



DEVELOPMENT ENGINEER
with NO comments.
11/19/2020

Review by Storm Department
with No Comments
11/19/2020

Review by Street Department
with NO comments
11/19/2020

Review by Sewer Department
with NO comments
11/19/2020

Review by Water Department
with No Comments
11/19/2020



Chief Bishop
reviewed NO
comments



Planner II Reviewed
No Comments

ELM HOLLOW SUBDIVISION - PLAT 'A' AND OVERLAY REQUEST



Fire Department
Review with Comments

Still missing second fire hydrant. Update
plans to show fire hydrant.

Located in Section 8,
Township 9 South, Range 2 East, Salt Lake Base and Meridian
City of Payson, Utah County, Utah

Power will design on final Plat approval



Please, submit the following documentation before requesting
a pre-construction meeting:

1. Revised set of construction plans.
2. Professional Engineer construction cost estimation.
3. Proof of water rights conveyance to Payson City.
4. Notice Of Intent (NOI).
5. Proof of payment of inspection fees.
6. Post a performance guarantee bond.
7. Proof of payment of electrical materials and labor to Payson Power.
8. Land Disturbance Permit.

FINAL REVIEW

11/19/2020 1:28:50 PM

CONTACT LIST

CITY PLANNER

CONTACT: JILL SPENCER
MAIN PHONE: (801) 465-5233

PUBLIC WORKS MAIN

CONTACT: TRAVIS JOCKUMSEN
MAIN PHONE: (801) 465-5235

RECORDER

CONTACT: KIM HOLINDRAKE
MAIN PHONE: (801) 465-5204

BUILDING OFFICIAL

CONTACT: JON SNELGROVE
MAIN PHONE: (800) 465-5204

PROJECT STATISTICS

TOTAL AREA = 64,905 sq ft (1.49 Ac)
ROADWAY AREA = 10004 sq ft
TOTAL UNITS = 13
3 EXISTING SINGLE FAMILY LOTS
5 DUPLEX UNITS (10 UNITS TOTAL)
OPEN/COMMON AREA = 0.75 AC (32627 sq ft)
DENSITY = 8.72 du/ac

PROJECT DEVELOPER

RUSTY SHRAMM
rmsservicesut@gmail.com

PROJECT ENGINEER & SURVEYOR

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

PROJECT BENCHMARK

SECTION CORNER
NORTHWEST CORNER OF SECTION 17
ELEVATION: 4611.35

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
HP-01	HOUSING PRODUCT
PLAT	PLAT
UP-01	UTILITY/SITE PLAN
PP-01	PRELIMINARY PLAN
GR-01	GRADING PLAN
LS-01	LANDSCAPE/FENCE PLAN
DT-01	TYPICAL DETAILS

DATE: 11.17.2020

PROJECT #

REVISIONS:

1

2

3

SHEET NAME:

COVER SHEET & NOTES

SHEET:

CS-01

region
Engineering
& Surveying

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



11/17/20

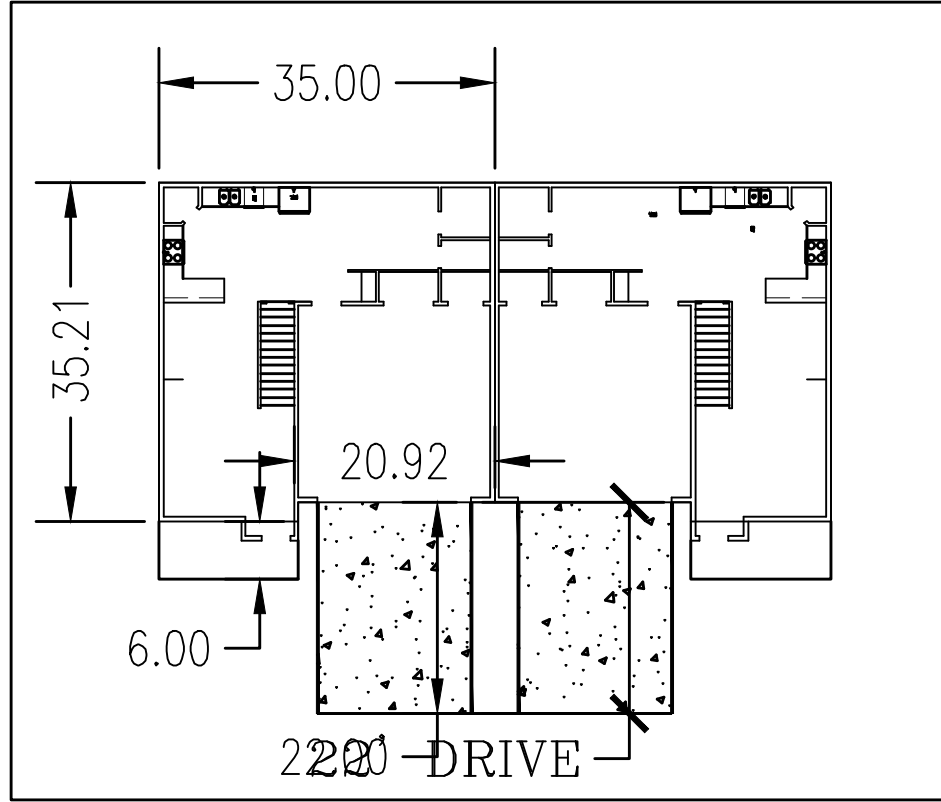
ELM HOLLOW SUBDIVISION - PLAT 'A'
AND OVERLAY ZONE REQUEST



LEFT SIDE ELEVATION



REAR ELEVATION



BUILDING HEIGHT = 23'
*NO FIRE SUPPRESSION
SYSTEMS IN PROPOSED
UNITS



FRONT ELEVATION



RIGHT SIDE ELEVATION



11/17/20

ELM HOLLOW SUBDIVISION – PLAT 'A'
AND OVERLAY ZONE REQUEST

DATE:11.17.2020
PROJECT #

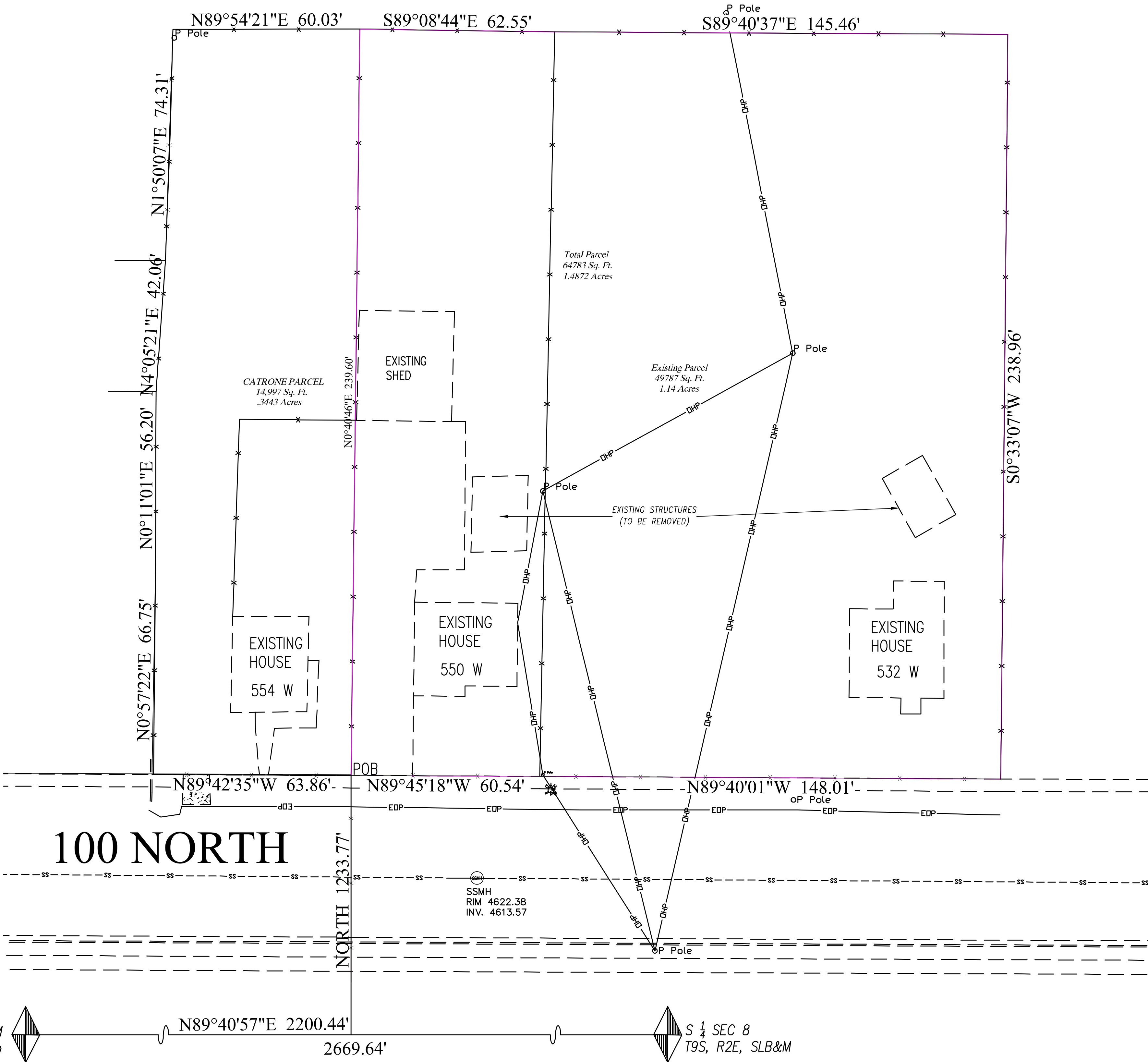
REVISIONS:	
1	
2	
3	

SHEET NAME:
HOUSING PRODUCT
SHEET:
HP-01

SHRAMM-CATRONE SURVEY PAYSON

GENERAL NOTES

- 1) Basis of Bearing is N 89°40'57" E along Section Line from the Northwest Corner of Section 8 to the North Quarter Corner of Section 8, Township 9 South, Range 2 East, Salt Lake Base and Meridian.
- 2) The purpose of the survey is to combine two parcels into one.
- 3) All descriptions platted provided by Client's Title Companies.
- 4) After reviewing the deeds for this property as well as adjoining deeds, I determined that the best evidence of the property lines are the fence lines. These fence lines has been in place for over twenty years based on the description for the West parcel that has a call for fence lines that was recorded in 1995 and instrument 5660-1995 recorded on January 30, 1995. This description was first used in a an AF DC, The field work closely matches the calls for distance in the West deed description.
- 5) Boundary line agreements with the adjoining property owners or court action to quiet title are required. SEEK COMPETENT LEGAL ADVICE.
- 6) Existing utilities,observed and shown on this plat, may have easements that have accrued by way of prescriptive rights.
- 7) The field work for this plat was completed in May of 2020.



ABBREVIATIONS

NEW BOUNDARY DESCRIPTION FOR ENTIRE PARCEL

Beginning at a point North 89°40'57" East along section line 2200.44'feet and North 1233.77 feet from the Southwest Corner of Section 8, Township 9 South, Range 2 East, Salt Lake Base and Meridian; (said point of beginning at a point that is 326.00 feet East from the Southwest corner of Block between 600 and 500 West Streets and 100 and 200 North Streets (found on Block 2, Plat "N", Payson City Block Map)(Basis of bearing is 100 North Street on said block using the back of sidewalk as North 89° 42' 35" West); thence along the existing sidewalk North 89°42'35" West 63.86 feet; thence along a fence line and fence line extended the following courses and distances: North 0°57'22" East 66.75 feet; North 0°11'01" East 56.20; North 4°05'21" East 42.06 feet; North 1°50'07" East 74.31 feet; North 89°54'21" East 60.03 feet; South 89° 08' 43" East 62.55 feet; South 89° 40' 37" East 145.46 feet; South 00° 33' 07" West 238.96 feet; thence along the back of an existing walk the following courses and distances: North 89° 40' 01" West 148.01 feet; North 89° 45' 18" West 60.54 feet to the point of beginning.aini

Containing 64,783 Sq. Ft. or 1.4872 Acres



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

BOUNDARY SURVEY

SHRAMM SURVEY

354, 350, AND 342 W 100 NORTH PAYSON UTAH

DATE:	9 May 2020	SHEET #:
DRAWN BY:	CUP	
CHECKED BY:	CUP	
FILE:	WORK 2020\SHRAMM PAYSON SURVEY S-7-2020 CATRONE	

1

NOTES:

1. DURING CONSTRUCTION, CONTRACTOR/DEVELOPERS BEST EFFORTS TO RETAIN AND KEEP MATURE TREES SHALL BE KEPT IN MIND AT ALL TIMES
2. ADDITIONAL SOO/LANDSCAPE MAY BE PLACED PER UNIT AT TIME OF OCCUPANCY
3. ALL LANDSCAPE TO BE MAINTAINED BY ASSOCIATED HOA
4. ALL EXISTING PI METERS WILL REMAIN AND BE USED TO IRRIGATE THE LANDSCAPE THROUGHOUT THE PROPOSED SUBDIVISION

- 1 EXISTING 4" SANITARY SEWER SERVICE LATERAL (EXISTING LATERALS TO BE INSPECTED & UPDATED IF NECESSARY TO SATISFY THE CURRENT DEVELOPMENT STANDARDS)
- 2 EXISTING 1" CULINARY WATER SERVICE LATERAL (EXISTING LATERALS TO BE INSPECTED & UPDATED IF NECESSARY TO SATISFY THE CURRENT DEVELOPMENT STANDARDS)
- 3 EXISTING 1" PI SERVICE LATERAL (TO REMAIN) (EXISTING LATERALS TO BE INSPECTED & UPDATED IF NECESSARY TO SATISFY THE CURRENT DEVELOPMENT STANDARDS)
- 4 PROPOSED 4" SEWER LATERAL @ 2% MINIMUM SLOPE (PLACE CLEANOUT 5' FROM FOOTING)
- 5 PROPOSED CULINARY SERVICE LATERAL w/ METER
- 6 PROPOSED PI LATERAL
- 7 INSTALL NEW CONCRETE DRIVE FOR EXISTING HOMES
- 8 INSTALL 2 PARKING STALLS, BEHIND SETBACK LINE, FOR EACH EXISTING HOME
- 9 NO PARKING ALLOWED ON PRIVATE DRIVES. INSTALL NO PARKING SIGNS ON STEM AND WITHIN WEST-EAST PRIVATE DRIVE ROAD

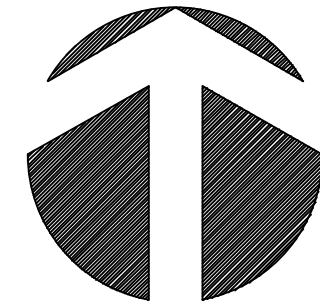
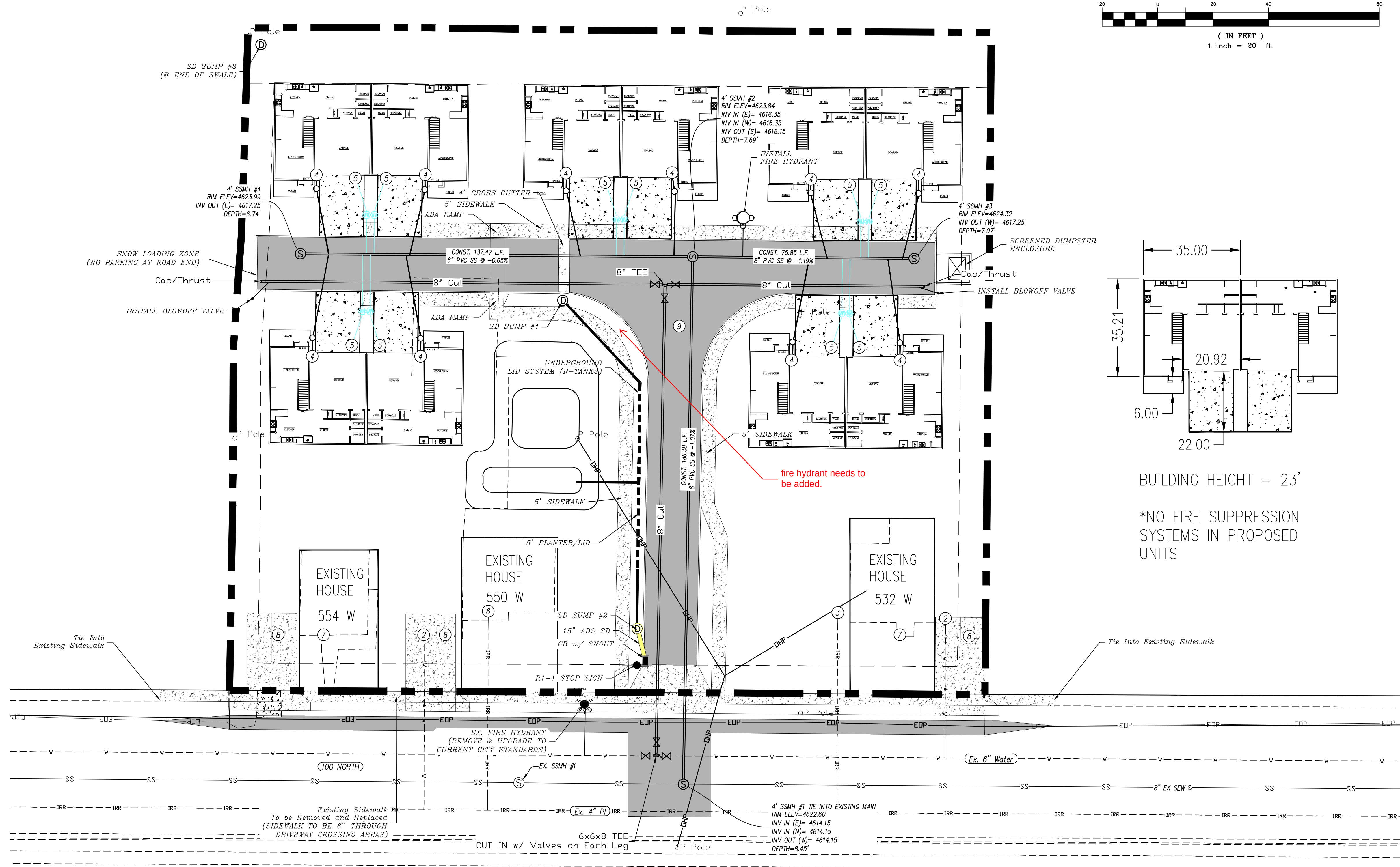
LEGEND

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STOP/STREET SIGN
	PROPOSED WATER METER
	PROPERTY BOUNDARY CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	PROPOSED STORM DRAIN W/MH
	PROPOSED SEWER W/MH
	PROPOSED CULINARY WATERLINE
	PROPOSED SECONDARY WATERLINE
	PROPOSED CULINARY LATERAL
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED SECONDARY LATERAL
	PROPOSED ASPHALT
	PROPOSED SIDEWALK

NOTES TO CONTRACTOR:

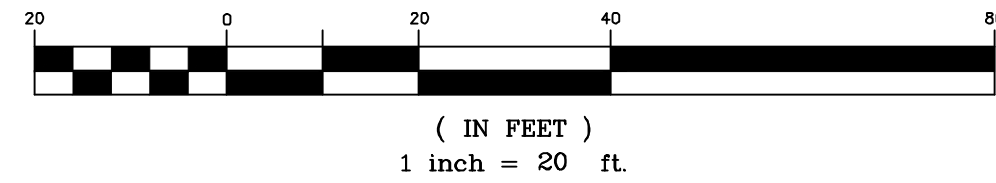
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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
1" = 20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

11/17/20

ELM HOLLOW SUBDIVISION - PLAT 'A'
AND OVERLAY ZONE REQUEST

DATE:11.17.2020

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

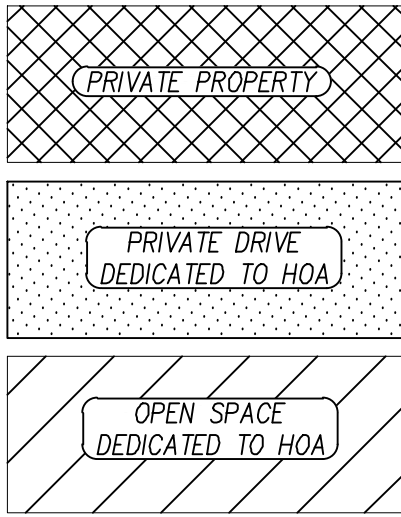
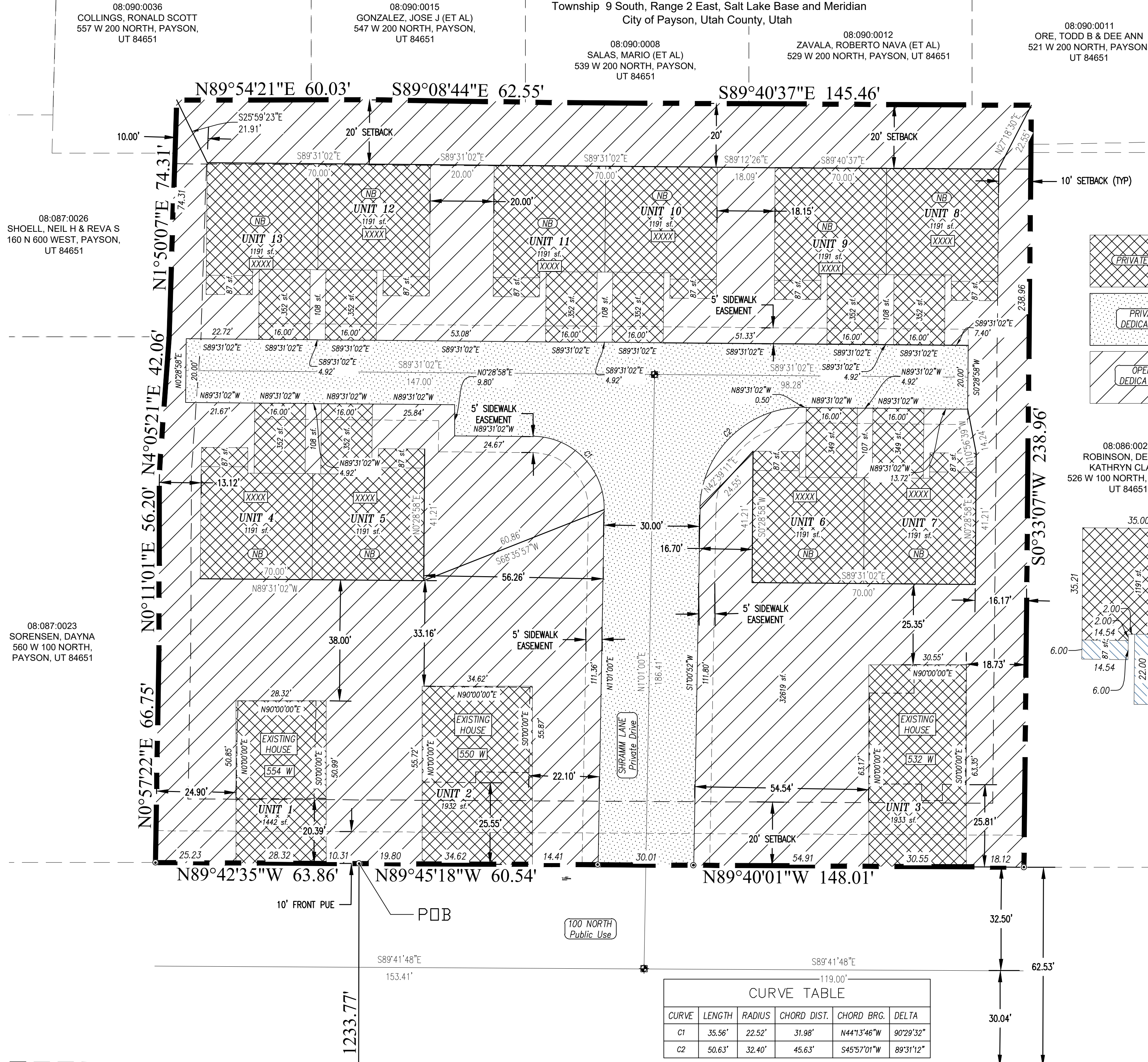
UTILITY PLAN

SHEET:

UP-01

ELM HOLLOW SUBDIVISION - PLAT 'A'

Located in Section 8,
Township 9 South, Range 2 East, Salt Lake Base and Meridian
City of Payson, Utah County, Utah



- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN
 - TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS 1 STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - PUBLIC UTILITY EASEMENT
 - SECTION LINE
 - CALCULATED POINT (NOT SET)
 - NO BASEMENT

PROJECT DEVELOPER
RUSTY SHRAMM
rmservicesut@gmail.com

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

PROJECT STATISTICS	
ZONE	
TOTAL AREA	1.49 AC
ROAD	0.23 AC (10604 sf)
UNITS	13
OPEN/COMMON	0.75 AC (32627 sf)
DENSITY	8.72 dua

NOTES

- THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8 x 24 REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE
- REFER TO DEVELOPMENT AGREEMENT BETWEEN PAYSON CITY AND THE DEVELOPER DATED
- PUBLIC UTILITY EASEMENTS:
 - 10' FRONT
 - 5' SIDES AND REAR
- NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU) WILL BE LOCATED ALONG 100
- EXISTING STRUCTURES ONSITE TO BE REMOVED AND/OR RELOCATED TO ALLOW FOR CITY STANDARD SETBACKS
- DRIVEWAYS TO BE LOCATED AS FAR FROM THE INTERSECTION AS POSSIBLE. WILL BE REVIEWED AT TIME OF BUILDING PERMIT
- ALL PRIVATE DRIVES TO ALSO BE KNOWN AS PUBLIC ACCESS AND UTILITY EASEMENT.
- ALL OPEN SPACE TO BE CONSIDERED AS PUBLIC UTILITY EASEMENT
- SHALLOW SEWER EXISTING. NO BASEMENTS ALLOWED IN THIS DEVELOPMENT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____ A.D., 20____

PAYSON CITY ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

ON THIS _____, DAY OF _____, 20____

PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

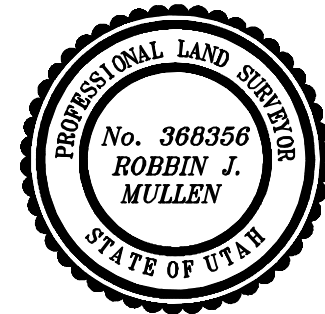
Surveyor's Certificate

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

BEGINNING AT A POINT NORTH 89°40'57" EAST ALONG SECTION LINE 2200.44' FEET AND NORTH 1233.77' FEET FROM THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; (SAID POINT OF BEGINNING AT A POINT THAT IS 326.00 FEET EAST FROM THE SOUTHWEST CORNER OF BLOCK BETWEEN 600 AND 500 WEST STREETS AND 100 AND 200 NORTH STREETS (FOUND ON BLOCK 2, PLAT 'N', PAYSON CITY BLOCK MAP)(BASIS OF BEARING IS 100 NORTH STREET ON SAID BLOCK USING THE BACK OF SIDEWALK AS NORTH 89° 42' 35" WEST); THENCE ALONG THE EXISTING SIDEWALK NORTH 89°42'35" WEST 63.86 FEET; THENCE ALONG A FENCE LINE AND FENCE LINE EXTENDED THE FOLLOWING COURSES AND DISTANCES: NORTH 0°57'22" EAST 66.75 FEET; NORTH 0°11'01" EAST 56.20; NORTH 4°05'21" EAST 42.06 FEET; NORTH 1°50'07" EAST 74.31 FEET; NORTH 89°54'21" EAST 60.03 FEET; SOUTH 89° 08' 43" EAST 62.55 FEET; SOUTH 89° 40' 37" EAST 145.46 FEET; SOUTH 00° 33' 07" WEST 238.96 FEET; THENCE ALONG THE BACK OF AN EXISTING WALK THE FOLLOWING COURSES AND DISTANCES: NORTH 89° 40' 01" WEST 148.01 FEET; NORTH 89° 45' 18" WEST 60.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,783 SQ. FT. OR 1.4872 ACRES



DATE _____

SURVEYOR _____

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, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

INTELLIGENTE VITA LLC

CHARLENE H CONDIE

CORPORATE ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) :SS.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID THAT HE/SHE/THEY IS/ARE THE _____ OF _____, A UTAH CORPORATION, BY AUTHORITY OR ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED

ATTEST _____

MAYOR

CLERK-RECORDER

(See Seal Below)

CITY ENGINEER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

DEVELOPMENT SERVICES DIRECTOR _____

PLANNING COMMISSION CHAIR _____

ELM HOLLOW SUBDIVISION - PLAT 'A'

Located in Section 8,
Township 9 South, Range 2 East, Salt Lake Base and Meridian
City of Payson, Utah County, Utah

PAYSON _____ UTAH COUNTY, UTAH

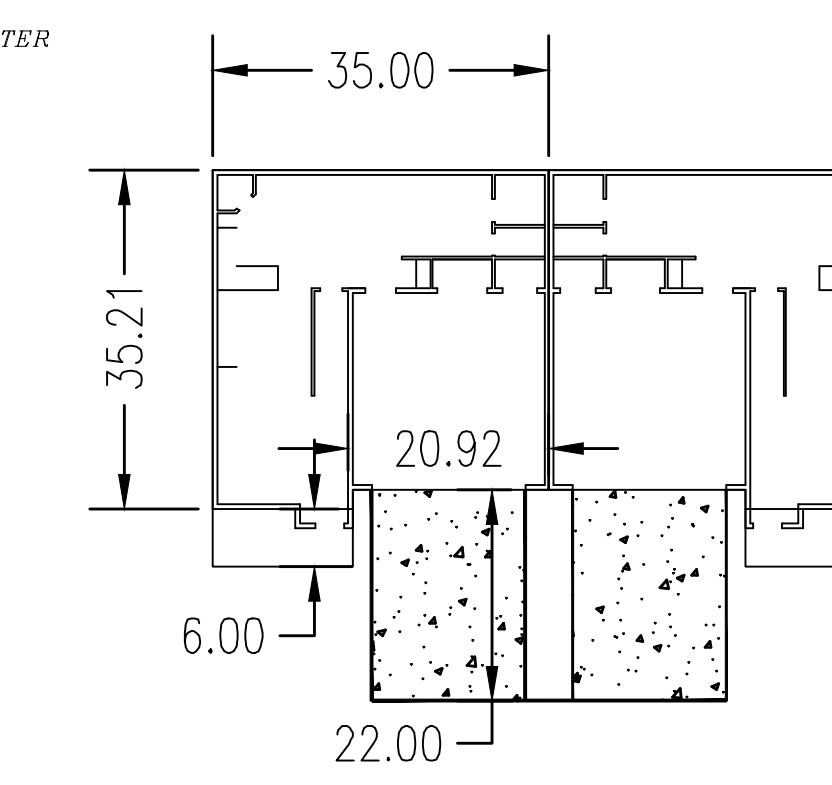
SCALE: 1" = 20 FEET

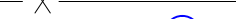
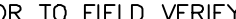
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

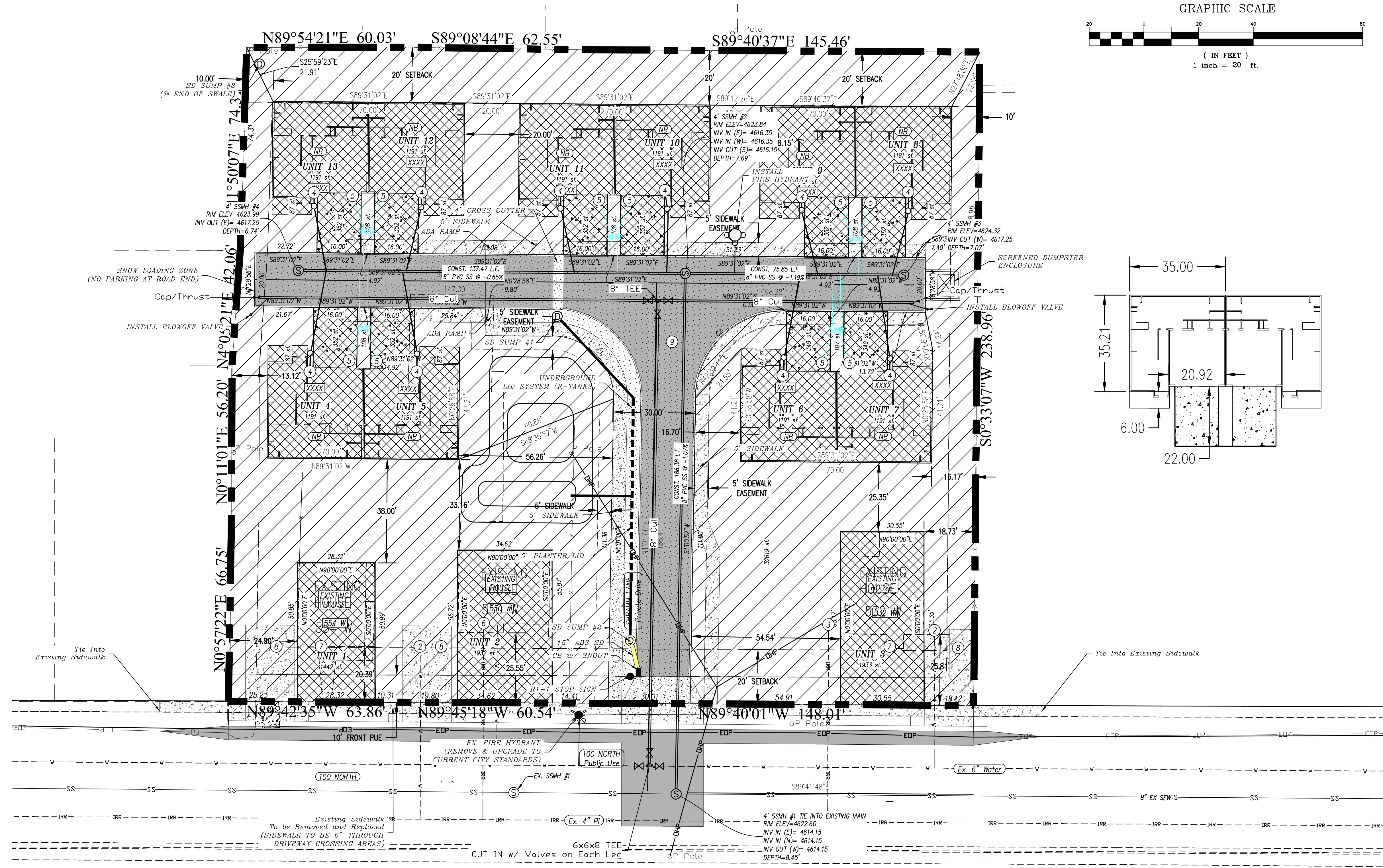
COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



- ## LEGEND
- | | |
|---|---------------------------------|
|  | EXISTING POWER POLE |
|  | PROPOSED STREET LIGHT |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED STOP/STREET SIGN |
|  | PROPOSED WATER METER |
|  | PROPERTY BOUNDARY |
|  | CENTERLINE |
|  | RIGHT-OF-WAY LINE |
|  | LOT LINE |
|  | EDGE OF PAVEMENT |
|  | EXISTING OVER HEAD POWER |
|  | EXISTING FENCE LINE |
|  | PROPOSED STORM DRAIN W/ MH |
|  | PROPOSED SEWER W/ MH |
|  | PROPOSED CULINARY WATERLINE |
|  | PROPOSED SECONDARY WATERLINE |
|  | PROPOSED CULINARY LATERAL |
|  | PROPOSED SANITARY SEWER LATERAL |
|  | PROPOSED SECONDARY LATERAL |
|  | PROPOSED ASPHALT |
|  | PROPOSED SIDEWALK |

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



region
Engineering & Surveying

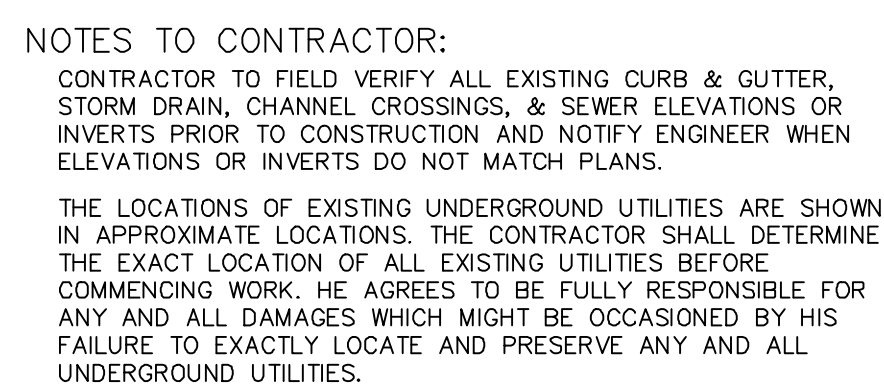
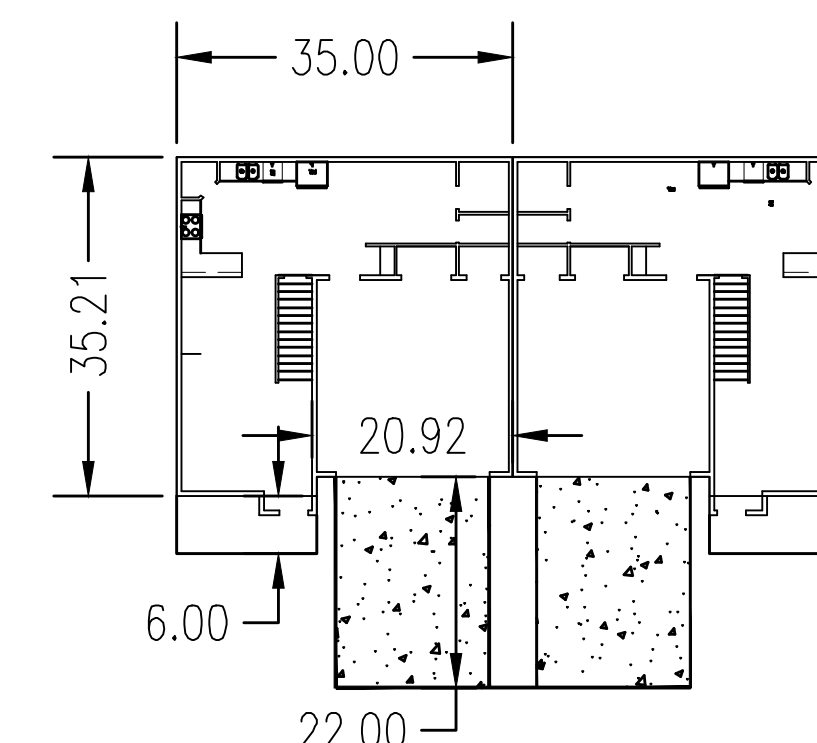
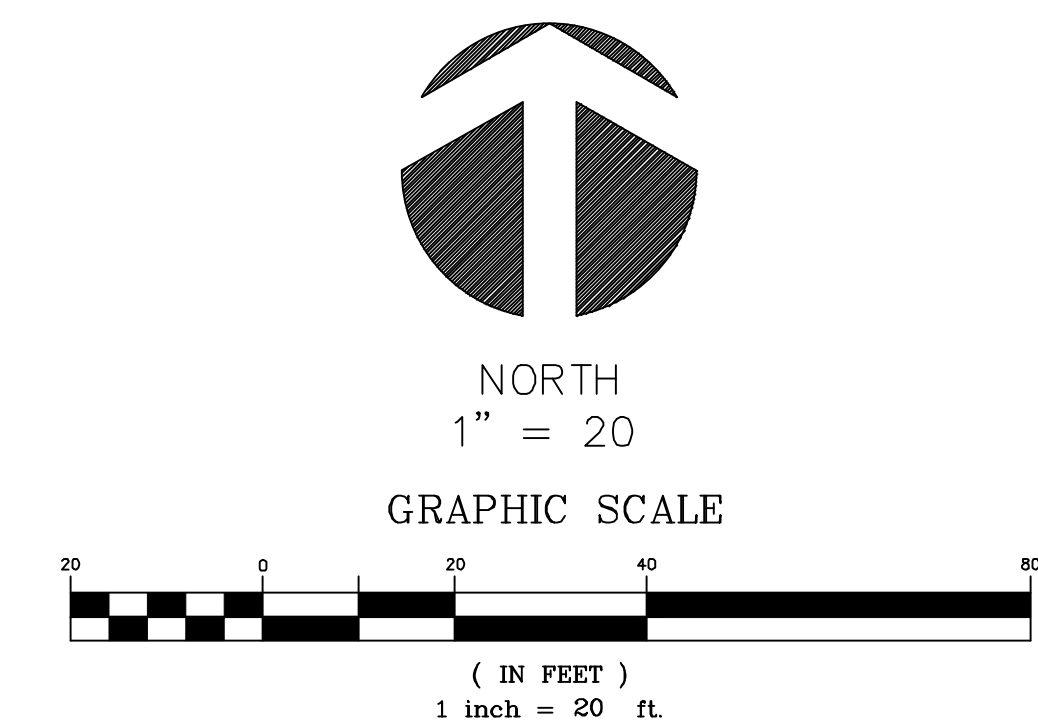
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

11/17/20

ELM HOLLOW SUBDIVISION - PLAT 'A',
AND OVERLAY ZONE REQUEST

1
2
3

SHEET: PP-01



C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_003_SHIRAM PAYSON - DEMARCO\SHIRAM PAYSON SURVEY - PLAN



region
Engineering
& Surveying

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

11/17/20

ELM HOLLOW SUBDIVISION - PLAT 'A'
AND OVERLAY ZONE REQUEST

DATE: 11.17.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

GRADING PLAN

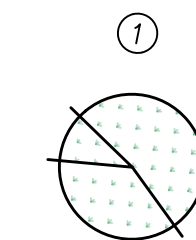
SHEET

ET: GR-01



NOTES:

1. DURING CONSTRUCTION, CONTRACTOR/DEVELOPERS BEST EFFORTS TO RETAIN AND KEEP MATURE TREES SHALL BE KEPT IN MIND AT ALL TIMES
2. ADDITIONAL SOD/LANDSCAPE MAY BE PLACED PER UNIT AT TIME OF OCCUPANCY
3. ALL LANDSCAPE TO BE MAINTAINED BY ASSOCIATED HOA
4. ALL EXISTING PI METERS WILL REMAIN AND BE USED TO IRRIGATE THE LANDSCAPE THROUGHOUT THE PROPOSED SUBDIVISION



6' TAN VINYL FENCE
(DROP TO 3' @ SETBACK LINE)



1" CALIPER (STAKED) TREE 30'± O.C.
(FLOWERING CRABAPPLE - SPRING SNOW)



MV60 PINE (3 gal)



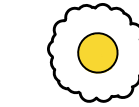
ROSEGLOW BARBERRY



NEW PLANTER/CURBING



EXISTING PLANTER



EXISTING GLOB WILLOW



EXISTING SIBERIAN ELM TREES



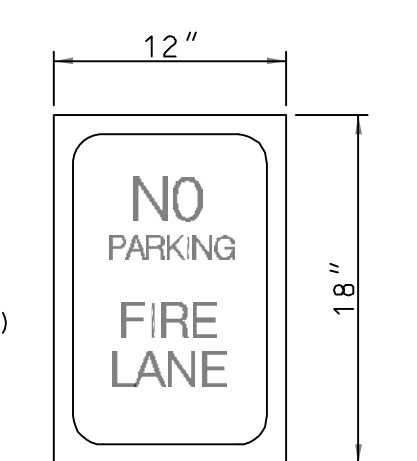
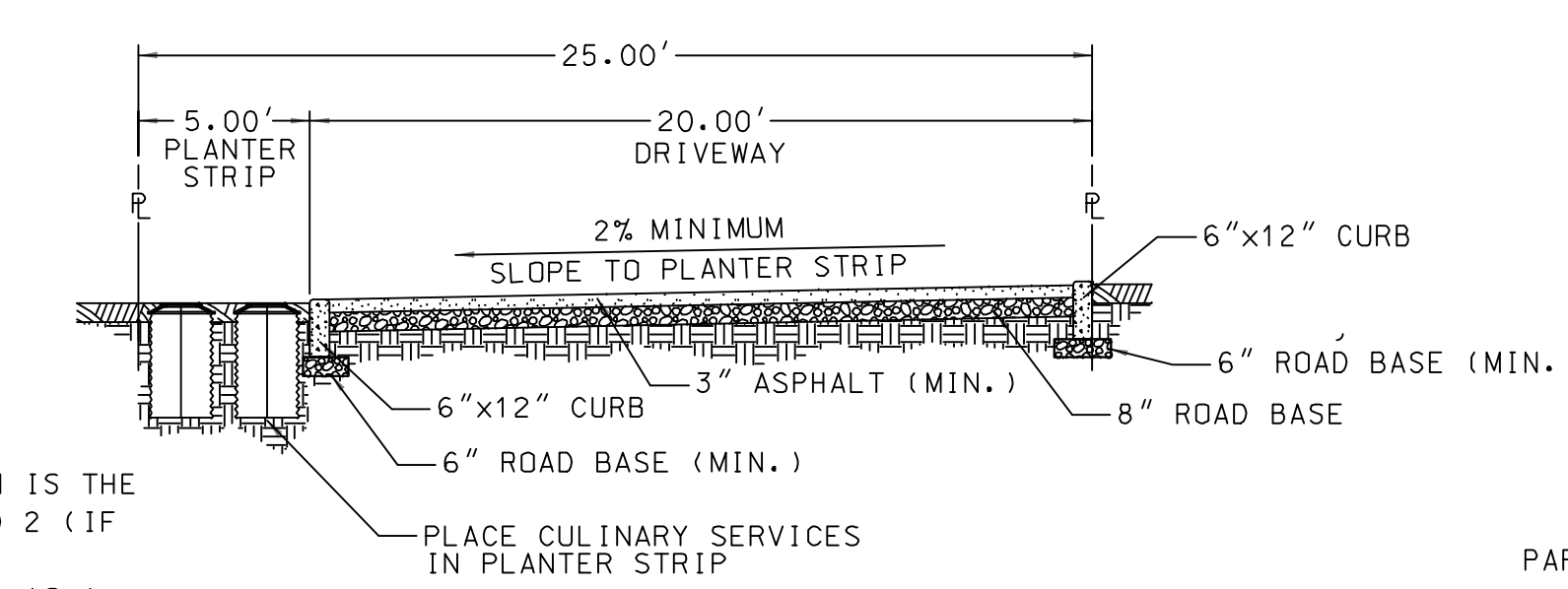
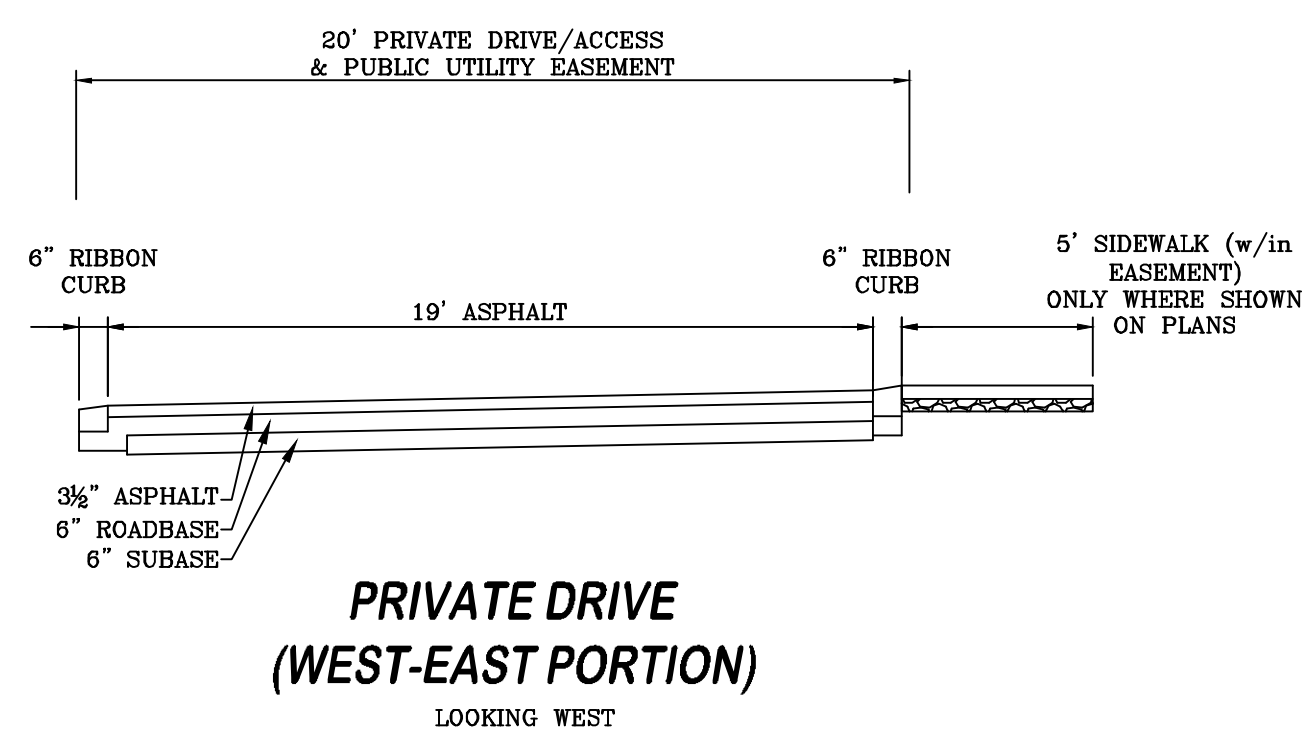
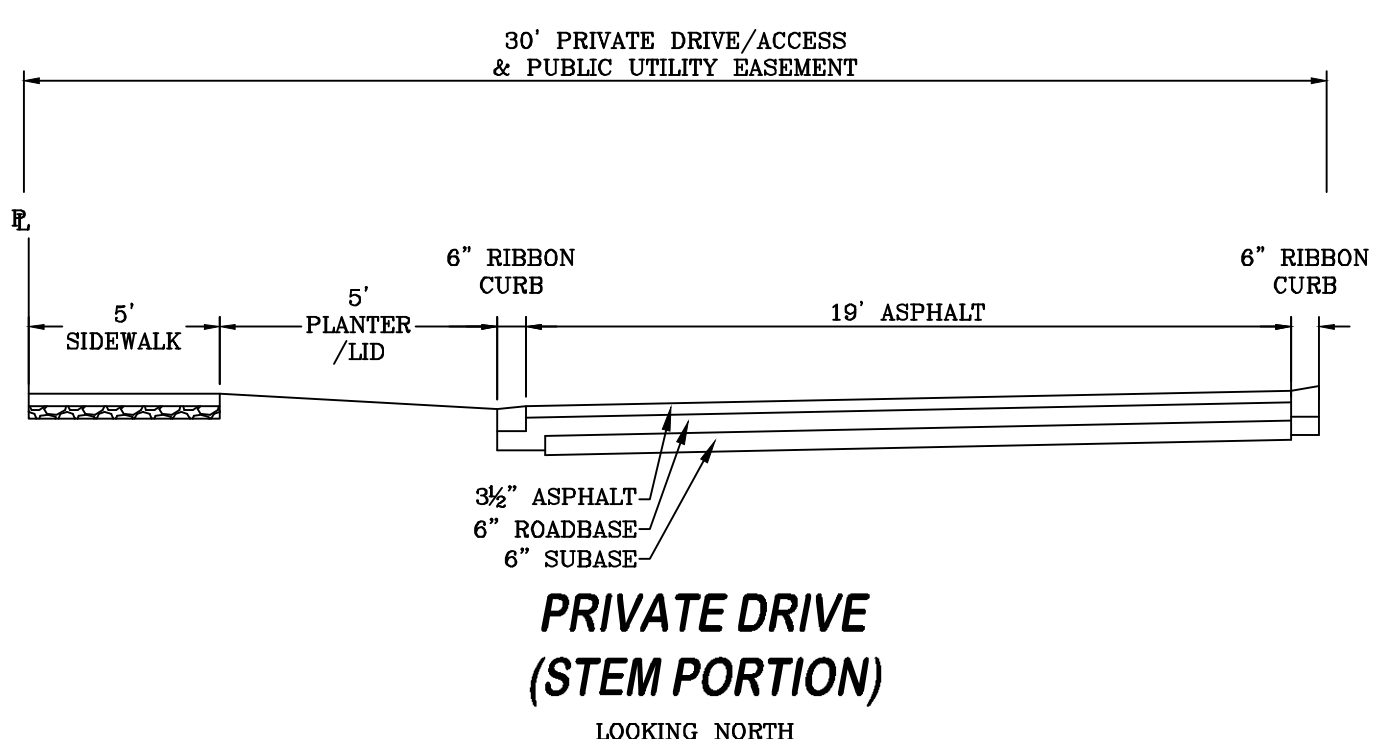
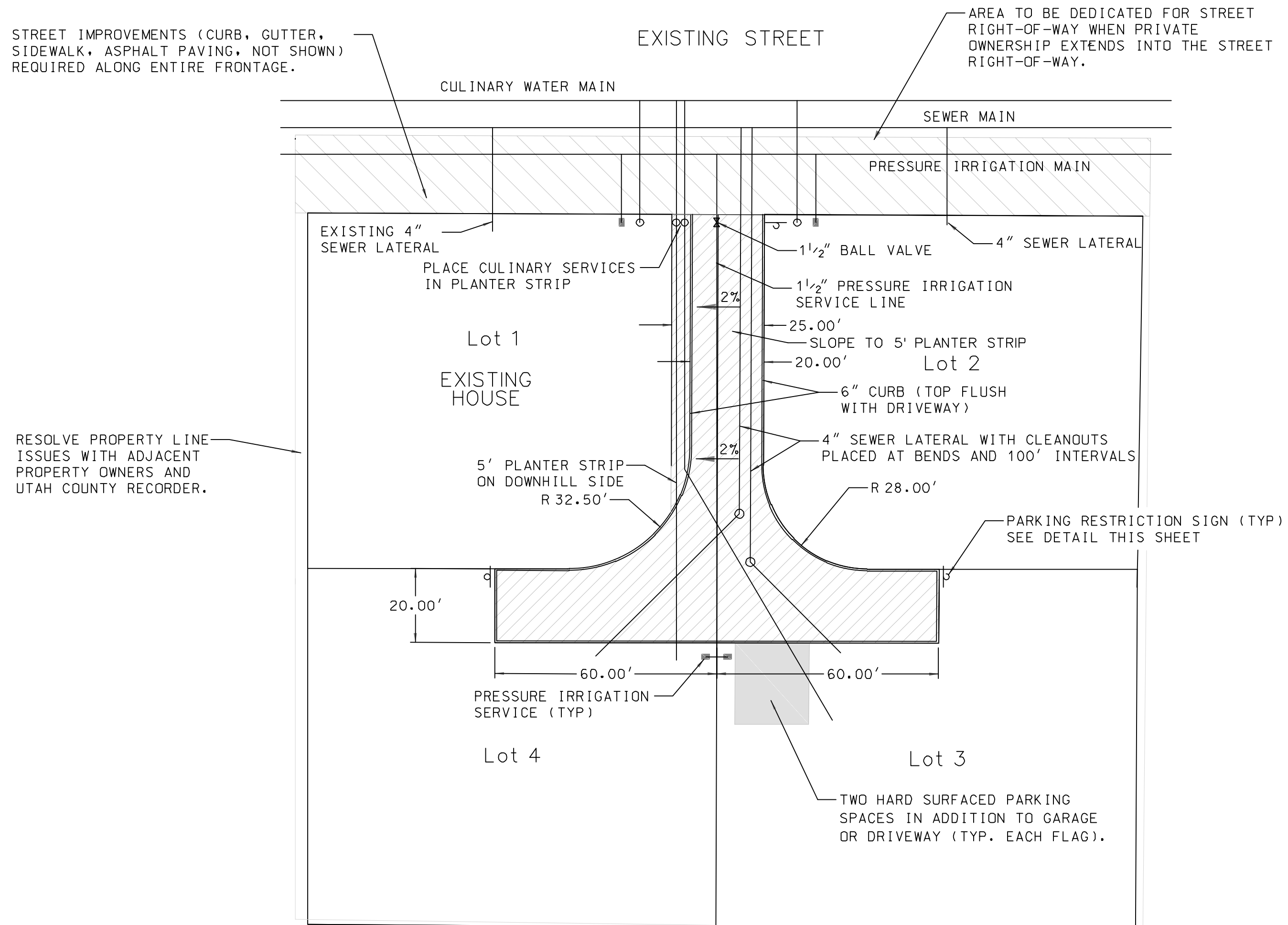
EXISTING COLORADO BLUE SPRUCE



