DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 27, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live –** Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://bit.ly/2P7ICfQ
  or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. **Silver Oaks Phase 1 Final Plan**

   A final review for Phase 1 of a 165-lot subdivision located at approximately 590 W Main Street

2. **Hollow Flats Preliminary Plan**

   A preliminary review of a 135-lot subdivision approximately located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive

3. **Traffic Control Request (730 & 770 N. 200 E.)**

MEETING MINUTES APPROVAL

4. June 13, 2023

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

BY: _____
Amalie R. Ottley, City Recorder

SILVER OAKS PHASE 1

A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
FINAL PLAN SET
JUNE 2023

OWNER/DEVELOPER CONACT INFO:
DEREK TERRY – FIG DEVELOPMENT
(435) 668–6844
3278 WEST 1150 SOUTH
PROVO, UT 84601

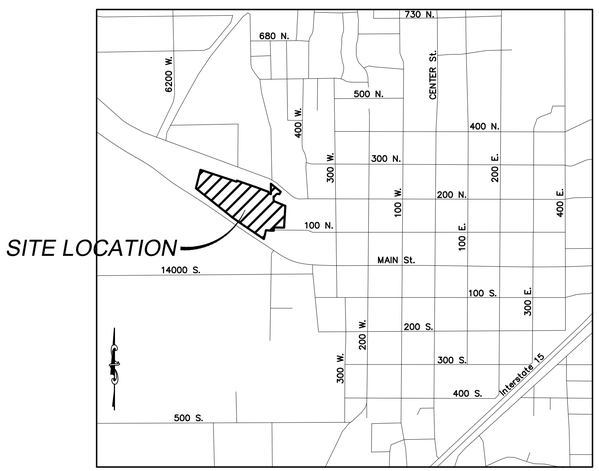
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCE 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 RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

-SHEET INDEX-

BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 410.46 FEET; THENCE N88°06'09"W 244.70 FEET; THENCE SOUTH 64.91 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE N89°59'42"W 109.93 FEET; THENCE N04°11'33"E 387.92 FEET; THENCE N85°48'27"W 282.01 FEET; THENCE S38°59'57"W 335.51 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6; THENCE ALONG HIGHWAY 6 THE FOLLOWING (4) COURSES TO WIT: (1) N55°00'24"W 73.99 FEET, (2) N51°05'26"W 333.63 FEET, (3) N51°29'54"W 480.77 FEET, (4) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
CONTAINING 20.50 ACRES.



VICINITY MAP
–NTS–

DATA TABLE:
OVERALL GROSS ACRES: 20.50
COMMERCIAL GROSS ACRES: 1.17
FLEX SPACE GROSS ACRES: 3.75
RESIDENTIAL GROSS ACRES: 15.58
ZONING: RC & CLM

TOTAL # OF UNITS=165
GARAGES=165
PARKING STALLS=192
SHARED PARKING AGREEMENT STALLS=21
TOTAL PARKING PROVIDED=378
PARKING REQ'D=378
OPEN SPACE=4.08 acres
STREET ROW DEDICATION=6.00 acres

ALTERATION OF COMMERCIAL AND FLEX SPACE AREAS SHALL REQUIRE A PLAT AMENDMENT.

TOT LOTS: 4,844 SF
DOG PARK: 4,894 SF
PICKLEBALL COURT: 880 SF
TOTAL AMENITIES: 10,658 SF

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
ANDREW S. PROCTOR
No. 8345722
06/13/2023
STATE OF UTAH

LEGEND
(APPLIES TO ALL SHEETS)

	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT–OF–WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
EOP	EDGE OF PAVEMENT
OHP	EXISTING OVER HEAD POWER
x x x	EXISTING FENCE LINE
SS SS SS	EXISTING SANITARY SEWER W/MANHOLE
EX.SD	EXISTING STORM DRAIN W/MH
EX.CUL	EXISTING WATER
EX.PI	EXISTING PRESSURIZED IRRIGATION
8"SS	PROPOSED SEWER
15"SD	PROPOSED STORM DRAIN
8"CUL	PROPOSED CULINARY WATER
6"PI	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

Z:\2021\21–008 ERCANBRACK SANTAQUIN\CADD\FINAL\01–COVER.DWG

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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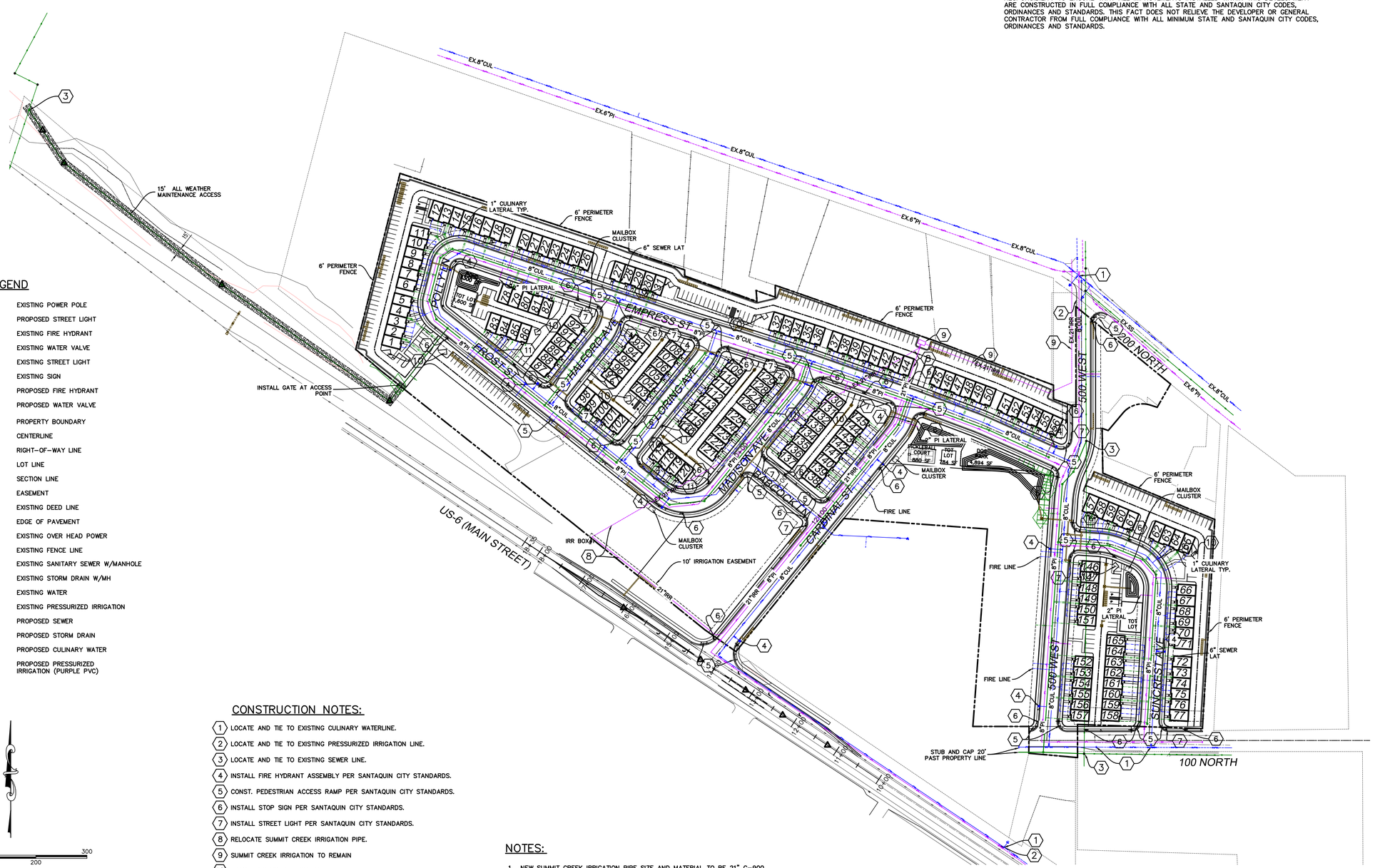

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

25 100 300
0 50 200

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

CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
3. LOCATE AND TIE TO EXISTING SEWER LINE.
4. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
5. CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
6. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
7. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
8. RELOCATE SUMMIT CREEK IRRIGATION PIPE.
9. SUMMIT CREEK IRRIGATION TO REMAIN
10. TRASH ENCLOSURE LOCATION
11. INSTALL 1.5' CULINARY WATER METER

NOTES:

1. NEW SUMMIT CREEK IRRIGATION PIPE SIZE AND MATERIAL TO BE 21" C-900 IRRIGATION PIPE.
2. TYPICAL CULINARY METER SIZE TO BE 2" UNLESS OTHERWISE CALLED OUT AS 1.5".
3. CONTRACTOR TO REDUCE DISTURBANCE AREA AND TO CONTROL DUST WHERE DISTURBED.

SHEET NO. 2

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

SITE PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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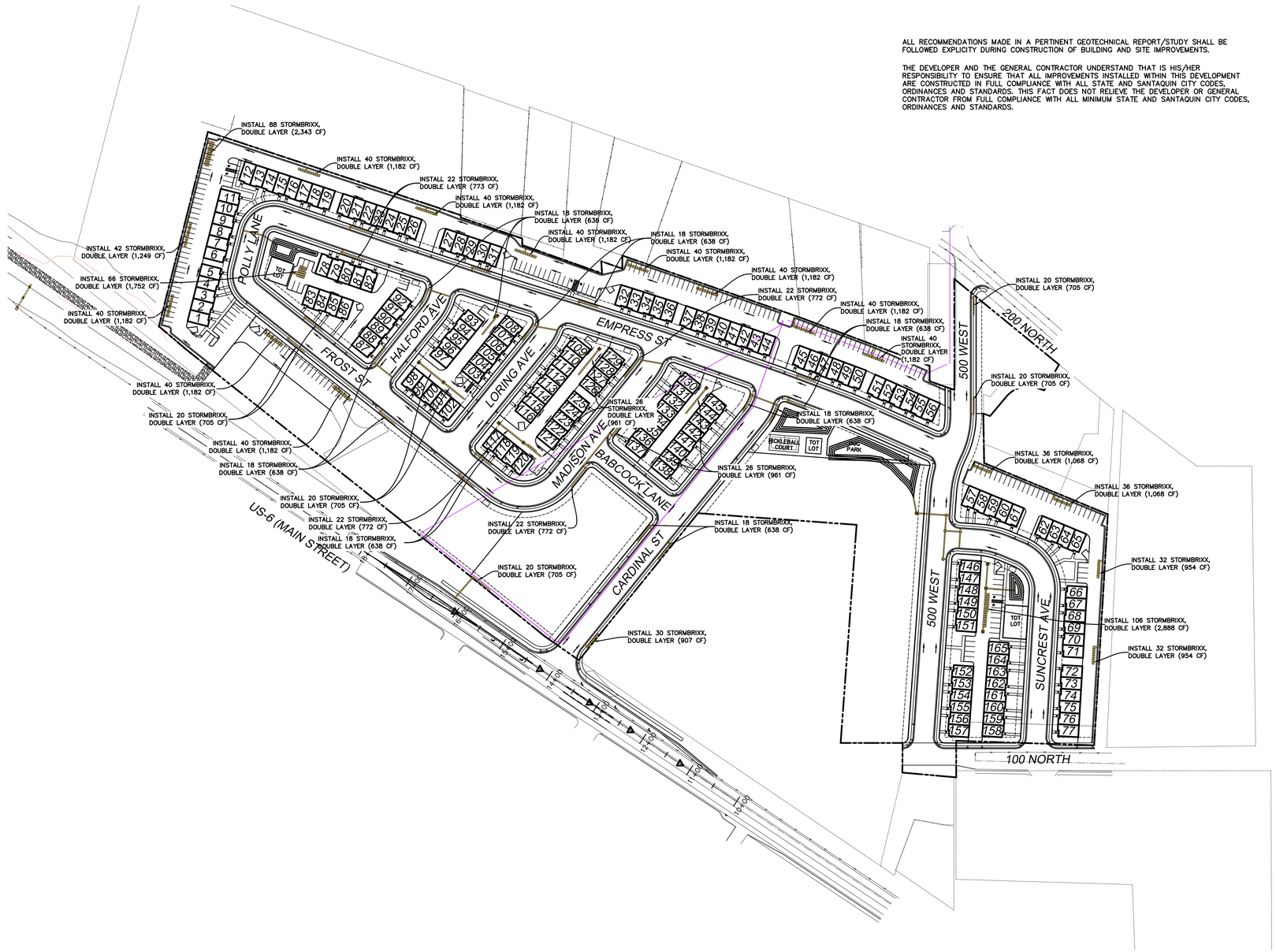

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

0 25 50 100 200 300

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

SHEET NO. 3

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

GRADING PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	59.34'	50.00'	55.92'	S74°00'00"W	68°00'04"
C2	61.82'	37.50'	55.05'	S61°32'07"W	94°26'55"
C3	43.07'	37.50'	40.74'	S18°35'37"E	65°48'33"
C4	124.97'	80.00'	112.64'	N83°45'01"E	89°30'09"
C5	25.81'	75.00'	25.68'	N28°38'34"E	19°43'04"
C6	27.17'	75.00'	27.02'	N28°37'17"E	20°45'19"
C7	36.40'	100.00'	36.20'	N28°34'17"E	20°51'20"
C8	34.53'	100.00'	34.36'	N29°06'24"E	19°47'07"
C9	19.76'	1000.00'	19.76'	S72°19'20"E	1°07'57"
C10	9.17'	1000.00'	9.17'	N72°37'33"W	0°31'31"
C11	27.46'	1000.00'	27.46'	N71°34'36"W	1°34'24"
C12	30.79'	500.00'	30.78'	N67°44'58"W	3°31'41"
C13	68.02'	150.00'	67.44'	N12°59'25"E	25°58'49"
C14	76.51'	200.00'	76.05'	S15°01'13"W	21°55'11"
C15	48.27'	150.00'	48.07'	N76°43'11"W	18°26'22"
C16	89.70'	72.50'	84.09'	N32°03'23"W	70°53'14"
C17	11.14'	500.00'	11.14'	N70°09'06"W	1°16'36"
C18	21.04'	122.50'	21.01'	N4°55'13"E	9°50'26"
C19	18.18'	10.00'	15.78'	N61°55'39"E	104°10'27"
C20	32.48'	527.50'	32.48'	N67°44'58"W	3°31'41"
C21	11.75'	527.50'	11.75'	N70°09'06"W	1°16'36"
C22	28.21'	1027.50'	28.21'	N71°34'36"W	1°34'24"
C23	9.42'	1027.50'	9.42'	N72°37'33"W	0°31'31"
C24	19.22'	972.50'	19.22'	S72°19'20"E	1°07'57"
C25	8.75'	972.50'	8.75'	S71°29'54"E	0°30'56"
C26	107.15'	65.00'	95.42'	S61°32'07"W	94°26'55"
C27	74.66'	65.00'	70.62'	S18°35'37"E	65°48'33"
C28	68.81'	107.50'	67.64'	S69°50'04"E	36°40'21"
C29	99.12'	107.50'	95.65'	N65°24'51"E	52°49'48"
C30	15.71'	10.00'	14.14'	S83°59'57"W	90°00'00"
C31	15.71'	10.00'	14.14'	N6°00'03"W	90°00'00"
C32	29.09'	472.50'	29.09'	N67°44'58"W	3°31'41"
C33	16.10'	10.00'	14.42'	S64°21'51"W	92°14'42"
C34	46.19'	127.50'	45.94'	N28°37'13"E	20°45'27"
C35	15.71'	10.00'	14.14'	N25°47'17"W	90°00'14"
C36	25.04'	72.50'	24.91'	N29°06'24"E	19°47'07"
C37	15.71'	10.00'	14.14'	N83°59'57"E	90°00'00"
C38	15.71'	10.00'	14.14'	S6°00'03"E	90°00'00"
C39	35.05'	127.50'	34.94'	N31°07'22"E	15°45'09"
C40	15.00'	10.00'	13.64'	S66°13'42"W	85°57'48"
C41	12.37'	72.50'	12.35'	N34°06'45"E	9°46'24"
C42	17.73'	10.00'	15.50'	N21°34'08"W	101°35'20"
C43	15.23'	10.00'	13.80'	S63°41'38"W	87°14'41"
C44	33.86'	102.50'	33.71'	N29°32'07"E	18°55'40"
C45	15.79'	10.00'	14.20'	S6°14'59"E	90°29'51"
C46	82.01'	52.50'	73.92'	N83°45'01"E	89°30'09"
C47	10.77'	47.50'	10.74'	N32°30'23"E	12°59'08"
C48	17.26'	10.00'	15.20'	N23°26'15"W	98°54'08"
C49	20.31'	1027.50'	20.31'	S72°19'20"E	1°07'57"
C50	15.61'	10.00'	14.08'	S63°30'50"W	89°27'36"
C51	35.27'	102.50'	35.10'	N28°38'34"E	19°43'04"
C52	15.71'	10.00'	14.14'	S6°29'54"E	90°00'00"
C53	15.62'	10.00'	14.08'	N83°45'01"E	89°30'09"
C54	16.35'	47.50'	16.27'	N28°38'34"E	19°43'04"
C55	15.80'	10.00'	14.21'	N26°29'10"W	90°32'24"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C56	16.48'	10.00'	14.68'	S61°32'07"W	94°26'55"
C57	11.49'	10.00'	10.86'	S18°35'37"E	65°48'33"
C58	15.71'	10.00'	14.14'	N83°30'06"E	90°00'00"
C59	11.42'	10.00'	10.81'	N33°15'56"W	65°26'22"
C60	2.79'	10.00'	2.78'	N7°26'33"E	15°58'37"
C61	45.15'	227.50'	45.07'	S9°44'45"W	11°22'14"
C62	80.49'	177.50'	79.80'	N12°59'25"E	25°58'49"
C63	65.99'	172.50'	65.59'	S15°01'13"W	21°55'11"
C64	15.71'	10.00'	14.14'	S40°56'22"E	90°00'00"
C65	57.12'	177.50'	56.88'	N76°43'11"W	18°26'22"
C66	123.72'	100.00'	115.98'	N32°03'23"W	70°53'14"
C67	15.38'	10.00'	13.91'	S40°40'54"E	88°08'17"
C68	15.71'	10.00'	14.14'	S49°03'38"W	90°00'00"
C69	39.42'	122.50'	39.25'	N76°43'11"W	18°26'22"
C70	55.67'	45.00'	52.19'	N32°03'23"W	70°53'14"
C71	15.12'	10.00'	13.72'	N46°41'37"E	86°36'46"
C72	16.42'	10.00'	14.63'	S42°58'11"E	94°03'38"
C73	14.64'	10.00'	13.37'	N46°00'04"E	83°52'53"
C74	9.00'	1000.00'	9.00'	S71°29'54"E	0°30'56"
C75	9.25'	1027.50'	9.25'	S71°29'54"E	0°30'56"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S1°20'49"W	4.13'
L2	S0°00'00"E	27.27'
L3	S70°45'01"E	46.53'
L4	S30°00'00"W	52.67'
L5	N72°00'00"W	13.88'
L6	S40°00'00"W	44.97'
L7	S0°58'00"E	87.85'
L8	S71°10'53"E	115.14'
L9	S0°01'23"W	11.74'
L10	S70°28'44"E	150.20'
L11	N84°57'48"W	95.86'
L12	N70°00'00"W	12.79'
L14	N0°21'44"E	34.04'
L15	N88°06'09"W	244.70'
L16	S0°00'00"E	64.91'
L20	N55°00'24"W	73.99'
L21	N4°00'00"W	21.60'
L22	S70°45'00"E	39.68'
L23	N0°00'00"E	23.23'
L26	S18°14'38"W	33.19'
L27	S18°08'37"W	25.79'
L28	N18°47'02"E	47.52'
L29	S19°12'50"W	40.48'
L30	S85°56'22"E	72.38'
L31	S67°30'00"E	28.03'
L34	S38°59'57"W	254.82'
L35	N38°30'06"E	172.29'
L38	S38°59'57"W	83.04'
L39	S38°59'57"W	160.50'
L41	S71°45'22"E	117.25'

LINE TABLE

LINE	DIRECTION	LENGTH
L42	S72°53'19"E	62.00'
L43	S72°53'19"E	33.27'
L48	N51°29'54"W	33.81'
L50	N18°47'02"E	9.66'
L51	N16°16'32"E	31.06'
L52	S65°59'07"E	126.00'
L53	S65°46'08"E	17.52'
L54	S69°30'48"E	126.00'
L55	S0°07'31"E	50.21'
L56	N50°32'28"E	55.02'
L57	S70°47'24"E	168.00'
L58	S70°26'06"E	16.09'
L59	S72°21'48"E	105.00'
L60	S59°06'09"E	39.59'
L61	N83°55'43"E	36.07'
L62	S71°45'22"E	105.00'
L63	S69°04'57"E	45.29'
L64	S71°45'22"E	147.00'
L65	S71°45'22"E	15.00'
L66	S71°45'22"E	168.00'
L67	S51°38'33"E	84.33'
L68	N12°51'49"W	103.61'
L69	N14°06'45"E	126.00'
L70	N14°06'45"E	11.12'
L71	N14°06'45"E	105.00'
L72	N79°50'18"E	51.56'
L73	N43°39'18"W	101.50'
L74	N83°09'29"W	85.66'
L75	S28°31'25"W	24.35'
L76	S71°14'26"E	84.00'

LINE TABLE

LINE	DIRECTION	LENGTH
L77	S71°14'26"E	105.00'
L78	N73°37'29"E	48.81'
L79	N82°55'21"E	44.22'
L80	N38°30'06"E	126.00'
L81	S36°22'28"E	38.33'
L82	S53°45'08"W	39.28'
L83	N89°06'02"W	55.91'
L84	N51°00'03"W	105.00'
L85	S23°52'13"W	38.32'
L86	S2°04'05"W	61.58'
L87	N38°59'57"E	126.00'
L88	N38°59'57"E	105.00'
L89	N59°08'22"E	45.54'
L90	N8°52'15"W	11.22'
L91	N52°30'09"E	43.20'
L92	S51°29'54"E	84.00'
L93	S51°34'34"E	32.50'
L94	S17°12'06"E	61.37'
L95	N38°59'57"E	105.00'
L96	N38°59'57"E	15.00'
L97	N38°59'57"E	84.00'
L98	S85°47'31"E	44.38'
L99	S41°48'06"E	46.90'
L100	S38°59'57"W	168.00'
L101	S80°16'28"W	62.90'
L102	N62°03'40"W	52.13'
L103	S38°59'57"W	168.00'
L104	N86°13'22"W	82.11'
L105	S81°17'24"W	64.02'
L106	S38°59'57"W	168.00'

LINE TABLE

LINE	DIRECTION	LENGTH
L107	S39°56'26"E	52.13'
L108	S33°21'53"W	47.86'
L109	S67°30'00"E	105.00'
L110	S67°30'00"E	35.48'
L111	S67°30'00"E	84.00'
L112	N47°27'45"E	51.84'
L113	S15°53'30"W	133.94'
L114	S3°23'14"W	126.00'
L115	S3°23'14"W	15.00'
L116	S3°23'14"W	126.00'
L117	S62°58'08"E	31.66'
L118	S84°10'14"W	24.38'
L119	S4°03'23"W	168.00'
L120	N54°15'39"W	28.21'
L121	S29°58'47"E	12.71'
L122	S4°03'35"W	126.00'
L123	S4°03'35"W	61.00'
L124	S4°03'35"W	126.00'
L125	S76°38'24"W	43.28'
L126	N90°00'00"E	12.75'
L127	N18°47'02"E	10.37'

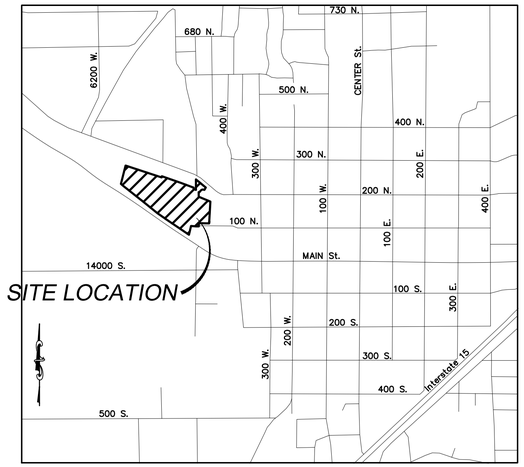
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. PROJECT TO BE COMPLETED IN 2 PHASE(S).

DATA TABLE
ZONING LOT 1 = RC ZONE
ZONING LOT 2, 3, 4 = CLM
RC ZONE ACREAGE=15.71 ACRES
CLM ZONE ACREAGE=4.80 ACRES

BOUNDARY DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 410.46 FEET; THENCE N88°06'09"W 244.70 FEET; THENCE SOUTH 64.91 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE N89°59'42"W 109.93 FEET; THENCE N04°11'33"E 387.92 FEET; THENCE N85°48'27"W 282.01 FEET; THENCE S38°59'57"W 335.51 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6; THENCE ALONG HIGHWAY 6 THE FOLLOWING (4) COURSES TO WIT: (1) N55°00'24"W 73.99 FEET, (2) N51°05'26"W 333.63 FEET, (3) N51°29'54"W 480.77 FEET, (4) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
CONTAINING 20.50 ACRES.

OWNER/DEVELOPER INFO:
DEREK TERRY – FIG DEVELOPMENT
(435) 668–6844
3278 WEST 1150 SOUTH
PROVO, UT 84601

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
–NTS–

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 DOMINION'S RIGHT–OF–WAY DEPARTMENT AT 1–800–366–8532.

APPROVED _____
DOMINION ENERGY

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ERCANBRACK PROPERTY HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ERCANBRACK PROPERTY PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ERCANBRACK PROPERTY, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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.

_____
DATE

BOUNDARY DESCRIPTION

SEE LEFT.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____. A.D. 2023.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }S.S.
COUNTY OF UTAH }

ON THE_____DAY OF_____, A.D. 2023 PERSONALLY APPEARED BEFORE ME_____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE_____ OF _____AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID_____BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ACKNOWLEDGED TO ME THAT SAID_____ EXECUTED THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER / EXPIRES 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. 2023.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK–RECORDER

APPROVED _____ APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR CITY COUNCIL

SILVER OAKS PHASE 1 PLAT "A"

A RESIDENTIAL SUBDIVISION IN
SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 165 UNITS, 3 LOTS AND 20.50 ACRES.
LOCATED IN THE NORTH 1/4 CORNER OF SECTION 2, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

CENTRACOM APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 2023.

_____
CENTRACOM REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 2023.

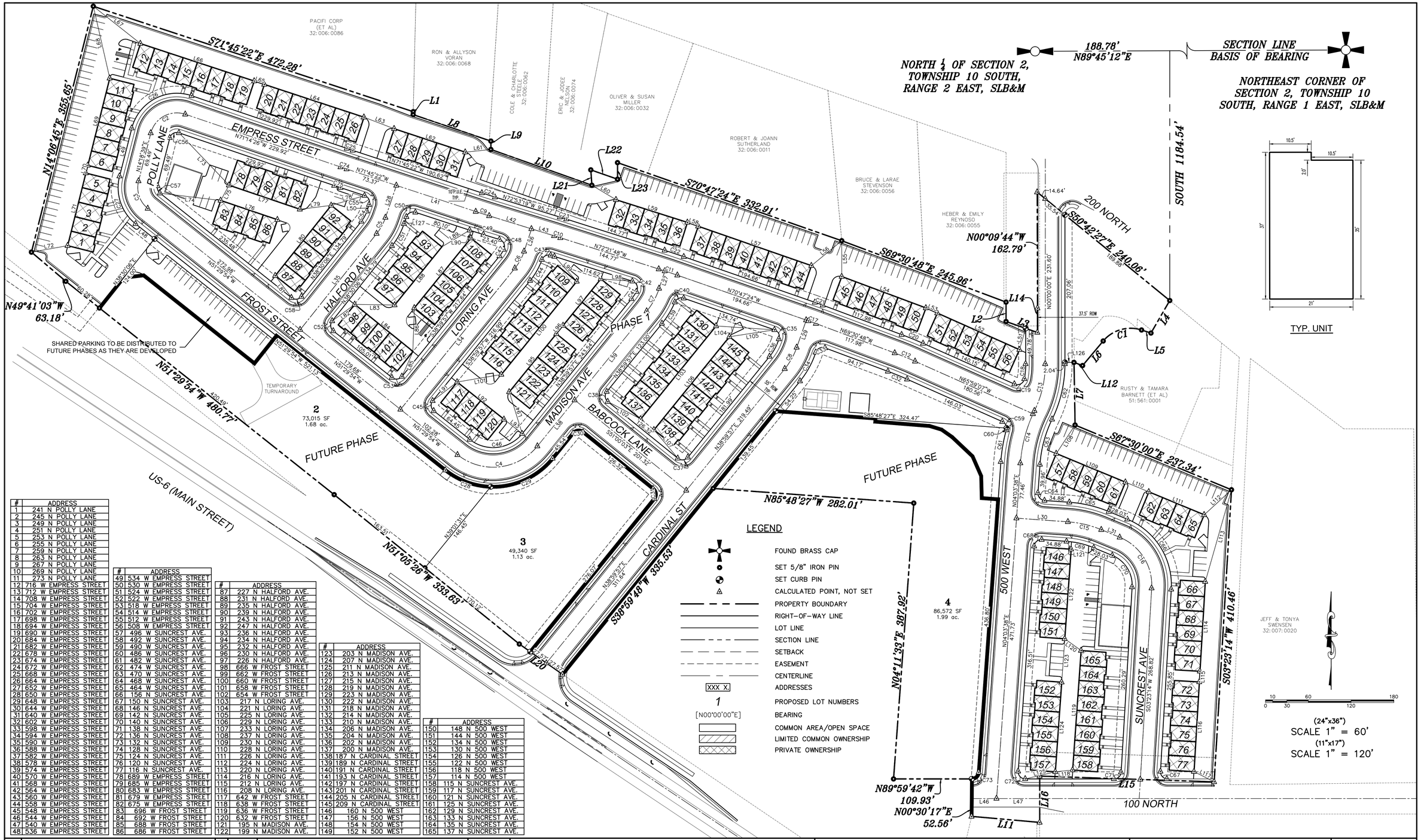
_____
CENTURYLINK REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 2023.

_____
ROCKY MOUNTAIN POWER REPRESENTATIVE

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL



#	ADDRESS
1	241 N POLLY LANE
2	245 N POLLY LANE
3	249 N POLLY LANE
4	251 N POLLY LANE
5	253 N POLLY LANE
6	255 N POLLY LANE
7	259 N POLLY LANE
8	263 N POLLY LANE
9	267 N POLLY LANE
10	269 N POLLY LANE
11	273 N POLLY LANE
12	716 W EMPRESS STREET
13	712 W EMPRESS STREET
14	708 W EMPRESS STREET
15	704 W EMPRESS STREET
16	702 W EMPRESS STREET
17	698 W EMPRESS STREET
18	694 W EMPRESS STREET
19	690 W EMPRESS STREET
20	684 W EMPRESS STREET
21	682 W EMPRESS STREET
22	678 W EMPRESS STREET
23	674 W EMPRESS STREET
24	672 W EMPRESS STREET
25	668 W EMPRESS STREET
26	664 W EMPRESS STREET
27	652 W EMPRESS STREET
28	650 W EMPRESS STREET
29	648 W EMPRESS STREET
30	644 W EMPRESS STREET
31	640 W EMPRESS STREET
32	602 W EMPRESS STREET
33	598 W EMPRESS STREET
34	594 W EMPRESS STREET
35	590 W EMPRESS STREET
36	588 W EMPRESS STREET
37	582 W EMPRESS STREET
38	578 W EMPRESS STREET
39	574 W EMPRESS STREET
40	570 W EMPRESS STREET
41	568 W EMPRESS STREET
42	564 W EMPRESS STREET
43	560 W EMPRESS STREET
44	558 W EMPRESS STREET
45	548 W EMPRESS STREET
46	544 W EMPRESS STREET
47	540 W EMPRESS STREET
48	536 W EMPRESS STREET

#	ADDRESS
49	534 W EMPRESS STREET
50	530 W EMPRESS STREET
51	524 W EMPRESS STREET
52	522 W EMPRESS STREET
53	518 W EMPRESS STREET
54	514 W EMPRESS STREET
55	512 W EMPRESS STREET
56	508 W EMPRESS STREET
57	496 W SUNCREST AVE.
58	492 W SUNCREST AVE.
59	490 W SUNCREST AVE.
60	486 W SUNCREST AVE.
61	482 W SUNCREST AVE.
62	474 W SUNCREST AVE.
63	470 W SUNCREST AVE.
64	468 W SUNCREST AVE.
65	464 W SUNCREST AVE.
66	156 N SUNCREST AVE.
67	150 N SUNCREST AVE.
68	146 N SUNCREST AVE.
69	142 N SUNCREST AVE.
70	140 N SUNCREST AVE.
71	138 N SUNCREST AVE.
72	136 N SUNCREST AVE.
73	132 N SUNCREST AVE.
74	128 N SUNCREST AVE.
75	124 N SUNCREST AVE.
76	120 N SUNCREST AVE.
77	116 N SUNCREST AVE.
78	689 W EMPRESS STREET
79	685 W EMPRESS STREET
80	683 W EMPRESS STREET
81	679 W EMPRESS STREET
82	675 W EMPRESS STREET
83	696 W FROST STREET
84	692 W FROST STREET
85	688 W FROST STREET
86	686 W FROST STREET

#	ADDRESS
87	227 N HALFORD AVE.
88	231 N HALFORD AVE.
89	235 N HALFORD AVE.
90	239 N HALFORD AVE.
91	243 N HALFORD AVE.
92	247 N HALFORD AVE.
93	236 N HALFORD AVE.
94	234 N HALFORD AVE.
95	232 N HALFORD AVE.
96	230 N HALFORD AVE.
97	226 N HALFORD AVE.
98	666 W FROST STREET
99	662 W FROST STREET
100	660 W FROST STREET
101	658 W FROST STREET
102	654 W FROST STREET
103	217 N LORING AVE.
104	221 N LORING AVE.
105	225 N LORING AVE.
106	229 N LORING AVE.
107	233 N LORING AVE.
108	237 N LORING AVE.
109	230 N LORING AVE.
110	228 N LORING AVE.
111	226 N LORING AVE.
112	224 N LORING AVE.
113	220 N LORING AVE.
114	216 N LORING AVE.
115	212 N LORING AVE.
116	208 N LORING AVE.
117	642 W FROST STREET
118	638 W FROST STREET
119	636 W FROST STREET
120	632 W FROST STREET
121	195 N MADISON AVE.
122	199 N MADISON AVE.

