

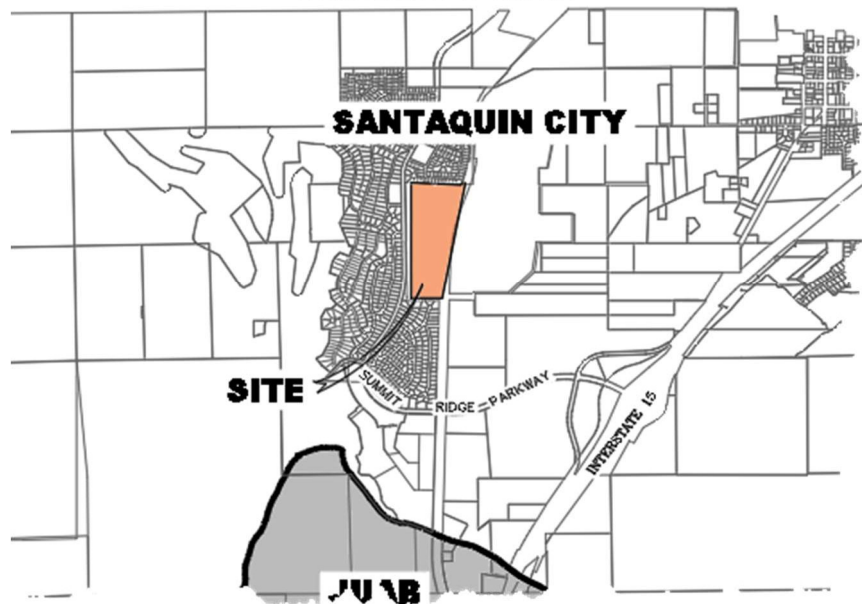
HOLLOW FLATS @ SUMMIT RIDGE

MASS GRADING

Located in

SANTAQUIN, UTAH

VICINITY MAP



Prepared by:

Shawn Herring

Region Engineering & Surveying

1776 North State Street #110

Orem, Utah 84057

(801) 376-2245

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Project Summary

Ivory Development wishes to move forward with grading and development efforts of Hollow Flats @ Summit Ridge single family development. A large amount of grading will be necessary to properly develop this site. The items within this document outline the areas to be graded and developed.

The area breakdown is as follows:

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	<u>49.38 ACRES</u>
TOTAL LOT ACREAGE	<u>35.80 ACRES</u>
TOTAL ROW ACREAGE	<u>12.48 ACRES</u>
TOTAL OPEN SPACE	<u>1.10 ACRES</u>
ZONE	<u>R-10</u>
DENSITY	<u>2.73 / du</u>
NUMBER OF LOTS	<u>135 LOTS</u>

Project Owner:

Ivory Development

Skylar Tolbert

801-520-9127

skylart@ivorydevelopment.com

Earthwork Contractor:

XYZ to be determined

XXXXX

XXXXXX

Nuisance Mitigation:

Dust

Contractors for Ivory Development will operate under a state-issued air quality permit and strictly adhere to approved opacity, fugitive dust and emissions standards set forth in the permit. All processing equipment is equipped with a dust suppression system and the site may also have a stand-up water tank on site from which it pulls water to keep dust to a minimum on roads and stockpiles. When winds are excessive, the Contractor may also elect to shut down its operations until the winds calm to a tolerable level.

Noise

The effects of noise are kept to a minimum by placing berms, stockpiles and possible fencing in strategic locations to help deflect and muffle the noise, and operations are not conducted before 7:00am or after 7:00pm. Any haul trucks will exit the site to the Southwest (access point 1), away from nearby homes. This is also the shortest route to I-15.

Lighting

Because operations are only conducted from 7:00am to 7:00pm, only a minimum amount of lighting will be necessary. During the winter months, when days are short, lighting will be used in the mornings and evenings but will be positioned to eliminate negative stray effects. Security cameras on site use infrared light for monitoring and therefore no overnight lighting will be necessary.

Odors

The developer is not aware of any odors that will be released by its operations.

Site Reclamation Plan

During the reclamation phase the site will be contoured to match the elevations and slopes established by the grading plan, topsoil will be redistributed and a city approved seed mixture will be applied.

- Preliminary Grading Exhibit and Cut/Fill exhibit completed by Region is attached.

Backfilling:

Near the conclusion of the grading process, the site will be evaluated to establish a balance between areas that need to be cut and areas to be filled. Areas that need to be filled will be raised with suitable material from the site. All fill materials will be tested so moisture-density relationships can be established. Compaction levels will be established, and tests will be conducted, by an independent geotechnical firm.

Topsoil Redistribution and Seeding:

Topsoil from the site will be collected and stored as a berm on the perimeter of the property and will be draped over slopes and spread over the floor of the disturbed area during the final reclamation phase of the project. If need be, the topsoil will be scarified. A seed mix, approved by Santaquin City, will be distributed along the slopes and floor area. Typically, the seeding will take place in the late fall.

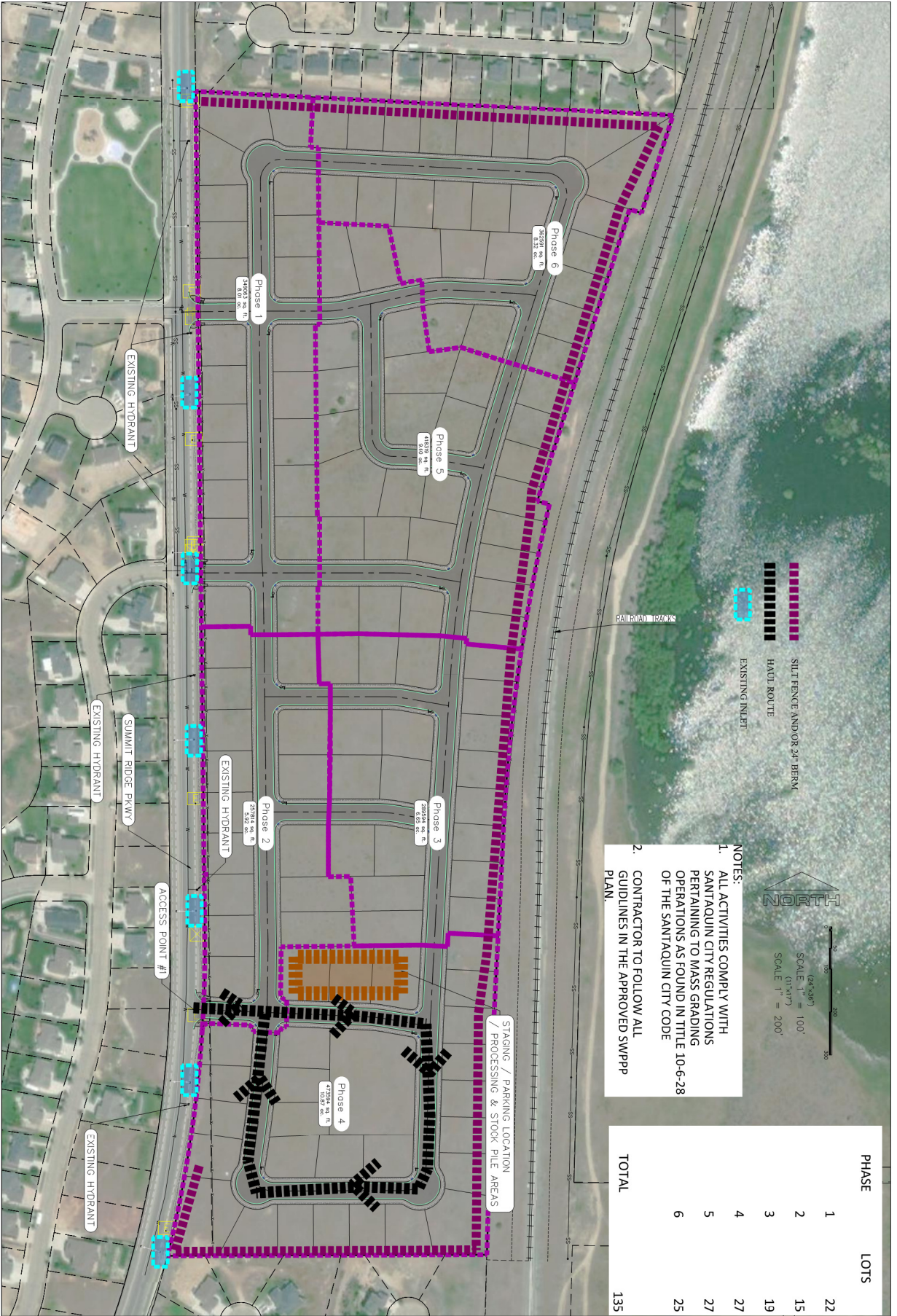
Surface Water and Erosion:

Due to the porous nature of the soil in the area and the slopes established by the grading plan, we don't believe surface water runoff will be an issue. If areas do show signs of erosion, we will mitigate the erosion with established industry practices.

Estimated Production Schedule	
Time Period	Activity
Jul-23	Clear and grub main areas of Hollow Flats
	Install erosion control measures per SWPPP
	Begin grading efforts on Phase 1
Winter 2023	Begin Detailed grading/utility work for Phases 1 and 2, along with offsite sewer
Spring 2024 - Summer 2024	Continue processing and stockpiling, while concurrently selling stockpiled materials.
	Continue working on Phase one and additional developed phases as we gain approvals
Summer 2024 - Fall 2024	Processing complete
Fall 2024 - Spring 2025	Finish grade and distribute topsoil over disturbed area.
	Distribute seed

Appendices:

- Geotechnical Report
 - Infiltration Study
 - Compaction Testing Overview Summary
- Project Exhibits
 - Location Map
 - Location Map 2
 - Conditional Use Site Plan
 - Cut/Fill Map
- Hollow Flats Overall Preliminary Plan Set
- Hollow Flats Phase 1 Final Plan Set



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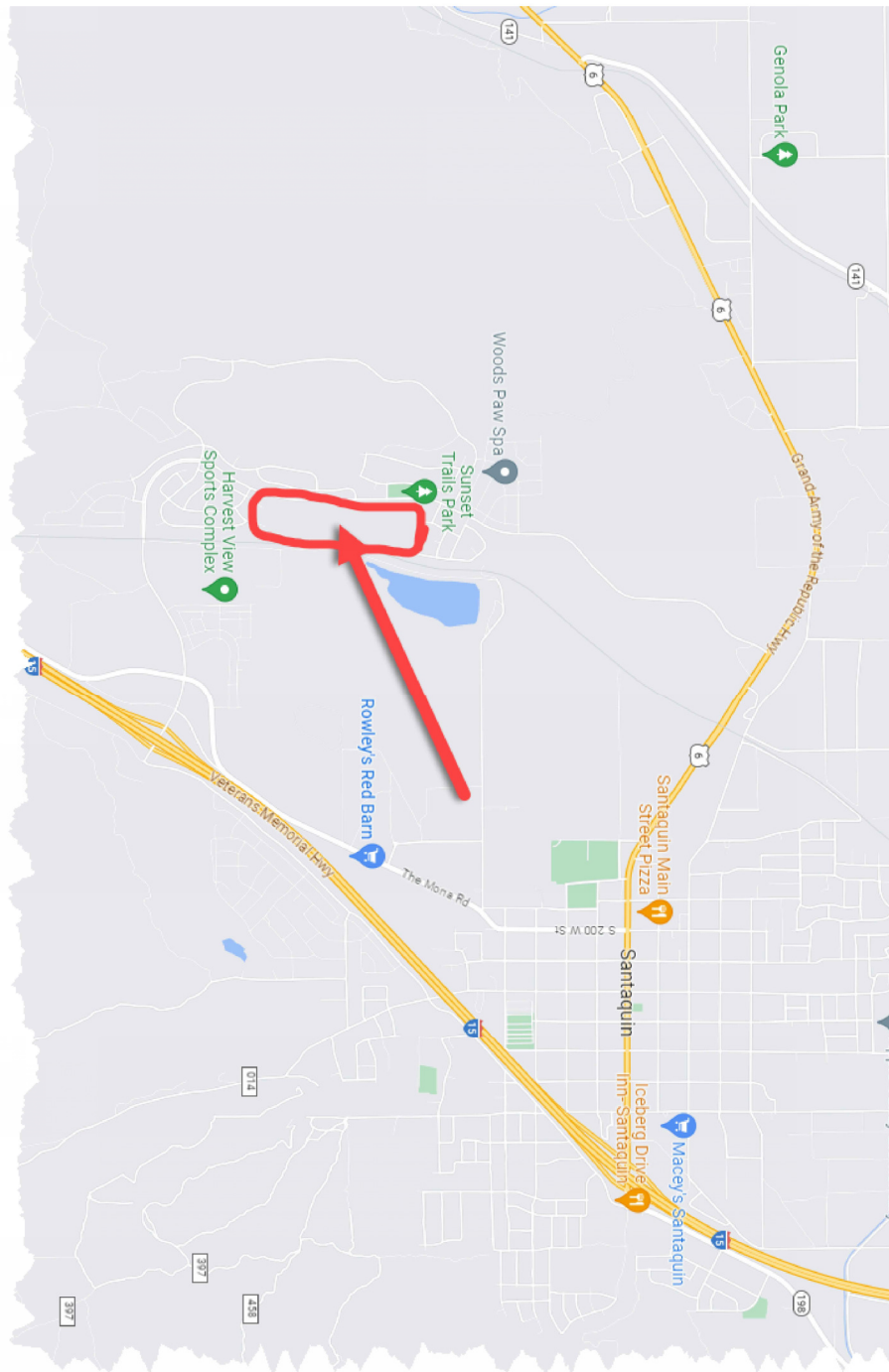
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HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



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1776 N. State St. #110
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at SUMMIT RIDGE - PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



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