EXISTING FLOWER PLUM



SOD (OR APPROVED HYDROSEED MIX)



- NOTES:
1. THE COMMON STEM SHOWN HEREON IS THE COMMON ACCESS FOR LOTS 1 AND 2 (IF APPLICABLE), 3 AND 4.
 2. THE COMMON STEM IS DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY WATER, PRESSURE IRRIGATION, AND RIGHT-OF-WAY EASEMENT.
 3. ONLY A TOTAL OF 3 LOTS ARE PERMITTED TO ACCESS OFF OF THE STEM.
 4. THE FOLLOWING CONDITIONS APPLY TO THE COMMON STEM:
 - a. The pavement and landscaped areas of the Common Stem shall be maintained and repaired by the owners of lots 2 (if applicable), 3 & 4. This shall include, but not be limited to, snow removal, weed control, landscape maintenance, asphalt maintenance, and repaving when and as needed.
 - b. The owners of Lots 2 (if applicable), 3 & 4 shall not block each others' access along this Common Stem for any reason whatsoever.
 - c. Parking is not permitted in the Common Stem. Each lot being accessed by the Common Stem shall provide at least four (4) hard surfaced parking spaces on the "flag".
 5. INCLUDE ITEMS 2 & 4 ON THE PLAT.
- LEGEND
- | | |
|--|-----------------------------|
| | COMMON STEM |
| | STREET DEDICATION |
| | PRESSURE IRRIGATION SERVICE |
| | PRESSURE IRRIGATION VALVE |
| | CULINARY WATER SERVICE |
| | PARKING RESTRICTION SIGN |
| | SANITARY SEWER CLEANOUT |

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

11/17/20

ELM HOLLOW SUBDIVISION – PLAT 'A'
AND OVERLAY ZONE REQUEST

DATE: 11.17.2020
PROJECT #
REVISIONS:
1
2
3
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01