#	ADDRESS
123	203 N MADISON AVE.
124	207 N MADISON AVE.
125	211 N MADISON AVE.
126	213 N MADISON AVE.
127	215 N MADISON AVE.
128	219 N MADISON AVE.
129	223 N MADISON AVE.
130	222 N MADISON AVE.
131	218 N MADISON AVE.
132	214 N MADISON AVE.
133	210 N MADISON AVE.
134	206 N MADISON AVE.
135	204 N MADISON AVE.
136	202 N MADISON AVE.
137	200 N MADISON AVE.
138	187 N CARDINAL STREET
139	189 N CARDINAL STREET
140	191 N CARDINAL STREET
141	193 N CARDINAL STREET
142	197 N CARDINAL STREET
143	201 N CARDINAL STREET
144	205 N CARDINAL STREET
145	209 N CARDINAL STREET
146	160 N 500 WEST
147	156 N 500 WEST
148	154 N 500 WEST
149	152 N 500 WEST

#	ADDRESS
150	148 N 500 WEST
151	144 N 500 WEST
152	134 N 500 WEST
153	130 N 500 WEST
154	126 N 500 WEST
155	122 N 500 WEST
156	118 N 500 WEST
157	114 N 500 WEST
158	115 N SUNCREST AVE.
159	117 N SUNCREST AVE.
160	121 N SUNCREST AVE.
161	125 N SUNCREST AVE.
162	129 N SUNCREST AVE.
163	133 N SUNCREST AVE.
164	135 N SUNCREST AVE.
165	137 N SUNCREST AVE.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

ATLAS ENGINEERING L.L.C.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

SILVER OAKS PHASE 1 PLAT "A"

CONTAINING 165 UNITS, 3 LOTS AND 20.50 ACRES.
LOCATED IN THE NORTH 1/4 CORNER OF SECTION 2, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

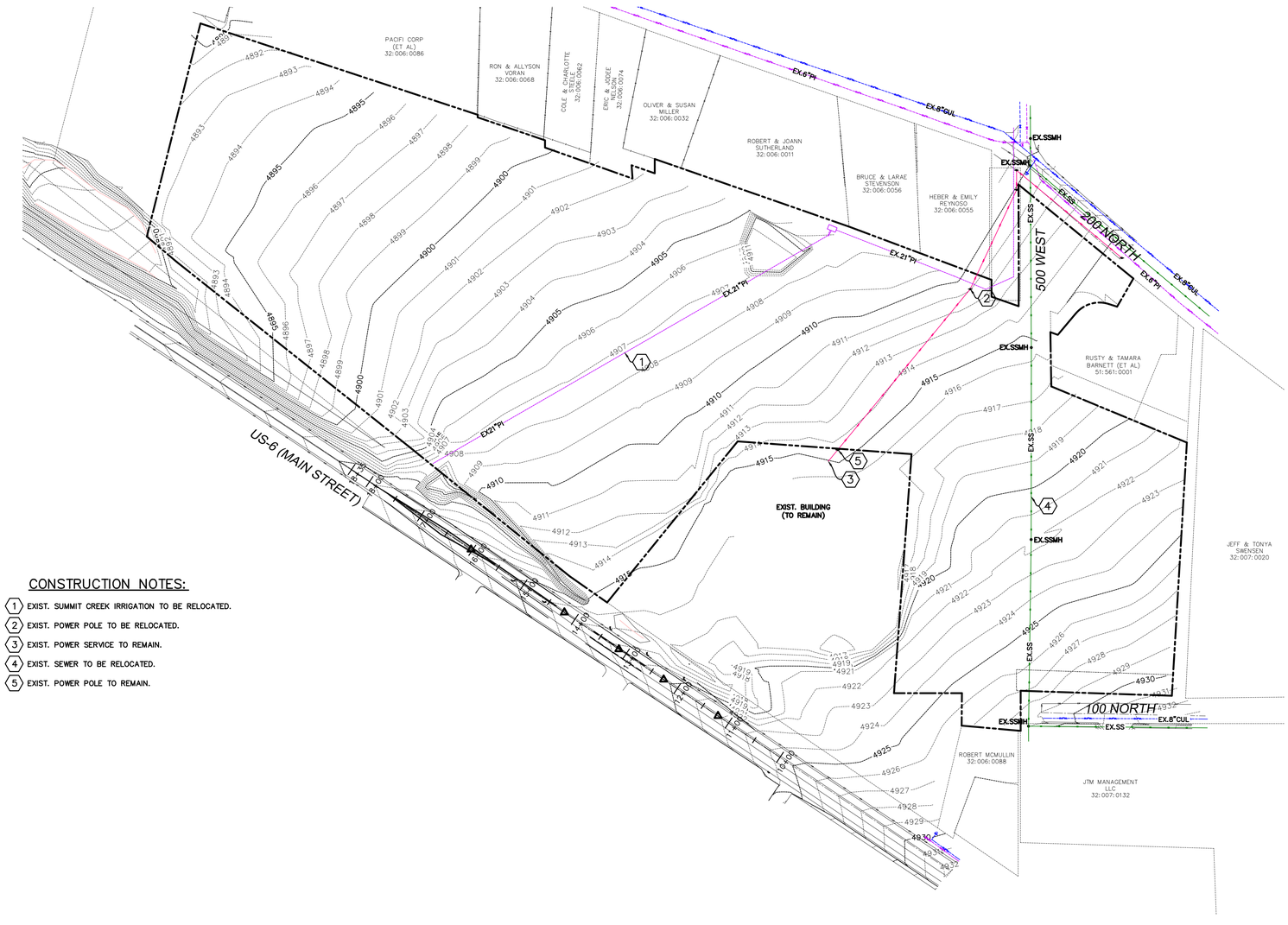
PLAT MAP

SANATAQUIN, UTAH

SHEET 2 OF 2

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



CONSTRUCTION NOTES:

1. EXIST. SUMMIT CREEK IRRIGATION TO BE RELOCATED.
2. EXIST. POWER POLE TO BE RELOCATED.
3. EXIST. POWER SERVICE TO REMAIN.
4. EXIST. SEWER TO BE RELOCATED.
5. EXIST. POWER POLE TO REMAIN.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

0 25 50 100 200 300

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

SHEET NO. 5

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

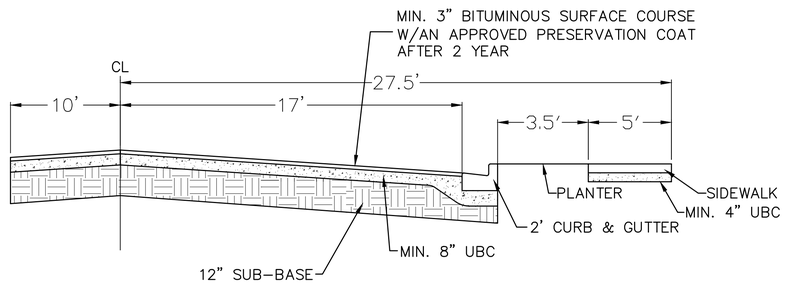
EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

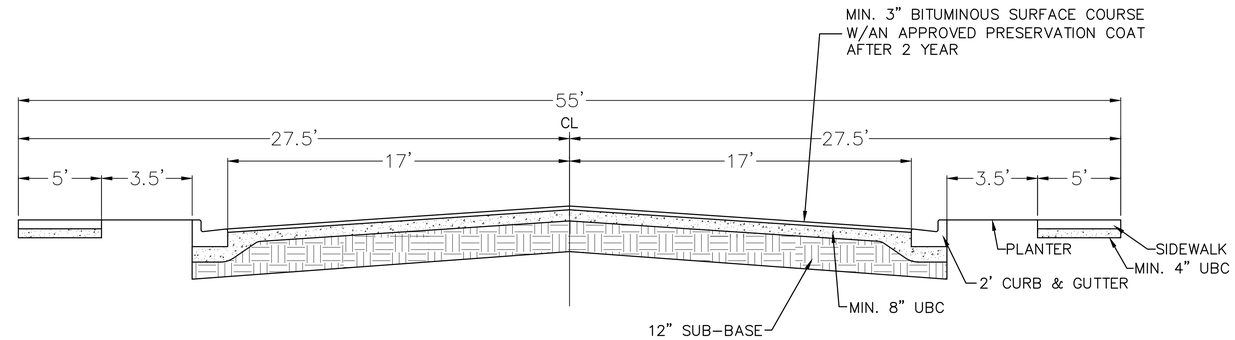
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\05 - EXISTING TOPO.DWG



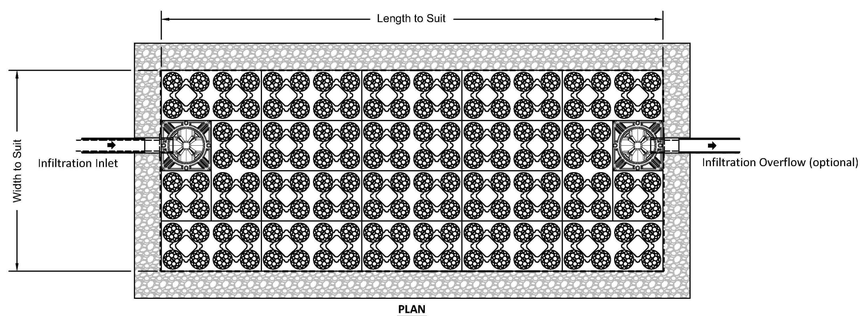
500 WEST CROSS SECTION

–NTS–



55' TYPICAL CROSS SECTION

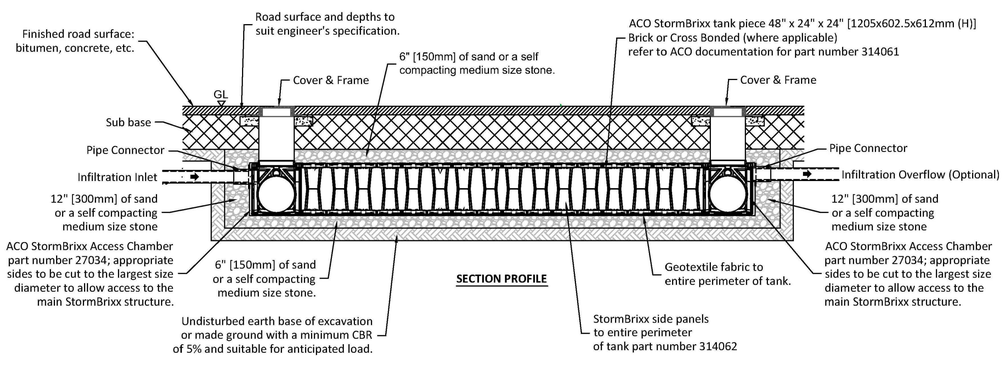
–NTS–



PLAN

Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	-
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location



SECTION PROFILE

This drawing is for guidance purposes only.
This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at http://www.acostormbrixx.us/, or email us at info@acousa.com

SBD-1L-RA

ACO

DATE: 11/24/15

ISSUE: A

INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)

INSTALLATION DRAWING - ACO STORMBRIXX

ACO Polymer Products, Inc.

825 W. Beechcraft St
Casa Grande, AZ 85122
Tel: 520-421-9988
Fax: 520-421-9899

9470 Pinecone Drive
Mentor, OH 44060
Tel: 440-639-7230
Fax: 440-639-7235

4211 Pleasant Rd.
Fort Mill, SC 29708
Tel: 440-639-7230
Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

8

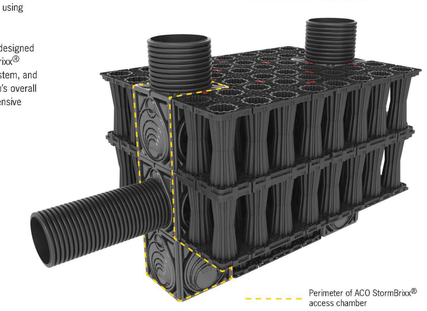
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

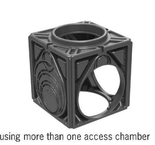
The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

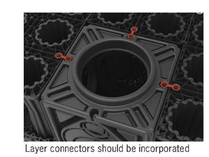
Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



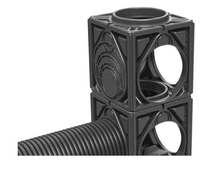
Cut unit at guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® layer connectors.

www.ACOStormBrixx.us

SHEET NO. 6

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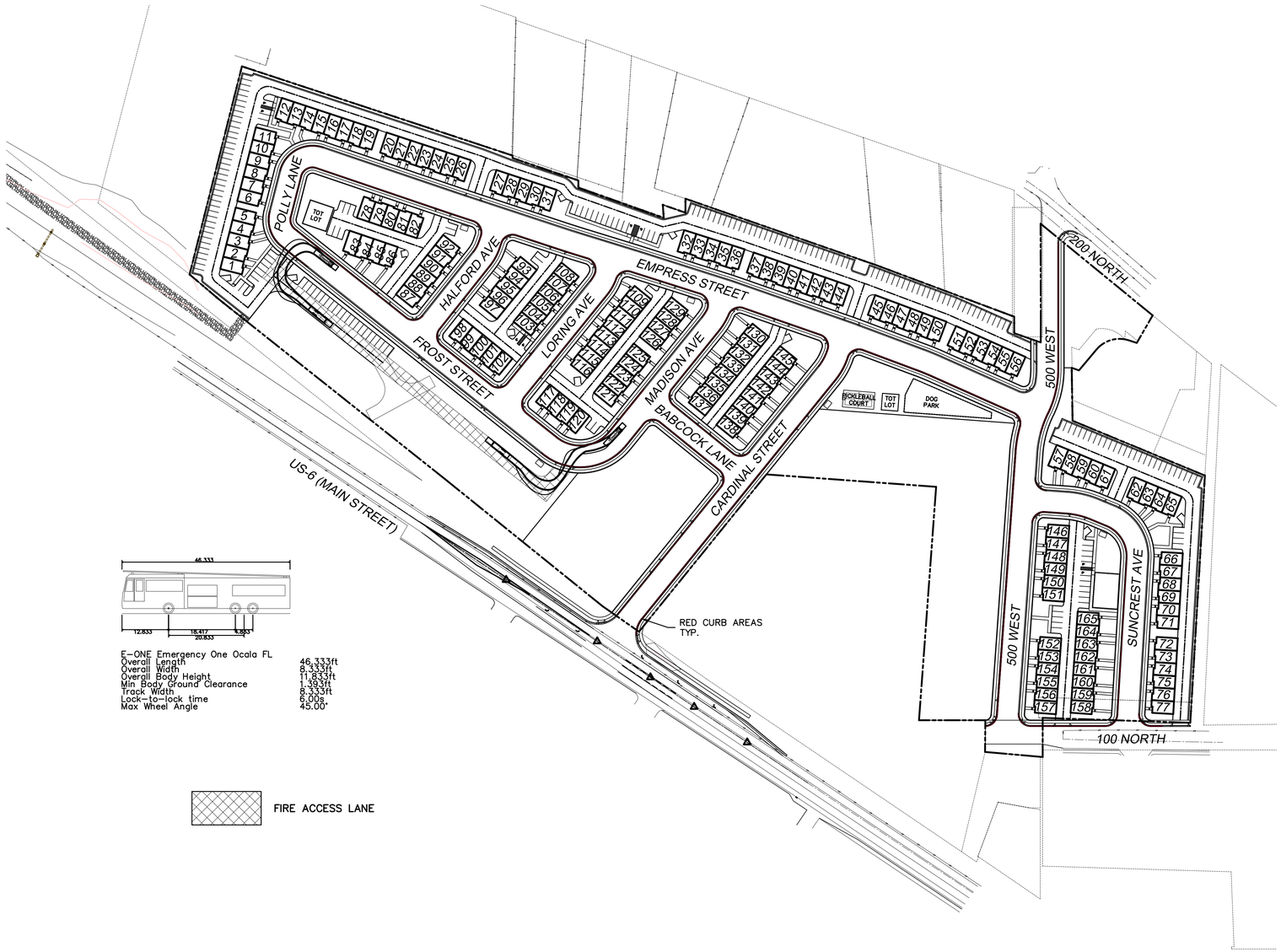
DETAIL SHEET

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-098 ERCANBRACK SANTAQUIN\CADD\FINAL\06-DETAILS.DWG



E-ONE Emergency One Ocala FL	
Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

25 100 300
0 50 200

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

SHEET NO.
7

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FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

SILVER OAKS
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\07-FIRE PLAN.DWG

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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PHASING PLAN

SANTAQUIN, UTAH

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SHEET NO.

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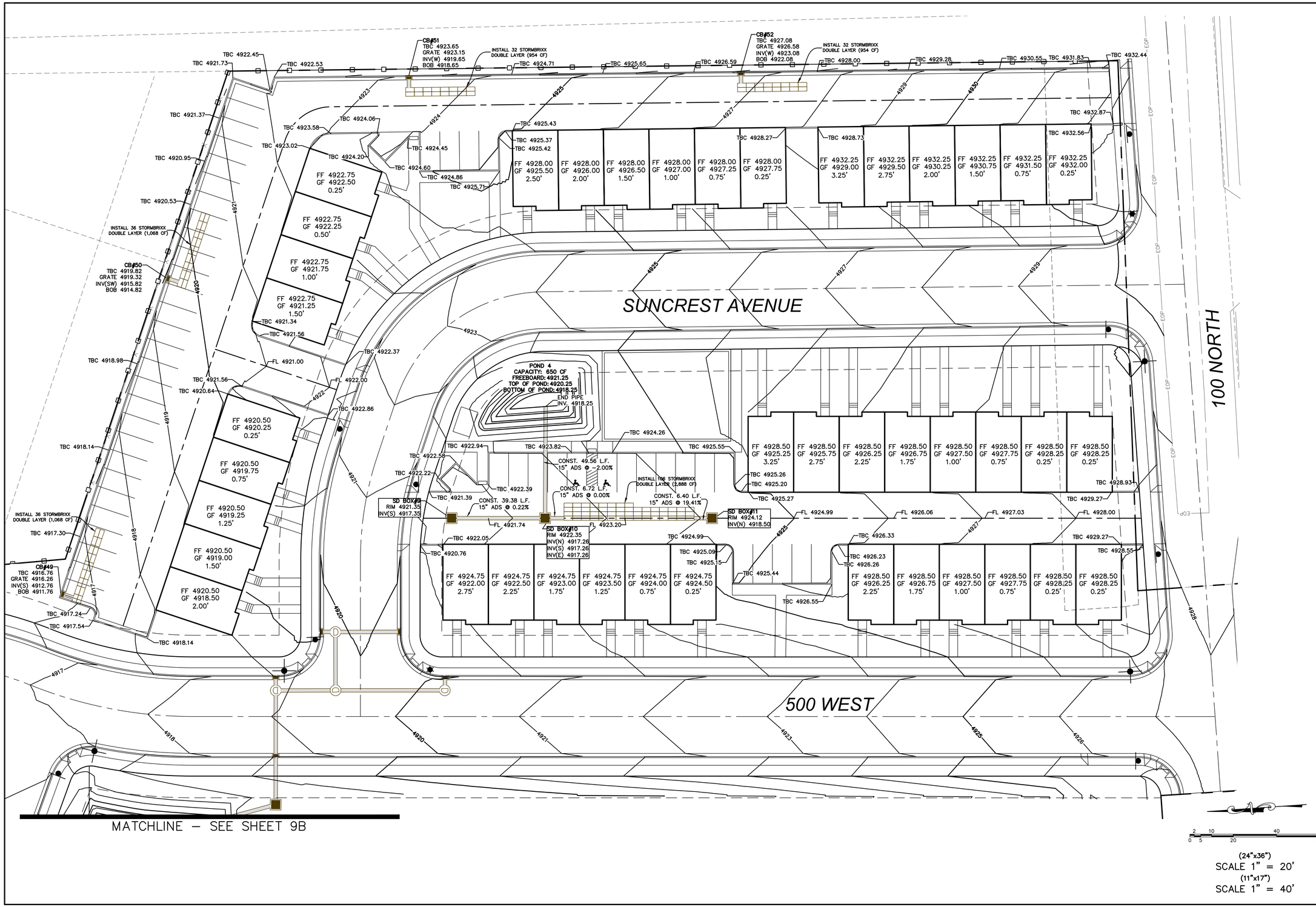

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TBC PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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TBC PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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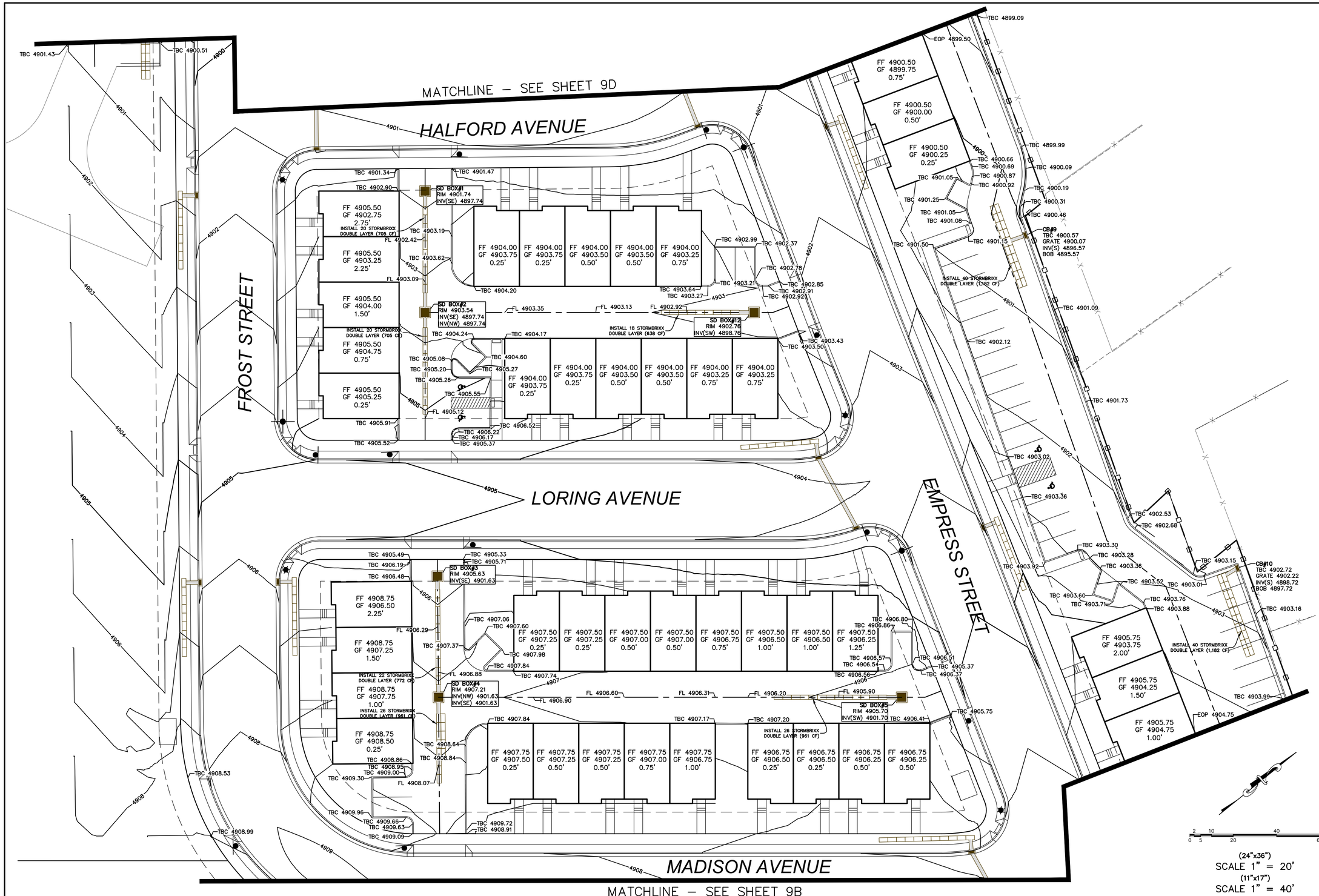

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TBC PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.

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

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TBC PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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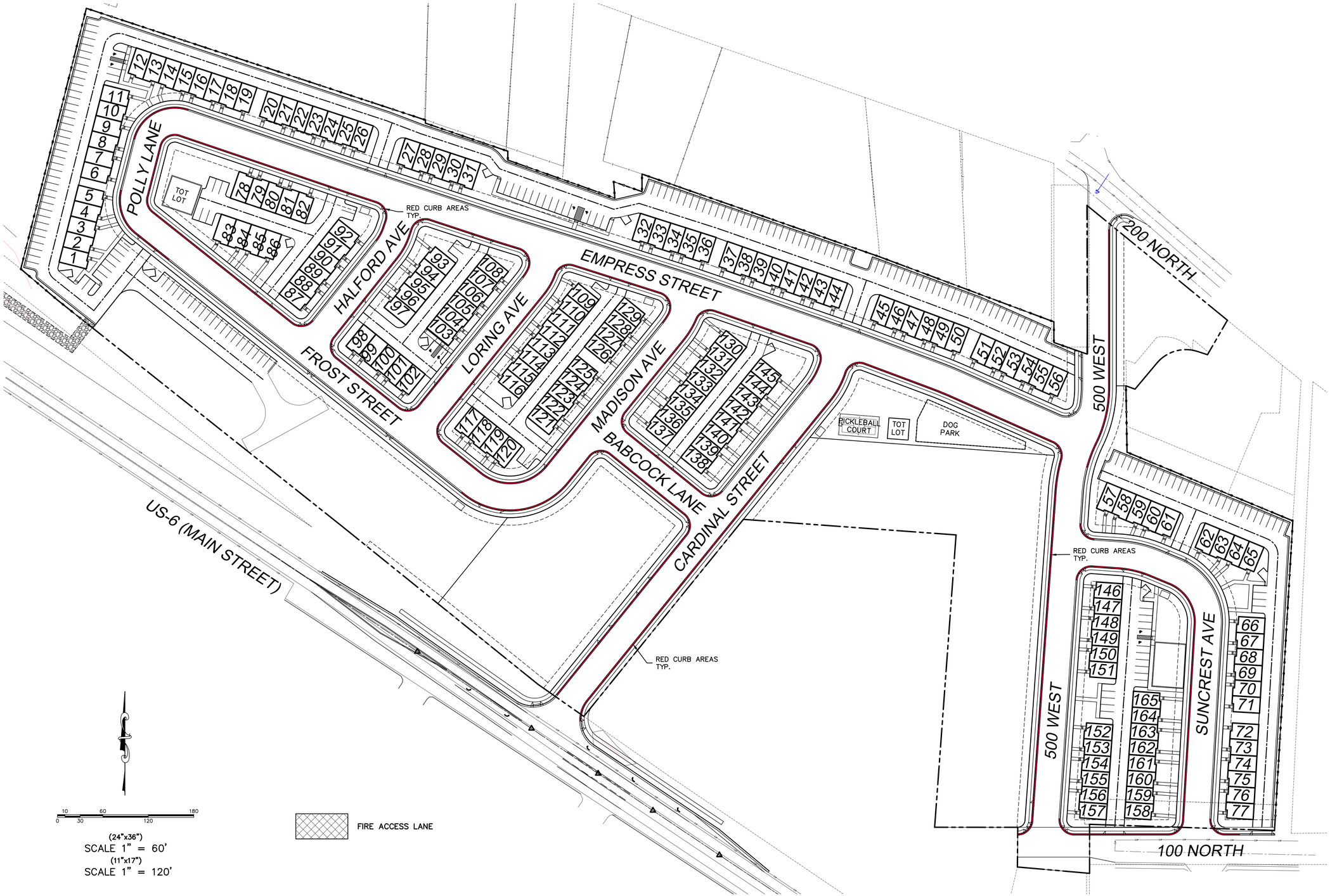

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"RED CURB" PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

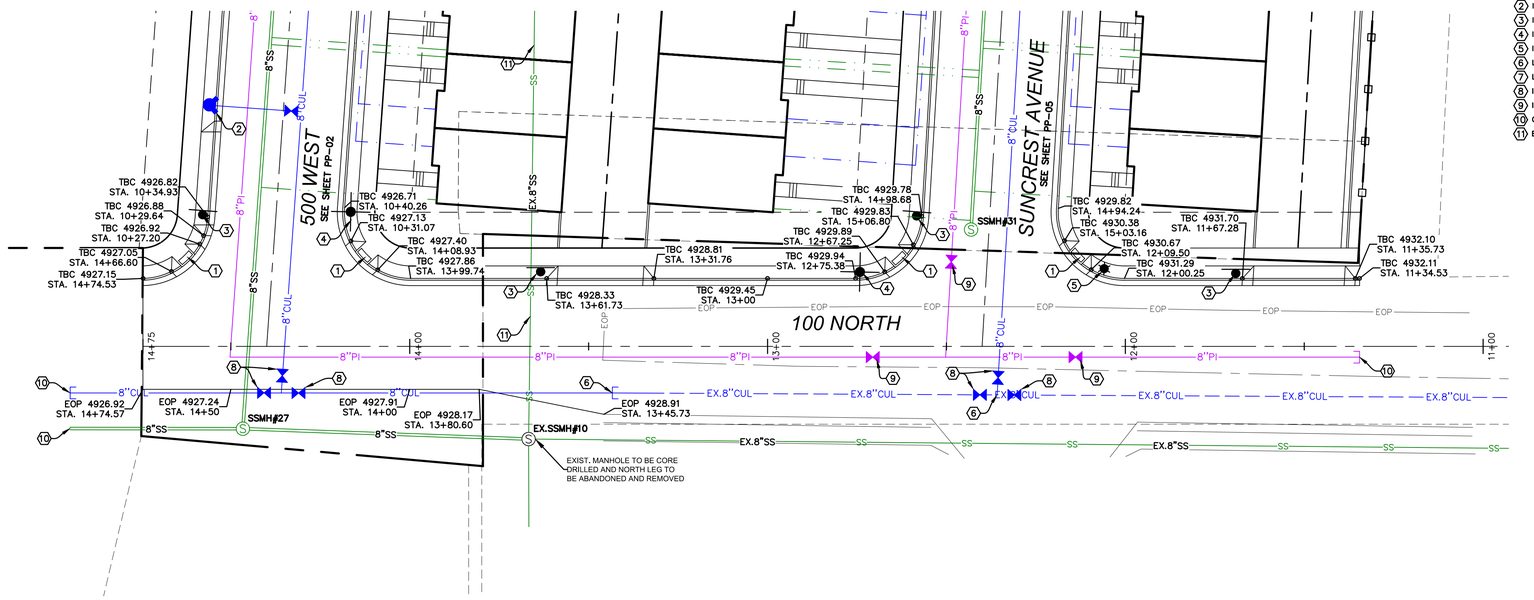
ATLAS ENGINEERING L.L.C.

