



DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 25, 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. Provstgaard Acres Plat B Preliminary/Final Plan Review

A Preliminary/Final Plan review of a 2-lot subdivision located at approximately 39 E 900 S.

2. Cortland Park Final Plan Review

A final review of a 102-unit multifamily subdivision located at approximately 200 N and 400 E.

3. Hollow Flats Final Plan Review (Phase 1)

A final review of Phase 1 of a 135-lot subdivision approximately located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

MEETING MINUTES APPROVAL


4. 06-27-2023 DRC Meeting Minutes

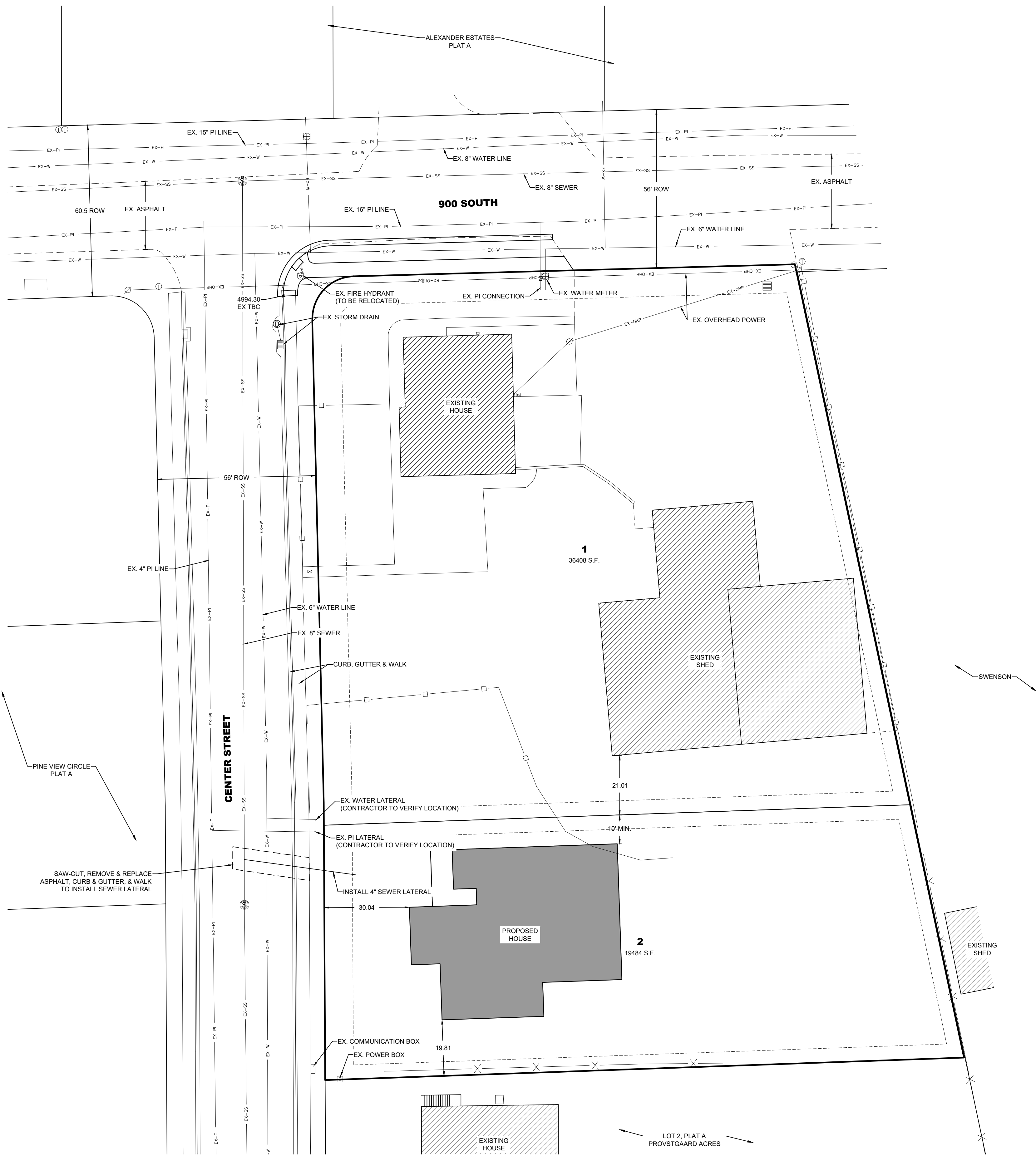
ADJOURNMENT

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



A map of Santaquin City, Utah, showing the location of the proposed site. The map includes Santaquin City, I-15, Center St, 900 S, and Canyon Blvd. A red dot marks the 'SITE' at the intersection of Center St and 900 S.

SHEET 1 UTILITY MAP
SUBDIVISION PLAT

ZONE	R-10
# OF LOTS	2 LOTS
TOTAL AREA	1.28 ACRES

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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX-SB	15	SEWER PIPE
		SEWER MANHOLE
EX-SB	40	SEWER SERVICE
EX-SB	40	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4"x4" CATCH BASIN
		3"x3" CATCH BASIN
EX-W		INLET/OUTLET W/ GRATE
		CULINARY WATER PIPE
		45" PIPE ELBOW (W)
		22.5" PIPE ELBOW (W)
		11.25" PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-WAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		TEMP. BLOW-OFF (W & SW)
		TEE
		CROSS
EX-R	R	PRESSURIZED IRRIGATION
		45" PIPE ELBOW (PI)
		22.5" PIPE ELBOW (PI)
		11.25" PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-WAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
EX-GAS		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

x

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

GAARD SUBDIVISION
SANTAQUIN, UTAH
UTILITY PLAN

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5	=	

DRAWN BY:
RWH

DESIGNED BY:
DAF

SCALE:
1"=20'

DATE: 6/28/2023

SHEET

1

CORTLAND PARK PHASE 1

A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET










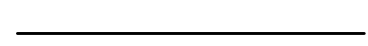
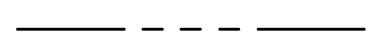
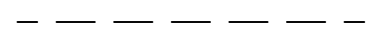
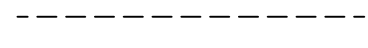
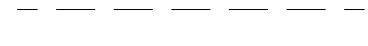


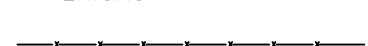
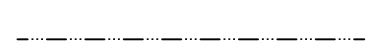
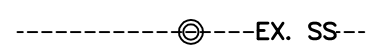

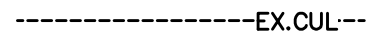

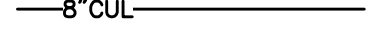
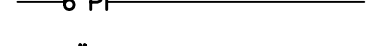



JULY 2023

-SHEET INDEX-

SHEET NAME

LEGEND

LEGEND APPLIES TO ALL SHEETS

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

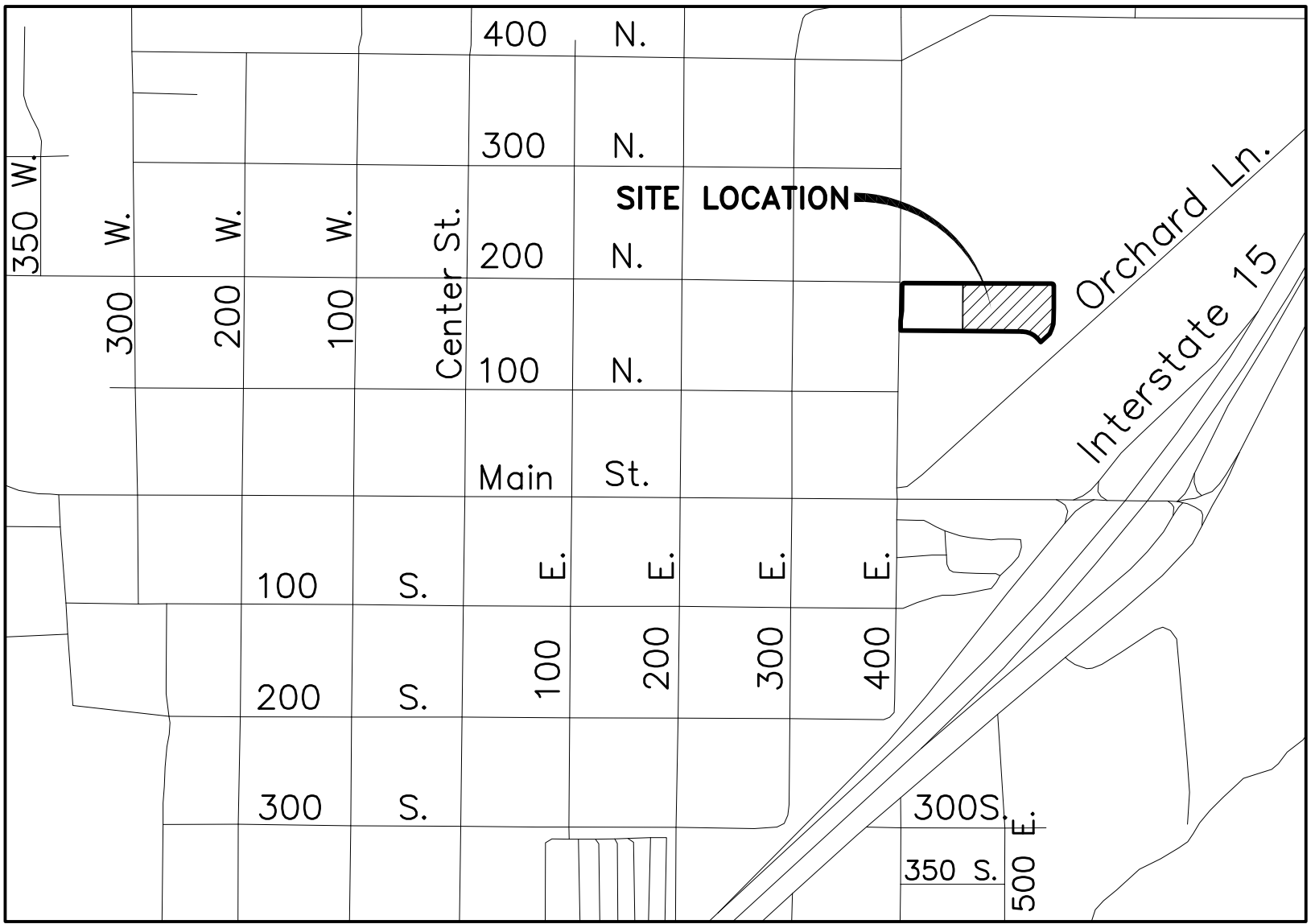
SHEET	SHEET NAME
1	COVER & INDEX
2	FINAL PLAT
3	UTILITY PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	FIRE ACCESS
7	TBC PLAN
8	PHASING PLAN
9	STAGING PLAN
10	ILLUMINATION PLAN
PP-01	200 NORTH – STREET PLAN & PROFILE – STA. 14+50 TO STA. 18+00
PP-02	200 NORTH – STREET PLAN & PROFILE – STA. 18+00 TO STA. 20+00
PP-03	500 SOUTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 14+00
PP-04	200 NORTH – STREET PLAN & PROFILE – STA. 11+00 TO STA. 14+50
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

OWNER/DEVELOPER
BRY CHRISTENSEN
BRY@CLCHRISTENSEN.COM
801-269-1110

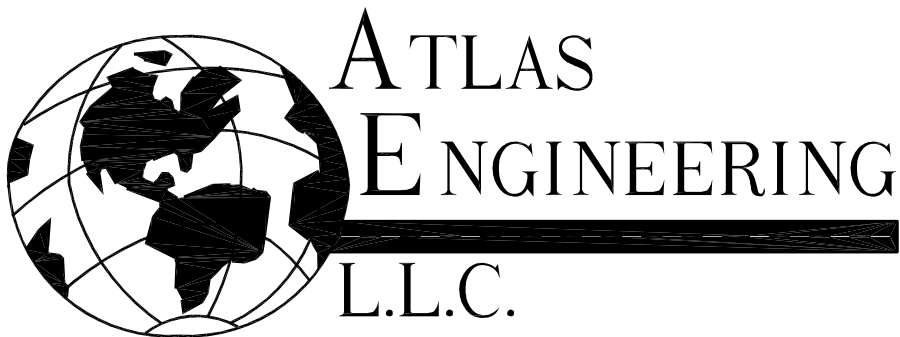


DATA TABLE:
ZONING CLASSIFICATION= MSR
OF LOTS= 54
TOTAL ACREAGE= 3.09

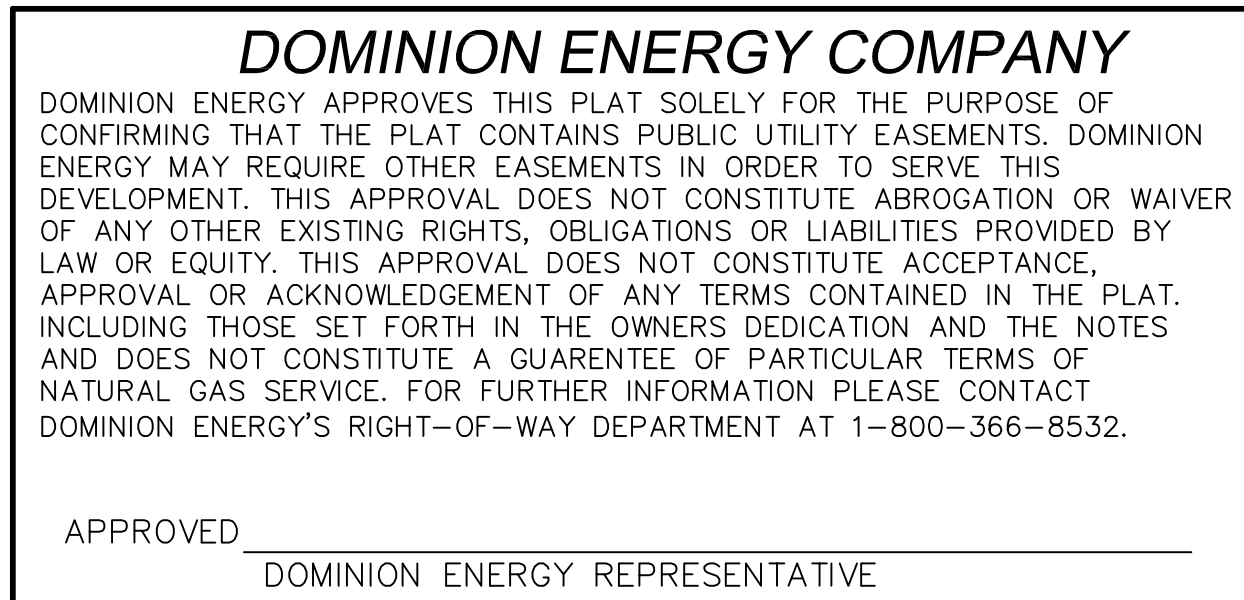
NOTES TO DEVELOPERS AND GENERAL CONTRACTORS:
1. IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES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

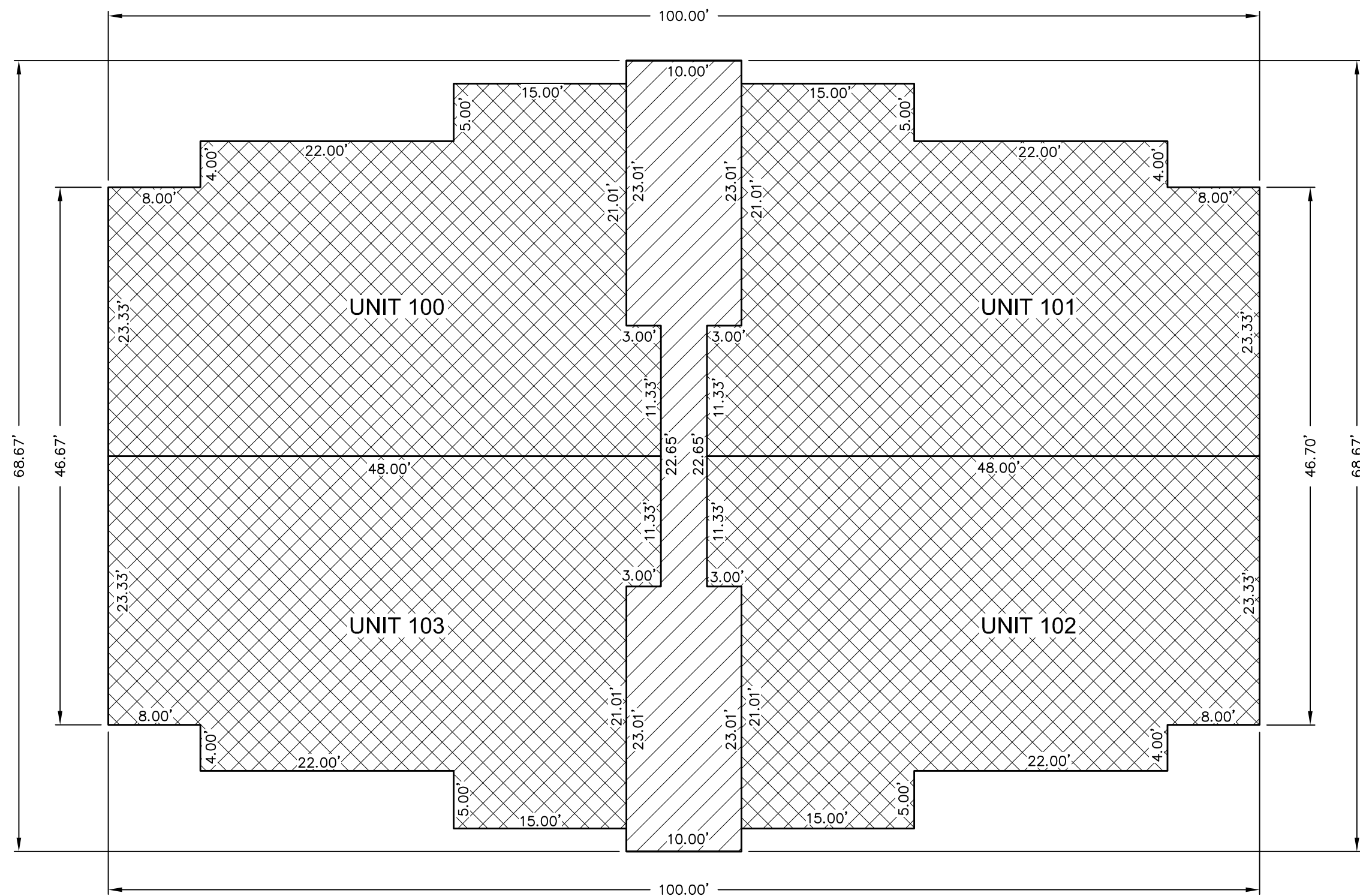


VICINITY MAP
-NTS-

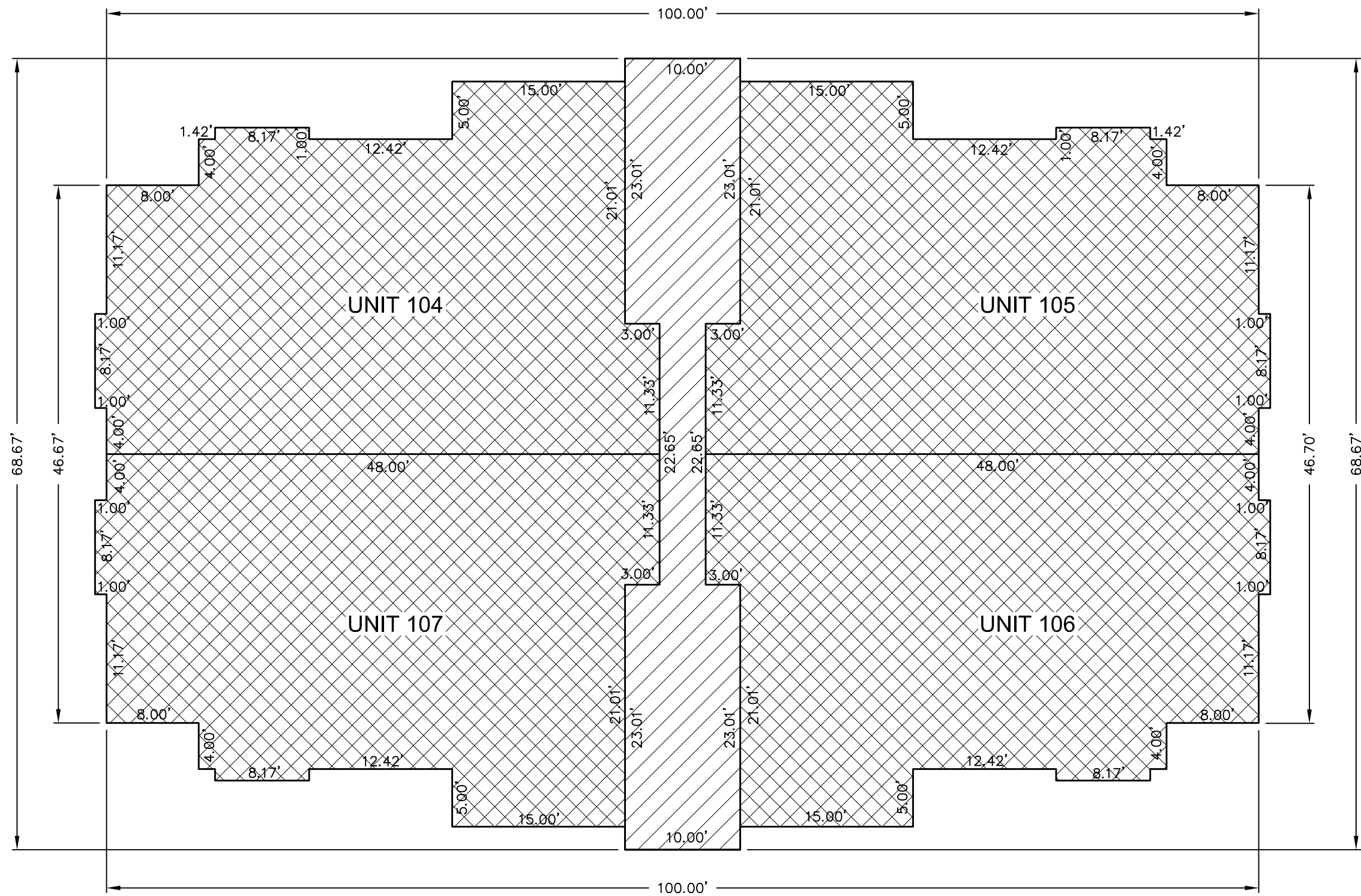


PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

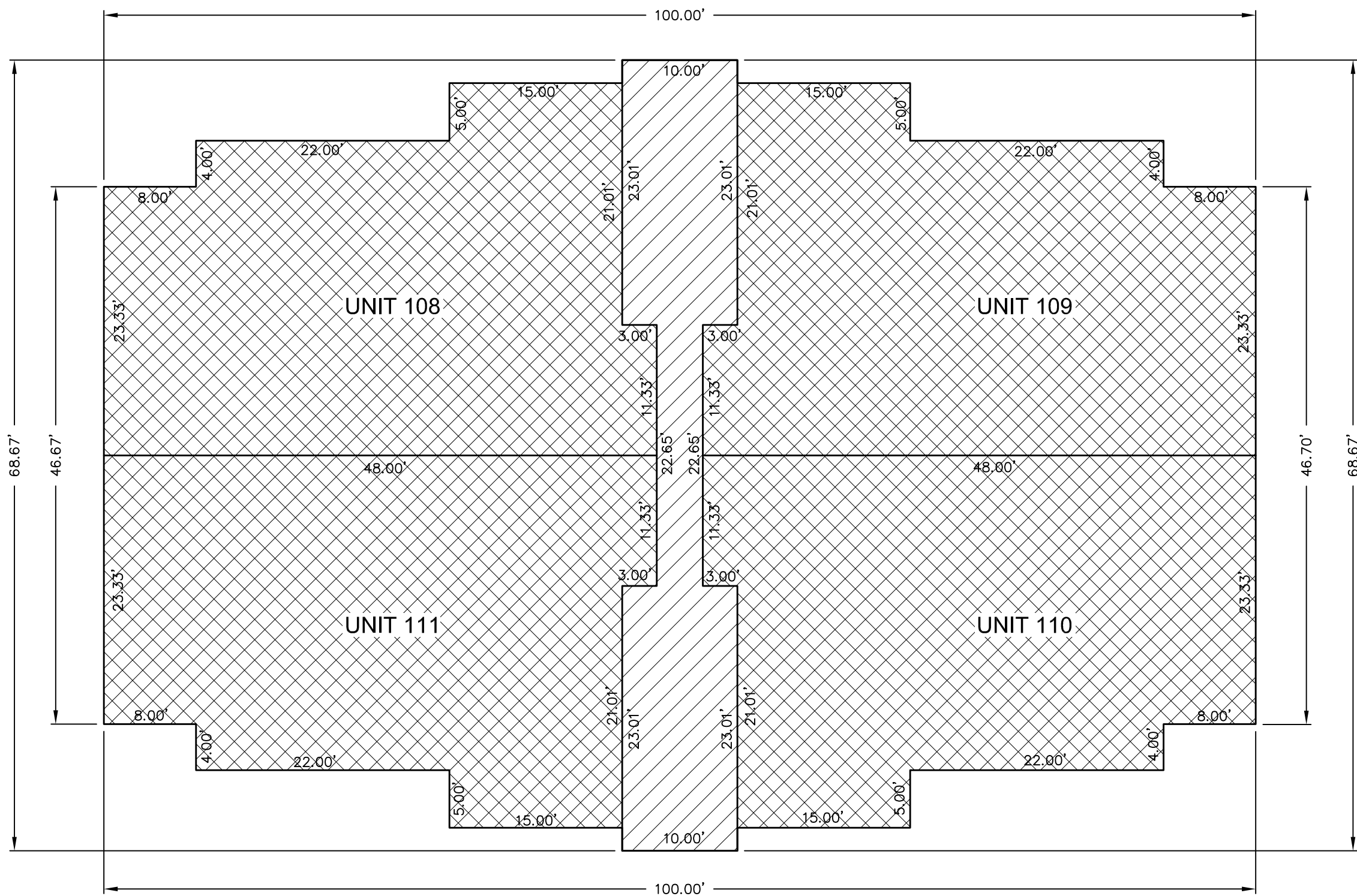




MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

LEGEND

PRIVATE OWNERSHIP

LIMITED COMMON AREA

0 2 5 10 20 30

(24"x36")
SCALE 1" = 10'

(11"x17")
SCALE 1" = 20'

NO.	REVISIONS	BY	DATE
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CORTLAND PARK

ATLAS ENGINEERING L.L.C.

PHASE 1A

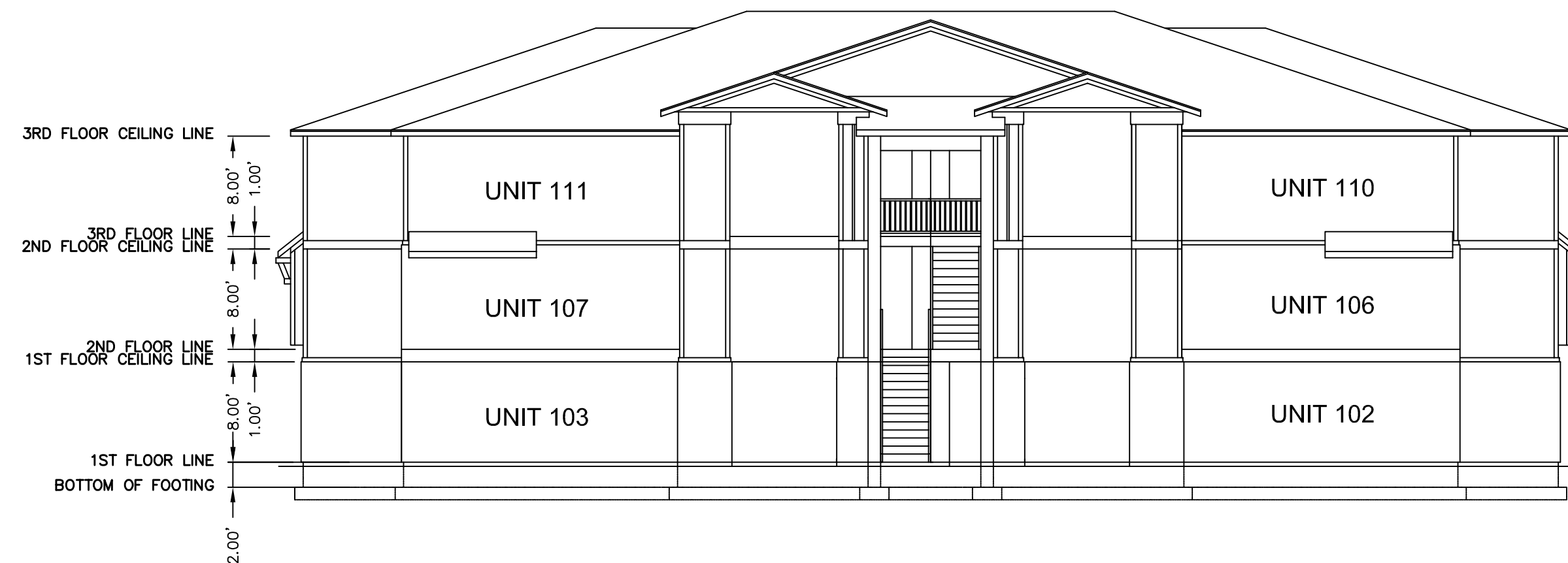
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

