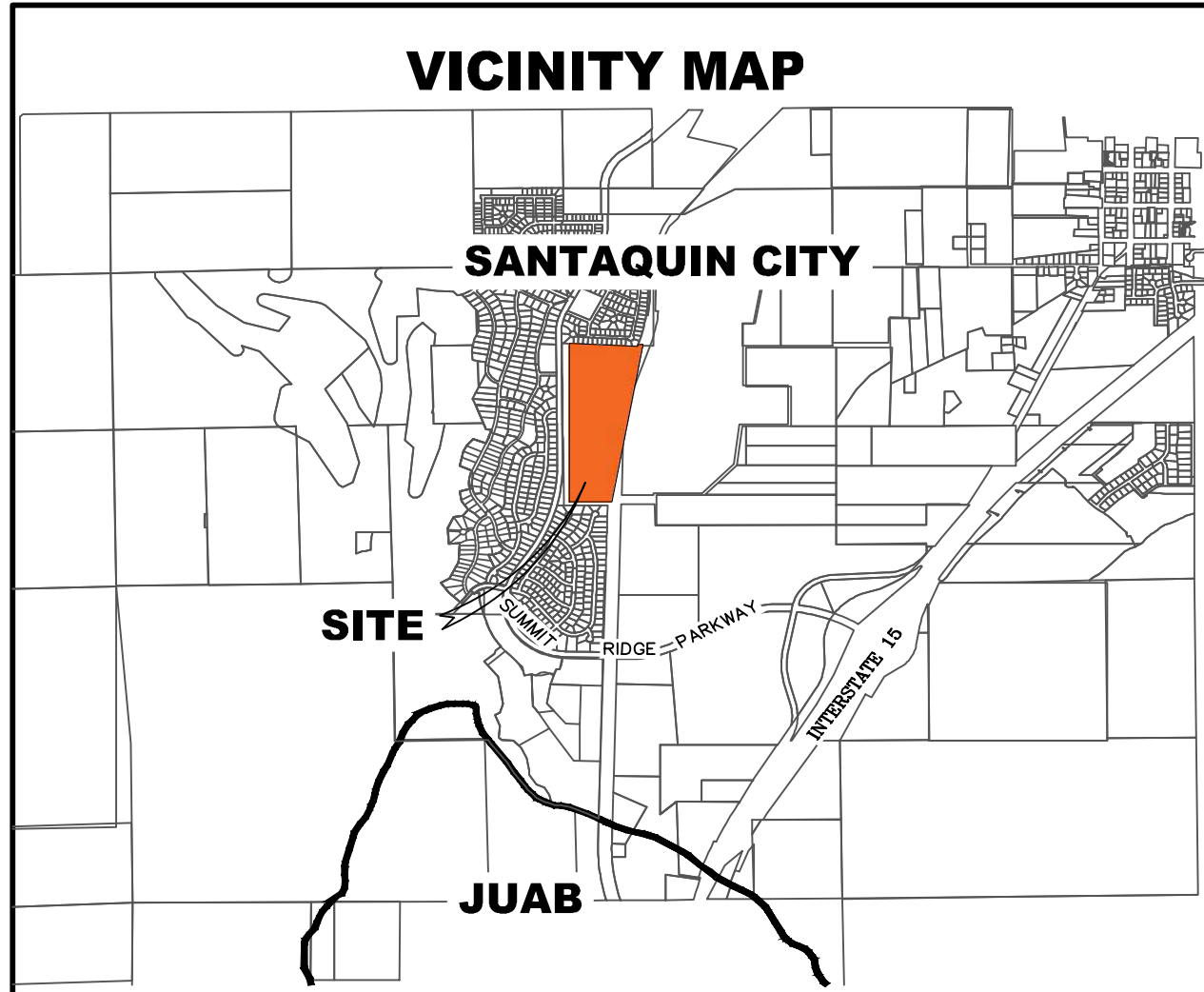




ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

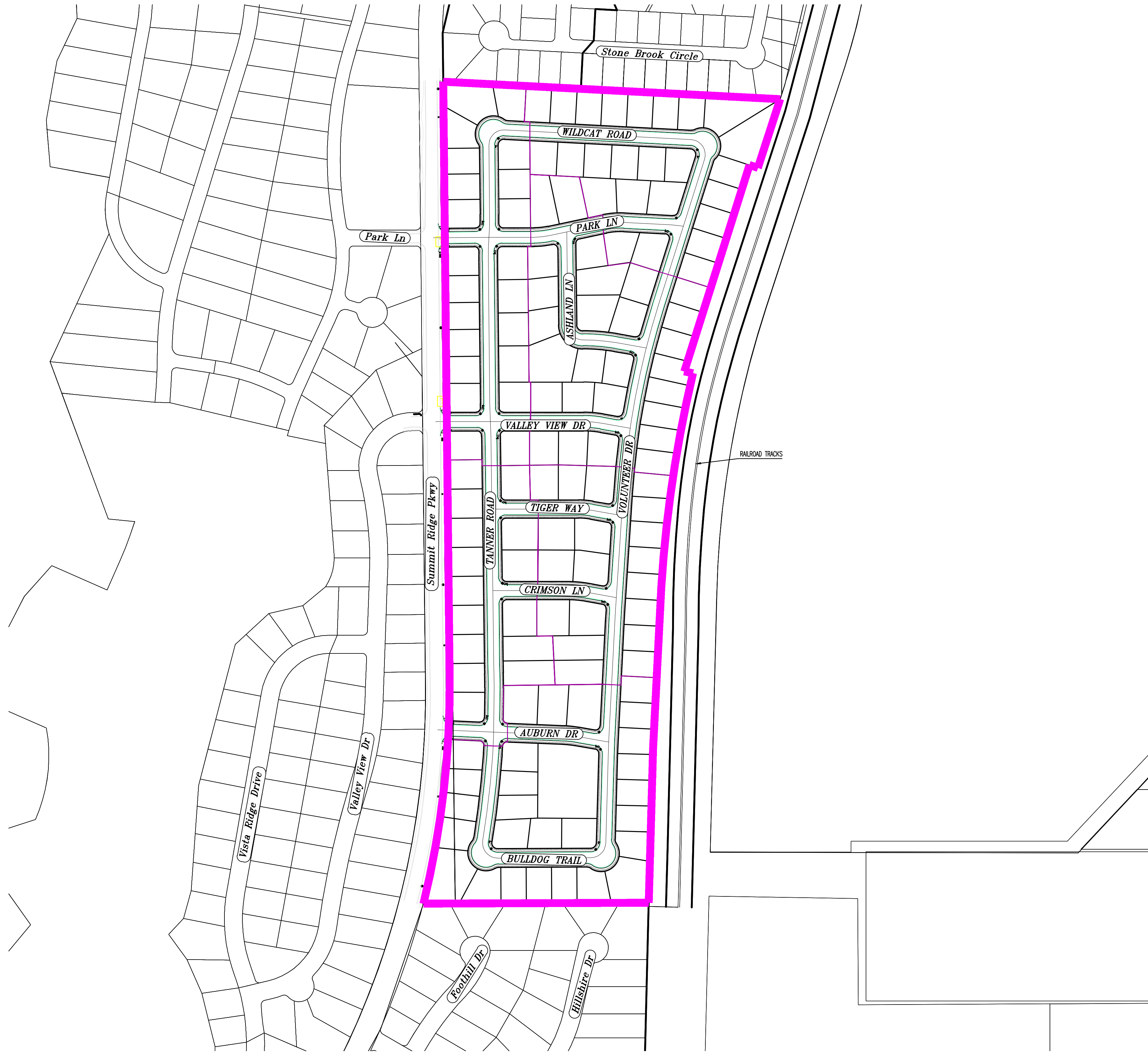
A 3 BOX NCBU TO BE LOCATED ON THE SOUTH SIDE OF EACH ROAD ENTRANCE FROM SUMMIT RIDGE PARKWAY

Hollow Flats @ Summit Ridge

- Preliminary Plat / Plans -

June 23

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	49.38 ACRES
TOTAL LOT ACREAGE	35.80 ACRES
TOTAL ROW ACREAGE	12.48 ACRES
TOTAL OPEN SPACE	1.10 ACRES
ZONE	R-10
DENSITY	2.73 / duq
NUMBER OF LOTS	135 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
PLAT	PLAT SHEETS
SS-01	SEWER PLAN
UP-01-5	SITE & UTILITY PLANS
GR-01-5	GRADING PLANS
CF-01-3	CUT/FILL MAPS
LS-01	PRELIMINARY PARK PLAN
FEN-01	FENCING PLAN
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.

region
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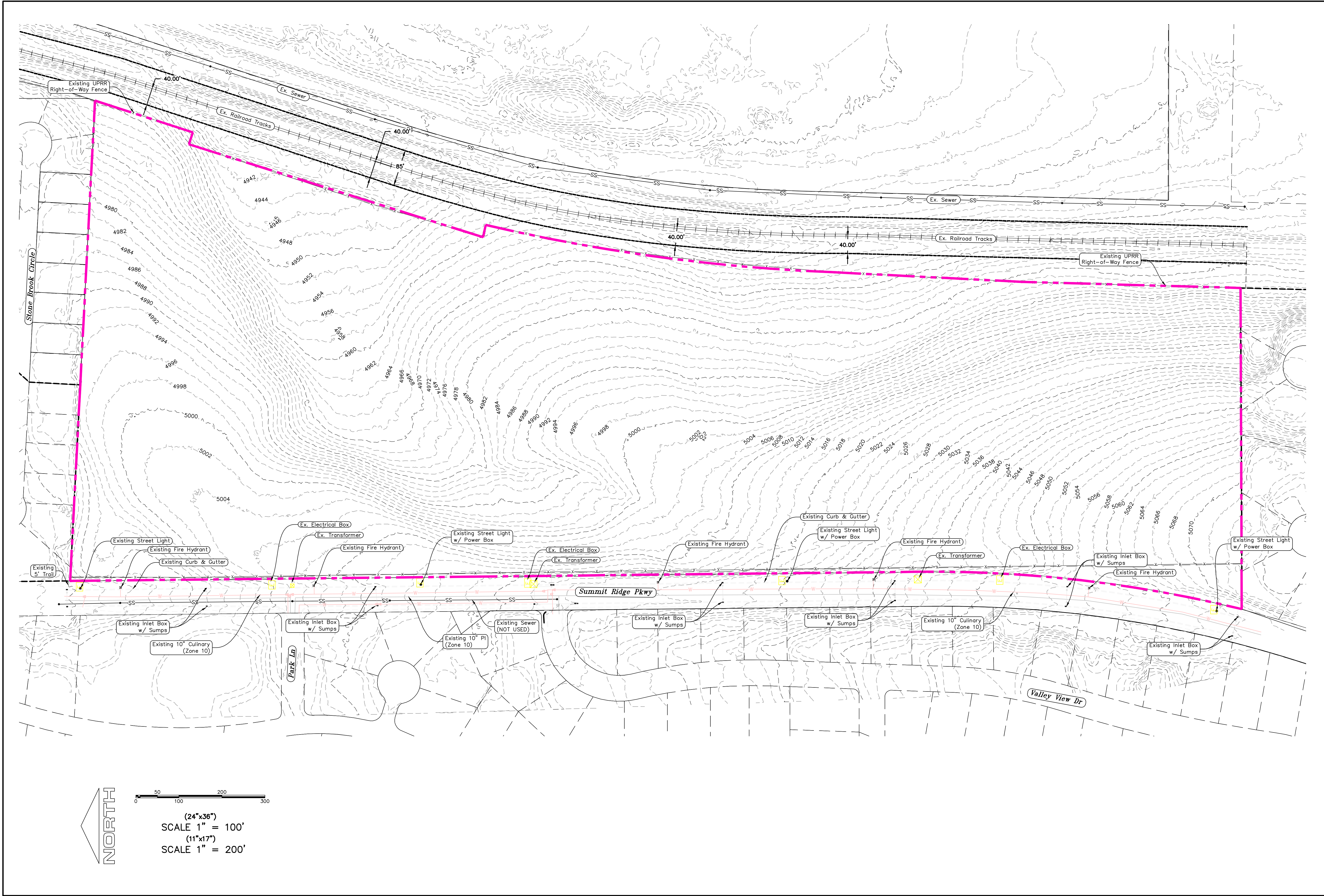
**HOLLOW FLATS
at SUMMIT RIDGE**

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

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01





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**HOLLOW FLATS
at SUMMIT RIDGE**

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

DATE: 6.29.2023

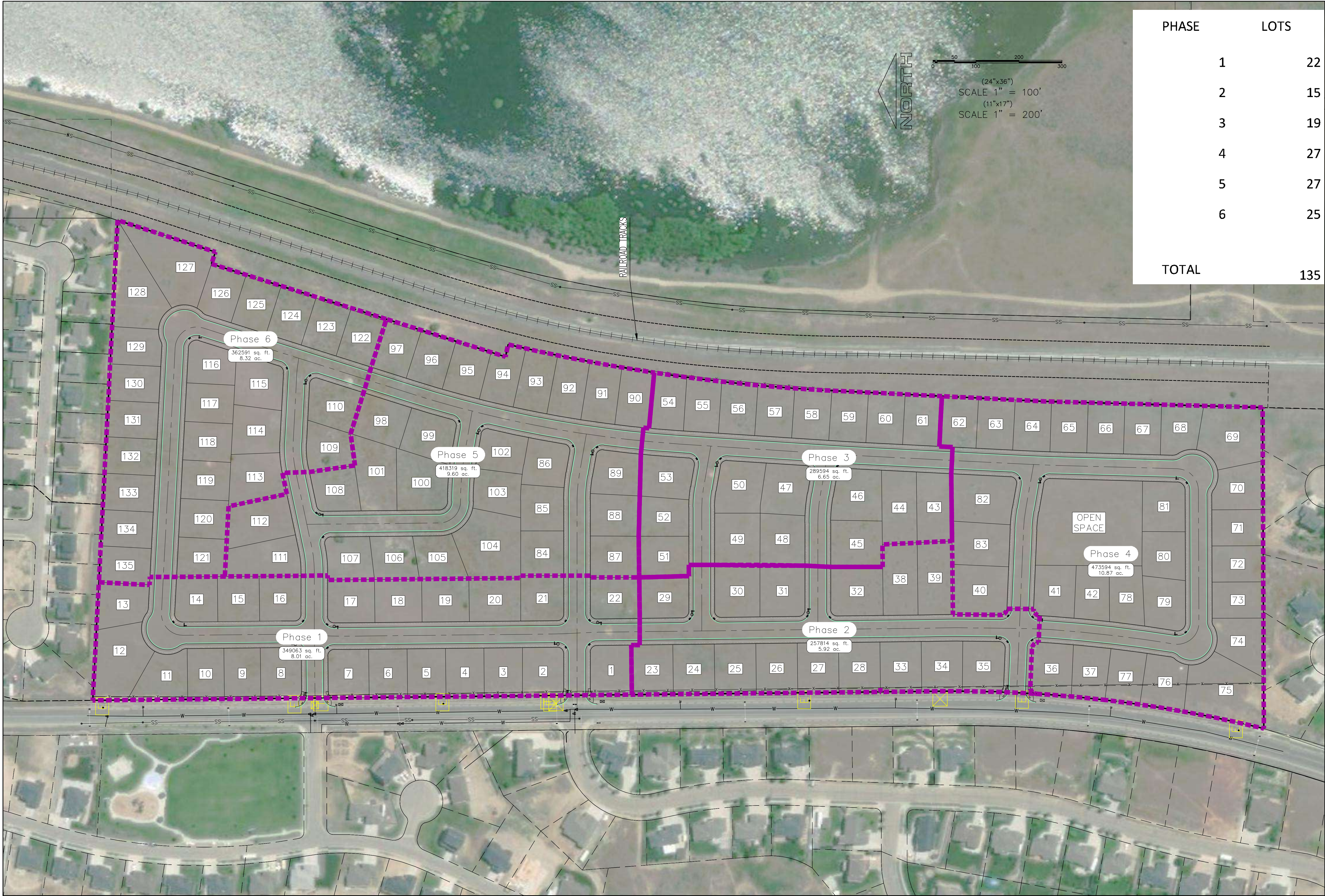
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
EXISTING CONDITIONS

SHEET:
EX-01



PHASE	LOTS
1	22
2	15
3	19
4	27
5	27
6	25
TOTAL	135

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& Surveying



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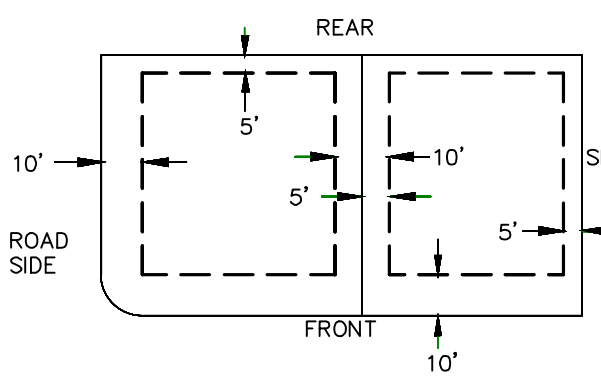
**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
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DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

