

GREEN HOLLOW SUBDIVISION

A RESIDENTIAL SUBDIVISION SANTAQUIN, UTAH COUNTY, UTAH FINAL PLAN SET DECEMBER 2021

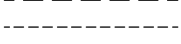
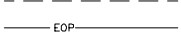
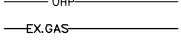
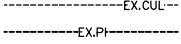
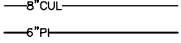
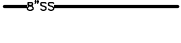
-SHEET INDEX- SHEET NAME

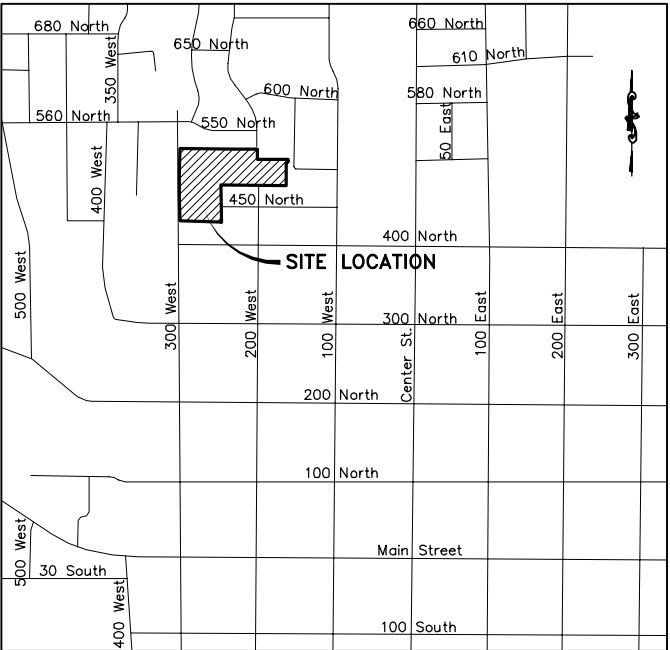
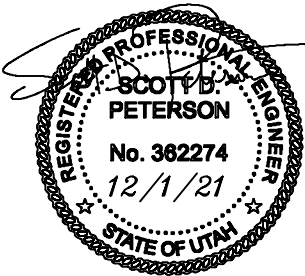
SHEET

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

LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE



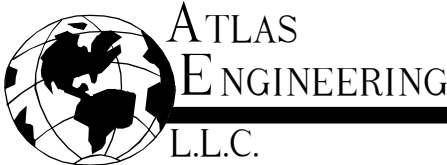
VICINITY MAP
-NTS-

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

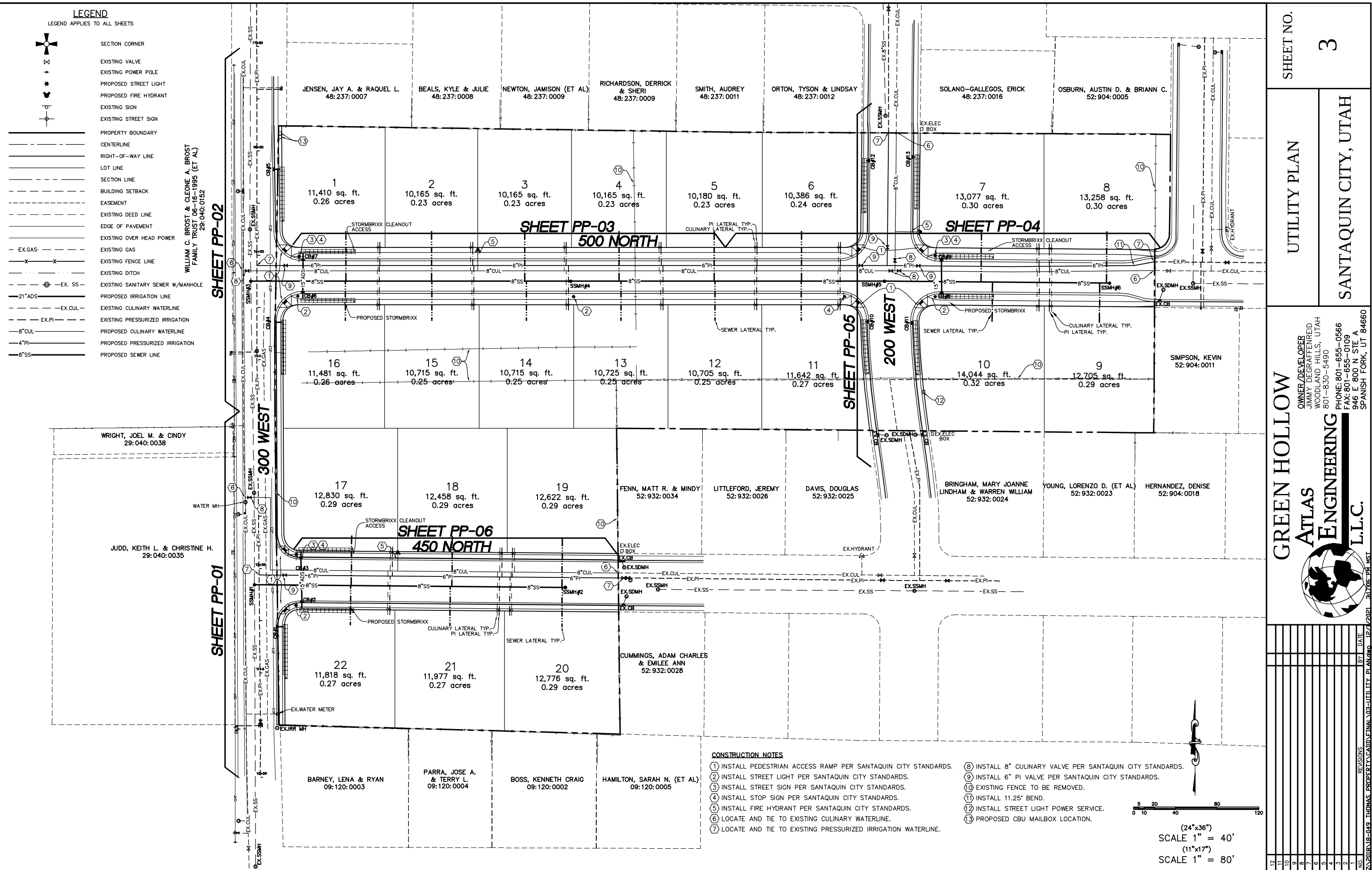
DATA TABLE:
TOTAL ACREAGE=7.73
TOTAL # OF LOTS=22
TOTAL ACREAGE IN LOTS=5.86
TOTAL ACREAGE OF ROW=1.86
DENSITY UNITS/ACRE=2.85
ZONING: R-10

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

NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:
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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