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

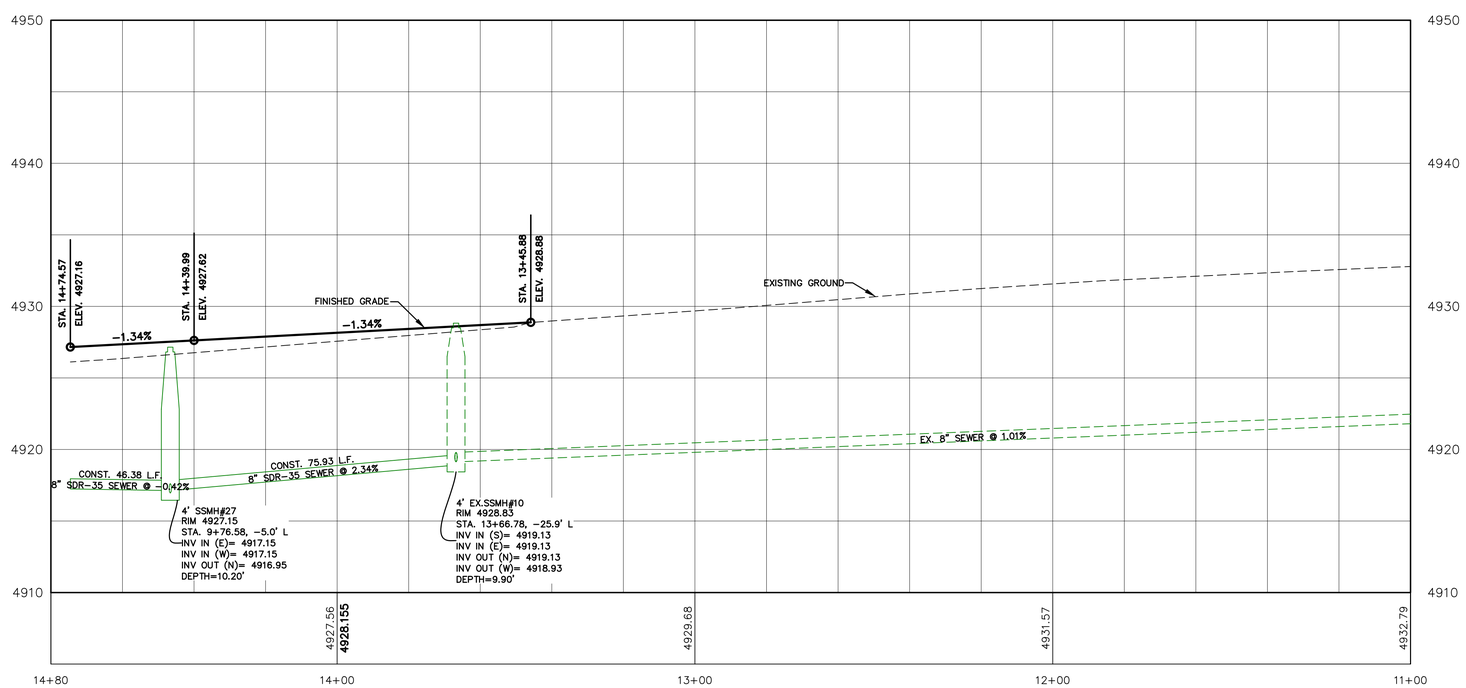
Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\10-RED CURB PLAN.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE & TIE TO EXISTING PRESSURIZED IRRIGATION.
8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
9. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
10. CAP/PLUG AND MARK TO SURFACE.
11. EXIST. SEWER TO BE REMOVED.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



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PP-01

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100 NORTH
STA. 11+00 TO STA. 14+75

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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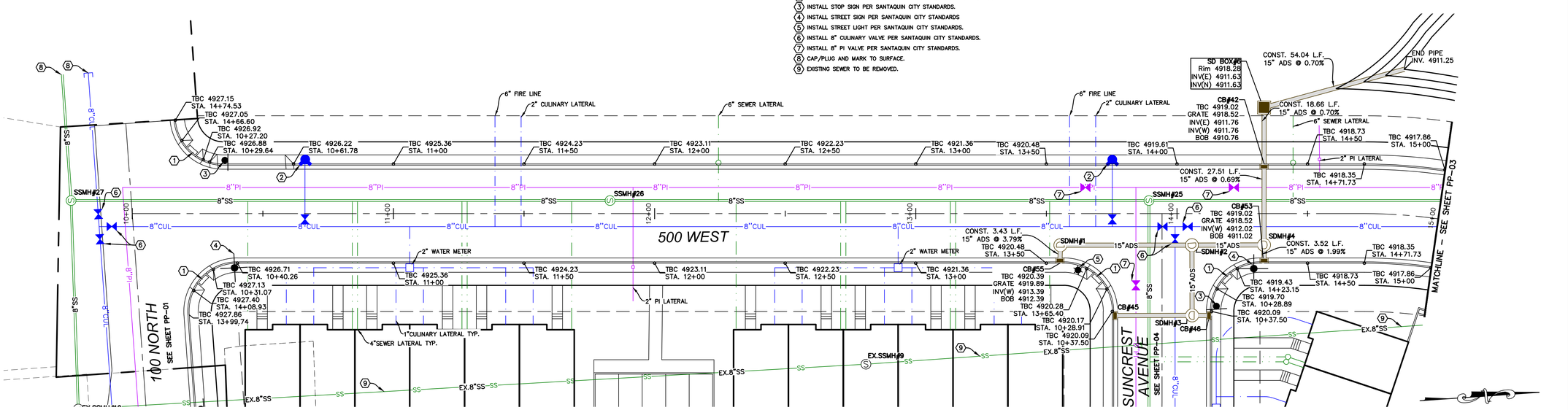
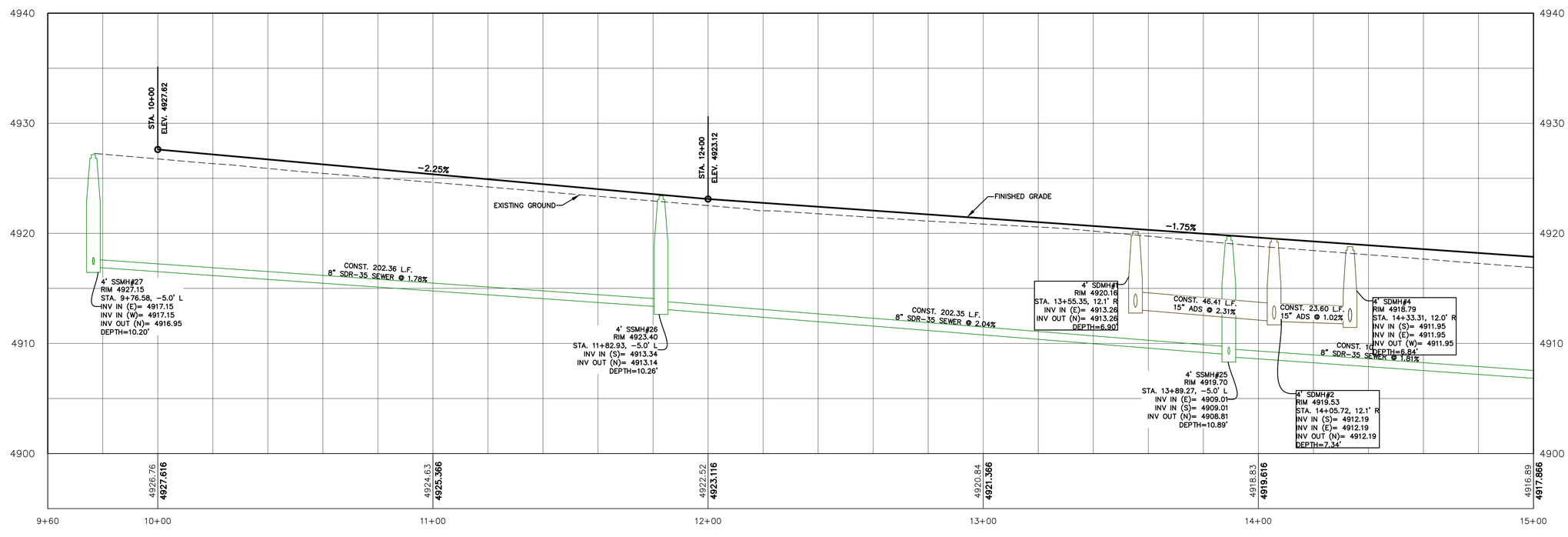
CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. CAP/PLUG AND MARK TO SURFACE.
9. EXISTING SEWER TO BE REMOVED.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



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500 WEST
STA. 10+00 TO STA. 15+00

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-02.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE & TIE TO EXISTING PRESSURIZED IRRIGATION.
8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
9. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
10. EXISTING SEWER TO BE REMOVED.
11. EXISTING HYDRANT TO BE RELOCATED.
12. EXISTING POWER POLE TO BE REMOVED.
13. INSTALL 22.5° BEND.

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO.
PP-03

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500 WEST
STA. 15+00 TO STA. 19+50

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 EKCANBRACK SANTAQUIN\CADD\FINAL\PP-03.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 45° BEND.
7. INSTALL 22.5° BEND.
8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
9. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
10. EXIST. SEWER TO BE REMOVED.

0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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SUNCREST AVENUE
STA. 10+00 TO STA. 13+00

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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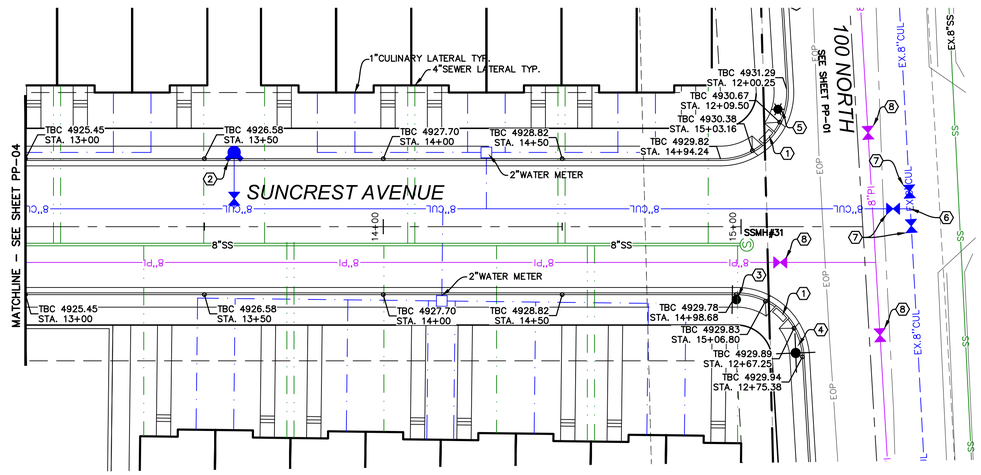
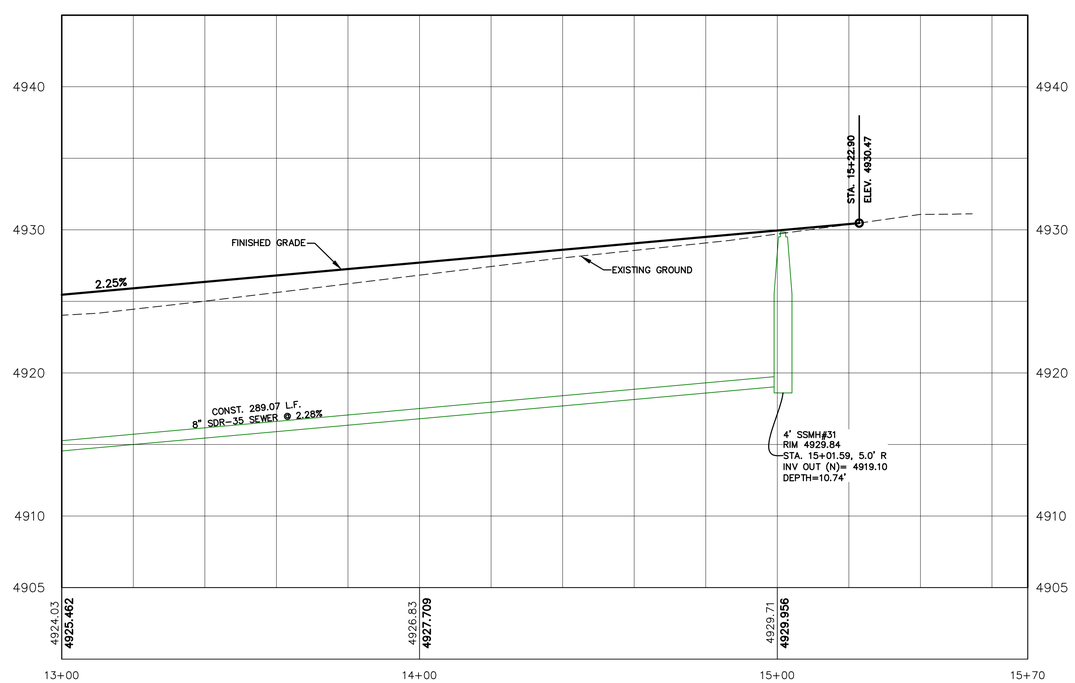


CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
7. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
8. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.

0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



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SUNCREST AVENUE
STA. 13+00 TO STA. 15+50

SANTAQUIN, UTAH

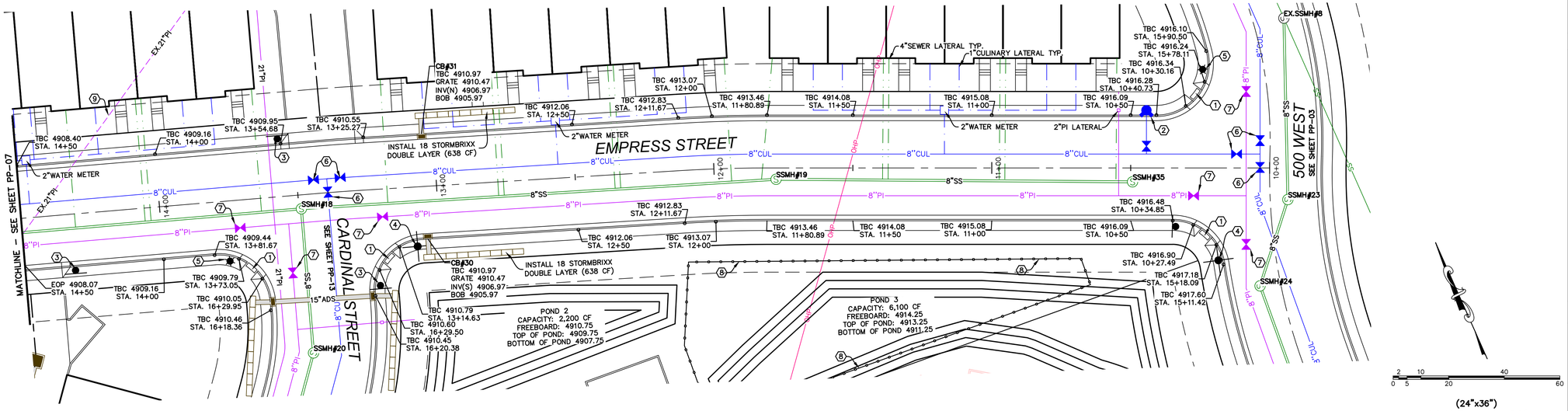
SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

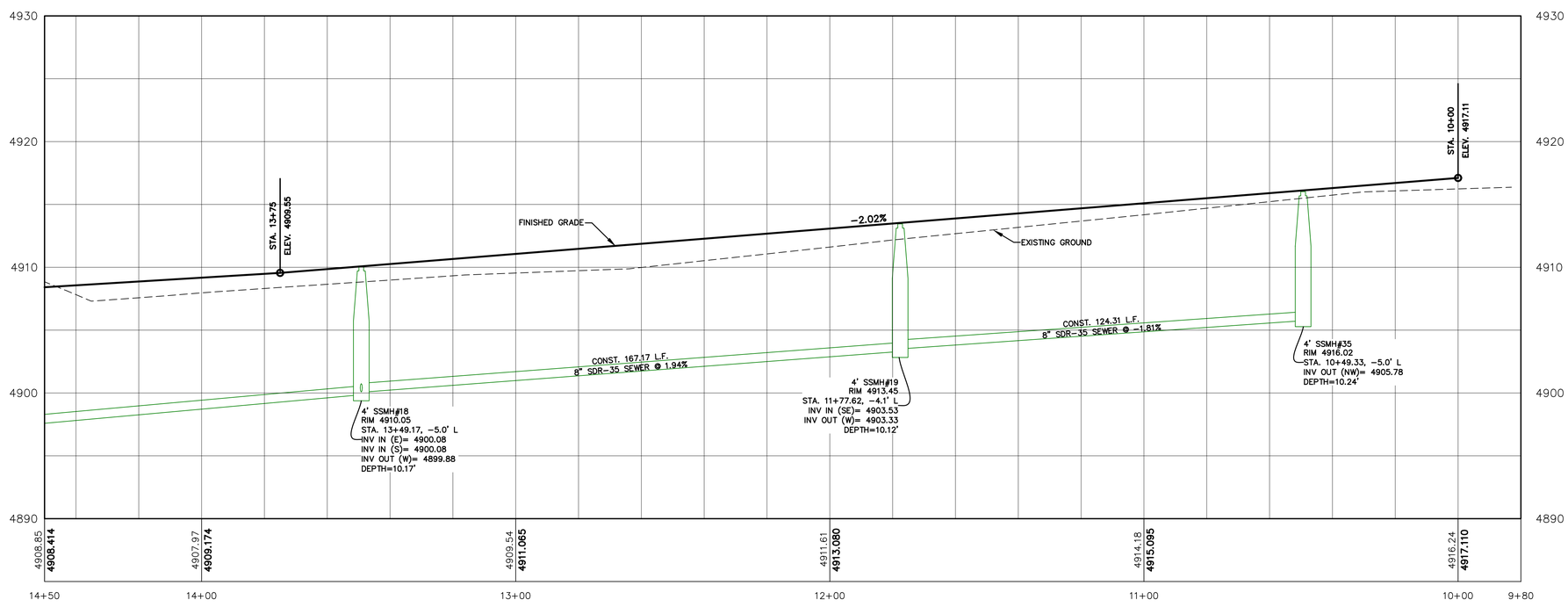
Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-05.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. INSTALL 6' CHAINLINK FENCE FOR DOG PARK.
9. EXISTING PRESSURIZED IRRIGATION TO BE RELOCATED.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



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EMPRESS STREET
STA. 10+00 TO STA. 14+50

SANTAQUIN, UTAH

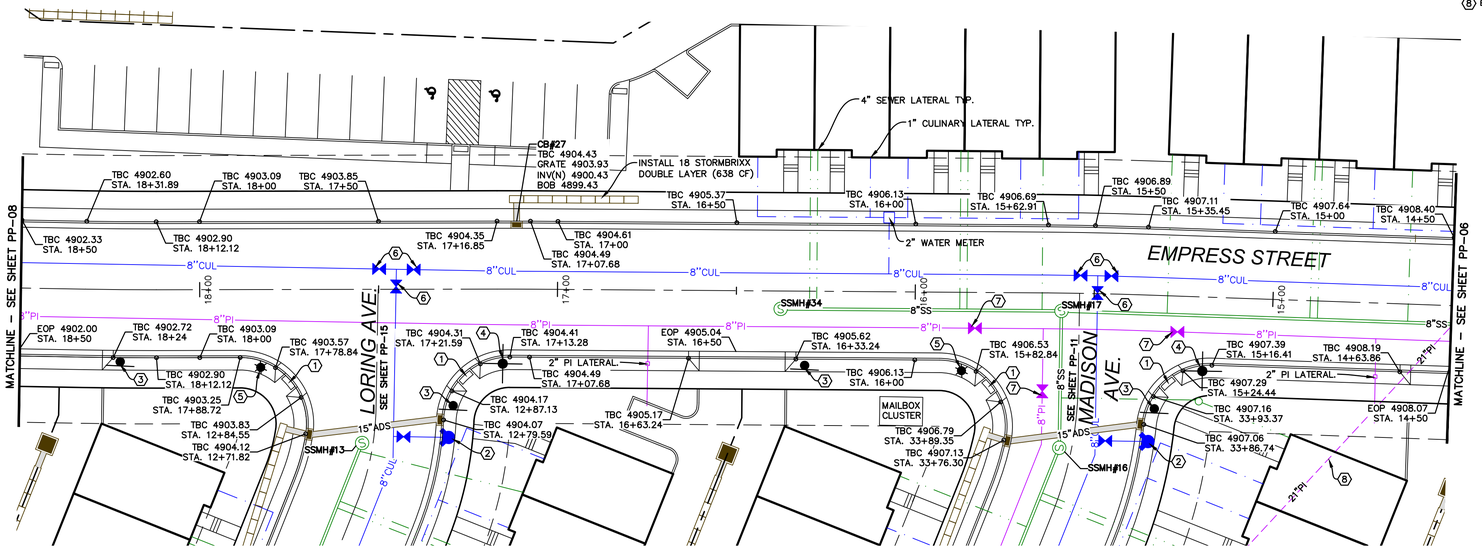
SILVER OAKS PHASE 1

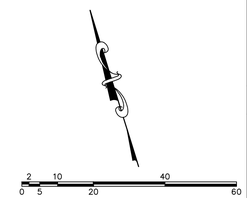
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-06.DWG

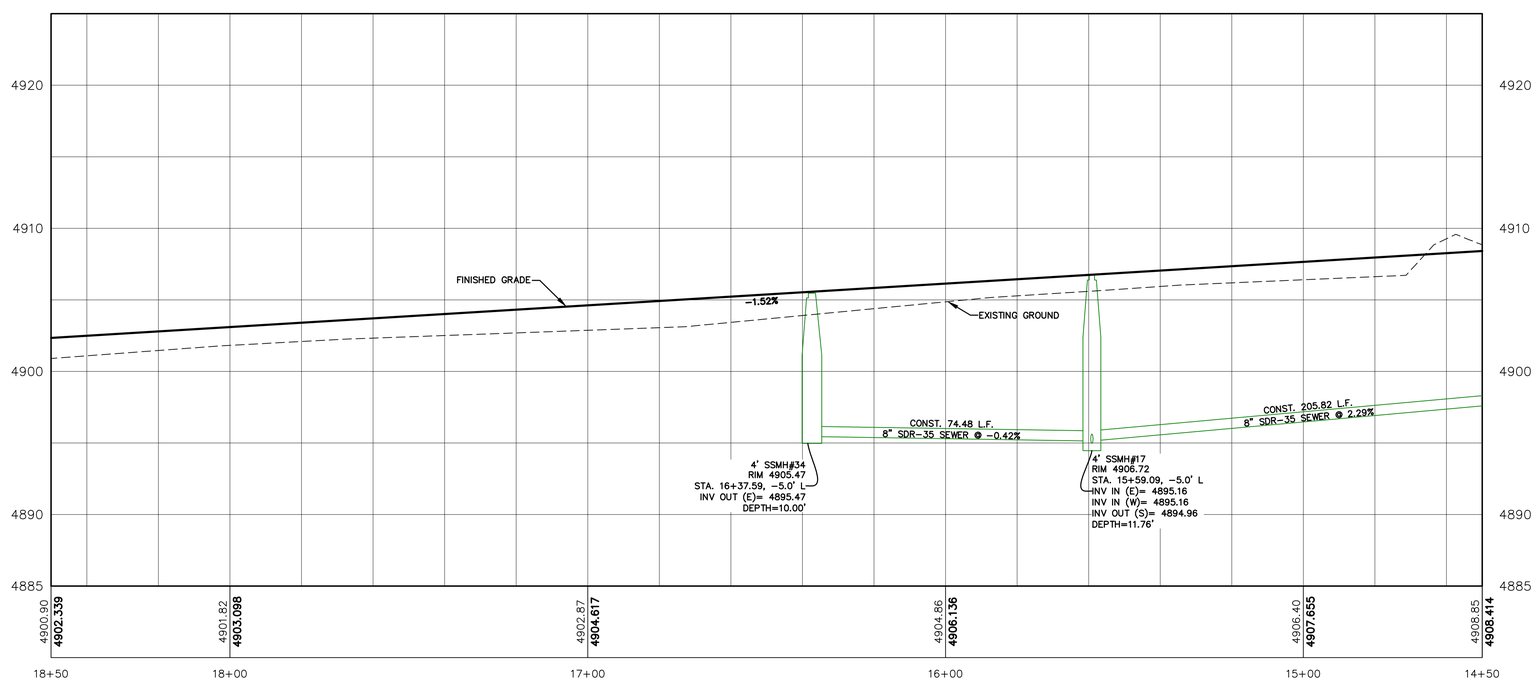
CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. EXISTING PRESSURIZED IRRIGATION TO BE RELOCATED.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



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EMPRESS STREET
STA. 14+50 TO STA. 18+50

SANTAQUIN, UTAH

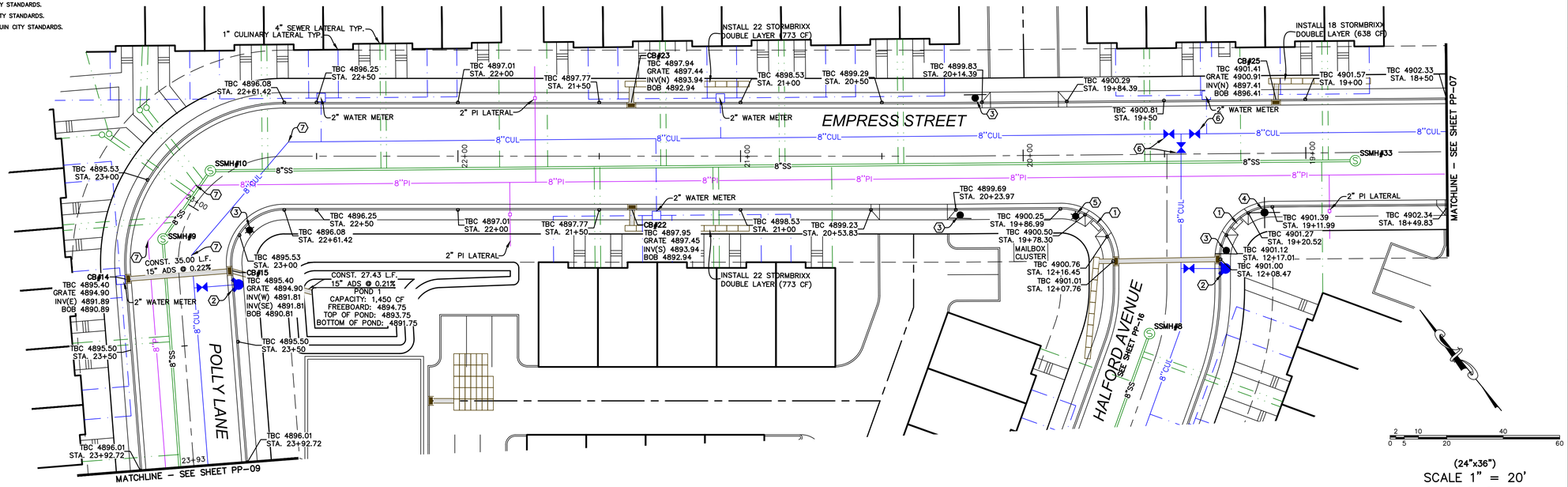
SILVER OAKS PHASE 1

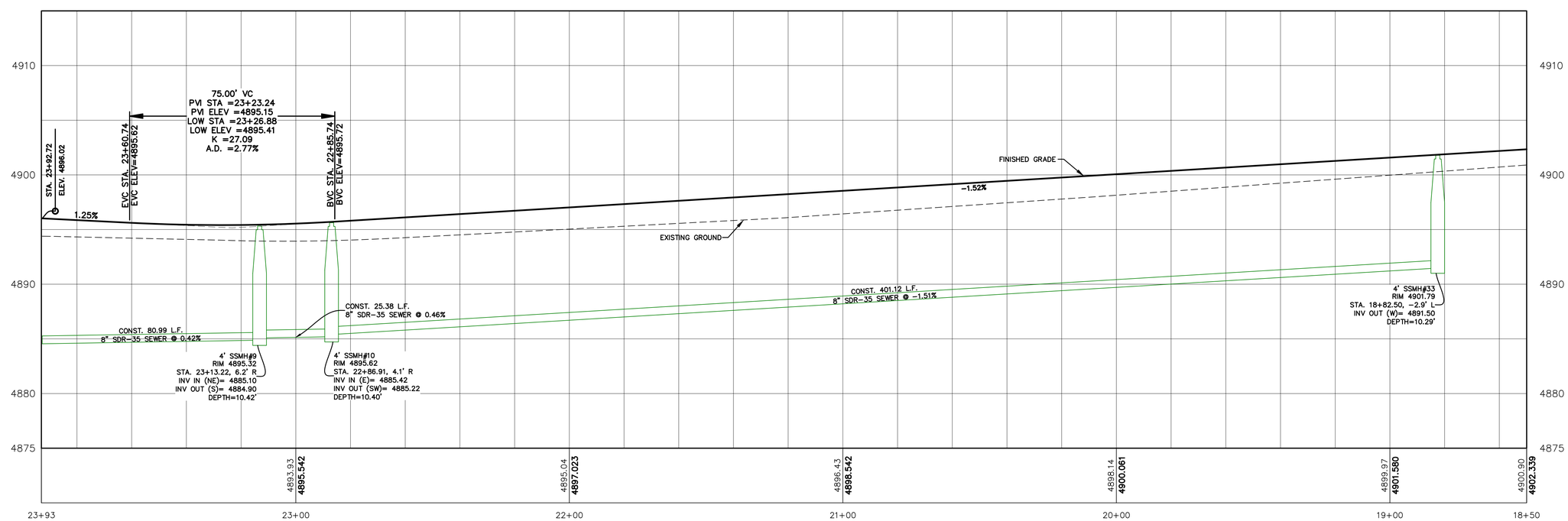
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-098 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-07.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 45° BEND.