BUILDING DETAILS

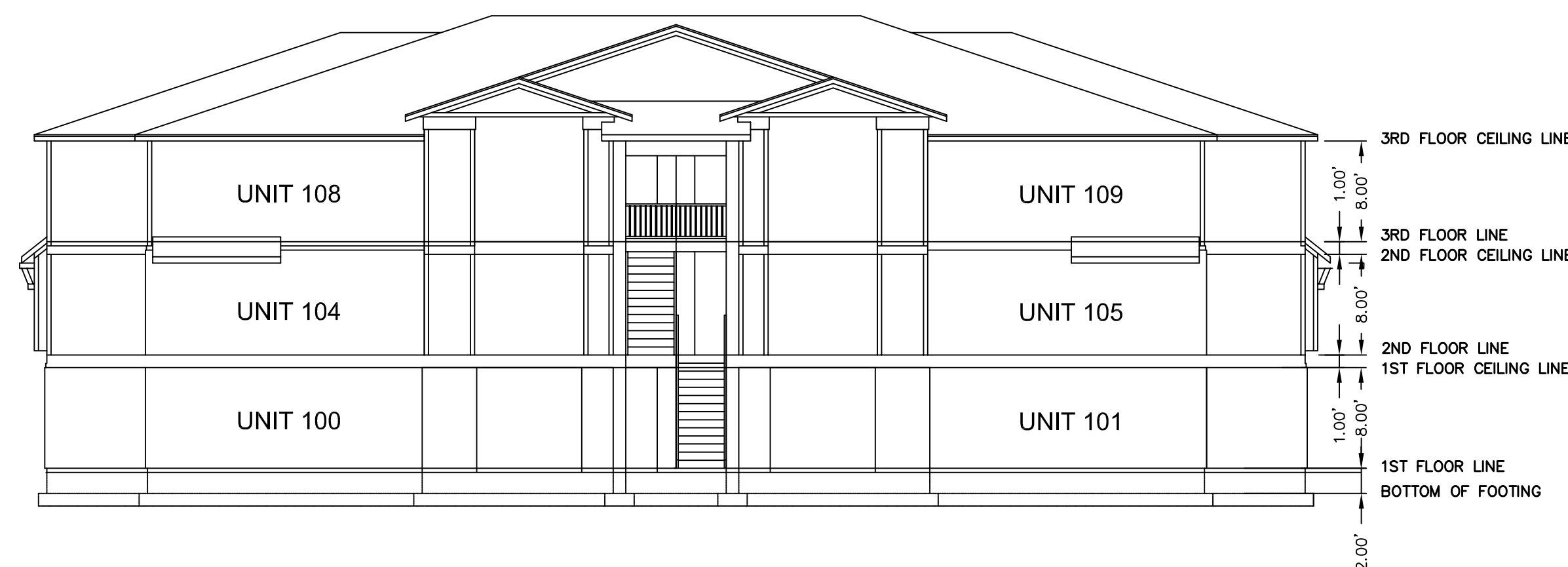
SANTAQUIN, UTAH

SHEET

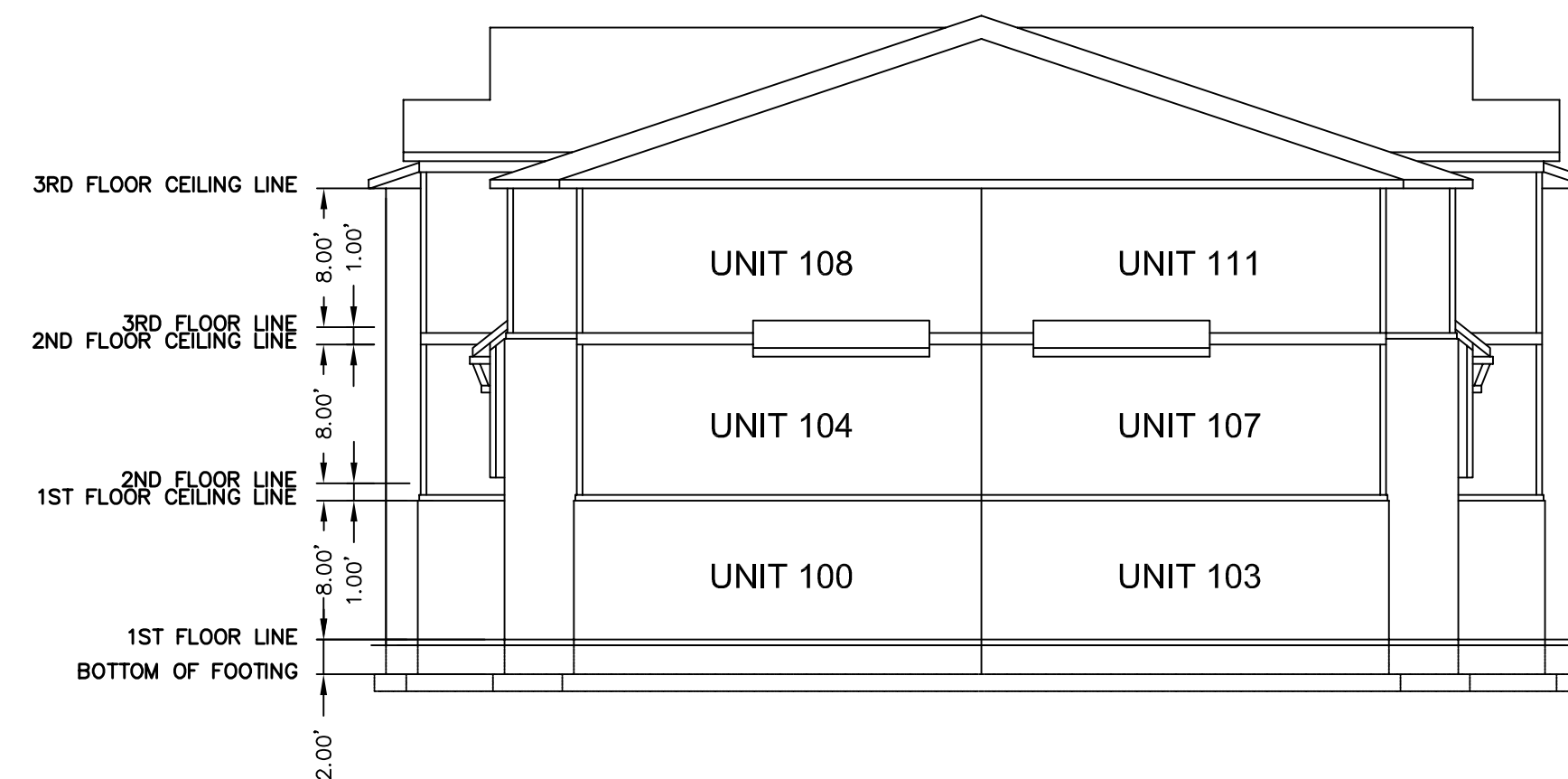
2 OF 3



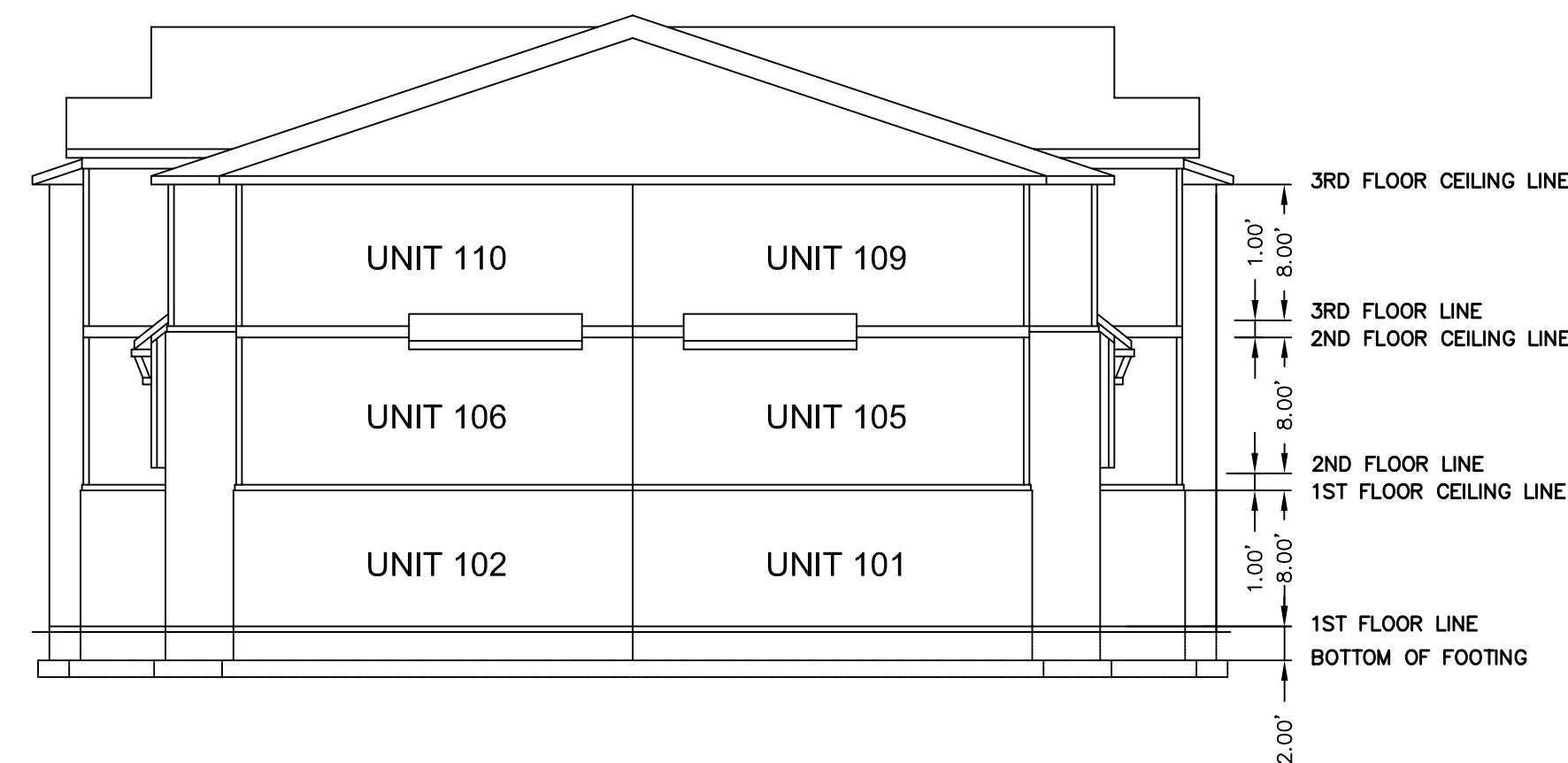
REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

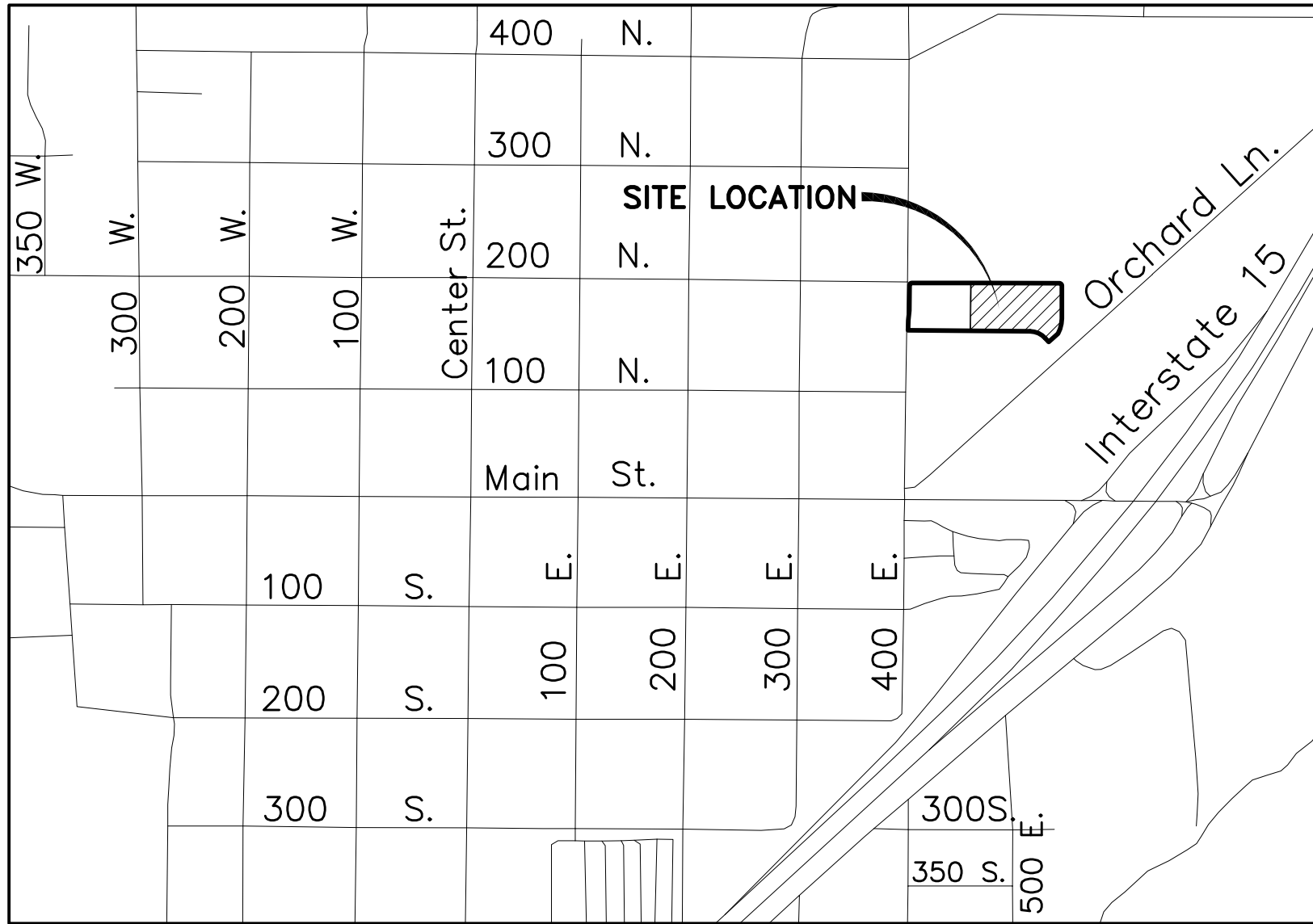


(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

BUILDING DETAILS		SHEET 3 OF 3	
SANTAQUIN, UTAH		CORTLAND PARK PHASE 1A	
ATLAS ENGINEERING L.L.C.		PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660	
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9		NO. 1	
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7		NO. 3	
6		NO. 4	
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2		NO. 8	
1		NO. 9	
2023/10/21		Cortland Park Santaquin Final Phase 1A	

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 CAP/PLUG AND MARK TO SURFACE.
- 5 HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
- 6 INSTALL 6" MASONRY FENCE.
- 7 INSTALL 4"-6" RETAINING WALL, WALLS TO BE DESIGNED, DRAWN AND STAMPED BY AN ENGINEER.
- 8 MATCH EXISTING CURB.
- 9 INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
- 10 INSTALL DUMPSTER PER SHEET 6.
- 11 CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- 12 INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
- 13 INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.



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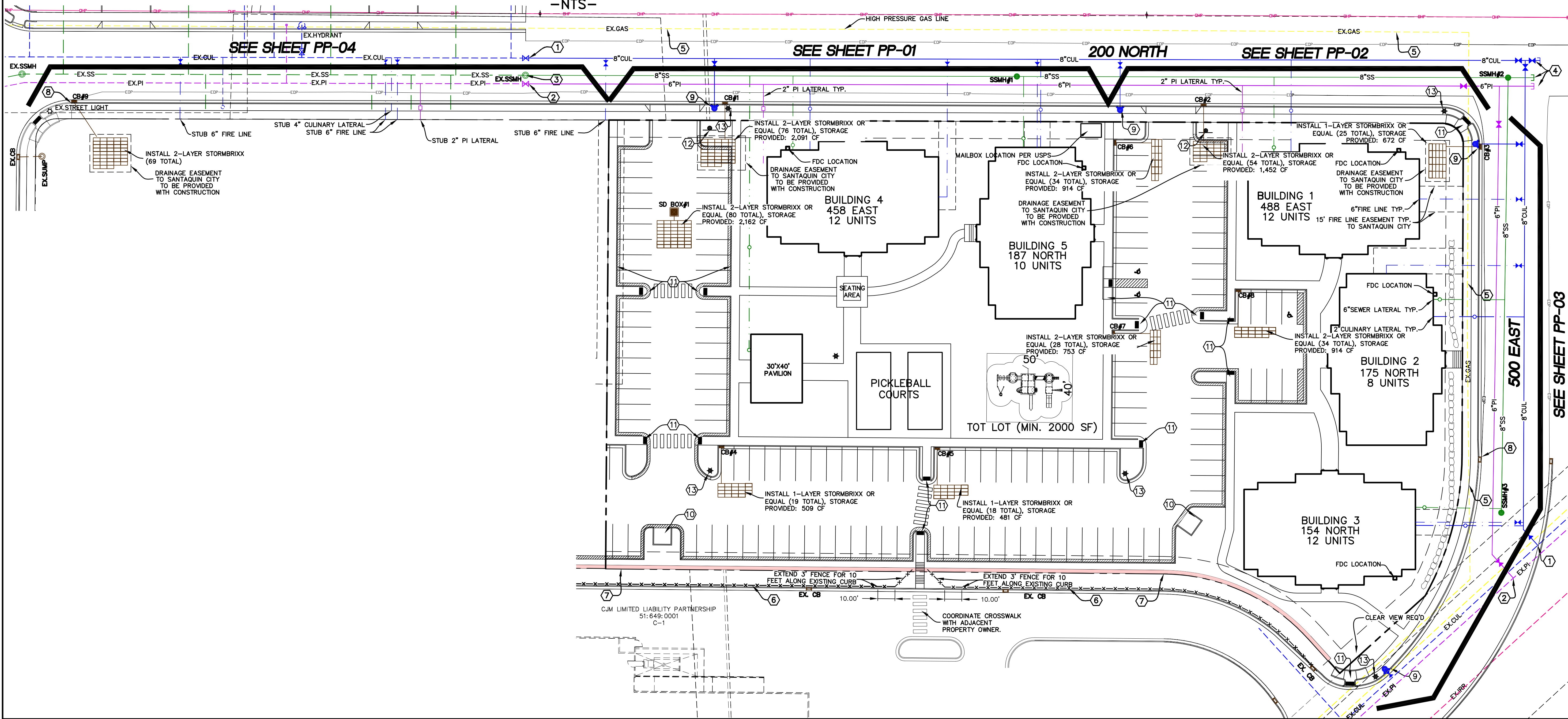
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GENERAL NOTE:

- 1) DUE TO THE EXTENSIVE ROADWAY EXCAVATION A 2 INCH OVERLAY WILL BE REQUIRED ON 200 NORTH AND 500 EAST.
- 2) CURB TO BE PAINTED RED ALONG ALL FRONTAGE ROADS WITH THE EXCEPTION OF YELLOW CURB AT THE MAILBOXES FOR ACCESS.
- 3) PEDESTRIAN WALKWAYS ACROSS INTERNAL DRIVE AISLES SHALL BE DISTINGUISHED FROM DRIVING SURFACES WITH DURABLE, LOW MAINTENANCE MATERIALS. EXAMPLES INCLUDE: PAVERS, BRICKS, SCORED CONCRETE, RAISED WALKWAYS, OR OTHER MATERIALS THAT PROVIDE A SIMILAR TEXTURE AND CHARACTER.

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

VICINITY MAP
-NTS-



SHEET NO.

3

SITE PLAN

SANTAQUIN, UTAH

CORTLAND PARK

PHASE 1

ATLAS

ENGINEERING

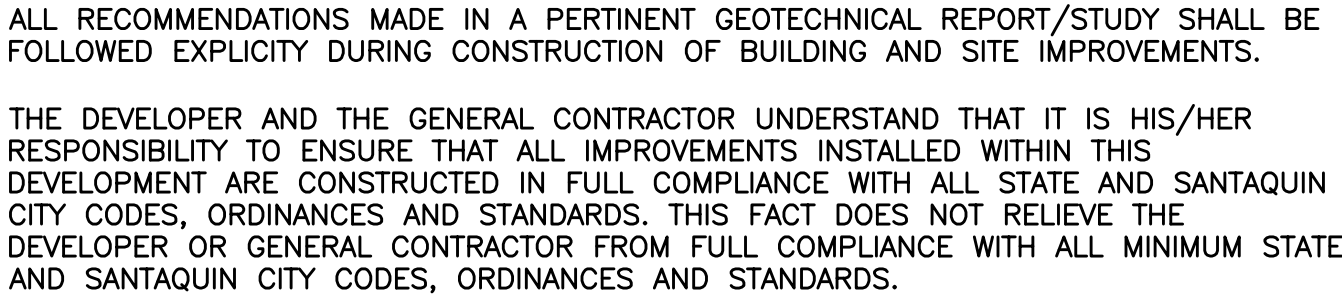
L.L.C.

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



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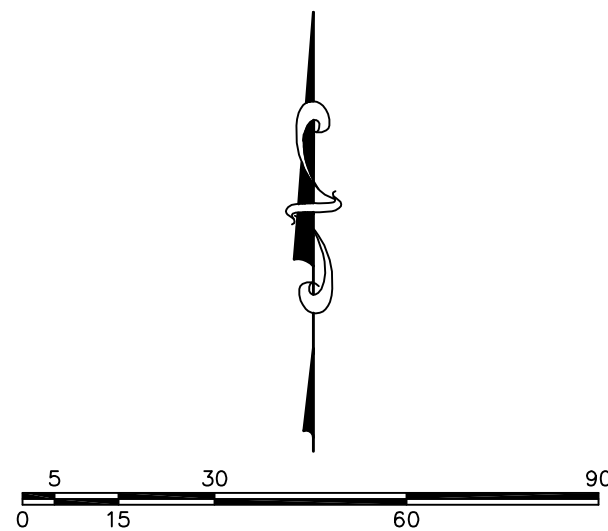
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200 NORTH

500 EAST



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

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CORTLAND PARK ATLAS PHASE 1



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

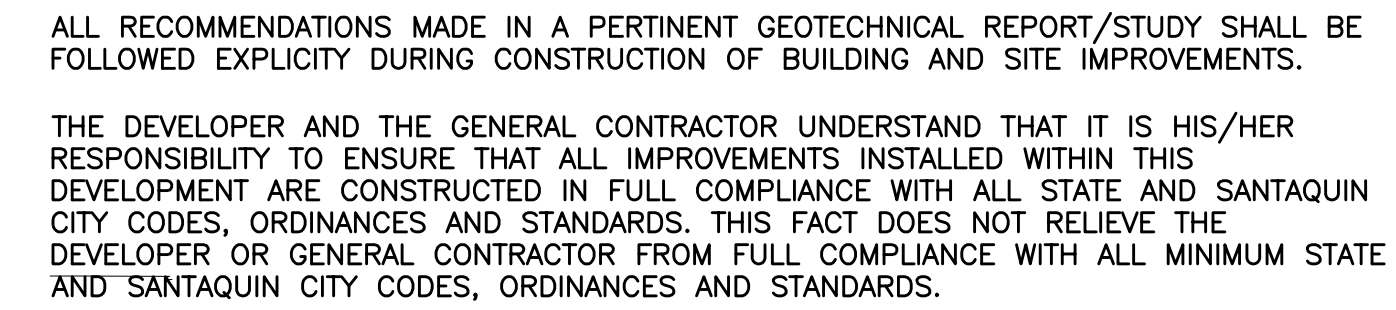
L.L.C.

SHEET NO.

EXISTING TOPOGRAPHY



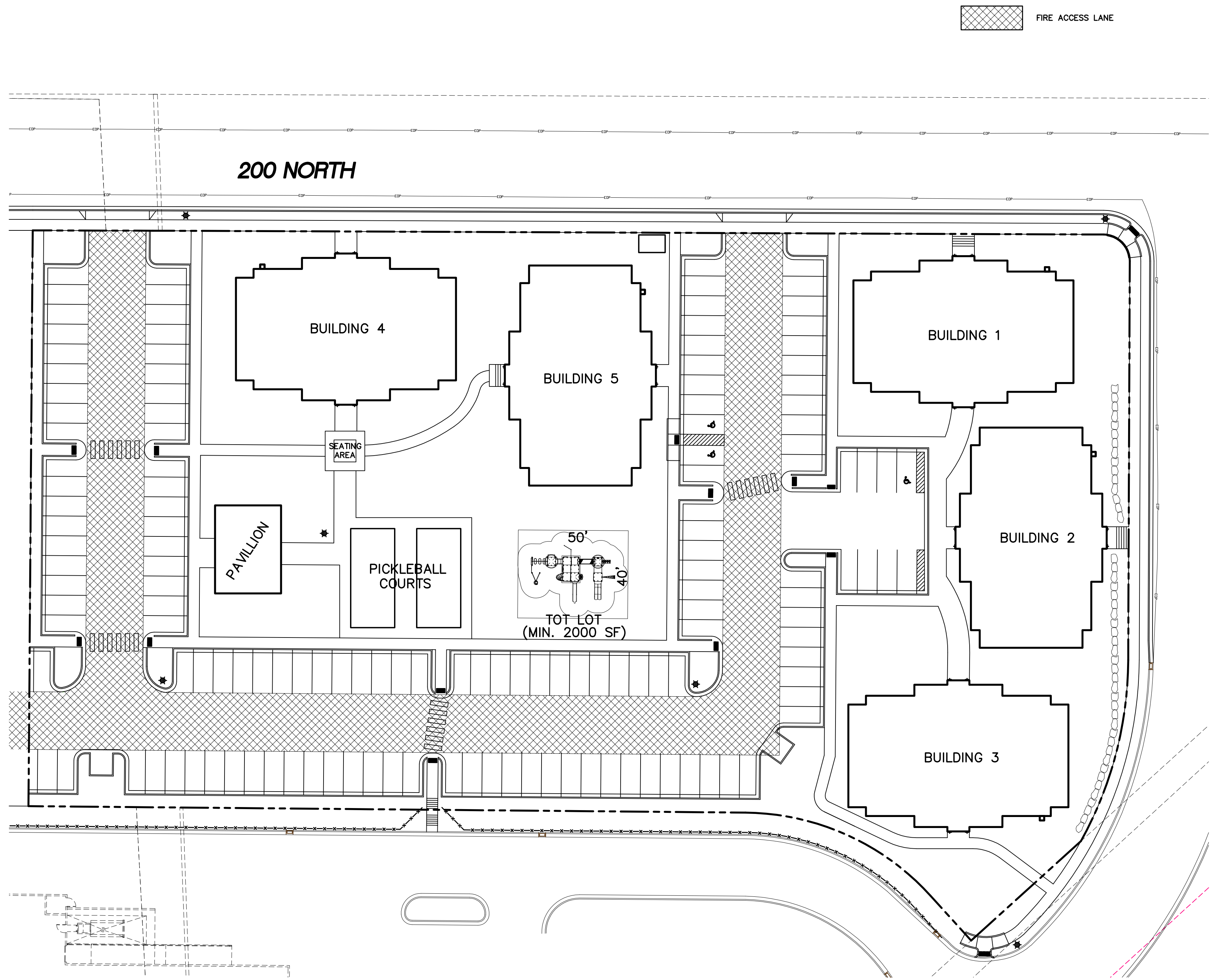
SANTAQUIN, UTAH



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SCALE 1" = 60'

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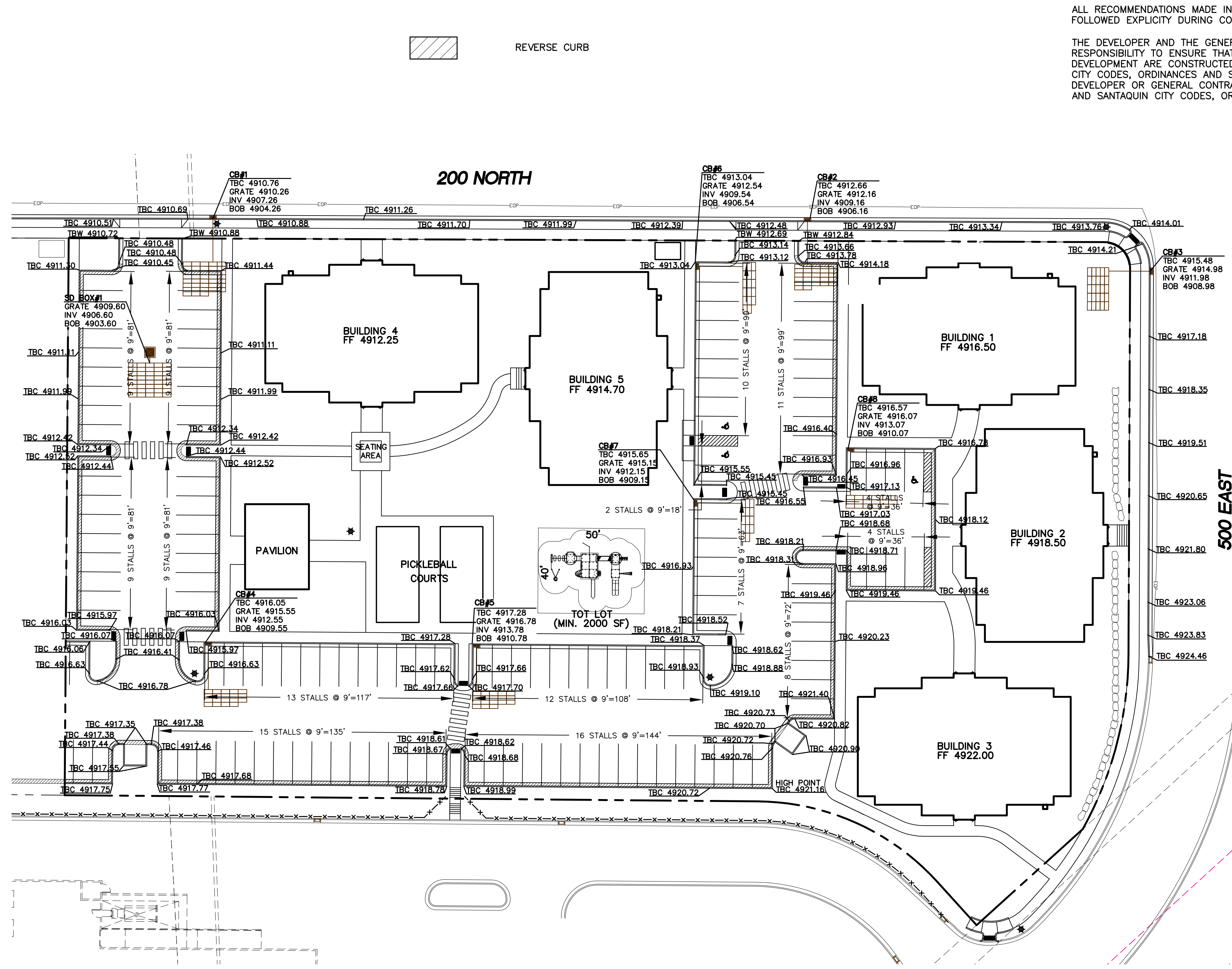
**CORTLAND PARK
ATLAS
ENGINEERING
L.L.C.**

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

FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

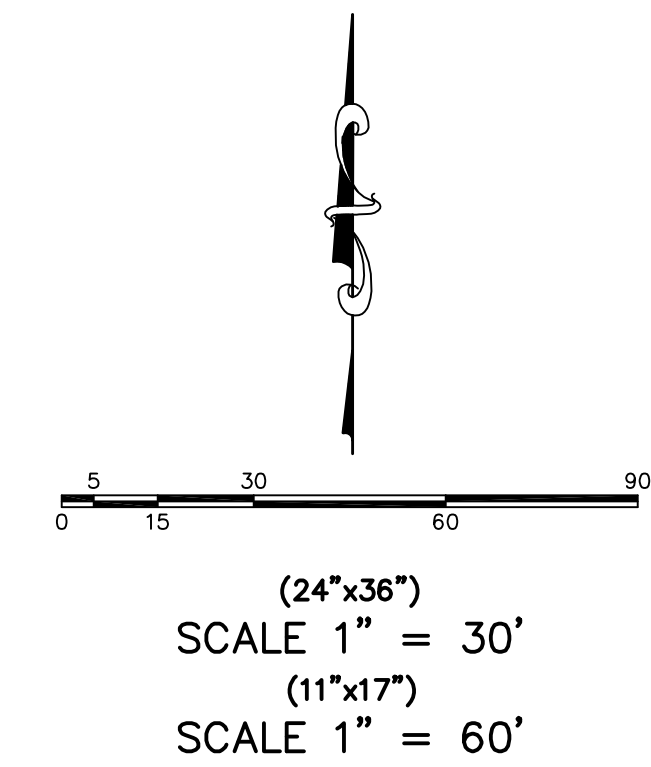
SHEET NO.
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REVERSE CURB

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

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SHEET NO.
7

TBC PLAN

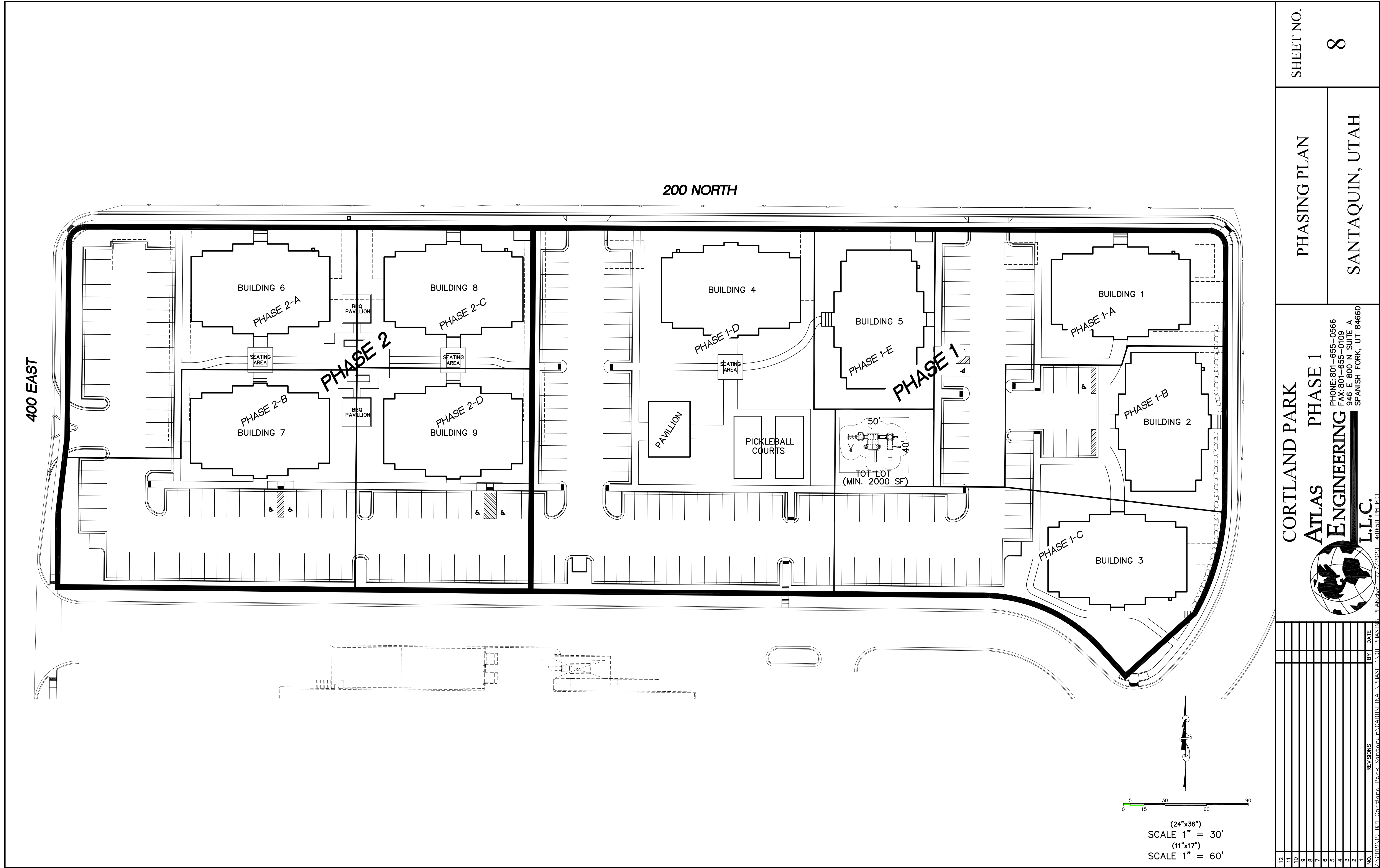
SANTAQUIN, UTAH

CORTLAND PARK
ATLAS
ENGINEERING
L.L.C.