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



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

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

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

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

BEALS, KYLE & JULIE
48:237:0008

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

RICHARDSON, DERRICK
& SHERI
48:237:0009

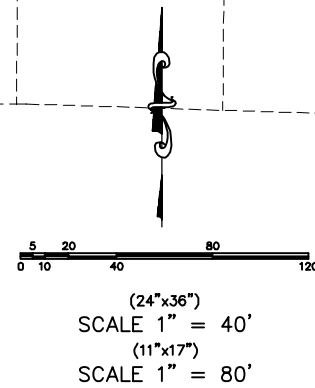
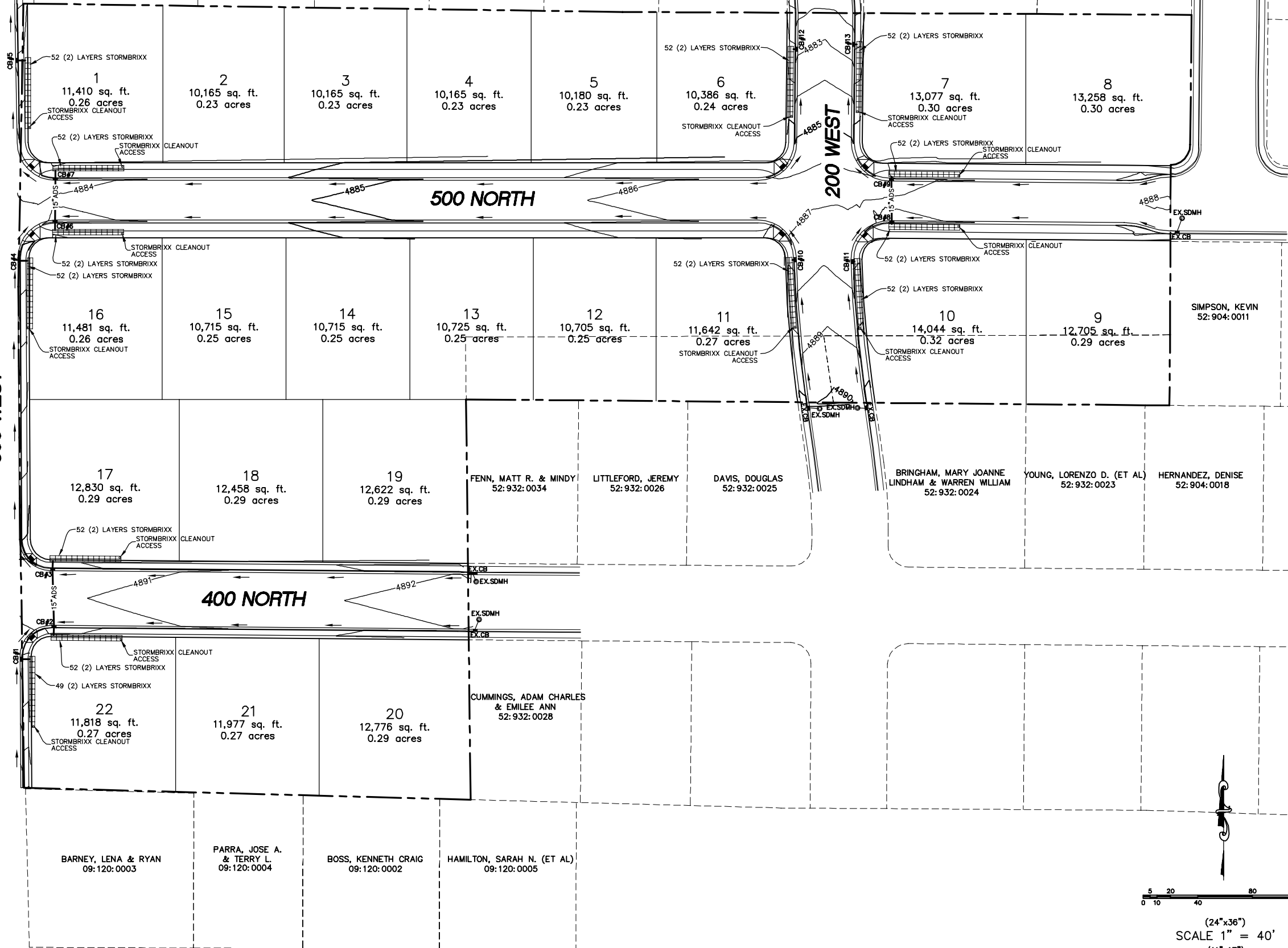
SMITH, AUDREY
48:237:0011

ORTON, TYSON & LINDSAY
48:237:0012

SOLANO-GALLEGOS, ERICK
48:237:0016

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

EX.SDMH
EX.SDMH
EX.CB



SHEET NO.

4

GRADING PLAN

SANTAQUIN CITY, UTAH

GREEN HOLLOW

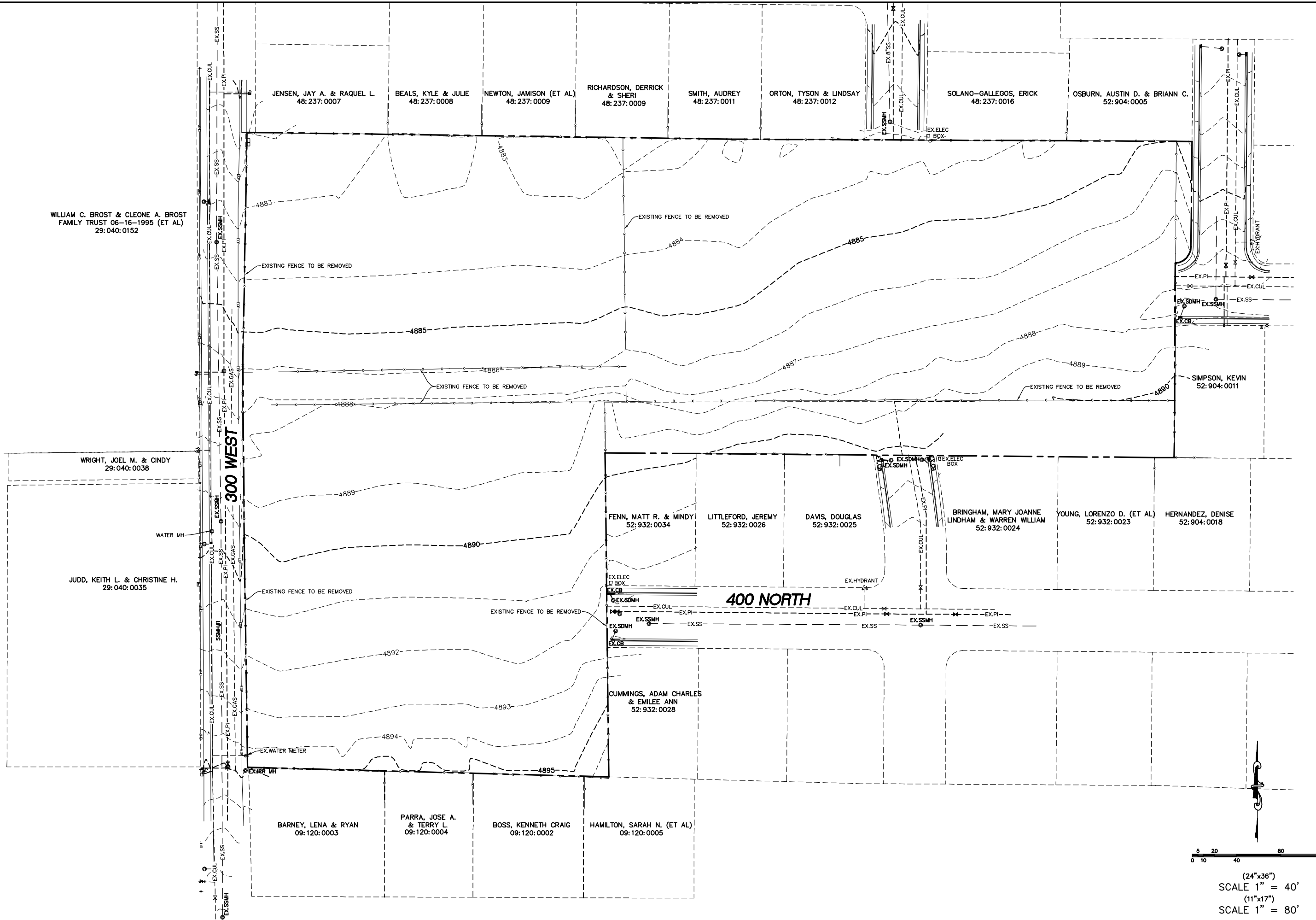
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