SHEET NO. PP-08

NO.	BY	DATE	REVISIONS
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EMPRESS STREET/POLLY LANE
STA. 18+50 TO STA. 23+92.72

SANTAQUIN, UTAH

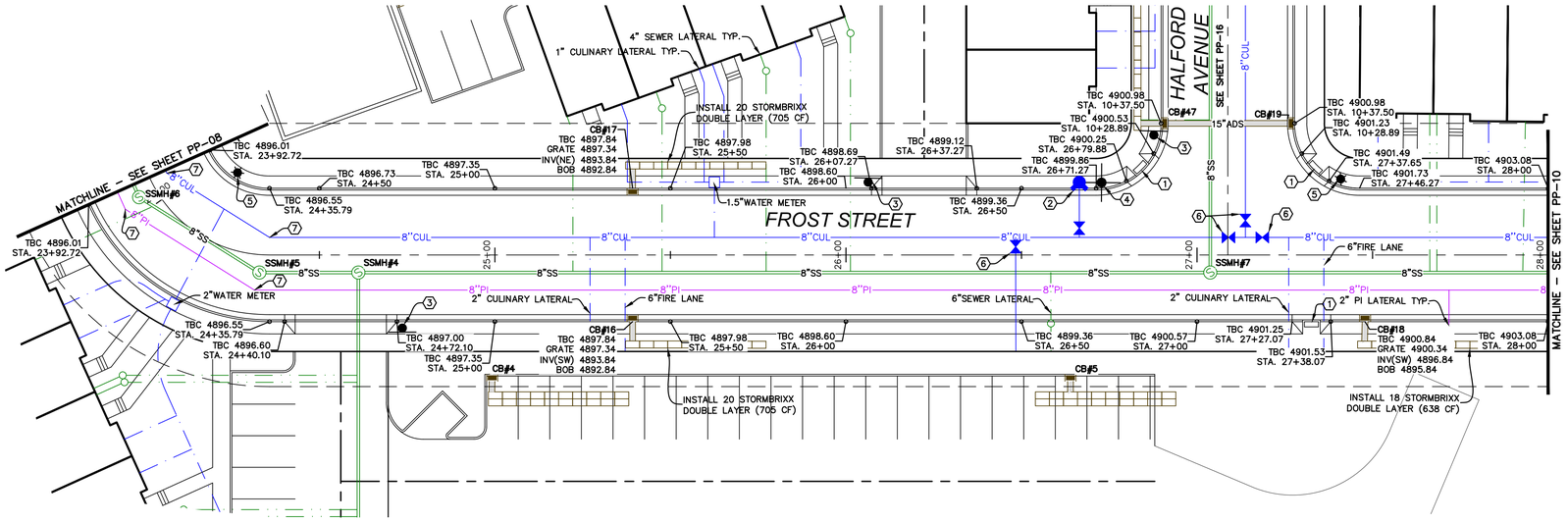
SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

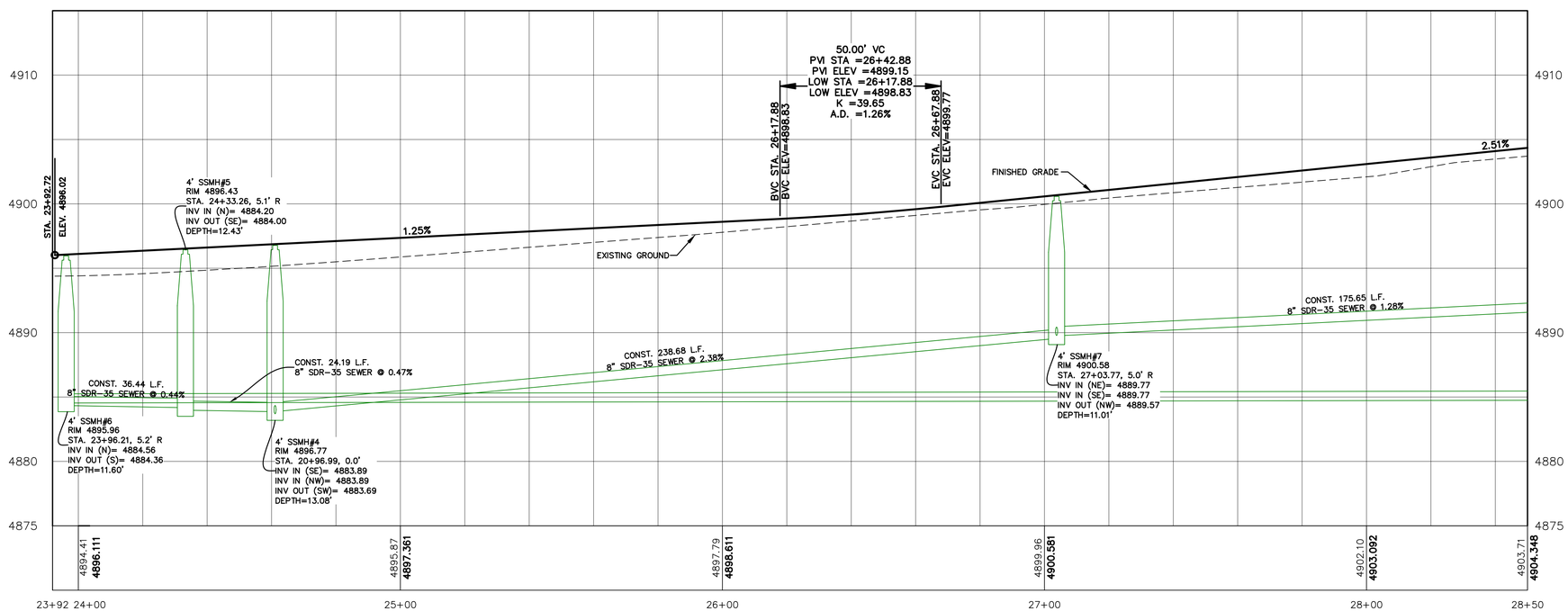
Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-08.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 45° BEND.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-09

NO.	REVISIONS	BY	DATE
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FROST STREET
STA. 23+92.72 TO STA. 28+00

SANTAQUIN, UTAH

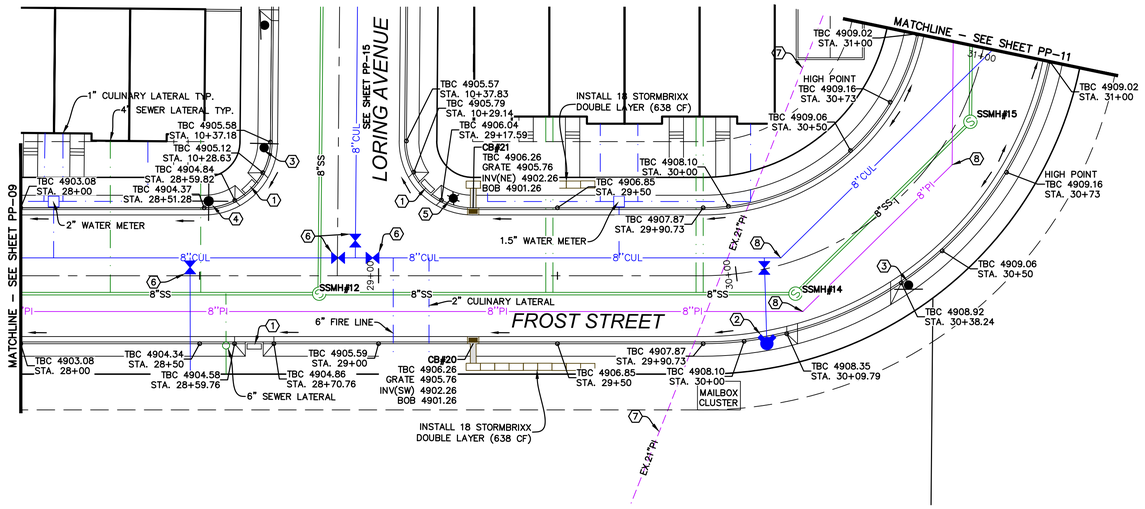
SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

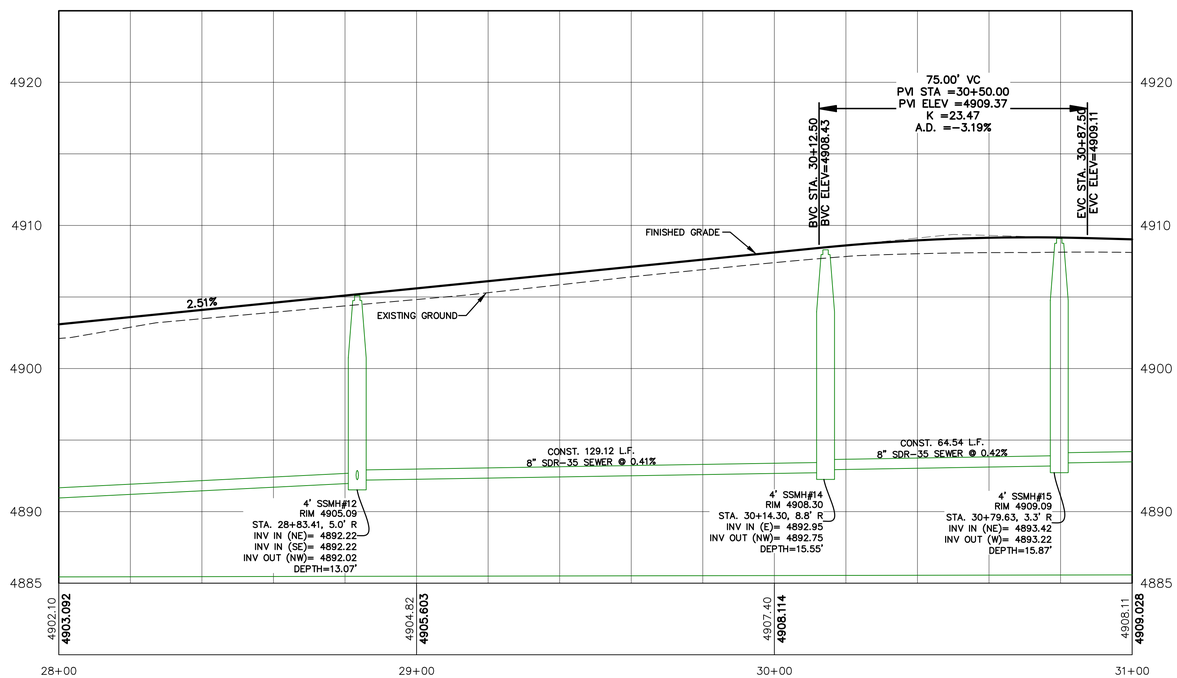
Z:\2021\21-038 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-09.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. EXISTING PRESSURIZED IRRIGATION TO BE RELOCATED.
8. INSTALL 45° BEND.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-10

NO.	REVISIONS	BY	DATE
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FROST STREET
STA. 28+00 TO STA. 31+00

SANTAQUIN, UTAH

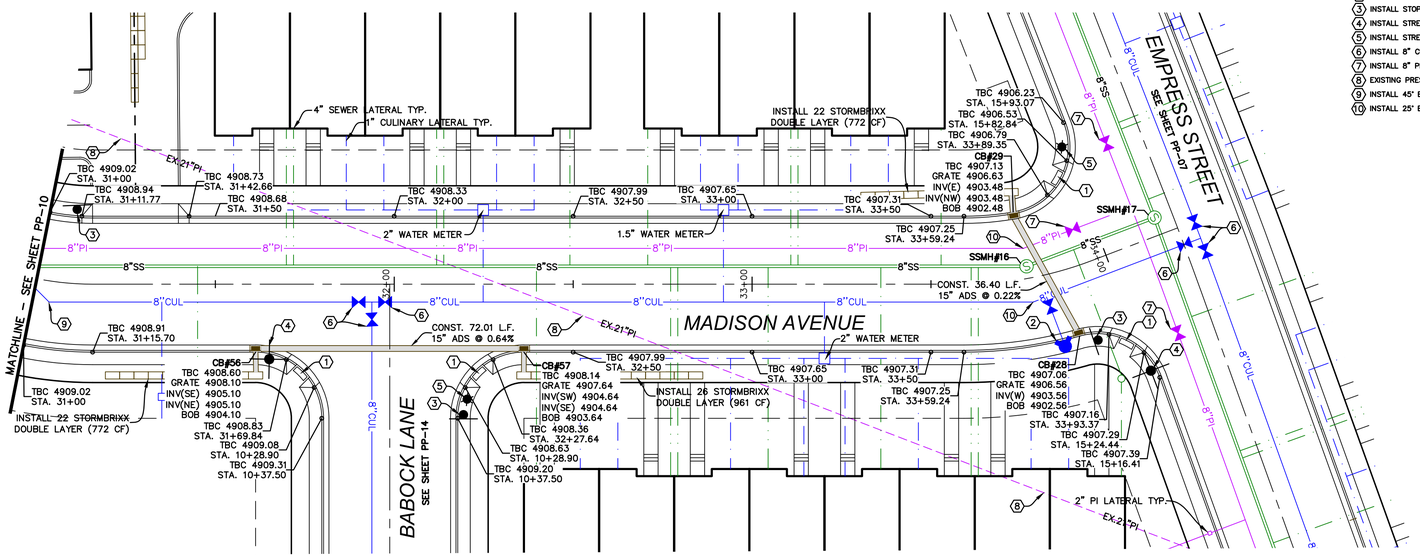
SILVER OAKS PHASE 1

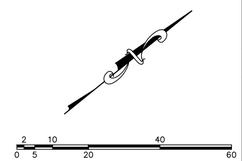
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-10.DWG

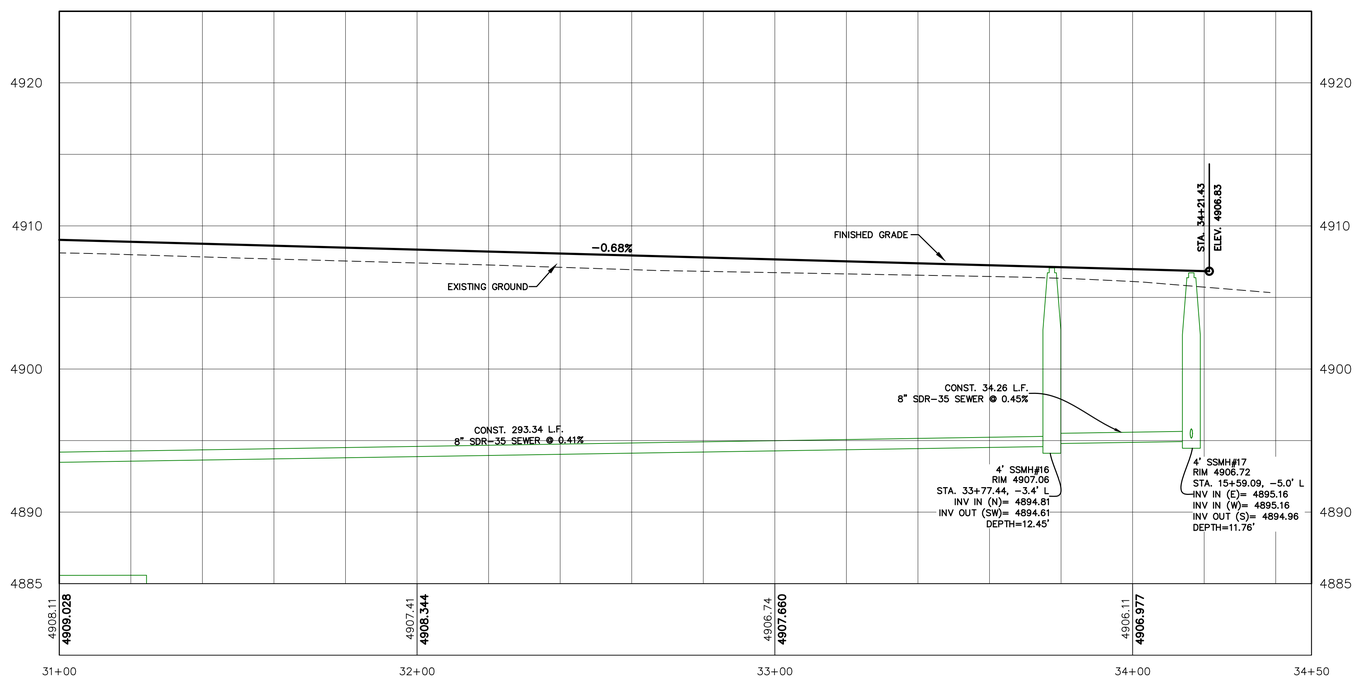
CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. EXISTING PRESSURIZED IRRIGATION TO BE RELOCATED.
9. INSTALL 45° BEND.
10. INSTALL 25° BEND.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO. PP-11

NO.	REVISIONS	BY	DATE
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MADISON AVENUE
STA. 31+00 TO STA. 34+50

SANTAQUIN, UTAH

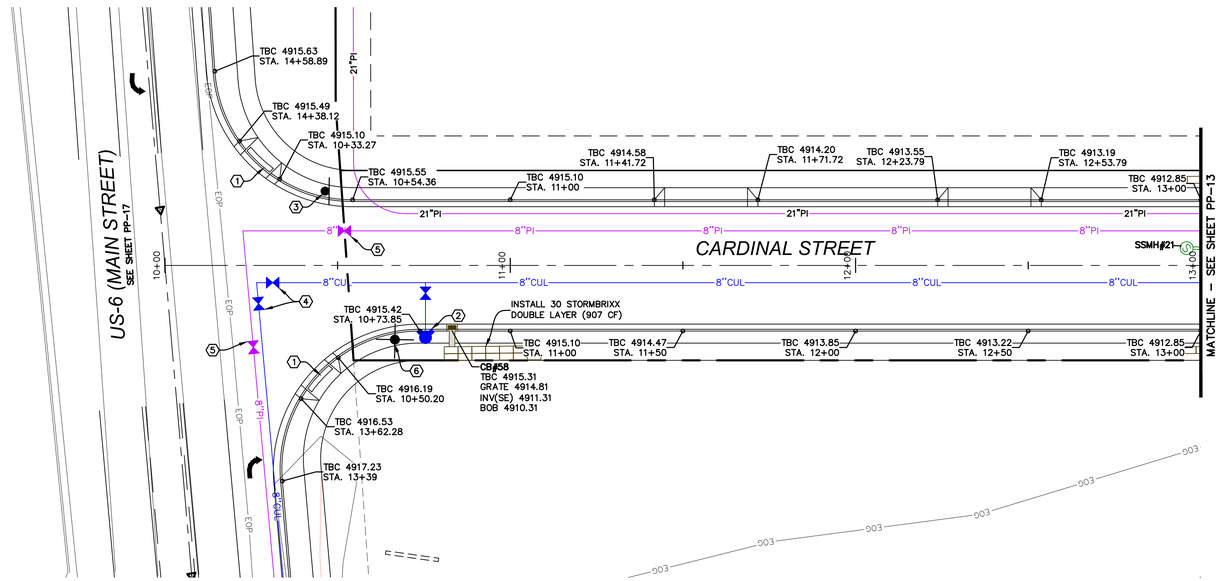
SILVER OAKS PHASE 1

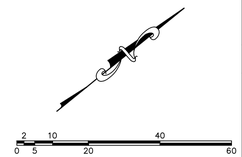
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-11.DWG

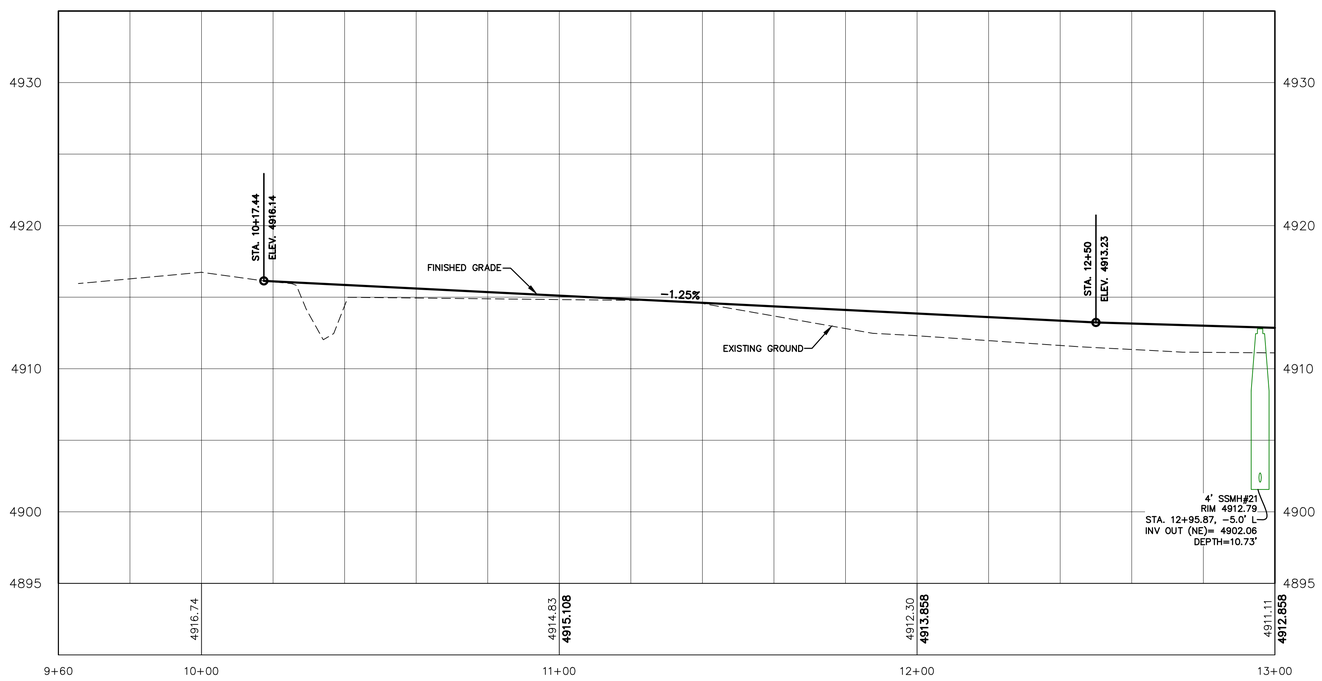
CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER UDOT STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
5. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
6. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-12

NO.	REVISIONS	BY	DATE
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CARDINAL STREET
STA. 10+00 TO STA. 13+00

SANTAQUIN, UTAH

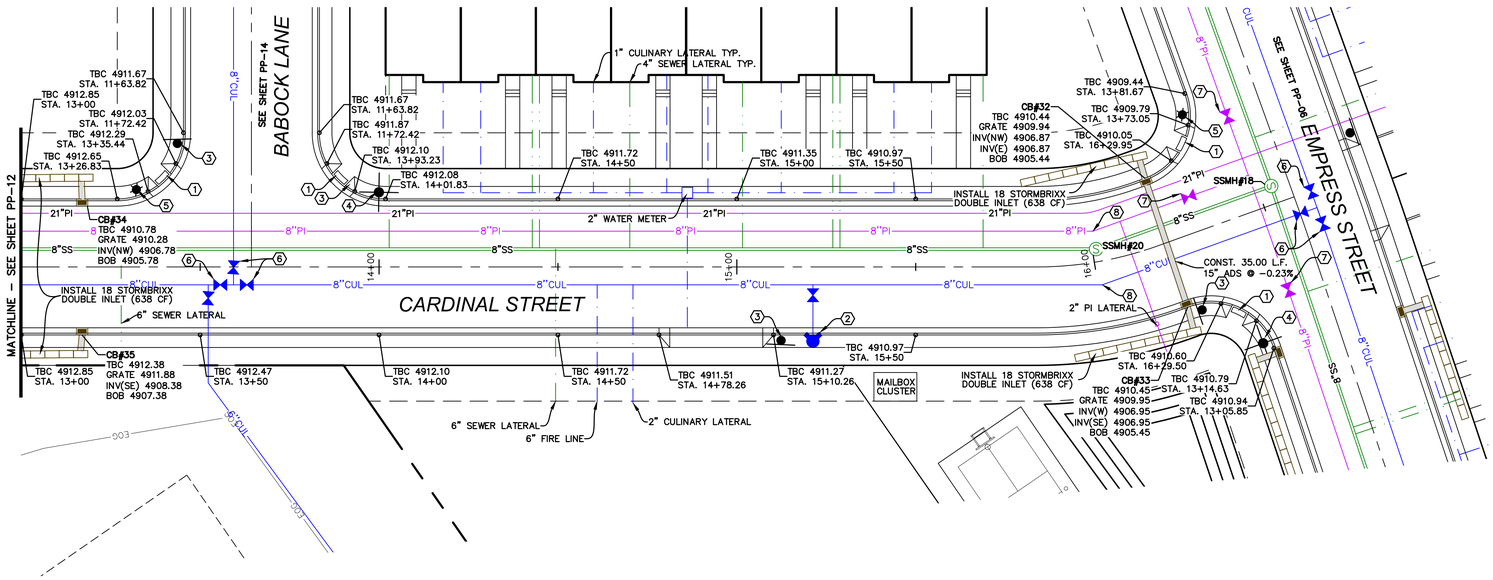
SILVER OAKS PHASE 1

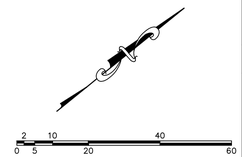
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-12.DWG

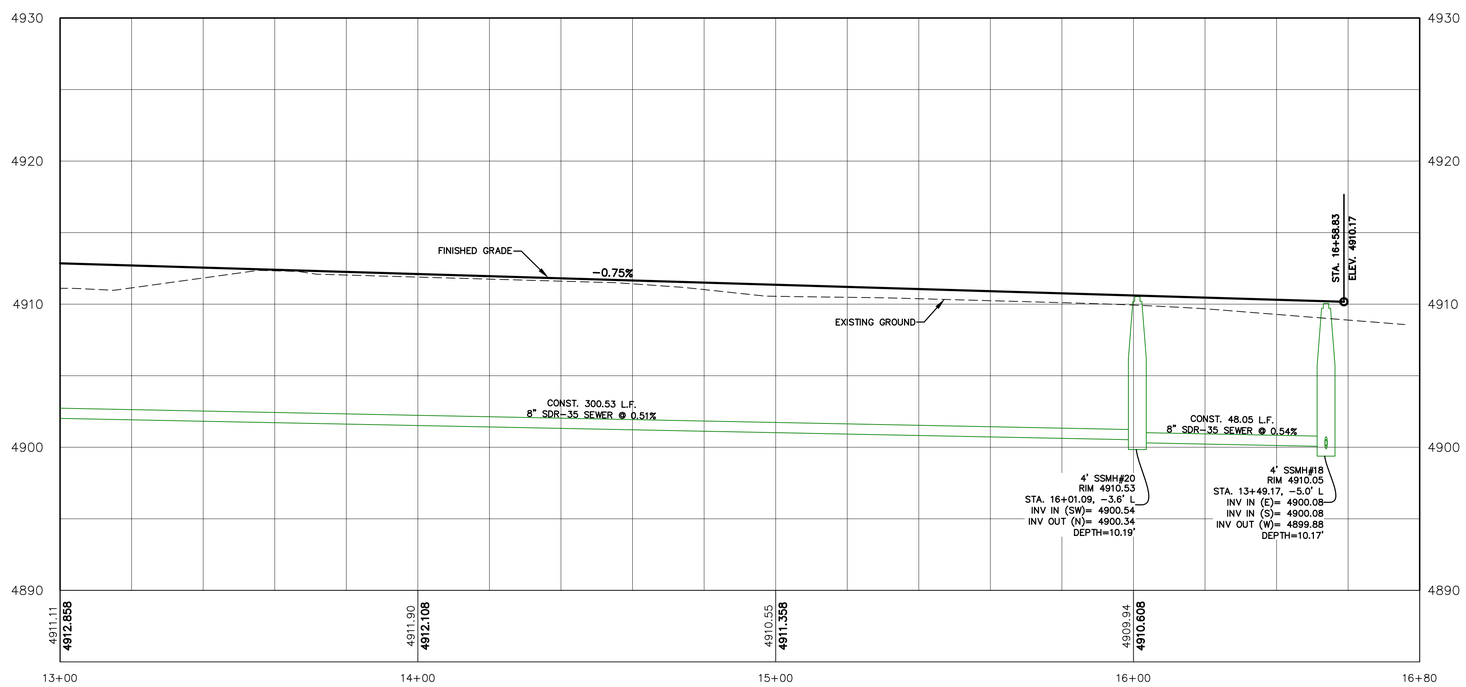
CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. INSTALL 22.5° BEND.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-13

NO.	BY	DATE	REVISIONS
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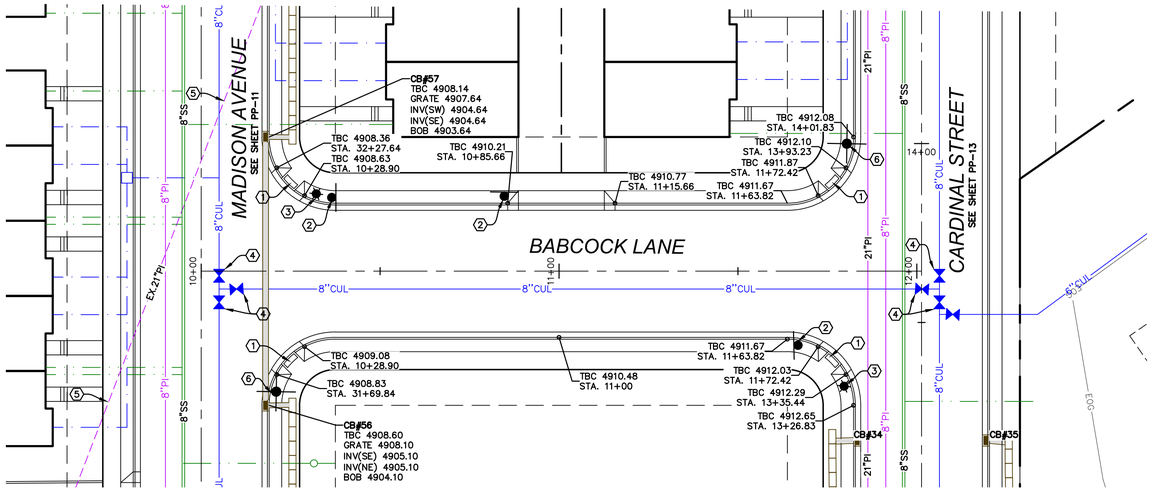
CARDINAL STREET
STA. 13+00 TO STA. 16+80

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-13.DWG

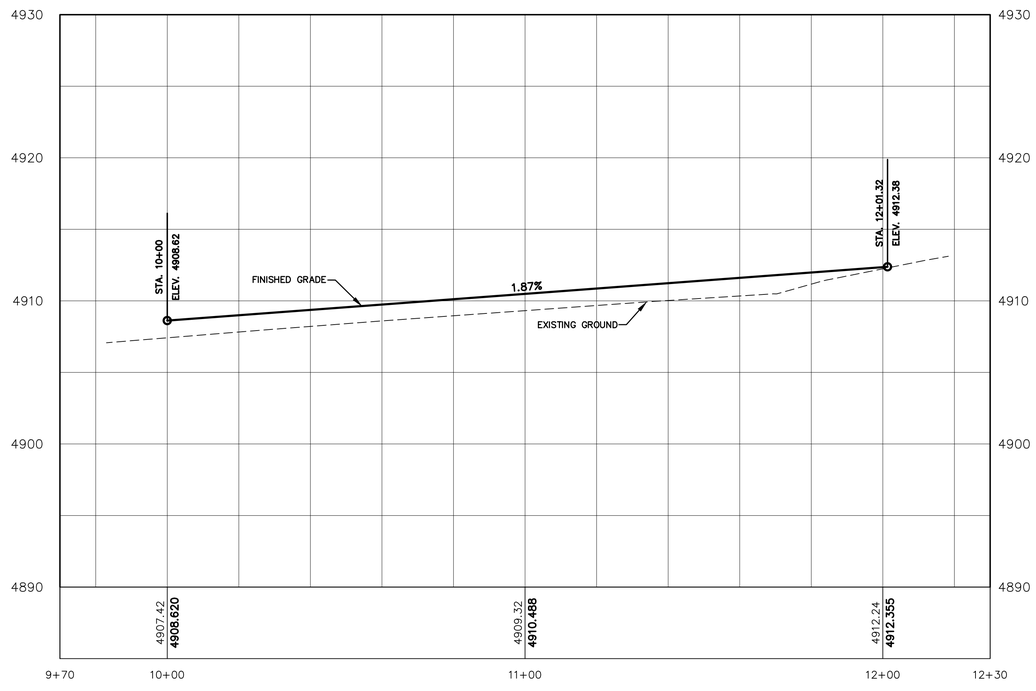


CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
4. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
5. EXISTING PRESSURIZED IRRIGATION TO BE RELOCATED.
6. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.