PHASE 1


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

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230323-19-021 Cortland Park Santaquin CAD/FINAL PHASE 1 NOR PHASING PL 04/06/2023 410038 PH 041				

CORTLAND PARK
ATLAS
ENGINEERING
L.L.C.



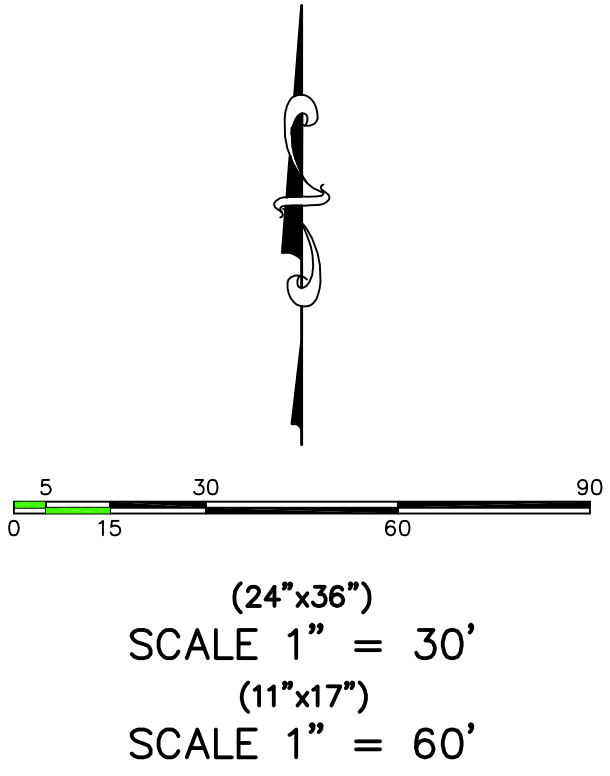
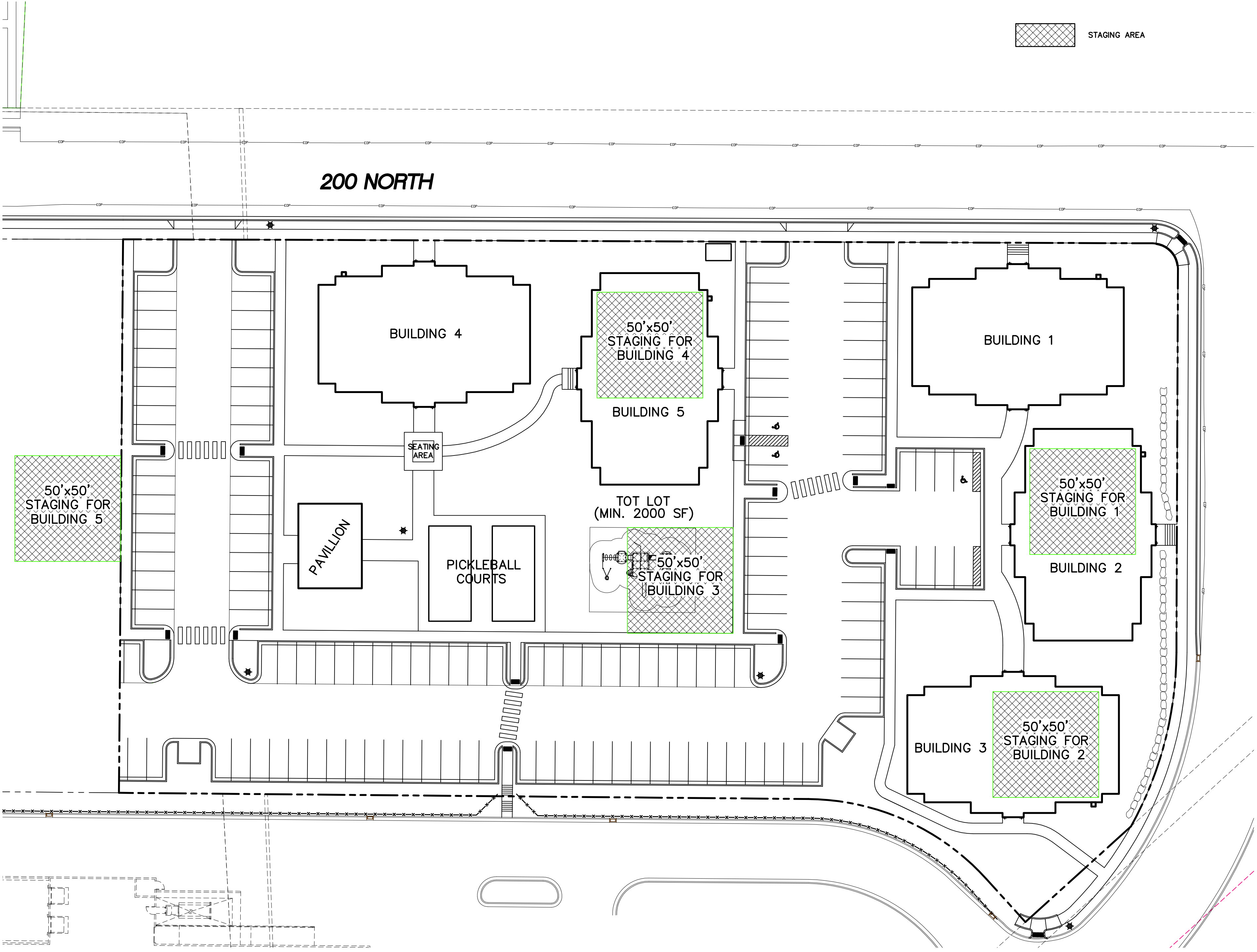
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

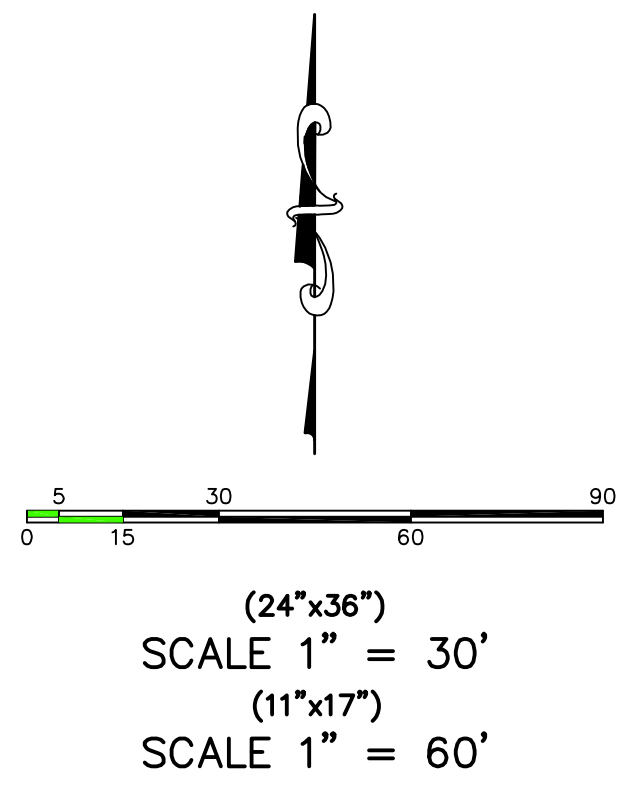
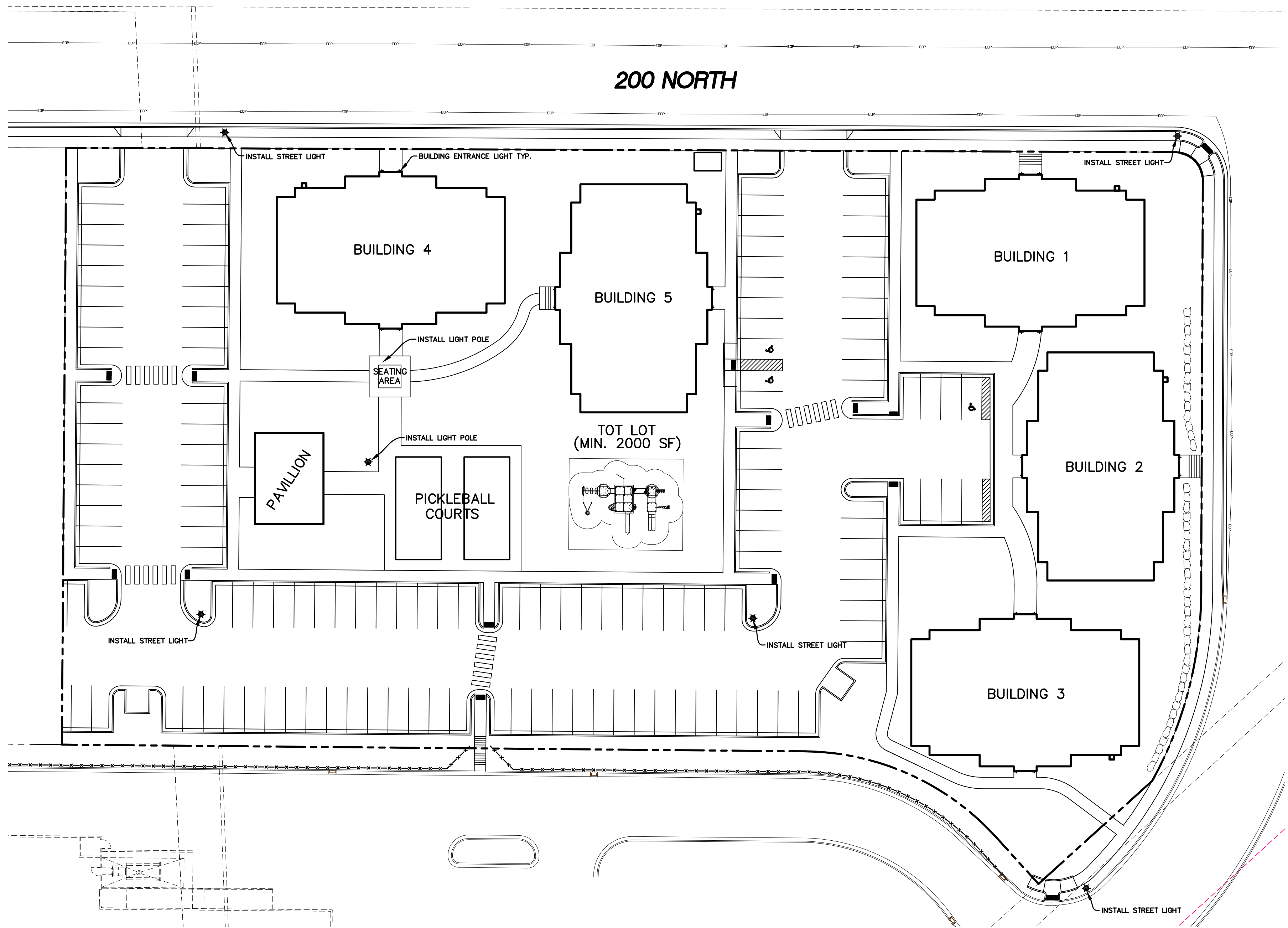
SANTAQUIN, UTAH

SHEET NO.

8

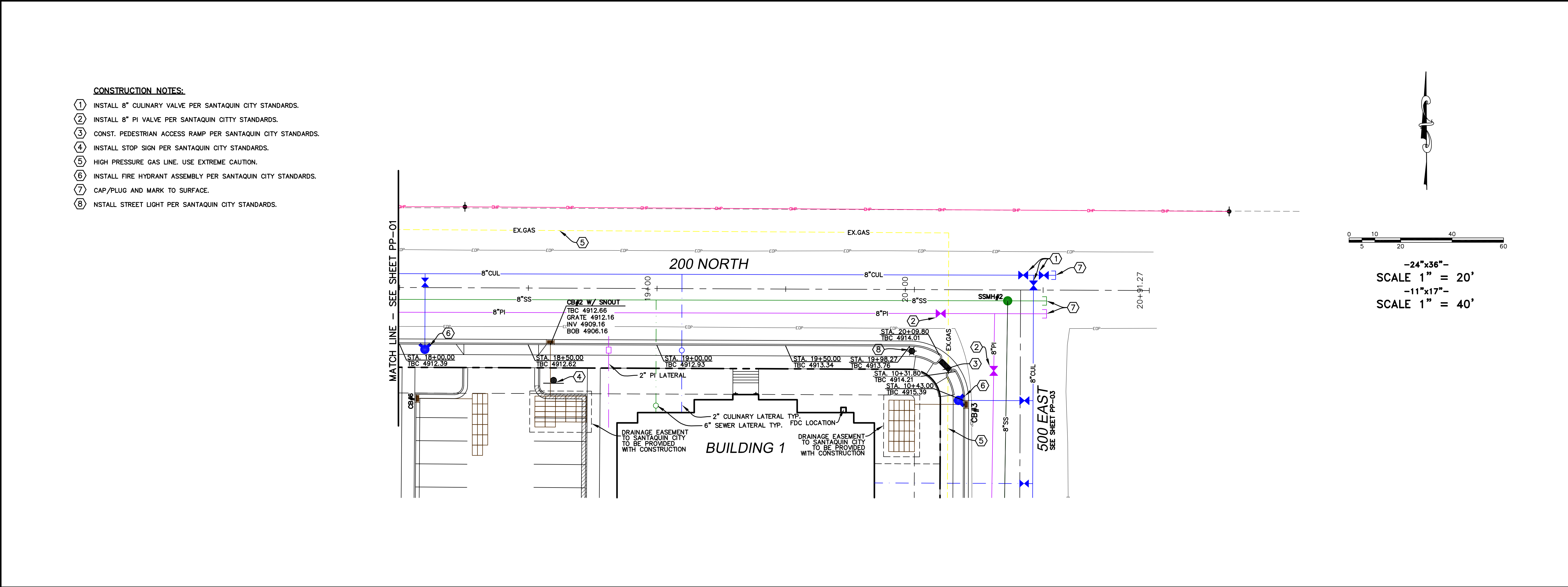


STAGING PLAN		SHEET NO.	
SANTAQUIN, UTAH		9	
CORTLAND PARK ATLAS ENGINEERING L.L.C.		PHASE 1 PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660	
NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
230319-001 Cortland Park Santaquin Final Phase 1 NO STAGING PLAN			



CORTLAND PARK ATLAS ENGINEERING L.L.C.		ILLUMINATION PLAN	SHEET NO. 10
PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660		SANTAQUIN, UTAH	
NO. 12 11 10 9 8 7 6 5 4 3 2		REVISIONS NO. 12 11 10 9 8 7 6 5 4 3 2	
NO. 12 11 10 9 8 7 6 5 4 3 2		BY NO. 12 11 10 9 8 7 6 5 4 3 2	
NO. 12 11 10 9 8 7 6 5 4 3 2		DATE NO. 12 11 10 9 8 7 6 5 4 3 2	

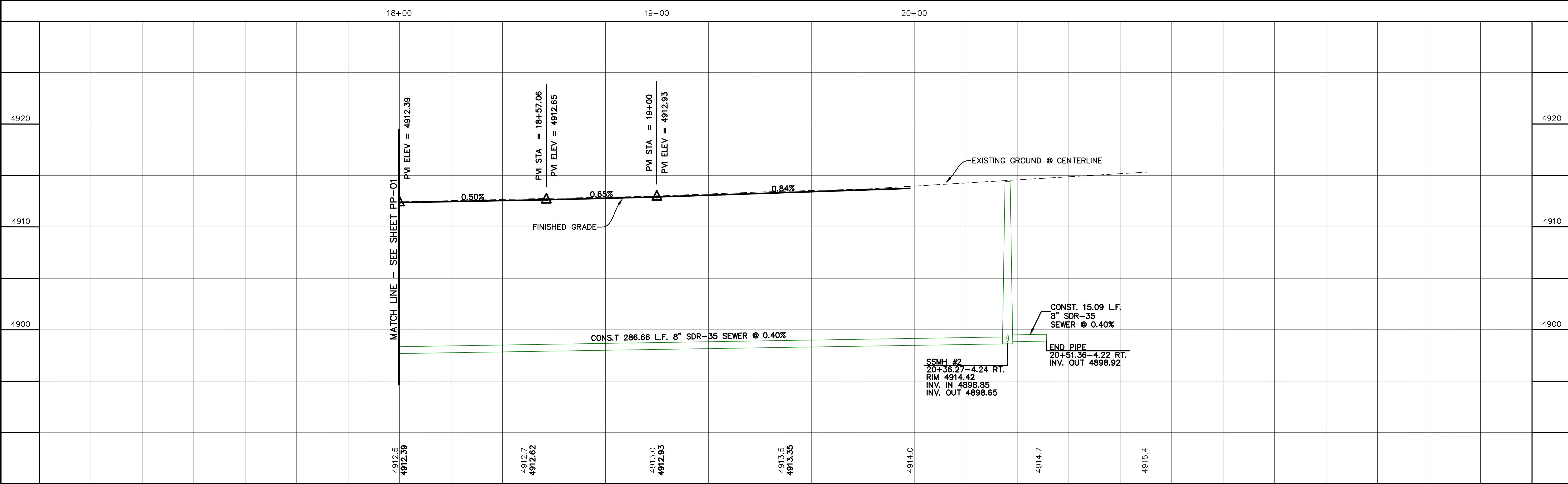




0 10 20 40 60

SCALE 1" = 20'

SCALE 1" = 40'



ORCHARD VISTA
ATLAS
ENGINEERING
L.L.C.

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

7/7/2023 4:38:58 PM MDT

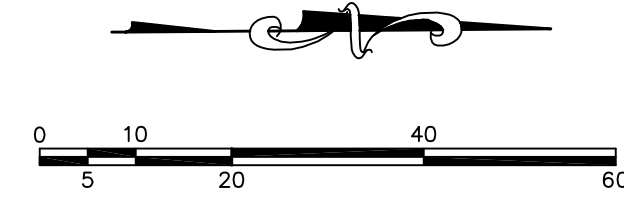
200 NORTH
STA. 18+00 TO STA. 21+00

SANTAQUIN, UTAH

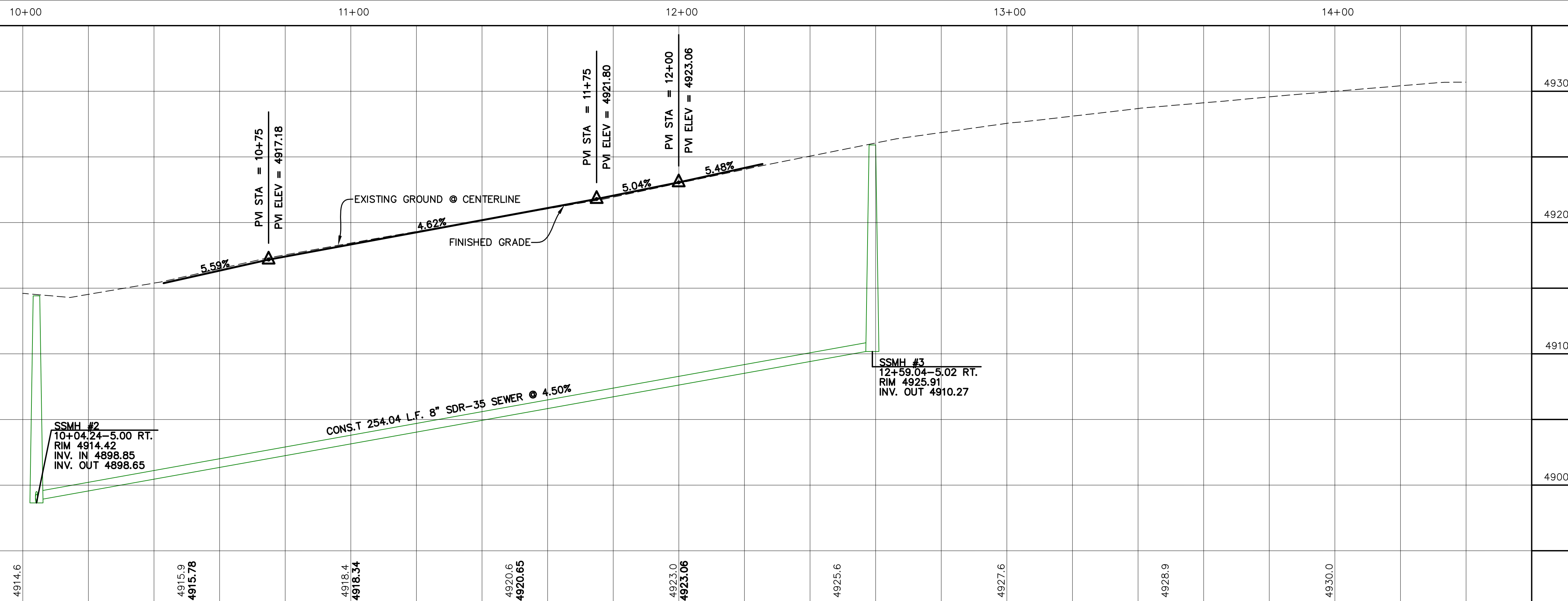
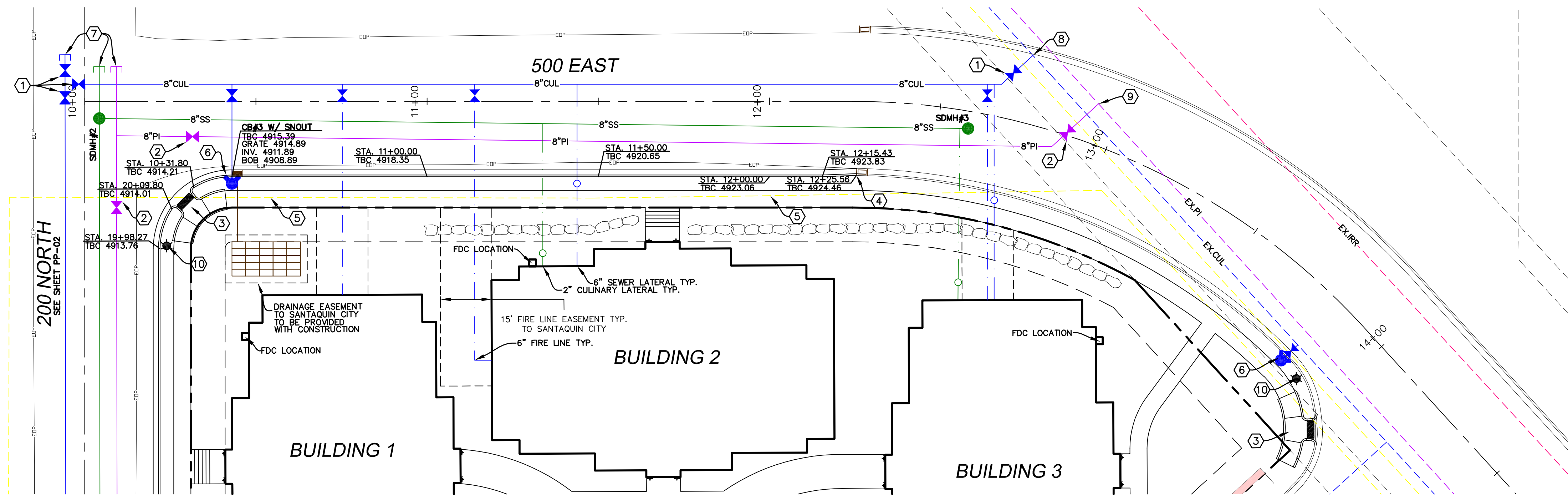
SHEET NO.
PP-02

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

- ① INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
- ② INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
- ③ CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- ④ MATCH EXISTING CURB.
- ⑤ HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
- ⑥ INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
- ⑦ CAP/PLUG AND MARK TO SURFACE.
- ⑧ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- ⑨ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
- ⑩ INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.



$-24'' \times 36'' -$
 SCALE 1" = 20'
 $-11'' \times 17'' -$
 SCALE 1" = 40'



SHEET NO.

PP-03

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

500 EAST
STA. 10+00 TO STA. 14+00

SANTAQUIN, UTAH

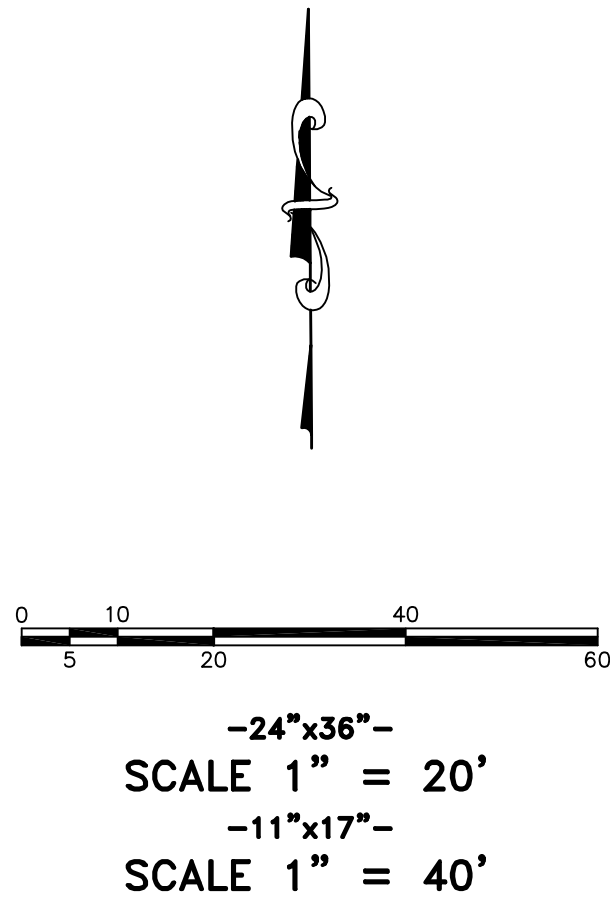
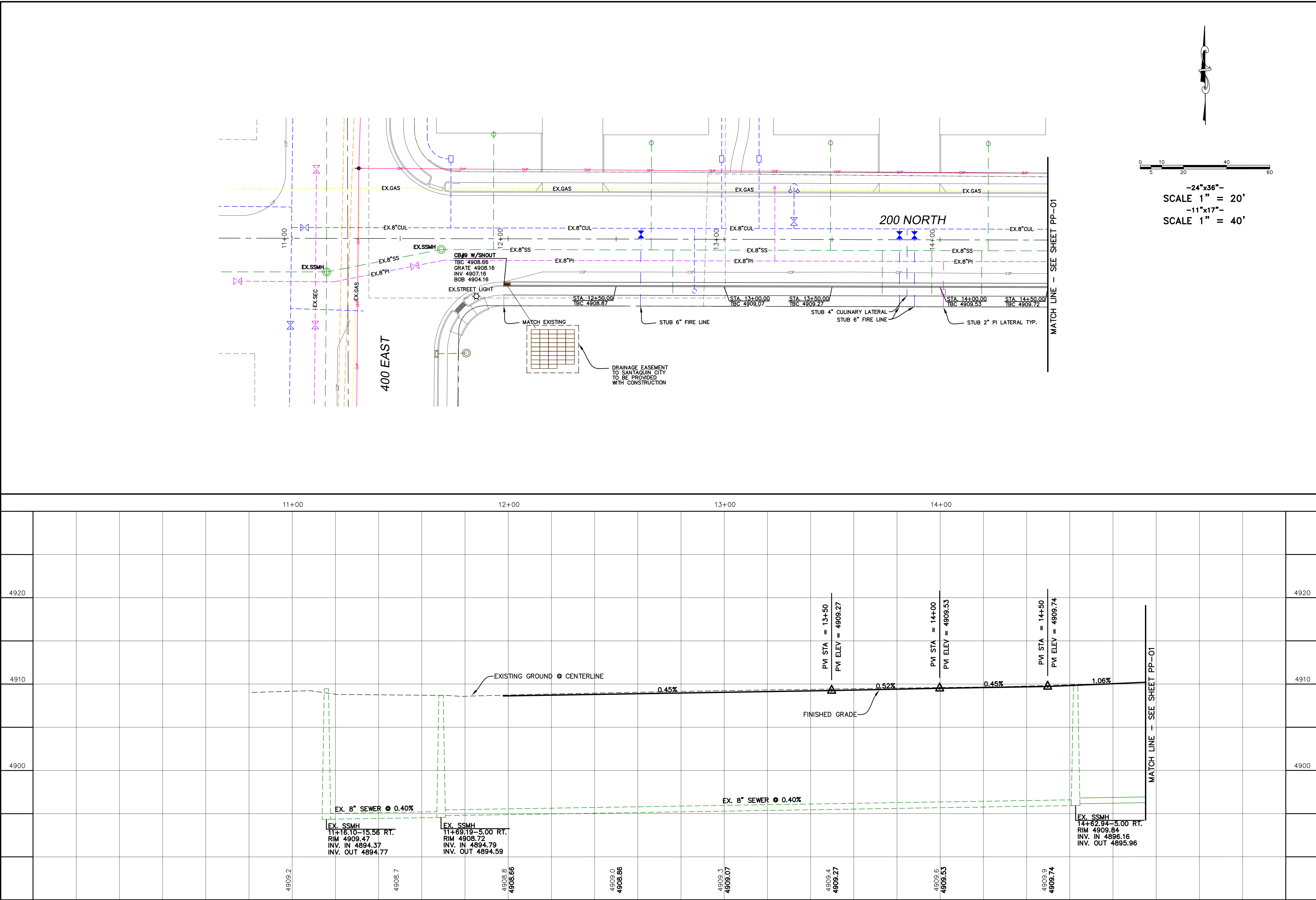
ORCHARD VISTA
ATLAS PHASE 1

ENGINEERING

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

L.L.C.