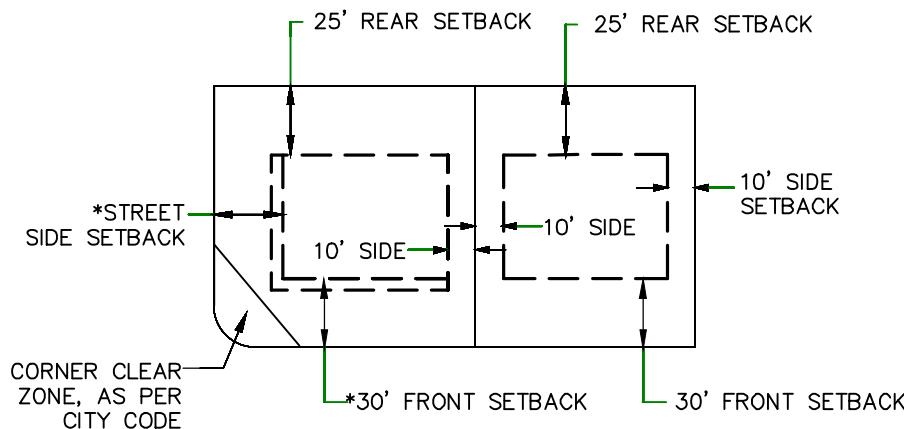
SHEET NAME:
PHASE PLAN
SHEET:
PH-01

D:\PROJECTS\REGION PROJECTS\REGION ENGINEERING PROJECTS\01-PROJECTS\2021\01_TANNER FLATS\01-SHEET FILES\PRELIMINARY\PH-01

PUBLIC UTILITY EASEMENTS

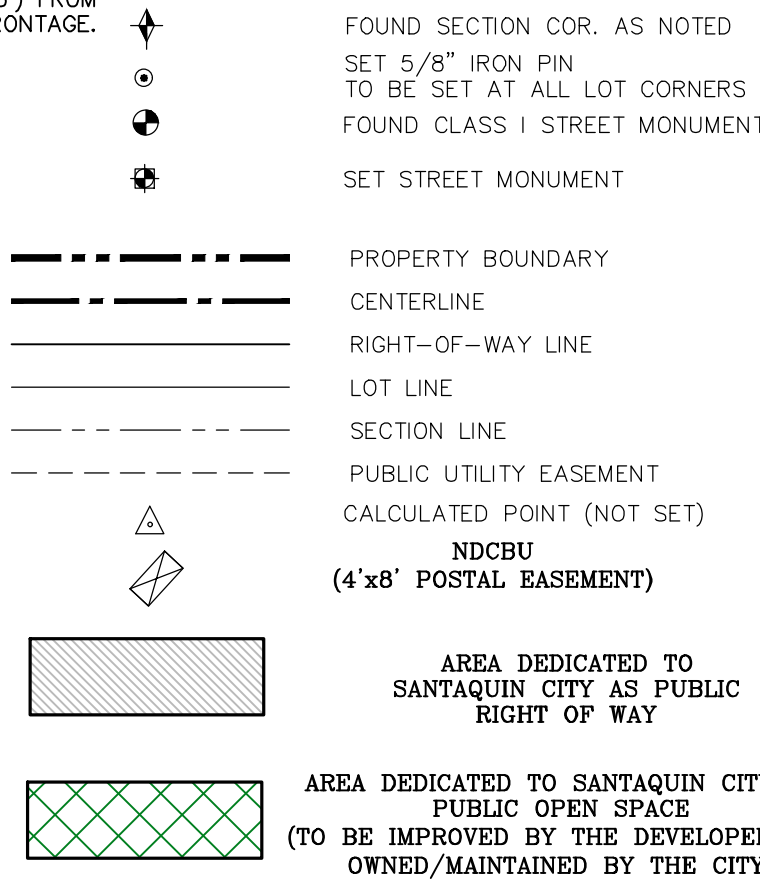


BUILDING SETBACKS (MINIMUM)



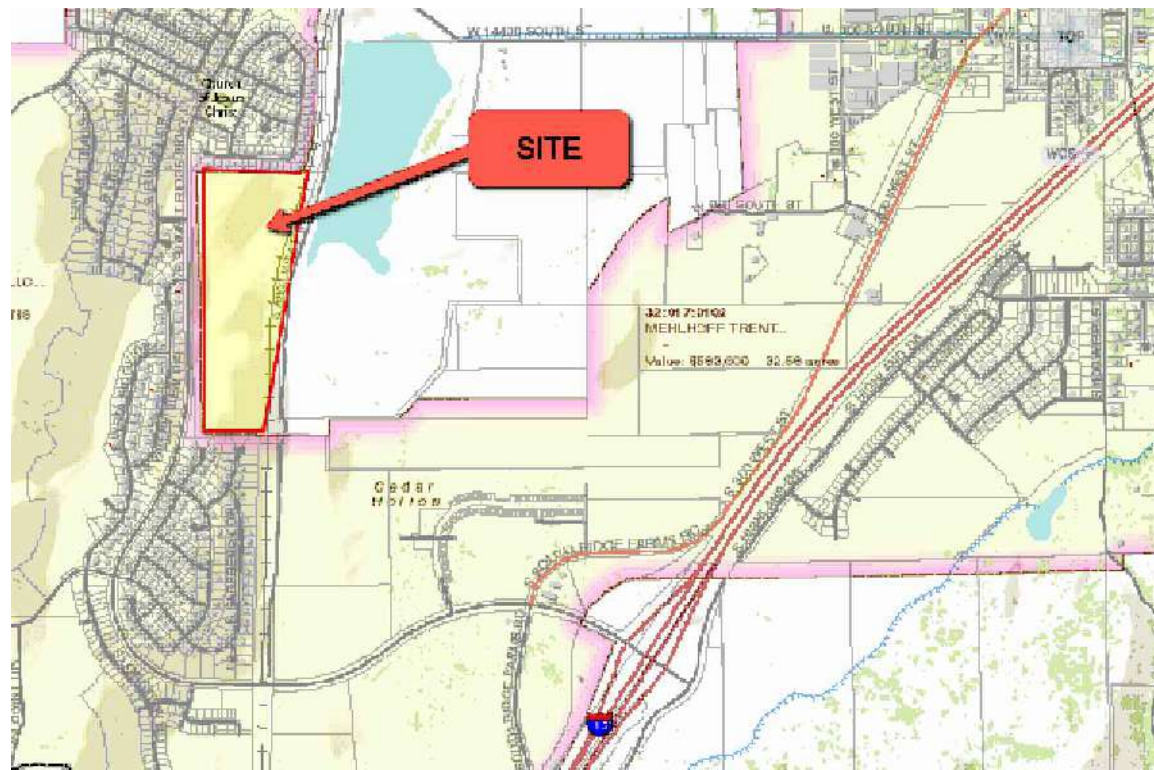
*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

LEGEND

HOLLOW FLATS @ SUMMIT RIDGE
- PRELIMINARY PLAT -

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:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY
 2. ACCESS TO LOTS 1, 2, 7, 8, 35 AND 36 SHALL BE LIMITED TO TANNER ROAD ONLY.
 - 2.1. LOT 1 AND 2 - NO ACCESS TO VALLEY VIEW DR
 - 2.2. LOT 7 AND 8 - NO ACCESS TO PARK LN
 - 2.3. LOT 35 AND 36 - NO ACCESS TO AUBURN DR



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.

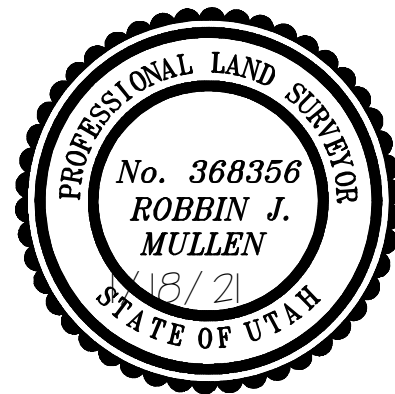
Boundary Description

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 an angle of 14° 24' 38", having a radius of 3019.90 feet, and whose long chord bears N 06° 34' 24" E for a distance of 757.54 feet.
Thence, N 00° 37' 55" W for a distance of 1017.83 feet to a point on a line.
Thence, N 00° 35' 53" W for a distance of 953.05 feet to a point on a line.
Thence, S 87° 02' 00" E for a distance of 456.37 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 1913558.5 SQUARE FEET (49.38 ACRES), MORE OR LESS AND CONTAINS 140 LOTS

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



6/29/2023
Date

Surveyor

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	49.38 ACRES
TOTAL LOT ACREAGE	35.80 ACRES
TOTAL ROW ACREAGE	12.48 ACRES
TOTAL OPEN SPACE	1.10 ACRES
ZONE	R-10
DENSITY	2.73 / .40sq
NUMBER OF LOTS	135 LOTS

PROJECT DEVELOPER

Skylar Tolbert
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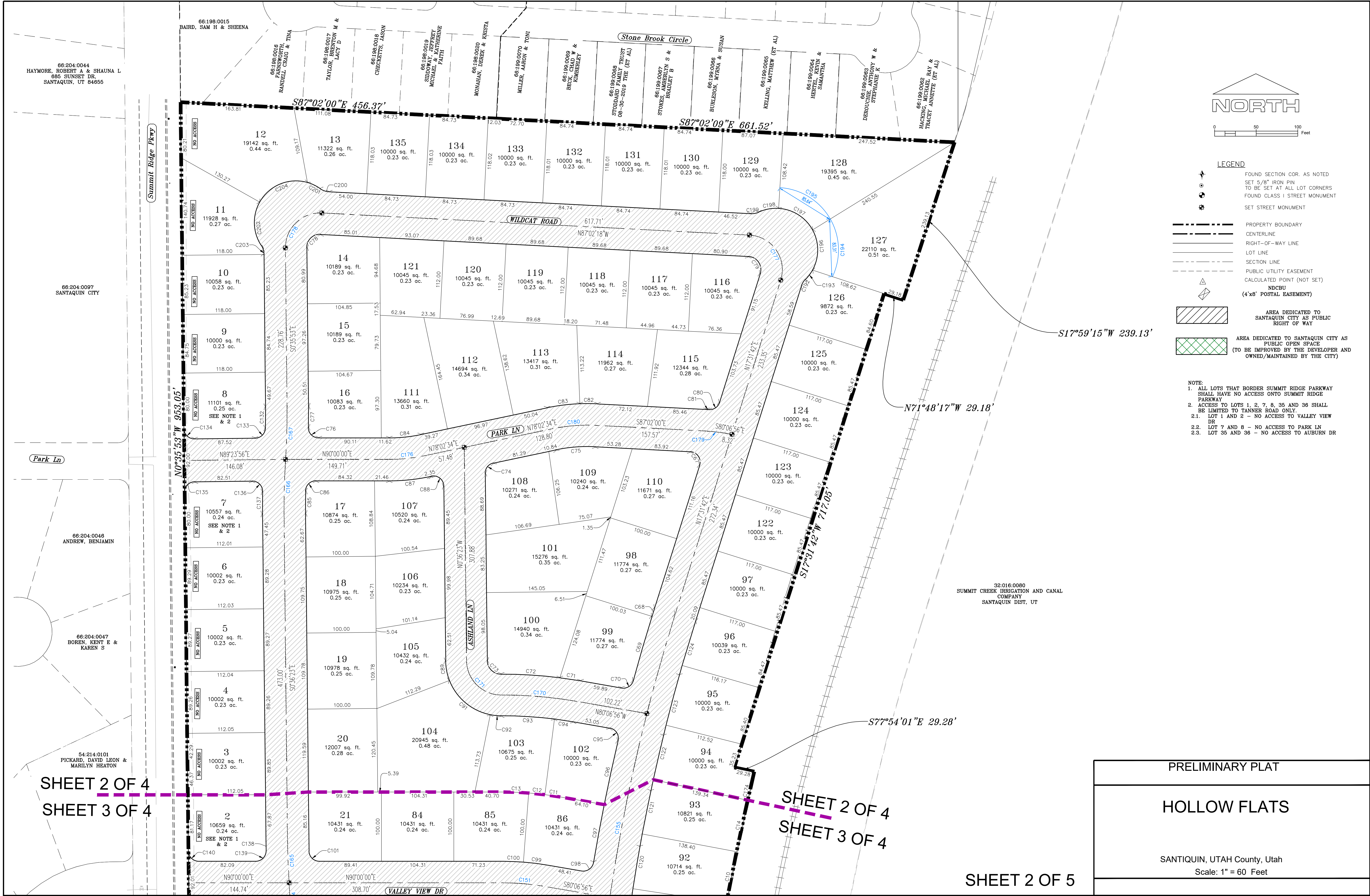
PRELIMINARY PLAT

HOLLOW 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

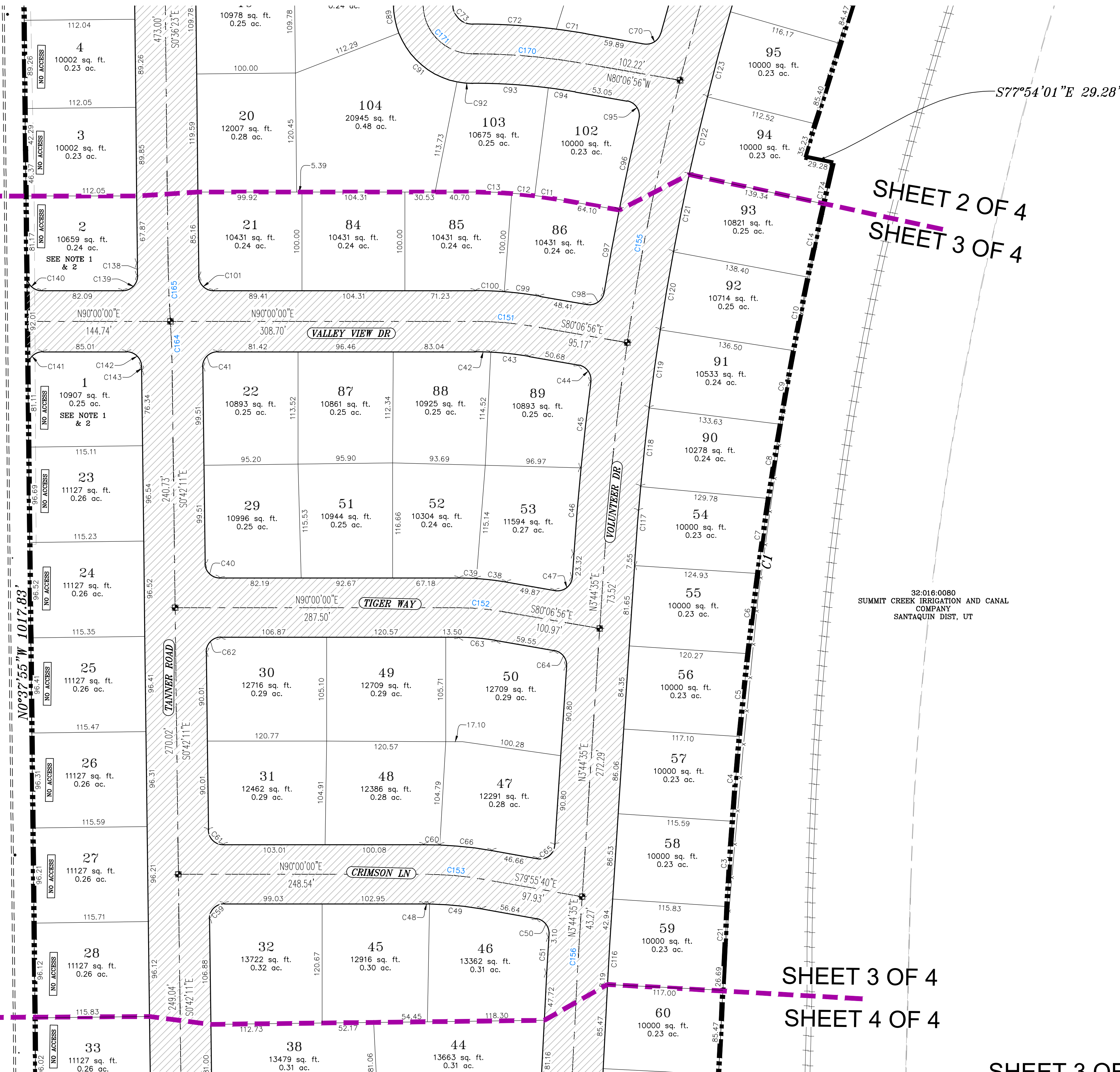
54:206:0142
MCORLEY,
MARY-ELIZABETH

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

54:206:0140
HATCH, NATHAN &
JENNIFER

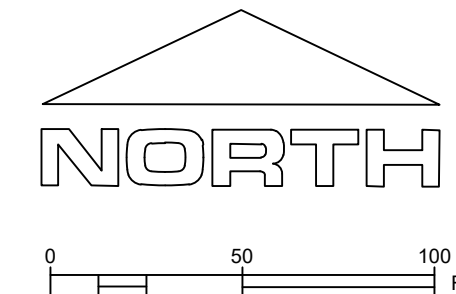
54:206:0139
VANMOOS, DONALD M &
LORI A

SHEET 3 OF 4
SHEET 4 OF 4



32:016:0080
SUMMIT CREEK IRRIGATION AND CANAL
COMPANY
SANTAQUIN DIST, UT

- NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY
 2. ACCESS TO LOTS 1, 2, 7, 8, 35 AND 36 SHALL BE LIMITED TO TANNER ROAD ONLY.
 - 2.1. LOT 1 AND 2 - NO ACCESS TO VALLEY VIEW DR
 - 2.2. LOT 7 AND 8 - NO ACCESS TO PARK LN
 - 2.3. LOT 35 AND 36 - NO ACCESS TO AUBURN DR



LEGEND

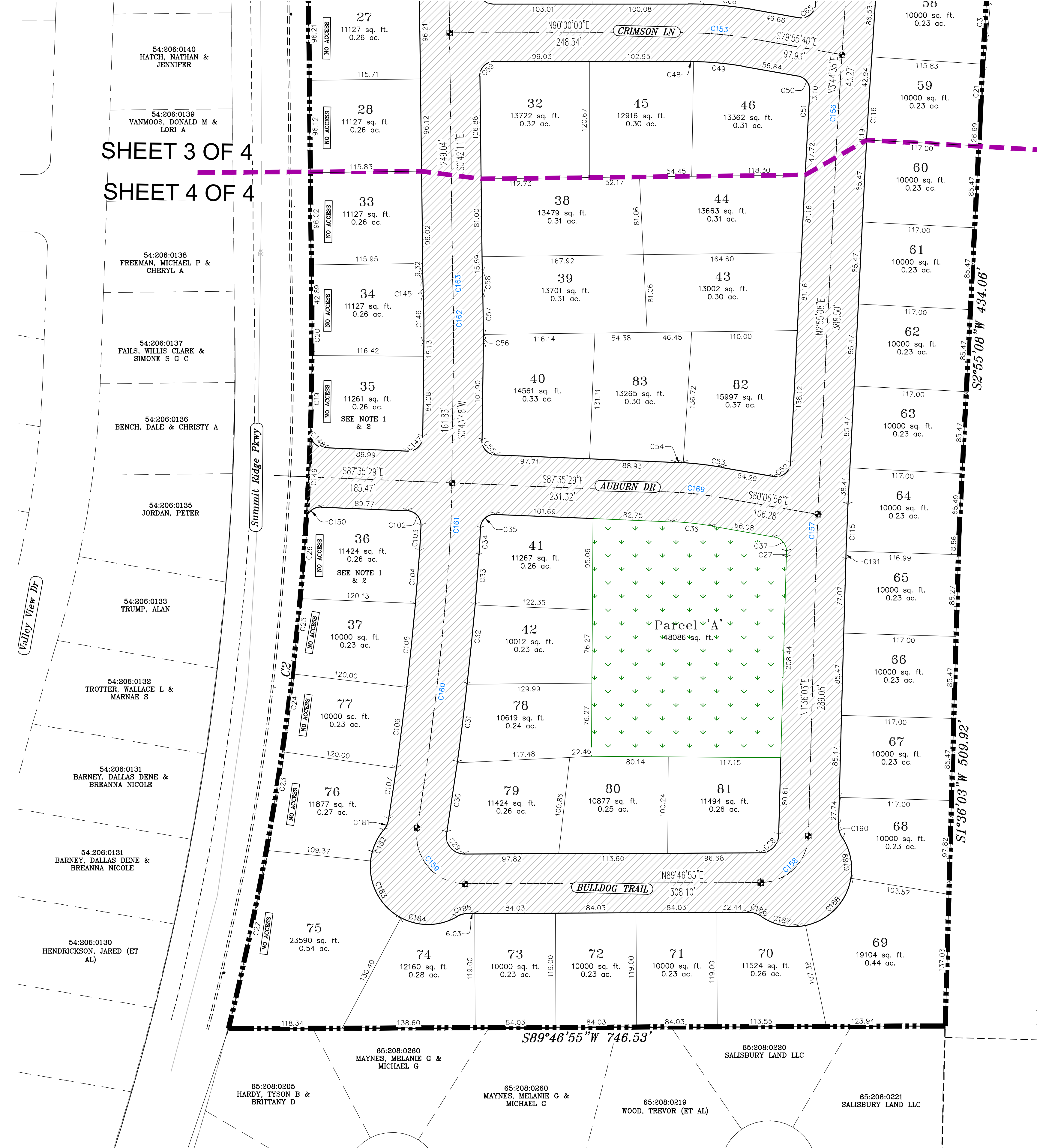
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)
- 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

HOLLOW FLATS

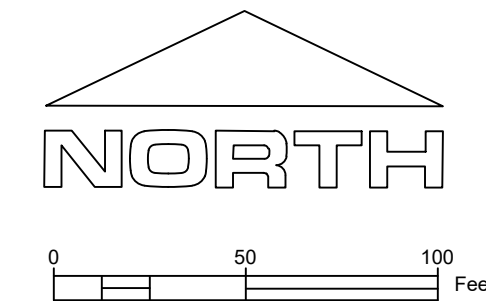
SANTAQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

SHEET 3 OF 5



SHEET 3 OF 4
SHEET 4 OF 4

- NOTE:
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- 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)

32-016-0080
SUMMIT CREEK IRRIGATION AND CANAL COMPANY
SANTAQUIN DIST. UT

PRELIMINARY PLAT

HOLLOW FLATS

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

SHEET 4 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S74°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"
C3	86.53'	4261.98'	86.53'	S3°35'16"W	1°09'48"
C4	86.07'	4261.98'	86.07'	S4°44'53"W	1°09'25"
C5	84.41'	4261.98'	84.41'	S5°53'38"W	1°08'05"
C6	81.79'	4261.98'	81.78'	S7°00'40"W	1°05'58"
C7	76.85'	4261.98'	76.85'	S8°04'39"W	1°01'59"
C8	76.07'	4261.98'	76.07'	S9°06'19"W	1°01'22"
C9	75.93'	4261.98'	75.93'	S10°07'37"W	1°01'15"
C10	75.82'	4261.98'	75.82'	S11°08'49"W	1°01'10"
C11	22.65'	481.00'	22.64'	S81°27'52"E	2°41'52"
C12	23.42'	481.00'	23.42'	S84°12'29"E	2°47'22"
C13	36.92'	481.00'	36.91'	S87°48'05"E	4°23'50"
C14	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C19	80.46'	3019.90'	80.46'	N1°06'42"E	1°31'36"
C20	51.66'	3019.90'	51.66'	N0°08'30"W	0°58'49"
C21	58.28'	4261.98'	58.28'	S2°36'52"W	0°47'01"
C22	189.89'	3019.90'	189.86'	N11°58'39"E	3°36'10"
C23	104.02'	3019.90'	104.01'	N9°11'21"E	1°58'24"
C24	81.71'	3019.90'	81.71'	N7°26'38"E	1°33'01"
C25	78.89'	3019.90'	78.88'	N5°54'14"E	1°29'48"
C26	81.37'	3019.90'	81.36'	N4°23'01"E	1°32'37"
C27	6.12'	2531.00'	6.12'	N1°40'12"E	0°08'19"
C28	29.24'	19.00'	26.44'	N45°41'29"E	88°10'52"
C29	32.99'	19.00'	29.00'	S40°28'44"E	99°28'43"
C30	73.74'	3201.90'	73.74'	S8°36'03"W	1°19'11"
C31	82.36'	3201.90'	82.36'	S7°12'15"W	1°28'26"
C32	83.03'	3201.90'	83.02'	S5°43'27"W	1°29'09"
C33	51.91'	3201.90'	51.91'	S4°31'01"W	0°55'44"
C34	28.15'	1031.00'	28.15'	S3°16'13"W	1°33'51"
C35	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C36	41.62'	319.00'	41.59'	N83°51'13"W	7°28'33"
C37	21.43'	15.00'	19.65'	N39°11'17"W	81°51'18"
C38	30.83'	280.00'	30.82'	S83°16'12"E	6°18'33"
C39	17.47'	280.00'	17.47'	S88°12'45"E	3°34'31"
C40	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C41	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C42	15.68'	319.00'	15.67'	N88°35'32"W	2°48'56"
C43	39.36'	319.00'	39.33'	N83°39'00"W	7°04'08"
C44	22.94'	15.00'	20.77'	N36°18'45"W	87°36'23"
C45	87.68'	2681.00'	87.67'	N6°33'14"E	1°52'26"
C46	87.68'	2681.00'	87.67'	N4°40'48"E	1°52'26"
C47	25.17'	15.00'	22.32'	N51°48'50"E	96°08'29"
C48	5.69'	335.00'	5.69'	N89°30'49"W	0°58'21"
C49	53.21'	335.00'	53.15'	N84°28'39"W	9°05'59"
C50	21.90'	15.00'	20.01'	N38°05'32"W	83°40'15"
C51	36.41'	2531.00'	36.41'	N3°19'52"E	0°49'27"
C52	25.39'	15.00'	22.46'	N51°24'06"E	96°57'56"
C53	41.07'	381.00'	41.05'	S83°12'12"E	6°10'32"
C54	8.65'	381.00'	8.65'	S86°56'29"E	1°18'01"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C55	23.12'	15.00'	20.90'	S43°25'50"E	88°19'17"
C56	8.39'	1031.00'	8.39'	S0°29'49"W	0°27'59"
C57	42.15'	1031.00'	42.15'	S0°54'27"E	2°20'32"
C58	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C59	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C60	16.13'	395.00'	16.13'	S88°49'49"E	2°20'23"
C61	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C62	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C63	37.95'	220.00'	37.91'	N85°03'28"W	9°53'04"
C64	21.95'	15.00'	20.05'	N38°11'10"W	83°51'31"
C65	25.22'	15.00'	22.35'	N51°54'28"E	96°19'45"
C66	53.31'	395.00'	53.27'	S83°47'39"E	2°47'22"
C67	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C68	12.88'	2681.00'	12.88'	N17°23'27"E	0°16'31"
C69	96.43'	2681.00'	96.43'	N16°13'22"E	2°03'39"
C70	22.17'	15.00'	20.21'	N5°7'32"E	84°41'32"
C71	30.25'	651.00'	30.25'	S81°26'48"E	2°39'45"
C72	84.81'	651.00'	84.75'	S86°30'37"E	7°27'51"
C73	31.29'	20.00'	28.19'	S45°25'28"E	89°38'09"
C74	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C75	57.04'	219.00'	56.88'	S85°30'17"W	14°55'26"
C76	23.85'	15.00'	21.41'	S44°27'14"E	91°05'31"
C77	30.41'	1031.00'	30.41'	S01°44'49"W	1°41'24"
C78	31.03'	19.00'	27.69'	S46°10'55"W	93°33'34"
C79	34.68'	19.00'	30.06'	N34°45'18"W	104°34'01"
C80	19.93'	15.00'	18.49'	N55°35'18"E	76°07'11"
C81	3.34'	281.00'	3.34'	S86°41'33"E	0°40'54"
C82	25.58'	281.00'	25.57'	S89°38'28"E	5°12'56"
C83	47.61'	281.00'	47.56'	N82°53'49"E	9°42'30"
C84	45.70'	219.00'	45.62'	N84°01'17"E	11°57'26"
C85	32.58'	969.00'	32.58'	S0°21'24"W	1°55'35"
C86	23.22'	15.00'	20.97'	S45°39'36"W	88°40'49"
C87	58.64'	281.00'	58.54'	S84°01'17"W	11°57'26"
C88	26.53'	15.00'	23.21'	N51°16'55"W	101°21'03"
C89	28.76'	80.00'	28.60'	N10°54'18"W	20°35'50"
C91	80.32'	80.00'	76.99'	N49°57'59"W	57°31'31"
C92	16.08'	80.00'	16.05'	N84°29'08"W	11°30'48"
C93	76.63'	591.00'	76.58'	N86°31'40"W	7°25'45"
C94	27.83'	591.00'	27.82'	N81°27'52"W	2°41'52"
C95	24.45'	15.00'	21.83'	N33°25'15"W	93°23'22"
C96	94.20'	2681.00'	94.19'	N12°16'03"E	2°00'47"
C97	84.89'	2681.00'	84.89'	N10°21'14"E	1°48'51"
C98	23.68'	15.00'	21.29'	N54°39'56"E	90°26'16"
C99	36.49'	381.00'	36.47'	S82°51'33"E	5°29'14"
C100	29.24'	381.00'	29.23'	S87°48'05"E	4°23'50"
C101	23.40'	15.00'	21.10'	S45°18'12"E	89°23'37"
C102	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C103	26.32'	969.00'	26.32'	N3°16'27"E	1°33'23"
C104	54.70'	3139.90'	54.70'	N4°33'05"E	0°59'53"
C105	87.78'	3139.90'	87.78'	N5°51'05"E	1°36'06"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C106	84.96'	3139.90'	84.95'	N7°25'39"E	1°33'01"
C107	53.73'	3139.90'	53.73'	N8°41'34"E	0°58'50"
C115	48.20'	2469.00'	48.20'	S2°21'35"W	1°07'07"
C116	35.52'	2469.00'	35.52'	S3°19'52"W	0°49'27"
C117	72.69'	2619.00'	72.69'	S4°32'18"W	1°35'25"
C118	80.00'	2619.00'	80.00'	S6°12'31"W	1°45'01"
C119	80.00'	2619.00'	80.00'	S7°57'31"W	1°45'01"
C120	80.00'	2619.00'	80.00'	S9°42'32"W	1°45'01"
C121	80.00'	2619.00'	80.00'	S11°27'32"W	1°45'01"
C122	80.84'	2619.00'	80.84'	S13°13'06"W	1°46'07"
C123	89.22'	2619.00'	89.22'	S15°04'43"W	1°57'07"
C124	67.37'	2619.00'	67.37'	S16°47'29"W	1°28'26"
C132	30.82'	969.00'	30.81'	N0°18'47"E	1°49'20"
C133	23.08'	15.00'	20.87'	N45°18'33"E	88°10'12"
C134	23.56'	15.00'	21.21'	S45°36'07"E	90°00'29"
C135	23.56'	15.00'	21.21'	S44°23'53"W	89°59'31"
C136	24.03'	15.00'	21.54'	N44°42'53"W	91°46'57"
C137	32.08'	1031.00'	32.08'	N0°17'06"E	1°46'59"
C138	12.79'	1031.00'	12.79'	N0°57'43"W	0°42'38"
C139	23.91'	15.00'	21.46'	N44°20'29"E	91°19'02"
C140	23.40'	15.00'	21.10'	S45°18'57"E	89°22'05"
C141	23.73'	15.00'	21.33'	S44°41'03"W	90°37'55"
C142	23.32'	15.00'	21.04'	N45°28'02"W	89°03'56"
C143	3.91'	969.00'	3.91'	N0°49'07"W	0°13'52"
C145	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C146	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C147	24.00'	15.00'	21.52'	N46°34'10"E	91°40'43"
C148	23.42'	15.00'	21.11'	S42°51'30"E	89°27'59"
C149	91.55'	3019.90'	91.55'	N2°44'36"E	1°44'13"
C150	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"
C151	60.38'	350.00'	60.31'	S85°03'28"E	9°53'04"
C152	43.13'	250.00'	43.08'	S85°03'28"E	9°53'04"
C153	64.17'	365.00'	64.08'	S84°57'50"E	10°04'20"
C155	637.59'	2650.00'	636.05'	N10°38'09"E	13°47'07"
C156	35.96'	2500.00'	35.96'	N3°19'52"E	0°49'27"
C157	57.51'	2500.00'	57.51'	N2°15'36"E	1°19'05"
C158	76.95'	50.00'	69.58'	N45°41'29"E	88°10'52"
C159	86.81'	50.00'	76.31'	S40°28'44"E	99°28'43"
C160	288.23'	3170.90'	288.13'	S6°39'23"W	5°12'29"
C161	57.99'	1000.00'	57.98'	S2°23'29"W	3°19'21"
C162	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C163	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C164	53.58'	1000.00'	53.57'	S2°14'17"E	3°04'11"
C165	55.26'	1000.00'	55.26'	S2°11'23"E	3°09'59"
C166	77.59'	1000.00'	77.57'	S1°36'59"W	4°26'44"
C167	77.44'	1000.00'	77.42'	S1°37'14"W	4°26'13"
C169	45.67'	350.00'	45.64'	S83°51'13"E	7°28'33"
C170	109.76'	621.00'	109.62'	S85°10'44"E	10°07'36"
C171	78.22'	50.00'	70.49'	S45°25'28"E	89°38'09"
C174	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"

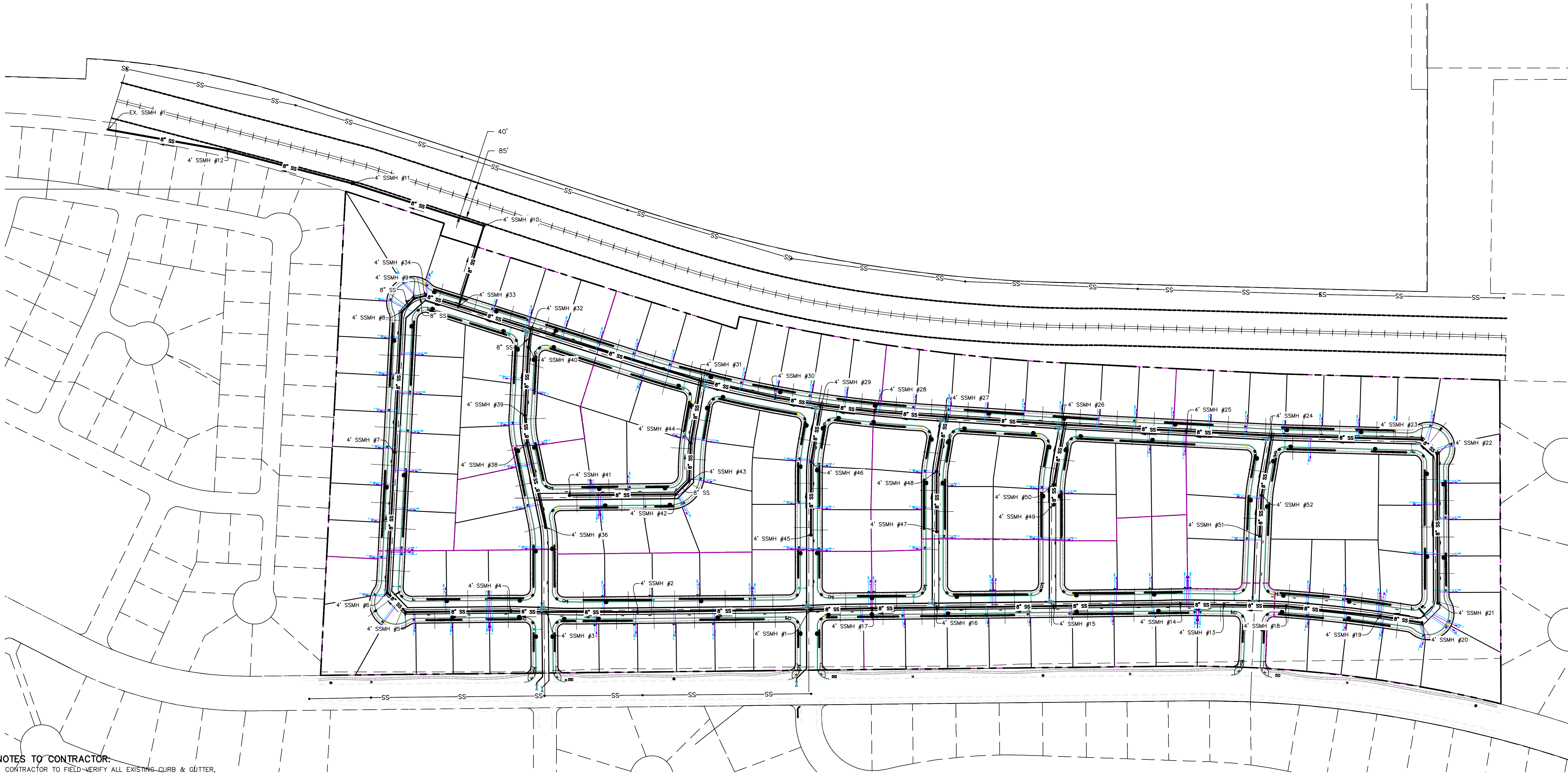
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C176	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C177	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C178	81.65'	50.00'	72.87'	S46°10'55"W	9°33'34"
C179	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C180	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C181	13.08'	25.00'	12.93'	S24°10'10"W	29°58'23"
C182	34.88'	60.00'	34.40'	S22°29'59"W	33°18'45"
C183	70.99'	60.00'	66.92'	S28°03'00"E	67°47'13"
C184	60.92'	60.00'	58.34'	N88°58'10"E	58°10'26"
C185	13.05'	25.00'	12.90'	N74°49'56"E	29°53'58"
C186	15.03'	25.00'	14.81'	S72°59'25"E	34°27'21"
C187	48.00'	60.00'	46.73'	S78°40'45"E	45°50'00"
C188	72.34'	60.00'	68.03'	N43°51'58"E	69°04'34"
C189	44.17'	60.00'	43.18'	N11°45'48"W	42°10'59"
C190	15.03'	25.00'	14.81'	N15°37'37"W	34°27'21"
C191	8.60'	2469.00'	8.60'	S1°42'02"W	0°11'58"
C192	11.99'	25.00'	11.87'	S31°16'00"W	27°28'34"
C193	16.75'	60.00'	16.69'	S37°00'31"W	15°59'32"
C194	86.62'	90.00'	83.31'	S2°11'18"E	55°08'32"
C195	89.26'	90.00'	85.64'	S58°10'15"E	56°49'22"
C196	60.53'	60.00'	57.99'	S0°06'50"W	57°47'50"
C197	60.53'	60.00'	57.99'	S57°41'01"E	57°47'50"
C198	29.25'	60.00'	28.96'	N79°27'06"E	2°55'57"
C199	11.99'	25.00'	11.87'	N79°13'26"E	27°28'34"
C200	14.14'	25.00'	13.95'	N70°49'59"W	32°24'35"
C201	20.48'	60.00'	20.39'	N66°24'32"E	19°33'41"
C202	65.37'	60.00'	62.18'	S1°47'46"E	62°25'27"
C203	14.14'	25.00'	13.95'	S16°48'11"E	32°24'37"
C204	80.00'	60.00'	74.20'	S67°36'47"W	76°23'40"

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.

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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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ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

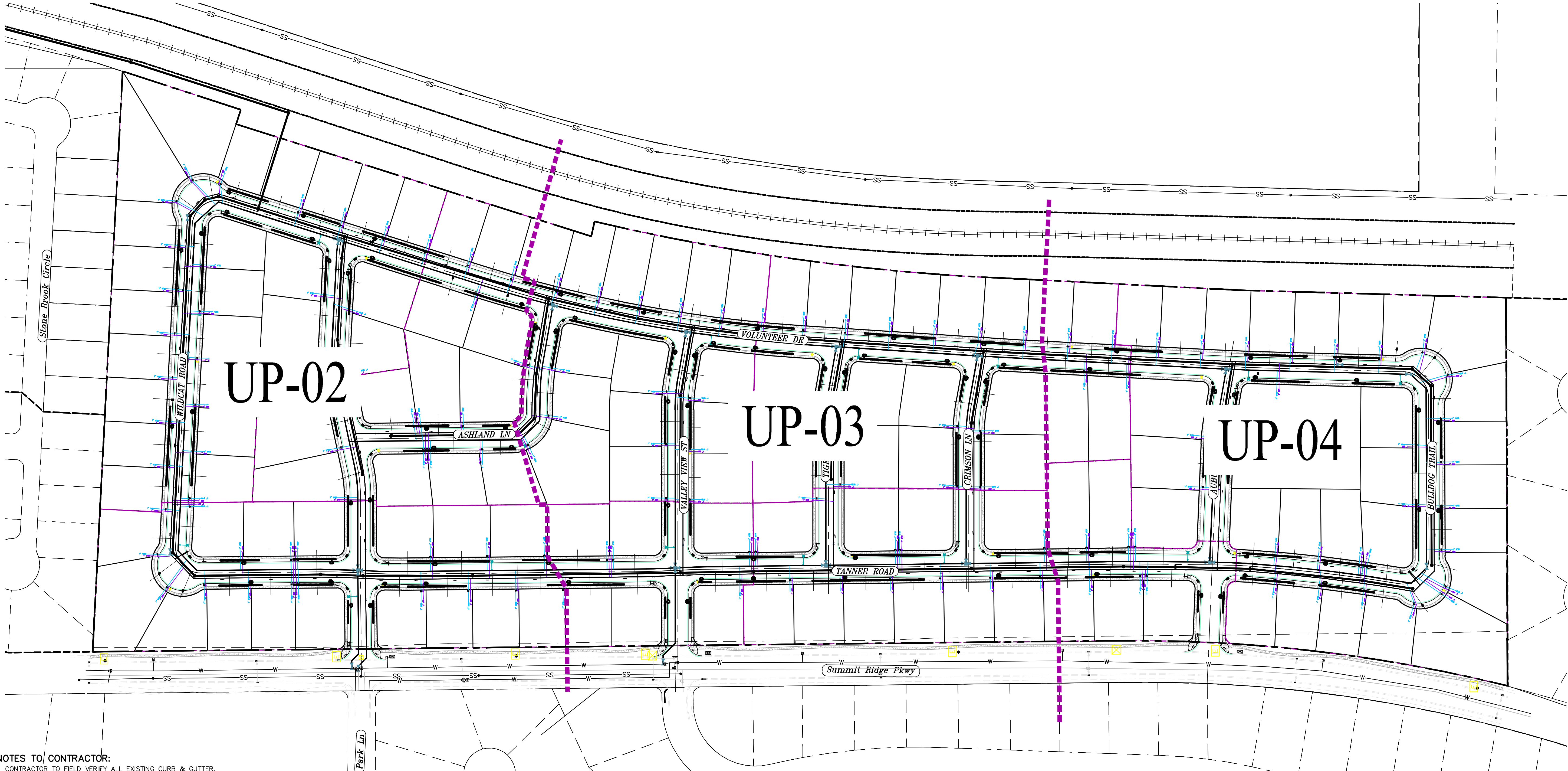
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 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



NOTES TO CONTRACTOR:

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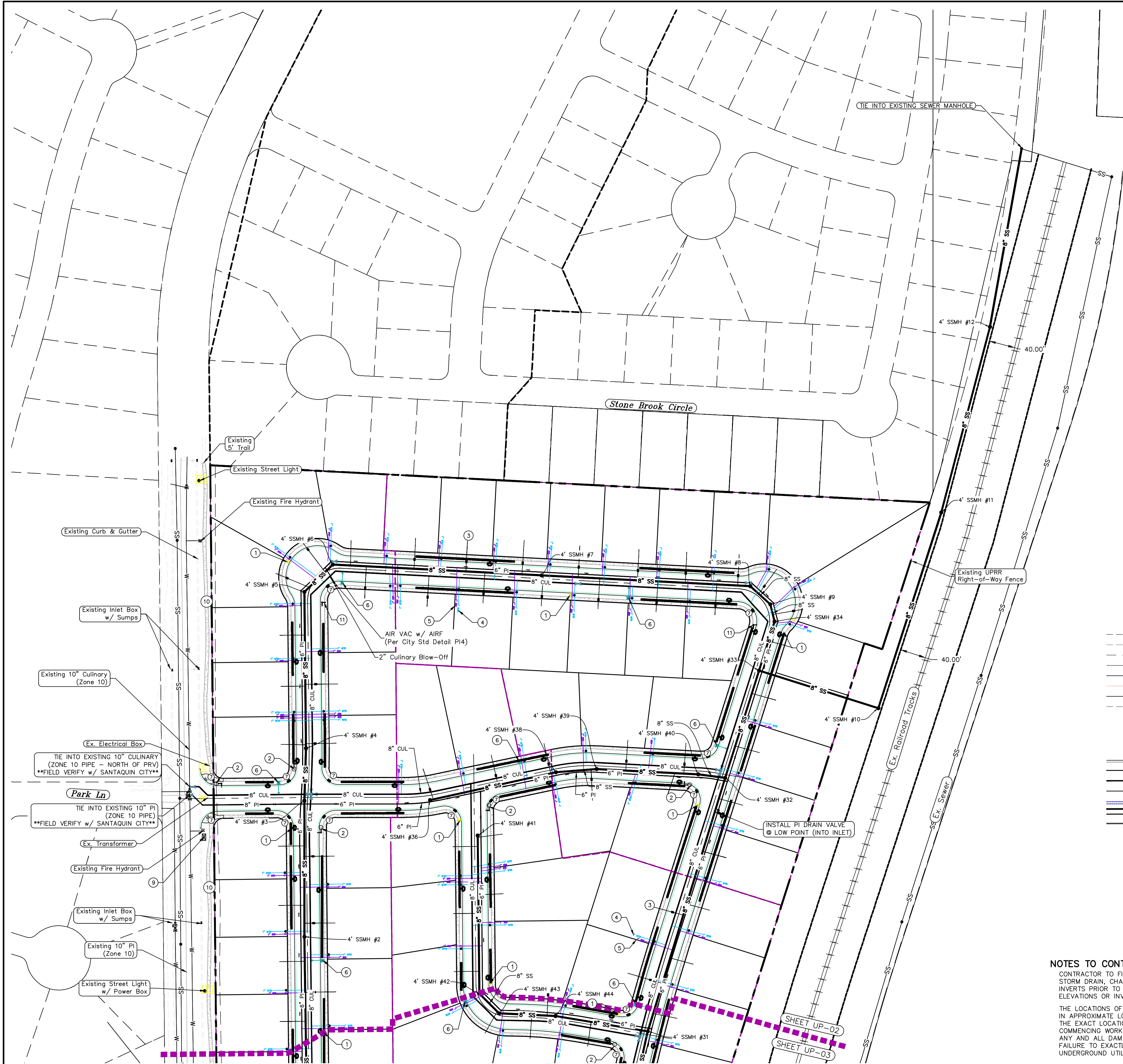
HOLLOW FLATS
at SUMMIT RIDGE

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

DATE: 6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-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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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.
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

- 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
---	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 I 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	---	

NOTES TO CONTRACTOR:
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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

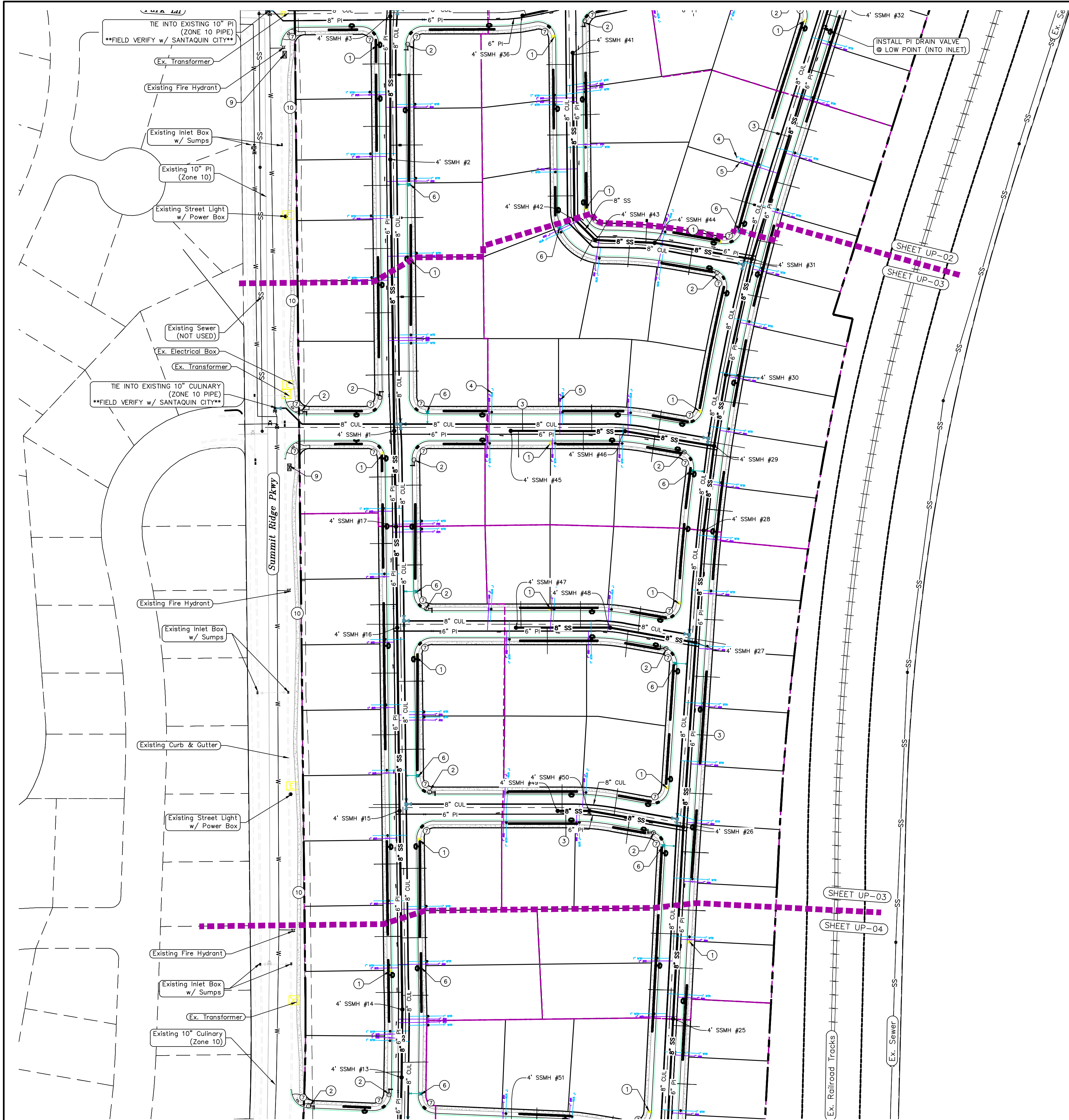
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HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-02



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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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.
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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

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- 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	EXISTING STORM MAIN	+	PROPOSED ADA RAMP
SS	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	---	

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.

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

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



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

DATE: 6.29.2023

PROJECT #

REVISIONS:

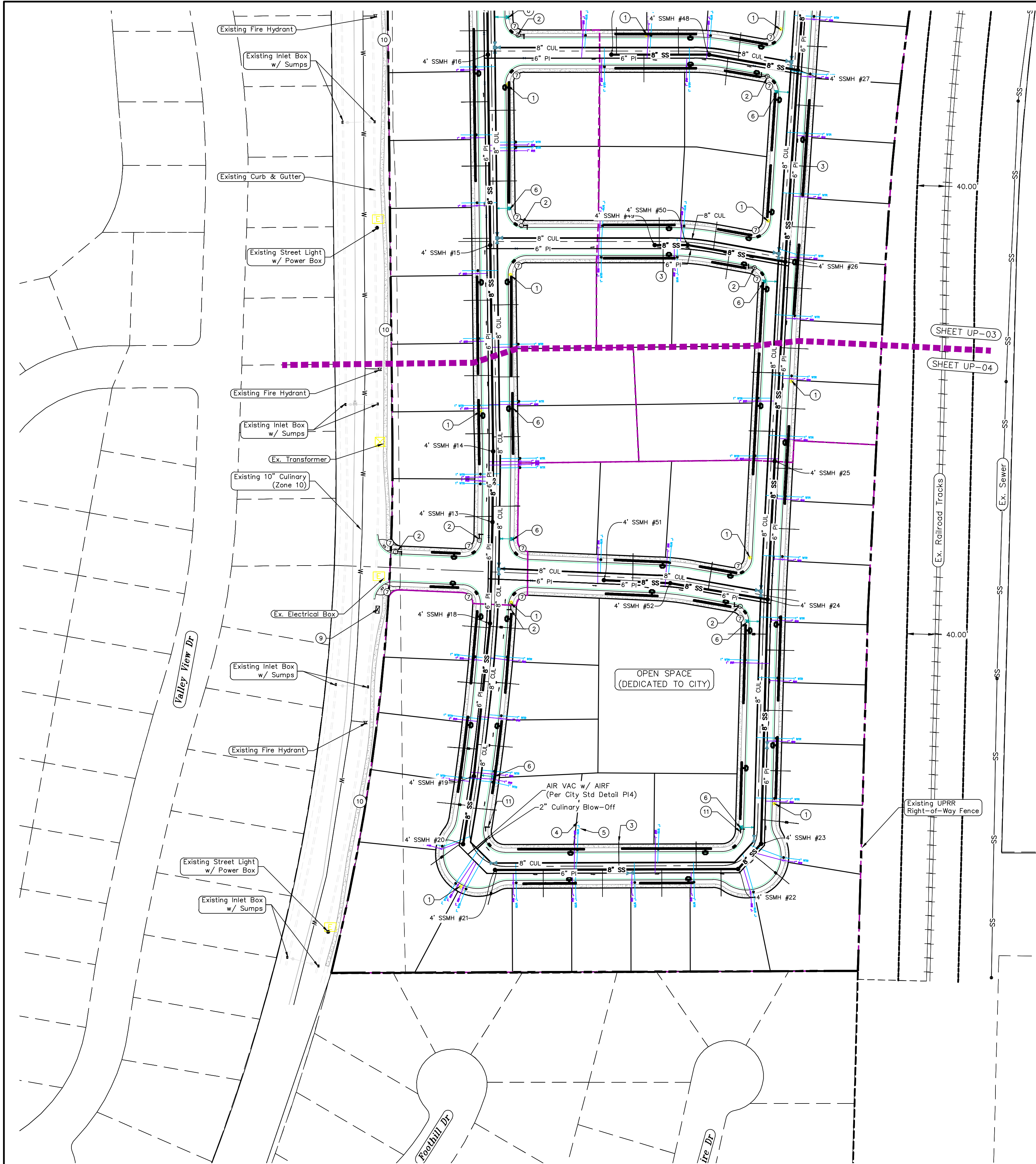
1
2
3

SHEET NAME:

UTILITY PLANS

SHEET:

UP-03



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. 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.
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.

- 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

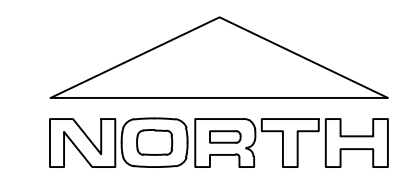
LEGEND

- | | | | |
|-----|--|-----|-------------------------------|
| --- | EXISTING CONTOUR MAJOR | + | PROPOSED VALVE (WAT/PI) |
| --- | EXISTING CONTOUR MINOR | + | PROPOSED SEWER MANHOLE |
| --- | EXISTING DEED LINE | + | PROPOSED STORM INLET/MANHOLE |
| --- | 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 I 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 | --- | |

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0 40 80 160 240

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

Engineering
& Surveying
region
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Orem, UT 84057
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regiondesignllc.com

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

DATE: 6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-04

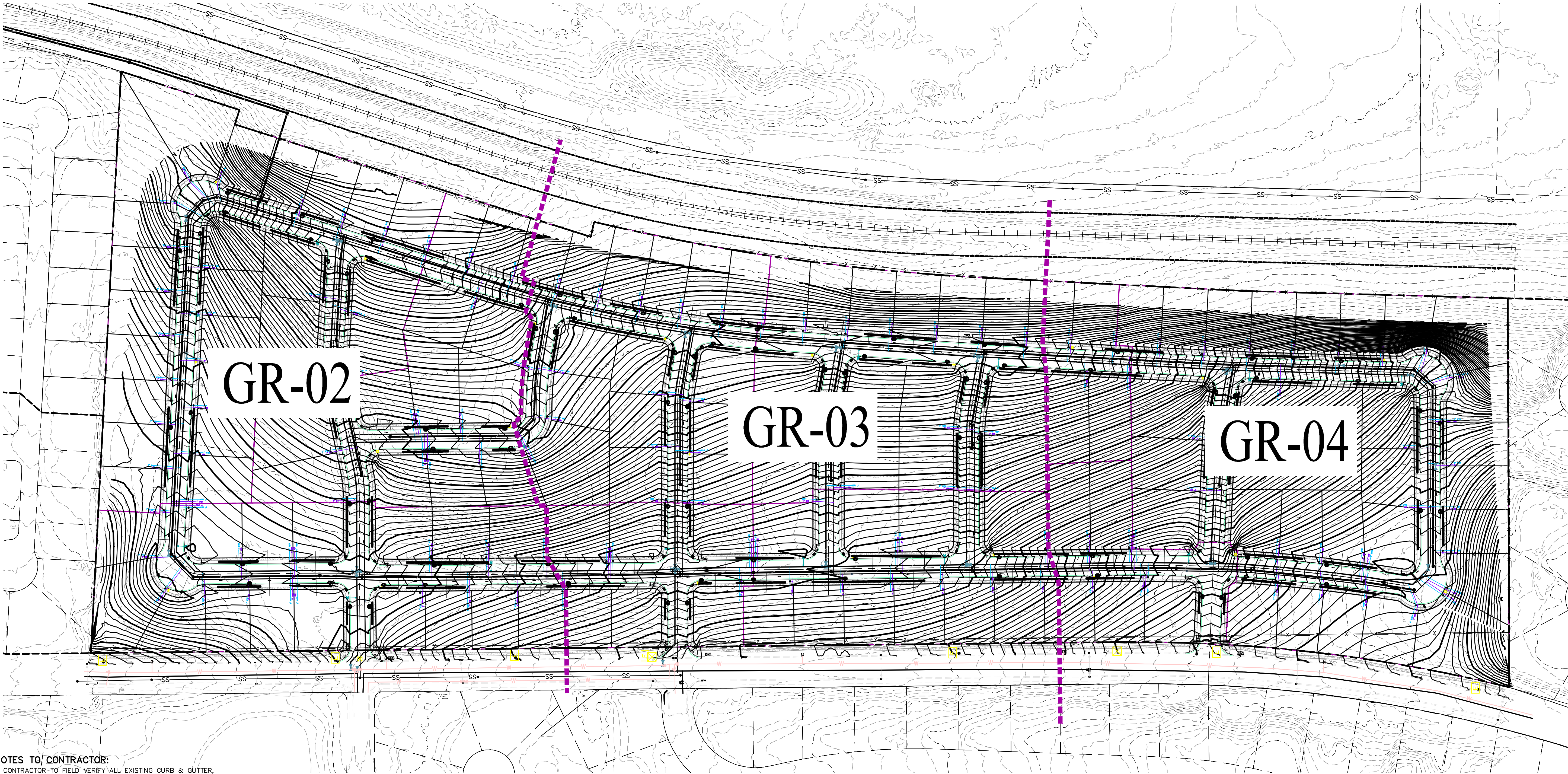
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 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

050100200300

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



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Engineering
& Surveying

region

R

PROFESSIONAL LAND SURVEYOR
187025
Donald L. Tye
UT 11/11/2011
6/27/2023

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

HOLLOW FLATS
at SUMMIT RIDGE

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

GRADING PLANS

SHEET:

GR-01



LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- 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
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- R-TANK LID CHAMBERS

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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.
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Phase	Area	Percent	Vol Req'd	Chamber LF
1	8.01	16.22%	19866	993
2	5.92	11.99%	14683	734
3	6.65	13.47%	16493	825
4	10.87	22.01%	26959	1348
5	9.6	19.44%	23809	1190
6	8.32	16.85%	20635	1032



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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

region
Engineering
& Surveying

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Orem, UT 84057
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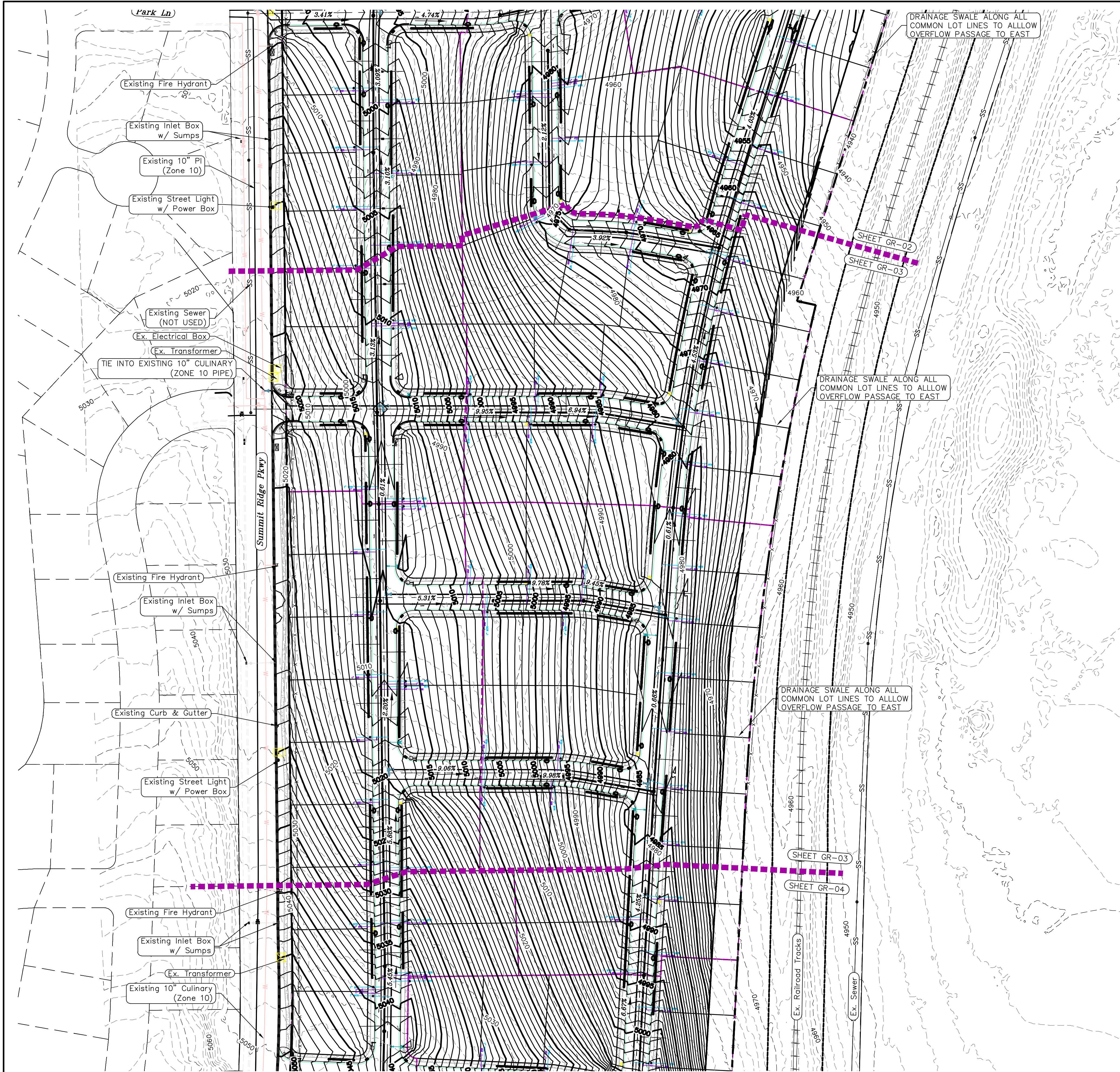


**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023
PROJECT #

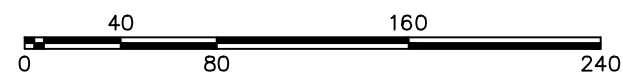
REVISIONS:	
1	
2	
3	

SHEET NAME:
GRADING PLANS
SHEET:
GR-02



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 TO BE SET AT ALL LOT CORNERS
	PI/WAT/SEWER LATERAL		FOUND CLASS I STREET MONUMENT
	PROPOSED ASPHALT		SET STREET MONUMENT
	PROPOSED CONCRETE		CENTERLINE
	PROPOSED CURB & GUTTER		RIGHT-OF-WAY LINE
	PROPOSED LOT LINE		LOT LINE
	BOUNDARY LINE		PUBLIC UTILITY EASEMENT
	RIGHT OF WAY LINE		SECTION LINE
	PROPOSED STORM MAIN		R-TANK LID CHAMBERS
	PROPOSED CUL MAIN		
	PROPOSED PI MAIN		
	PROPOSED SEWER MAIN		
	PROPOSED WAT/PI/SEWER SERVICE LATERALS		
	RESIDENTIAL STREET LIGHT		

NORTH



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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

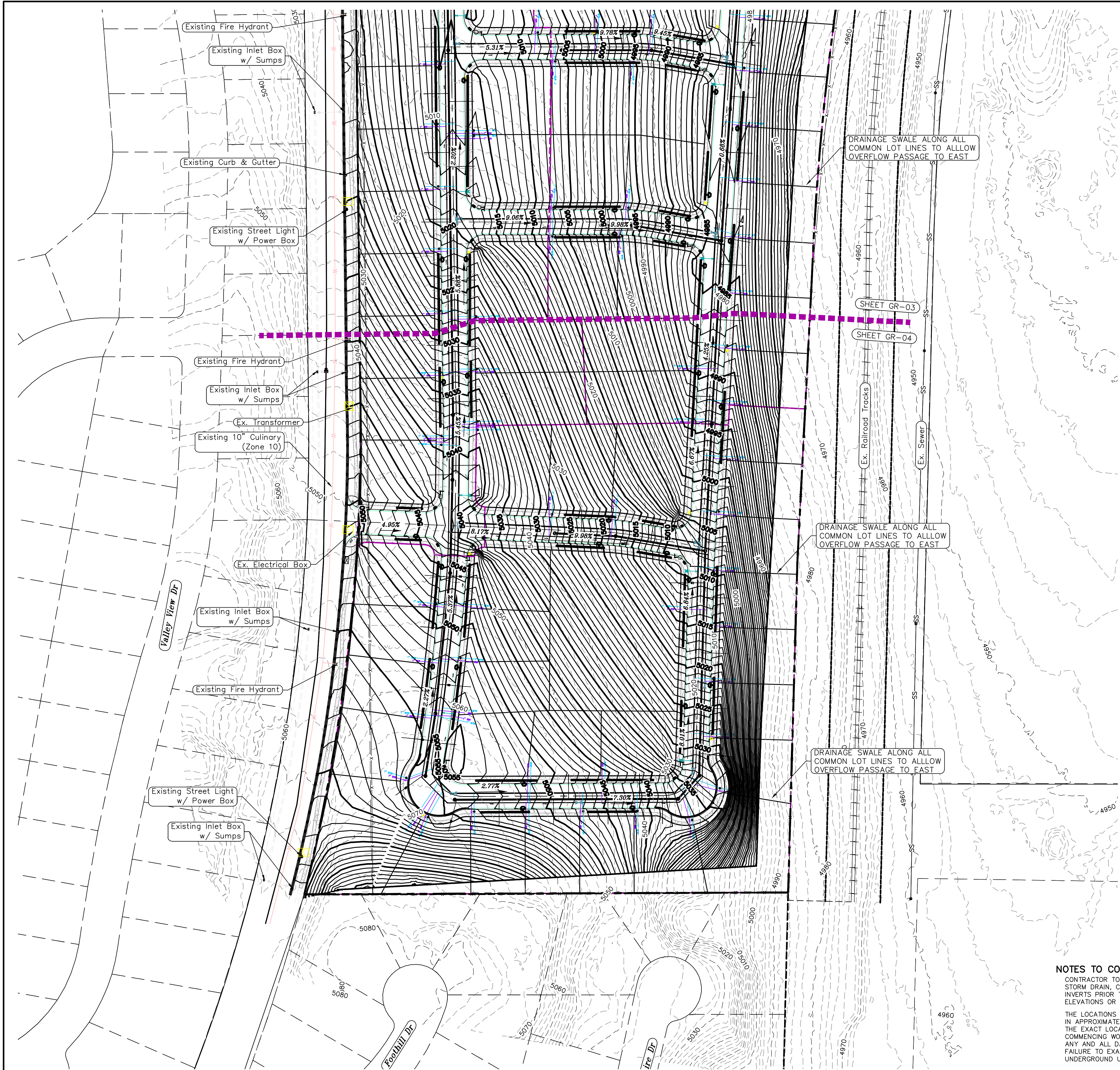
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SHEET NAME:

GRADING PLANS

SHEET:

GR-03



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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
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---	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
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---	PROPOSED LOT LINE	+	RIGHT-OF-WAY LINE
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---	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	+	

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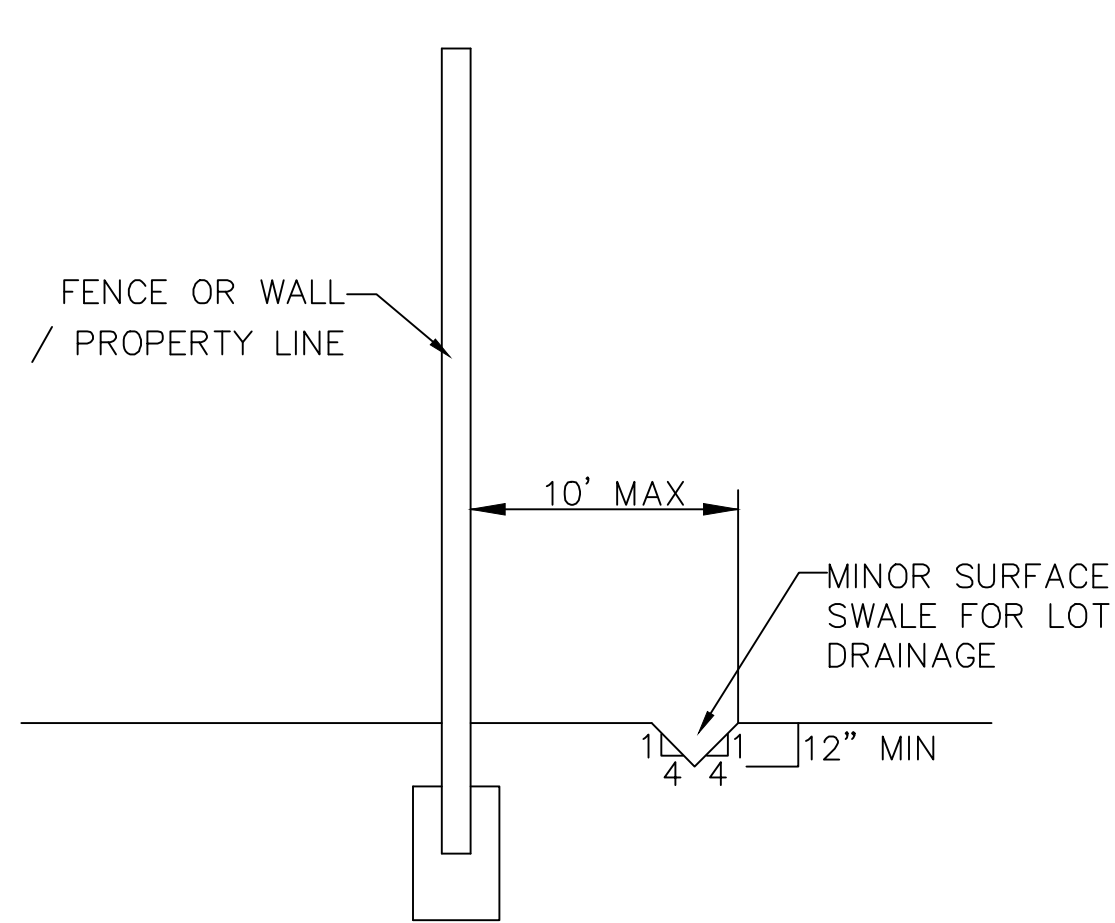
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region
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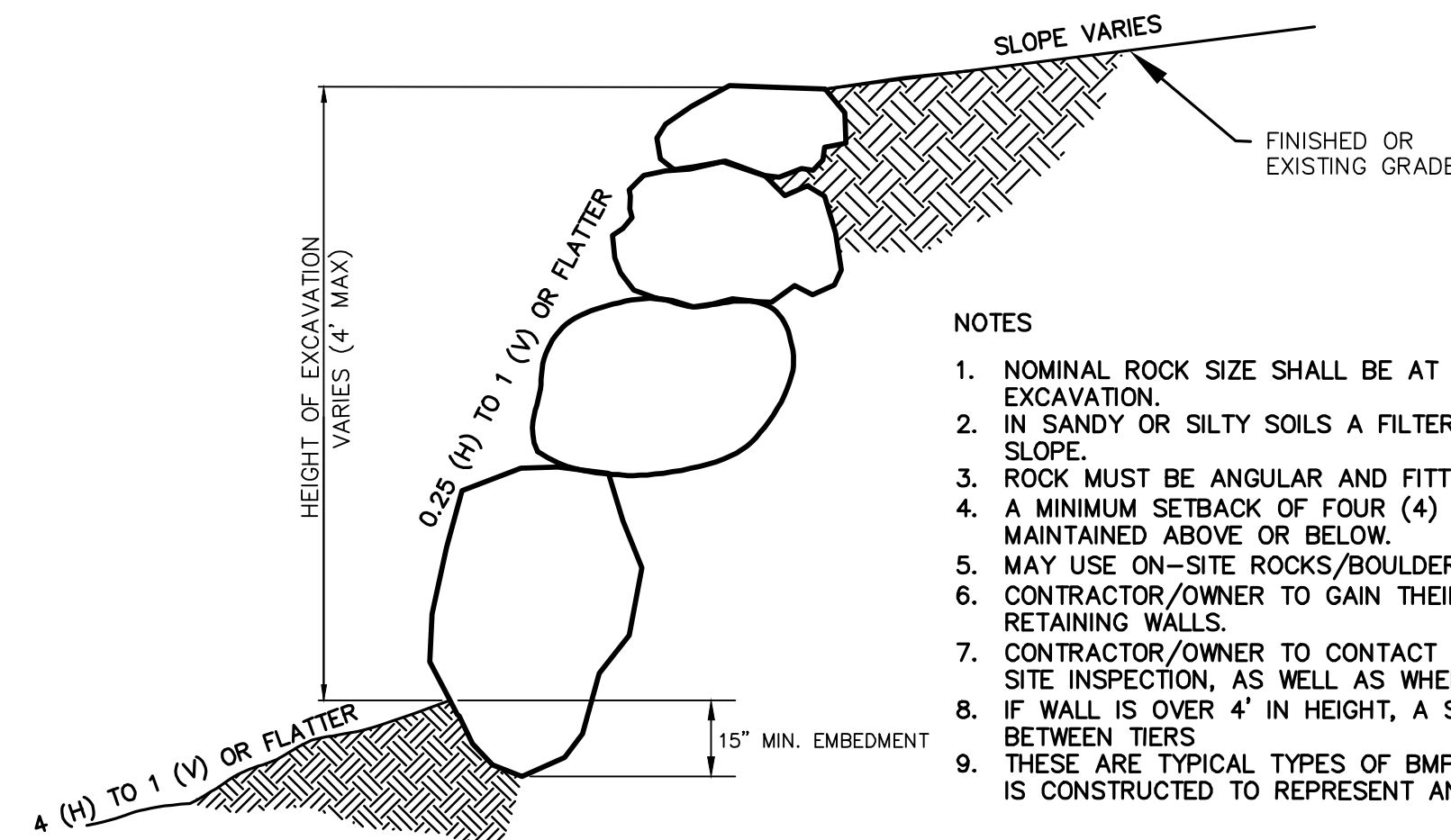
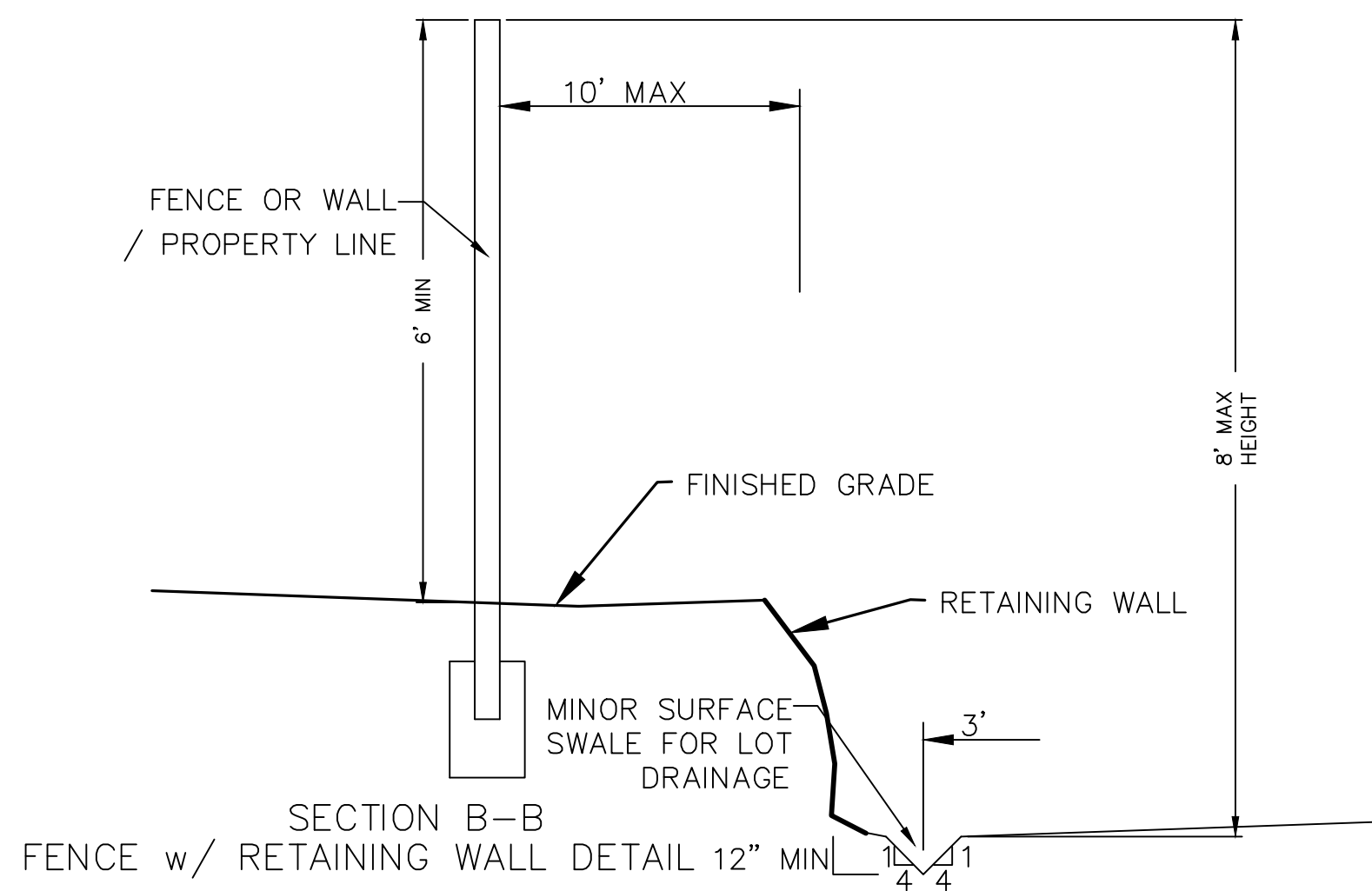
**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-04



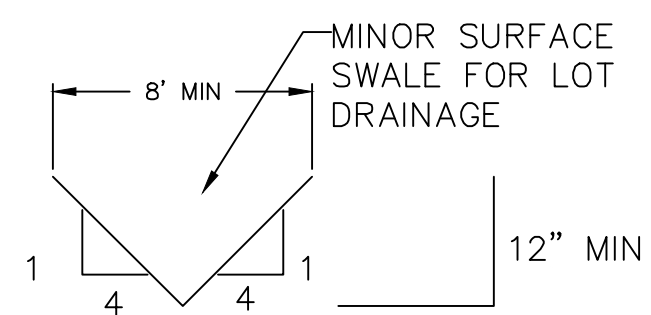
SECTION C-C
FENCE DETAIL



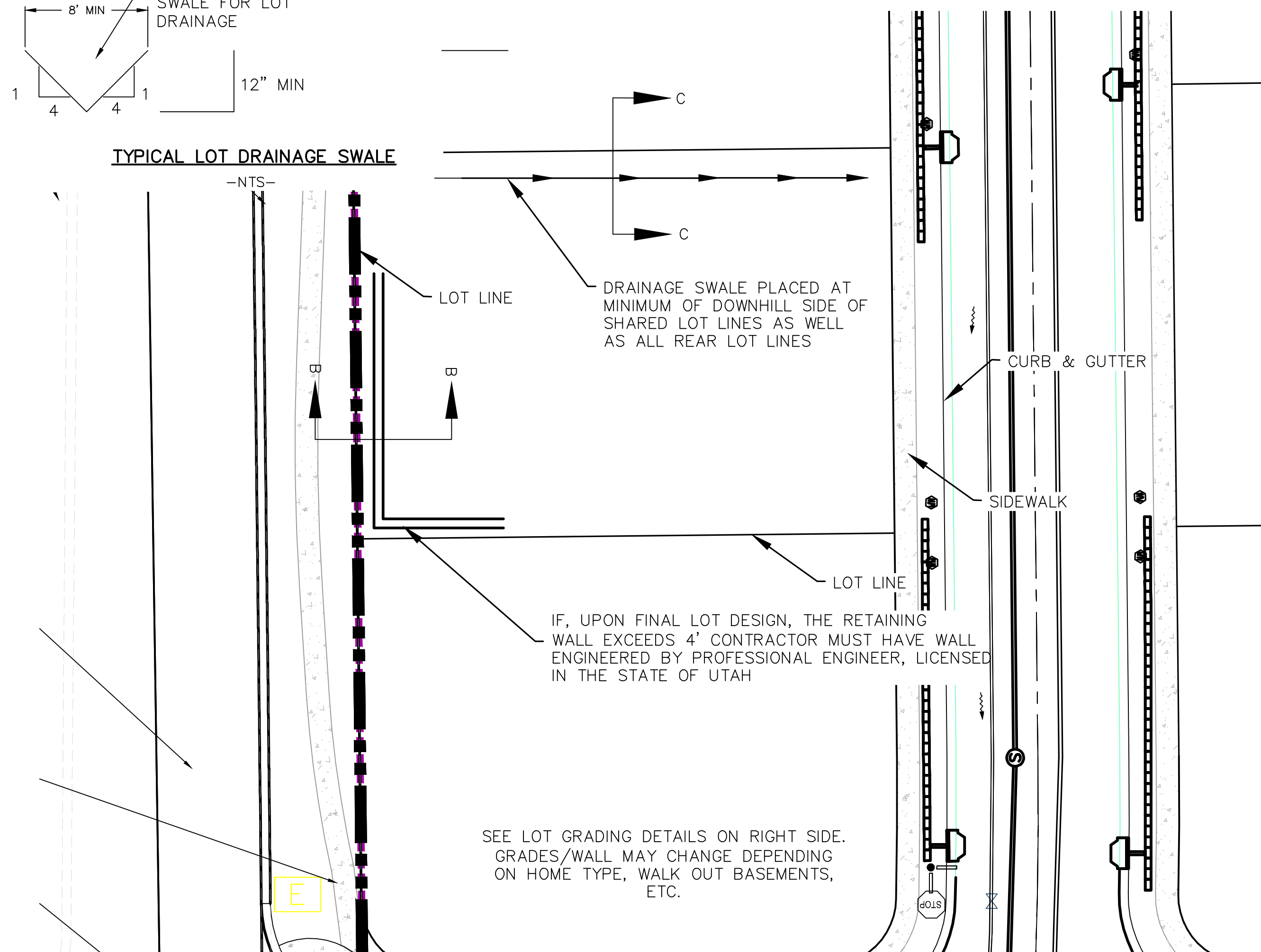
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

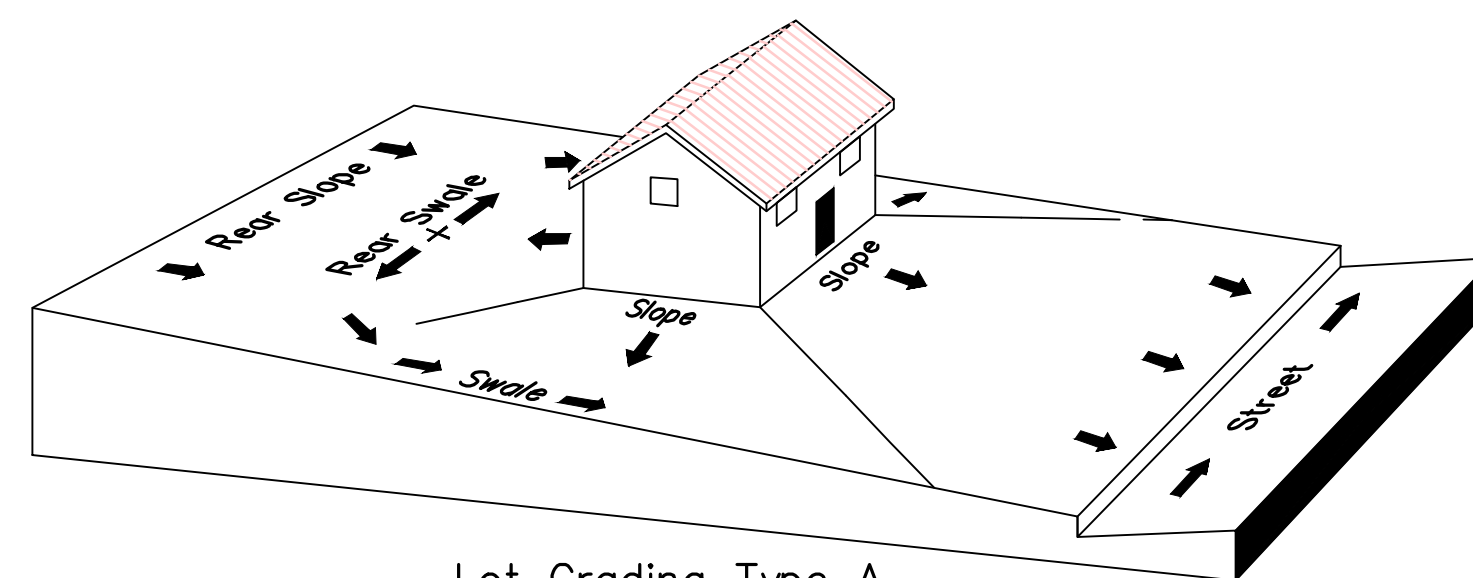
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS 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.



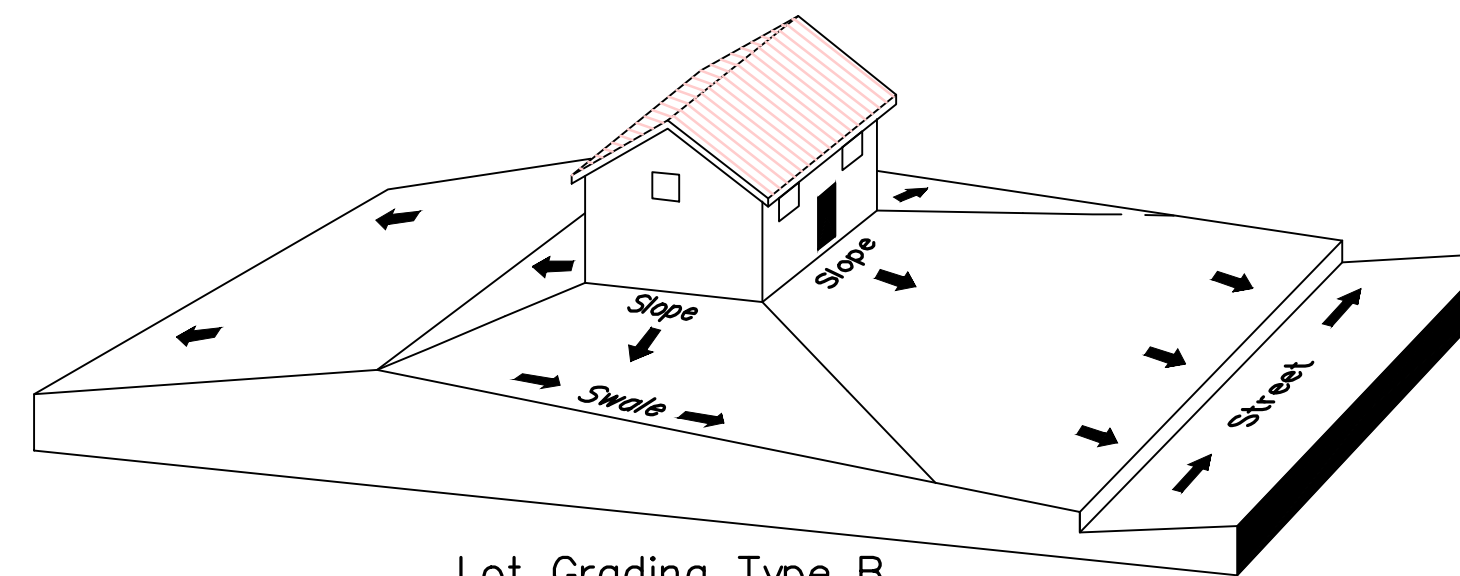
TYPICAL LOT DRAINAGE SWALE
-NTS-



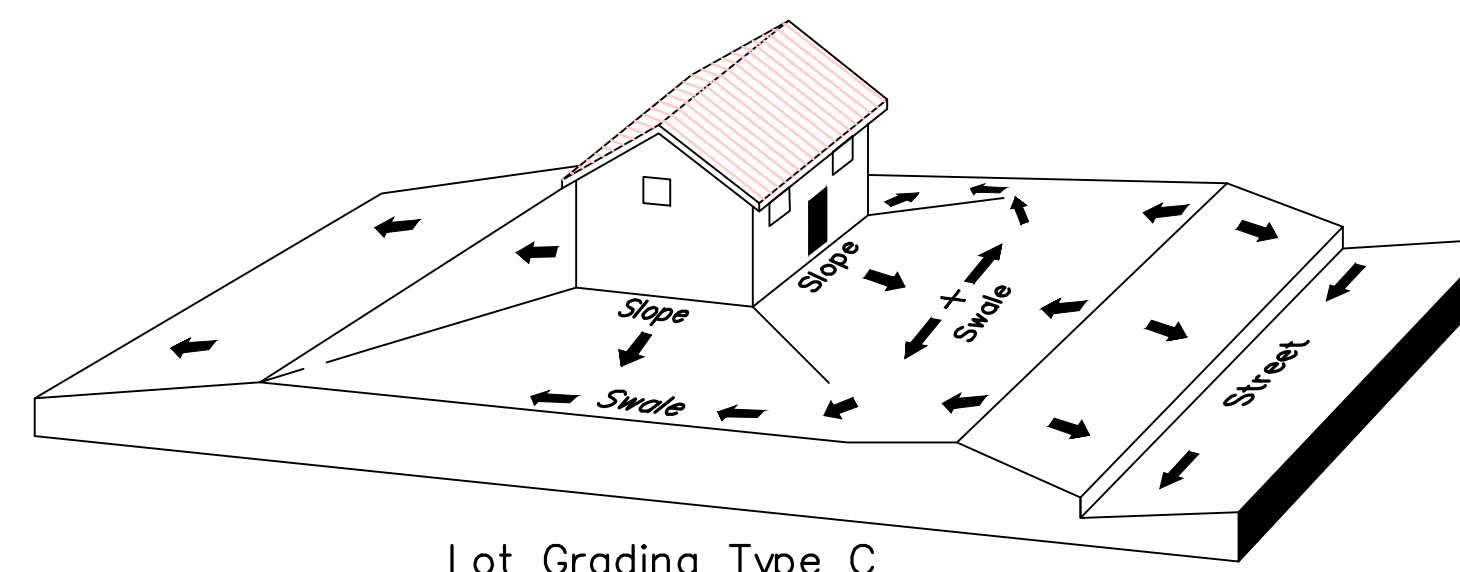
TYPICAL LOT GRADING
-NTS-



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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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. 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.
4. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS



DATE:6.29.2023

PROJECT #

REVISIONS:

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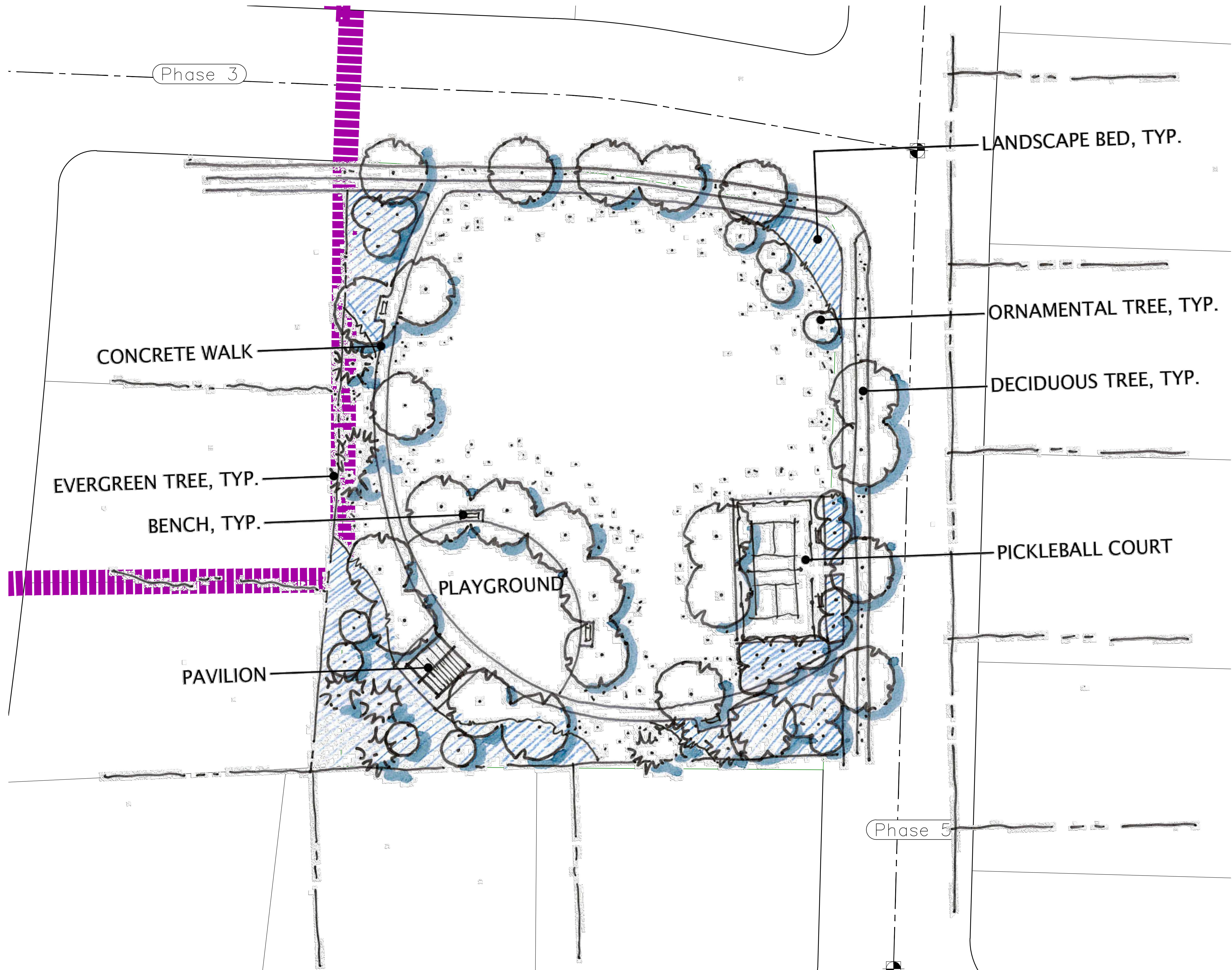
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SHEET NAME:

GRADING PLANS

SHEET:

GR-05



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

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	





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

DATE:6.29.2023	
PROJECT #	
REVISIONS:	
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3	

SHEET NAME:
FENCING PLAN

SHEET:
FEN-01

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 SHAFER

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
CITY ENGINEER
(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.

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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

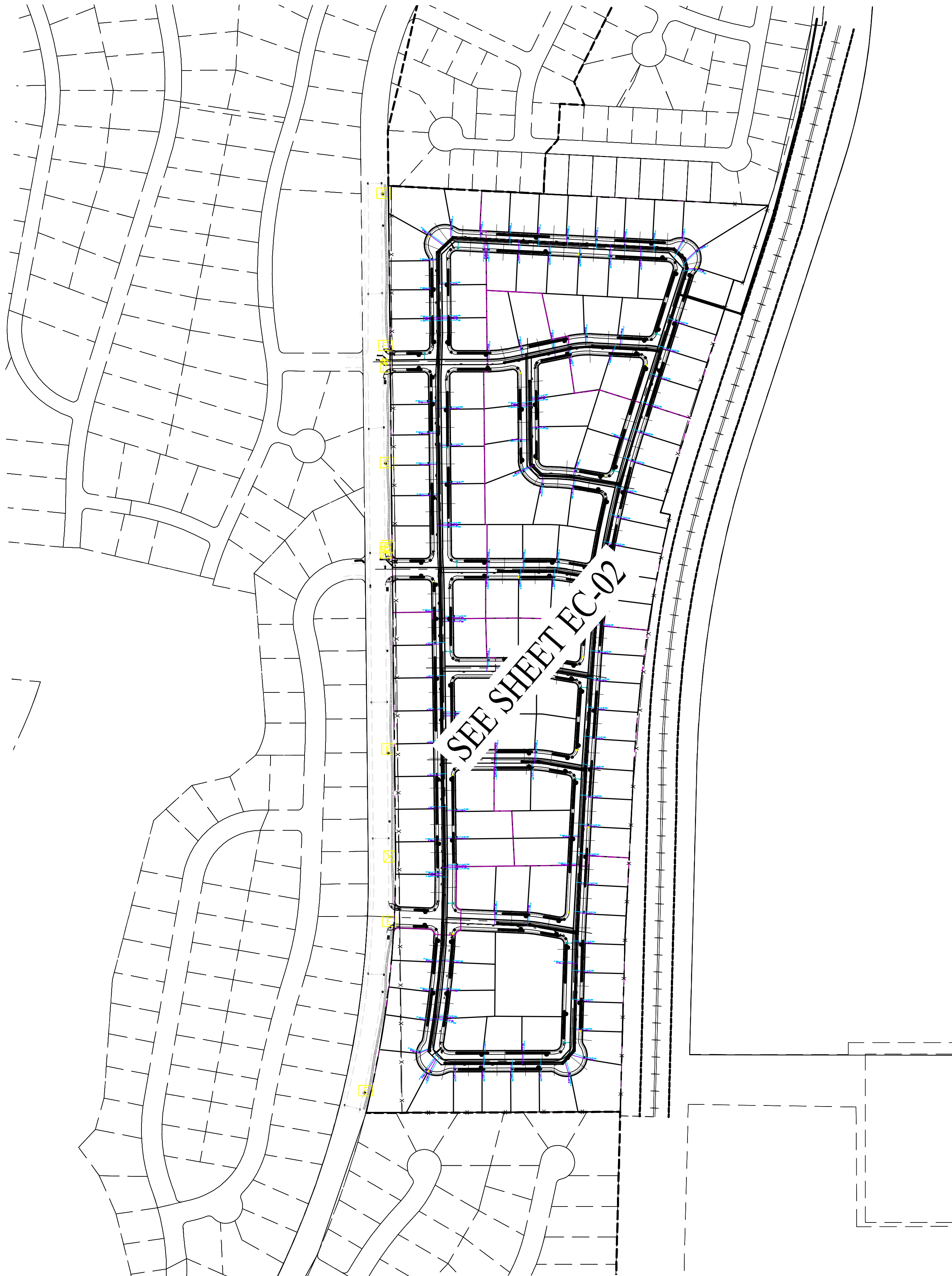
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

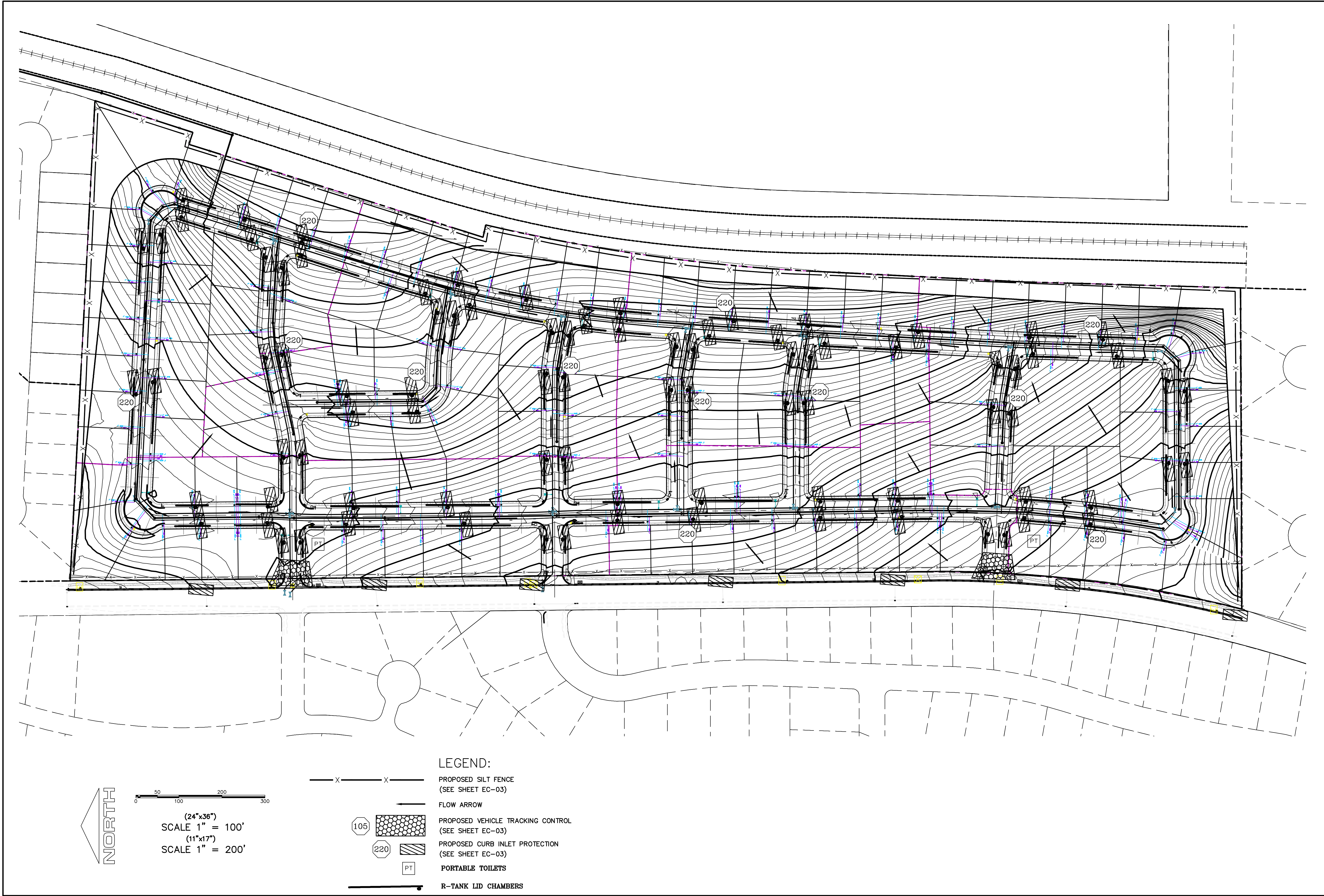
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SHEET NAME:

EROSION CONTROL PLAN

SHEET:

EC-01





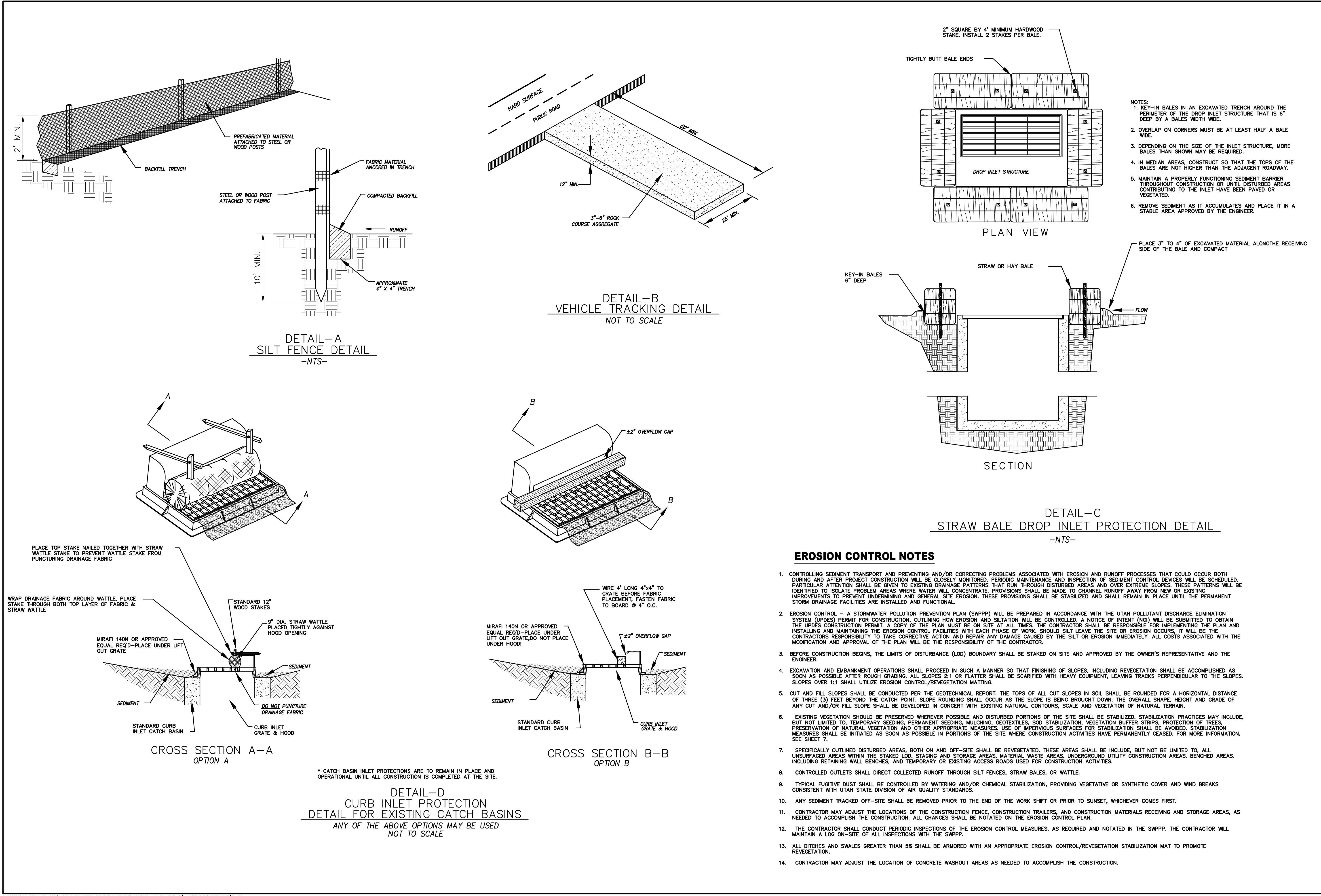
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**HOLLOW FLATS
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SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02



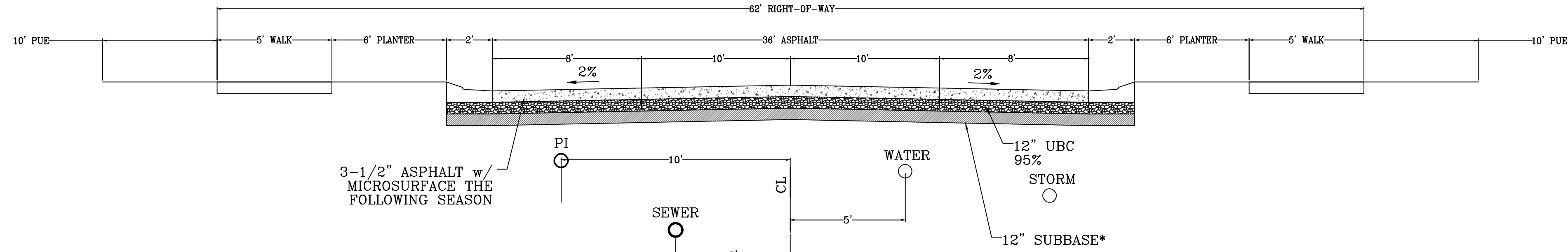
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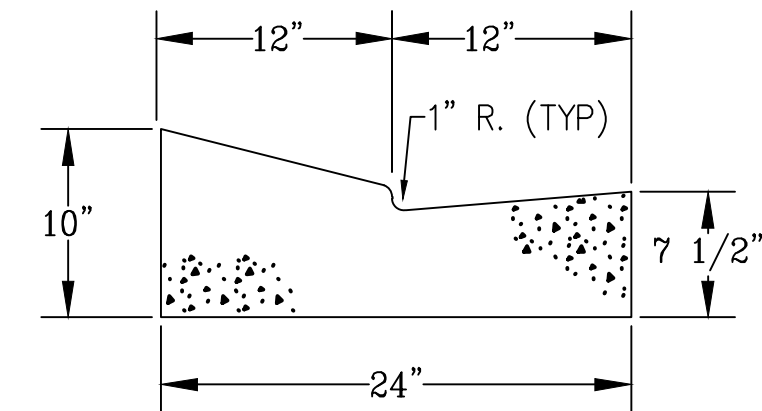
DATE: 6.29.2023
PROJECT #
REVISIONS:

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SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03

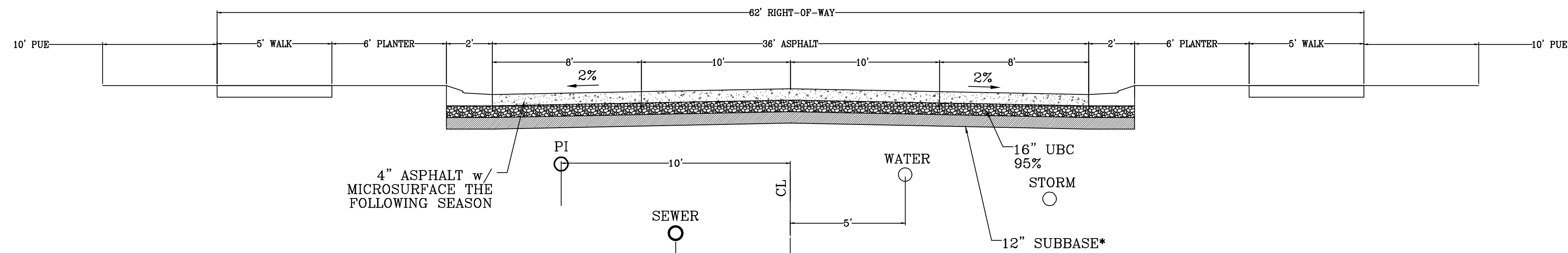


**62' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST

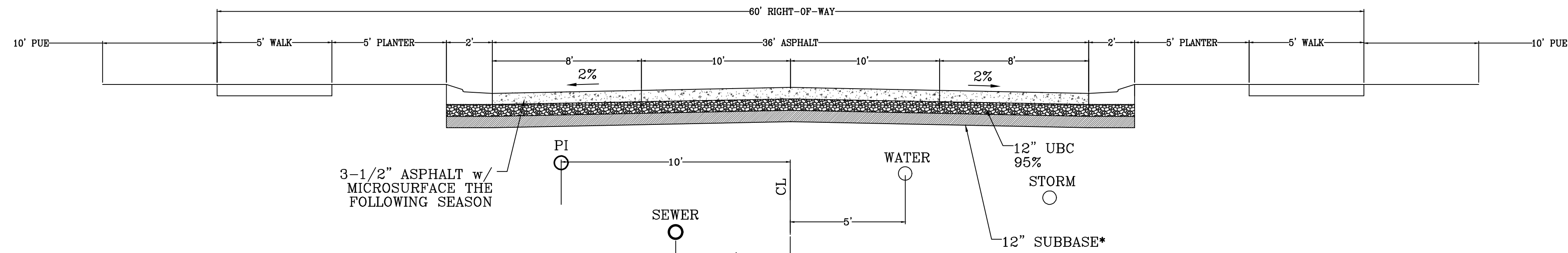


MODIFIED HIGH BACK CURB

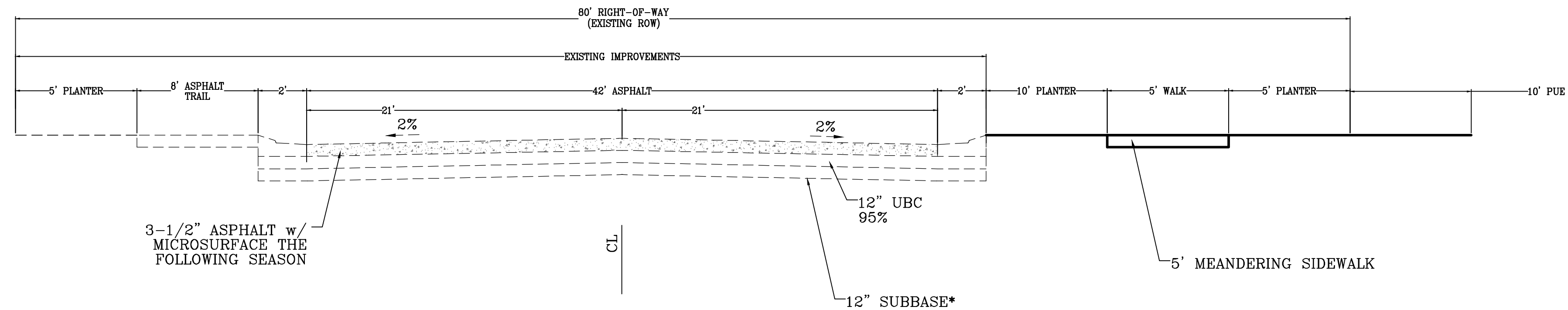
*NOTE: ON SITE INSPECTION TO BE
CONDUCTED BY GEOTECHNICAL
ENGINEER TO DETERMINE ADEQUACY OF
EXISTING MATERIAL



**62' MAJOR LOCAL
AUBURN DRIVE ONLY (Heavy Equipment/Traffic)**
LOOKING NORTH AND WEST



**60' MAJOR LOCAL - 2
Typical Road Section**
LOOKING NORTH AND WEST



SUMMIT RIDGE BLVD
LOOKING NORTH

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**HOLLOW FLATS
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3

SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-01