ATLAS
ENGINEERING
L.L.C.



NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

7/20/2018-1049 THOMAS PROPERTY/CADD/FINAL 104-GRADING.dwg 12/1/2021 31851 PCL/ST



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

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

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

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

BEALS, KYLE & JULIE
48:237:0008

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

RICHARDSON, DERRICK
& SHERI
48:237:0009

SMITH, AUDREY
48:237:0011

ORTON, TYSON & LINDSAY
48:237:0012

SOLANO-GALLEGOS, ERICK
48:237:0016

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

SIMPSON, KEVIN
52:904:0011

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

LITTLEFORD, JEREMY
52:932:0026

DAVIS, DOUGLAS
52:932:0025

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

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

HERNANDEZ, DENISE
52:904:0018

CUMMINGS, ADAM CHARLES
& EMILEE ANN
52:932:0028

BARNEY, LENA & RYAN
09:120:0003

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

BOSS, KENNETH CRAIG
09:120:0002

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



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

SHEET NO.
5

EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

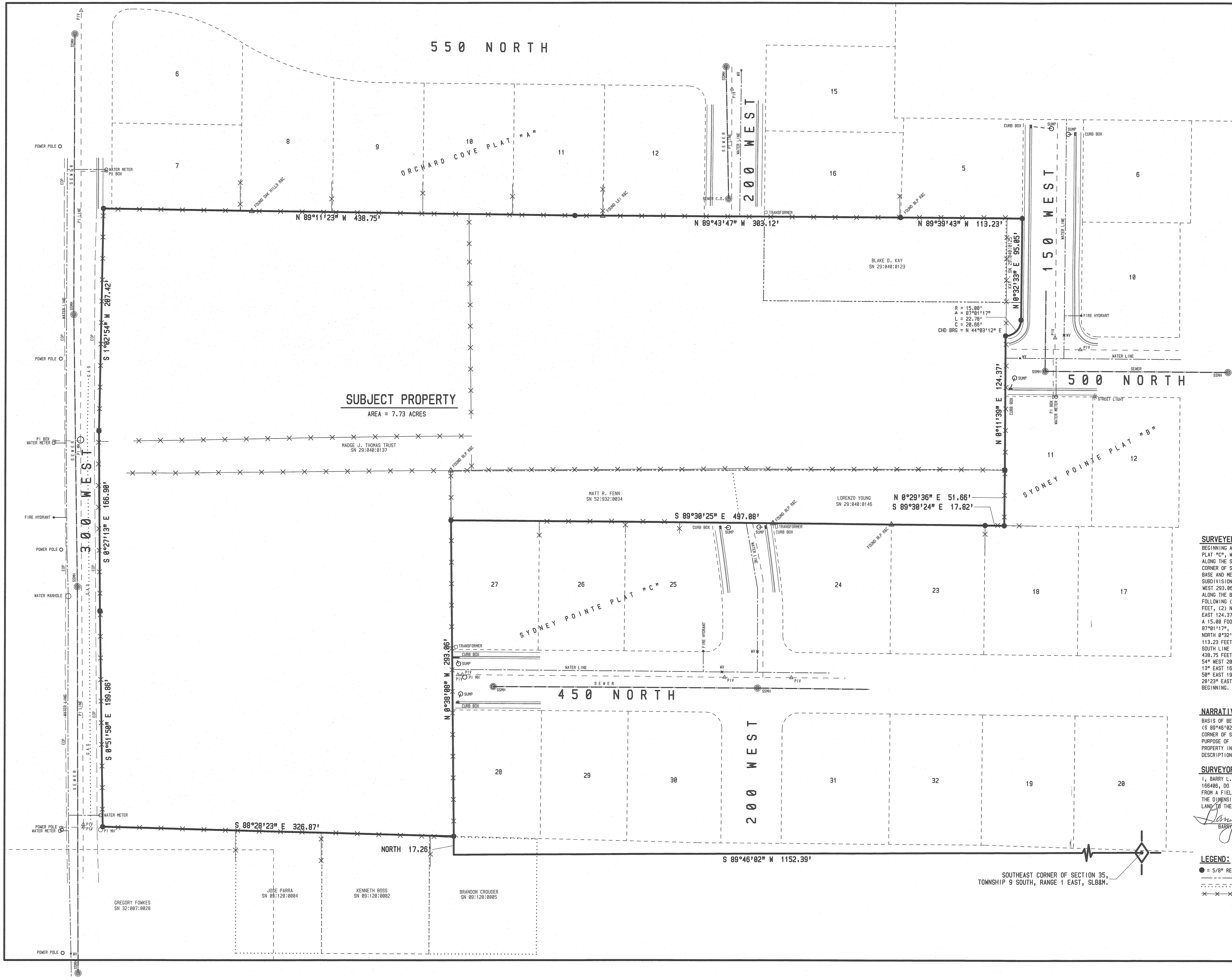
GREEN HOLLOW

ATLAS
ENGINEERING
L.L.C.