 L.L.C.
 Z:\2019\19-121 Cortland Park Soutaquin\CADD\FINAL\PHASE 1\PP-03.dwg 7/7/2023 4:15:54 PM MDT



ORCHARD VISTA
ATLAS
ENGINEERING
L.L.C.

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

200 NORTH
STA. 11+00 TO STA. 14+50

SANTAQUIN, UTAH

SHEET NO.
PP-04

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

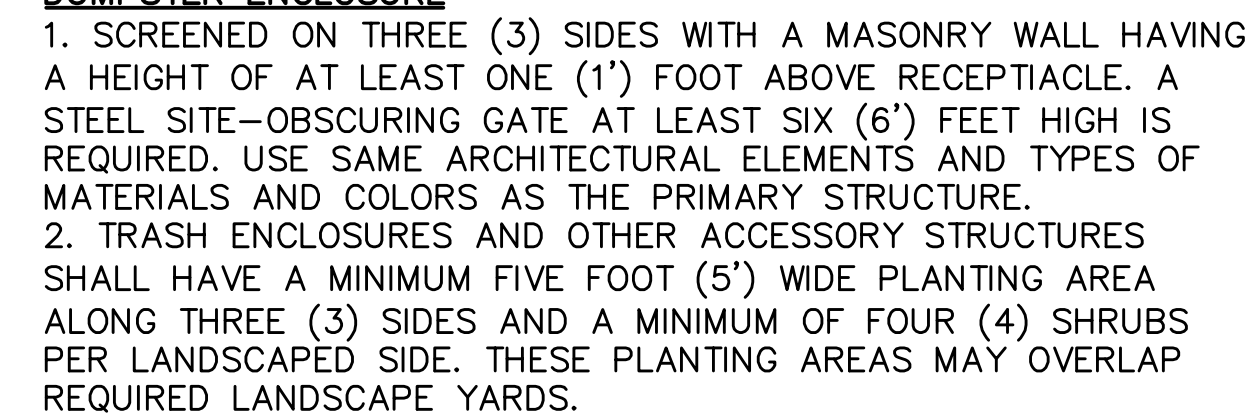
REVISIONS

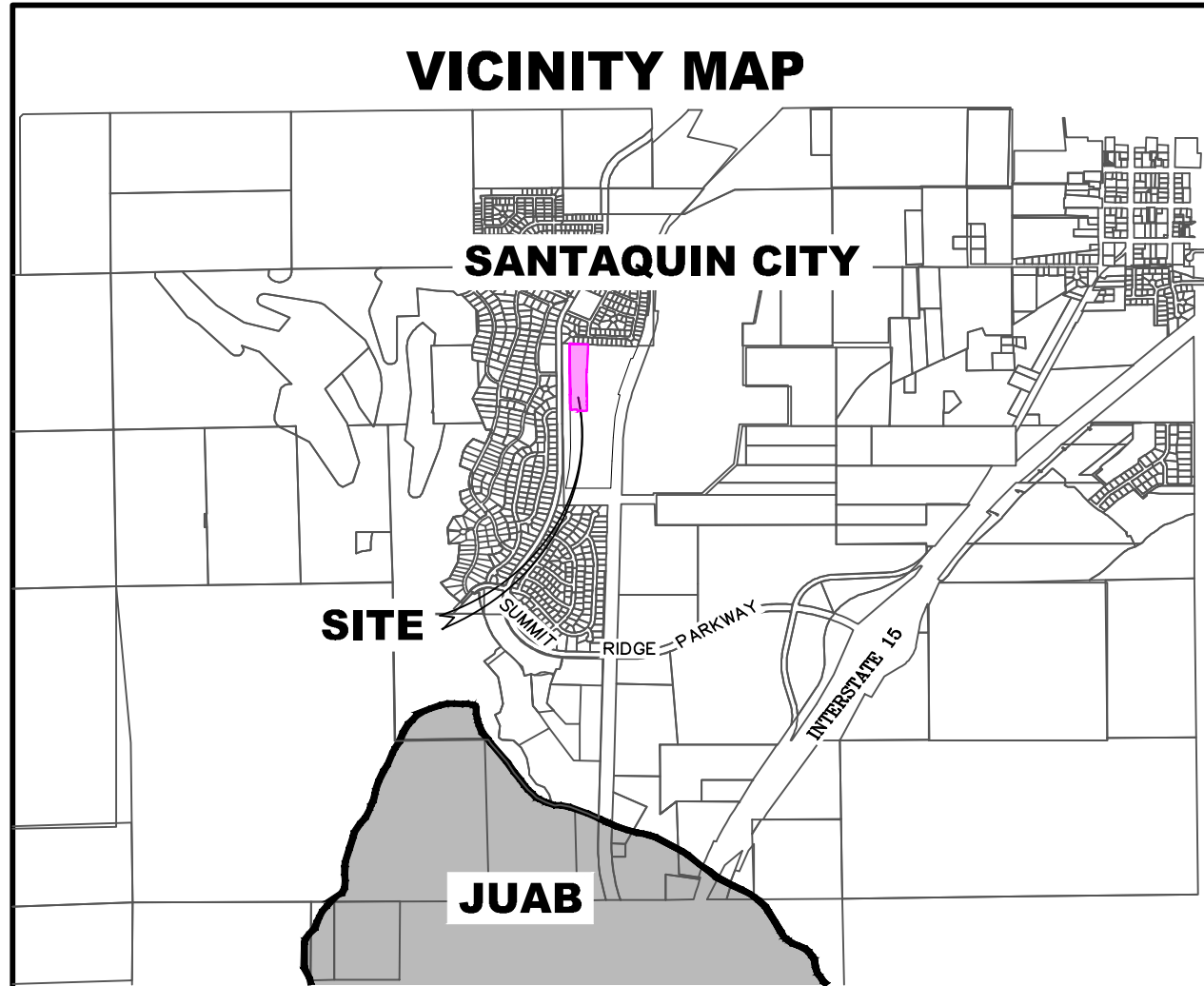
BY DATE





1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
2. 100-YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS

[illegible]



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

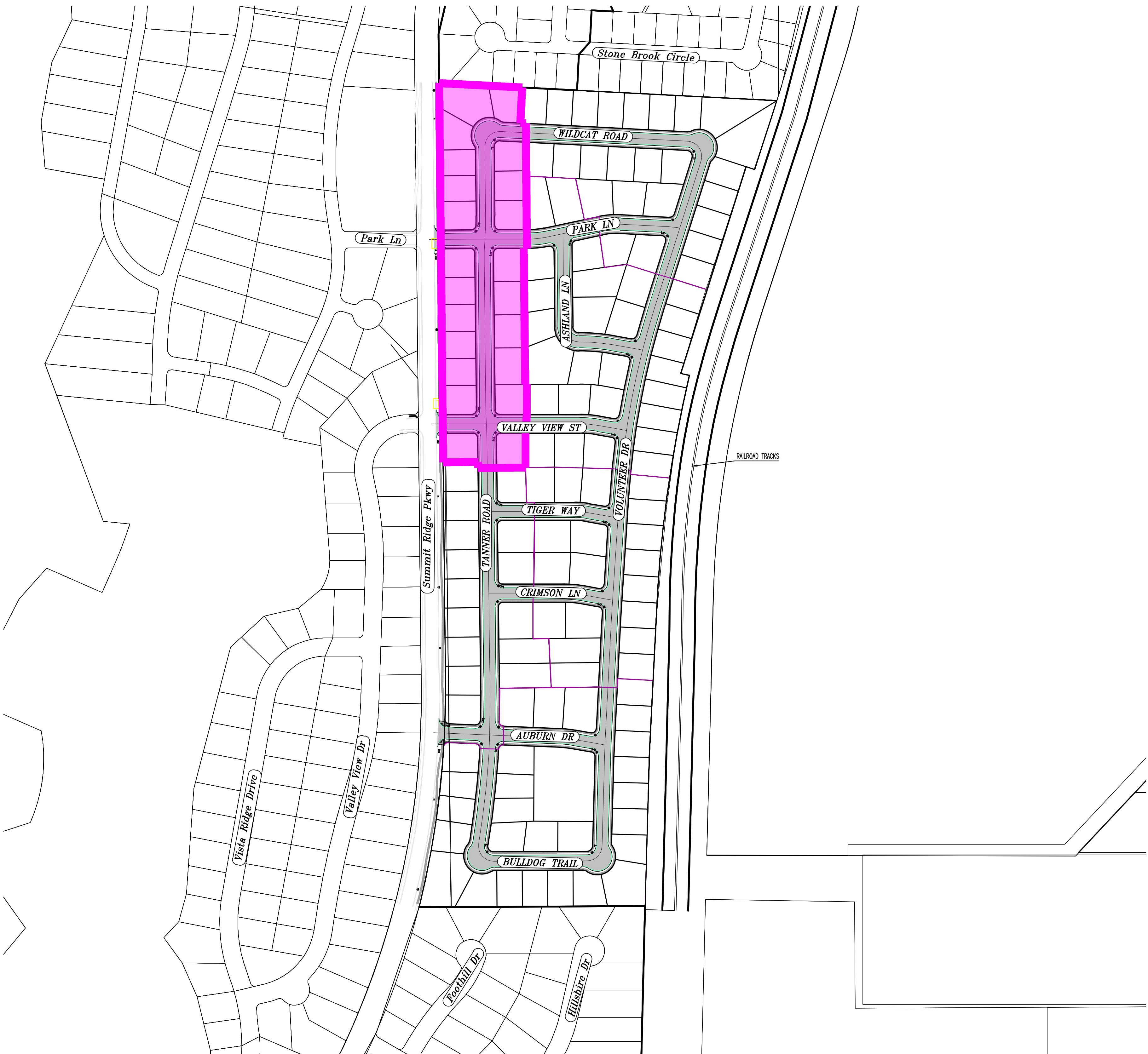
A 3 BOX NCBU TO BE LOCATED ON THE SOUTH
SIDE OF EACH ROAD ENTRANCE FROM SUMMIT
RIDGE PARKWAY

Hollow Flats @ Summit Ridge

- PHASE 1 -

June 23

Santaquin, Utah County, Utah



PHASE 1 BREAKDOWN	
TOTAL PLAT ACREAGE	8.01 ACRES
TOTAL LOT ACREAGE	5.36 ACRES
TOTAL ROW ACREAGE	2.45 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	R-1-1Q
DENSITY	2.75 / duq
NUMBER OF LOTS	22 LOTS

PROJECT DEVELOPER

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

**PROJECT ENGINEER
& SURVEYOR**

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
EX-01	EXISTING SITE
PLAT	PLAT SHEETS
FEN-01	FENCING PLAN
UP-01	SITE & UTILITY PLANS
SS-01	OFFSITE SEWER PLAN
SS-02-04	OFFSITE SEWER PROFILES
GR-01-3	GRADING PLANS
PP-01-05	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02-03	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

- NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
 - ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
 - 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
 - ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
 - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 - ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



NOTES TO CONTRACTOR:

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

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

region
Engineering
& Surveying

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



**HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1**

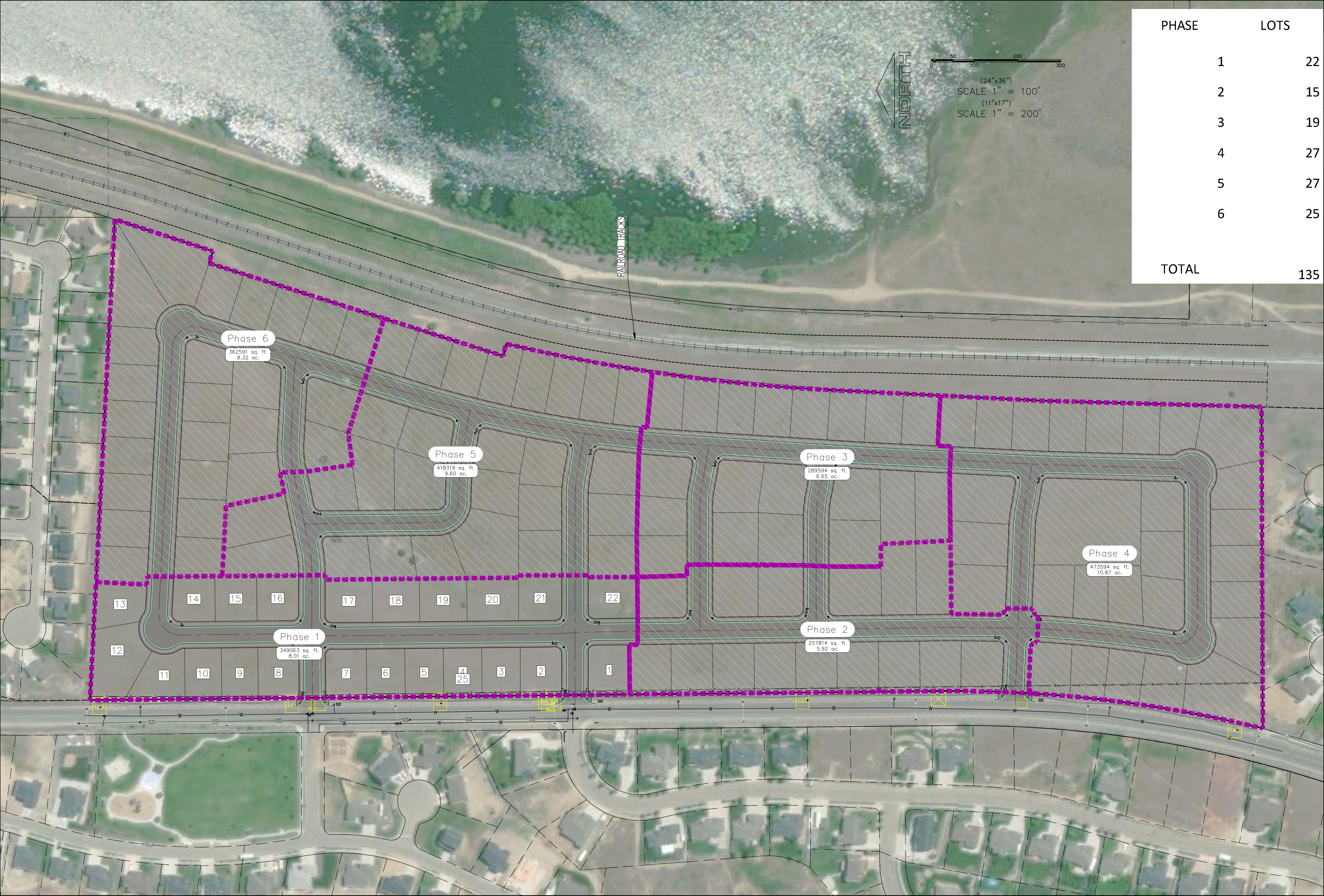
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



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

region

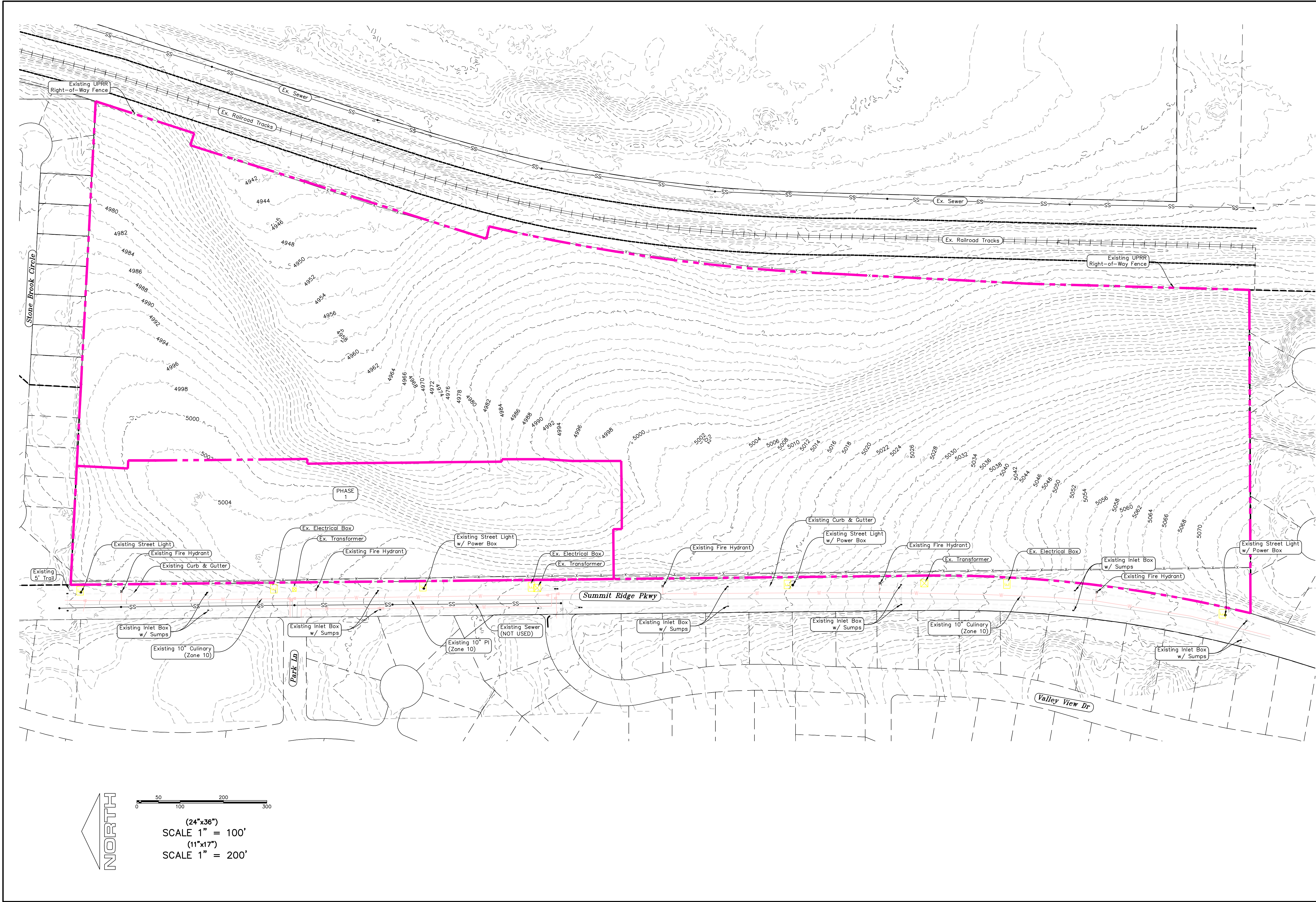
Engineering & Surveying

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

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

DATE:6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN
SHEET:
PH-01



D:\PROPOSED\REGION PROJECTS\REGION ENGINEERING PROJECTS\01\PROJECTS\2021\07_TANNER FLATS\2_SHEET FILES\PHASE 1\EX-01

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



**HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1**

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

DATE: 6.29.2023
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
EXISTING CONDITIONS
SHEET:
EX-01

PHASE I BREAKDOWN
 TOTAL LOT ACREAGE 6.01 ACRES
 TOTAL LOT ACREAGE 5.56 ACRES
 TOTAL ROW ACREAGE 2.45 ACRES
 TOTAL OPEN SPACE ACRES
 ZONE R-1-10
 DENSITY 2.75 / du
 NUMBER OF LOTS 22 LOTS

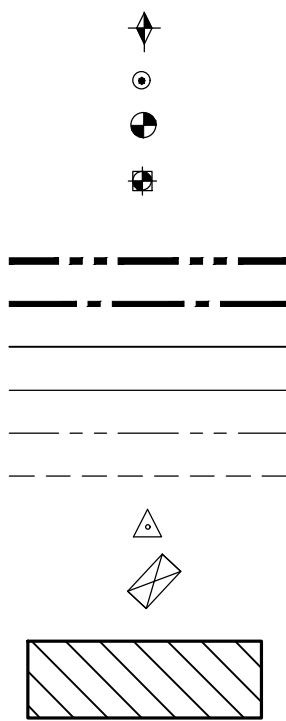
PROJECT DEVELOPER

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

PROJECT ENGINEER & SURVEYOR

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

LEGEND



NOTE:

1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS INTO SUMMIT RIDGE PARKWAY (LOTS 1 thru 12).
2. ACCESS TO LOTS 1, 2, 7, AND 8 SHALL BE LIMITED TO TANNER ROAD ONLY.

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

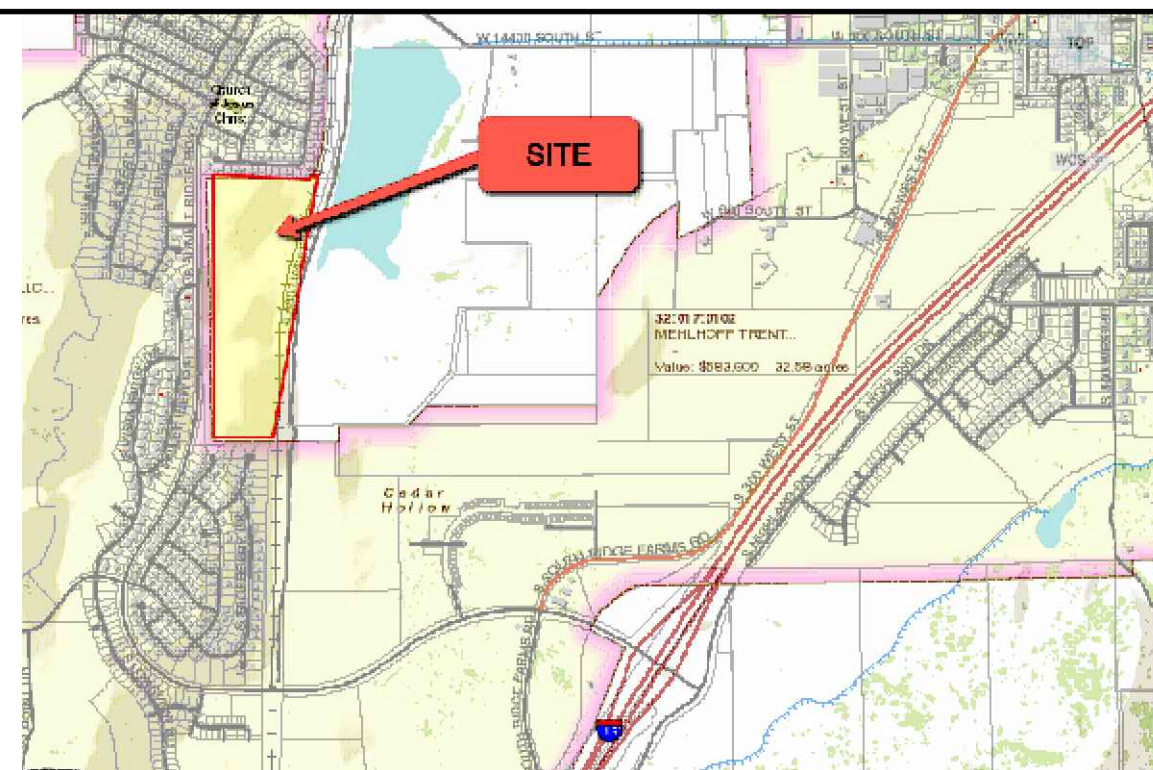
HOLLOW FLATS @ SUMMIT RIDGE - PHASE 1 -

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	53.58'	1000.00'	53.57'	S21°41'17"E	3°04'11"
C2	55.26'	1000.00'	55.26'	S21°11'23"E	3°09'59"
C3	77.59'	1000.00'	77.57'	S1°36'59"W	4°26'44"
C4	77.44'	1000.00'	77.42'	S1°37'14"W	4°26'13"
C5	81.65'	50.00'	72.87'	S46°10'55"W	93°33'34"
C6	23.56'	15.00'	21.21'	N45°36'07"W	90°00'29"
C7	23.08'	15.00'	20.87'	S45°18'33"W	88°10'12"
C8	30.82'	969.00'	30.81'	S0°18'47"W	1°49'20"
C9	65.37'	60.00'	62.18'	S1°47'46"E	62°25'27"
C10	14.14'	25.00'	13.95'	S16°48'11"E	32°24'37"
C11	80.00'	60.00'	74.20'	S67°36'47"W	76°23'40"
C12	20.48'	60.00'	20.39'	N64°24'32"W	19°33'41"
C13	14.14'	25.00'	13.95'	N70°49'59"W	32°24'35"
C15	31.03'	19.00'	27.69'	N46°10'55"E	93°33'34"
C16	30.41'	1031.00'	30.41'	N01°44'49"E	1°41'24"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	23.85'	15.00'	21.41'	N44°27'14"W	91°05'31"
C18	23.22'	15.00'	20.97'	N45°39'36"E	88°40'49"
C19	32.58'	969.00'	32.58'	N0°21'24"E	1°55'35"
C20	32.08'	1031.00'	32.08'	S01°7'06"W	1°46'59"
C21	24.03'	15.00'	21.54'	S44°42'53"E	91°46'57"
C22	23.56'	15.00'	21.21'	N44°24'01"E	89°59'16"
C23	23.40'	15.00'	21.10'	N45°18'57"W	89°22'05"
C24	23.91'	15.00'	21.46'	S44°20'29"W	91°19'02"
C25	12.79'	1031.00'	12.79'	S0°57'43"E	0°42'38"
C26	23.40'	15.00'	21.10'	N45°18'12"W	89°23'37"
C27	23.75'	15.00'	21.34'	N44°38'54"E	90°42'11"
C28	23.32'	15.00'	21.04'	S45°28'02"E	89°03'56"
C29	23.73'	15.00'	21.33'	N44°41'03"E	90°37'55"
C30	3.91'	969.00'	3.91'	S0°49'07"E	0°13'52"



Surveyor's Certificate

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

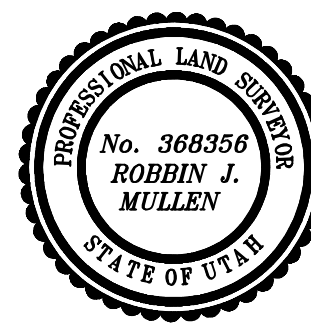
Boundary Description

HOLLOW FLATS @ SUMMIT RIDGE - PHASE 1

BEGINNING AT A POINT ON A LINE THAT IS S.89°55'22"W. A DISTANCE OF 1352.07 FEET ALONG THE SECTION LINE AND SOUTH 1278.49 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 02° 57' 42" W FOR A DISTANCE OF 118.03 FEET TO A POINT ON A LINE.
 THENCE, S 87° 02' 18" E FOR A DISTANCE OF 18.68 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 62.08 FEET TO A POINT ON A LINE.
 THENCE, S 00° 29' 34" E FOR A DISTANCE OF 289.23 FEET TO A POINT ON A LINE.
 THENCE, S 00° 49' 20" E FOR A DISTANCE OF 62.01 FEET TO A POINT ON A LINE.
 THENCE, N 90° 00' 00" W FOR A DISTANCE OF 10.73 FEET TO A POINT ON A LINE.
 THENCE, S 00° 36' 05" E FOR A DISTANCE OF 108.84 FEET TO A POINT ON A LINE.
 THENCE, S 00° 36' 23" E FOR A DISTANCE OF 109.75 FEET TO A POINT ON A LINE.
 THENCE, S 00° 36' 23" E FOR A DISTANCE OF 109.97 FEET TO A POINT ON A LINE.
 THENCE, S 00° 33' 56" E FOR A DISTANCE OF 120.45 FEET TO A POINT ON A LINE.
 THENCE, N 90° 00' 00" W FOR A DISTANCE OF 5.39 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 100.00 FEET TO A POINT ON A LINE.
 THENCE, S 03° 39' 45" W FOR A DISTANCE OF 62.13 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 113.52 FEET TO A POINT ON A LINE.
 THENCE, S 89° 17' 49" W FOR A DISTANCE OF 95.20 FEET TO A POINT ON A LINE.
 THENCE, N 90° 00' 00" W FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE.
 THENCE, N 00° 42' 11" W FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE.
 THENCE, S 89° 22' 05" W FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE.
 THENCE, N 00° 37' 55" W FOR A DISTANCE OF 300.66 FEET TO A POINT ON A LINE.
 THENCE, N 00° 35' 53" W A DISTANCE OF 953.05 FEET TO THE POINT OF BEGINNING

CONTAINING 8.01 ACRES OF LAND AND 22 LOTS



DATE

OWNERS DEDICATION

SURVEYOR
 (See Seal Below)

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

DAY OF _____, A.D. 20____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER
 (See Seal Below)

CLERK-RECORDER
 (See Seal Below)

HOLLOW FLATS @ SUMMIT RIDGE PHASE 1

UTAH COUNTY, UTAH

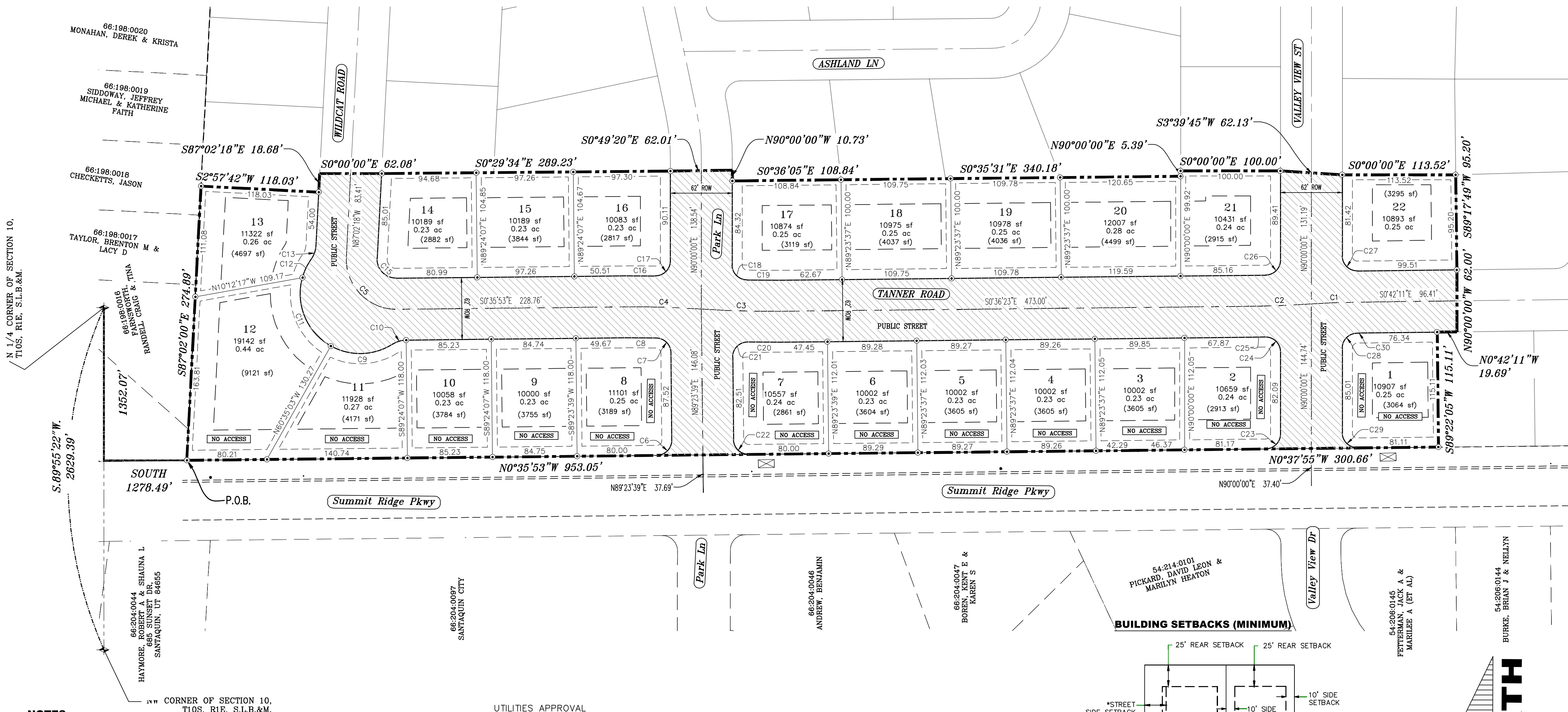
SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



NOTES:

1. () TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. XXXX... PROPOSED RESIDENTIAL ADDRESS
3. XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.

