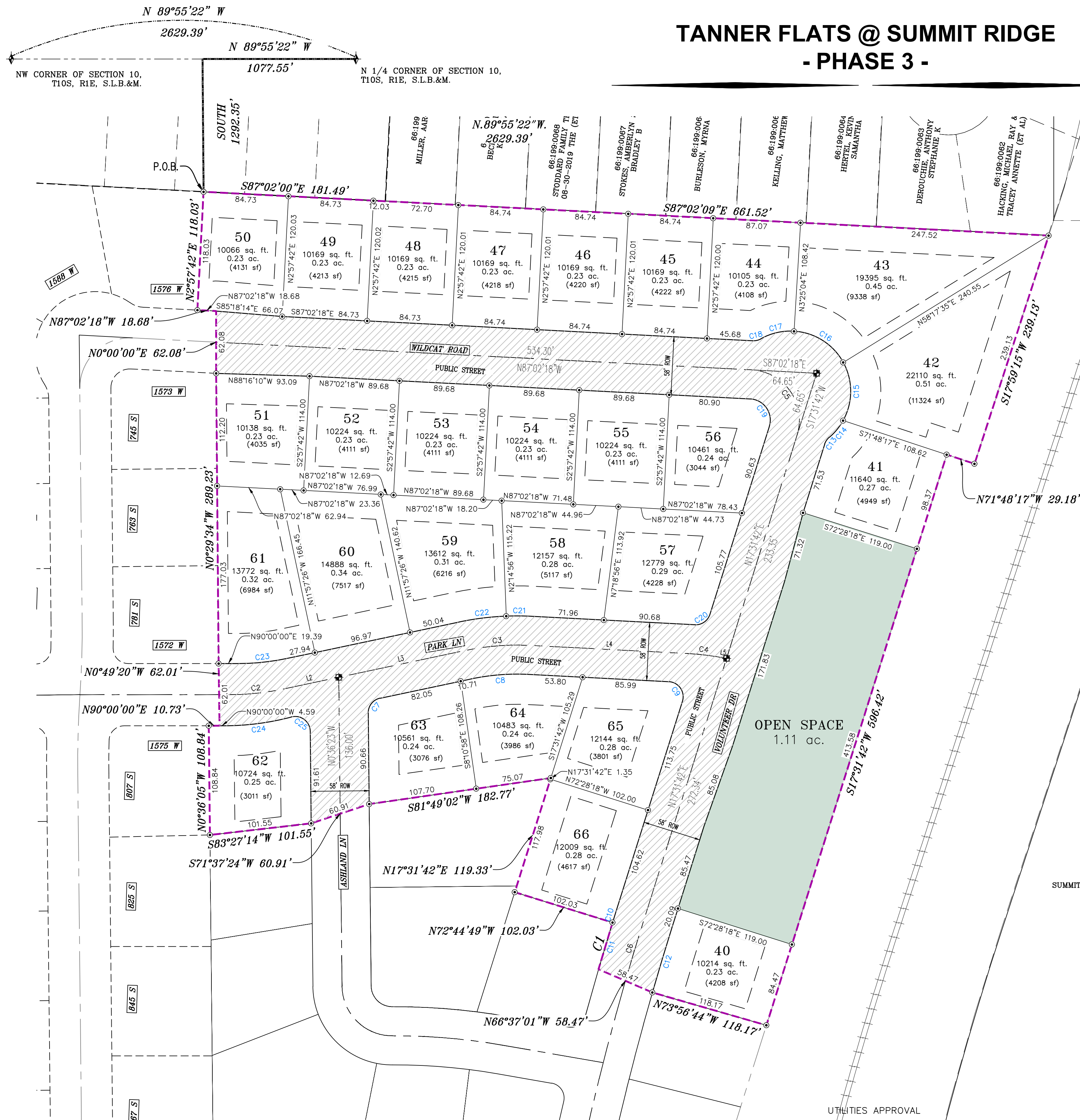


# TANNER FLATS @ SUMMIT RIDGE - PHASE 3 -



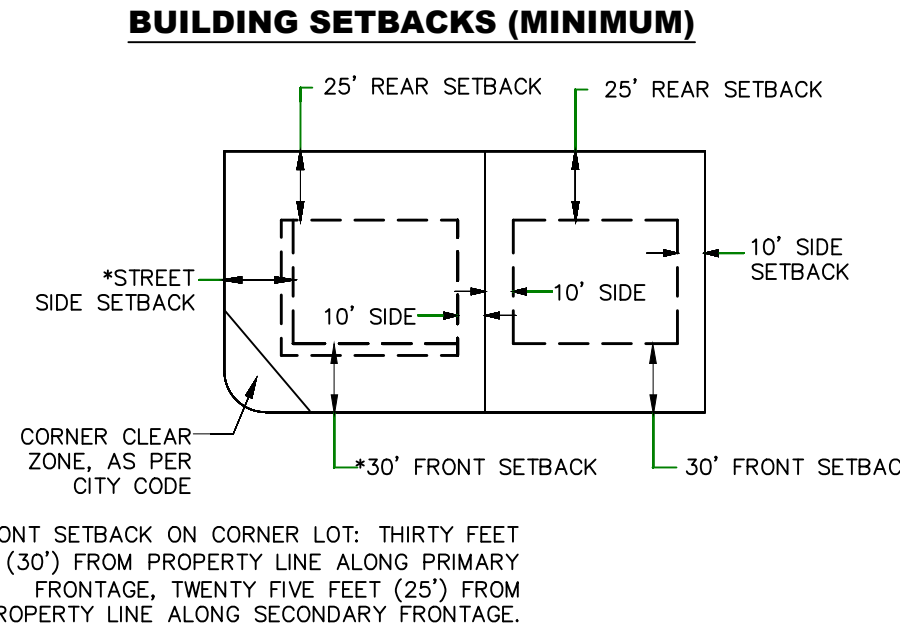
| PHASE 3 BREAKDOWN  |             |
|--------------------|-------------|
| TOTAL PLAT ACREAGE | 10.91 ACRES |
| TOTAL LOT ACREAGE  | 7.32 ACRES  |
| TOTAL ROW ACREAGE  | 2.48 ACRES  |
| TOTAL OPEN SPACE   | 1.11 ACRES  |
| ZONE               | R-1-10      |
| DENSITY            | 2.47 / du   |
| NUMBER OF LOTS     | 27 LOTS     |

**PROJECT DEVELOPER**  
Skyler Tolbert  
Ivory Development  
801-520-9127  
skyart@ivorydevelopment.com

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

- 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 BOX) (4'x8' POSTAL BASEMENT)
  - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY

- NOTES:**
1. ① ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS AS PER
  2. WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  3. XXXX ... PROPOSED RESIDENTIAL ADDRESS
  4. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
  5. 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 WHICH 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.



## BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE NW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S89°55'22"E ALONG SAID LINE.

## QUESTAR GAS COMPANY dba ENDBRIDGE APPROVAL

QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS FOR THE ENDBRIDGE GAS UTAH PROJECT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH

BY-\_\_\_\_\_

TITLE-\_\_\_\_\_

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

CENTURY LINK \_\_\_\_\_

## LINE TABLE

| LINE | LENGTH  | DIRECTION   |
|------|---------|-------------|
| L1   | 11.17'  | N90°00'00"E |
| L2   | 57.48'  | N78°02'34"E |
| L3   | 128.80' | N78°02'34"E |
| L4   | 157.57' | S87°02'00"E |
| L5   | 8.32'   | S80°06'56"E |

## CURVE TABLE

| CURVE | LENGTH | RADIUS   | CHORD DIST. | CHORD BRG.  | DELTA     |
|-------|--------|----------|-------------|-------------|-----------|
| C1    | 48.59' | 2679.00' | 48.59'      | N16°44'01"E | 1°02'21"  |
| C2    | 52.17' | 250.00'  | 52.08'      | N84°01'17"E | 11°57'26" |
| C3    | 65.12' | 250.00'  | 64.93'      | N85°30'17"E | 14°55'26" |
| C4    | 30.18' | 250.00'  | 30.17'      | S83°34'28"E | 6°55'04"  |
| C5    | 91.25' | 50.00'   | 79.10'      | N34°45'18"W | 10°34'01" |
| C6    | 64.44' | 2650.00' | 64.44'      | N16°49'54"E | 1°23'36"  |
| C7    | 20.59' | 15.00'   | 19.01'      | S38°43'05"W | 78°38'57" |
| C8    | 57.56' | 221.00'  | 57.40'      | S85°30'17"W | 14°55'26" |
| C9    | 27.37' | 15.00'   | 23.73'      | N34°45'09"W | 10°33'43" |
| C10   | 12.87' | 2679.00' | 12.87'      | N17°23'27"E | 0°16'31"  |
| C11   | 48.59' | 2679.00' | 48.59'      | N16°44'01"E | 1°02'21"  |
| C12   | 67.42' | 2621.00' | 67.42'      | S16°47'29"W | 1°28'26"  |
| C13   | 8.45'  | 15.00'   | 8.34'       | S33°39'57"W | 32°16'30" |

## CURVE TABLE

| CURVE | LENGTH | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA      |
|-------|--------|---------|-------------|-------------|------------|
| C14   | 21.77' | 60.00'  | 21.65'      | S39°24'29"W | 20°47'27"  |
| C15   | 60.53' | 60.00'  | 57.99'      | S00°50'50"W | 57°47'50"  |
| C16   | 60.53' | 60.00'  | 57.99'      | S57°41'01"E | 57°47'50"  |
| C17   | 34.28' | 60.00'  | 33.81'      | N77°03'08"E | 32°43'52"  |
| C18   | 8.45'  | 15.00'  | 8.34'       | N78°49'27"E | 32°16'30"  |
| C19   | 38.33' | 21.00'  | 33.22'      | N34°45'18"W | 10°34'01"  |
| C20   | 19.75' | 15.00'  | 18.35'      | N55°14'51"E | 75°26'17"  |
| C21   | 25.40' | 279.00' | 25.39'      | S89°38'28"E | 51°2'56"   |
| C22   | 47.27' | 279.00' | 47.22'      | N82°53'49"E | 9°42'30"   |
| C23   | 49.46' | 237.00' | 49.37'      | N84°01'17"E | 11°57'26"  |
| C24   | 67.66' | 262.00' | 67.47'      | S82°36'07"W | 14°47'46"  |
| C25   | 27.28' | 15.00'  | 23.67'      | N52°42'05"W | 104°11'22" |

## Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## Boundary Description

TANNER FLATS @ SUMMIT RIDGE - PHASE 3

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1077.55 FEET ALONG THE SECTION LINE AND SOUTH 1292.35 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

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 FOR A DISTANCE OF 661.52 FEET TO A POINT ON A LINE. 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 596.42 FEET TO A POINT ON A LINE. THENCE, N 73° 56' 44" W FOR A DISTANCE OF 118.17 FEET TO A POINT ON A LINE. THENCE, N 66° 37' 01" W FOR A DISTANCE OF 58.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 02' 21", HAVING A RADIUS OF 2679.00 FEET, AND WHOSE LONG CHORD BEARS N 16° 44' 01" E FOR A DISTANCE OF 48.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 72° 44' 49" W FOR A DISTANCE OF 102.03 FEET TO A POINT ON A LINE. THENCE, N 17° 31' 42" E FOR A DISTANCE OF 119.33 FEET TO A POINT ON A LINE. THENCE, S 81° 49' 02" W FOR A DISTANCE OF 182.77 FEET TO A POINT ON A LINE. THENCE, S 71° 37' 24" W FOR A DISTANCE OF 60.91 FEET TO A POINT ON A LINE. THENCE, S 83° 27' 14" W FOR A DISTANCE OF 101.55 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 A DISTANCE OF 118.03 FEET TO THE POINT OF BEGINNING

CONTAINING 10.91 ACRES OF LAND AND 27 LOTS

May 21, 2025  
DATE

ROBBIN J. MULLEN  
PROFESSIONAL LAND SURVEYOR  
No. 368356  
STATE OF UTAH

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS  
DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF UTAH  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_  
PRINTED FULL NAME OF NOTARY \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST  
ENGINEER (See Seal Below)  
CLERK-RECORDER (See Seal Below)

# TANNER FLATS @ SUMMIT RIDGE PHASE 3

\_\_\_\_\_, UTAH COUNTY, UTAH

| SCALE: 1" = 60 FEET |                           |                      |
|---------------------|---------------------------|----------------------|
| NOTARY PUBLIC SEAL  | CITY-COUNTY ENGINEER SEAL | COUNTY-RECORDER SEAL |

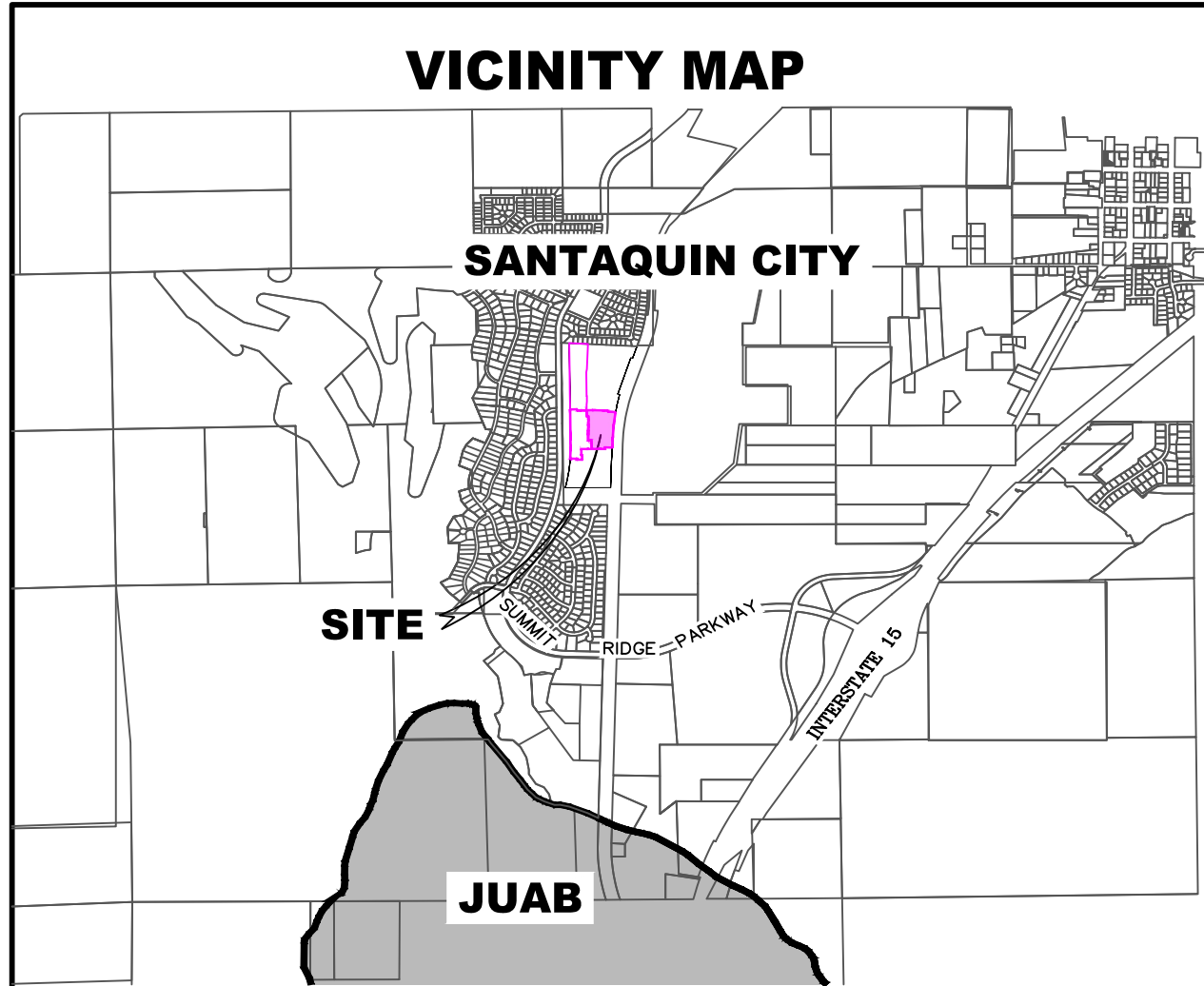
This form approved by Utah County and the municipalities therein.