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-850-5490
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

7/20/2018-1049 THOMAS PROPERTY/CADD/FINAL 105-EXISTING TOPO/12/12/2021 3:20 PM JLM



SUBJECT PROPERTY
AREA = 7.73 ACRES

SCALE: 1" = 40'

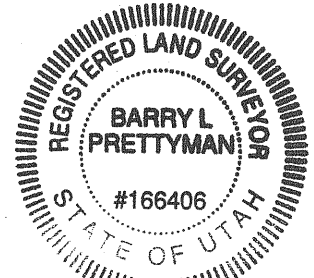
SURVEYED BOUNDARY DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF SYDNEY POINTE SUBDIVISION, PLAT "C", WHICH POINT LIES SOUTH 89°46'02" WEST 1152.39 FEET ALONG THE SECTION LINE AND NORTH 17.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) COURSES TO WIT: (1) NORTH 0°30'18" WEST 293.06 FEET; (2) SOUTH 89°30'25" EAST 497.08 FEET; THENCE ALONG THE BOUNDARY OF SYDNEY POINTE SUBDIVISION PLAT "B" THE FOLLOWING (6) COURSES TO WIT: (1) SOUTH 89°30'24" EAST 17.82 FEET; (2) NORTH 0°29'36" EAST 51.66 FEET; (3) NORTH 0°11'39" EAST 124.37 FEET; (4) NORTHEASTERLY 22.78 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°01'17"; THE CHORD BEARS NORTH 44°03'12" EAST 20.66 FEET; (5) NORTH 0°32'33" EAST 95.05 FEET; THENCE NORTH 89°39'43" WEST 113.23 FEET; THENCE NORTH 89°43'47" WEST 303.12 FEET ALONG THE SOUTH LINE OF ORCHARD COVE PLAT "A"; THENCE NORTH 89°11'23" WEST 438.75 FEET CONTINUING ALONG SAID PLAT "A"; THENCE SOUTH 1°02'54" WEST 287.42' FEET; THENCE SOUTH 0°27'13" EAST 166.90' FEET; THENCE SOUTH 0°51'50" EAST 199.86' FEET; THENCE SOUTH 88°28'23" EAST 326.87' FEET; THENCE NORTH 17.26' FEET TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES.

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

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

LEGEND:

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

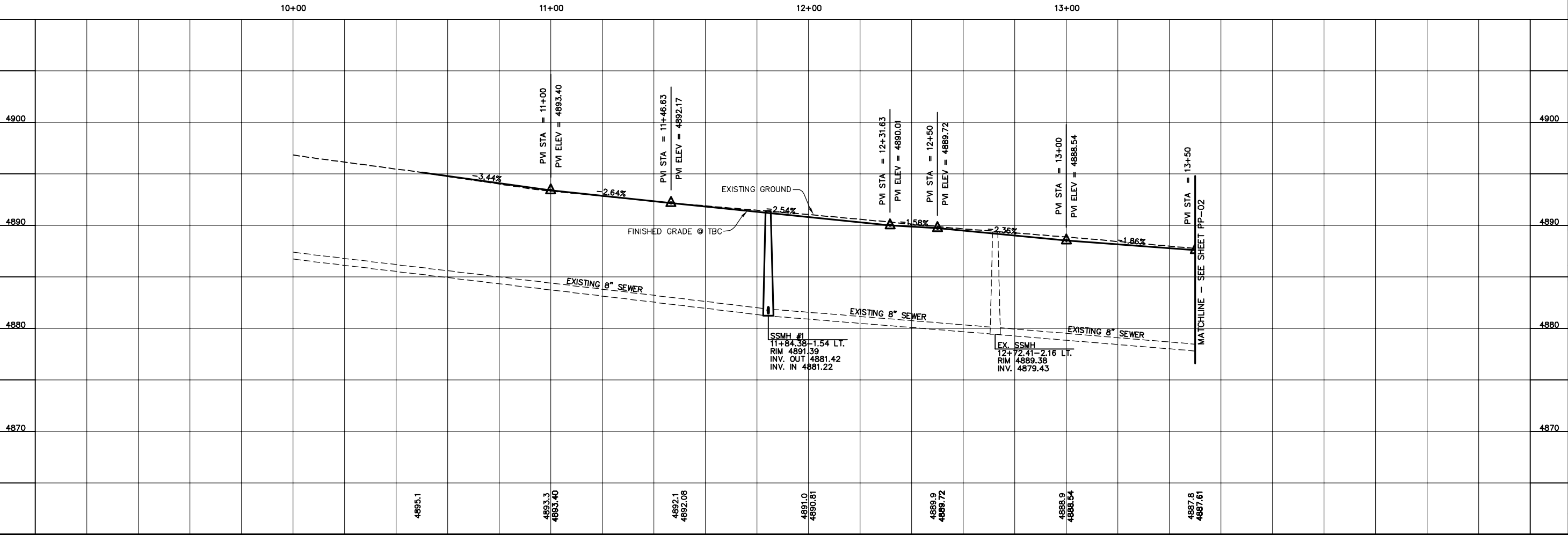
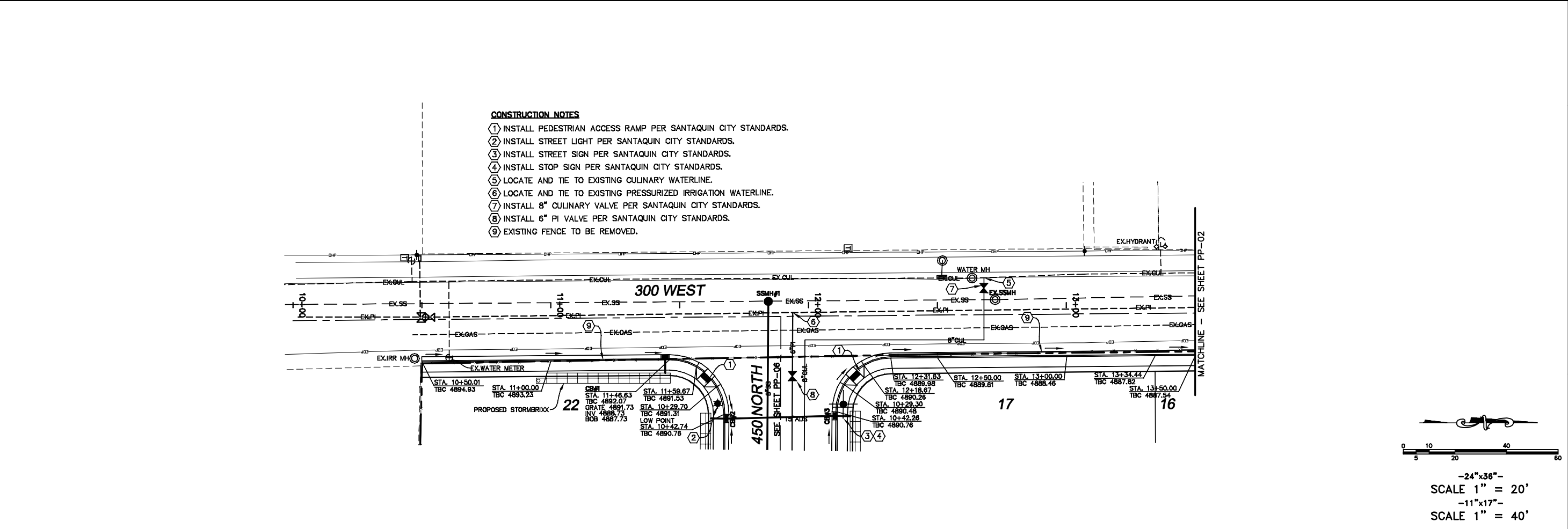


SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SLB&H.