UTILITIES APPROVAL

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

ROCKY MTN POWER _____
 CENTRACOM _____
 CENTURY LINK _____

DOMINION ENERGY ACCEPTANCE

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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

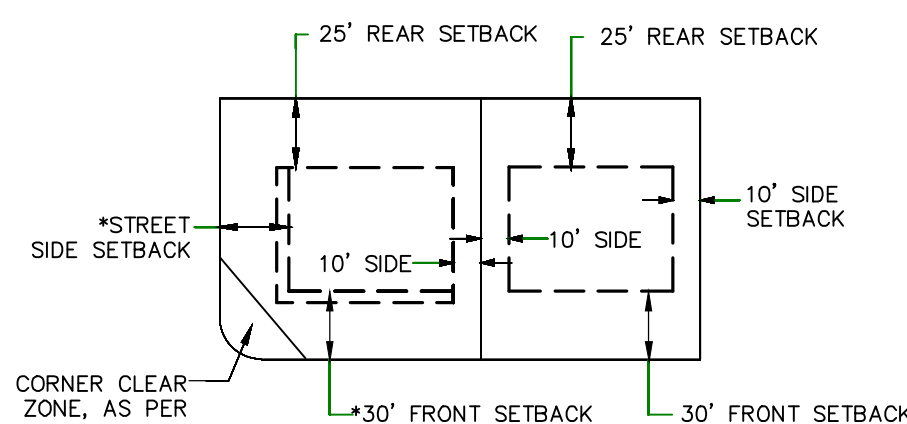
APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY- _____

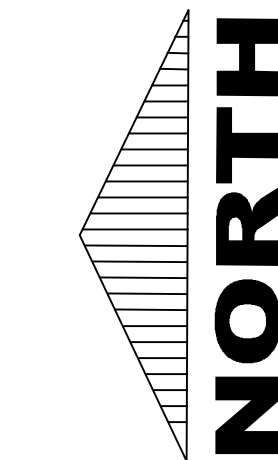
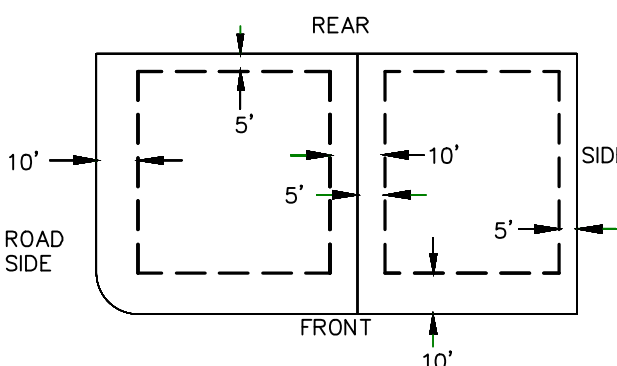
TITLE- _____

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.

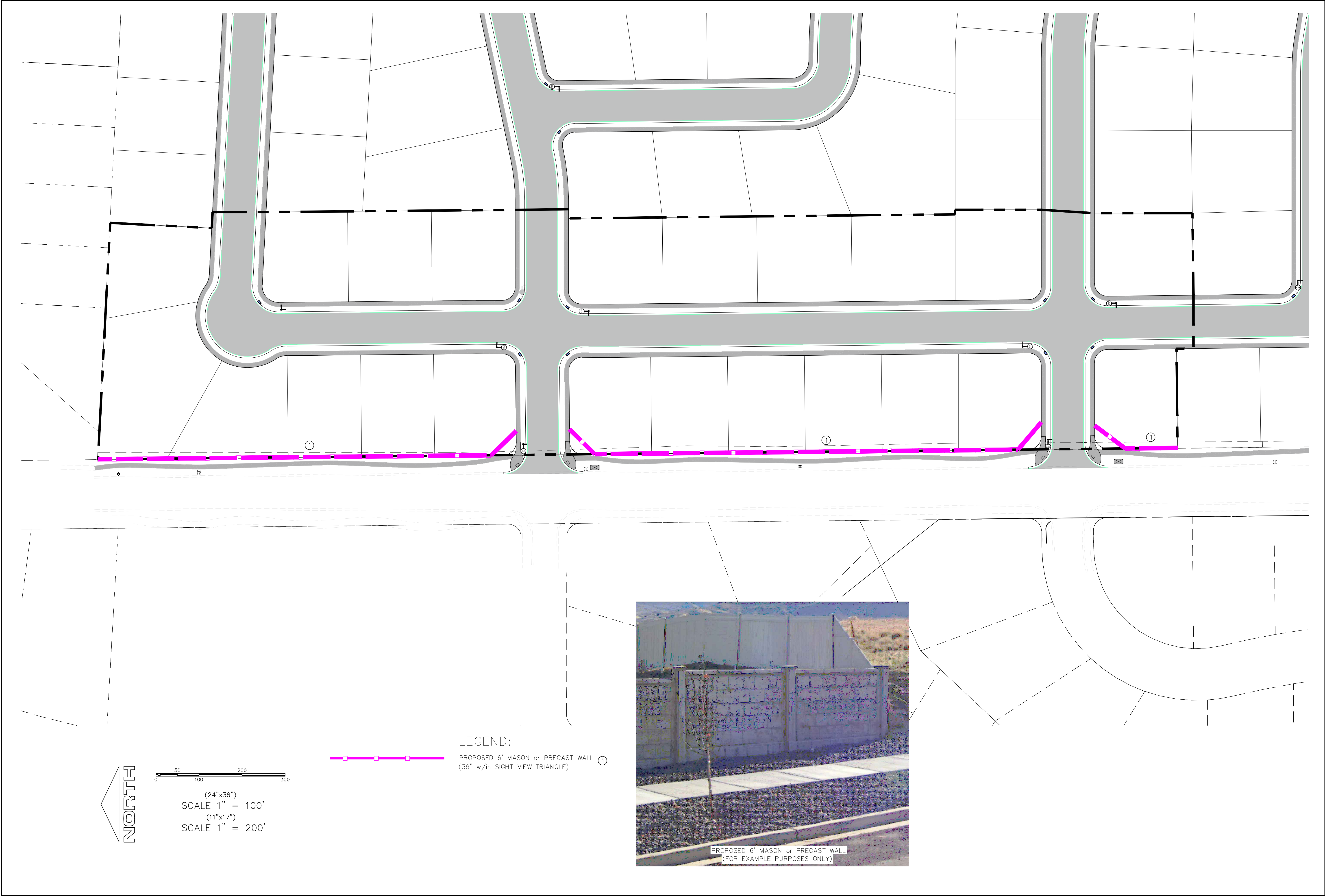
PUBLIC UTILITY EASEMENTS




30 60 120 180

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


SHEET 1 of 1



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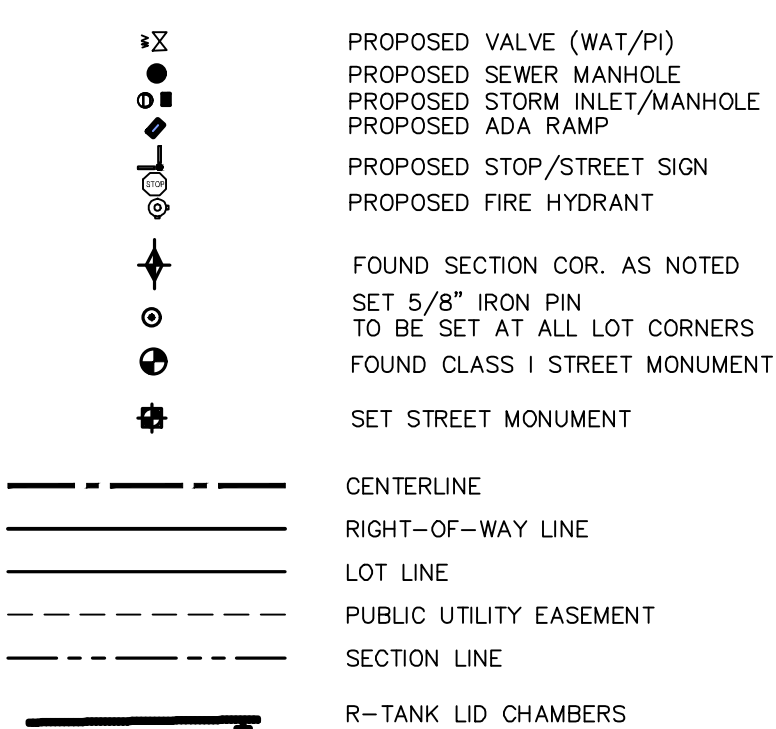
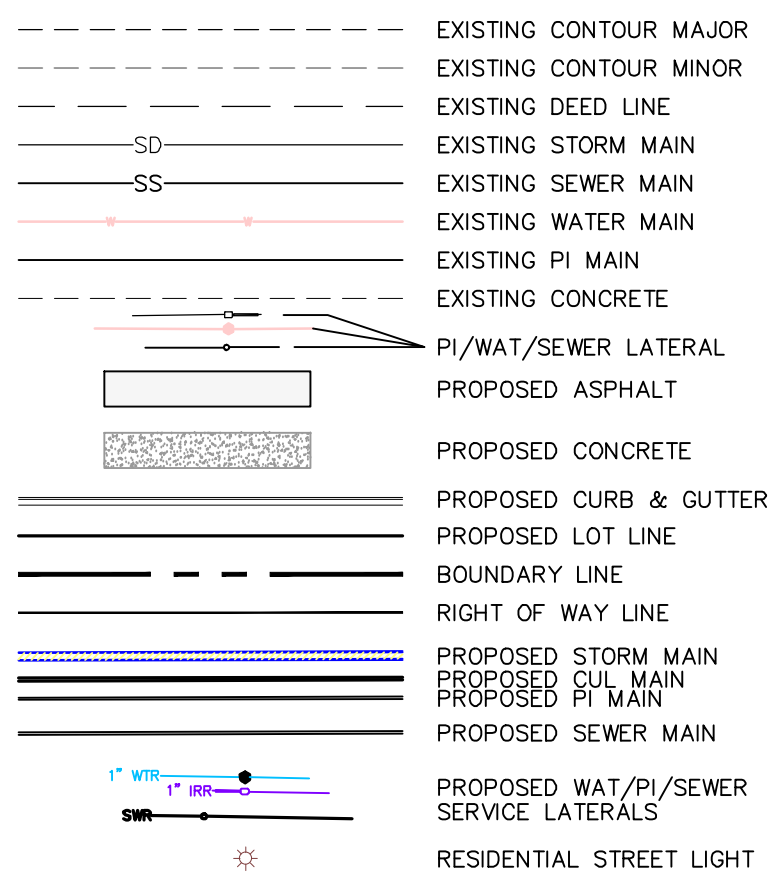
HOLLOW FLATS
at SUMMIT RIDGE – PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023	
PROJECT #	
REVISIONS:	
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SHEET NAME:
FENCING PLAN

SHEET:
FEN-01

LEGEND



- 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

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

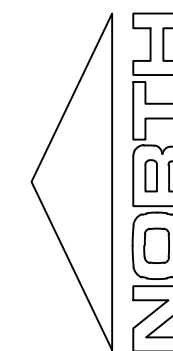
NOTES TO CONTRACTOR:

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

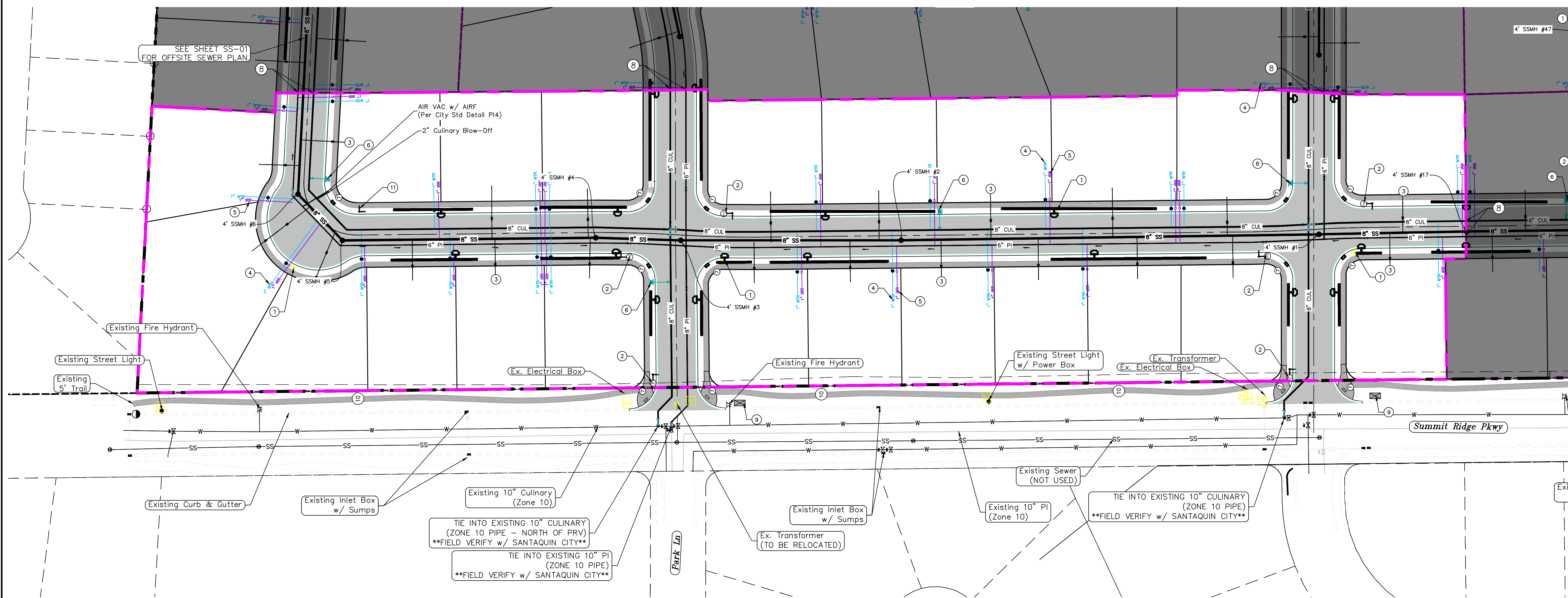
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

0 25 50 100 150

(24"x36")
 SCALE 1" = 50'
 (11"x17")
 SCALE 1" = 100'



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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

DATE: 6.29.2023

PROJECT #

REVISIONS:

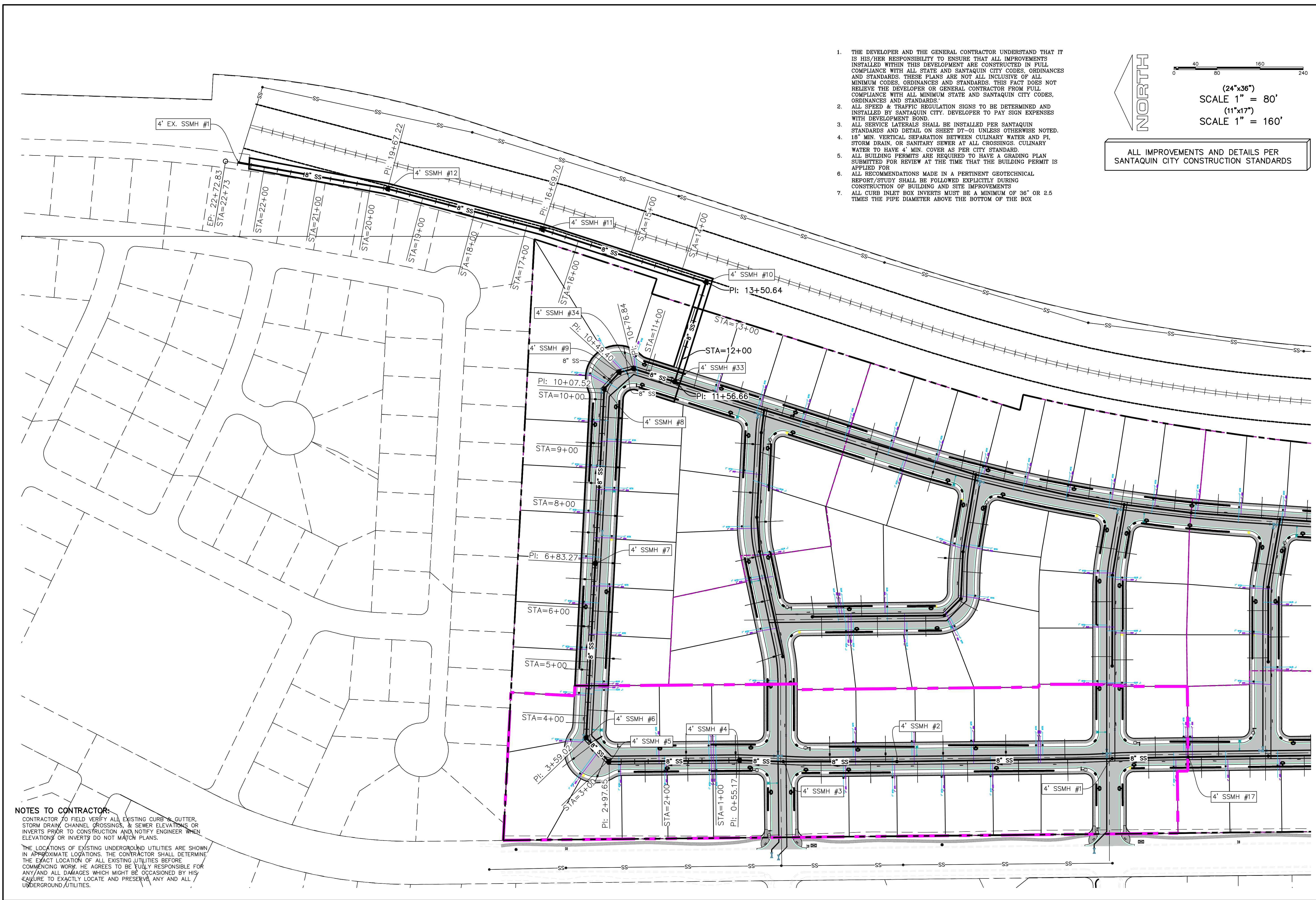
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SHEET NAME:

UTILITY PLANS

SHEET:

UP-01



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

DATE: 6.29.2023

PROJECT #

REVISIONS:

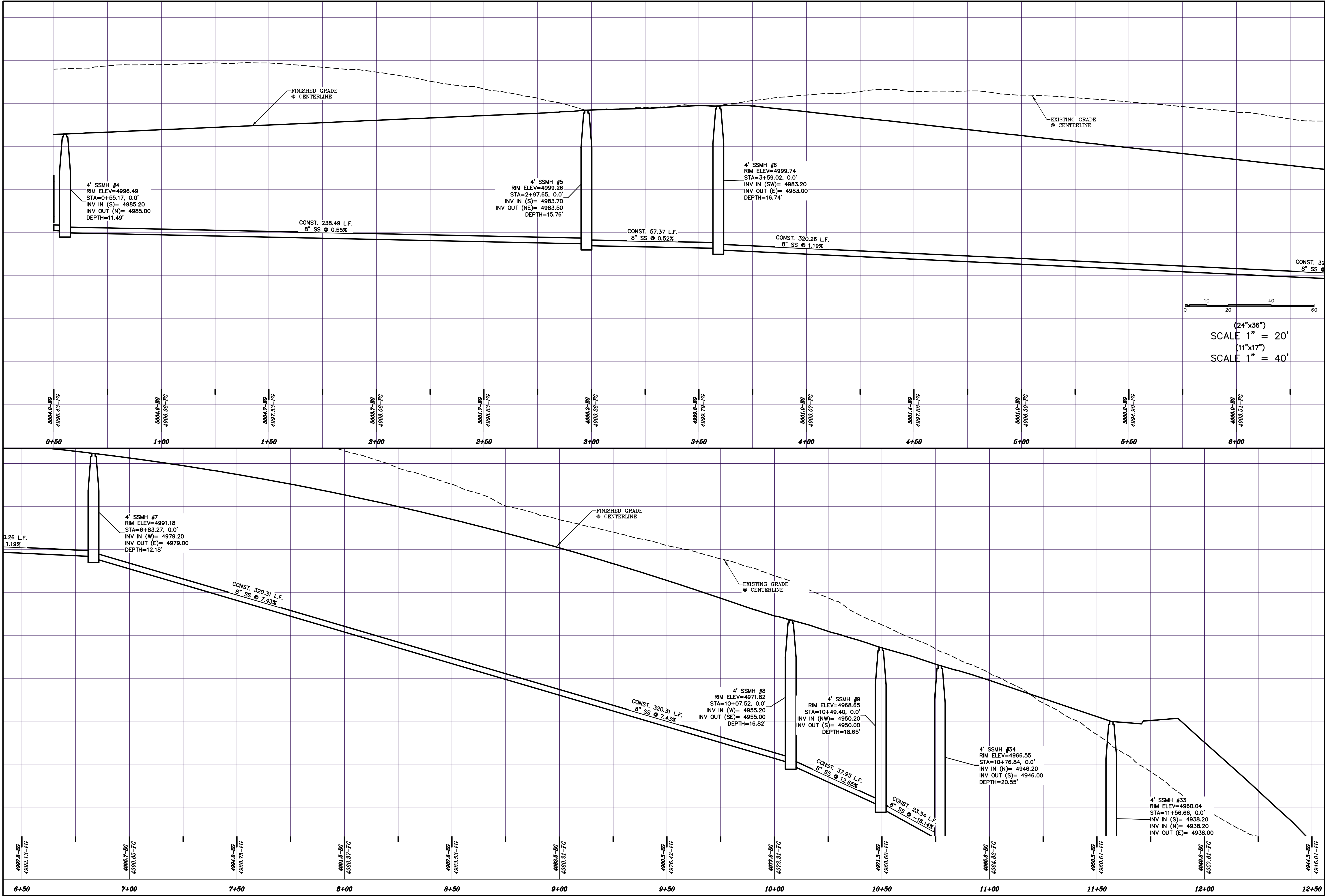
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HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

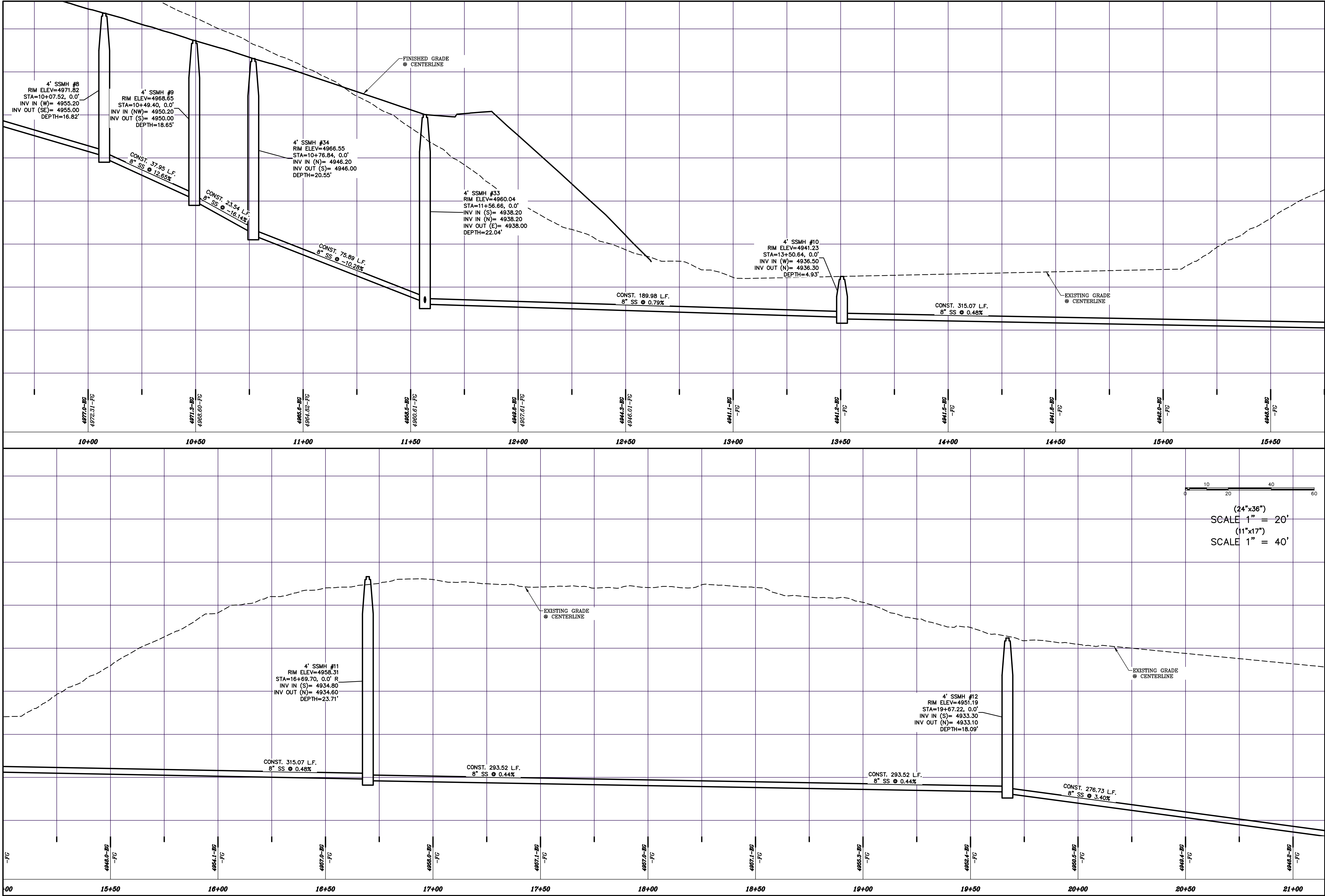
DATE: 6.29.2023

PROJECT #

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SHEET NAME:
OFFSITE SEWER
PROFILE
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SS-02



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

DATE: 6.29.2023

PROJECT #

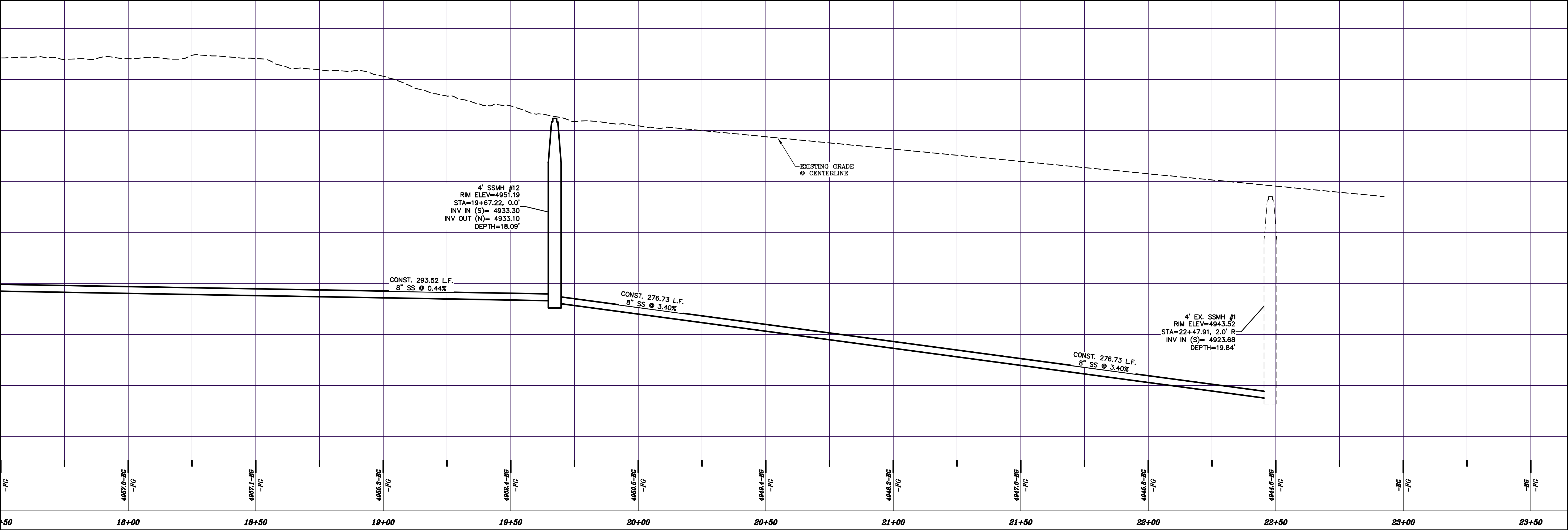
REVISIONS:

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SHEET NAME:
OFFSITE SEWER
PROFILE

SHEET:

SS-03



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

region

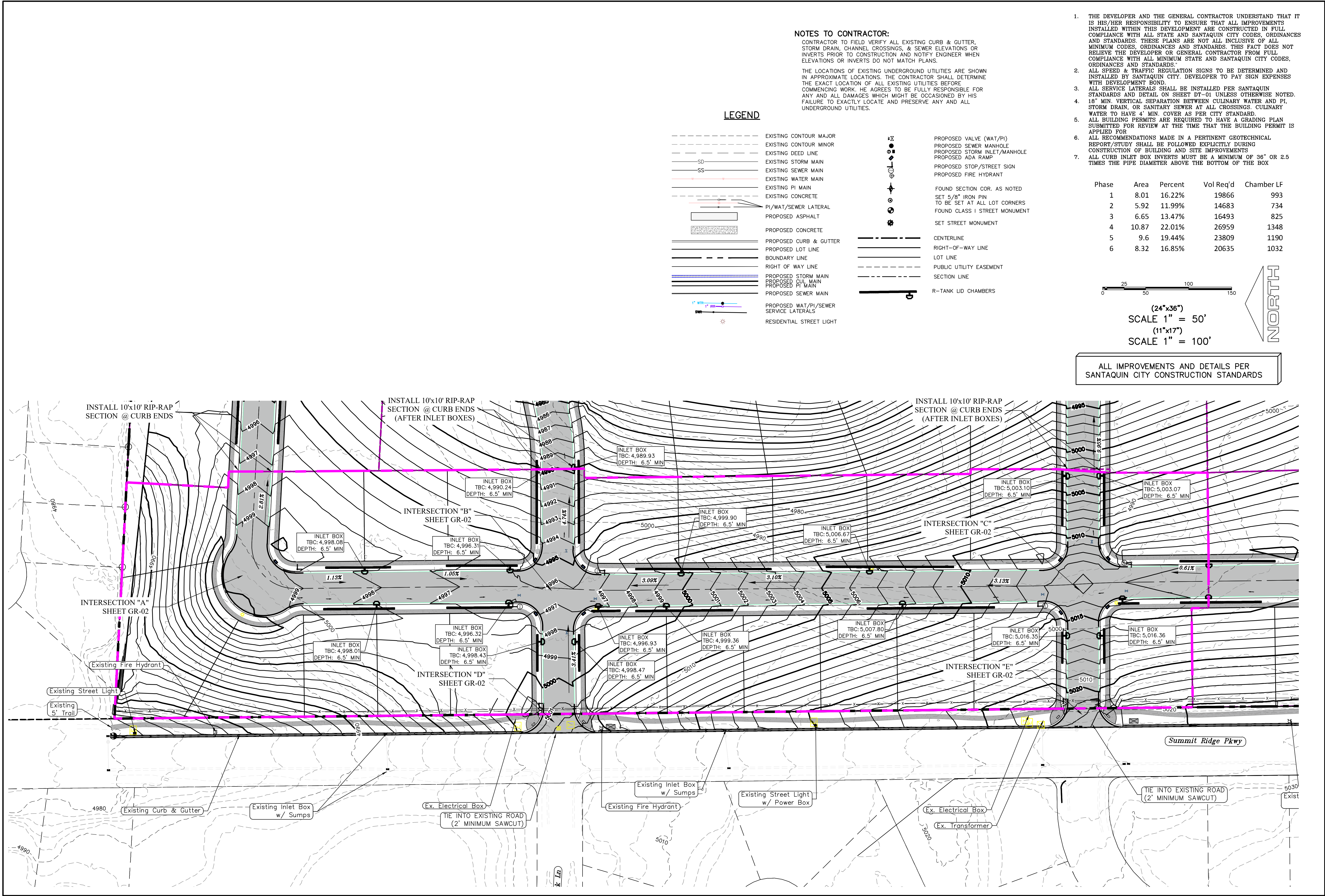
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**HOLLOW FLATS
at SUMMIT RIDGE – PHASE 1**
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023	
PROJECT #	
REVISIONS:	
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OFFSITE SEWER
PROFILE
SHEET:
SS-04



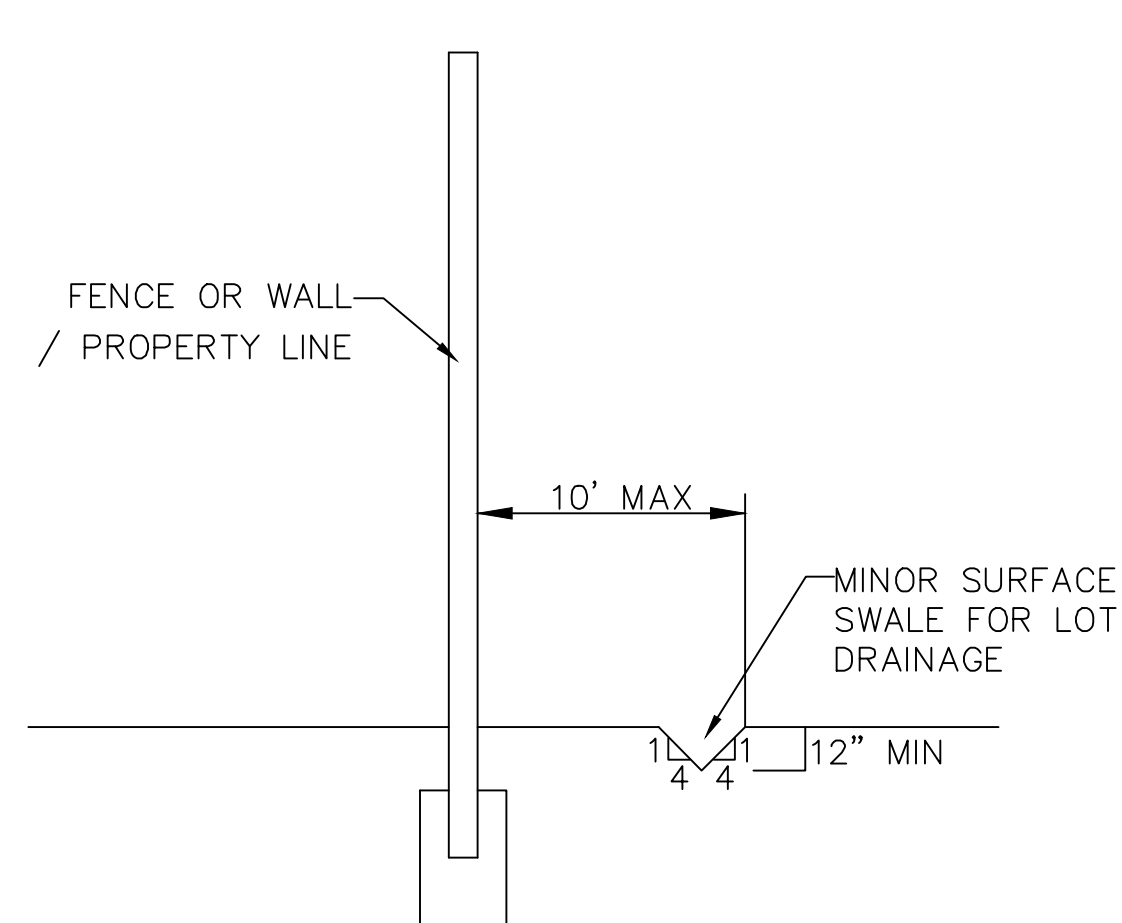
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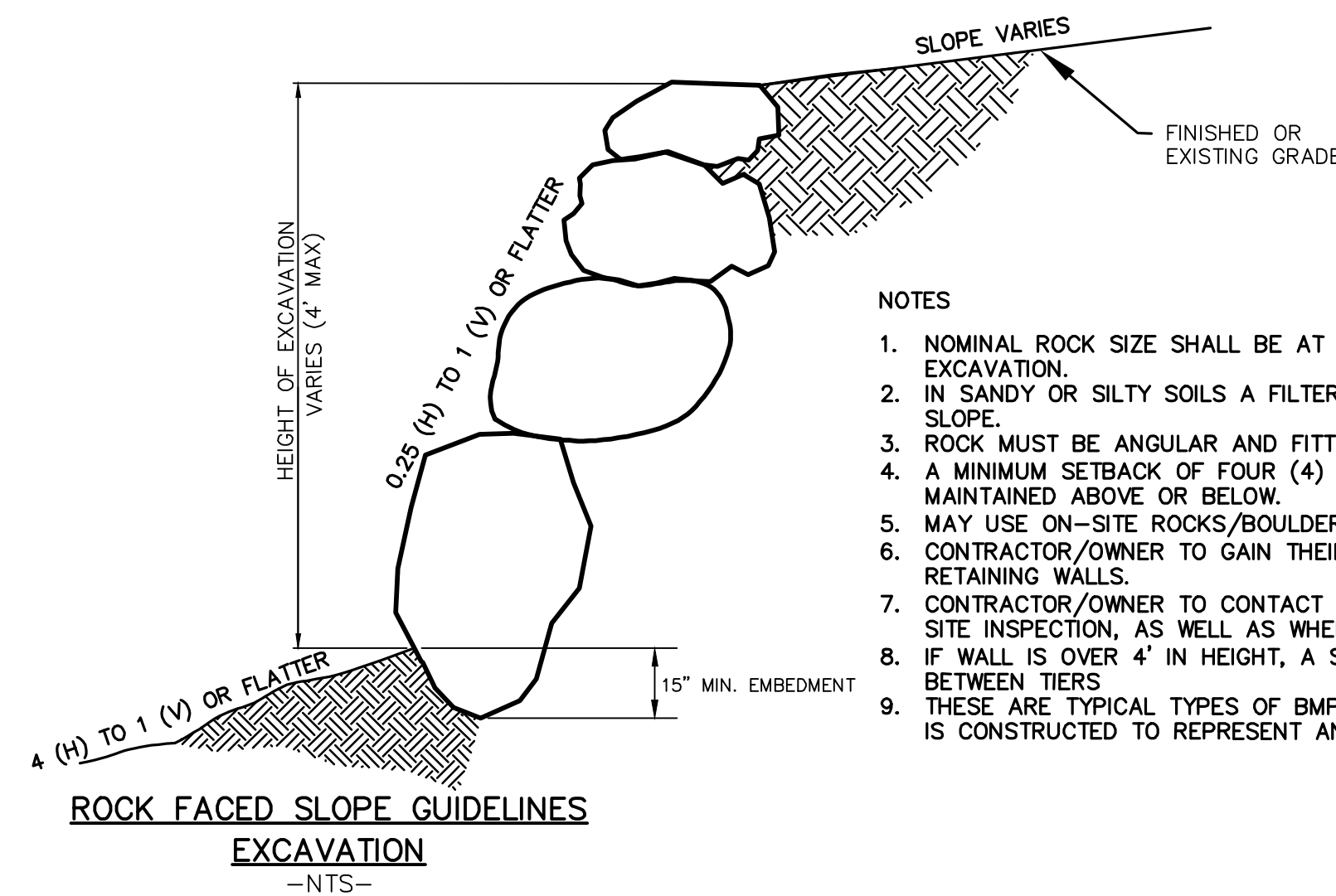
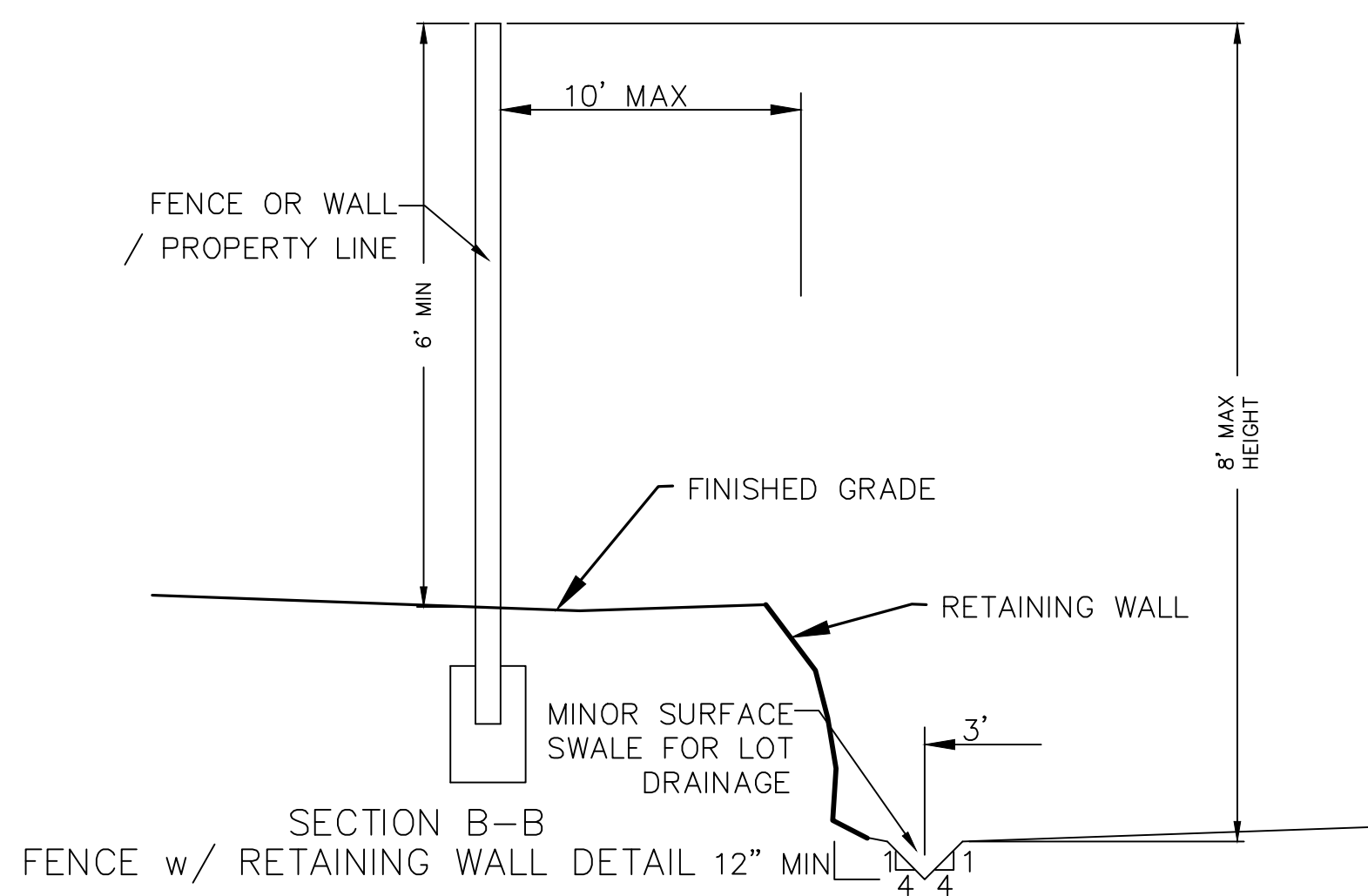
ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
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SHEET NAME:	
GRADING PLANS	
SHEET:	GR-02

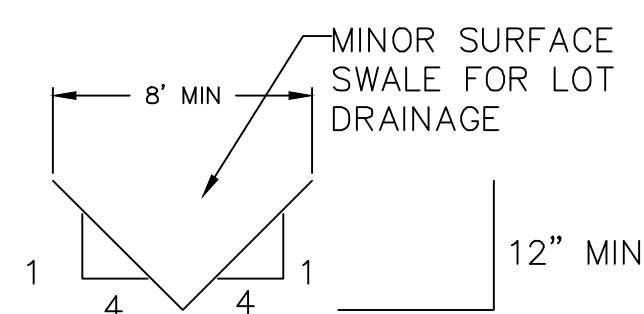


SECTION C-C
FENCE DETAIL



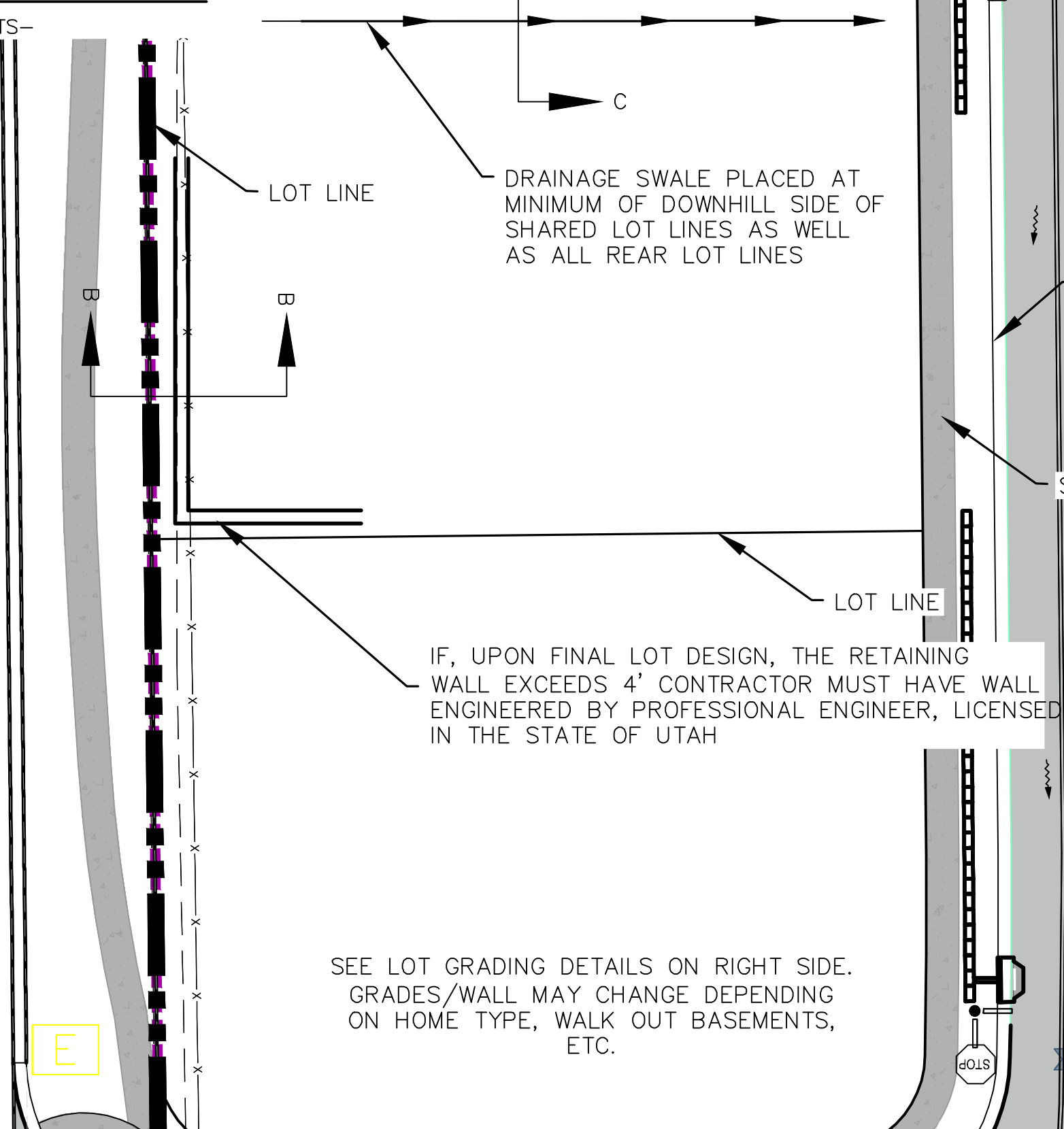
NOTES

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.



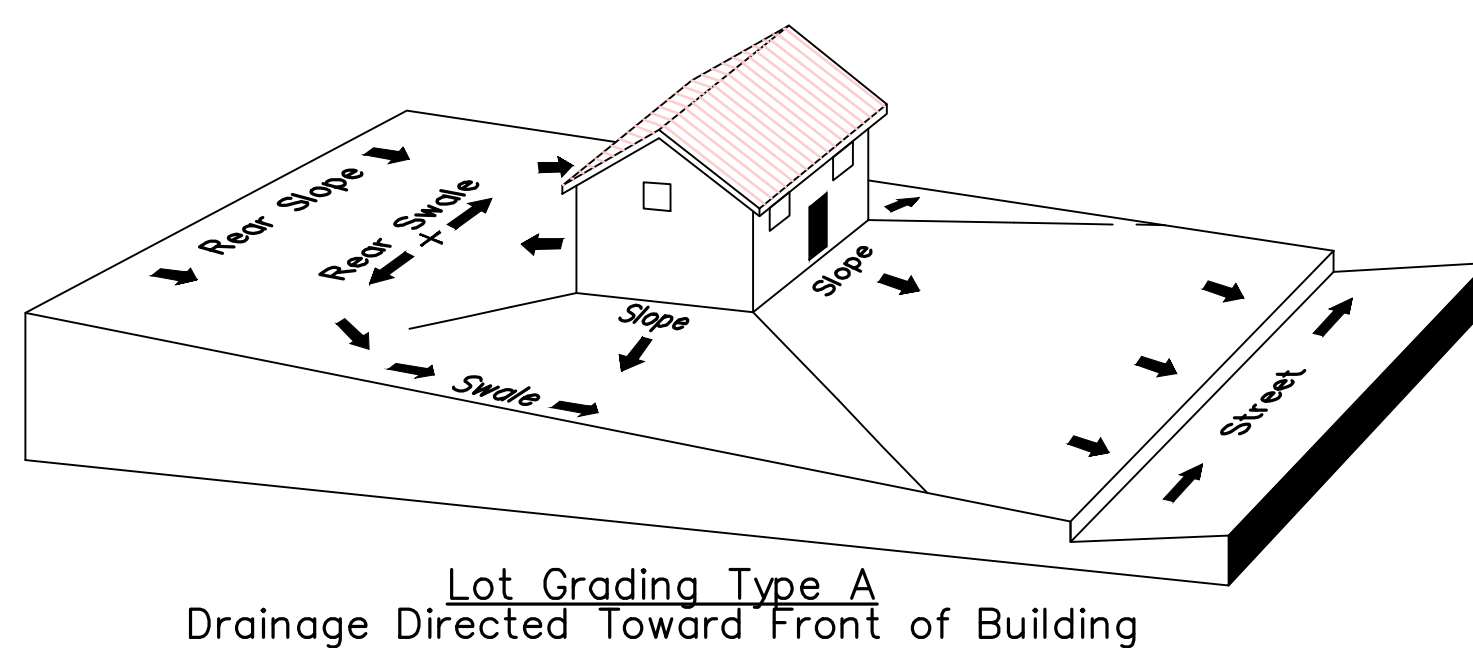
TYPICAL LOT DRAINAGE SWALE

-NTS-

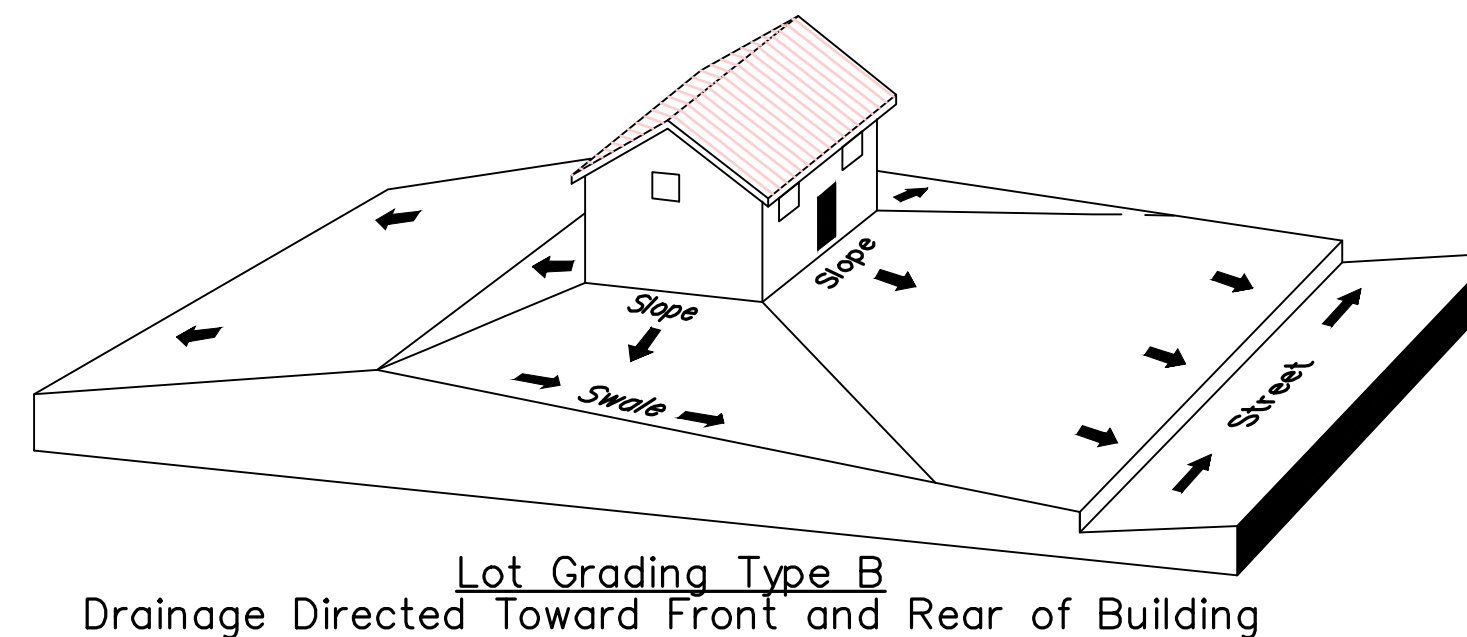


SEE LOT GRADING DETAILS ON RIGHT SIDE.
GRADES/WALL MAY CHANGE DEPENDING
ON HOME TYPE, WALK OUT BASEMENTS,
ETC.

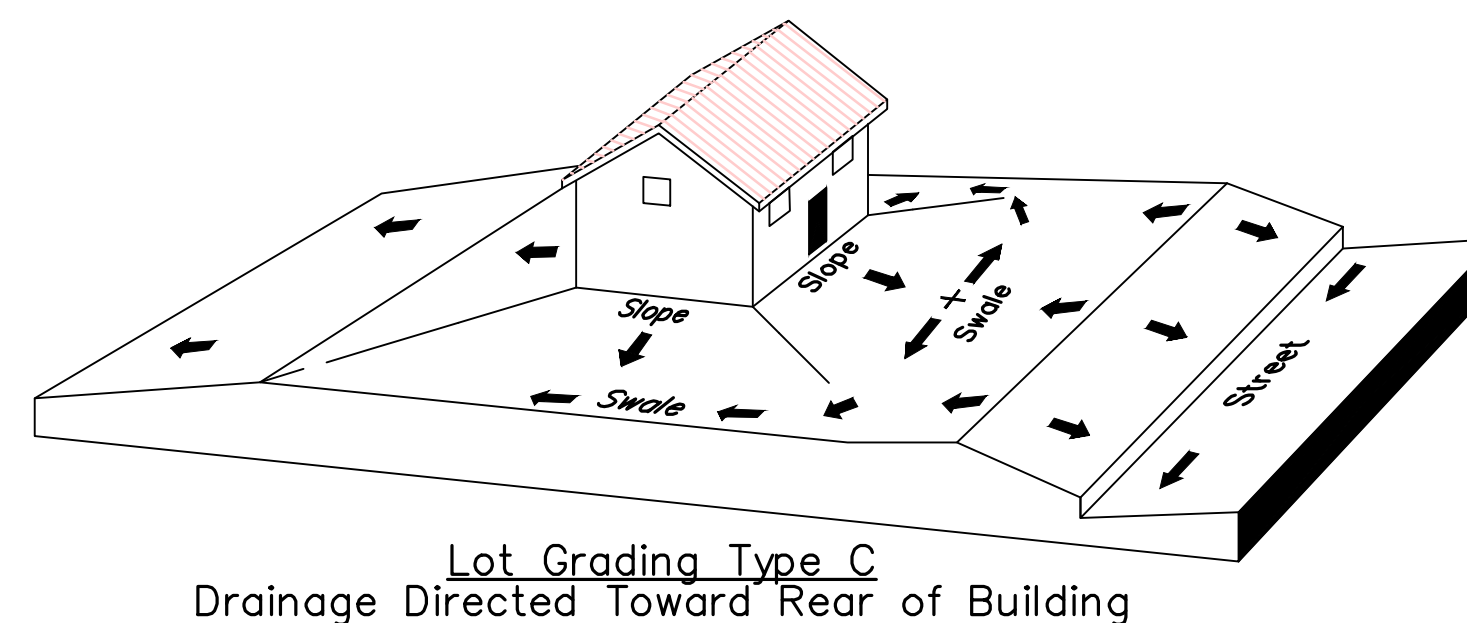
TYPICAL LOT GRADING
-NTS-



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

DATE: 6.29.2023

PROJECT #

REVISIONS:

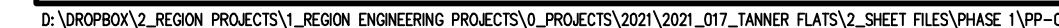
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GRADING PLANS

SHEET:

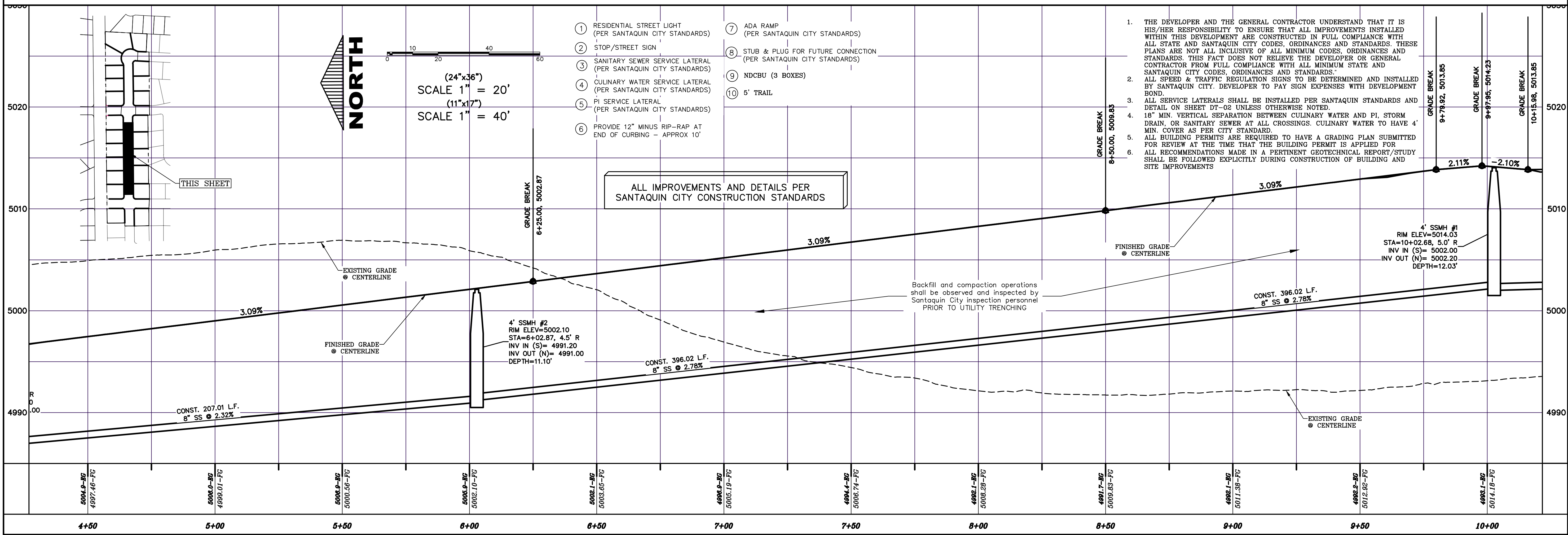
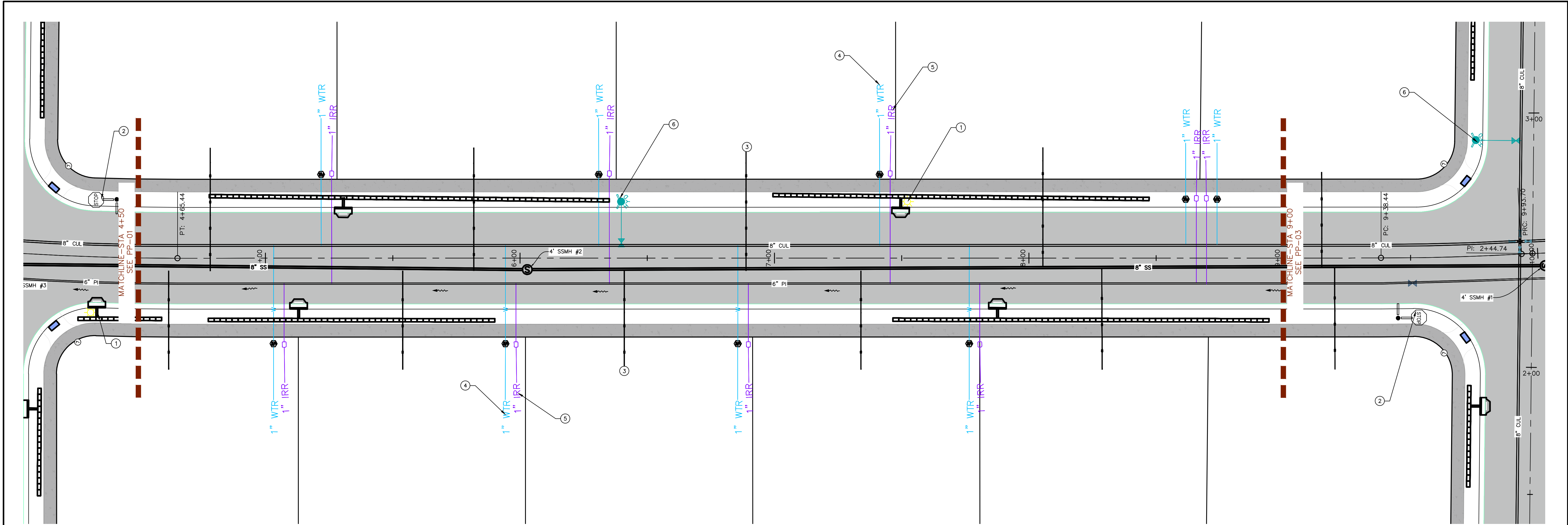
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DATE: 6.29.2023	
PROJECT #	
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**HOLLOW FLATS
at SUMMIT RIDGE – PHASE 1**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023

