



PLANNING COMMISSION

Tuesday, July 11, 2023, at 7:00 PM
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

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [Hollow Flats Preliminary Plan](#)

OTHER BUSINESS

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

MEMO



To: Planning Commission

From: Jon Lundell, City Engineer

Date: July 5, 2023

RE: **Hollow Flats Subdivision Preliminary**

Zone: R-10

Size: 1.06

Lots: 135

The proposed Hollow Flats Subdivision by Ivory Development, is located at approximately 900 South and Summit Ridge Parkway and consists of 49.38 acres. It is the undeveloped area on the east side of Summit Ridge Parkway and the west side of the railroad tracks. The property is zoned R-10 with an annexation agreement that discusses the proposed lot layout and open space requirements. This review is for the Planning Commission to discuss and forward a recommendation to the City Council on the preliminary plans.

Preliminary Plans

The applicant is proposing 135 residential lots, and a 1.10 acre (48,086 sq. ft) improved open space or park. The proposed subdivision is consistent with the layout that was agreed to with the annexation agreement. All residential lots meet the R-10 Residential zoning requirements for lot area, width, and building setbacks. The proposed lots sizes range from 10,000 sq ft (0.23 acres) to 23,590 sq ft (0.54 acres).

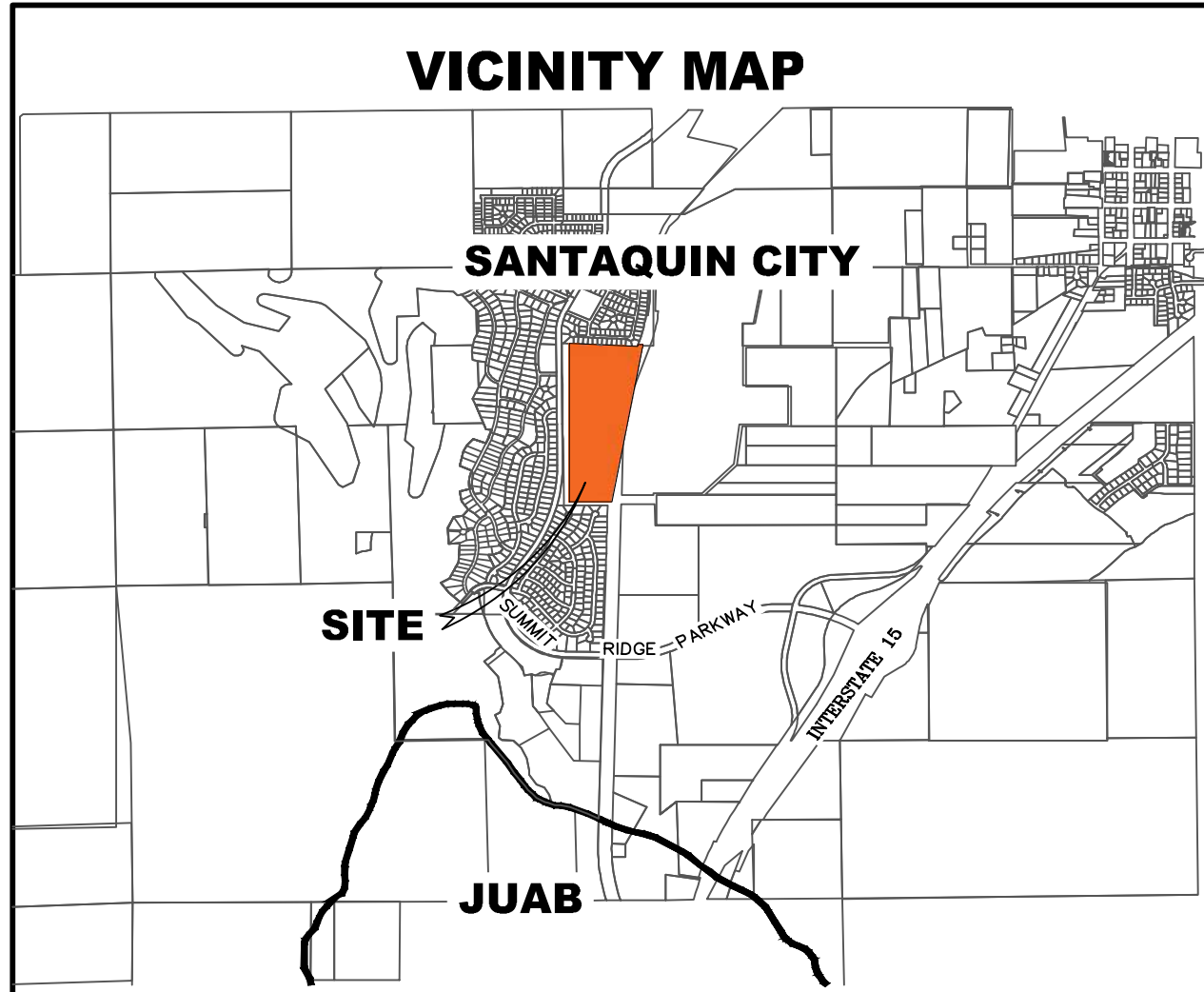
The proposed development is in an area that will require significant cuts and fills to facilitate the construction of roadways and private homes. Due to the work that is needed within the development, Ivory homes is required to provide testing results for the placement of the fill materials within roadways and future lots to minimize potential settlement issues. This will need to be done in accordance with the Geotechnical Compaction Testing Requirements provided by IGES.

The DRC has reviewed the proposed development plans and gave a positive recommendation for the proposed subdivision with a stipulation that all provided redline comments be addressed. The redlines that were given by the DRC have been adequately addressed.

Recommended Motion: “Motion to forward a positive recommendation of the Santaquin Estates Preliminary Plans to the City Council.”

Attachments:

1. Preliminary Plans
2. IGES Compaction Testing requirements



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

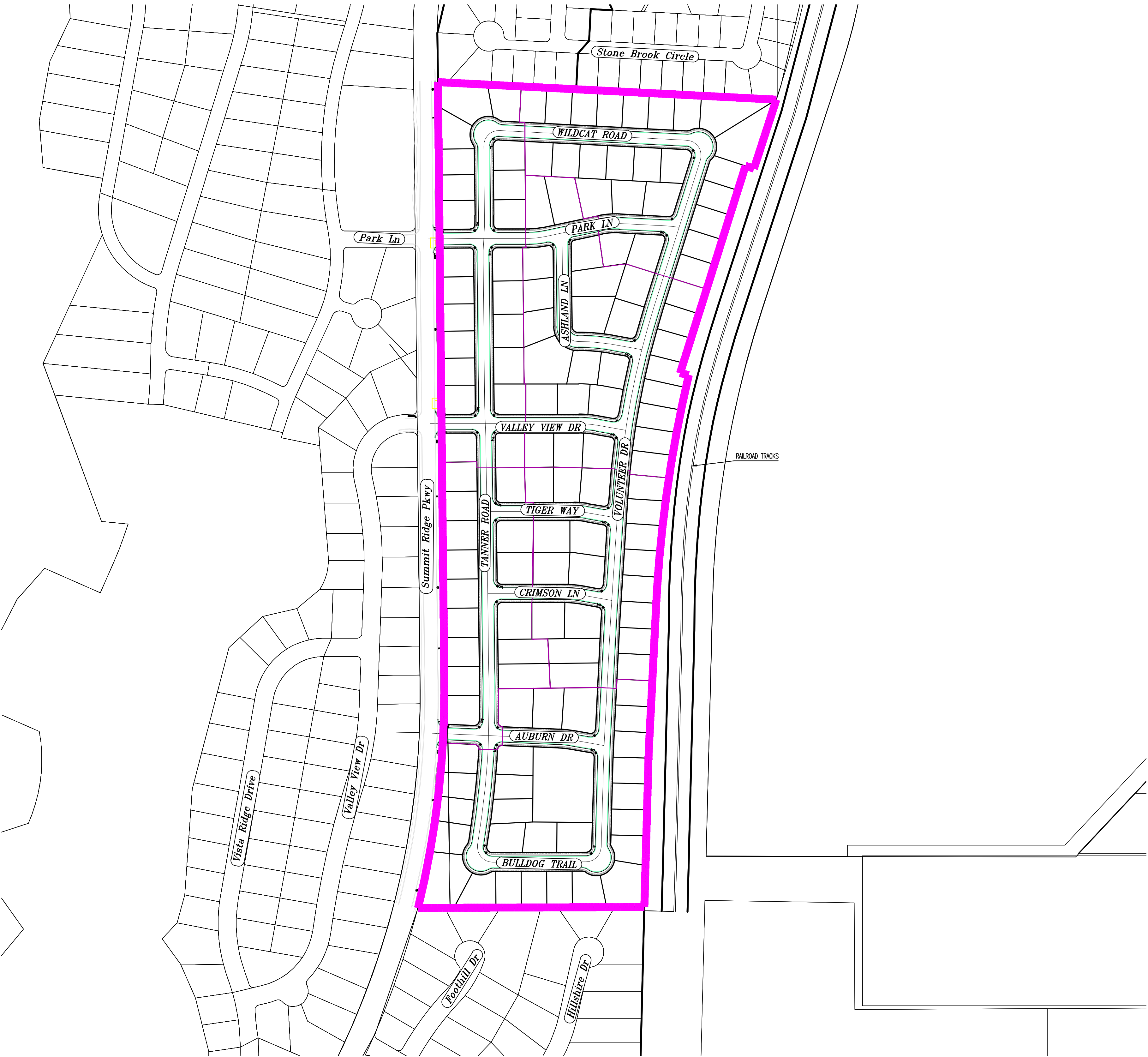
A 3 BOX NCBU TO BE LOCATED ON THE SOUTH SIDE OF EACH ROAD ENTRANCE FROM SUMMIT RIDGE PARKWAY

Hollow Flats @ Summit Ridge

- Preliminary Plat / Plans -

June 23

Santaquin, Utah County, Utah



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

PROJECT DEVELOPER

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

PROJECT ENGINEER & SURVEYOR

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS MAP
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
SS-01	SEWER PLAN
UP-01-5	SITE & UTILITY PLANS
GR-01-5	GRADING PLANS
CF-01-3	CUT/FILL MAPS
LS-01	PRELIMINARY PARK PLAN
FEN-01	FENCING PLAN
EC-01	EROSION CONTROL PLAN
EC-02	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.

D:\WORKBOX\2_REGION PROJECTS\2_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\021_07_TANNER FLATS\2_SHEET FILES\PRELIMINARY\CS-01

region
Engineering
& Surveying

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

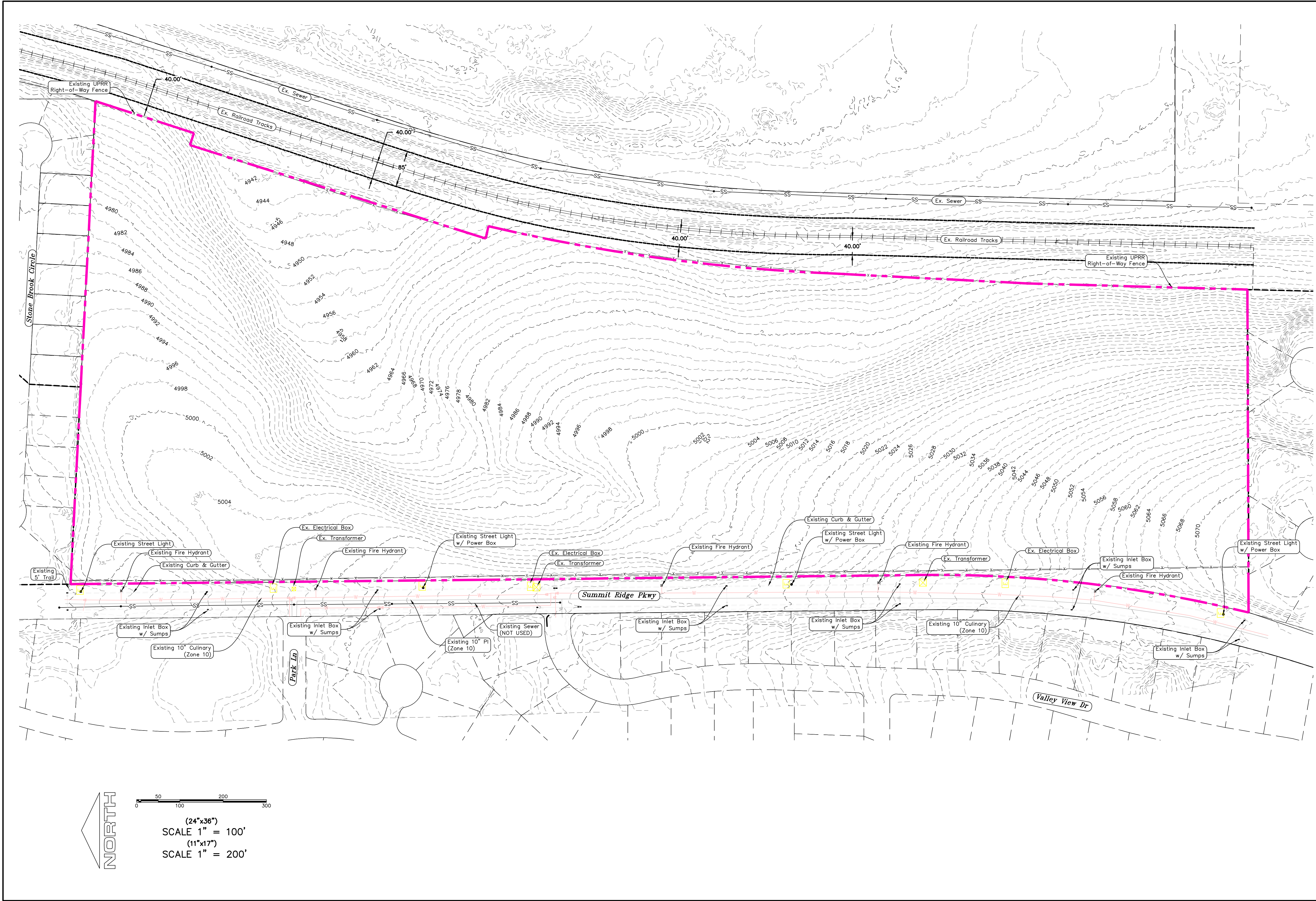
**HOLLOW FLATS
at SUMMIT RIDGE**

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

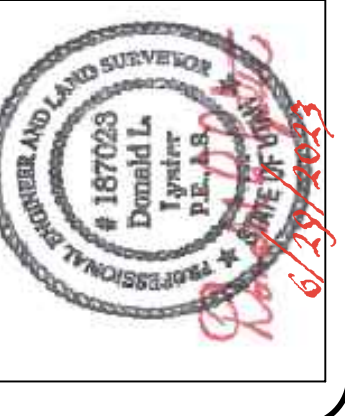
DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

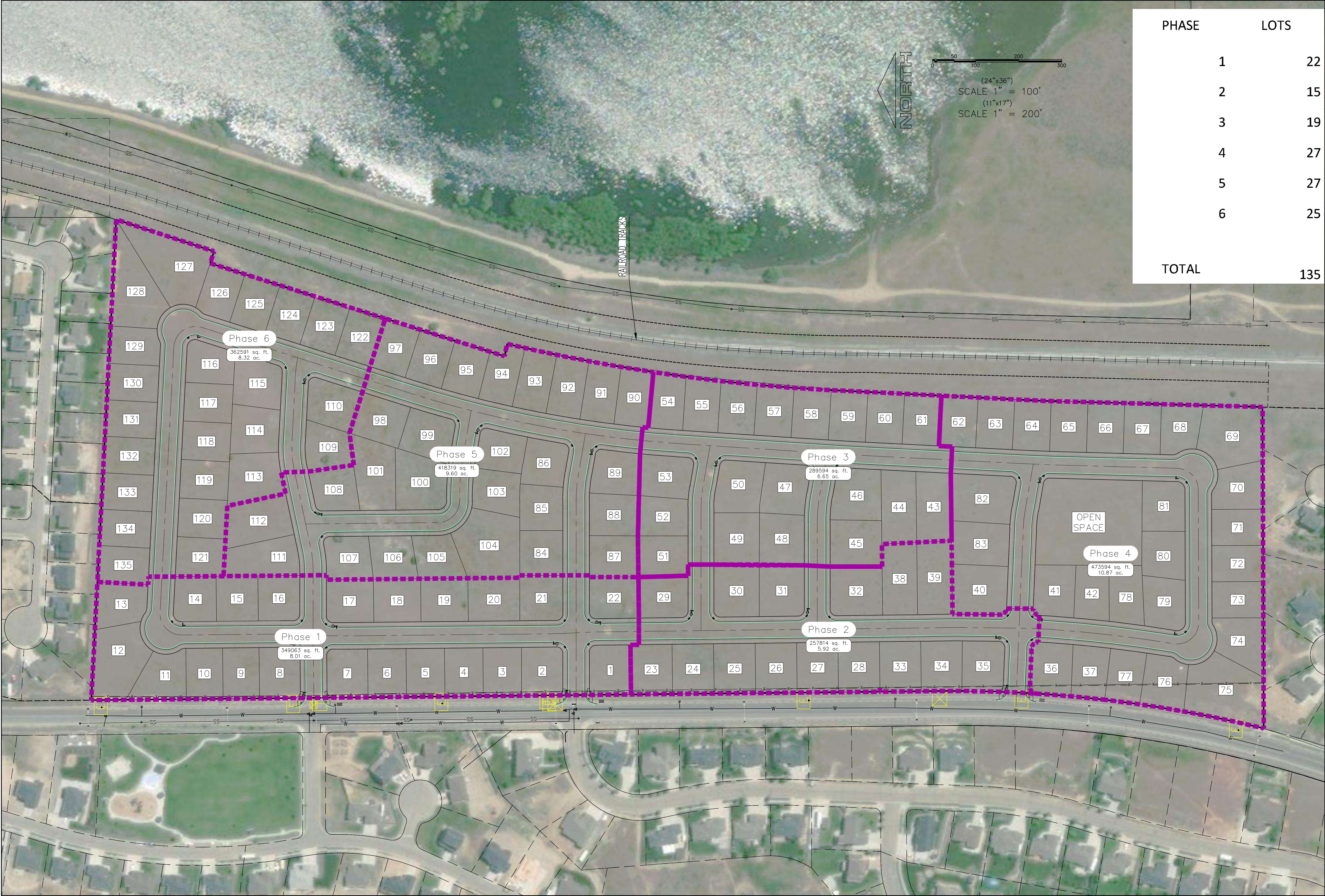


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**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	
SHEET NAME:	
EXISTING CONDITIONS	
SHEET:	
EX-01	



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

region

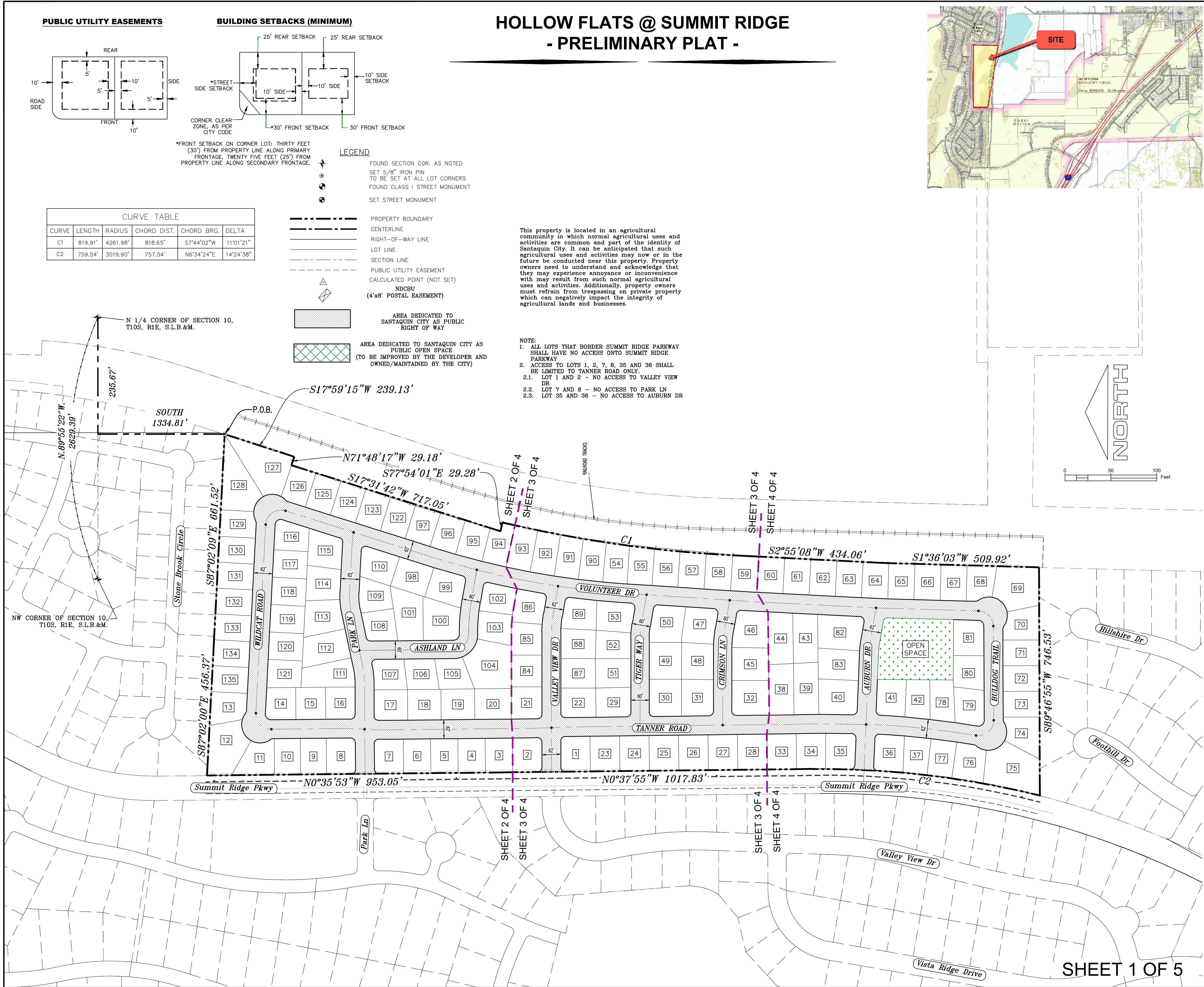
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**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN
SHEET:
PH-01



Surveyor's Certificate

I, Robbin J. Mullen, a Professional Land Surveyor holding certificate #368356 in accordance with Title 58, of the Professional Engineers and Land Surveyors Licensing act, certify that this is a true and accurate map of the tract of land to be annexed to Santiquin, Utah County, Utah.

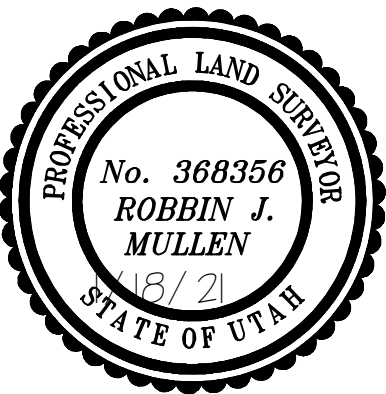
Boundary Description

A PARCEL OF LAND LOCATED IN THE BEGINNING AT A POINT THAT IS N.89°55'22"W. ALONG THE SECTION LINE 235.67' AND SOUTH 1334.81' FROM THE NORTH ¼ CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST; SALT LAKE BASE & MERIDIAN;

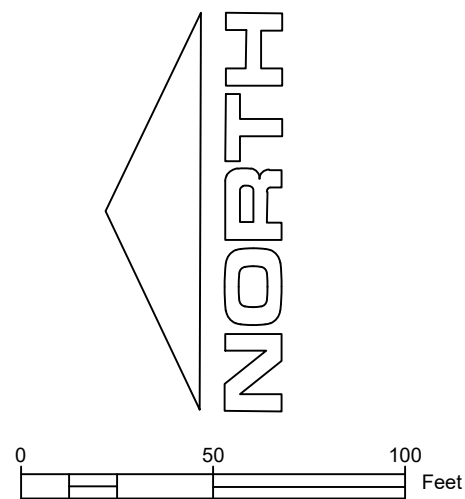
Thence, S 17° 59' 15" W for a distance of 239.13 feet to a point on a line.
Thence, N 71° 48' 17" W for a distance of 29.18 feet to a point on a line.
Thence, S 17° 31' 42" W for a distance of 717.05 feet to a point on a line.
Thence, S 77° 54' 01" E for a distance of 29.28 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of 11° 01' 21", having a radius of 4261.98 feet, and whose long chord bears S 07° 44' 02" W for a distance of 818.65 feet to a point of intersection with a non-tangential line.
Thence, S 02° 55' 08" W for a distance of 434.06 feet to a point on a line.
Thence, S 01° 36' 03" W for a distance of 509.92 feet to a point on a line.
Thence, S 89° 46' 55" W for a distance of 746.53 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of 14° 24' 38", having a radius of 3019.90 feet, and whose long chord bears N 06° 34' 24" E for a distance of 757.54 feet.
Thence, N 00° 37' 55" W for a distance of 1017.83 feet to a point on a line.
Thence, N 00° 35' 53" W for a distance of 953.05 feet to a point on a line.
Thence, S 87° 02' 00" E for a distance of 456.37 feet to a point on a line.
thence S 87° 02' 09" E a distance of 661.52 feet to the POINT OF BEGINNING

SAID DESCRIBED PARCEL CONTAINS 1913558.5 SQUARE FEET (49.38 ACRES), MORE OR LESS AND CONTAINS 140 LOTS

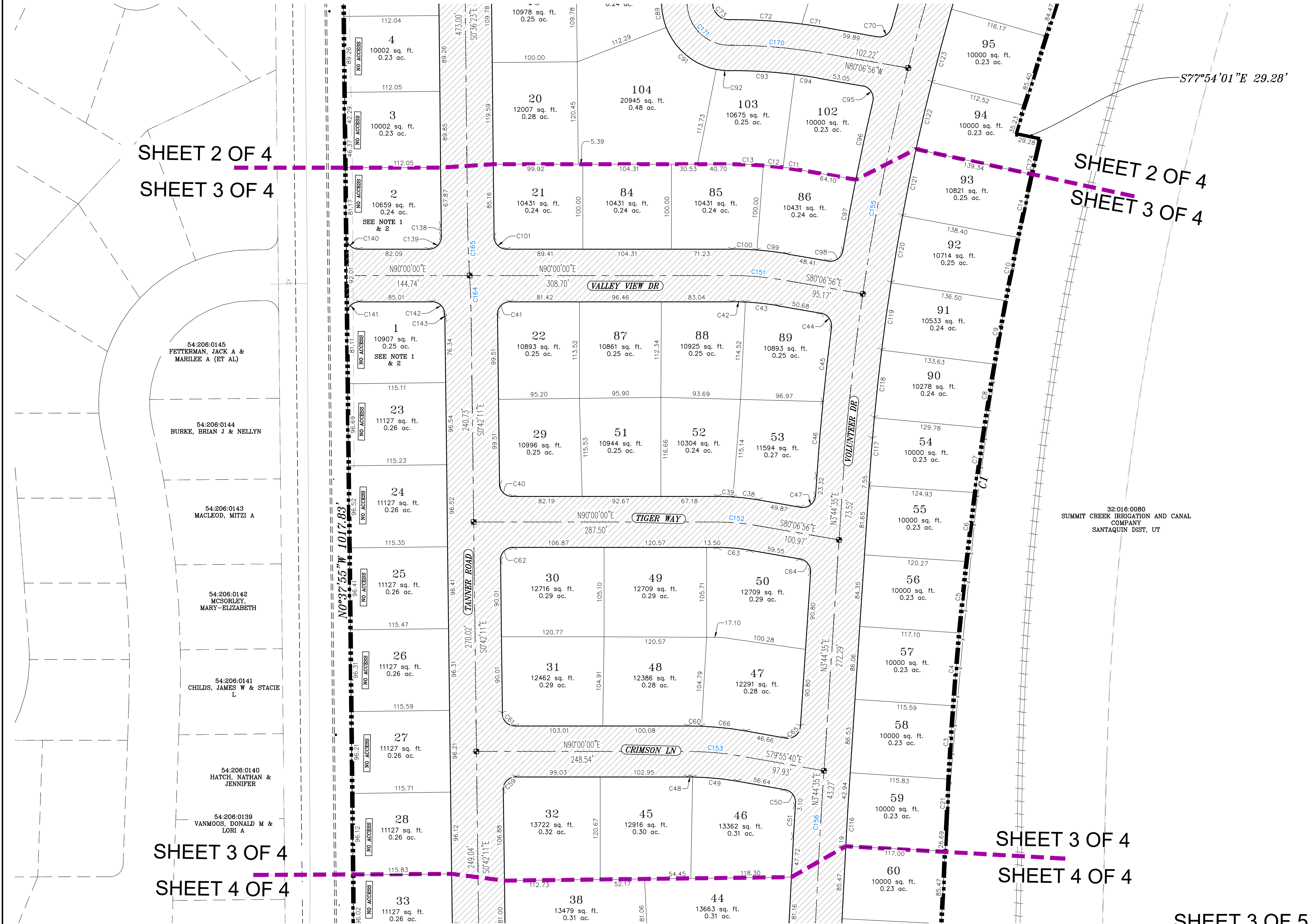
BASIS OF BEARING N 1/4 TO THE NW CORNER OF SAID SECTION, BEARING S.89°55'22"W. 2629.39'



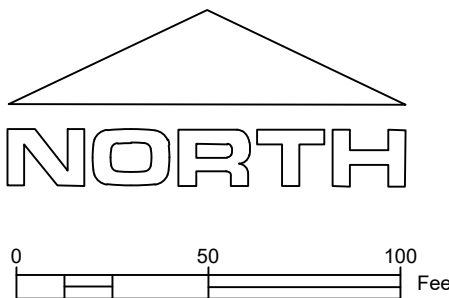
6/29/2023 Date
Surveyor



SHEET 1 OF 5



NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY
2. ACCESS TO LOTS 1, 2, 7, 8, 35 AND 36 SHALL BE LIMITED TO TANNER ROAD ONLY.
2.1. LOT 1 AND 2 - NO ACCESS TO VALLEY VIEW DR
2.2. LOT 7 AND 8 - NO ACCESS TO PARK LN
2.3. LOT 35 AND 36 - NO ACCESS TO AUBURN DR



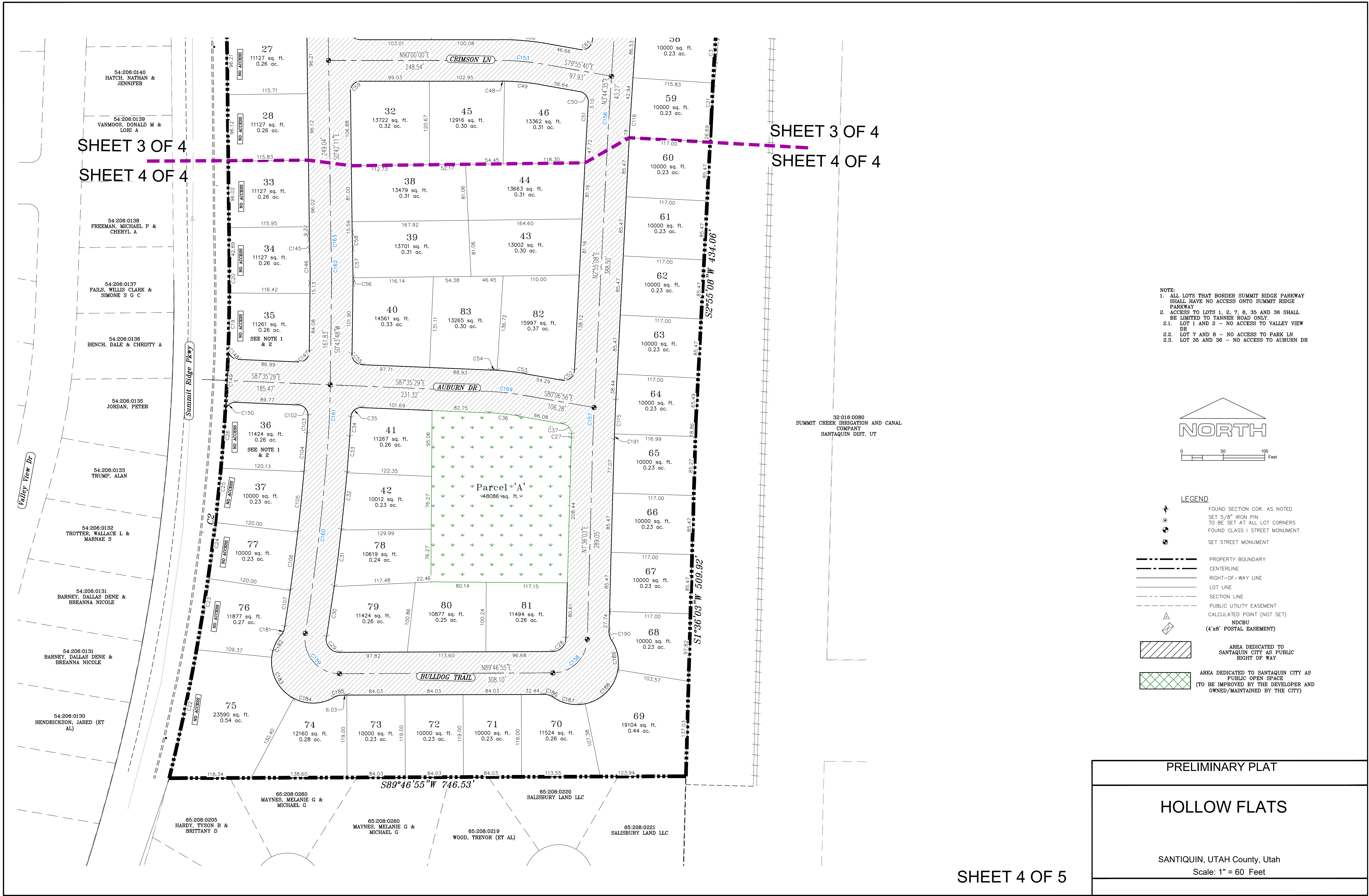
- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS 1 STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)
 - NDCBU (4'x8' 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)

PRELIMINARY PLAT

HOLLOW FLATS

SANTIQUIN, UTAH County, Utah

Scale: 1" = 60 Feet



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S74°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"
C3	86.53'	4261.98'	86.53'	S3°35'16"W	1°09'48"
C4	86.07'	4261.98'	86.07'	S4°44'53"W	1°09'25"
C5	84.41'	4261.98'	84.41'	S5°53'38"W	1°08'05"
C6	81.79'	4261.98'	81.78'	S7°00'40"W	1°05'58"
C7	76.85'	4261.98'	76.85'	S8°04'39"W	1°01'59"
C8	76.07'	4261.98'	76.07'	S9°06'19"W	1°01'22"
C9	75.93'	4261.98'	75.93'	S10°07'37"W	1°01'15"
C10	75.82'	4261.98'	75.82'	S11°08'49"W	1°01'10"
C11	22.65'	481.00'	22.64'	S81°27'52"E	2°41'52"
C12	23.42'	481.00'	23.42'	S84°12'29"E	2°47'22"
C13	36.92'	481.00'	36.91'	S87°48'05"E	4°23'50"
C14	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C19	80.46'	3019.90'	80.46'	N1°06'42"E	1°31'36"
C20	51.66'	3019.90'	51.66'	N0°08'30"W	0°58'49"
C21	58.28'	4261.98'	58.28'	S2°36'52"W	0°47'01"
C22	189.89'	3019.90'	189.86'	N11°58'39"E	3°36'10"
C23	104.02'	3019.90'	104.01'	N9°11'21"E	1°58'24"
C24	81.71'	3019.90'	81.71'	N7°26'38"E	1°33'01"
C25	78.89'	3019.90'	78.88'	N5°54'14"E	1°29'48"
C26	81.37'	3019.90'	81.36'	N4°23'01"E	1°32'37"
C27	6.12'	2531.00'	6.12'	N1°40'12"E	0°08'19"
C28	29.24'	19.00'	26.44'	N45°41'29"E	88°10'52"
C29	32.99'	19.00'	29.00'	S40°28'44"E	99°28'43"
C30	73.74'	3201.90'	73.74'	S8°36'03"W	1°19'11"
C31	82.36'	3201.90'	82.36'	S7°12'15"W	1°28'26"
C32	83.03'	3201.90'	83.02'	S5°43'27"W	1°29'09"
C33	51.91'	3201.90'	51.91'	S4°31'01"W	0°55'44"
C34	28.15'	1031.00'	28.15'	S3°16'13"W	1°33'51"
C35	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C36	41.62'	319.00'	41.59'	N83°51'13"W	7°28'33"
C37	21.43'	15.00'	19.65'	N39°11'17"W	81°51'18"
C38	30.83'	280.00'	30.82'	S83°16'12"E	6°18'33"
C39	17.47'	280.00'	17.47'	S88°12'45"E	3°34'31"
C40	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C41	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C42	15.68'	319.00'	15.67'	N88°35'32"W	2°48'56"
C43	39.36'	319.00'	39.33'	N83°39'00"W	7°04'08"
C44	22.94'	15.00'	20.77'	N36°18'45"W	87°36'23"
C45	87.68'	2681.00'	87.67'	N6°33'14"E	1°52'26"
C46	87.68'	2681.00'	87.67'	N4°40'48"E	1°52'26"
C47	25.17'	15.00'	22.32'	N51°48'50"E	96°08'29"
C48	5.69'	335.00'	5.69'	N89°30'49"W	0°58'21"
C49	53.21'	335.00'	53.15'	N84°28'39"W	9°05'59"
C50	21.90'	15.00'	20.01'	N38°05'32"W	83°40'15"
C51	36.41'	2531.00'	36.41'	N3°19'52"E	0°49'27"
C52	25.39'	15.00'	22.46'	N51°24'06"E	96°57'56"
C53	41.07'	381.00'	41.05'	S83°12'12"E	6°10'32"
C54	8.65'	381.00'	8.65'	S86°56'29"E	1°18'01"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C55	23.12'	15.00'	20.90'	S43°25'50"E	88°19'17"
C56	8.39'	1031.00'	8.39'	S0°29'49"W	0°27'59"
C57	42.15'	1031.00'	42.15'	S0°54'27"E	2°20'32"
C58	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C59	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C60	16.13'	395.00'	16.13'	S88°49'49"E	2°20'23"
C61	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C62	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C63	37.95'	220.00'	37.91'	N85°03'28"W	9°53'04"
C64	21.95'	15.00'	20.05'	N38°11'10"W	83°51'31"
C65	25.22'	15.00'	22.35'	N51°54'28"E	96°19'45"
C66	53.31'	395.00'	53.27'	S83°47'39"E	2°47'22"
C67	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C68	12.88'	2681.00'	12.88'	N17°23'27"E	0°16'31"
C69	96.43'	2681.00'	96.43'	N16°13'22"E	2°03'39"
C70	22.17'	15.00'	20.21'	N57°32'18"E	84°41'32"
C71	30.25'	651.00'	30.25'	S81°26'48"E	2°39'45"
C72	84.81'	651.00'	84.75'	S86°30'37"E	7°27'51"
C73	31.29'	20.00'	28.19'	S45°25'28"E	89°38'09"
C74	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C75	57.04'	219.00'	56.88'	S85°30'17"W	14°55'26"
C76	23.85'	15.00'	21.41'	S44°27'14"E	91°05'31"
C77	30.41'	1031.00'	30.41'	S01°44'49"W	1°41'24"
C78	31.03'	19.00'	27.69'	S46°10'55"W	93°33'34"
C79	34.68'	19.00'	30.06'	N34°45'18"W	104°34'01"
C80	19.93'	15.00'	18.49'	N55°35'18"E	76°07'11"
C81	3.34'	281.00'	3.34'	S86°41'33"E	0°40'54"
C82	25.58'	281.00'	25.57'	S89°38'28"E	5°12'56"
C83	47.61'	281.00'	47.56'	N82°53'49"E	9°42'30"
C84	45.70'	219.00'	45.62'	N84°01'17"E	11°57'26"
C85	32.58'	969.00'	32.58'	S0°21'24"W	1°55'35"
C86	23.22'	15.00'	20.97'	S45°39'36"W	88°40'49"
C87	58.64'	281.00'	58.54'	S84°01'17"W	11°57'26"
C88	26.53'	15.00'	23.21'	N51°16'55"W	101°21'03"
C89	28.76'	80.00'	28.60'	N10°54'18"W	20°35'50"
C91	80.32'	80.00'	76.99'	N49°57'59"W	57°31'31"
C92	16.08'	80.00'	16.05'	N84°29'08"W	11°30'48"
C93	76.63'	591.00'	76.58'	N86°31'40"W	7°25'45"
C94	27.83'	591.00'	27.82'	N81°27'52"W	2°41'52"
C95	24.45'	15.00'	21.83'	N33°25'15"W	93°23'22"
C96	94.20'	2681.00'	94.19'	N12°16'03"E	2°00'47"
C97	84.89'	2681.00'	84.89'	N10°21'14"E	1°48'51"
C98	23.68'	15.00'	21.29'	N54°39'56"E	90°26'16"
C99	36.49'	381.00'	36.47'	S82°51'33"E	5°29'14"
C100	29.24'	381.00'	29.23'	S87°48'05"E	4°23'50"
C101	23.40'	15.00'	21.10'	S45°18'12"E	89°23'37"
C102	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C103	26.32'	969.00'	26.32'	N3°16'27"E	1°33'23"
C104	54.70'	3139.90'	54.70'	N4°33'05"E	0°59'53"
C105	87.78'	3139.90'	87.78'	N5°51'05"E	1°36'06"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C106	84.96'	3139.90'	84.95'	N7°25'39"E	1°33'01"
C107	53.73'	3139.90'	53.73'	N8°41'34"E	0°58'50"
C115	48.20'	2469.00'	48.20'	S2°21'35"W	1°07'07"
C116	35.52'	2469.00'	35.52'	S3°19'52"W	0°49'27"
C117	72.69'	2619.00'	72.69'	S4°32'18"W	1°35'25"
C118	80.00'	2619.00'	80.00'	S6°12'31"W	1°45'01"
C119	80.00'	2619.00'	80.00'	S7°57'31"W	1°45'01"
C120	80.00'	2619.00'	80.00'	S9°42'32"W	1°45'01"
C121	80.00'	2619.00'	80.00'	S11°27'32"W	1°45'01"
C122	80.84'	2619.00'	80.84'	S13°13'06"W	1°46'07"
C123	89.22'	2619.00'	89.22'	S15°04'43"W	1°57'07"
C124	67.37'	2619.00'	67.37'	S16°47'29"W	1°28'26"
C132	30.82'	969.00'	30.81'	N0°18'47"E	1°49'20"
C133	23.08'	15.00'	20.87'	N45°18'33"E	88°10'12"
C134	23.56'	15.00'	21.21'	S45°36'07"E	90°00'29"
C135	23.56'	15.00'	21.21'	S44°23'53"W	89°59'31"
C136	24.03'	15.00'	21.54'	N44°42'53"W	91°46'57"
C137	32.08'	1031.00'	32.08'	N0°17'06"E	1°46'59"
C138	12.79'	1031.00'	12.79'	N0°57'43"W	0°42'38"
C139	23.91'	15.00'	21.46'	N44°20'29"E	91°19'02"
C140	23.40'	15.00'	21.10'	S45°18'57"E	89°22'05"
C141	23.73'	15.00'	21.33'	S44°41'03"W	90°37'55"
C142	23.32'	15.00'	21.04'	N45°28'02"W	89°03'56"
C143	3.91'	969.00'	3.91'	N0°49'07"W	0°13'52"
C145	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C146	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C147	24.00'	15.00'	21.52'	N46°34'10"E	91°40'43"
C148	23.42'	15.00'	21.11'	S42°51'30"E	89°27'59"
C149	91.55'	3019.90'	91.55'	N2°44'36"E	1°44'13"
C150	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"
C151	60.38'	350.00'	60.31'	S85°03'28"E	9°53'04"
C152	43.13'	250.00'	43.08'	S85°03'28"E	9°53'04"
C153	64.17'	365.00'	64.08'	S84°57'50"E	10°04'20"
C155	637.59'	2650.00'	636.05'	N10°38'09"E	13°47'07"
C156	35.96'	2500.00'	35.96'	N3°19'52"E	0°49'27"
C157	57.51'	2500.00'	57.51'	N2°15'36"E	1°19'05"
C158	76.95'	50.00'	69.58'	N45°41'29"E	88°10'52"
C159	86.81'	50.00'	76.31'	S40°28'44"E	99°28'43"
C160	288.23'	3170.90'	288.13'	S6°39'23"W	5°12'29"
C161	57.99'	1000.00'	57.98'	S2°23'29"W	3°19'21"
C162	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C163	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C164	53.58'	1000.00'	53.57'	S2°14'17"E	3°04'11"
C165	55.26'	1000.00'	55.26'	S2°11'23"E	3°09'59"
C166	77.59'	1000.00'	77.57'	S1°36'59"W	4°26'44"
C167	77.44'	1000.00'	77.42'	S1°37'14"W	4°26'13"
C169	45.67'	350.00'	45.64'	S83°51'13"E	7°28'33"
C170	109.76'	621.00'	109.62'	S85°10'44"E	10°07'36"
C171	78.22'	50.00'	70.49'	S45°25'28"E	89°38'09"
C174	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C176	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C177	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C178	81.65'	50.00'	72.87'	S46°10'55"W	9°33'34"
C179	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C180	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C181	13.08'	25.00'	12.93'	S24°10'10"W	29°58'23"
C182	34.88'	60.00'	34.40'	S22°29'59"W	33°18'45"
C183	70.99'	60.00'	66.92'	S28°03'00"E	67°47'13"
C184	60.92'	60.00'	58.34'	N88°58'10"E	58°10'26"
C185	13.05'	25.00'	12.90'	N74°49'56"E	29°53'58"
C186	15.03'	25.00'	14.81'	S72°59'25"E	34°27'21"
C187	48.00'	60.00'	46.73'	S78°40'45"E	45°50'00"
C188	72.34'	60.00'	68.03'	N43°51'58"E	69°04'34"
C189	44.17'	60.00'	43.18'	N11°45'48"W	42°10'59"
C190	15.03'	25.00'	14.81'	N15°37'37"W	34°27'21"
C191	8.60'	2469.00'	8.60'	S1°42'02"W	0°11'58"
C192	11.99'	25.00'	11.87'	S31°16'00"W	27°28'34"
C193	16.75'	60.00'	16.69'	S37°00'31"W	15°59'32"
C194	86.62'	90.00'	83.31'	S1°42'02"W	55°08'32"
C195	89.26'	90.00'	85.64'	S58°10'15"E	56°49'22"
C196	60.53'	60.00'	57.99'	S0°06'50"W	57°47'50"
C197	60.53'	60.00'	57.99'	S57°41'01"E	57°47'50"
C198	29.25'	60.00'	28.96'	N79°27'06"E	27°55'57"
C199	11.99'	25.00'	11.87'	N79°31'25"E	27°28'34"
C200	14.14'	25.00'	13.95'	N70°49'59"E	32°24'35"
C201	20.48'	60.00'	20.39'	N64°24'32"W	19°33'41"
C202	65.37'	60.00'	62.18'	S1°47'46"E	62°25'27"
C203	14.14'	25.00'	13.95'	S16°48'11"E	32°24'37"
C204	80.00'	60.00'	74.20'	S67°36'47"W	76°23'40"

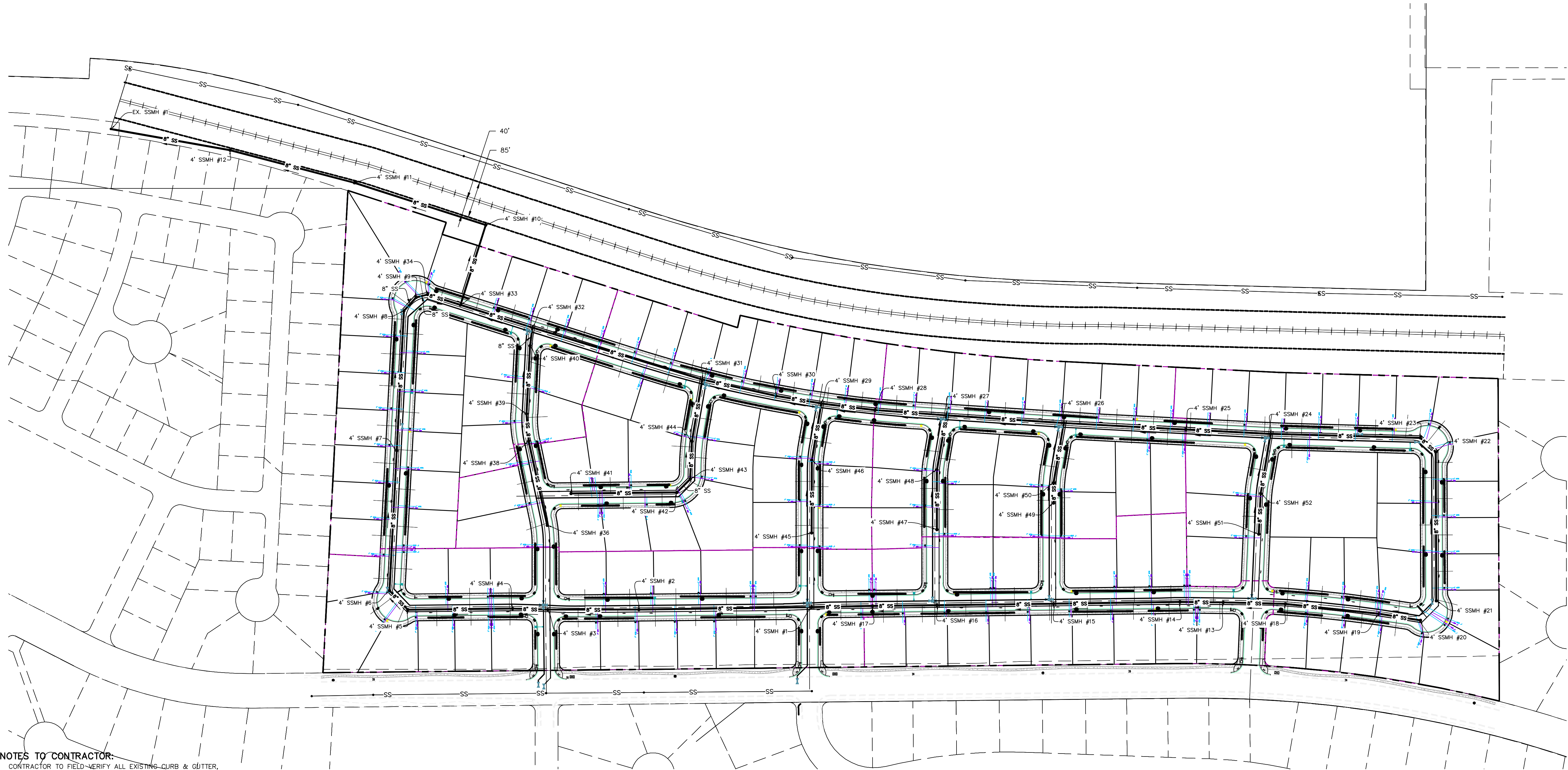
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 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

060120240360

(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.

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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

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

DATE: 6.29.2023	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:	
SEWER PLANS	
SHEET:	SS-01

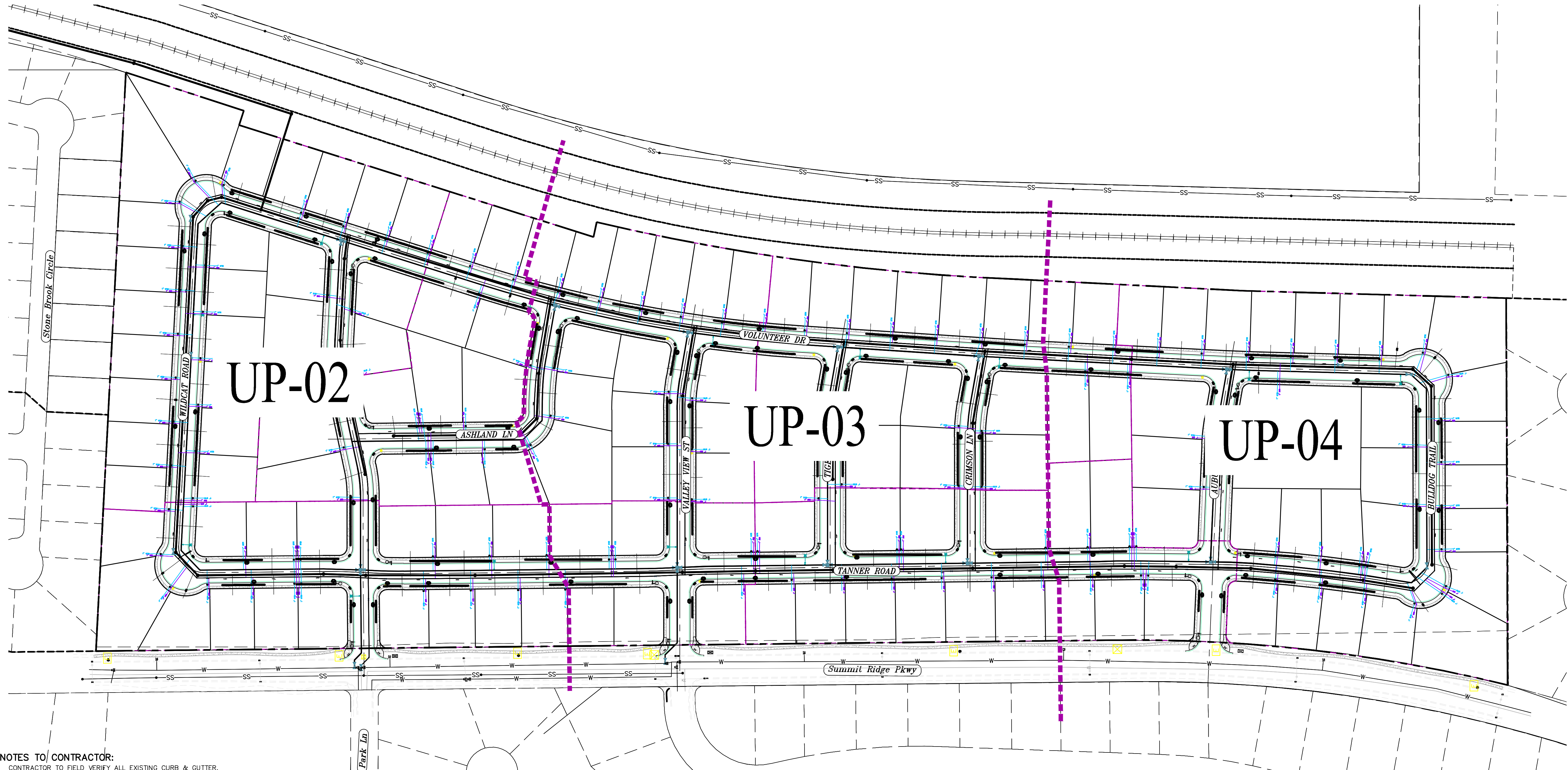
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
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5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW 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

050100200300

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

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D:\PROPOSED\REGION PROJECTS\REGION ENGINEERING PROJECTS\REGION PROJECTS\2021\07_TANNER FLATS\2_SHEET FILES\PRELIMINARY\UTILITY PLANS

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HOLLOW FLATS
at SUMMIT RIDGE

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

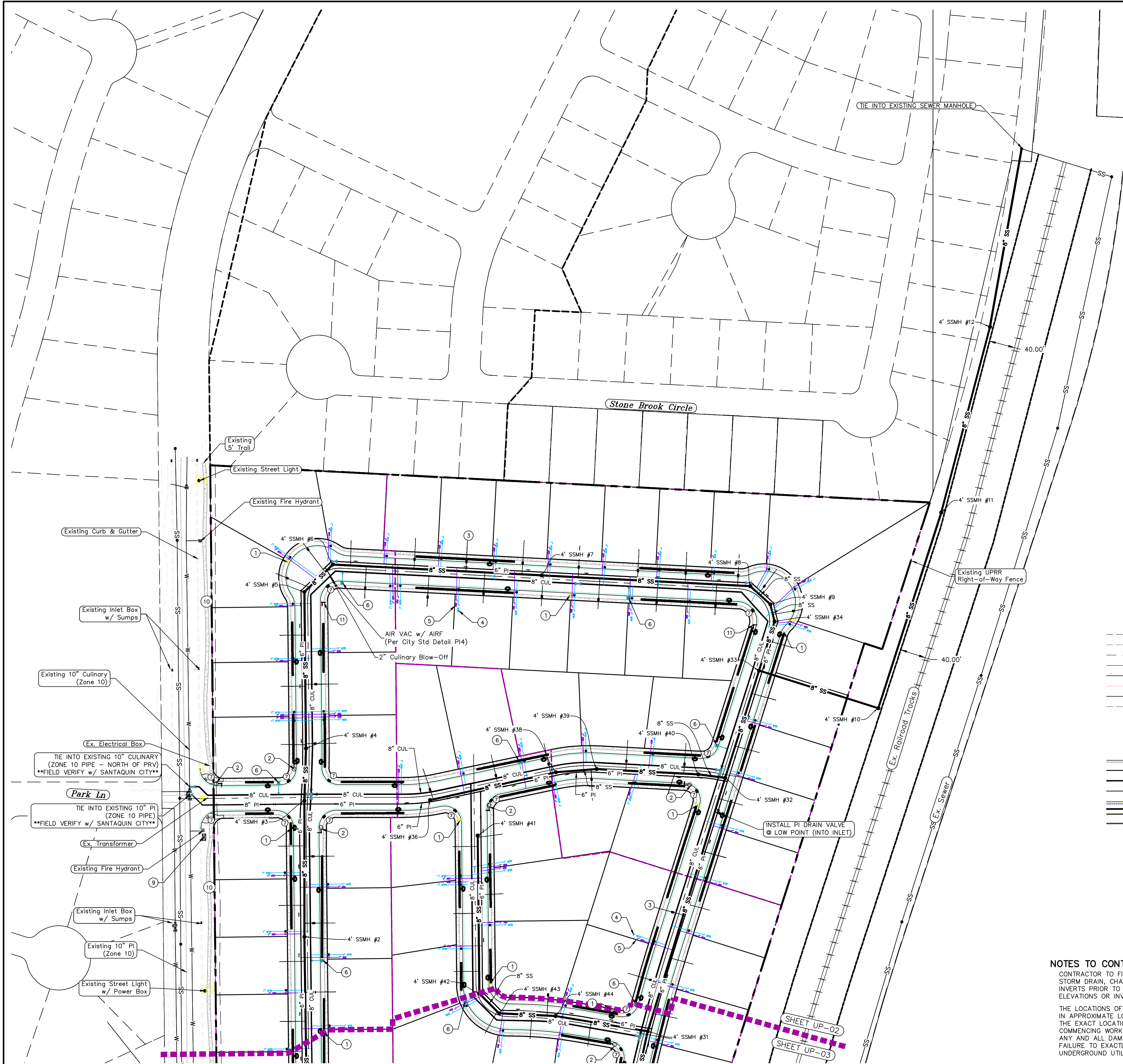
DATE: 6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:

UTILITY PLANS

SHEET:

UP-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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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.
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- ① RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑤ PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑥ FIRE HYDRANT
- ⑦ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 5' TRAIL
- ⑪ STREET SIGN ONLY

LEGEND

---	EXISTING CONTOUR MAJOR	+	PROPOSED VALVE (WAT/PI)
---	EXISTING CONTOUR MINOR	+	PROPOSED SEWER MANHOLE
---	EXISTING DEED LINE	+	PROPOSED STORM INLET/MANHOLE
---	EXISTING STORM MAIN	+	PROPOSED ADA RAMP
---	EXISTING SEWER MAIN	+	PROPOSED STOP/STREET SIGN
---	EXISTING WATER MAIN	+	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	+	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	+	SET 5/8" IRON PIN
---	PI/WAT/SEWER LATERAL	+	TO BE SET AT ALL LOT CORNERS
---	PROPOSED ASPHALT	+	FOUND CLASS I STREET MONUMENT
---	PROPOSED CONCRETE	+	SET STREET MONUMENT
---	PROPOSED CURB & GUTTER	---	CENTERLINE
---	PROPOSED LOT LINE	---	RIGHT-OF-WAY LINE
---	BOUNDARY LINE	---	LOT LINE
---	RIGHT OF WAY LINE	---	PUBLIC UTILITY EASEMENT
---	PROPOSED STORM MAIN	---	SECTION LINE
---	PROPOSED CUL MAIN	---	R-TANK LID CHAMBERS
---	PROPOSED PI MAIN	---	
---	PROPOSED SEWER MAIN	---	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	---	
---	RESIDENTIAL STREET LIGHT	---	

NORTH

0 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

NOTES TO CONTRACTOR:

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HOLLOW FLATS
at SUMMIT RIDGE

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

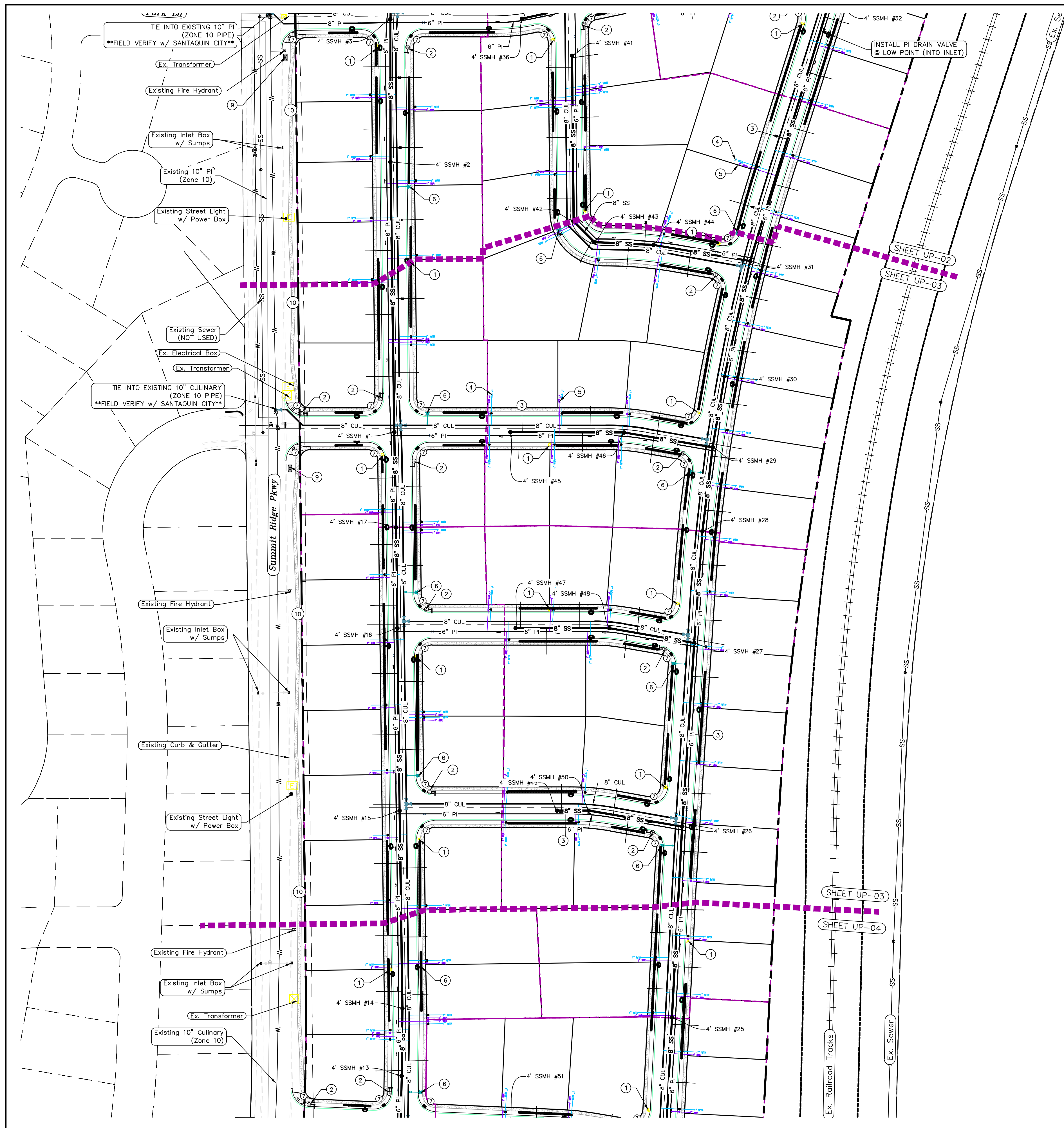
- 1
- 2
- 3

SHEET NAME:

UTILITY PLANS

SHEET:

UP-02



LEGEND

---	EXISTING CONTOUR MAJOR	+	PROPOSED VALVE (WAT/PI)
---	EXISTING CONTOUR MINOR	+	PROPOSED SEWER MANHOLE
SD	EXISTING STORM MAIN	+	PROPOSED ADA RAMP
SS	EXISTING SEWER MAIN	+	PROPOSED STOP/STREET SIGN
---	EXISTING WATER MAIN	+	PROPOSED FIRE HYDRANT
---	EXISTING PI MAIN	+	FOUND SECTION COR. AS NOTED
---	EXISTING CONCRETE	+	SET 5/8" IRON PIN
---	PI/WAT/SEWER LATERAL	+	TO BE SET AT ALL LOT CORNERS
---	PROPOSED ASPHALT	+	FOUND CLASS 1 STREET MONUMENT
---	PROPOSED CONCRETE	+	SET STREET MONUMENT
---	PROPOSED CURB & GUTTER	---	CENTERLINE
---	PROPOSED LOT LINE	---	RIGHT-OF-WAY LINE
---	BOUNDARY LINE	---	LOT LINE
---	RIGHT OF WAY LINE	---	PUBLIC UTILITY EASEMENT
---	PROPOSED STORM MAIN	---	SECTION LINE
---	PROPOSED CUL MAIN	---	R-TANK LID CHAMBERS
---	PROPOSED PI MAIN	---	
---	PROPOSED SEWER MAIN	---	
---	PROPOSED WAT/PI/SEWER SERVICE LATERALS	---	
---	RESIDENTIAL STREET LIGHT	---	

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- 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)
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- 9 NDCBU (3 BOXES)
- 10 5' TRAIL
- 11 STREET SIGN ONLY

NORTH

0 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

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SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

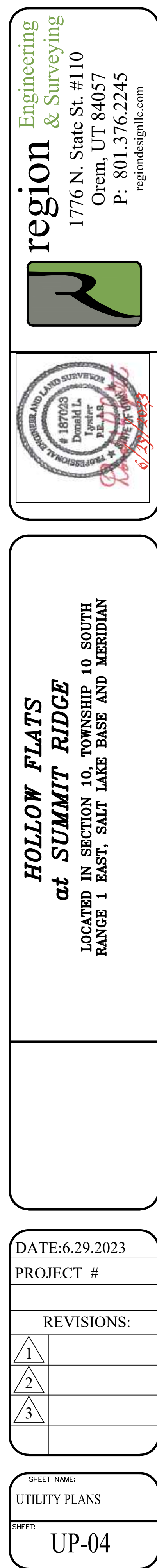
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UTILITY PLANS

SHEET:

UP-03



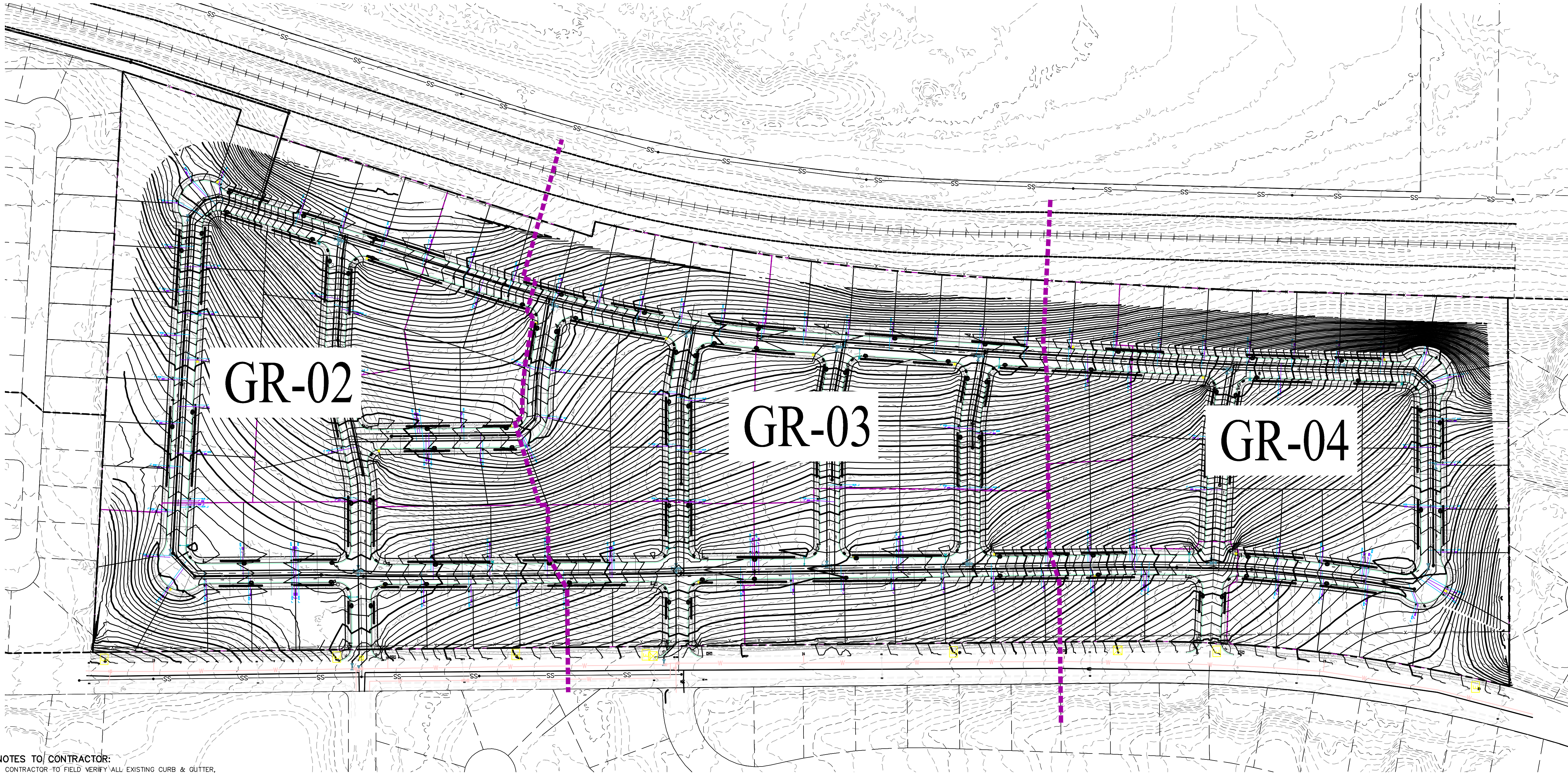
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 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

050100200300

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

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.

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

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at SUMMIT RIDGE**
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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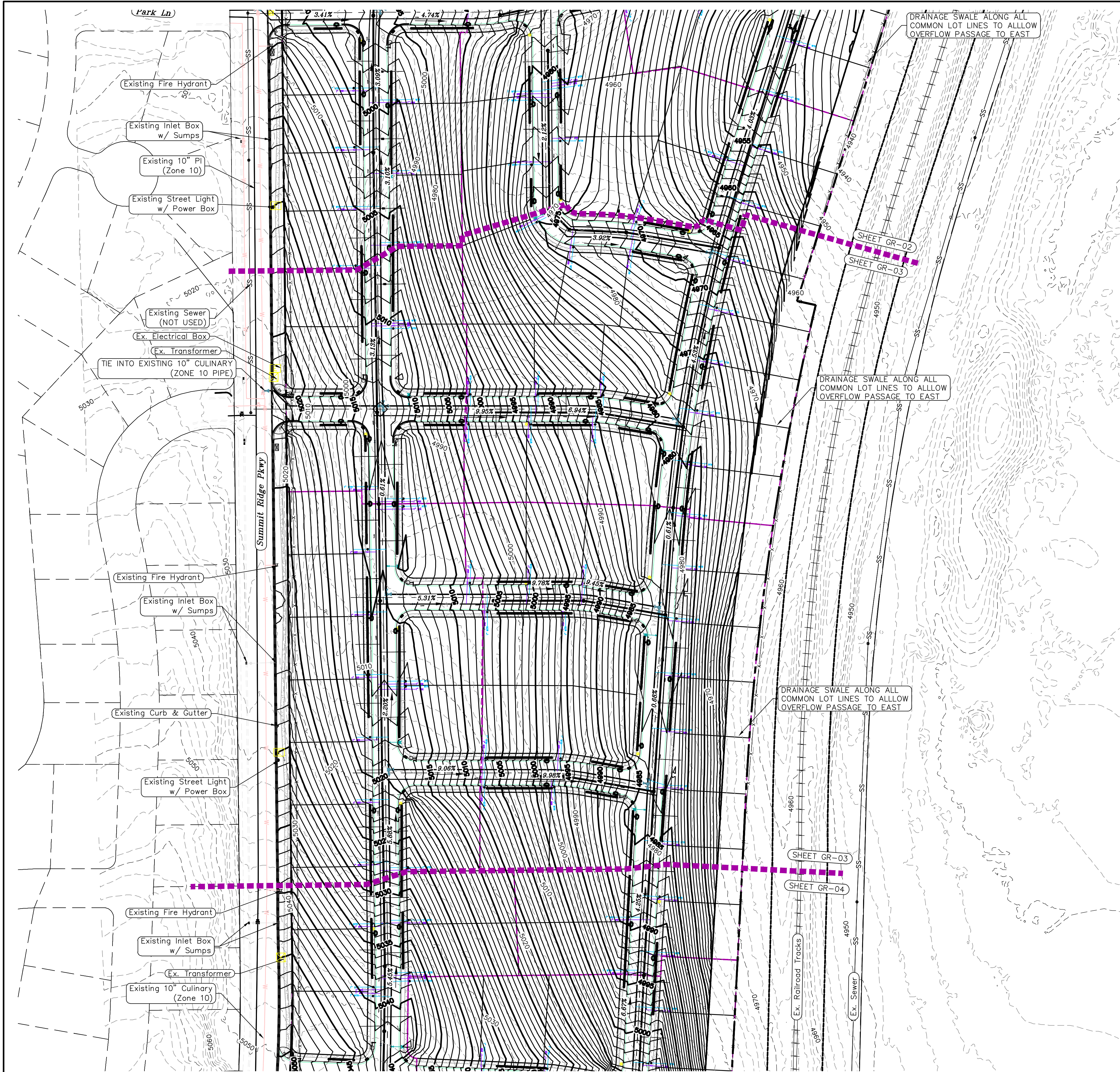
SHEET NAME:
GRADING PLANS

SHEET:
GR-01

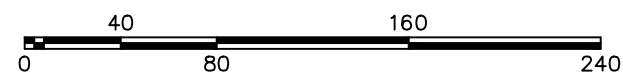


- ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

LOADING PLANS



LEGEND			
	EXISTING CONTOUR MAJOR		PROPOSED VALVE (WAT/PI)
	EXISTING CONTOUR MINOR		PROPOSED SEWER MANHOLE
	EXISTING DEED LINE		PROPOSED STORM INLET/MANHOLE
	EXISTING STORM MAIN		PROPOSED ADA RAMP
	EXISTING SEWER MAIN		PROPOSED STOP/STREET SIGN
	EXISTING WATER MAIN		PROPOSED FIRE HYDRANT
	EXISTING PI MAIN		FOUND SECTION COR. AS NOTED
	EXISTING CONCRETE		SET 5/8" IRON PIN
	PI/WAT/SEWER LATERAL		FOUND CLASS 1 STREET MONUMENT
	PROPOSED ASPHALT		SET STREET MONUMENT
	PROPOSED CONCRETE		CENTERLINE
	PROPOSED CURB & GUTTER		RIGHT-OF-WAY LINE
	PROPOSED LOT LINE		LOT LINE
	BOUNDARY LINE		PUBLIC UTILITY EASEMENT
	RIGHT OF WAY LINE		SECTION LINE
	PROPOSED STORM MAIN		R-TANK LID CHAMBERS
	PROPOSED CUL MAIN		
	PROPOSED PI MAIN		
	PROPOSED SEWER MAIN		
	PROPOSED WAT/PI/SEWER SERVICE LATERALS		
	RESIDENTIAL STREET LIGHT		



(24"x36")
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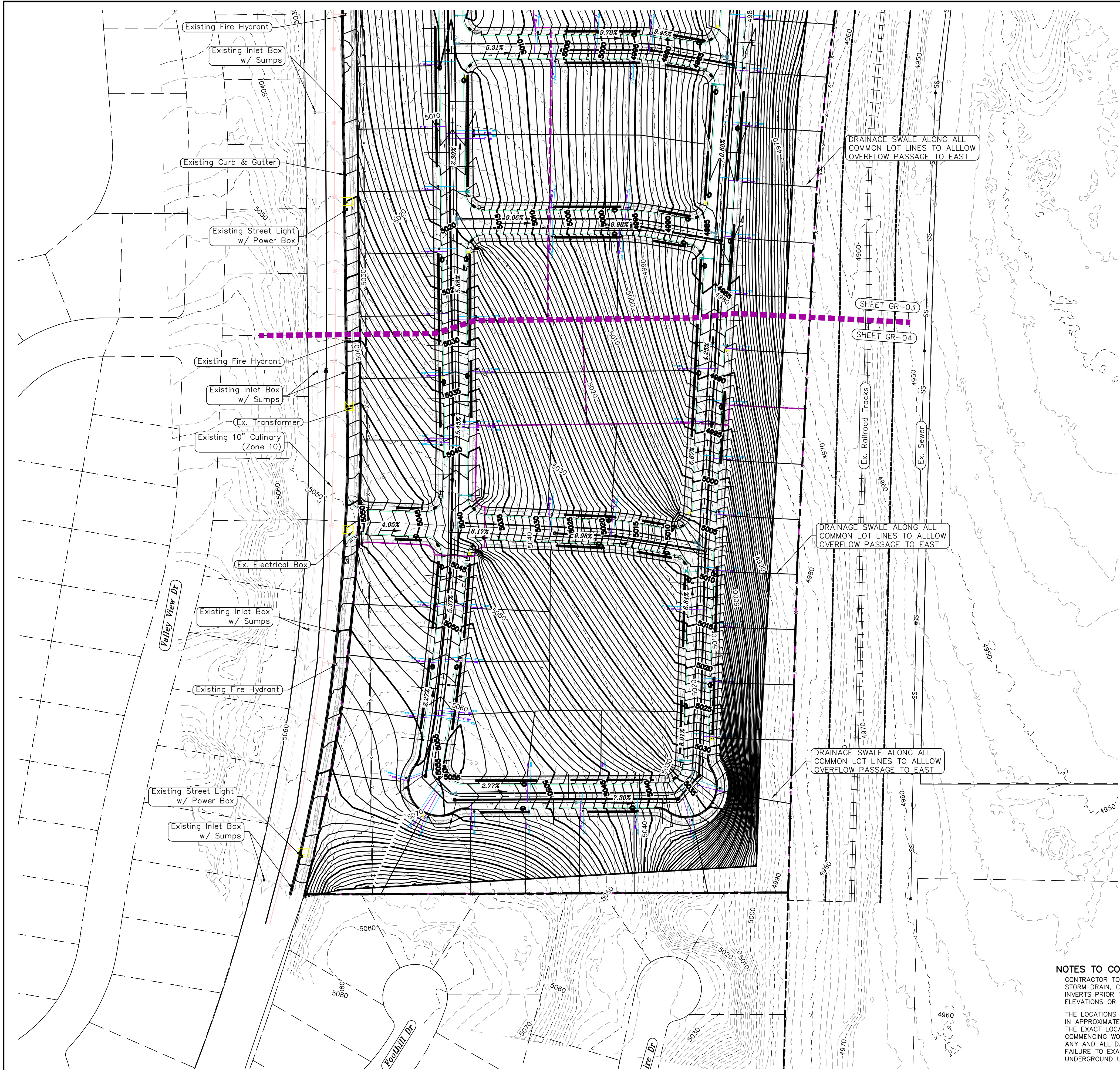
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SHEET:

GR-03



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EXISTING CONTOUR MINOR	PROPOSED STOP/STREET SIGN	PROPOSED ADA RAMP
EXISTING DEED LINE	PROPOSED FIRE HYDRANT	
EXISTING STORM MAIN		
EXISTING SEWER MAIN		
EXISTING WATER MAIN		
EXISTING PI MAIN		
EXISTING CONCRETE		
PI/WAT/SEWER LATERAL		
PROPOSED ASPHALT		
PROPOSED CONCRETE		
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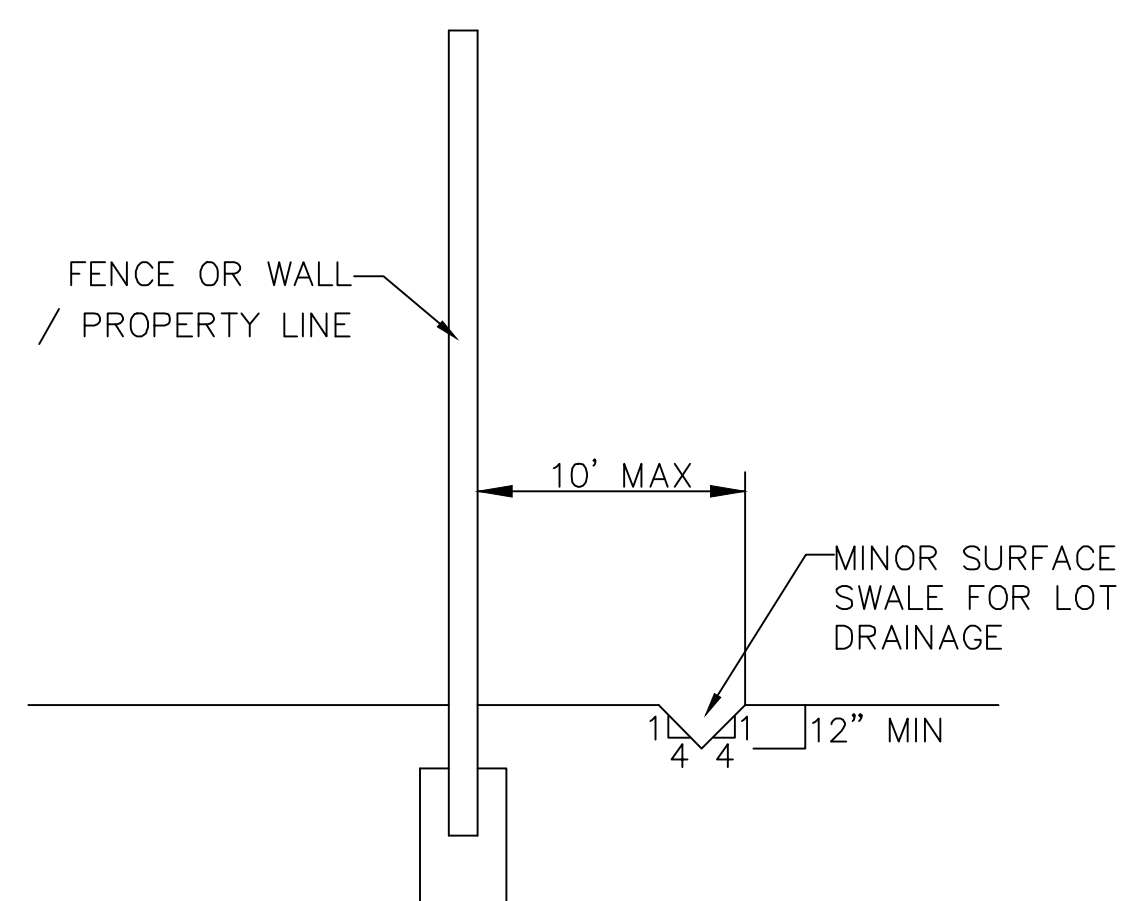
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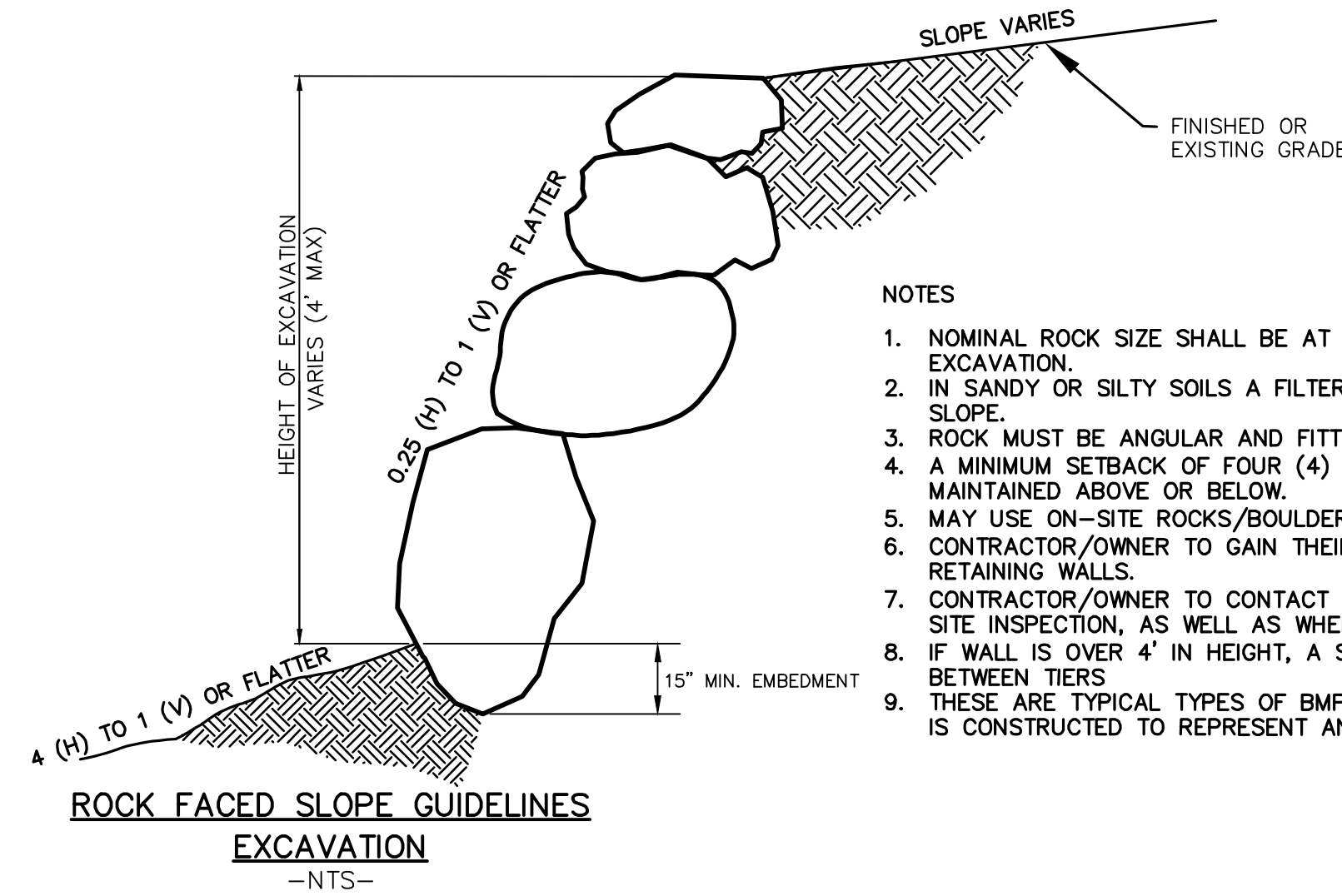
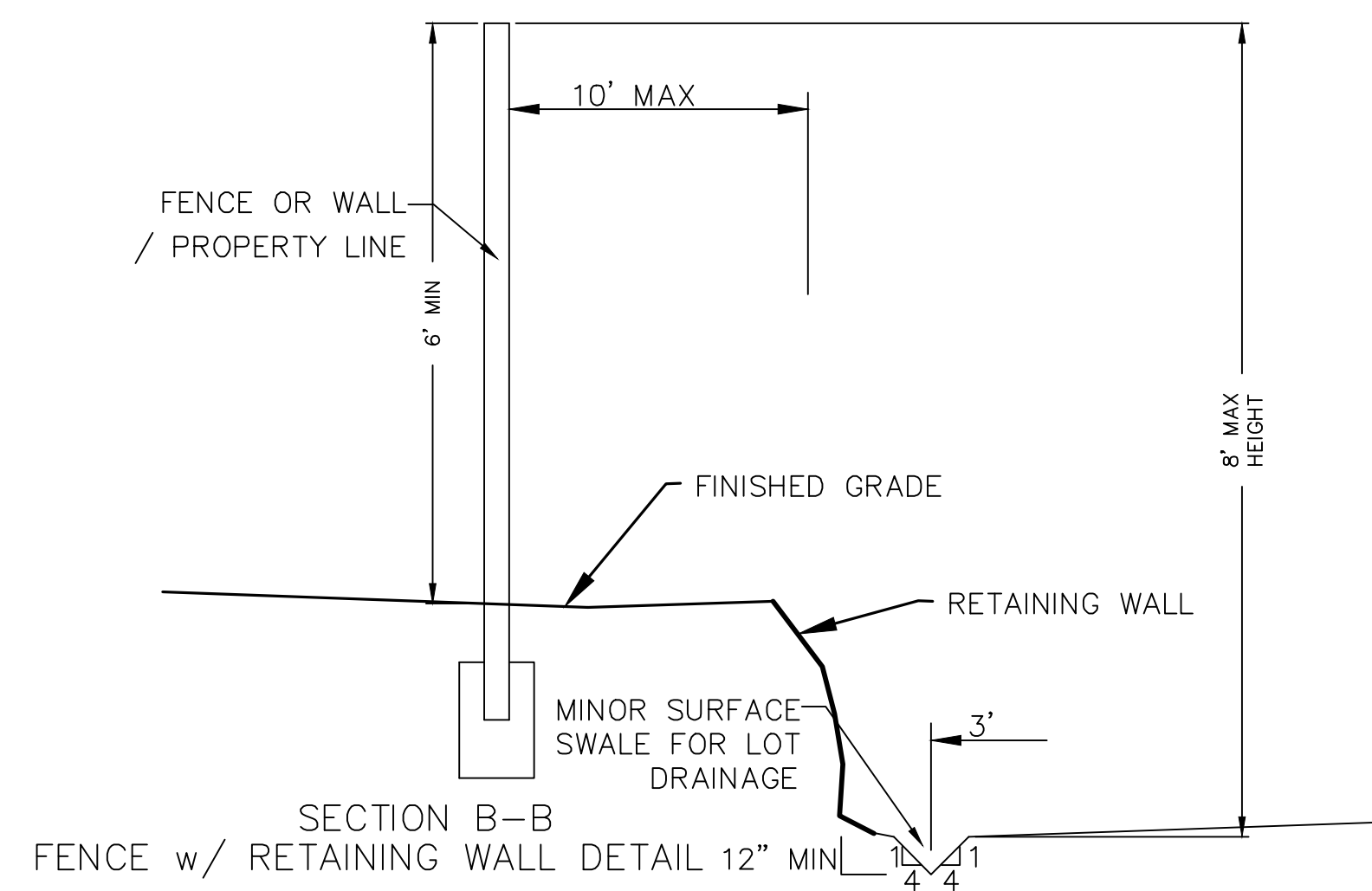
GRADING PLANS

SHEET:

GR-04

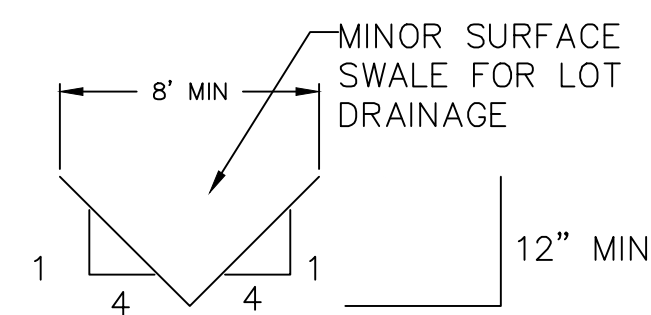


SECTION C-C
FENCE DETAIL

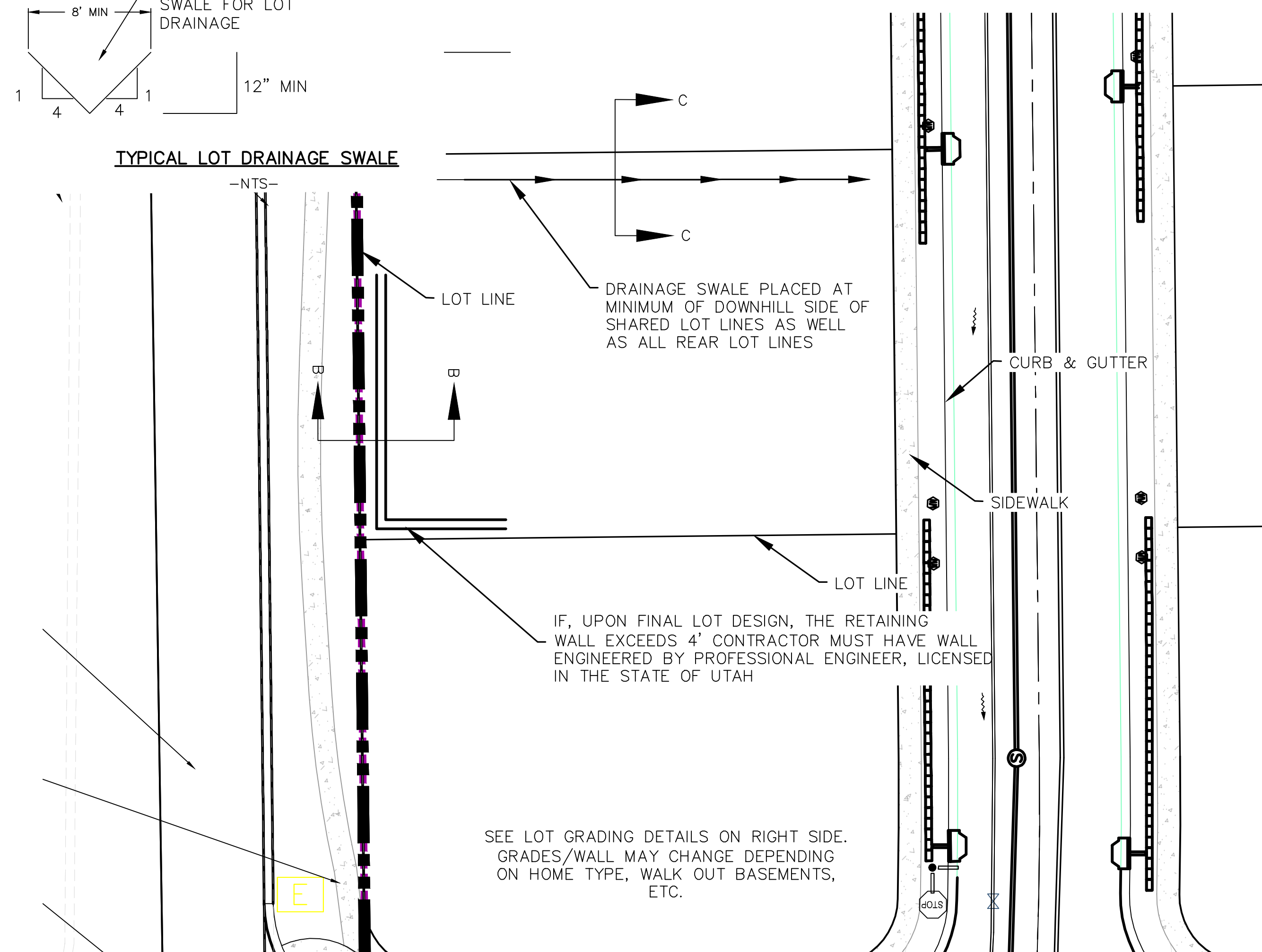


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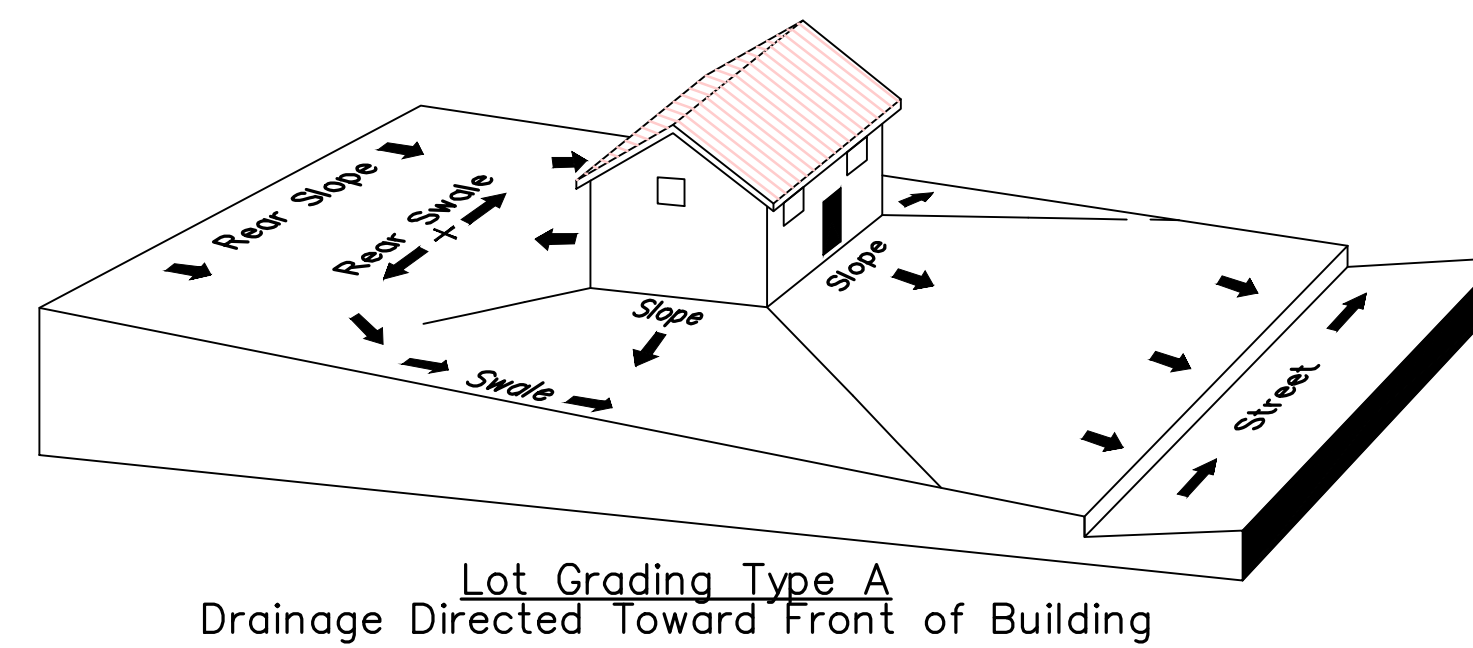
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLIES
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.



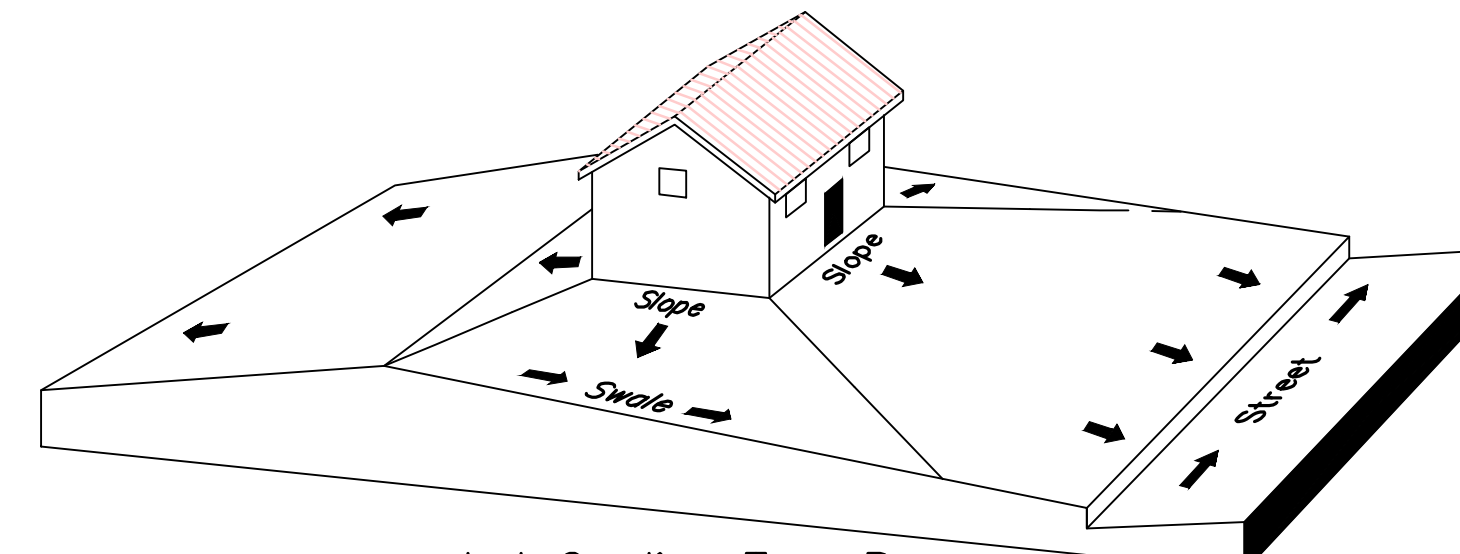
TYPICAL LOT DRAINAGE SWALE



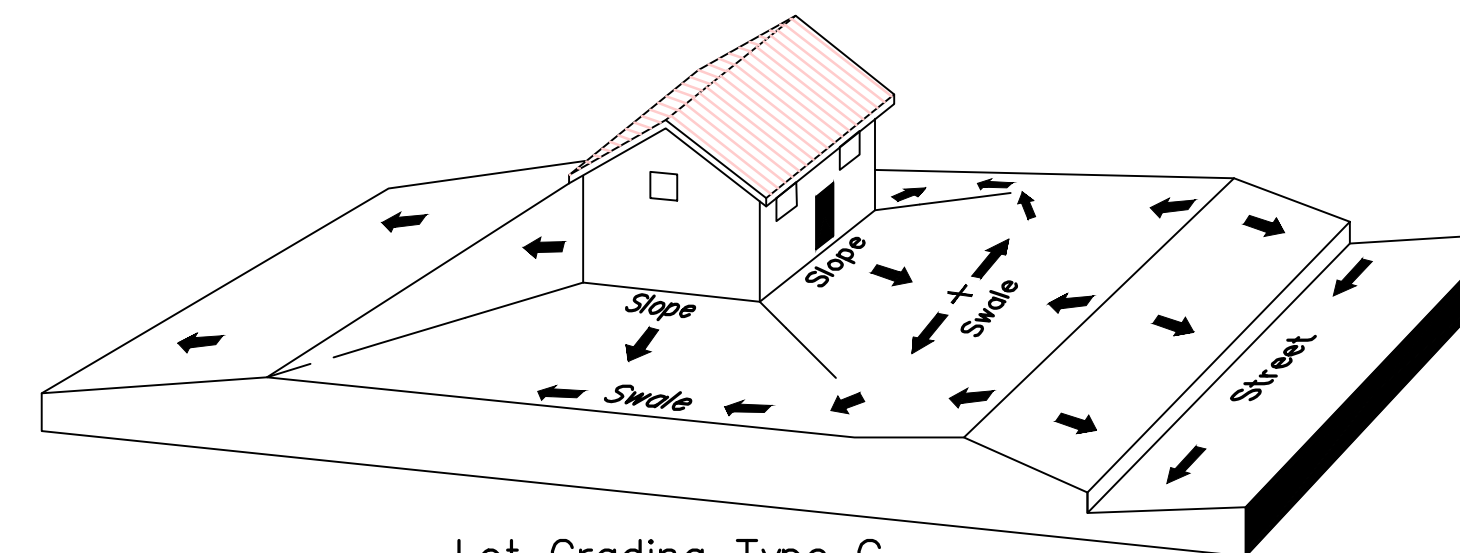
TYPICAL LOT GRADING
-NTS-



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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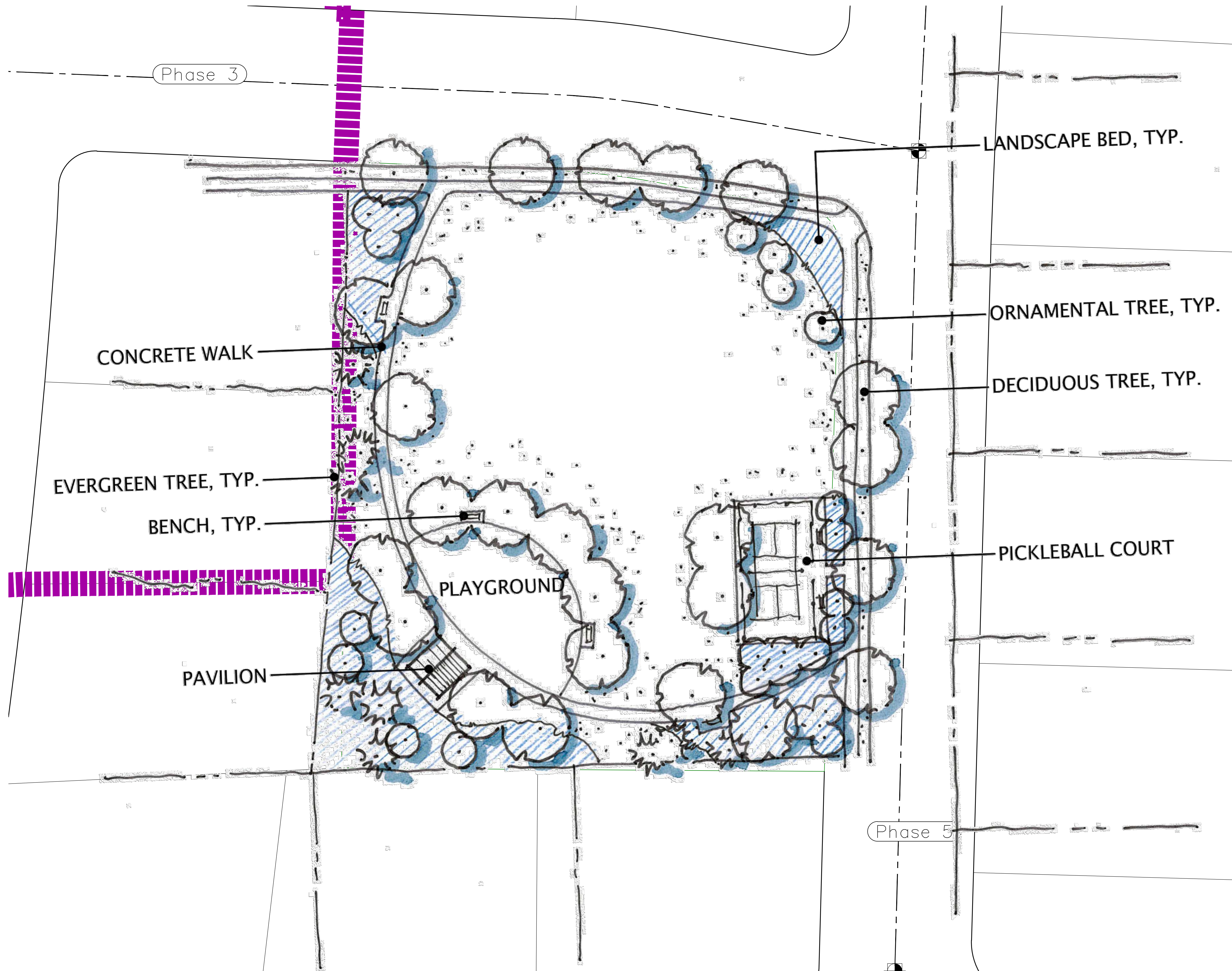
PROJECT #

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SHEET NAME:
GRADING PLANS

SHEET:
GR-05





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at SUMMIT RIDGE

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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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FENCING PLAN

SHEET:
FEN-01

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.

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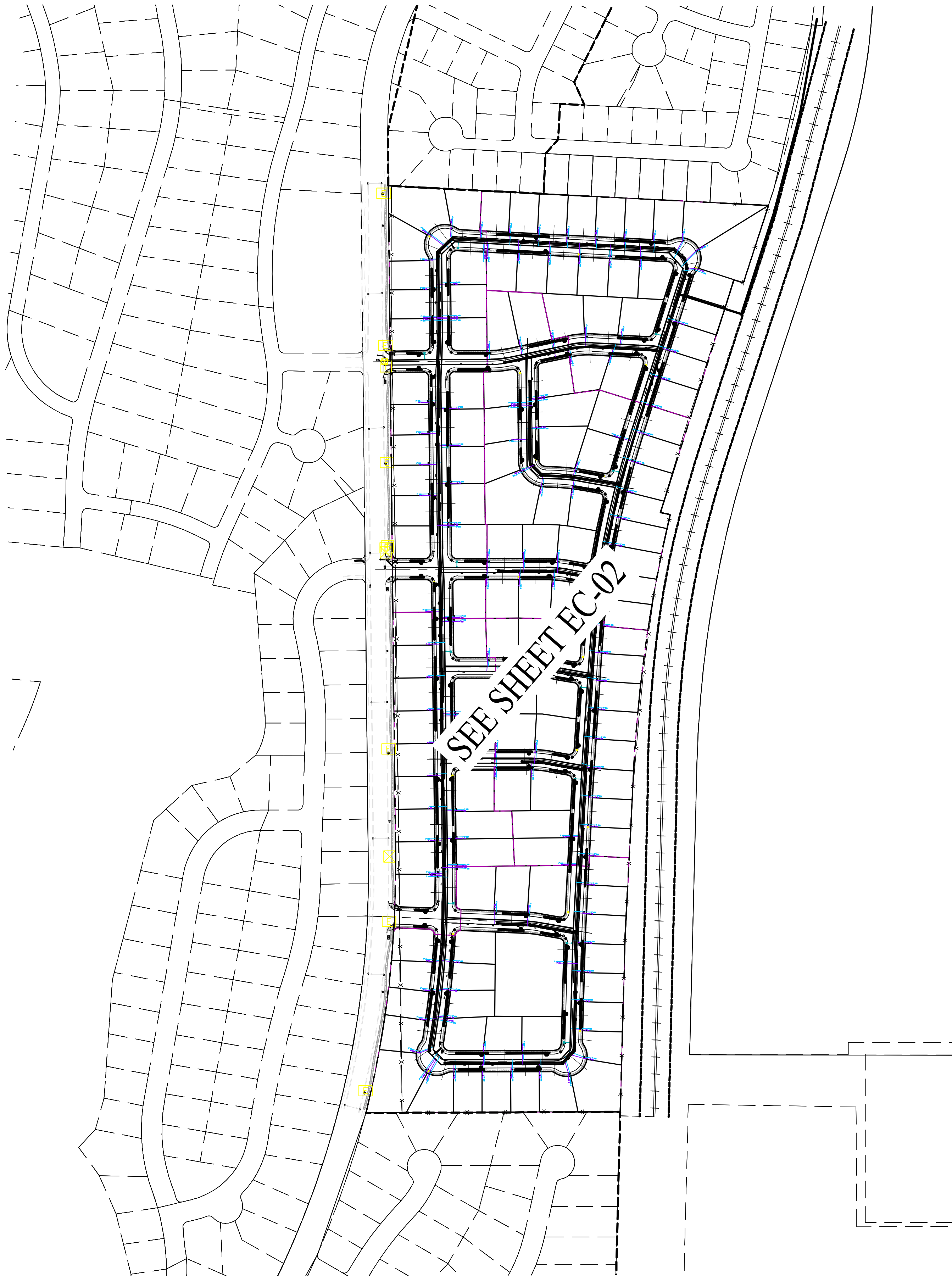
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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	BEGINNING OF CONSTRUCTION TO PLACEMENT OF ASPHALT

NORTH

0 100 200 400 600

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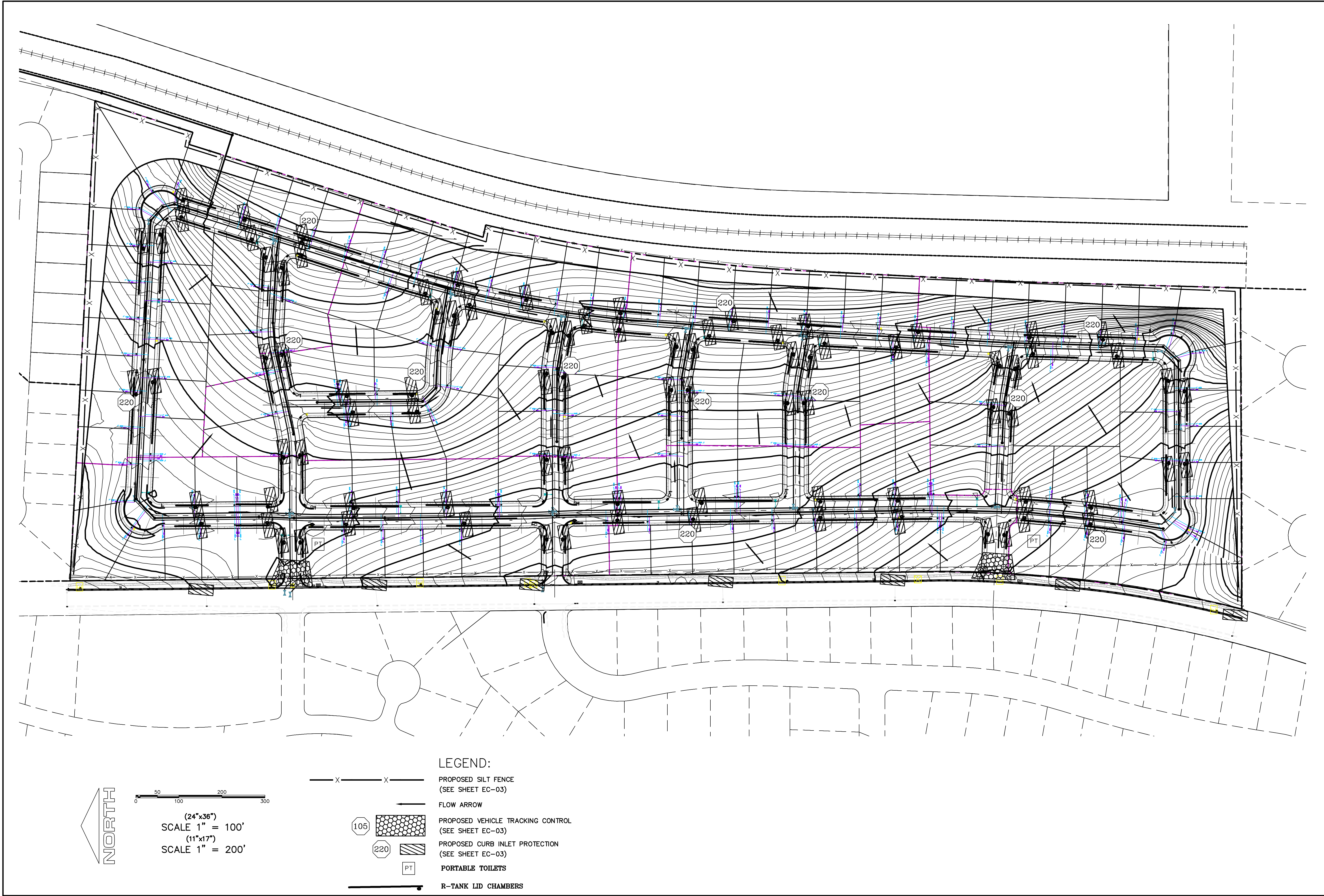
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SHEET NAME:

EROSION CONTROL PLAN

SHEET:

EC-01





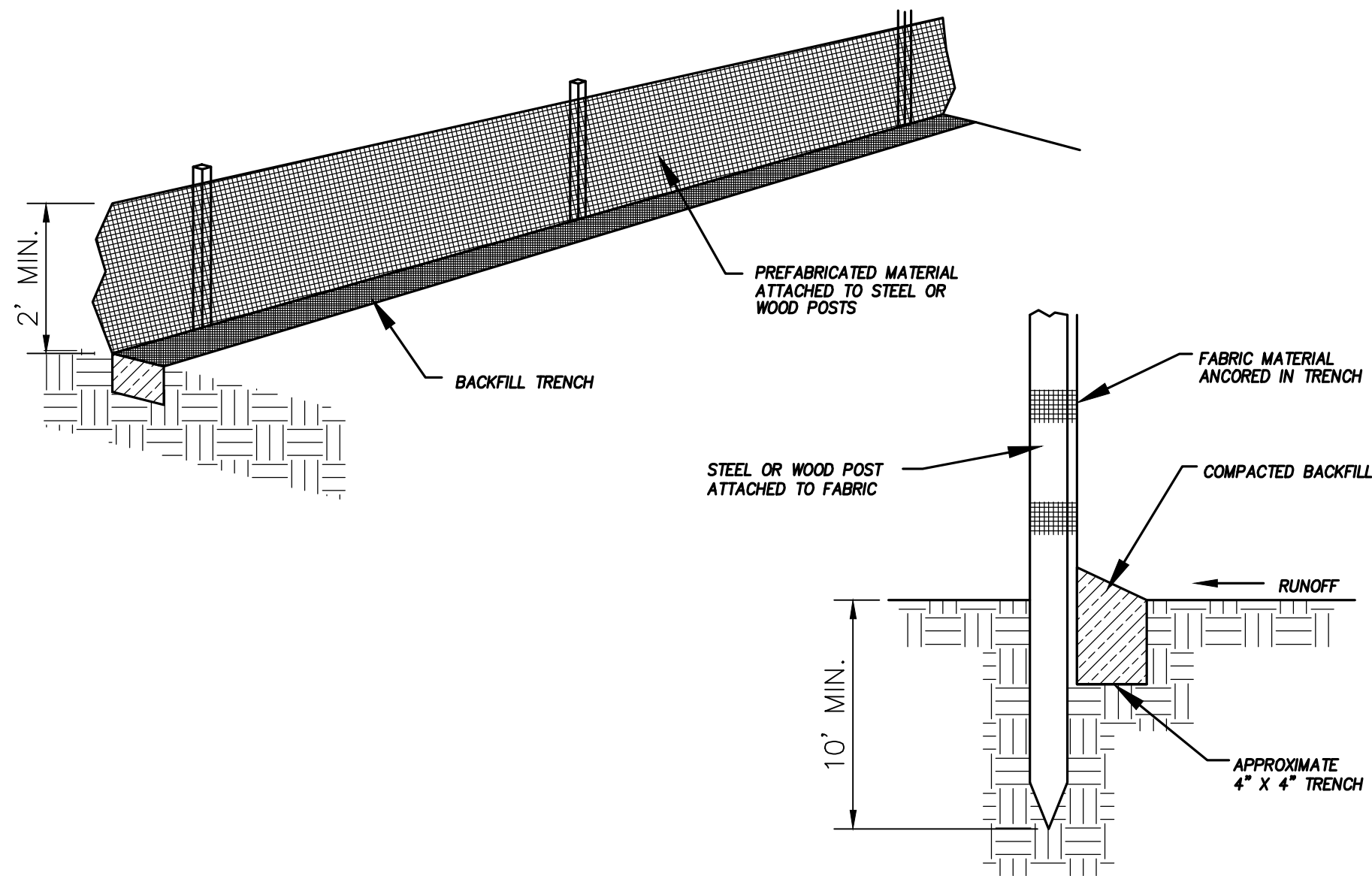
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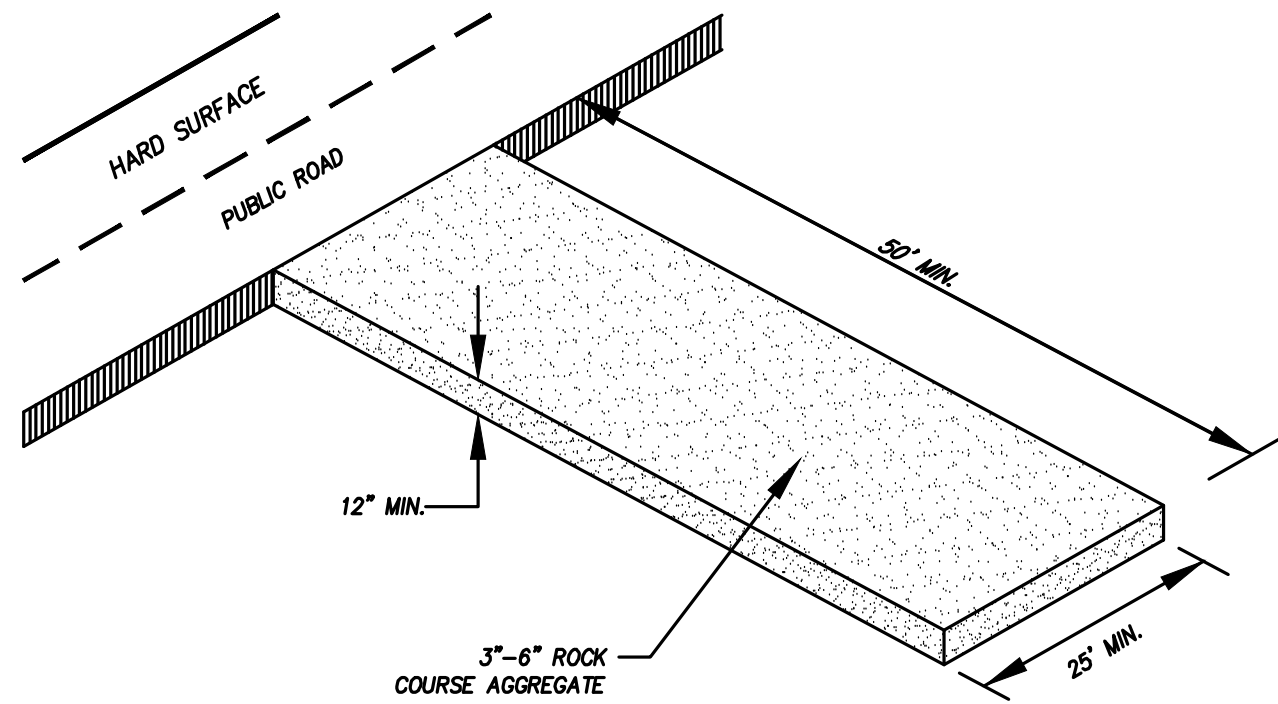
**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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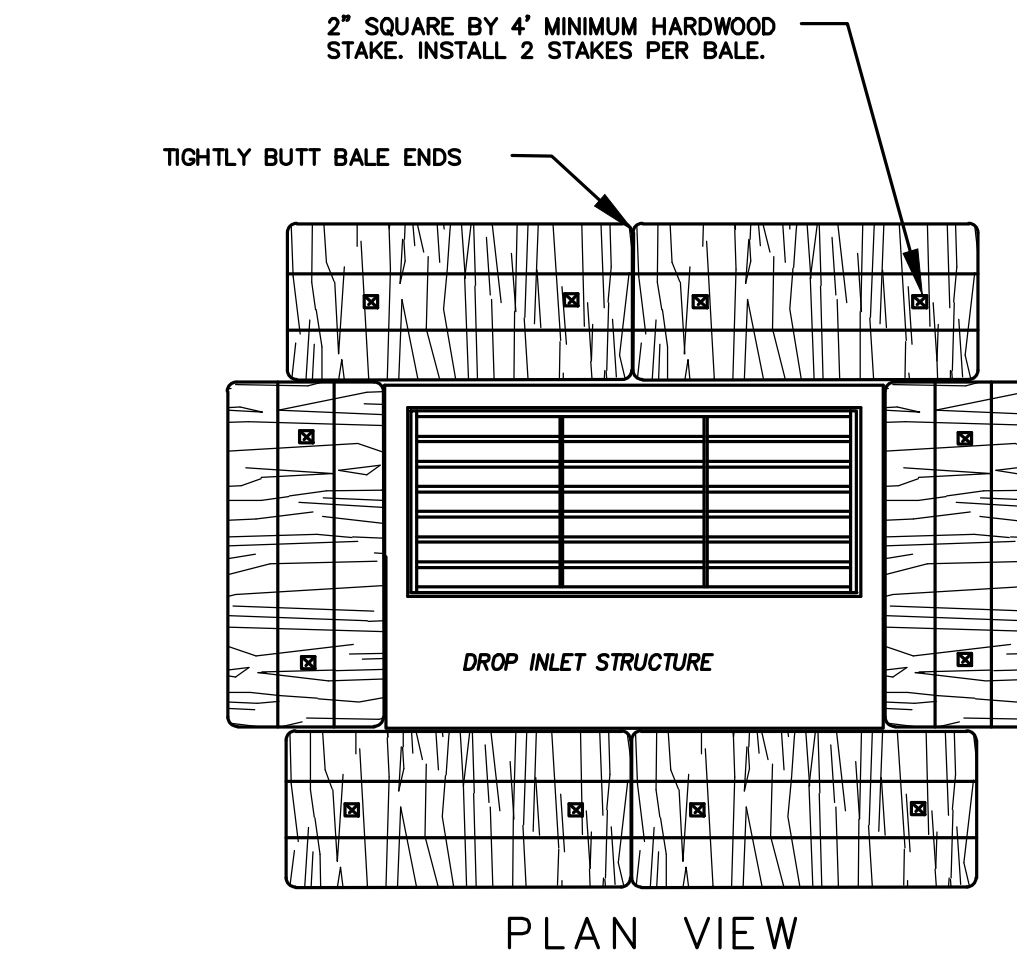
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EROSION CONTROL PLAN
SHEET:
EC-02



DETAIL-A
SILT FENCE DETAIL
-NTS-

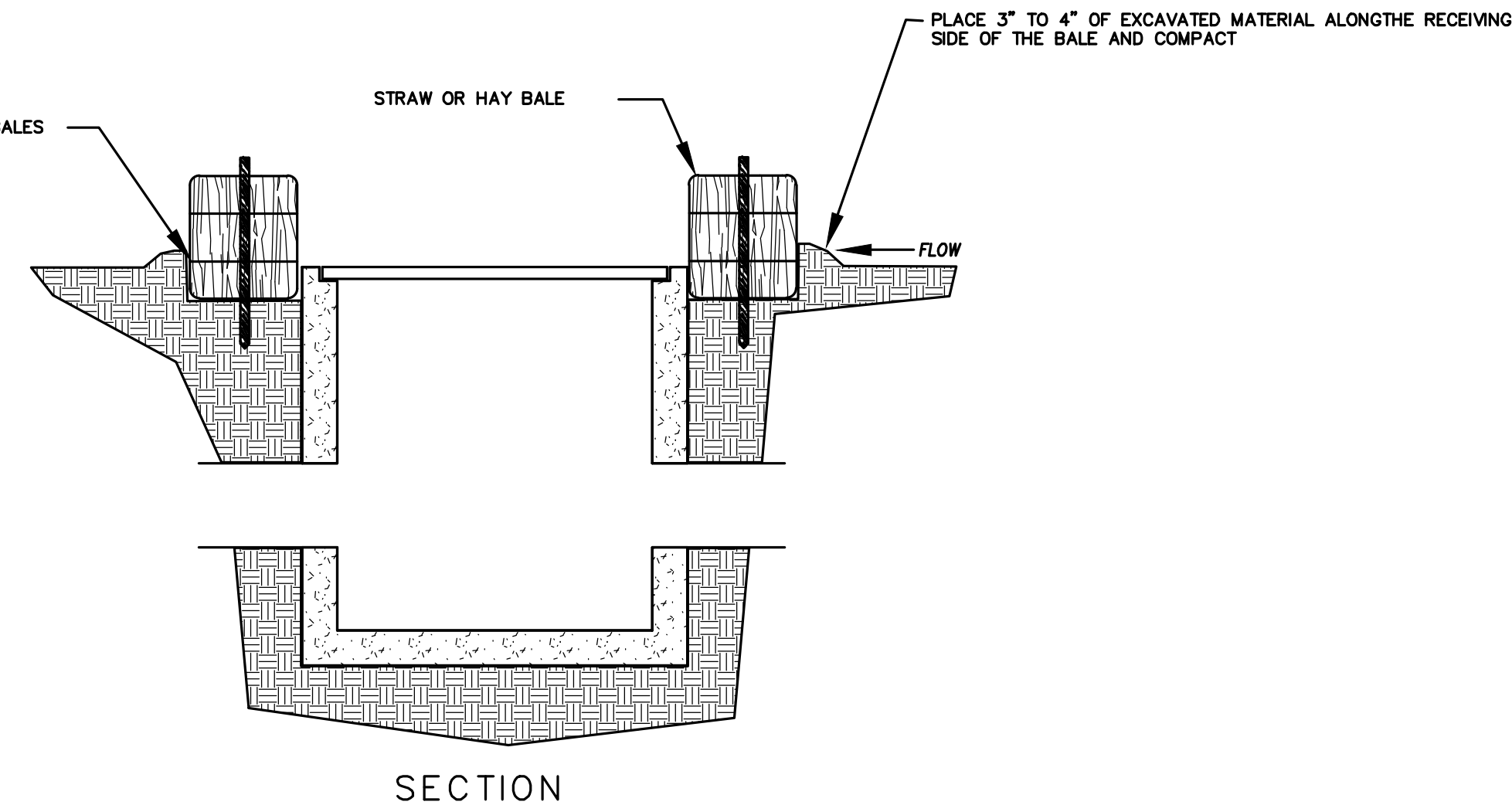


DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE



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.

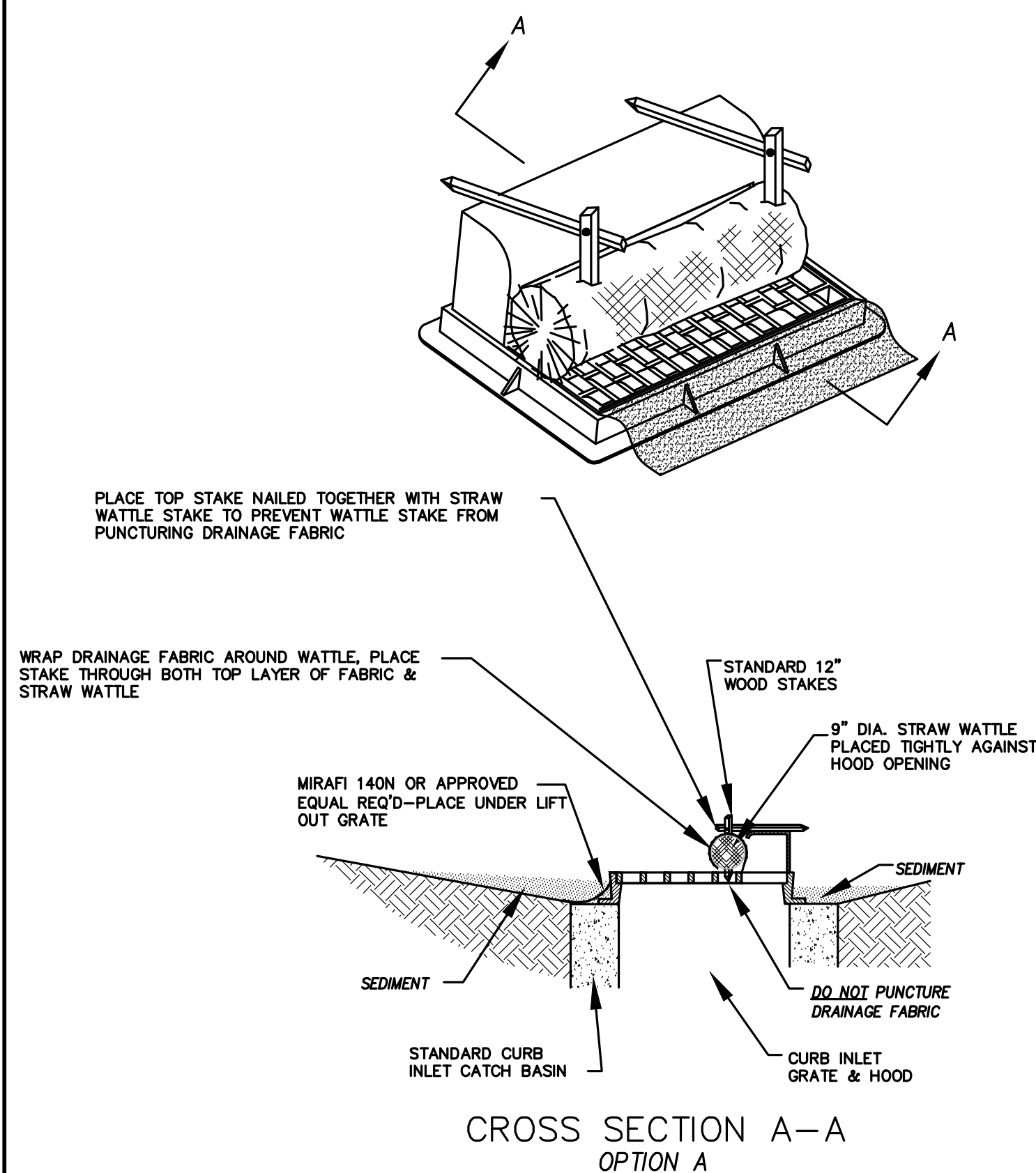


SECTION

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

EROSION CONTROL NOTES

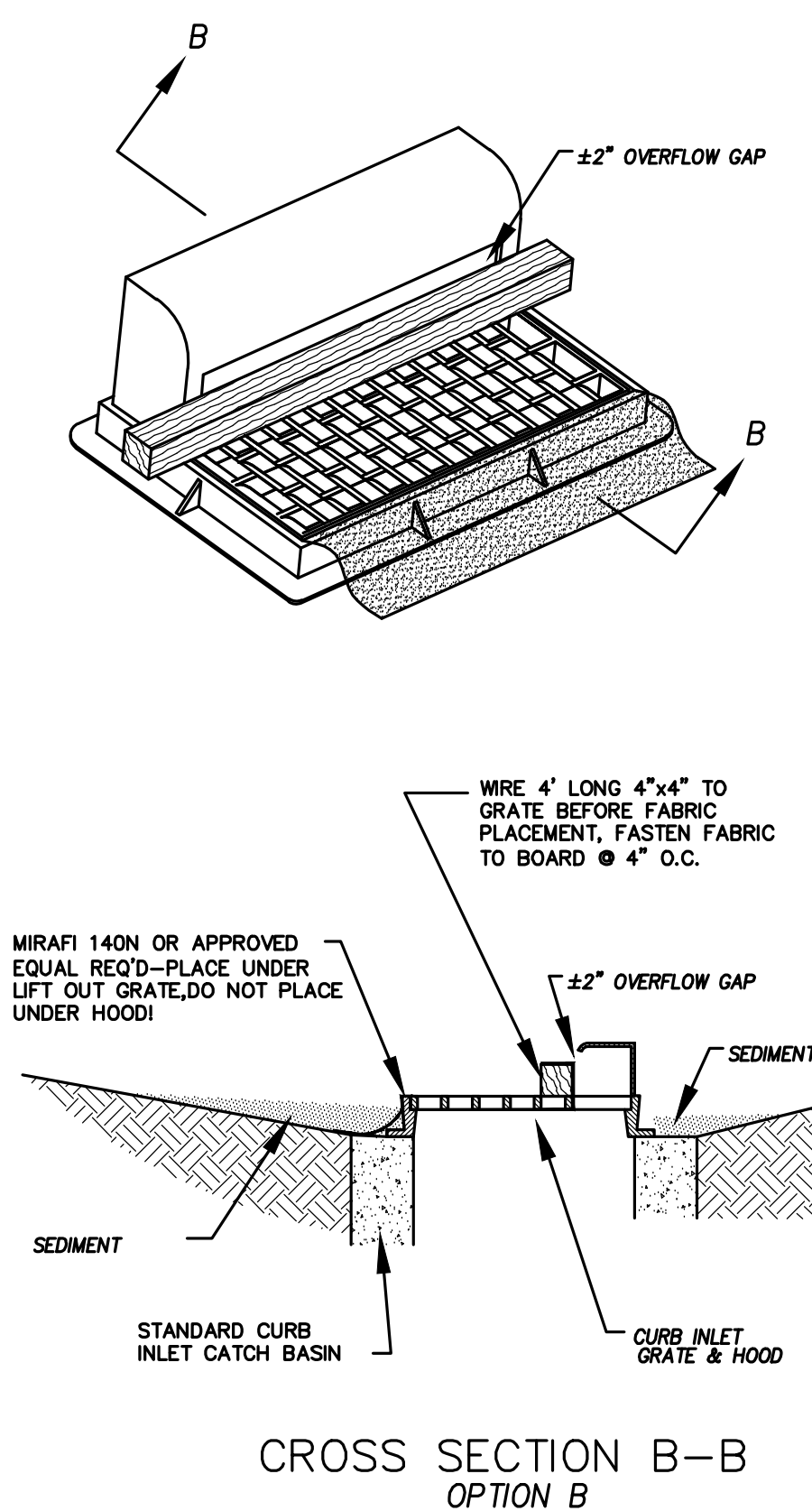
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR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

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

DATE: 6.29.2023

PROJECT #

REVISIONS:

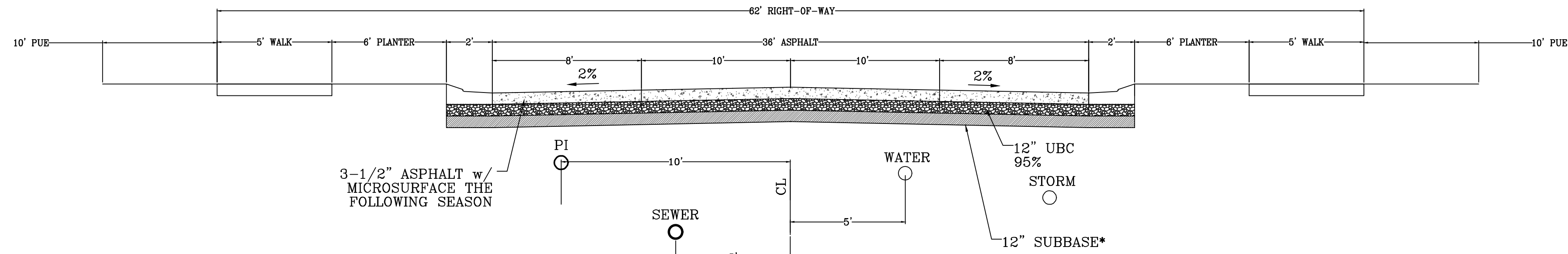
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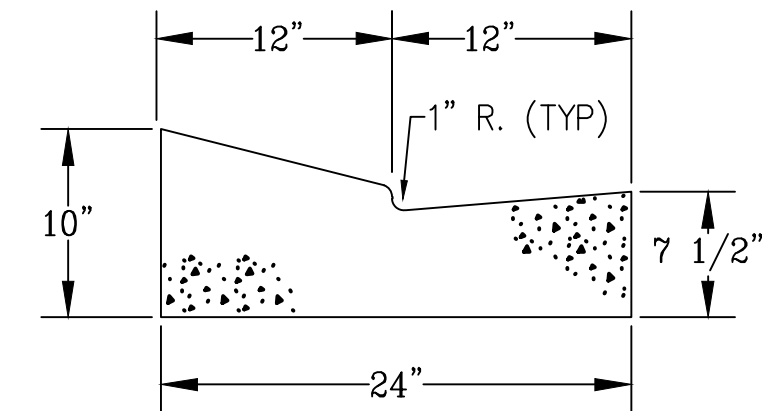
EROSION CONTROL DETAILS

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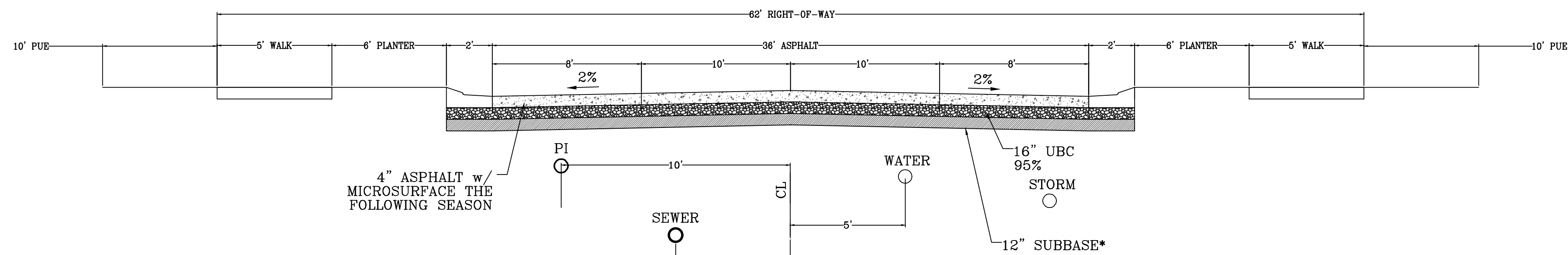


**62' MAJOR LOCAL
Typical Road Section**
LOOKING NORTH AND WEST

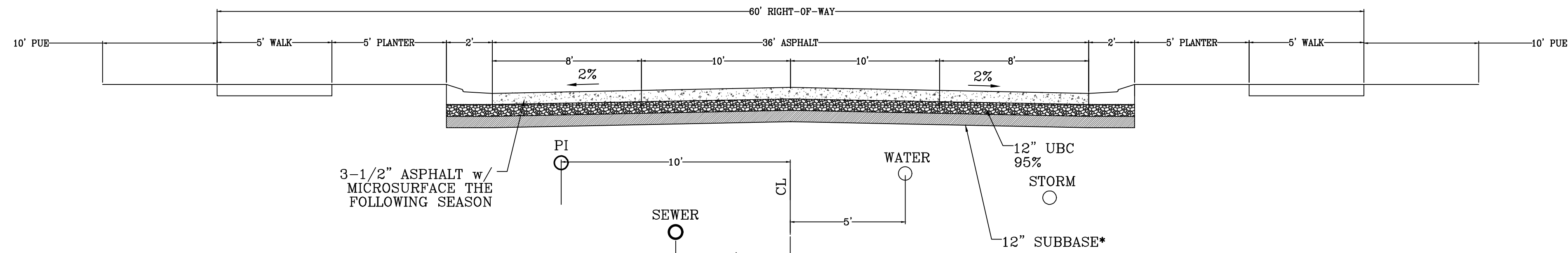


MODIFIED HIGH BACK CURB

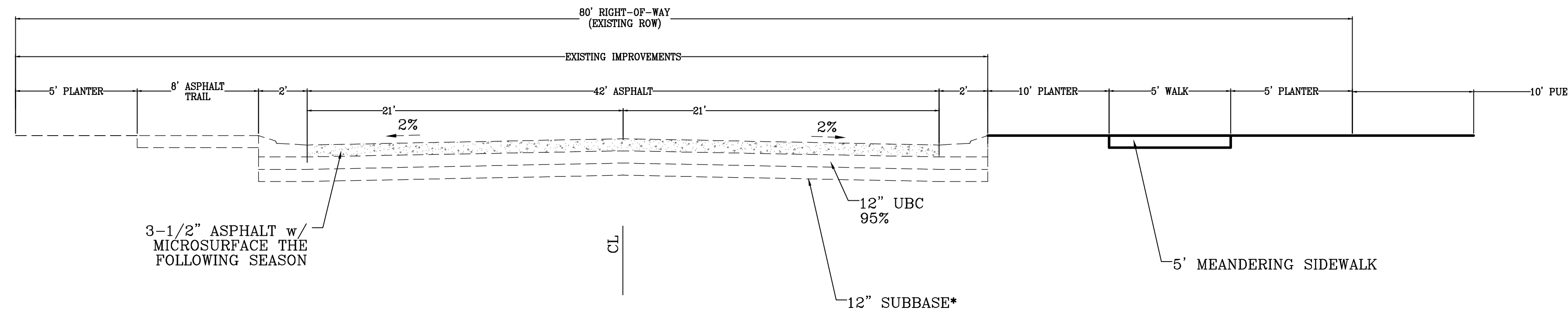
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



**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

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**HOLLOW FLATS
at SUMMIT RIDGE**

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

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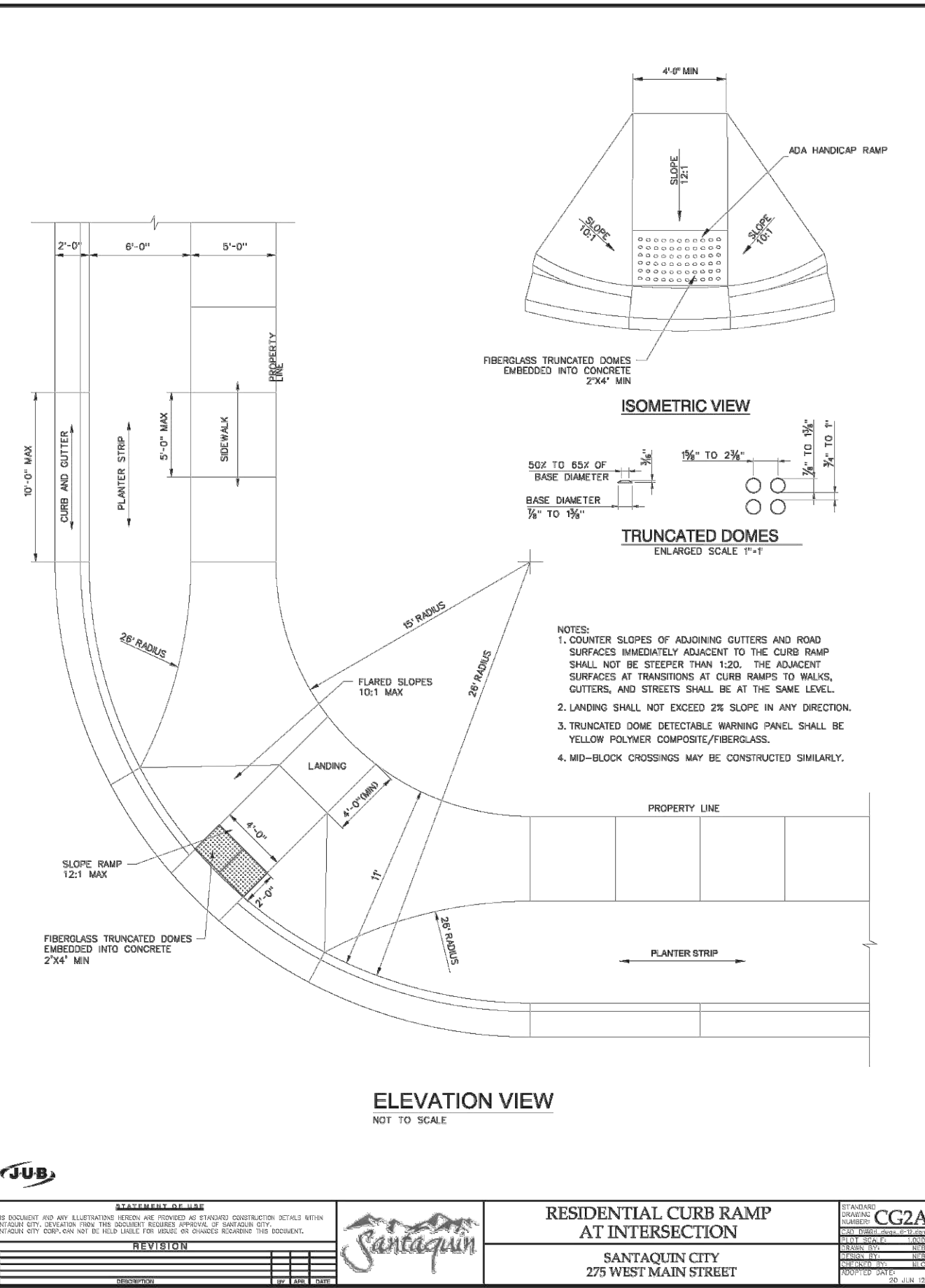
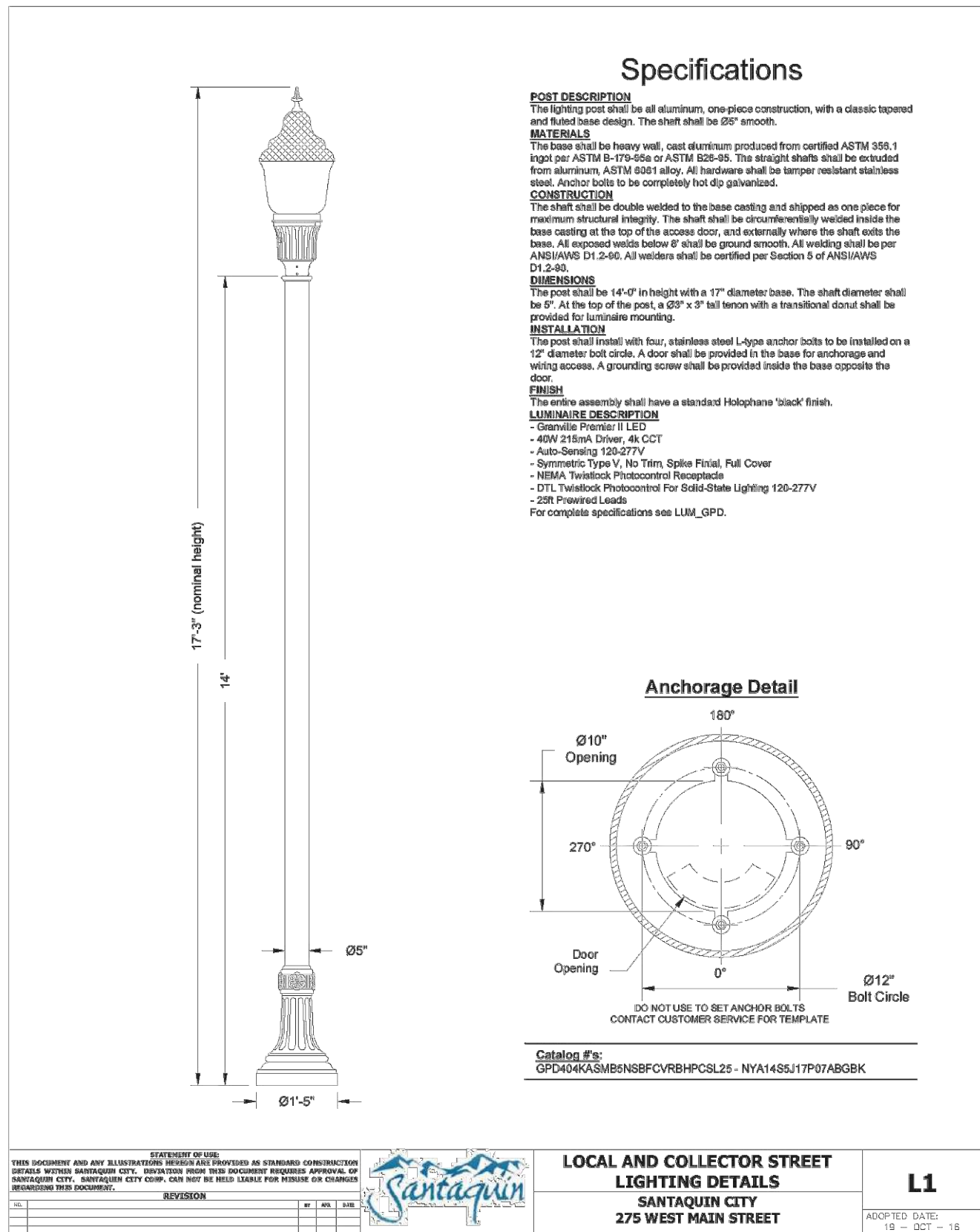
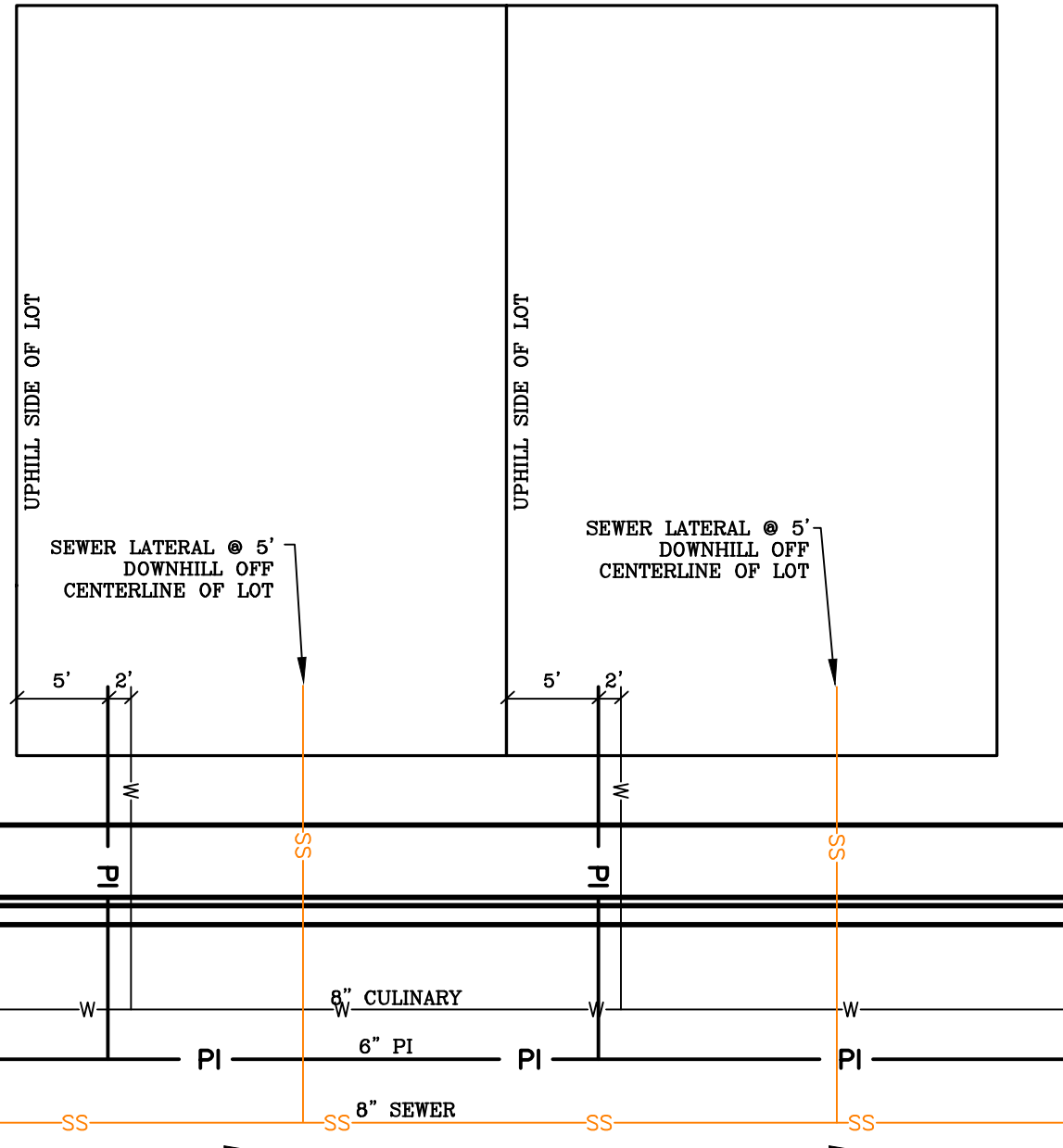
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TYPICAL DETAILS

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ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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**HOLLOW FLATS
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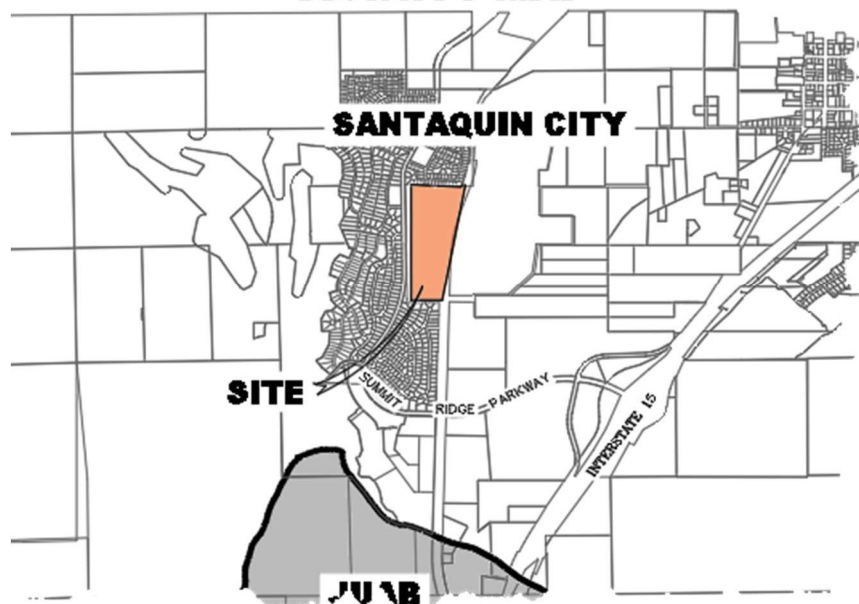
HOLLOW FLATS @ SUMMIT RIDGE

MASS GRADING

Located in

SANTAQUIN, UTAH

VICINITY MAP



Prepared by:

Shawn Herring

Region Engineering & Surveying

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- **Project Exhibits** 7
- **Hollow Flats Overall Preliminary Plan Set**..... 7
- **Hollow Flats Phase 1 Final Plan Set**..... 7

Project Summary

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

The area breakdown is as follows:

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

Project Owner:

Ivory Development

Skylar Tolbert

801-520-9127

skylart@ivorydevelopment.com

Earthwork Contractor:

XYZ to be determined

XXXXX

XXXXXX

Nuisance Mitigation:

Dust

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

Noise

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

Lighting

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

Odors

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

Site Reclamation Plan

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

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

Backfilling:

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

Topsoil Redistribution and Seeding:

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

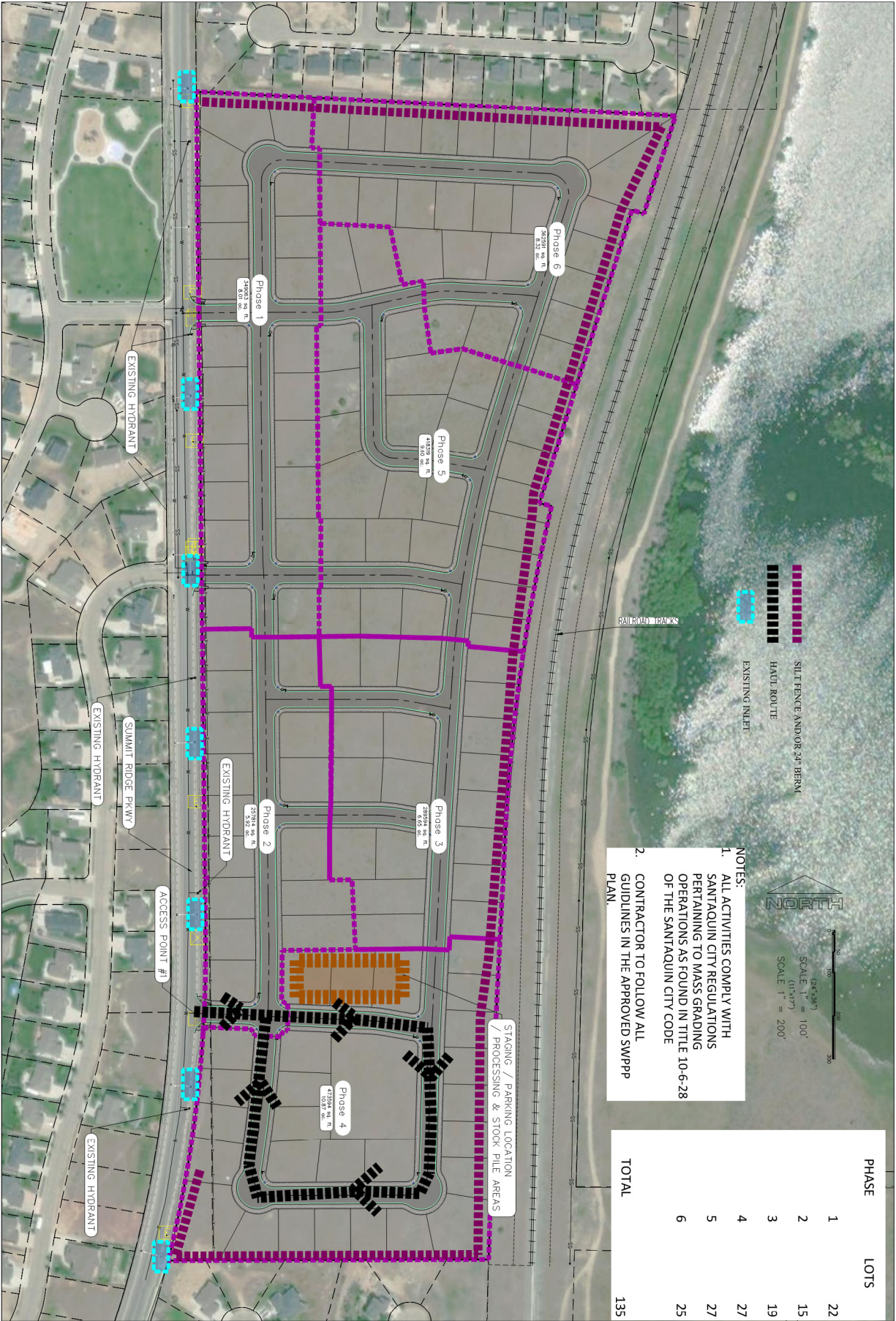
Surface Water and Erosion:

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

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

Appendices:

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

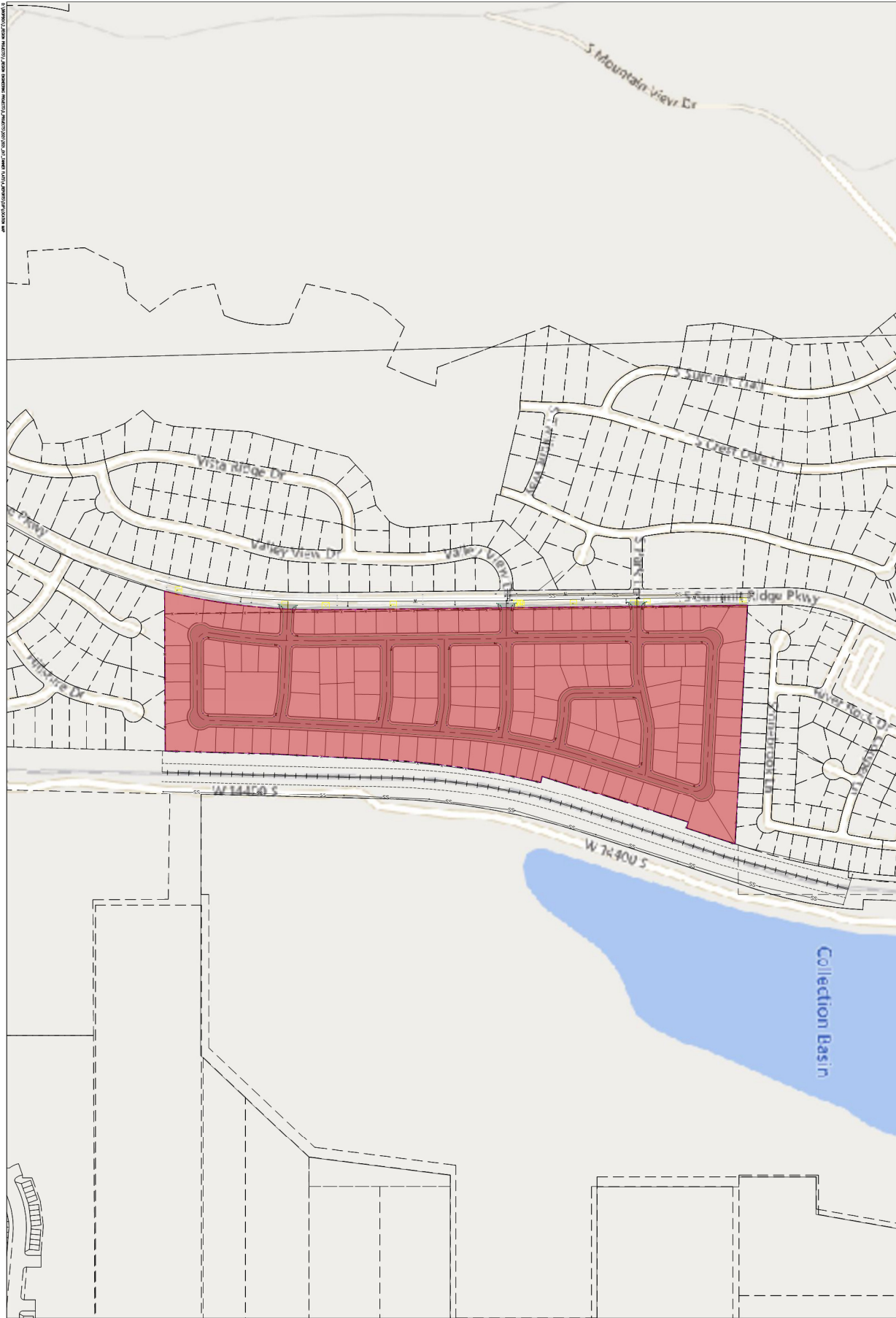


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HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



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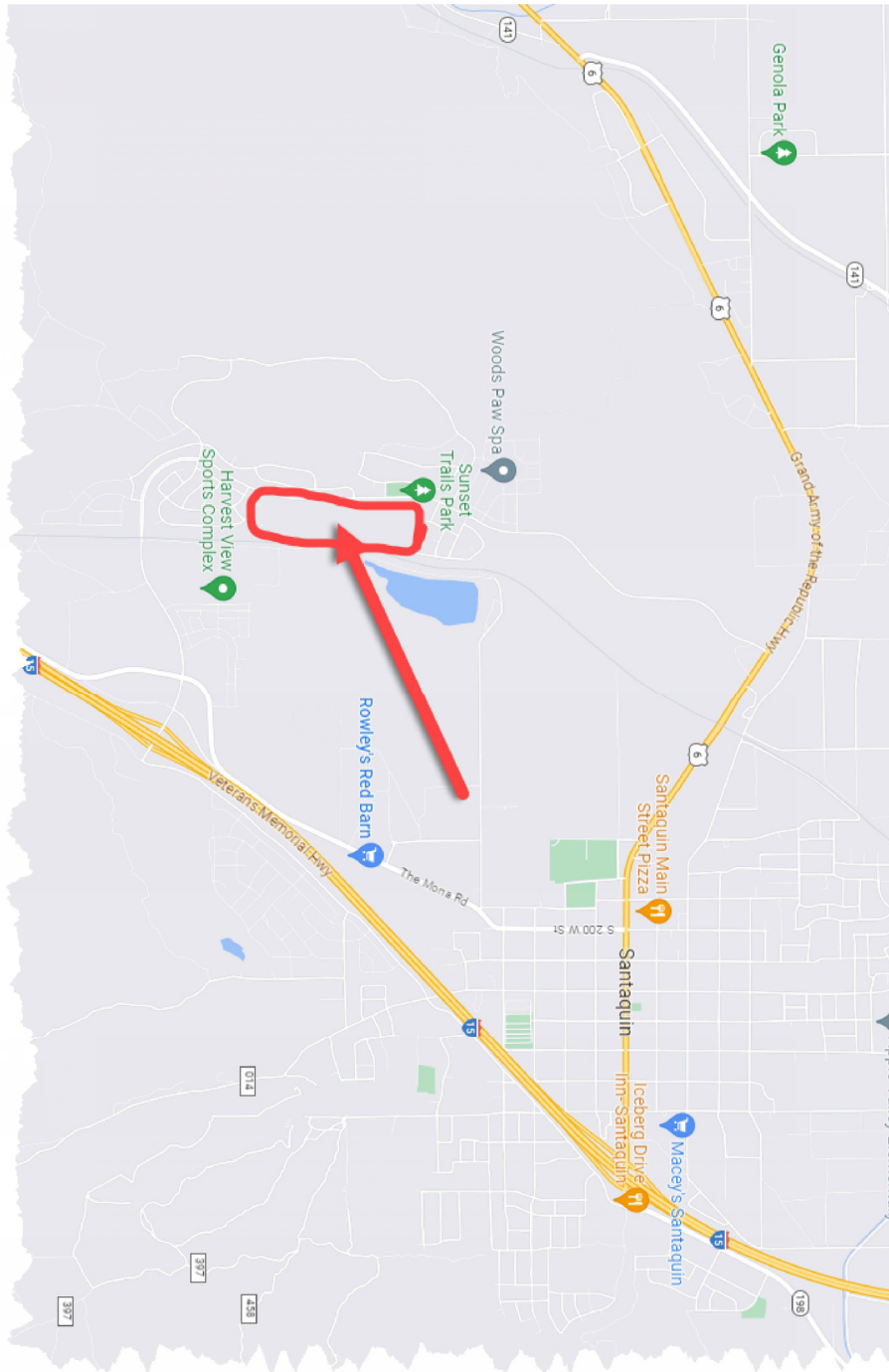
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HOLLOW FLATS
at SUMMIT RIDGE - PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
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HOLLOW FLATS at SUMMIT RIDGE - PHASE 1 LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN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