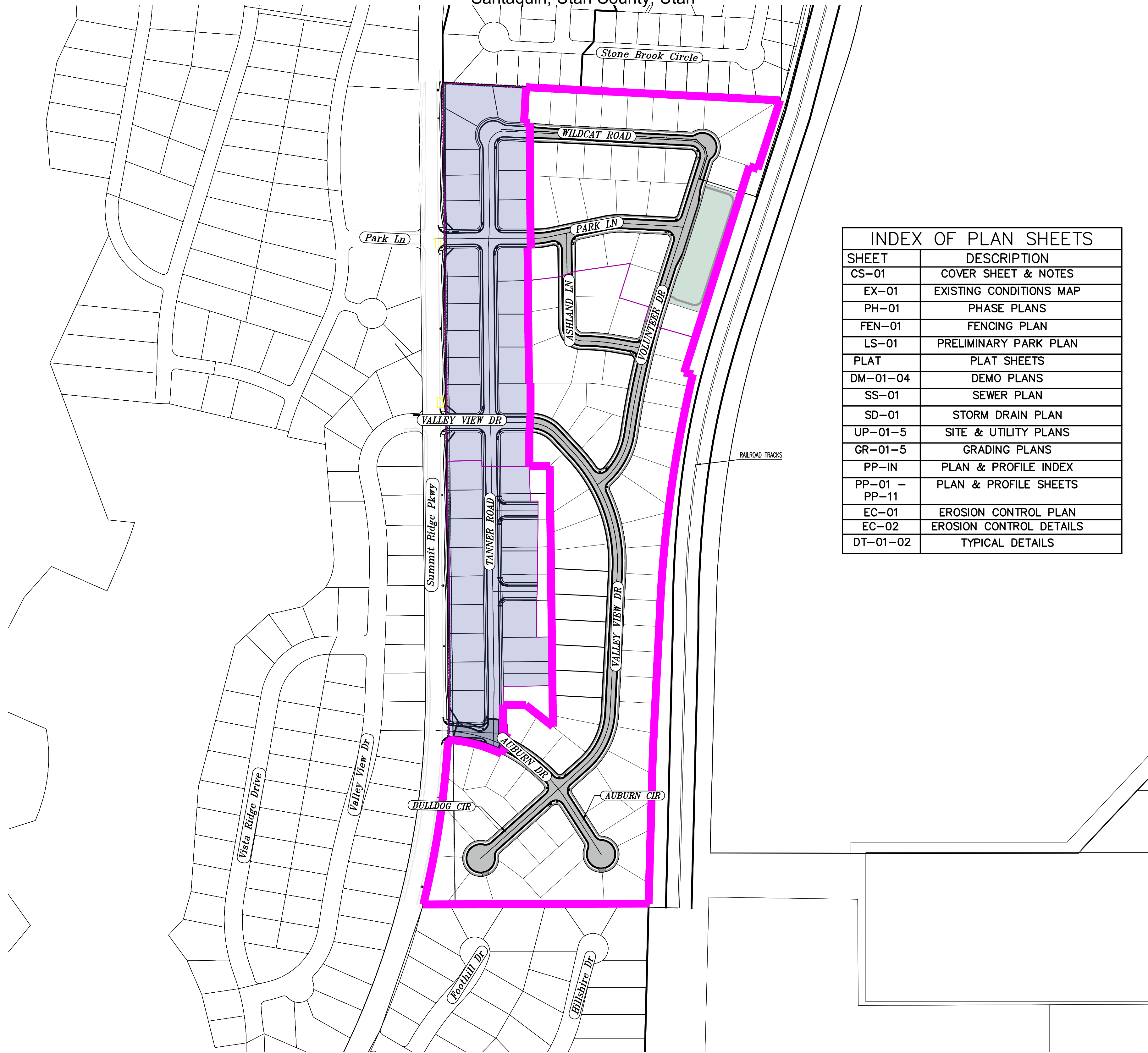
A 4 BOX NCBU TO BE LOCATED ON THE NORTH SIDE OF THE PARK LANE ENTRANCE & A 5 BOX NCBU WILL BE LOCATED ON THE SOUTH THE AUBURN DRIVE ENTRANCE

Tanner Flats @ Summit Ridge

REVISED / AMENDED

- Preliminary Plat / Plans -

May 25
Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	34.51 ACRES
TOTAL LOT ACREAGE	26.47 ACRES
TOTAL ROW ACREAGE	6.93 ACRES
TOTAL OPEN SPACE	1.11 ACRES
ZONE	R-10
DENSITY	2.63 / duq
NUMBER OF LOTS	91 LOTS

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127
skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS MAP
PH-01	PHASE PLANS
FEN-01	FENCING PLAN
LS-01	PRELIMINARY PARK PLAN
PLAT	PLAT SHEETS
DM-01-04	DEMO PLANS
SS-01	SEWER PLAN
SD-01	STORM DRAIN PLAN
UP-01-5	SITE & UTILITY PLANS
GR-01-5	GRADING PLANS
PP-IN	PLAN & PROFILE INDEX
PP-01 - PP-11	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

NOTES:

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
- ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NOTES TO CONTRACTOR:

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.

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.

Engineering & Surveying

region

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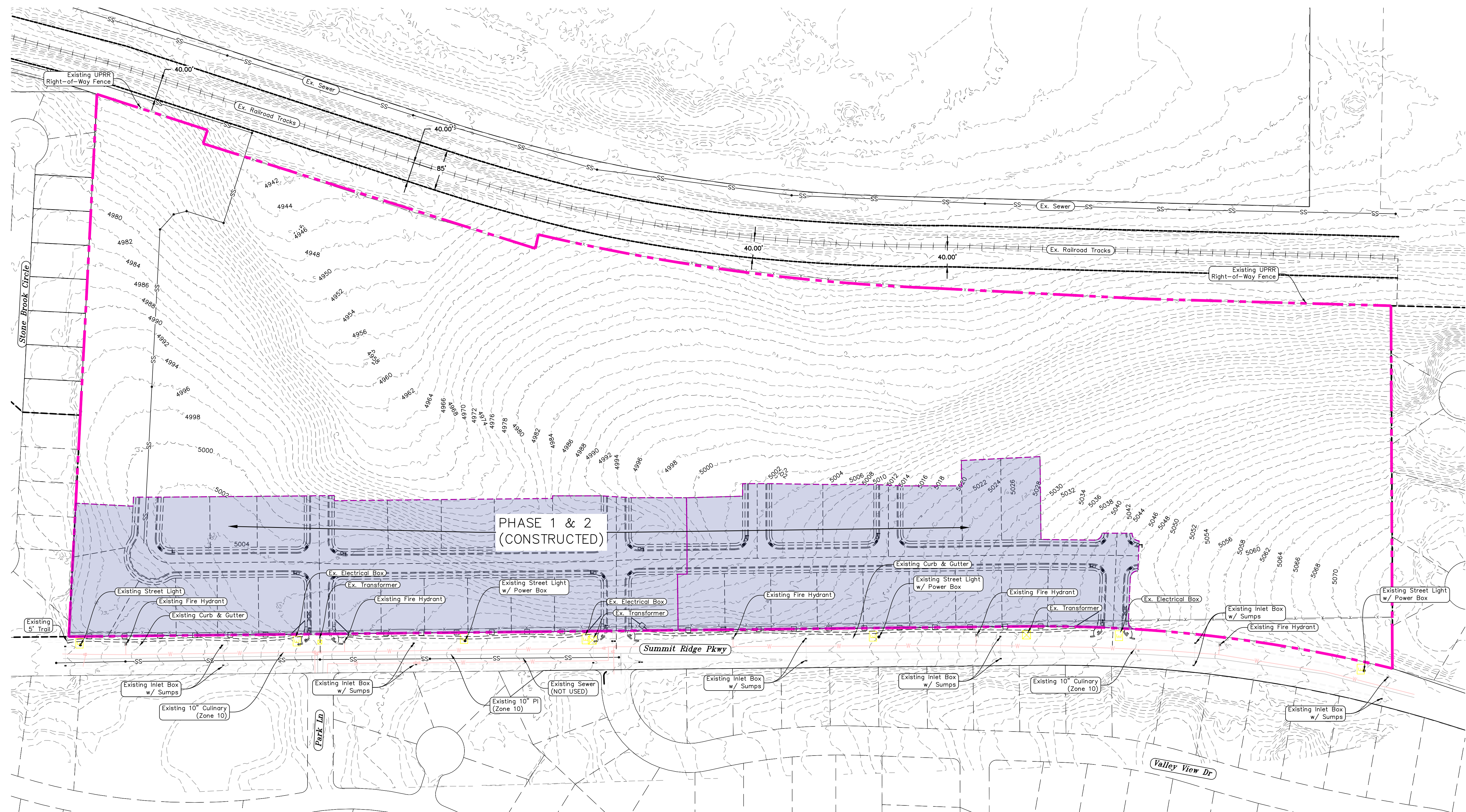
**TANNER FLATS
at SUMMIT RIDGE**

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

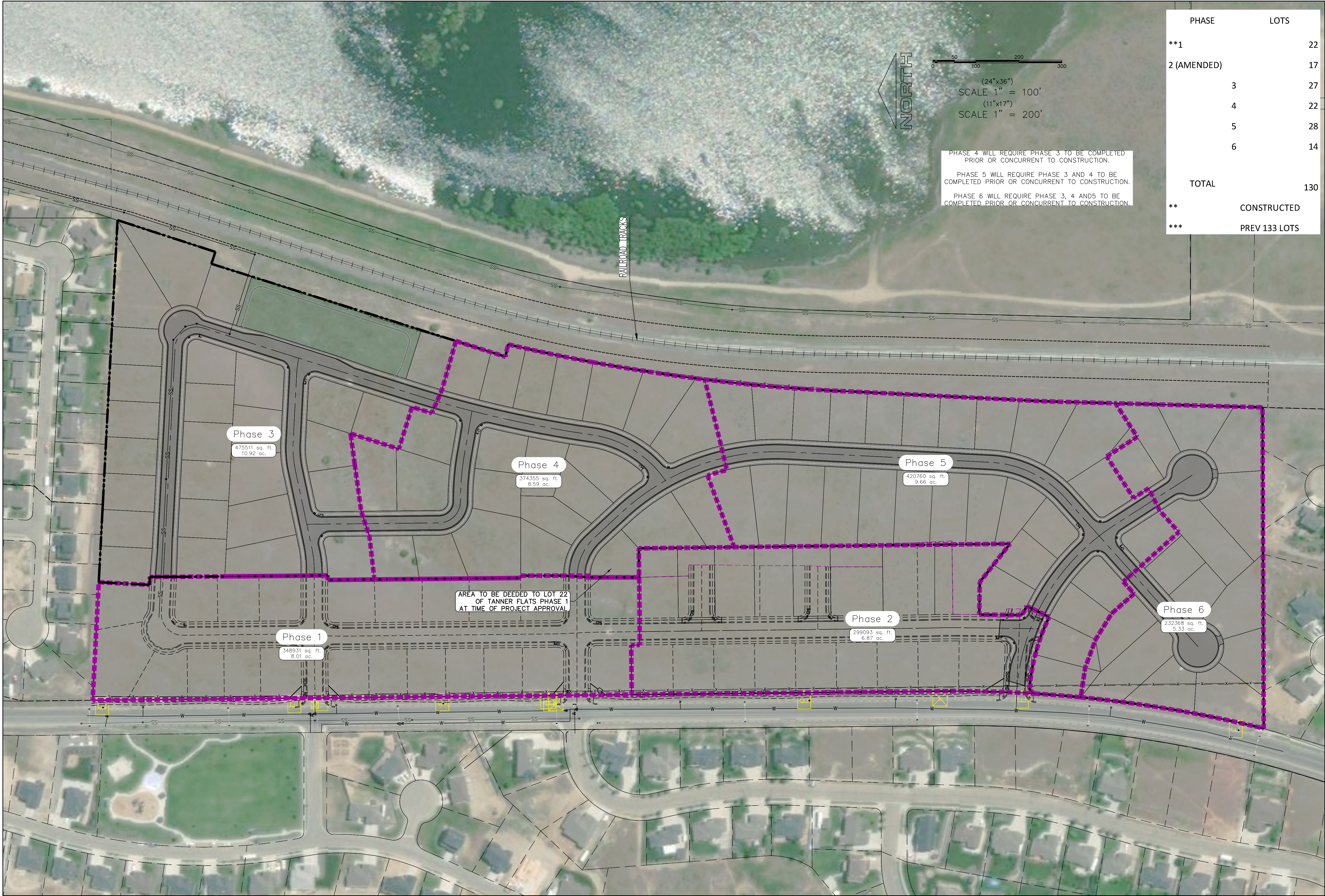
SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



PHASE 1 & 2
(CONSTRUCTED)

region **Engineering & Surveying**
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NORTH

0 50 100 200 300
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

PHASE 4 WILL REQUIRE PHASE 3 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.
PHASE 5 WILL REQUIRE PHASE 3 AND 4 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.
PHASE 6 WILL REQUIRE PHASE 3, 4 AND 5 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

PHASE	LOTS
**1	22
2 (AMENDED)	17
3	27
4	22
5	28
6	14
TOTAL	130
**	CONSTRUCTED
***	PREV 133 LOTS

Phase 3
475511 sq. ft.
10.92 ac.

Phase 4
374355 sq. ft.
8.59 ac.

Phase 5
420760 sq. ft.
9.66 ac.

AREA TO BE DEEDED TO LOT 22
OF TANNER FLATS PHASE 1
AT TIME OF PROJECT APPROVAL

Phase 1
348931 sq. ft.
8.01 ac.

Phase 2
299093 sq. ft.
6.87 ac.

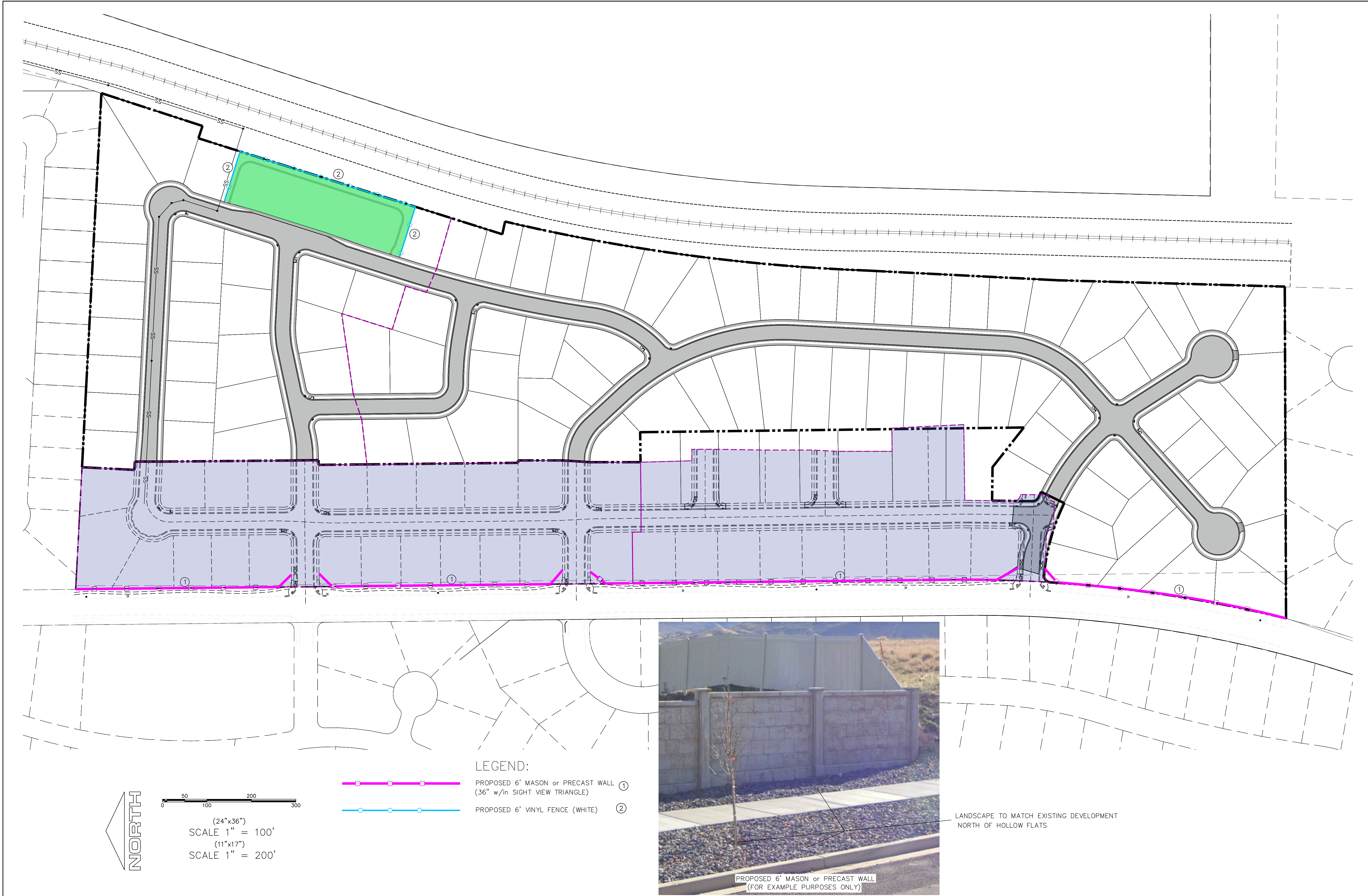
Phase 6
232368 sq. ft.
5.33 ac.

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at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN
SHEET:
PH-01





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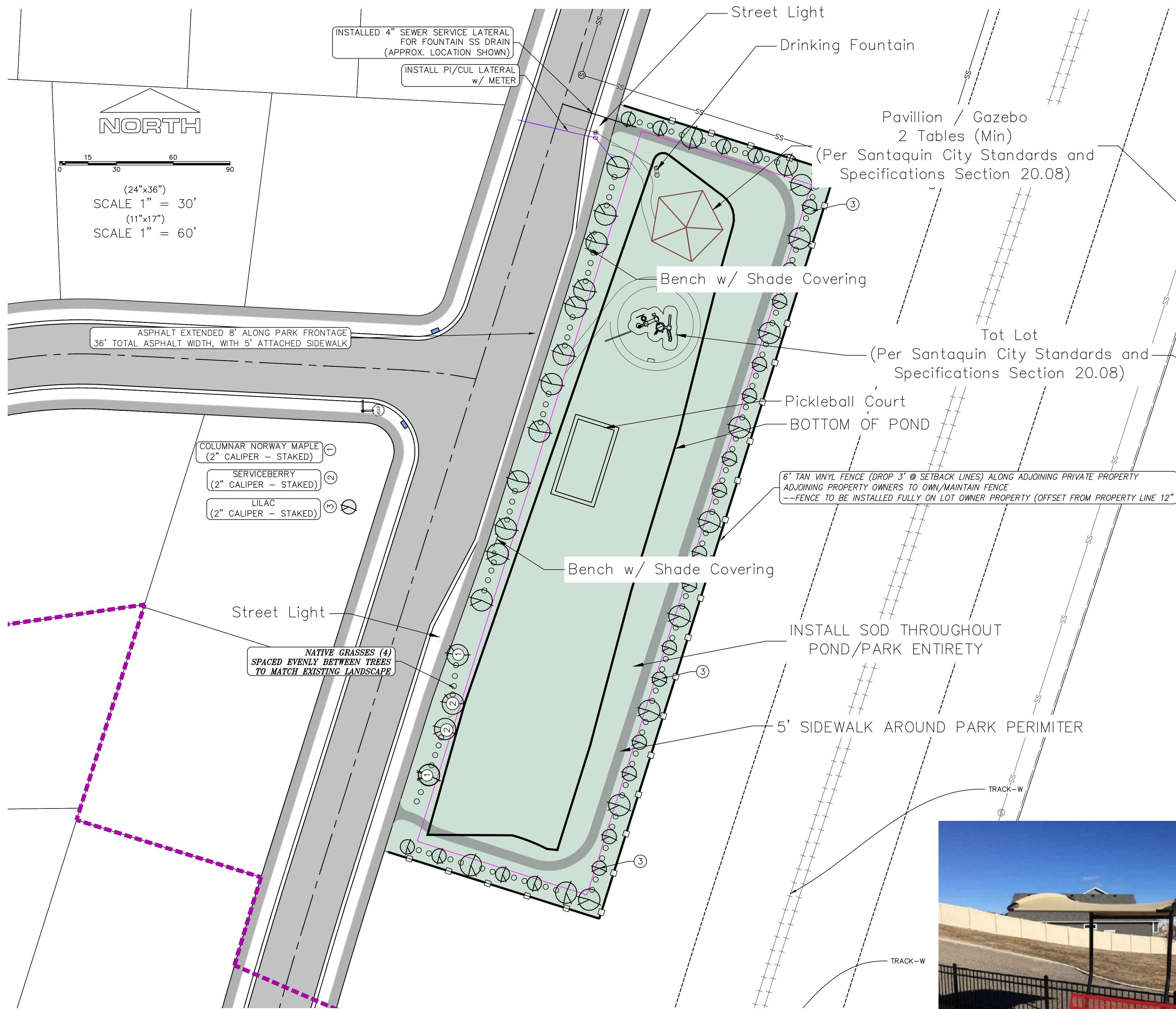
TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

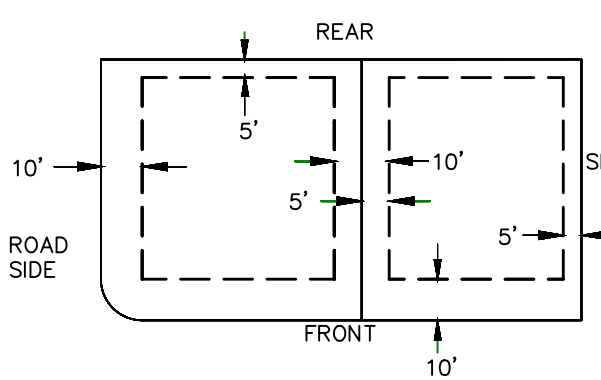
DATE:5.27.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
FENCING PLAN