PROJECT #

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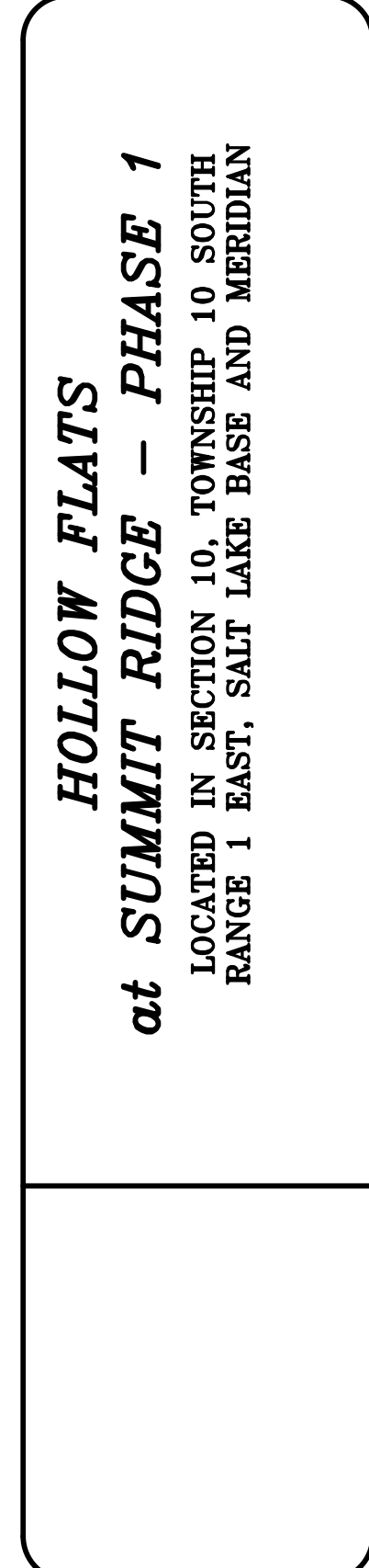
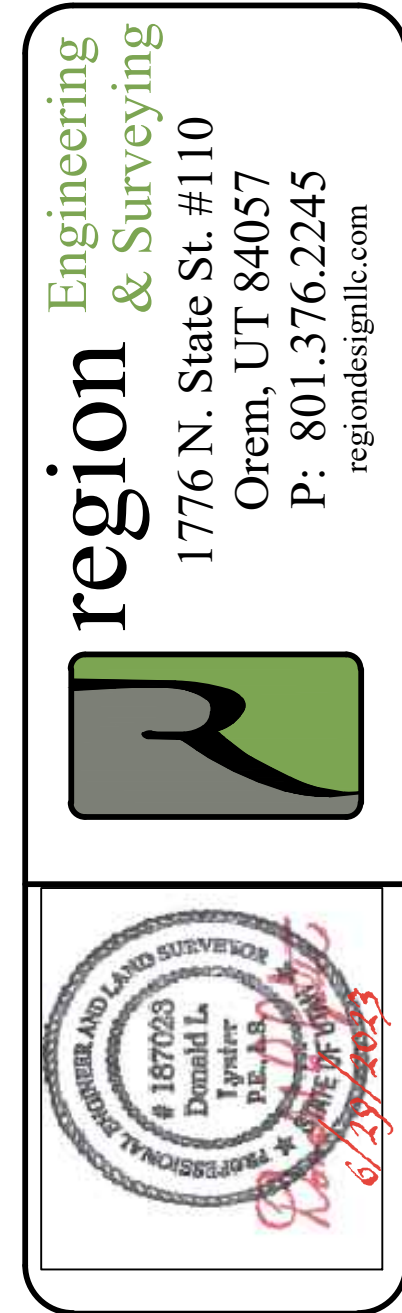
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PLAN & PROFILE

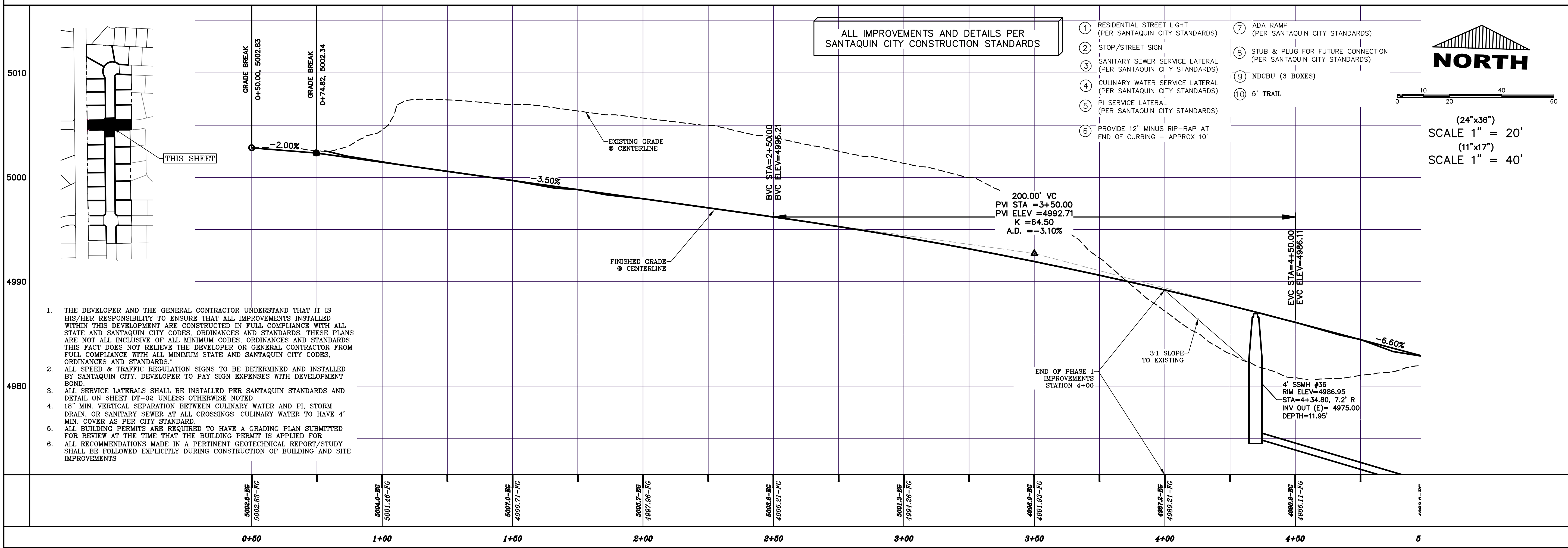
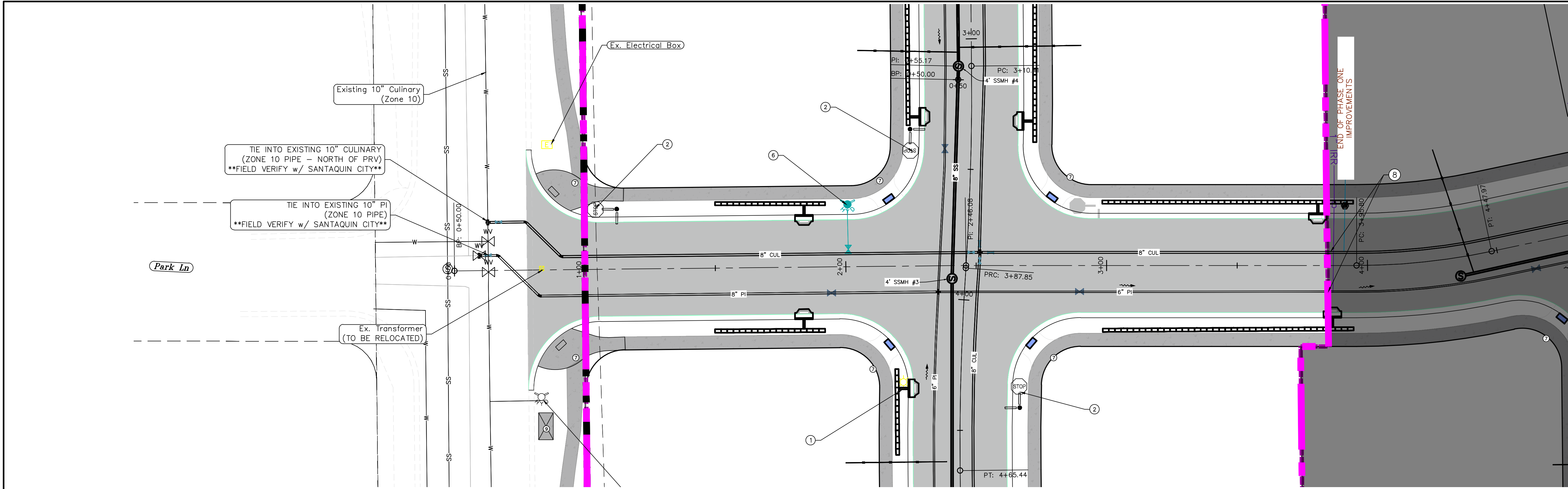
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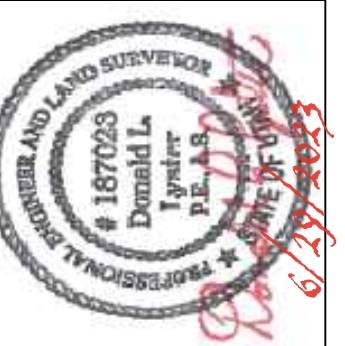
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PLAN & PROFILE

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

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PLAN & PROFILE

SHEET:
PP-04

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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS / EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
DAVID SWANSON

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

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

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
CITY ENGINEERING
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	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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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



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

DATE:6.29.2023

PROJECT #

REVISIONS:

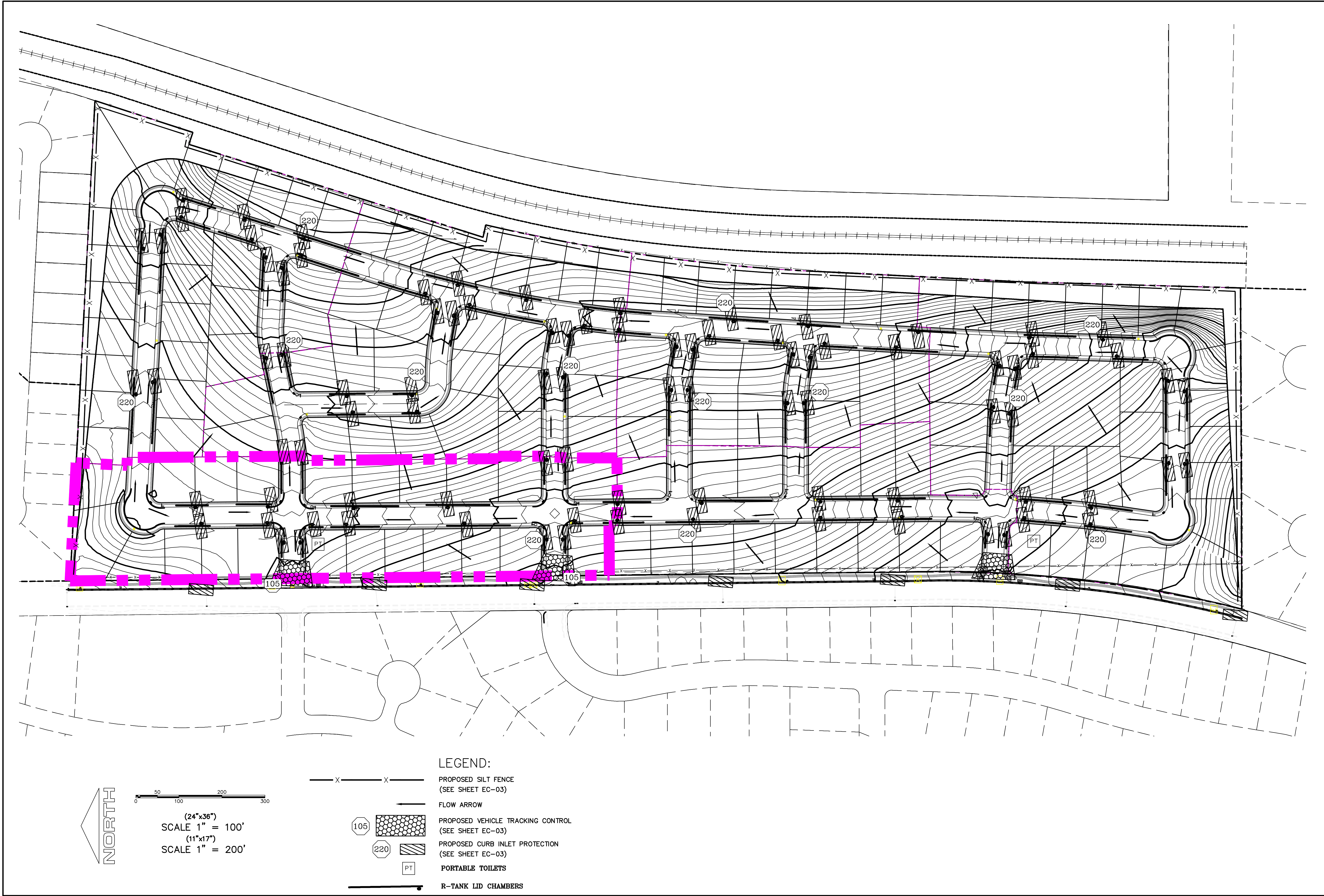
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SHEET NAME:

EROSION CONTROL PLAN


SHEET:

EC-01





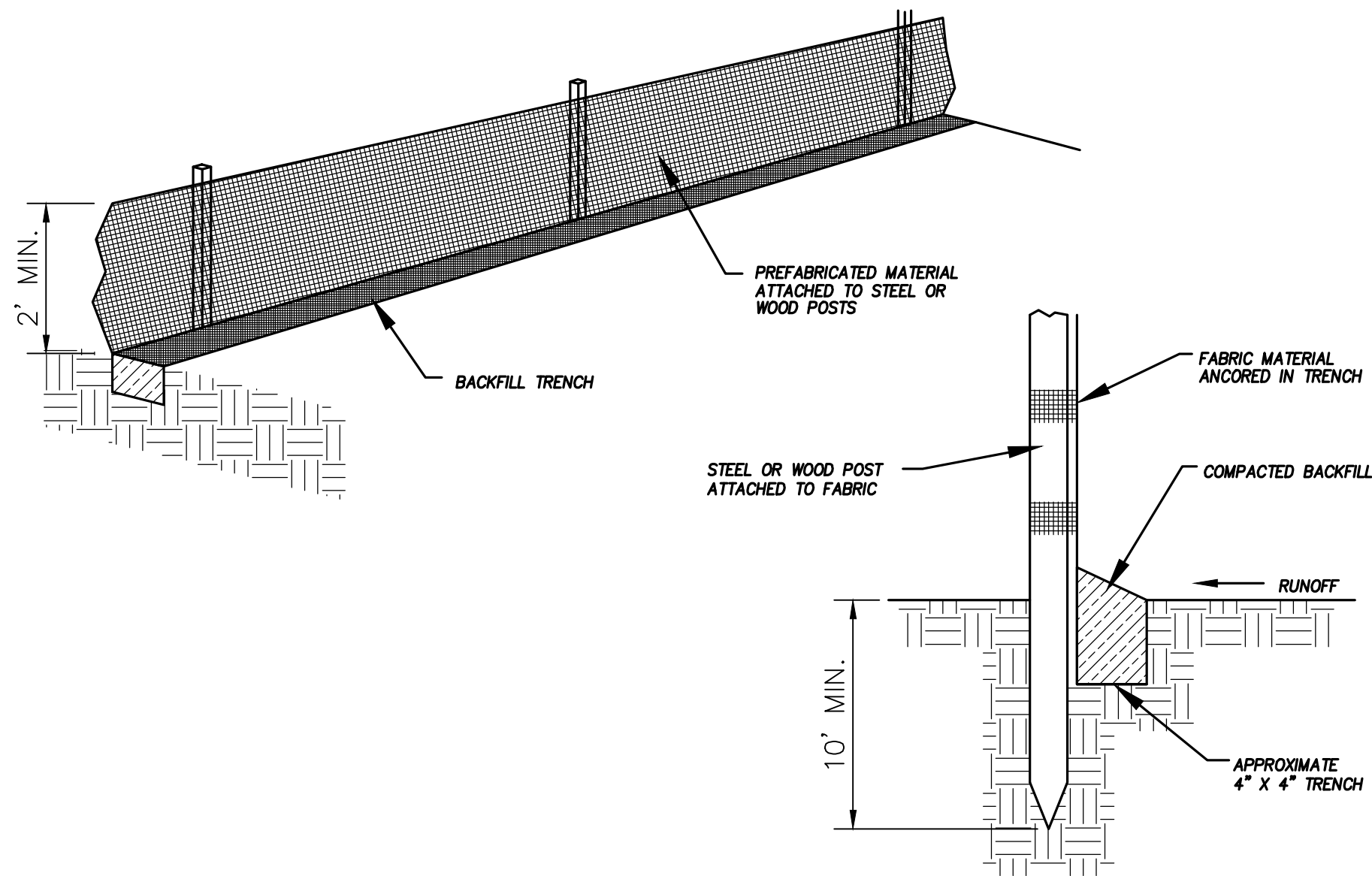
region
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& Surveying
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Orem, UT 84057
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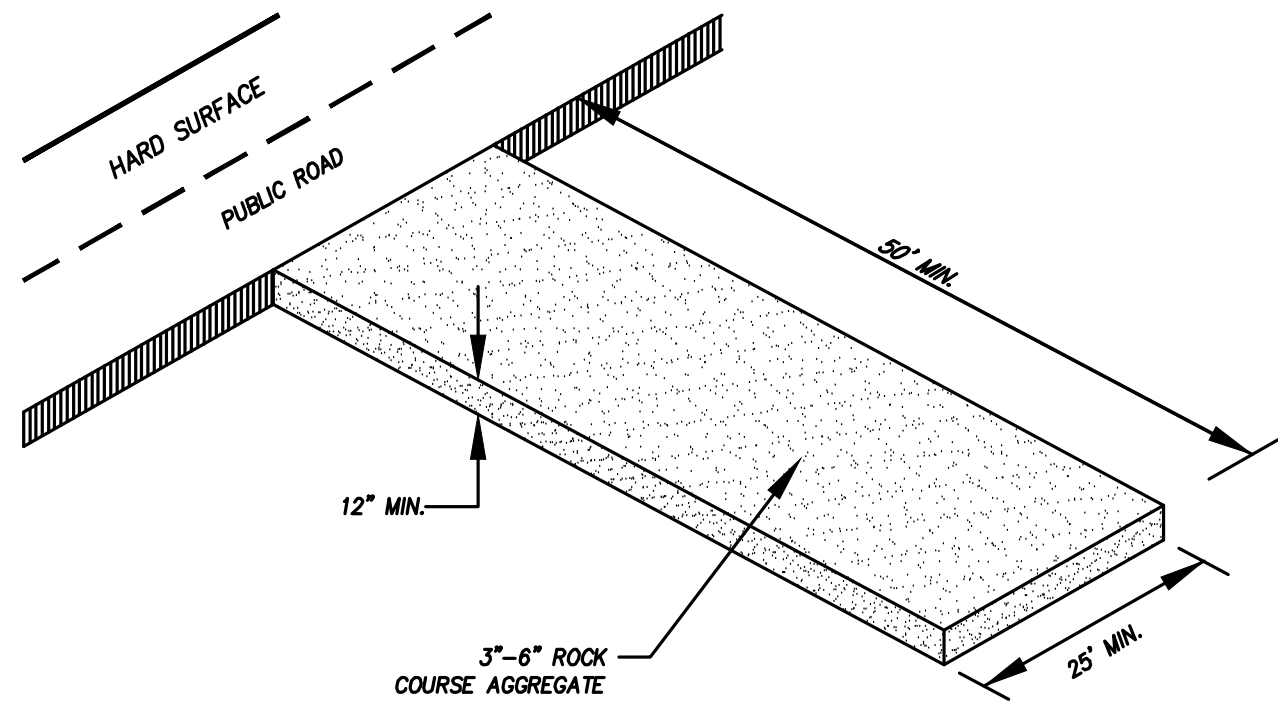
**HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1**
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
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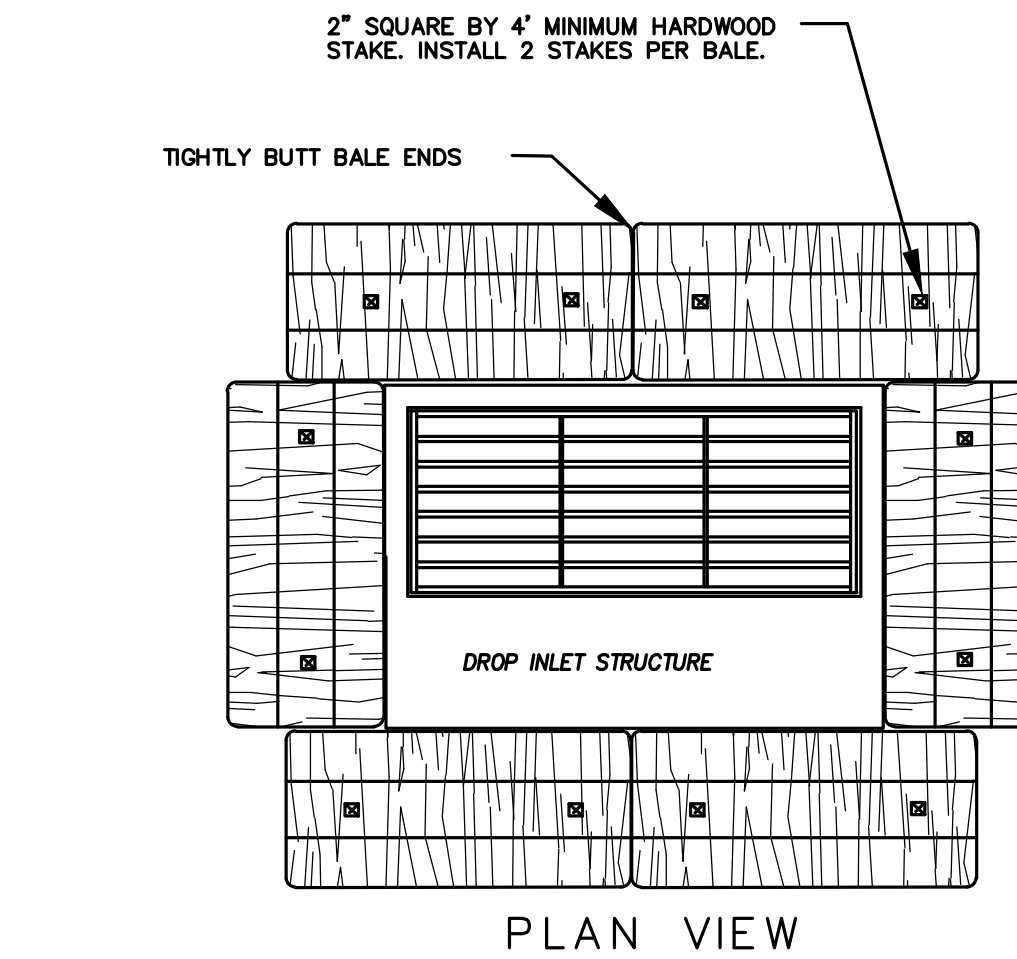
SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02



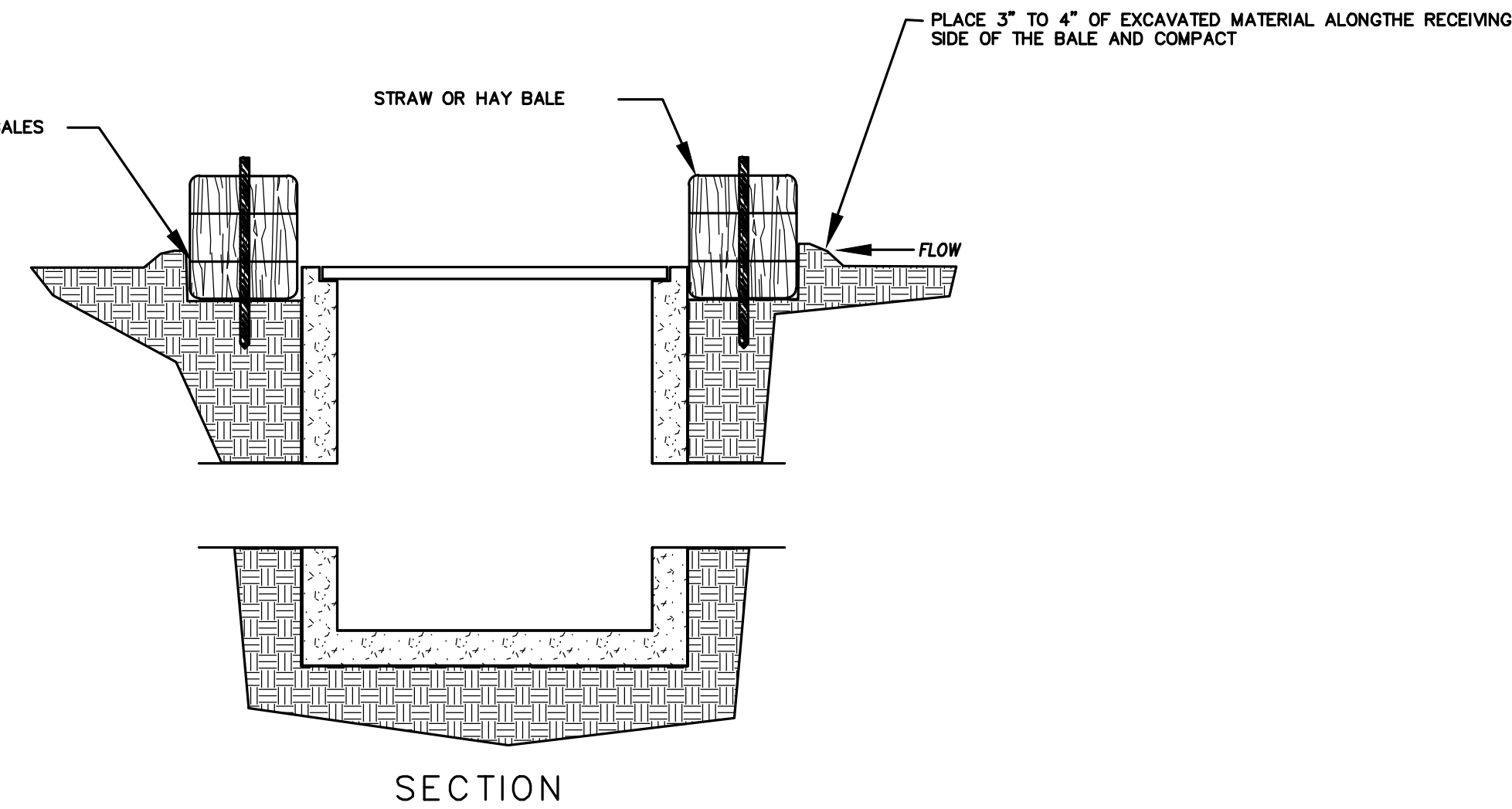
DETAIL-A
SILT FENCE DETAIL
-NTS-



DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE



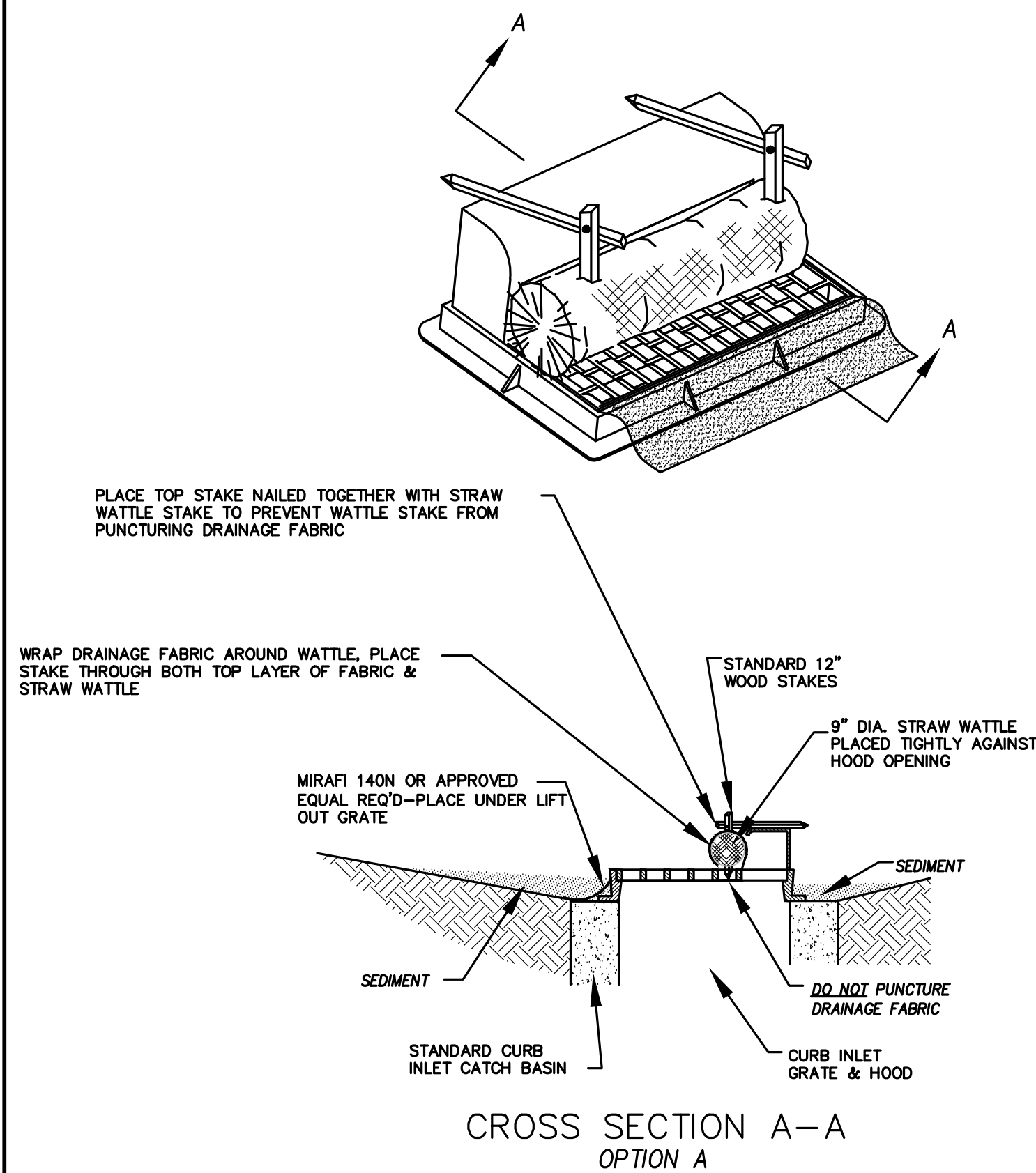
- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6\"/>



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

EROSION CONTROL NOTES

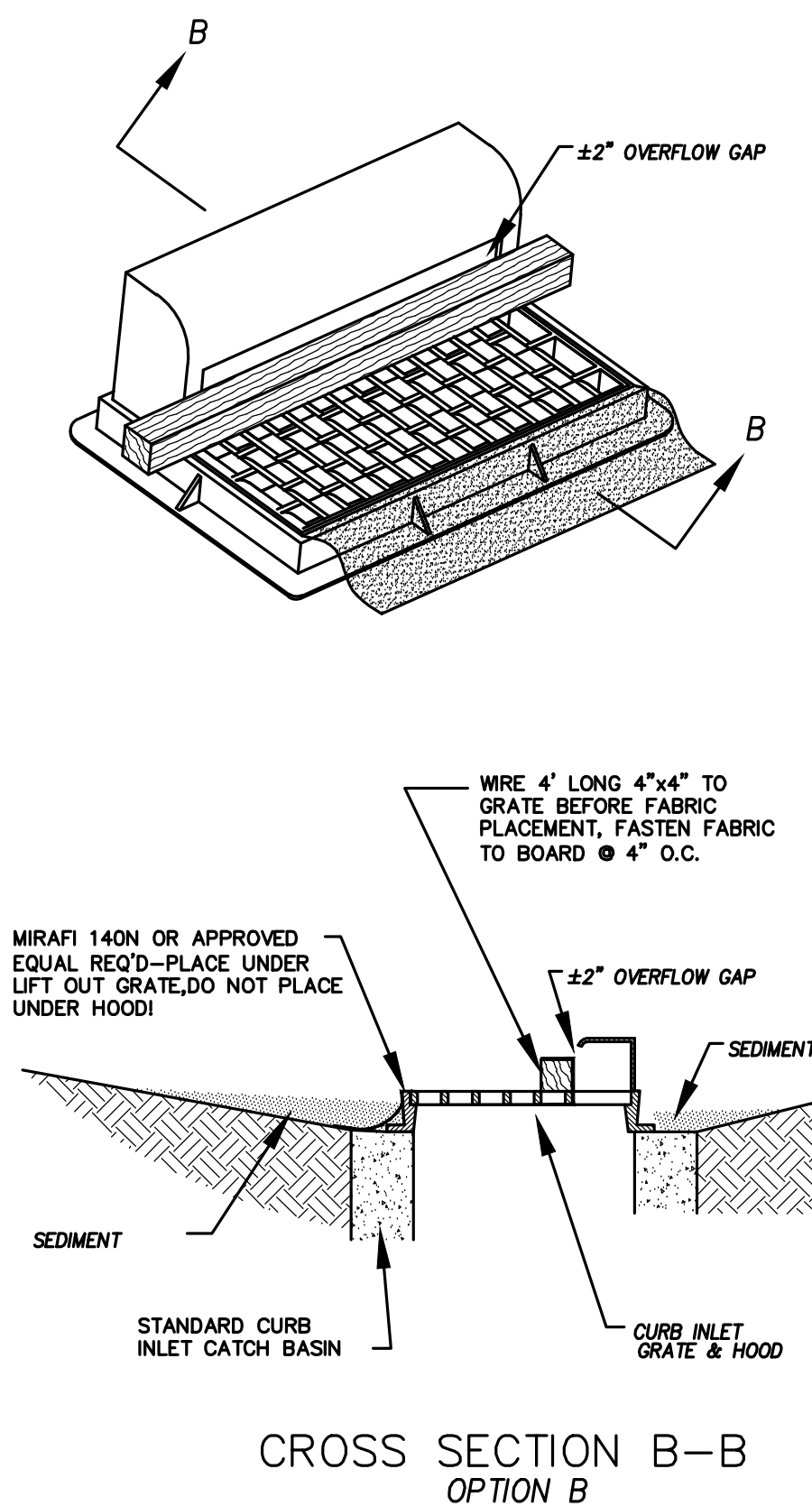
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR 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 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 CONTRACTOR'S 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 ROUNDDING 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 IMPEROUS 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 INCLUDED, 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.