COLE SURVEYING
946 EAST 800 NORTH - SUITE #B
SPANISH FORK, UTAH - 84660
PHONE: (801) 423-1040

MADGE J THOMAS TRUST
RECORD OF SURVEY PLAT
SANTAQUIN, UTAH

DRAWN BY:	B.L.P.	DATE:	OCT. 29, 2018	SHEET No.	1 OF 1
APPROVED BY:	B.L.P.	DATE REVISED:	JAN. 25, 2019		
SCALE:	1" = 40'	ADDED KAT PARCEL TO TOTAL BOUNDARY.			



SHEET NO.

300 WEST

STA. 10+00 TO STA. 13+50

PP-01

STREET PLAN & PROFILE

GREEN HOLLOW

ATLAS

ENGINEERING

L.L.C.

OWNER/DEVELOPER

JIMMY DEGRAFFENREID

WOODLAND HILLS, UTAH

801-830-5490

PHONE: 801-655-0566

FAX: 801-655-0109

946 E 800 N STE A

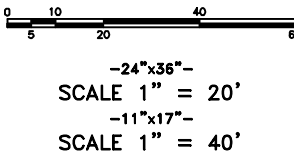
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

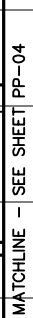
7/20/2018-1049_THOMAS PROPERTY/CADD/FINAL APP-01.dwg

12/1/2021

3:28:18 PM MST



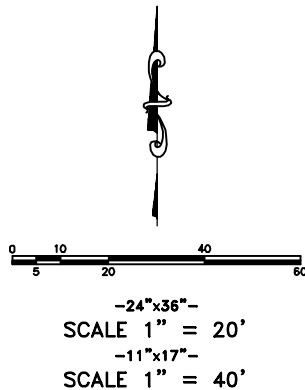
-
- Sanitary Sewer Main Plan View showing stationing, elevations, and pipe types for 500 NORTH.
- Key features include:
- Stationing:** STA. 11+00.00 to STA. 14+50.00.
 - Elevations:** TBC 4884.43 to TBC 4886.16.
 - Pipe Types:** 6" PI, 8" CUL, 8" SS.
 - Structures:** SSMH#4 (Sanitary Sewer Manhole #4) at STA. 13+00.00.
 - Labels:** 500 NORTH, 16, 15, 14, 13, 12.



SSMH #4	
13+00.78-5.00 RT.	
RIM 4885.24	
INV. IN 4876.63	
INV. OUT 4876.43	

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- ② INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
- ③ INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
- ④ INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
- ⑤ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- ⑥ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
- ⑦ INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
- ⑧ INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
- ⑨ EXISTING FENCE TO BE REMOVED.
- ⑩ CONST. 29.40 LF 15" ADS @ 0.20%.



BY	DATE	REVISIONS
		1
		2
		3
		4
		5
		6
		7
		8
		9
		10
		11
		12

SHEET NO.

500 NORTH
STA. 14+50 TO STA. 18+70.50

PP-04

STREET PLAN & PROFILE

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

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

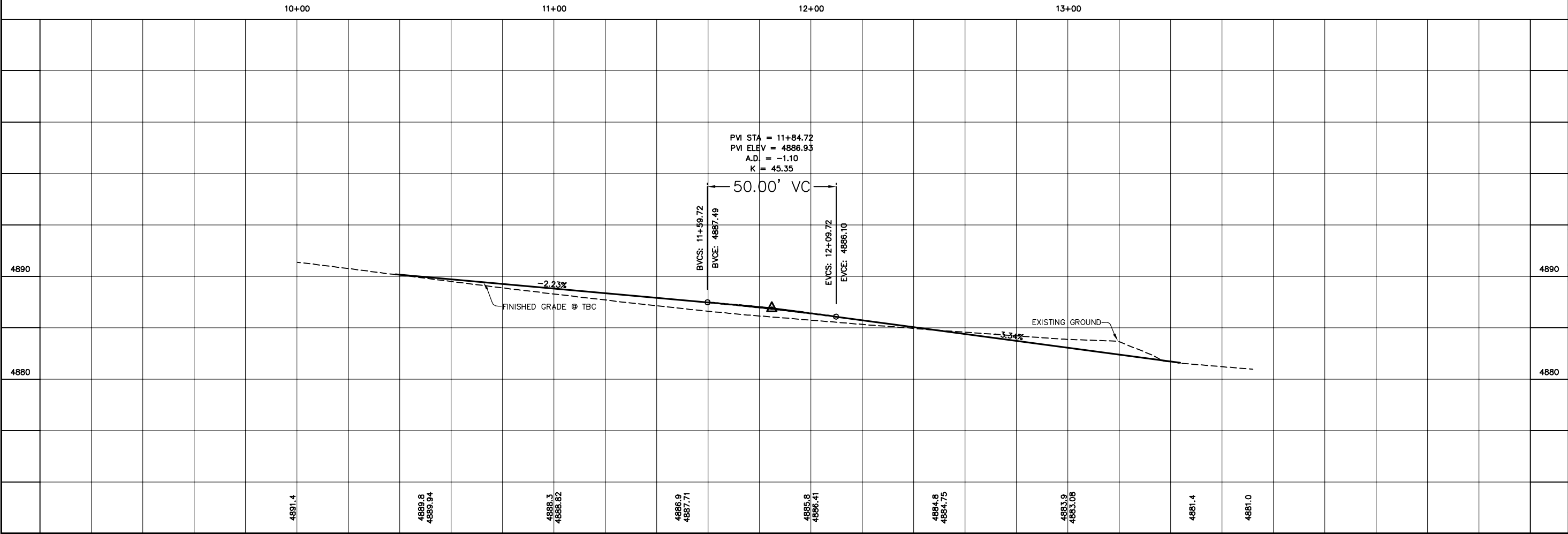
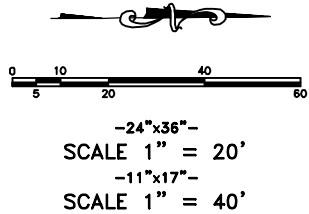
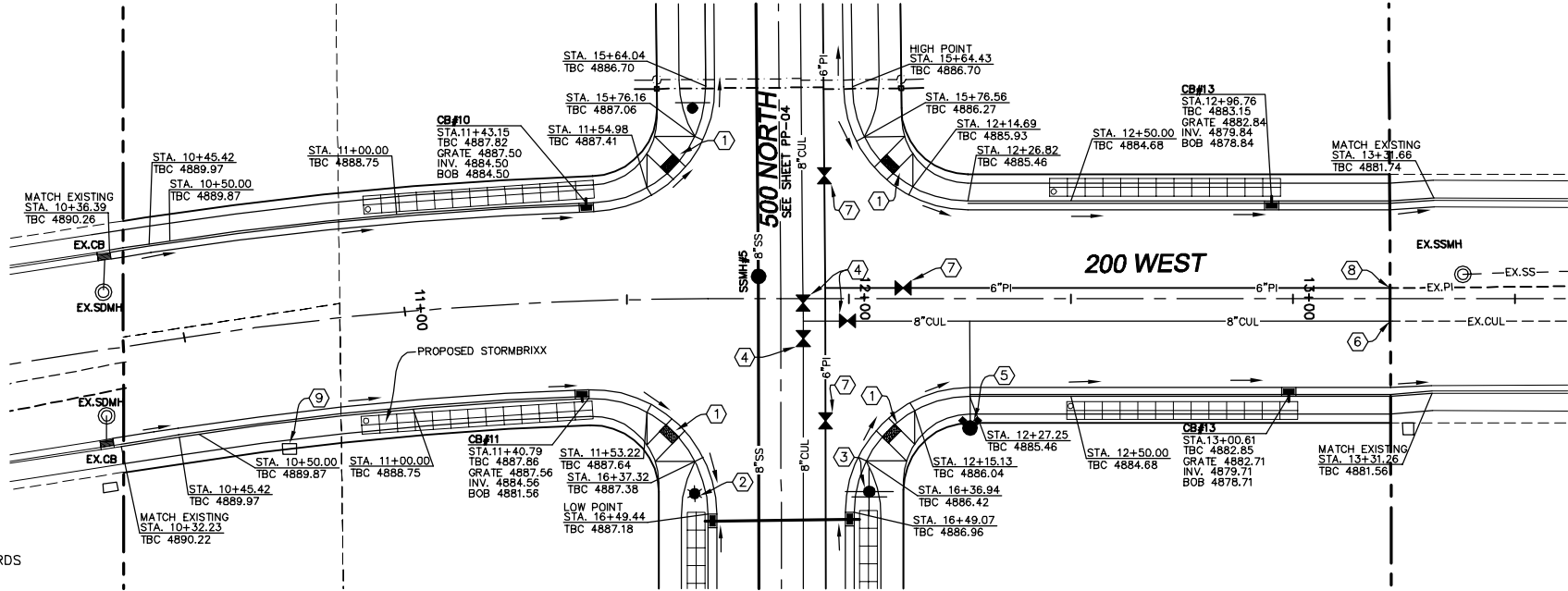
GREEN HOLLOW