0 2 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-14

NO.	REVISIONS	BY	DATE
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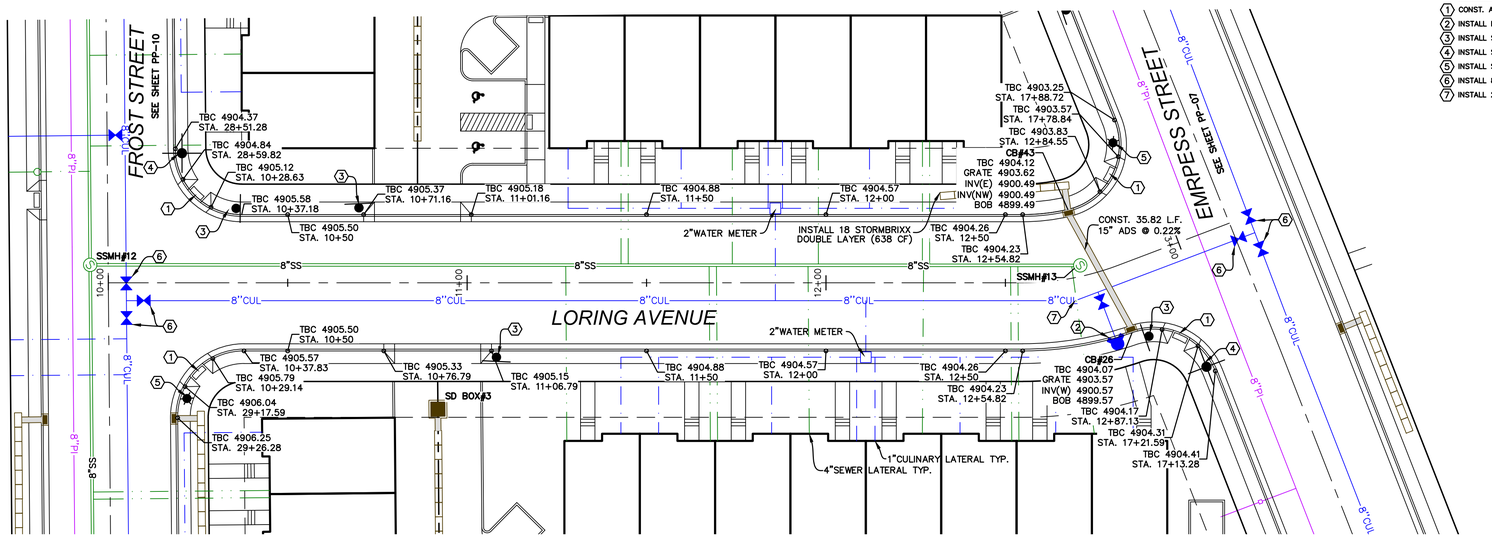
BABCOCK LANE
STA. 10+00 TO STA. 12+20

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-14.DWG

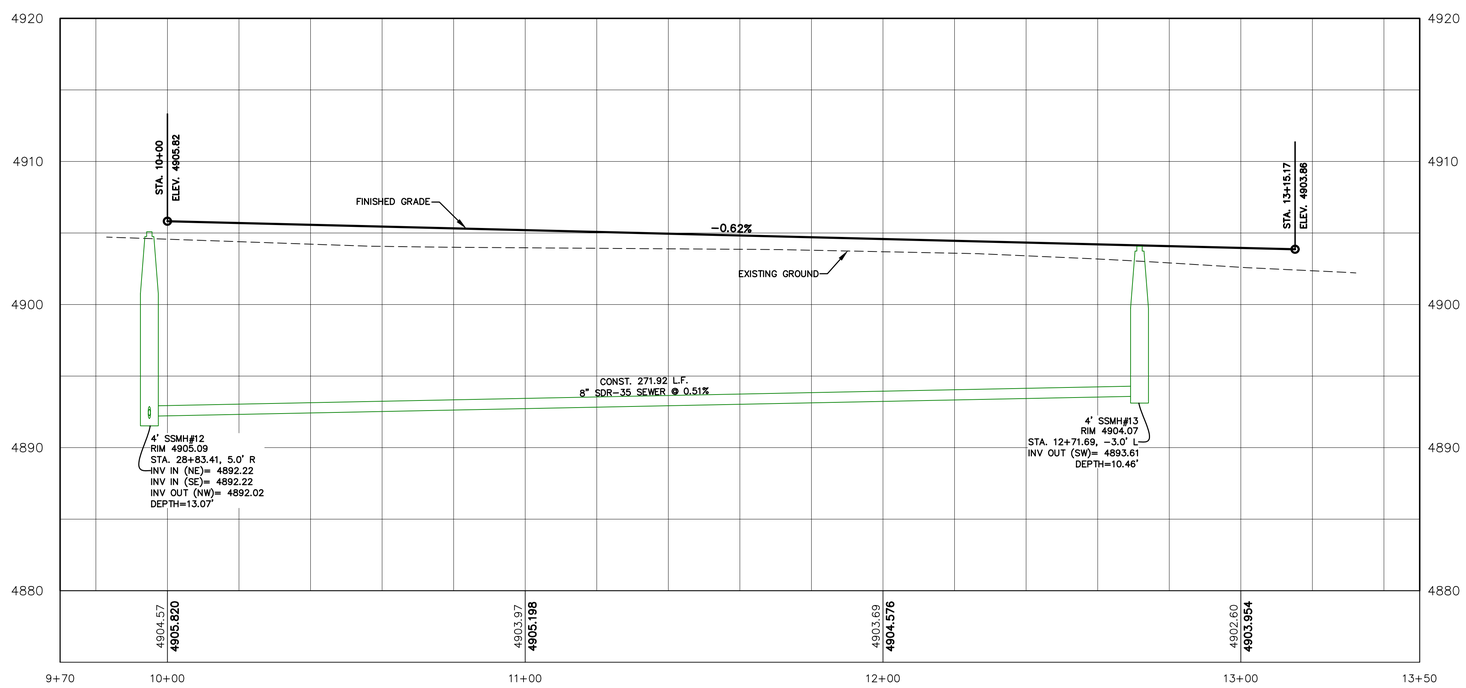


CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 22.5° BEND.

0 5 20 2 10 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-15

NO.	REVISIONS	BY	DATE
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LORING AVENUE
STA. 10+00 TO STA. 13+50

SANTAQUIN, UTAH

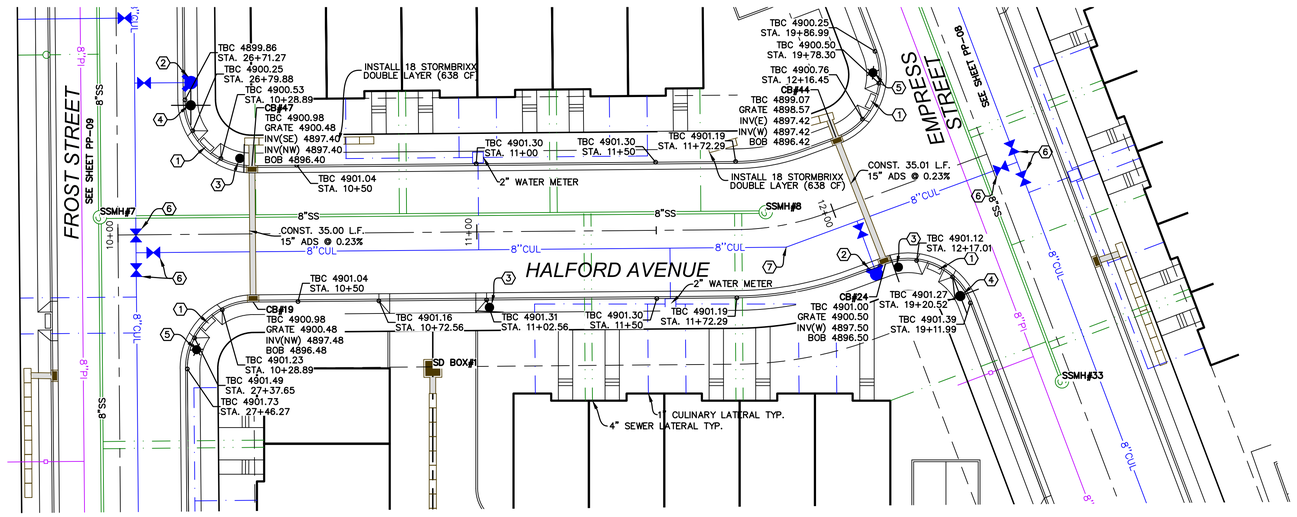
SILVER OAKS PHASE 1

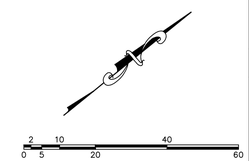
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-15.DWG

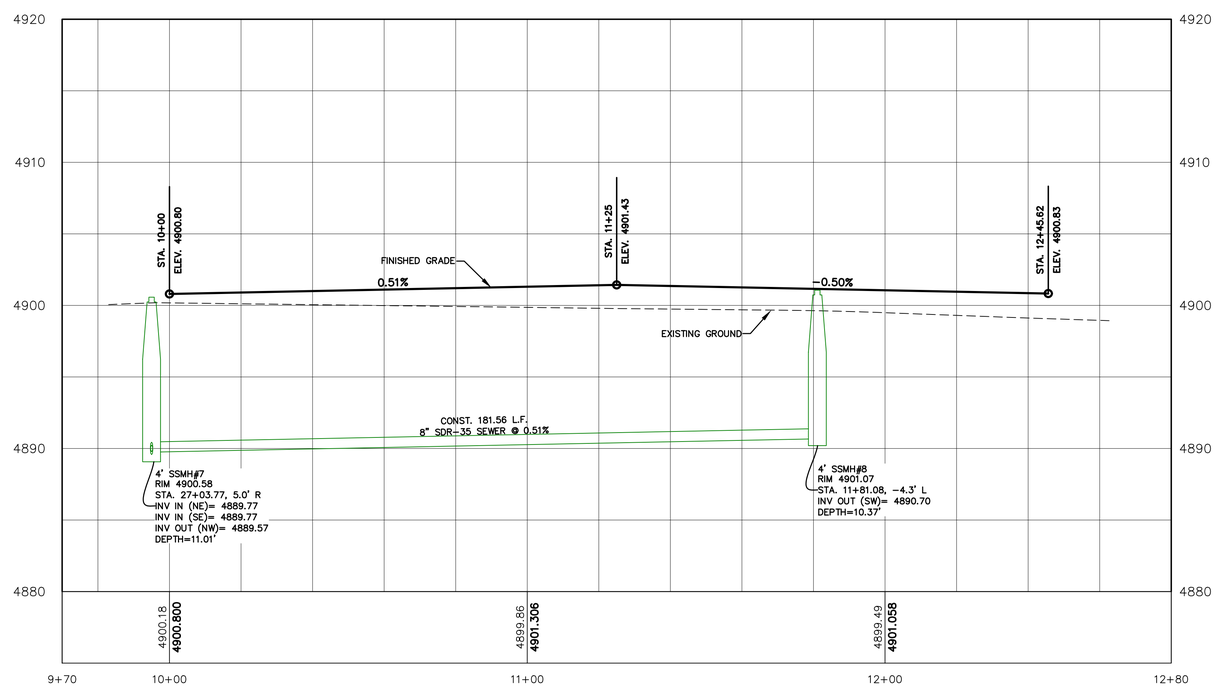
CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL 22.5° BEND.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-16

NO.	REVISIONS	BY	DATE
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530 WEST
STA. 10+00 TO STA. 13+50

SANTAQUIN, UTAH

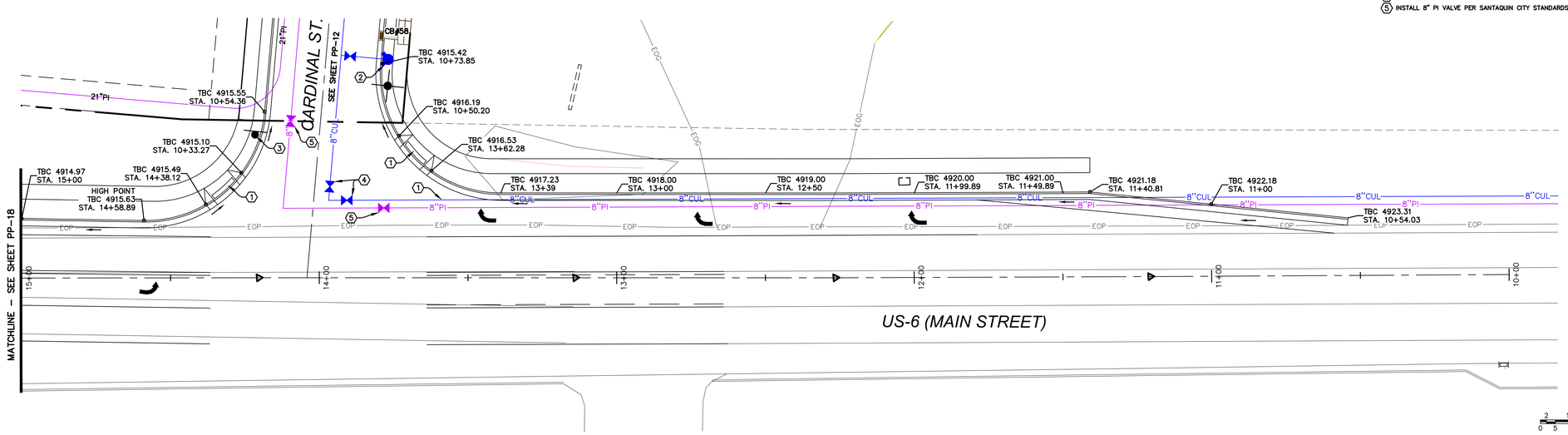
SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

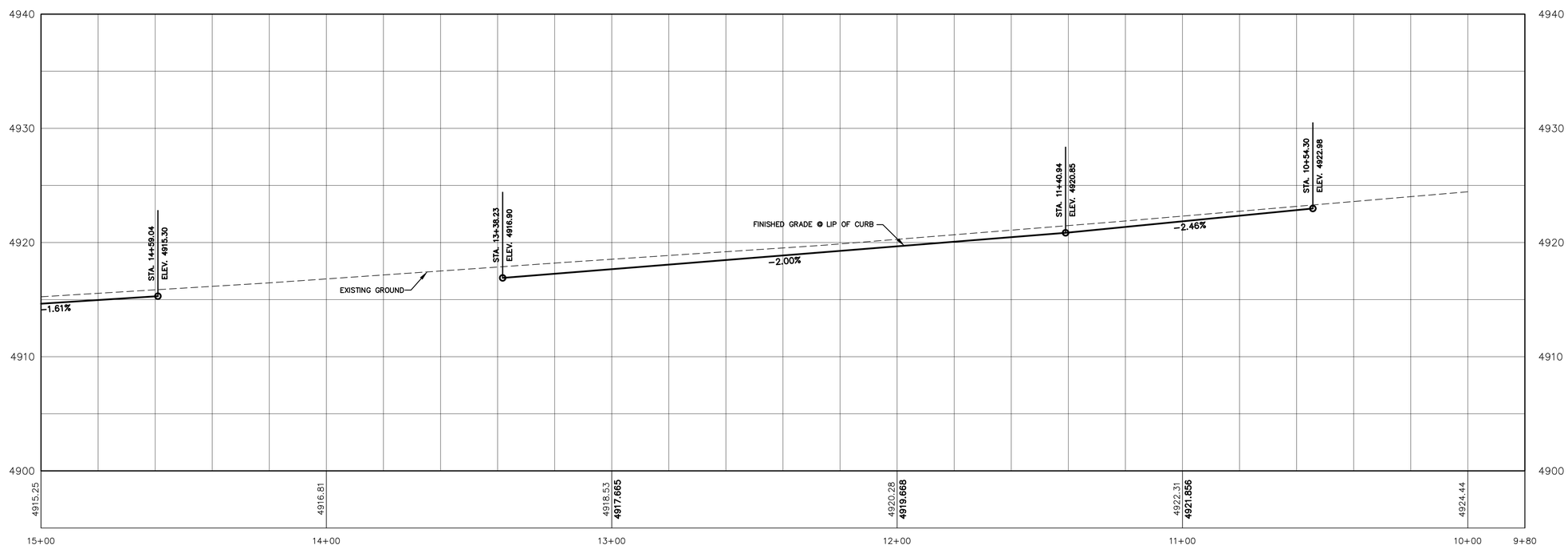
Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-16.DWG

CONSTRUCTION STANDARDS:

1. CONST. ADA RAMP PER UDOT STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
5. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-17

NO.	REVISIONS	BY	DATE
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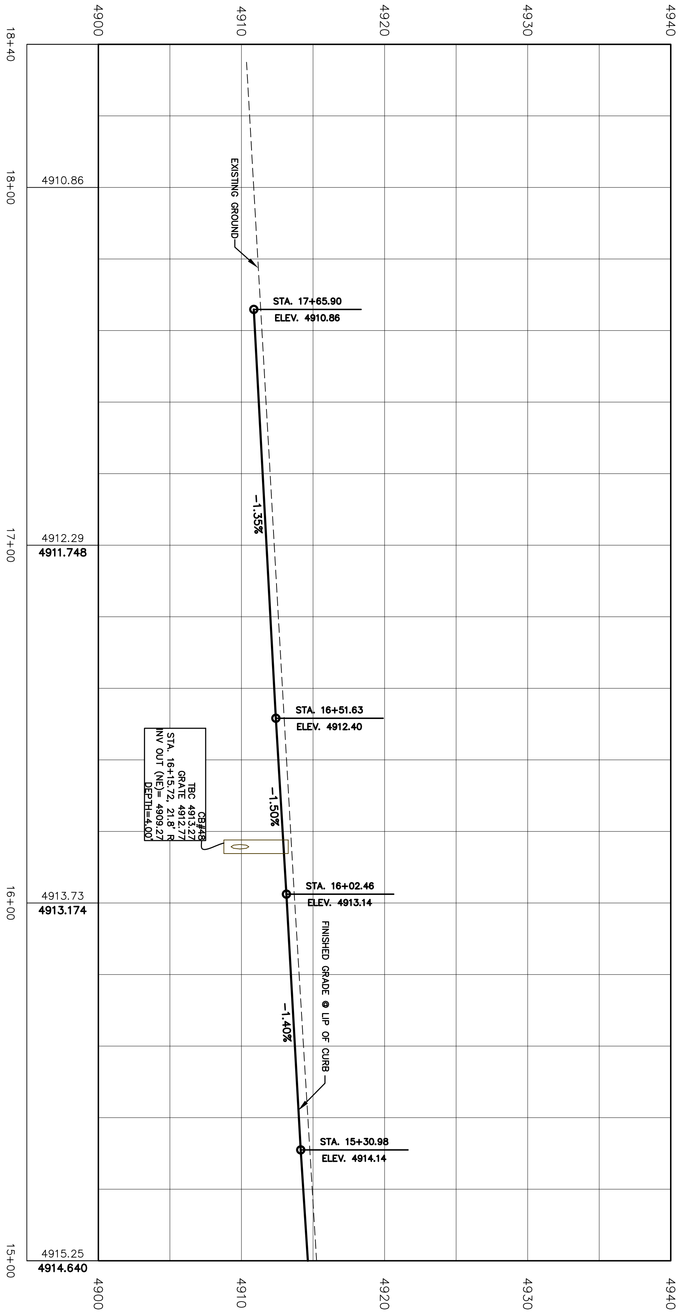
US-6 (MAIN STREET)
STA. 10+00 TO STA. 15+00

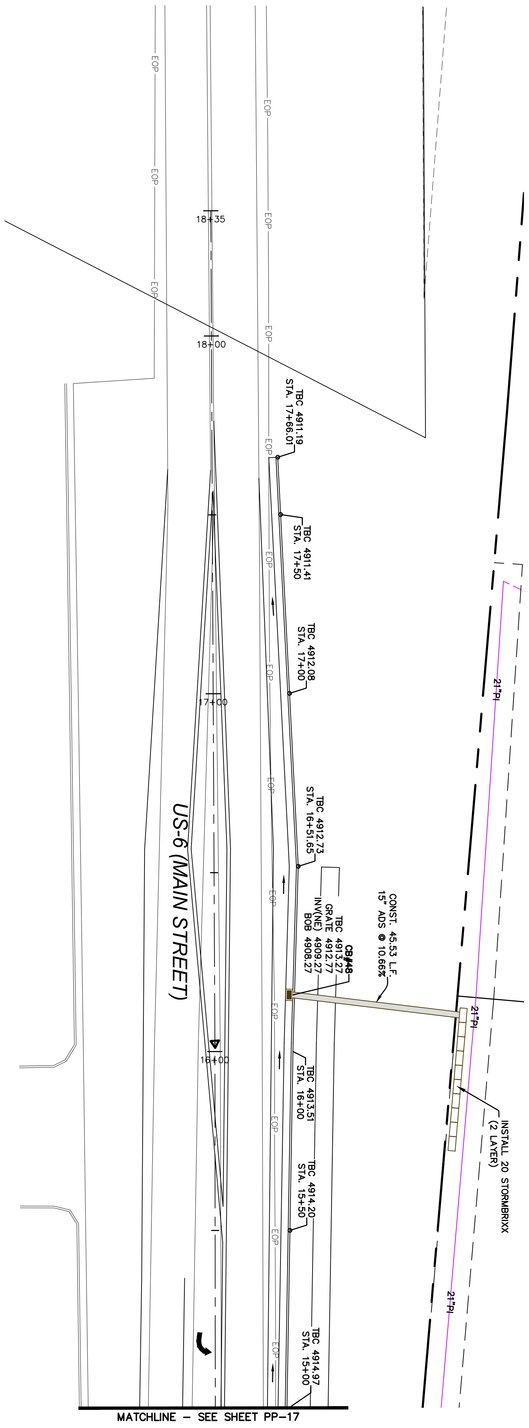
SANTAQUIN, UTAH

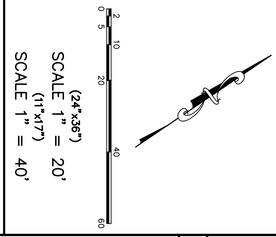
SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\PP-17.DWG







SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

US-6 (MAIN STREET)
STA. 15+00 TO STA. 18+40

SANTAQUIN, UTAH

NO.	REVISIONS	BY	DATE
12			
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SHEET NO.

PP-18

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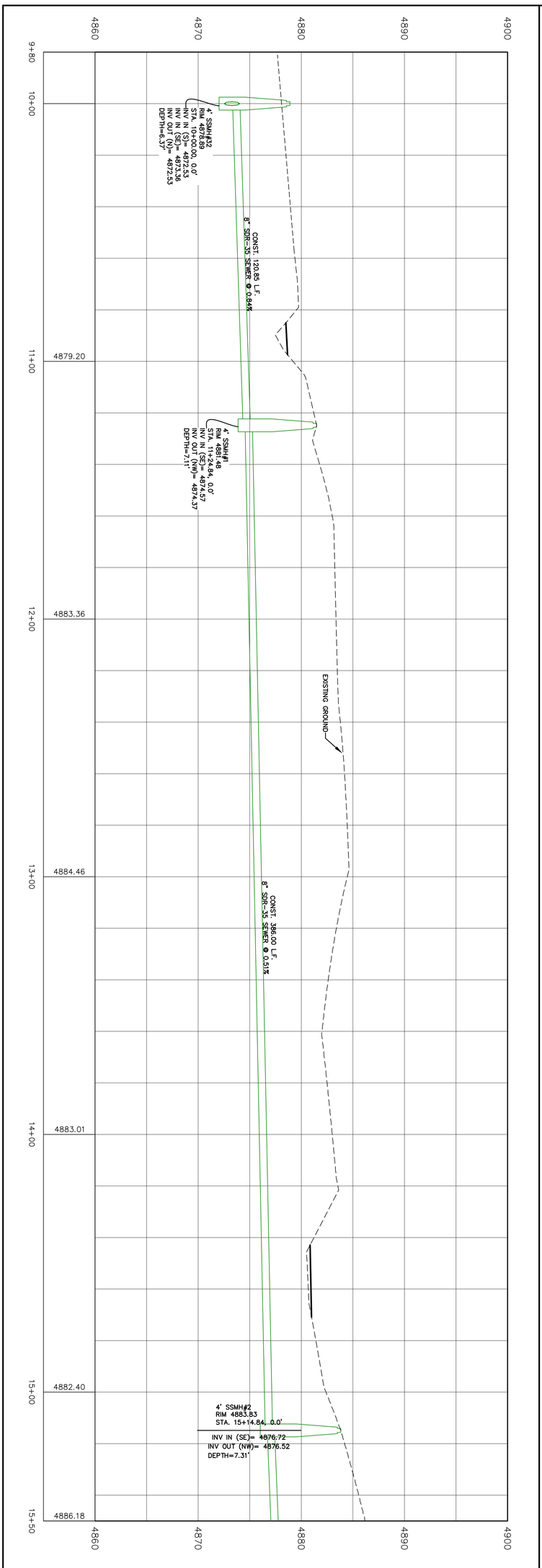
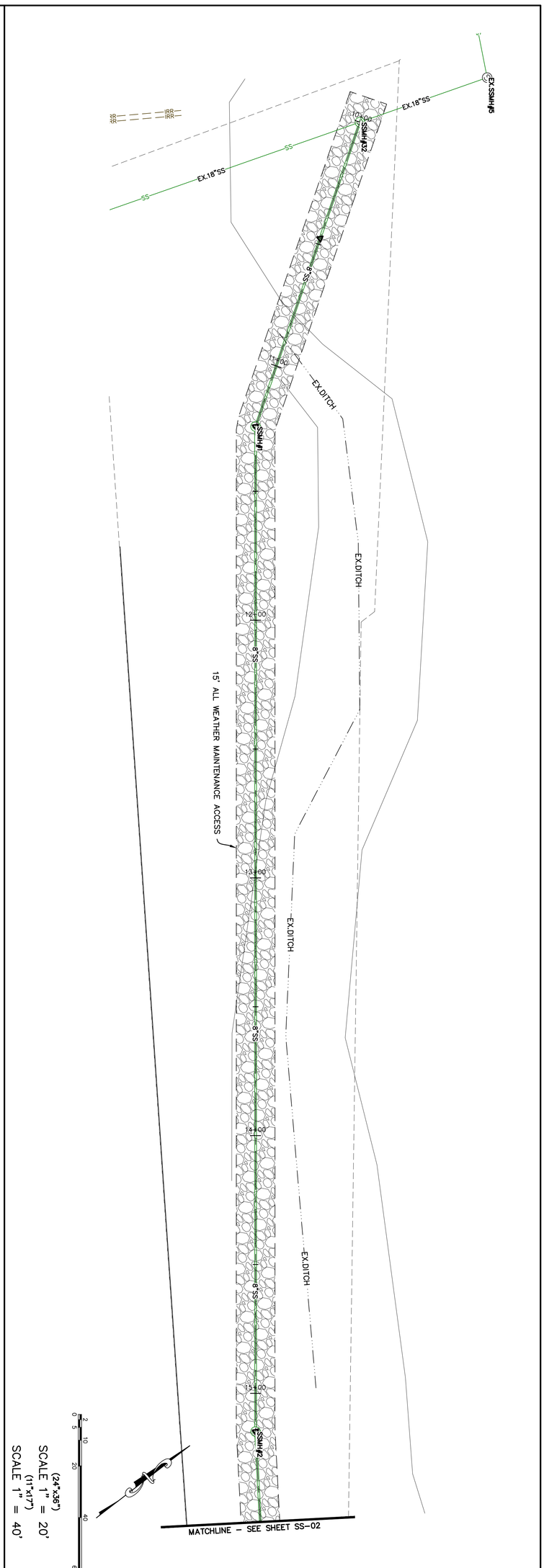




SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\SS-01.DWG

OFFSITE SEWER
STA. 10+00 TO STA. 15+50

SANTAQUIN, UTAH

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

SHEET NO.

SS-01

SHEET NO.
SS-02

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

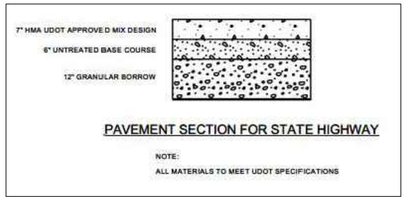
OFFSITE SEWER
STA. 15+50 TO STA. 21+00

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\SS-02.DWG



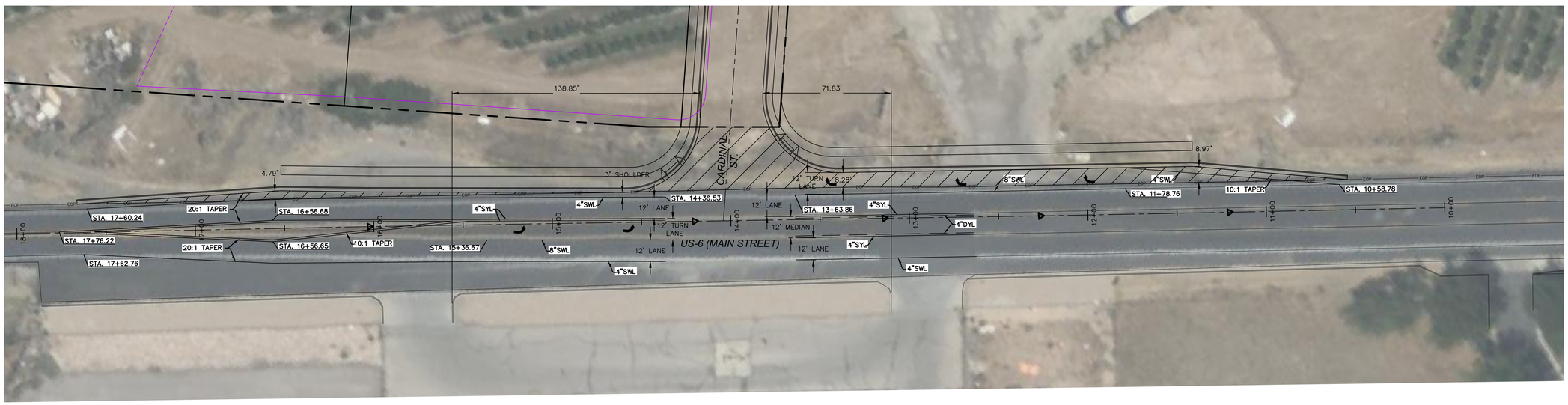
UDOT CONSTRUCTION NOTES:

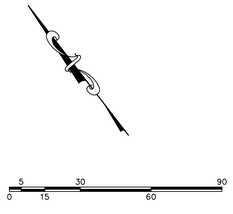
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT–OF–WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICER PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT–OF–WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT–IN OR RIGHT–OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT–OF–WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT–OF–WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT–OF–WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17–23–14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

UDOT GENERAL NOTES:

1. SITE ACCESS CATEGORY 5.
2. POSTED SPEED LIMIT ON SR–6 IS 35 MPH.
3. ALL ADA PEDESTRIAN RAMPS ON SR–6 TO MEET UDOT 2023 STANDARD PEDESTRIAN ACCESS (PA) DRAWINGS.
4. STRIPING REMOVAL WILL BE TO UDOT STANDARDS – NO GRINDING.
5. TURN ARROWS SHALL BE THERMOPLASTIC MATERIAL.
6. ALL ABOVE GROUND FEATURES INCLUDING UTILITES (POLES, FIRE HYDRANTS, BOXES ETC.) MUST BE OUT OF AASHTO CLEAR ZONE OR A MIN OF 18" BEHIND CURB.