CROSS SECTION A-A
OPTION A

* 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



CROSS SECTION B-B
OPTION B

DATE: 6.29.2023

PROJECT #

REVISIONS:

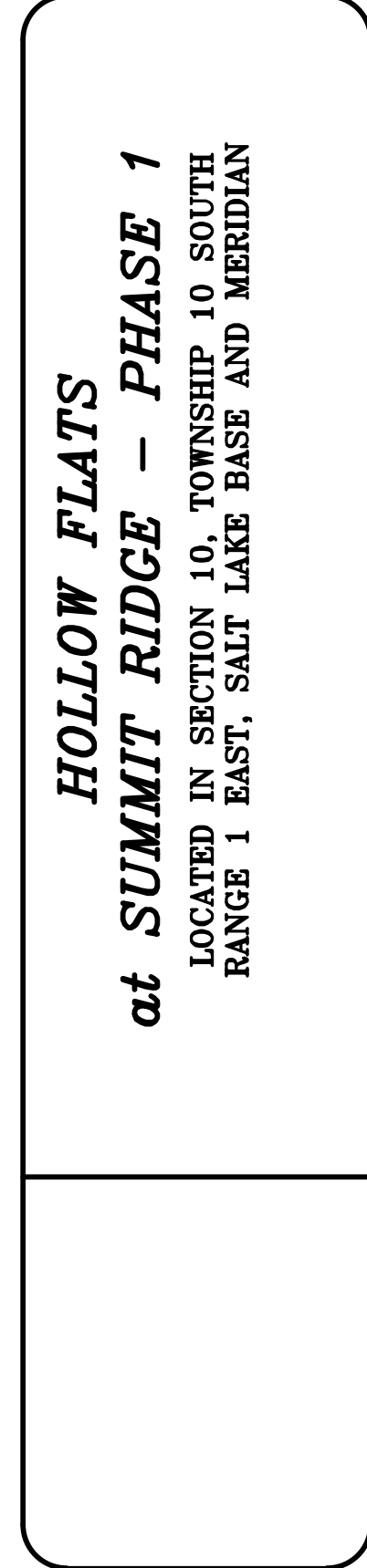
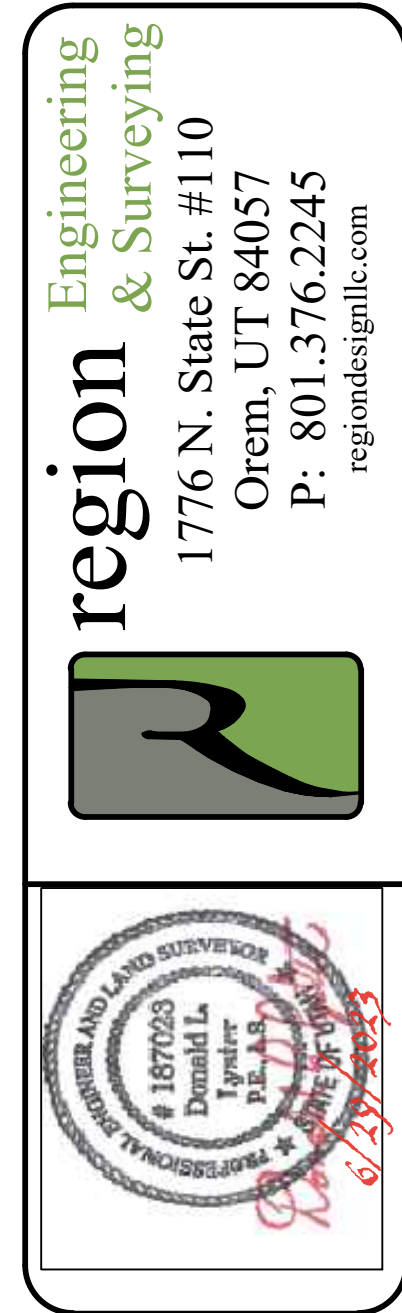
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SHEET NAME:

EROSION CONTROL DETAILS

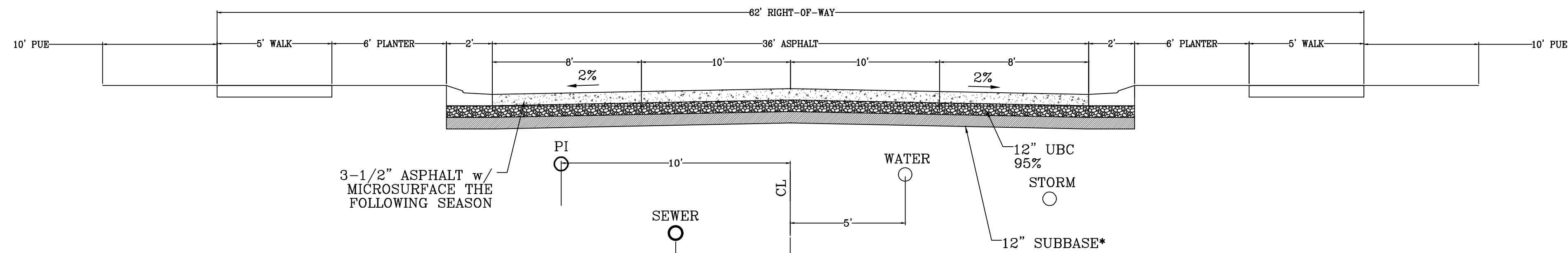
SHEET:

EC-03

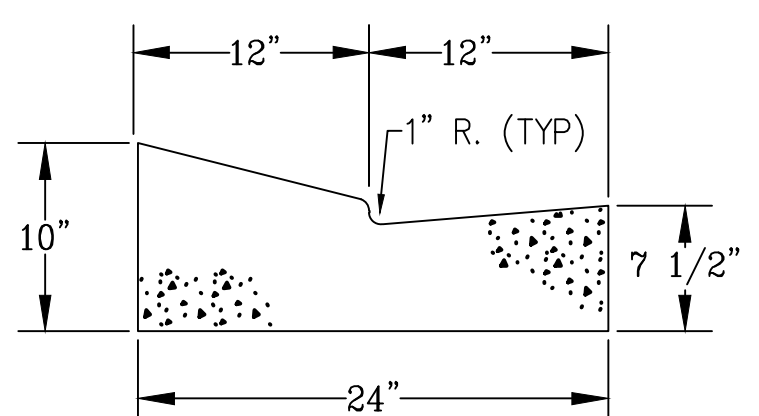


SHEET NAME:
PLAN & PROFILE

SHEET:
PP-05

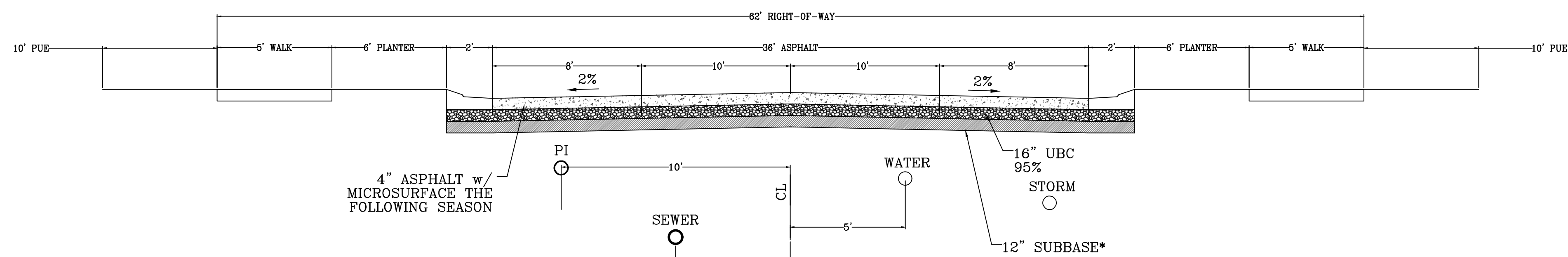


**62' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST

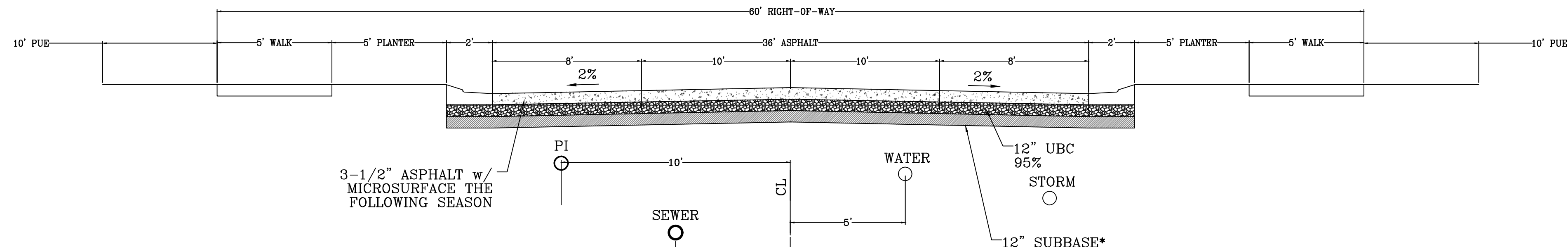


MODIFIED HIGH BACK CURB

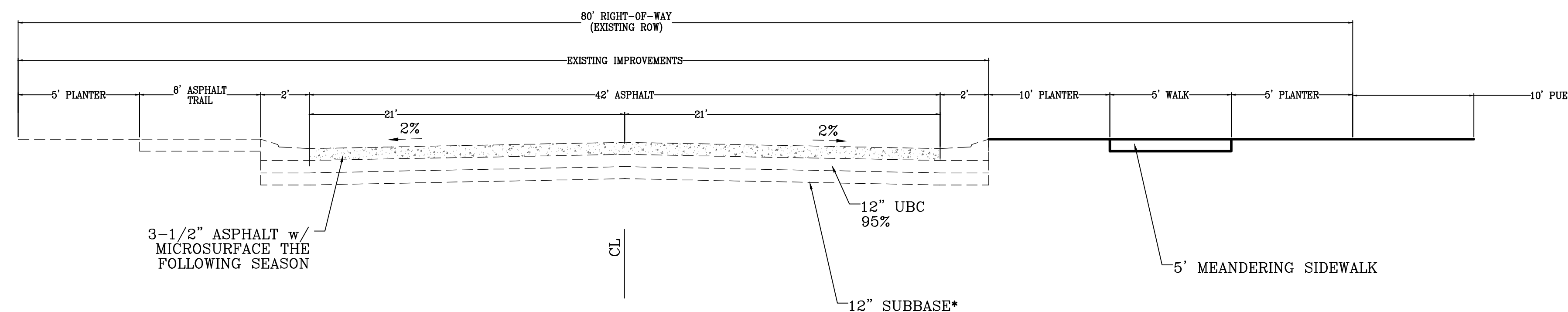
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



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



SUMMIT RIDGE BLVD
LOOKING NORTH

region
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& Surveying

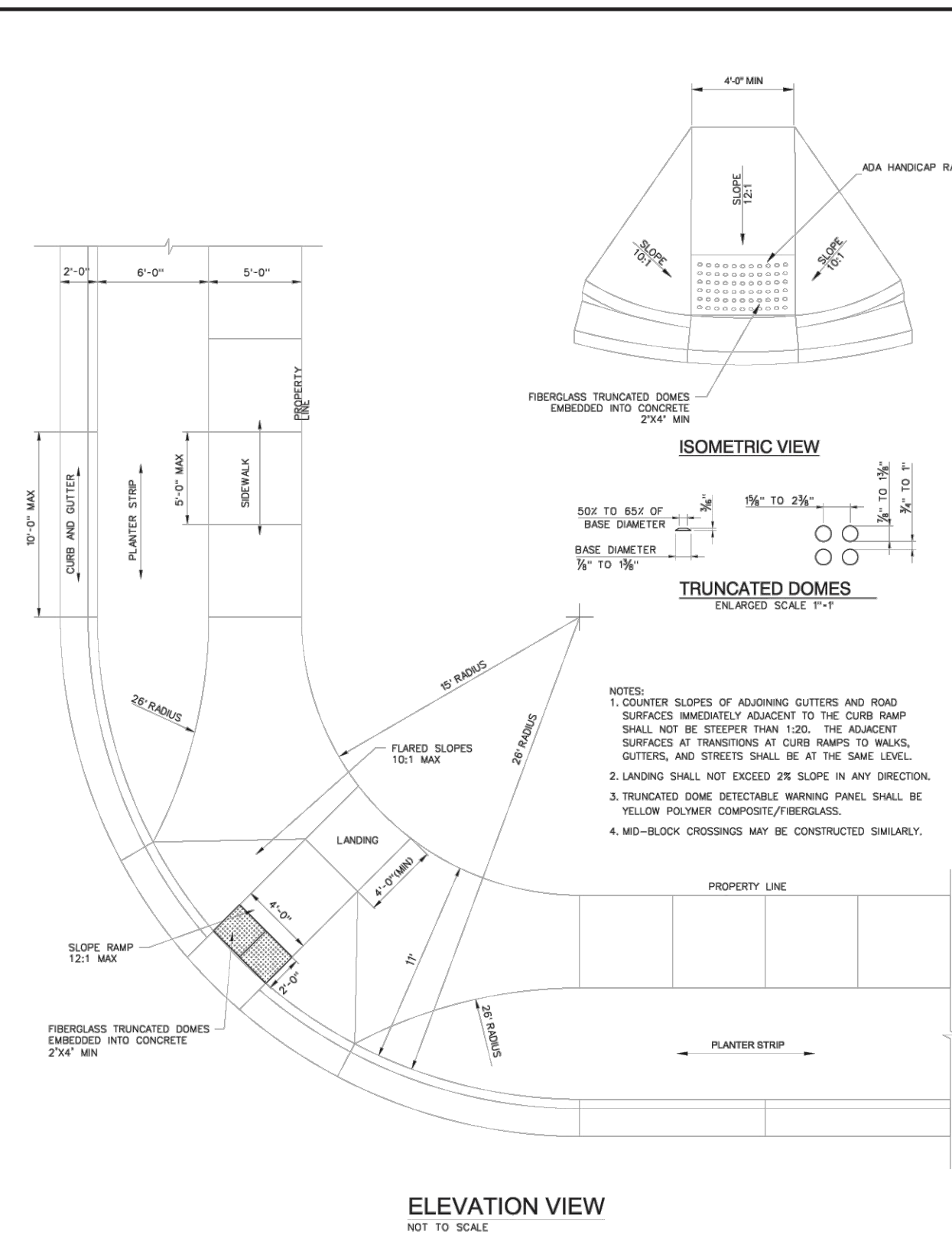
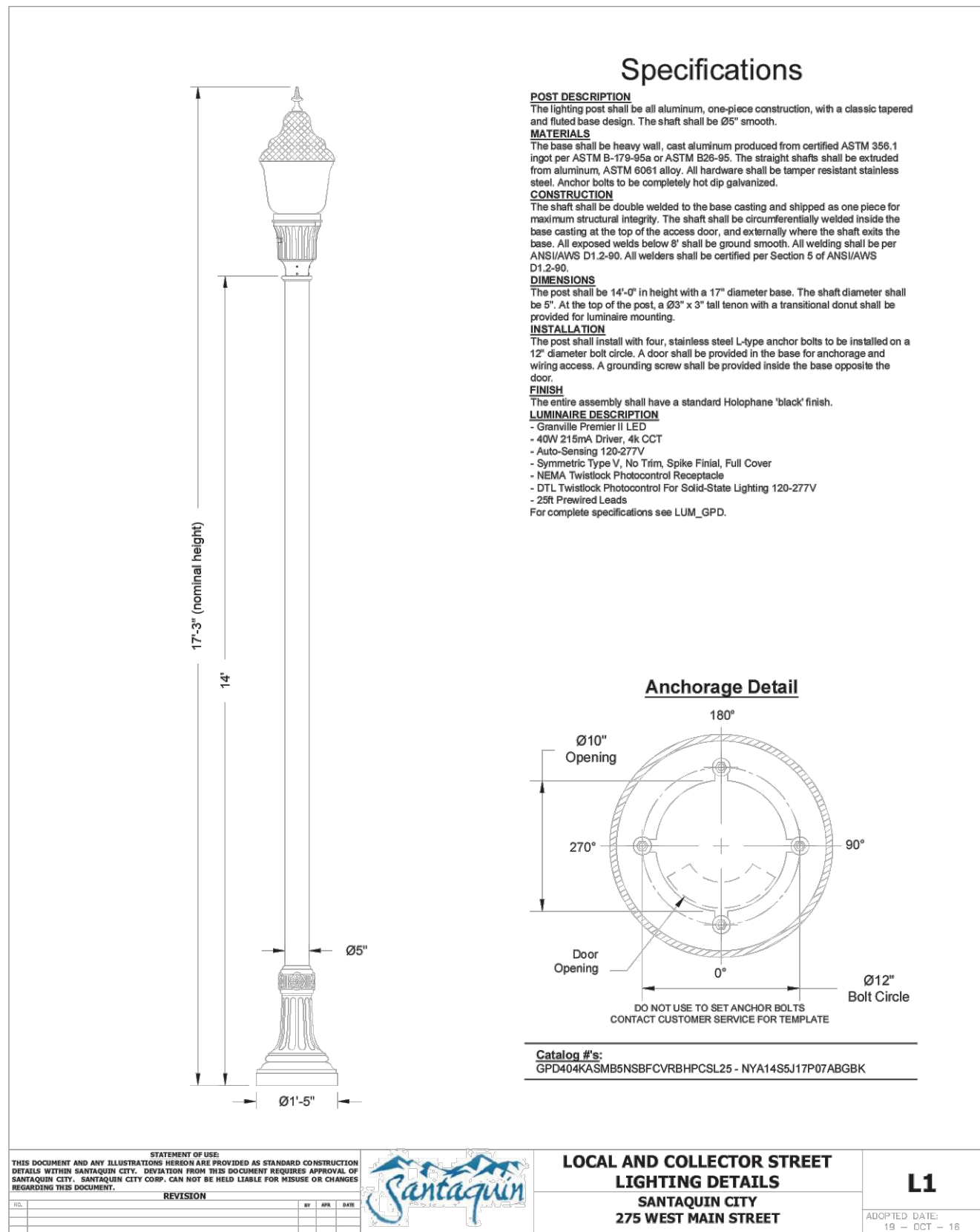
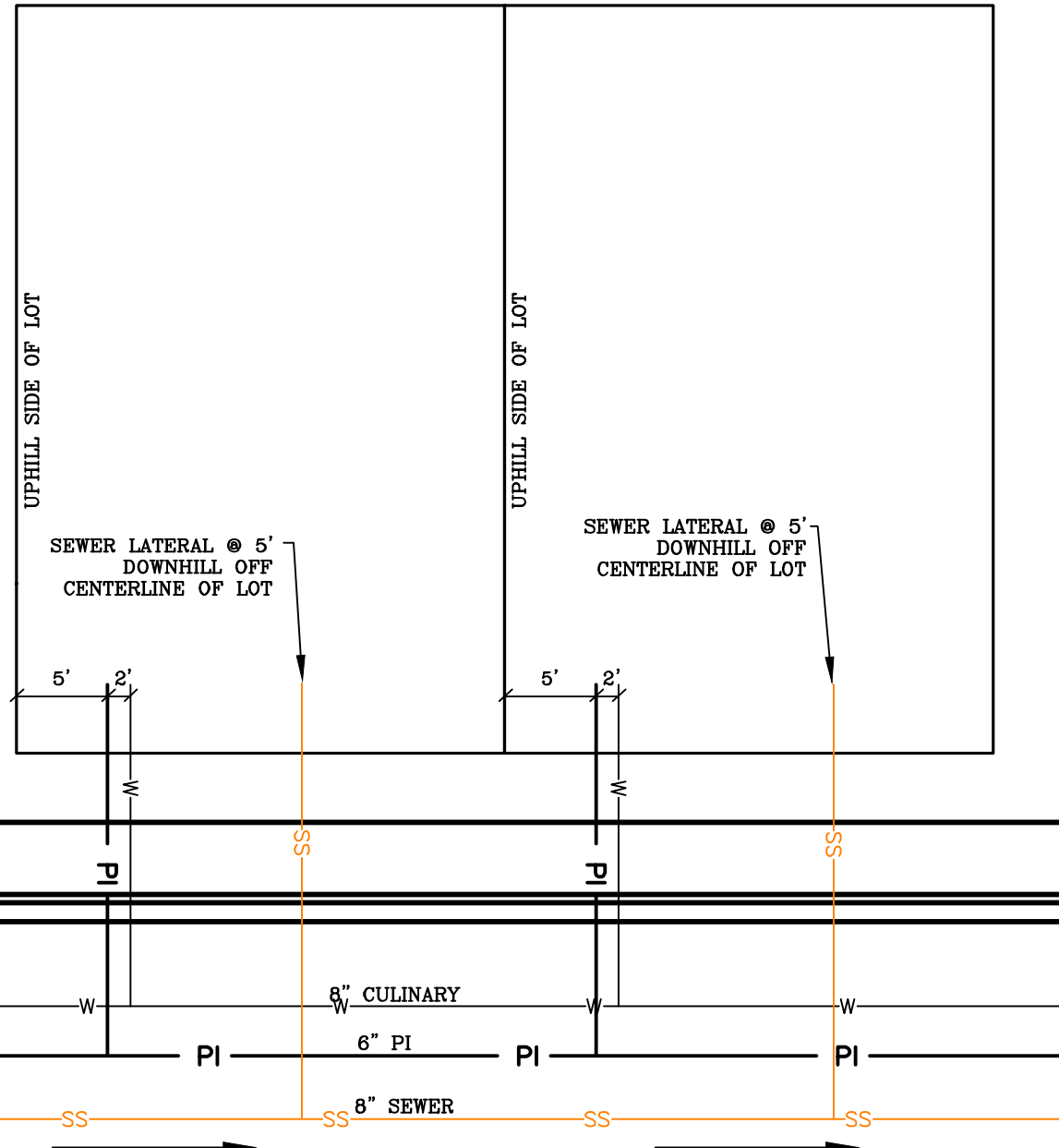
1776 N. State St. #110
Orem, UT 84057
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regiondesignllc.com

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

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-02



DRC Members in Attendance: City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst, Public Works Director Jason Callaway, Fire Department Representative & Emergency Management Director Chris Lindquist, Building Official Randy Spadafora, City Engineer Jon Lundell.

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

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

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.

Derek Terry and AJ DelPivo attended the meeting representing the applicants.

Building Official Spadafora indicated that addressing has been completed for the site.

Chris Lindquist from the Fire Department had no comments.

Public Works Director Callaway suggested that a PI drain be added to the plans on the north side of the property. He added that access to sewers through manholes and/or gates be labeled on the southwest of the site. He pointed out that an 8-inch PI line is shown on the plans and suggested that 6-inch is all that city standard requires and would save the applicant some costs.

Police Chief Hurst inquired about placement of stop signs on the site.

Assistant Manager Bond discussed the possibility of parking near the pickleball courts. He suggested that 5-6 stalls be added to give residents a place to park while accessing the courts. Mr. Terry indicated that parking will be prioritized in the phase that includes the commercial spaces.

Manager Beagley inquired if the applicant has written approval from UDOT for the sewer access easement. Mr. Terry stated that they will provide documentation to the City from UDOT allowing access to the sewer in the public right-of-way. Manager Beagley also inquired about the plans not being the most recent set which includes the irrigation company's 24-inch lines and where the bends occur in those lines. Mr. DelPivo indicated that he will submit the newest set of plans and written approval from Summit Creek Irrigation Company (SCIC) to the City. Mr. Terry reiterated that proof of approval from SCIC will be submitted.

City Engineer Lundell reviewed the red curbs on the plans. Assistant Manager Bond added that a red curb needs to be added near unit #56. Engineer Lundell added that the applicant has added wider asphalt than required in the development agreement throughout the site, at the City's request. The DRC discussed possible parking along Frost Street and changes that may be made. Manager Beagley indicated the City will look at parking more closely offline in order to determine where any additional curbs need to be painted red.

Manager Beagley made a motion to apply a conditional approval to the Silver Oaks Phase 1 Final Plan with the conditions that redlines be addressed, written approval from UDOT for the sewer right-of-way

is provided to the City, and written approval from the Summit Creek Irrigation Company for irrigation lines is provided to the City. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	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. 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.

Shawn Herring appeared via Zoom and Skyler Tolbert and John Bowen appeared in person at the meeting representing the applicant.

Building Official Spadafora indicated that addressing has been completed for the site.

Chris Lindquist from the Fire Department had no comments.

Public Works Director Callaway asked if a culinary valve located mid-block on the plans could be moved to a corner so that Public Works personnel could more easily locate and shut off the valve. Engineer Lundell indicated that the maximum distance for the valve in the system as a whole is met by the current placement. Members of the DRC discussed the possibility of moving the valve and also meeting State standards for the placement of the valve. After the short discussion, Director Callaway agreed to the placement of the valve and indicated that operationally, the valves will likely be shut on and off at the intersections and ends of the roadways. He encouraged the applicant to be mindful of connecting the PI and water lines to the right zones. Manager Beagley asked the applicant to add a construction note to the plan indicating that the applicant will work with the city to properly identify pressure zones at the time of PI and culinary water line installation and connection. Director Callaway asked that PI labels on the plans be cleaned up.

Police Chief Hurst had no comments.

Engineer Lundell asked what the applicant has planned for mass-grading at the site. The applicant indicated that they emailed a letter addressing mass-grading and testing. Manager Beagley encouraged the applicant to coordinate Geotechnical inspection reports in a timely manner with the City.

Manager Beagley made a motion to make a positive recommendation to the Planning Commission on the condition that redlines are addressed and the City Engineer approved of the mass-grading plans prior to the plans being added to a Planning Commission agenda. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	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.

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

Engineer Lundell presented a traffic control request received from a resident requesting that a stop sign be relocated on 730 N and 200 E as well as additional crosswalks be painted on 770 N and 730 N.

Manager Beagley clarified that as the City has already worked with Nebo School District to properly place crosswalks, the request to add crosswalks on 730 N. and 770 N. will not be considered during this meeting. Engineer Lundell pointed out the stop sign on 770 N. and 200 E. for southbound traffic. The DRC discussed that data received through studies in the City and in the Manual on Uniform Traffic Control Devices that stop signs are not a mechanism to control speeds. Building Official Spadafora asked if residents no longer wish to use the designated walking route as determined by the school district. Members of the DRC added that 200 E. is a road designated for continual traffic and the stop sign currently placed should be removed. The DRC discussed the importance of school kids using the designated route for crosswalks enter the school at the front door crossing on 770 N.

Public Works Director Callaway made a motion to remove the stop sign for southbound traffic on 770 N. and 200 E. Building Official Randy Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	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.

4. Meeting Minutes Approval

Manager Beagley made a motion to approve the DRC Meeting Minutes from June 13, 2023. Building Official Spadafora seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Rep. Chris Lindquist	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes

Building Official Randy Spadafora
City Engineer Jon Lundell

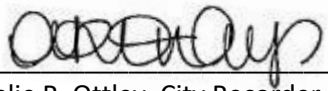
Yes
Yes

Motion passed unanimously in favor.

Adjournment

The meeting was adjourned at 10:54 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder