DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 11, 2026, 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. **Tanner Flats Phase 5 Final Review**
2. **Scenic Ridge Phase E Preliminary Review**
3. **Santaquin Veterinary Clinic**

MEETING MINUTES APPROVAL

4. **Meeting Minutes Approval - July 28, 2026**

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.

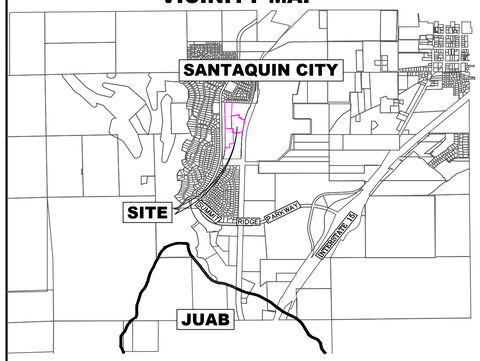
BY:

Stephanie Christensen, City Recorder

Tanner Flats @ Summit Ridge
- PHASE 4 -
May 26

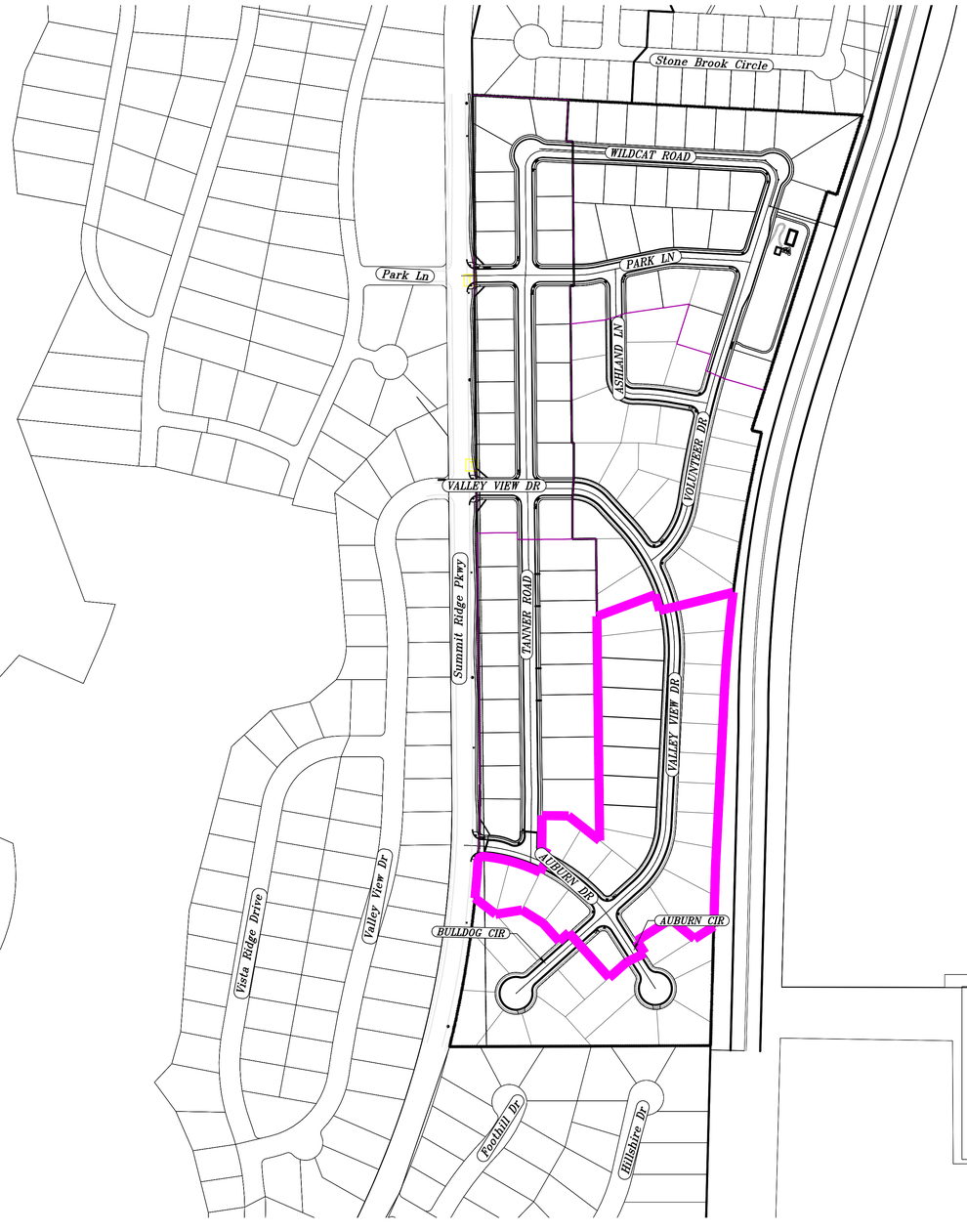
Santaquin, Utah County, Utah

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 BY THE PARK IN PHASE 3



PHASE 5 BREAKDOWN	
TOTAL PLAT ACREAGE	9.69 ACRES
TOTAL LOT ACREAGE	7.85 ACRES
TOTAL ROW ACREAGE	1.84 ACRES
TOTAL OPEN SPACE	-.- ACRES
ZONE	R-1-10
DENSITY	2.89 / dua
NUMBER OF LOTS	28 LOTS

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
EX-01	EXISTING SITE
PLAT	PLAT SHEETS
SS-01	SEWER PLAN
SD-01	STORM DRAIN PLAN
UP-01-2	SITE & UTILITY PLANS
GR-01-4	GRADING PLANS
PP-IN	PLAN & PROFILE INDEX
PP-01-03	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02-03	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

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.
8. ALL BACKFILL WITHIN ROADWAY MUST BE A1a MATERIAL
9. WATER DEDICATION REQUIRED AT FINAL

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 - PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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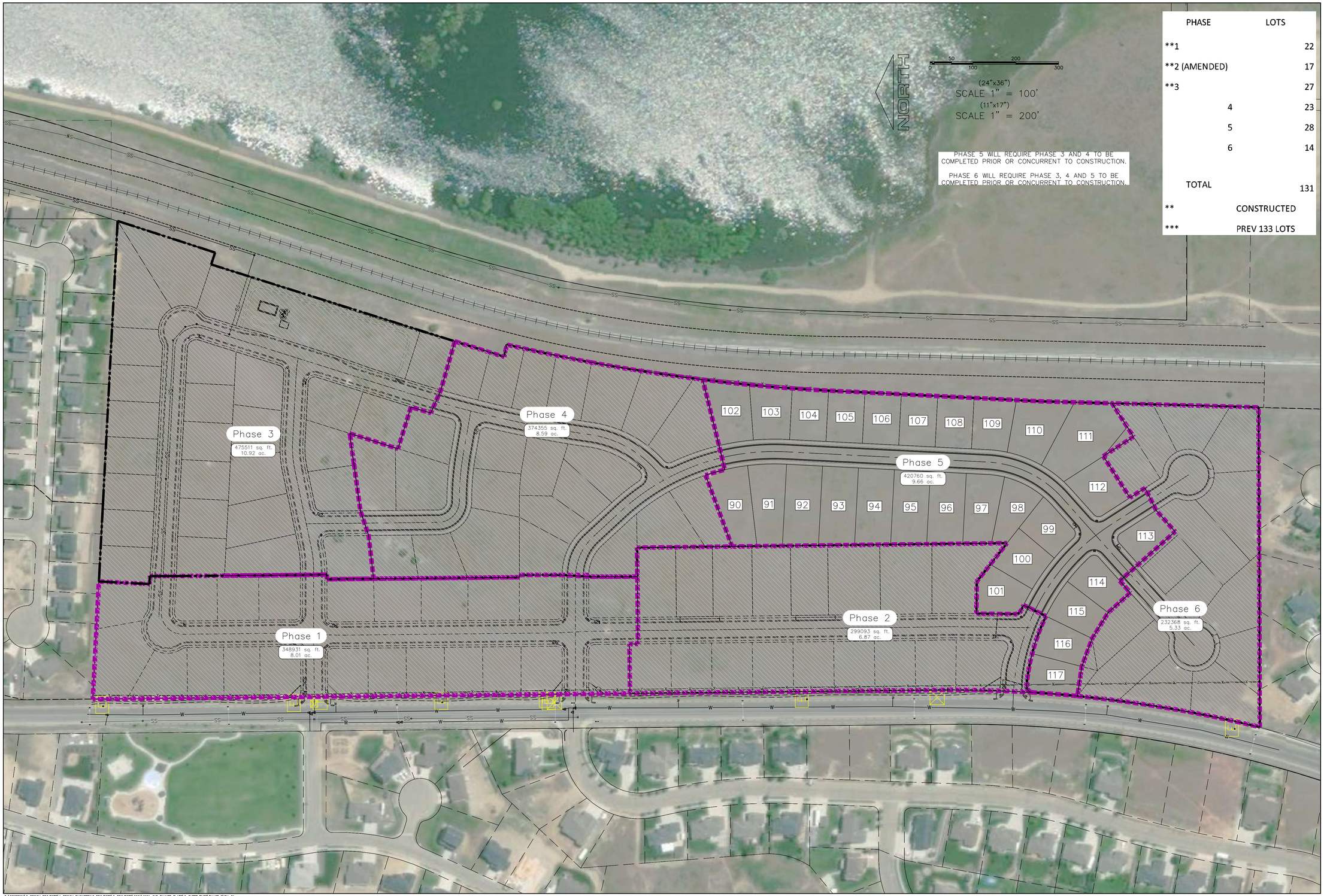

PHASE	LOTS
**1	22
**2 (AMENDED)	17
**3	27
4	23
5	28
6	14
TOTAL	131

** CONSTRUCTED

*** PREV 133 LOTS

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TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

DATE:5.7.2026
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

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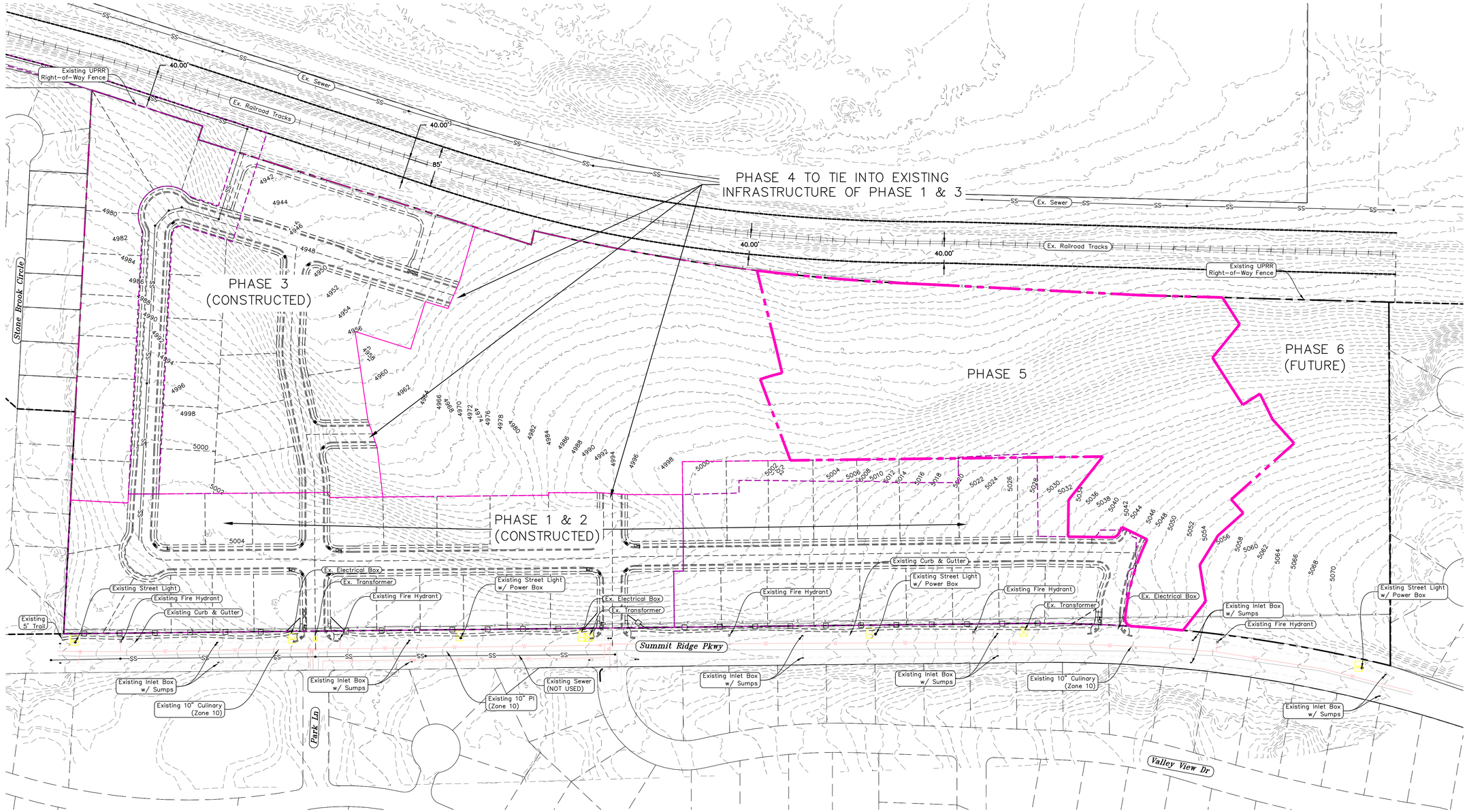

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TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

DATE:5.7.2026
PROJECT #

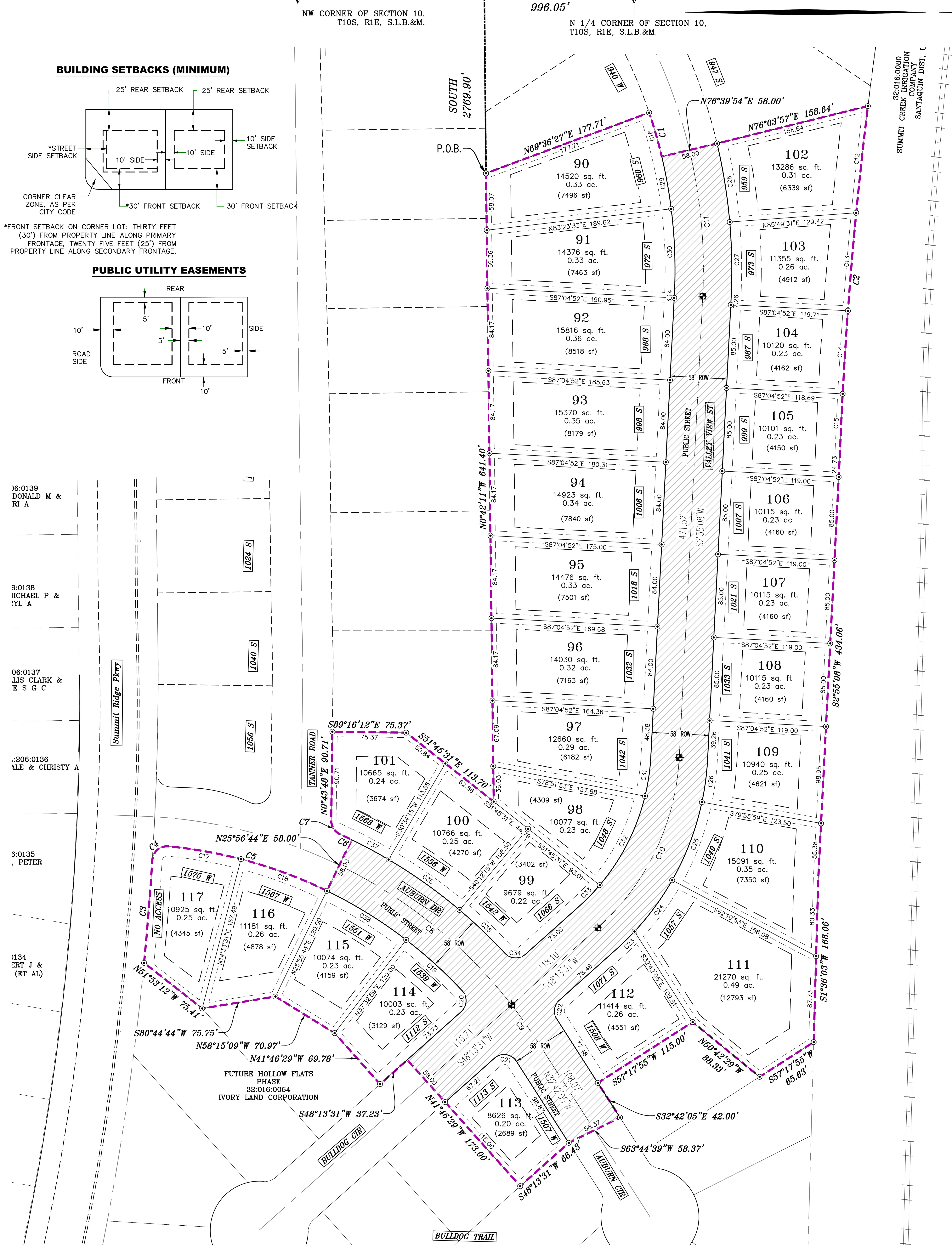
REVISIONS:
1
2
3

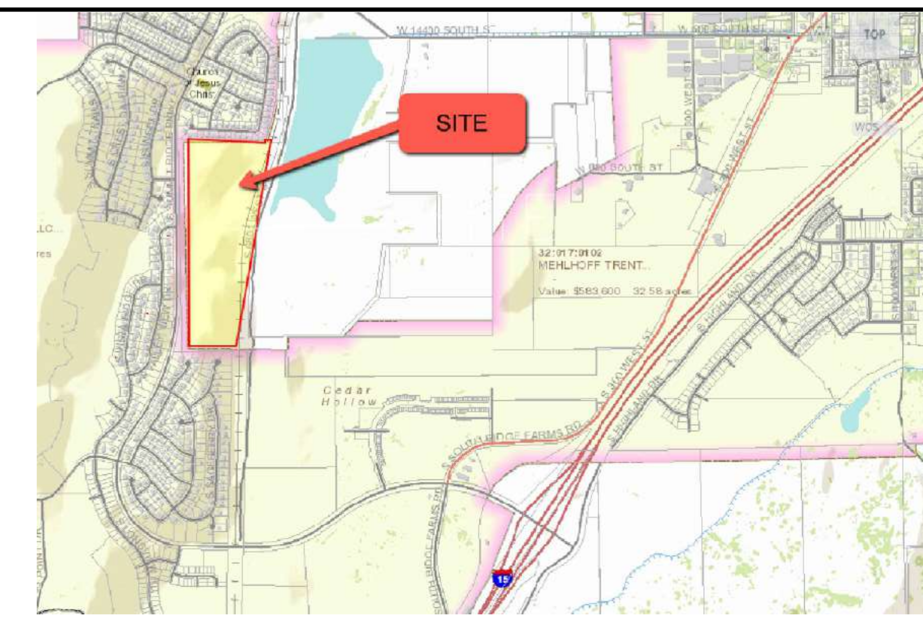
SHEET NAME:
EXISTING CONDITIONS

SHEET:
EX-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\EX-01

TANNER FLATS @ SUMMIT RIDGE
- PHASE 5 -





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BASIS OF BEARING

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	46.70'	501.00'	46.68'	S16°00'19"E	5°20'26"
C2	355.24'	4261.98'	355.14'	S4°36'38"W	4°46'32"
C3	105.28'	3019.90'	105.27'	N4°35'04"E	1°59'51"
C4	24.04'	15.00'	21.55'	N49°29'22"E	91°48'26"
C5	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C6	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C7	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"
C8	228.21'	500.00'	226.23'	N50°58'45"W	26°09'02"
C9	45.40'	500.00'	45.38'	N35°18'10"W	5°12'09"
C10	197.69'	250.00'	192.58'	S25°34'19"W	45°18'22"
C11	150.35'	530.00'	149.85'	S5°12'29"E	16°15'14"
C12	109.59'	4261.98'	109.58'	S6°15'42"W	1°28'24"
C13	100.38'	4261.98'	100.38'	S4°51'01"W	1°20'58"
C14	85.01'	4261.98'	85.01'	S3°36'15"W	1°08'34"
C15	60.27'	4261.98'	60.27'	S2°37'40"W	0°48'37"
C16	46.70'	501.00'	46.68'	S16°00'19"E	5°20'26"
C17	75.34'	471.00'	75.26'	S80°01'27"E	9°09'56"
C18	93.61'	471.00'	93.45'	S69°44'53"E	11°23'13"
C19	77.17'	471.00'	77.09'	N47°45'23"W	9°23'17"
C20	23.90'	15.00'	21.45'	N2°34'53"E	91°17'15"
C21	25.94'	15.00'	22.82'	N82°14'17"W	99°04'24"
C22	21.19'	15.00'	19.47'	S7°45'43"W	80°55'36"
C23	25.40'	279.00'	25.39'	S45°37'02"W	5°12'58"
C24	65.10'	279.00'	64.95'	S36°19'31"W	13°22'05"
C25	85.61'	279.00'	85.27'	S20°51'03"W	17°34'50"
C26	44.51'	279.00'	44.47'	S7°29'23"W	9°08'30"
C27	77.32'	559.00'	77.26'	S1°02'37"E	7°55'30"
C28	81.26'	559.00'	81.19'	S9°10'14"E	8°19'44"
C29	54.19'	501.00'	54.16'	N10°14'11"W	6°11'50"
C30	87.94'	501.00'	87.83'	N2°06'34"W	10°03'25"
C31	41.38'	221.00'	41.32'	N8°16'57"E	10°43'38"
C32	102.85'	221.00'	101.92'	N26°58'43"E	26°39'53"
C33	30.53'	221.00'	30.50'	N44°16'05"E	7°54'51"
C34	23.28'	15.00'	21.01'	S87°18'52"E	88°55'15"
C35	64.09'	529.00'	64.05'	S46°19'30"E	6°56'31"
C36	88.94'	529.00'	88.84'	S54°36'45"E	9°38'00"
C37	42.71'	529.00'	42.69'	S61°44'30"E	4°37'32"
C38	95.39'	471.00'	95.23'	N58°15'09"W	11°36'15"

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 BOX) (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY

NOTES:

1. ⦿ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

UTILITIES APPROVAL

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

ROCKY MTN POWER ______________________

CENTRACOM ______________________

CENTURY LINK ______________________

0 30 60 120 180

NORTH

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

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ________ day of ______________, 20________
By- ________________________________
Title- ________________________________

SHEET 1 of 1

Surveyor's Certificate

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

Boundary Description

TANNER FLATS @ SUMMIT RIDGE – PHASE 5

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 996.05 FEET ALONG THE SECTION LINE AND SOUTH 2769.90 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 69° 36' 27" E FOR A DISTANCE OF 177.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 20' 26", HAVING A RADIUS OF 501.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 00' 19" E FOR A DISTANCE OF 46.68 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 76° 39' 54" E FOR A DISTANCE OF 58.00 FEET TO A POINT ON A LINE.

THENCE, N 76° 03' 57" E FOR A DISTANCE OF 158.64 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 46' 32", HAVING A RADIUS OF 4261.98 FEET, AND WHOSE LONG CHORD BEARS S 04° 36' 38" W FOR A DISTANCE OF 355.14 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 168.06 FEET TO A POINT ON A LINE. THENCE, S 57° 17' 55" W FOR A DISTANCE OF 65.63 FEET TO A POINT ON A LINE. THENCE, N 50° 42' 29" W FOR A DISTANCE OF 88.33 FEET TO A POINT ON A LINE. THENCE, S 57° 17' 55" W FOR A DISTANCE OF 115.00 FEET TO A POINT ON A LINE. THENCE, S 32° 42' 05" E FOR A DISTANCE OF 42.00 FEET TO A POINT ON A LINE. THENCE, S 63° 44' 39" W FOR A DISTANCE OF 58.37 FEET TO A POINT ON A LINE. THENCE, S 48° 13' 31" W FOR A DISTANCE OF 66.43 FEET TO A POINT ON A LINE. THENCE, N 41° 46' 29" W FOR A DISTANCE OF 173.00 FEET TO A POINT ON A LINE. THENCE, S 48° 13' 31" W FOR A DISTANCE OF 37.23 FEET TO A POINT ON A LINE. THENCE, N 41° 46' 29" W FOR A DISTANCE OF 69.78 FEET TO A POINT ON A LINE.

THENCE, N 58° 15' 09" W FOR A DISTANCE OF 70.97 FEET TO A POINT ON A LINE. THENCE, S 80° 44' 44" W FOR A DISTANCE OF 75.75 FEET TO A POINT ON A LINE. THENCE, N 51° 53' 12" W FOR A DISTANCE OF 75.41 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 01° 59' 51", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 04° 35' 04" E FOR A DISTANCE OF 105.27 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 A DISTANCE OF 641.40 FEET TO THE POINT OF BEGINNING

CONTAINING 9.69 ACRES OF LAND AND 29 LOTS

May 7, 2026 — DATE

ROBBIN J. MULLEN

No. 368356 ROBBIN J. MULLEN

OWNERS DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____________ DAY OF ____________ , A.D. 20____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES ____________

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS ________ DAY OF ____________ , A.D. 20____, BY THE ____________ PLANNING COMMISSION

DIRECTOR

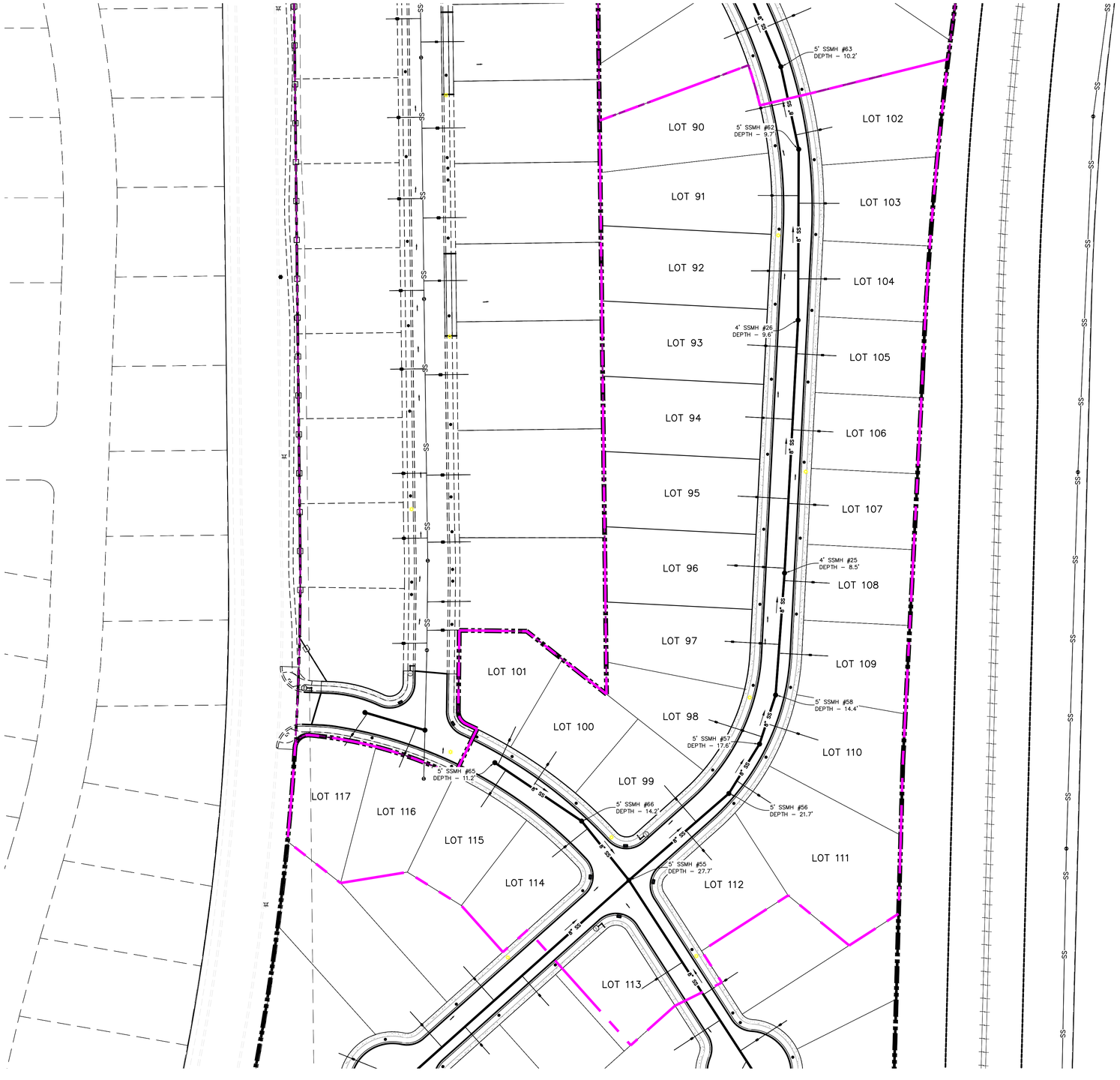
CHAIR, PLANNING COMMISSION

TANNER FLATS @ SUMMIT RIDGE PHASE 5

____________ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL



NORTH

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SCALE 1" = 120'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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

NOTES TO CONTRACTOR:

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

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

TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

DATE:5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\SEWER PLANS

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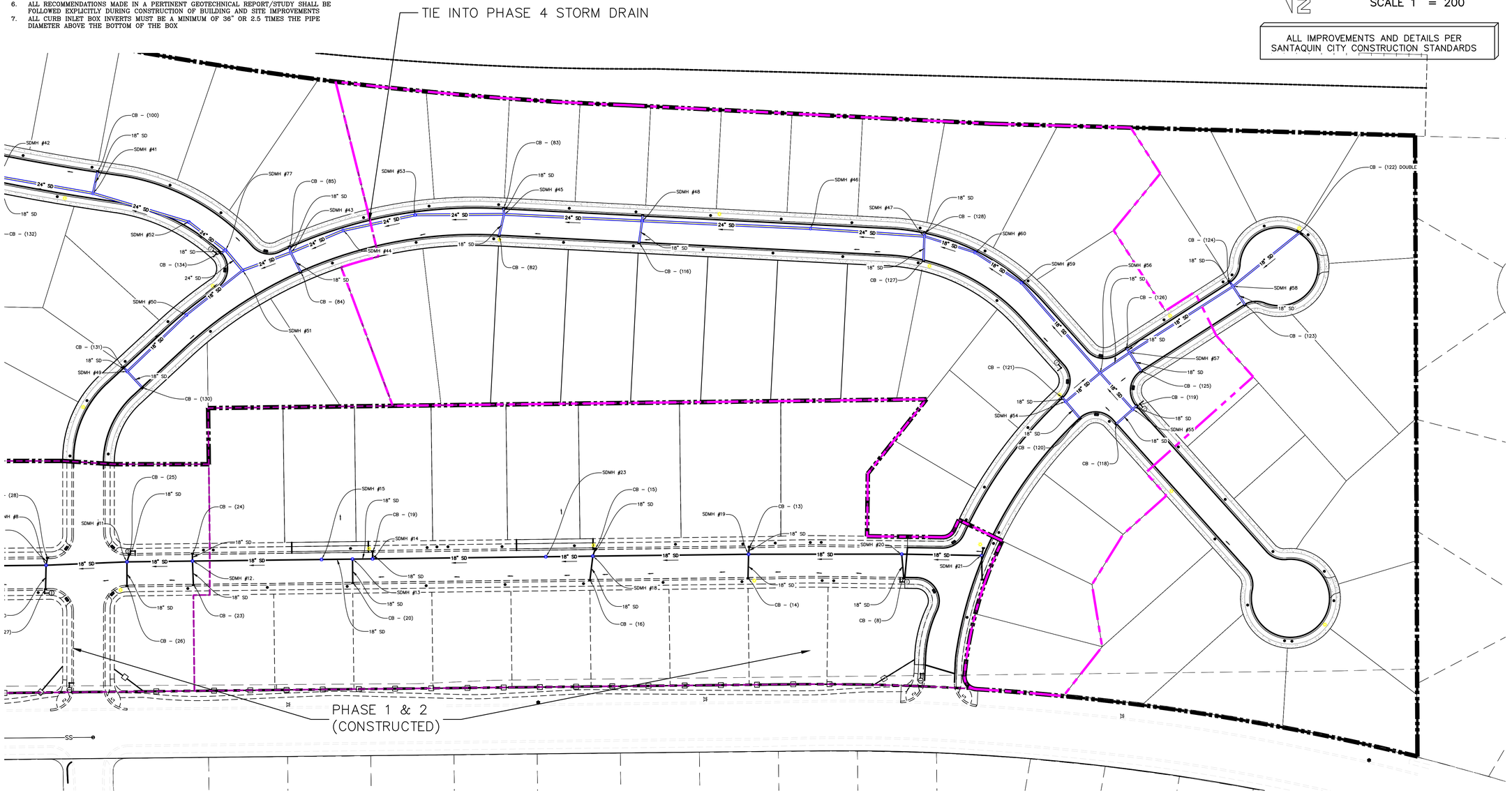

NORTH

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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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\STORM PLANS

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E./L.S.
6/17/2026

TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

DATE:5.7.2026
PROJECT #

REVISIONS:
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2
3

SHEET NAME:
STORM PLANS

SHEET:
SD-01

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NORTH

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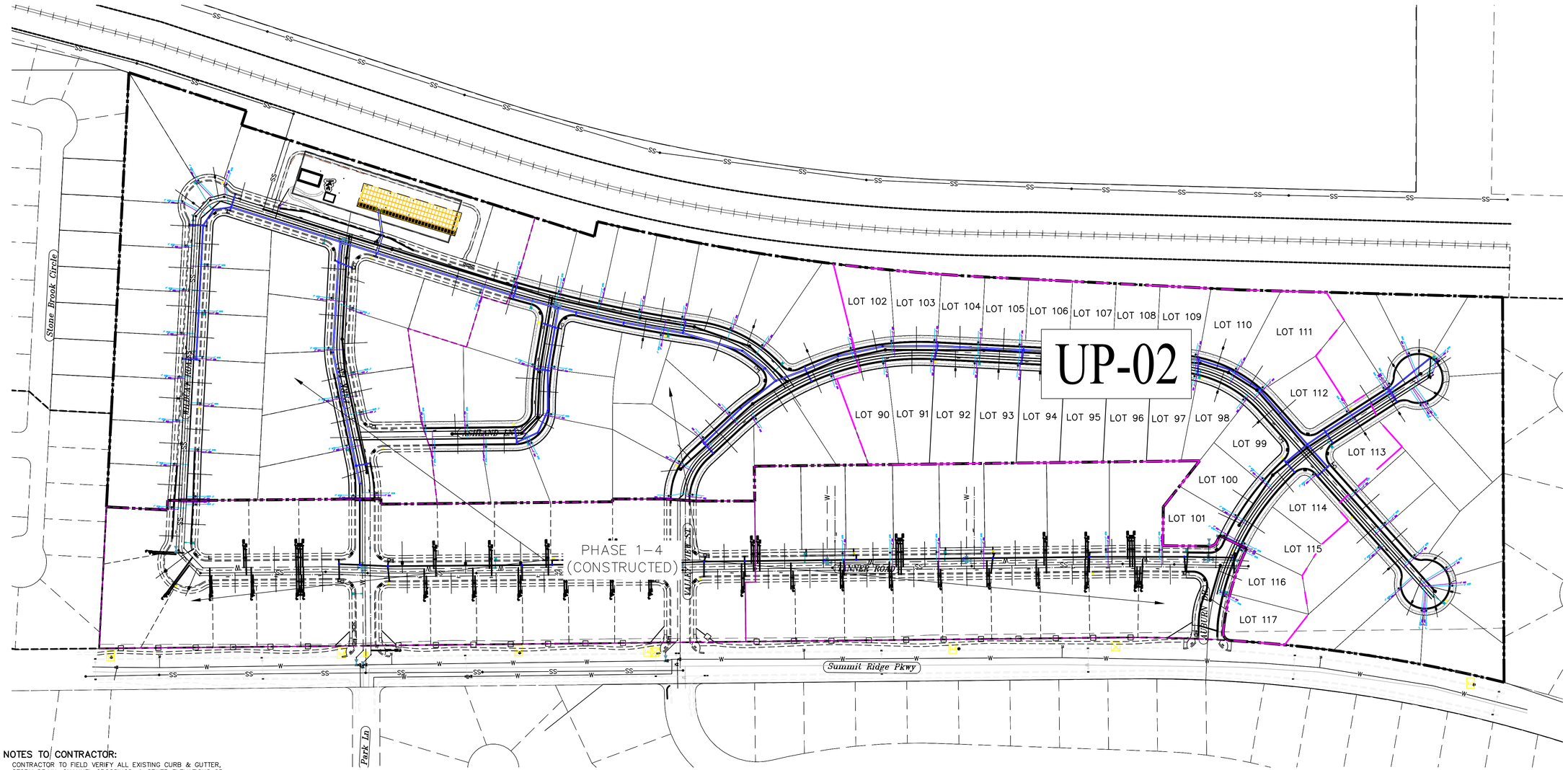
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\UTILITY PLANS

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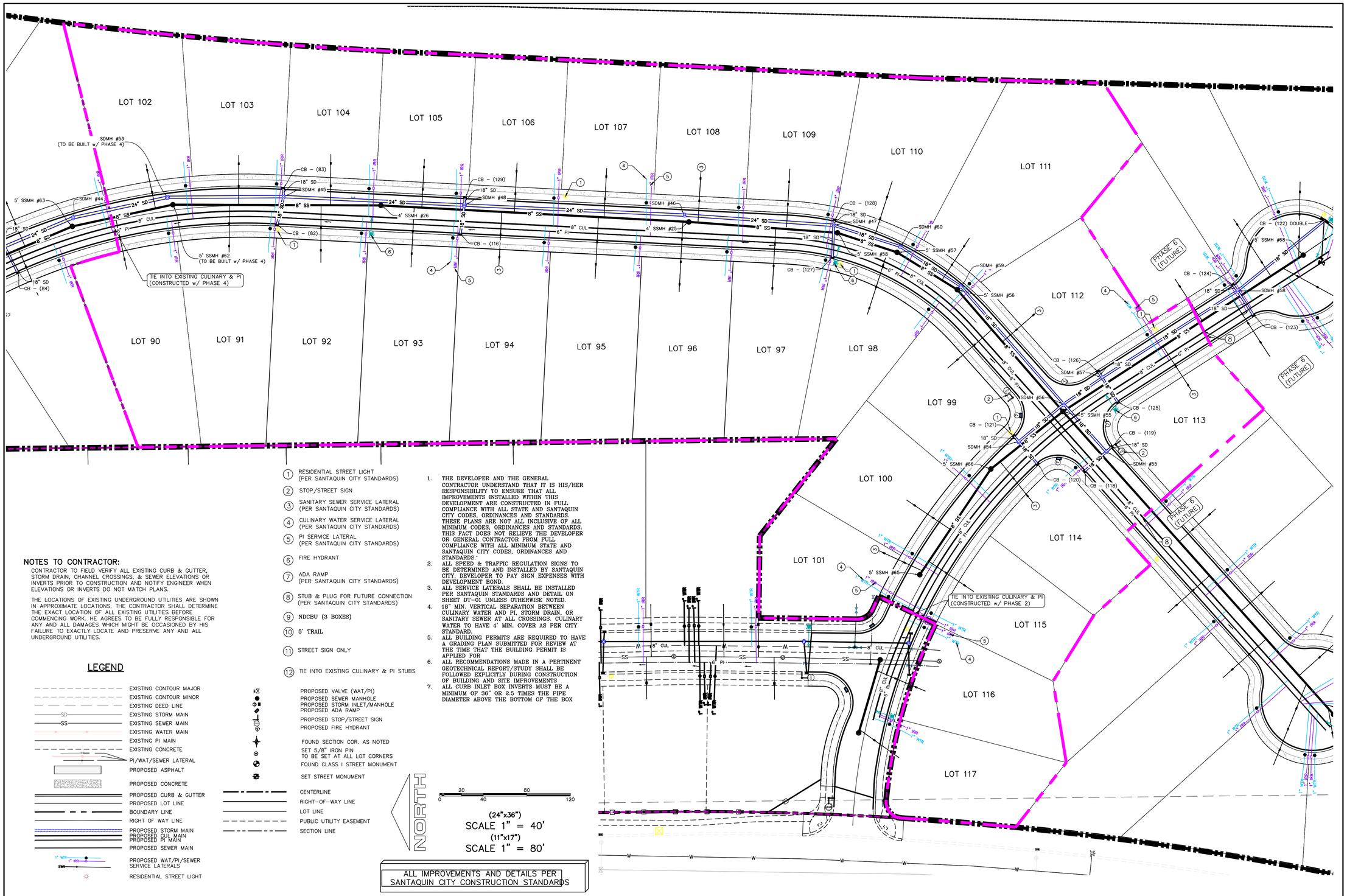
6/7/2026

TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01



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
12. TIE INTO EXISTING CULINARY & PI STUBS

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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
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

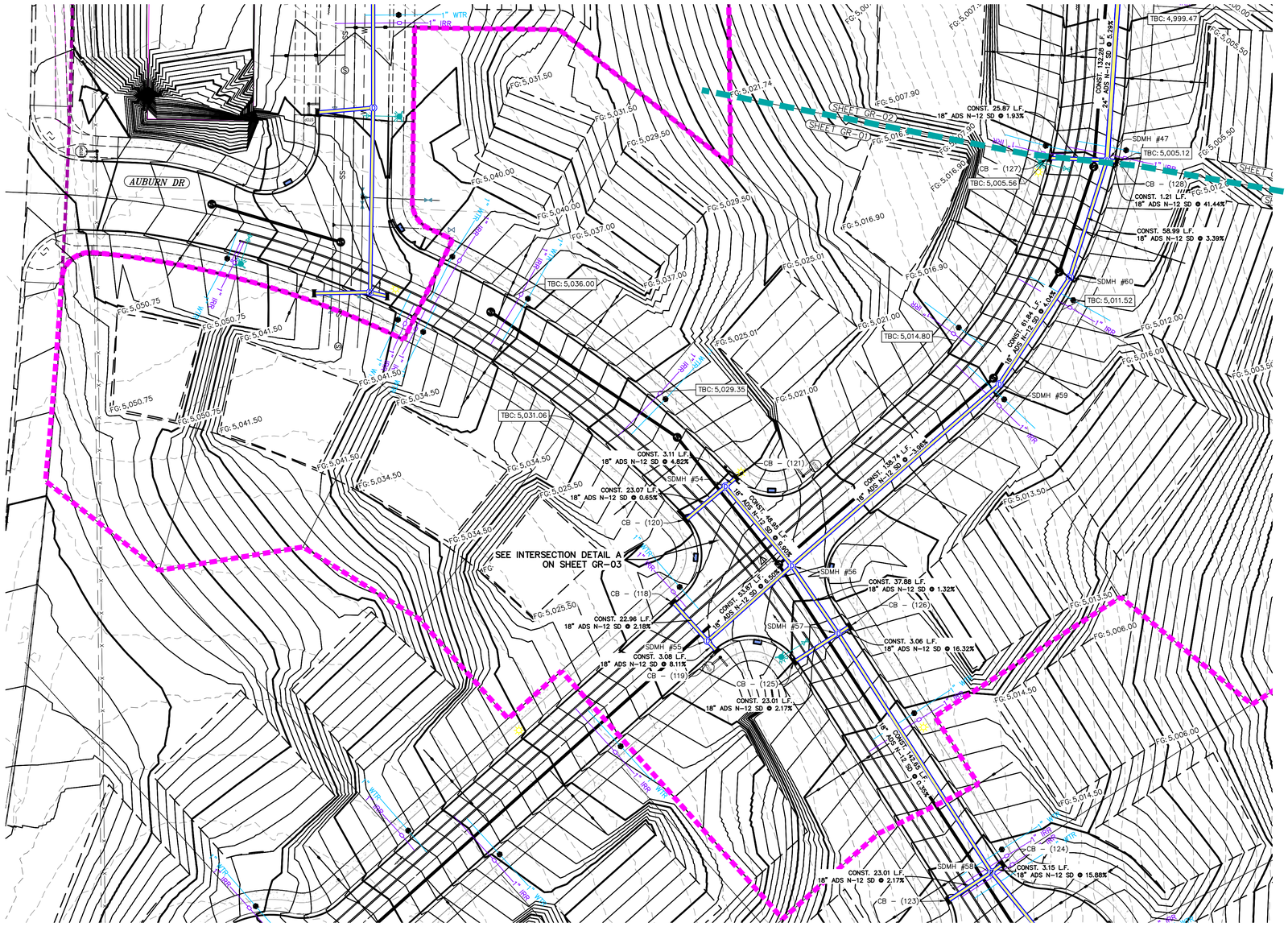
DATE: 5.7.2026
PROJECT #

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\PHASE 5\UTILITY PLANS



Storm Drain Structures	
Structure Name	Structure Details
CB – (82)	RIM = 4989.96 SUMP = 4978.75 18" (E) INV OUT = 4983.00
CB – (83)	RIM = 4990.01 SUMP = 4981.75 18" (W) INV OUT = 4986.00
CB – (84)	RIM = 4988.68 SUMP = 4975.75 18" (NE) INV OUT = 4980.00
CB – (85)	RIM = 4988.68 SUMP = 4979.44 18" (W) INV OUT = 4983.69
CB – (116)	RIM = 4990.79 SUMP = 4985.00 18" (E) INV OUT = 4985.00
CB – (118)	RIM = 5023.06 SUMP = 5017.00 18" (SE) INV OUT = 5017.00
CB – (119)	RIM = 5022.99 SUMP = 5018.75 18" (NW) INV OUT = 5018.75
CB – (120)	RIM = 5025.02 SUMP = 5018.00 18" (NE) INV OUT = 5018.00
CB – (121)	RIM = 5024.65 SUMP = 5018.00 18" (SW) INV OUT = 5018.00
CB – (122) DOUBLE	RIM = 5001.58 SUMP = 4997.00 18" (NW) INV OUT = 4997.00
CB – (123)	RIM = 5008.88 SUMP = 5003.50 18" (NE) INV OUT = 5003.50
CB – (124)	RIM = 5008.90 SUMP = 5003.50 18" (SW) INV OUT = 5003.50
CB – (125)	RIM = 5019.66 SUMP = 5013.00 18" (NE) INV OUT = 5013.00
CB – (126)	RIM = 5018.30 SUMP = 5013.00 18" (SW) INV OUT = 5013.00
CB – (127)	RIM = 5005.32 SUMP = 4997.00 18" (E) INV OUT = 4997.00
CB – (128)	RIM = 5004.83 SUMP = 5000.00 18" (W) INV OUT = 5000.00
CB – (129)	RIM = 4990.77 SUMP = 4986.50 18" (W) INV OUT = 4986.50
SDMH #43	RIM = 4988.82 SUMP = 4979.60 18" (SW) INV IN = 4979.60 18" (E) INV IN = 4983.00 24" (SE) INV IN = 4979.60 24" (N) INV OUT = 4979.60
SDMH #44	RIM = 4989.08 SUMP = 4980.40 24" (S) INV IN = 4980.40 24" (NW) INV OUT = 4980.40
SDMH #45	RIM = 4990.09 SUMP = 4981.50 24" (S) INV IN = 4981.50 18" (E) INV IN = 4985.50 18" (W) INV IN = 4982.50 24" (N) INV OUT = 4981.50

Storm Drain Structures	
Structure Name	Structure Details
SDMH #46	RIM = 4996.16 SUMP = 4989.50 24" (S) INV IN = 4989.50 24" (N) INV OUT = 4989.50
SDMH #47	RIM = 5004.88 SUMP = 4996.50 18" (S) INV IN = 4996.50 18" (W) INV IN = 4996.50 18" (E) INV IN = 4999.50 24" (N) INV OUT = 4996.50
SDMH #48	RIM = 4990.91 SUMP = 4984.00 24" (S) INV IN = 4984.00 18" (W) INV IN = 4984.50 18" (E) INV IN = 4986.00 24" (N) INV OUT = 4984.00
SDMH #53	RIM = 4989.51 SUMP = 4981.00 24" (S) INV IN = 4981.00 24" (N) INV OUT = 4981.00
SDMH #54	RIM = 5024.71 SUMP = 5017.85 18" (SW) INV IN = 5017.85 18" (NE) INV IN = 5017.85 18" (SE) INV OUT = 5017.85
SDMH #55	RIM = 5023.15 SUMP = 5016.50 18" (NW) INV IN = 5016.50 18" (SE) INV IN = 5018.50 18" (NE) INV OUT = 5016.50
SDMH #56	RIM = 5021.32 SUMP = 4995.50 18" (NW) INV IN = 5013.00 18" (SW) INV IN = 5013.00 18" (SE) INV IN = 4995.50 18" (NE) INV OUT = 4995.50
SDMH #57	RIM = 5018.29 SUMP = 4996.00 18" (SE) INV IN = 4996.00 18" (SW) INV IN = 5012.50 18" (NE) INV IN = 5012.50 18" (NW) INV OUT = 4996.00
SDMH #58	RIM = 5009.01 SUMP = 4996.50 18" (SE) INV IN = 4996.50 18" (SW) INV IN = 5003.00 18" (NE) INV IN = 5003.00 18" (NW) INV OUT = 4996.50
SDMH #59	RIM = 5014.69 SUMP = 5001.00 18" (SW) INV IN = 5001.00 18" (NE) INV OUT = 5001.00
SDMH #60	RIM = 5009.96 SUMP = 4998.50 18" (SW) INV IN = 4998.50 18" (N) INV OUT = 4998.50

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PROPOSED CONCRETE
PROPOSED CURB & GUTTER
PROPOSED LOT LINE
BOUNDARY LINE
RIGHT OF WAY LINE
PROPOSED STORM MAIN
PROPOSED CUL MAIN
PROPOSED PI MAIN
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LEGEND

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

TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

DATE: 5.7.2026
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REVISIONS:
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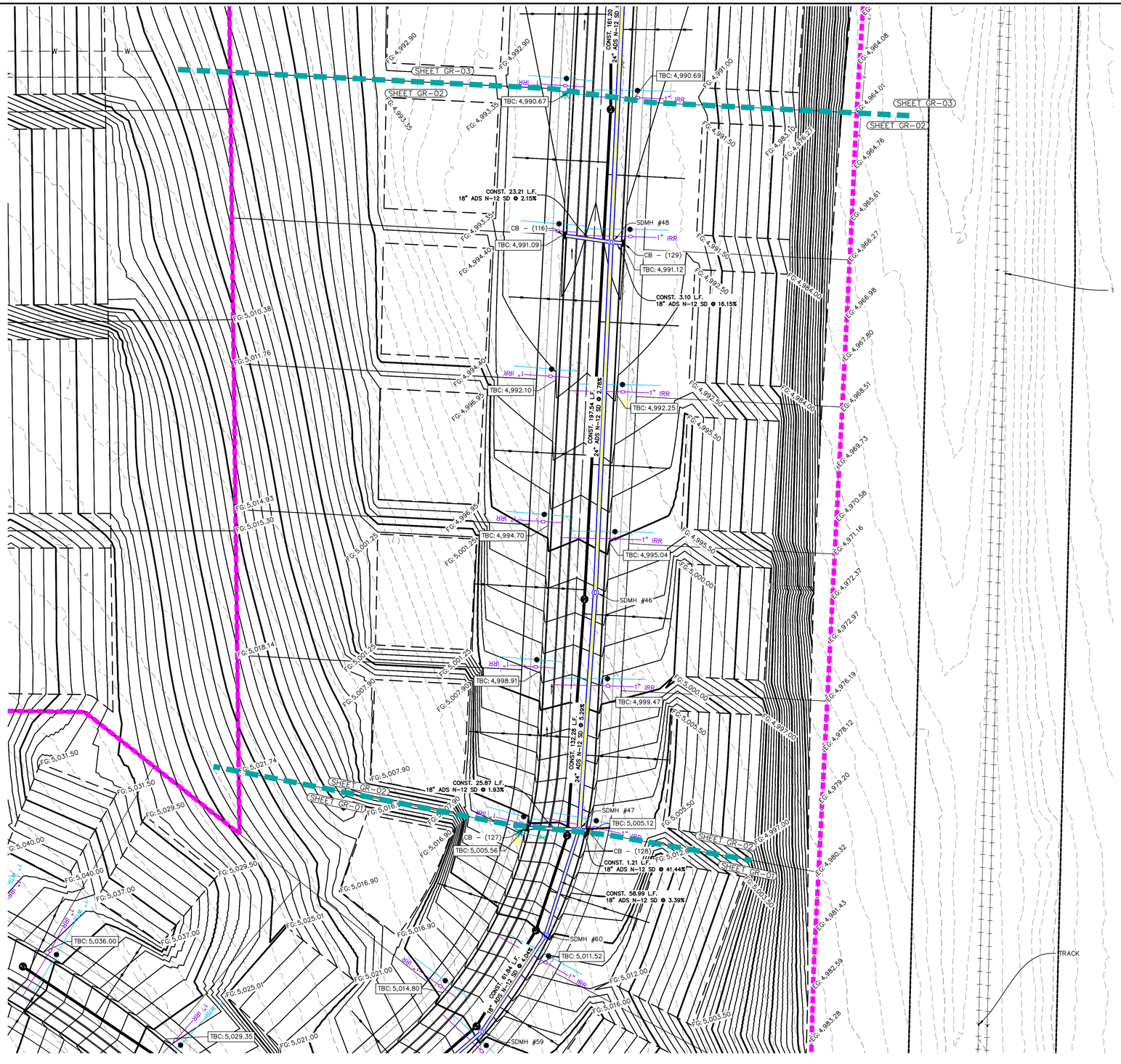
3

SHEET NAME: GRADING PLANS
SHEET: GR-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_07_TANNER FLATS\2_SHEET FILES\PHASE 5\GRADING PLANS



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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

Storm Drain Structures	
Structure Name	Structure Details
CB – (82)	RIM = 4989.96 SUMP = 4978.75 18" (E) INV OUT = 4983.00
CB – (83)	RIM = 4990.01 SUMP = 4981.75 18" (W) INV OUT = 4986.00
CB – (84)	RIM = 4988.68 SUMP = 4975.75 18" (NE) INV OUT = 4980.00
CB – (85)	RIM = 4988.68 SUMP = 4979.44 18" (W) INV OUT = 4983.69
CB – (116)	RIM = 4990.79 SUMP = 4985.00 18" (E) INV OUT = 4985.00
CB – (118)	RIM = 5023.06 SUMP = 5017.00 18" (SE) INV OUT = 5017.00
CB – (119)	RIM = 5022.99 SUMP = 5018.75 18" (NW) INV OUT = 5018.75
CB – (120)	RIM = 5025.02 SUMP = 5018.00 18" (NE) INV OUT = 5018.00
CB – (121)	RIM = 5024.65 SUMP = 5018.00 18" (SW) INV OUT = 5018.00
CB – (122) DOUBLE	RIM = 5001.58 SUMP = 4997.00 18" (NW) INV OUT = 4997.00
CB – (123)	RIM = 5008.88 SUMP = 5003.50 18" (NE) INV OUT = 5003.50
CB – (124)	RIM = 5008.90 SUMP = 5003.50 18" (SW) INV OUT = 5003.50
CB – (125)	RIM = 5019.66 SUMP = 5013.00 18" (NE) INV OUT = 5013.00
CB – (126)	RIM = 5018.30 SUMP = 5013.00 18" (SW) INV OUT = 5013.00
CB – (127)	RIM = 5005.32 SUMP = 4997.00 18" (E) INV OUT = 4997.00
CB – (128)	RIM = 5004.83 SUMP = 5000.00 18" (W) INV OUT = 5000.00
CB – (129)	RIM = 4990.77 SUMP = 4986.50 18" (W) INV OUT = 4986.50
SDMH #43	RIM = 4988.82 SUMP = 4979.60 18" (SW) INV IN = 4979.60 18" (E) INV IN = 4983.00 24" (SE) INV IN = 4979.60 24" (N) INV OUT = 4979.60
SDMH #44	RIM = 4989.08 SUMP = 4980.40 24" (S) INV IN = 4980.40 24" (NW) INV OUT = 4980.40
SDMH #45	RIM = 4990.09 SUMP = 4981.50 24" (S) INV IN = 4981.50 18" (E) INV IN = 4985.50 18" (W) INV IN = 4982.50 24" (N) INV OUT = 4981.50

Storm Drain Structures	
Structure Name	Structure Details
SDMH #46	RIM = 4996.16 SUMP = 4989.50 24" (S) INV IN = 4989.50 24" (N) INV OUT = 4989.50
SDMH #47	RIM = 5004.88 SUMP = 4996.50 18" (S) INV IN = 4996.50 18" (W) INV IN = 4996.50 18" (E) INV IN = 4999.50 24" (N) INV OUT = 4996.50
SDMH #48	RIM = 4990.91 SUMP = 4984.00 24" (S) INV IN = 4984.00 18" (W) INV IN = 4984.50 18" (E) INV IN = 4986.00 24" (N) INV OUT = 4984.00
SDMH #53	RIM = 4989.51 SUMP = 4981.00 24" (S) INV IN = 4981.00 24" (N) INV OUT = 4981.00
SDMH #54	RIM = 5024.71 SUMP = 5017.85 18" (SW) INV IN = 5017.85 18" (NE) INV IN = 5017.85 18" (SE) INV OUT = 5017.85
SDMH #55	RIM = 5023.15 SUMP = 5016.50 18" (NW) INV IN = 5016.50 18" (SE) INV IN = 5018.50 18" (NE) INV OUT = 5016.50
SDMH #56	RIM = 5021.32 SUMP = 4995.50 18" (NW) INV IN = 5013.00 18" (SW) INV IN = 5013.00 18" (SE) INV IN = 4995.50 18" (NE) INV OUT = 4995.50
SDMH #57	RIM = 5018.29 SUMP = 4996.00 18" (SE) INV IN = 4996.00 18" (SW) INV IN = 5012.50 18" (NE) INV IN = 5012.50 18" (NW) INV OUT = 4996.00
SDMH #58	RIM = 5009.01 SUMP = 4996.50 18" (SE) INV IN = 4996.50 18" (SW) INV IN = 5003.00 18" (NE) INV IN = 5003.00 18" (NW) INV OUT = 4996.50
SDMH #59	RIM = 5014.69 SUMP = 5001.00 18" (SW) INV IN = 5001.00 18" (NE) INV OUT = 5001.00
SDMH #60	RIM = 5009.96 SUMP = 4998.50 18" (SW) INV IN = 4998.50 18" (N) INV OUT = 4998.50

NORTH

0 15 30 60 90

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region Engineering & Surveying
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P: 801.376.2245
regiondesignllc.com

187023 Donald L. Lyster P.E.L.S. 6/17/2026

TANNER FLATS – PHASE 5
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.7.2026
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-02

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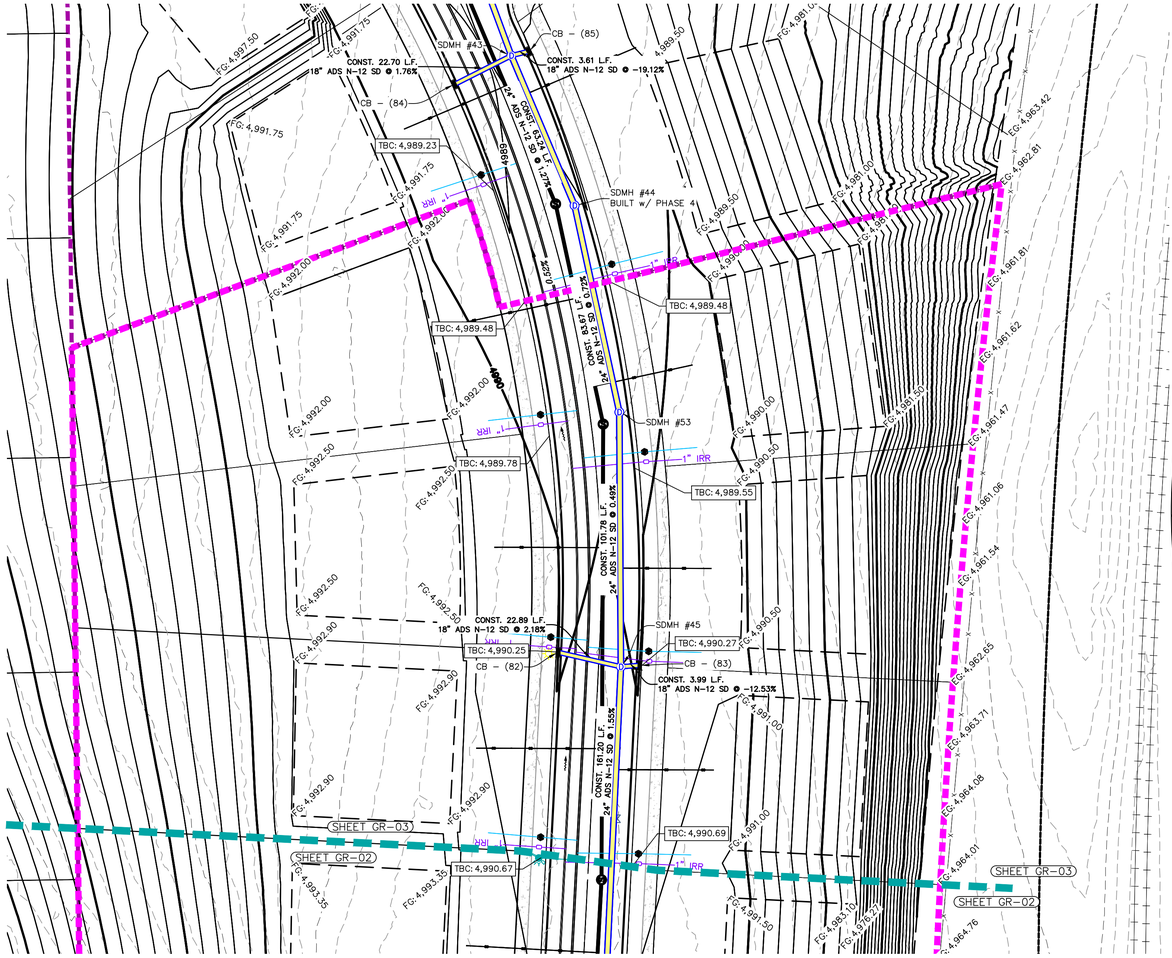
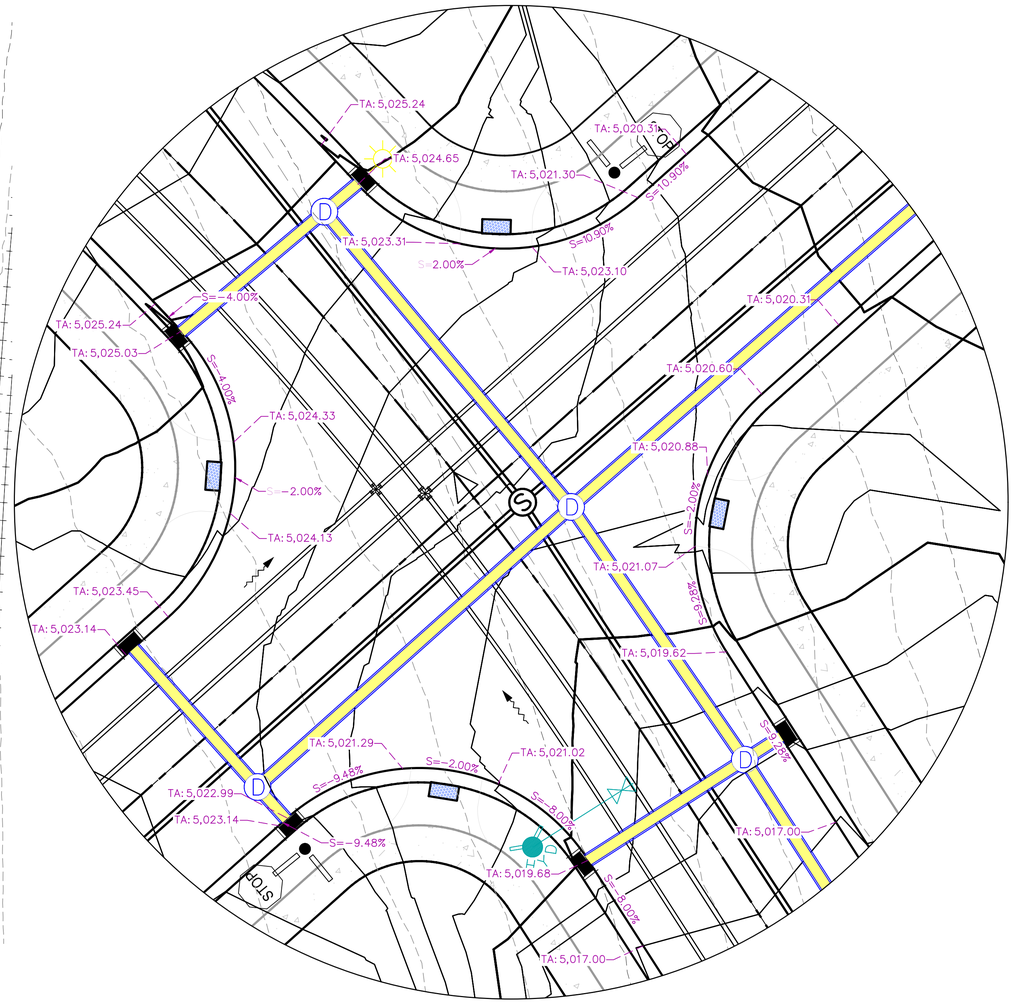


NORTH

15 0 30 60 90

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



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187029
Donald L. Lyster
STATE OF UTAH
6/7/2026

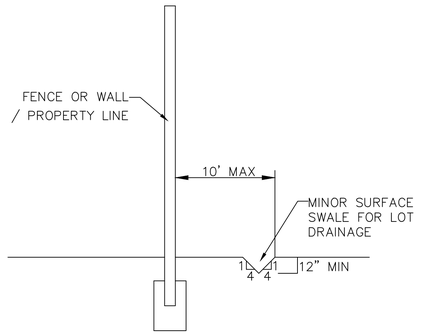
TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

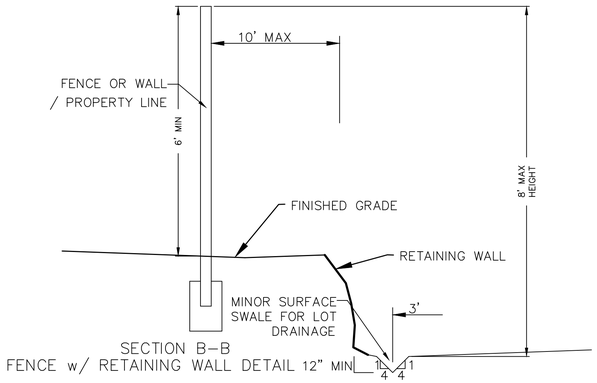
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-03

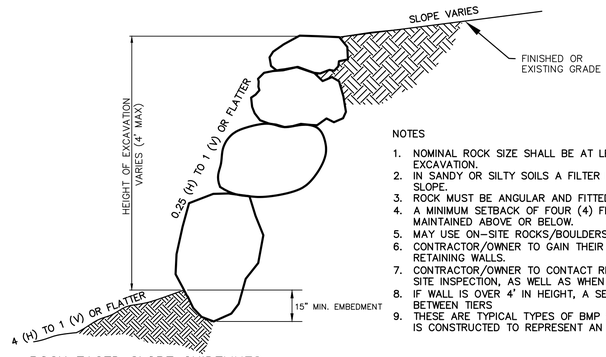
D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\GRADING PLANS



SECTION C–C
FENCE DETAIL



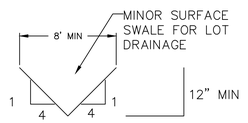
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



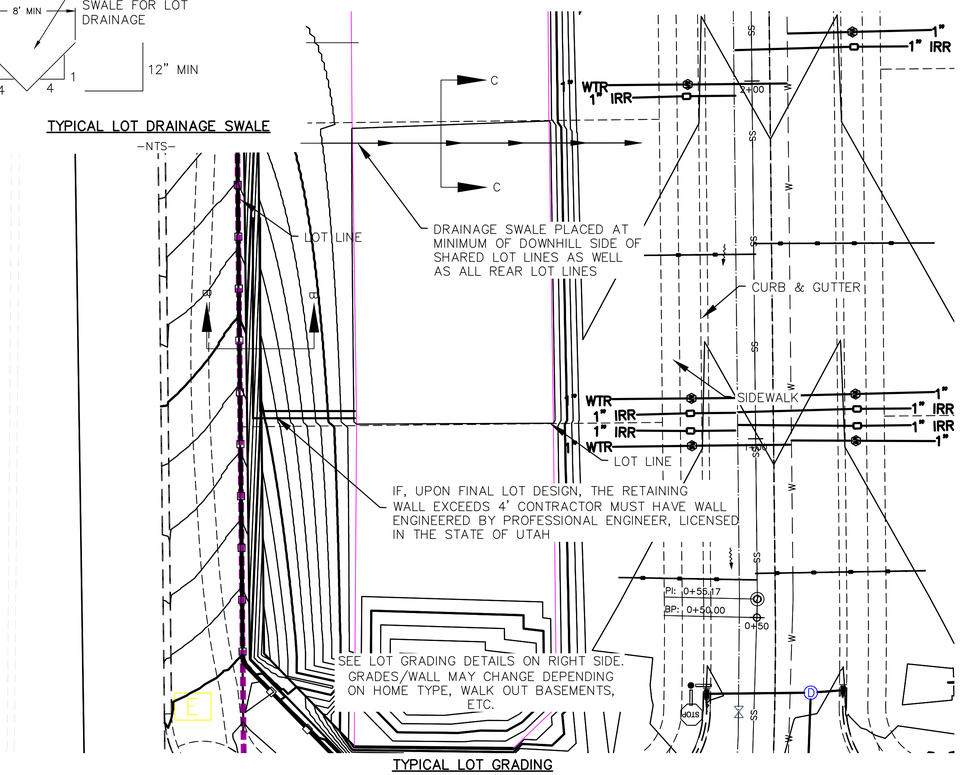
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

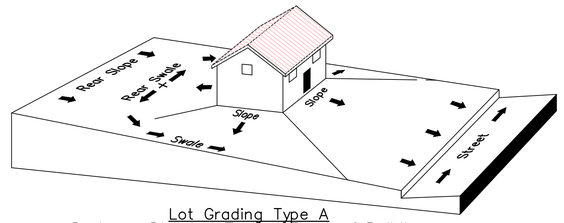
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



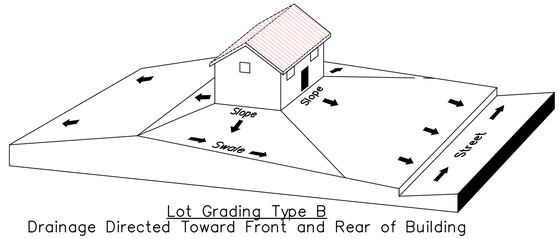
TYPICAL LOT DRAINAGE SWALE
–NTS–



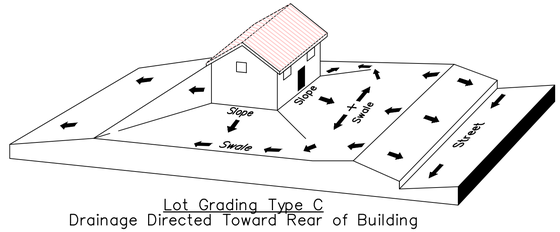
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

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

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TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-04

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NORTH

0 50 100 200 300

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

PP-01

PP-02

PP-03

Stone Brook Circle

WILDCAT ROAD

PARK LN

ASHLAND LN

VALLEY VIEW SQ

TANNER ROAD

AUBURN DR

Summit Ridge Pkwy

Park Ln

Valley View Dr

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E. L.S.
6/11/2026

TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

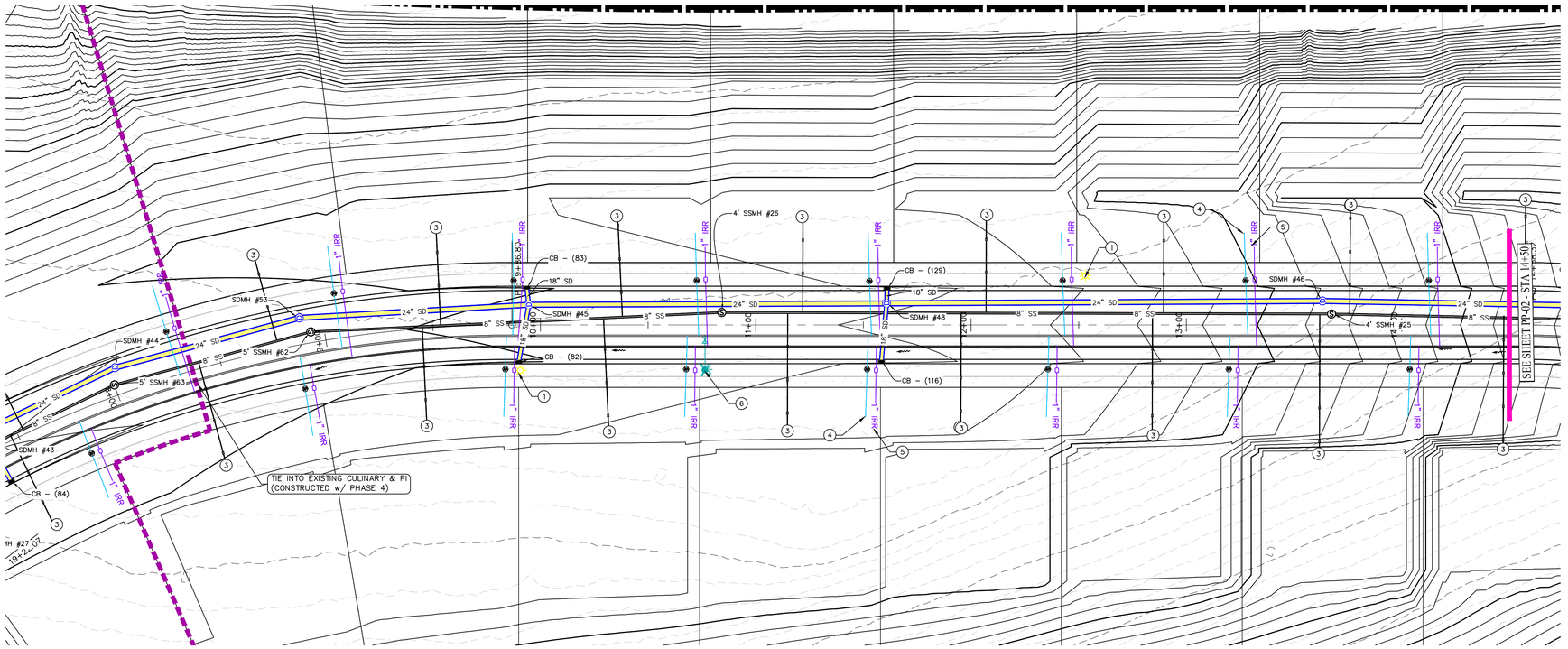
DATE:5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE INDEX

SHEET:
PP-IN

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\PP-IN



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15 0 30 60 90

(24"x36")
SCALE 1" = 30'
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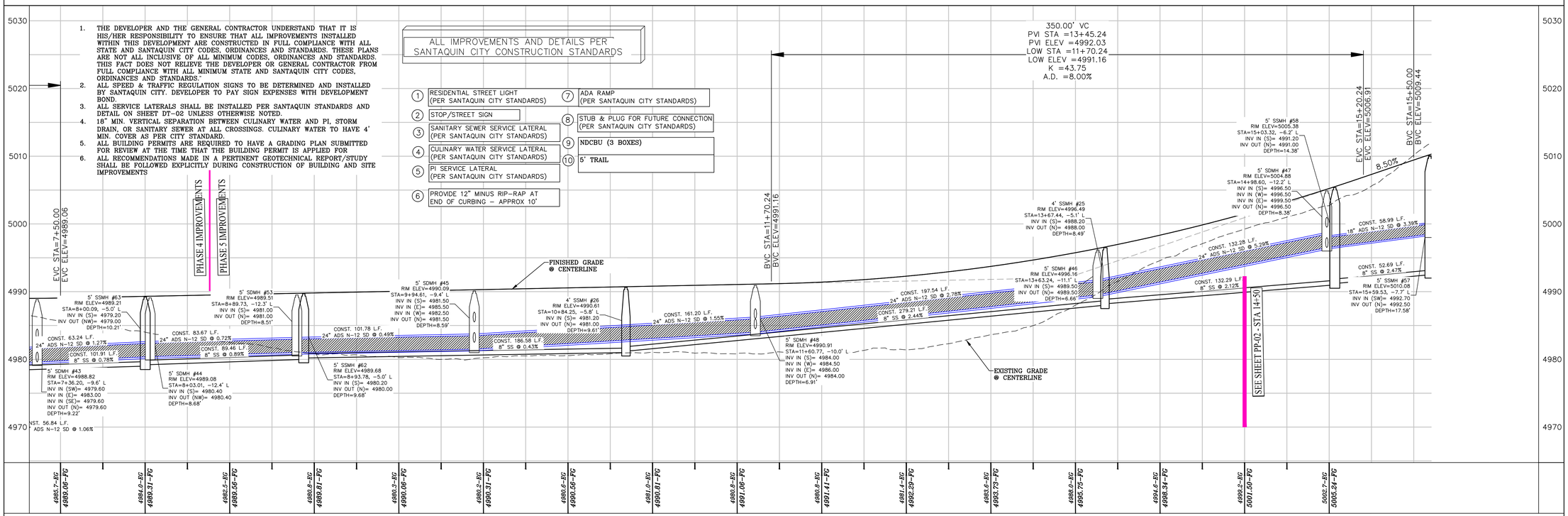
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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. 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



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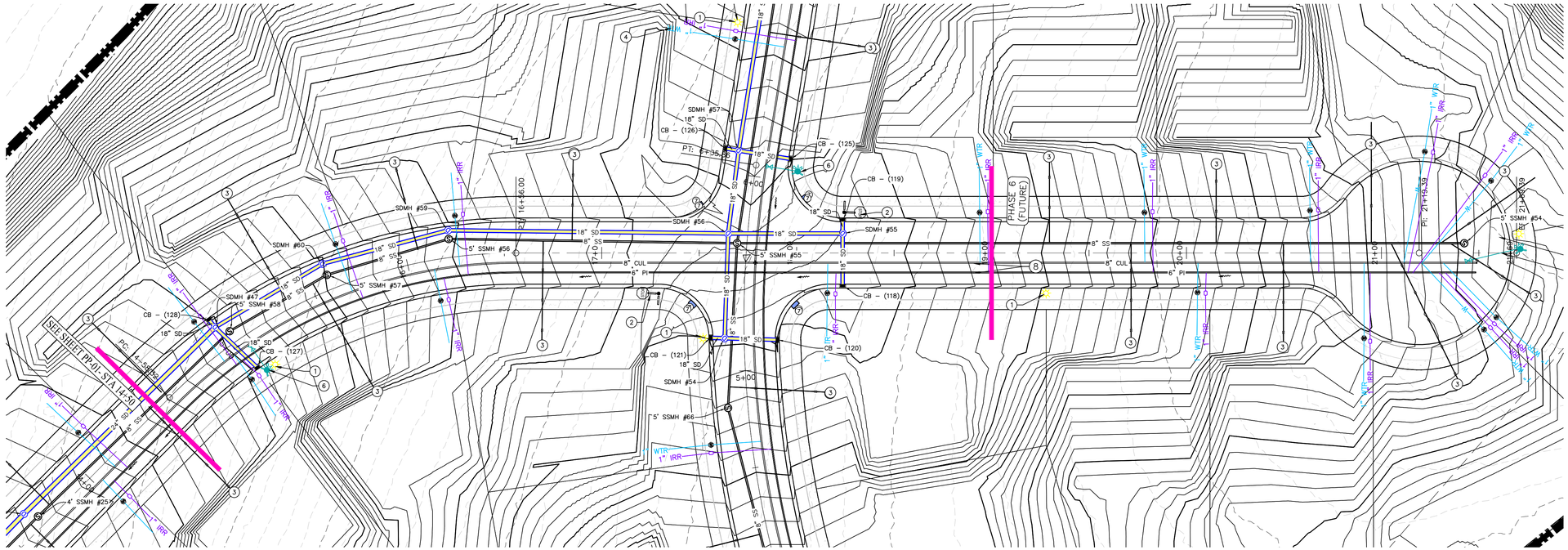
TANNER FLATS
at SUMMIT RIDGE – PHASE 5

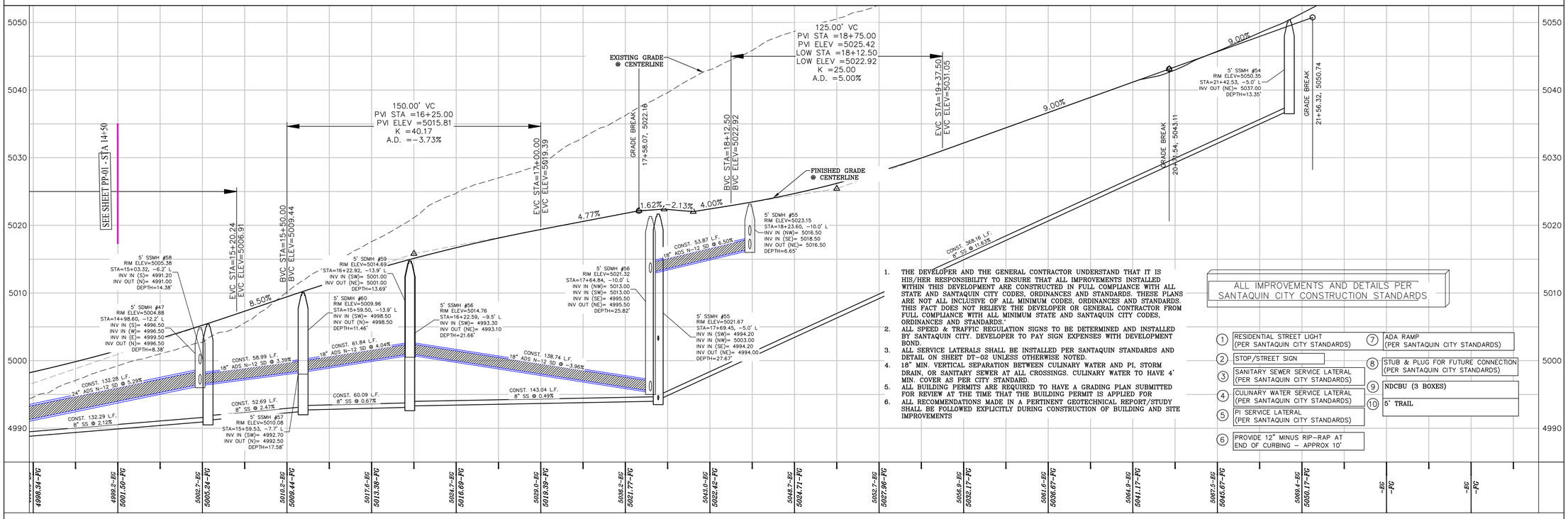
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: PLAN & PROFILE
SHEET: PP-01





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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

1	RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)	7	ADA RAMP (PER SANTAQUIN CITY STANDARDS)
2	STOP/STREET SIGN	8	STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
3	SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)	9	NDCBU (3 BOXES)
4	CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)	10	5' TRAIL
5	PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)		
6	PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'		

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

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REVISIONS:
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3

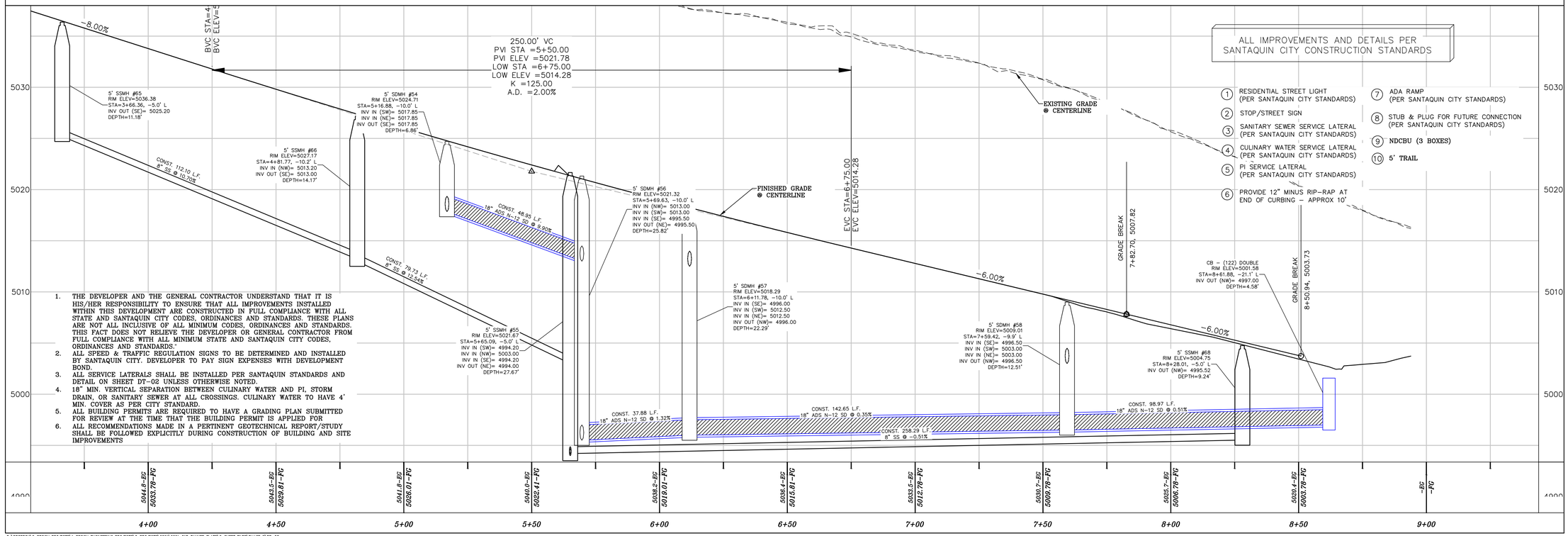
SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\PP-01

NORTH

0 15 30 60 90

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



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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. 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

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-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. Ipsen
UTAH
6/17/2026

TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_07_TANNER FLATS\2_SHEET FILES\PHASE 5\PP-03

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
(5" 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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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 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
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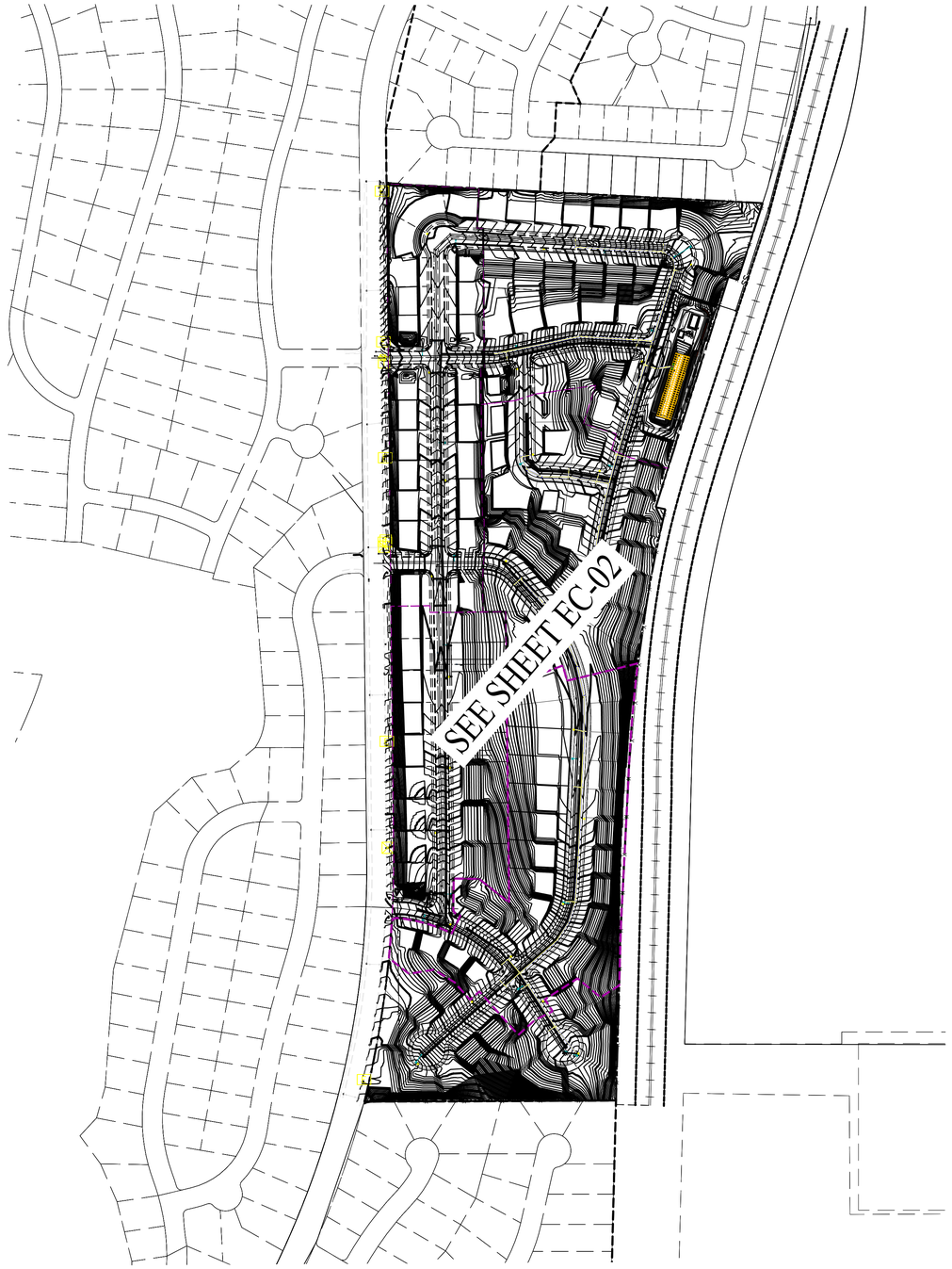
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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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UTAH
6/17/2026

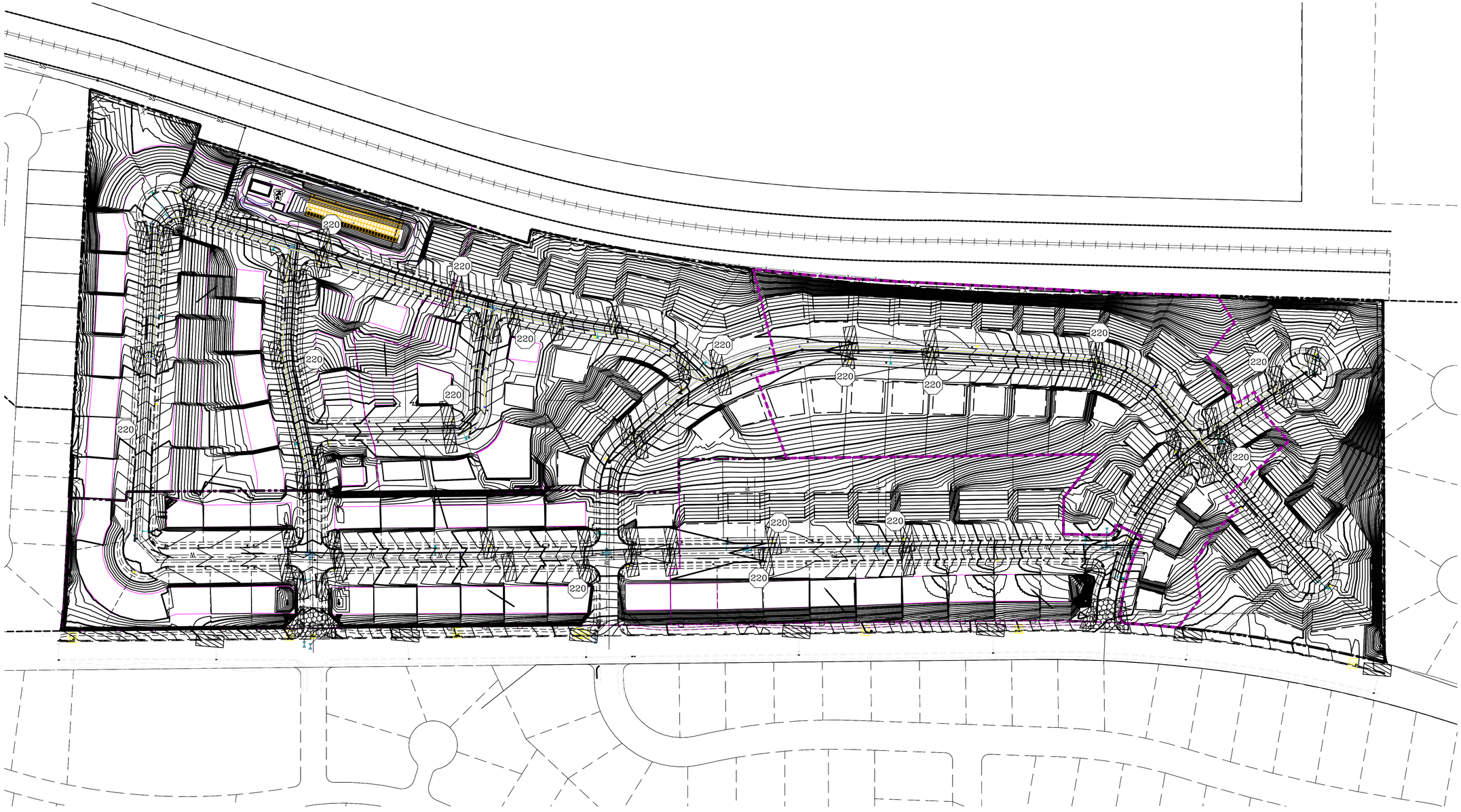
TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\EC-01



NORTH

50 0 100 200 300

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

LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-03)
- FLOW ARROW
- 105 PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-03)
- 220 PROPOSED CURB INLET PROTECTION (SEE SHEET EC-03)
- PT PORTABLE TOILETS
- R-TANK LID CHAMBERS

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PROFESSIONAL ENGINEER & LAND SURVEYOR
157023
Daniel L. Ipsen
REGISTERED
5.7.2026

TANNER FLATS
at SUMMIT RIDGE – PHASE 5

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

DATE:5.7.2026
PROJECT #

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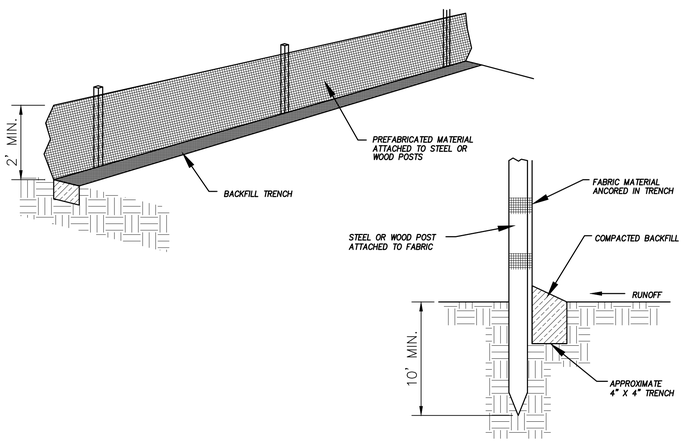
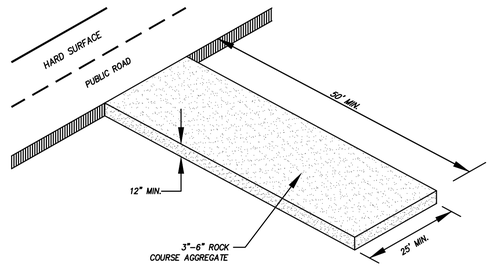
1	
2	
3	

SHEET NAME:
EROSION CONTROL PLAN

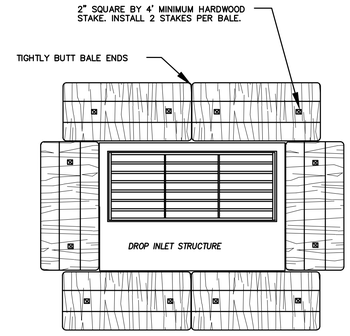
SHEET:
EC-02



DETAIL–A
SILT FENCE DETAIL
–NTS–

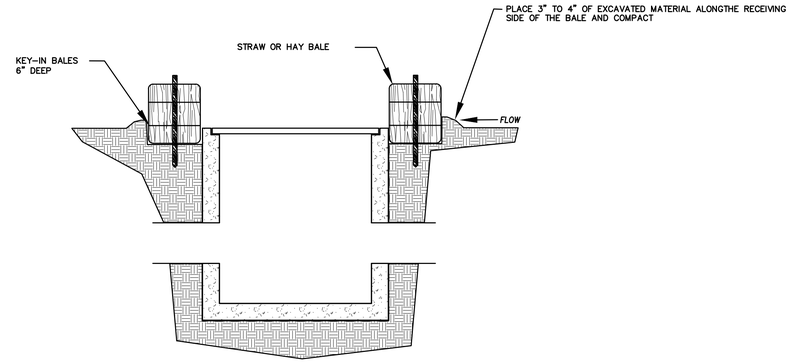


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



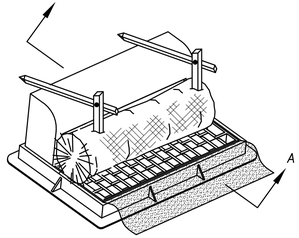
PLAN VIEW

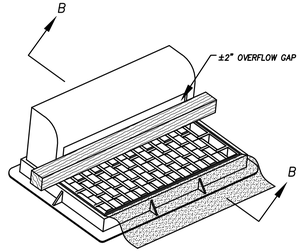
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

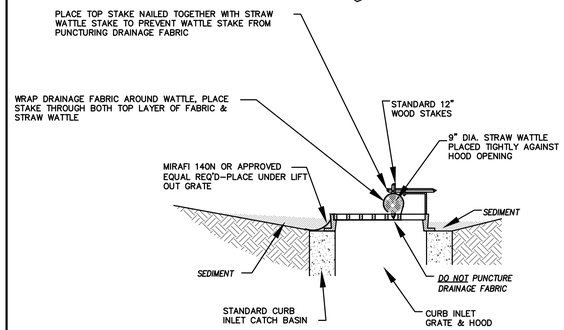


SECTION

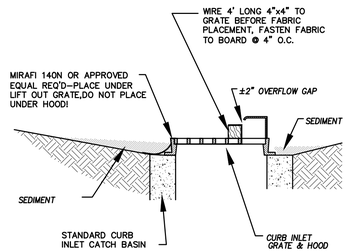
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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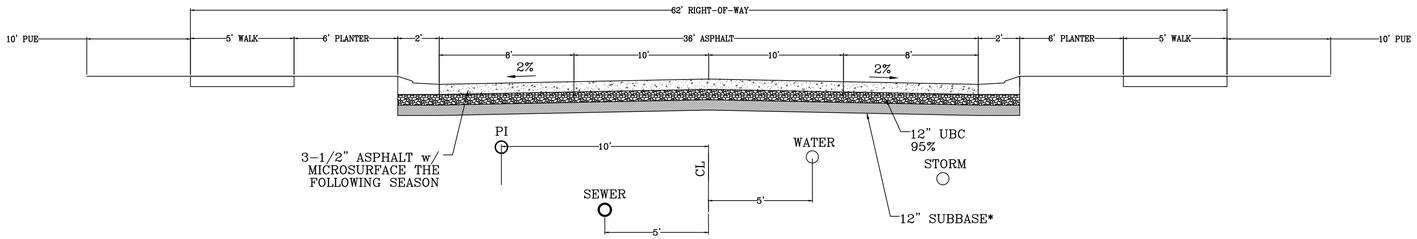
TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #
REVISIONS:
1
2
3

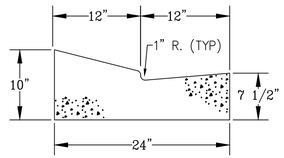
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\EC-03



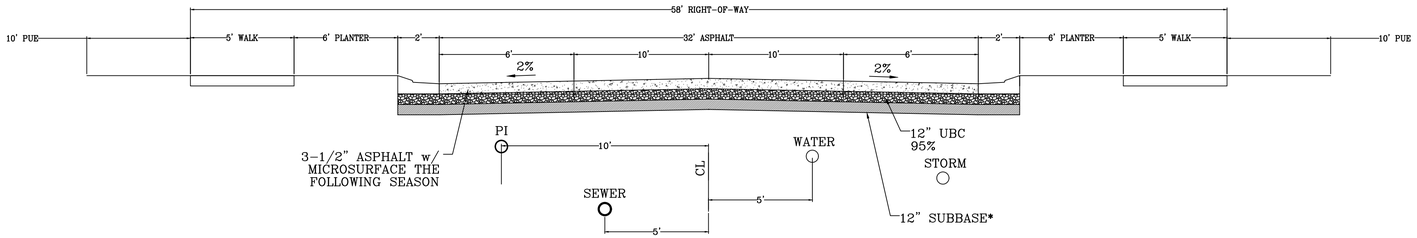
62' MAJOR LOCAL
Typical Road Section

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

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

TANNER FLATS
at SUMMIT RIDGE – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
PROJECT #

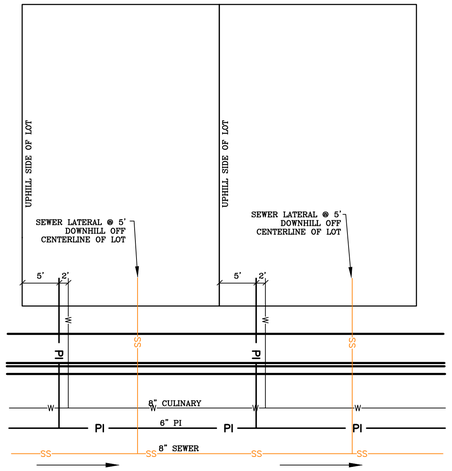
REVISIONS:

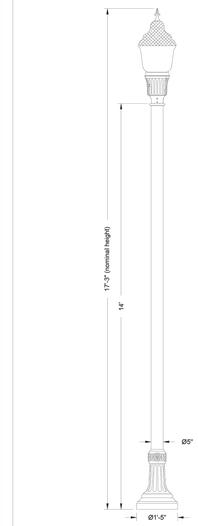
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 5\DT-01





Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be certified ANSI O5.1 wood pole class 4 and shall be smooth.

MATERIAL
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 top of the transition, and externally where it joins the shaft to the base. All exposed welds on the shaft or base 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.

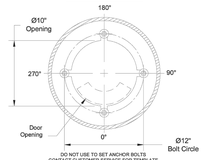
INSTALLATION
The post shall be direct shall with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH
The entire assembly shall have a standard Holophane 'black' finish.

LUMINAIRE DESCRIPTION
- GPCH04KA35MIBSNSBFCVRBHPCSL25 - NYA1485J17P07ABGBK
- 40W 2154mK Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover.
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 29ft Prewired Leads

For complete specifications see LUM_GPD.

Anchorage Detail



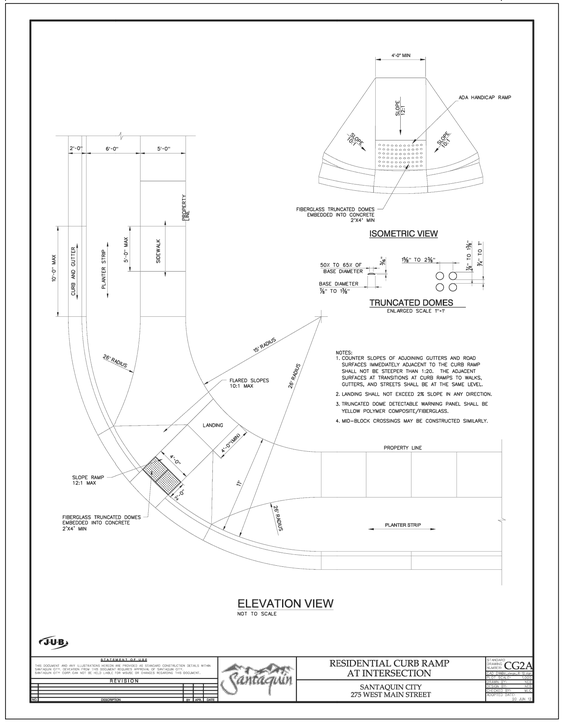
DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:
- GPCH04KA35MIBSNSBFCVRBHPCSL25 - NYA1485J17P07ABGBK

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS VERSIONS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HOLD LIABLE FOR REUSE OR CHANGES REGARDING THIS DOCUMENT.

NO.	REVISION	BY	APP.	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS	L1
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 18 — 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.

ELEVATION VIEW
NOT TO SCALE

STATEMENT OF USE:
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NO.	REVISION	BY	APP.	DATE

RESIDENTIAL CURB RAMP AT INTERSECTION	CG2A
SANTAQUIN CITY 225 WEST MAIN STREET	ADOPTED DATE: 10 - JAN - 18

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 – PHASE 5
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.7.2026
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\PHASE 5\DT-01

7/6/2026

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PLAT
SHEET 3	PHASING PLAN
SHEET 4	LOT LAYOUT
SHEET 5	OVERALL WATER
SHEET 6	OVERALL SEWER
SHEET 7	OVERALL STORM DRAIN
SHEET 8	SLOPE MAP
SHEET 9	CONSTRUCTION TRAFFIC MAP
SHEET 10	OVERALL GRADING PLAN
SHEET 11	PLAN AND PROFILE (1200 EAST STREET)
SHEET 12	PLAN AND PROFILE (430 SOUTH STREET)
SHEET 13	DETAIL SHEET
SHEET 14	DETAIL SHEET
SHEET 15	DETAIL SHEET
SHEET 16	EROSION CONTROL PLAN

PHASE D DENSITY TABLE		
ZONE	R-12	
LOTS	3 RESIDENTIAL	
TOTAL ACREAGE	0.94 +/-	100%
LOT ACREAGE	0.94 +/-	100%

0 1" = 50' 1"

SHEET NOTES

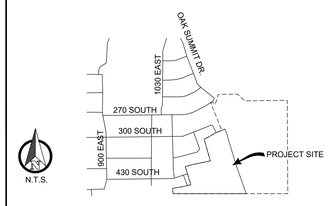
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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 RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SHEET LEGEND

PROPERTY OWNER
NJC DEVELOPMENT, LLC
690 E. 600 S.
SANTAQUIN, UTAH, 84655

PROPERTY DEVELOPER
BASTIAN HOMES, LLC
1184 S. 1150 W.
PAYSON, UTAH, 84651

VICINITY MAP
SANTAQUIN, UT •



PLAN REVISIONS

RIMROCK ENGINEERING & DEVELOPMENT

NO. 276219
Joseph Nick Santos
PROFESSIONAL ENGINEER
STATE OF UTAH

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES PHASE E

SHEET NAME
COVER SHEET

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER
1

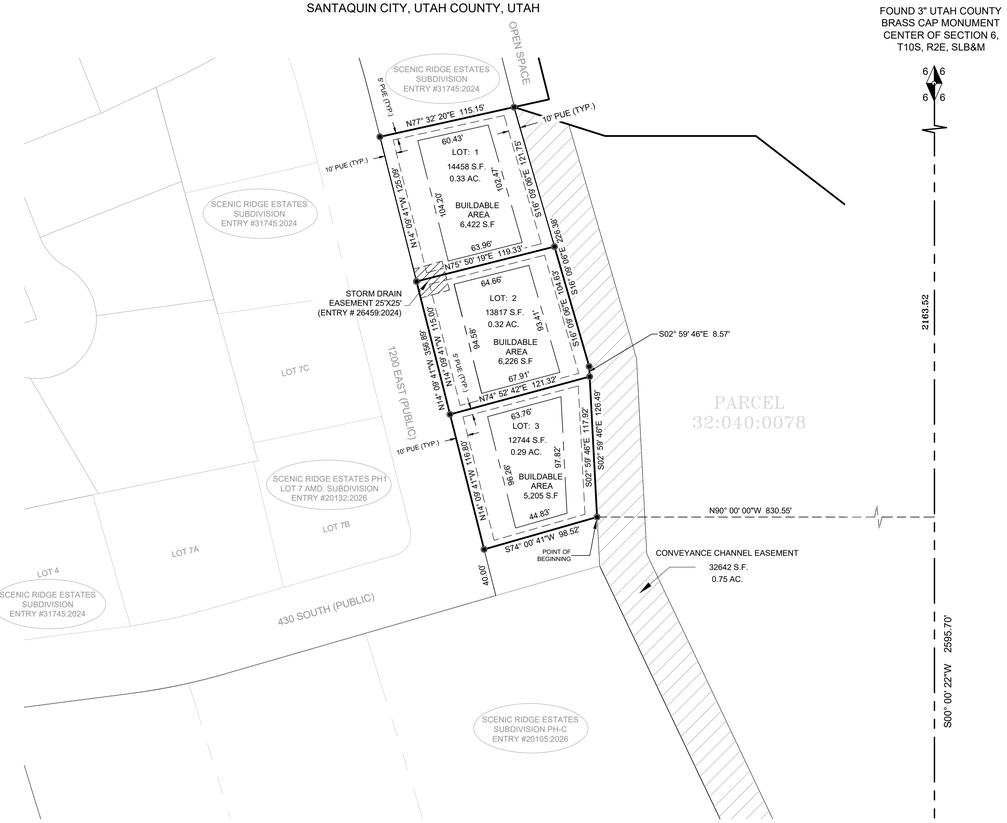
D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

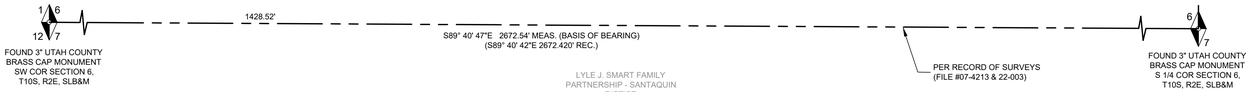
7/7/2026

SCENIC RIDGE ESTATES SUBDIVISION - PHASE E

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

0 1" = 60' 1"





GENERAL PLAT NOTES

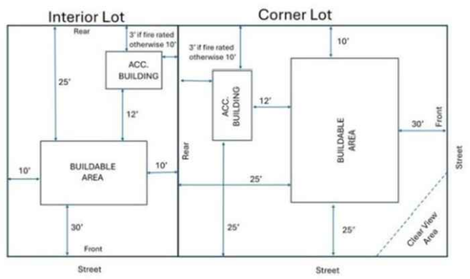
1. A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD, PER THIS PLAT. EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT. (SEE SHEET 2)
2. THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003 , AND LOT LINE ADJUSTMENT SURVEY ENTRY# 24-268 AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
3. ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS: (TABLE)
4. FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0
   SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD)
   REAR YARD - 25.0 FEET.
5. AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS NJC DEVELOPMENT, LLC., PER WARRANTY DEED, ENTRY NUMBER 1477:2025, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0078.
6. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH:

BEGINNING AT A POINT 2163.52 FEET SOUTH 00°00'22" WEST AND 830.55 WEST FROM THE CENTER OF SAID SECTION 6, THENCE SOUTH 74°00'41" WEST 98.52 FEET TO A POINT ON THE EAST LINE OF 1200 EAST STREET AS RECORDED ON THE SCENIC RIDGE ESTATES SUBDIVISION, RECORDED AS ENTRY NUMBER 31745:2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 14°09'41" WEST 356.89 FEET ALONG SAID EAST LINE; THENCE NORTH 77°32'20" EAST 115.15 FEET; THENCE SOUTH 16°09'06" EAST 226.38 FEET; THENCE SOUTH 2°59'46" EAST 126.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 41,019 SQ. FT. OR 0.94 ACRES, +/-



ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST - CLERK RECORDER (SEE SEAL)

ENGINEER (SEE SEAL)

CITY ENGINEER

(SEAL)

CLERK - RECORDER

(SEAL)

UTILITY APPROVAL

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

ROCKY MOUNTAIN POWER: _____ DATE: _____

CETRACOM: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20__

DOMINION ENERGY

BY: _____

TITLE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE C, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__, A.D.

BY: _____ _____
NJC DEVELOPMENT LLC. DATE
NEIL J. CRAIG

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____ WHO REPRESENTED THAT (S)HE IS THE AUTHORIZED SIGNER FOR NJC DEVELOPMENT LLC. AND THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

_____
SIGNATURE OF NOTARY PUBLIC

_____
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN_____ , UTAH

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

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: **SCENIC RIDGE ESTATES SUBDIVISION - PHASE C**.

PRELIMINARY

TRAVIS R. GOWER
P.L.S. 6439364

July 7, 2026
DATE

PROPERTY OWNER/DEVELOPER
NJC DEVELOPMENT
978 E 430 S, SANTAQUIN
UTAH 84655

LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- BOUNDARY LINE
- PARCEL LINE
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT
- CHAIN LINK FENCE
- WIRE FENCE
- EDGE OF ASPHALT

VICINITY MAP
SANTAQUIN, UT •

SCENIC RIDGE ESTATES SUBDIVISION
PHASE E
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH

RIMROCK ENGINEERING & DEVELOPMENT
8513 W. 11000 N. #435
HIGHLAND, UT 84003
tgower@rr-n-d.com
801-837-0633

0 1" = 60' 1"	PROJECT #: RGC2413-08-01
DRAWN: TG	DATE: 07/7/2026
CHECKED: JC/AP	SHEET NO: 1 OF 1

B:\2026 PROJECTS\SCENIC RIDGE PHASE C\08-Dwg\Scenic Ridge Phase E.dwg

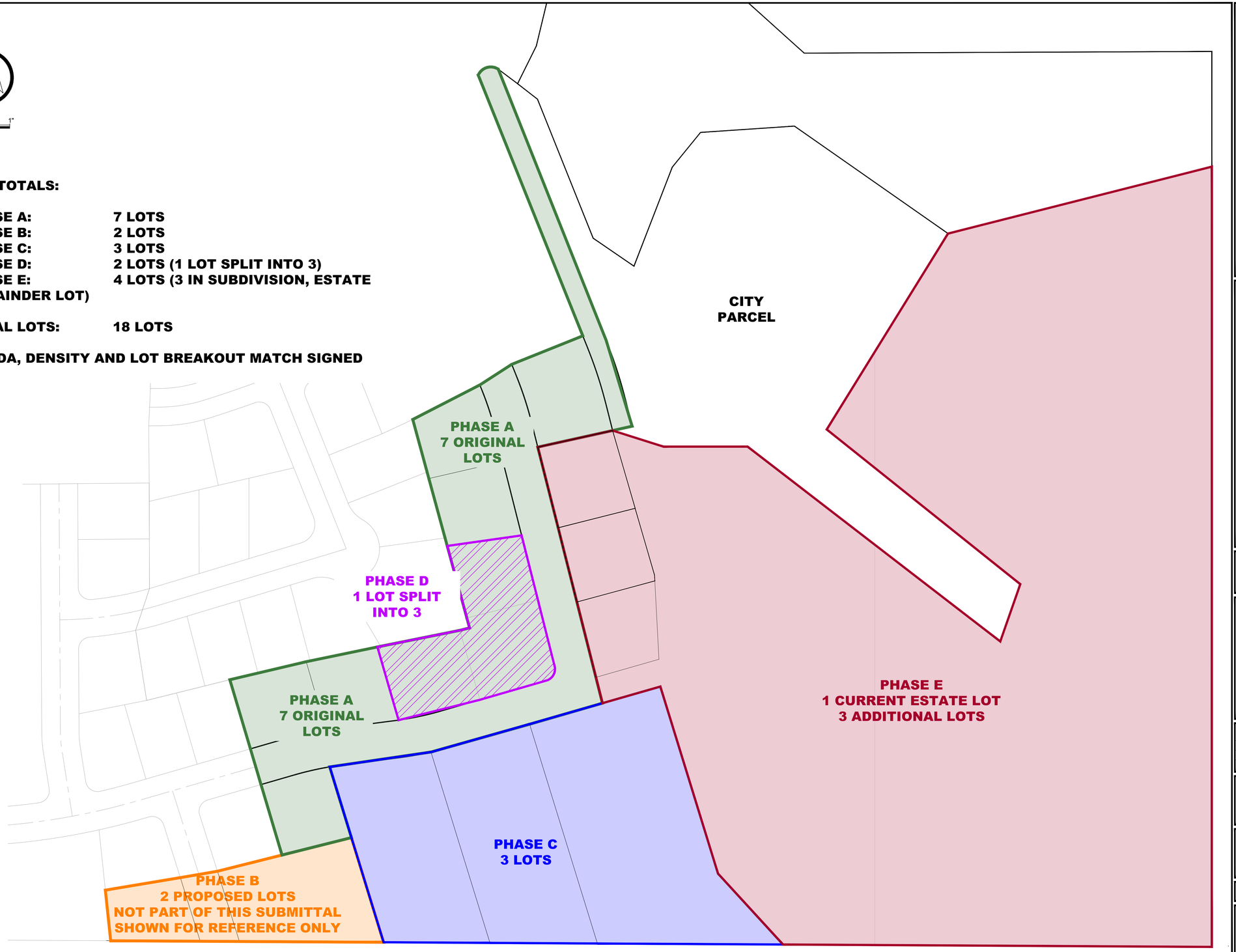
7/6/2026

0 1" = 70' 1"

LOT TOTALS:

PHASE A:	**7 LOTS**
PHASE B:	**2 LOTS**
PHASE C:	**3 LOTS**
PHASE D:	**2 LOTS (1 LOT SPLIT INTO 3)**
PHASE E:	**4 LOTS (3 IN SUBDIVISION, ESTATE REMAINDER LOT)**
TOTAL LOTS:	**18 LOTS**

SEE DA, DENSITY AND LOT BREAKOUT MATCH SIGNED DA.



SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

NO. 276219
Joseph Nick Santos
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES PHASE E

SHEET NAME

PHASING PLAN

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER

3

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026

PHASE D DENSITY TABLE		
ZONE	R-12	
LOTS	3 RESIDENTIAL	
TOTAL ACREAGE	0.94 +/-	100%
LOT ACREAGE	0.94 +/-	100%

NOTE:
SEE SHEET 2 FOR ROADWAY AND
RESIDENTIAL LOT INFORMATION

SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

NO. 276219
Joseph Nick Santos
STATE OF UTAH
RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES PHASE D

SHEET NAME

LOT LAYOUT

PLAN SUBMITTAL: FINAL

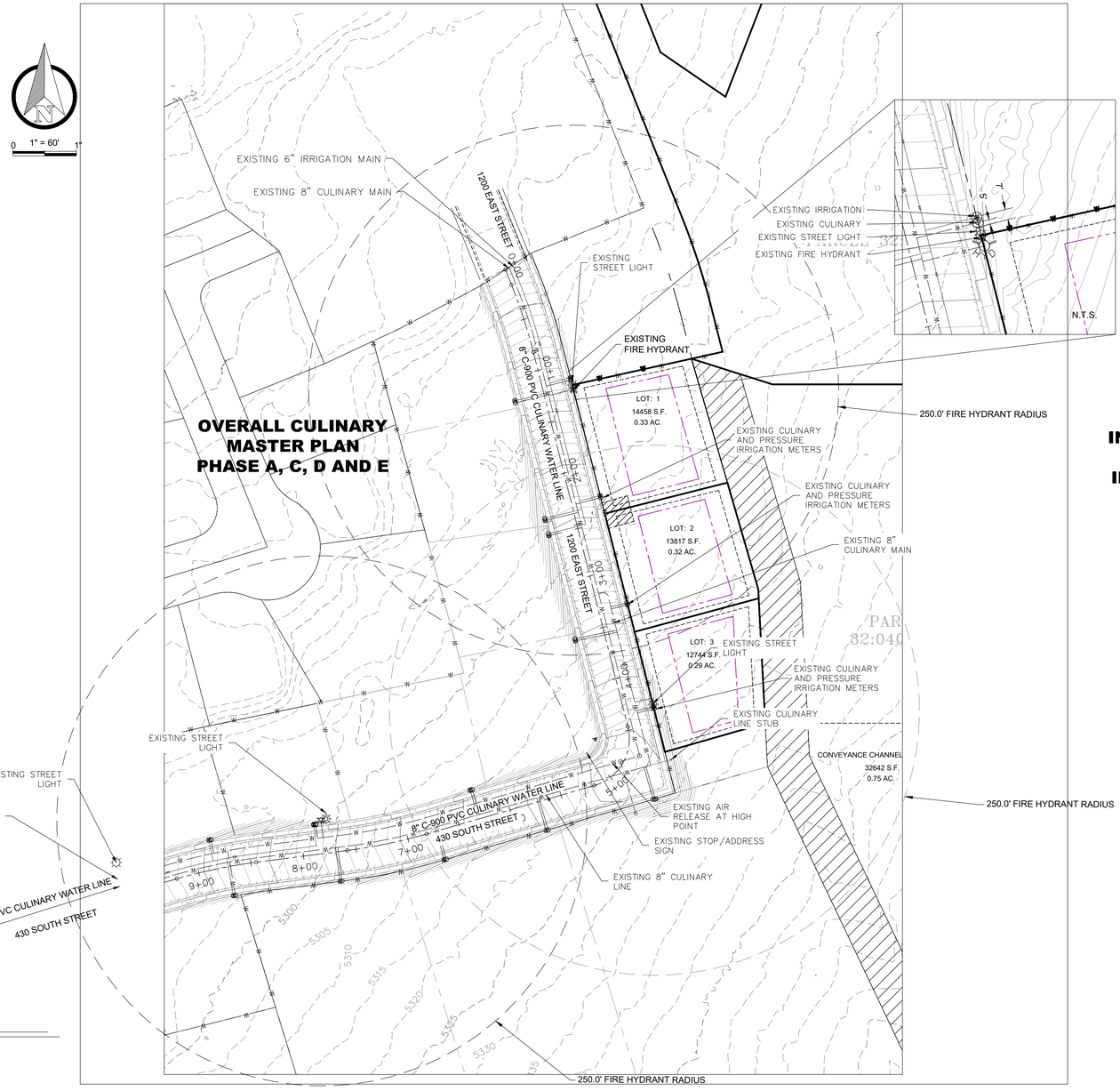
PERMIT SET 7/6/26

SHEET NUMBER

4

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026



ALL UTILITIES SHOWN ARE INSTALLED AND EXISTING, NO NEW UTILITIES WILL BE INSTALLED WITH THIS PHASE

LEGEND:

- EXISTING SINGLE WATER METER
- EXISTING PRESSURE IRRIGATION METER
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE

SHEET NOTES

1. THE DEVELOPER AND 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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SHEET LEGEND

NEW CULINARY WATER —W— —W—
NEW PI WATER —PI—
FUTURE CULINARY WATER —W— —W—

PLAN REVISIONS

NO. 276219 Joseph Nick Santos PROFESSIONAL ENGINEER STATE OF UTAH

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES E

SHEET NAME

OVERALL CULINARY PLAN

PLAN SUBMITTAL: FINAL

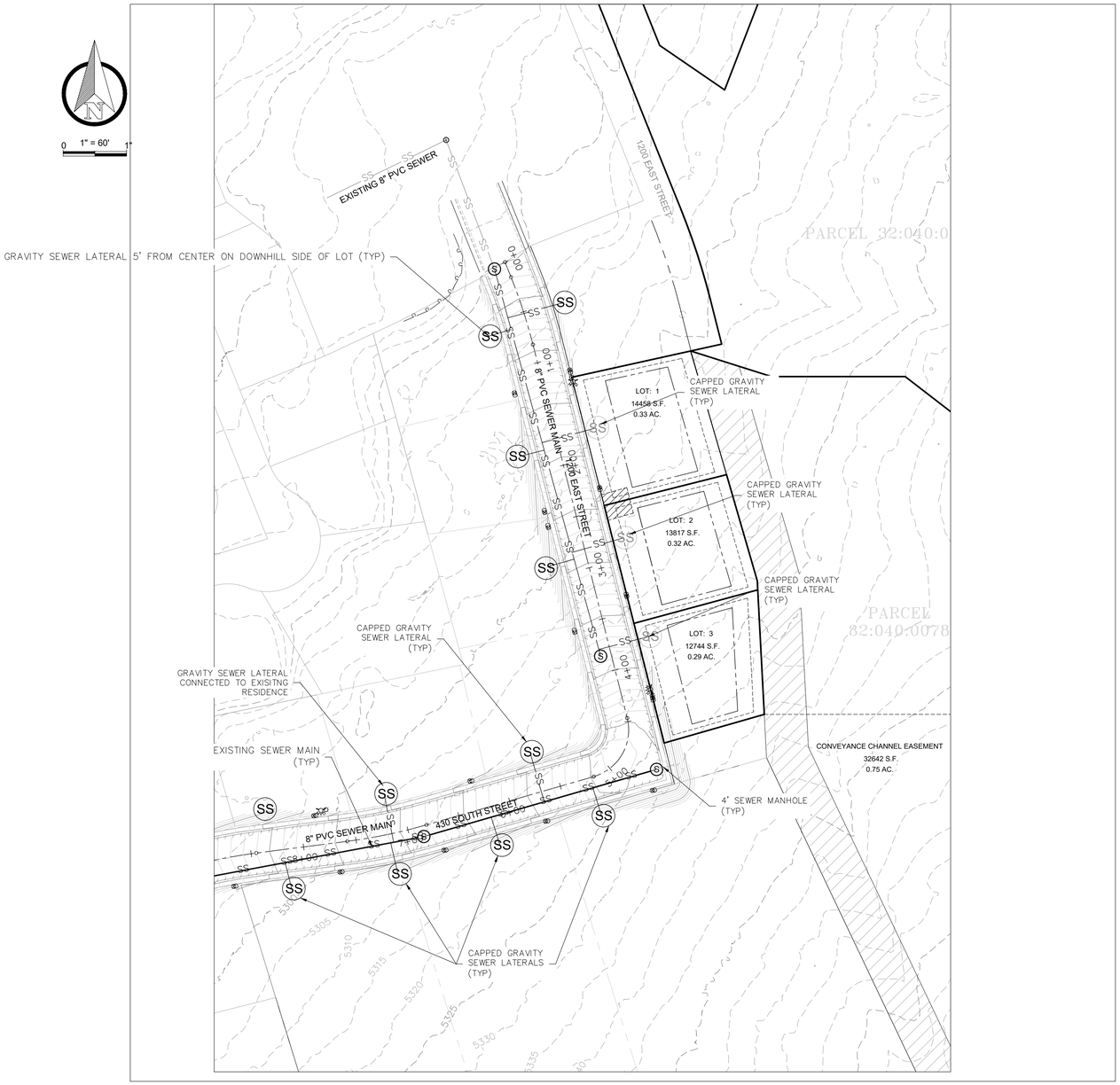
PERMIT SET 7/6/26

SHEET NUMBER

5

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026



ALL UTILITIES SHOWN ARE INSTALLED AND EXISTING, NO NEW UTILITIES WILL BE INSTALLED WITH THIS PHASE

LEGEND:

- (SS) EXISTING GRAVITY SEWER SERVICE LATERAL
- SS GRAVITY SEWER SERVICE LATERAL CAPPED

SHEET NOTES

1. THE DEVELOPER AND 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 RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SHEET LEGEND

PLAN REVISIONS

PROFESSIONAL ENGINEER — STATE OF UTAH — NO. 276219 — Joseph Nick Santos

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES E

SHEET NAME

SEWER PLAN

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER

6

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026

SHEET NOTES

1. THE DEVELOPER AND 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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SHEET LEGEND

PLAN REVISIONS

LICENSED PROFESSIONAL ENGINEER STATE OF UTAH NO. 276219 Joseph Nick Santos

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES E

SHEET NAME

STORM WATER PLAN

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER

7

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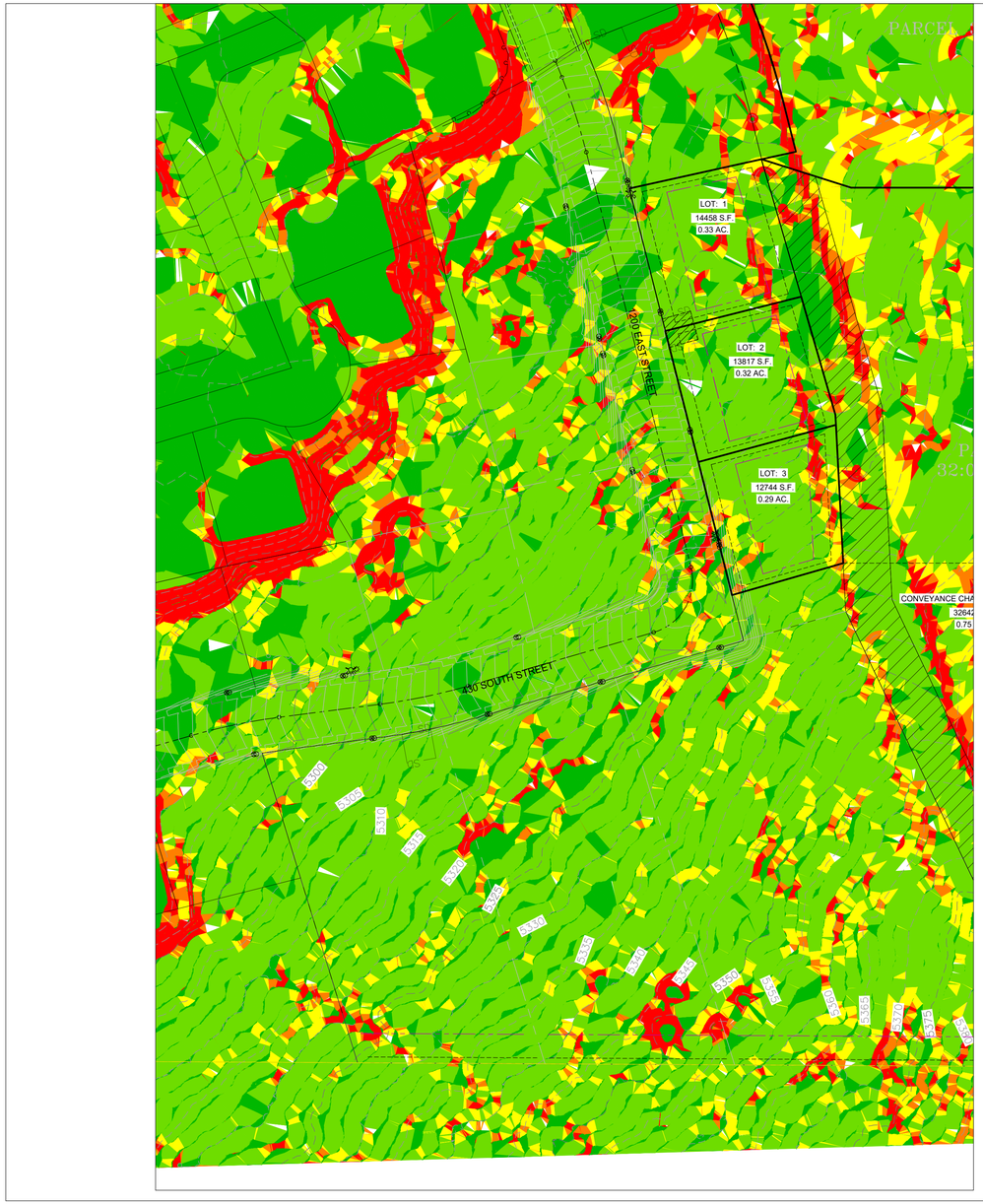
7/6/2026

SLOPE TABLE

- 0 - 10
- 10 - 20
- 20 - 25
- 25 - 30
- 30+



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SHEET LEGEND

PLAN REVISIONS

NO. 276219
Joseph Nick Santos
STATE OF UTAH

RIMROCK ENGINEERING & DEVELOPMENT

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DESIGNER:	CRS
Q&A:	JC

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PROJECT NAME

SCENIC RIDGE ESTATES E

SHEET NAME

OVERALL SLOPE MAP

PLAN SUBMITTAL: FINAL

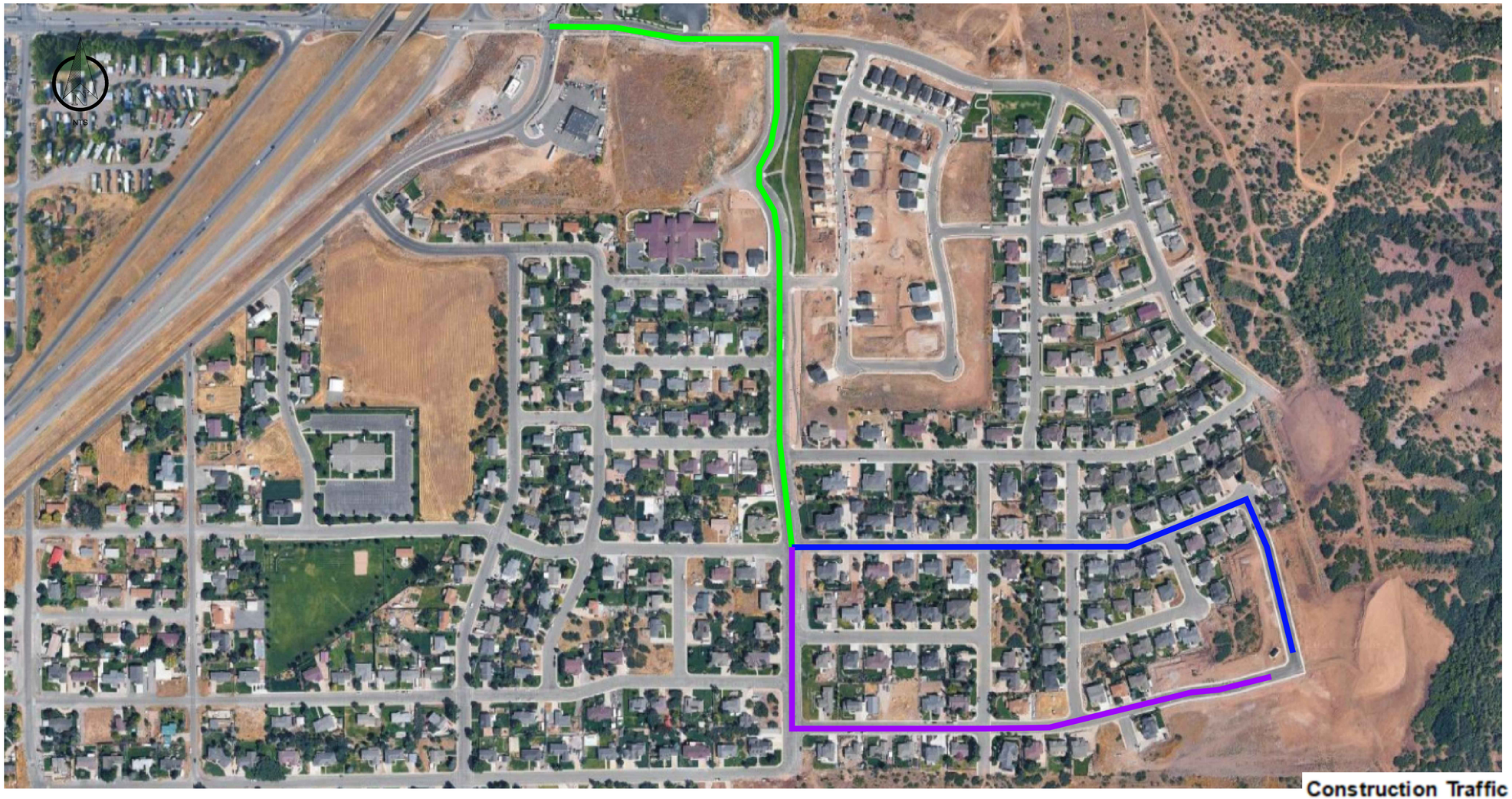
PERMIT SET 7/6/26

SHEET NUMBER

8

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026



SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

NO. 276219
Joseph Nick Santos
STATE OF UTAH

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS	**CALL BLUE STAKES PRIOR TO DIGGING**
DESIGNER:	CRS	
Q&A:	JC	

PROJECT NAME
SCENIC RIDGE ESTATES E

SHEET NAME
CONSTRUCTION TRAFFIC MAP

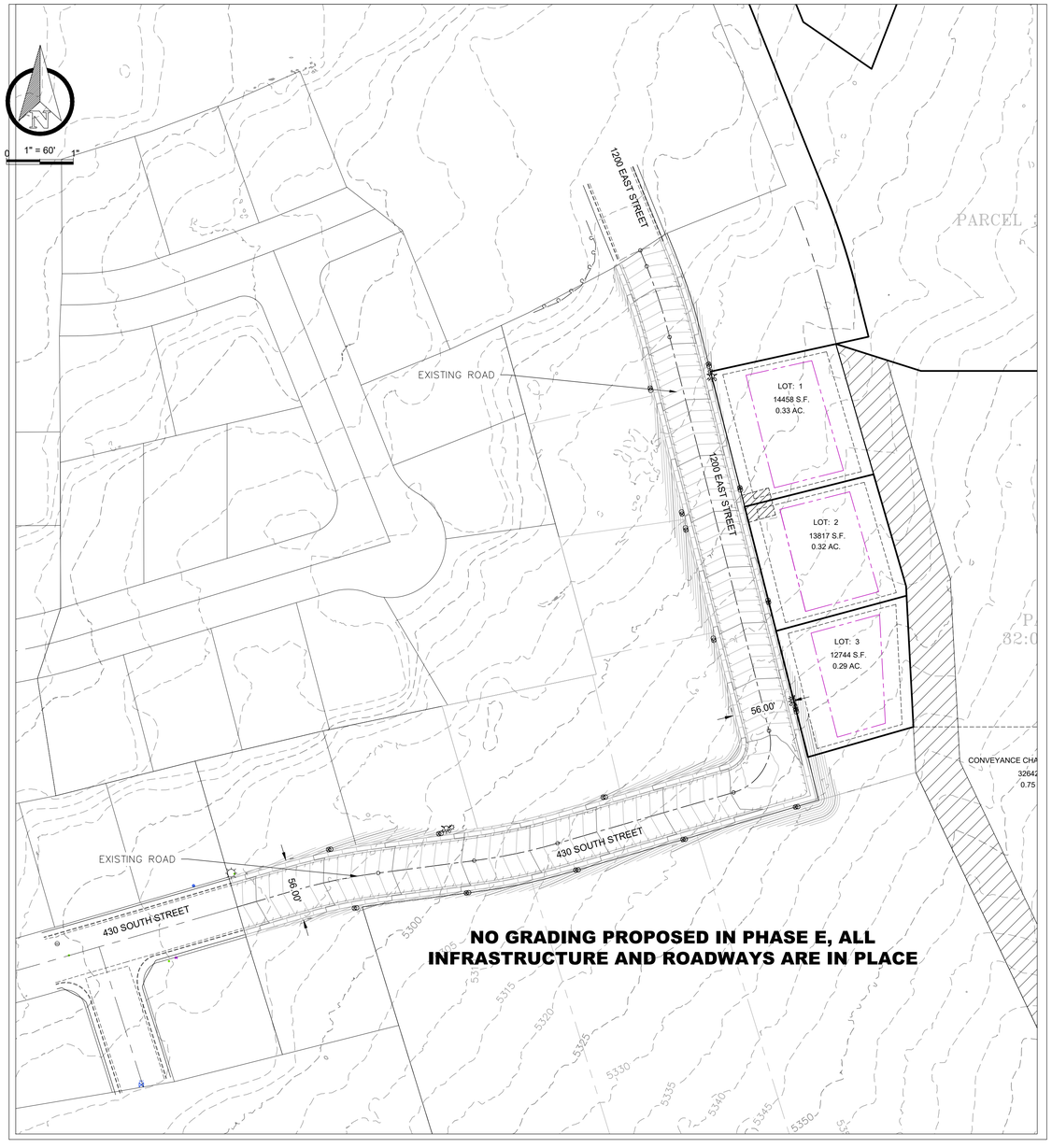
PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER
9

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026



SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

PROFESSIONAL ENGINEER
NO. 276219
Joseph Nick Santos
STATE OF UTAH

RIMROCK ENGINEERING & DEVELOPMENT

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DESIGNER:	CRS
Q&A:	JC

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PROJECT NAME

SCENIC RIDGE ESTATES E

SHEET NAME

OVERALL GRADING PLAN

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER

10

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\SCENIC RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

7/6/2026

ROADWAY AND INFRASTRUCTURE INSTALLED DURING PHASE A

LOT 3

STORM DRAIN EASEMENT (TYP)

PI WATER METER (TYP)

CULINARY WATER METER (TYP)

STREET LIGHT (TYP)

FIRE HYDRANT (TYP)

SEWER LATERAL (TYP)

SEWER LATERAL (TYP)

(2) 45° BENDS w/THRUST BLOCKS

PI WATER METER (TYP)

CULINARY WATER METER (TYP)

EXISTING FIRE HYDRANT (TYP)

PI WATER METER (TYP)

CULINARY WATER METER (TYP)

SEWER LATERAL (TYP)

LOT: 3
12744 S.F.
0.29 AC.

0 1" = 20' 1"

68.01' OF 6" C900 PVC

169.45' OF 6" C900 PVC

0+00

1+00

2+00

3+00

4+00

5+00

1200 EAST STREET

SEWER LATERAL (TYP)

PI WATER METER (TYP)

CULINARY WATER METER (TYP)

SEWER LATERAL (TYP)

HIGH PT STA: 4+85.40
HIGH PT ELEV: 5321.47
PVI STA: 4+81.99
PVI ELEV: 5323.05
K: 4.07
LVC: 72.00

BVCS: 4+46.02
BVCE: 5319.57

AIR RELEASE TO BE LOCATED AT THE HIGH POINT OF WATERLINE

SEWER MANHOLE 2
3+83.85
R10.000
RIM: 5313.35

CULINARY WATER STUB

29.439 of DI

SEWER STUB

FG

EG

9.67%

363.713 of 8" C900 PVC @ -9.67%

379.78' of 8" PVC @ -9.45%

5'

10'

GRADE BREAK STA = 0+00.00
ELEV = 5276.430

SEWER MANHOLE 1
0+02.27
R11.612
RIM: 5276.45

67.491 of 8" C900 PVC @ -9.52%

15.351 of 8" C900 PVC @ -9.45%

ROADWAY AND INFRASTRUCTURE INSTALLED DURING PHASE A

	0+00	0+50	1+00	1+50	2+00	2+50	3+00	3+50	4+00	4+50	5+00
	5275.01	5281.82	5286.97	5289.88	5294.62	5297.73	5302.05	5309.44	5316.00	5321.50	5321.69
	5276.430	5281.266	5286.102	5290.938	5295.774	5300.609	5305.445	5310.281	5315.117	5319.933	5321.207

5340 5330 5320 5310 5300 5290 5280 5270 5260

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SHEET LEGEND

EXISTING CULINARY — W — W —
EXISTING PI
EXISTING SEWER LINE — SS — SS —

PLAN REVISIONS

NO. 276219
Joseph Nick Santos
STATE OF UTAH
PROFESSIONAL ENGINEER

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES PHASE E

SHEET NAME
PLAN AND PROFILE

PLAN SUBMITTAL: FINAL

REVIEW SET 7/6/26

SHEET NUMBER 11

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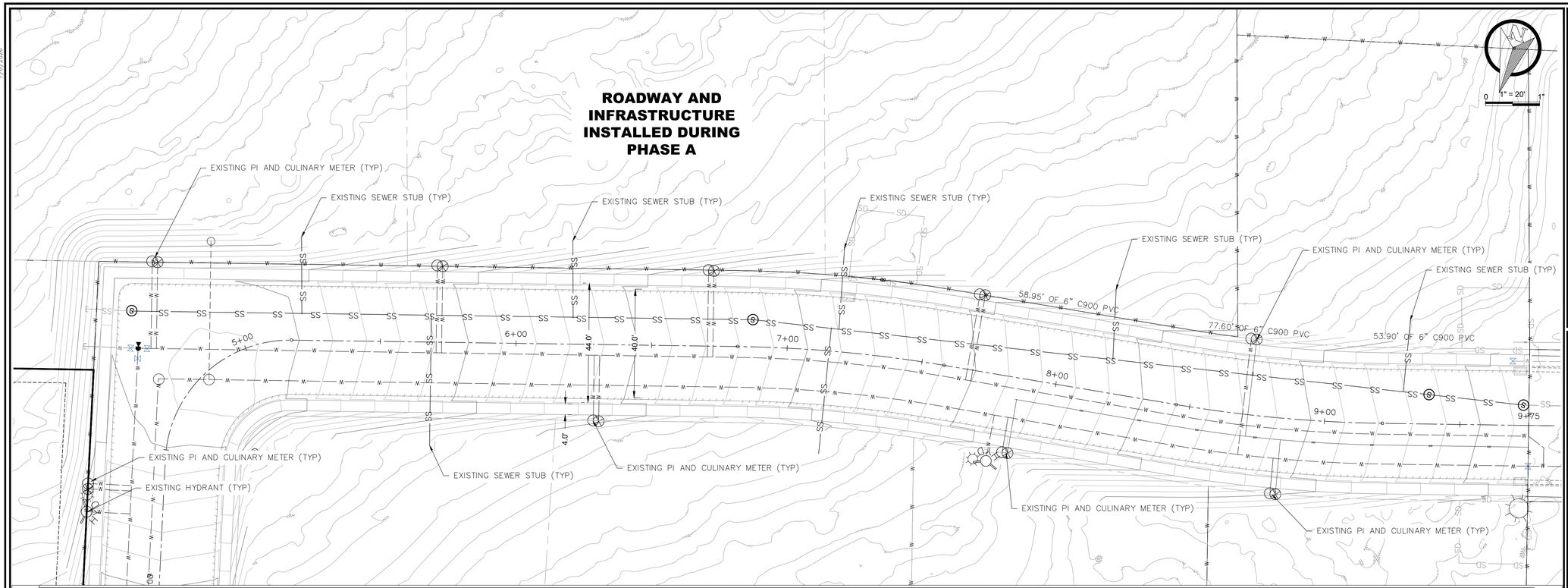
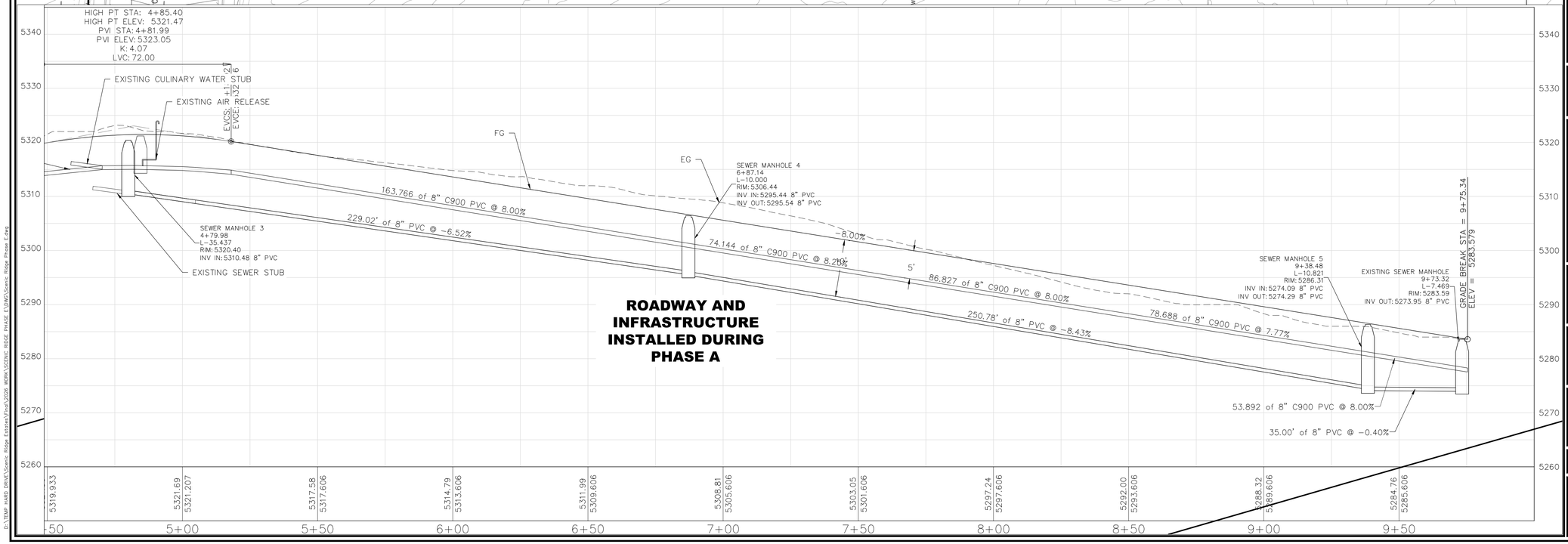
7/6/2026





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SHEET LEGEND

EXISTING CULINARY —W— —W—
EXISTING PI
EXISTING SEWER LINE —SS— —SS—

PLAN REVISIONS

NO. 276219
Joseph Nick Santos
STATE OF UTAH
PROFESSIONAL ENGINEER
RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	CRS	
Q&A:	JC	

PROJECT NAME
SCENIC RIDGE ESTATES E

SHEET NAME
PLAN AND PROFILE

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER
12

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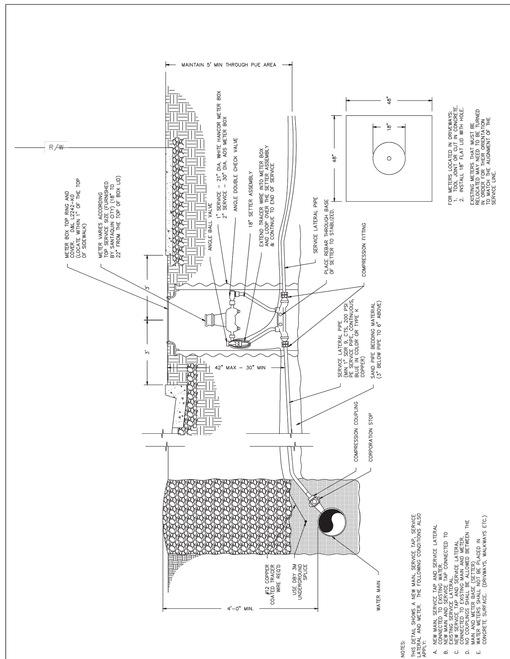
12/2/2021



CULINARY WATER SERVICE CONNECTION

STATEMENT OF USE:
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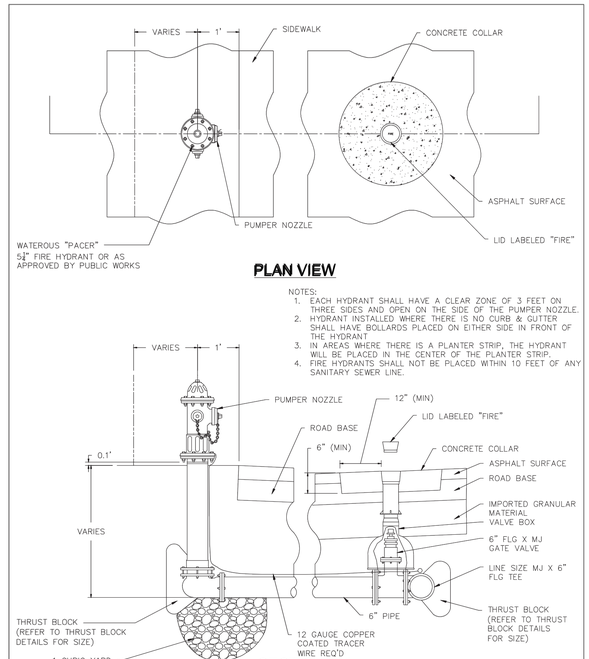
REVISION

NO.	DESCRIPTION	BY	APP'D	DATE

STANDARD NO.	W1
CLIENT:	SANTAQUIN CITY
ACTIVE DIRECTORY FILENAME:	CULINARY WATER SERVICE CONNECTION
DESIGNED BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	DSE
APPROVED BY:	CITY ENGINEER
ADOPTED DATE:	19 – OCT – 16



PLAN VIEW

NOTES:
1. EACH HYDRANT SHALL HAVE A CLEAR ZONE OF 3 FEET ON THREE SIDES AND OPEN ON THE SIDE OF THE PUMPER NOZZLE.
2. HYDRANT INSTALLED WHERE THERE IS NO CURB & GUTTER SHALL HAVE BOLLARDS PLACED ON EITHER SIDE IN FRONT OF THE HYDRANT
3. IN AREAS WHERE THERE IS A PLANTER STRIP, THE HYDRANT WILL BE PLACED IN THE CENTER OF THE PLANTER STRIP.
4. FIRE HYDRANTS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY SANITARY SEWER LINE.

SECTION A-A

FIRE HYDRANT & WATER VALVE DETAIL

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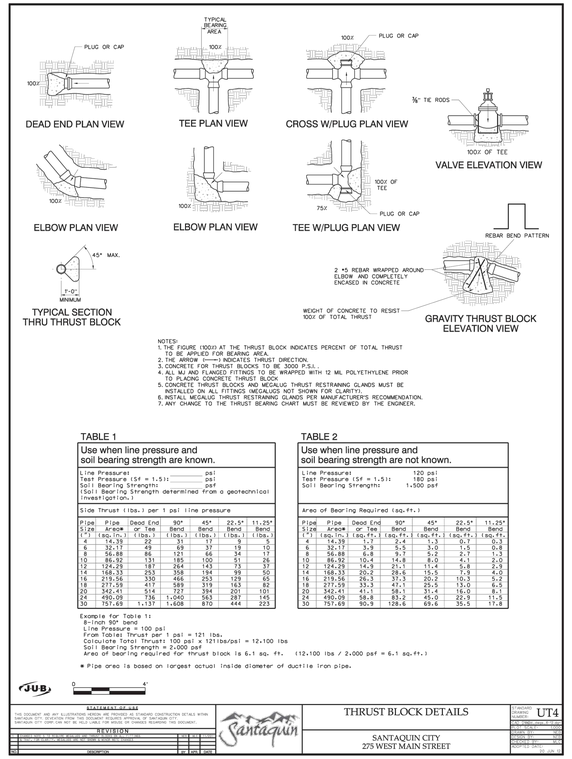
REVISION

NO.	DESCRIPTION	BY	APP'D	DATE

STANDARD NO.	W2
CLIENT:	SANTAQUIN CITY
ACTIVE DIRECTORY FILENAME:	FIRE HYDRANT & WATER VALVE DETAIL
DESIGNED BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	DSE
APPROVED BY:	CITY ENGINEER
ADOPTED DATE:	19 – OCT – 16



NOTES:
1. THE FIGURE (100#) AT THE THRUST BLOCK INDICATES PERCENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (⟶) INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I..
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE FOR THRUST BLOCKS.
5. CONCRETE THRUST BLOCKS AND MEGALUG THRUST RESTRAINING GLANDS MUST BE INSTALLED ON ALL FITTINGS (MEGALUGS NOT SHOWN FOR CLARITY).
6. INSTALL MEGALUG THRUST RESTRAINING GLANDS PER MANUFACTURER'S RECOMMENDATION.
7. ANY CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.

TABLE 1

Use when line pressure and soil bearing strength are known.

Line Pressure: _____ psi
Test Pressure (1¼ = 1.5): _____ psi
Soil Bearing Strength: psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

Pipe Size (")*	Pipe Area (sq.in.)	Dead End or Tee (lbs.)	90° Bend (lbs.)	45° Bend (lbs.)	22.5° Bend (lbs.)	11.25° Bend (lbs.)
4	14.39	22	31	17	9	5
6	32.17	49	69	37	19	10
8	56.88	86	121	66	34	17
10	90.52	138	194	104	53	27
12	126.79	187	264	143	73	37
14	168.33	253	358	184	99	50
16	219.56	330	466	253	129	65
18	277.59	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	736	1,040	563	287	145
30	751.69	1,137	1,608	870	444	223

TABLE 2

Use when line pressure and soil bearing strength are not known.

Line Pressure: 120 psi
Test Pressure (1¼ = 1.5): 180 psi
Soil Bearing Strength: 1,500 psf

Area of Bearing Required (sq.ft.)

Pipe Size (")*	Pipe Area (sq.in.)	Dead End or Tee (sq.ft.)	90° Bend (sq.ft.)	45° Bend (sq.ft.)	22.5° Bend (sq.ft.)	11.25° Bend (sq.ft.)
4	14.39	1.7	2.4	1.3	0.7	0.3
6	32.17	3.8	5.3	2.9	1.5	0.8
8	56.88	6.8	9.3	5.2	2.7	1.3
10	90.52	10.8	14.9	8.1	4.1	2.1
12	126.79	14.5	20.3	11.1	5.6	2.9
14	168.33	20.2	28.6	15.5	7.9	4.0
16	219.56	26.1	37.5	20.2	10.3	5.2
18	277.59	33.3	47.1	25.5	13.0	6.5
20	342.41	41.1	58.1	31.4	16.0	8.1
24	490.09	58.8	83.2	45.0	22.9	11.5
30	751.69	90.9	128.6	69.6	35.5	17.8

Example for Table 1:
8-inch 90° bend
Line Pressure = 100 psi
From table: Thrust per 1 psi = 121 lbs.
Calculate Total Thrust: 100 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

JUB

0 4'

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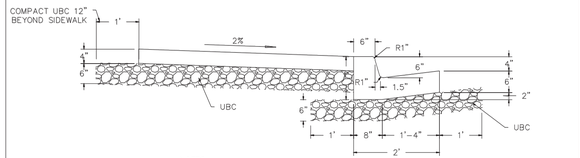
REVISION

NO.	DESCRIPTION	BY	APP'D	DATE
A	ADDED TABLE 2 AND EXAMPLE FOR TABLE 1	JRC		10/5/22

STANDARD NO.	UT4
CLIENT:	SANTAQUIN CITY
ACTIVE DIRECTORY FILENAME:	THRUST BLOCK DETAILS
DESIGNED BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	DSE
APPROVED BY:	CITY ENGINEER
ADOPTED DATE:	19 – OCT – 16

THRUST BLOCK DETAILS

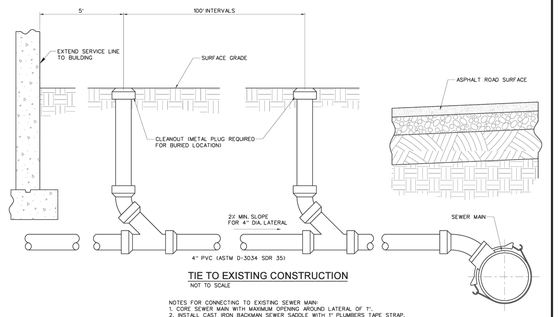
SANTAQUIN CITY
275 WEST MAIN STREET



STUB FOR NEW CONSTRUCTION

NOT TO SCALE

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE 10'+/-HILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.



TIE TO EXISTING CONSTRUCTION

NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".
2. INSTALL CAST IRON BACHMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
3. GROUT AROUND CONNECTION TO SEWER MAIN.
4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

JUB

0 2'

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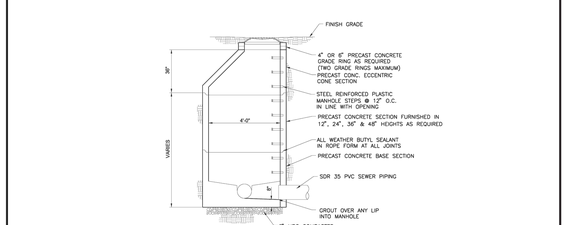
REVISION

NO.	DESCRIPTION	BY	APP'D	DATE
A	ADDED TABLE 2 AND EXAMPLE FOR TABLE 1	JRC		10/5/22

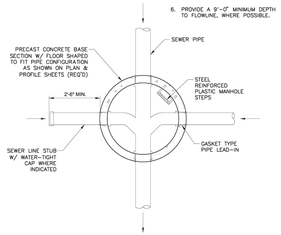
STANDARD NO.	S2
CLIENT:	SANTAQUIN CITY
ACTIVE DIRECTORY FILENAME:	TYPICAL SEWER LATERAL
DESIGNED BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	DSE
APPROVED BY:	CITY ENGINEER
ADOPTED DATE:	19 – OCT – 16

TYPICAL SEWER LATERAL

SANTAQUIN CITY
275 WEST MAIN STREET



NOTES:
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLES PLACED IN FIELDS SHALL HAVE SOLID LIDS.
3. MANHOLES OUTSIDE OF ROADWAYS SHALL BE PLACED 4 INCHES ABOVE GRADE.
4. PROVIDE A 0.10 FOOT INVERT ELEVATION DROP ACROSS THE MANHOLE (MINIMUM).
5. 60" MANHOLES SHALL BE REQUIRED WHEN THE SUM OF ALL INLET & OUTLET DIAMETERS IS GREATER THAN 24".
6. PROVIDE A 9'-0" MINIMUM DEPTH TO FLOWLINE, WHERE POSSIBLE.



NOTES:
1. VENTED LIDS REQ'D. IN ALL PAVED STREETS.
2. WHERE FIELD CONDITIONS PROHIBIT COMBINATION OF PRECAST CONC. SECTIONS SHOWN, OTHER COMBINATIONS OF PRECAST CONC. SECTIONS MAY BE USED AS PER ENGINEER'S APPROVAL.
3. SEWER MANHOLE BASES SHALL PROVIDE A 0.10 FOOT INVERT ELEVATION DROP ACROSS THE MANHOLE (MINIMUM).
4. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE O & J SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
5. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.

TYPICAL SEWER MANHOLE

NOT TO SCALE

JUB

0 4'

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REVISION

NO.	DESCRIPTION	BY	APP'D	DATE
A	ADDED TABLE 2 AND EXAMPLE FOR TABLE 1	JRC		10/5/22

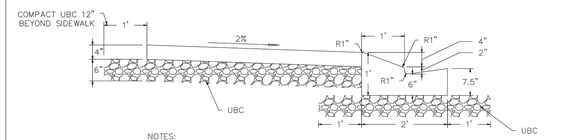
STANDARD NO.	S1
CLIENT:	SANTAQUIN CITY
ACTIVE DIRECTORY FILENAME:	TYPICAL SEWER MANHOLE
DESIGNED BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	DSE
APPROVED BY:	CITY ENGINEER
ADOPTED DATE:	19 – OCT – 16

TYPICAL SEWER MANHOLE

SANTAQUIN CITY
275 WEST MAIN STREET

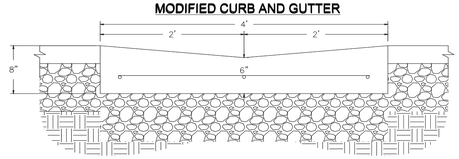
NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5' IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30' IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER



NOTES:
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

MODIFIED CURB AND GUTTER



CROSS GUTTER

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REVISION

NO.	DESCRIPTION	BY	APP'D	DATE

STANDARD NO.	CG4
CLIENT:	SANTAQUIN CITY
ACTIVE DIRECTORY FILENAME:	CURB & GUTTER AND CROSS GUTTER DETAILS
DESIGNED BY:	JRC
DRAWN BY:	JRC
CHECKED BY:	DSE
APPROVED BY:	CITY ENGINEER
ADOPTED DATE:	19 – OCT – 16

CURB & GUTTER AND CROSS GUTTER DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS
A.

NO. 276219
Joseph Nick Santos
STATE OF UTAH
PROFESSIONAL ENGINEER

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	JRC
DESIGNER:	JRC
Q&A:	DSE

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES

SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/2022

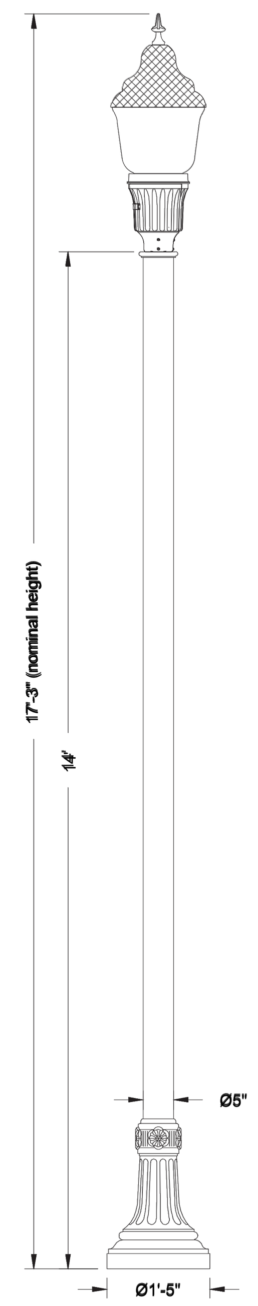
SHEET NUMBER
13

12/2/2021

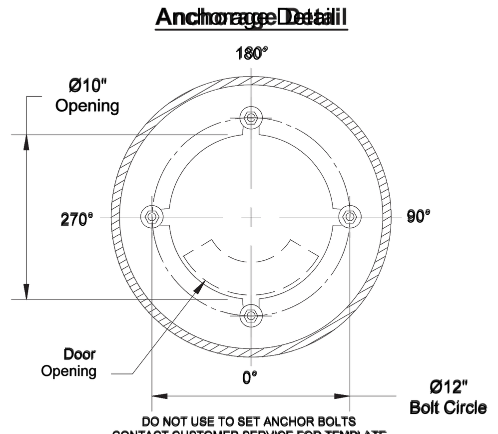
Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" 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 top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.
DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.
INSTALLATION
The post shall install 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
- Granville Premier II LED
- 40W 215mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 25ft Prewired Leads

For complete specifications see LUM_GPD.



Anchorage Detail



Catalog #'s:
GPD404KASMB5NSBFCVRBHPCSL25 - NYA14S5J17P07ABGBK

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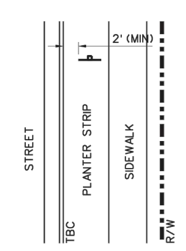
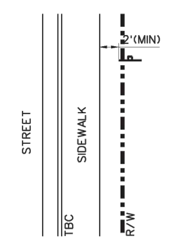
REVISION | NO. | BY | APR | DATE

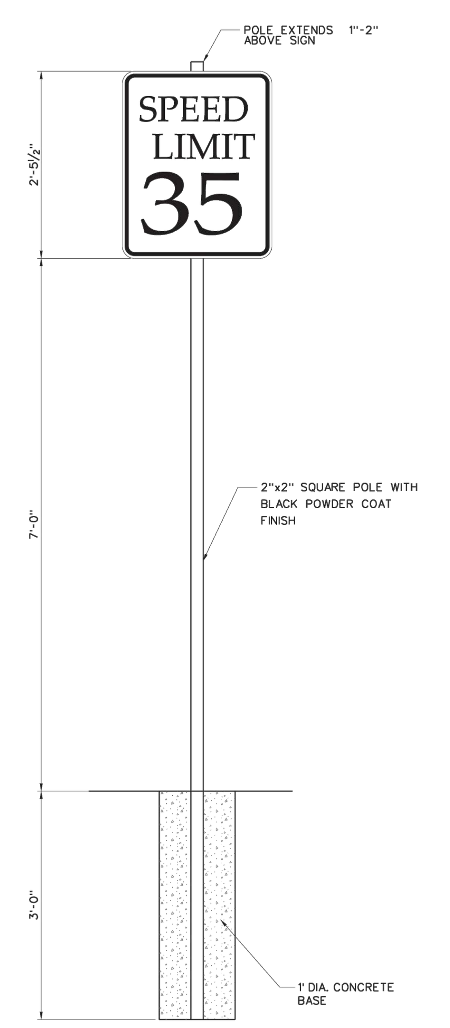
LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET
L1
ADOPTED DATE: 19 – OCT – 16



TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS NOT ADJACENT TO C&G
PLAN VIEW
NOT TO SCALE



TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS ADJACENT TO C&G
PLAN VIEW
NOT TO SCALE



TYPICAL SPEED LIMIT SIGN INSTALLATION
NOT TO SCALE

STATEMENT OF USE
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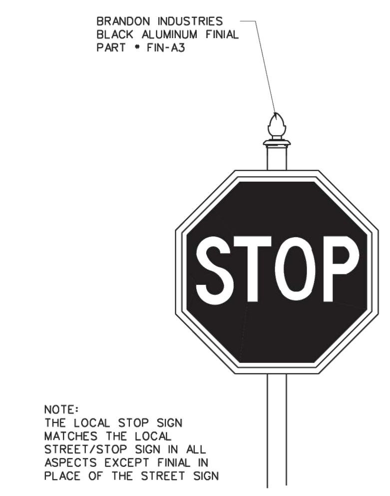
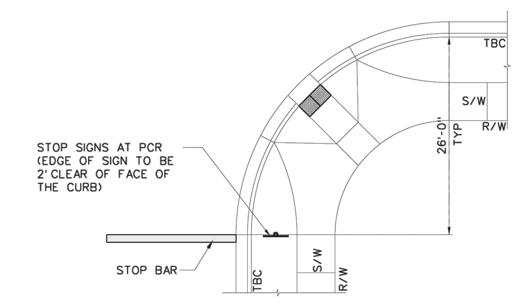
REVISION | NO. | DESCRIPTION | BY | APR. | DATE

TYPICAL SPEED LIMIT SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET
STANDARD DRAWING NUMBER: ST10
CAD DWG: std_dwgs_6-12.dgn
PLOT SCALE: 1.000
DRAWN BY: EEA/CJC
DESIGN BY: DCT
CHECKED BY: DCT
ADOPTED DATE: 20 JUN 12

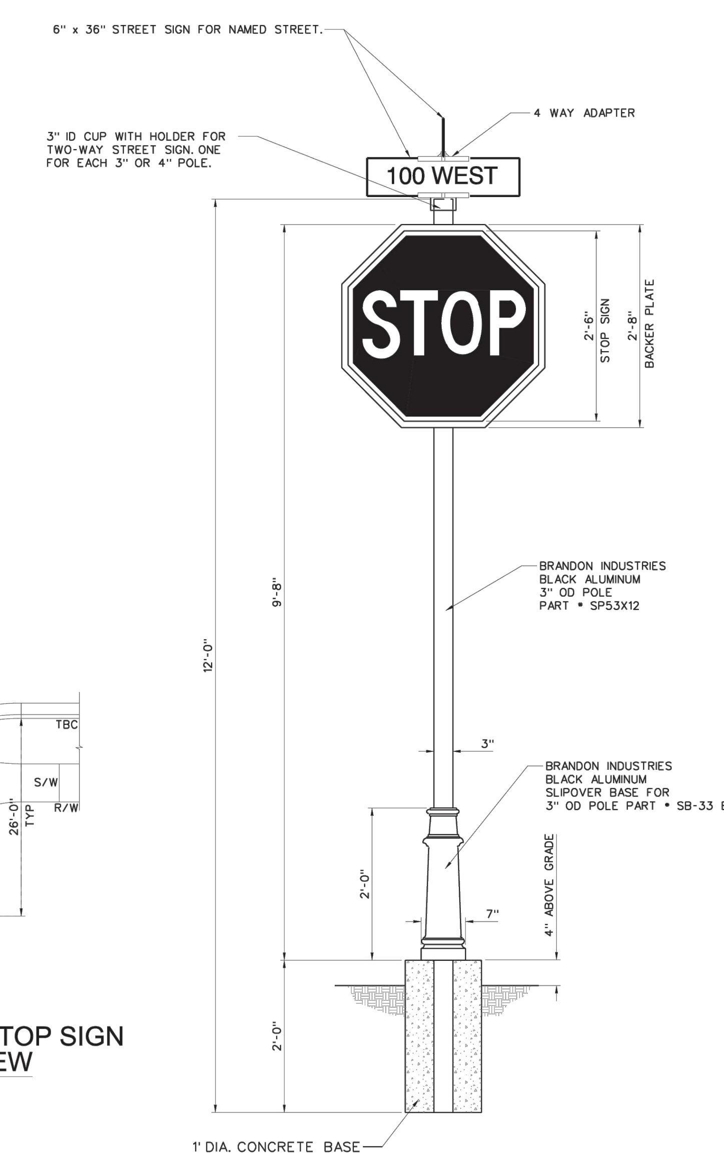


LOCAL STOP
SIGN DETAIL



TYPICAL LOCAL STREET/STOP SIGN LOCATION PLAN VIEW
SCALE: 1"=20'

MAPLE LN.
200 SOUTH
STREETS WITH NAMES



LOCAL STREET/STOP
SIGN DETAIL
NOT TO SCALE

STATEMENT OF USE
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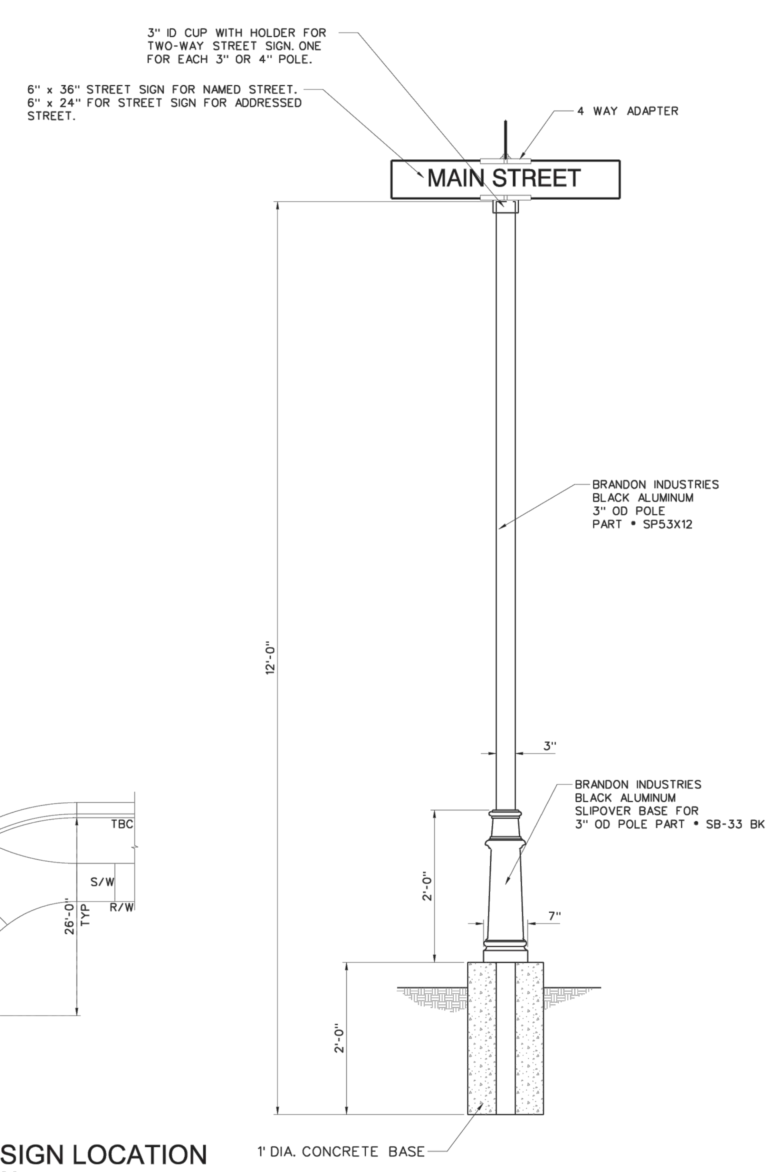
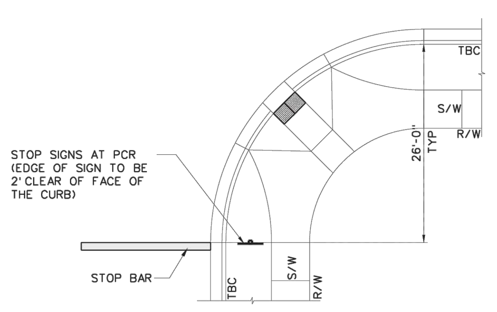
REVISION | NO. | DESCRIPTION | BY | APR. | DATE

LOCAL STREET / STOP SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET
STANDARD DRAWING NUMBER: ST7
CAD DWG: std_dwgs_6-12.dgn
PLOT SCALE: 1.000
DRAWN BY: EEA/CJC
DESIGN BY: DCT
CHECKED BY: DCT
ADOPTED DATE: 20 JUN 12

MAPLE LN.
200 SOUTH
STREETS WITH NAMES





TYPICAL STREET/STOP SIGN LOCATION
PLAN VIEW
SCALE: 1"=20'

TYPICAL STREET SIGN INSTALLATION
NOT TO SCALE

STATEMENT OF USE
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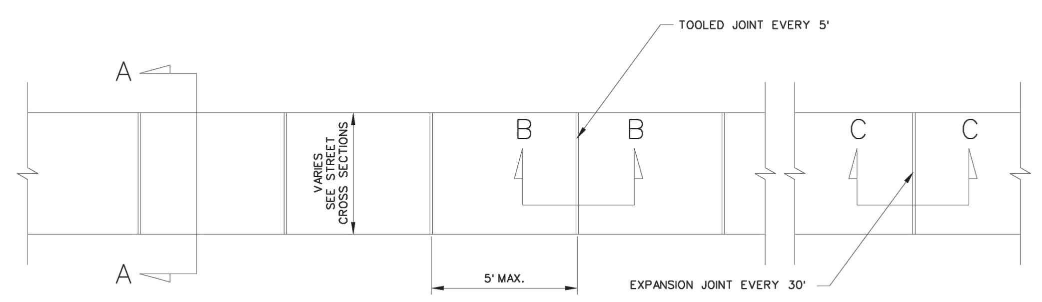
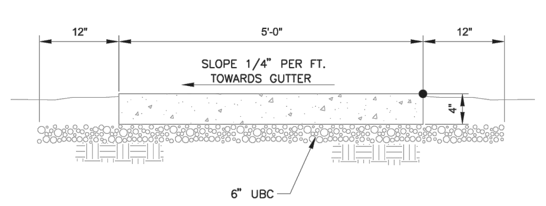
REVISION | NO. | DESCRIPTION | BY | APR. | DATE

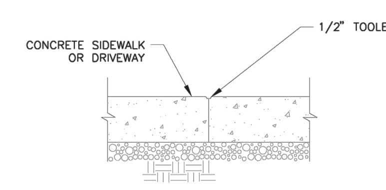
TYPICAL STREET SIGN DETAIL
(NO STOP SIGN)
SANTAQUIN CITY
275 WEST MAIN STREET
STANDARD DRAWING NUMBER: ST9
CAD DWG: std_dwgs_6-12.dgn
PLOT SCALE: 1.000
DRAWN BY: EEA/CJC
DESIGN BY: DCT
CHECKED BY: DCT
ADOPTED DATE: 20 JUN 12



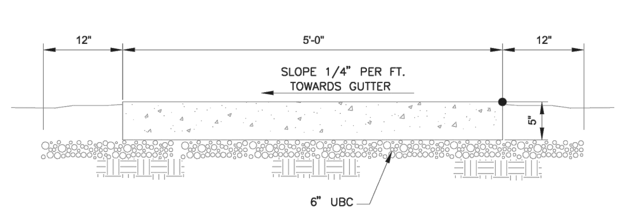
PLAN VIEW



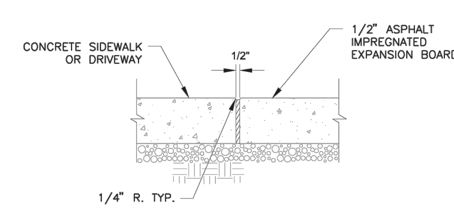
RESIDENTIAL SIDEWALK SECTION A–A



SECTION B–B
NOTE:
TOOLED JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS



COMMERCIAL SIDEWALK SECTION A–A



SECTION C–C
NOTE:
EXPANSION JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10'–0" IN CURB & GUTTER, & EVERY 5'–0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'–0" IN SIDEWALK.
3. PLACE UBC UNDER CONCRETE SIDEWALK, AND 12" BEYOND FRONT AND BACK OF WALK

SIDEWALK DETAILS
NOT TO SCALE

STATEMENT OF USE
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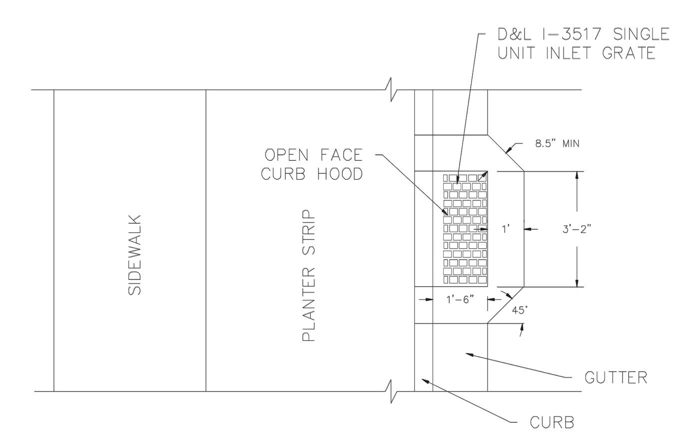
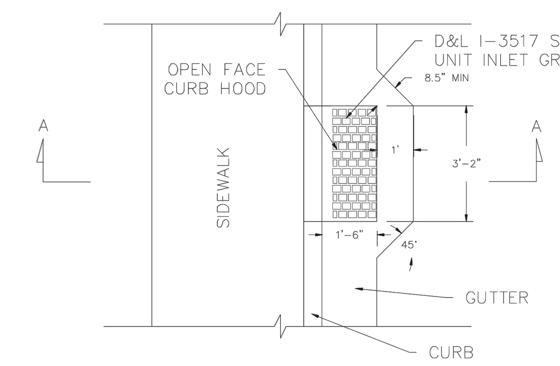
REVISION | NO. | DESCRIPTION | BY | APR. | DATE
CHANGED EXPANSION JOINT SPACING TO 30 FEET | NEB | MLC | 1/1/2011

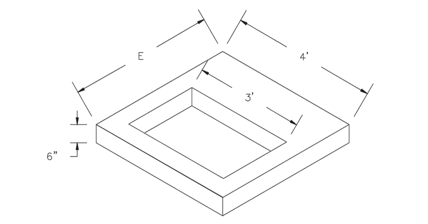
SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET
STANDARD DRAWING NUMBER: CG5
CAD DWG: std_dwgs_6-12.dgn
PLOT SCALE: 1.000
DRAWN BY: BTW
DESIGN BY: NEB
CHECKED BY: MLC
ADOPTED DATE: 20 JUN 12



PLAN - CURB/PLANTER STRIP/SIDEWALK



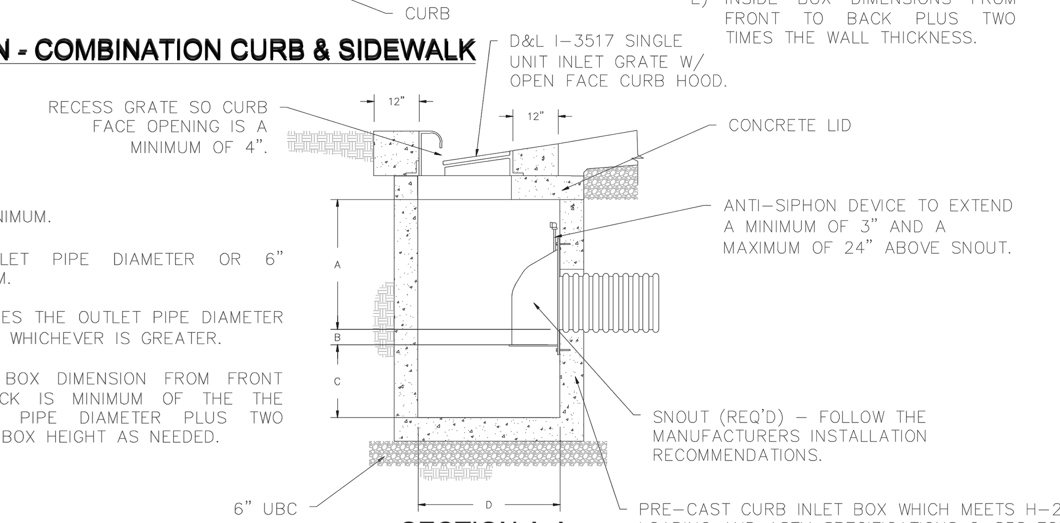
PLAN - COMBINATION CURB & SIDEWALK



CONCRETE LID DETAILS

E) INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO TIMES THE WALL THICKNESS.

NOTES:
A) 24" MINIMUM.
B) ½ OUTLET PIPE DIAMETER OR 6" MINIMUM.
C) 2.5 TIMES THE OUTLET PIPE DIAMETER OR 36" WHICHEVER IS GREATER.
D) INSIDE BOX DIMENSION FROM FRONT TO BACK IS MINIMUM OF THE THE OUTLET PIPE DIAMETER PLUS TWO FEET. BOX HEIGHT AS NEEDED.



SECTION A-A

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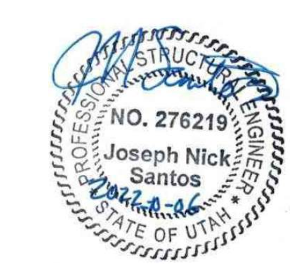
REVISION | NO. | BY | APR | DATE

CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET
SD1
ADOPTED DATE: 19 – OCT – 16

SHEET NOTES
1.

SHEET LEGEND

PLAN REVISIONS
A.



RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	JRC
DESIGNER:	JRC
Q&A:	DSE

CALL BLUE STAKES PRIOR TO DIGGING

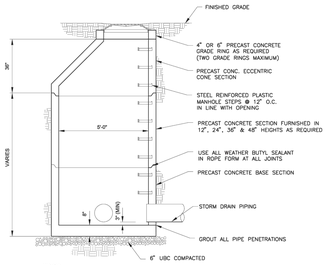
PROJECT NAME
SCENIC RIDGE ESTATES

SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/2022
SHEET NUMBER
14

10/6/2022

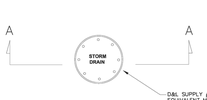


NOTES:

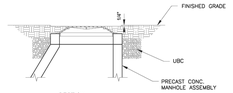
1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND WHEN APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING.
2. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

TYPICAL STORM DRAIN MANHOLE

NOT TO SCALE



PLAN VIEW



SECTION A-A

NOTE:

1. NO COLLARS (CONCRETE NOR ASPHALT) ARE TO BE USED ON MANHOLES WITHIN SANTAQUIN CITY ROW. USE D & L SUPPLY MANHOLE ADAPTER RING(S) (RISER(S)) TO SET RING AND COVER TO FINISH GRADE.
2. EXCAVATIONS FOR MANHOLE ADAPTER RING(S) (RISER(S)) SHALL HAVE VERTICAL SIDE WALLS.
3. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

MANHOLE RING & COVER

NOT TO SCALE

JUB 0 40

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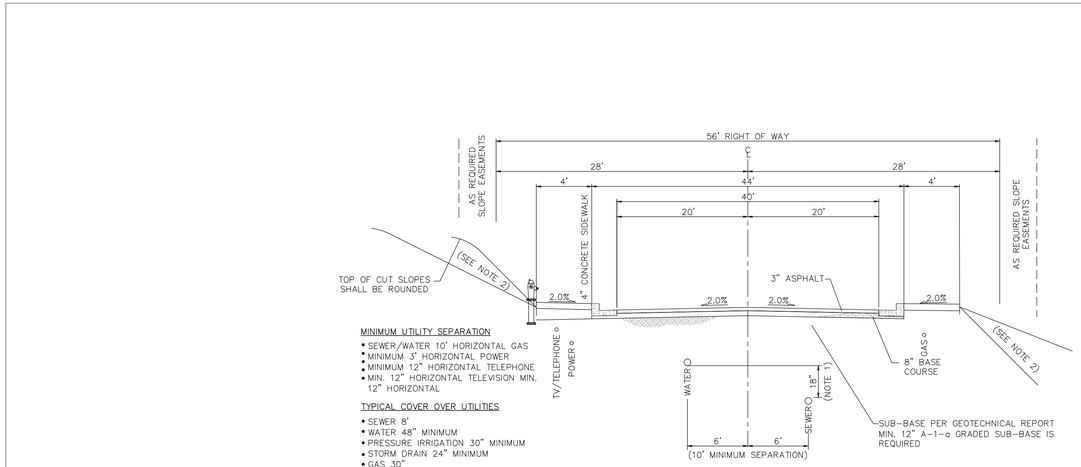
REVISION			
1 ADDED NOTE TO SD2 AT REQUEST OF CITY ENGINEER			
NO.	DESCRIPTION	BY	DATE

TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER	SD2
SANTAQUIN CITY 275 WEST MAIN STREET	



MINIMUM UTILITY SEPARATION

- SEWER/WATER 10' HORIZONTAL GAS
- MINIMUM 3' HORIZONTAL POWER
- MINIMUM 12" HORIZONTAL TELEPHONE
- MIN. 12" HORIZONTAL TELEVISION MIN. 12" HORIZONTAL

TYPICAL COVER OVER UTILITIES

- SEWER 8'
- WATER 48" MINIMUM
- PRESSURE IRRIGATION 30" MINIMUM
- STORM DRAIN 24" MINIMUM
- GAS 30"
- POWER 40"
- TELEPHONE 24"
- TELEVISION 24"

GENERAL NOTES

1) 18" MINIMUM VERTICAL CLEARANCE, 10' SEPERATION REQUIRED EXCEPT AT CROSSING LOCATIONS.
2) CUT/FILL SLOPES ARE 3(H):1(V) BELOW A HEIGHT OF 5 FEET AND 2(H):1(V) ABOVE A HEIGHT OF 5 FEET AND SHALL BE PROTECTED WITH AMERICAN GREEN C-350 MATTING, OR APPROVED EQUAL.

ROADWAY CROSS SECTION DETAIL TO MATCH EXISTING AT TIE-IN LOCATIONS

SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS
A.

RIMROCK ENGINEERING & DEVELOPMENT

Joseph Nick Santos NO. 276219 STATE OF UTAH REGISTERED PROFESSIONAL STRUCTURAL ENGINEER

CAD TECH:	JRC
DESIGNER:	JRC
Q&A:	DSE

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SCENIC RIDGE ESTATES

SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/2022

SHEET NUMBER
15

7/6/2026

SHEET NOTES

1. THE DEVELOPER AND 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 RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SHEET LEGEND

PLAN REVISIONS

PROFESSIONAL ENGINEER
NO. 276219
Joseph Nick Santos
STATE OF UTAH

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SCENIC RIDGE ESTATES E

SHEET NAME

EROSION CONTROL PLAN

PLAN SUBMITTAL: FINAL

PERMIT SET 7/6/26

SHEET NUMBER

16

D:\TEMP HARD DRIVE\Scenic Ridge Estates\Final\2026 WORK\02Sec RIDGE PHASE E\DWG\Scenic Ridge Phase E.dwg

SANTAQUIN VET CLINIC

351 N. SUMMIT RIDGE PARKWAY SITE PLAN
SANTAQUIN, UTAH
FINAL PLAN SET
MARCH 2026

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL UTILITY PLAN
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
DT-01	DETAIL SHEET
R.O.S.	RECORD OF SURVEY

DATA TABLE
TOTAL ACREAGE= 1.95 ACRES
BUILDINGS = 1
ACREAGE OF BUILDINGS = 0.14
ACREAGE OF DRIVEWAY AND PARKING= 0.45
ACREAGE OF OPEN SPACE/ POND= 1.36
% OF OPEN SPACE = 69.74%
ZONING= I-1

PARKING TABLE
2 VETERINARIANS = 12 STALLS
6 EMPLOYEES = 6 STALLS
PARKING REQ'D = 18 STALLS
PARKING PROVIDED: 21 STALLS

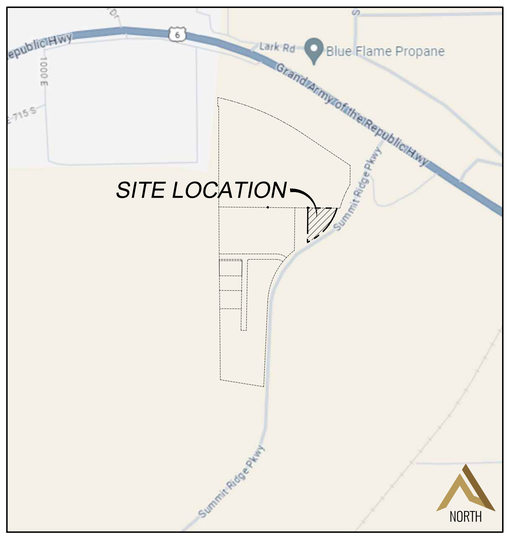
GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN 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 RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

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

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

OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490



VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

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

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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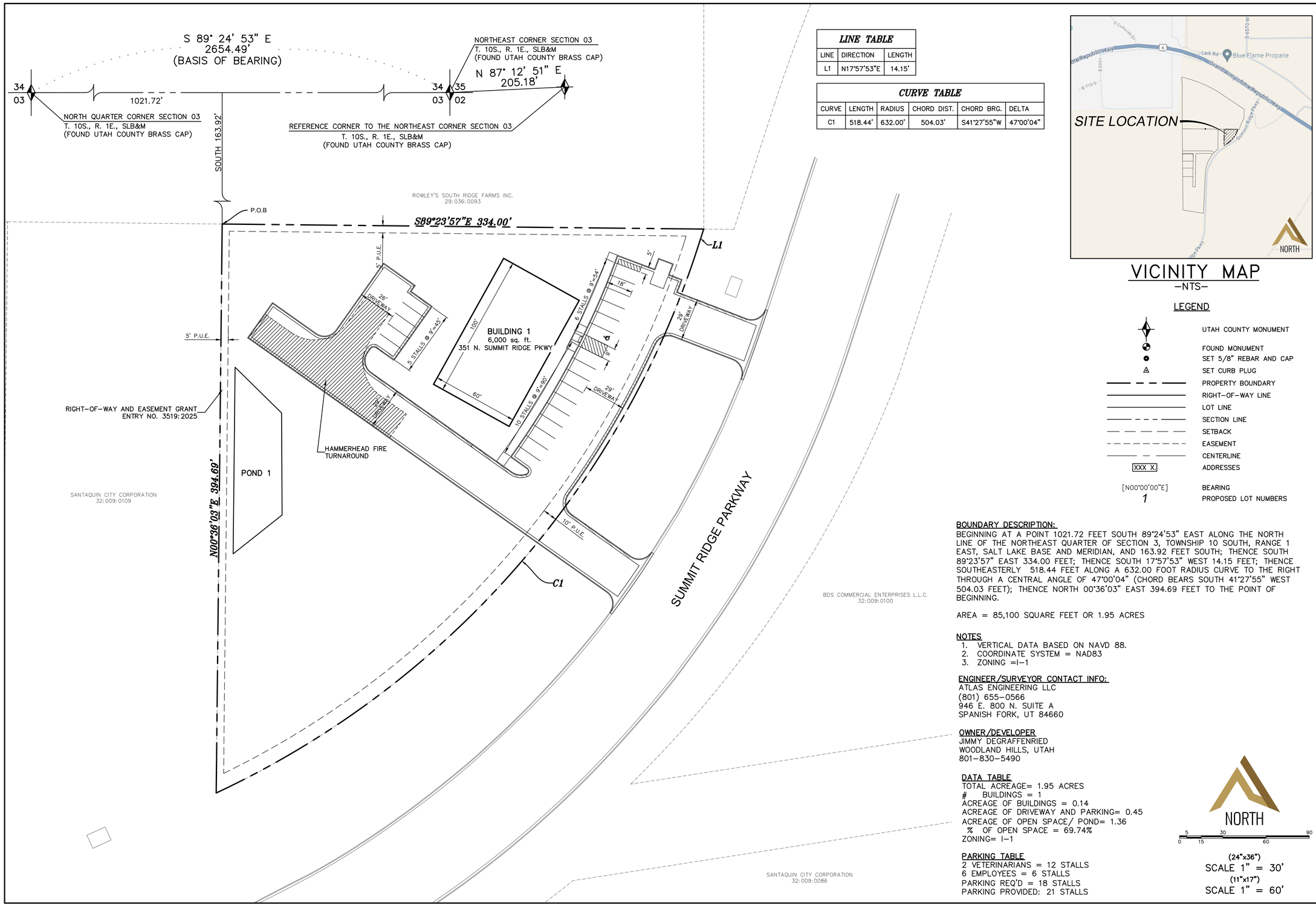

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N17°57'53"E	14.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	518.44'	632.00'	504.03'	S41°27'55"W	47°00'04"

VICINITY MAP
–NTS–

LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X. — ADDRESSES
- [N00°00'00"E] — BEARING
- 1 — PROPOSED LOT NUMBERS

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND 163.92 FEET SOUTH; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET; THENCE SOUTHEASTERLY 518.44 FEET ALONG A 632.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. ZONING =I–1

ENGINEER/SURVEYOR CONTACT INFO:
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OWNER/DEVELOPER
JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801–830–5490

DATA TABLE
TOTAL ACREAGE= 1.95 ACRES
BUILDINGS = 1
ACREAGE OF BUILDINGS = 0.14
ACREAGE OF DRIVEWAY AND PARKING= 0.45
ACREAGE OF OPEN SPACE/ POND= 1.36
% OF OPEN SPACE = 69.74%
ZONING= I–1

PARKING TABLE
2 VETERINARIANS = 12 STALLS
6 EMPLOYEES = 6 STALLS
PARKING REQ'D = 18 STALLS
PARKING PROVIDED: 21 STALLS

NORTH
0 5 15 30 60 90

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

SHEET NO. 2

NO.	REVISIONS	BY	DATE
1			
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OVERALL BOUNDARY

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ROWLEY'S SOUTH RIDGE FARMS INC.
29:036:0093

SANTAQUIN CITY CORPORATION
32:009:0109

BDS COMMERCIAL ENTERPRISES L.L.C.
32:009:0100

SANTAQUIN CITY CORPORATION
32:009:0086

SUMMIT RIDGE PARKWAY

BUILDING 1

POND 1
CAPACITY 4,000 CF
FREEBOARD 4837.00
TOP 4836.00
BOTTOM 4833.50

CONSTRUCTION NOTES

1. CONST. DUMPSTER ENCLOSURE PER DETAIL ON SHEET DT-01.
2. EXISTING DITCH TO BE ABANDONED
3. EXISTING ELECTRICAL BOX TO REMAIN
4. CONST. SWALE.
5. CONST. CONCRETE CROSS GUTTER.
6. EXISTING CURB GRATE INLETS TO BE REPLACED WITH WATERWAY INLET GRATES.
7. EXISTING FENCE TO REMAIN.
8. CONST. RETAINING WALL.
9. INSTALL 6' VINYL-COATED CHAIN LINK FENCE WITH PRIVACY SLATS WITH PAVED PORTION OR MOW STRIP UNDER ALL FENCING.
10. SUMP TO BE INSTALLED BY SANTAQUIN CITY.
11. EXISTING FIBER BOX TO BE RAISED TO FINISHED GRADE.
12. RAISE SEWER RIM TO FINISHED GRADE: 4860.38.
13. INSTALL ADA RAMP PER SANTAQUIN CITY STANDARDS.
14. RETAINING WALL PROVIDED BY SANTAQUIN CITY.
15. POND OVERFLOW TO DISCHARGE TO EXISTING CHANNEL.
16. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
17. INSTALL 6" WATER VALVE PER SANTAQUIN CITY STANDARDS..
18. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- RIGHT-OF-WAY LINE
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- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB

NORTH

0 5 15 30 60 90

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

SHEET NO. 3

NO.	REVISIONS	BY	DATE
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OVERALL UTILITY PLAN

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ROWLEY'S SOUTH RIDGE FARMS INC.
29:036:0093

SANTAQUIN CITY CORPORATION
32:009:0109

BDS COMMERCIAL ENTERPRISES L.L.C.
32:009:0100

SANTAQUIN CITY CORPORATION
32:009:0086

SUMMIT RIDGE PARKWAY

4' RETAINING WALL

SWALE

BUILDING 1
FF 4860.00
BF 4848.00

CONST. RETAINING WALL

EXISTING DITCH TO BE ABANDONED

SUMP #1

POND 1
CAPACITY 4,000 CF
FREEBOARD 4537.00
TOP 4535.00
BOTTOM 4533.50

OVERFLOW BOX #1

CB #2

CB #1

EX.CB #6

EX.CB #5

EX.CB #8

EX.CB #7

EX.SDMH #1

EX.CB #2

EX.CB #1

EX.CB #3

EX.CB #4

EX.15"SD

EX.36"SD

15"RCP

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB

NORTH

0 5 15 30 60 90

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

SHEET NO. 4

NO.	REVISIONS	BY	DATE
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DRAINAGE PLAN

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ROWLEY'S SOUTH RIDGE FARMS INC.
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SANTAQUIN CITY CORPORATION
32:009:0109

BDS COMMERCIAL ENTERPRISES L.L.C.
32:009:0100

SANTAQUIN CITY CORPORATION
32:009:0086

SUMMIT RIDGE PARKWAY

EX.FENCE TO REMAIN
EX.36"SD
5' P.U.E.
10' P.U.E.
RIGHT-OF-WAY AND EASEMENT GRANT
ENTRY NO. 3519:2025
EX.FIBER BOX TO BE RAISED TO FINISHED GRADE
EX.ELEC BOX
EX. DITCH TO BE ABANDONED
EX.SSMH TO BE RAISED TO FINISHED GRADE
EX.SSMH#1
EX.SSMH#2
EX.SSMH#3
EX.SSMH#4
EX.SSMH#5
EX.SSMH#6
EX.SSMH#7
EX.SSMH#8
EX.SDMH#1
EX.CB#1
EX.CB#2
EX.CB#3
EX.CB#4
EX.CB#5
EX.CB#6
EX.CB#7
EX.CB#8
EX.HYDRANT
EX.8"SS
EX.15"SD
EX.36"SD
EX.10"CUL
EX.12"PI
EX.SD
FO
4830
4831
4832
4833
4835
4840
4845
4850
4855

LEGEND

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

NORTH

0 5 15 30 60 90

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

SHEET NO. 5

NO.	REVISIONS	BY	DATE
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EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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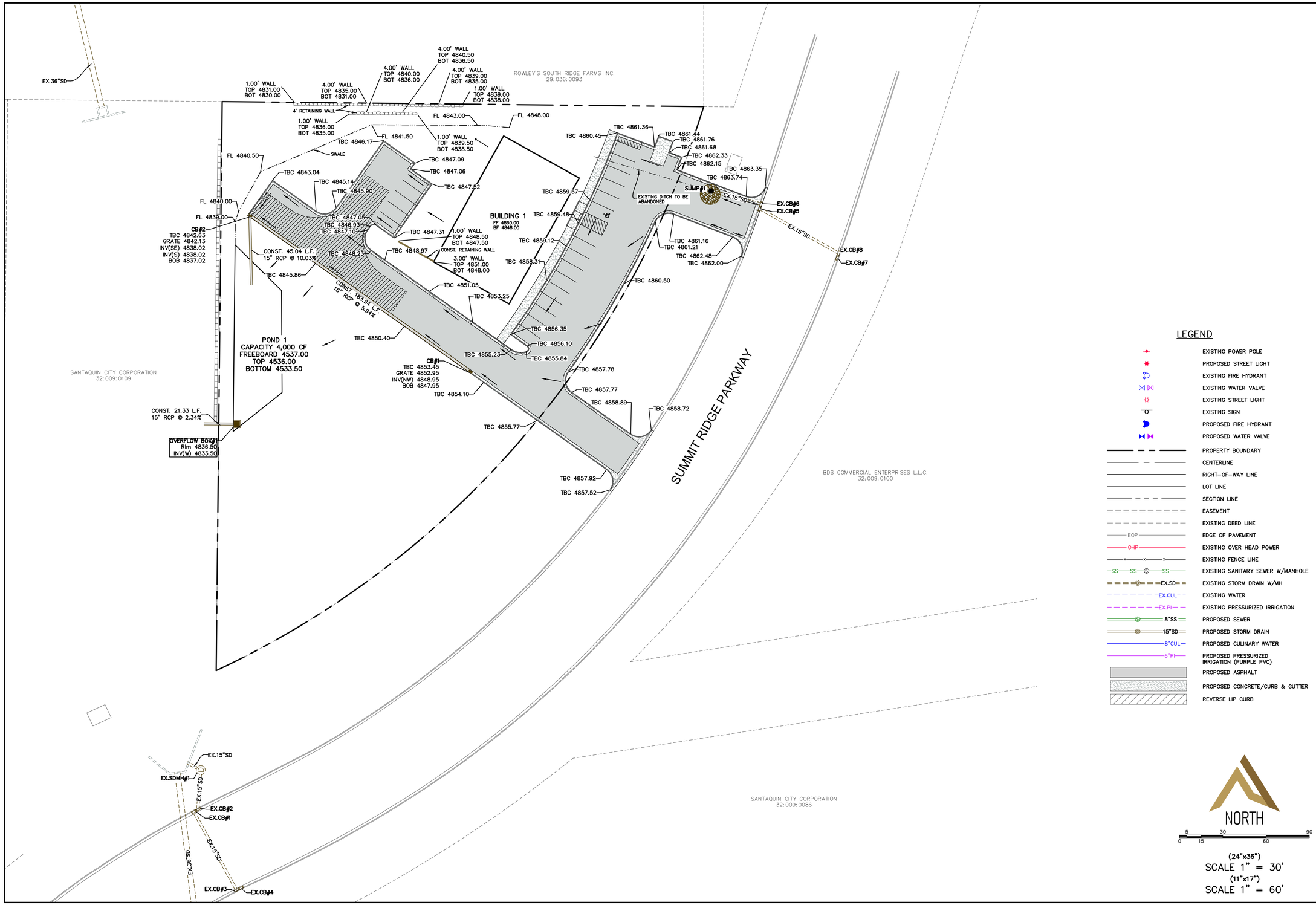

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
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- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB

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SHEET NO. 6

TBC PLAN

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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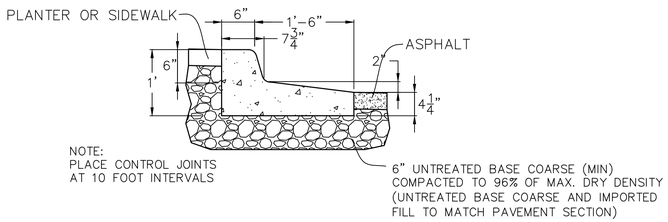
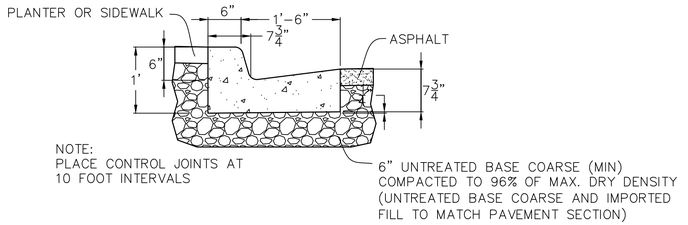


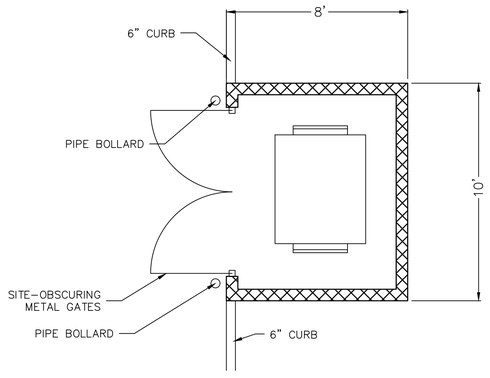
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–

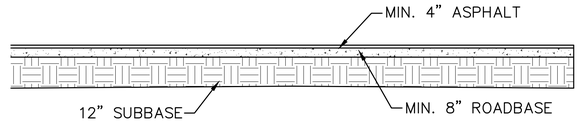


24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



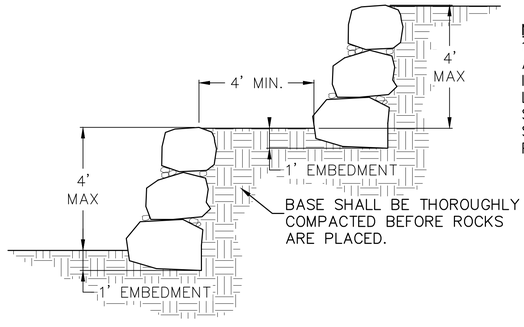
DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH STEEL SIDING AND TRIM MATCHING EXTERIOR OF BUILDING AND HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL SITE–OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



PARKING LOT CROSS SECTION

–NTS–

*A SITE–SPECIFIC GEOTECHNICAL REPORT HAS NOT BEEN CONDUCTED. THICKNESSES USED ARE FROM SANTAQUIN CITY STANDARDS AND HAVE BEEN ADJUSTED CONSERVATIVELY.



NOTES:
1. ALL ROCKS SHALL BE HARD, DURABLE, ANGULAR FIELD STONES AND SHALL BE INTERLOCKED WITH ADJACENT ROCKS. LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OR SUITABE SIZE, RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP.

ROCK RETAINING WALL DETAIL

–NTS–

SHEET NO. DT-01

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DETAIL SHEET

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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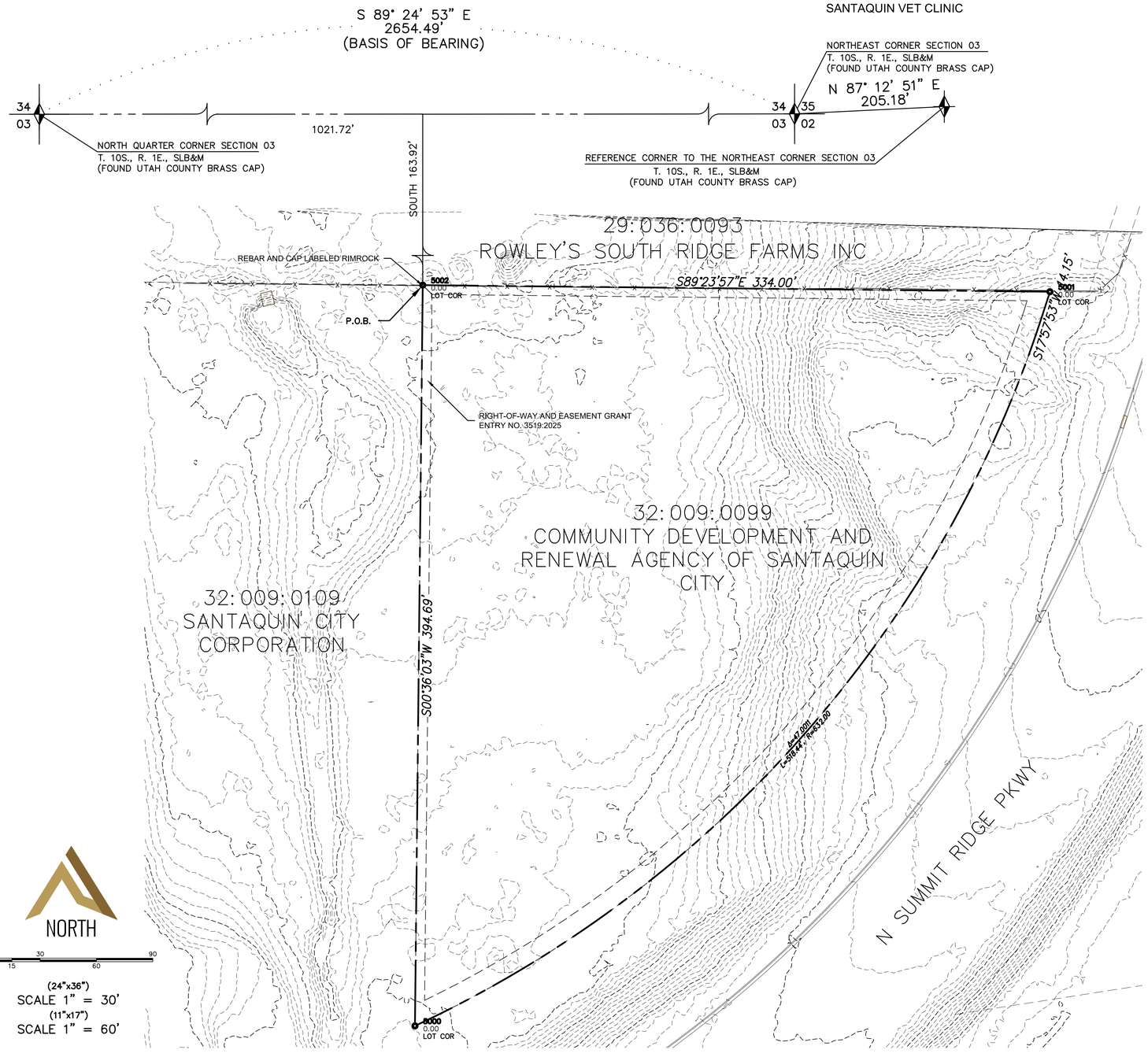
RECORD OF SURVEY

LOCATED IN
NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 10 SOUTH, RANGE 1 EAST AND
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
SANTAQUIN VET CLINIC



NORTH

5 0 15 30 60 90

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

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1021.72 FEET SOUTH 89°24'53" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND 163.92 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 334.00 FEET; THENCE SOUTH 17°57'53" WEST 14.15 FEET TO A POINT ON A 632.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURE 518.44 FEET HAVING A CENTRAL ANGLE OF 47°00'04" (CHORD BEARS SOUTH 41°27'55" WEST 504.03 FEET); THENCE NORTH 00°36'03" EAST 394.69 FEET TO THE POINT OF BEGINNING.

AREA = 85,100 SQUARE FEET OR 1.95 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS, THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 89°24'53" E BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATION OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO ATLAS ENGINEERING FOR REVIEW AND CONSIDERATION.

QUIT CLAIM DEED RECORDED JANUARY 03, 2023 AS ENTRY NO. 40:2023
RIGHT-OF-WAY AND EASEMENT GRANT RECORDED JANUARY 16, 2025 AS ENTRY NO. 3519:2025

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/ PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES ORE FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. RECTIFIED ORTHOPHOTGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO THE NEARBY BOUNDARY.

4. THE FIELDWORK WAS PERFORMED ON APRIL 8, 2025.

CERTIFICATION

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 167268, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUPERVISED A SURVEY OF THE LAND SHOWN HEREON AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS SHOWN AS OF THE DATE OF THIS SURVEY. IT DOES NOT GUARANTEE TITLE TO THE BOUNDARY LINES SHOWN, NOR IS IT PROOF OF OWNERSHIP.

Matthew B Judd
MATTHEW B. JUDD, PLS
04/14/25
DATE

LEGEND

- FOUND SECTION CORNER
- SET 5/8" REBAR AND CAP STAMPED ATLAS ENGINEERING
- PROPERTY BOUNDARY
- SECTION LINE
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- x — x — EXISTING FENCE LINE
- MEASURED DISTANCE (RECORD DISTANCE)
- R/W — RIGHT-OF-WAY LINE

STATE OF UTAH · MATTHEW B JUDD · 167268 · 03-31-27 · PROFESSIONAL LAND SURVEYOR

Matthew B Judd

SHEET NO. 1 OF 1

NO.	REVISIONS	BY	DATE
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RECORD OF SURVEY

SANTAQUIN, UTAH

SANTAQUIN VET CLINIC

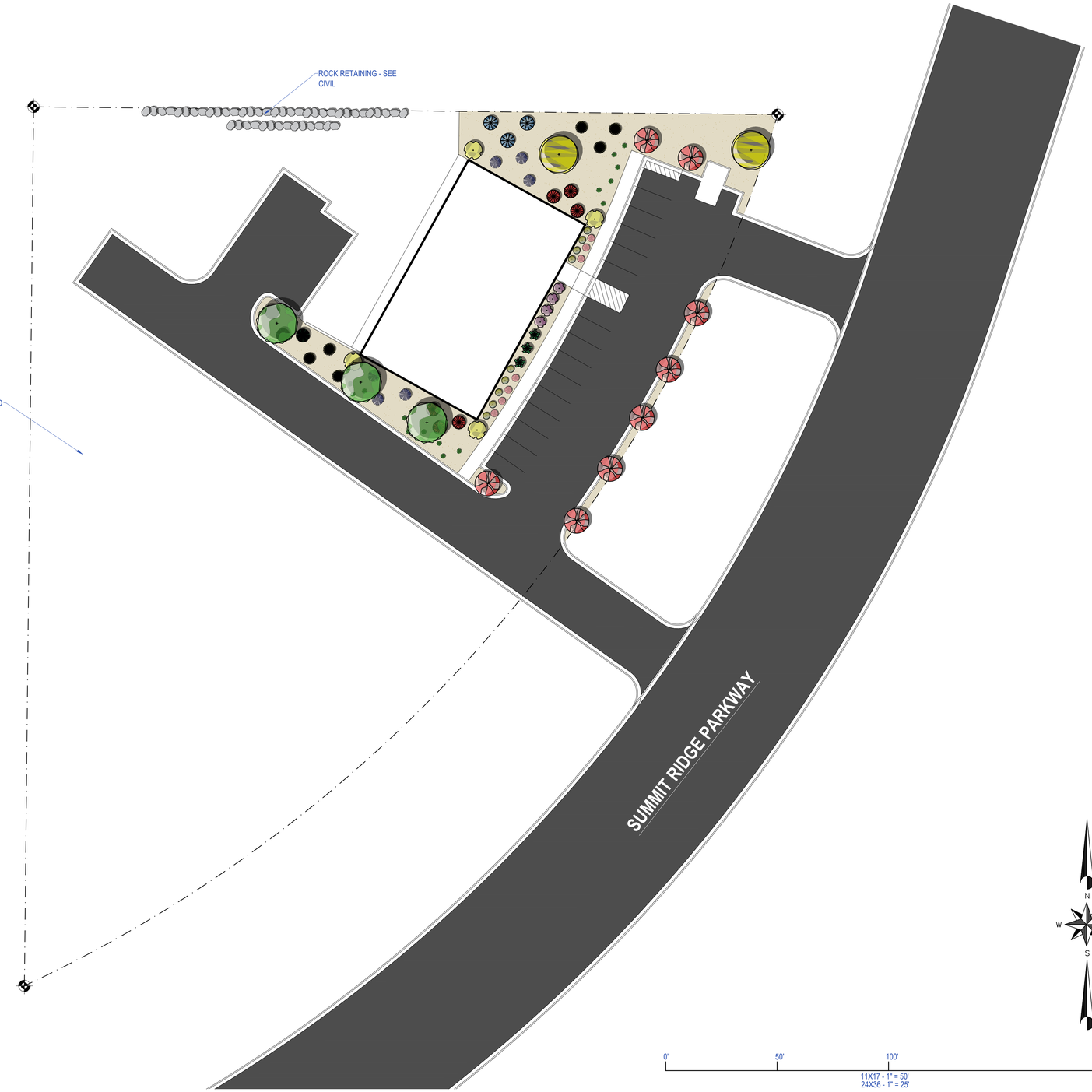
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

C:\USERS\DAWNWEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-033 VET CLINIC SANTAQUIN SURVEY\DRAWINGS\CADD\SANTAQUIN VET CLINIC ROS.DWG

PLANT LEGEND

COMMON NAME	BOTANICAL NAME	QTY	SIZE
BRADFORD CALLERY PEAR	*Pyrus calleryana*	2	2" Cal.
SHANTUNG MAPLE	*Acer truncatum*	3	2" Cal.
CHOKE CHERRY	*Prunus virginiana*	8	2" Cal.
COLUMNAR ENGLISH OAK	*Quercus robur 'Fastigiata'*	4	2" Cal.
RED TWIG DOGWOOD	*Cornus sericea*	6	5 Gal.
ROSE OF SHARON	*Hibiscus syriacus*	3	5 Gal.
DWARF NINEBARK	*Physocarpus opolifolius 'diablo'*	3	5 Gal.
PURPLE SAND LEAF CHERRY	*Prunus x cistena*	3	5 Gal.

COMMON NAME	BOTANICAL NAME	QTY	SIZE
IVORY HALO DOGWOOD	*Cornus alba*	4	5 Gal.
SHRUBBY CINQUEFOIL	*Potentilla fruticosa*	6	5 Gal.
OAKLEAF HYDRANGEA	*Hydrangea quercifolia*	3	5 Gal.
KARL FOERSTER FEATHER REED GRASS	*Calamagrostis x acutiflora 'Karl Foerster'*	9	1 Gal.
BLUE OAT GRASS	*Helichtotrichon sempervirens*	7	1 Gal.
HAMELN FOUNTAIN GRASS	*Pennisetum alopecuroides 'Hameln'*	6	1 Gal.
STELLA DE ORO DAYLILY	*Hemerocallis 'Stella d'Oro'*	15	1 Gal.



LANDSCAPE NOTES

1- LANDSCAPE PLAN IS DRAW FOR BASIC DESIGN LAYOUT AND INFORMATION. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO USE TRADE KNOWLEDGE TO MAKE ALL NECESSARY FIELD ADJUSTMENTS DUE TO MAILBOXES, FIRE HYDRANTS, UTILITIES, STREET LIGHTS, DRIVEWAY APPROACHES, SITE TRIANGLES, SIDEWALKS, GAS AND POWER METERS, BUILDING LAYOUTS AND ANY OTHER UNFORESEEN CIRCUMSTANCES TO IMPLEMENT THE OVERALL DESIGN CONCEPT.

2- ALL TREE PLANTINGS SHOULD BE ADJUSTED PER SITE CONDITIONS. DO NOT PLANT ANY TREE WITHIN 30' OF SITE TRIANGLE, 6' FROM UTILITY BOXES OR COVERS, 6' FROM FIRE HYDRANTS, 6' FROM DRIVEWAY APPROACHES, OR 15' FROM STREET LIGHTS.

3- ALL PLANTINGS OF SHRUBS, FLOWERS AND ORNAMENTAL GRASSES SHOULD BE ADJUSTED PER SITE CONDITIONS AS NEEDED.

4- APPLY A 4" DEPTH OF TOPSOIL TO ALL PLANTING AREAS OR AS NEEDED BASED ON SITE CONDITIONS OR OTHERWISE NOTED ON PLANS.

5- INSTALL A 3" DEPTH LAYER OF LANDSCAPE BARK MULCH TO PLANTER AREAS WHERE APPLICABLE.

6- NEW GRASS TO BE A BLUEGRASS BLEND

7- LANDSCAPE CONTRACTOR IS TO INSTALL A SPRINKLER SYSTEM TO COVER ALL NECESSARY AREAS REQUIRING WATER. ALL TURF AREAS TO BE WATERED WITH ROTOR HEADS OR SPRAY HEADS. THE SPRINKLER HEAD LAYOUT WILL BE DETERMINED BY THE SIZE AND SHAPE OF THE INTENDED AREA TO BE WATERED. ALL PLANTING BEDS TO BE WATERED WITH POINT SOURCE DRIP IRRIGATION. ALL TREES TO BE WATERED WITH (3) 2.0 GPH EMITTERS UNLESS OTHERWISE NOTED. ALL SHRUBS, FLOWERS, AND ORNAMENTAL GRASSES TO BE WATERED WITH (1) 2.0 GPH EMITTER UNLESS OTHERWISE NOTED.

8- SPRINKLER TIMER TO BE RAIN BIRD LXD, 2-WIRE DECODER SYSTEM UNLESS OTHERWISE SPECIFIED ON PLANS.

9- SPRINKLER VALVE COUNT AND SIZE MAY VARY BASED ON SLEEVES AND LANDSCAPED AREAS.

10- SPRINKLER SYSTEM MAINLINE LAYOUT IS DRAWN SYSTEMATICALLY FOR CLARIFICATION. ALL PIPE, VALVES, AND WILL TO BE INSTALLED IN LANDSCAPE AREAS.

11- SQUARE FOOTAGES AND QUANTITIES ARE PROVIDED AS A COURTESY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ACCURACY OF MATERIALS QUANTITIES. LANDSCAPE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR DISCREPANCIES IN MATERIALS QUANTITIES AND FOOTAGES.

LANDSCAPE NOTES CONT.

1- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES BLUE STAKED PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.

2- DURING BIDDING AND INSTALLATION, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS AND SUPPLIES. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE AND PLAN SECOND TO SOLVE DISCREPANCIES.

3- ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS; AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.

4- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.

5- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF MATCHING SOIL IS NOT AVAILABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

6- EDGING, EITHER STEEL OR CONCRETE, TO BE INSTALLED BETWEEN ALL SOD AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

7- ROCK MULCH (INORGANIC MULCH) TO E APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE , SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

2- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' (FEET) OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6" (INCHES)

2- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES

3- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS

4- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.

5- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER FLOW OF ALL SWALES, BERMS, OR GRADING.

6- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' (FEET) FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER.

7- ANY RETAINING WALL CONSTRUCTED BY LANDSCAPE CONTRACTOR SHALL NOT EXCEED 42" (3 FEET 6 INCHES) IN HEIGHT. TERRACING SHALL HAVE A MINIMUM 1:1 RISE OVER RUN (I.E. 42" WALL, 42" SHELF BEFORE BEGINNING ANOTHER WALL). ANY WALL EXCEEDING 42" SHALL BE DESIGNED BY A CIVIL ENGINEER.

RDT Design Studio
Landscape Architecture
Planning
3D Visualization

490 W 470 N
Spanish Fork, Utah 84660
Office Tel: 435-491-0176
Email: rhett@rdtdesignstudio.com

LANDSCAPE PLAN FOR:
SANTAQUIN VET CLINIC
SUBDIVISION:
-
LOT NUMBER:
-
ADDRESS:
351 N. SUMMIT RIDGE PKWY SANTAQUIN UT
DATE: **July 28, 2026**
PARCEL NUMBER:

DRAWN BY: **RDT**

LANDSCAPE PLAN

LANDSCAPE ARCHITECT SEAL

REVISIONS:

SHEET
LA.1

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GMP, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	SECONDARY WATER POINT OF CONNECTION (SEE PLAN FOR SIZE)
A	CONTROLLER: RAINBIRD ESP-ME3 16 STATION CONTROLLER
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED - INSTALL PER MANUFACTURERS SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURERS SPEC
M	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
F	USF100-FLOW SENSOR - SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURERS SPEC
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURERS SPEC (EVERY 500 FT, OR 15 IVM DEVICES MAXIMUM)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER - (PER PLAN) - PRBR - COM MED FLOW (SIZE AS NOTED ON PLAN)
	DRIP LINE CONVERTER
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=3/4", II=1", III=1-1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
	14 GUAGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURERS SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	
XFS DRIPLINE	XFS-CV-09-18	XFS-CV-09-18	*PLACE NETFM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*INSTALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.			
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS.			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION.			

IRRIGATION NOTES:

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES OCCURS DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
14. CONDUITS CANNOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURERS RECOMMENDATIONS. SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES.
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECTIOWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN ¾". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	¾"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG:

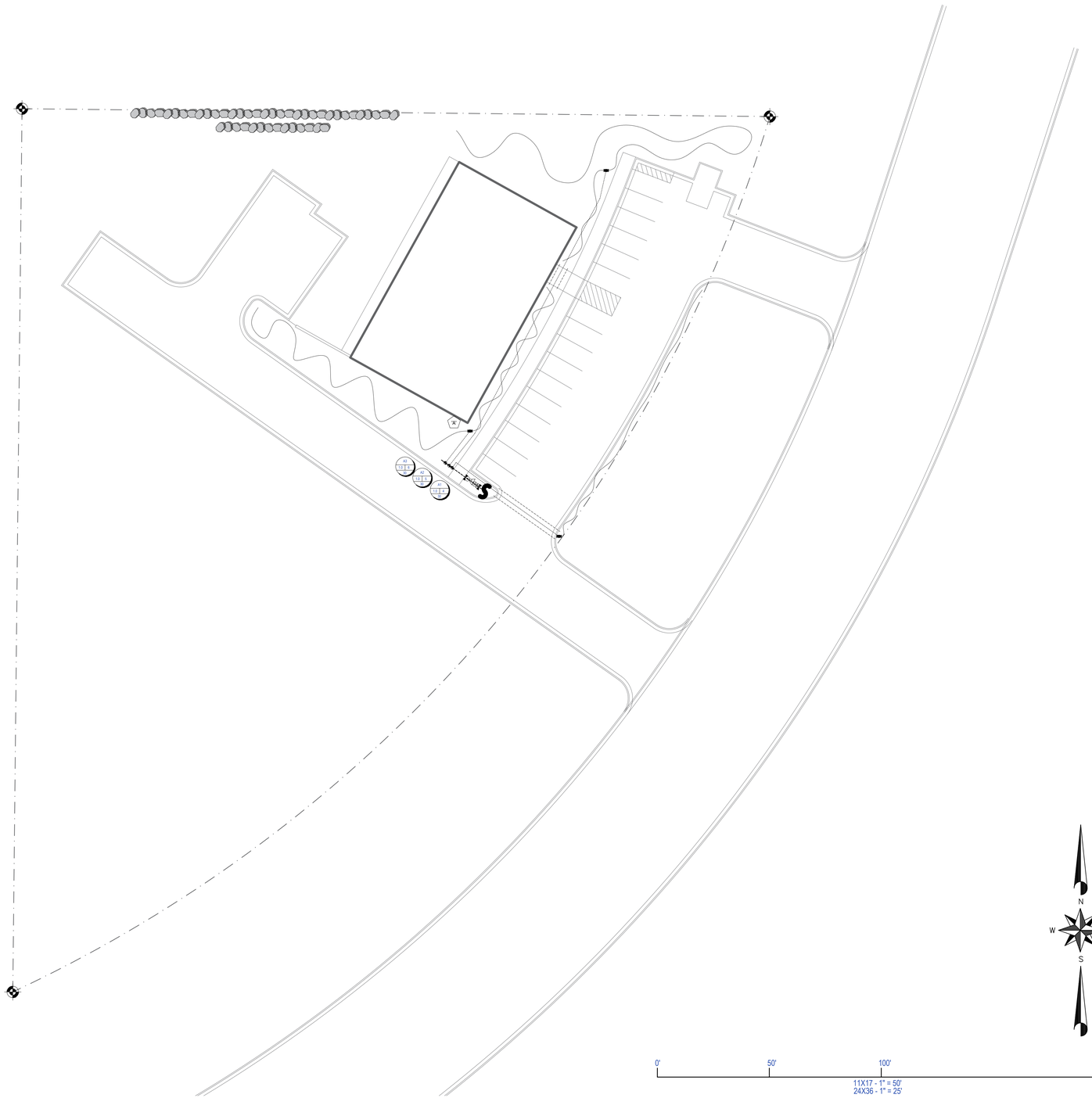
VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROLLER NUMBER, VALVE NUMBER

GALLONS PER MINUTE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING



0' 50' 100' 200'

11X17 - 1" = 50'
24X36 - 1" = 25'

RDT Design Studio
Landscape Architecture
Planning
3D Visualization

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Spanish Fork, Utah 84660
Office Tel: 435-491-0176
Email: rhett@rdtdesignstudio.com

LANDSCAPE PLAN FOR:
SANTAQUIN VET CLINIC
SUBDIVISION:
-
LOT NUMBER:
-
ADDRESS:
351 N. SUMMIT RIDGE PKWY SANTAQUIN UT
DATE: **July 28, 2026**
PARCEL NUMBER:

DRAWN BY: **RDT**

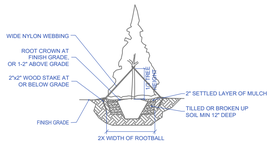
IRRIGATION PLAN

LANDSCAPE ARCHITECT SEAL

REVISIONS:

SHEET

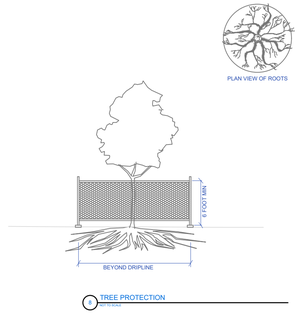
LA.2



1 EVERGREEN TREE PLANTING
NOT TO SCALE

NOTES: EVERGREEN TREE PLANTING

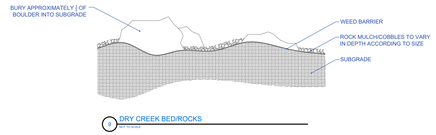
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



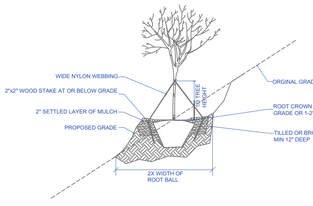
3 TREE PROTECTION
NOT TO SCALE

NOTES: TREE PROTECTION

1. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
7. FOR PRUNING GUIDELINES, SEE ANSI #300.
8. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
9. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.



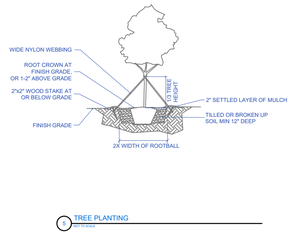
4 DRY CREEK BED/ROCKS
NOT TO SCALE



4 TREE PLANTING (SLOPE)
NOT TO SCALE

NOTES: TYPICAL TREE PLANTING ON SLOPE

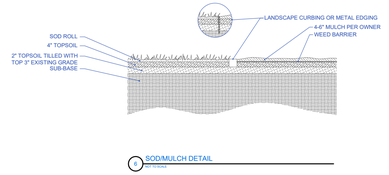
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



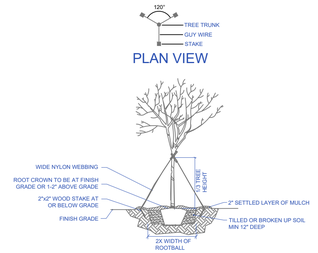
3 TREE PLANTING
NOT TO SCALE

NOTES: TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



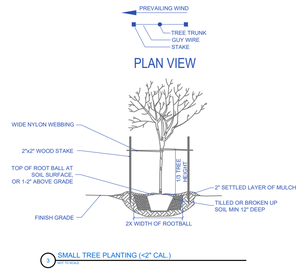
5 SOD/MULCH DETAIL
NOT TO SCALE



3 TREE PLANTING (>2" CAL.)
NOT TO SCALE

NOTES: TREE PLANTING (>2"CAL.)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE TWO 2" X 2" WOOD STAKES 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



3 SMALL TREE PLANTING (<2" CAL.)
NOT TO SCALE

NOTES: SMALL TREE PLANTING (<2" CAL.)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE TWO 2" X 2" WOOD STAKES 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

3 TYPICAL SHRUB PLANTING
NOT TO SCALE

NOTES: TYPICAL SHURB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

RDT Design Studio
Landscape Architecture
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3D Visualization

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Spanish Fork, Utah 84660
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LANDSCAPE PLAN FOR:
SANTAQUIN VET CLINIC
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LOT NUMBER:
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351 N. SUMMIT RIDGE PKWY SANTAQUIN UT
DATE: **July 28, 2026**
PARCEL NUMBER:

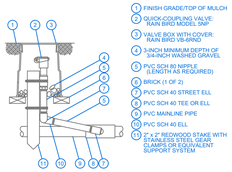
DRAWN BY: **RDT**

PLANTING DETAILS

LANDSCAPE ARCHITECT SEAL

REVISIONS:

SHEET
LA.3

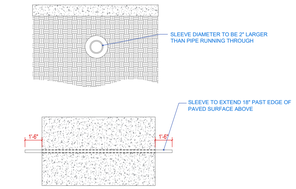


1. FINISH GRADE/TOP OF MULCH
2. QUICK COUPLING VALVE: RAIN BIRD MODEL 5NP
3. VALVE BOX WITH COVER: RAIN BIRD VB-BRND
4. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" x 2" REDWOOD STAKE WITH 12-GAUGE GALVANIZED STEEL CLAMPS OR EQUIVALENT SUPPORT SYSTEM

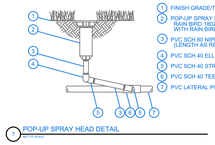
NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

10 QUICK COUPLER DETAIL
NOT TO SCALE

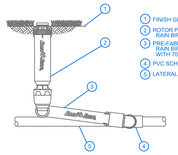


7 SLEEVE DETAIL
NOT TO SCALE



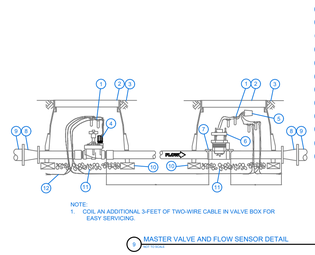
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1802 WITH 1800 VPC WITH RAIN BIRD ROTARY NOZZLE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

5 POP-UP SPRAY HEAD DETAIL
NOT TO SCALE



1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER: HUNTER I-40
3. PRESSURE REGULATED SWING JOINT: RAIN BIRD 32SJ SERIES WITH 70 PSI PRESSURE REGULATOR
4. PVC SCH 40 TEE OR ELL
5. LATERAL PIPE

6 ROTOR HEAD DETAIL
NOT TO SCALE

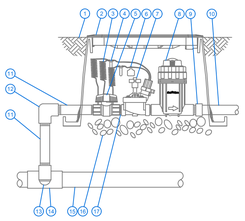


1. WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. FINISH GRADE/TOP OF MULCH
4. NORMALLY CLOSED MASTER VALVE: RAIN BIRD PEB OR PGA WITH IVM
5. RAIN BIRD IVM-SEN
6. FLOW SENSOR: RAIN BIRD FS SERIES
7. DOUBLE-STRAP SADDLE
8. CONCENTRIC REDUCER
9. PVC MAINLINE PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. TWO-WIRE CABLE BETWEEN DEVICES

NOTE:
1. REFER TO RAIN BIRD TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING PARAMETERS.

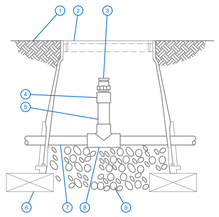
NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

8 MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE



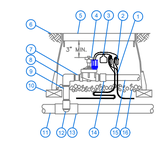
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

4 DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. 2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 9" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

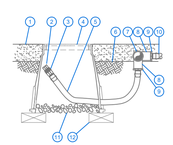
9 AIR RELIEF VALVE DETAIL
NOT TO SCALE



1. TWO-WIRE CABLE
2. WATERPROOF SPLICE CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 CLOSE NIPPLE
8. PVC SCH 80 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 80 ELL
13. PVC SCH 80 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

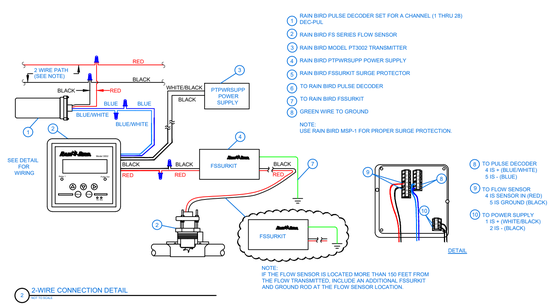
3 ELECTRIC REMOTE-CONTROL VALVE, PEB OR PESB
NOT TO SCALE



1. MULCH
2. FLUSH CAP FOR TWIST LOCK FITTINGS: POTABLE:RAIN BIRD TLF-CAP
3. TWIST LOCK FITTING TLF-MPT
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. 1/2" RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
11. 9-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

DRIP LINE FLUSH POINT DETAIL
NOT TO SCALE



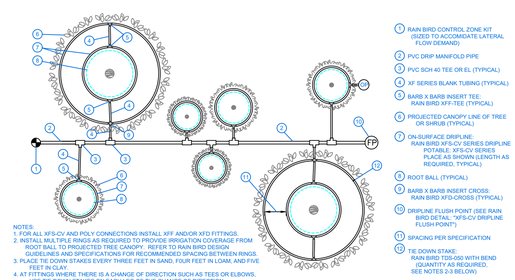
1. RAIN BIRD PULSE DECODER SET FOR A CHANNEL (1 THRU 28)
2. RAIN BIRD FS SERIES FLOW SENSOR
3. RAIN BIRD MODEL PT3002 TRANSMITTER
4. RAIN BIRD PTPWRSUPP POWER SUPPLY
5. RAIN BIRD FSSURKIT SURGE PROTECTOR
6. TO RAIN BIRD PULSE DECODER
7. TO RAIN BIRD FSSURKIT
8. GREEN WIRE TO GROUND

NOTE:
USE RAIN BIRD MSP-1 FOR PROPER SURGE PROTECTION.

8. TO PULSE DECODER 4 IS + (BLUE/WHITE) 5 IS - (BLUE)
9. TO FLOW SENSOR 4 IS SENSOR IN (RED) 5 IS GROUND (BLACK)
10. TO POWER SUPPLY 1 IS + (WHITE/BLACK) 2 IS - (BLACK)

NOTE:
IF THE FLOW SENSOR IS LOCATED MORE THAN 150 FEET FROM THE FLOW TRANSMITTED, INCLUDE AN ADDITIONAL FSSURKIT AND GROUND ROD AT THE FLOW SENSOR LOCATION.

2 2-WIRE CONNECTION DETAIL
NOT TO SCALE



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMODATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE POTABLE: XFS-CV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFS-CV DRIPLINE FLUSH POINT")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.
2. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

RDT Design Studio
Landscape Architecture
Planning
3D Visualization

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Spanish Fork, Utah 84660
Office Tel: 435-491-0176
Email: rhett@rdtdesignstudio.com

LANDSCAPE PLAN FOR:
SANTAQUIN VET CLINIC

SUBDIVISION:
-

LOT NUMBER:
-

ADDRESS:
351 N. SUMMIT RIDGE PKWY SANTAQUIN UT

DATE: **July 28, 2026**

PARCEL NUMBER:

DRAWN BY: **RDT**

IRRIGATION DETAILS

LANDSCAPE ARCHITECT SEAL

REVISIONS:

SHEET

LA.4

DRC Members in Attendance: City Engineer Jon Lundell, Community Development Director Morgan Brim, Building Official Randy Spadafora, Public Works Director Jason Callaway, Police Lieutenant Mike Wall and Assistant City Manager Jason Bond.

Excused: Fire Marshall Allen Duke

Others in Attendance: City Planner Aspen Elmer, Engineer Megan Wilson, Deputy City Recorder Gwen Butters, Applicants Andy Flamm (via Zoom) and Haley Hawkins and other members of the public.

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

NEW BUSINESS
1. Final Review of the Bella Vista Subdivision Phase 1

Lundell explained that the first four agenda items are the individual phases of the Bella Vista Subdivision, located west of 400 East on the former orchard property north of the fruit processing plant and cold storage facility. The applicant is requesting final approval for all four phases, requiring separate action on each phase. Lundell noted that many of the review comments for Phase 1 also apply to Phases 2, 3, and 4. To streamline the discussion, only project-specific items would be reviewed, as the complete redline comments would be provided to the applicant following the meeting. Lundell further explained that Phase 1 had previously been divided into Phases 1A and 1B, with Phase 1B consisting of eight lots at the intersection. After receiving DRC approval, the applicant recombined the phases into a single Phase 1, which is permitted with notification to the Planning Commission and City Council. He also noted that Phase 3 will require significant infrastructure improvements, including relocation of the existing sewer line.

The committee reviewed and discussed the submitted redline comments. Staff and the applicant provided clarification regarding addressing, revisions to the cover sheets, sewer realignment, double-frontage requirements, easements for turnarounds, and stormwater retention basins. No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 1 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

2. Final Review of the Bella Vista Subdivision Phase 2

No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 2 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

3. Final Review of the Bella Vista Subdivision Phase 3

No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 3 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

4. Final Review of the Bella Vista Subdivision Phase 4

No further comments from the DRC Committee were received.

Bond made a motion to table the final review of the Bella Vista Subdivision Phase 4 pending all red lines have been addressed. Wall seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes

Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

5. Traffic Request – Deaf Child at Play Sign 913 N 280 W

Lundell introduced the request for a Deaf Child at Play sign at 260 West in the Orchards Development, between Braeburn Lane and Ginger Gold Road. He noted that the request is similar to previous requests for Child at Play and Children in the Area signs. The Manual on Uniform Traffic Control Devices (MUTCD) was reviewed and Lundell stated that it does not support or approve these types of signs due to changing conditions and concerns such as sign fatigue.

Spadafora asked whether an individual could install a sign independently or if City approval is required. Lundell explained that any sign placed within the City right-of-way requires City approval.

Brim expressed concern that while the sign might initially increase driver awareness, its effectiveness would likely diminish over time due to sign fatigue. He stated that without evidence demonstrating the signs improve safety, he could not support the request.

Callaway stated that residents often move without the City's knowledge, leaving outdated signs in place. He added that sign fatigue and ongoing maintenance are primary concerns for Public Works.

Wall stated that, from a law enforcement perspective, this request presents unique circumstances. While the standard guidelines generally apply, he noted that a child who cannot hear approaching traffic or vehicle horns faces additional safety risks. Acknowledging the City's maintenance and cost concerns, he said he would be inclined to support the request because of the potential safety benefit.

Bond stated that the committee is sensitive to residents' needs and understands the unique circumstances of the request. He suggested that while a sign may not be the best solution, the city could explore other proactive ways to increase neighborhood awareness and address the safety concerns.

Hawkins, accompanied by her daughter, Sage, addressed the committee. She explained that speeding vehicles and frequent construction truck traffic on their street create safety concerns. As a mother, she said it would provide reassurance to have something that encourages drivers to slow down and be aware of children with special needs in the area. She also expressed openness to alternative solutions.

The committee and applicant discussed several alternative ways to increase awareness among residents and contractors, as well as potential traffic calming measures to address speeding concerns.

No further comments from the DRC Committee were received.

Bond made a motion to deny the request for a Deaf Child at Play sign, and take the proactive efforts as discussed. Wall seconded the motion

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

MEETING MINUTES APPROVAL

6. July 14, 2026

Brim made a motion to approve the DRC meeting minutes from July 14, 2026.
Callaway seconded the motion.

City Engineer Jon Lundell	Yes
Community Development Director Morgan Brim	Yes
Building Official Randy Spadafora	Yes
Public Works Director Jason Callaway	Yes
Police Lieutenant Mike Wall	Yes
Fire Marshall Allen Duke	Absent
Assistant City Manager Jason Bond	Yes

The motion passed.

ADJOURNMENT

Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:45 a.m.

Jon Lundell, City Engineer

Gwen Butters, Deputy City Recorder