NEW PAVEMENT





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

SHEET NO.
ST-01

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

UDOT STRIPING PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

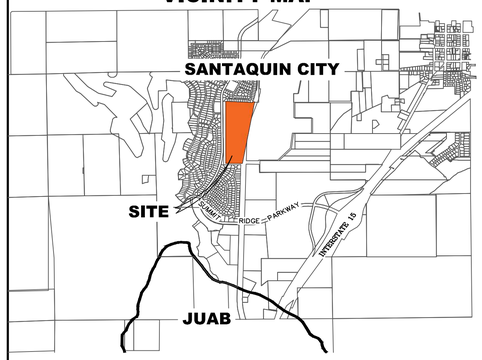
ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\SS-03.DWG

Hollow Flats @ Summit Ridge
- Preliminary Plat / Plans -
June 23

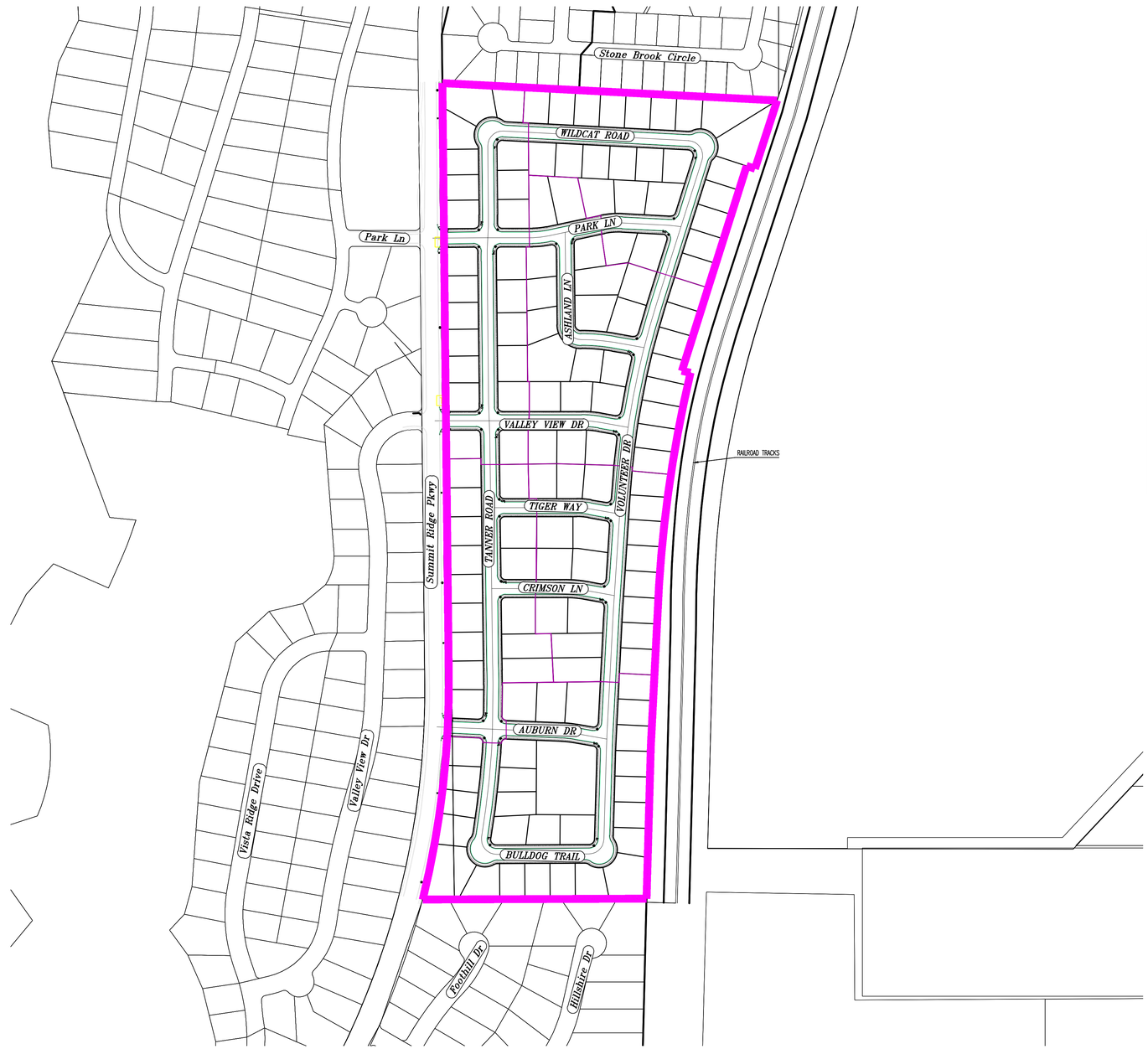
Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NCBU TO BE LOCATED IN PHASE 1 (3 BOX) AND PHASE 5 (3 BOX)



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 / dua
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

NOTES:

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 SHEET DT-02 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.

region Engineering & Surveying
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:6.5.2023

PROJECT #

REVISIONS:

1

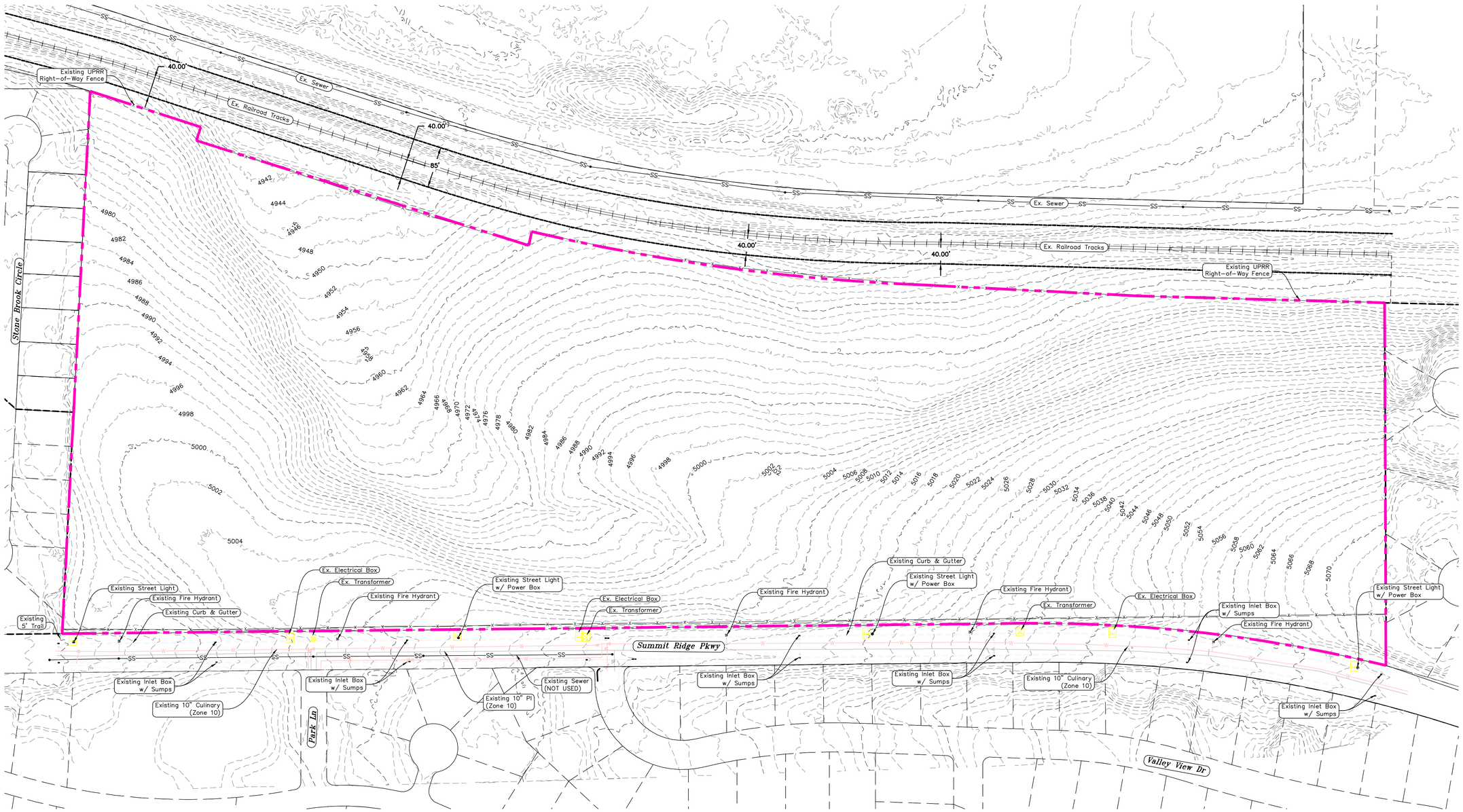
2

3

SHEET NAME: COVER SHEET & NOTES

SHEET: CS-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\CS-01



NORTH

0 50 100 200 300

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

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\EX-01

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
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HOLLOW FLATS at SUMMIT RIDGE

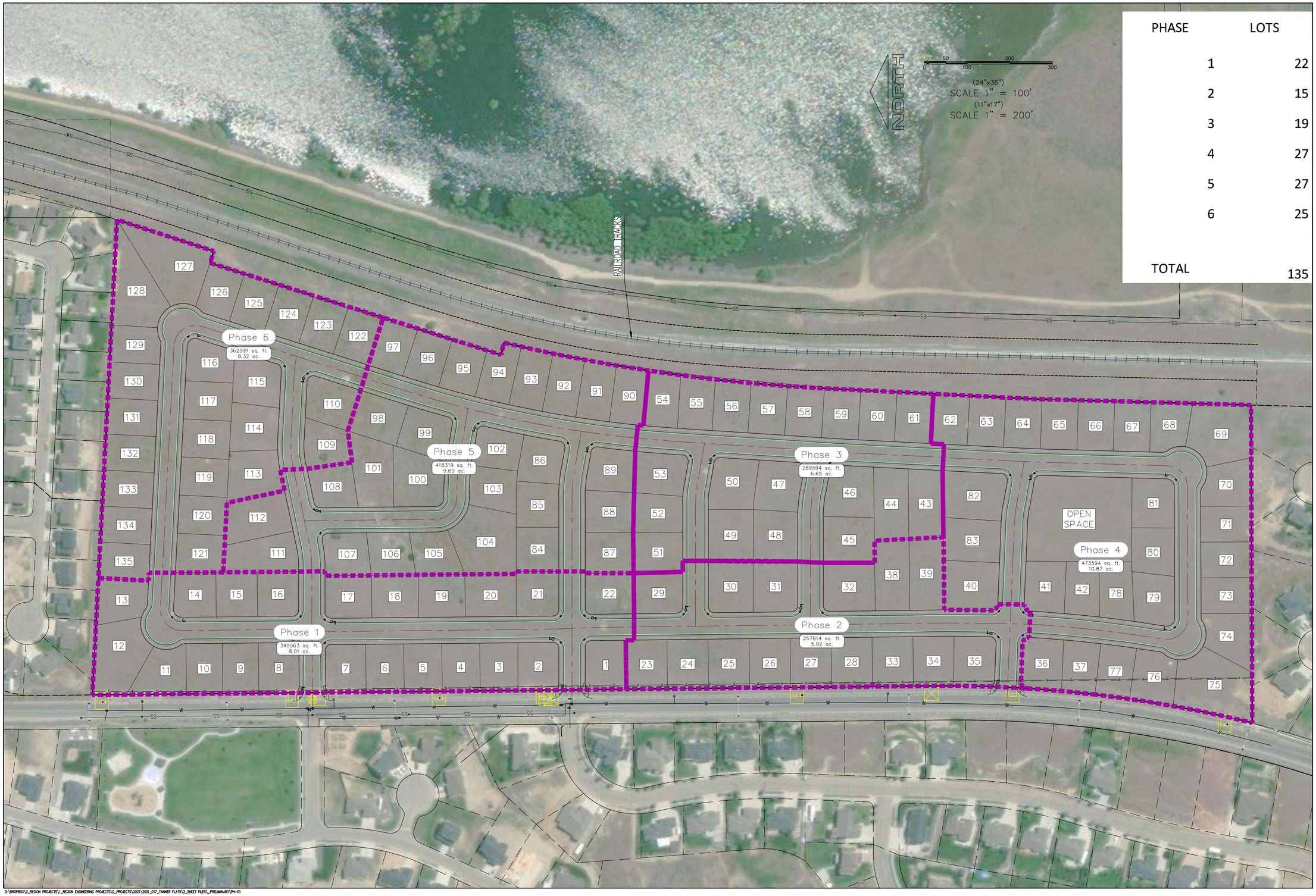
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.5.2023
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

region Engineering & Surveying
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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:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

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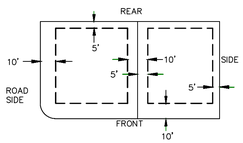
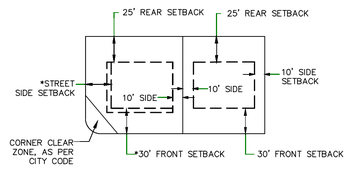
HOLLOW FLATS @ SUMMIT RIDGE
- PRELIMINARY PLAT -

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



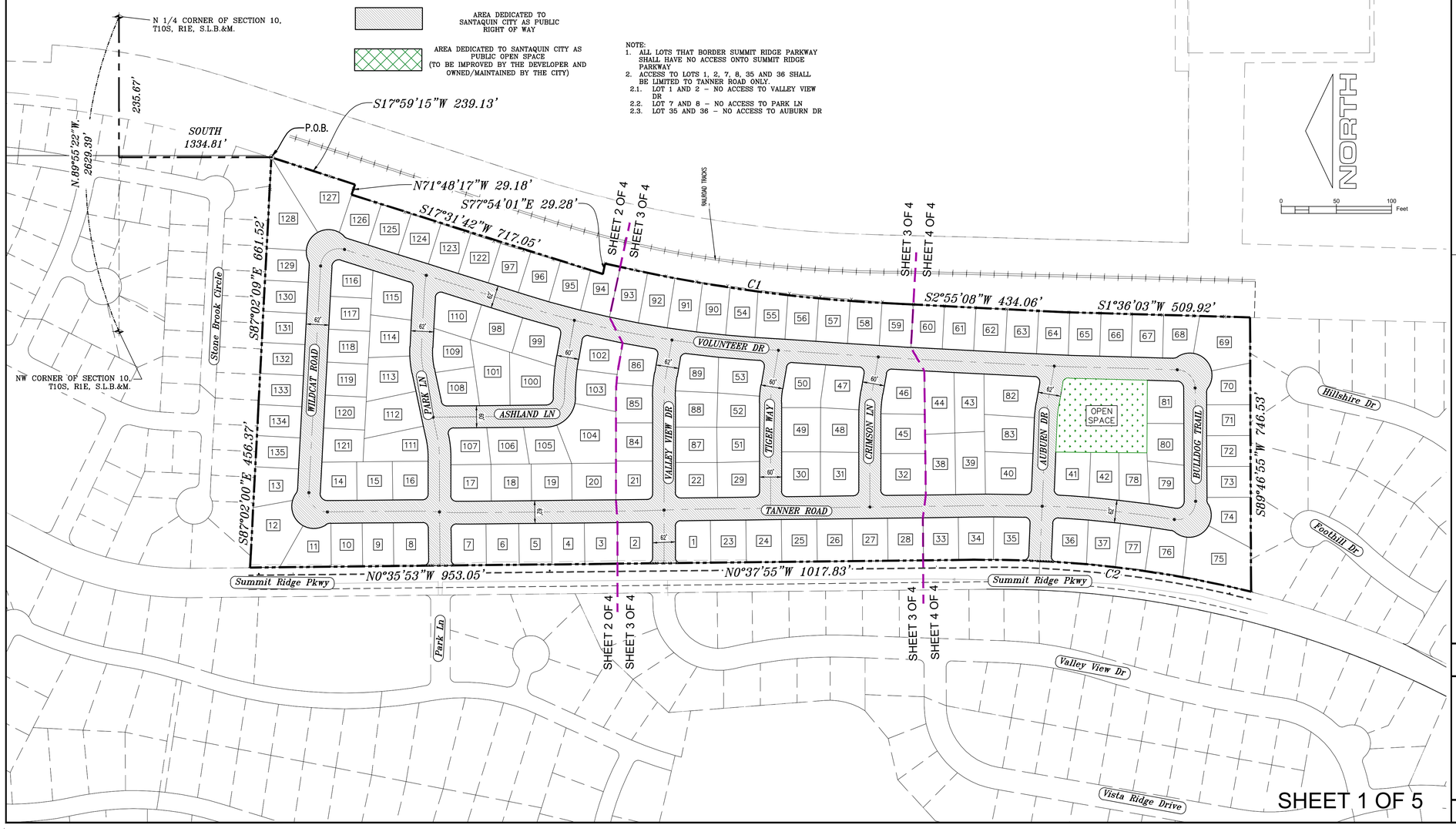
*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

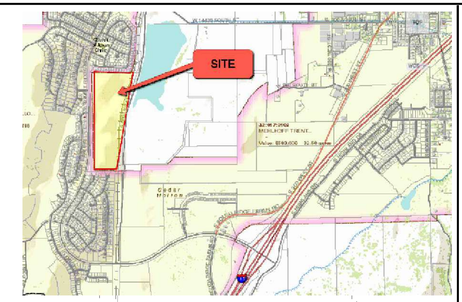
LEGEND

- 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)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"

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 Santiquin, 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'

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
8/21
STATE OF UTAH

6/5/2023
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 / dua
NUMBER OF LOTS	135 LOTS

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

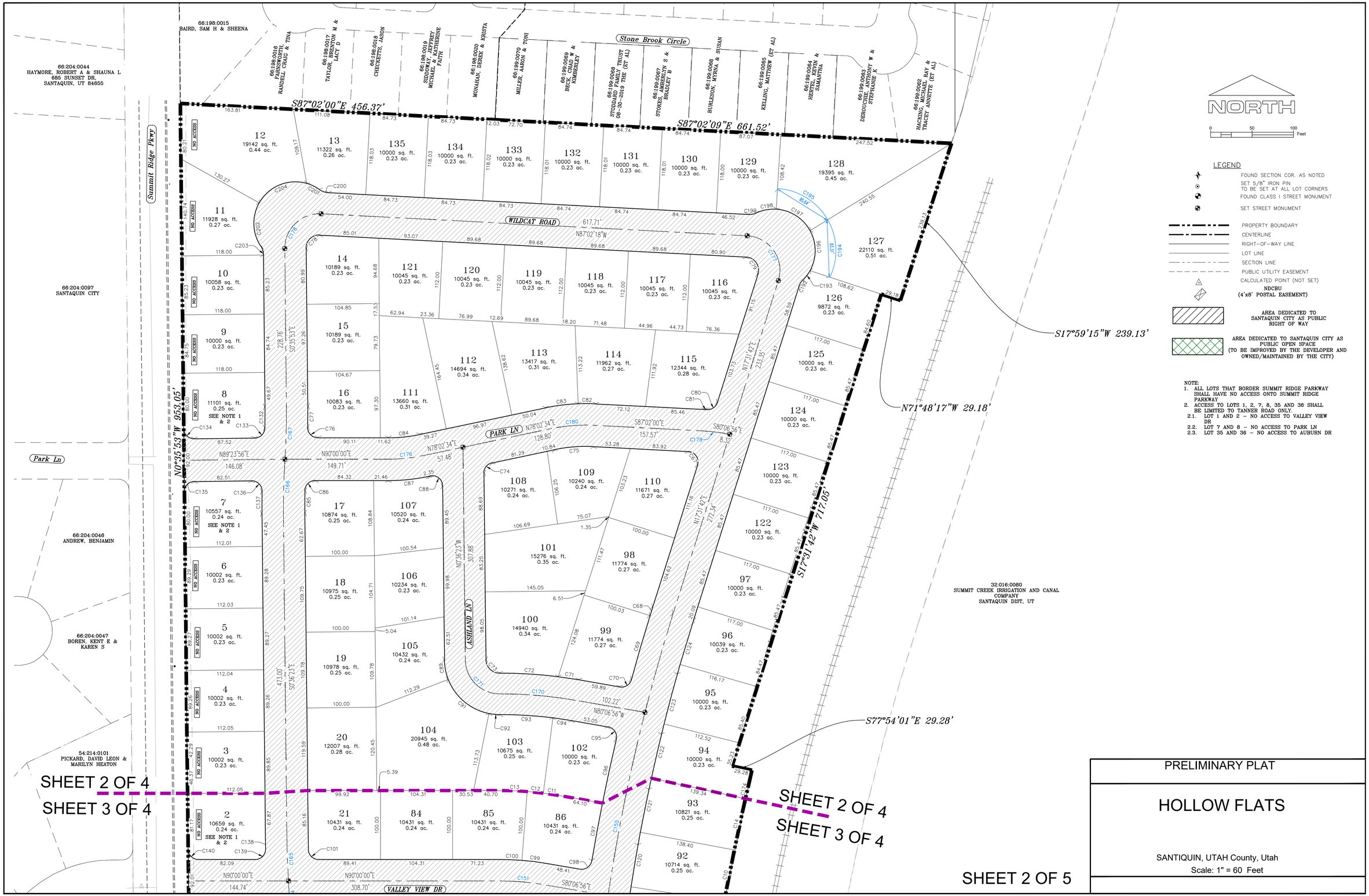
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PRELIMINARY PLAT

HOLLOW FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 100 Feet

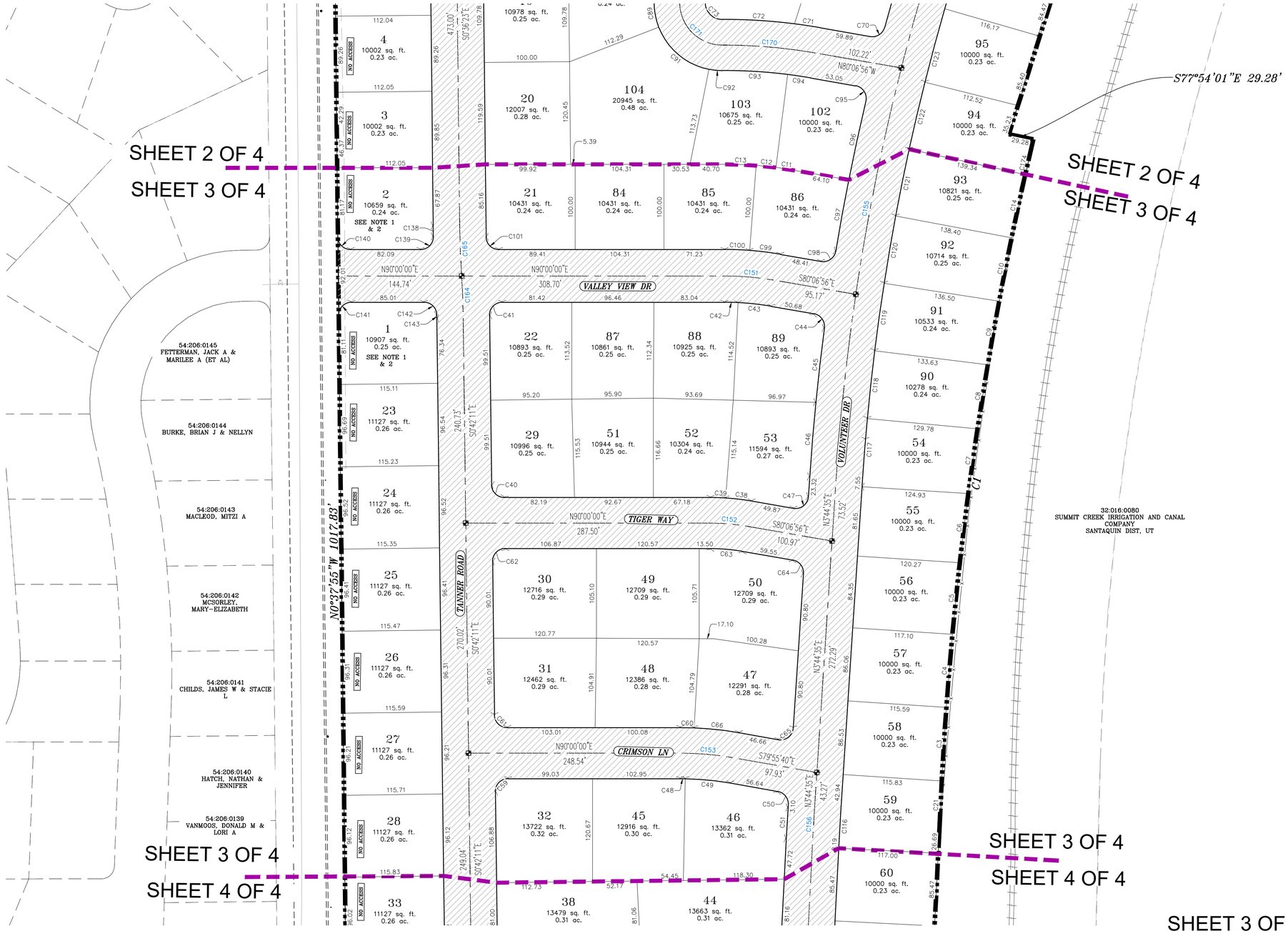
SHEET 1 OF 5



PRELIMINARY PLAT

HOLLOW FLATS

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



SHEET 3 OF 5

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

NORTH

0 50 100 Feet

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
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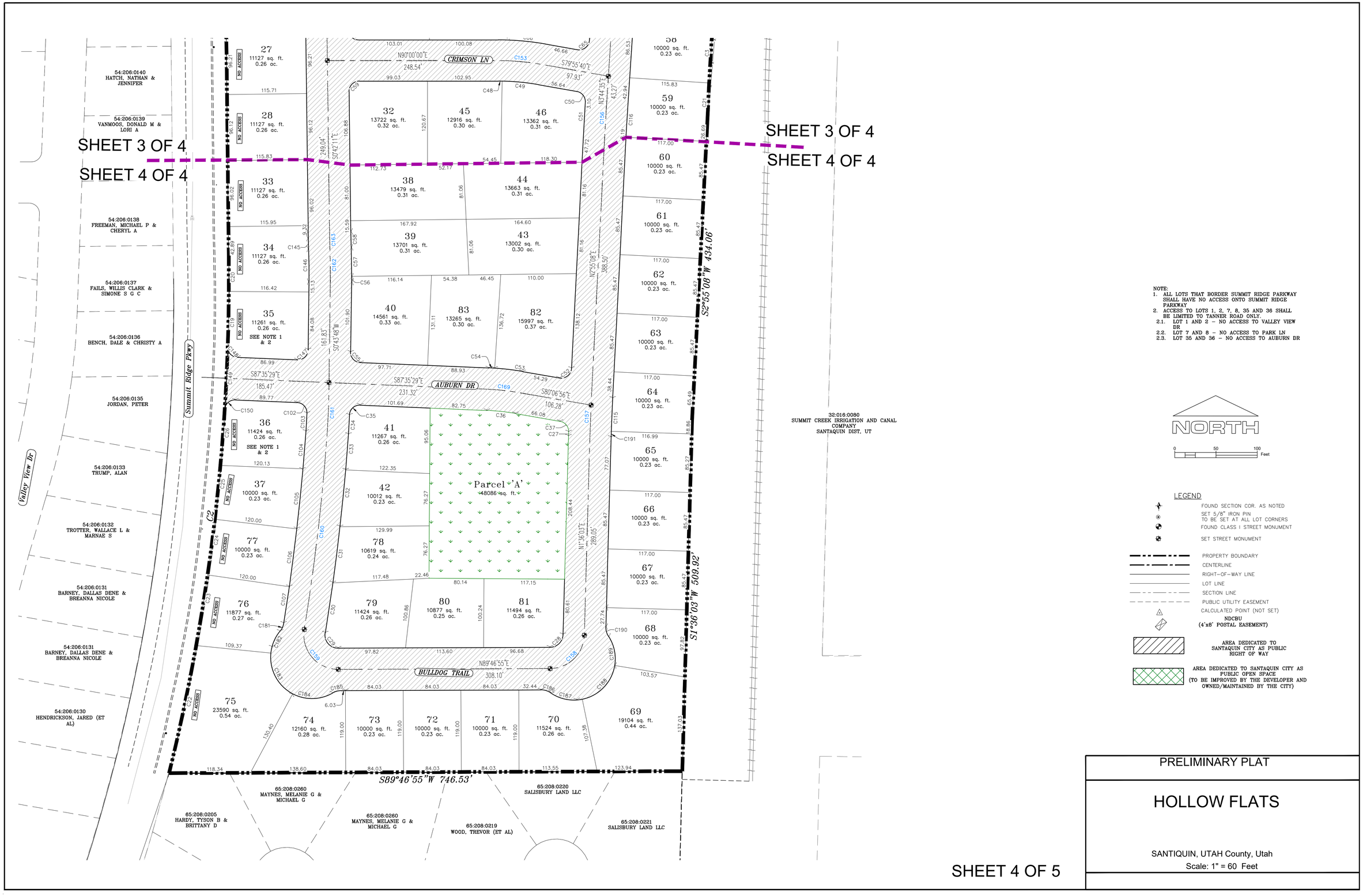
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

PRELIMINARY PLAT

HOLLOW FLATS

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



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NORTH

0 50 100 Feet

LEGEND

- FOUND SECTION COR. AS NOTED
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SHEET 4 OF 5

PRELIMINARY PLAT

HOLLOW FLATS

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°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°25'39"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	7°43'58"
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'	N57°32'18"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'	S0°14'49"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	93°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	27°55'57"
C199	11.99'	25.00'	11.87'	N79°13'25"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'	N64°24'32"W	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"

SHEET 5 OF 5

PRELIMINARY PLAT

HOLLOW FLATS

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

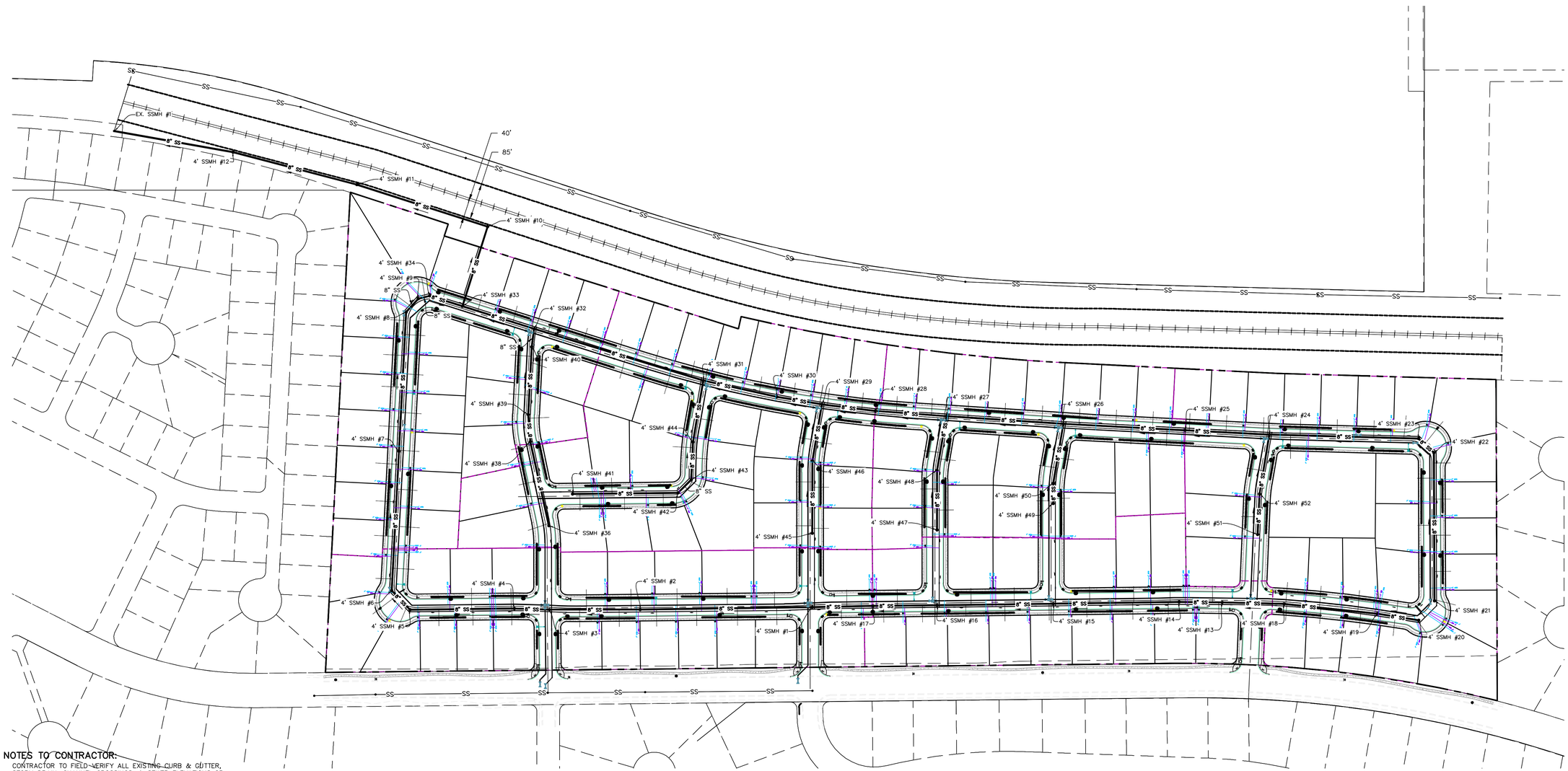
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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

NORTH

0 60 120 240 360

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD-VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\SEWER PLANS

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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E. L.S.
STATE OF UTAH

HOLLOW FLATS at SUMMIT RIDGE

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

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

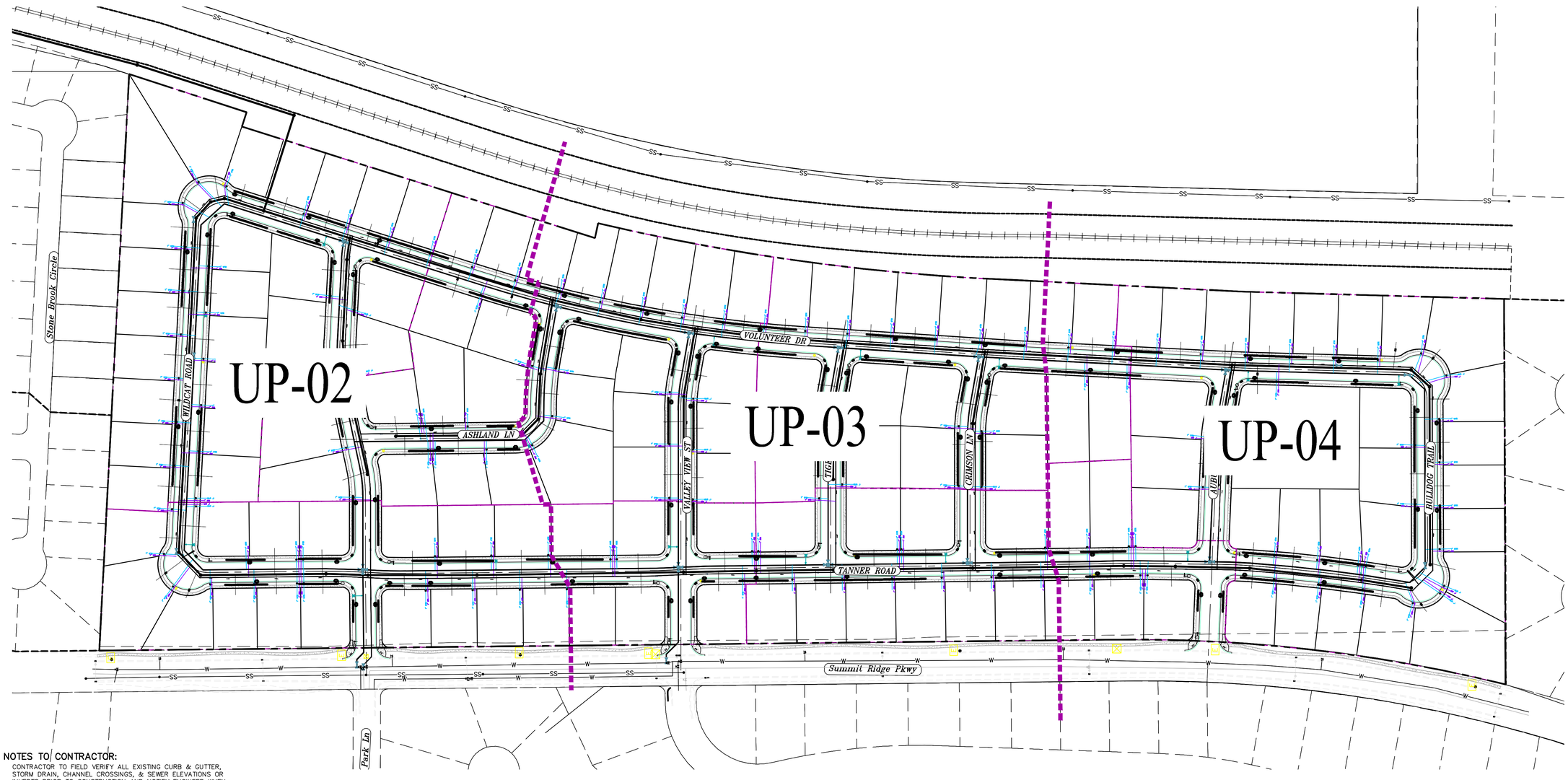
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 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

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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PROFESSIONAL ENGINEER AND LAND SURVEYOR # 187023 Donald L. Lyster STATE OF UTAH

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

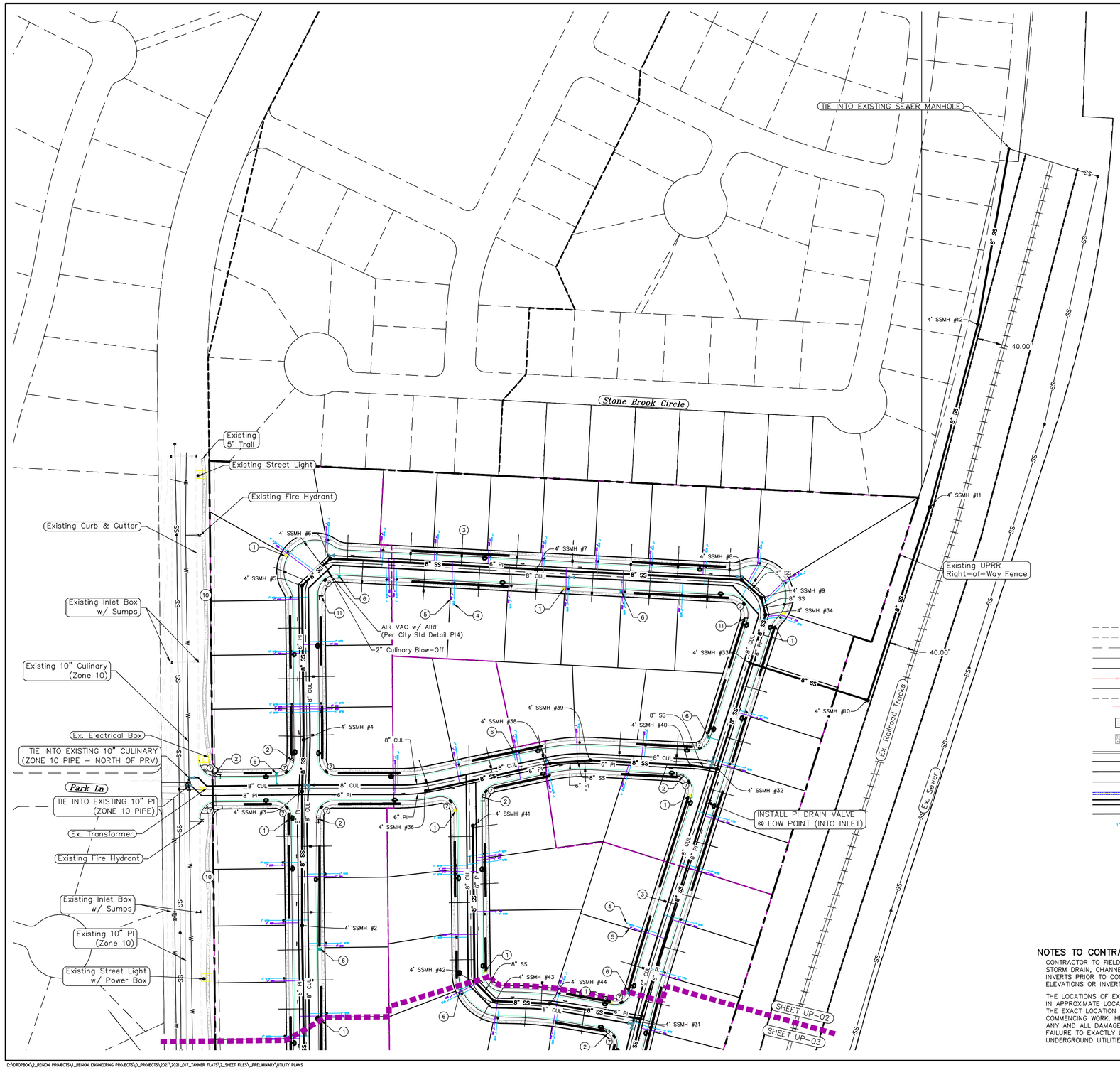
DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS



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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
- 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
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- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
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- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- R-TANK LID CHAMBERS

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

HOLLOW FLATS at SUMMIT RIDGE

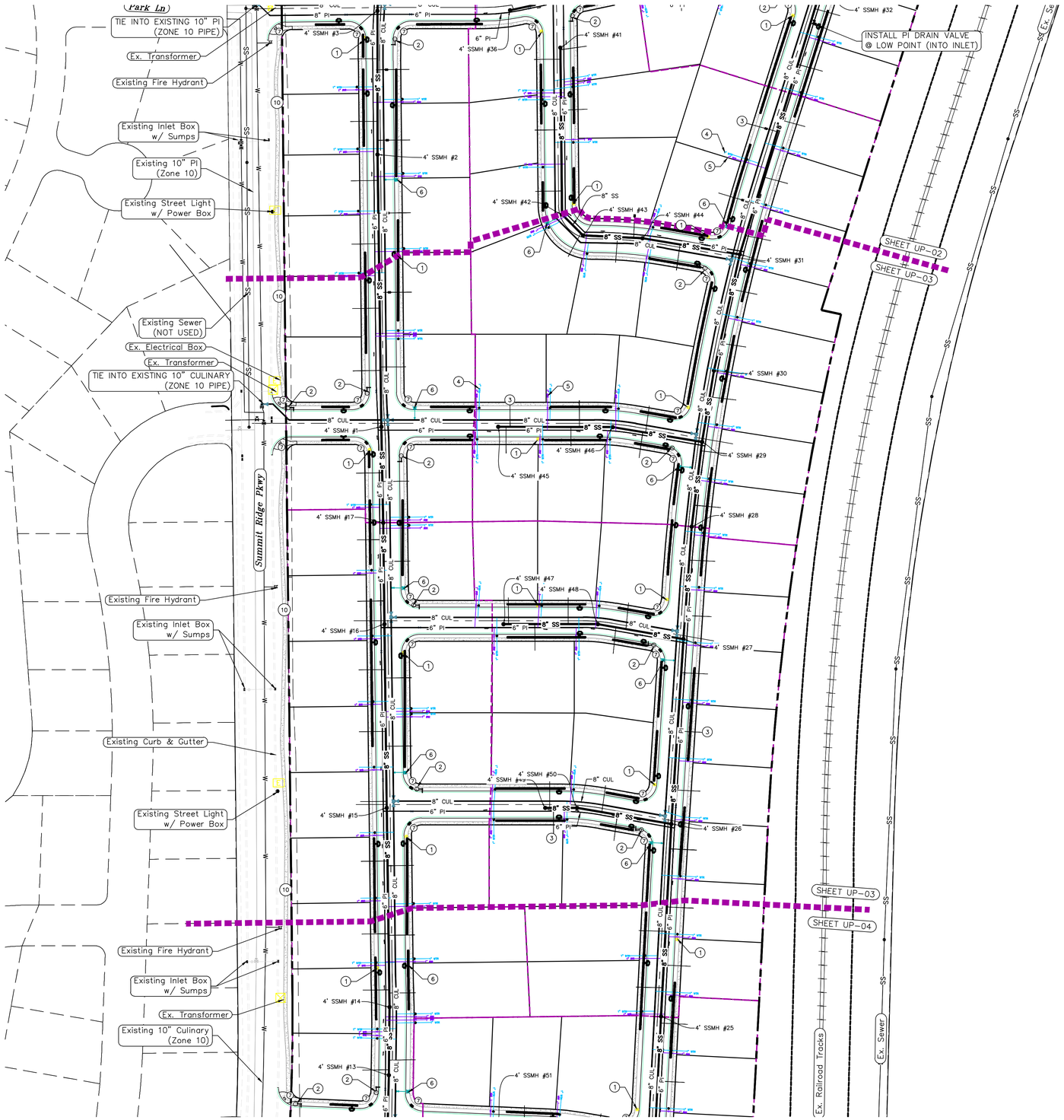
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS



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HOLLOW FLATS at SUMMIT RIDGE

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

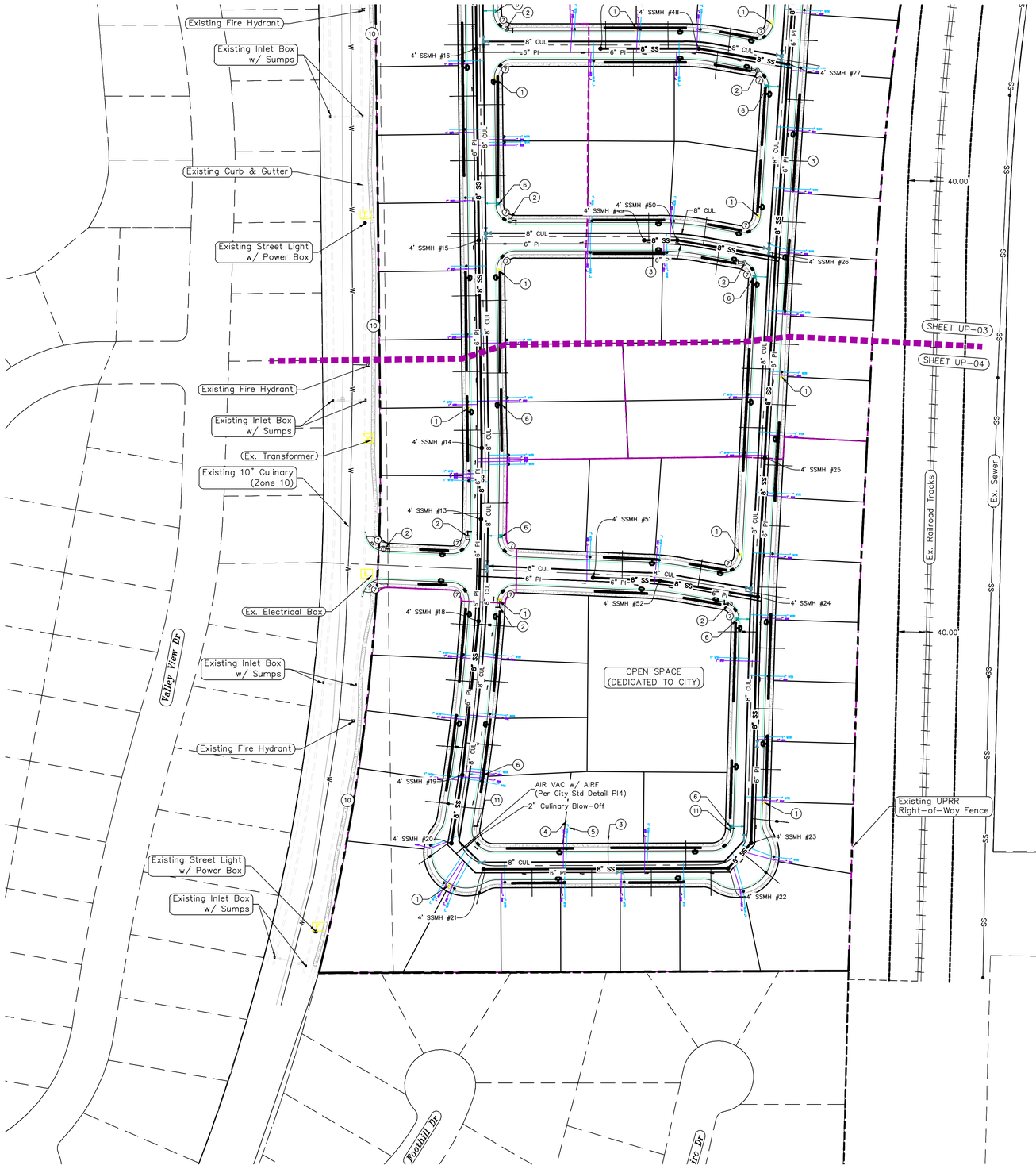
DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS



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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:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-04

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS

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0 50 100 200 300

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SCALE 1" = 100'
(11"x17")
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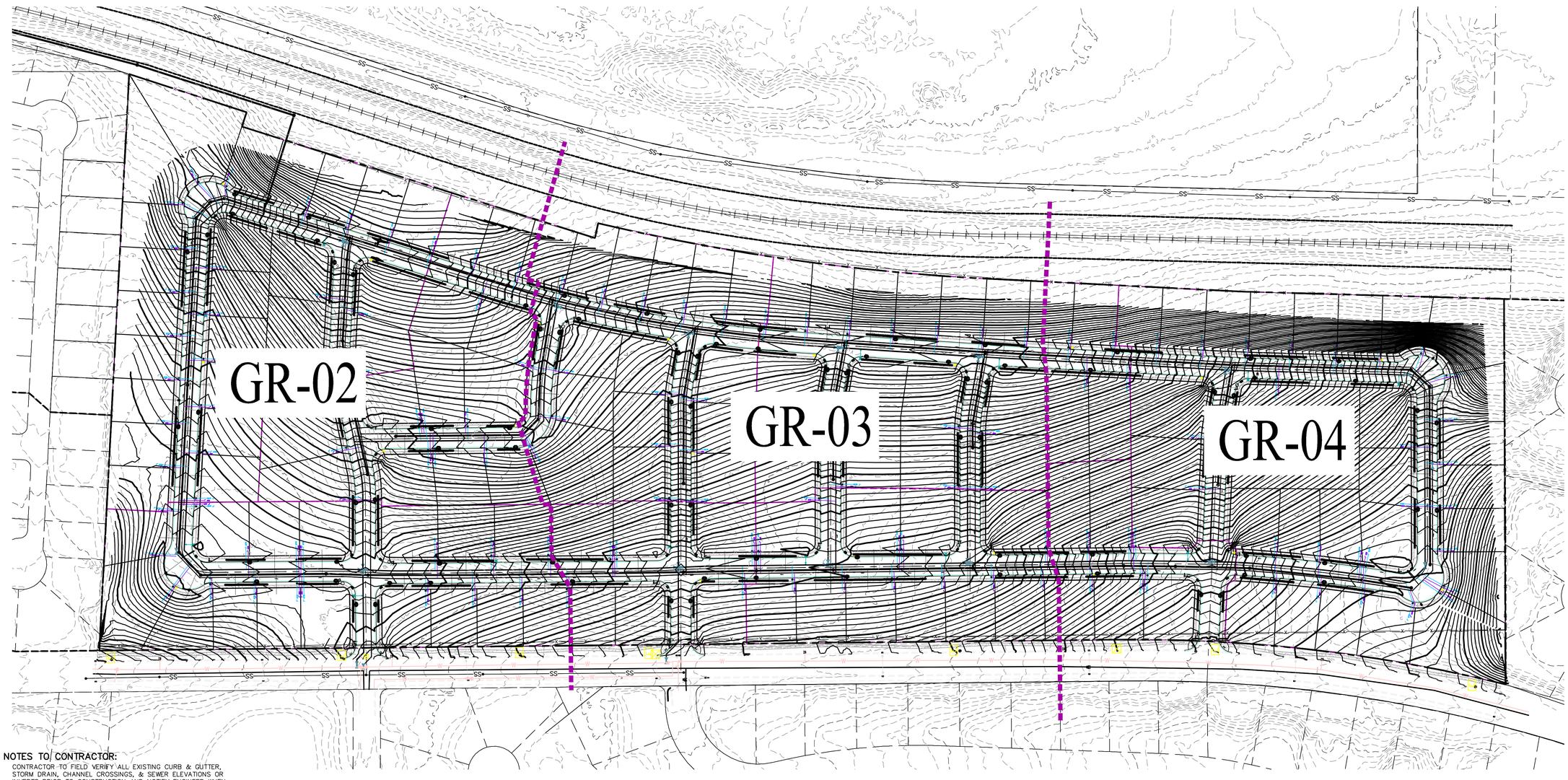
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS

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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
PLS
STATE OF UTAH
6/7/2023

HOLLOW FLATS at SUMMIT RIDGE

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

DATE:6.5.2023
PROJECT #

REVISIONS:
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 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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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

NORTH

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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regiondesignllc.com

PROFESSIONAL ENGINEER AND LAND SURVEYOR # 187023 Donald L. Ignatov STATE OF UTAH
6/14/2023

HOLLOW FLATS at SUMMIT RIDGE

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

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS

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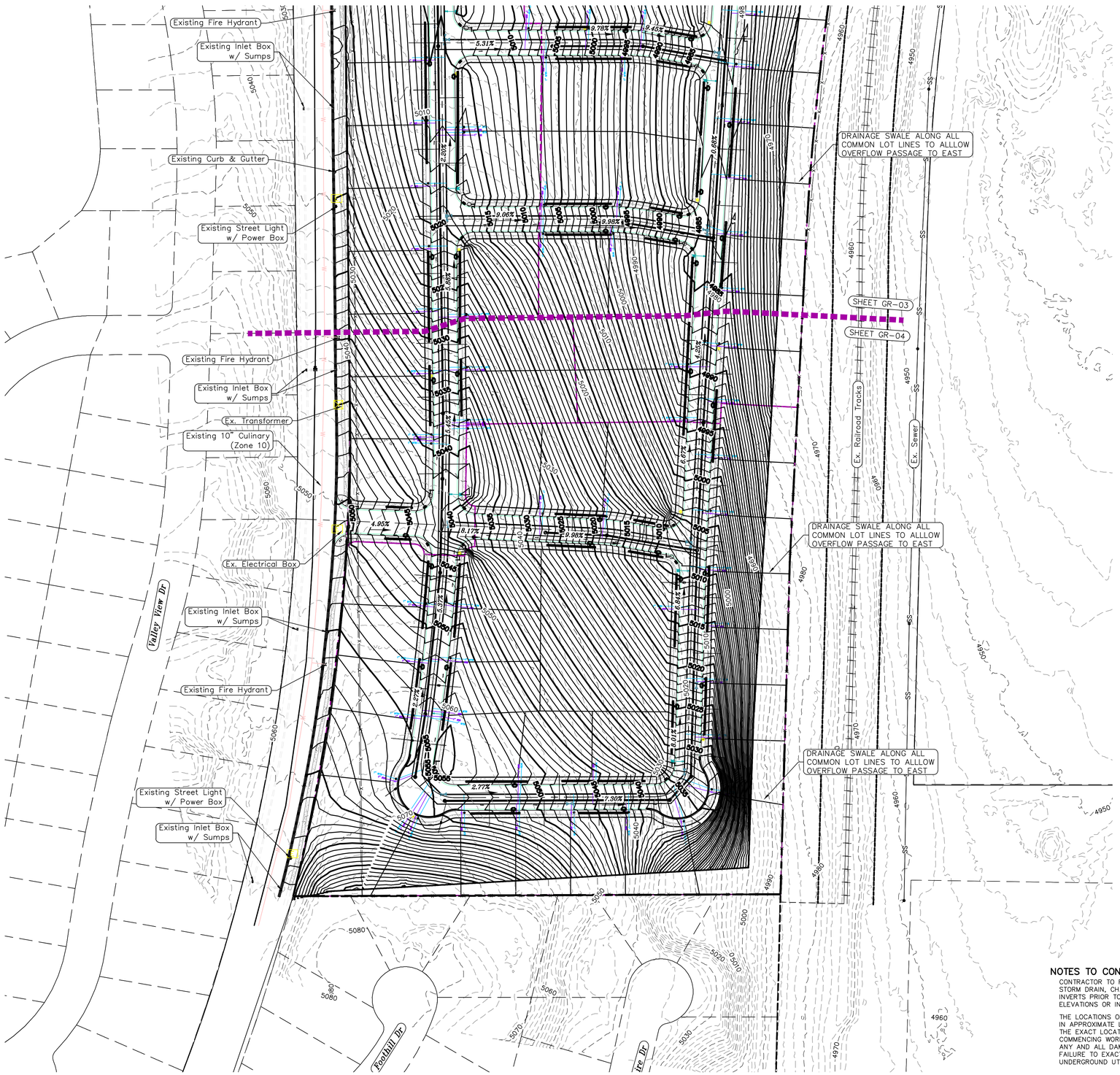
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS



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

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- SD — EXISTING STORM MAIN
- SS — 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
- 1" WTR / 1" IRR / SWR — 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 I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- R-TANK LID CHAMBERS

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

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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ignatov
P.E., L.S.
STATE OF UTAH
6/6/2023

HOLLOW FLATS at SUMMIT RIDGE

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

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

SHEET:
GR-04

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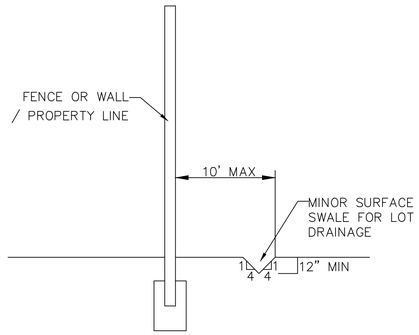
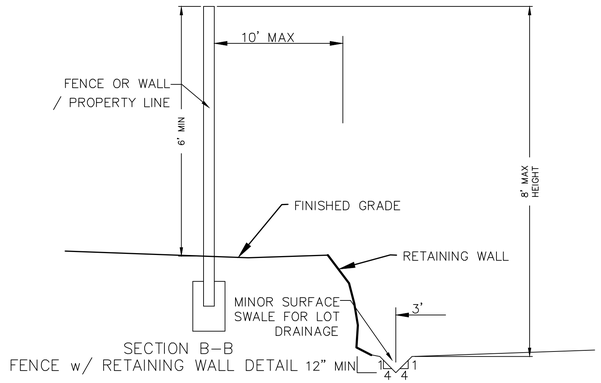
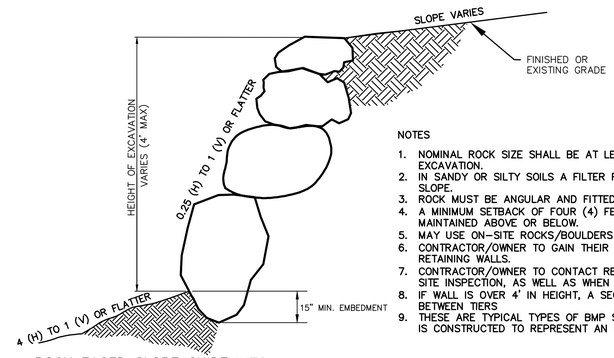


SECTION C–C
FENCE DETAIL



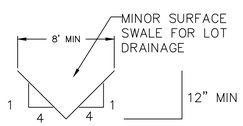
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



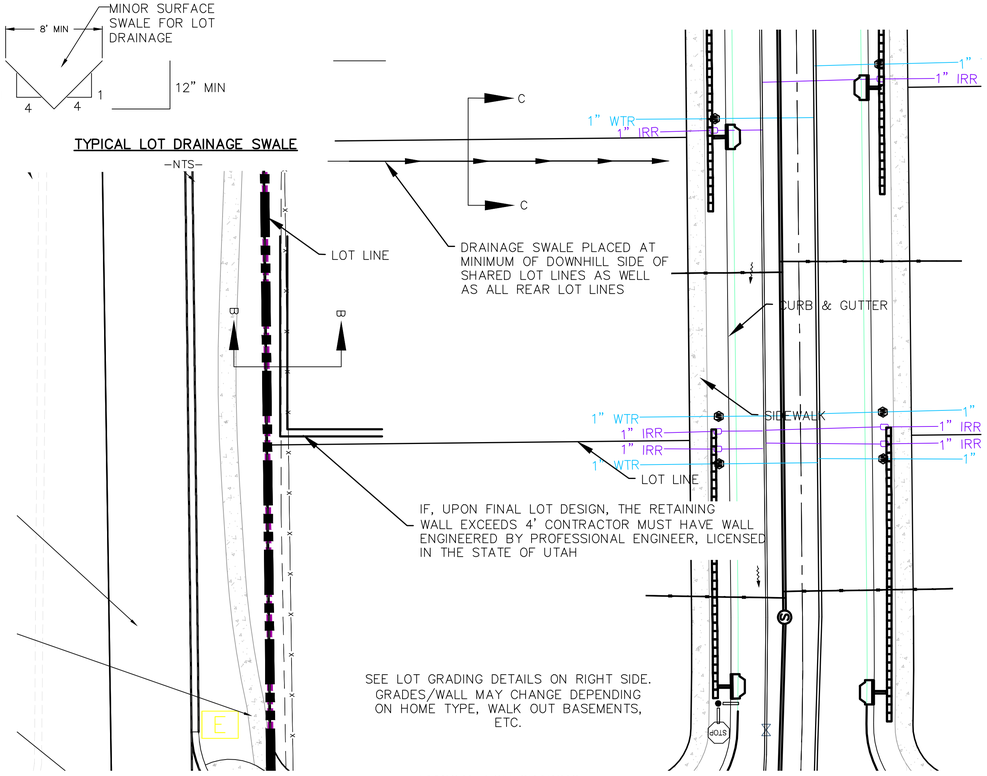
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

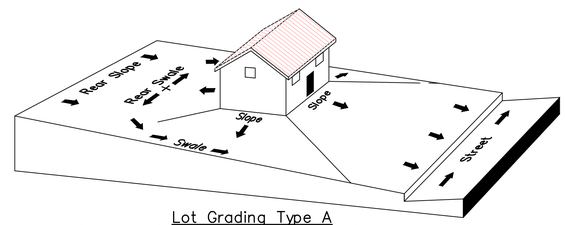
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



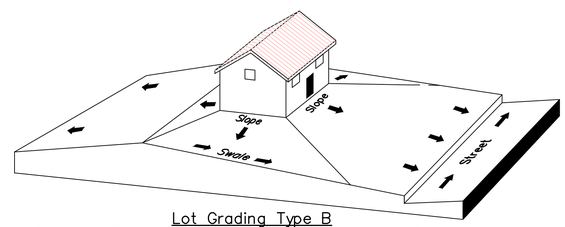
TYPICAL LOT DRAINAGE SWALE
–NTS–



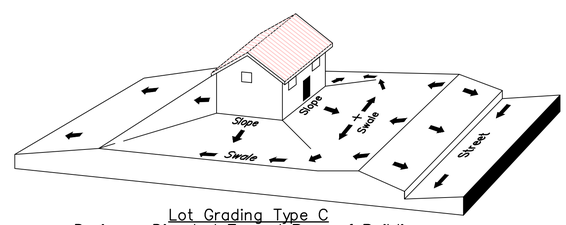
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

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

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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

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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:6.5.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-05

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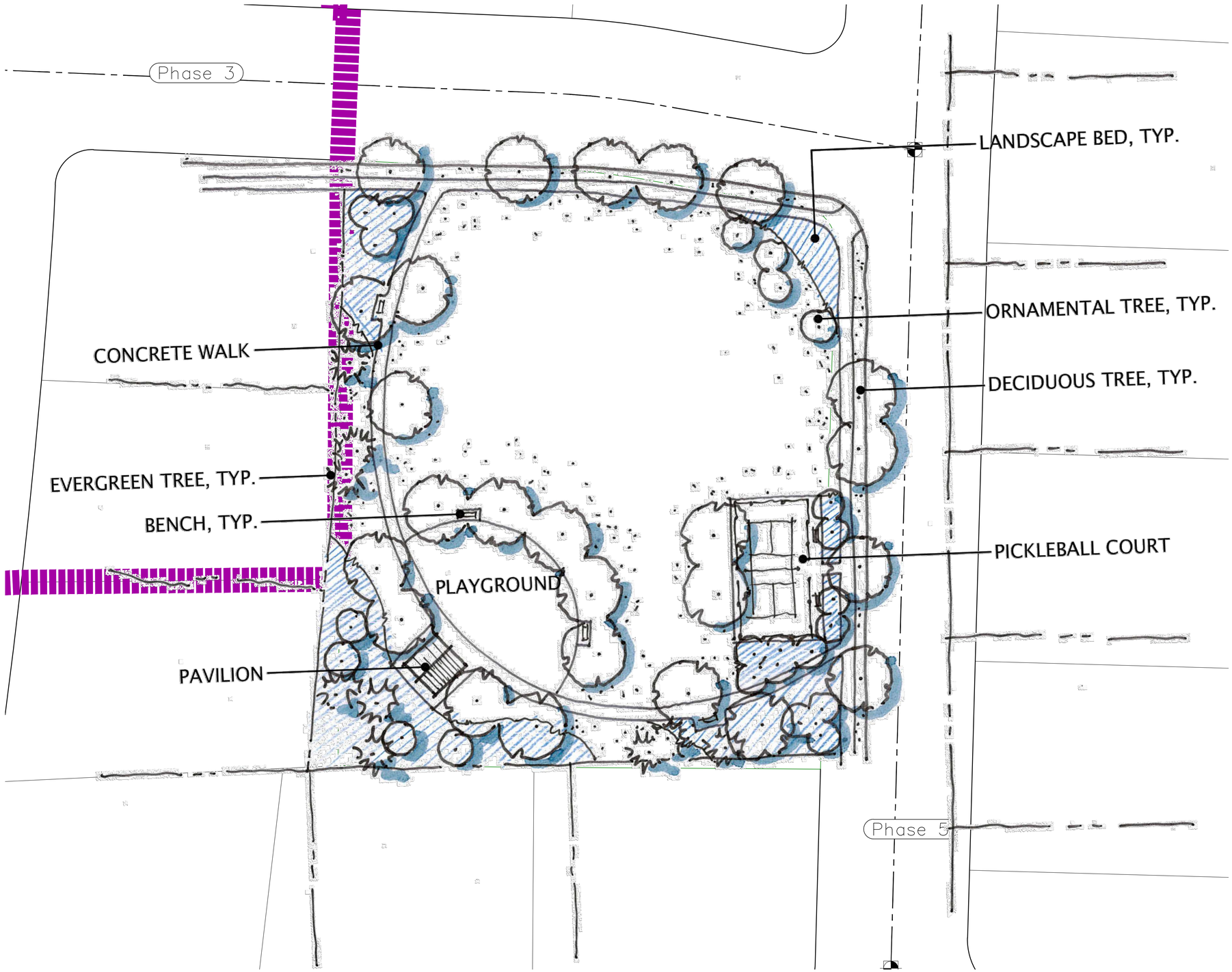

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HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLAN
SHEET:
LS-01

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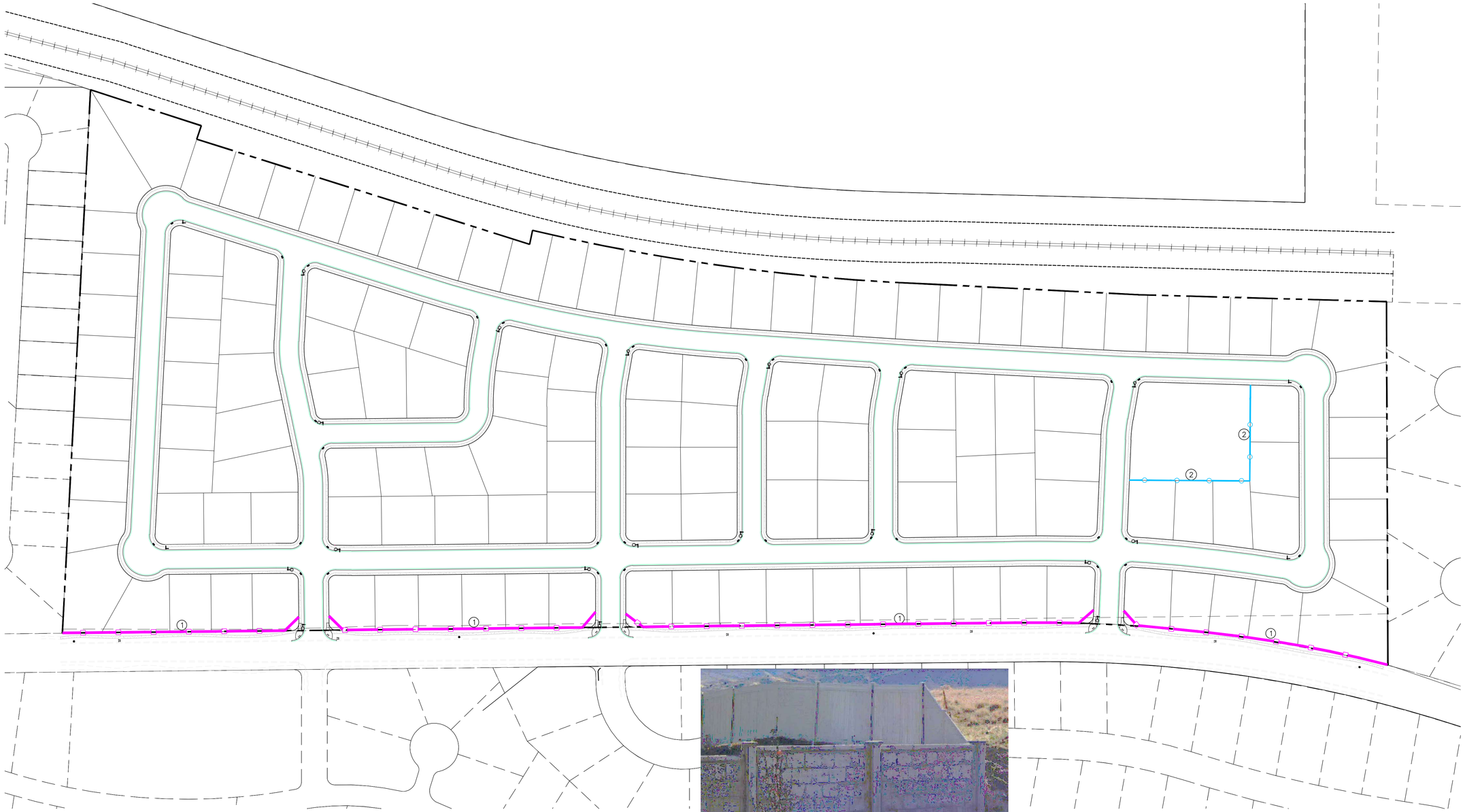


NORTH

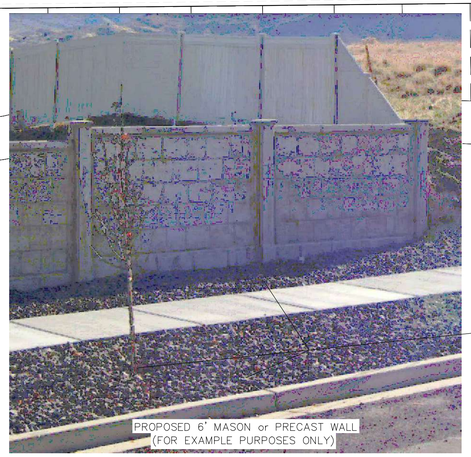
0 50 100 200 300

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

LEGEND:

PROPOSED 6' MASON or PRECAST WALL (36" w/in SIGHT VIEW TRIANGLE) 1

PROPOSED 6' VINYL FENCE (WHITE) 2



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

LANDSCAPE TO MATCH EXISTING DEVELOPMENT
NORTH OF HOLLOW FLATS

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ignatov
P.E., L.S.
STATE OF UTAH

6/7/2023

HOLLOW FLATS at SUMMIT RIDGE

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

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
FENCING PLAN

SHEET:
FEN-01

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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. 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 SIMPSON

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

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(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 OF IT MEETS THESE REQUIREMENTS..