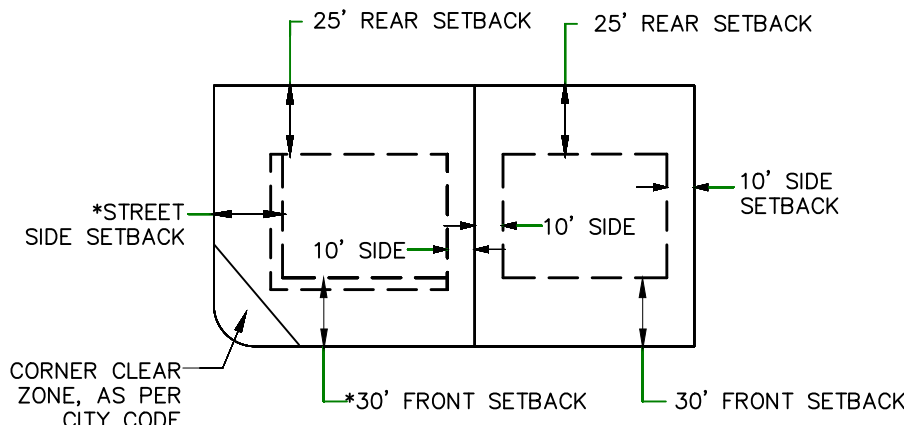
SHEET:
FEN-01



PUBLIC UTILITY EASEMENTS

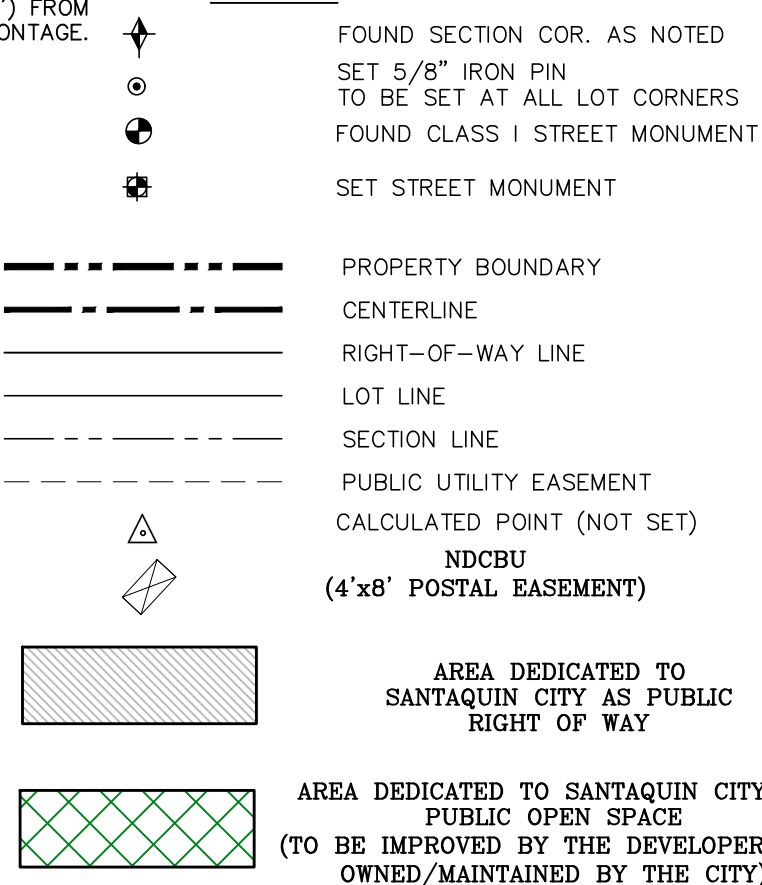


BUILDING SETBACKS (MINIMUM)



*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

LEGEND



TANNER FLATS @ SUMMIT RIDGE

- PRELIMINARY PLAT -

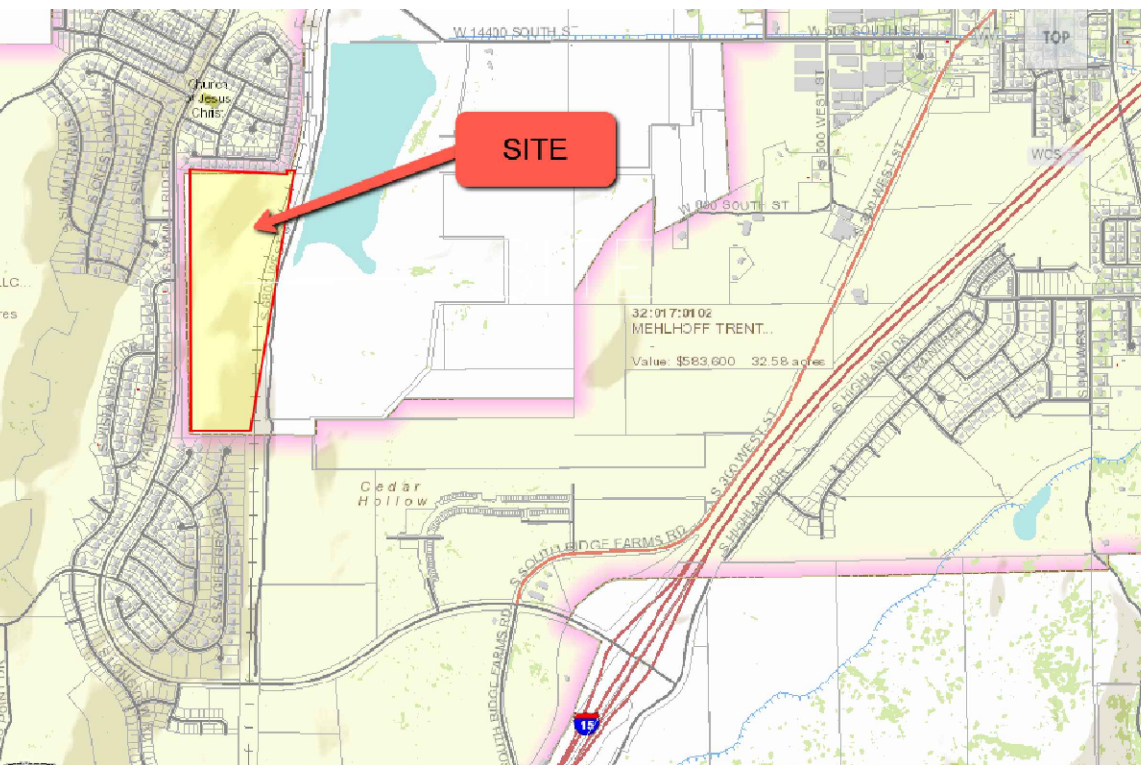
REVISED / AMENDED 2025

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience with may result from such normal agricultural uses and activities. Additionally, property owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

NOTE:
11. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S74°42'02"W	11°01'21"
C2	537.24'	3019.90'	536.53'	N8°40'56"E	10°11'35"
C3	24.04'	15.00'	21.55'	N49°29'22"E	91°48'26"
C4	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C5	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C6	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	58.00'	N25°56'44"E
L2	90.71'	N0°43'48"E
L3	75.37'	S89°16'12"E
L4	113.70'	S51°45'31"E
L5	67.50'	S89°17'49"W
L6	113.52'	N0°00'00"E
L7	62.13'	N3°39'45"E
L8	100.00'	N0°00'00"E
L9	5.39'	N90°00'00"W
L10	10.73'	N90°00'00"E
L11	62.01'	N0°49'20"W
L12	62.08'	N0°00'00"E
L13	18.68'	N87°02'18"W
L14	118.03'	N2°57'42"E
L15	181.49'	S87°02'00"E



Surveyor's Certificate

I, Robbin J. Mullen, a Professional Land Surveyor holding certificate #368356 in accordance with Title 58, of the Professional Engineers and Land Surveyors Licensing act, certify that this is a true and accurate map of the tract of land to be annexed to Santaquin, Utah County, Utah.

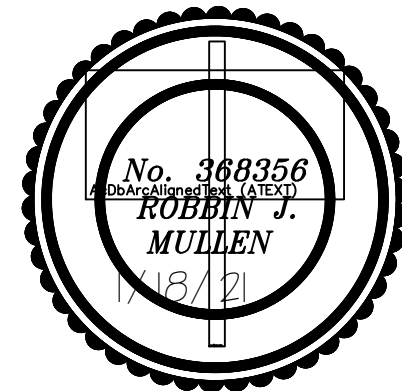
Boundary Description

A PARCEL OF LAND LOCATED IN THE BEGINNING AT A POINT THAT IS N.89°55'22"W. ALONG THE SECTION LINE 235.67' AND SOUTH 1334.81' FROM THE NORTH ¼ CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST; SALT LAKE BASE & MERIDIAN;

Thence, S 17° 59' 15" W for a distance of 239.13 feet to a point on a line.
Thence, N 71° 48' 17" W for a distance of 29.18 feet to a point on a line.
Thence, S 17° 31' 42" W for a distance of 717.05 feet to a point on a line.
Thence, S 77° 54' 01" E for a distance of 29.28 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of 11° 01' 21", having a radius of 4261.98 feet, and whose long chord bears S 07° 44' 02" W for a distance of 818.65 feet to a point of intersection with a non-tangential line. Thence, S 02° 55' 08" W for a distance of 434.06 feet to a point on a line.
Thence, S 01° 36' 03" W for a distance of 509.92 feet to a point on a line.
Thence, S 89° 46' 55" W for a distance of 746.53 feet to the beginning of a non-tangential curve,
Said curve turning to the left through 10° 11' 35", having a radius of 3019.90 feet, and whose long chord bears N 08° 40' 56" E for a distance of 536.53 feet to the beginning of a non-tangential curve.
Said curve turning to the right through 91° 48' 26", having a radius of 15.00 feet, and whose long chord bears N 49° 29' 22" E for a distance of 21.55 feet to the beginning of a non-tangential curve.
Said curve turning to the right through an angle of 20° 33' 09", having a radius of 471.00 feet, and whose long chord bears S 74° 19' 50" E for a distance of 168.05 feet to a point of intersection with a non-tangential line. Thence, N 25° 56' 44" E for a distance of 58.00 feet to the beginning of a non-tangential curve, Said curve turning to the left through 01° 27' 15", having a radius of 529.00 feet, and whose long chord bears N 64° 46' 54" W for a distance of 13.43 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of 66° 14' 20", having a radius of 15.00 feet, and whose long chord bears N 32° 23' 22" W for a distance of 16.39 feet. Thence, N 00° 43' 48" E for a distance of 90.71 feet to a point on a line. Thence, S 89° 16' 12" E for a distance of 75.37 feet to a point on a line. Thence, S 51° 45' 31" E for a distance of 113.70 feet to a point on a line. Thence, N 00° 42' 11" W for a distance of 863.26 feet to a point on a line. Thence, S 89° 17' 49" W for a distance of 67.50 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 113.52 feet to a point on a line. Thence, N 03° 39' 45" E for a distance of 62.13 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 100.00 feet to a point on a line. Thence, N 90° 00' 00" W for a distance of 5.39 feet to a point on a line. Thence, N 00° 35' 31" W for a distance of 340.18 feet to a point on a line. Thence, N 00° 36' 05" W for a distance of 108.84 feet to a point on a line. Thence, N 90° 00' 00" E for a distance of 10.73 feet to a point on a line. Thence, N 00° 49' 20" W for a distance of 62.01 feet to a point on a line. Thence, N 00° 29' 34" W for a distance of 289.23 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 62.08 feet to a point on a line. Thence, N 87° 02' 18" W for a distance of 18.68 feet to a point on a line. Thence, N 02° 57' 42" E for a distance of 118.03 feet to a point on a line. Thence, S 87° 02' 00" E for a distance of 181.49 feet to a point on a line. Thence S 87° 02' 09" E a distance of 661.52 feet to the POINT OF BEGINNING

SAID DESCRIBED PARCEL CONTAINS 34.51 ACRES, MORE OR LESS AND CONTAINS 91 LOTS

BASIS OF BEARING N 1/4 TO THE NW CORNER OF SAID SECTION, BEARING S.89°55'22"W. 2629.39'



5/21/2025

Date

Surveyor

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	34.51 ACRES
TOTAL LOT ACREAGE	26.47 ACRES
TOTAL ROW ACREAGE	6.93 ACRES
TOTAL OPEN SPACE	1.11 ACRES
ZONE	R-10
DENSITY	2.63 / acre
NUMBER OF LOTS	91 LOTS

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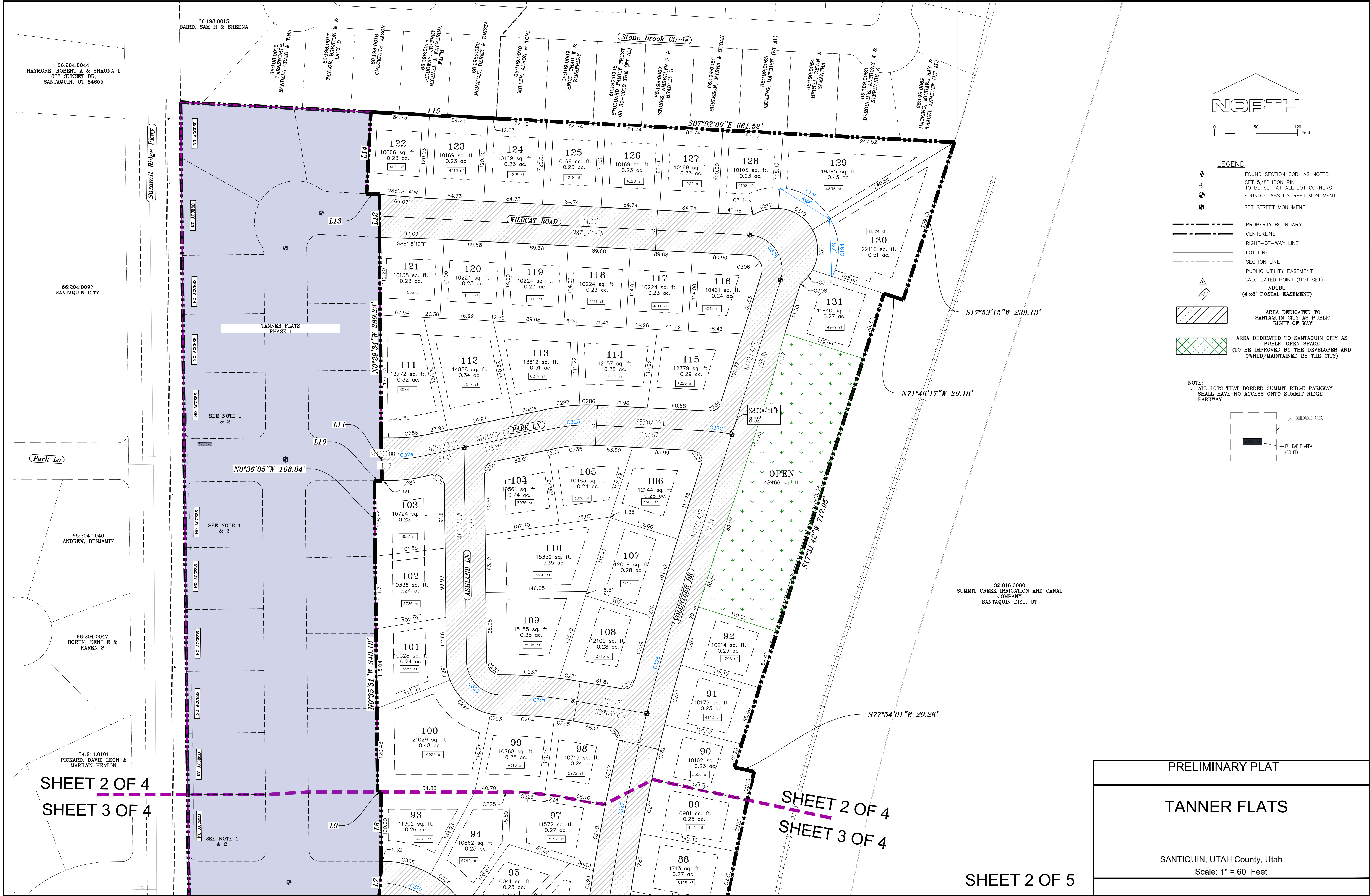
PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah

Scale: 1" = 100 Feet

SHEET 1 OF 5



SHEET 2 OF 4
SHEET 3 OF 4

54:206:0145
FETTERMAN, JACK A &
MARILEE A (ET AL)

54:206:0144
BURKE, BRIAN J & NELLYN

54:206:0143
MACLEOD, MITZI A

54:206:0142
MCSORLEY,
MARY-ELIZABETH

54:206:0141
CHILDS, JAMES W & STACIE
L

54:206:0140
HATCH, NATHAN &
JENNIFER

54:206:0139
VANMOOS, DONALD M &
LORI A

SHEET 3 OF 4
SHEET 4 OF 4

VALLEY VIEW DR

TANNER ROAD

VALLEY VIEW DR

VOLUNTEER DR

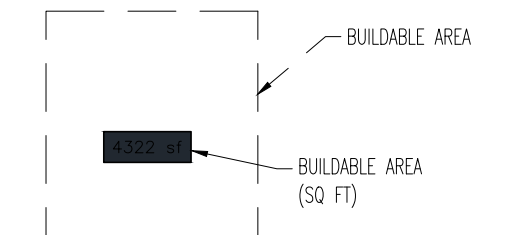
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SUMMIT CREEK IRRIGATION AND CANAL
COMPANY
SANTAQUIN DIST, UT

S77°54'01"E 29.28'

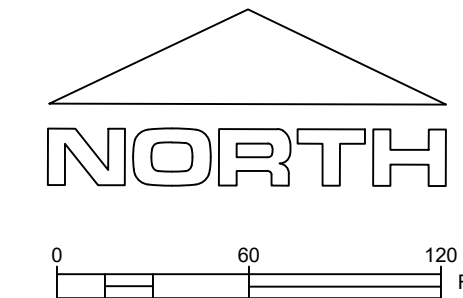
SHEET 2 OF 4
SHEET 3 OF 4

SHEET 3 OF 4
SHEET 4 OF 4

SHEET 3 OF 5



NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY
SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE
PARKWAY



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO
SANTAQUIN CITY AS PUBLIC
RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS
PUBLIC OPEN SPACE
(TO BE IMPROVED BY THE DEVELOPER AND
OWNED/MAINTAINED BY THE CITY)

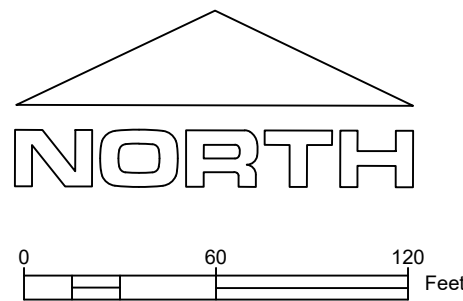
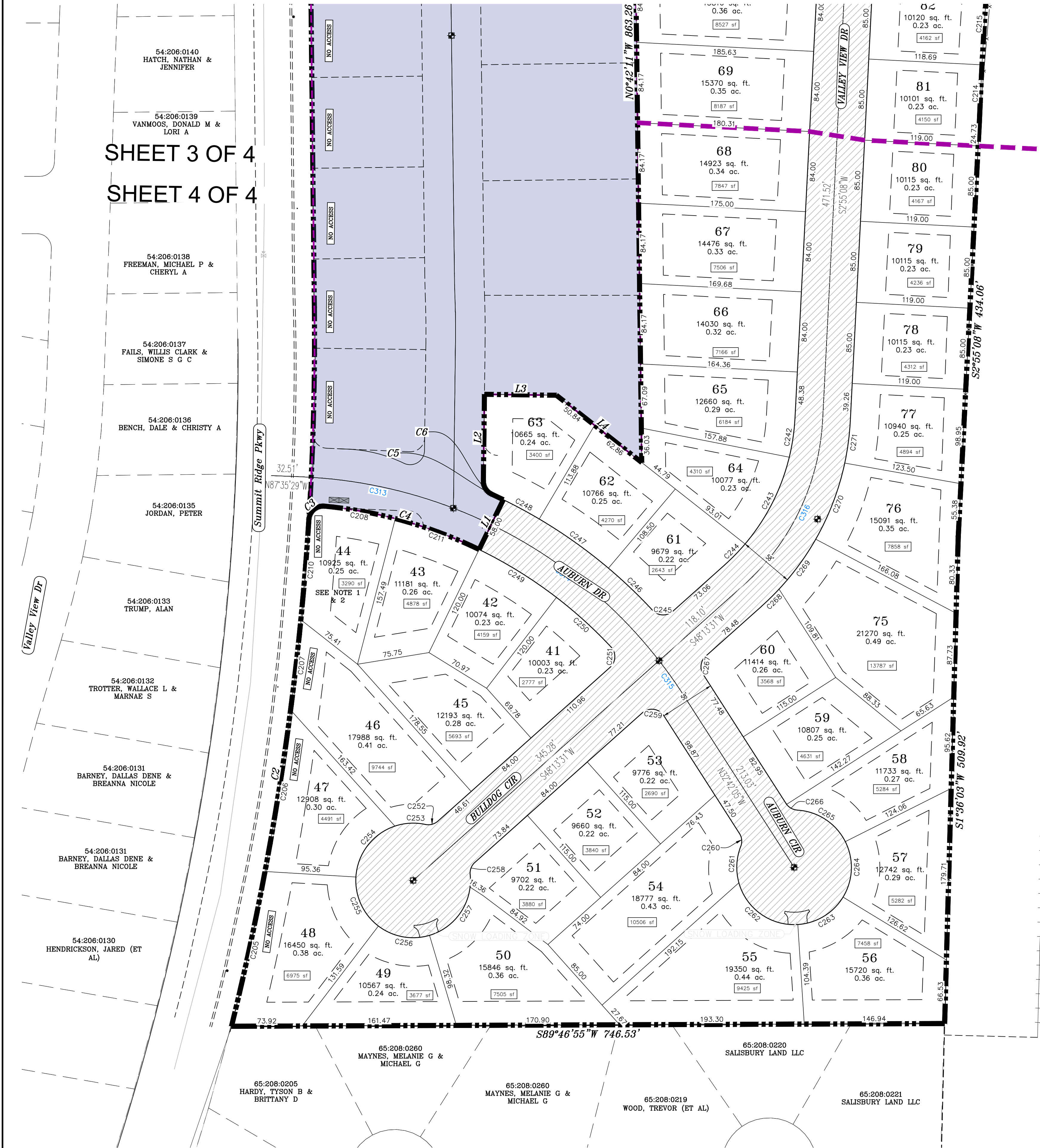
PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

SHEET 3 OF 4
SHEET 4 OF 4

SHEET 3 OF 4
SHEET 4 OF 4



- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)
 - NDCBU (4'x8' POSTAL EASEMENT)
 - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
 - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY

PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

SHEET 4 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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C4	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C5	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C6	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"
C194	86.62'	90.00'	83.31'	S21°11'18"E	55°08'32"
C195	89.26'	90.00'	85.64'	S58°10'15"E	56°49'22"
C205	165.76'	3019.90'	165.74'	N12°12'23"E	3°08'42"
C206	171.21'	3019.90'	171.19'	N9°00'35"E	3°14'54"
C207	94.99'	3019.90'	94.99'	N6°29'03"E	1°48'08"
C208	75.34'	471.00'	75.26'	S80°01'27"E	9°09'56"
C210	105.28'	3019.90'	105.27'	N4°35'04"E	1°59'51"
C211	93.61'	471.00'	93.45'	S69°44'53"E	11°23'13"
C214	60.27'	4261.98'	60.27'	S2°37'40"W	0°48'37"
C215	85.01'	4261.98'	85.01'	S3°36'15"W	1°08'34"
C216	100.38'	4261.98'	100.38'	S4°51'01"W	1°20'58"
C217	109.59'	4261.98'	109.58'	S6°15'42"W	1°28'24"
C218	20.79'	4261.98'	20.79'	S7°08'17"W	0°16'46"
C219	123.10'	4261.98'	123.10'	S8°06'19"W	1°39'18"
C220	118.61'	4261.98'	118.61'	S9°43'48"W	1°35'41"
C221	84.00'	4261.98'	84.00'	S11°05'31"W	1°07'46"
C222	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C223	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"
C224	22.65'	481.00'	22.64'	N81°27'52"W	2°41'52"
C225	10.26'	481.00'	10.26'	N89°23'21"W	1°13'18"
C226	50.08'	481.00'	50.06'	N85°47'45"W	5°57'55"
C227	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C228	12.87'	2679.00'	12.87'	N17°23'27"E	0°16'31"
C229	97.17'	2679.00'	97.17'	N16°12'50"E	2°04'42"
C230	22.18'	15.00'	20.21'	N57°31'47"E	84°42'34"
C231	30.39'	650.00'	30.38'	S81°27'17"E	2°40'43"
C232	84.50'	650.00'	84.44'	S86°31'05"E	7°26'54"
C233	32.85'	21.00'	29.60'	S45°25'28"E	89°38'09"
C234	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C235	57.56'	221.00'	57.40'	S85°30'17"W	14°55'26"
C236	79.87'	97.00'	77.64'	N66°24'36"W	47°10'48"
C238	118.26'	501.00'	117.99'	N36°03'28"W	13°31'29"
C239	92.86'	501.00'	92.73'	N23°59'07"W	10°37'11"
C240	100.89'	501.00'	100.72'	N12°54'24"W	11°32'16"
C241	87.94'	501.00'	87.83'	N2°06'34"W	10°03'25"
C242	41.38'	221.00'	41.32'	N8°16'57"E	10°43'38"
C243	102.85'	221.00'	101.92'	N26°58'43"E	26°39'53"
C244	30.53'	221.00'	30.50'	N44°16'05"E	7°54'51"
C245	23.28'	15.00'	21.01'	S87°18'52"E	88°55'15"
C246	64.09'	529.00'	64.05'	S46°19'30"E	6°56'31"
C247	88.94'	529.00'	88.84'	S54°36'45"E	9°38'00"
C248	42.71'	529.00'	42.69'	S61°44'30"E	4°37'32"
C249	95.39'	471.00'	95.23'	N58°15'09"W	11°36'15"
C250	77.17'	471.00'	77.09'	N47°45'23"W	9°23'17"

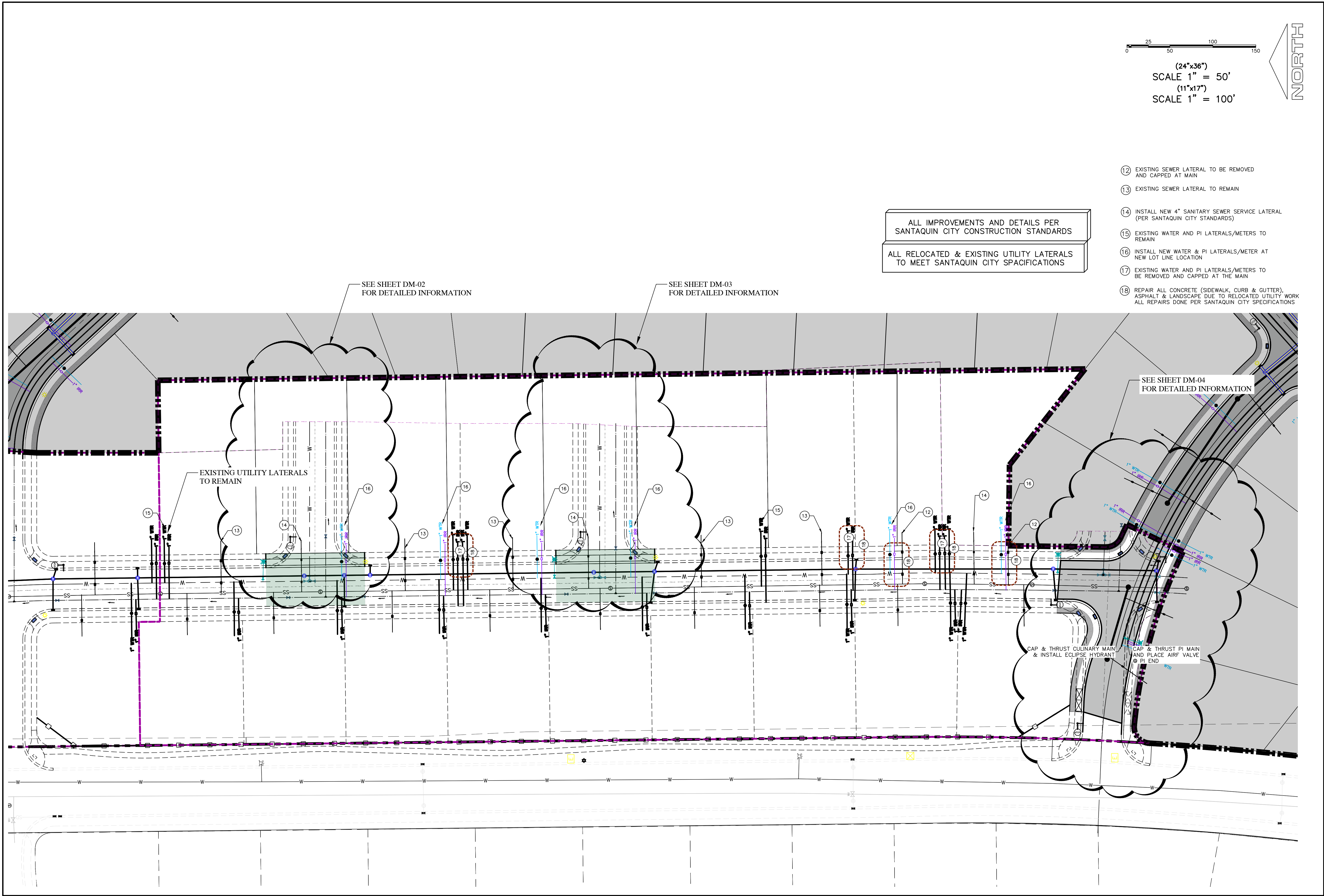
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C251	23.90'	15.00'	21.45'	N2°34'53"E	91°17'15"
C252	14.16'	15.00'	13.64'	N75°15'53"E	54°04'45"
C253	32.29'	60.00'	31.90'	N86°53'11"E	30°50'10"
C254	71.21'	60.00'	67.11'	N37°27'57"E	68°00'19"
C255	58.77'	60.00'	56.45'	N24°35'57"W	56°07'27"
C256	56.50'	60.00'	54.44'	N79°38'17"W	53°57'14"
C257	69.84'	60.00'	65.96'	S40°02'18"W	66°41'35"
C258	14.16'	15.00'	13.64'	S21°11'08"W	54°04'45"
C259	25.94'	15.00'	22.82'	N82°14'17"W	99°04'24"
C260	14.16'	15.00'	13.64'	N5°39'43"W	54°04'45"
C261	38.73'	60.00'	38.06'	N2°53'08"E	36°59'04"
C262	81.79'	60.00'	75.60'	N54°39'34"W	78°06'19"
C263	57.57'	60.00'	55.39'	S58°48'00"W	54°58'33"
C264	60.73'	60.00'	58.17'	S2°18'53"W	57°59'41"
C265	62.93'	60.00'	60.09'	S56°43'54"E	60°05'53"
C266	13.11'	15.00'	12.70'	S61°44'40"E	50°04'21"
C267	21.19'	15.00'	19.47'	S7°45'43"W	80°55'36"
C268	25.40'	279.00'	25.39'	S45°37'02"W	5°12'58"
C269	65.10'	279.00'	64.95'	S38°19'31"W	13°22'05"
C270	85.61'	279.00'	85.27'	S20°51'03"W	17°34'50"
C271	44.51'	279.00'	44.47'	S7°29'23"W	9°08'30"
C272	77.32'	559.00'	77.26'	S1°02'37"E	7°55'30"
C273	81.26'	559.00'	81.19'	S9°10'14"E	8°19'44"
C274	117.73'	559.00'	117.51'	S19°22'06"E	12°04'01"
C275	19.22'	15.00'	17.93'	S11°17'47"W	73°23'47"
C276	50.99'	279.00'	50.92'	S42°45'32"W	10°28'16"
C277	72.51'	279.00'	72.31'	S30°04'40"W	14°53'28"
C278	70.50'	279.00'	70.31'	S15°23'36"W	14°28'40"
C279	27.12'	2621.00'	27.12'	S8°27'03"W	0°35'34"
C280	84.01'	2621.00'	84.01'	S9°39'56"W	1°50'12"
C281	80.06'	2621.00'	80.06'	S11°27'32"W	1°45'01"
C282	80.91'	2621.00'	80.90'	S13°13'06"W	1°46'07"
C283	89.29'	2621.00'	89.28'	S15°04'43"W	1°57'07"
C284	67.42'	2621.00'	67.42'	S16°47'29"W	1°28'26"
C285	19.75'	15.00'	18.35'	N55°14'51"E	75°26'17"
C286	25.40'	279.00'	25.39'	S89°38'28"E	5°12'56"
C287	47.27'	279.00'	47.22'	N82°53'49"E	9°42'30"
C288	49.46'	237.00'	49.37'	N84°01'17"E	11°57'26"
C289	67.66'	262.00'	67.47'	S82°36'07"W	14°47'46"
C290	27.28'	15.00'	23.67'	N52°42'05"W	104°11'22"
C291	28.40'	79.00'	28.25'	N10°54'18"W	20°35'50"
C292	79.32'	79.00'	76.03'	N49°57'59"W	57°31'31"
C293	15.87'	79.00'	15.85'	N84°29'08"W	11°30'48"
C294	76.76'	592.00'	76.71'	N86°31'40"W	7°25'45"
C295	27.87'	592.00'	27.87'	N81°27'52"W	2°41'52"
C296	24.46'	15.00'	21.84'	N33°24'32"W	93°24'48"
C297	95.20'	2679.00'	95.19'	N12°16'48"E	2°02'09"
C298	96.80'	2679.00'	96.79'	N10°13'36"E	2°04'13"
C299	48.50'	2679.00'	48.50'	N8°40'23"E	1°02'14"
C300	133.26'	221.00'	131.25'	N25°25'46"E	34°32'59"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C301	26.92'	15.00'	23.45'	S85°53'22"E	102°48'45"
C302	80.07'	559.00'	80.00'	S38°35'12"E	8°12'24"
C303	1.27'	559.00'	1.27'	S42°45'18"E	0°07'48"
C304	40.87'	138.00'	40.72'	S51°18'16"E	16°58'08"
C305	72.77'	138.00'	71.92'	S74°53'40"E	30°12'40"
C306	38.33'	21.00'	33.22'	S34°45'18"E	104°34'01"
C307	21.77'	60.00'	21.65'	N39°24'29"E	20°47'27"
C308	8.45'	15.00'	8.34'	N33°39'57"E	32°16'30"
C309	60.53'	60.00'	57.99'	N0°06'50"E	57°47'50"
C310	60.53'	60.00'	57.99'	N57°41'01"W	57°47'50"
C311	8.45'	15.00'	8.34'	S76°49'27"W	32°16'30"
C312	34.28'	60.00'	33.81'	S77°03'08"W	32°43'52"
C313	162.15'	500.00'	161.44'	N78°18'04"W	18°34'50"
C314	271.46'	500.00'	268.14'	N53°27'27"W	31°06'25"
C315	45.40'	500.00'	45.38'	N35°18'10"W	5°12'09"
C316	197.69'	250.00'	192.58'	S25°34'19"W	45°18'22"
C317	296.78'	530.00'	292.92'	S13°07'22"E	32°05'01"
C318	126.32'	530.00'	126.02'	S35°59'32"E	13°39'20"
C319	103.04'	130.00'	100.37'	S65°31'38"E	45°24'51"
C320	78.22'	50.00'	70.49'	N45°25'28"W	89°38'09"
C321	109.76'	621.00'	109.62'	N85°10'44"W	10°07'36"
C322	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C323	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C324	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C325	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C326	148.94'	2650.00'	148.92'	N15°55'06"E	3°13'13"
C327	284.62'	2650.00'	284.48'	N11°13'53"E	6°09'13"
C328	207.26'	250.00'	201.37'	N31°54'15"E	47°29'59"

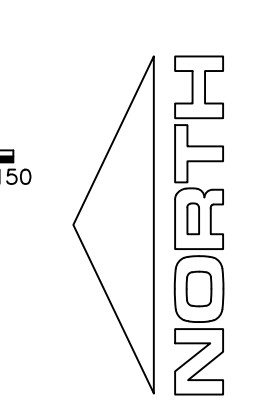
PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet



0 25 50 100 150
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS
ALL RELOCATED & EXISTING UTILITY LATERALS
TO MEET SANTAQUIN CITY SPECIFICATIONS

- 12 EXISTING SEWER LATERAL TO BE REMOVED AND CAPPED AT MAIN
- 13 EXISTING SEWER LATERAL TO REMAIN
- 14 INSTALL NEW 4" SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 15 EXISTING WATER AND PI LATERALS/METERS TO REMAIN
- 16 INSTALL NEW WATER & PI LATERALS/METER AT NEW LOT LINE LOCATION
- 17 EXISTING WATER AND PI LATERALS/METERS TO BE REMOVED AND CAPPED AT THE MAIN
- 18 REPAIR ALL CONCRETE (SIDEWALK, CURB & GUTTER), ASPHALT & LANDSCAPE DUE TO RELOCATED UTILITY WORK ALL REPAIRS DONE PER SANTAQUIN CITY SPECIFICATIONS

SEE SHEET DM-04
FOR DETAILED INFORMATION

EXISTING UTILITY LATERALS
TO REMAIN

SEE SHEET DM-02
FOR DETAILED INFORMATION

SEE SHEET DM-03
FOR DETAILED INFORMATION

CAP & THRUST CULINARY MAIN
& INSTALL ECLIPSE HYDRANT

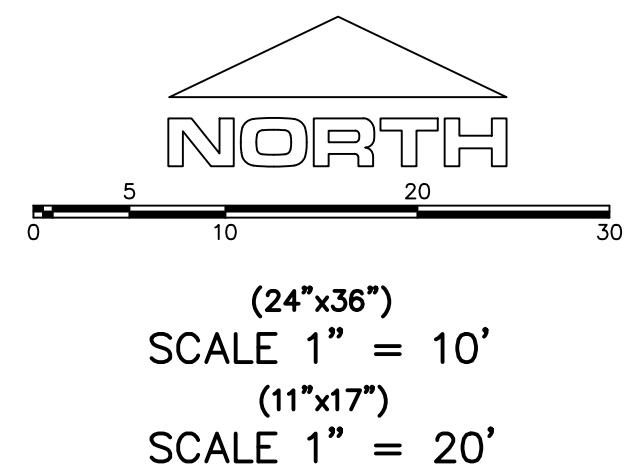
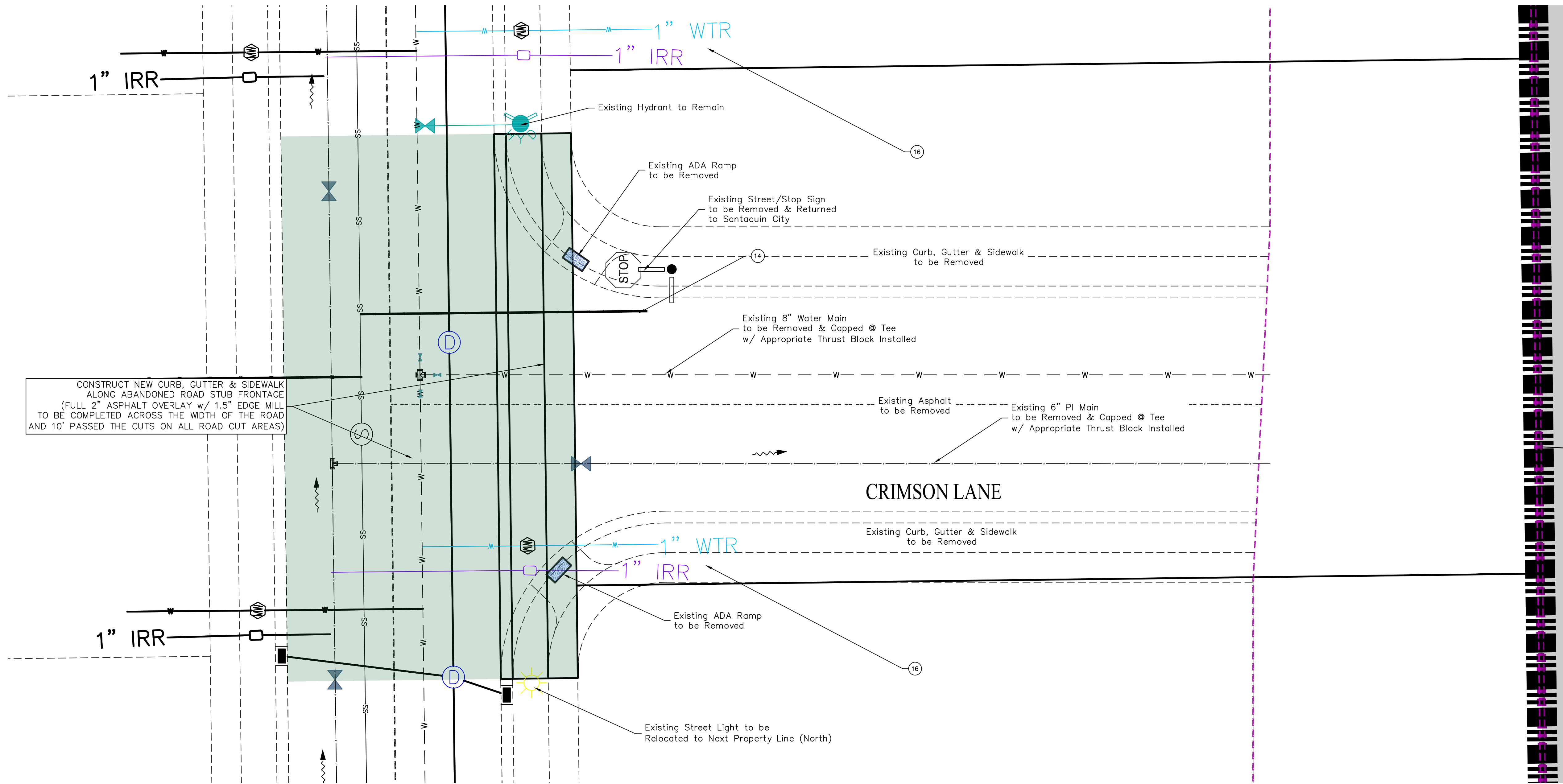
CAP & THRUST PI MAIN
AND PLACE AIR VALVE
@ PI END

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
DEMO PLAN
SHEET:
DM-01



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

DEMO PLAN

SHEET:

DM-03



**TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025

PROJECT #

REVISIONS:

1

2

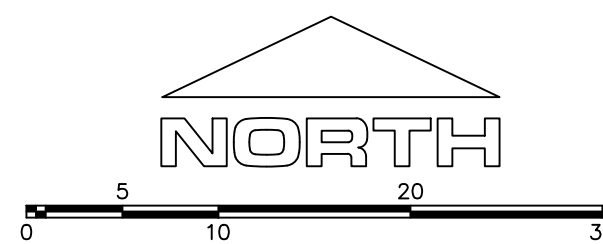
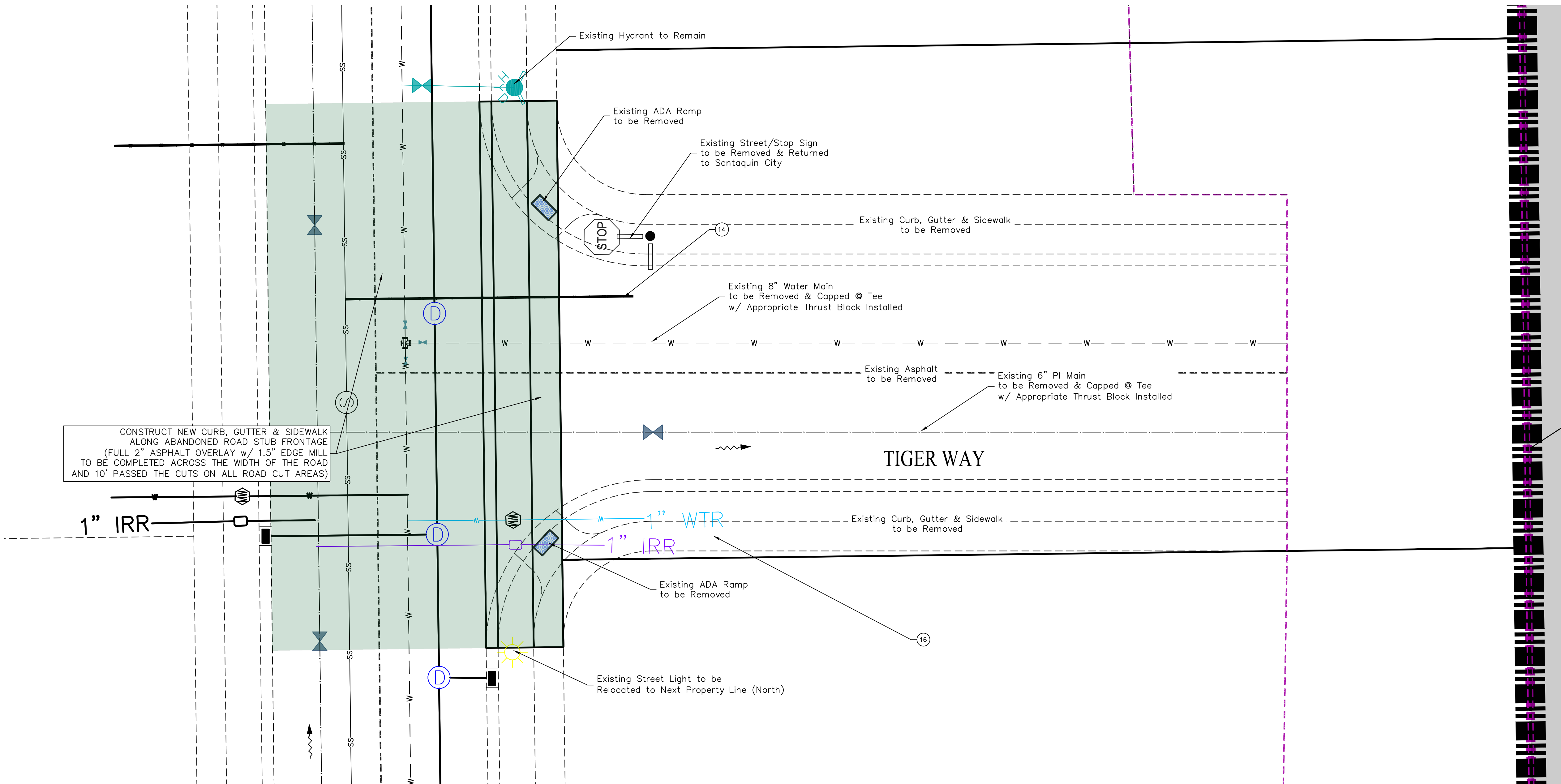
3

SHEET NAME:

DEMO PLAN

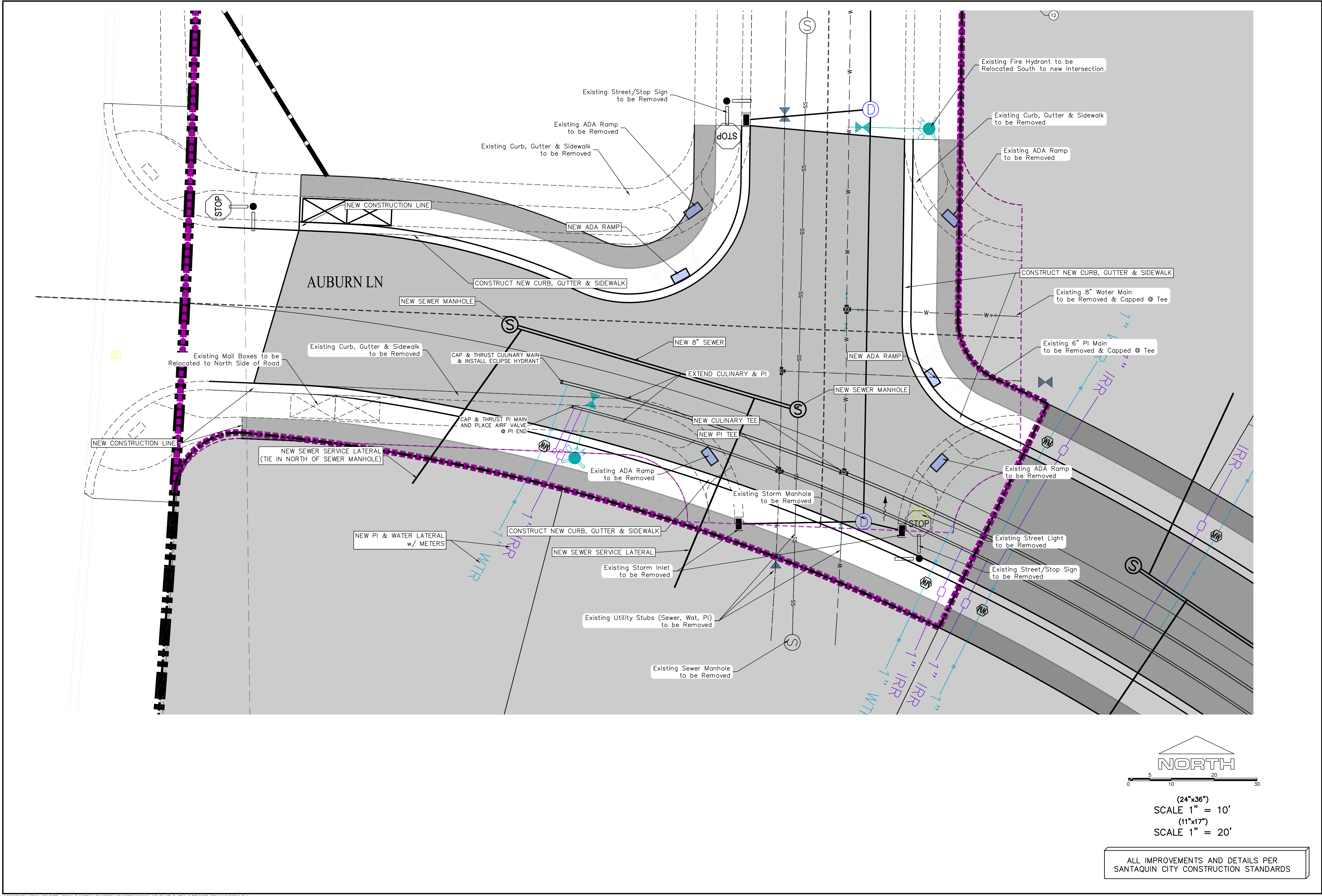
SHEET:

DM-02



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



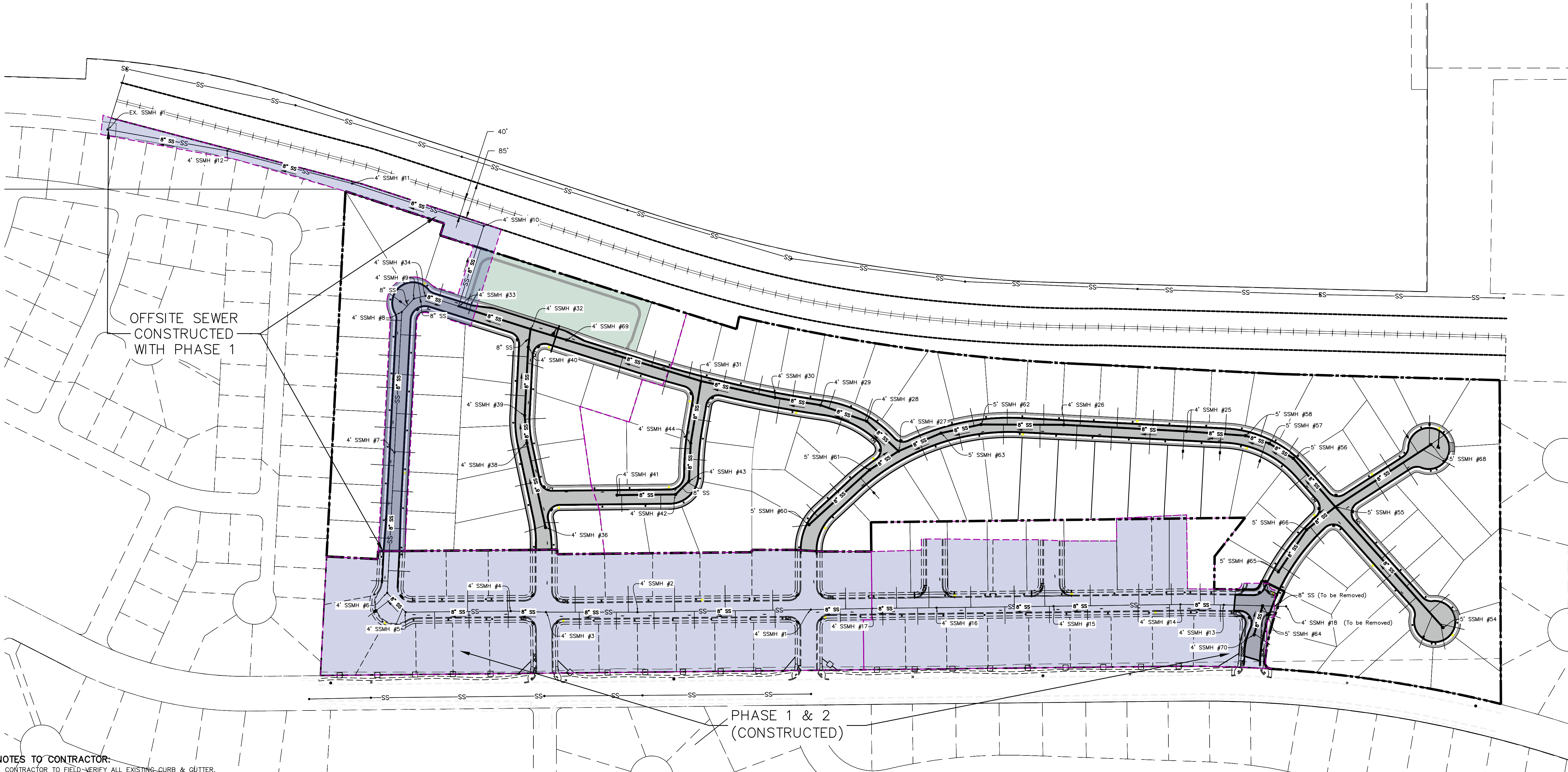
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

0 60 120 240 360

(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

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.

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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**TANNER FLATS
at SUMMIT RIDGE**

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

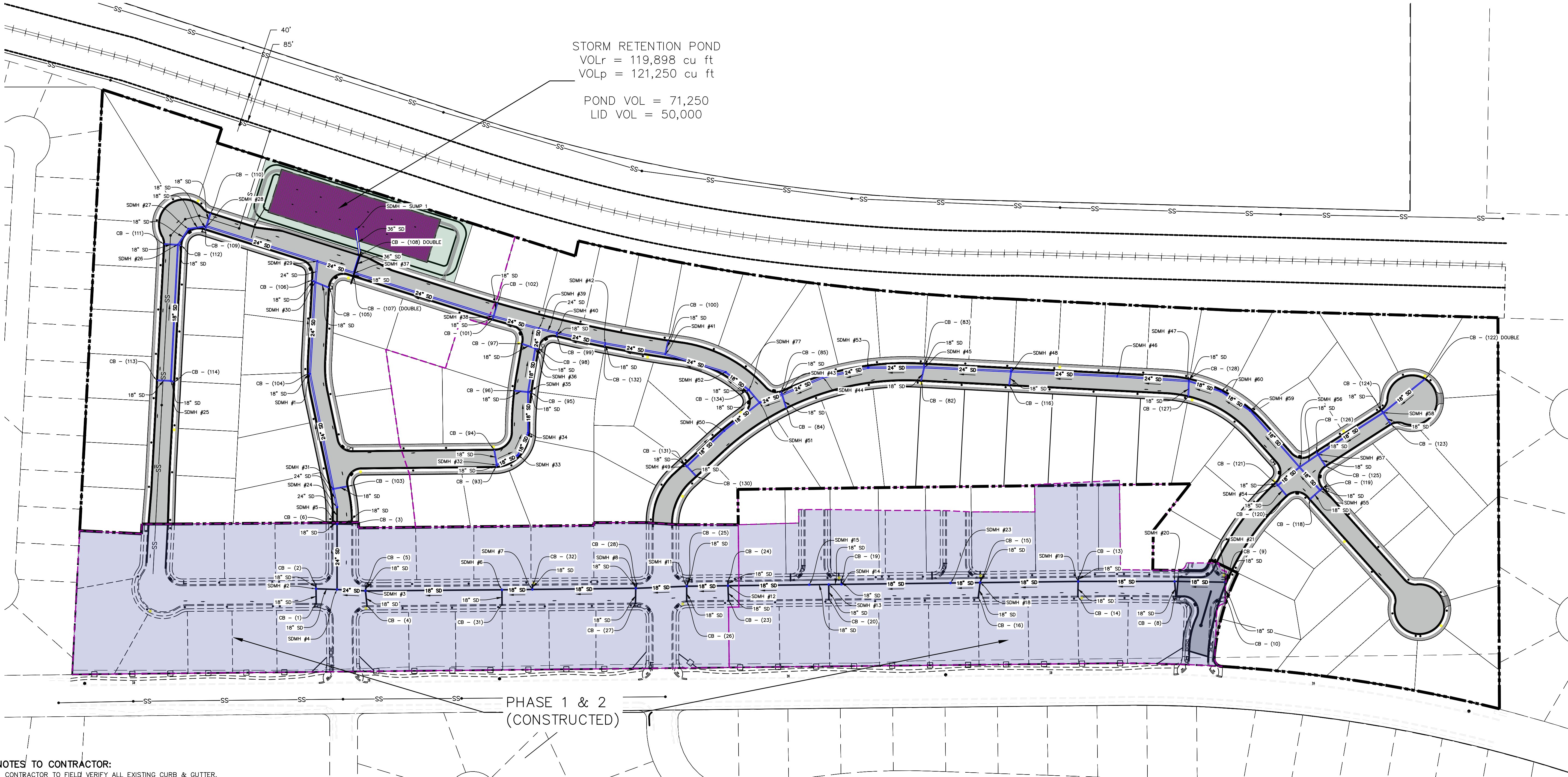
0 50 100 200 300

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

STORM RETENTION POND
VOLr = 119,898 cu ft
VOLp = 121,250 cu ft

POND VOL = 71,250
LID VOL = 50,000



NOTES TO CONTRACTOR:

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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Orem, UT 84057
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REGISTERED PROFESSIONAL ENGINEER
#187028
Donald L. Taylor
UTAH
6/27/2025

TANNER FLATS
at SUMMIT RIDGE

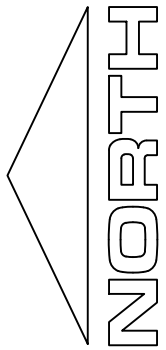
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
STORM PLANS

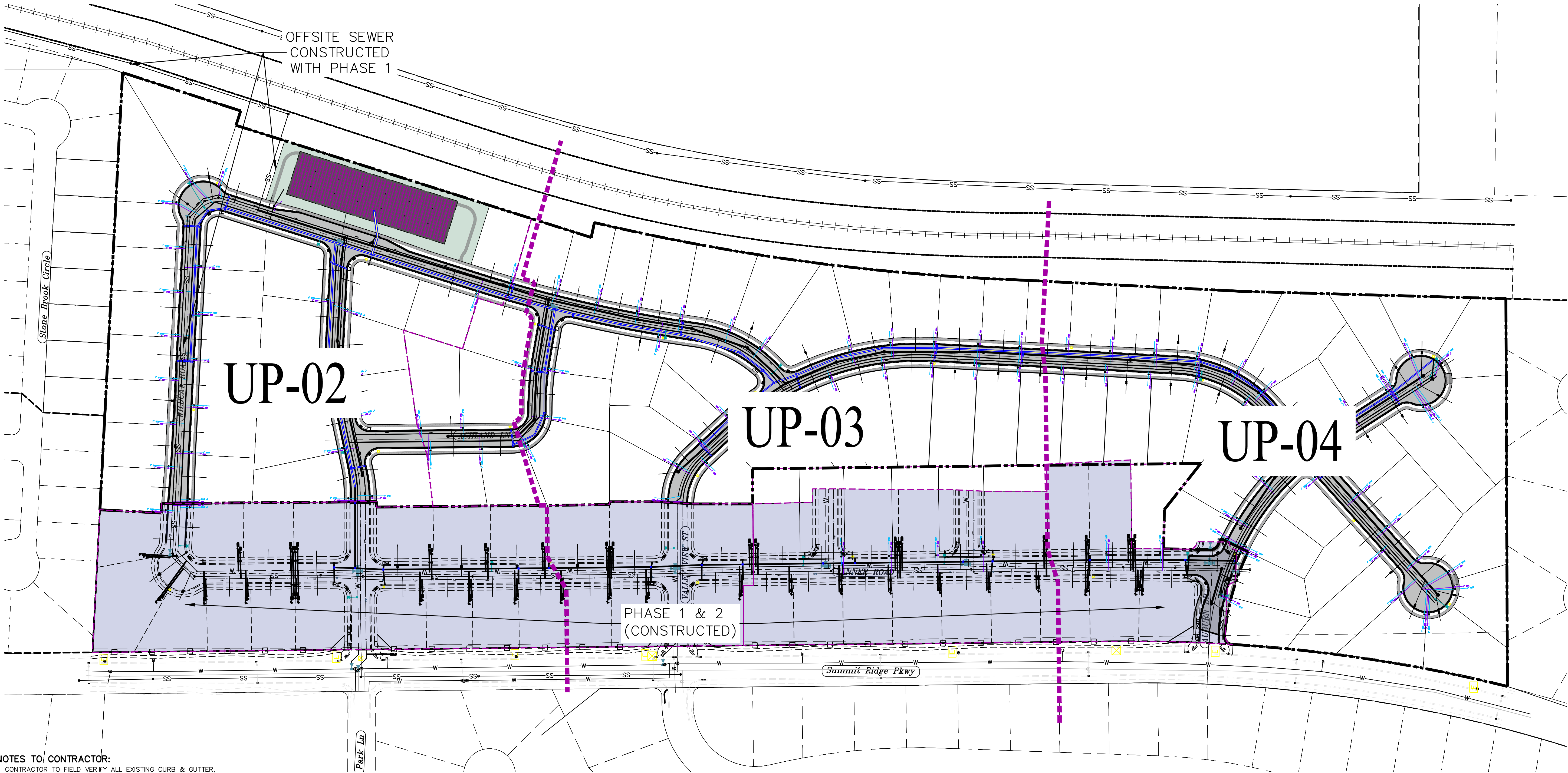
SHEET:
SD-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.



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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

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Engineering
& Surveying

region



1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025

PROJECT #

REVISIONS:

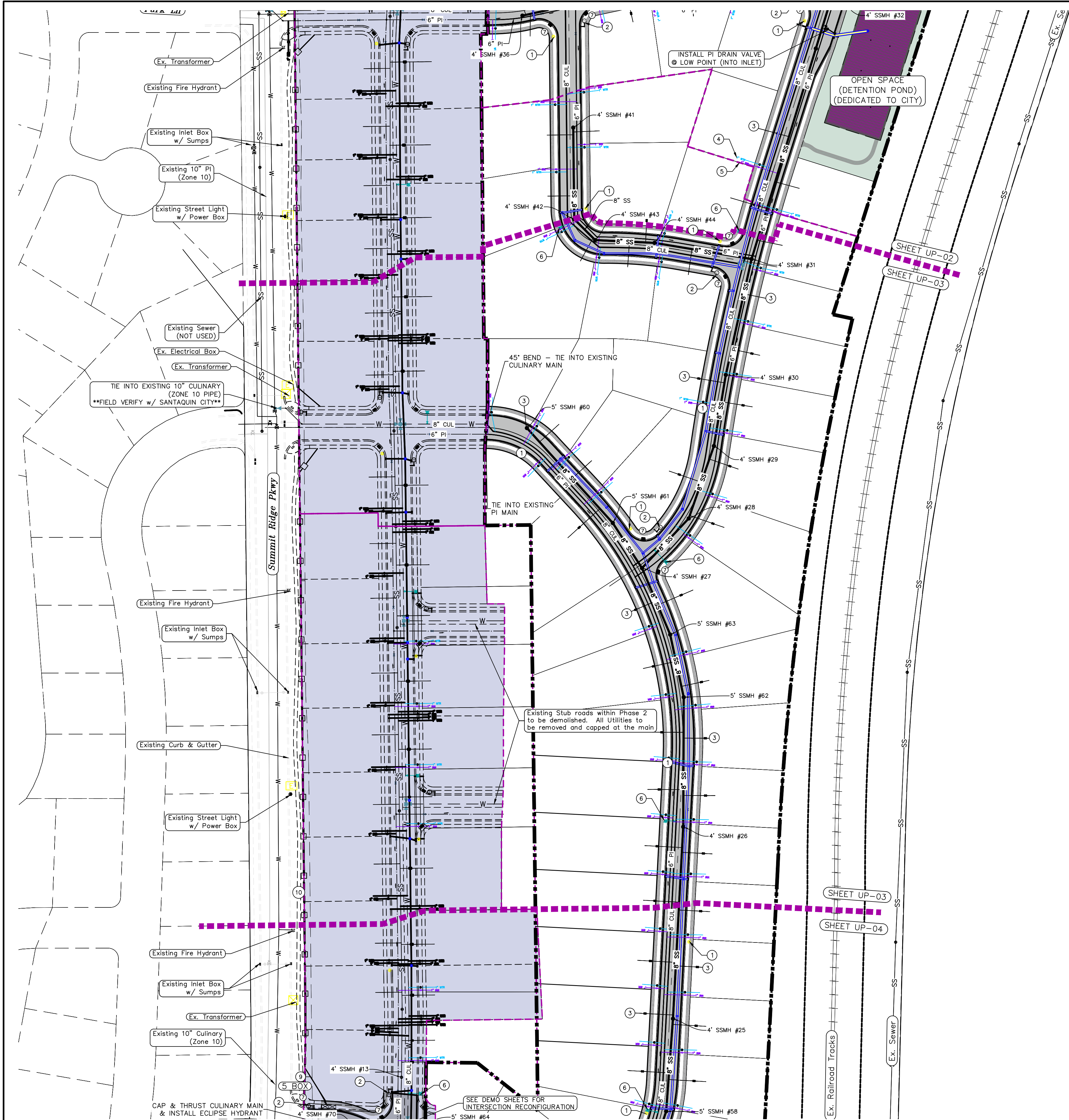
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SHEET NAME:

UTILITY PLANS

SHEET:

UP-01



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 FIRE HYDRANT
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 5' TRAIL
- 11 STREET SIGN ONLY

LEGEND

EXISTING CONTOUR MAJOR	PROPOSED VALVE (WAT/PI)
EXISTING CONTOUR MINOR	PROPOSED SEWER MANHOLE
EXISTING DEED LINE	PROPOSED STORM INLET/MANHOLE
SD	PROPOSED ADA RAMP
SS	PROPOSED STOP/STREET SIGN
EXISTING STORM MAIN	PROPOSED FIRE HYDRANT
EXISTING SEWER MAIN	FOUND SECTION COR. AS NOTED
EXISTING WATER MAIN	SET 5/8" IRON PIN
EXISTING PI MAIN	TO BE SET AT ALL LOT CORNERS
EXISTING CONCRETE	FOUND CLASS 1 STREET MONUMENT
PI/WAT/SEWER LATERAL	SET STREET MONUMENT
PROPOSED ASPHALT	CENTERLINE
PROPOSED CONCRETE	RIGHT-OF-WAY LINE
PROPOSED CURB & GUTTER	LOT LINE
PROPOSED LOT LINE	PUBLIC UTILITY EASEMENT
BOUNDARY LINE	SECTION LINE
RIGHT OF WAY LINE	R-TANK LID CHAMBERS
PROPOSED STORM MAIN	
PROPOSED CUL MAIN	
PROPOSED PI MAIN	
PROPOSED SEWER MAIN	
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RESIDENTIAL STREET LIGHT	

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NORTH

0 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025

PROJECT #

REVISIONS:

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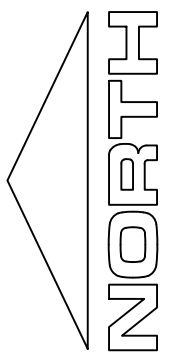
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UTILITY PLANS

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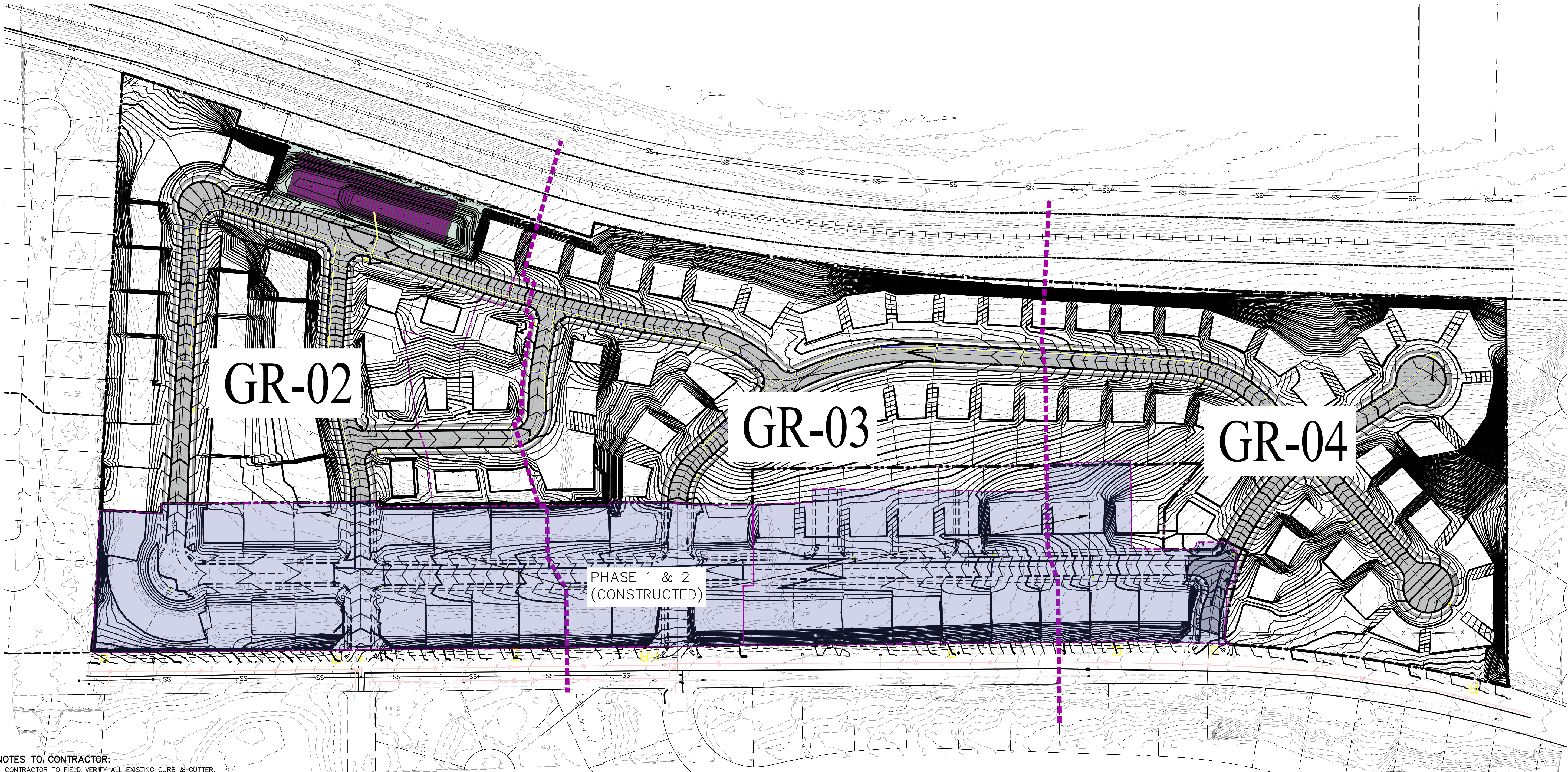
UP-03

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



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TANNER FLATS
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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SHEET:

GR-01



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LEGEND

---	EXISTING CONTOUR MAJOR	+	PROPOSED VALVE (WAT/PI)
---	EXISTING CONTOUR MINOR	+	PROPOSED SEWER MANHOLE
---	EXISTING DEED LINE	+	PROPOSED STORM INLET/MANHOLE
---	EXISTING STORM MAIN	+	PROPOSED ADA RAMP
---	EXISTING SEWER MAIN	+	PROPOSED STOP/STREET SIGN
---	EXISTING WATER MAIN	+	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	+	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	+	SET 5/8" IRON PIN
---	PI/WAT/SEWER LATERAL	+	TO BE SET AT ALL LOT CORNERS
---	PROPOSED ASPHALT	+	FOUND CLASS 1 STREET MONUMENT
---	PROPOSED CONCRETE	+	SET STREET MONUMENT
---	PROPOSED CURB & GUTTER	+	CENTERLINE
---	PROPOSED LOT LINE	+	RIGHT-OF-WAY LINE
---	BOUNDARY LINE	+	LOT LINE
---	RIGHT OF WAY LINE	+	PUBLIC UTILITY EASEMENT
---	PROPOSED STORM MAIN	+	SECTION LINE
---	PROPOSED CUL MAIN	+	R-TANK LID CHAMBERS
---	PROPOSED PI MAIN	+	
---	PROPOSED SEWER MAIN	+	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	+	
---	RESIDENTIAL STREET LIGHT	+	



(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

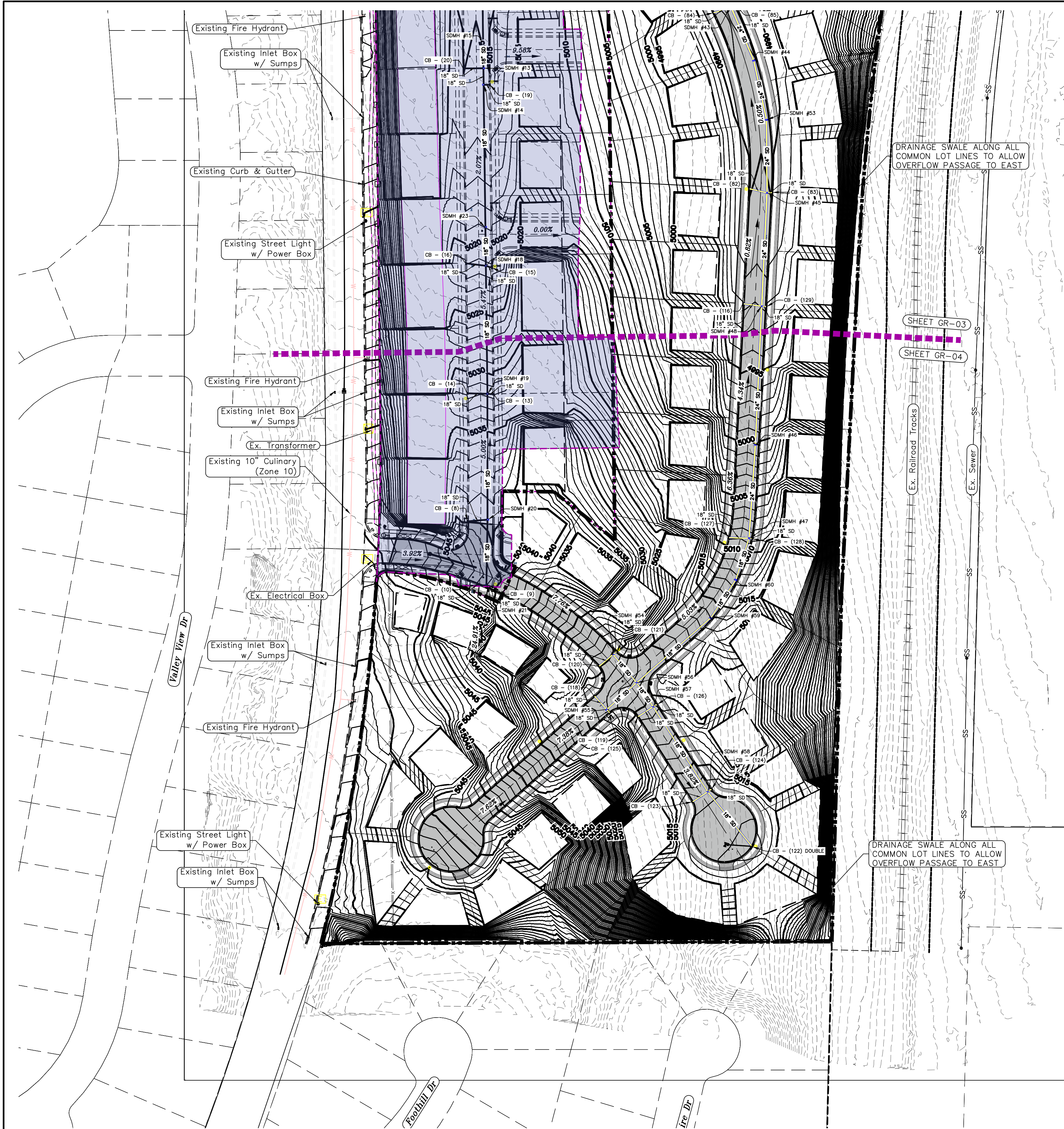
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SHEET:
GR-03



DRAINAGE SWALE ALONG ALL COMMON LOT LINES TO ALLOW OVERFLOW PASSAGE TO EAST

SHEET GR-03
SHEET GR-04

Ex. Railroad Tracks
Ex. Sewer

DRAINAGE SWALE ALONG ALL COMMON LOT LINES TO ALLOW OVERFLOW PASSAGE TO EAST

LEGEND

- | | | | |
|-----|--|---|-------------------------------|
| --- | EXISTING CONTOUR MAJOR | + | PROPOSED VALVE (WAT/PI) |
| --- | EXISTING CONTOUR MINOR | o | PROPOSED SEWER MANHOLE |
| --- | EXISTING DEED LINE | o | PROPOSED STORM INLET/MANHOLE |
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| --- | RIGHT OF WAY LINE | o | PUBLIC UTILITY EASEMENT |
| --- | PROPOSED STORM MAIN | o | SECTION LINE |
| --- | PROPOSED CUL MAIN | o | R-TANK LID CHAMBERS |
| --- | PROPOSED PI MAIN | o | |
| --- | PROPOSED SEWER MAIN | o | |
| --- | PROPOSED WAT/PI/SEWER SERVICE LATERALS | o | |
| --- | RESIDENTIAL STREET LIGHT | o | |

NORTH

0 40 80 160 240

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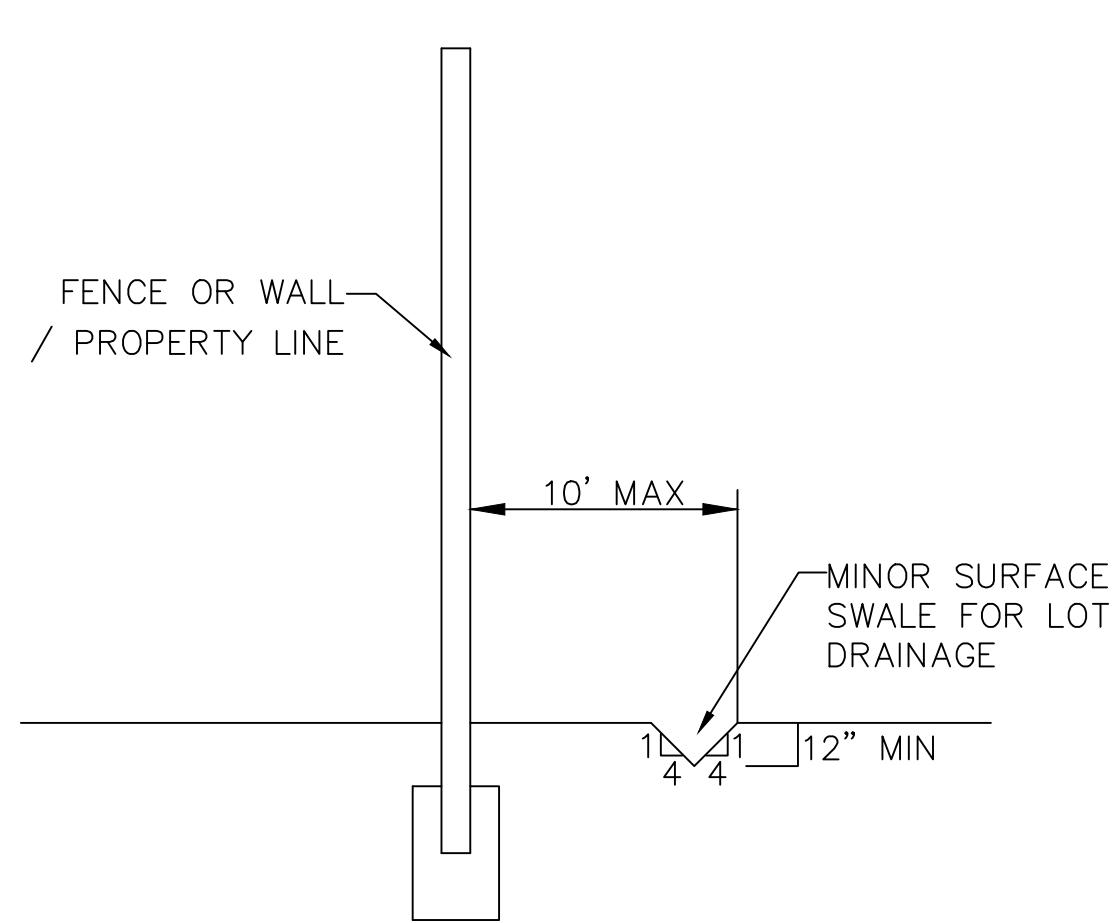
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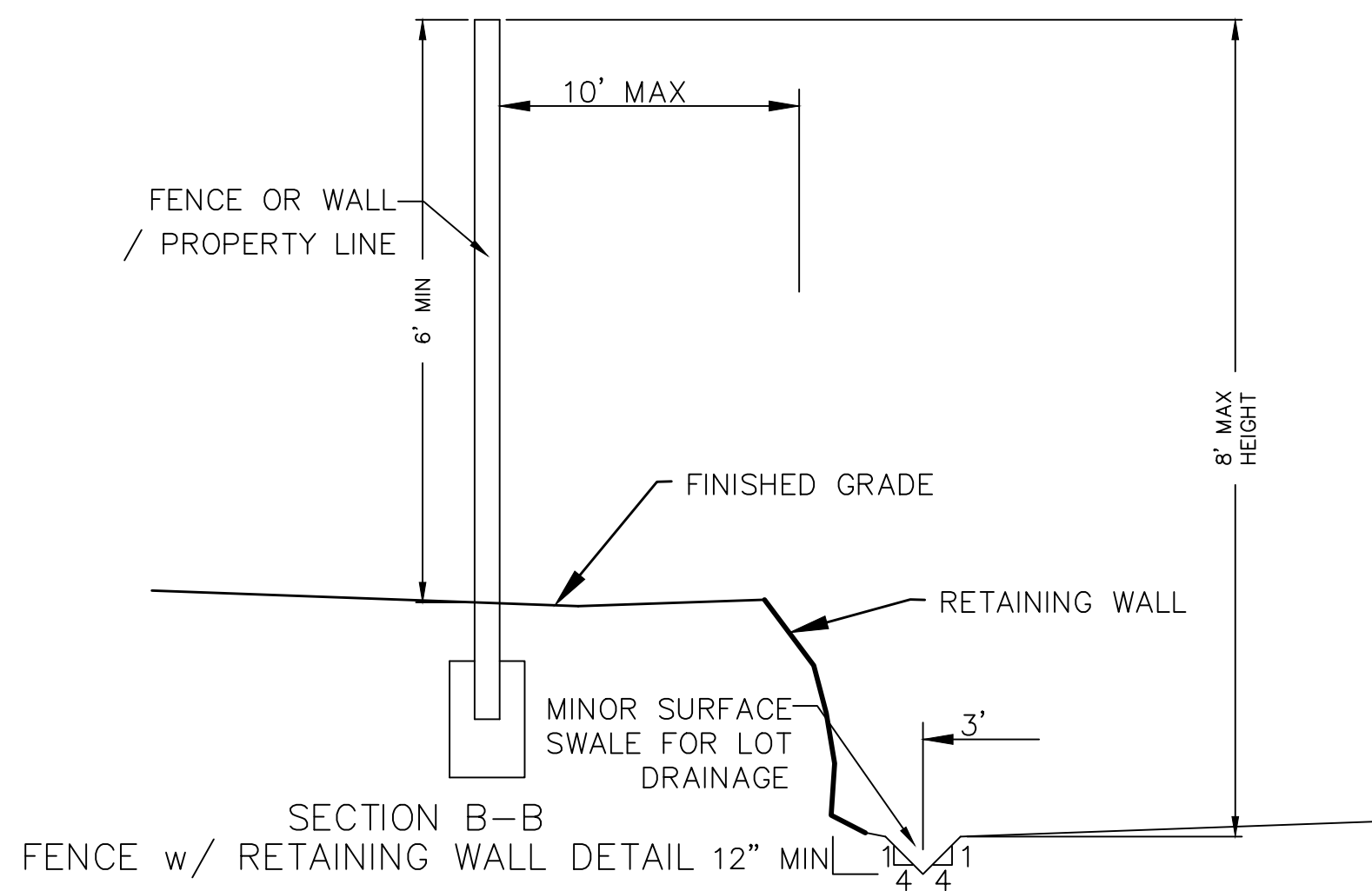
Engineering & Surveying
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at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

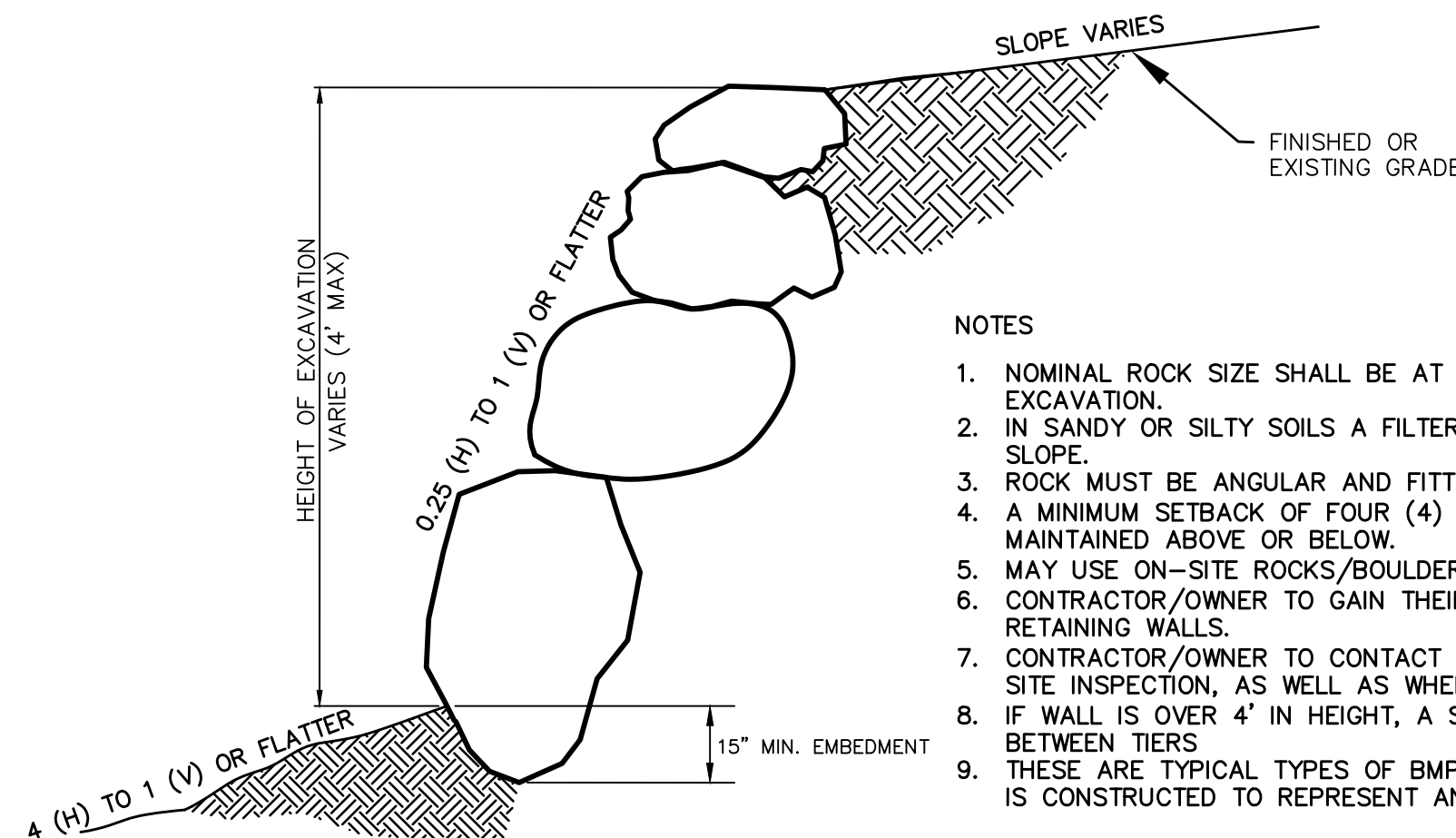
DATE: 5.27.2025
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SHEET NAME:
GRADING PLANS
SHEET:
GR-04



SECTION C-C
FENCE DETAIL



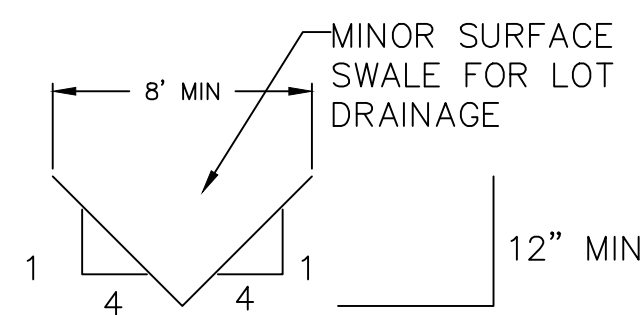
SECTION B-B
FENCE w/ RETAINING WALL DETAIL 12" MIN



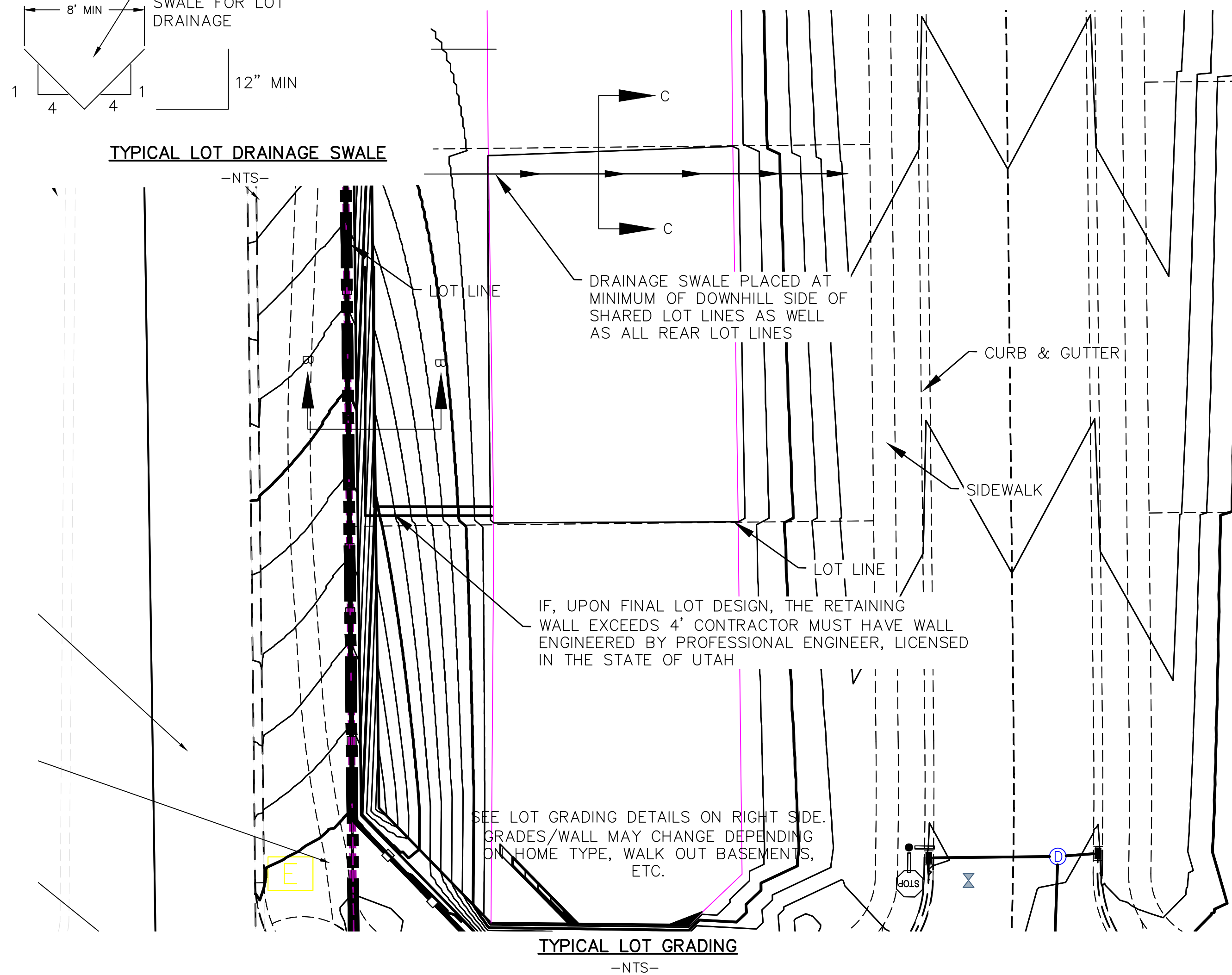
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

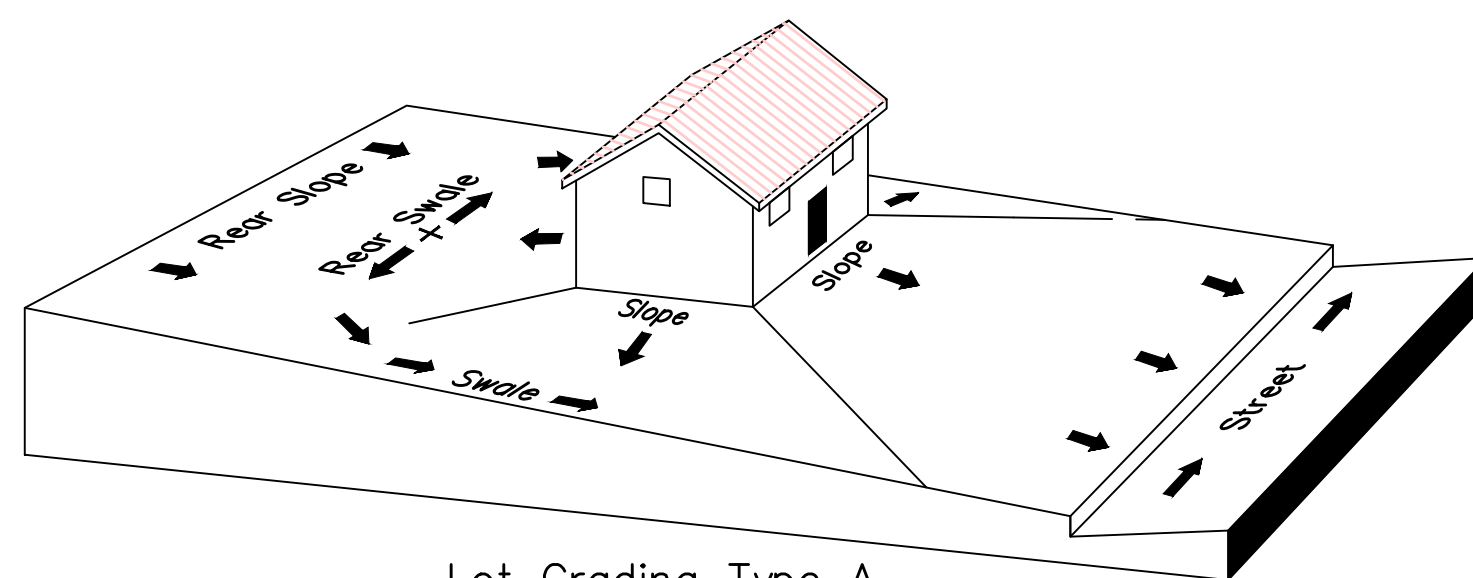
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



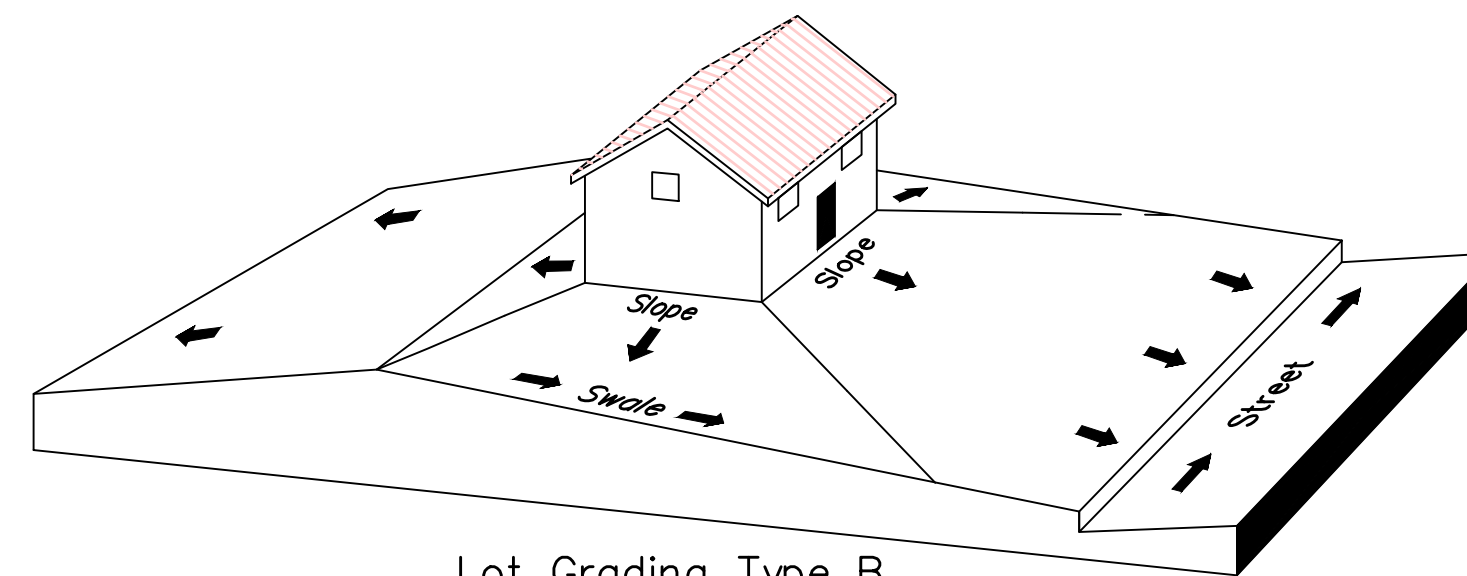
TYPICAL LOT DRAINAGE SWALE
-NTS-



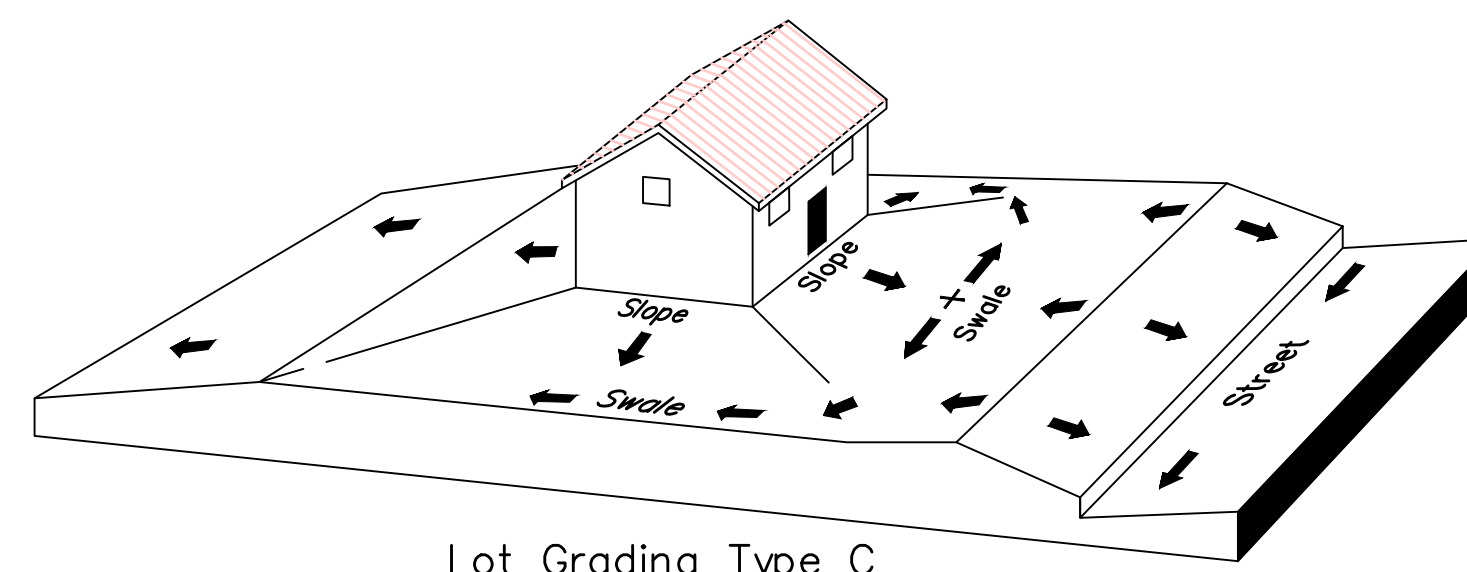
TYPICAL LOT GRADING
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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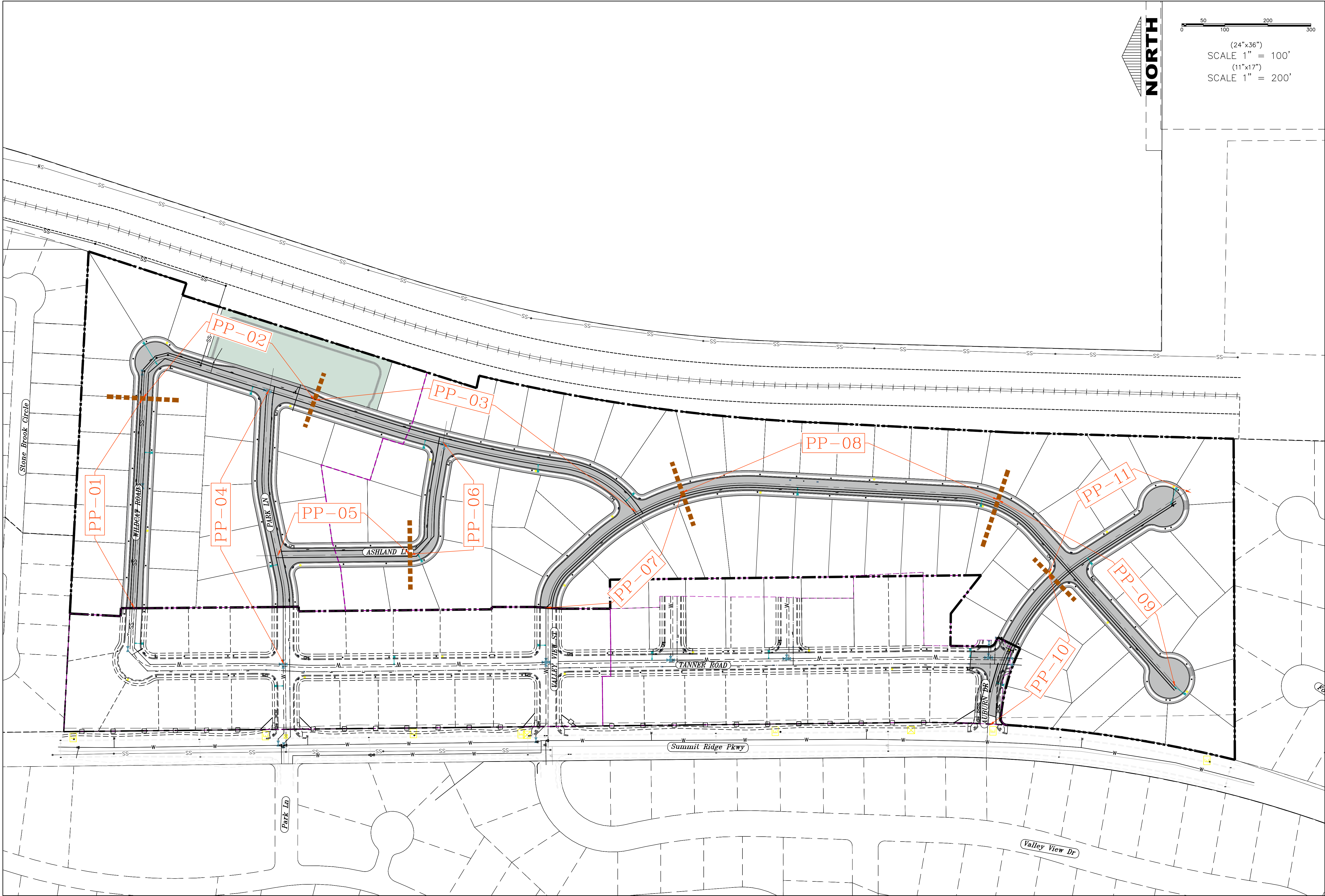
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SHEET NAME:

GRADING PLANS

SHEET:

GR-05



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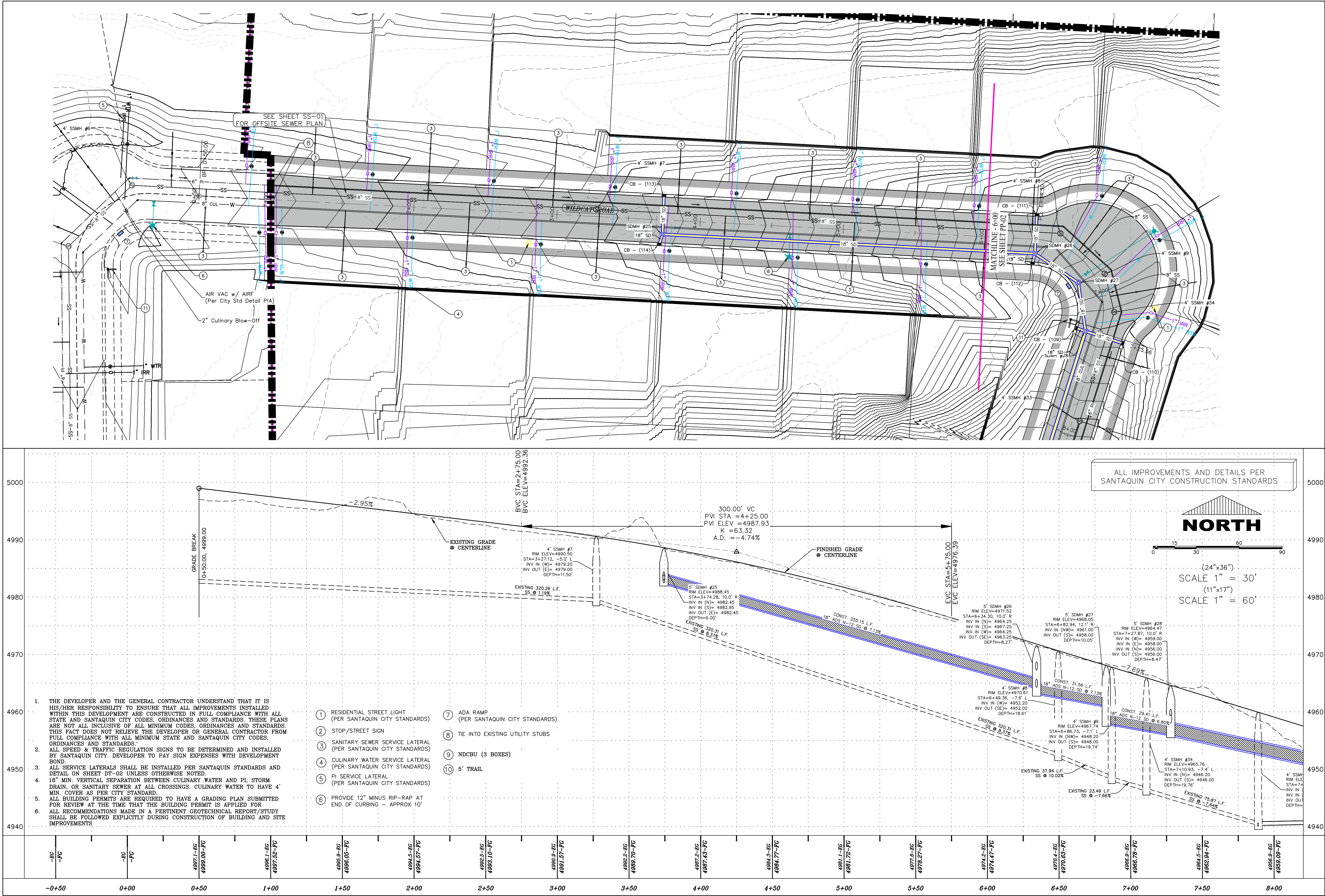


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PLAN & PROFILE INDEX

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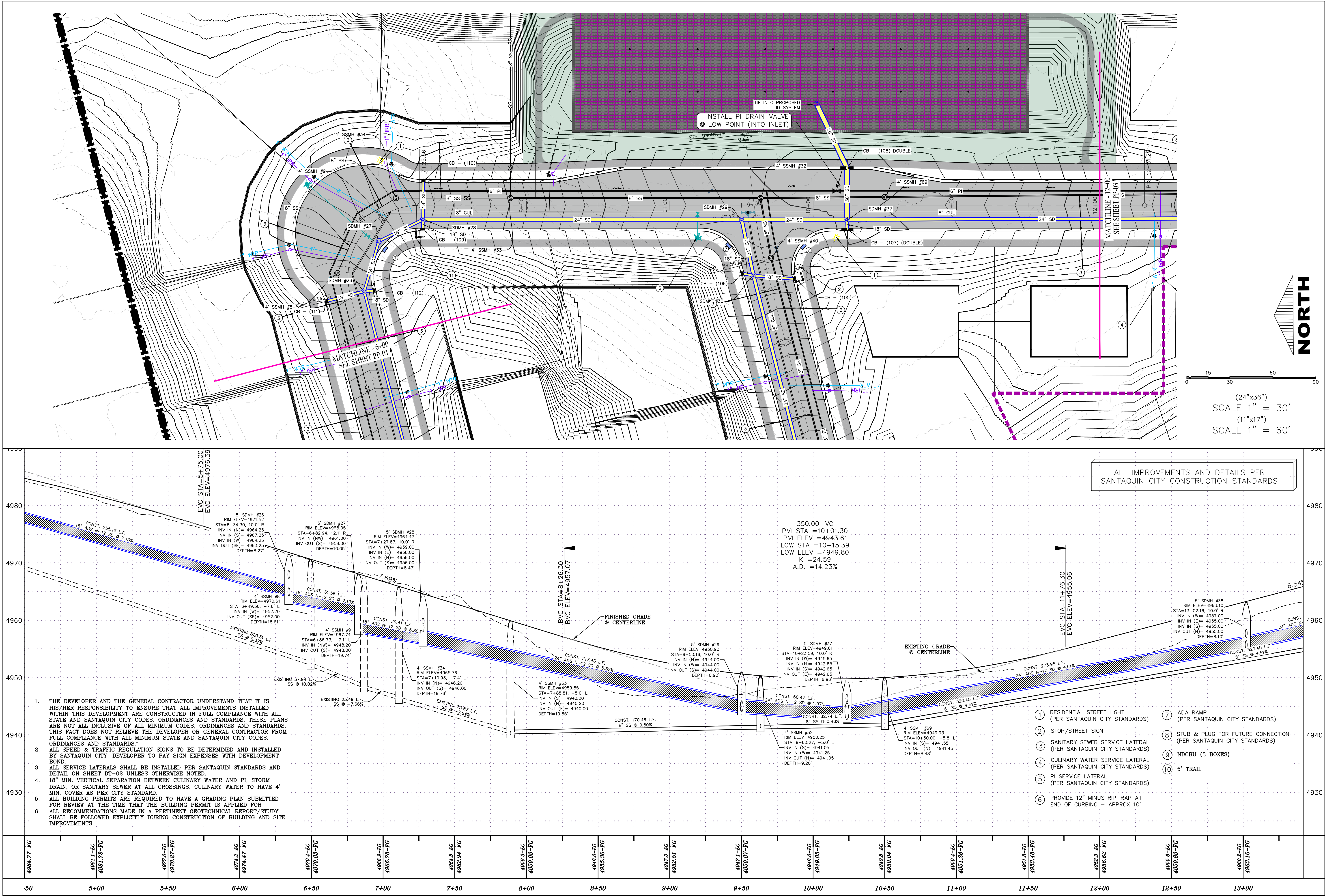
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PLAN & PROFILE

SHEET:

PP-01



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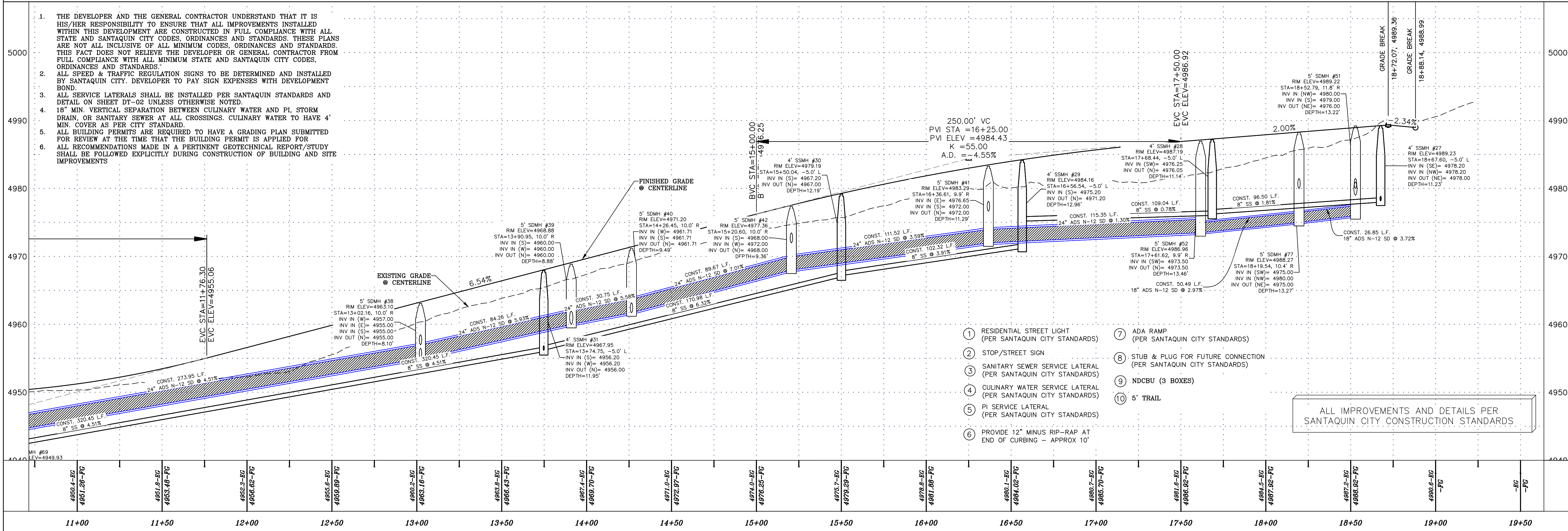
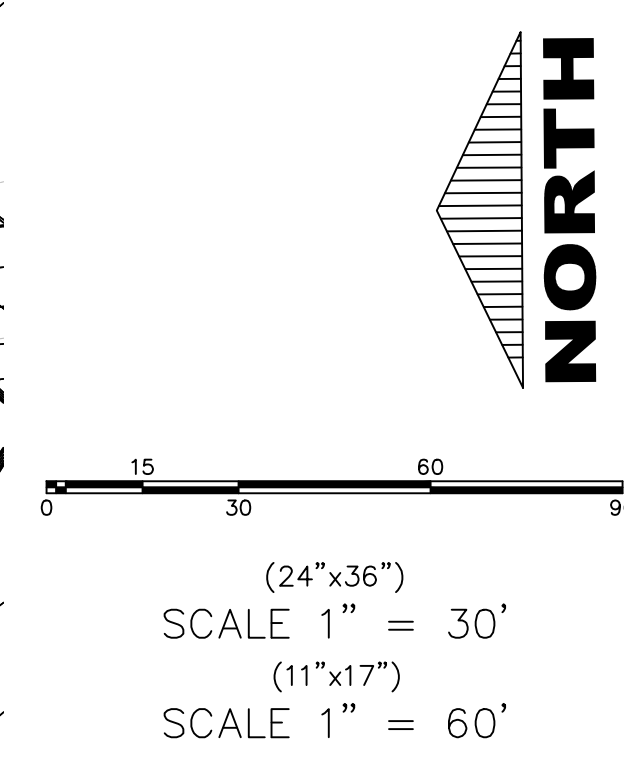
REVISIONS:

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SHEET NAME:
PLAN & PROFILE

SHEET:

PP-02



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TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025

PROJECT #

REVISIONS:

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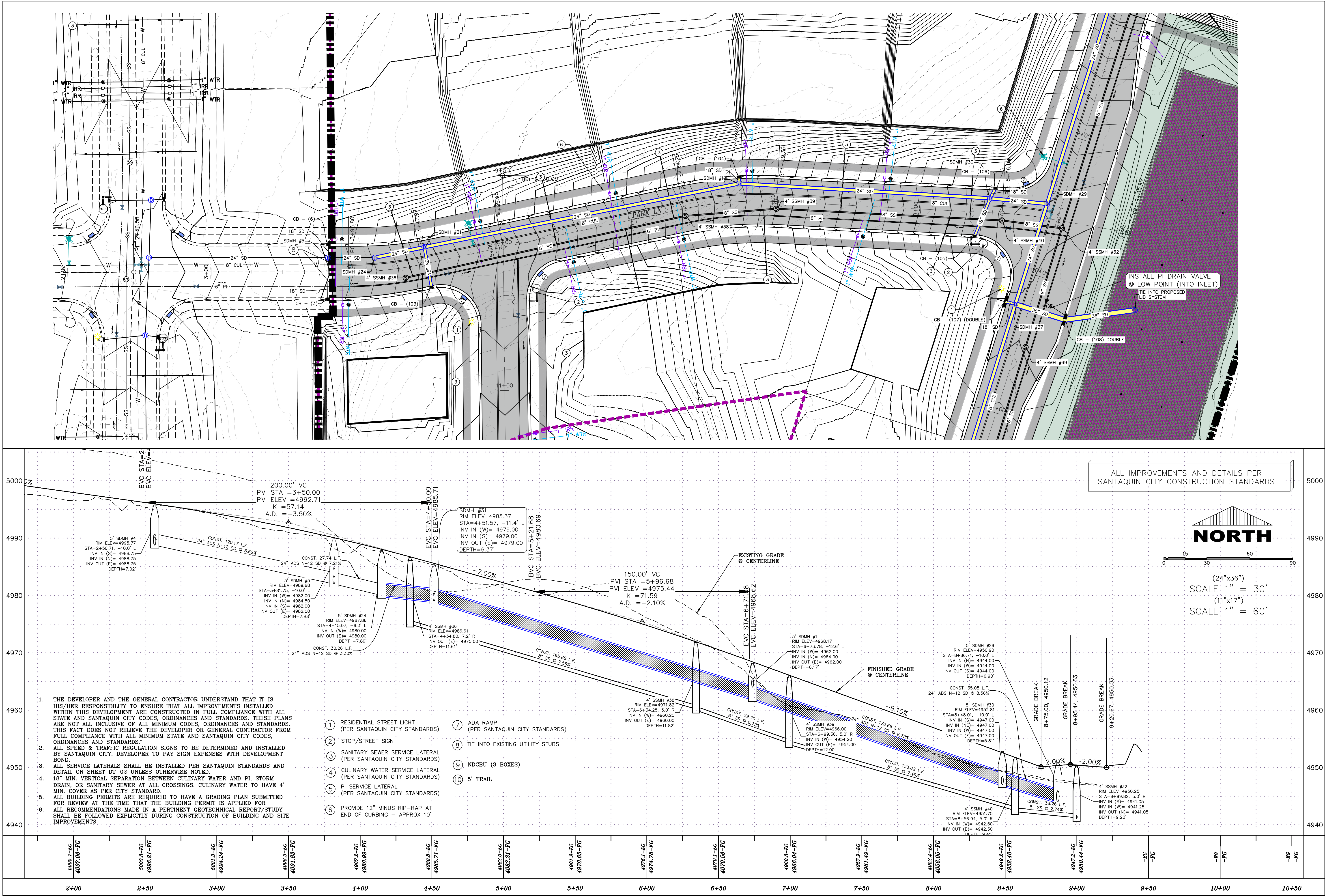
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PLAN & PROFILE

SHEET:

PP-03

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS.



TANNER FLATS
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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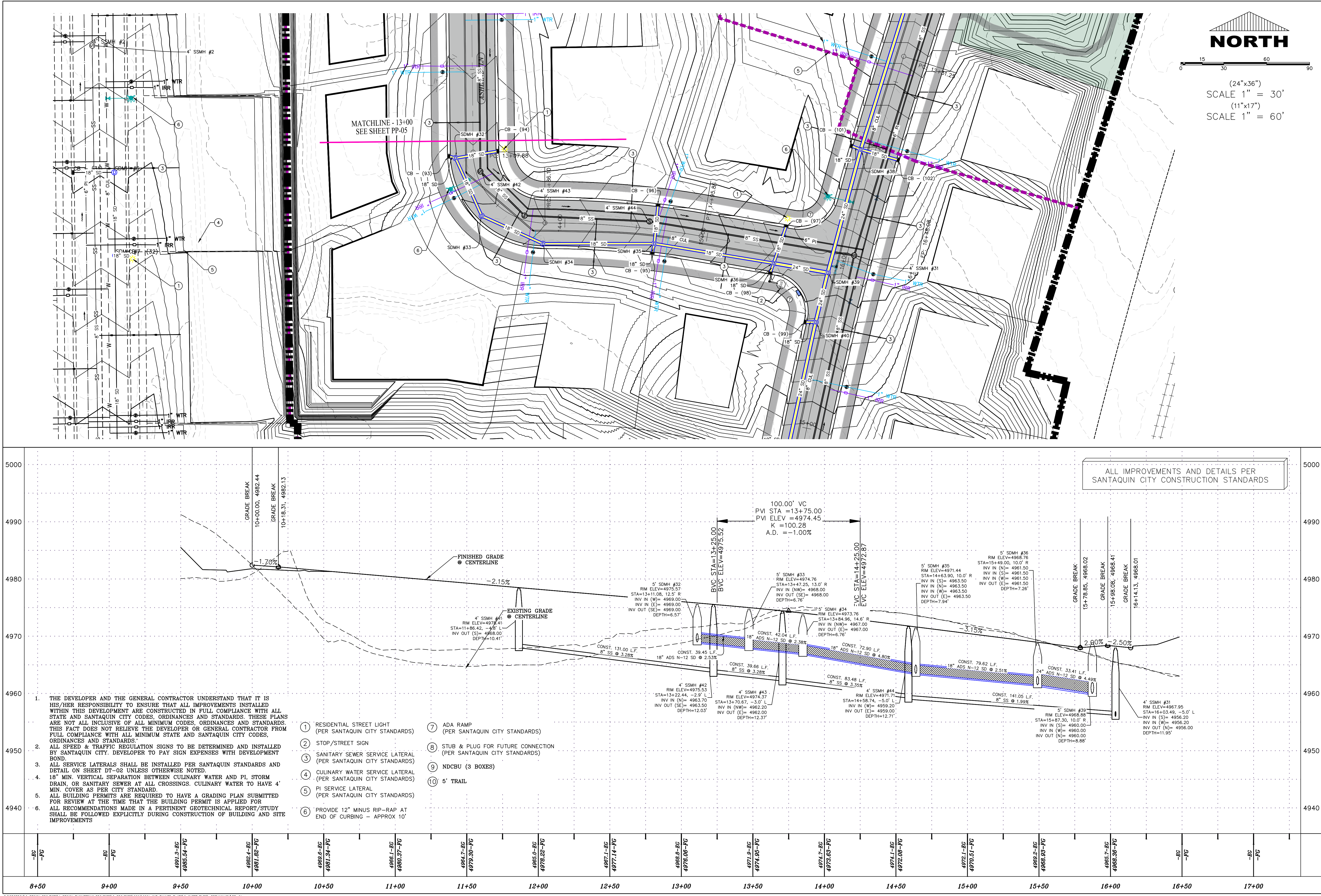
PROJECT #

REVISIONS:

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SHEET NAME:
PLAN & PROFILE

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PP-04



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TANNER FLATS
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025

PROJECT #

REVISIONS:

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PLAN & PROFILE

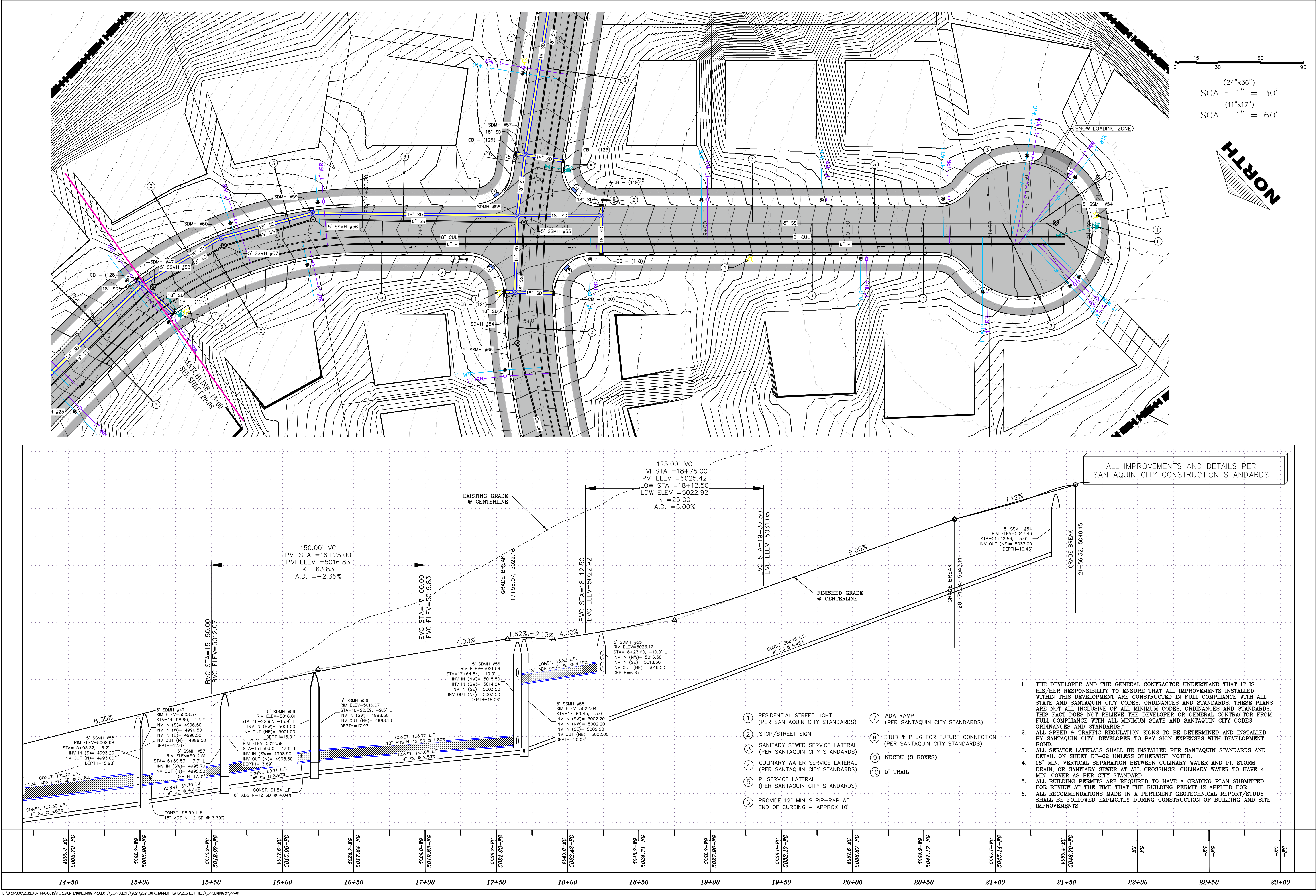
SHEET:
PP-06



Professional Engineer Seal for Donald L. Lyster, No. 187029, State of New York. The seal is circular with the text "PROFESSIONAL ENGINEER" and "STATE OF NEW YORK" around the perimeter. In the center, it reads "No. 187029", "Donald L. Lyster", and "P.E. N.Y.".

TANNER FLATS
at SUMMIT RIDGE

PP-08



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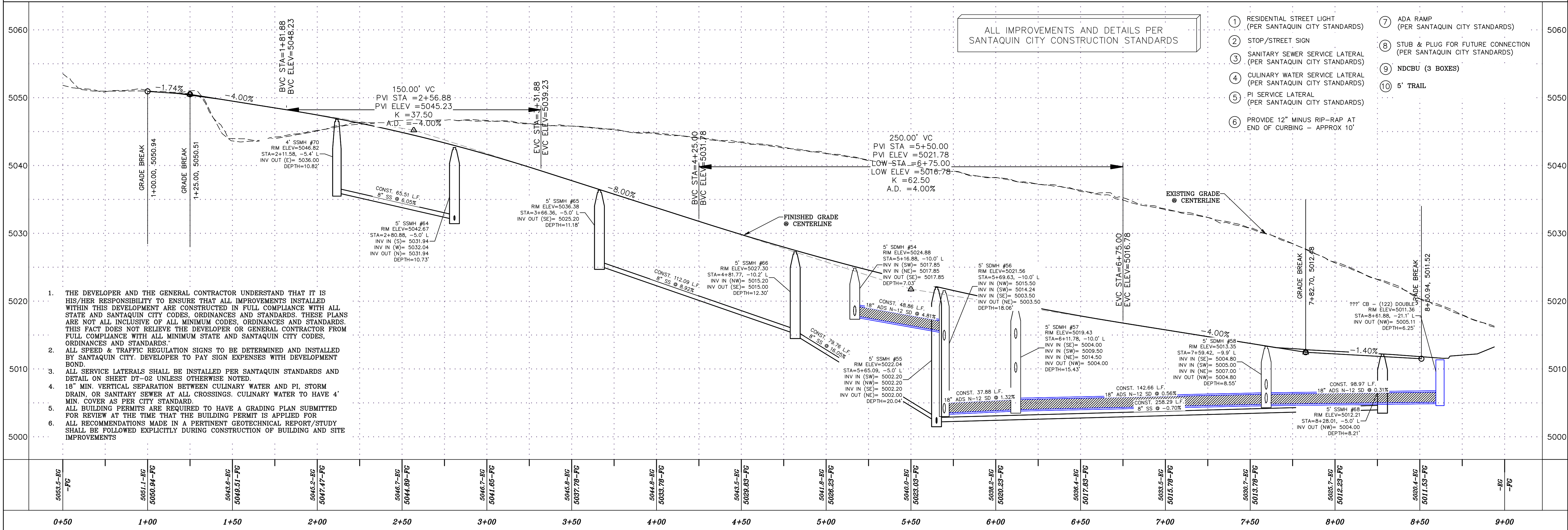
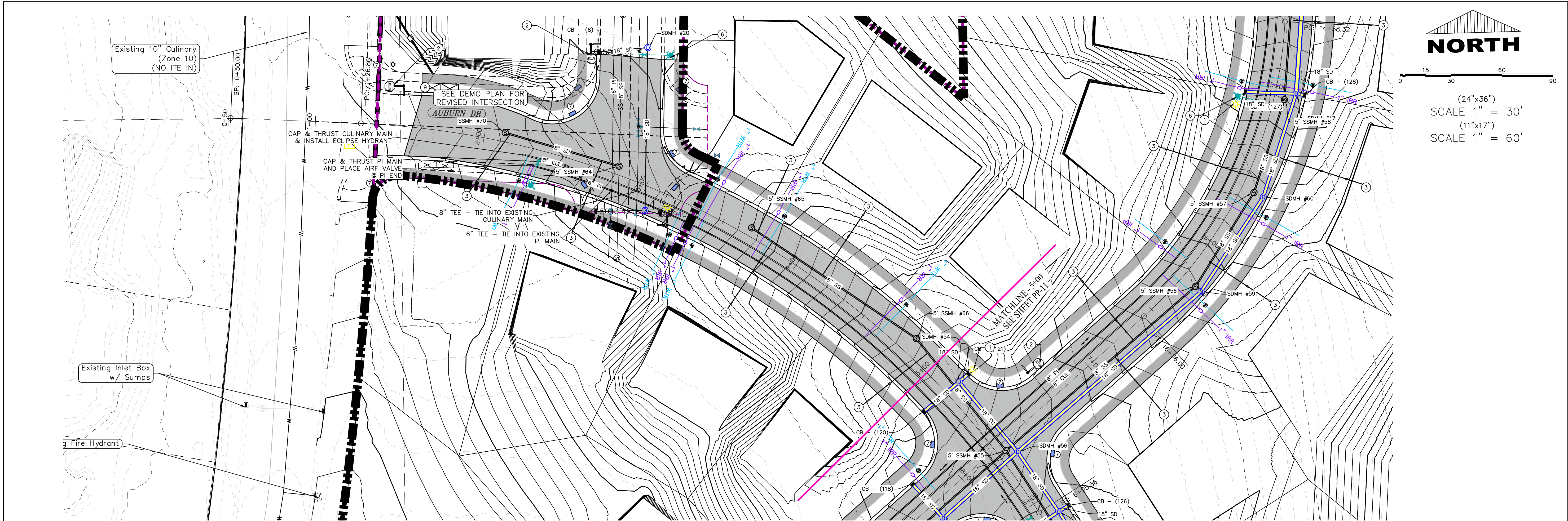
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187025
Donald L. Taylor
Professional Engineer
UT 187025

TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025	
PROJECT #	
REVISIONS:	
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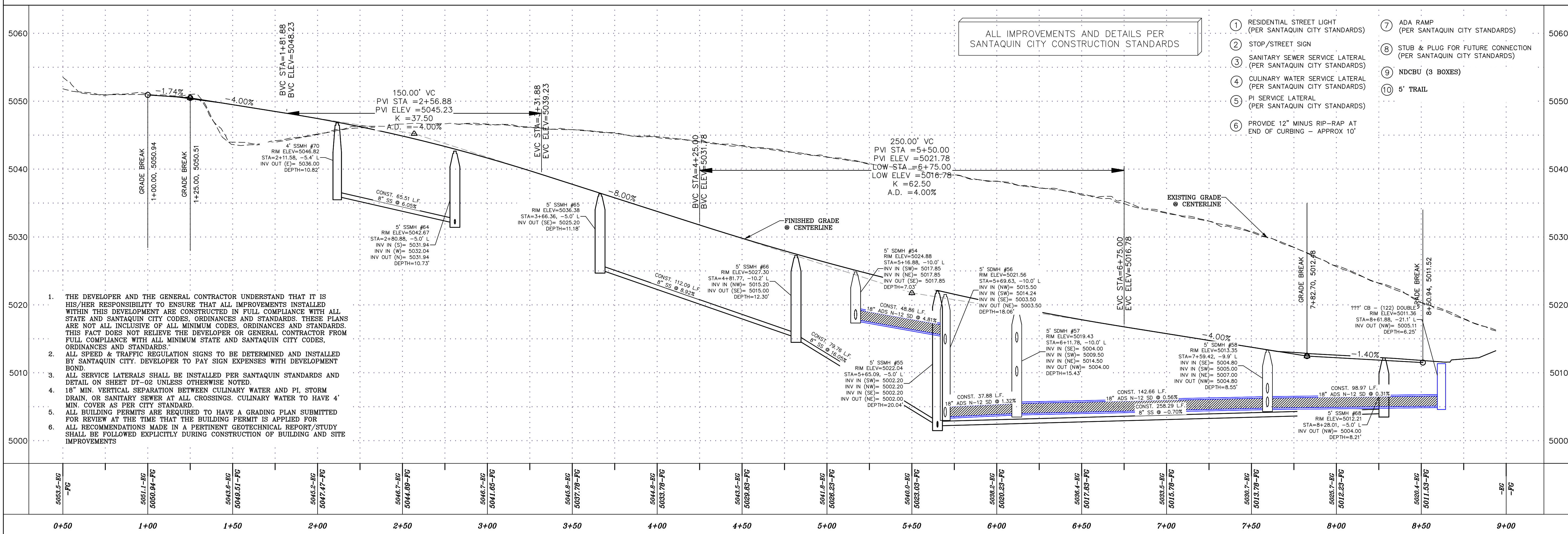
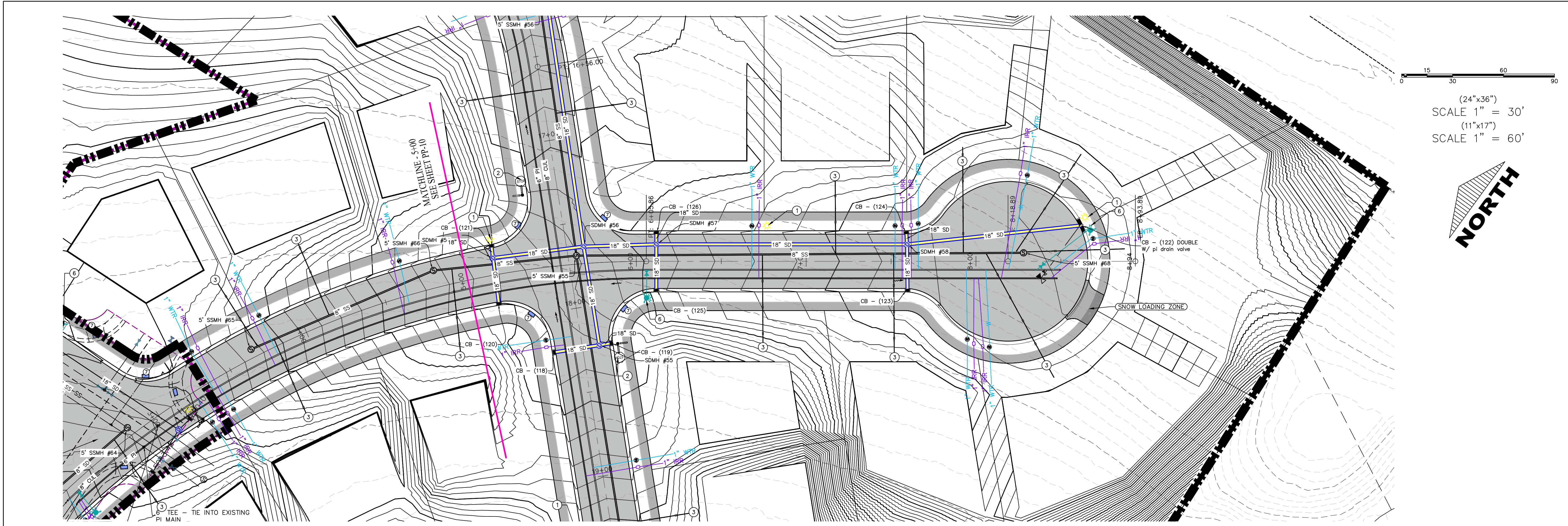


TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025	
PROJECT #	
REVISIONS:	
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SHEET: PP-10	



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TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025

PROJECT #

REVISIONS:

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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-11

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS / EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
DAVID SWANSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE - PHASE 1
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

Office Phone Contact ###-###-####
(4" Bold Numbers)

Cell Phone Contact ###-###-####
(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
DEVELOPER(S)
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINING OF CONSTRUCTION TO PLACEMENT OF ASPHALT

NORTH

0 100 200 400 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'



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TANNER FLATS
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025

PROJECT #

REVISIONS:

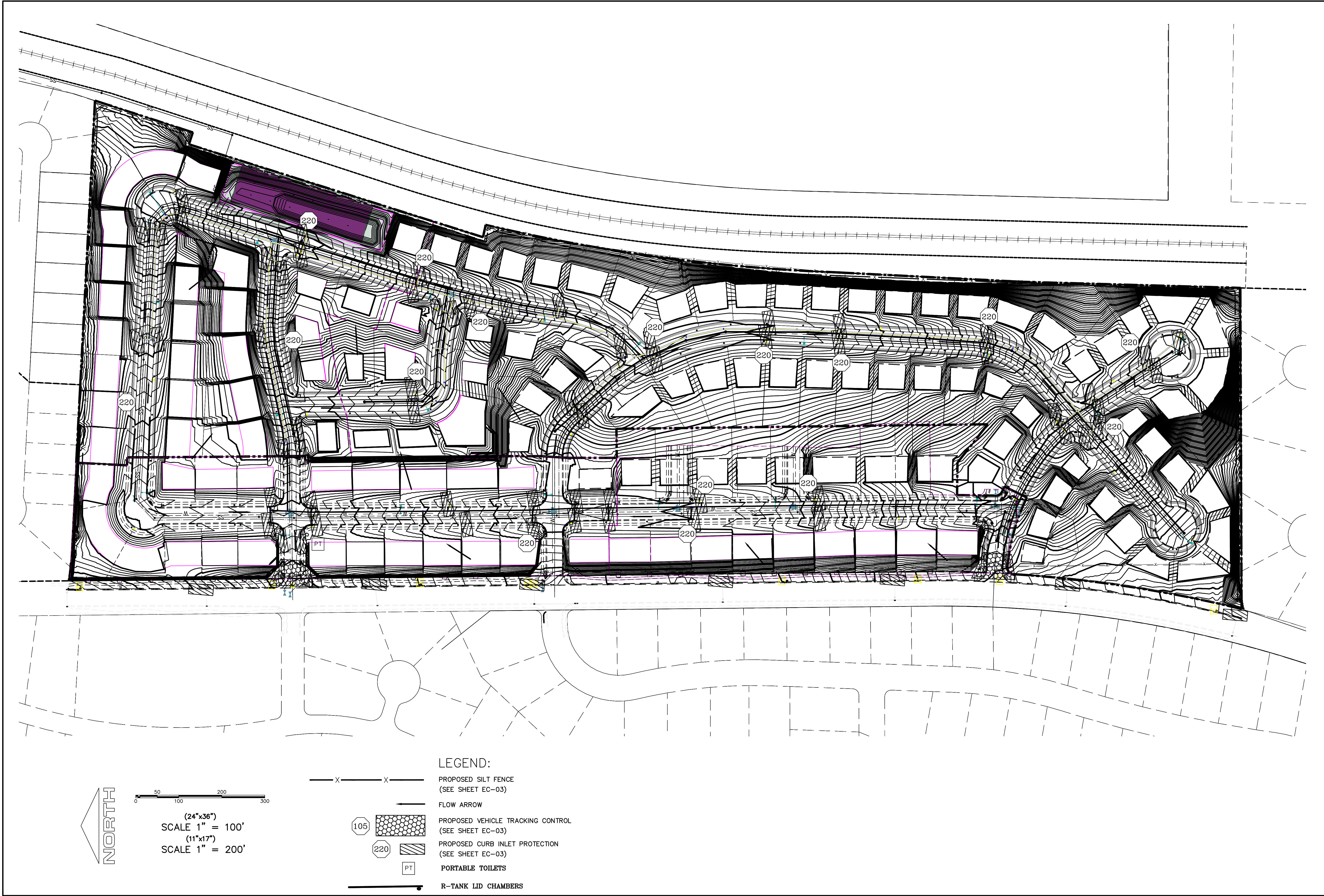
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SHEET NAME:

EROSION CONTROL PLAN

SHEET:

EC-01



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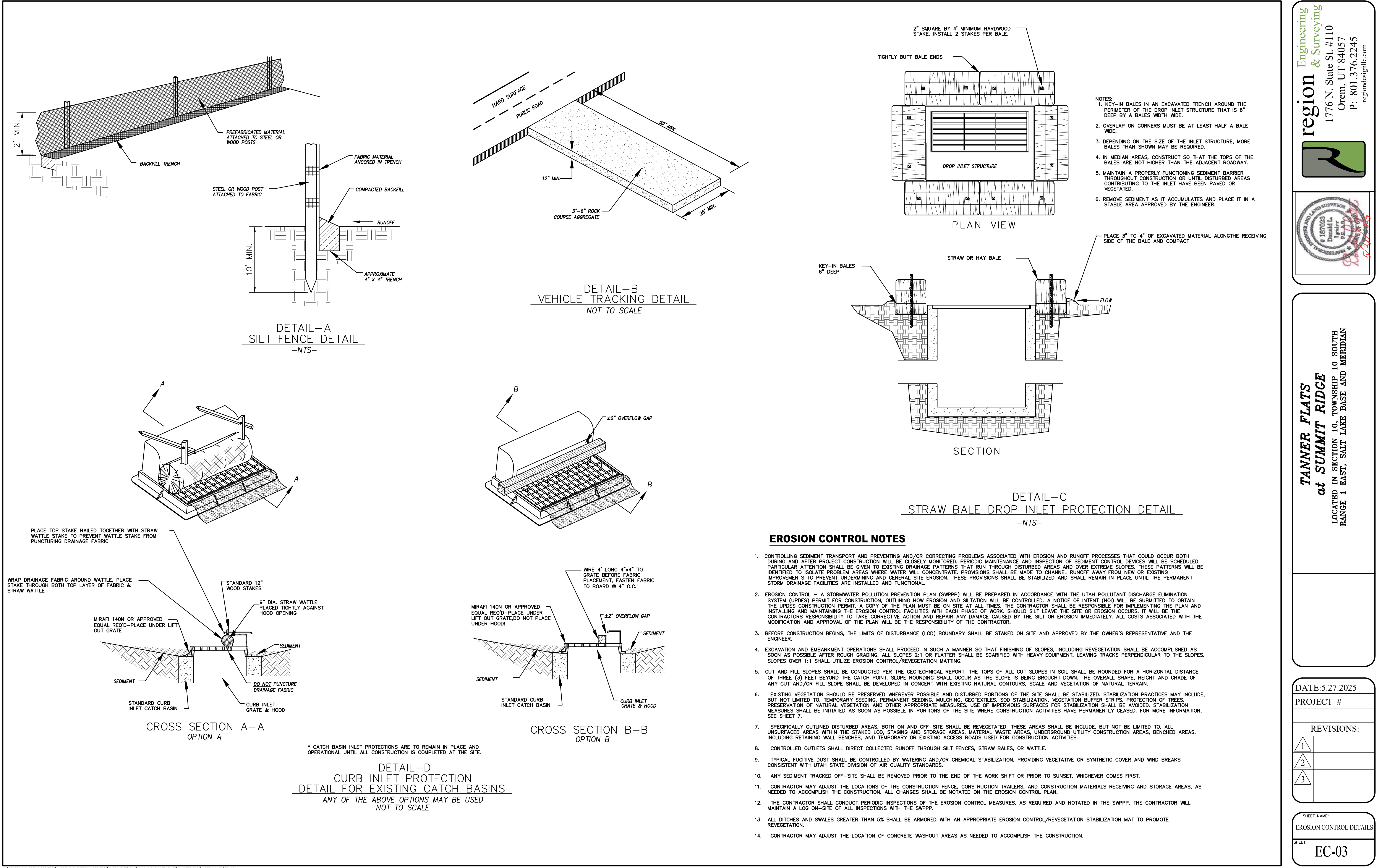
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SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02



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TANNER FLATS
at SUMMIT RIDGE

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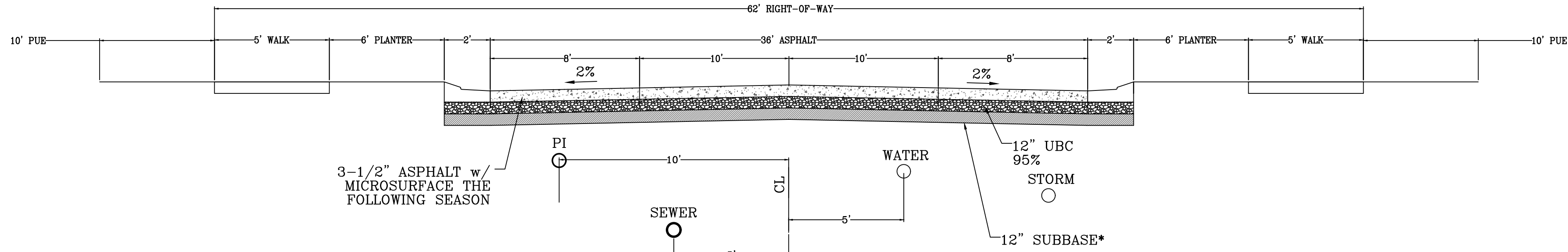
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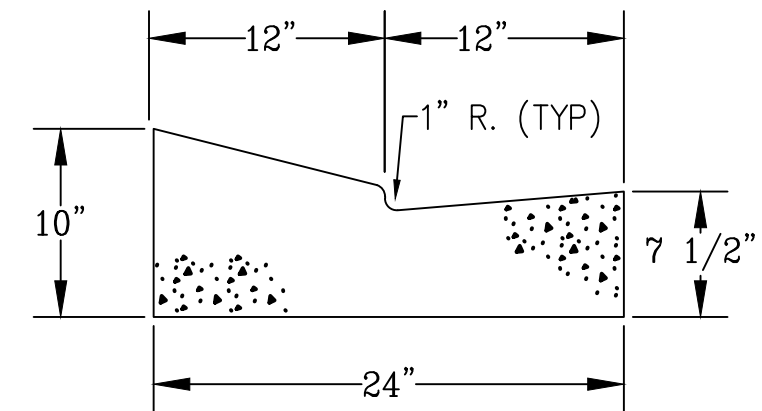
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SHEET NAME:
EROSION CONTROL DETAILS

SHEET:
EC-03

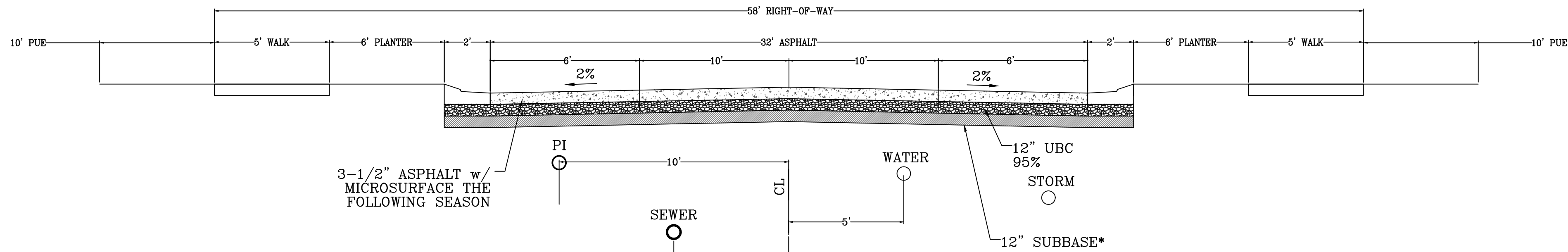


**62' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST

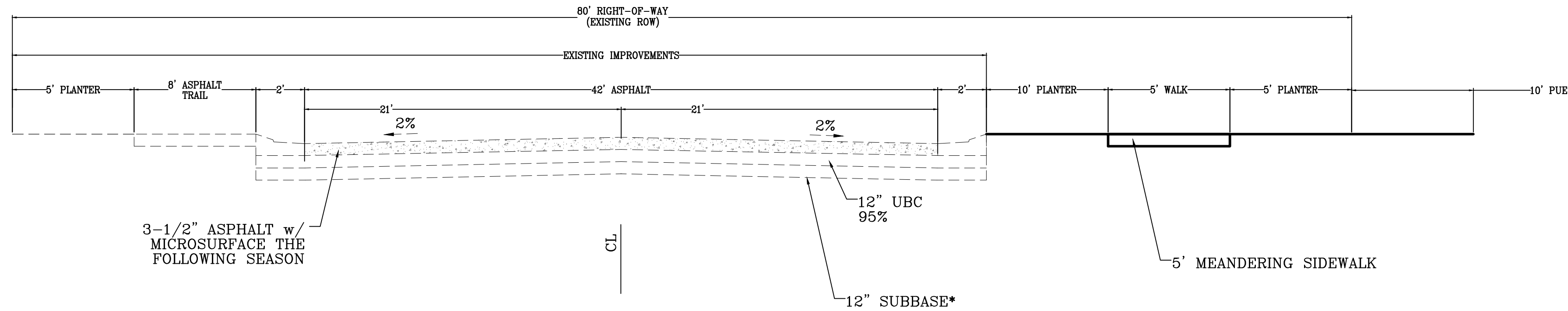


MODIFIED HIGH BACK CURB

*NOTE: ON SITE INSPECTION TO BE
CONDUCTED BY GEOTECHNICAL
ENGINEER TO DETERMINE ADEQUACY OF
EXISTING MATERIAL



**58' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST



SUMMIT RIDGE BLVD
LOOKING NORTH

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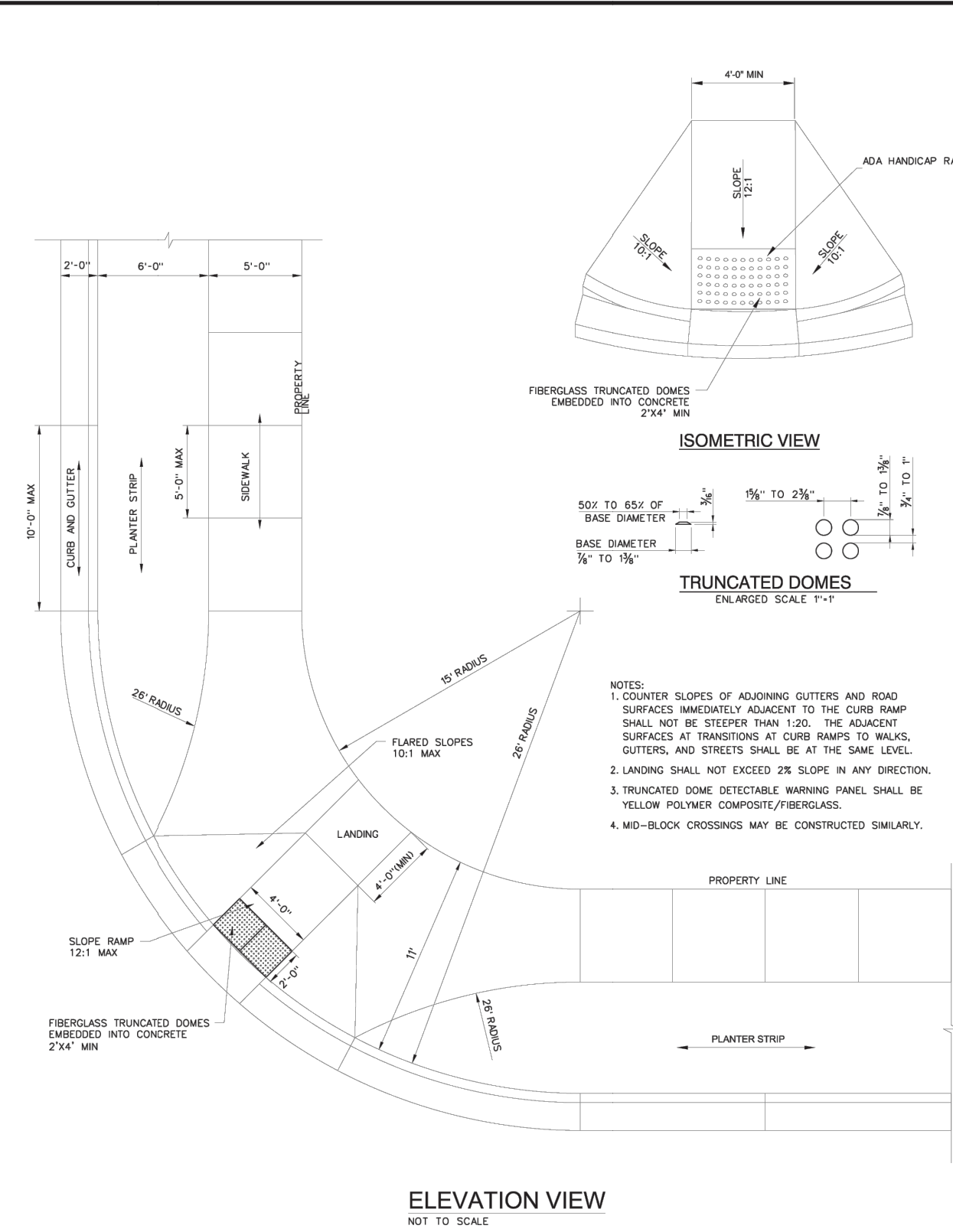
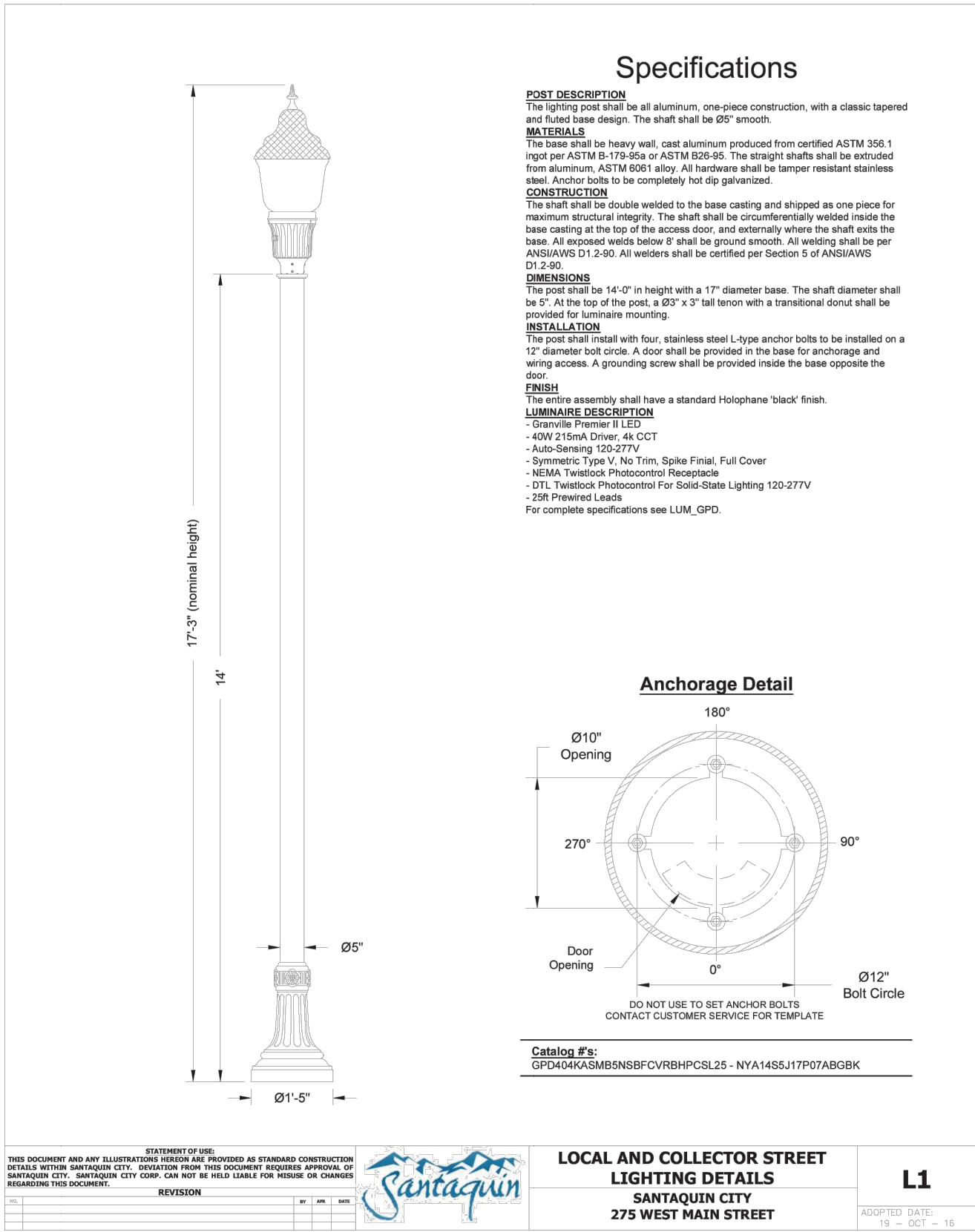
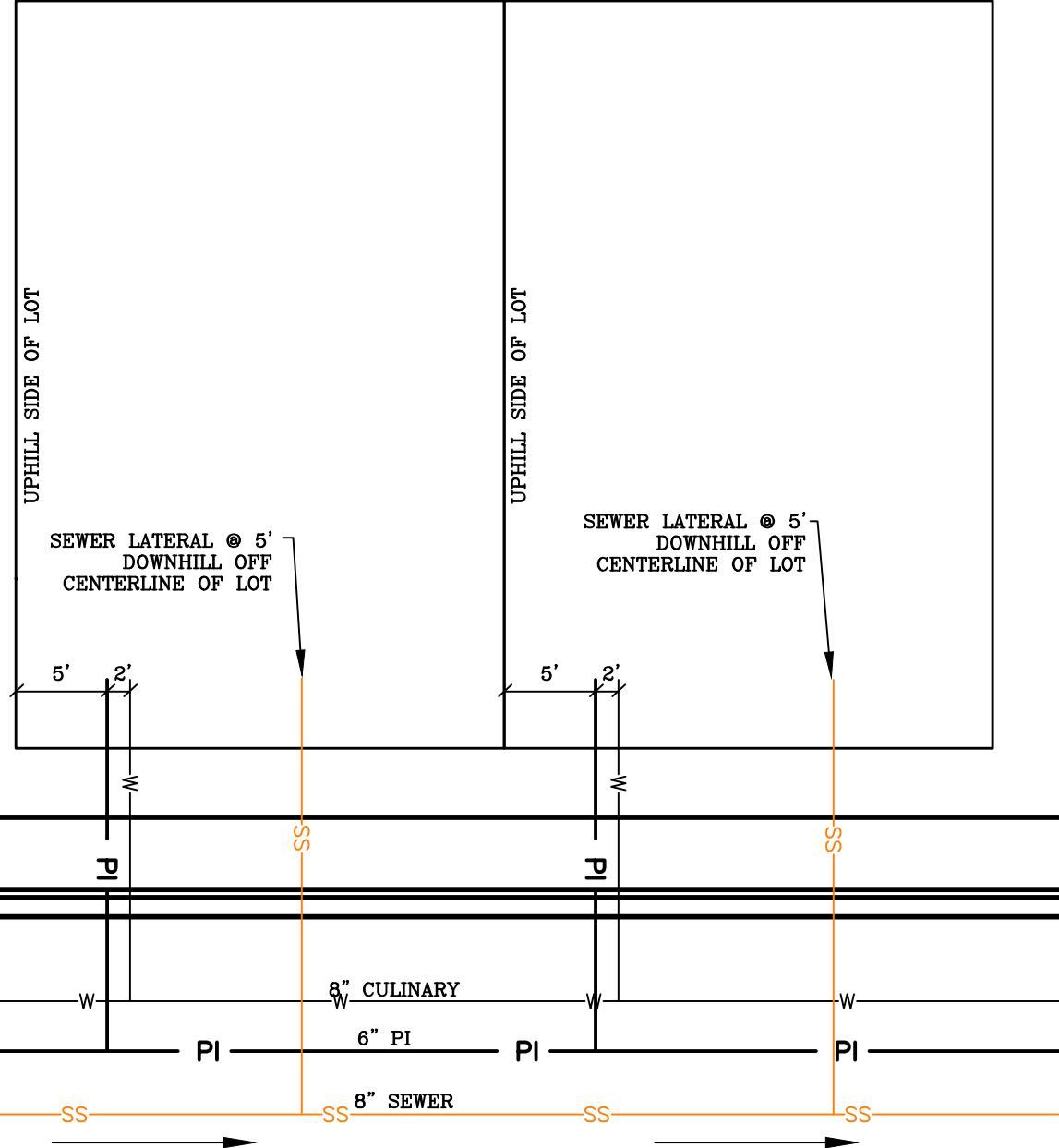


**TANNER FLATS
at SUMMIT RIDGE**
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DATE:5.27.2025	
PROJECT #	
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01



ALL IMPROVEMENTS AND DETAILS PER
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02