0 30 60 120 180

(24"x36")  
SCALE 1" = 60'  
(11"x17")  
SCALE 1" = 120'





ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

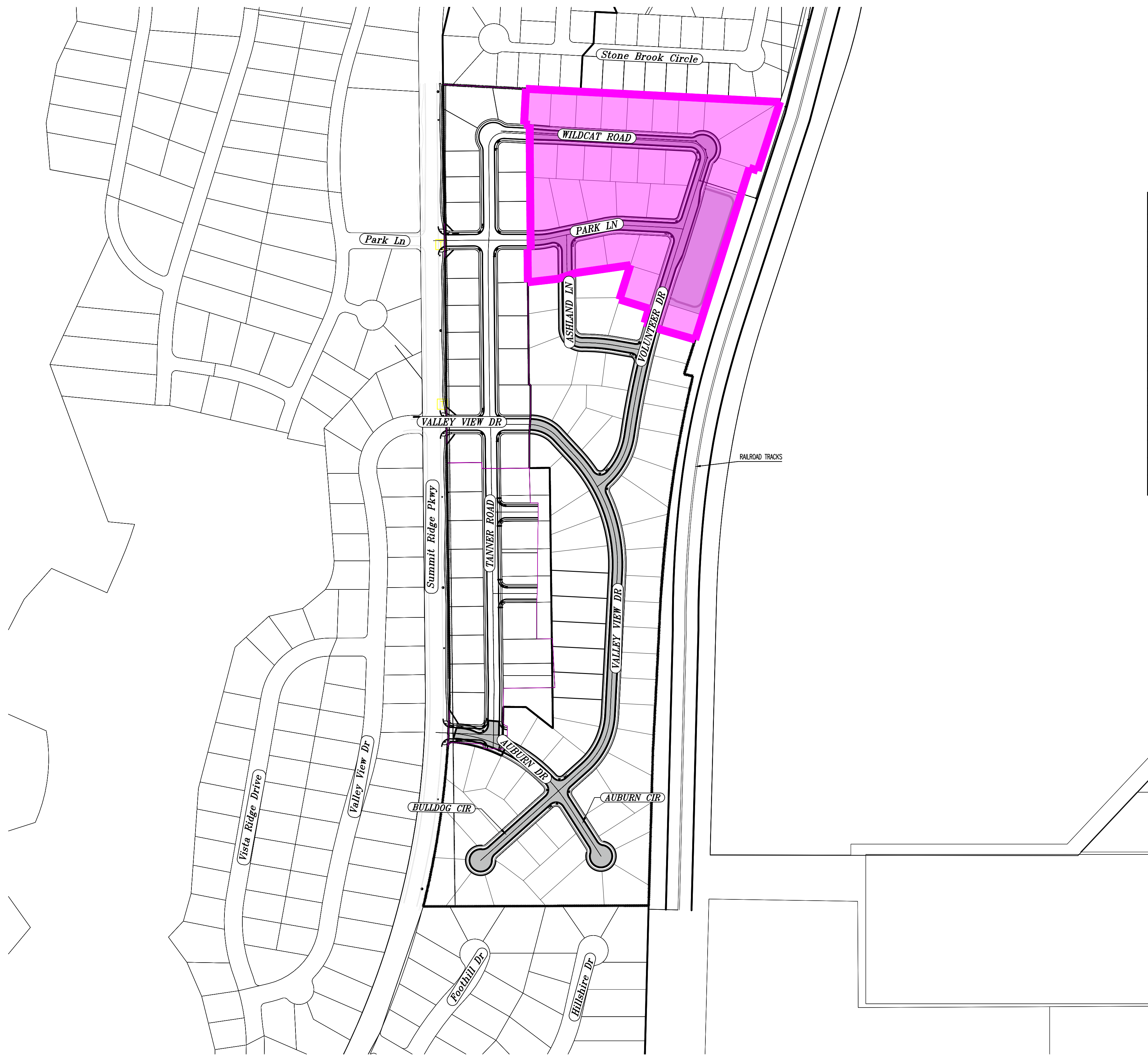
A 4 BOX NCBU TO BE LOCATED ON THE NORTH SIDE OF  
THE PARK LANE ENTRANCE & A 5 BOX NCBU WILL BE  
LOCATED ON THE SOUTH THE AUBURN DRIVE ENTRANCE

# Tanner Flats @ Summit Ridge

## - PHASE 3 -

### May 25

Santaquin, Utah County, Utah



| PHASE 3 BREAKDOWN  |             |
|--------------------|-------------|
| TOTAL PLAT ACREAGE | 10.91 ACRES |
| TOTAL LOT ACREAGE  | 7.32 ACRES  |
| TOTAL ROW ACREAGE  | 2.48 ACRES  |
| TOTAL OPEN SPACE   | 1.11 ACRES  |
| ZONE               | R-1-1Q      |
| DENSITY            | 2.47 / duu  |
| NUMBER OF LOTS     | 27 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     |
| PH-01    | PHASE PLANS             |
| EX-01    | EXISTING SITE           |
| PLAT     | PLAT SHEETS             |
| FEN-01   | FENCING PLAN            |
| LS-01    | PARK LANDSCAPE PLAN     |
| SS-01    | SEWER PLAN              |
| SD-01    | STORM DRAIN PLAN        |
| UP-01-2  | SITE & UTILITY PLANS    |
| GR-01-4  | GRADING PLANS           |
| PP-IN    | PLAN & PROFILE INDEX    |
| PP-01-05 | PLAN & PROFILE SHEETS   |
| EC-01    | EROSION CONTROL PLAN    |
| EC-02-03 | 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 PI, 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.
- ALL BACKFILL WITHIN ROADWAY MUST BE A1a MATERIAL
- WATER DEDICATION REQUIRED AT FINAL



#### 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**

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



**TANNER FLATS**

**at SUMMIT RIDGE - PHASE 3**

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

DATE: 5.22.2025

PROJECT #

REVISIONS:

1  
2  
3

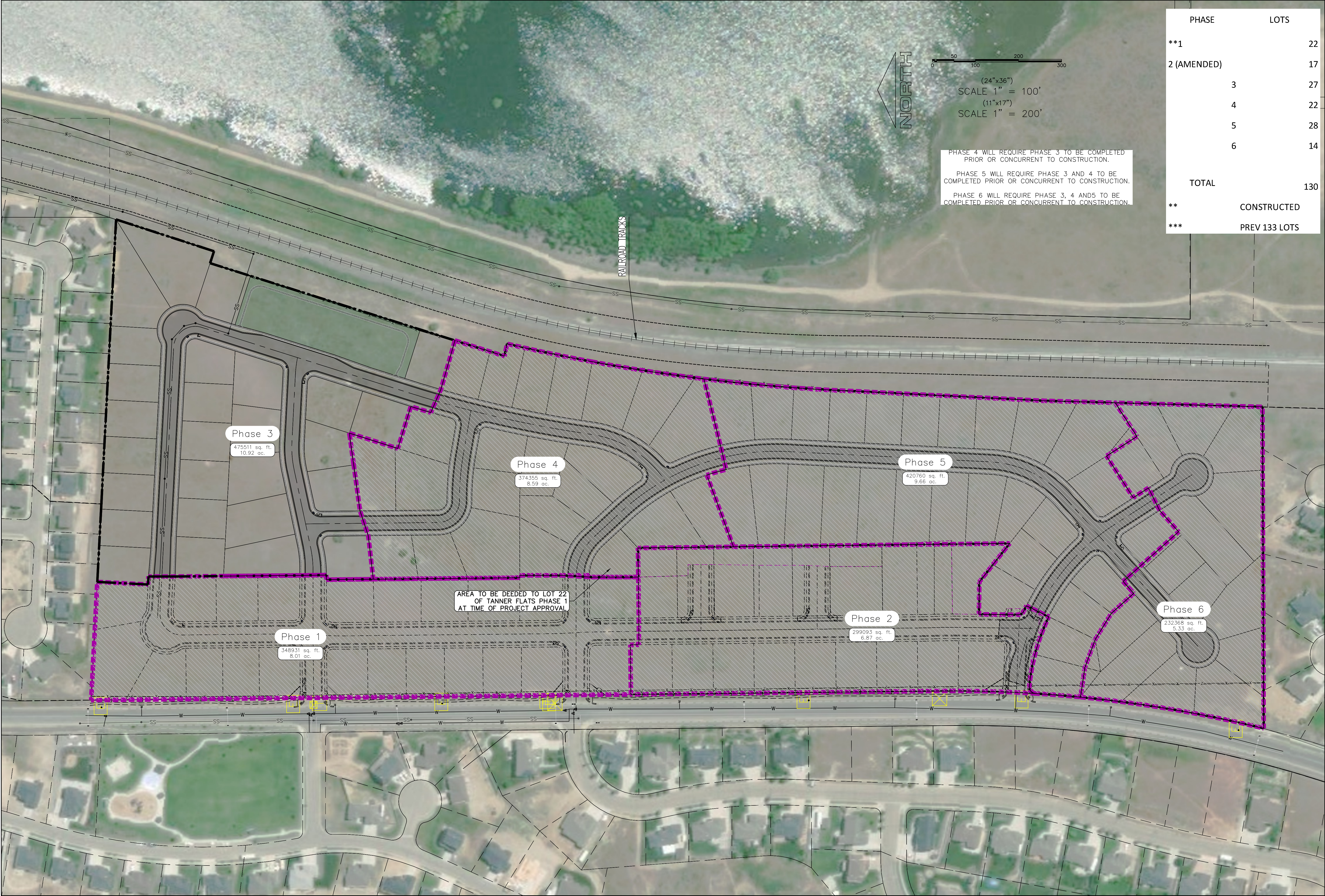
SHEET NAME:

COVER SHEET & NOTES

SHEET:

CS-01





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

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.

region

Engineering & Surveying

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Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

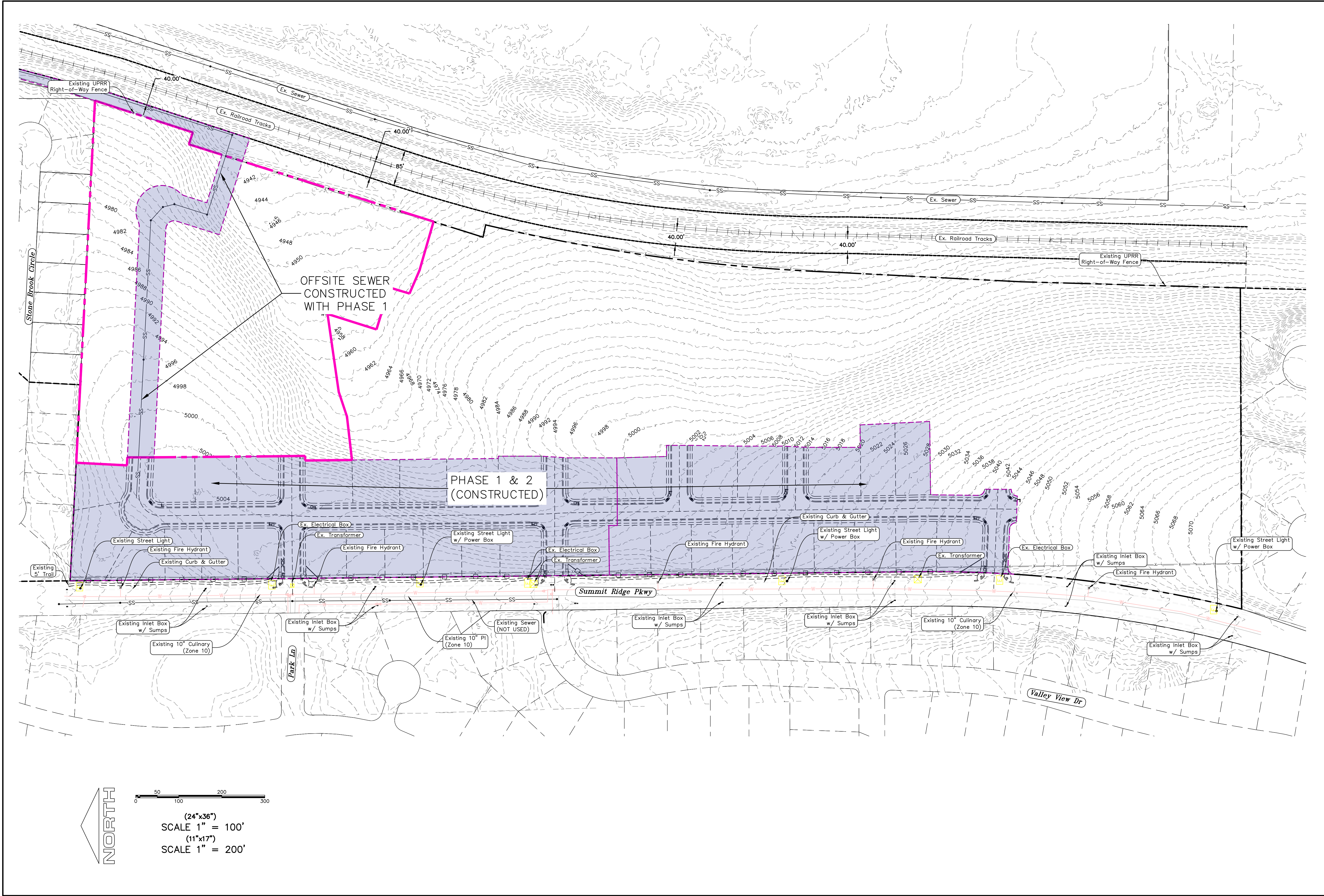
TANNER FLATS  
at SUMMIT RIDGE – PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

|                |  |
|----------------|--|
| DATE:5.22.2025 |  |
| PROJECT #      |  |
|                |  |
| REVISIONS:     |  |
| 1              |  |
| 2              |  |
| 3              |  |
|                |  |

SHEET NAME:  
PHASE PLAN

SHEET:  
PH-01





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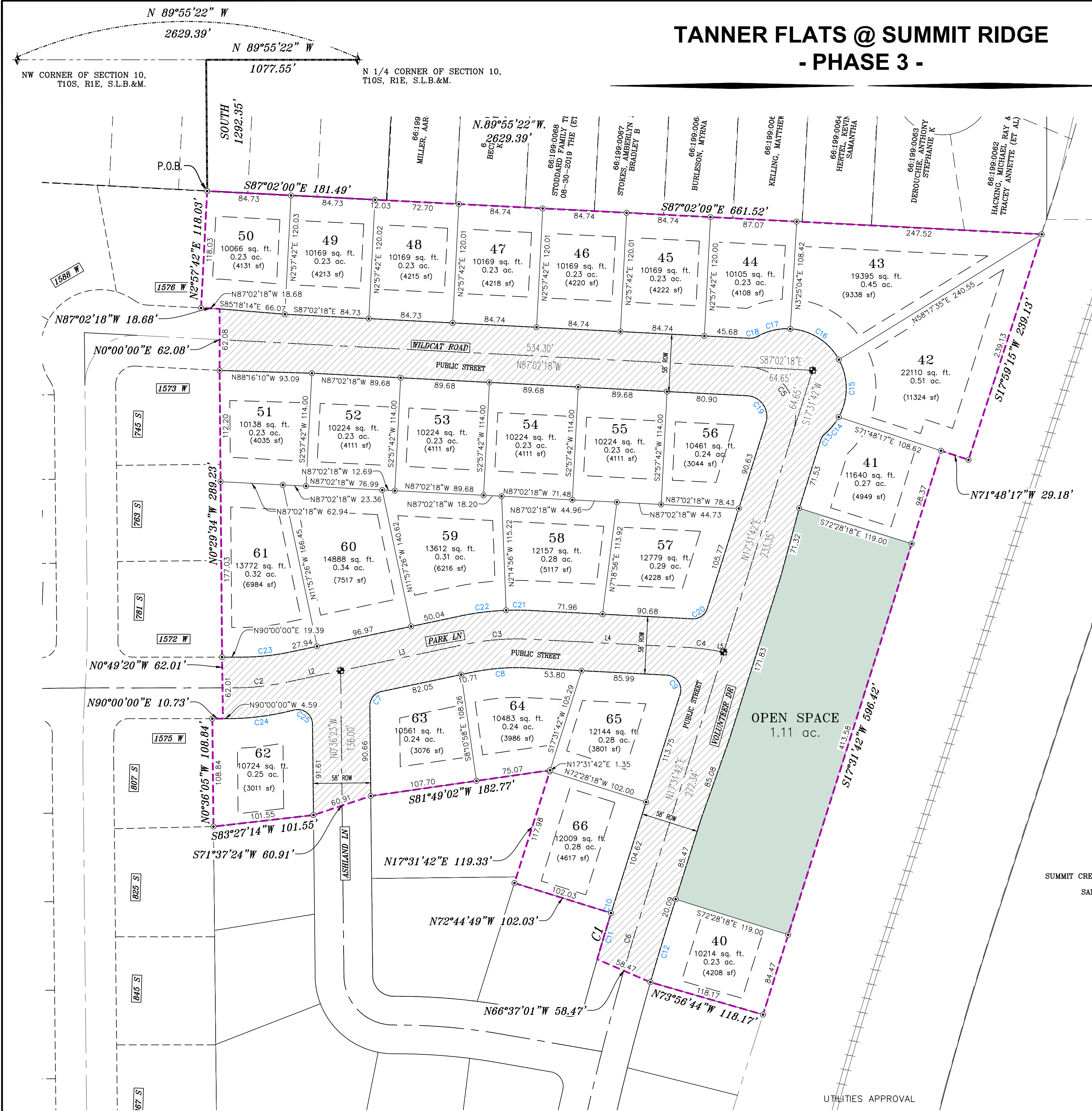


**TANNER FLATS  
at SUMMIT RIDGE - PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

|                 |  |
|-----------------|--|
| DATE: 5.22.2025 |  |
| PROJECT #       |  |
| REVISIONS:      |  |
| 1               |  |
| 2               |  |
| 3               |  |

SHEET NAME:  
EXISTING CONDITIONS  
SHEET:  
EX-01





| CURVE TABLE |        |          |             |             |
|-------------|--------|----------|-------------|-------------|
| CURVE       | LENGTH | RADIUS   | CHORD DIST. | CHORD BRG.  |
| C1          | 48.59' | 2679.00' | 48.59'      | N16°44'01"E |
| C2          | 52.17' | 250.00'  | 52.08'      | N84°01'17"E |
| C3          | 65.12' | 250.00'  | 64.93'      | N85°30'17"E |
| C4          | 30.18' | 250.00'  | 30.17'      | S83°34'28"E |
| C5          | 91.25' | 50.00'   | 79.10'      | N34°45'18"W |
| C6          | 64.44' | 2650.00' | 64.44'      | N16°49'54"E |
| C7          | 20.59' | 15.00'   | 19.01'      | S38°43'05"W |
| C8          | 57.56' | 221.00'  | 57.40'      | S85°30'17"W |
| C9          | 27.37' | 15.00'   | 23.73'      | N34°45'09"W |
| C10         | 12.87' | 2679.00' | 12.87'      | N17°23'27"E |
| C11         | 48.59' | 2679.00' | 48.59'      | N16°44'01"E |
| C12         | 67.42' | 2621.00' | 67.42'      | S16°47'29"W |
| C13         | 8.45'  | 15.00'   | 8.34'       | S33°39'57"W |

| CURVE TABLE |        |         |             |             |
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| C17         | 34.28' | 60.00'  | 33.81'      | N77°03'08"E |
| C18         | 8.45'  | 15.00'  | 8.34'       | N78°49'27"E |
| C19         | 38.33' | 21.00'  | 33.22'      | N34°45'18"W |
| C20         | 19.75' | 15.00'  | 18.35'      | N55°14'51"E |
| C21         | 25.40' | 279.00' | 25.39'      | S89°38'28"E |
| C22         | 47.27' | 279.00' | 47.22'      | N82°53'49"E |
| C23         | 49.46' | 237.00' | 49.37'      | N84°01'17"E |
| C24         | 67.66' | 262.00' | 67.47'      | S82°36'07"W |
| C25         | 27.28' | 15.00'  | 23.67'      | N52°42'05"W |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | DIRECTION   |
| L1         | 11.17'  | N90°00'00"E |
| L2         | 57.48'  | N78°02'34"E |
| L3         | 128.80' | N78°02'34"E |
| L4         | 157.57' | S87°02'00"E |
| L5         | 8.32'   | S80°06'56"E |

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE NW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S89°55'22"E ALONG SAID LINE.

**QUESTAR GAS COMPANY dba ENDBRIDGE APPROVAL**

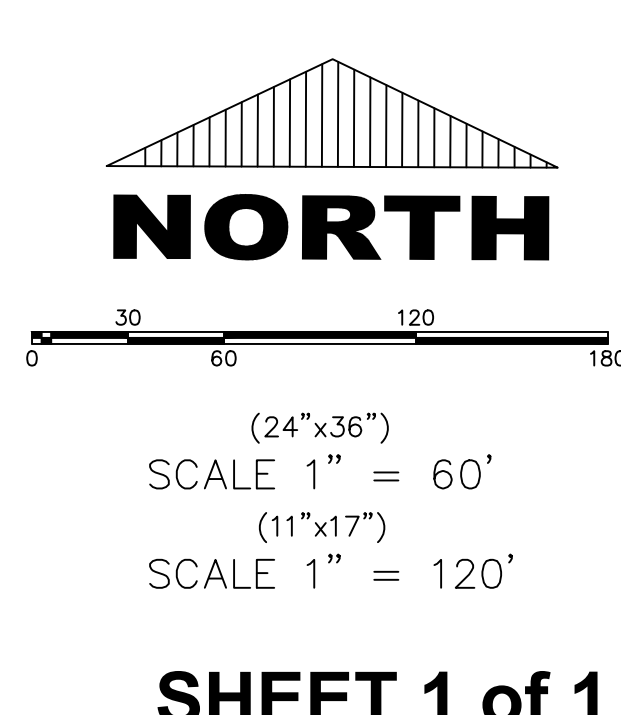
QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH

BY \_\_\_\_\_

TITLE \_\_\_\_\_



| PHASE 3 BREAKDOWN  |             |
|--------------------|-------------|
| TOTAL PLAT ACREAGE | 10.91 ACRES |
| TOTAL LOT ACREAGE  | 7.32 ACRES  |
| TOTAL ROW ACREAGE  | 2.48 ACRES  |
| TOTAL OPEN SPACE   | 1.11 ACRES  |
| DENSITY            | R-1-10      |
| NUMBER OF LOTS     | 27 LOTS     |

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

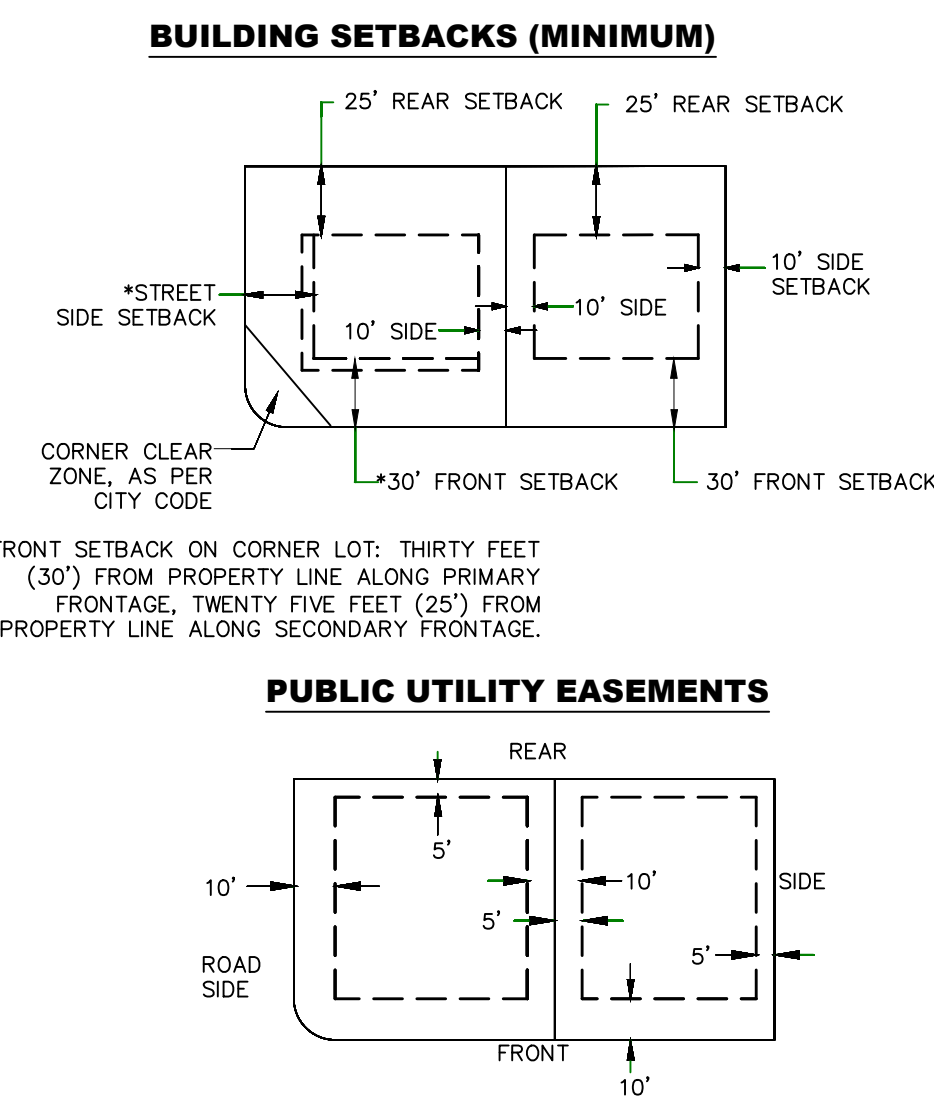
| PROJECT ENGINEER & SURVEYOR    |  |
|--------------------------------|--|
| REGION ENGINEERING & SURVEYING |  |
| 1776 NORTH STATE STREET #110   |  |
| OREM, UTAH 84057               |  |
| PH - 801.376.2245              |  |

**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)
- NDICU (4 BOX) (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY

**NOTES:**

- ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ... PROPOSED RESIDENTIAL ADDRESS
- ... AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- 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 WHICH 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.



**Surveyor's Certificate**

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

**Boundary Description**

TANNER FLATS @ SUMMIT RIDGE - PHASE 3

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1077.55 FEET ALONG THE SECTION LINE AND SOUTH 1292.35 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

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 FOR A DISTANCE OF 661.52 FEET TO A POINT ON A LINE. 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 596.42 FEET TO A POINT ON A LINE. THENCE, N 73° 56' 44" W FOR A DISTANCE OF 118.17 FEET TO A POINT ON A LINE. THENCE, N 66° 37' 01" W FOR A DISTANCE OF 58.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 02' 21", HAVING A RADIUS OF 2679.00 FEET, AND WHOSE LONG CHORD BEARS N 16° 44' 01" E FOR A DISTANCE OF 48.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 72° 44' 49" W FOR A DISTANCE OF 102.03 FEET TO A POINT ON A LINE. THENCE, N 17° 31' 42" E FOR A DISTANCE OF 119.33 FEET TO A POINT ON A LINE. THENCE, S 81° 49' 02" W FOR A DISTANCE OF 182.77 FEET TO A POINT ON A LINE. THENCE, S 71° 37' 24" W FOR A DISTANCE OF 60.91 FEET TO A POINT ON A LINE. THENCE, S 83° 27' 14" W FOR A DISTANCE OF 101.55 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 A DISTANCE OF 118.03 FEET TO THE POINT OF BEGINNING

CONTAINING 10.91 ACRES OF LAND AND 27 LOTS

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**LIMITED COMPANY ACKNOWLEDGEMENT**

STATE OF UTAH \_\_\_\_\_ S.S.

COUNTY OF UTAH \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_ CLERK-RECORDER (See Seal Below)

**TANNER FLATS @ SUMMIT RIDGE PHASE 3**

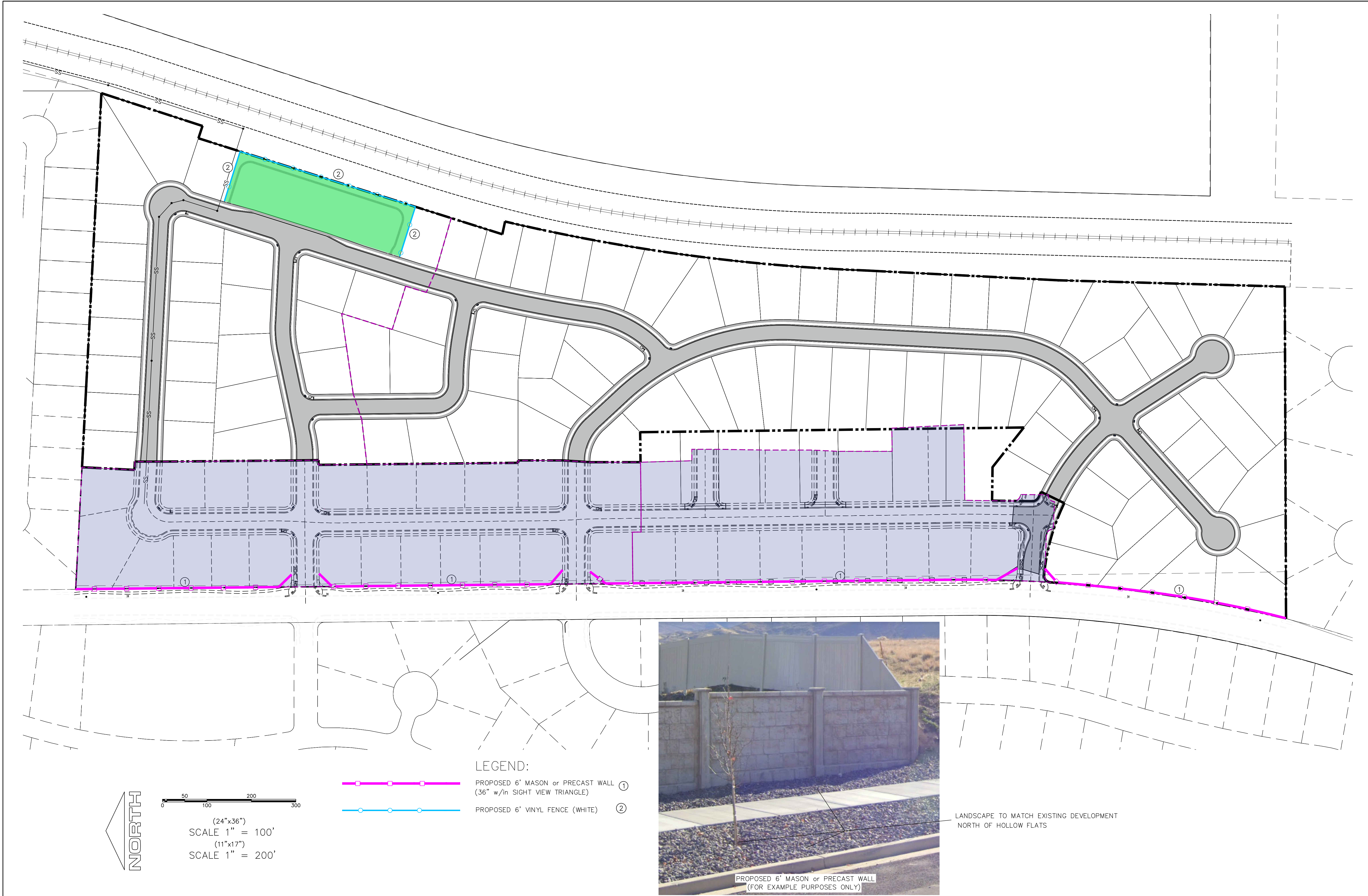
UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

|                    |                           |                      |
|--------------------|---------------------------|----------------------|
| NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY-RECORDER SEAL |
|--------------------|---------------------------|----------------------|

This form approved by Utah County and the municipalities therein.





D:\PROPOSAL\REGION PROJECTS\REGION ENGINEERING PROJECTS\01\021\_TANNER FLATS\01\_SHEET FILES\PHASE 3\FEN-01



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



**TANNER FLATS**  
**at SUMMIT RIDGE – PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

|                 |  |
|-----------------|--|
| DATE: 5.22.2025 |  |
| PROJECT #       |  |
| REVISIONS:      |  |
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| 2               |  |
| 3               |  |

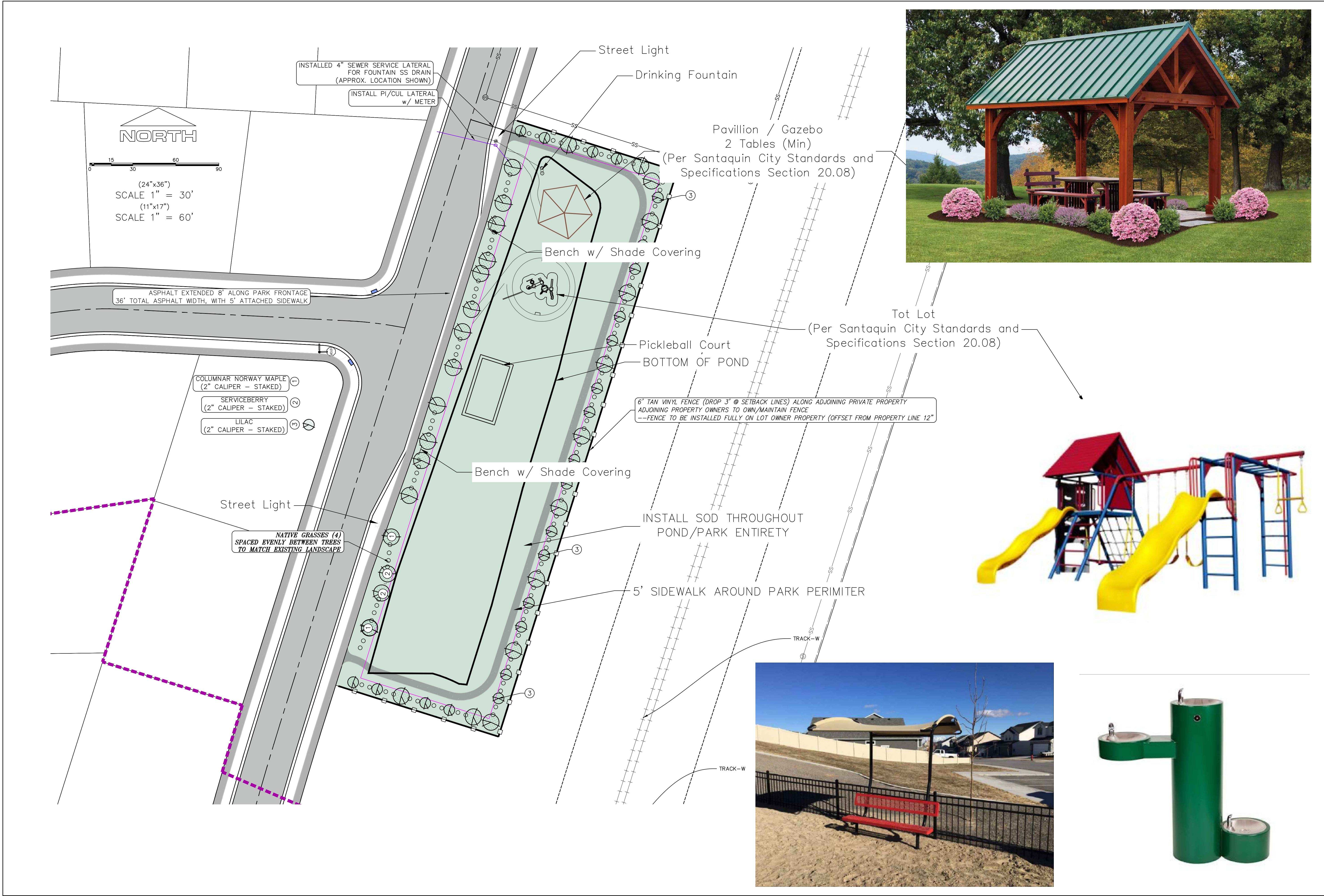
SHEET NAME:  
FENCING PLAN  
SHEET:  
**FEN-01**



PROPOSED 6' MASON or PRECAST WALL  
(FOR EXAMPLE PURPOSES ONLY)

LANDSCAPE TO MATCH EXISTING DEVELOPMENT  
NORTH OF HOLLOW FLATS





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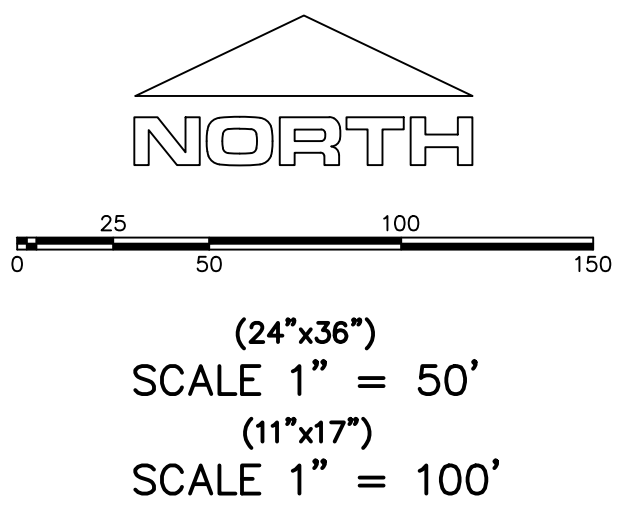
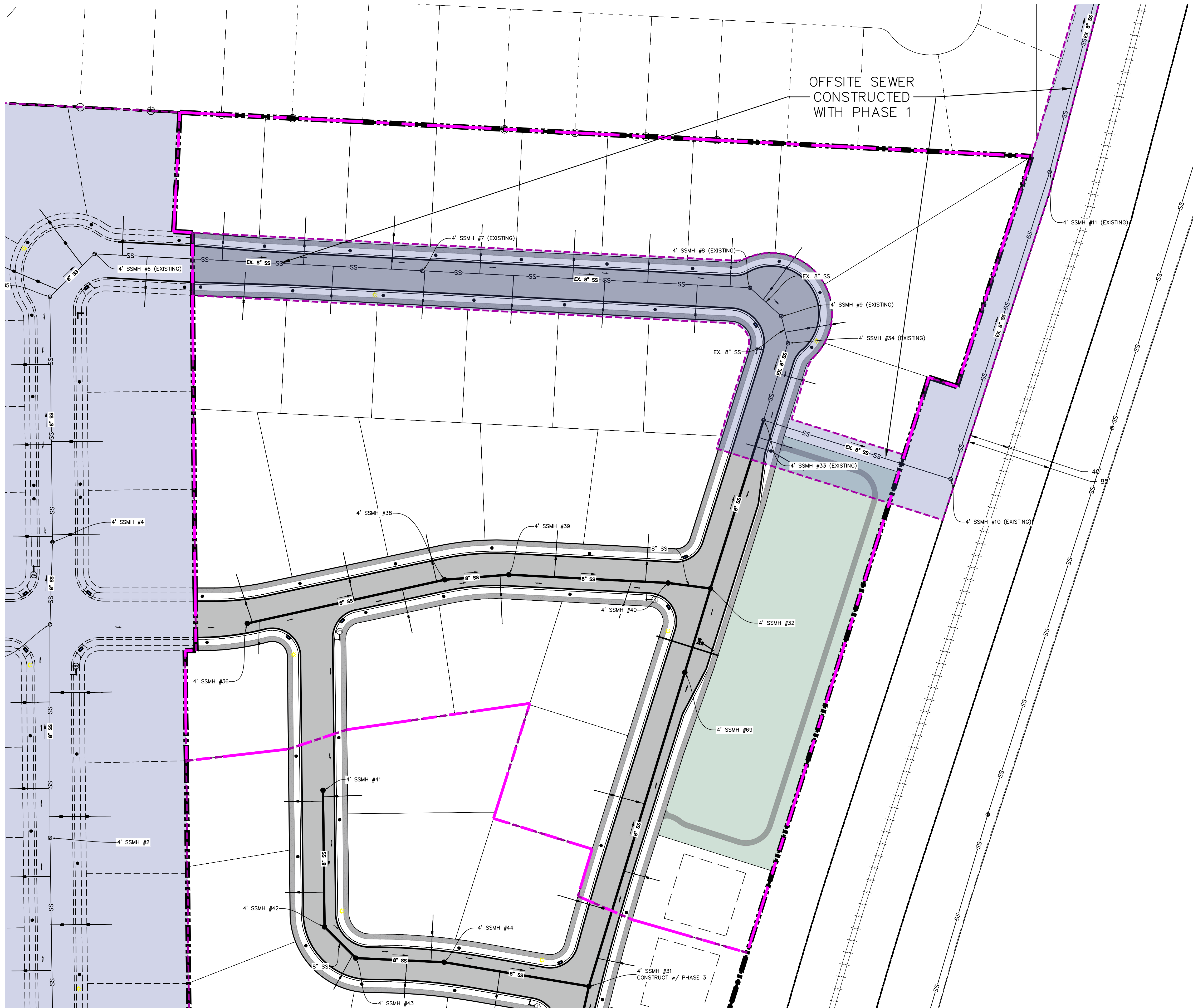
TANNER FLATS  
at SUMMIT RIDGE – PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

|                 |  |
|-----------------|--|
| DATE: 5.22.2025 |  |
| PROJECT #       |  |
| REVISIONS:      |  |
| 1               |  |
| 2               |  |
| 3               |  |

SHEET NAME:  
LANDSCAPE PLAN

SHEET:  
LS-01





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. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. 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.

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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region  
Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
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**TANNER FLATS  
at SUMMIT RIDGE - PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025

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.
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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.
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NORTH

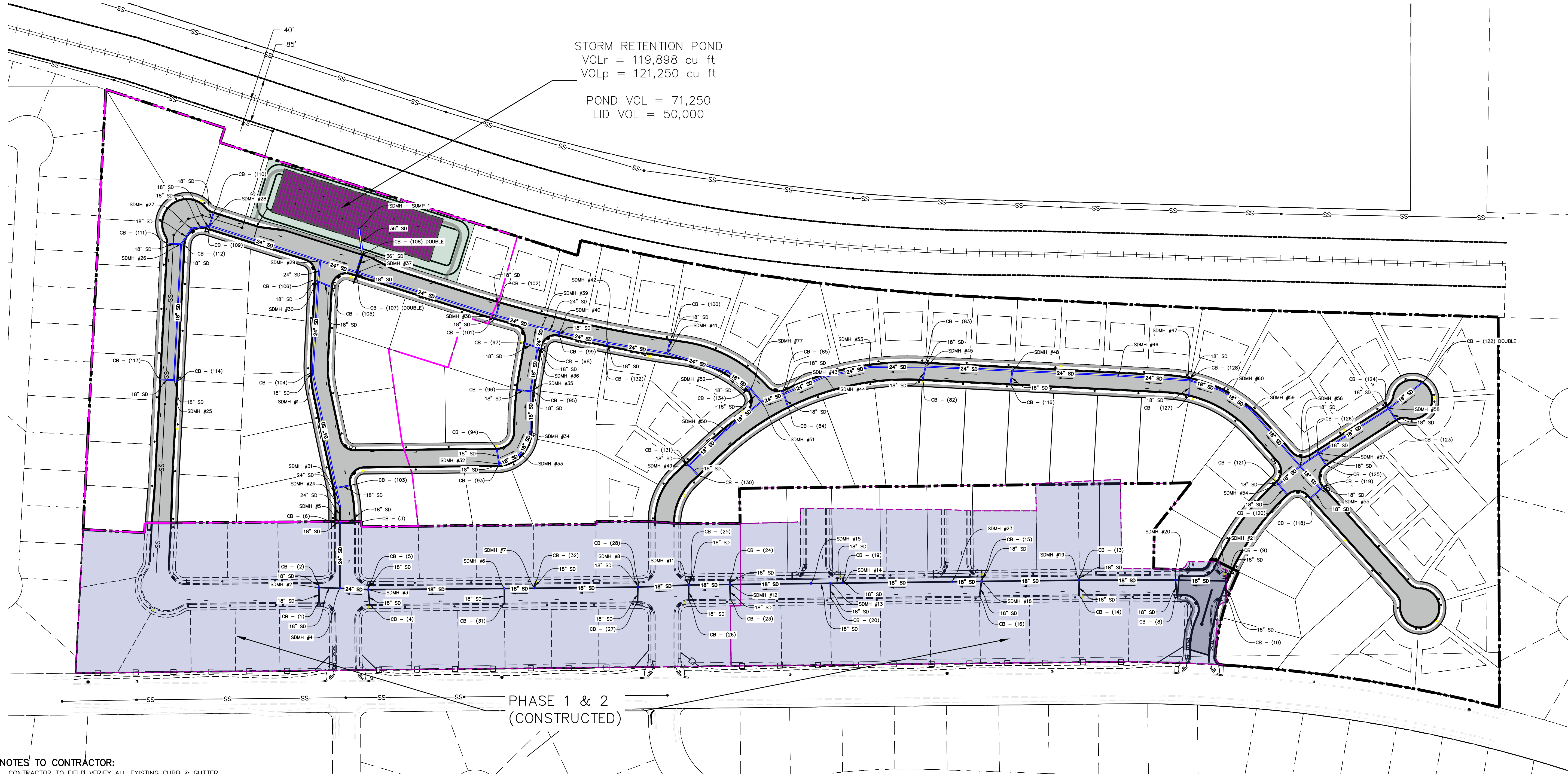
0 50 100 200 300

(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:

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PHASE 1 & 2  
(CONSTRUCTED)

Engineering  
& Surveying

region

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

REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR  
# 187028  
Donald L. Taylor  
SALT LAKE COUNTY, UTAH  
5/22/2025

TANNER FLATS  
at SUMMIT RIDGE - PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:  
STORM PLANS

SHEET:

SD-01



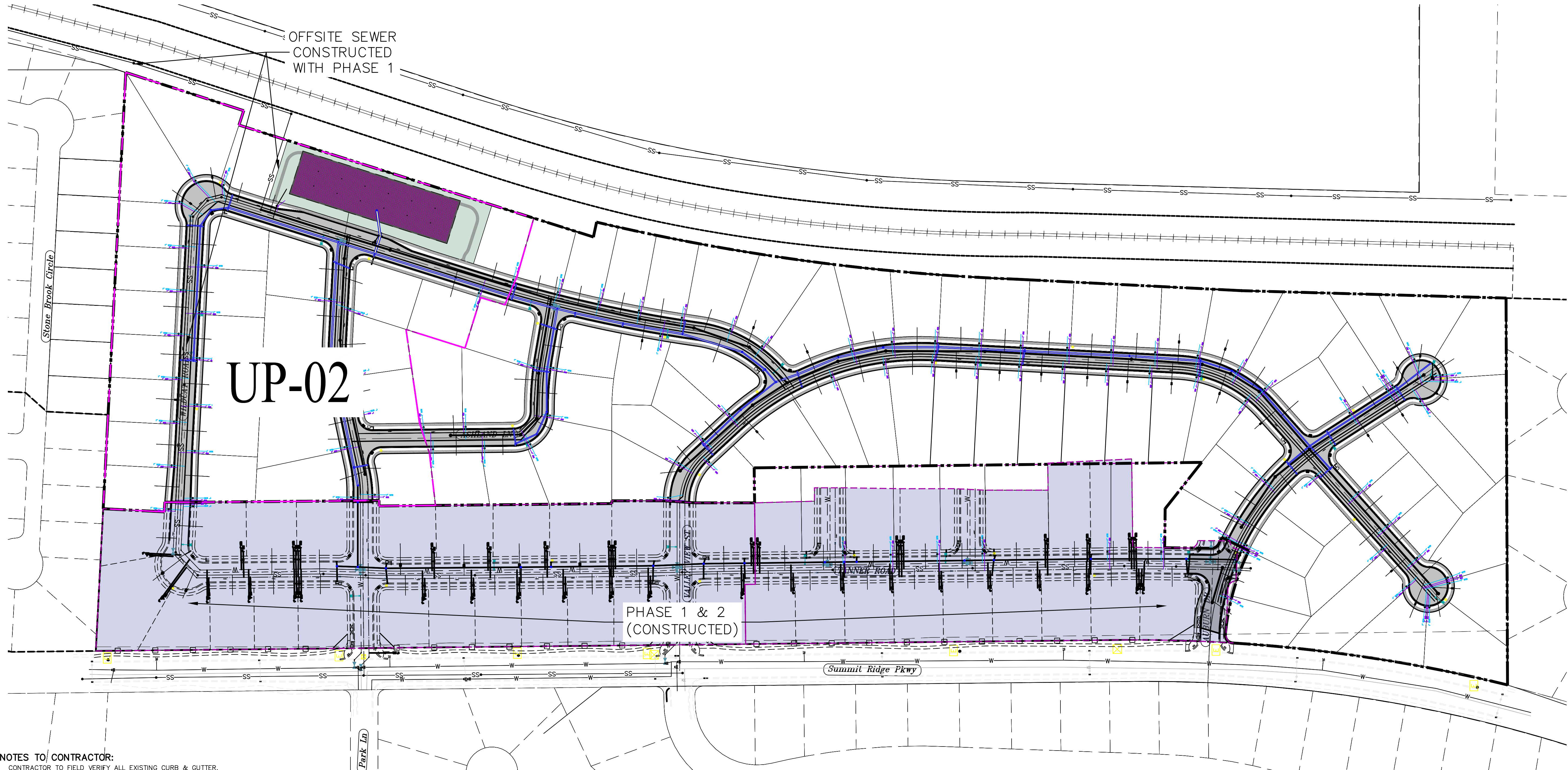
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**NORTH**

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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D:\PROJBOX\2\_REGION PROJECTS\2\_REGION ENGINEERING PROJECTS\0\_PROJECTS\2021\2021\_01\_TANNER FLATS\2\_SHEET FILES\PHASE 3\UTILITY PLANS

Engineering  
& Surveying

**region**

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



**TANNER FLATS**  
**at SUMMIT RIDGE – PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025

PROJECT #

REVISIONS:

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2  
3

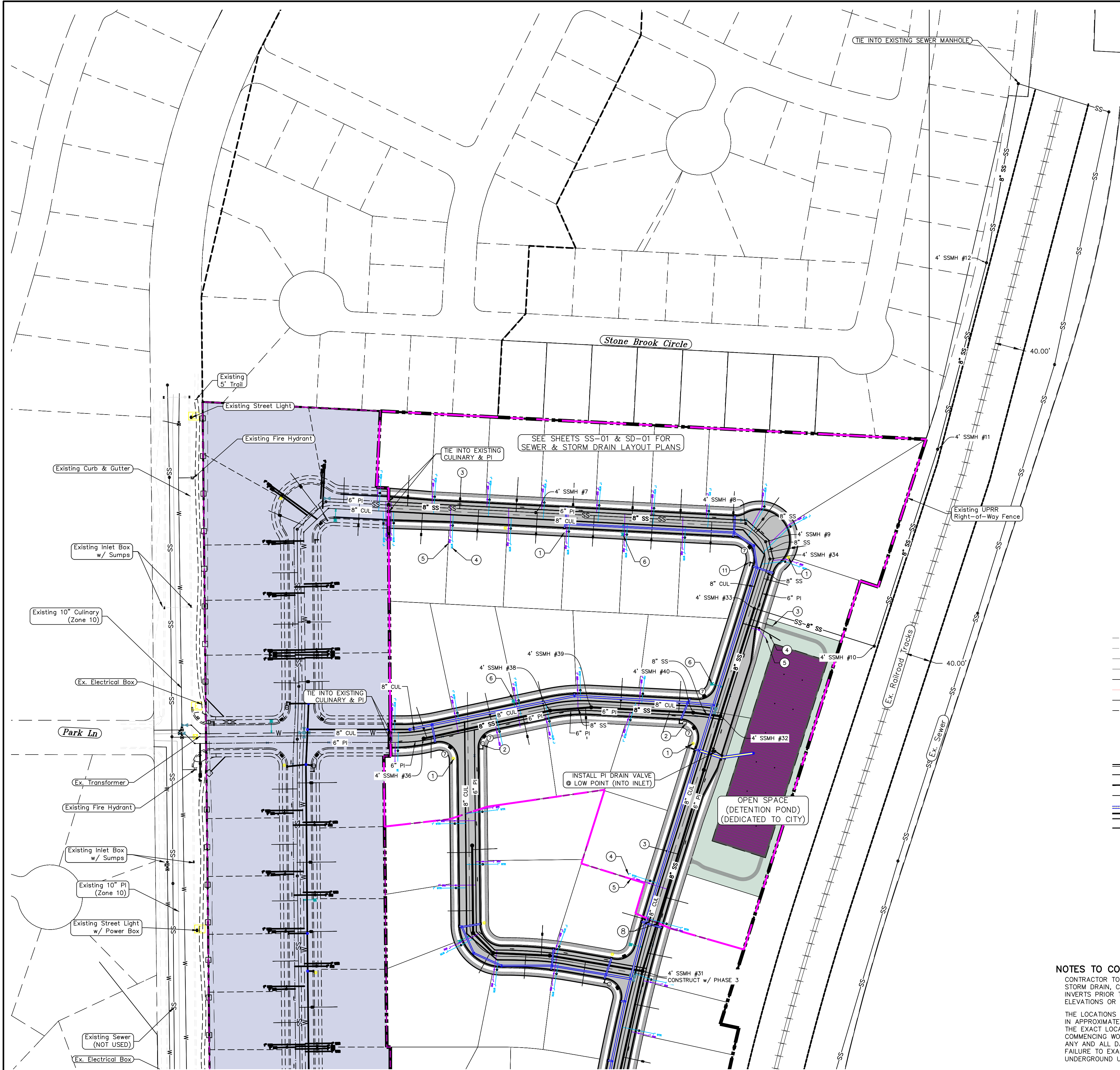
SHEET NAME:

UTILITY PLANS

SHEET:

UP-01





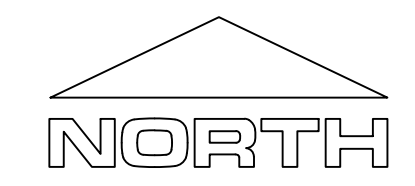
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- 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  |
| --- | 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'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

Engineering & Surveying  
**region**  
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Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

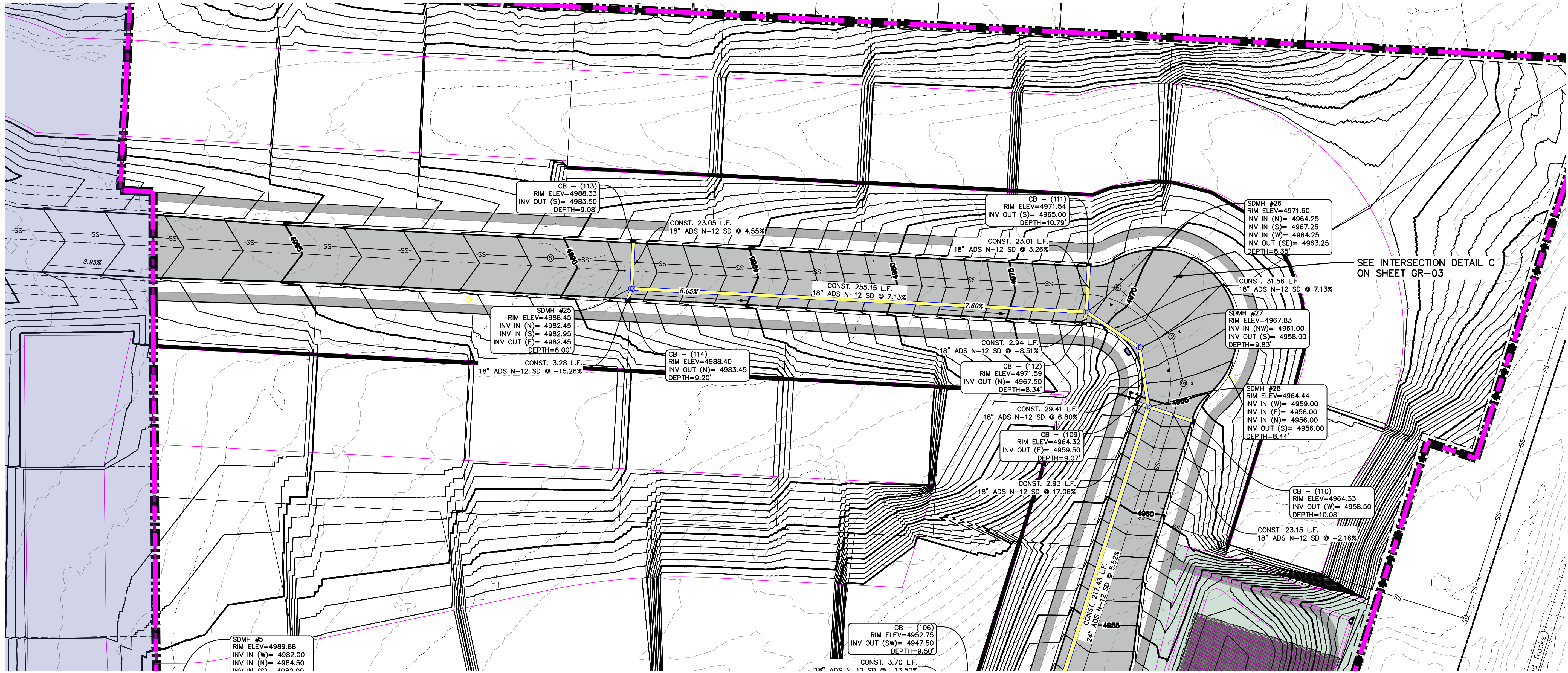
**TANNER FLATS  
at SUMMIT RIDGE - PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025  
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.
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.

#### 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.

#### LEGEND

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

NORTH



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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



### TANNER FLATS at SUMMIT RIDGE - PHASE 3

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

DATE: 5/22/2025

PROJECT #

REVISIONS:

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| 1 |  |
| 2 |  |
| 3 |  |

SHEET NAME:

GRADING PLANS

SHEET:

GR-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 SANTIQUIN 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 SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS.

2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.

3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIQUIN 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

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

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

BOT = 4945.9  
TOP = 4952.0  
1' FREEBOARD = 4953

NORTH

015306090

(24"x36")

SCALE 1" = 30'

(11"x17")

SCALE 1" = 60'

ALL IMPROVEMENTS AND DETAILS PER SANTIQUIN CITY CONSTRUCTION STANDARDS

Engineering & Surveying

region

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TANNER FLATS

at SUMMIT RIDGE - PHASE 3

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

DATE: 5.22.2025

PROJECT #

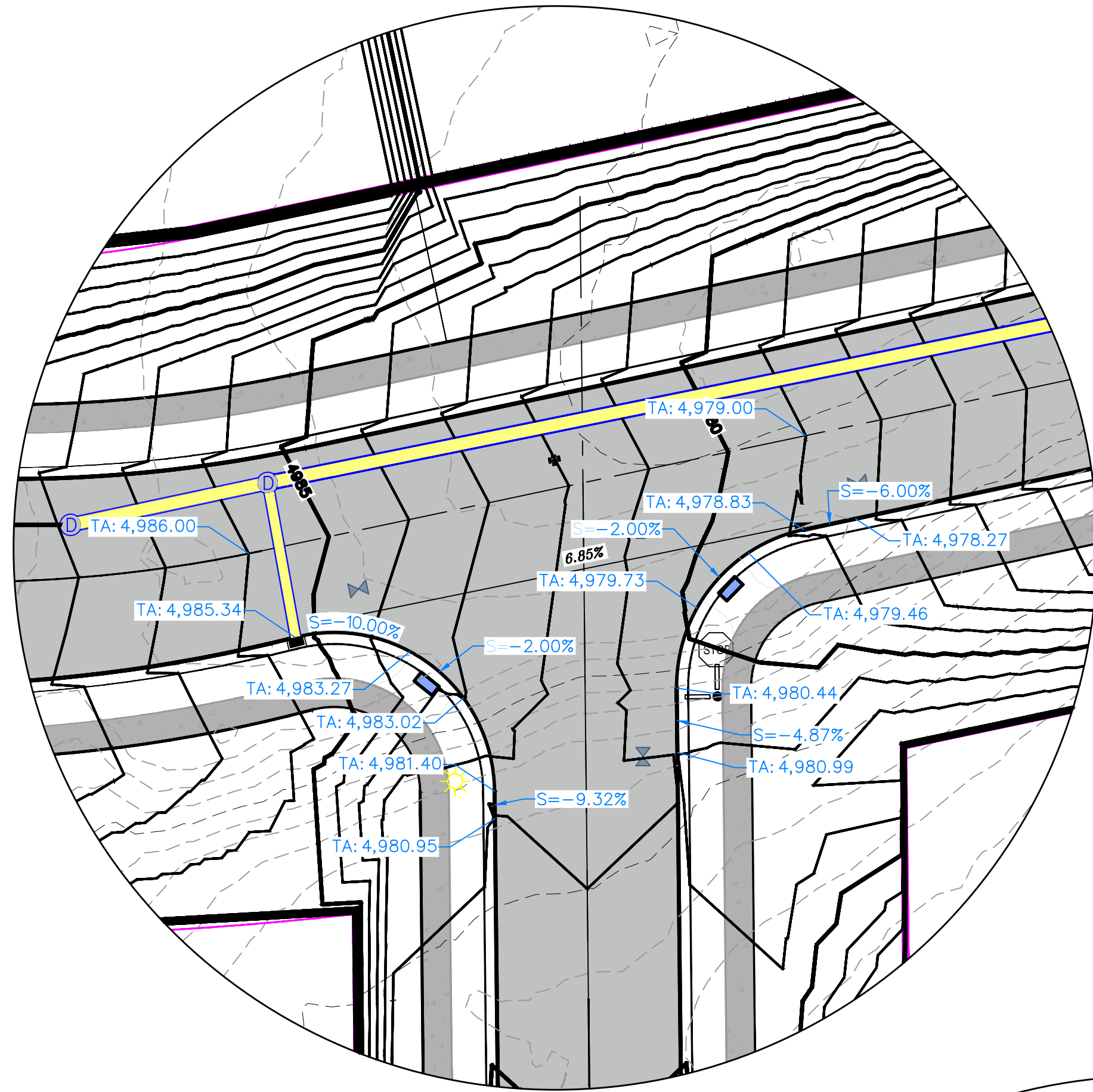
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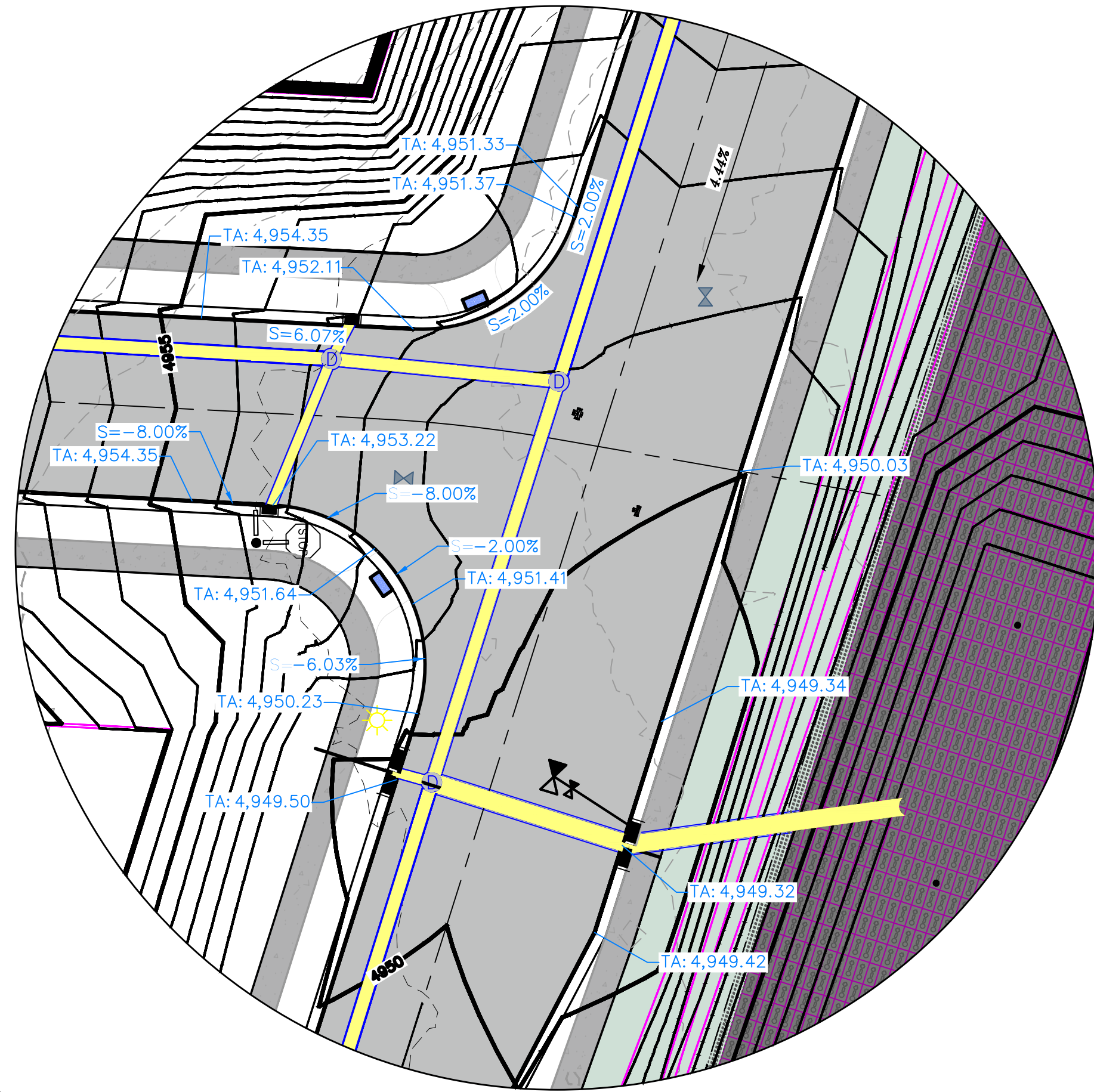
SHEET NAME:  
GRADING PLANS

SHEET:  
GR-02

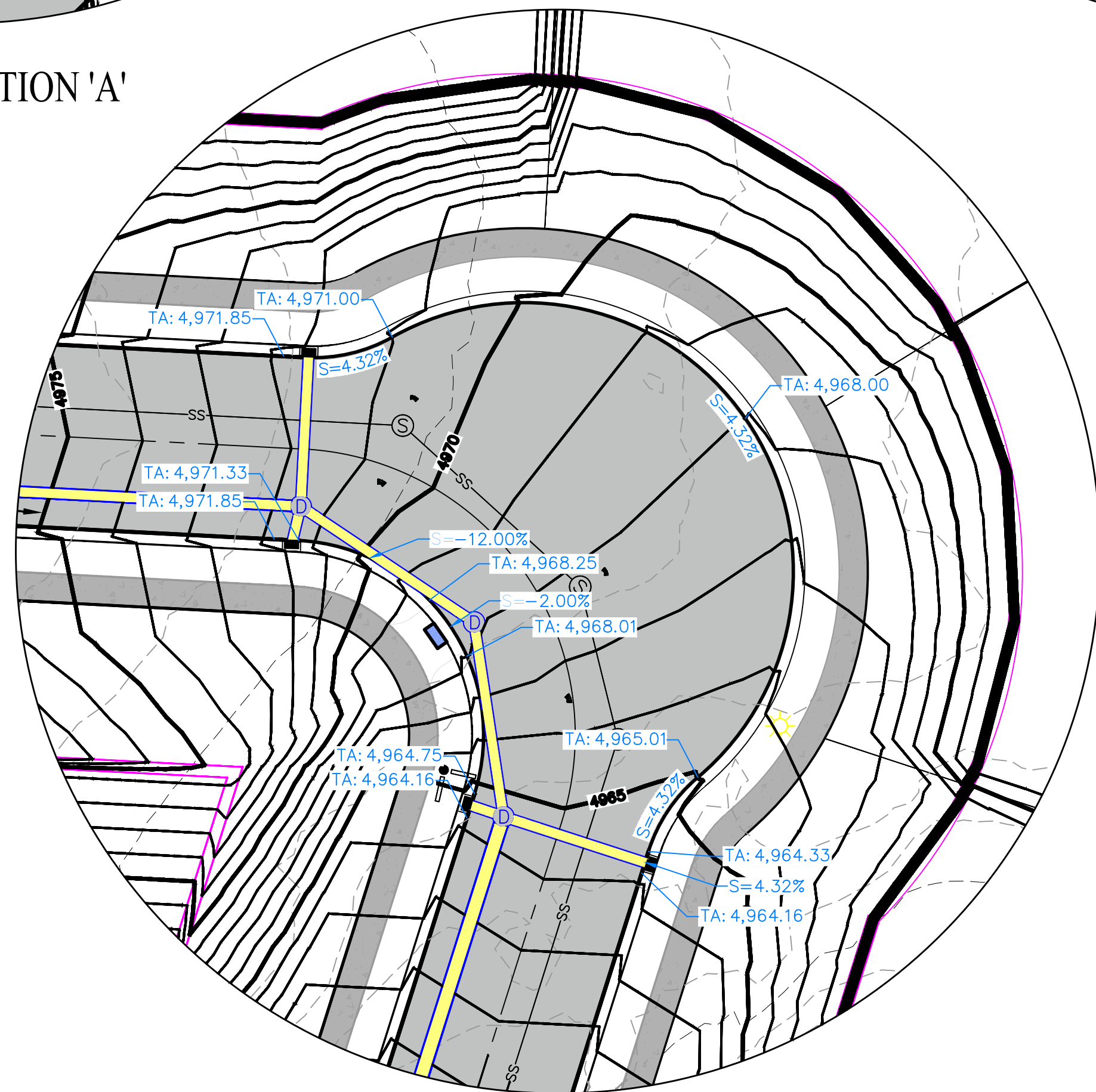




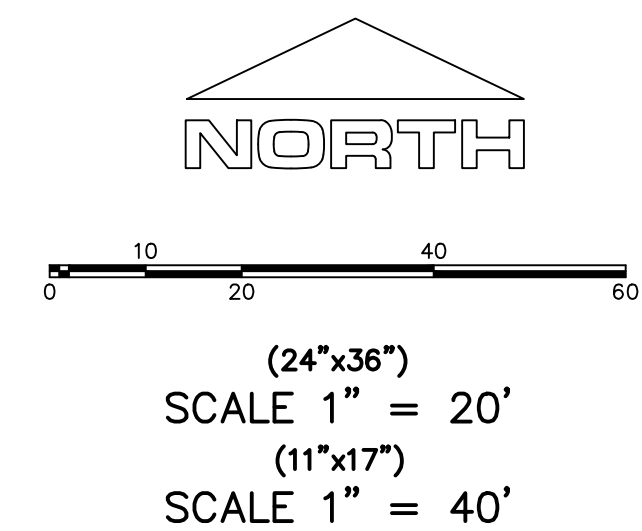
INTERSECTION 'A'



INTERSECTION 'B'



INTERSECTION 'C'



ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



**TANNER FLATS  
at SUMMIT RIDGE – PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025  
PROJECT #

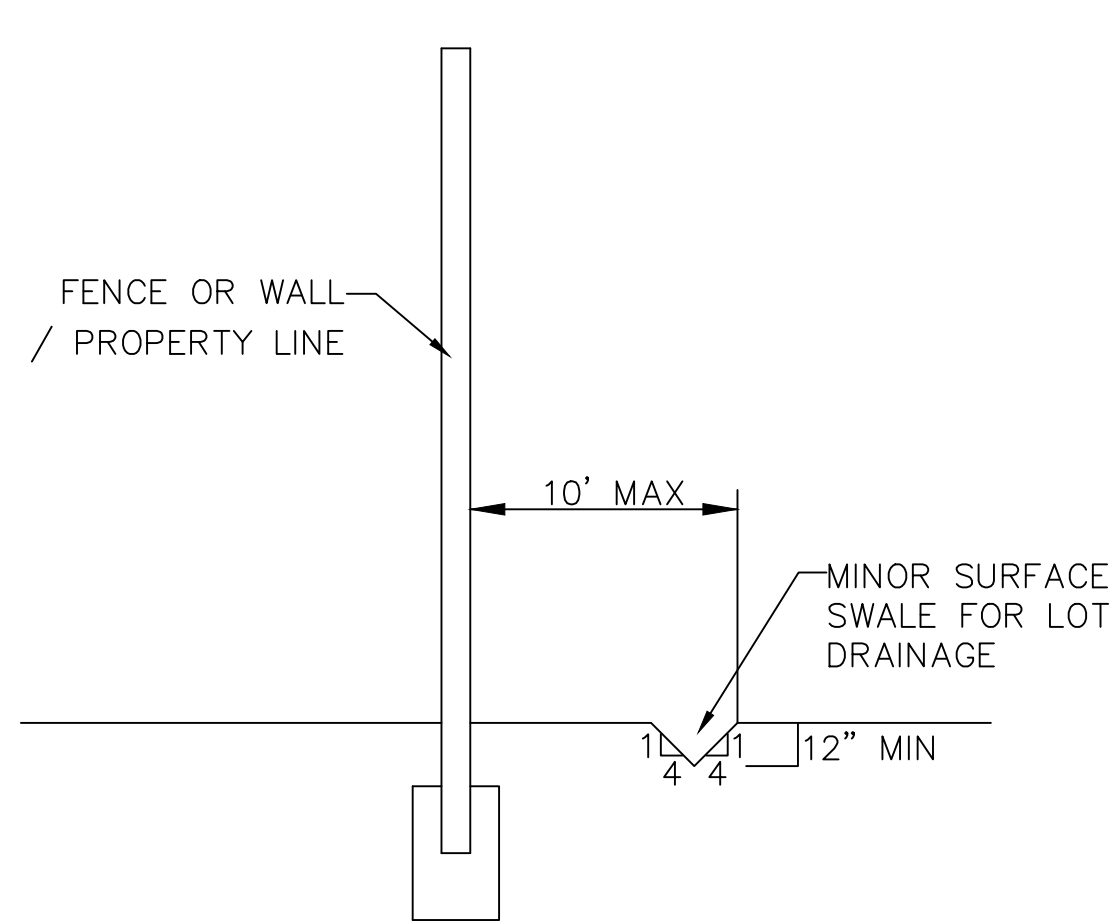
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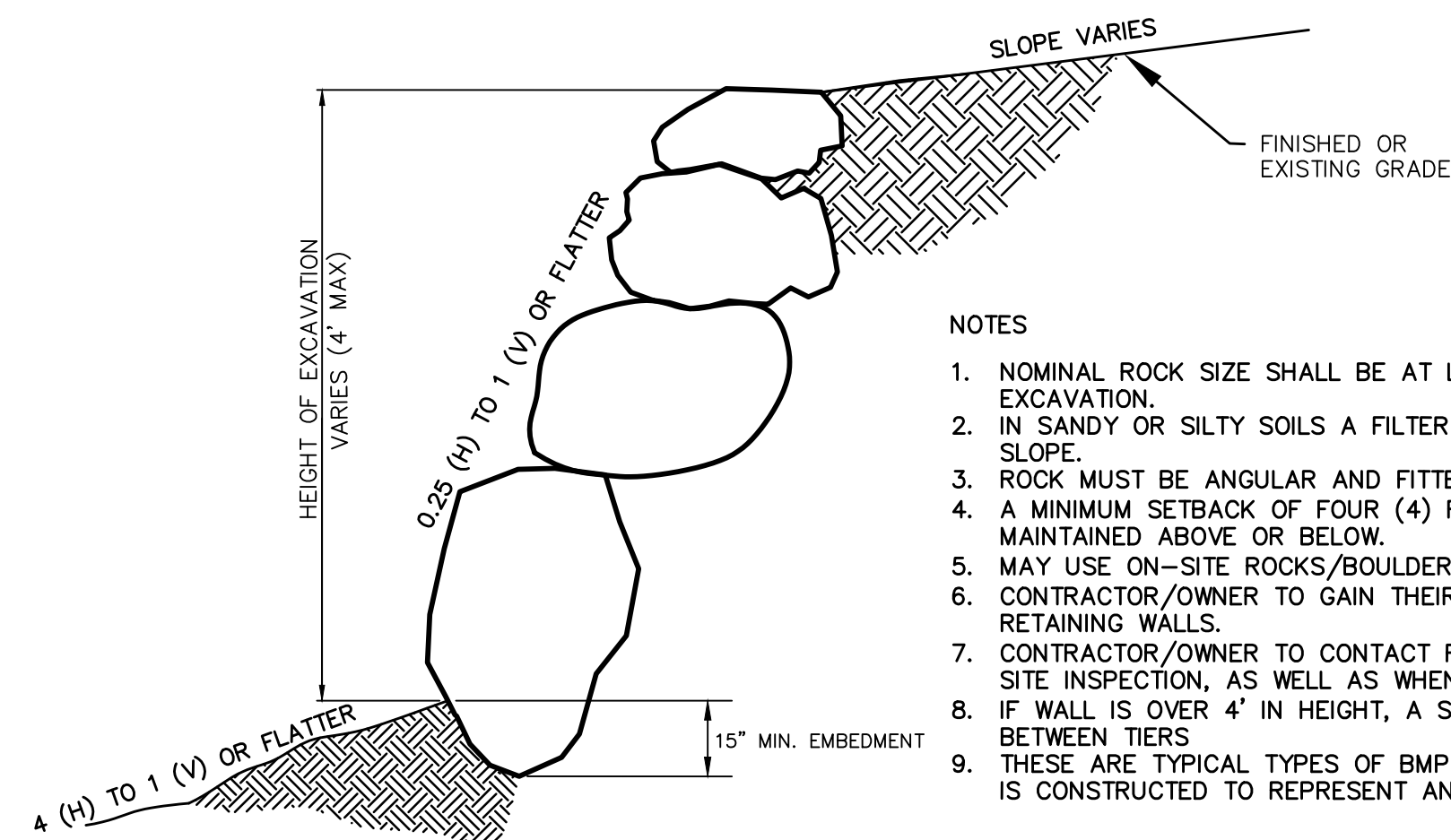
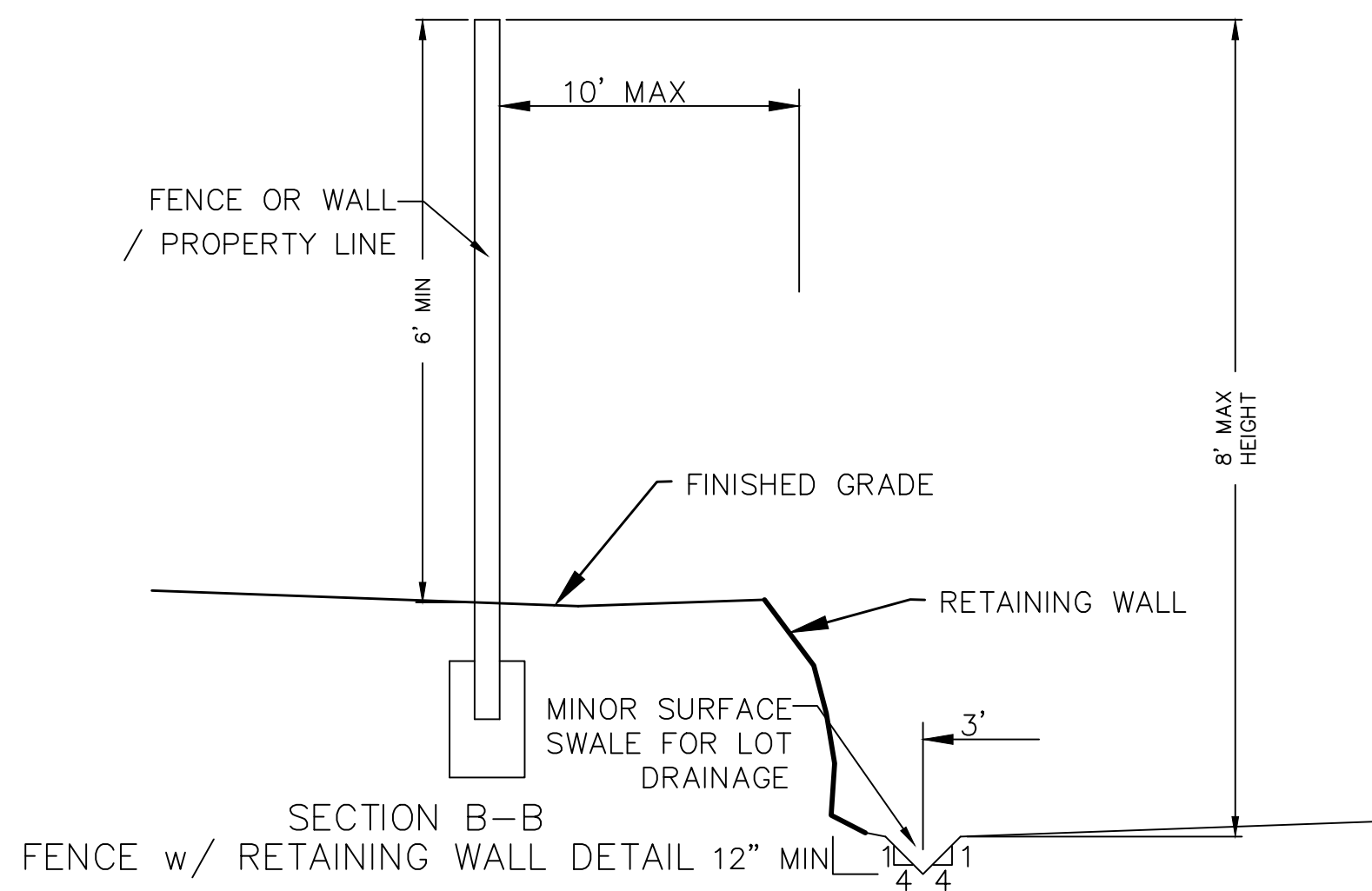
SHEET NAME:  
GRADING PLANS

SHEET:  
GR-03





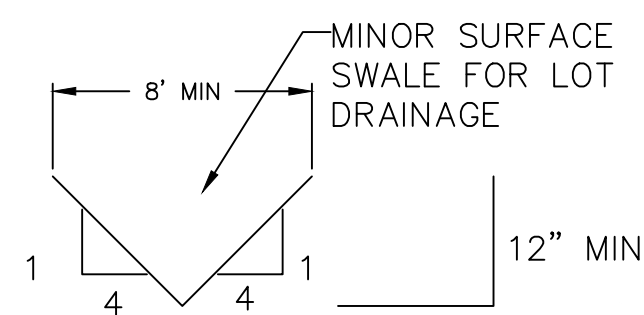
SECTION C-C  
FENCE DETAIL



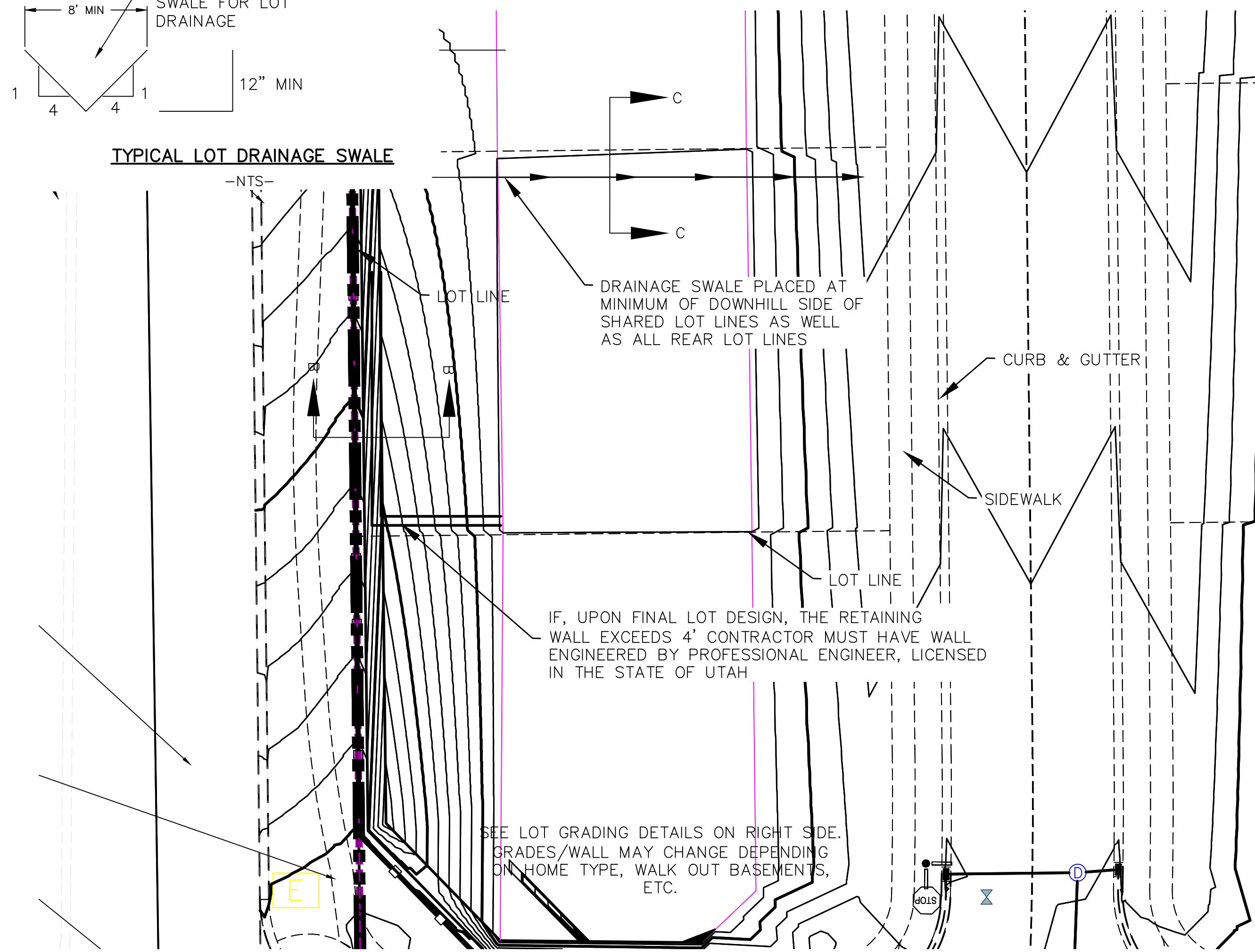
ROCK FACED SLOPE GUIDELINES  
EXCAVATION  
-NTS-

NOTES

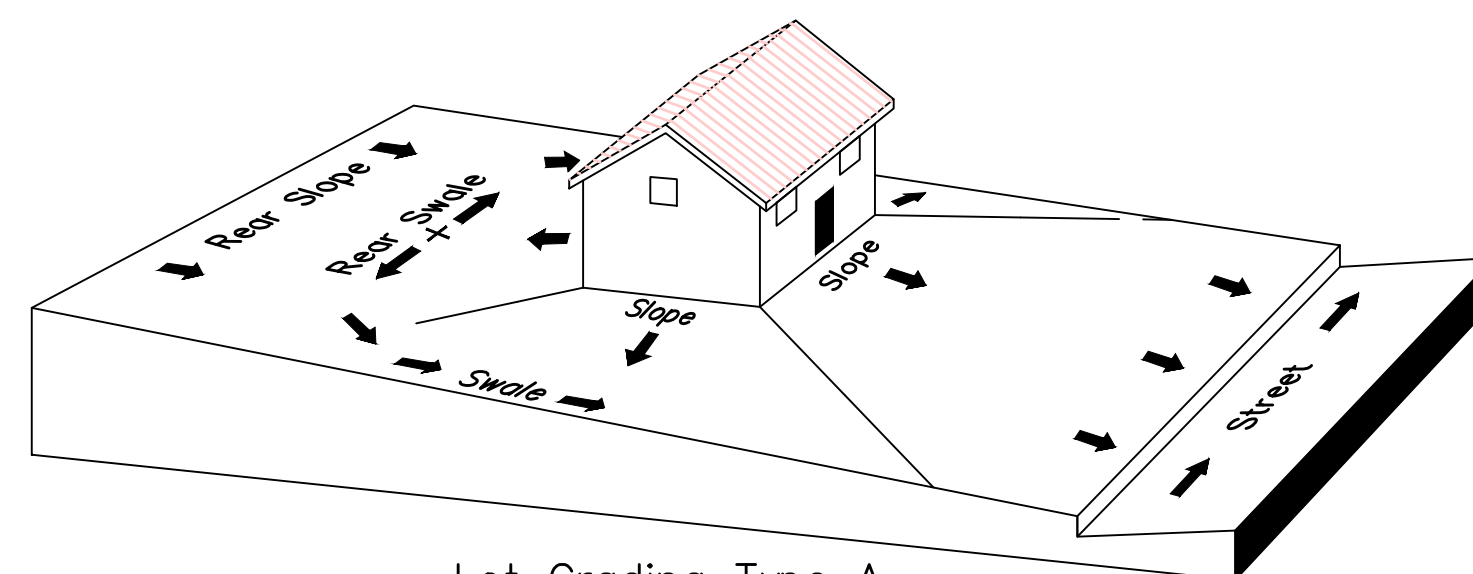
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



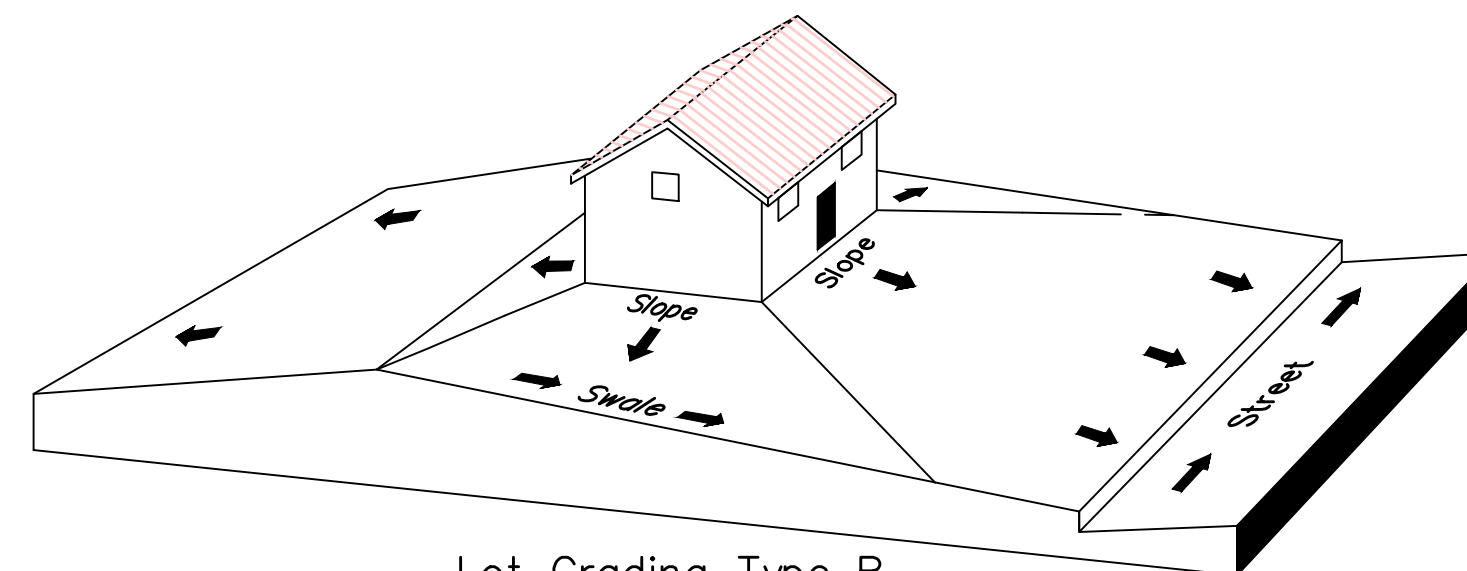
TYPICAL LOT DRAINAGE SWALE  
-NTS-



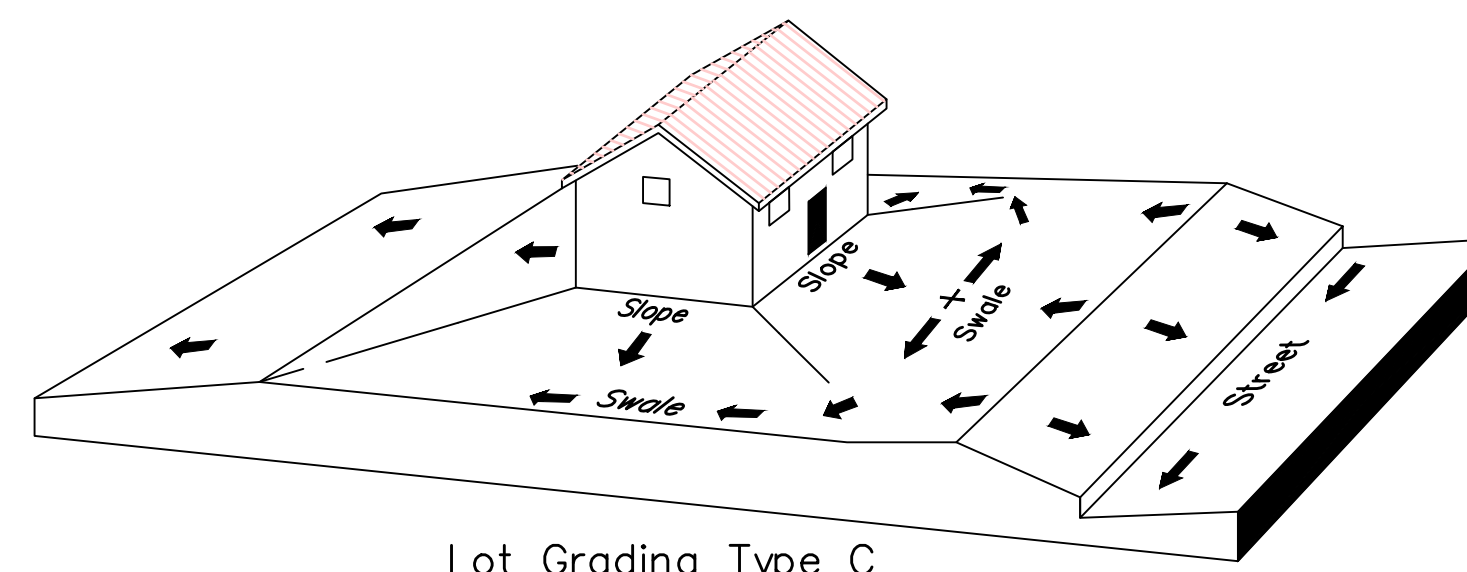
TYPICAL LOT GRADING  
-NTS-



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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TANNER FLATS  
at SUMMIT RIDGE - PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025

PROJECT #

REVISIONS:

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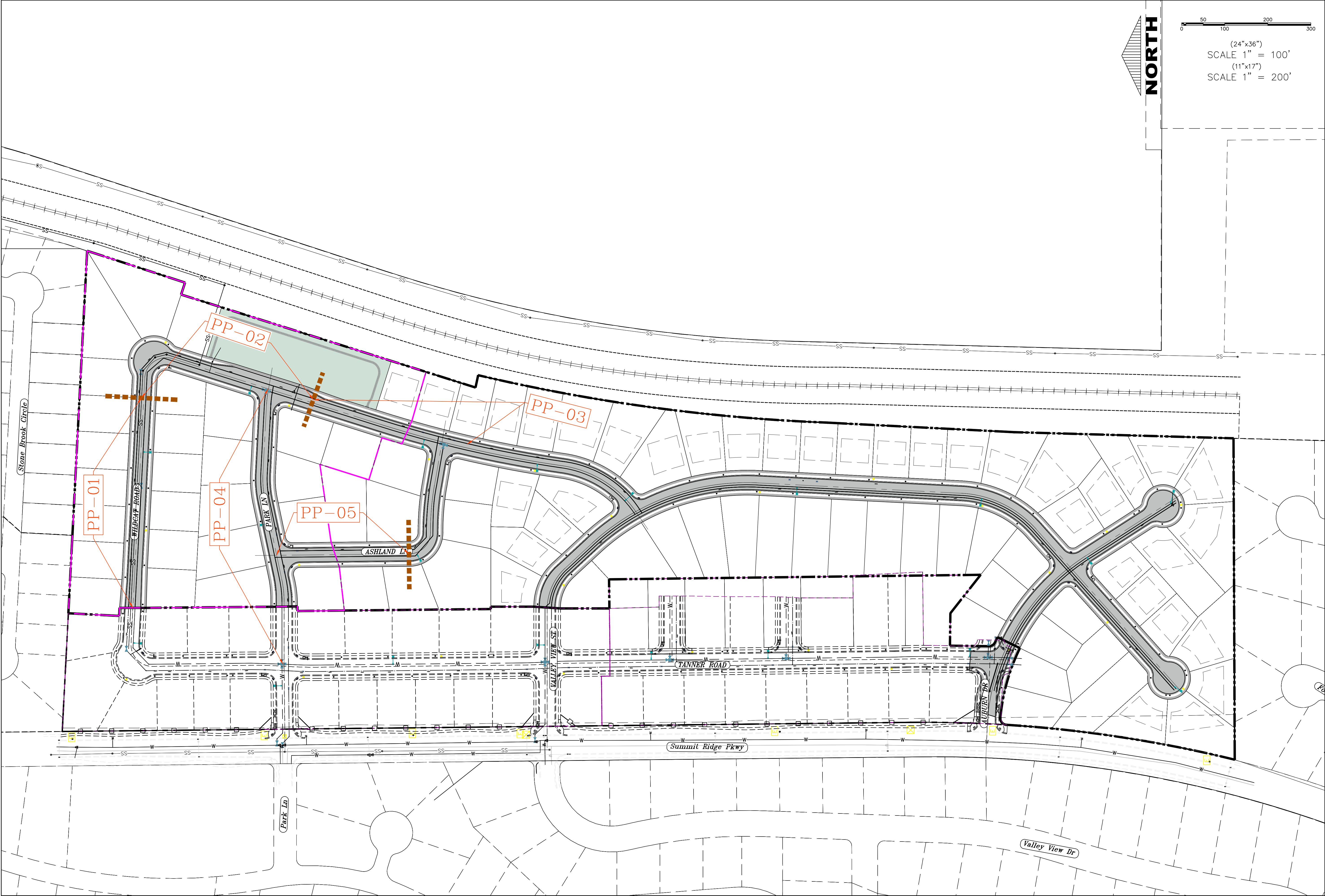
SHEET NAME:

GRADING PLANS

SHEET:

GR-04





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TANNER FLATS  
at SUMMIT RIDGE – PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

|                 |  |
|-----------------|--|
| DATE: 5.22.2025 |  |
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SHEET NAME:  
PLAN & PROFILE INDEX  
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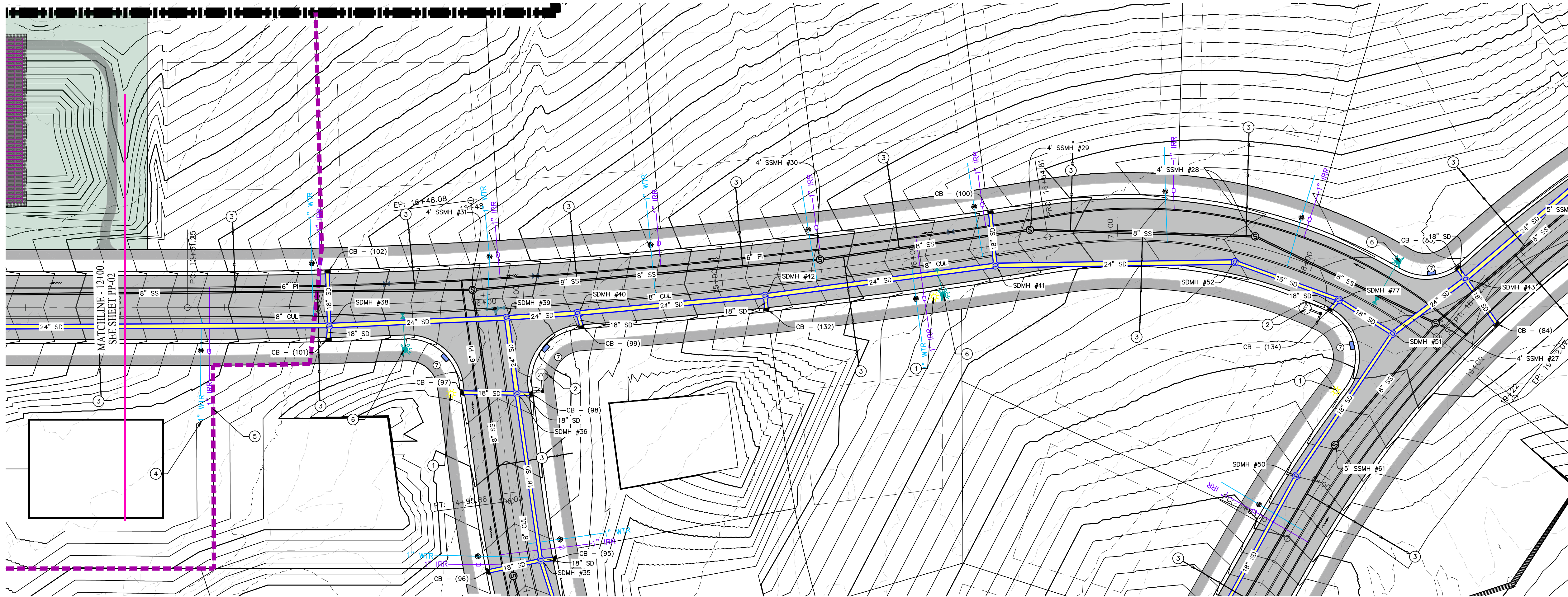






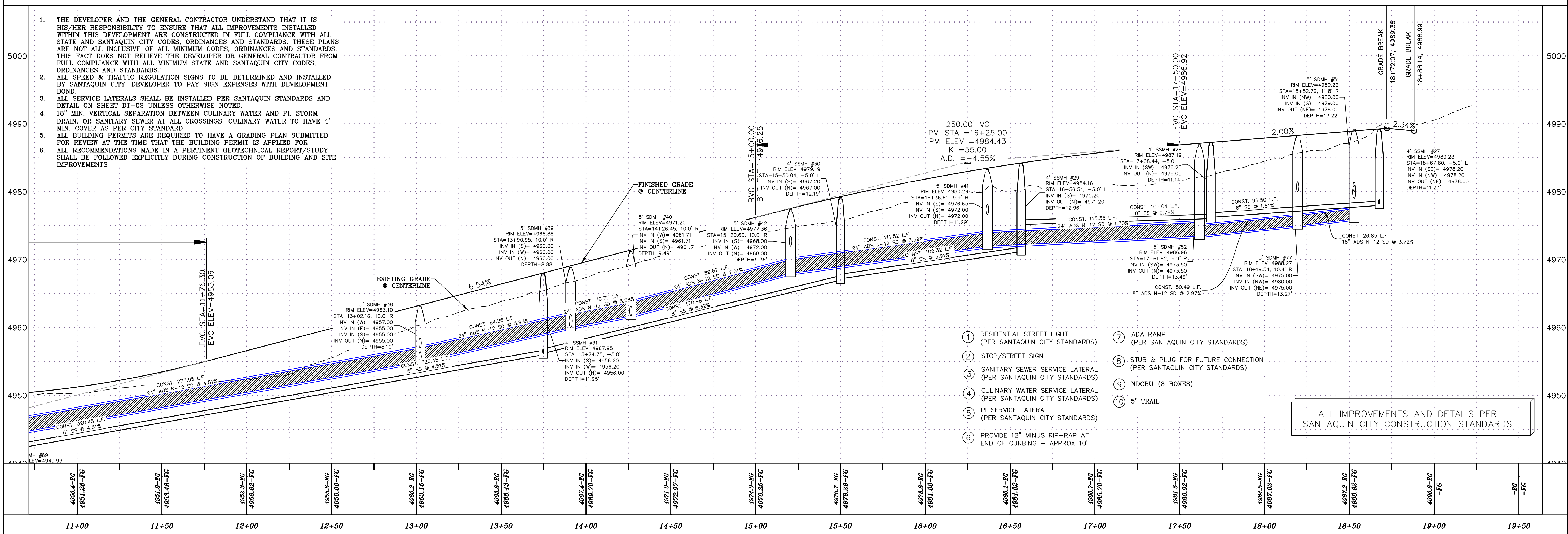






(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

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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. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 5' TRAIL

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

DATE: 5.22.2025

PROJECT #

REVISIONS:

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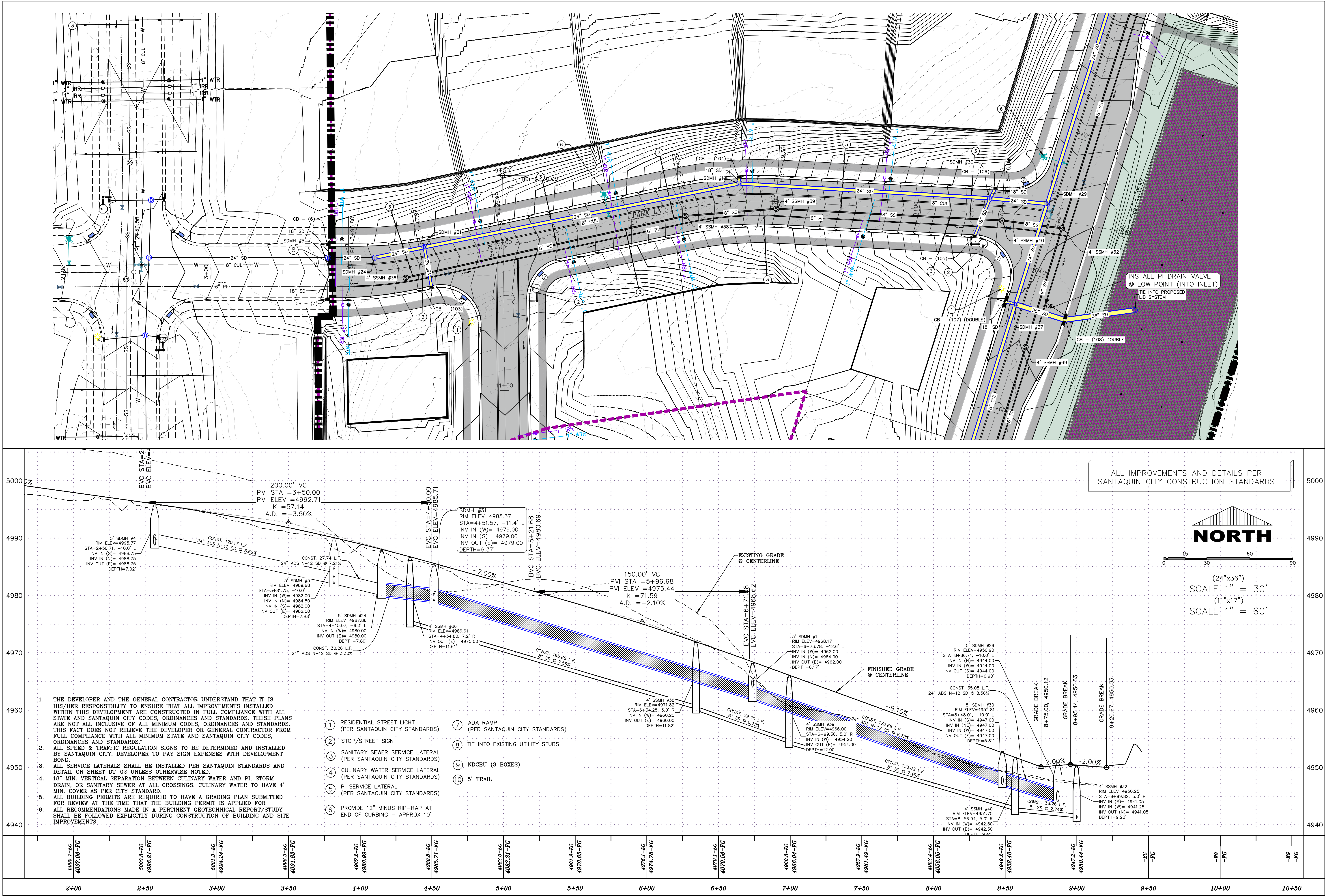
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PLAN & PROFILE

SHEET:

PP-03





TANNER FLATS  
at SUMMIT RIDGE - PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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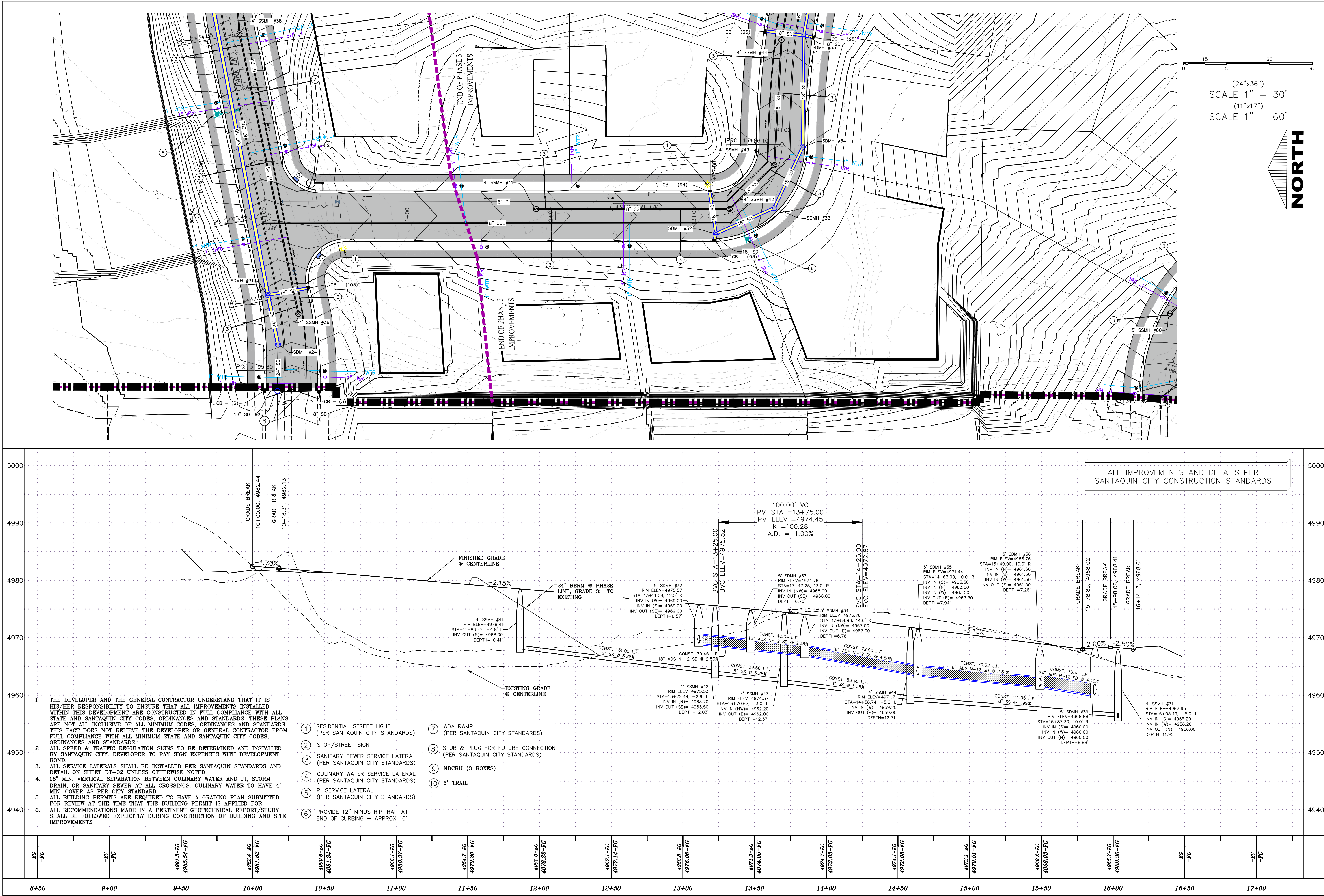
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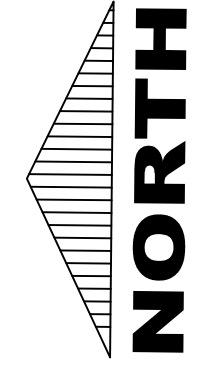
SHEET:

PP-04





(24"x36")  
SCALE 1" = 30'  
(11"x17")  
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**TANNER FLATS**  
**at SUMMIT RIDGE - PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025  
PROJECT #  
REVISIONS:  

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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
**PP-05**



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                 | BEGINNING OF CONSTRUCTION TO PLACEMENT OF ASPHALT                    |

NORTH

0 100 200 400 600

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



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



**TANNER FLATS**  
**at SUMMIT RIDGE - PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.22.2025

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:

EROSION CONTROL PLAN

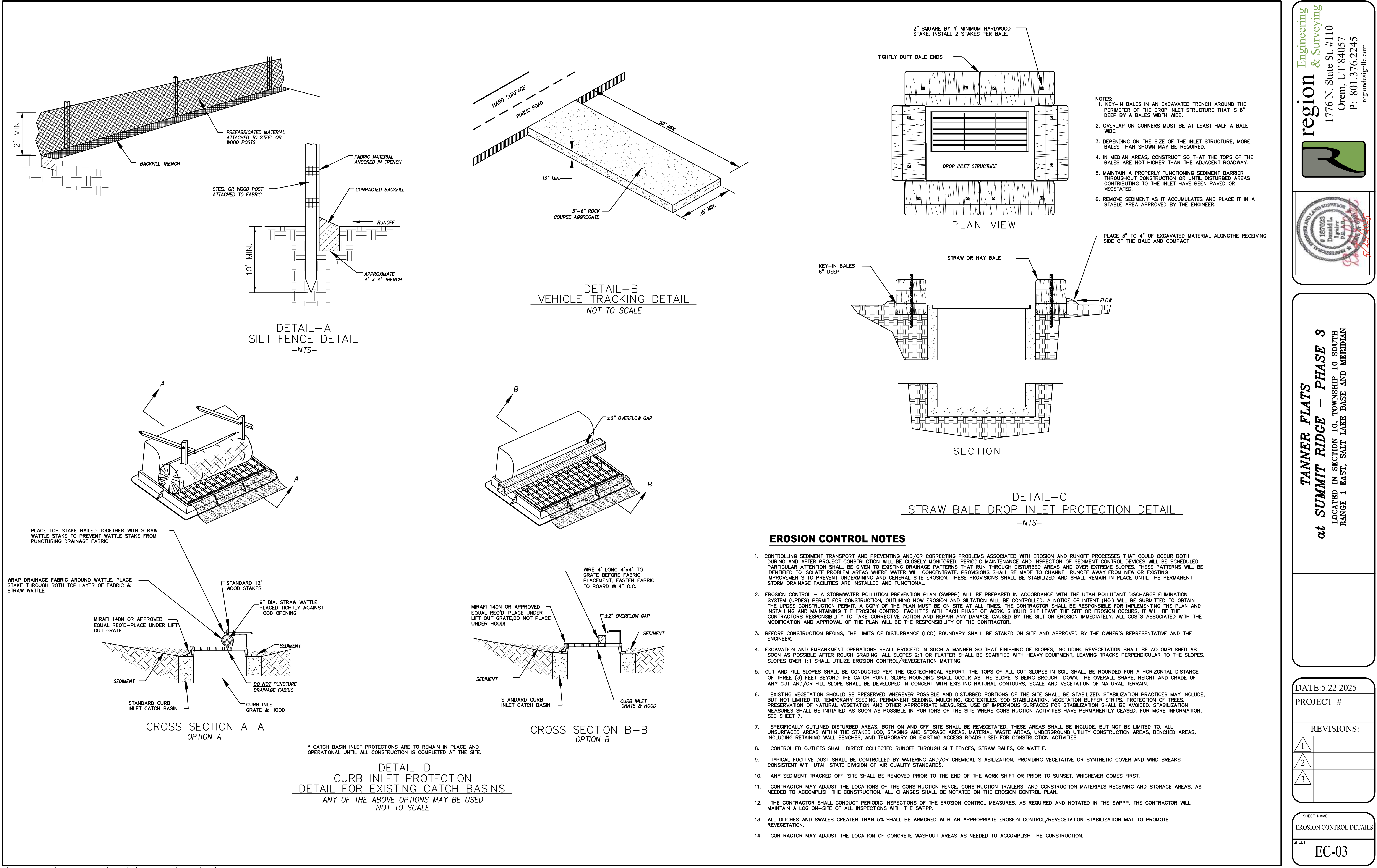
SHEET:

EC-01









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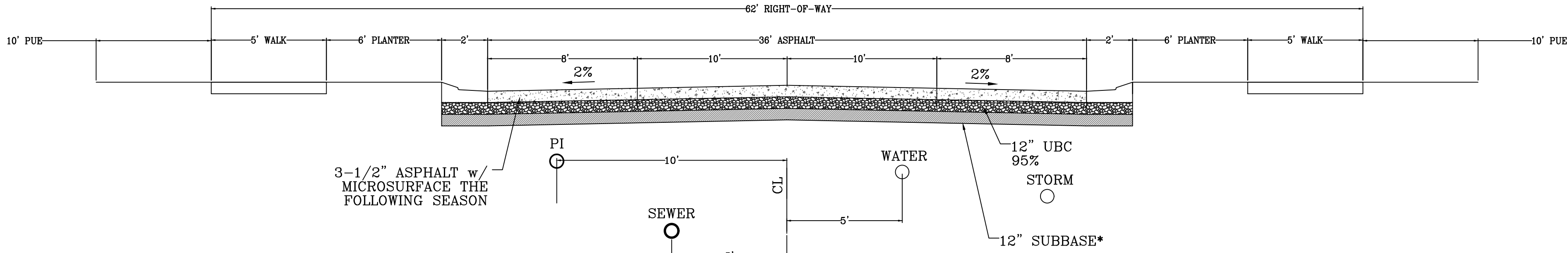
**TANNER FLATS  
at SUMMIT RIDGE - PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025  
PROJECT #  
REVISIONS:  

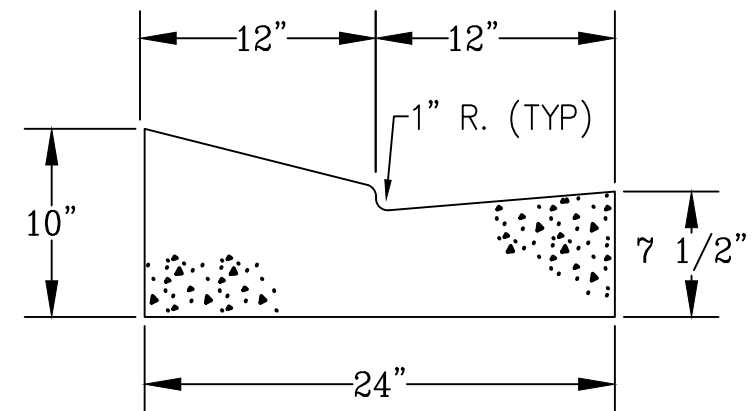
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| 1 |  |
| 2 |  |
| 3 |  |

SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
**EC-03**



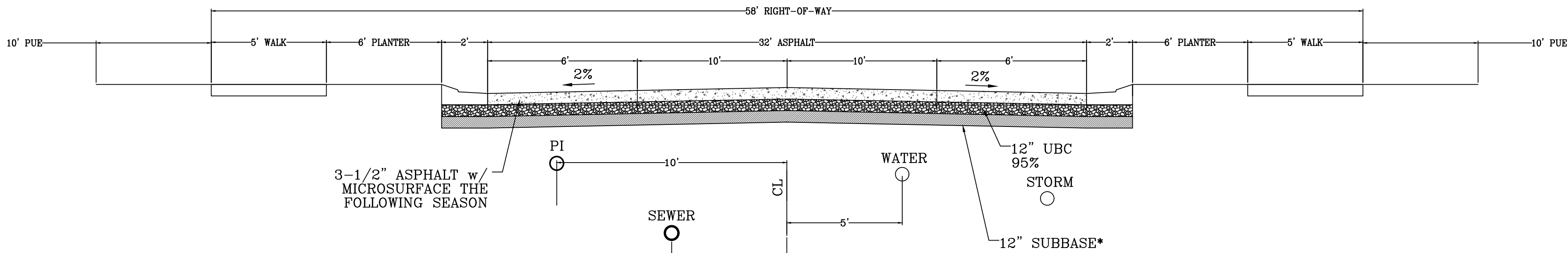


**62' MAJOR LOCAL  
Typical Road Section**  
LOOKING NORTH AND WEST

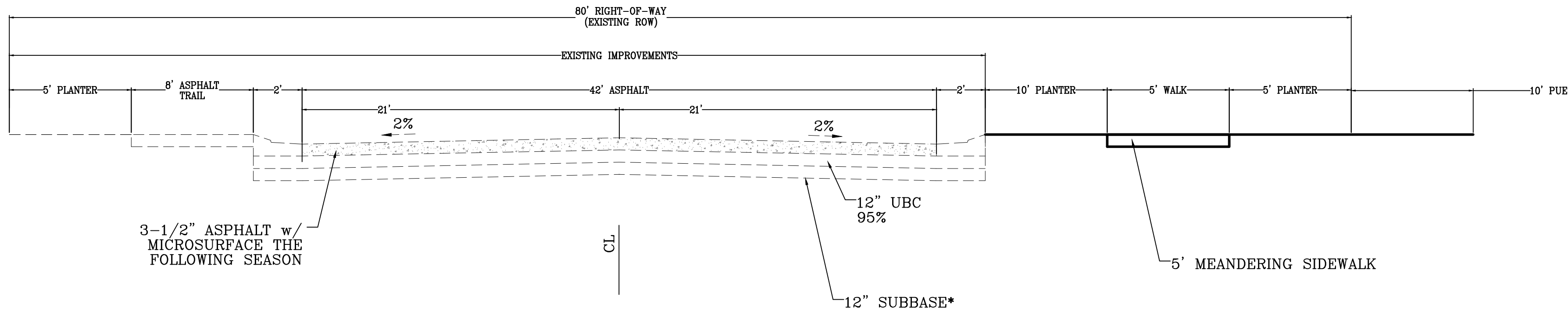


**MODIFIED HIGH BACK CURB**

\*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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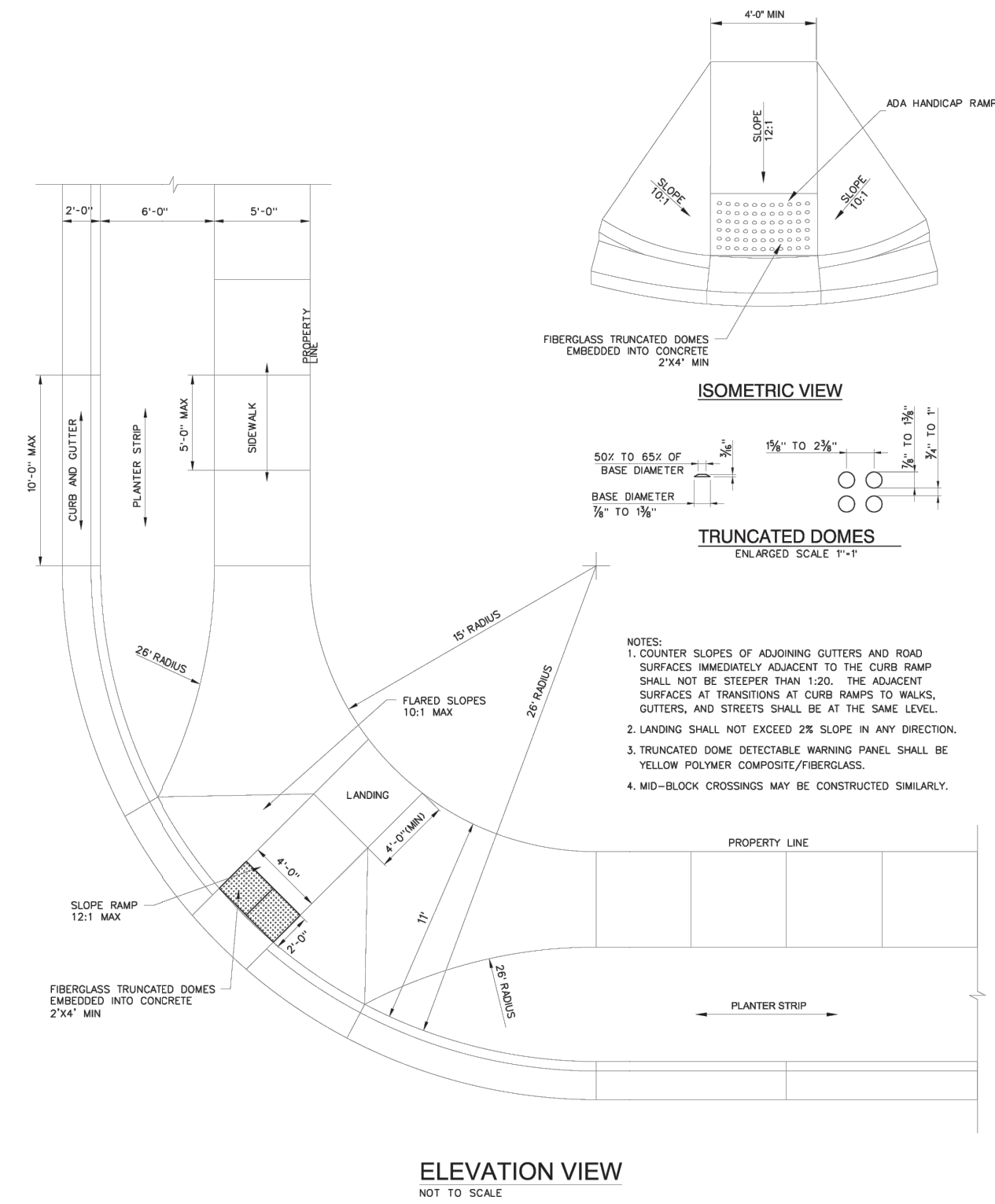
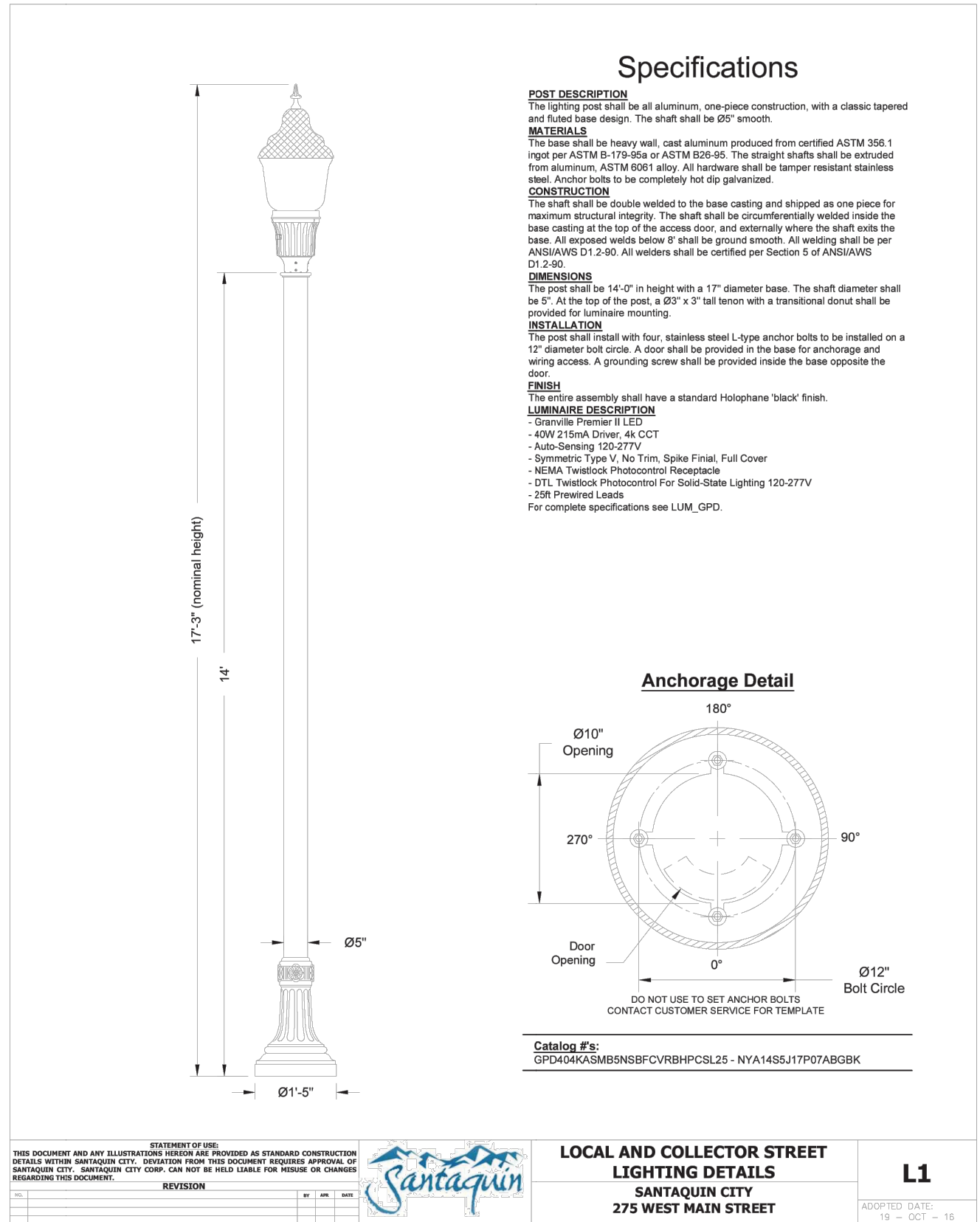
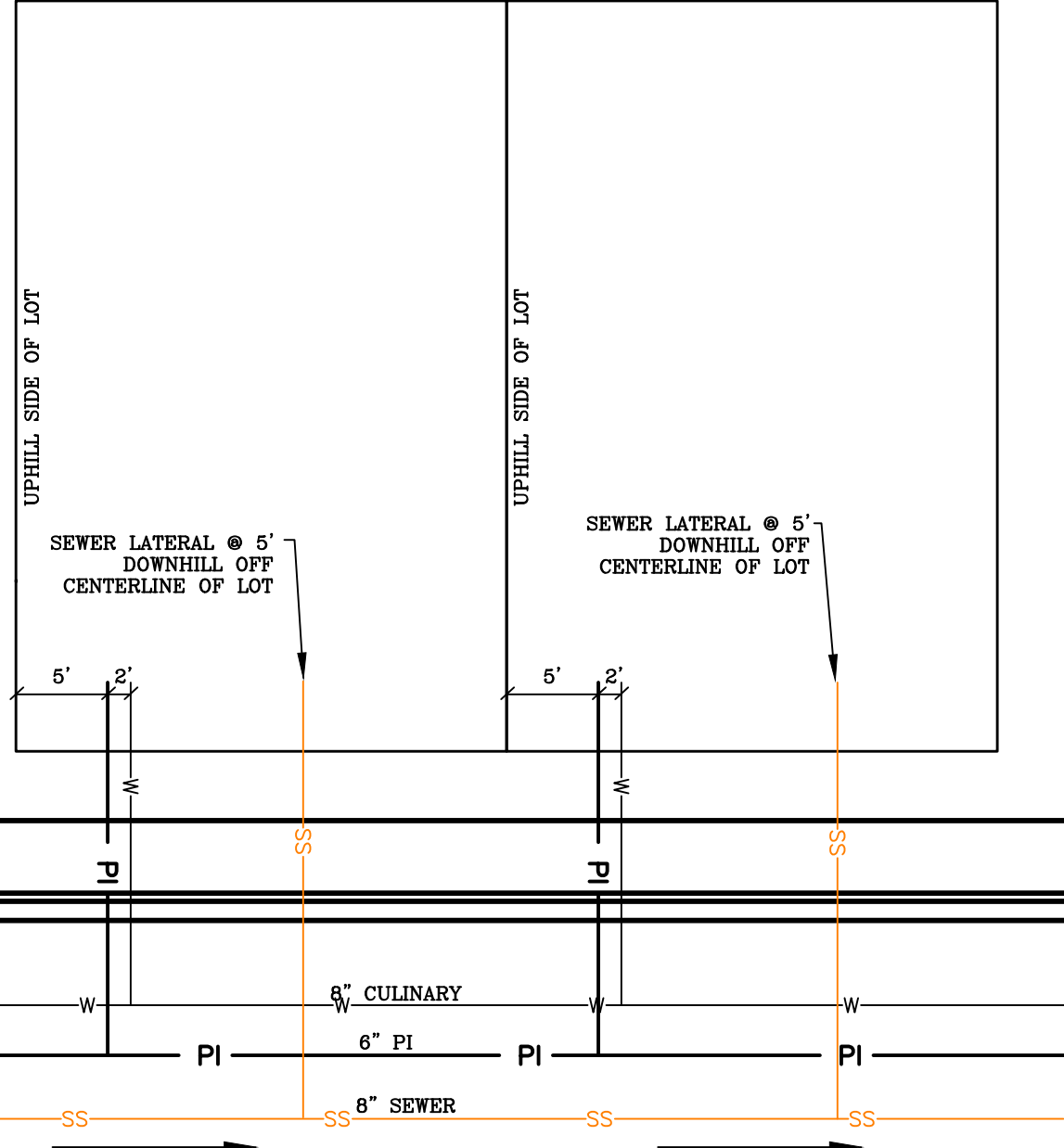
**TANNER FLATS  
at SUMMIT RIDGE – PHASE 3**  
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025  
PROJECT #

| REVISIONS: |  |
|------------|--|
| 1          |  |
| 2          |  |
| 3          |  |

SHEET NAME:  
TYPICAL DETAILS  
SHEET:  
DT-01





ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS  
at SUMMIT RIDGE – PHASE 3  
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.22.2025

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-02