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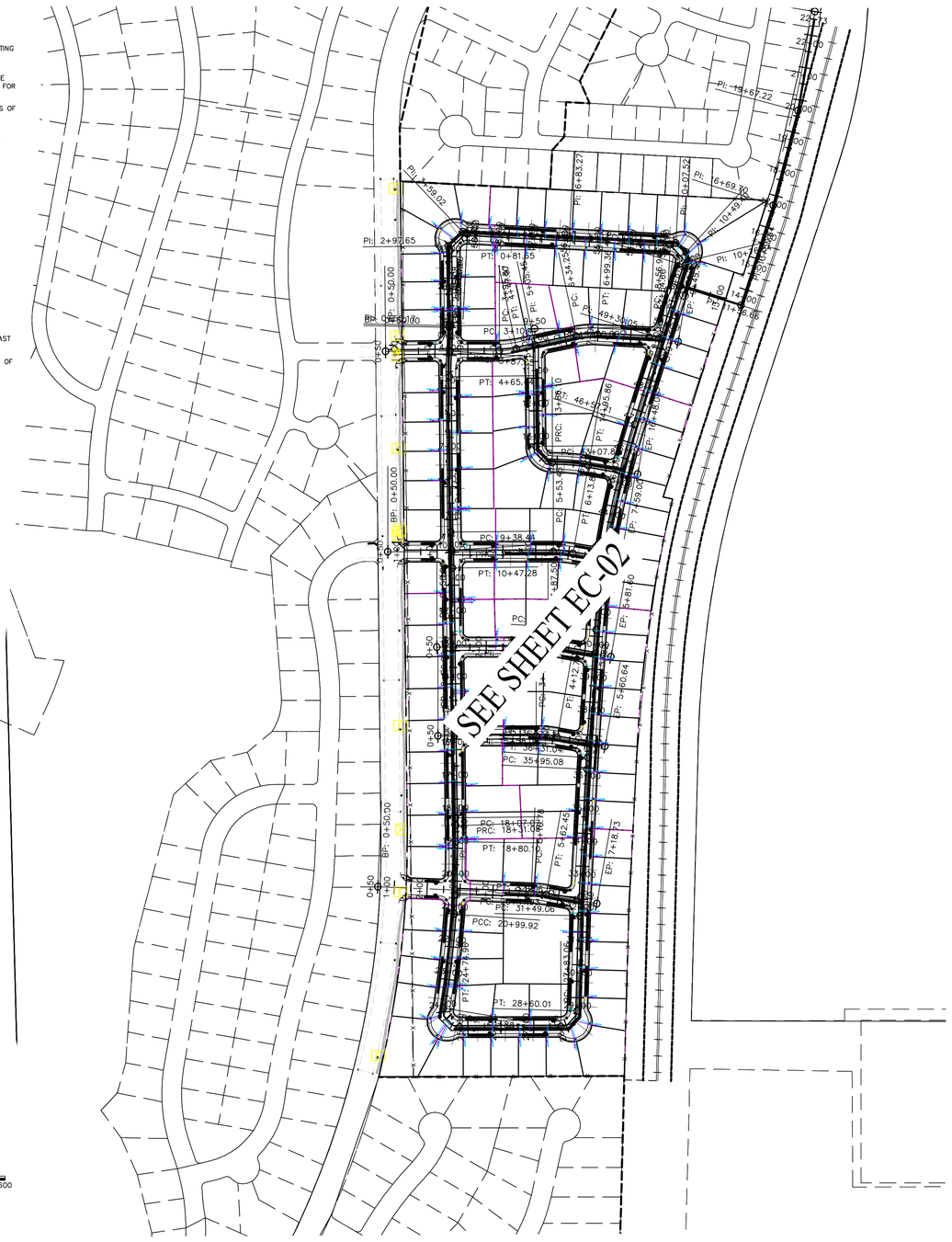
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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



NORTH

0 100 200 400 600

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

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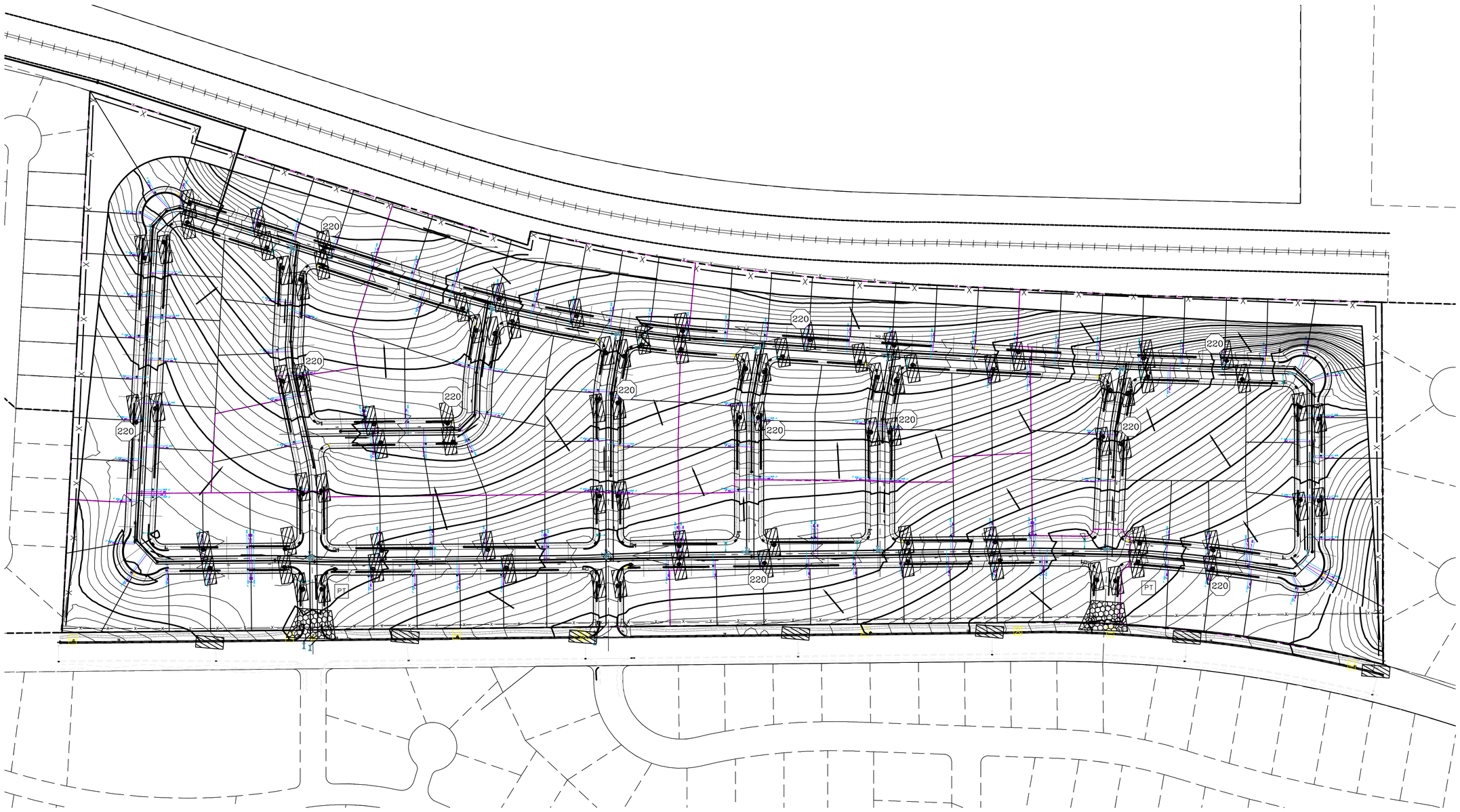
HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\EC-01



NORTH

0 50 100 200 300

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

LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-03)

FLOW ARROW

105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-03)

220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-03)

PT PORTABLE TOILETS

R-TANK LID CHAMBERS

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PROFESSIONAL LICENSED LAND SURVEYOR
187023
Donald L. Ignatov
STATE OF UTAH
6/14/2023

HOLLOW FLATS
at SUMMIT RIDGE

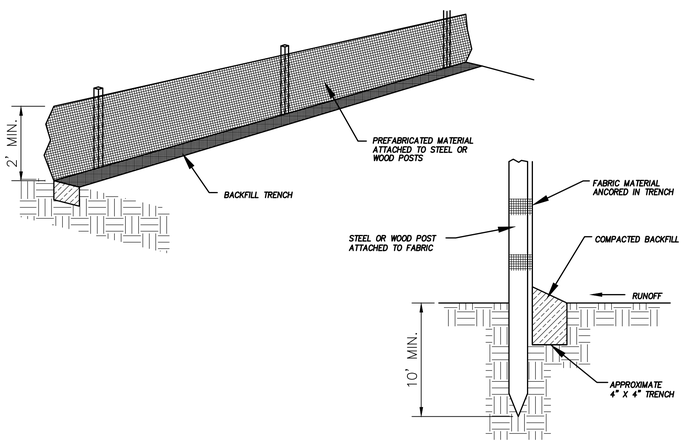
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.5.2023
PROJECT #

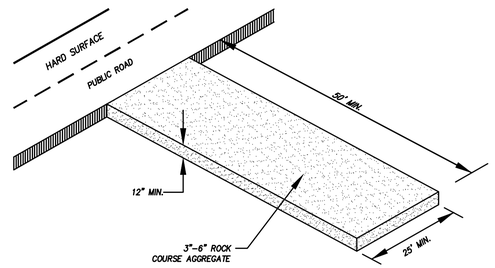
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN

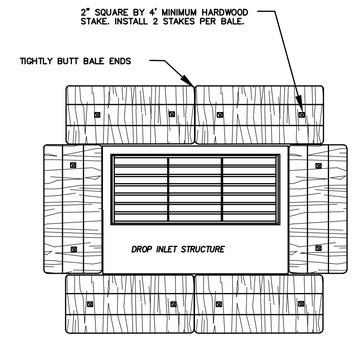
SHEET:
EC-02



DETAIL–A
SILT FENCE DETAIL
–NTS–

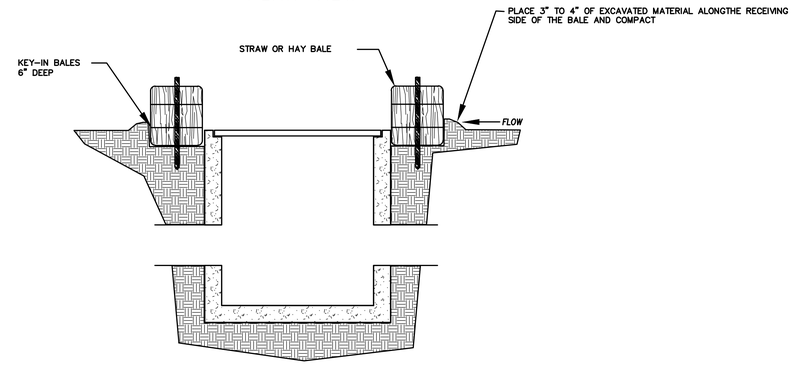


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



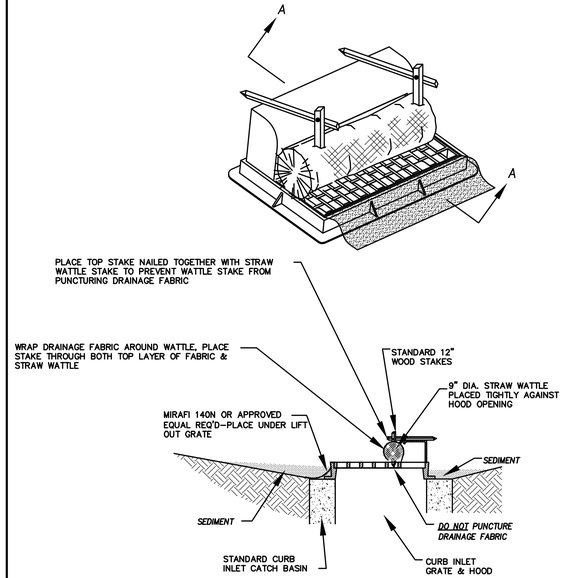
PLAN VIEW

NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

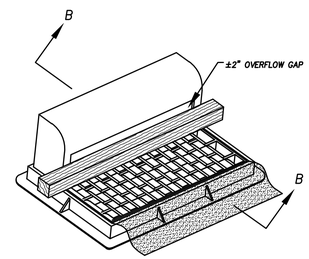


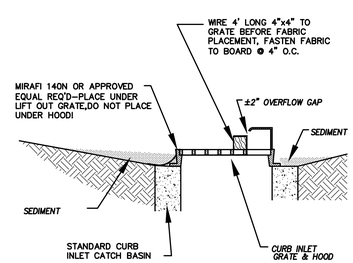
SECTION

DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–



CROSS SECTION A–A
OPTION A





CROSS SECTION B–B
OPTION B

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL–D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
ANY OF THE ABOVE OPTIONS MAY BE USED
NOT TO SCALE

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF–SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF–SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON–SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

region Engineering & Surveying
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:6.5.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03

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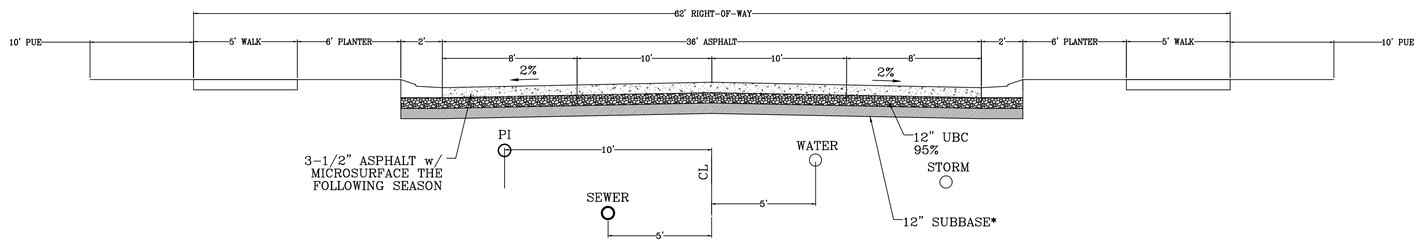
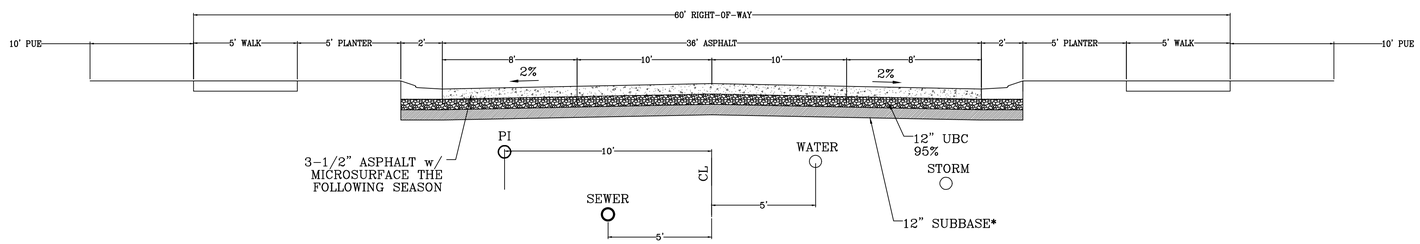
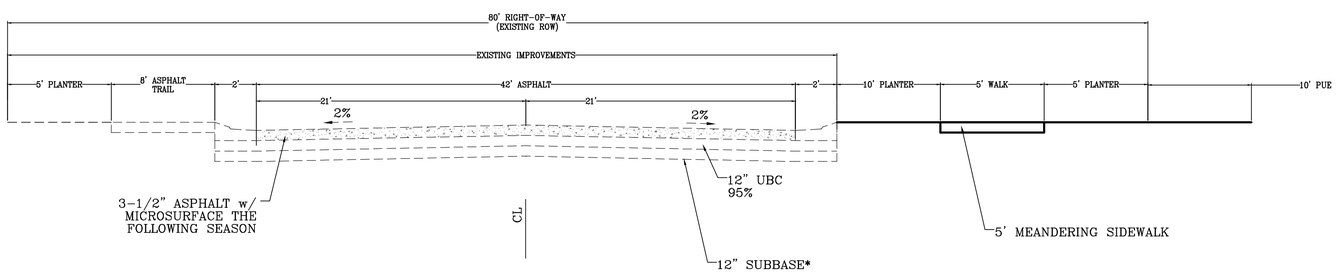


62' MAJOR LOCAL
Typical Road Section
LOOKING NORTH AND WEST

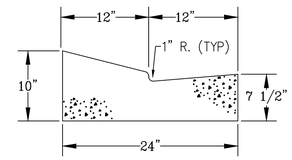


60' MAJOR LOCAL - 2
Typical Road Section
LOOKING NORTH AND WEST



SUMMIT RIDGE BLVD

LOOKING NORTH



MODIFIED HIGH BACK CURB

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

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

PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster PLS

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

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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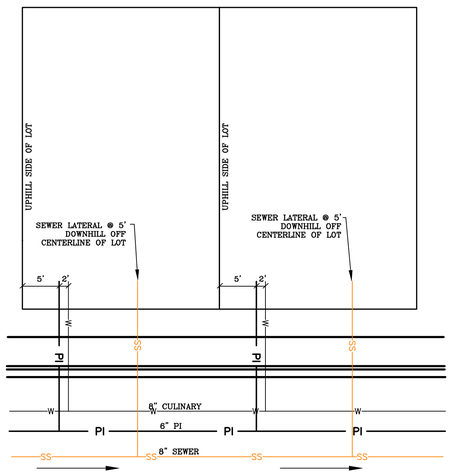
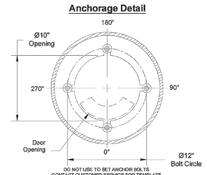


Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered round base design. The shaft shall be 5ft" smooth.
MATERIALS
The shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.
CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting, at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.
DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.
INSTALLATION
The base shall be installed with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.
FINISH
The entire assembly shall have a standard Holophane "black" finish.
LUMINAIRE DESCRIPTION
Holophane Gran Berkshire GBC
- 400W 2100mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- (3T), Twistlock Photocontrol For Solid-State Lighting 120-277V
- 25ft Powered Leads
For complete specifications see LUM_GPD.

Anchorage Detail



DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:
GPCH04KA3M8N9SBFCVRBHPCSL25 - NYA148SJ17P07ABGBK

ELEVATION OF USE
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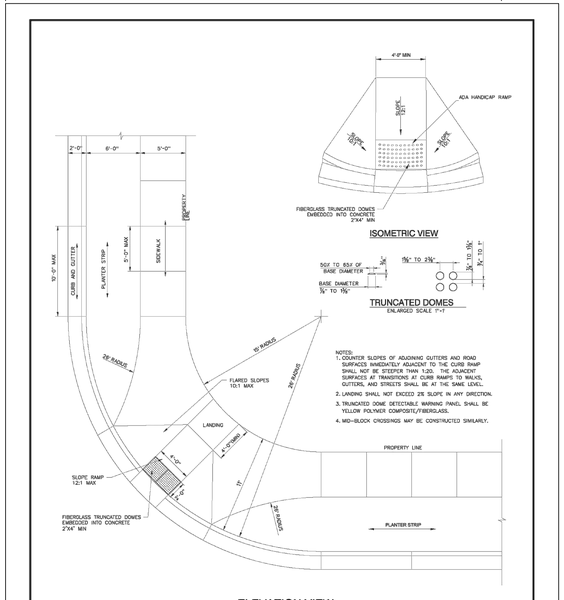
REVISION			
NO.		BY	APV.	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

L1

ADOPTED DATE:
19 – OCT – 16



NOTES:
1. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
2. LANDING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
3. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/FIBERGLASS.
4. MID-BLOCK CROSSINGS MAY BE CONSTRUCTED SIMILARLY.

JUB

SANTAQUIN CITY
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REVISION			
NO.	DESCRIPTION	BY	APV.	DATE

RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
275 WEST MAIN STREET

CG2A

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
PLS
6/5/23

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

DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

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Santaquin City Corporation

Request for Traffic Control Device

Community Development Department
275 West Main Street, Santaquin, Utah
(801) 754-1011
www.santaquin.org

Note: This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code 6.20.

Meetings: Development Review Committee meetings are held the 2nd and 4th Tuesdays of each month. The meeting is held in the City Offices, located at 275 West Main. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information		
Applicant Name: Jesse Stickney		
Telephone: 801-319-5781	Alternate Telephone:	Email:
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: 730 N & 770 N 200 E		
Type of Traffic Control Device Requested: Crosswalk and Stop Sign Movement		
Description and Justification for the Request		
See Included Attachment		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request. **See included Attachment**		

Description and Justification for Request

1

May 16, 2023

Dear Santaquin City and Mayor

First of all, I would like to thank you for your dedicated, hard work and service to our growing community.

I currently live at 765 N. 200 E. and wonder if you could consider some possible changes to this area.... Two new locations for stop signs, cross walk markings, along with some kind of school zone marking.

This, as shown on the map.

The stop signs would slow traffic going north & south. On a regular basis we observe vehicles traveling in excess of 40 or 50 mph. Particularly dirt bike riders that appear younger than the legal age. Many of these drivers see no reason to slow down from the 400 North stop sign until they reach the canal.

Also, many drivers cut the corner while making a left hand turn onto 770 N. from 200 E. and end up halfway, if not more, in the wrong lane. The crosswalks would be helpful for the safety of the children when school lets out.

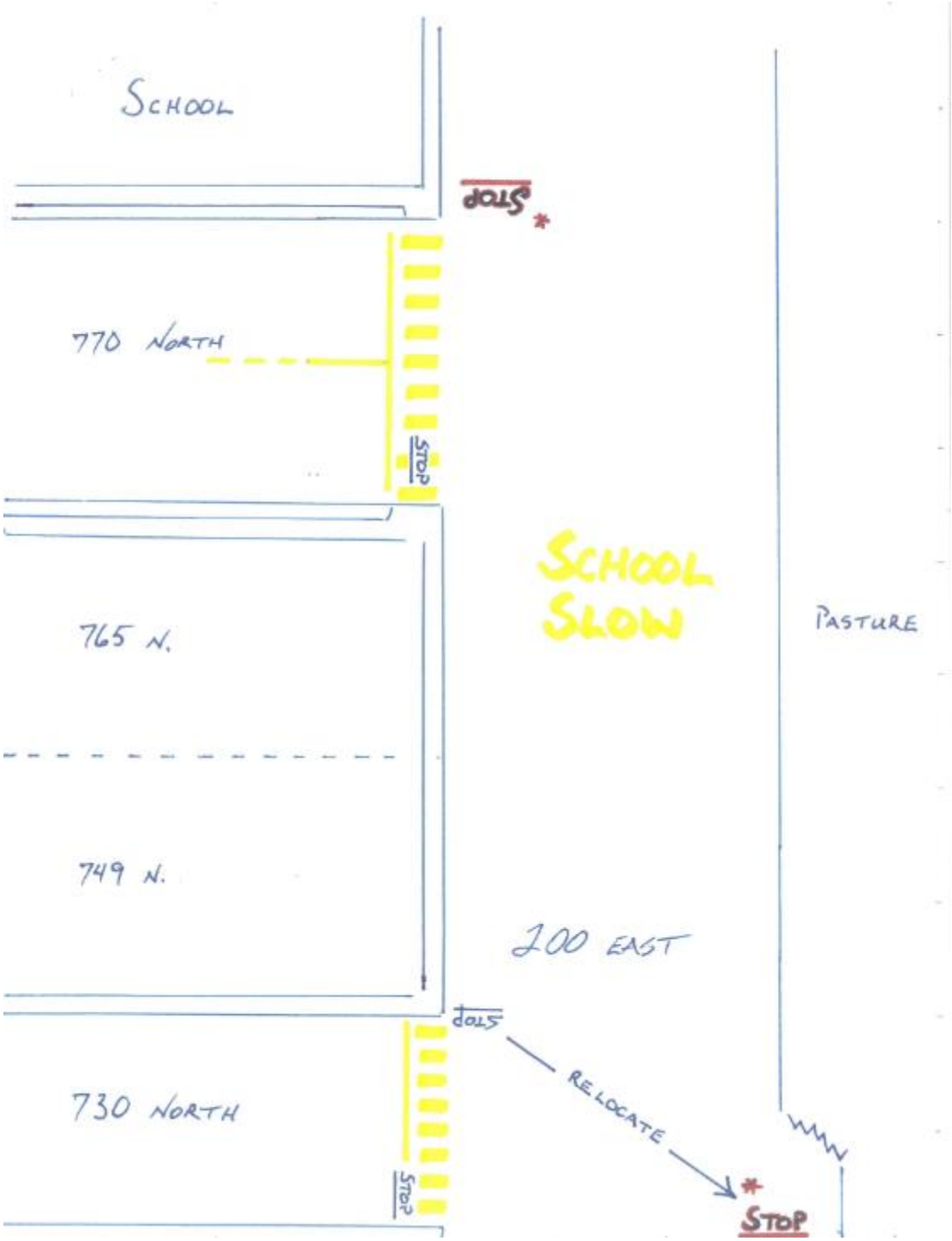
2

I UNDERSTAND THAT THE CITY HAS TO WORK WITH A TIGHT BUDGET. I FEEL THAT THIS WOULD (COULD) SAVE ACCIDENTS FROM HAPPENING IN THE FUTURE.

THANK YOU FOR YOUR CONSIDERATION.

JESSE STICKNEY

801 · 319 · 5781


SCHOOL
STOP
770 NORTH
STOP
SCHOOL SLOW
PASTURE
765 N.
749 N.
200 EAST
STOP
RELOCATE
730 NORTH
STOP
STOP

DRC Meeting Minutes
June 13, 2023

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Officer Kayson Shepherd, Fire Chief Ryan Lind, Public Works Director Jason Callaway, Building Official Randy Spadafora.

Others in Attendance: City Recorder Amalie Ottley, Senior Planner Loren Wiltse, Planner Camille Moffat.

Engineer Lundell called the meeting to order at 10:00 a.m.

1. O'Reilly's Auto Parts Site Plan
A commercial site plan review for a proposed retail business located at approximately 500 W. Main Street.

Various representatives for the applicant attended the meeting via Zoom.

Building Official Spadafora indicated that the address for the site would be 475 W. Main Street.

Director Callaway reminded the applicant of the two pressurized irrigation (PI) lines on 30 South that will need to hook into a 4-inch line rather than a 10-inch line. He added that culinary water will come to the site off of 500 West and sewer from 30 South.

Fire Chief Lind inquired about the width of egress/ingress on Main Street stating that widening the access would allow for a better turning radius and emergency vehicle access. He also expressed concern about the line-of-sight coming in and out of the driveways and possible parking hazards on Main Street itself in front of the store. Manager Beagley recommended that the curbs near the entrance/exit and at the intersection be red curbed to address those concerns.

Officer Shepherd had no comments.

Engineer Lundell pointed out that a storm drain report including calculations for storm drainage and retention areas was not received. Engineer Lundell added that elevations will need to be reviewed by the Architectural Review Committee (ARC). Engineer Lundell discussed the need for the applicant to coordinate with UDOT to receive approval for access on Main Street. The applicant indicated that they are still in the preliminary stages of putting applications together for UDOT. Members of the DRC discussed with the applicant the importance of receiving approval from UDOT first thing so that the site plans can be reviewed more in depth. They discussed the possibility of access along other streets should UDOT deny access on Main Street, which could/would in turn change the layout and orientation of the site plan. Engineer Lundell reviewed the upcoming Main Street widening project which would affect how O'Reilly's may be required to construct roadway improvements. Engineer Lundell pointed out on the plat where right-of-way dedications will need to be noted with a legal description and approval by the City Council. Engineer Lundell pointed out that City Code currently allows for a maximum depth of 3 feet for storm drain retention ponds. The current plans appear to show a 4 foot depth. Assistant Manager Bond discussed the potential of changing the orientation of the site plan allowing for the storm drainage retention to be placed on the lower/lowest part of the property maximizing storm water potential and cost savings in digging those retention ponds. Assistant Manager Bond noted that per City Code requirements, building frontages generally need to be oriented towards the main street for which they front. He indicated that the City would be willing to work with the applicant as the parcel is a unique

shape and somewhat faces the bend along Main Street and three different streets. Engineer Lundell noted that curb, gutter, and sidewalk will need to be installed at the site along all three frontages. Assistant Manager Bond discussed the City Code requirement for commercial sites to have fencing along adjacent residential zones as well as the elementary school. applicant agreed that fencing along the east and south sides of the property makes more sense. (Assistant Manager Bond later clarified what types of fencing is allowed at the site.) Engineer Lundell discussed the City Code requirement to landscape 50% of the building on all frontages. He added that the city will work with the applicant on landscaping through ARC approval to make sure landscaping doesn't obstruct site triangles. Members of the DRC discussed landscaping in the right of way/open space area being low impact such as rock mulch or hydroseed. The applicant discussed the type of seed that they plan on placing at the site.

Manager Beagley made a motion to table the O'Reilly's Auto Parts site plan until such time that redlines and approval from UDOT are addressed. Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

2. Meeting Minutes Approval
Manager Beagley made a motion to approve the DRC Meeting minutes from May 23rd, 2023. Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

Adjournment
The meeting was adjourned at 10:33 a.m.

_____ _____
Jon Lundell, City Engineer Amalie R. Ottley, City Recorder