DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 27, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live –** Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/@santaquincity 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. Amended Tanner Flats Preliminary Plan

A preliminary plan review of a 91-lot subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

MEETING MINUTES APPROVAL

2. April 22, 2025

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.gov, in three physical locations (Santaquin City Hall, 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

Tanner Flats @ Summit Ridge

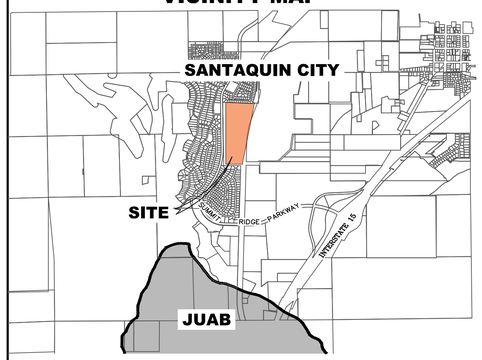
REVISED / AMENDED

- Preliminary Plat / Plans -

May 25

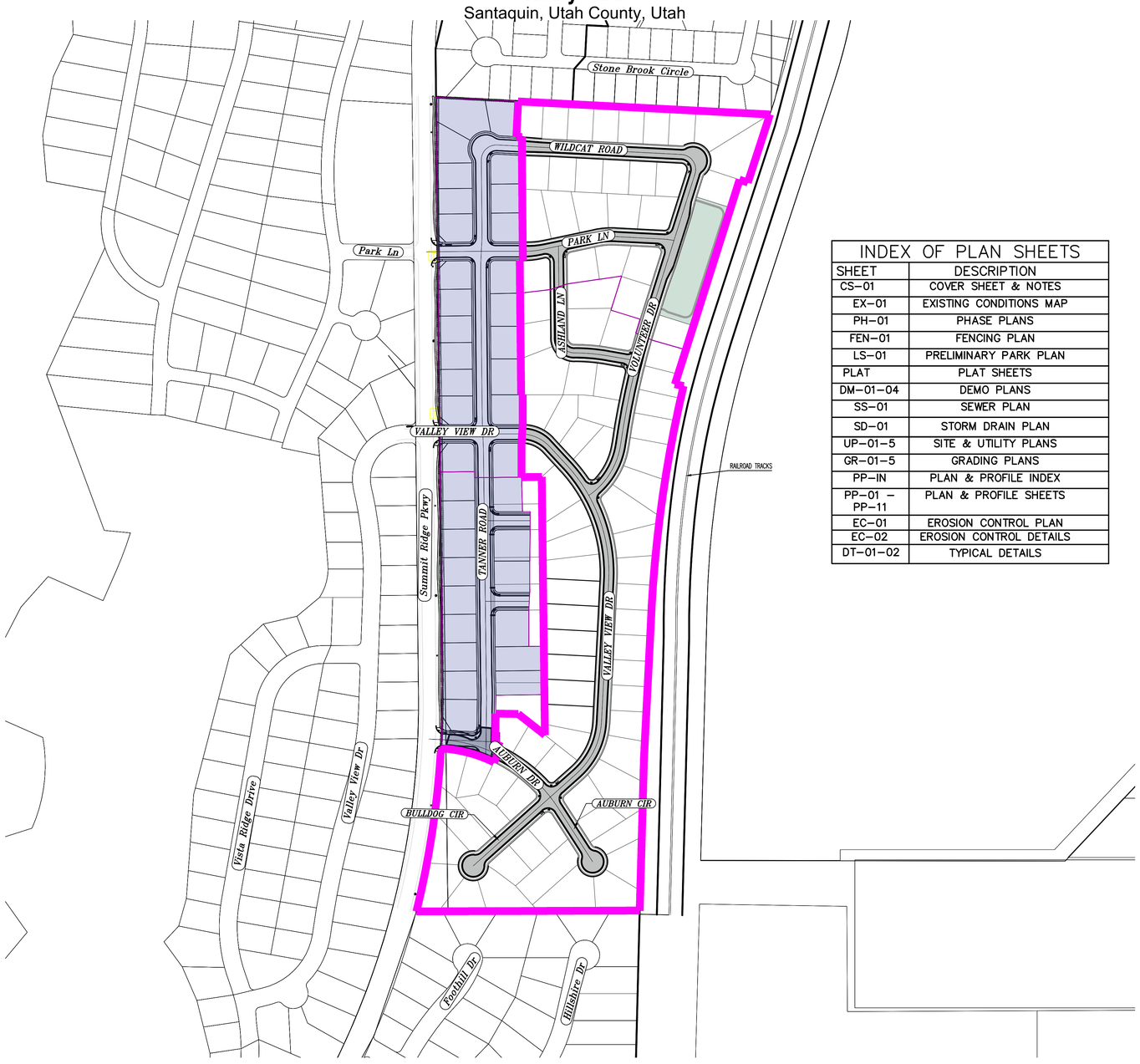
Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	34.51 ACRES
TOTAL LOT ACREAGE	26.47 ACRES
TOTAL ROW ACREAGE	6.93 ACRES
TOTAL OPEN SPACE	1.11 ACRES
ZONE	R-10
DENSITY	2.63 / dua
NUMBER OF LOTS	91 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.

NORTH

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

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

DATE:5.20.2025

PROJECT #

REVISIONS:

1

2

3

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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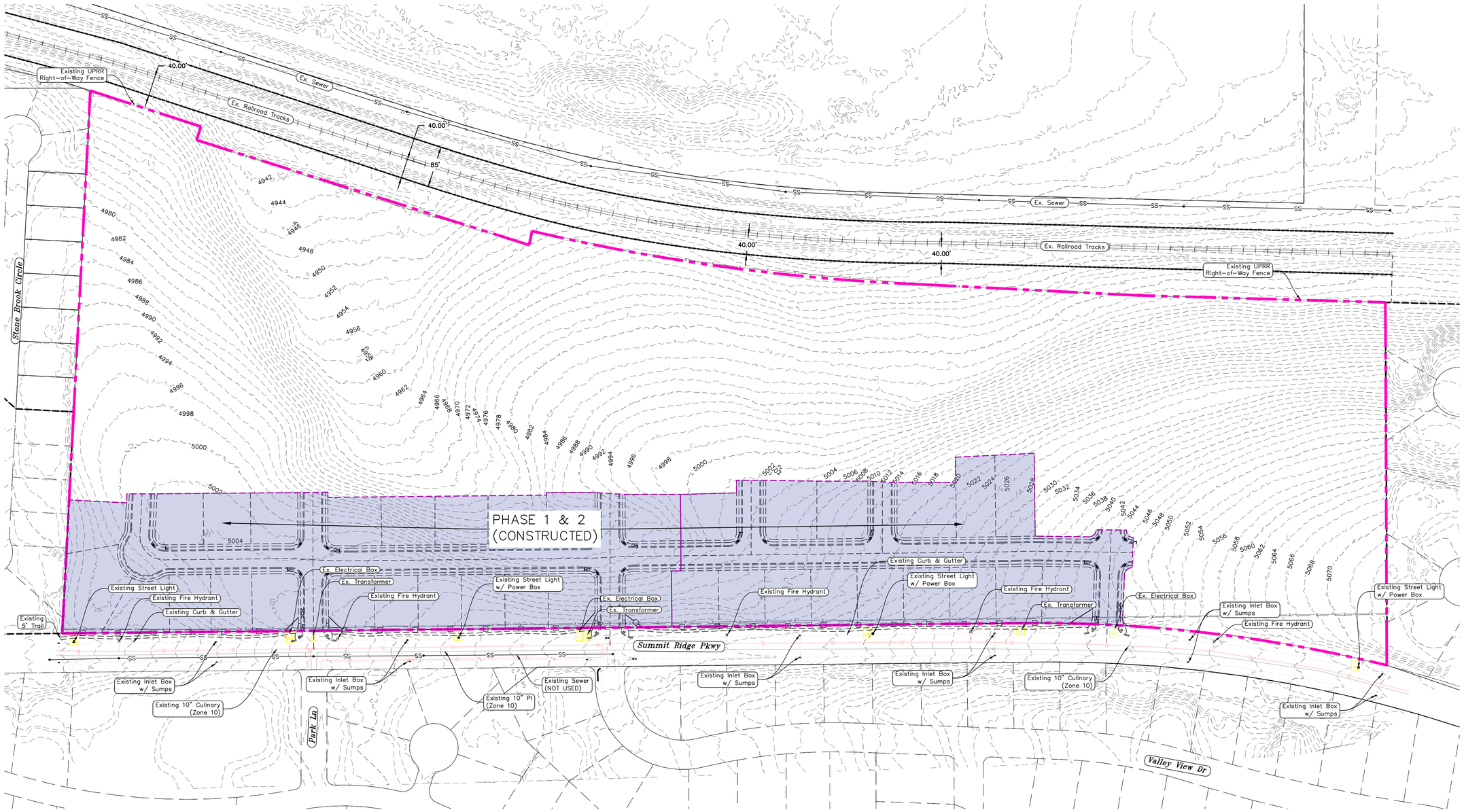

NORTH

0 50 100 200 300

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

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PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster PLS
Rev 6/20/2025

TANNER FLATS at SUMMIT RIDGE

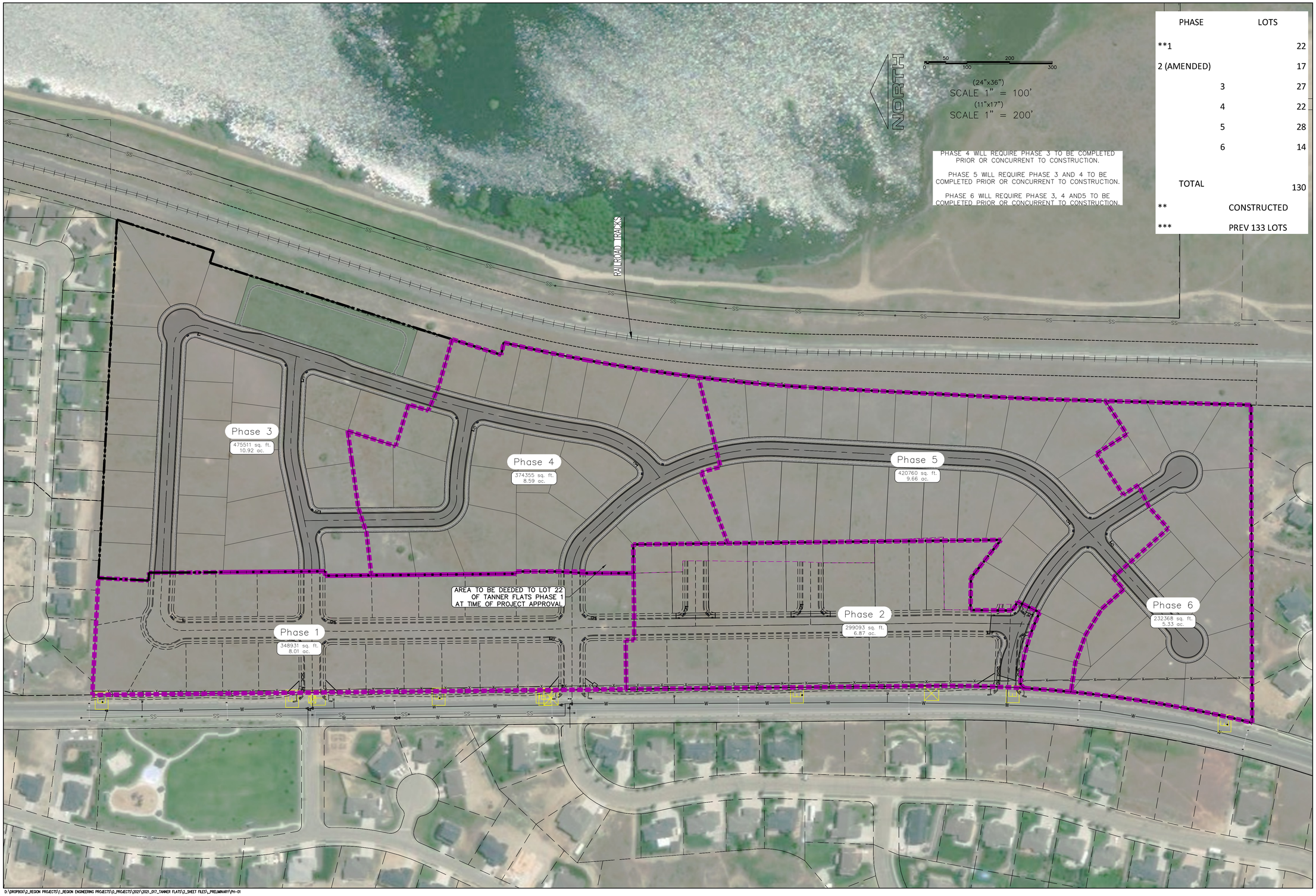
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EXISTING CONDITIONS

SHEET:
EX-01



PHASE 4 WILL REQUIRE PHASE 3 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

PHASE 5 WILL REQUIRE PHASE 3 AND 4 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

PHASE 6 WILL REQUIRE PHASE 3, 4 AND5 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

PHASE	LOTS
**1	22
2 (AMENDED)	17
3	27
4	22
5	28
6	14
TOTAL	130

** CONSTRUCTED

*** PREV 133 LOTS

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Rev 20 2025
6-20-2025

TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

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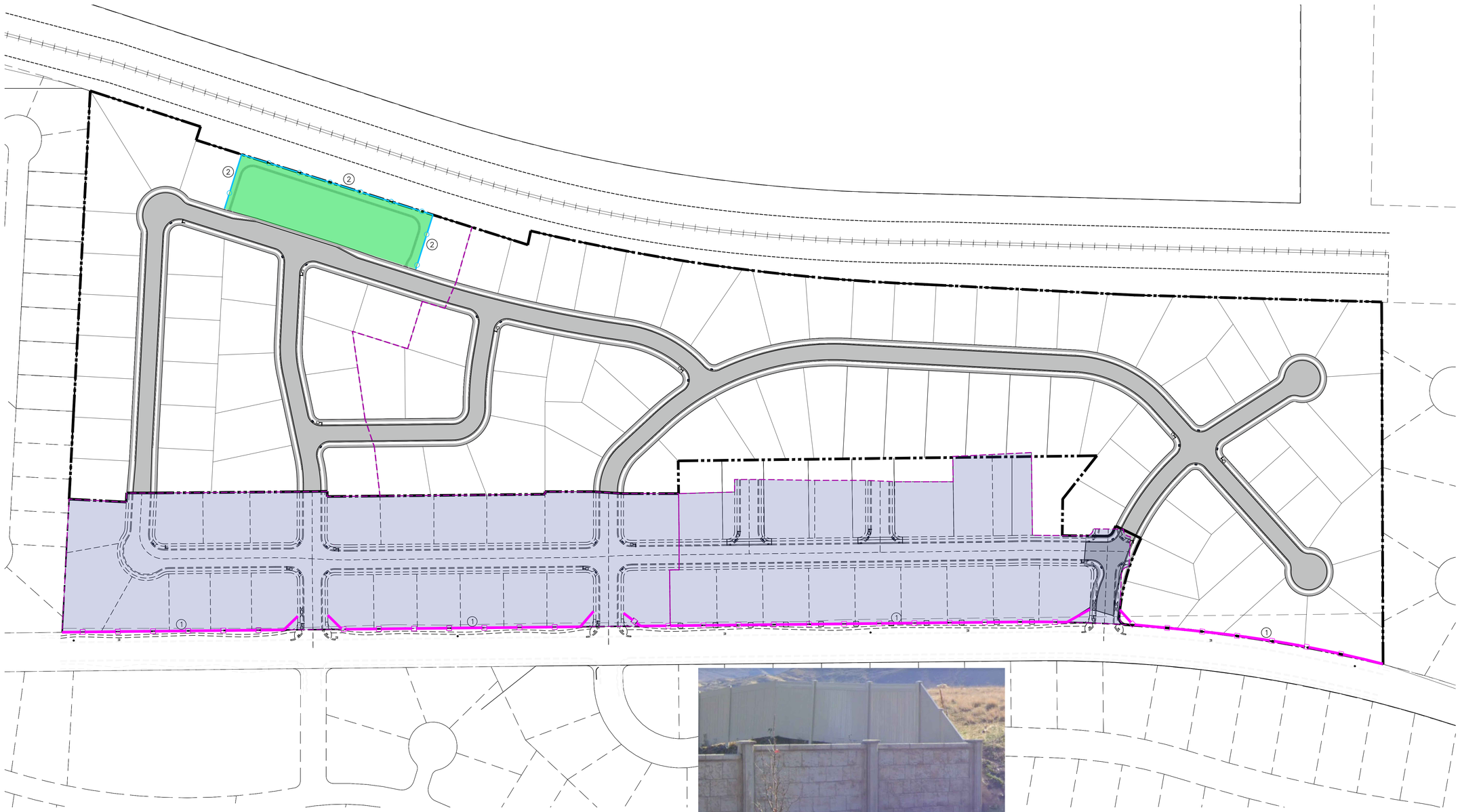

LEGEND:

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

PROPOSED 6' VINYL FENCE (WHITE) (2)

NORTH

0 50 100 200 300

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

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

LANDSCAPE TO MATCH EXISTING DEVELOPMENT
NORTH OF HOLLOW FLATS

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regiondesignllc.com

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Ignatov
STATE OF UTAH

TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
FENCING PLAN

SHEET:
FEN-01

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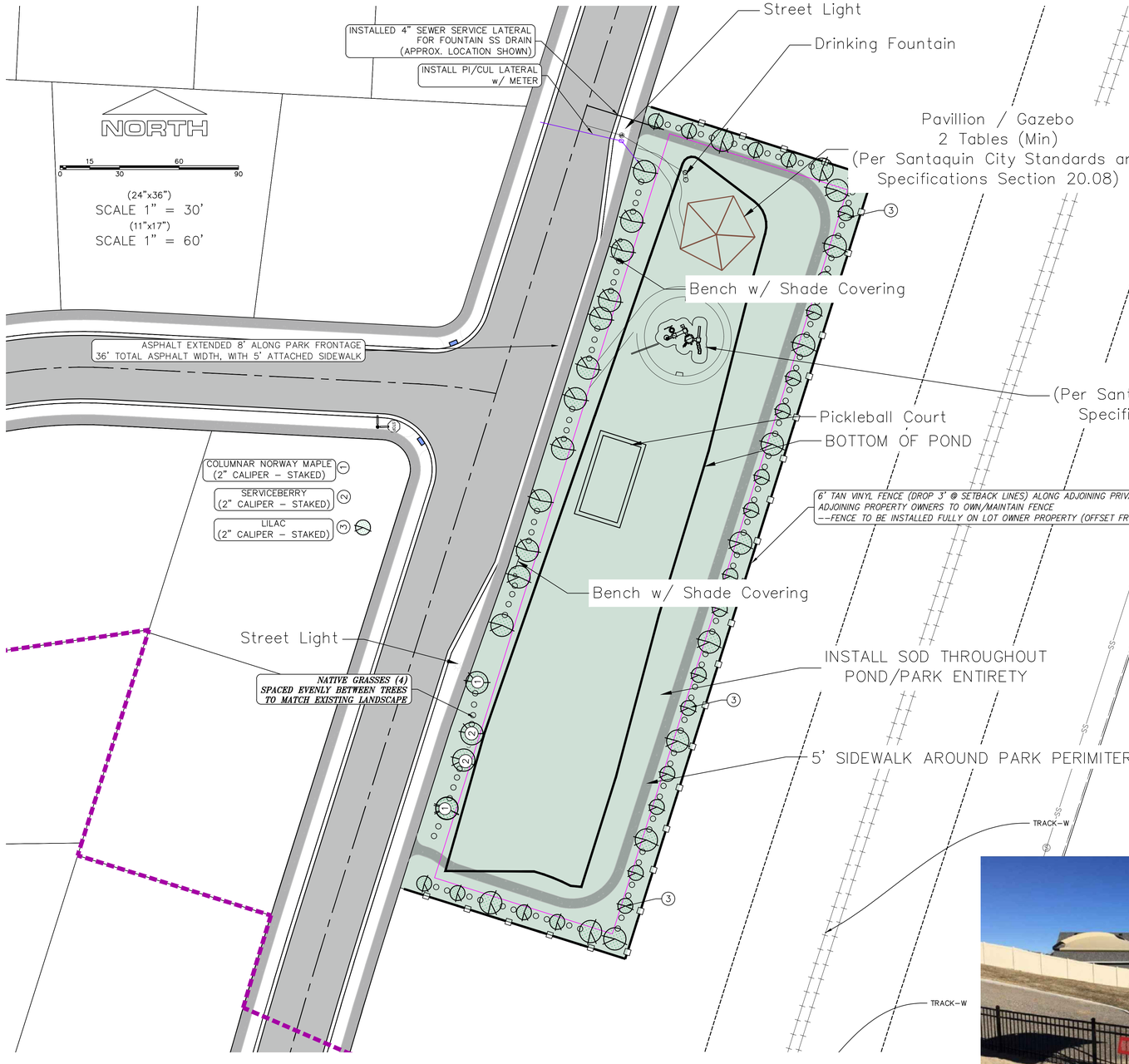

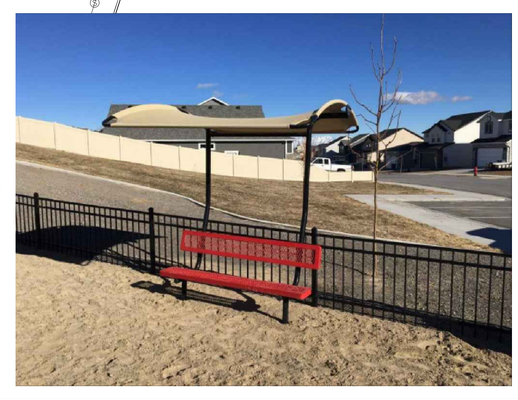

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TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLAN
SHEET:
LS-01

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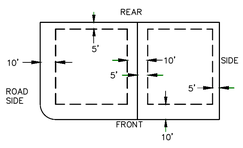
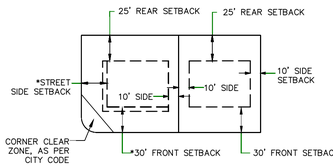
TANNER FLATS @ SUMMIT RIDGE
- PRELIMINARY PLAT -
REVISED / AMENDED 2025

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

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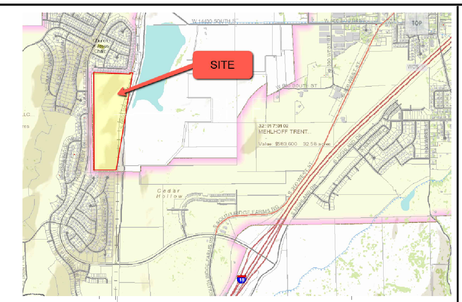
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY 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)

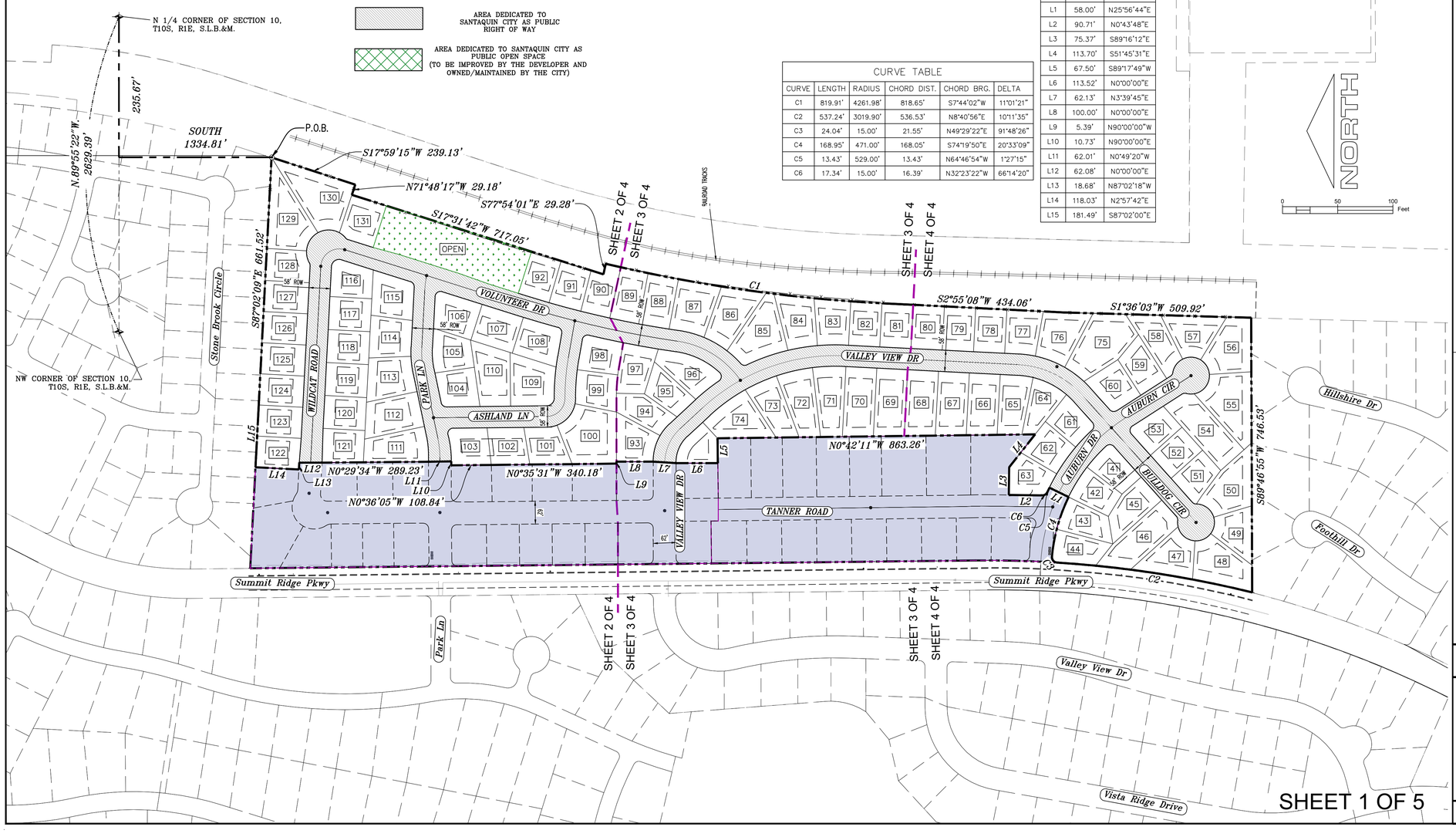
This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience with 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.

NOTE:
1.1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY



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	537.24'	3019.90'	536.53'	N8°40'56"E	10°11'35"
C3	24.04'	15.00'	21.55'	N49°29'22"E	91°48'26"
C4	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C5	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C6	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	58.00'	N25°56'44"E
L2	90.71'	N0°43'48"E
L3	75.37'	S89°16'12"E
L4	113.70'	S51°45'31"E
L5	67.50'	S89°17'49"W
L6	113.52'	N0°00'00"E
L7	62.13'	N3°39'45"E
L8	100.00'	N0°00'00"E
L9	5.39'	N90°00'00"W
L10	10.73'	N90°00'00"E
L11	62.01'	N0°49'20"W
L12	62.08'	N0°00'00"E
L13	18.68'	N87°02'18"W
L14	118.03'	N2°57'42"E
L15	181.49'	S87°02'00"E



SHEET 1 OF 5

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 10° 11' 35", having a radius of 3019.90 feet, and whose long chord bears N 08° 40' 56" E for a distance of 536.53 feet to the beginning of a non-tangential curve.
Said curve turning to the right through 91° 48' 26", having a radius of 15.00 feet, and whose long chord bears N 49° 29' 22" E for a distance of 21.55 feet to the beginning of a non-tangential curve.
Said curve turning to the right through an angle of 20° 33' 09", having a radius of 471.00 feet, and whose long chord bears S 74° 19' 50" E for a distance of 168.05 feet to a point of intersection with a non-tangential line. Thence, N 25° 56' 44" E for a distance of 58.00 feet to the beginning of a non-tangential curve, Said curve turning to the left through 01° 27' 15", having a radius of 529.00 feet, and whose long chord bears N 64° 46' 54" W for a distance of 13.43 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of 66° 14' 20", having a radius of 15.00 feet, and whose long chord bears N 32° 23' 22" W for a distance of 16.39 feet. Thence, N 00° 43' 48" E for a distance of 90.71 feet to a point on a line. Thence, S 89° 16' 12" E for a distance of 75.37 feet to a point on a line. Thence, S 51° 45' 31" E for a distance of 113.70 feet to a point on a line. Thence, N 00° 42' 11" W for a distance of 863.26 feet to a point on a line. Thence, S 89° 17' 49" W for a distance of 67.50 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 113.52 feet to a point on a line. Thence, N 03° 39' 45" E for a distance of 62.13 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 100.00 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, N 00° 35' 31" W for a distance of 340.18 feet to a point on a line. Thence, N 00° 36' 05" W for a distance of 108.84 feet to a point on a line. Thence, N 90° 00' 00" E for a distance of 10.73 feet to a point on a line. Thence, N 00° 49' 20" W for a distance of 62.01 feet to a point on a line. Thence, N 00° 29' 34" W for a distance of 289.23 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 62.08 feet to a point on a line. Thence, N 87° 02' 18" W for a distance of 18.68 feet to a point on a line. Thence, N 02° 57' 42" E for a distance of 118.03 feet to a point on a line. Thence, S 87° 02' 00" E for a distance of 181.49 feet to a point on a line. thence S 87° 02' 09" E a distance of 661.52 feet to the POINT OF BEGINNING

SAID DESCRIBED PARCEL CONTAINS 34.51 ACRES, MORE OR LESS AND CONTAINS 91 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

5/20/2025
Date

Surveyor

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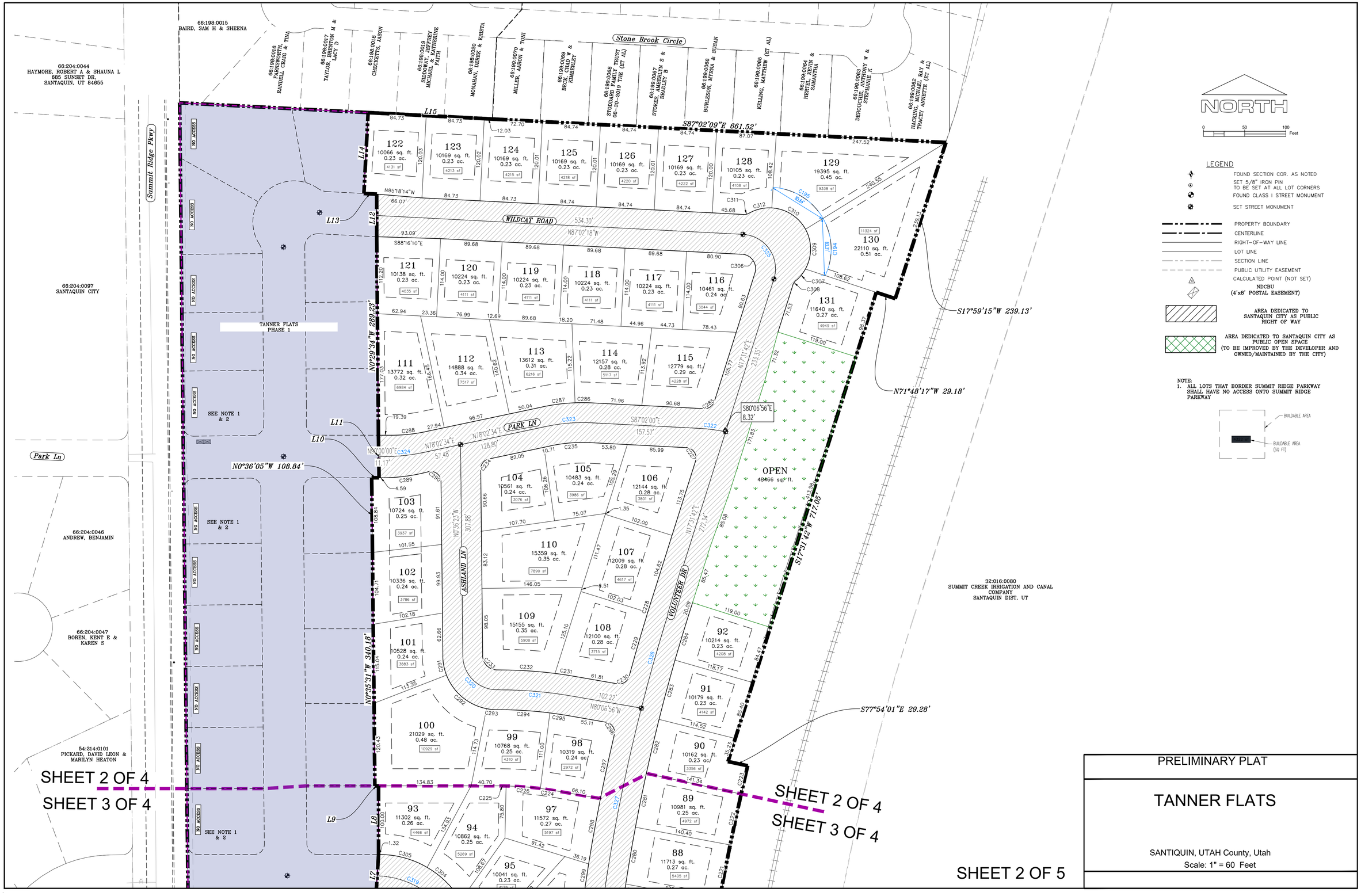
PRELIMINARY PLAT

TANNER FLATS

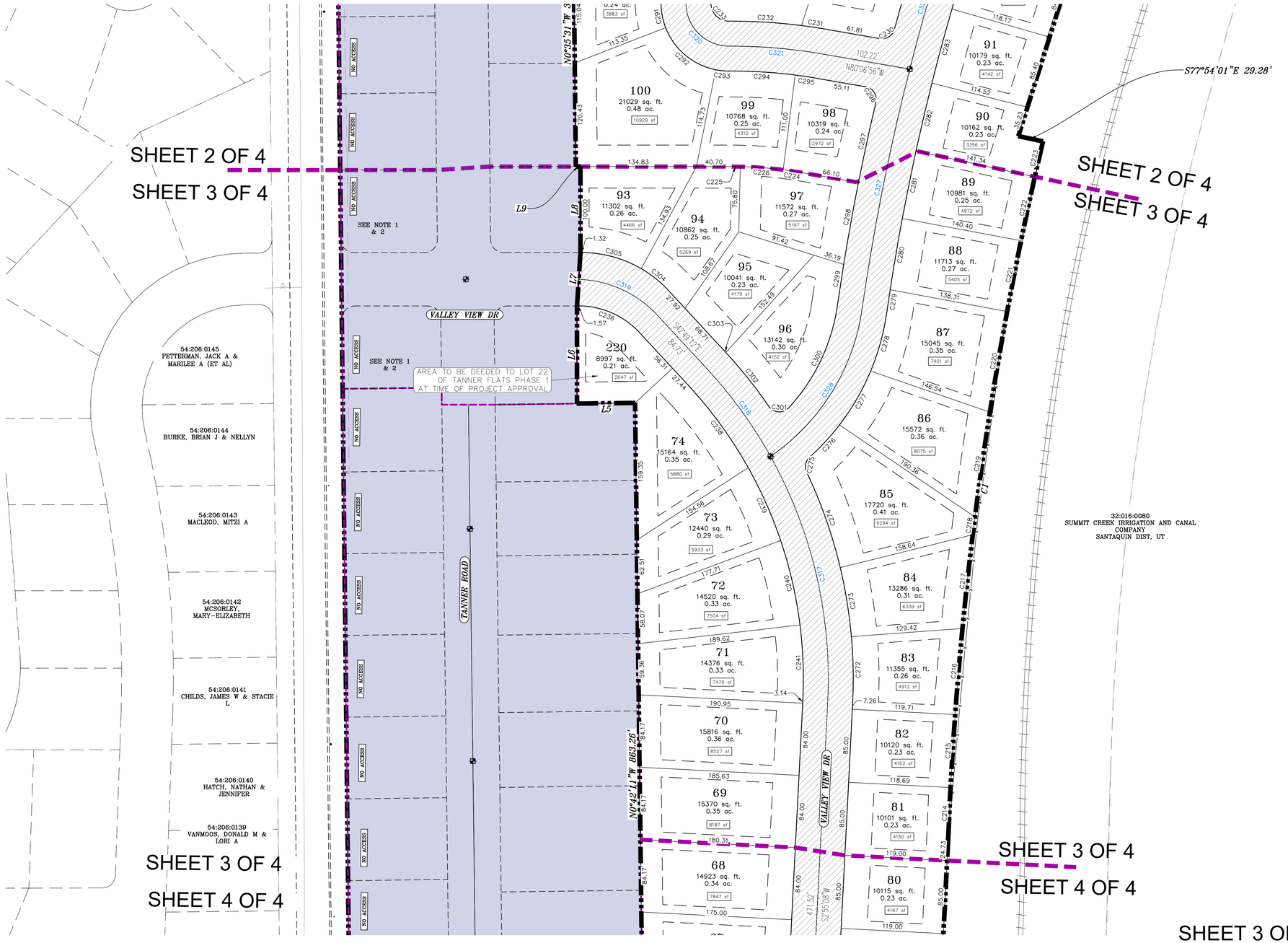
SANTIQUIN, UTAH County, Utah
Scale: 1" = 100 Feet

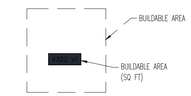


PRELIMINARY PLAT

TANNER FLATS

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





NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY

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
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
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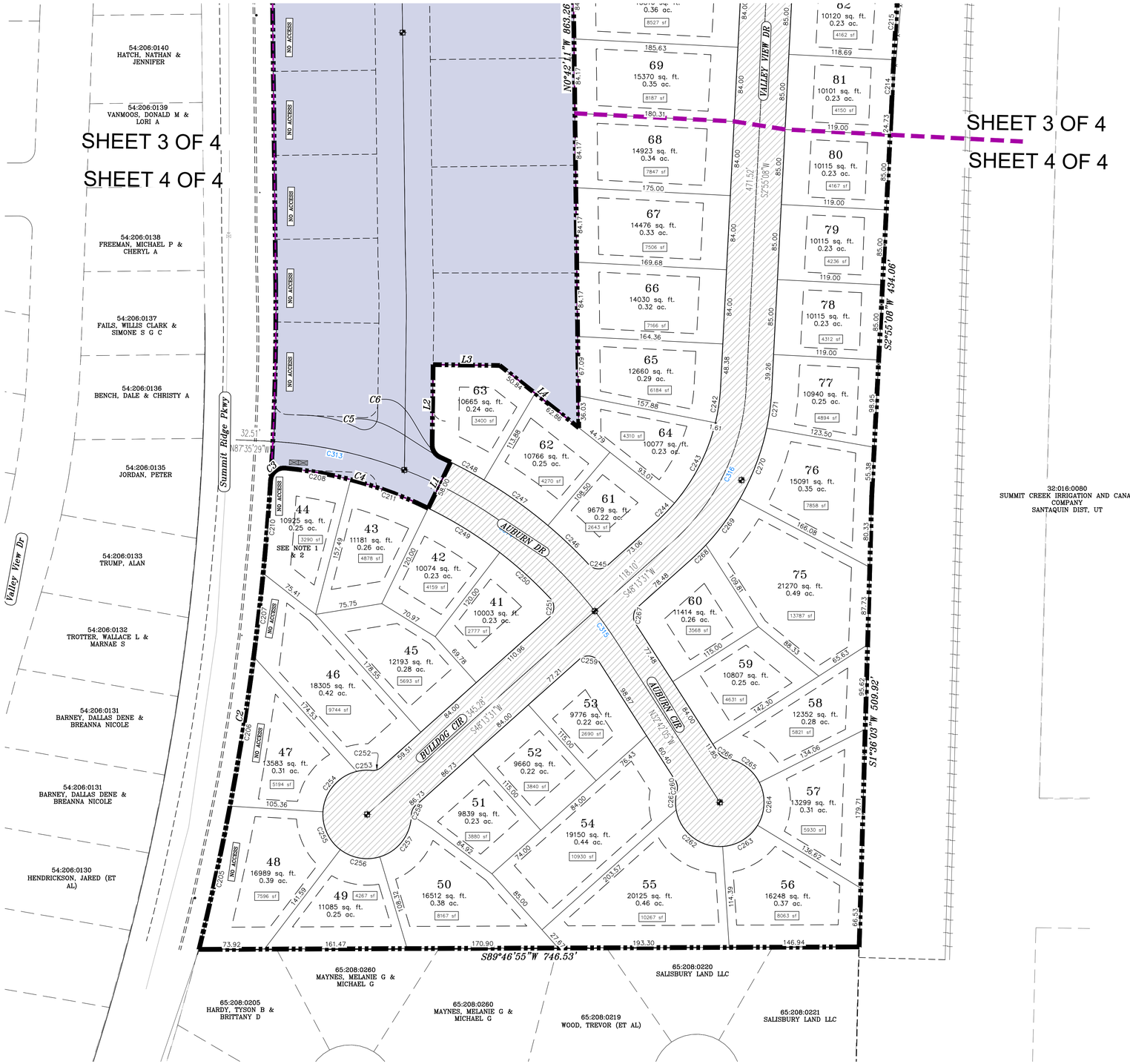
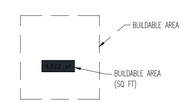
PRELIMINARY PLAT

TANNER FLATS

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

SHEET 3 OF 5





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SHEET 4 OF 5

PRELIMINARY PLAT

TANNER 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	537.24'	3019.90'	536.53'	N8°40'56"E	10°11'35"
C3	24.04'	15.00'	21.55'	N49°29'22"E	91°48'26"
C4	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C5	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C6	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"
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"
C205	165.76'	3019.90'	165.74'	N12°12'23"E	3°08'42"
C206	171.21'	3019.90'	171.19'	N9°00'35"E	3°14'54"
C207	94.99'	3019.90'	94.99'	N6°29'03"E	1°48'08"
C208	75.34'	471.00'	75.26'	S80°01'27"E	9°09'56"
C210	105.28'	3019.90'	105.27'	N4°35'04"E	1°59'51"
C211	93.61'	471.00'	93.45'	S69°44'53"E	11°23'13"
C214	60.27'	4261.98'	60.27'	S2°37'40"W	0°48'37"
C215	85.01'	4261.98'	85.01'	S3°36'15"W	1°08'34"
C216	100.38'	4261.98'	100.38'	S4°51'01"W	1°20'58"
C217	109.59'	4261.98'	109.58'	S6°15'42"W	1°28'24"
C218	20.79'	4261.98'	20.79'	S7°08'17"W	0°16'46"
C219	123.10'	4261.98'	123.10'	S8°06'19"W	1°39'18"
C220	118.61'	4261.98'	118.61'	S9°43'48"W	1°35'41"
C221	84.00'	4261.98'	84.00'	S11°05'31"W	1°07'46"
C222	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C223	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"
C224	22.65'	481.00'	22.64'	N81°27'52"W	2°41'52"
C225	10.26'	481.00'	10.26'	N89°23'21"W	1°13'18"
C226	50.08'	481.00'	50.06'	N85°47'45"W	5°57'55"
C227	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C228	12.87'	2679.00'	12.87'	N17°23'27"E	0°16'31"
C229	97.17'	2679.00'	97.17'	N16°12'50"E	2°04'42"
C230	22.18'	15.00'	20.21'	N57°31'47"E	84°42'34"
C231	30.39'	650.00'	30.38'	S81°27'17"E	2°40'43"
C232	84.50'	650.00'	84.44'	S86°31'05"E	7°26'54"
C233	32.85'	21.00'	29.60'	S45°25'28"E	89°38'09"
C234	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C235	57.56'	221.00'	57.40'	S85°30'17"W	14°55'26"
C236	79.87'	97.00'	77.64'	N66°24'36"W	47°10'48"
C238	118.26'	501.00'	117.99'	N36°03'28"W	13°31'29"
C239	92.86'	501.00'	92.73'	N23°59'07"W	10°37'11"
C240	100.89'	501.00'	100.72'	N12°54'24"W	11°32'16"
C241	87.94'	501.00'	87.83'	N2°06'34"W	10°03'25"
C242	41.38'	221.00'	41.32'	N8°16'57"E	10°43'38"
C243	102.85'	221.00'	101.92'	N26°58'43"E	26°39'53"
C244	30.53'	221.00'	30.50'	N44°16'05"E	7°54'51"
C245	23.28'	15.00'	21.01'	S87°18'52"E	88°55'15"
C246	64.09'	529.00'	64.05'	S46°19'30"E	6°56'31"
C247	88.94'	529.00'	88.84'	S54°36'45"E	9°38'00"
C248	42.71'	529.00'	42.69'	S61°44'30"E	4°37'32"
C249	95.39'	471.00'	95.23'	N58°15'09"W	11°36'15"
C250	77.17'	471.00'	77.09'	N47°45'23"W	9°23'17"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C251	23.90'	15.00'	21.45'	N2°34'53"E	91°17'15"
C252	12.41'	15.00'	12.06'	N71°55'24"E	47°23'47"
C253	16.66'	50.00'	16.58'	N86°04'33"E	19°05'28"
C254	63.76'	50.00'	59.53'	N39°59'48"E	73°04'02"
C255	48.98'	50.00'	47.04'	N24°35'57"W	56°07'27"
C256	47.08'	50.00'	45.36'	N79°38'17"W	53°57'14"
C257	63.32'	50.00'	59.17'	S37°06'25"W	72°33'22"
C258	12.41'	15.00'	12.06'	S24°31'37"W	47°23'47"
C259	25.94'	15.00'	22.82'	N82°14'17"W	99°04'24"
C260	12.41'	15.00'	12.06'	N9°00'12"W	47°23'47"
C261	21.40'	50.00'	21.23'	N2°26'09"E	24°31'04"
C262	73.21'	50.00'	66.84'	N51°46'03"W	83°53'21"
C263	47.98'	50.00'	46.16'	S58°48'00"W	54°58'33"
C264	50.61'	50.00'	48.48'	S2°18'53"W	57°59'41"
C265	46.61'	50.00'	44.94'	S53°23'25"E	53°24'55"
C266	12.41'	15.00'	12.06'	S56°23'59"E	47°23'47"
C267	21.19'	15.00'	19.47'	S7°45'43"W	80°55'36"
C268	25.40'	279.00'	25.39'	S45°37'02"W	5°12'58"
C269	65.10'	279.00'	64.95'	S36°19'31"W	13°22'05"
C270	85.61'	279.00'	85.27'	S20°51'03"W	17°34'50"
C271	44.51'	279.00'	44.47'	S7°29'23"W	9°08'30"
C272	77.32'	559.00'	77.26'	S1°02'37"E	7°55'30"
C273	81.26'	559.00'	81.19'	S9°10'14"E	8°19'44"
C274	117.73'	559.00'	117.51'	S19°22'06"E	12°04'01"
C275	19.22'	15.00'	17.93'	S11°17'47"W	73°23'47"
C276	50.99'	279.00'	50.92'	S42°45'32"W	10°28'16"
C277	72.51'	279.00'	72.31'	S30°04'40"W	14°53'28"
C278	70.50'	279.00'	70.31'	S15°23'36"W	14°28'40"
C279	27.12'	2621.00'	27.12'	S8°27'03"W	0°35'34"
C280	84.01'	2621.00'	84.01'	S9°39'56"W	1°50'12"
C281	80.06'	2621.00'	80.06'	S11°27'32"W	1°45'01"
C282	80.91'	2621.00'	80.90'	S13°13'06"W	1°46'07"
C283	89.29'	2621.00'	89.28'	S15°04'43"W	1°57'07"
C284	67.42'	2621.00'	67.42'	S16°47'29"W	1°28'26"
C285	19.75'	15.00'	18.35'	N55°14'51"E	75°26'17"
C286	25.40'	279.00'	25.39'	S89°38'28"E	5°12'56"
C287	47.27'	279.00'	47.22'	N82°53'49"E	9°42'30"
C288	49.46'	237.00'	49.37'	N84°01'17"E	11°57'26"
C289	67.66'	262.00'	67.47'	S82°36'07"W	14°47'46"
C290	27.28'	15.00'	23.67'	N52°42'05"W	104°11'22"
C291	28.40'	79.00'	28.25'	N10°54'18"W	20°35'50"
C292	79.32'	79.00'	76.03'	N49°57'59"W	57°31'31"
C293	15.87'	79.00'	15.85'	N84°29'08"W	11°30'48"
C294	76.76'	592.00'	76.71'	N86°31'40"W	7°25'45"
C295	27.87'	592.00'	27.87'	N81°27'52"W	2°41'52"
C296	24.46'	15.00'	21.84'	N33°24'32"W	93°24'48"
C297	95.20'	2679.00'	95.19'	N12°16'48"E	2°02'09"
C298	96.80'	2679.00'	96.79'	N10°13'36"E	2°04'13"
C299	48.50'	2679.00'	48.50'	N8°40'23"E	1°02'14"
C300	133.26'	221.00'	131.25'	N25°25'46"E	34°32'59"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C301	26.92'	15.00'	23.45'	S85°53'22"E	102°48'45"
C302	80.07'	559.00'	80.00'	S38°35'12"E	8°12'24"
C303	1.27'	559.00'	1.27'	S42°45'18"E	0°07'48"
C304	40.87'	138.00'	40.72'	S51°18'16"E	16°58'08"
C305	72.77'	138.00'	71.92'	S74°53'40"E	30°12'40"
C306	38.33'	21.00'	33.22'	S34°45'18"E	104°34'01"
C307	21.77'	60.00'	21.65'	N39°24'29"E	20°47'27"
C308	8.45'	15.00'	8.34'	N33°39'57"E	32°16'30"
C309	60.53'	60.00'	57.99'	N0°06'50"E	57°47'50"
C310	60.53'	60.00'	57.99'	N57°41'01"W	57°47'50"
C311	8.45'	15.00'	8.34'	S76°49'27"W	32°16'30"
C312	34.28'	60.00'	33.81'	S77°03'08"W	32°43'52"
C313	162.15'	500.00'	161.44'	N78°18'04"W	18°34'50"
C314	271.46'	500.00'	268.14'	N53°27'27"W	31°06'25"
C315	45.40'	500.00'	45.38'	N35°18'10"W	5°12'09"
C316	197.69'	250.00'	192.58'	S25°34'19"W	45°18'22"
C317	296.78'	530.00'	292.92'	S13°07'22"E	32°05'01"
C318	126.32'	530.00'	126.02'	S35°59'32"E	13°39'20"
C319	103.04'	130.00'	100.37'	S65°31'38"E	45°24'51"
C320	78.22'	50.00'	70.49'	N45°25'28"W	89°38'09"
C321	109.76'	621.00'	109.62'	N85°10'44"W	10°07'36"
C322	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C323	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C324	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C325	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C326	148.94'	2650.00'	148.92'	N15°55'06"E	3°13'13"
C327	284.62'	2650.00'	284.48'	N11°13'53"E	6°09'13"
C328	207.26'	250.00'	201.37'	N31°54'15"E	47°29'59"

SHEET 5 OF 5

PRELIMINARY PLAT

TANNER FLATS

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

0 25 50 100 150

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

NORTH

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL RELOCATED & EXISTING UTILITY LATERALS TO MEET SANTAQUIN CITY SPACIFICATIONS

12 EXISTING SEWER LATERAL TO BE REMOVED AND CAPPED AT MAIN

13 EXISTING SEWER LATERAL TO REMAIN

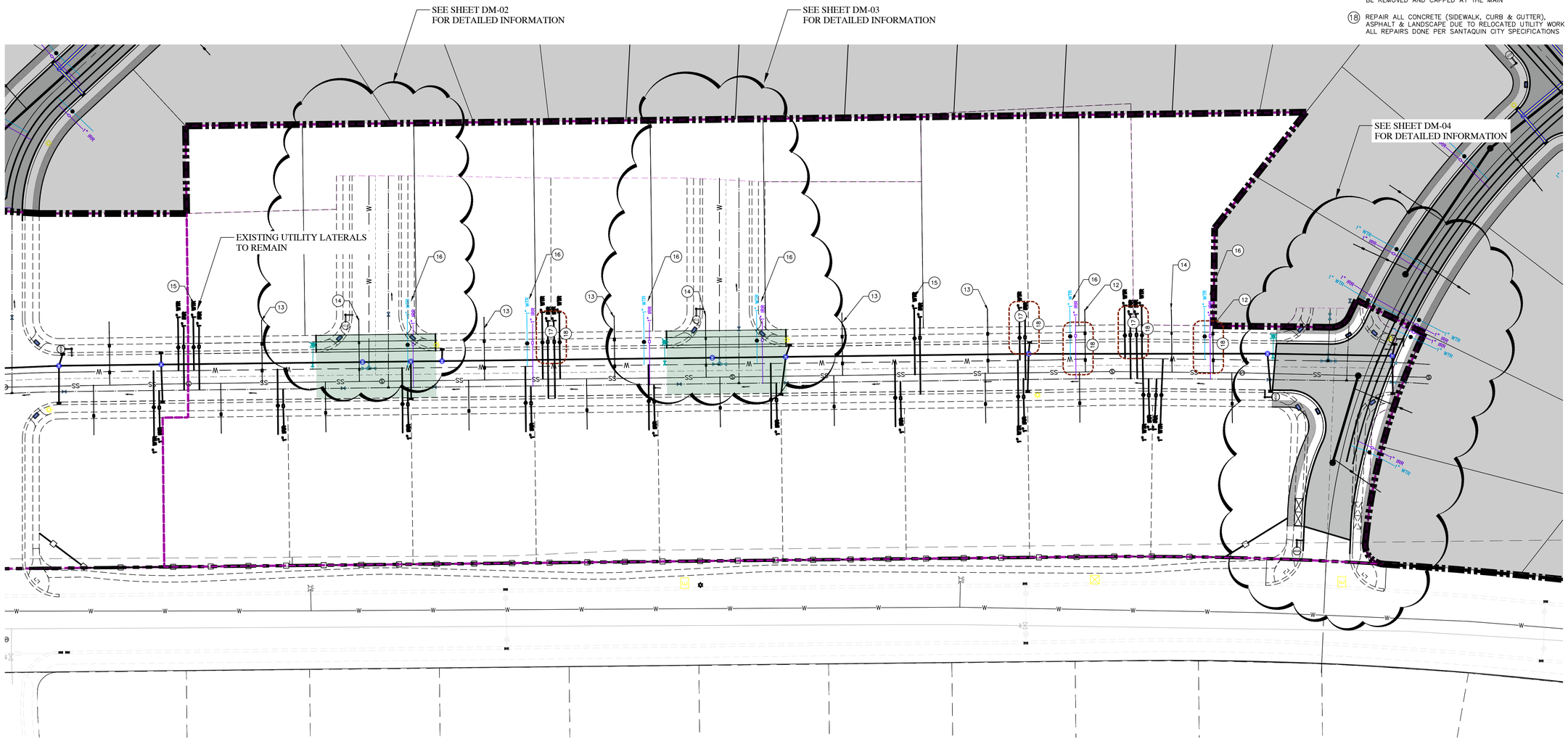
14 INSTALL NEW 4" SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

15 EXISTING WATER AND PI LATERALS/METERS TO REMAIN

16 INSTALL NEW WATER & PI LATERALS/METER AT NEW LOT LINE LOCATION

17 EXISTING WATER AND PI LATERALS/METERS TO BE REMOVED AND CAPPED AT THE MAIN

18 REPAIR ALL CONCRETE (SIDEWALK, CURB & GUTTER), ASPHALT & LANDSCAPE DUE TO RELOCATED UTILITY WORK ALL REPAIRS DONE PER SANTAQUIN CITY SPECIFICATIONS



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

TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
DEMO PLAN

SHEET:
DM-01

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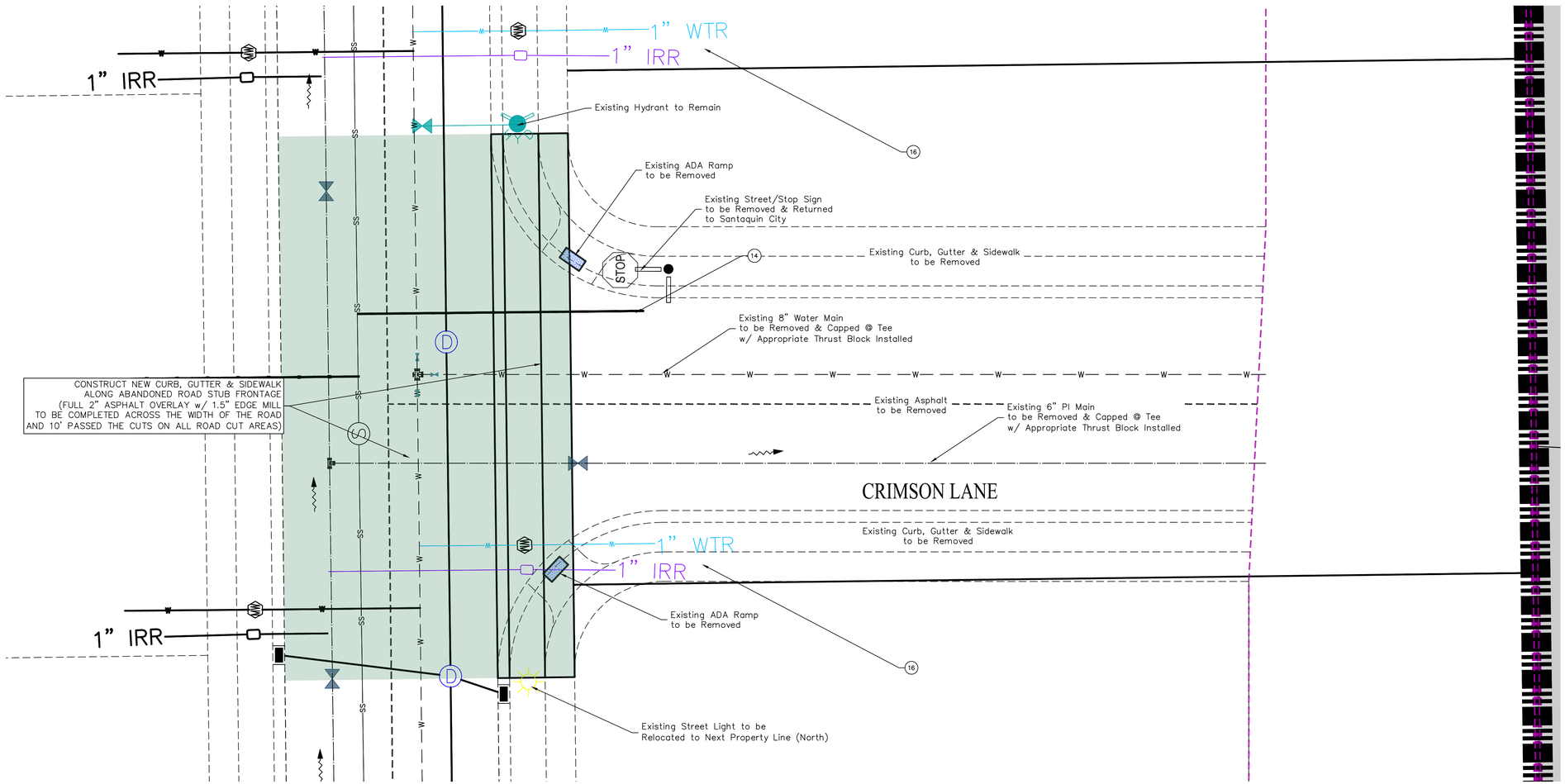

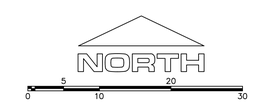

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
DEMO PLAN

SHEET:
DM-03

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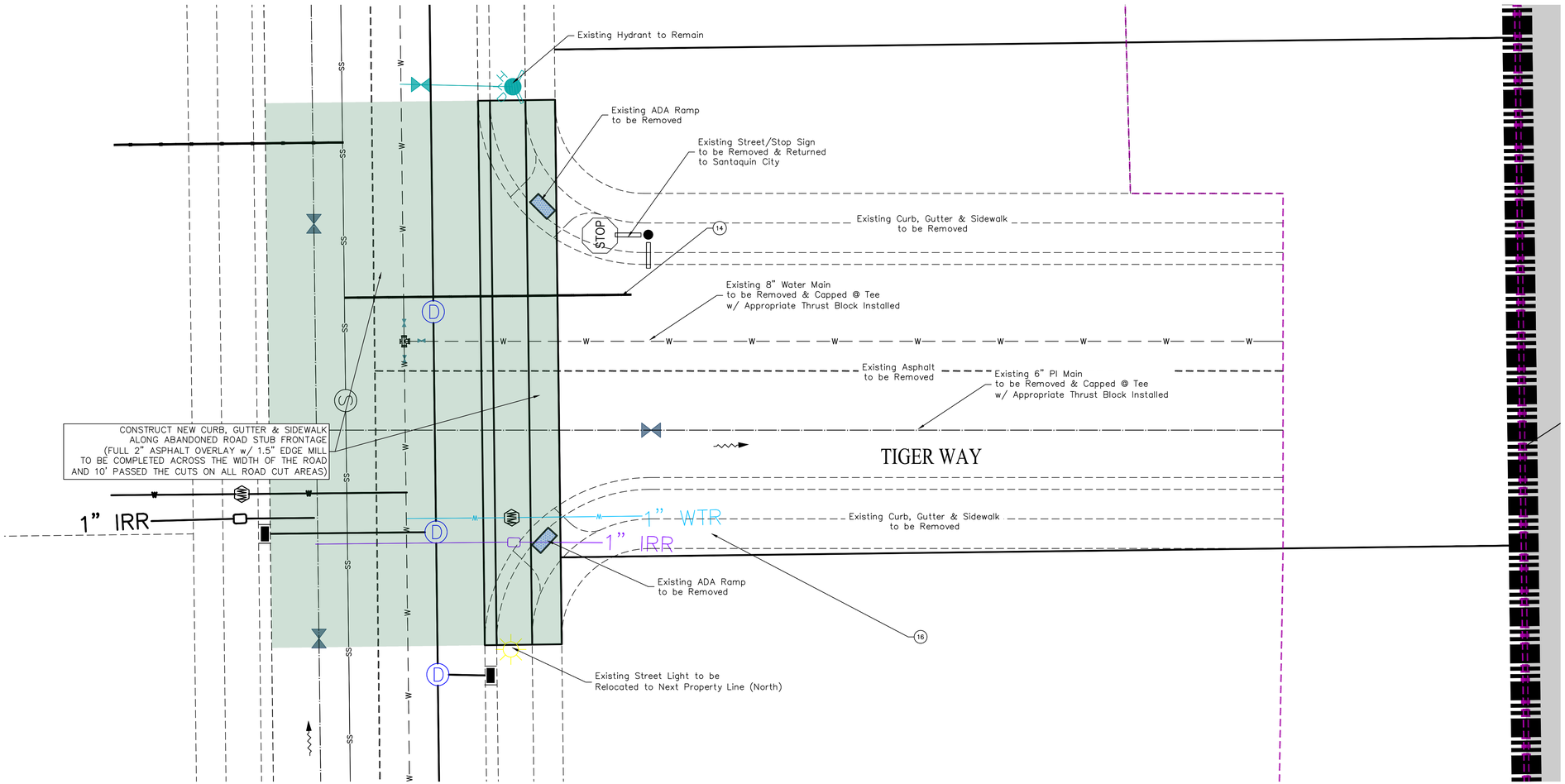

NORTH

0 5 10 20 30

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
DEMO PLAN

SHEET:
DM-02

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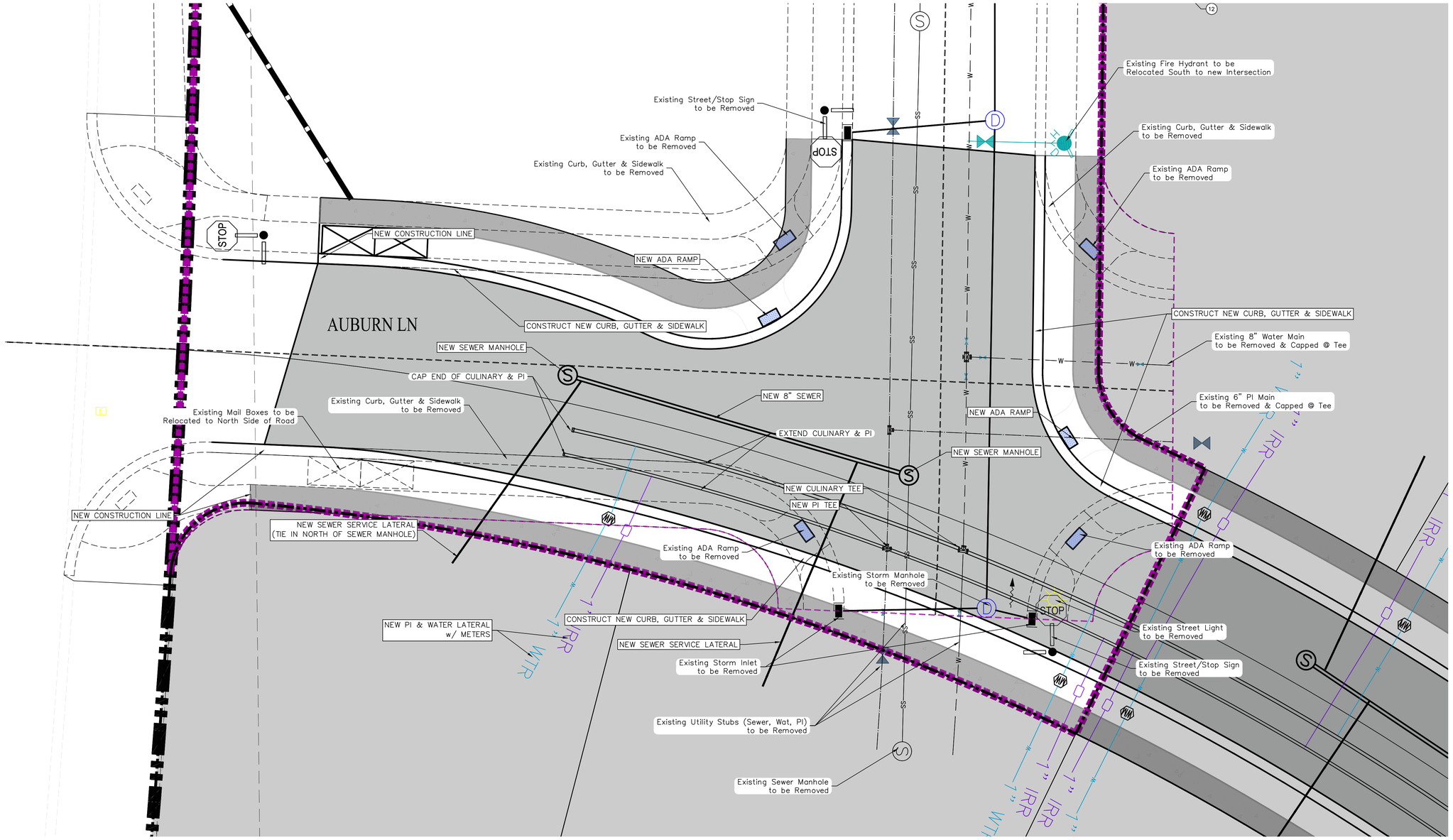

NORTH

0 5 10 20 30

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
DEMO PLAN

SHEET:
DM-04

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

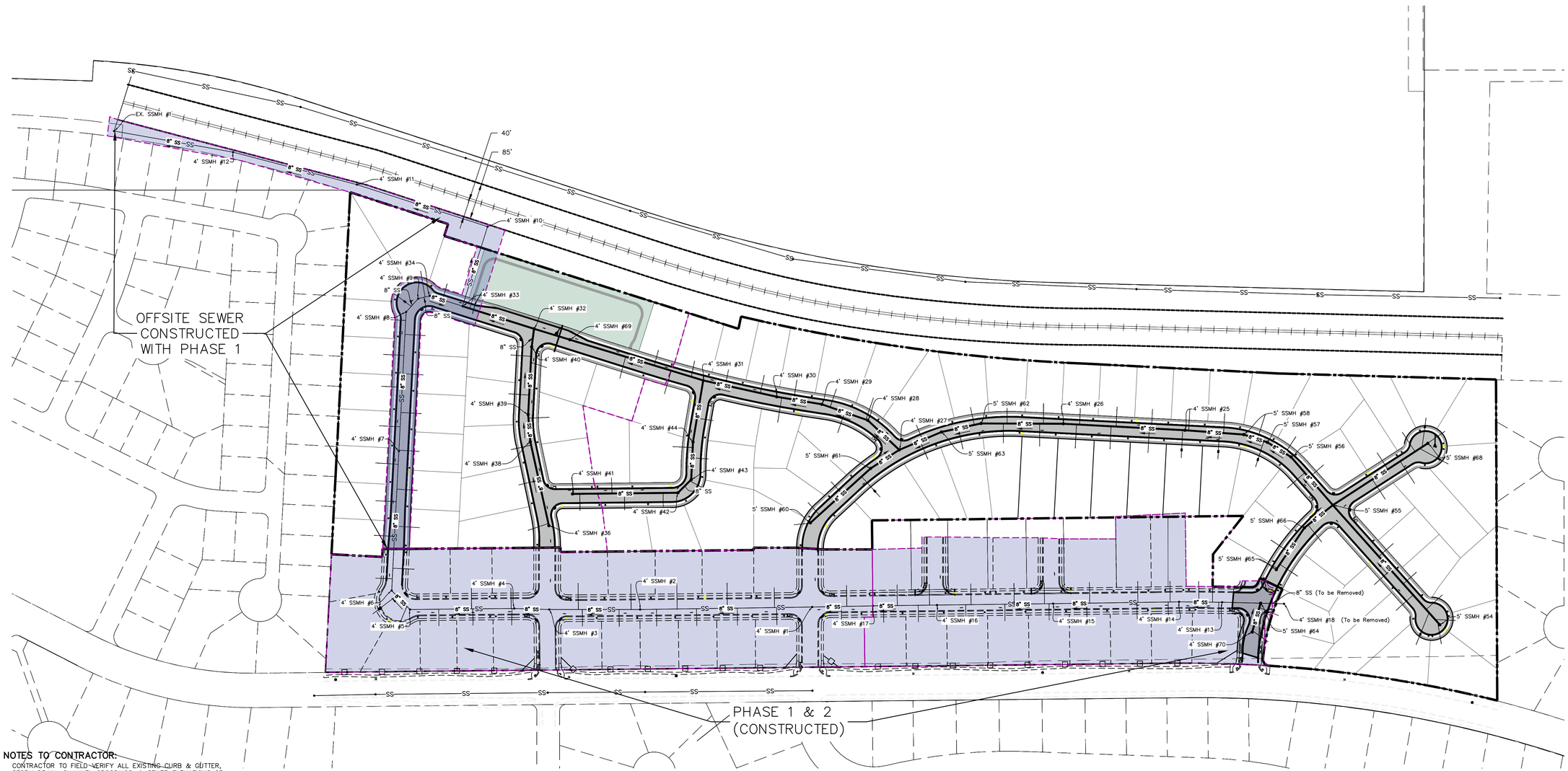
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ignacio
STATE OF UTAH
5/20/2025

TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS."
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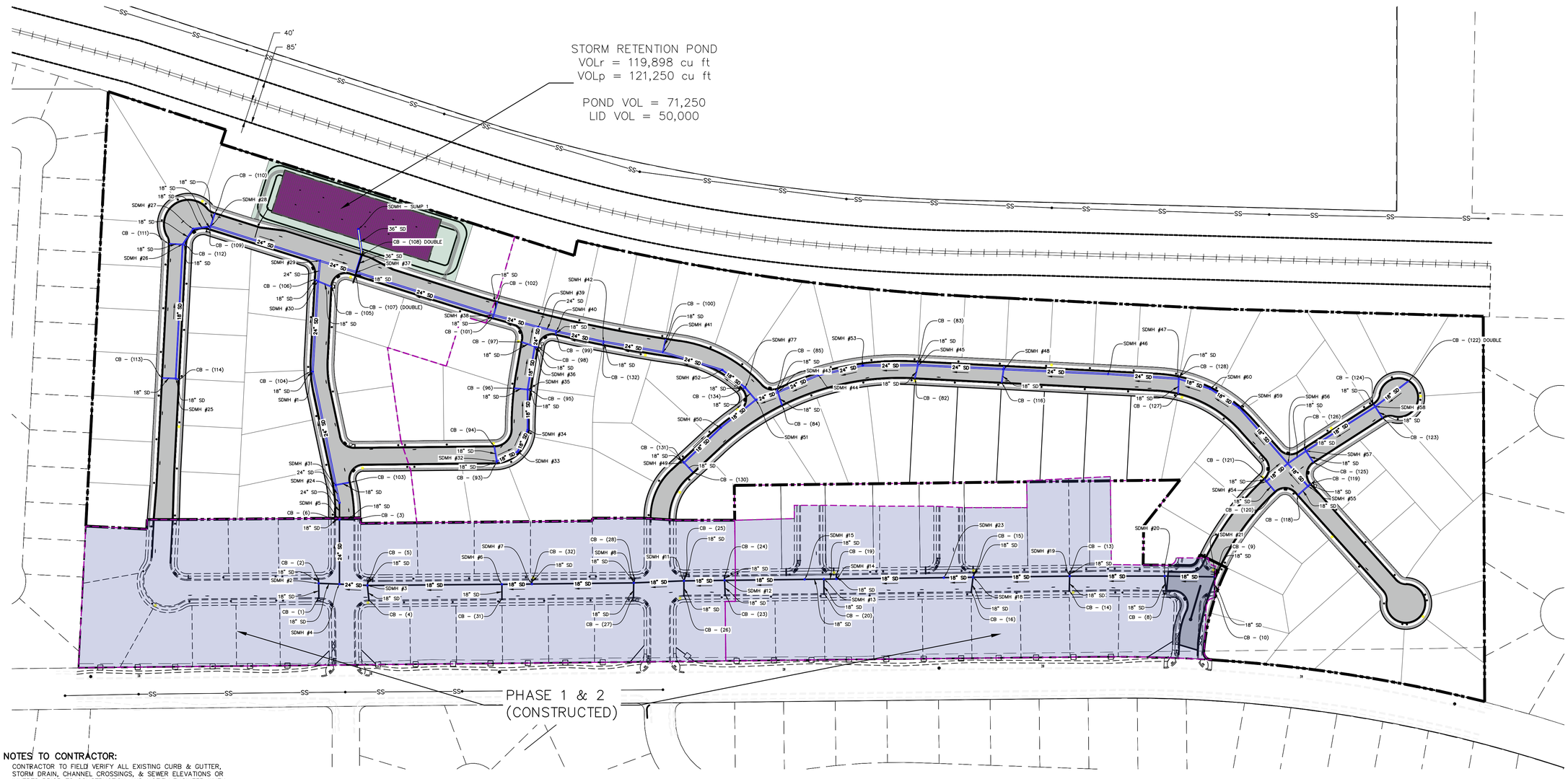
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

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



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

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
STORM PLANS

SHEET:
SD-01

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

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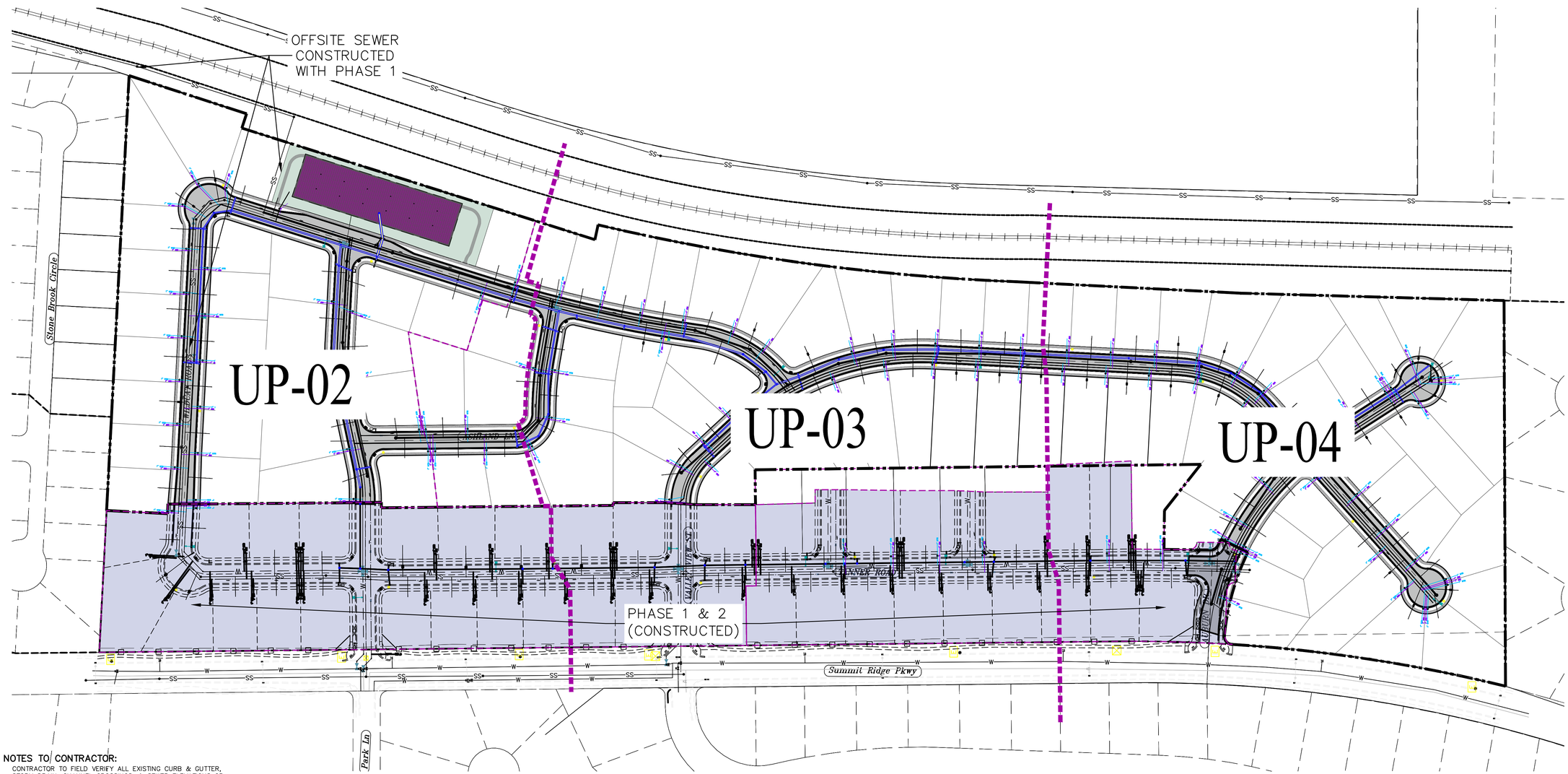

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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS

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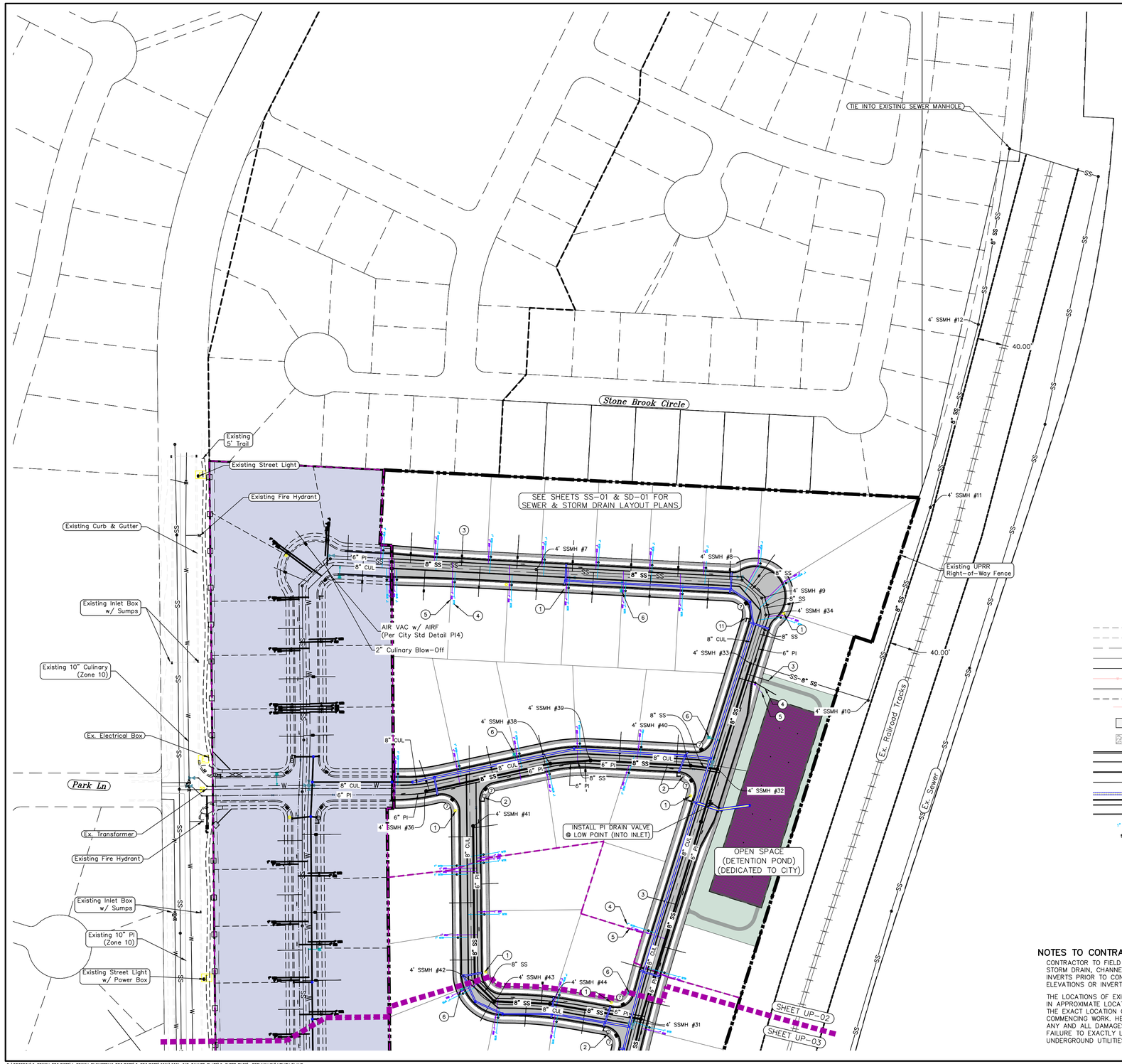
TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01



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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
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
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- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
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- 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

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PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster STATE OF UTAH
Rev. 6/20/2025

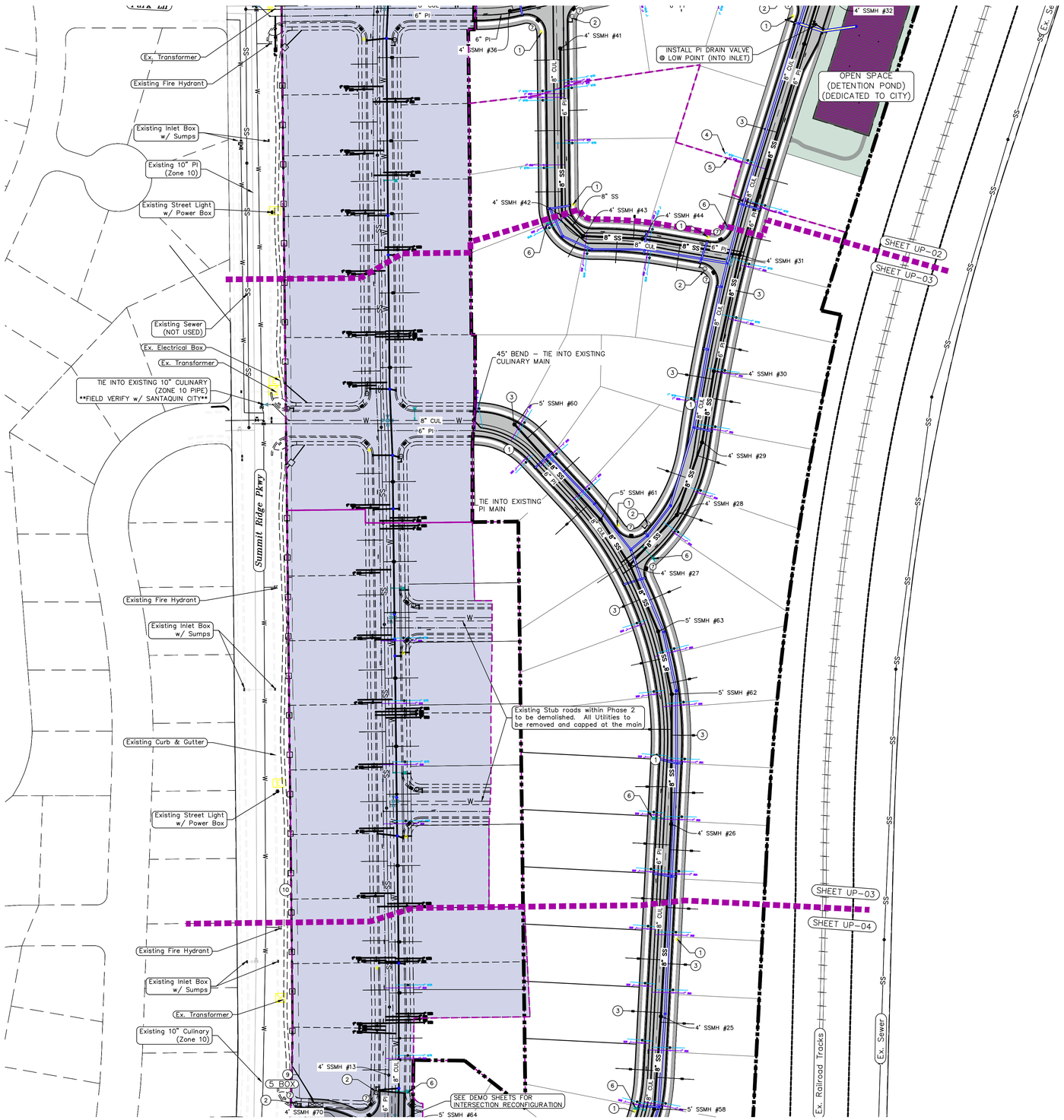
TANNER FLATS at SUMMIT RIDGE

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

DATE: 5.20.2025
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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TANNER FLATS at SUMMIT RIDGE

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

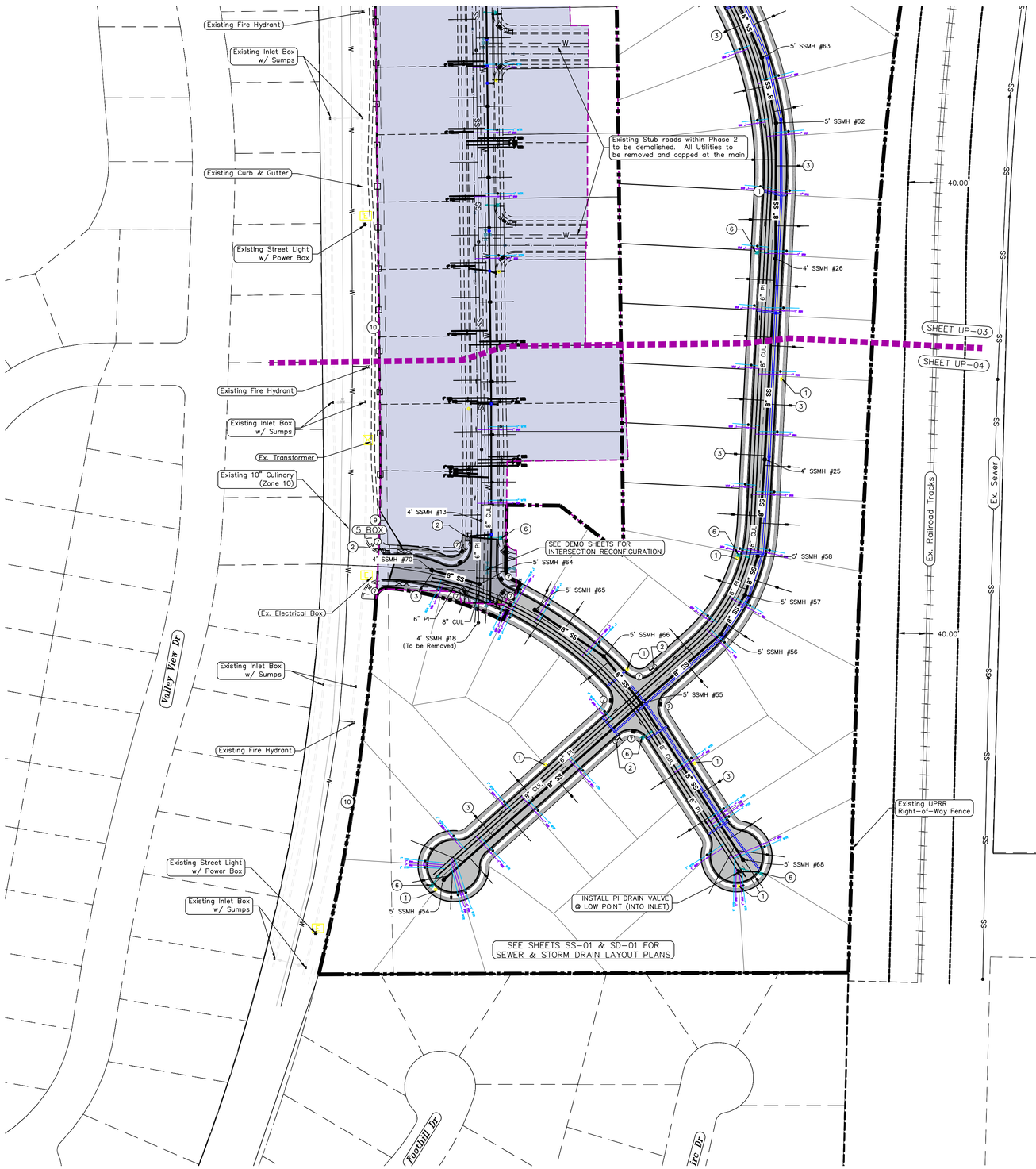
DATE:5.20.2025
PROJECT #

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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TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
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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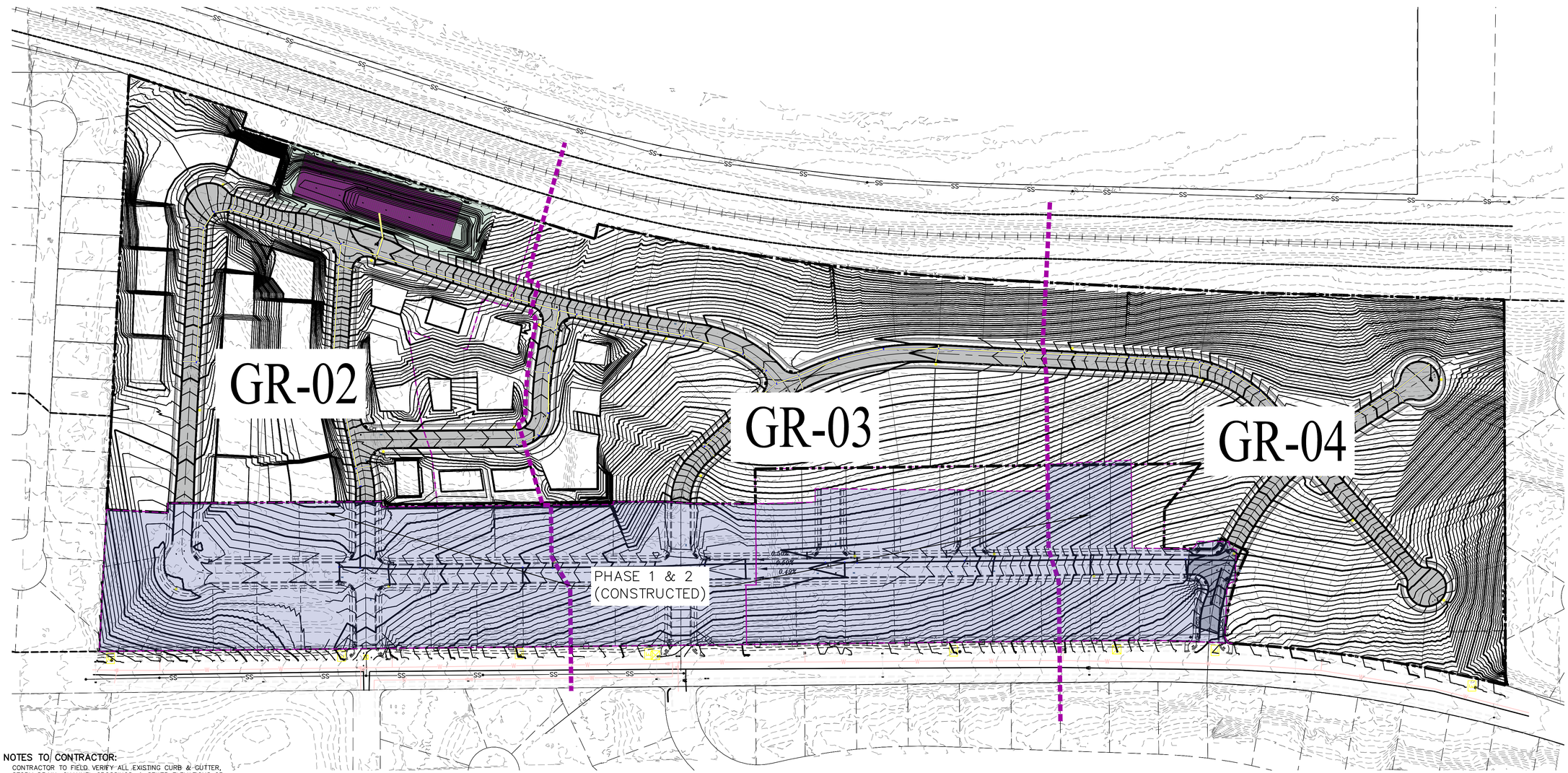

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH
Not for Construction
6.20.2025

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

DATE: 5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-01

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- EXISTING PI MAIN
- EXISTING CONCRETE
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- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
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- PROPOSED STOP/STREET SIGN
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- 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

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

TANNER FLATS at SUMMIT RIDGE

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

DATE: 5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-02

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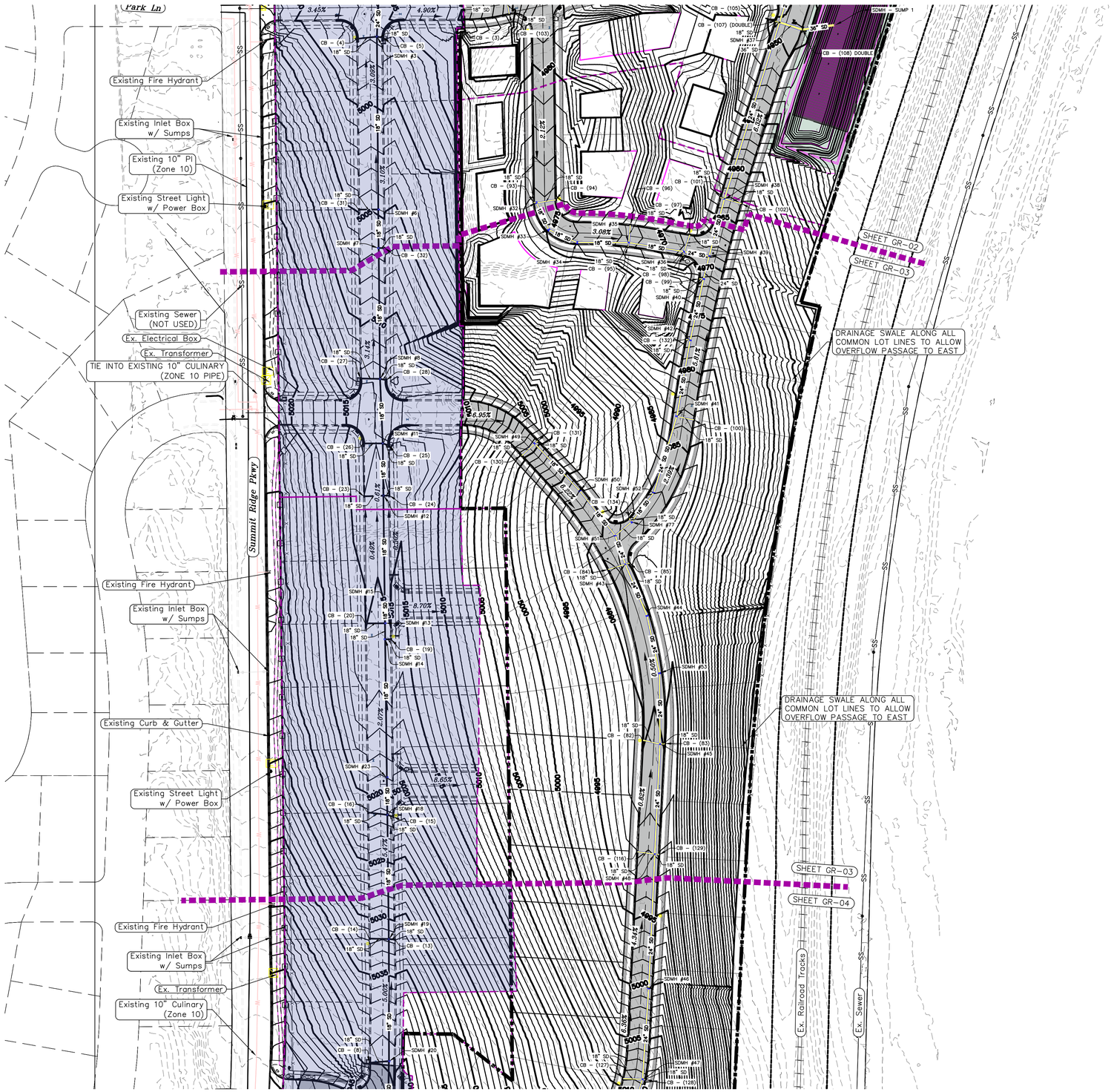

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TANNER FLATS at SUMMIT RIDGE

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

DATE: 5.20.2025
PROJECT #

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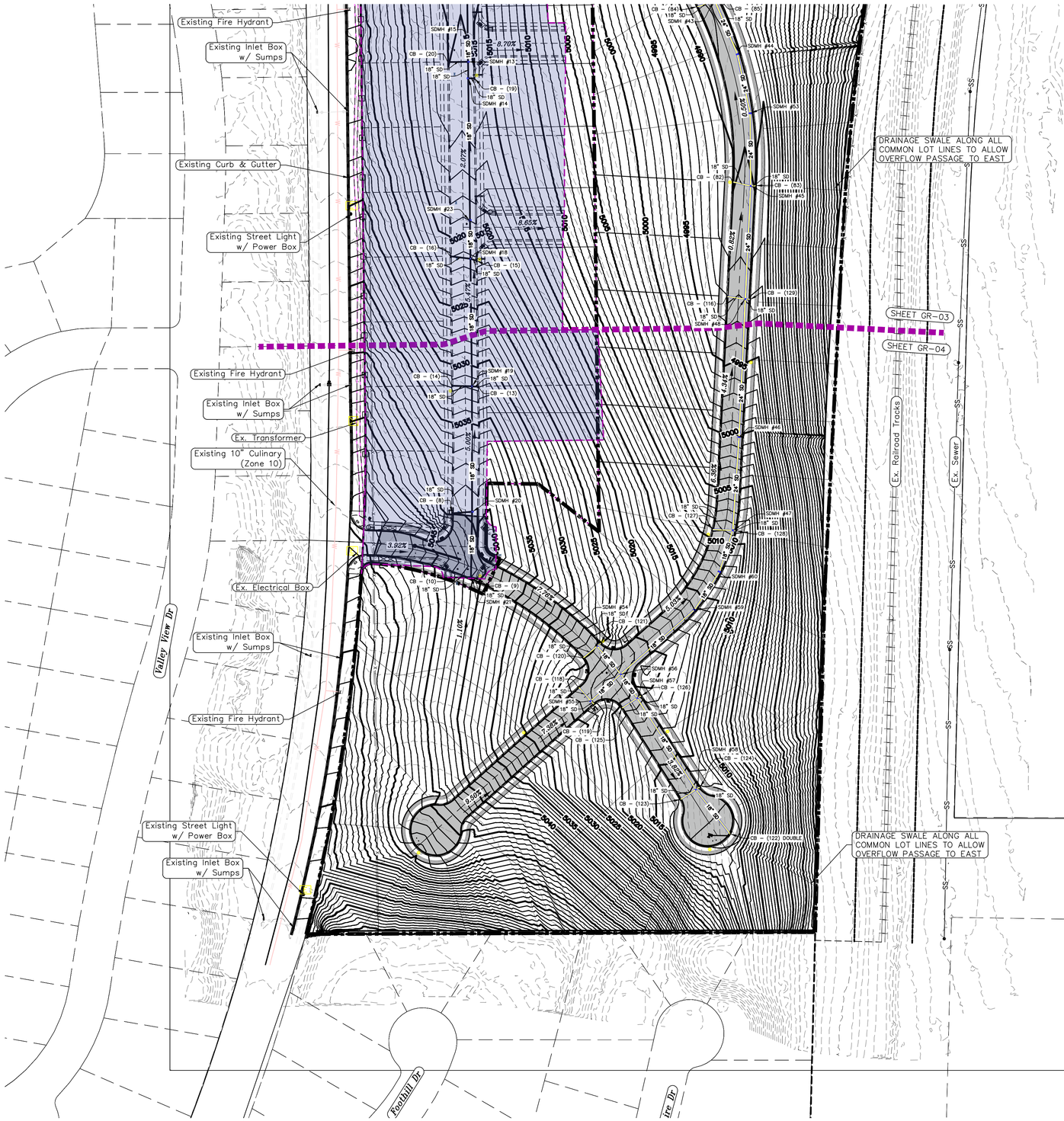
SHEET NAME: GRADING PLANS
SHEET: GR-03



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TANNER FLATS at SUMMIT RIDGE

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

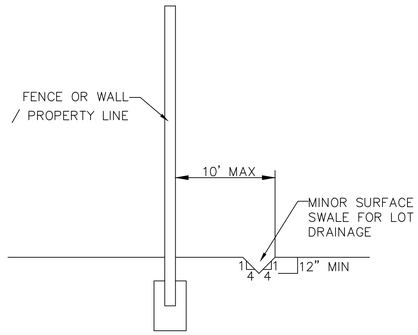
DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

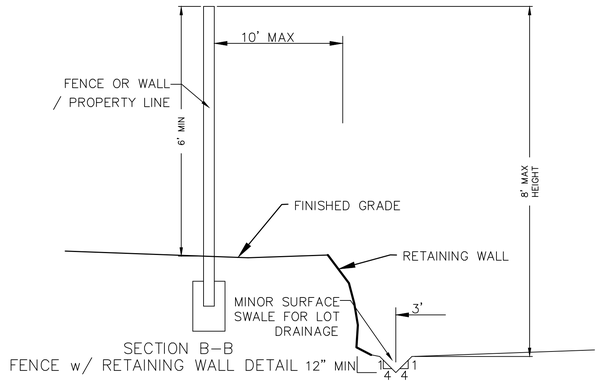
SHEET NAME:
GRADING PLANS

SHEET:
GR-04

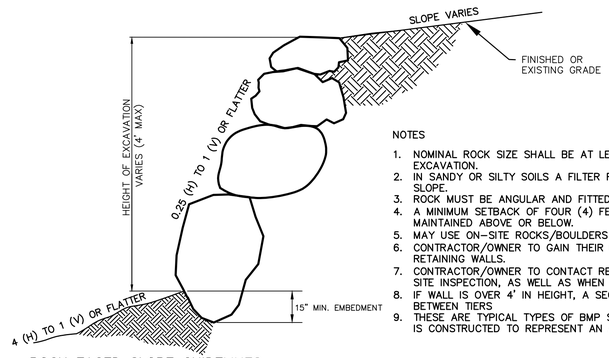
D:\ROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS



SECTION C–C
FENCE DETAIL



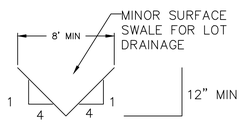
SECTION B–B
FENCE w/ RETAINING WALL DETAIL



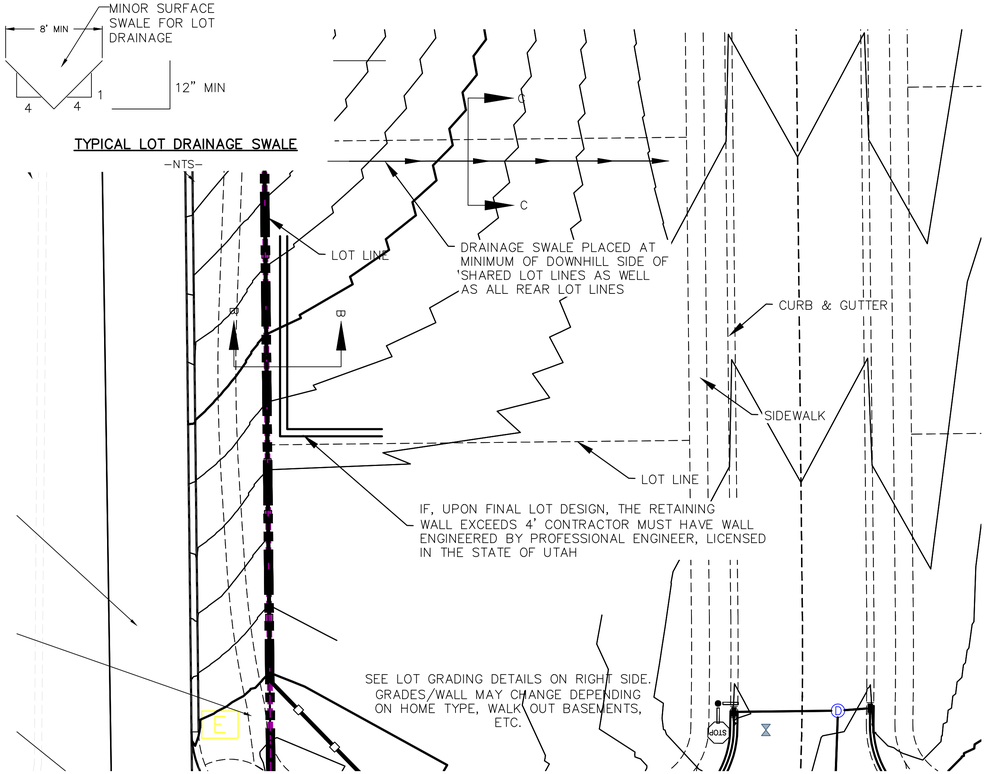
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

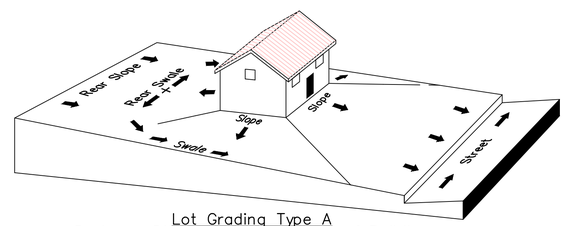
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



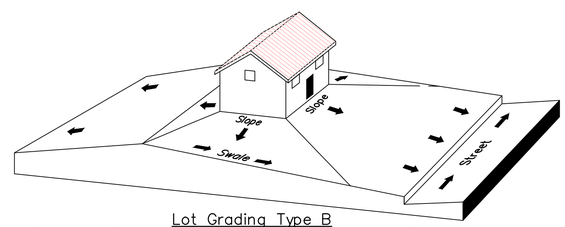
TYPICAL LOT DRAINAGE SWALE
–NTS–



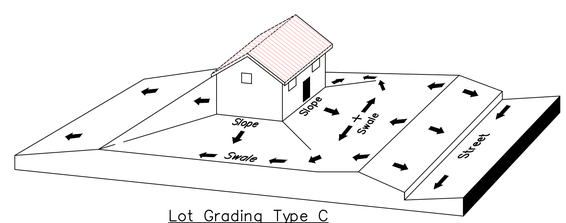
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

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

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
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3

SHEET NAME:
GRADING PLANS

SHEET:
GR-05

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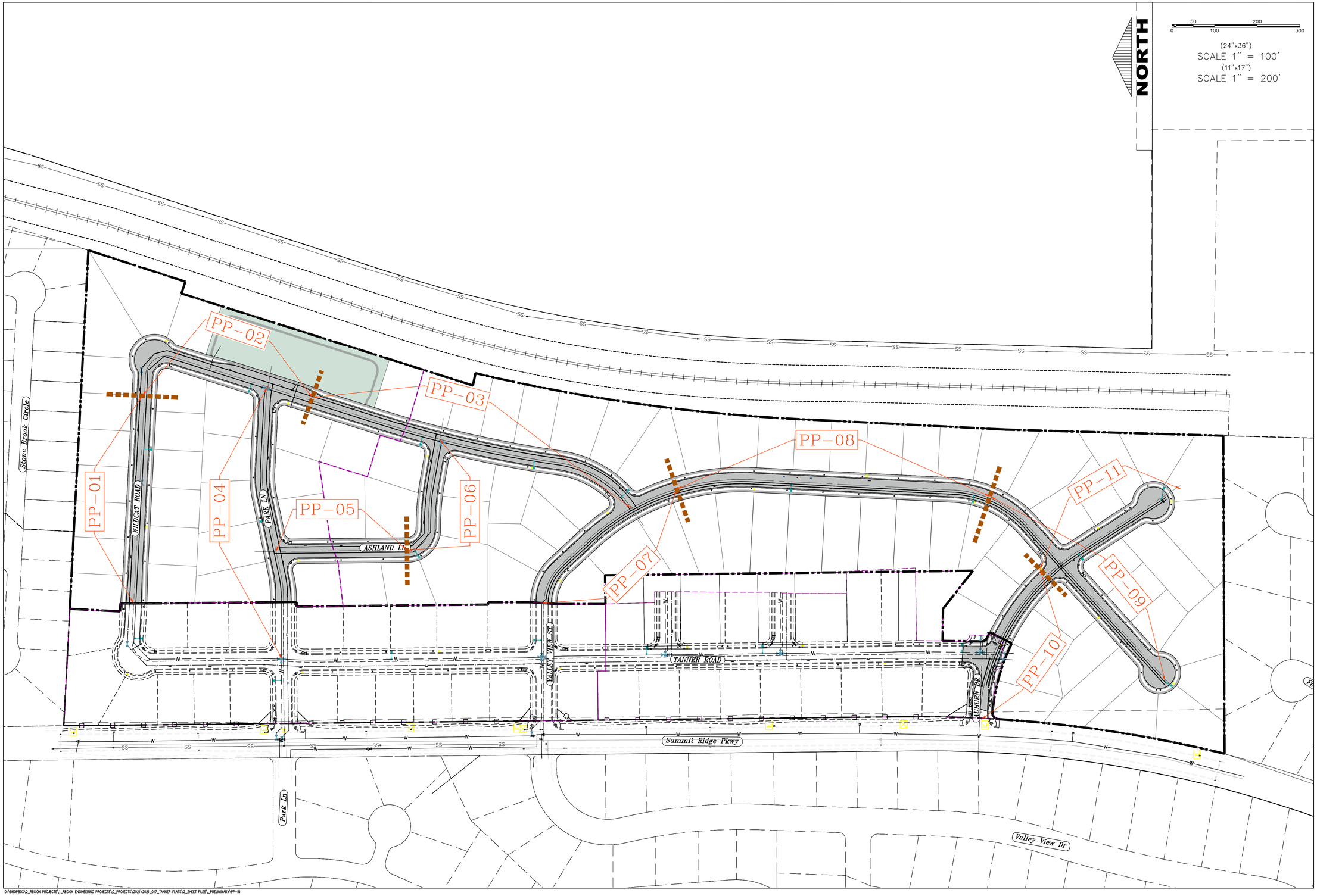

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PLAN & PROFILE INDEX

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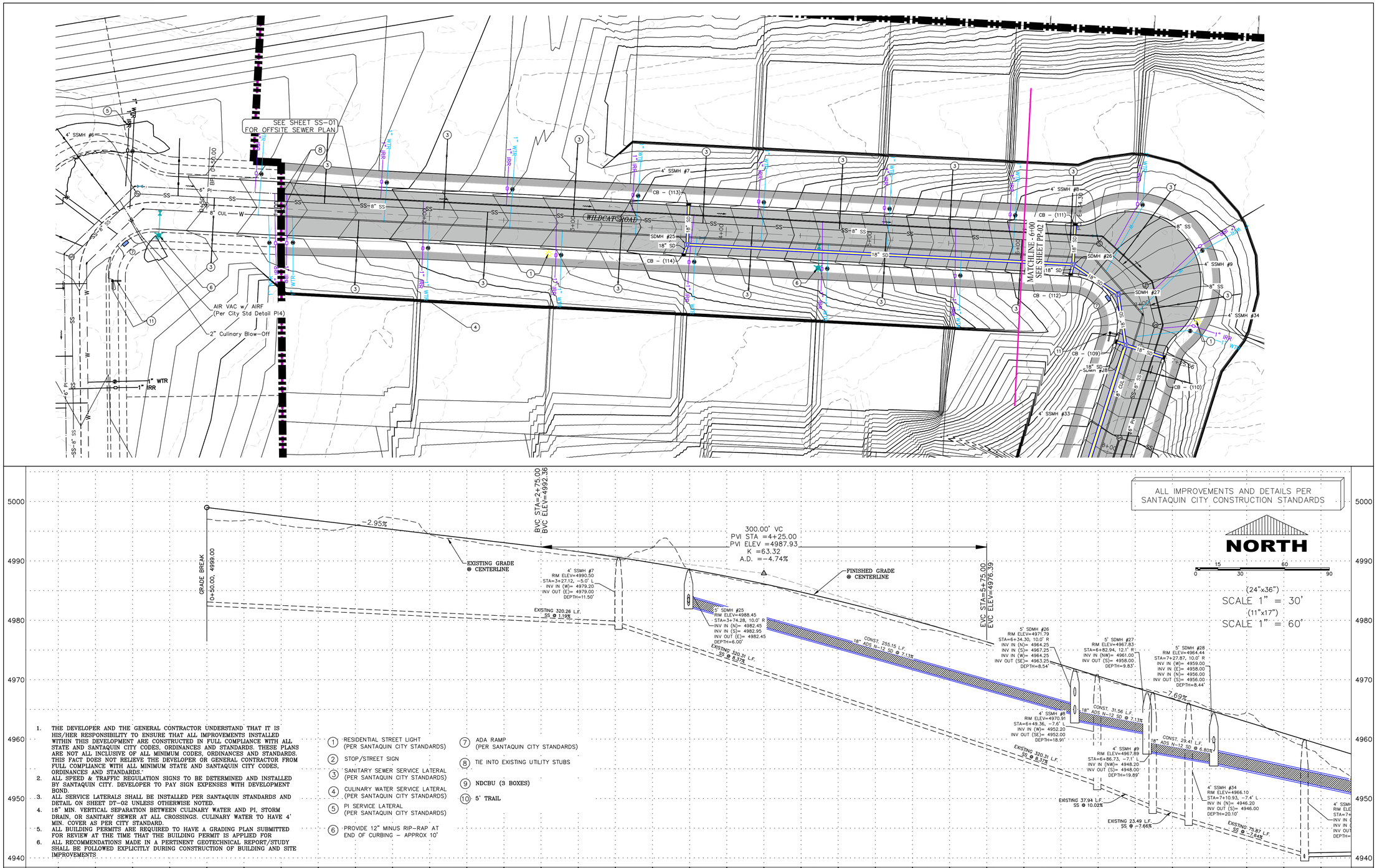

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2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. TIE INTO EXISTING UTILITY STUBS
9. NDCBU (3 BOXES)
10. 5' TRAIL

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TANNER FLATS at SUMMIT RIDGE

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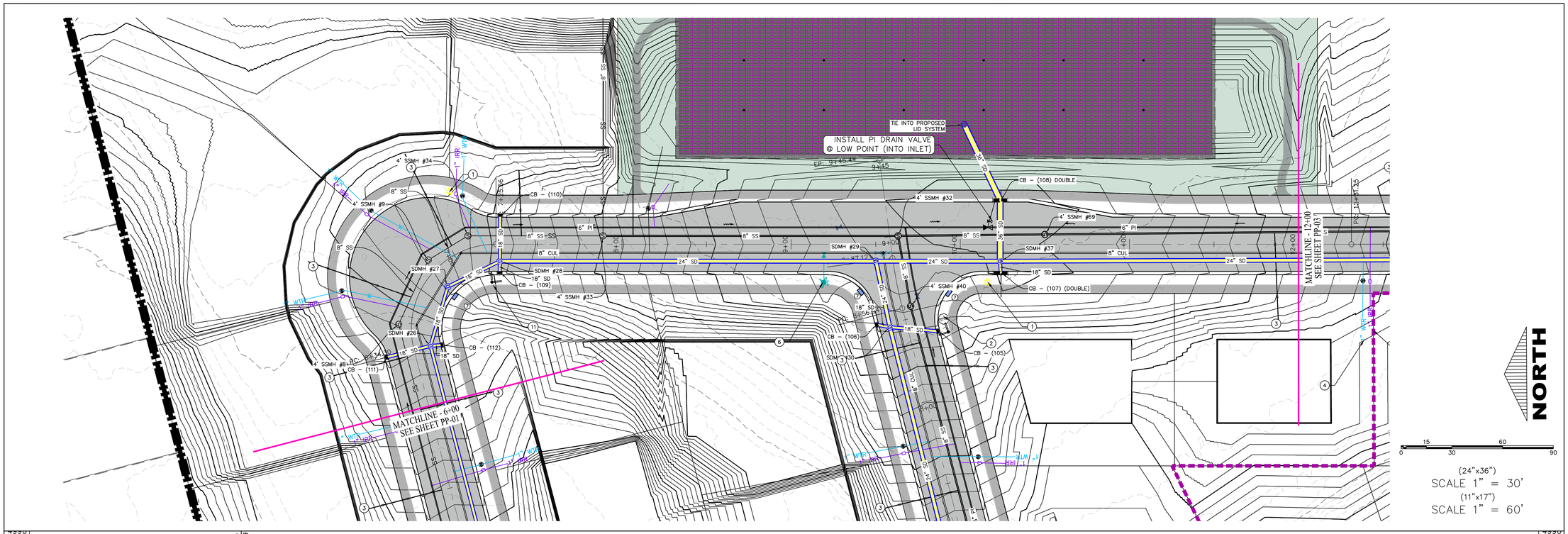

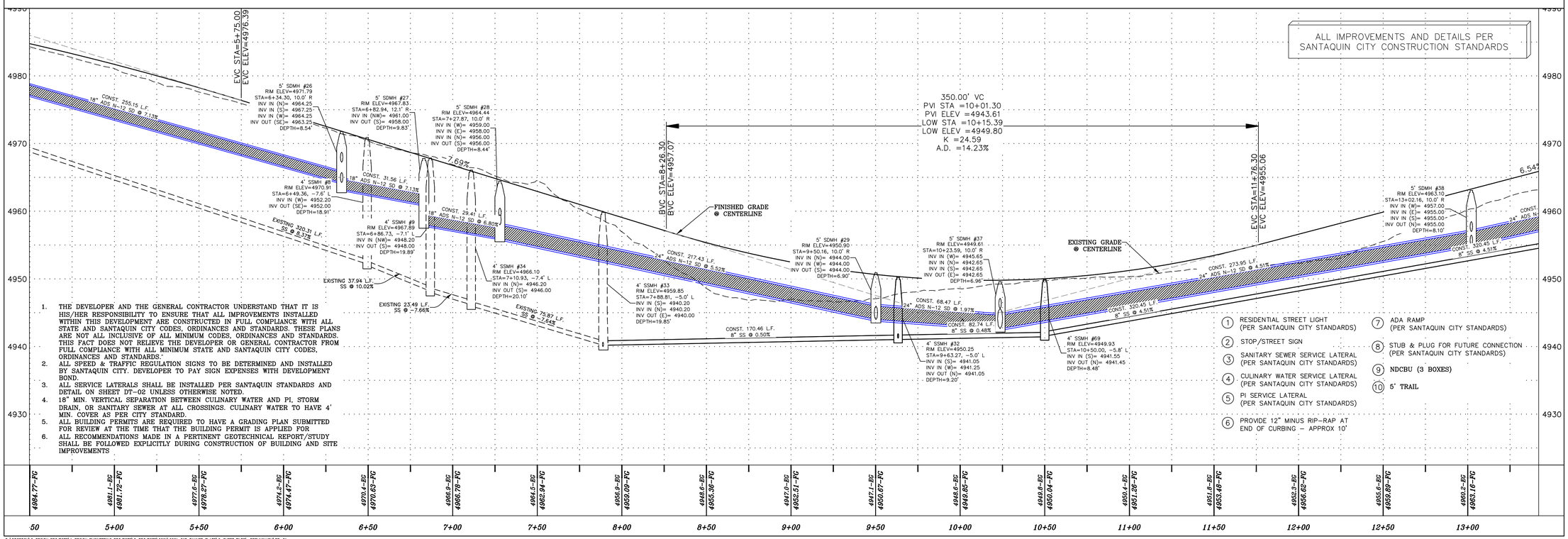

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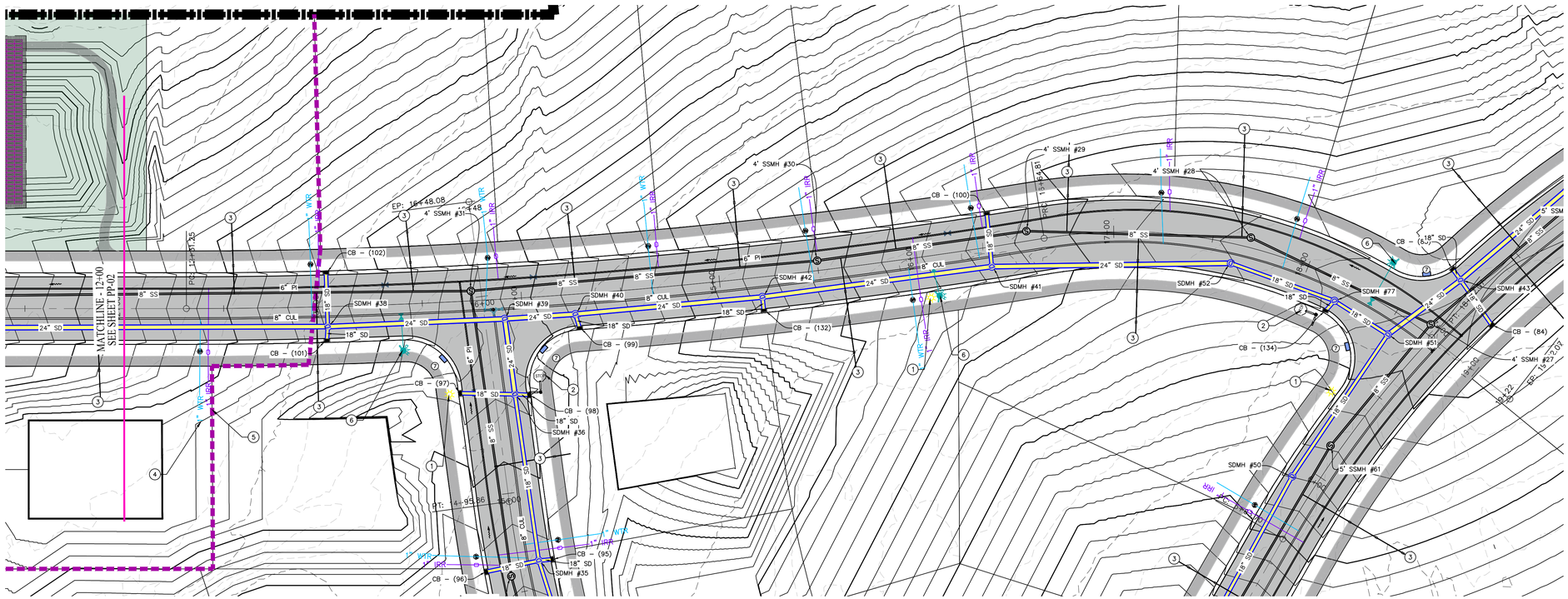
SHEET: PP-02



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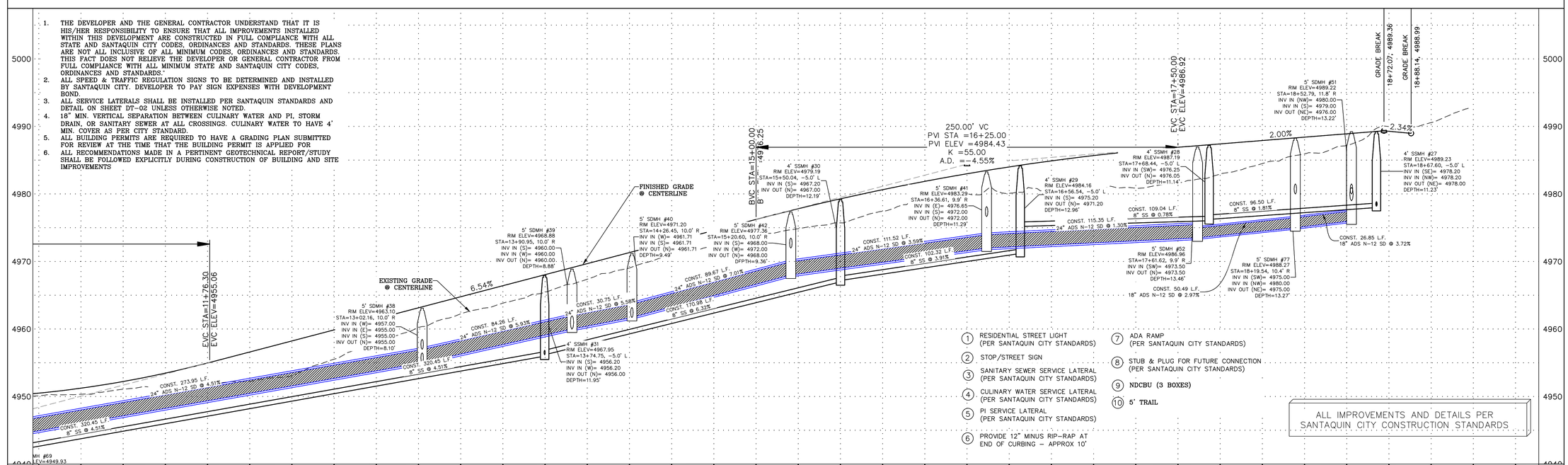

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6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 5' TRAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster PLATTE OF UTAH
5.20.2025

TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
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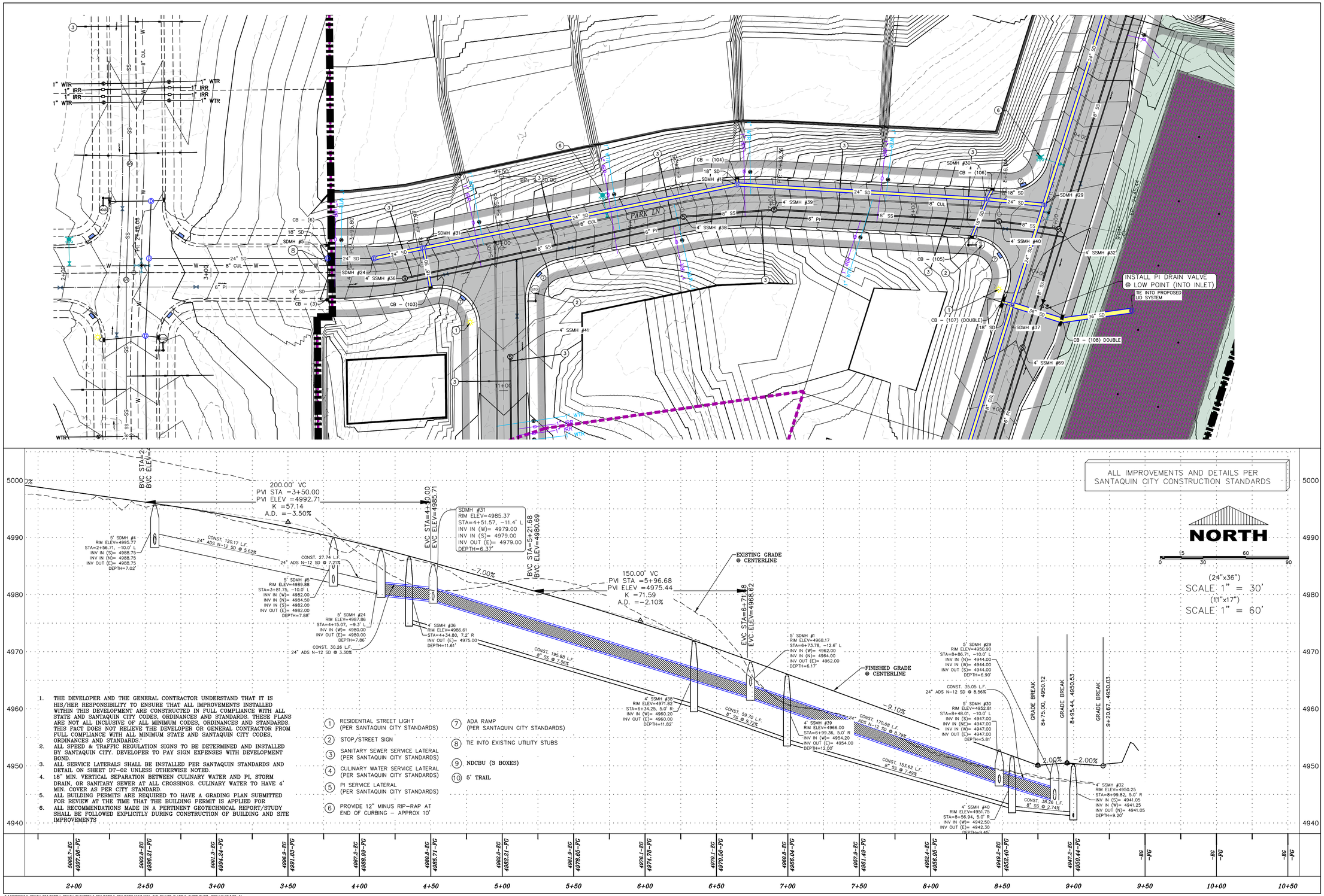
SHEET NAME: PLAN & PROFILE
SHEET: PP-03



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8. TIE INTO EXISTING UTILITY STUBS
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10. 5' TRAIL

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TANNER FLATS at SUMMIT RIDGE

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

DATE: 5.20.2025
PROJECT #

REVISIONS:
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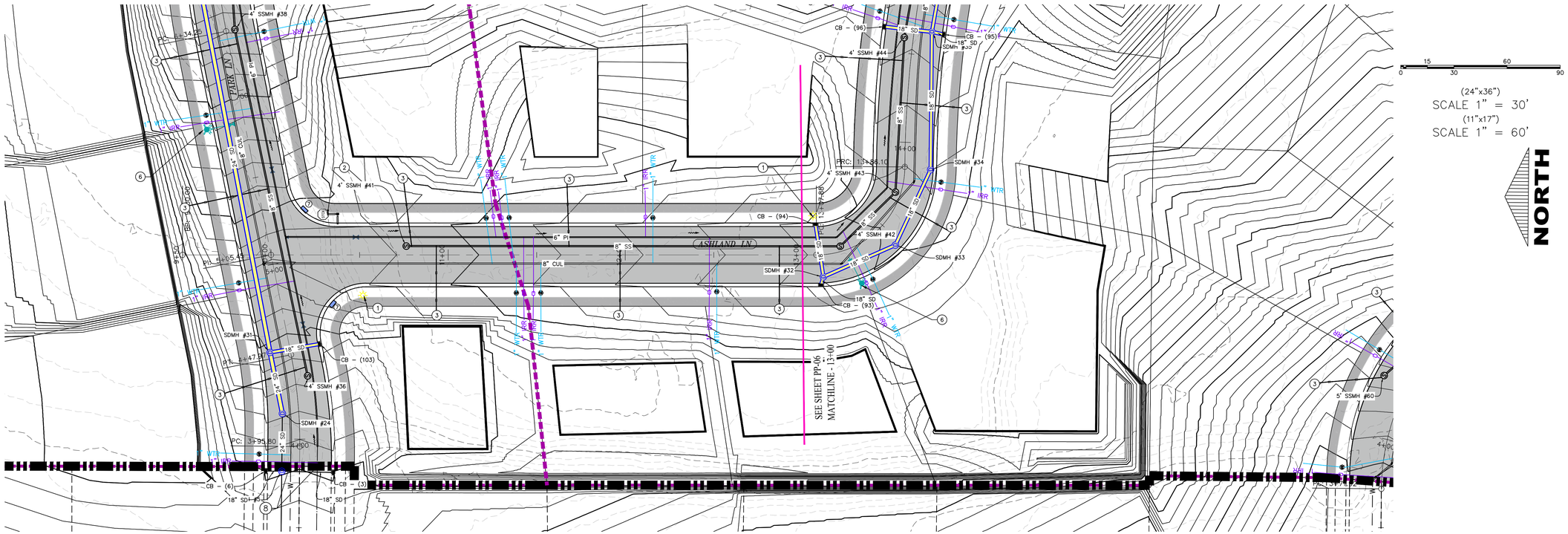
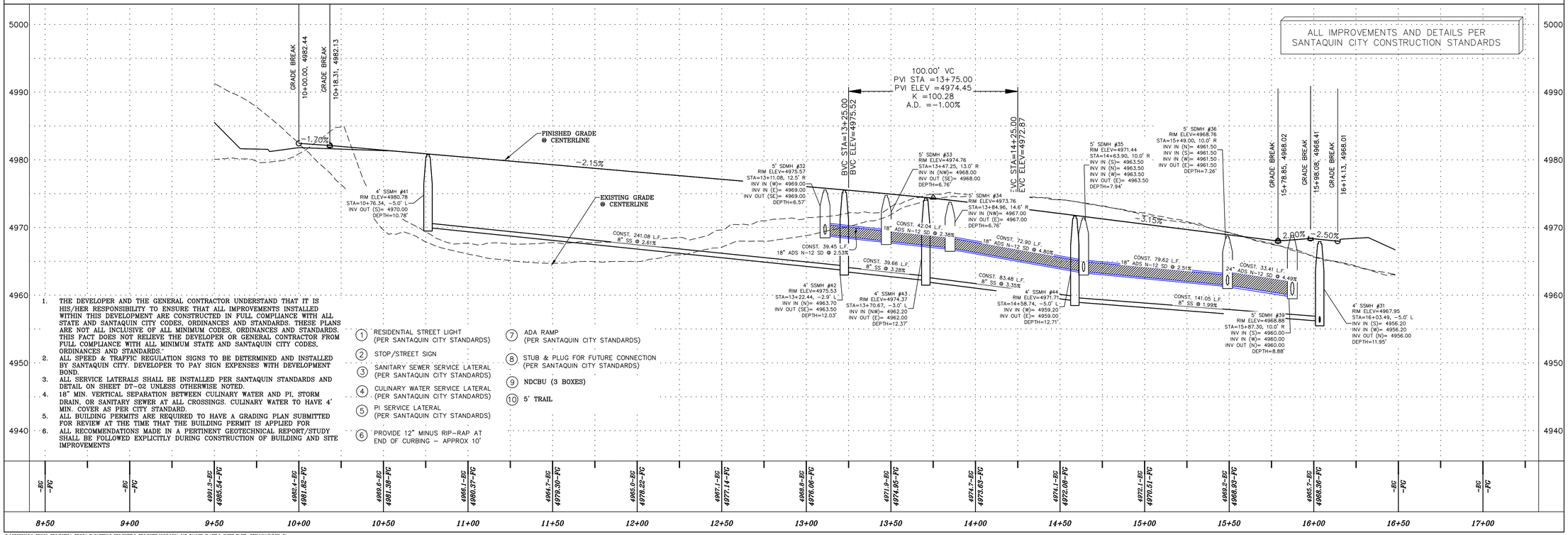
SHEET NAME: PLAN & PROFILE
SHEET: PP-04





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TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025

PROJECT #

REVISIONS:

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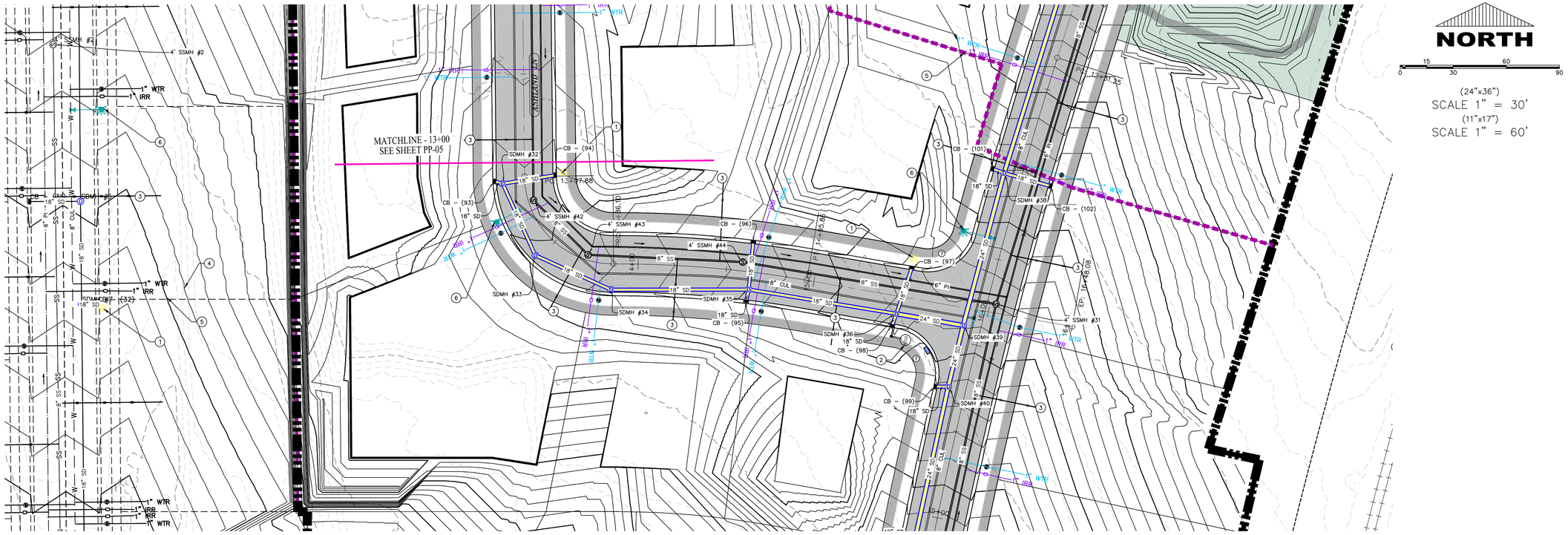
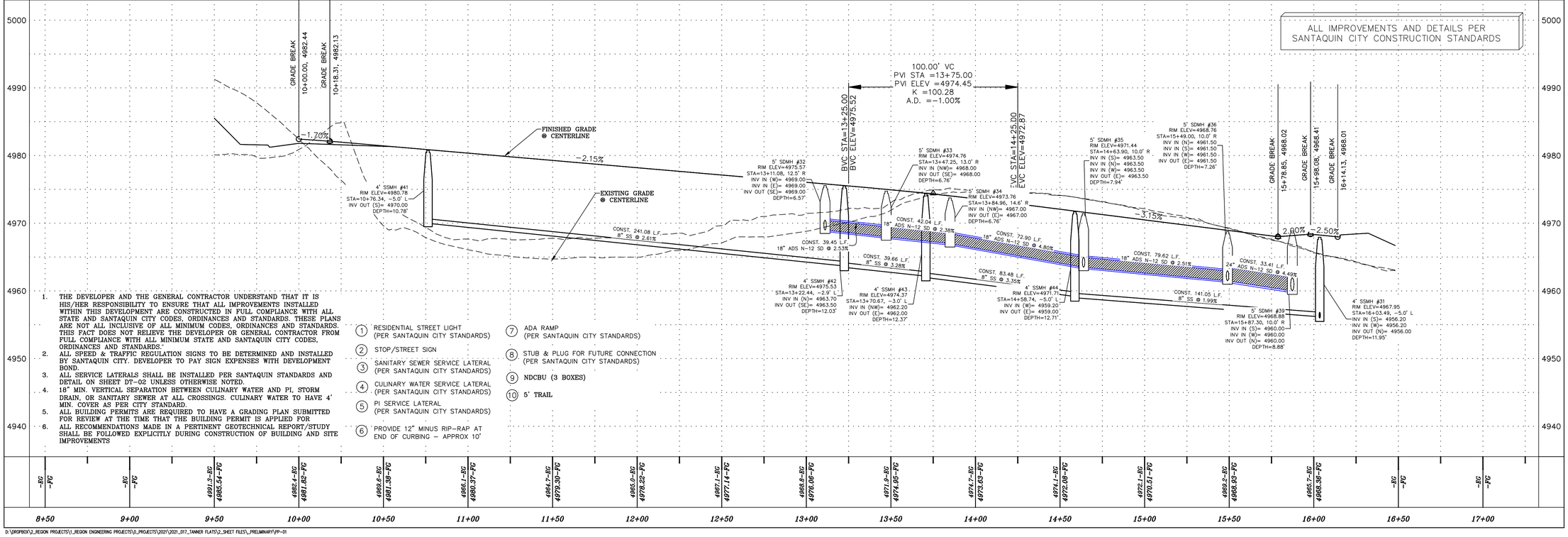
SHEET NAME: PLAN & PROFILE

SHEET: PP-05





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TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
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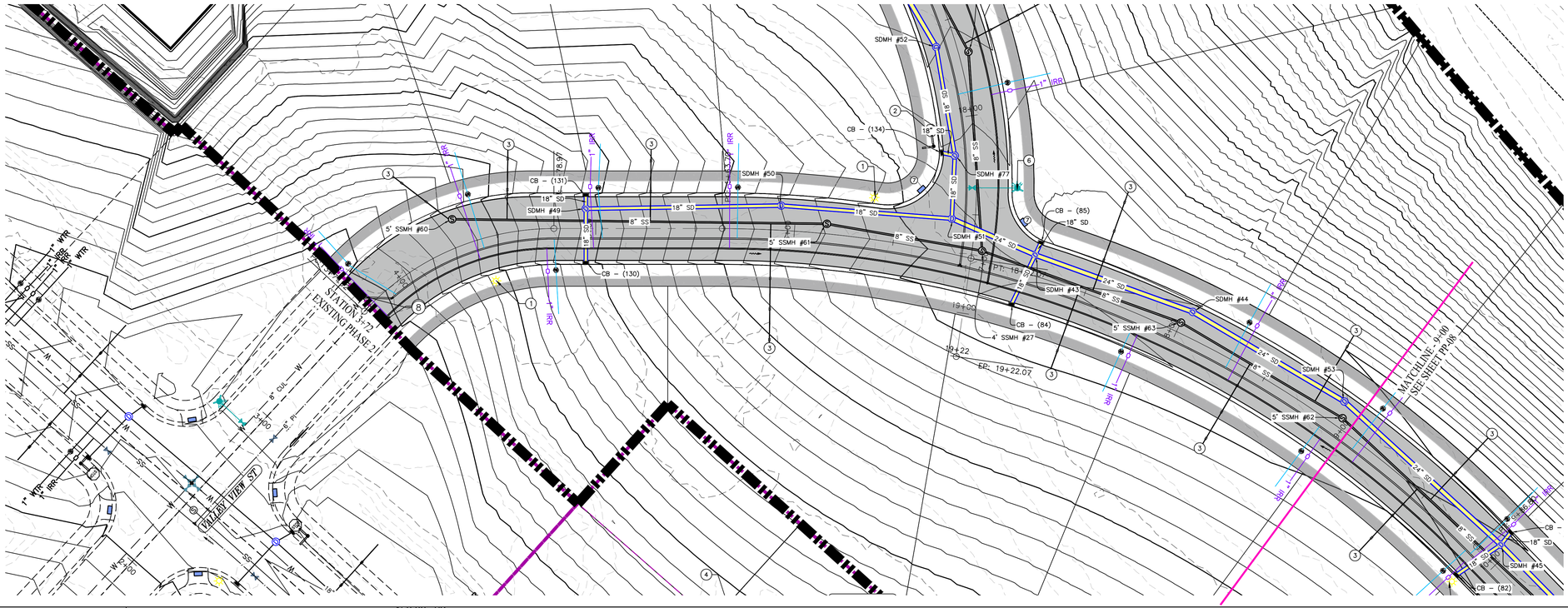
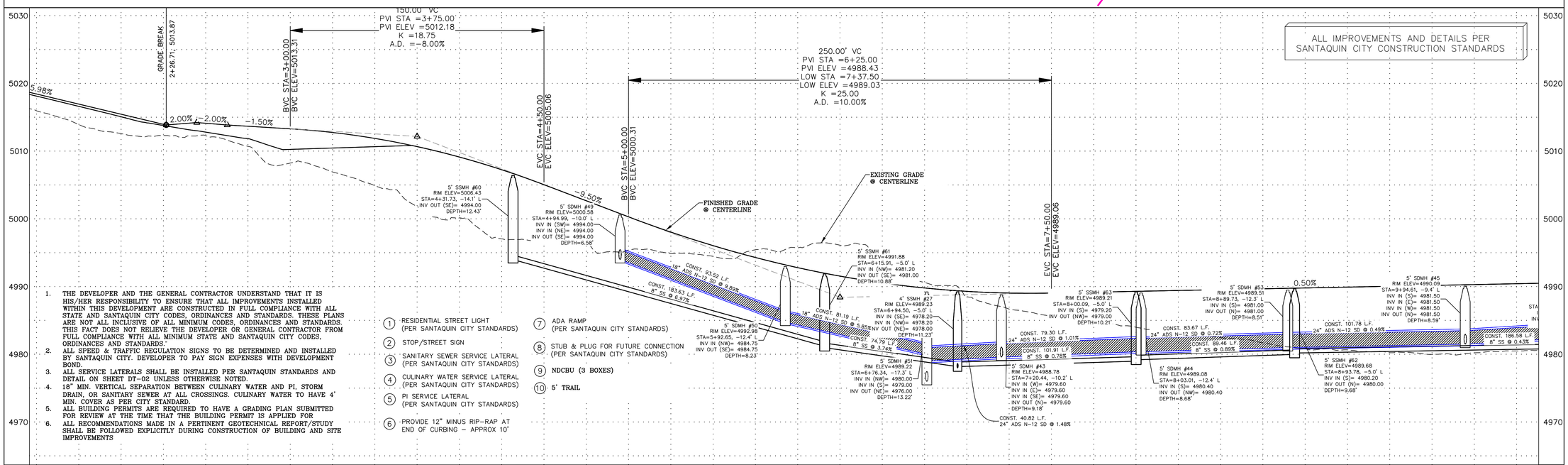
SHEET NAME:
PLAN & PROFILE

SHEET:
PP-06





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9. NDCBU (3 BOXES)
10. 5' TRAIL

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TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025

PROJECT #

REVISIONS:

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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-07

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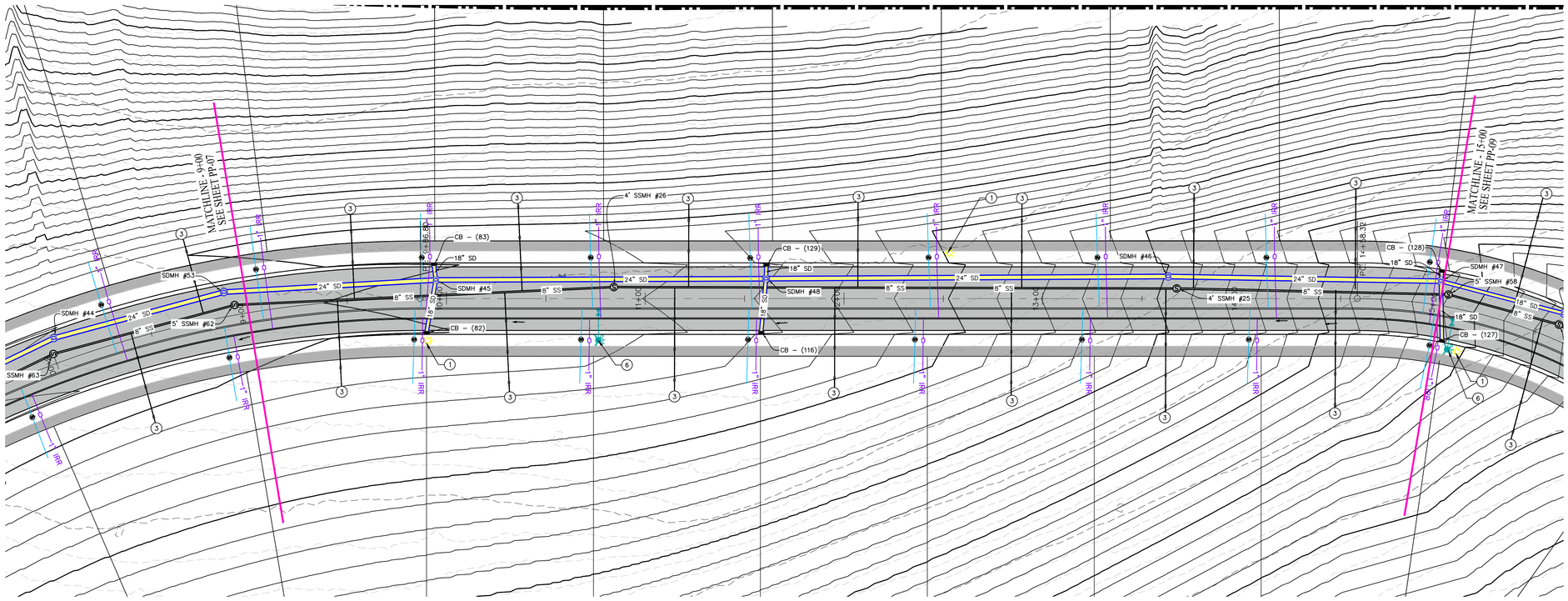

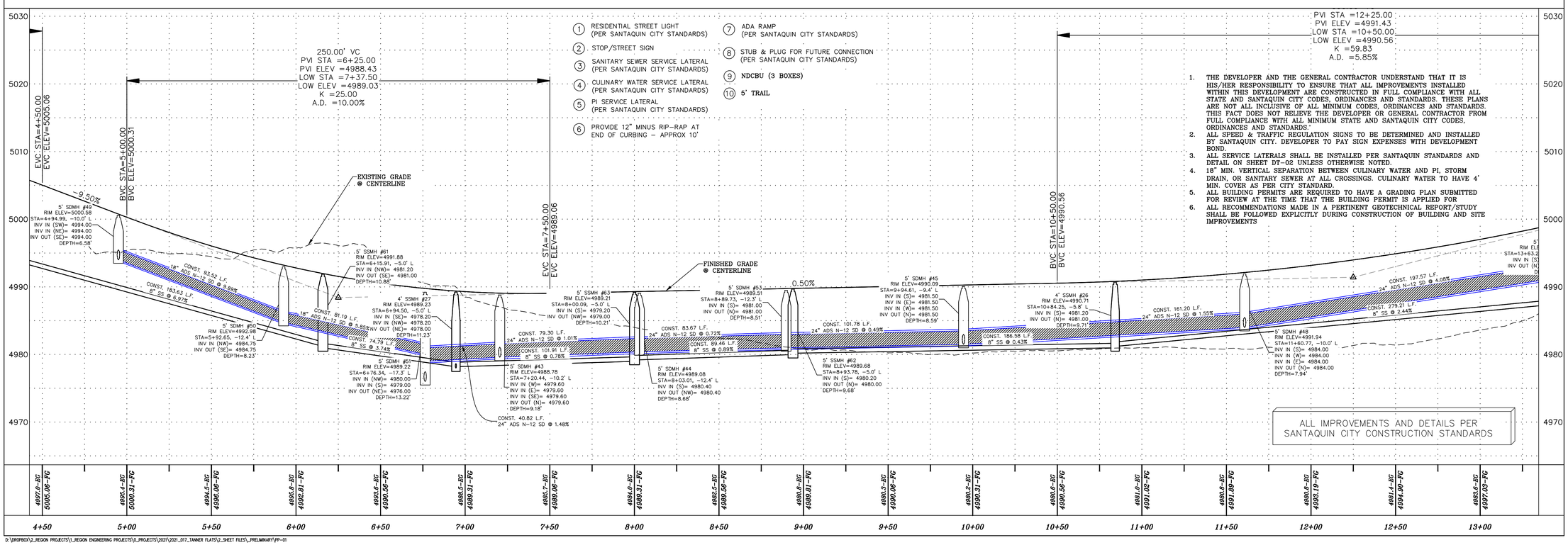

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS at SUMMIT RIDGE

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

DATE: 5.20.2025
PROJECT #

REVISIONS:
1
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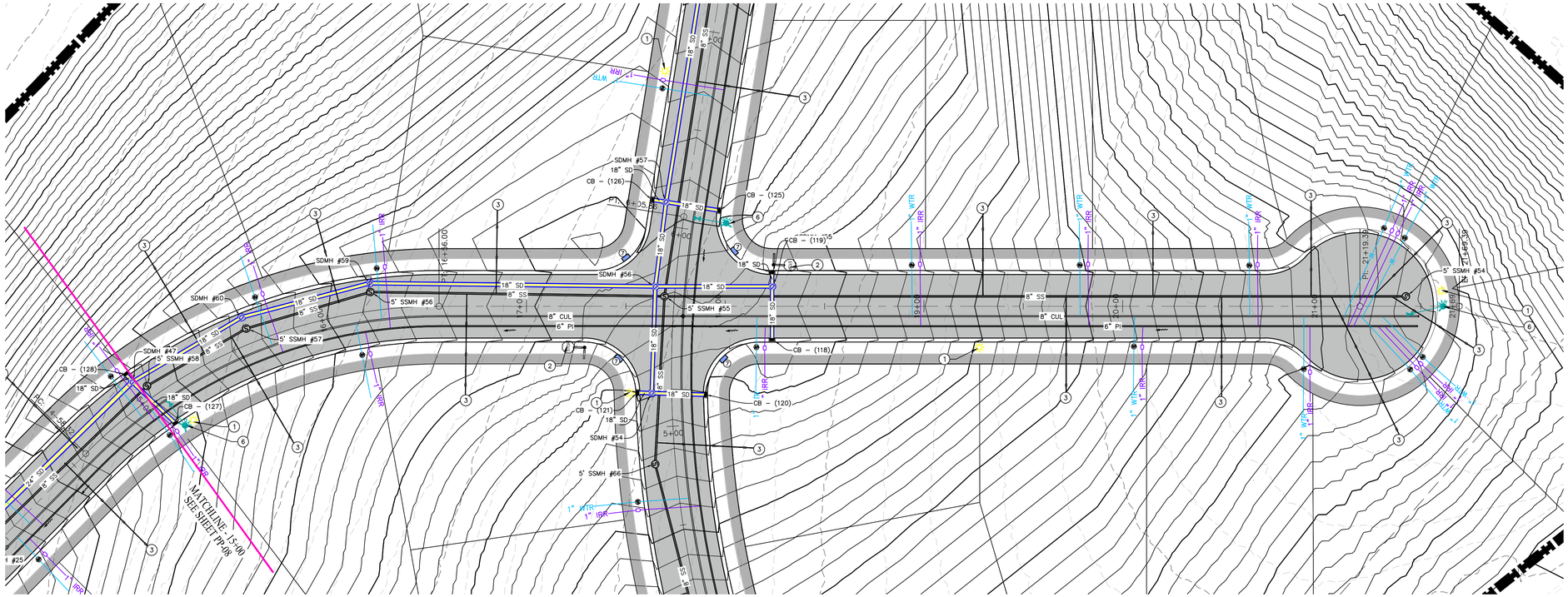
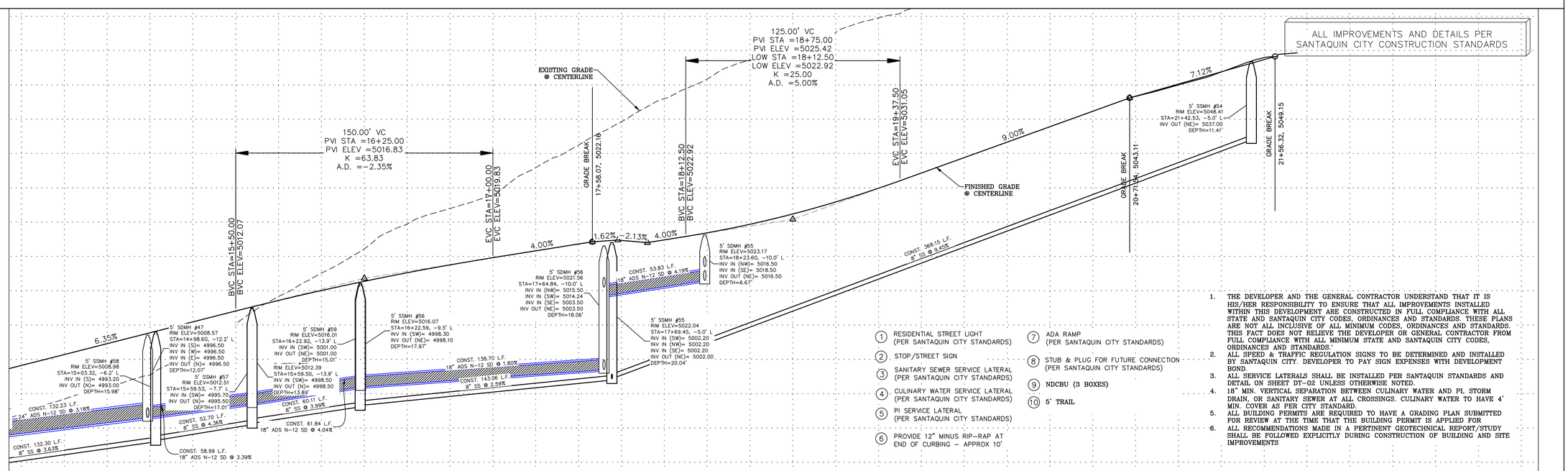
3

SHEET NAME: PLAN & PROFILE
SHEET: PP-08



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

NORTH



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TANNER FLATS
at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-09

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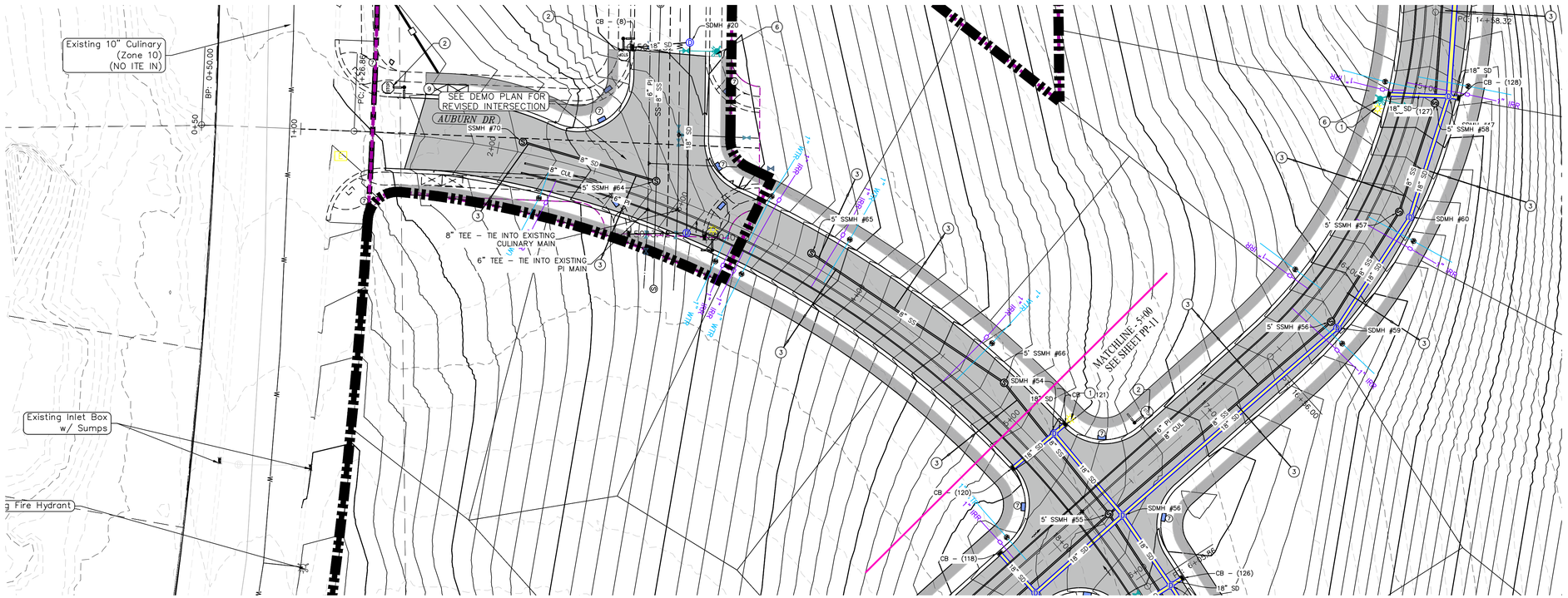

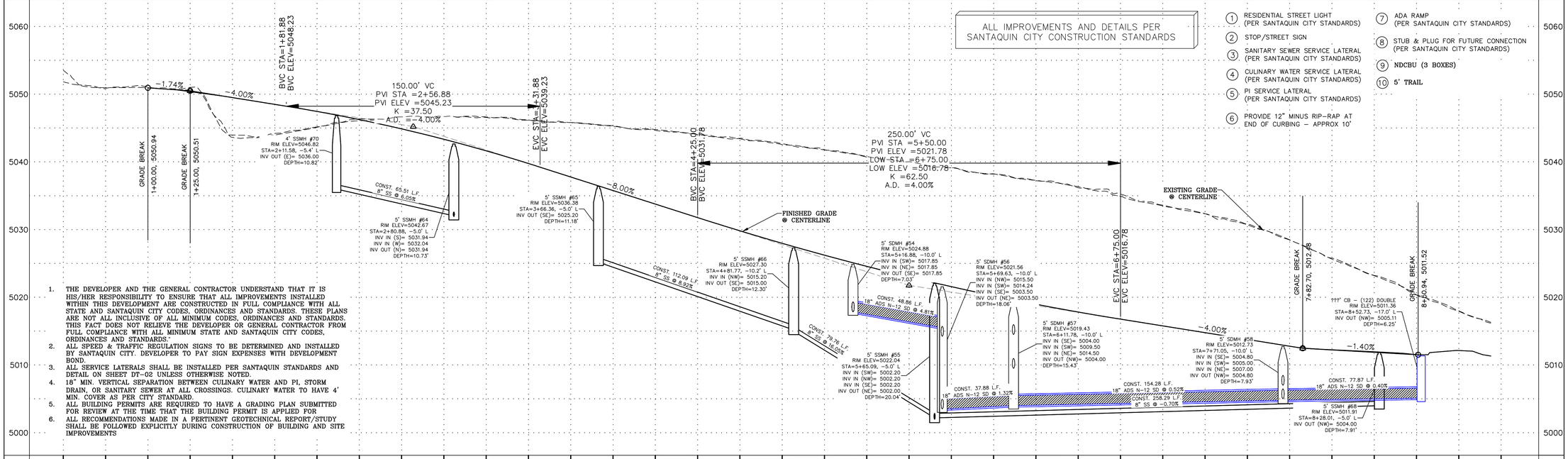

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 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

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PROFESSIONAL ENGINEER AND LAND SURVEYOR # 187023 Donald L. Lyster PLATS OF UTAH
Rev 6/20/2025

TANNER FLATS at SUMMIT RIDGE

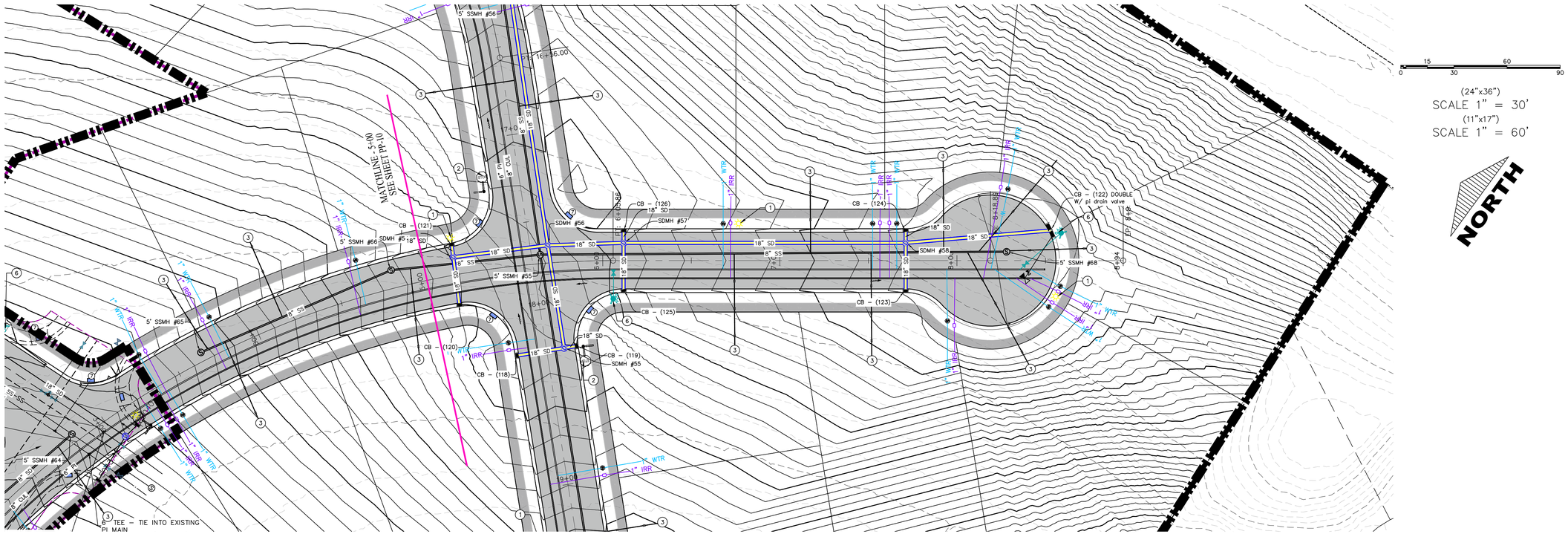
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

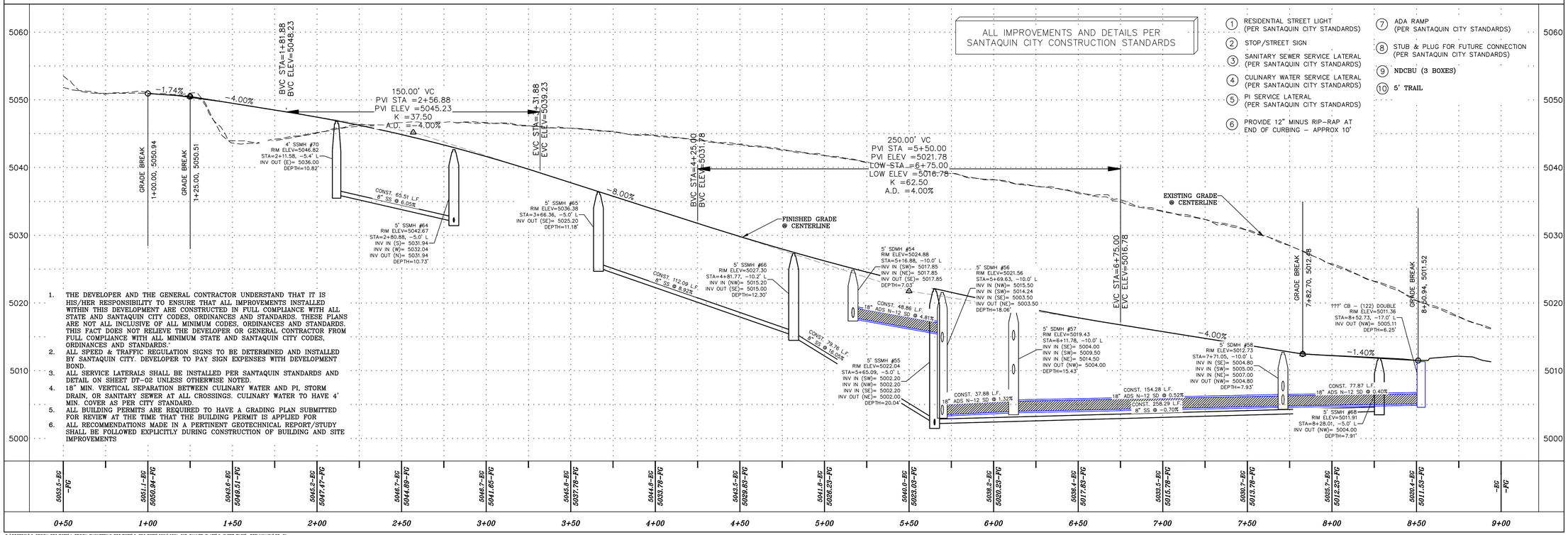
DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-10





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TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-11

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
(6" 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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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Ignacio
STATE OF UTAH
5/20/2025

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

DATE:5.20.2025
PROJECT #

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SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

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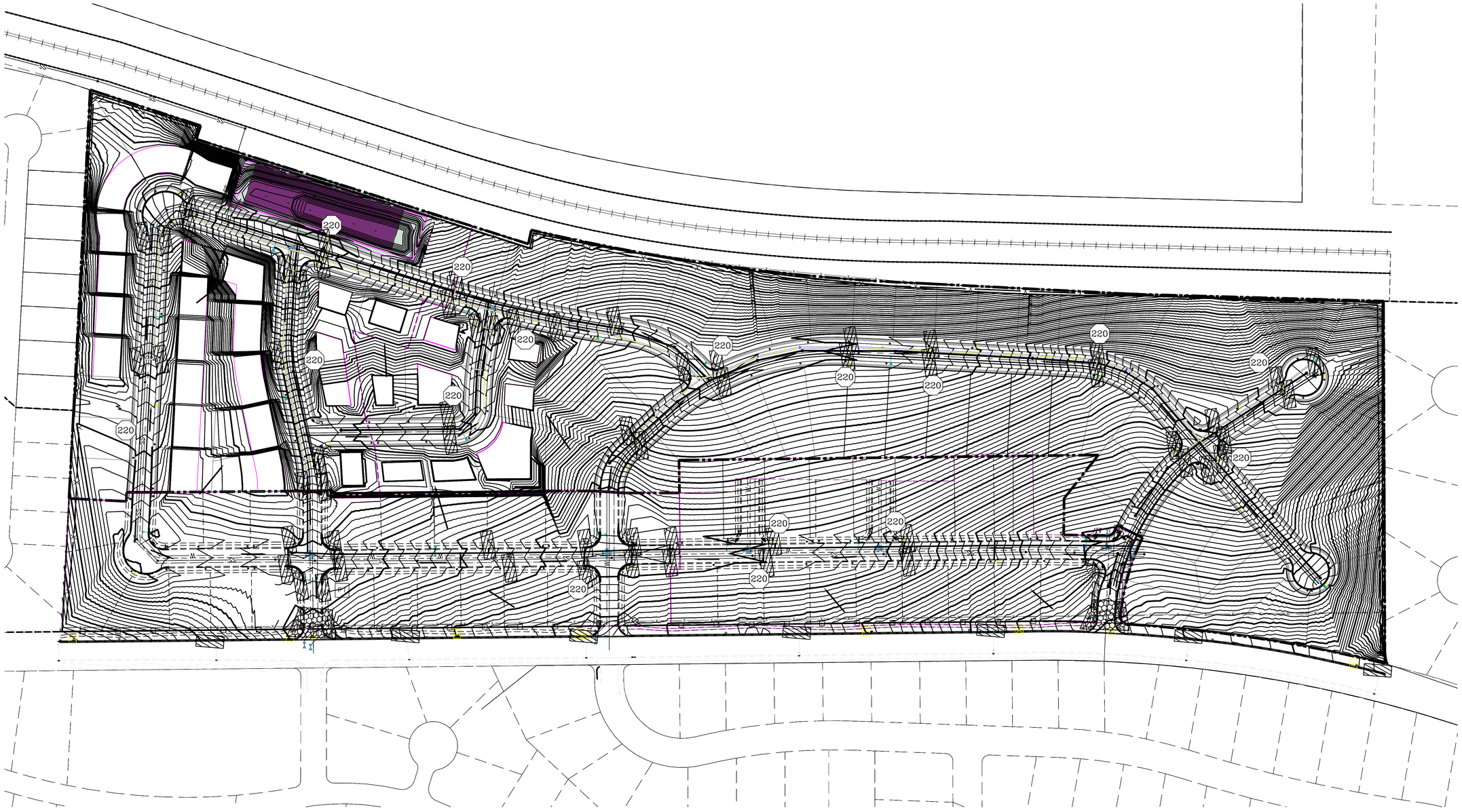

NORTH

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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187023
Donald L. Lyster
UTAH
5/20/2025

TANNER FLATS at SUMMIT RIDGE

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

DATE:5.20.2025
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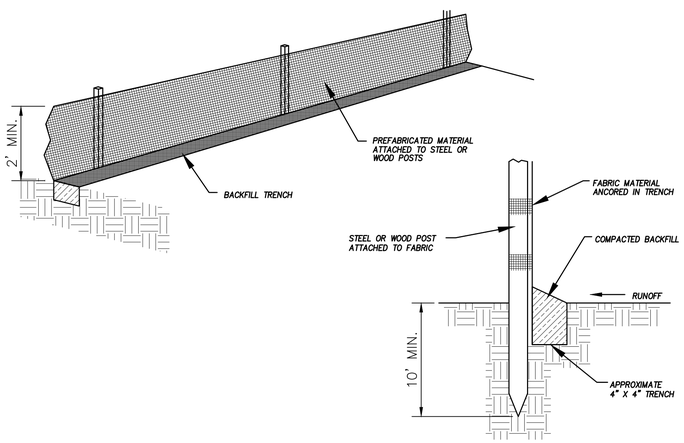
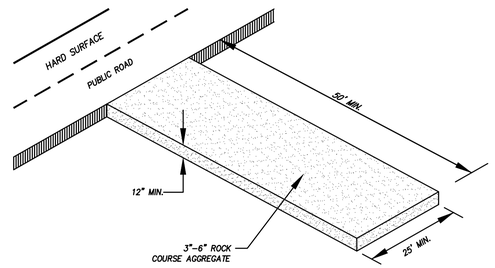
SHEET NAME:
EROSION CONTROL PLAN

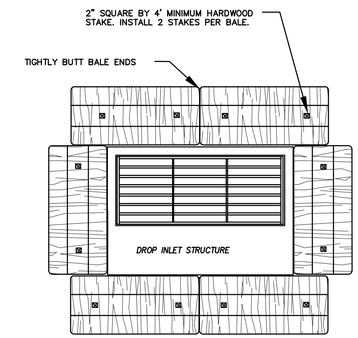
SHEET:
EC-02



DETAIL–A
SILT FENCE DETAIL
–NTS–

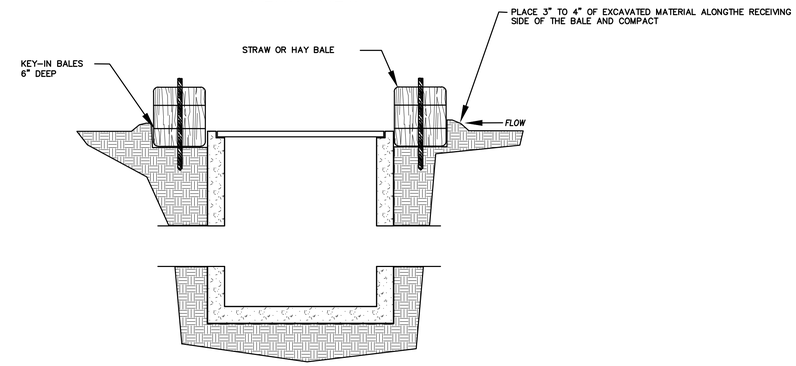


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



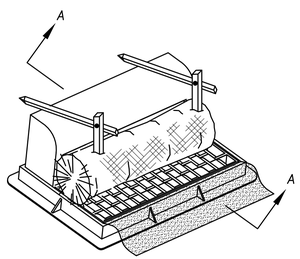
PLAN VIEW

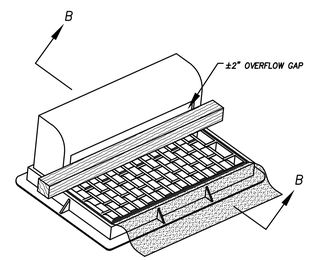
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT 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.

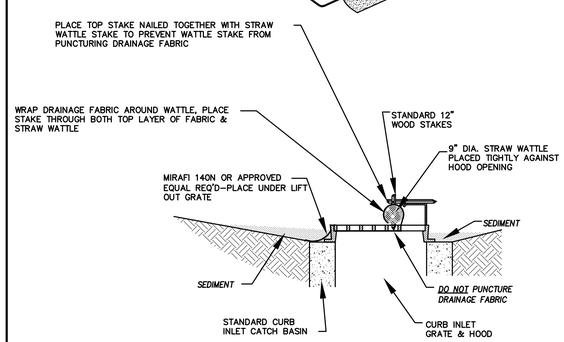


SECTION

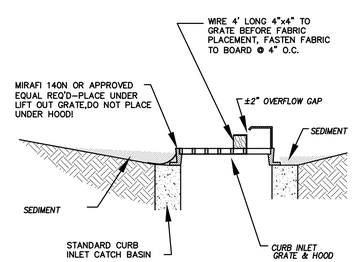
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







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.

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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025
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SHEET NAME:
EROSION CONTROL DETAILS

SHEET:
EC-03

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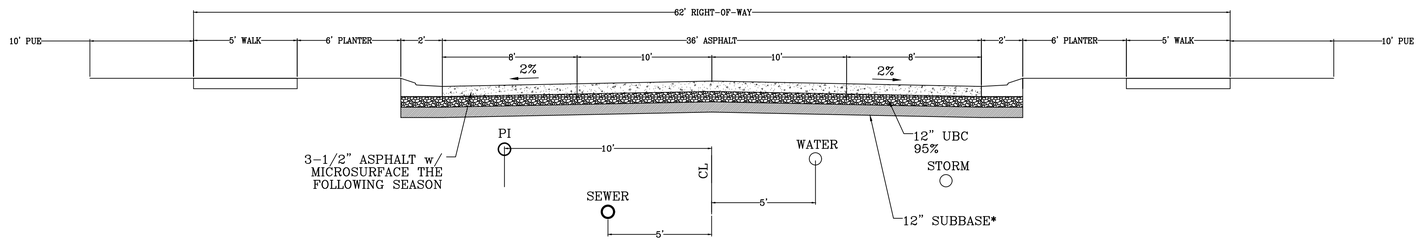
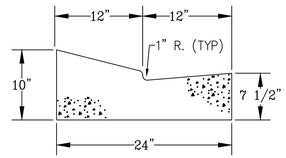
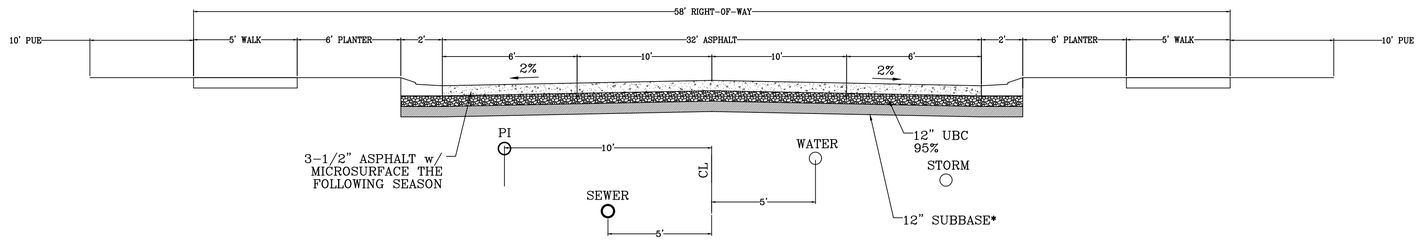


62' MAJOR LOCAL
Typical Road Section
LOOKING NORTH AND WEST

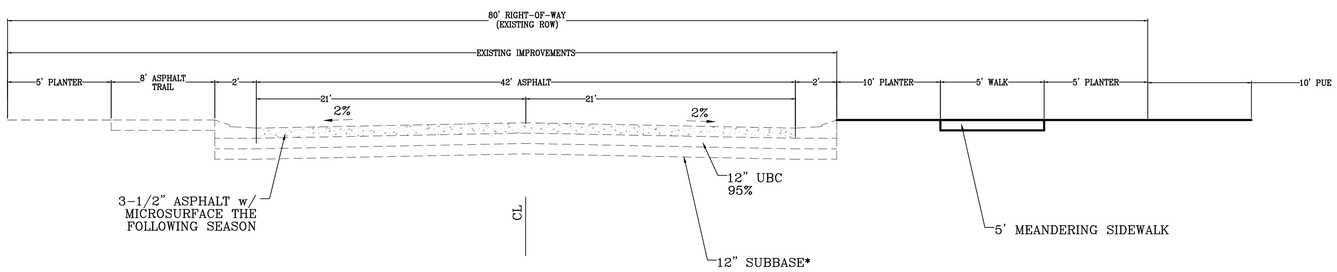


MODIFIED HIGH BACK CURB

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



58' MAJOR LOCAL
Typical Road Section
LOOKING NORTH AND WEST



SUMMIT RIDGE BLVD

LOOKING NORTH

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

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

DATE:5.20.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01

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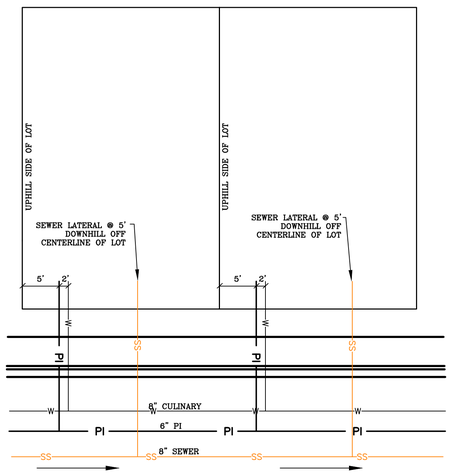
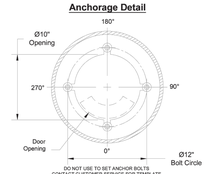


Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered round base design. The shaft shall be 05" smooth.
MATERIALS
The base 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 14" level. The shaft shall be circumferentially welded inside the base. All exposed welds below 6' 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 detail 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 Vista LED
- 40W 215mA 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 Prewired Leads
For complete specifications see LUM_GPD.

Anchorage Detail



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

Catalog #'s:
- GPOH34KA35M8SNSBFCVRBHPCSL25 - NYA14S5J17P07ABGBK

STATEMENT OF USE:
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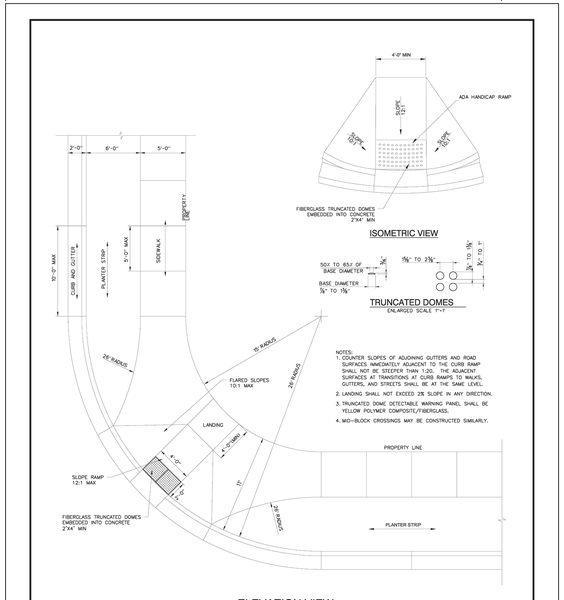
REVISION			
No.	DESCRIPTION	BY	DATE

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.

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REVISION			
No.	DESCRIPTION	BY	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

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

DATE:5.20.2025
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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

DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Assistant City Manager Jason Bond, Planner Aspen Stevenson, Fire Chief Ryan Lind, Public Works Director Jason Callaway and Police Lieutenant Mike Wall.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Senior Planner Ryan Harris, Alex Rugg (CentraCom), Andy Flamm, and other members of the public attended the meeting.

1. Amsource Commercial Preliminary Subdivision
A preliminary plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

The applicants, Shawn Young & John Gaskill attended the meeting via Zoom.

Planner Aspen Stevenson had no comments.

Building Official Spadafora had no comments.

Lt. Mike Wall had no comments.

Fire Chief Lind pointed out that the 90-degree turning radius on the interior road does not work for emergency vehicles. He also pointed out that the turning radius doesn't match between lots #s 2 and 3, he recommended that both turns have a radius of 20 feet rather than one have 20 feet and one have 12 feet. Chief Lind also inquired how the applicant plans to get access from the fire hydrant to lot #1 from its location on the west side of lot #2. The applicant stated that that the footprint on lot #1 will be a small business. Chief Lind stated that another hydrant needs to be installed on the north of lots 1 and 2 to be able to service the lots appropriately. The applicant inquired if they were to install the hydrants along lots 1 and 2 if they could negate installing a hydrant along Main Street. Fire Chief Lind confirmed that taking away the hydrant on Main Street and installing the other 2 hydrants where he indicated would be ideal.

Public Works Director Callaway had no comments.

Assistant City Manager Bond indicated that the proposed cross-access easement must be in place prior to recording the subdivision plat. He stated that the city will work with the applicant to have the easements in place during the site plan process. He also indicated that the plans could move forward to the Planning Commission on the condition that the cross-access easement will be taken into consideration. Assistant Manager Bond added that a cross-access easement will need to be indicated on the plat for access to all lots from the southern internal road.

Engineer Lundell pointed out that a potential retaining wall along Main Street will need to be appropriately planned for when Main Street and the freeway overpass are widened. He added that storm drainage infiltration galleries need inspection/maintenance ports to facilitate maintenance in the future.

Assistant Manager Bond made a motion to recommend approval of the Amsource Commercial Preliminary Subdivision on the condition that all redlines be addressed prior to it being scheduled for a Planning Commission meeting. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

City Engineer Lundell switched items #2 and #3 on the agenda to accommodate applicants that were present at the meeting.

2. Bella Vista Preliminary Plan
A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

The applicant Kameron Spencer attended the meeting via Zoom. Applicant Andy Flamm attended the meeting in person.

Planner Aspen Stevenson pointed out redlines that had not been addressed since the last meeting such as letters of approval from landowners (Kimball Stratton and Nebo School District) as well as mailbox locations missing from the plans. The applicant, Kameron Spencer, indicated that he will work with the post office to get mailbox locations set.

Building Official Spadafora had no comments.

Lt. Mike Wall had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway indicated that careful planning needs to take place when constructing the sewer lines. Engineer Lundell added that the relocation of the line, as shown in the plans, will be a significant challenge as the current line cannot be shut down or cut off to residents during construction.

Assistant Manager Bond discussed concerns regarding the width of the asphalt on 400 East, indicating that improvements need to be more clearly stated and measured on the plan set. Engineer Lundell and the applicant discussed how asphalt widths should be measured in conjunction with property lines. Assistant Manager Bond inquired about the code regarding temporary turn arounds at the end of the subdivision streets. Engineer Lundell indicated that he will check the city code for the temporary turn around road length requirements.

Engineer Lundell pointed out that updated storm drainage plans must be submitted. He added that notations need to be made for the fencing along homes on 400 East indicating that double frontage is not allowed. Engineer Lundell also discussed the need to provide a specific 20-foot sewer easement for the existing sewer line between lot #s 301 and 302. He reiterated Planner Stevenson's comments confirming that the property owners are supportive of the application and temporary fire turn-around. Chief Lind mentioned that "No Parking" signs or red painted curbs need to be installed in the temporary fire turn-around to stop people from parking there. Engineer Lundell noted that the storm drainage retention tanks must be appropriately constructed for future maintenance. Engineer Lundell reiterated that the phasing must be completed concurrently to meet the City Code.

Public Works Director Callaway indicated that the applicant and the city will need to plan accordingly during the construction of 400 East so that the road is adequately paved.

Assistant Manager Bond made a motion to table the Bella Vista preliminary application as there are multiple redlines, including redlines that have not been completed since the last meeting, that need to be addressed by the applicant. Fire Chief Lind seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

3. Scenic Ridge Plat B Preliminary Plan
A preliminary plan of a 2-lot subdivision located at approximately 450 S 1100 E.

Building Official Spadafora inquired what lots are directly south of the two parcels in the application. City Engineer Lundell indicated that the parcels south of the proposed subdivision are vacant and not in Santaquin City boundaries. Chief Lind stated that it may affect the need to place a temporary fire-turn around in that subdivision.

Planner Stevenson indicated that addressing needs to be provided for both lots and that the plat sheet needs a signature block for Comcast, Inc.

Building Official Spadafora indicated that he will confirm addressing once it's submitted by the applicant.

Lt. Mike Wall had no comments.

Public Works Director Callaway stated that the utilities look good on the plans and will need to be extended out to the end of the property.

Engineer Lundell confirmed with Chief Lind that the temporary fire-turn around is not required to be asphalt. The turn around may be road base, as long as the construction materials are year-round weather resistant.
Assistant City Manager Bond had no comments.

Engineer Lundell pointed out that the two sumps indicated on the plans are not allowed to be under the asphalt and must be located at a minimum of 5 feet behind the curb. Easements will be required for those sump's infiltration galleries.

Building Official Spadafora made a motion to table the Scenic Ridge preliminary application as the temporary emergency turn-round and addressing needs to be added to the plans. Lt. Mike Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Meeting Minutes Approval
April 8, 2025

Chief Lind made a motion to approve the April 8, 2025 meeting minutes. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:46 a.m.

Jon Lundell, City Engineer

Amalie R. Ottley, City Recorder