ATLAS

ENGINEERING

REVISIONS		BY	DATE
0.			
1			
2			

- CONSTRUCTION NOTES
1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS
 2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL 8" CUL WATER VALVE PER SANTAQUIN CITY STANDARDS.
 5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
 6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 7. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
 8. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
 9. INSTALL STREET LIGHT POWER SERVICE.



SHEET NO.

200 WEST

STA. 10+00 TO STA. 13+50

PP-05

STREET PLAN & PROFILE

COTTONWOOD SUBDIVISION

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

FAX: 801-655-0109

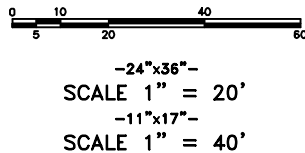
946 E 800 N STE A

SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

7/20/2018-1049 THOMAS PROPERTY/CADD/FINAL APP-05.dwg 12/1/2021 3:37:02 PM MST

- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- ② INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
- ③ INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
- ④ INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
- ⑤ INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
- ⑥ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
- ⑦ INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
- ⑧ EXISTING FENCE TO BE REMOVED.
- ⑨ CONST. 29.80 LF 15" ADS @ 0.20%



GREEN HOLLOW

ATLAS

ENGINEERING

LLC.

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

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE. A
SPANISH FORK, UT 84666

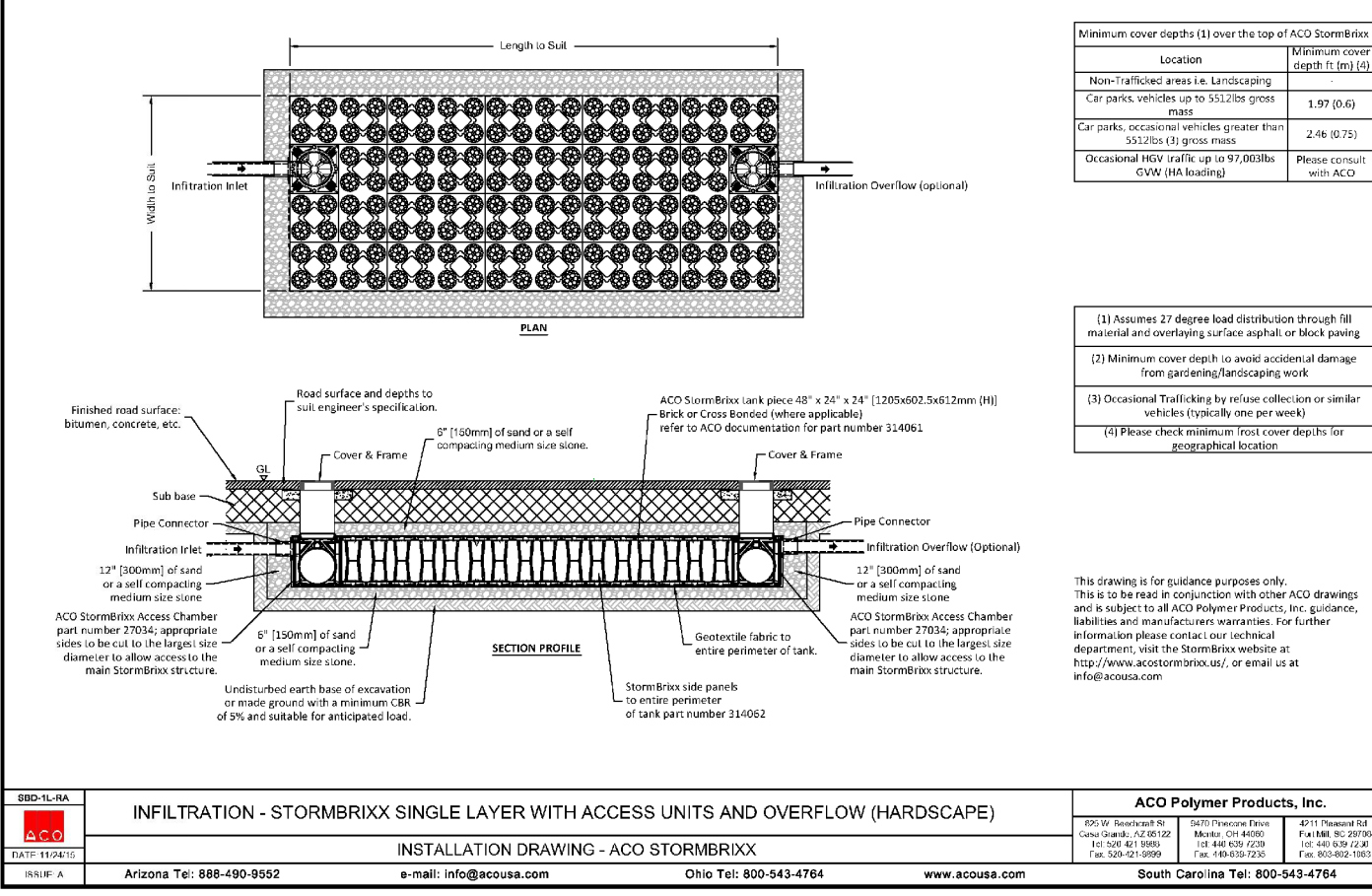
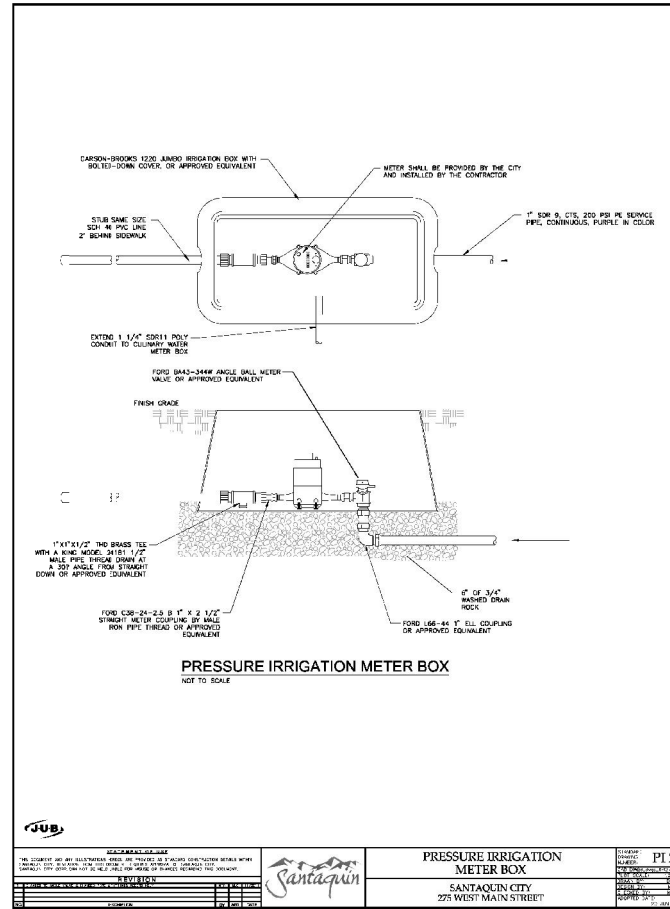
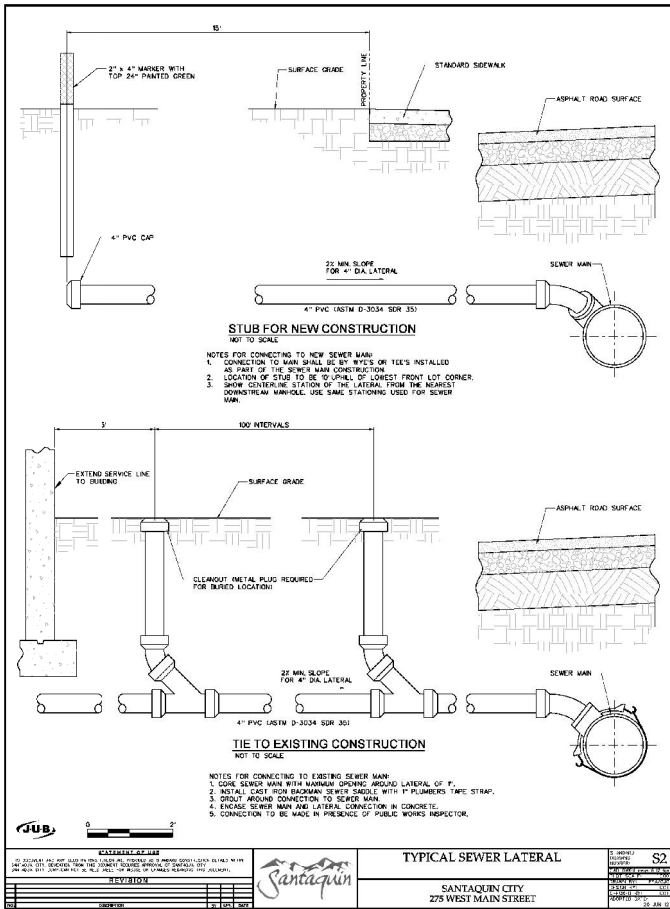
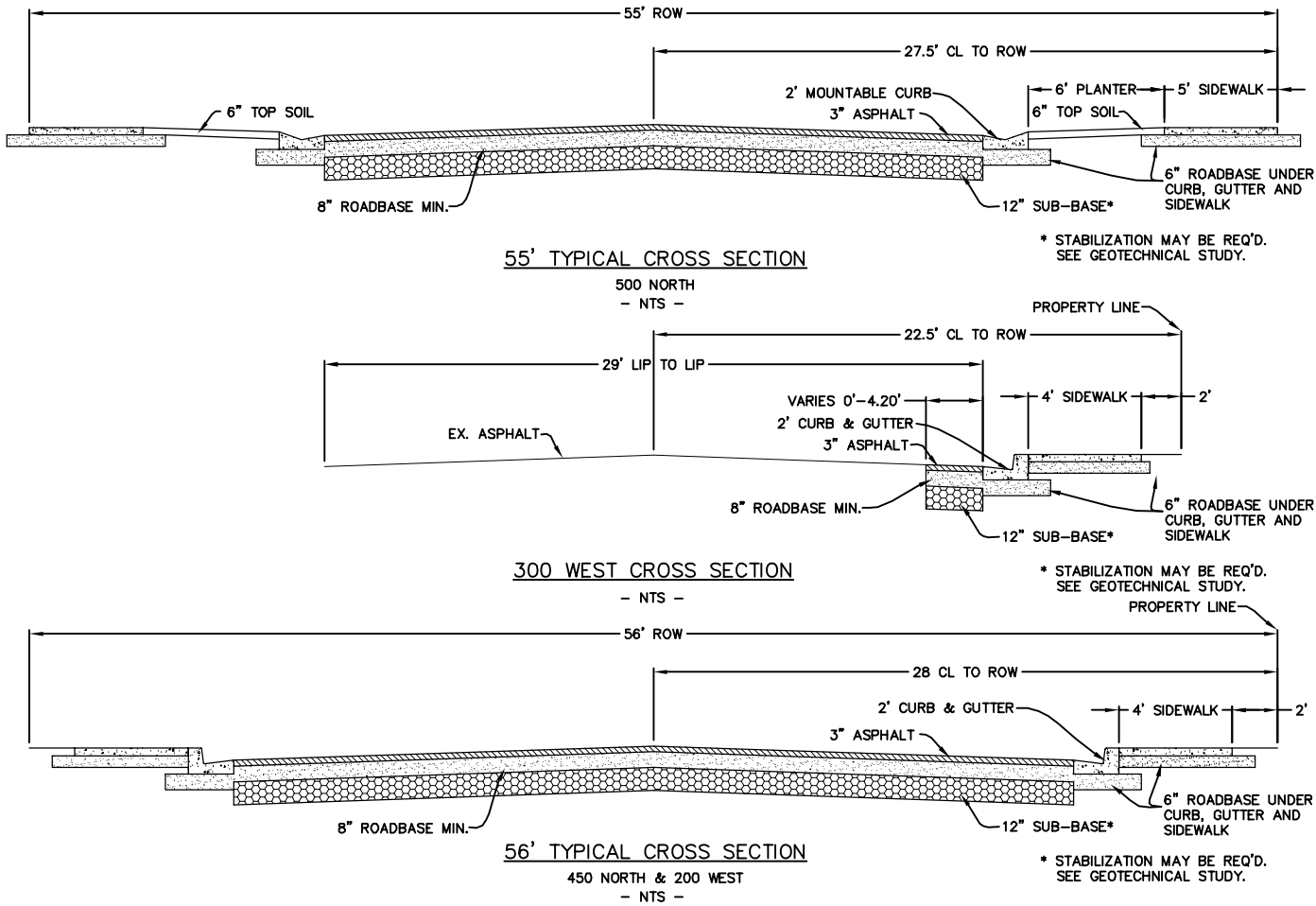
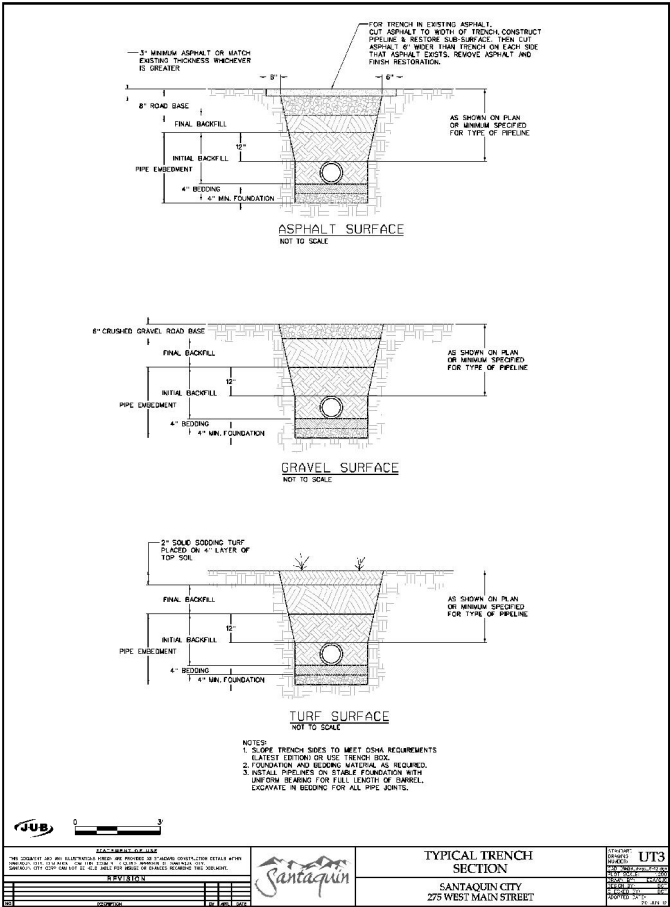
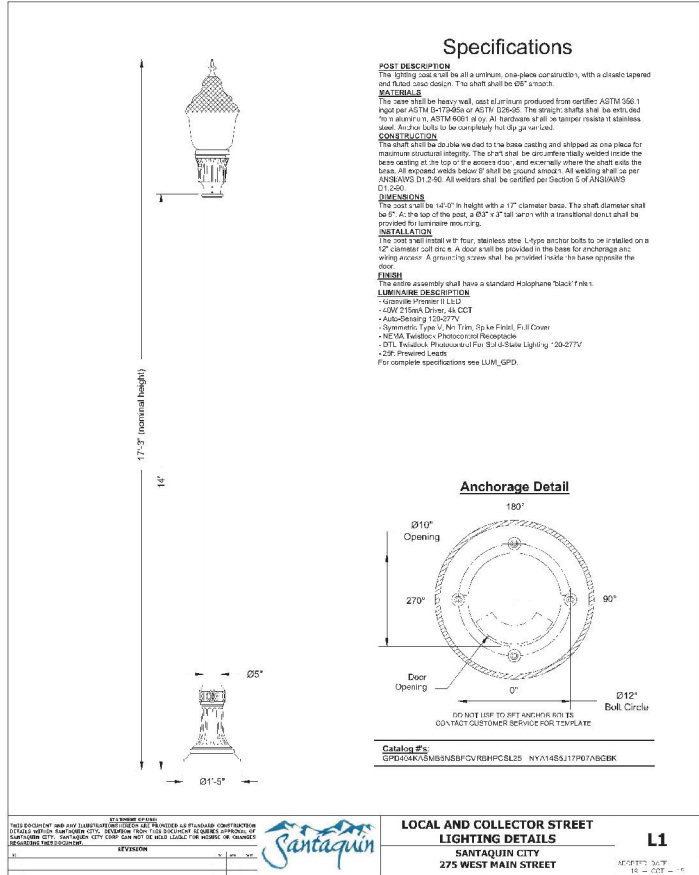
NO.	REVISIONS		BY	DATE

SHEET NO.

PP-06

450 NORTH
STA. 10+00 TO STA. 13+50

STREET PLAN & PROFILE



SHEET NO.
DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
SANTAQUIN, UTAH
801-830-5490
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

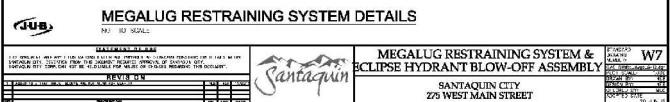
GREEN HOLLOW
ATLAS
ENGINEERING
L.L.C.

NO.	REVISIONS	DATE
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

7/20/2018-1049 THOMAS PROPERTY/CA/DFINAL/DT-01.dwg 12/1/2021 3:22:45 PM JMS



W1
ADOPTED DATE
10/06/18



NO.	REVISIONS	BY	DATE

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
SANTAQUIN, UTAH
801-830-5490

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