



DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 28, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Hollow Flats Preliminary Plan

A preliminary review of a 140-lot subdivision located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

2. Santaquin Peaks Preliminary Plan

A preliminary review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway.

3. Traffic Control Request (Oak Summit Drive/1030 East)

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 was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY:

Amalie R. Ottley, City Recorder

Hollow Flats @ Summit Ridge

- Preliminary Plat / Plans -

February 23

Santaquin, Utah County, Utah

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

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

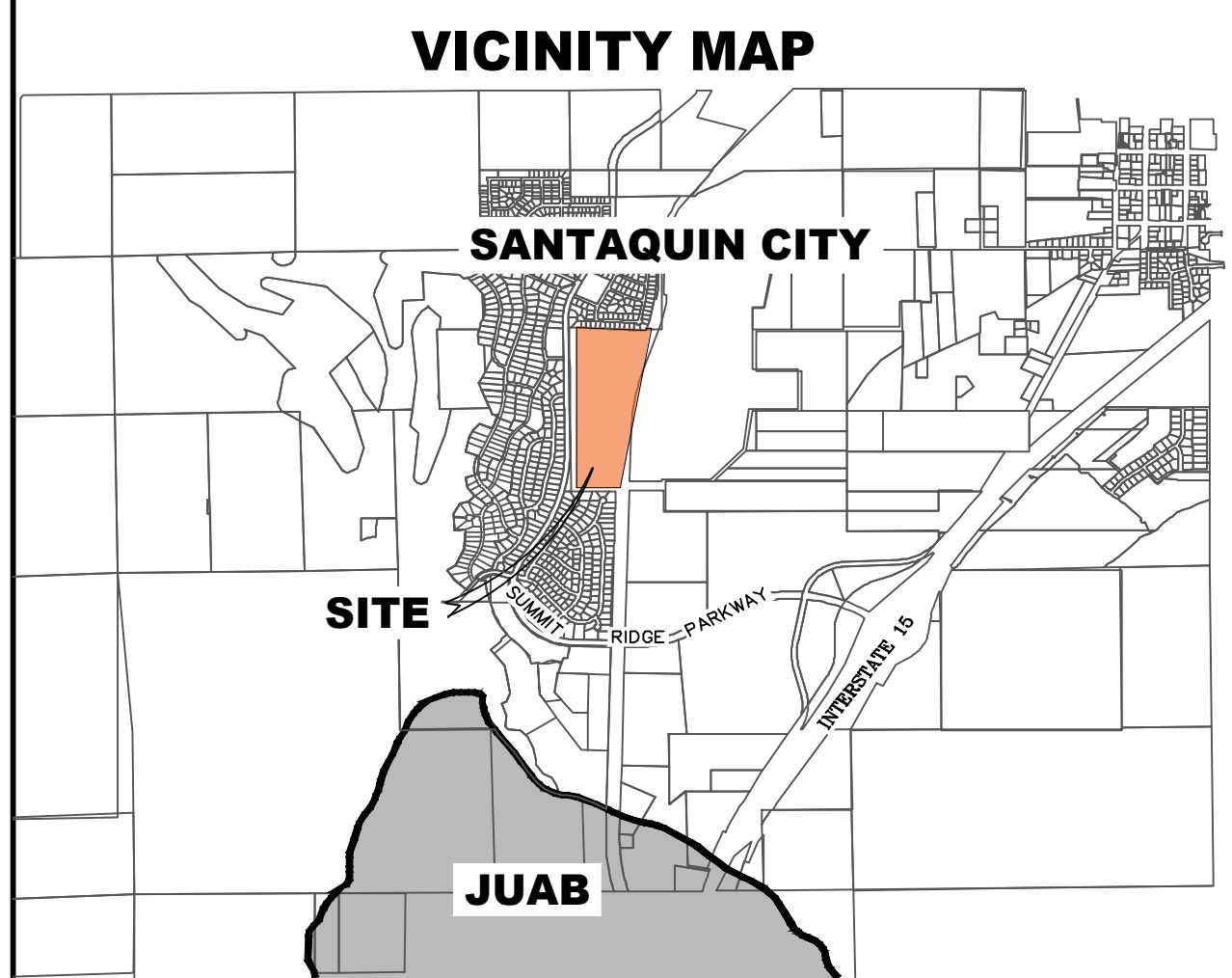
PROJECT ENGINEER & SURVEYOR

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

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

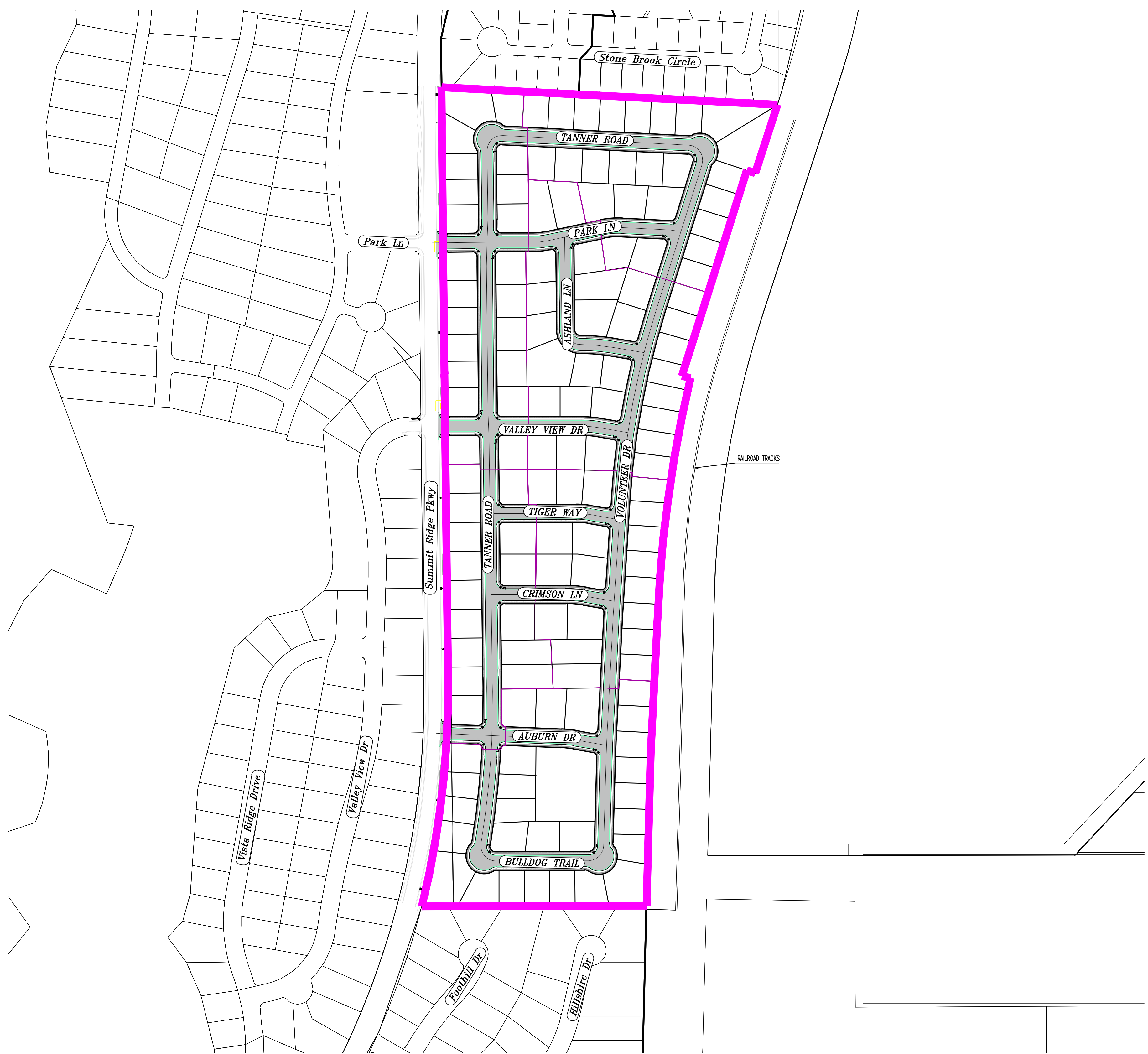
NOTES:

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



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

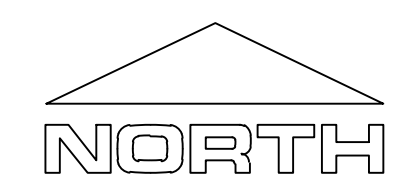
NCBU TO BE LOCATED IN PHASE 1 (3 BOX) AND PHASE 5 (3 BOX)



NOTES TO CONTRACTOR:

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

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



region
Engineering & Surveying

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



**HOLLOW FLATS
at SUMMIT RIDGE**

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

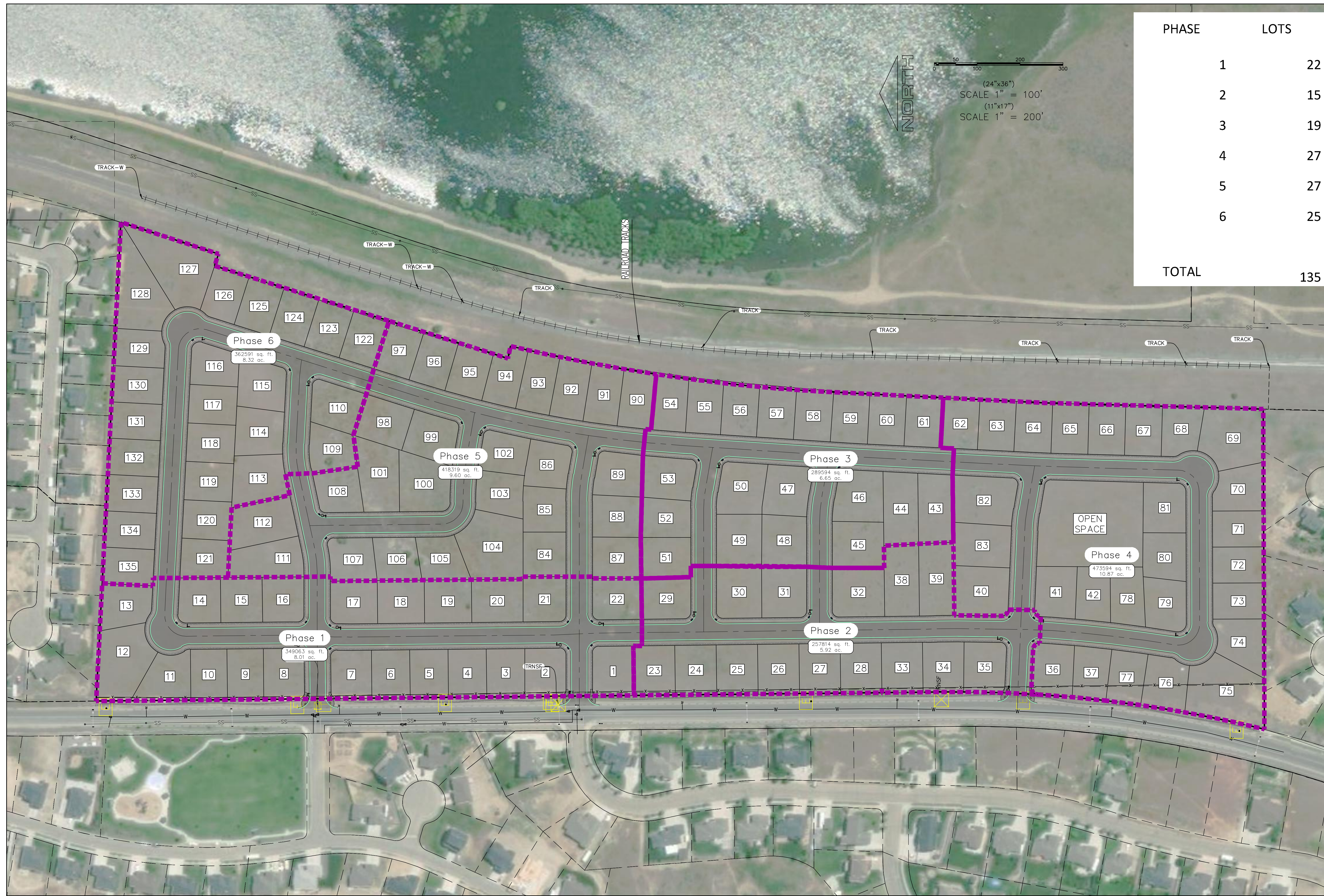
DATE: 2.6.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



NORTH

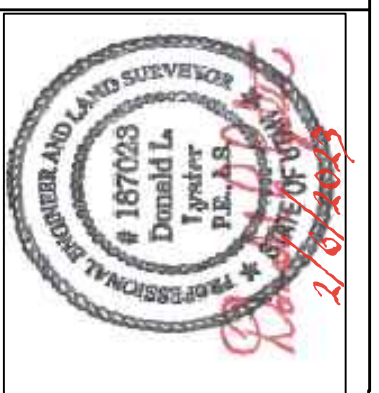
0 50 100 200 300

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

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

region
Engineering
& Surveying

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



**HOLLOW FLATS
at SUMMIT RIDGE**

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

DATE: 2.6.2023

PROJECT #

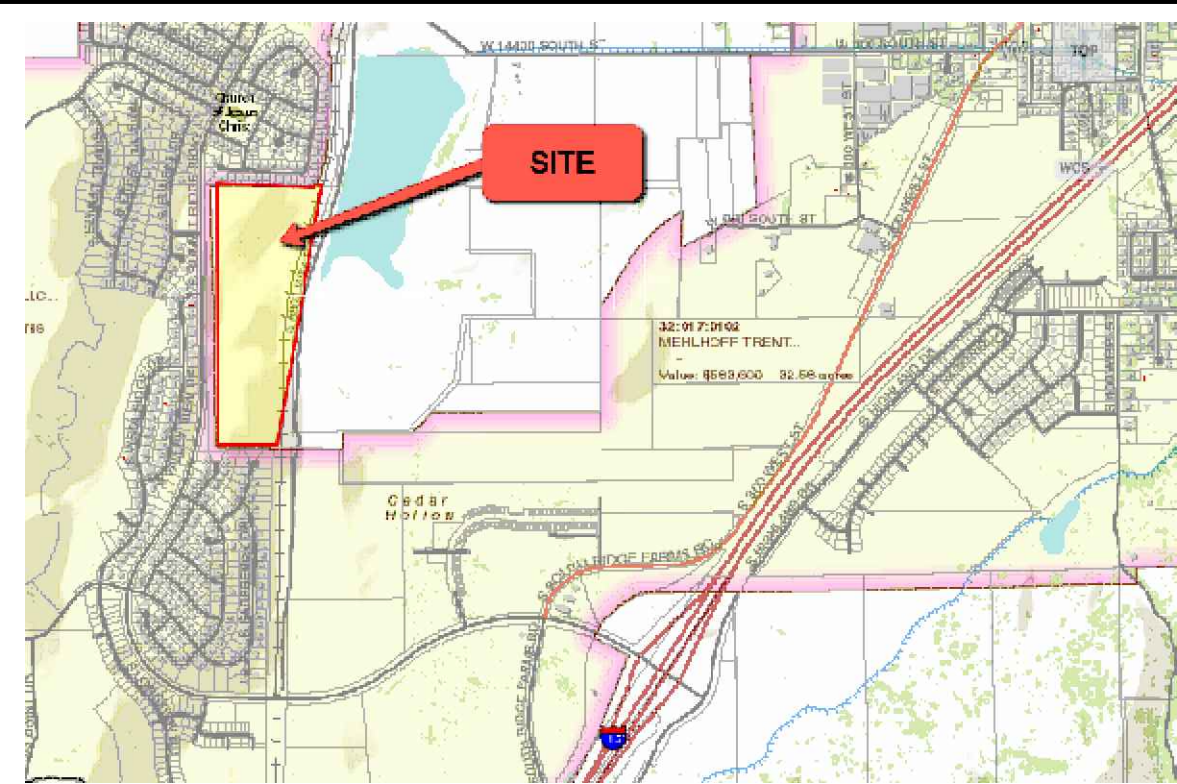
REVISIONS:

1	
2	
3	

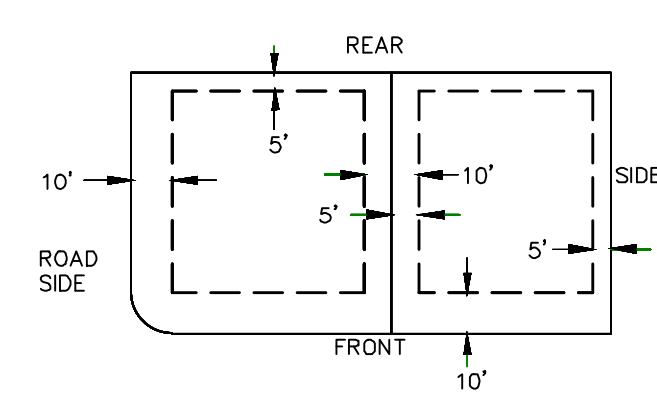
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

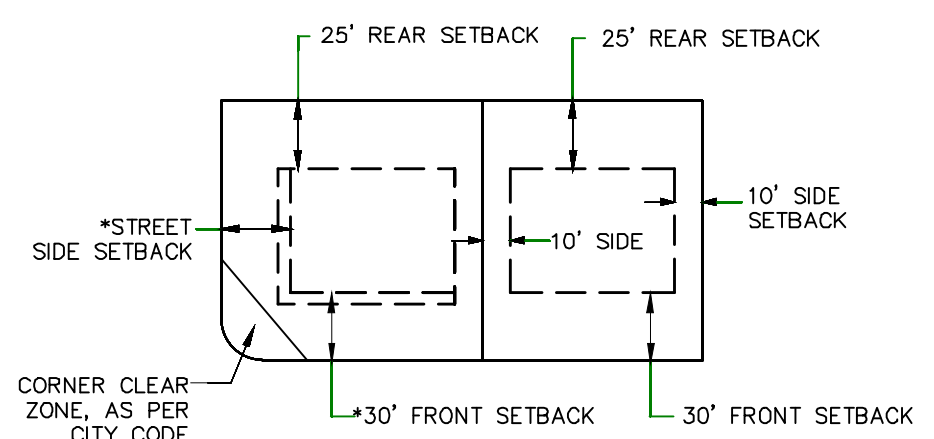
HOLLOW FLATS @ SUMMIT RIDGE - PRELIMINARY PLAT -



PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



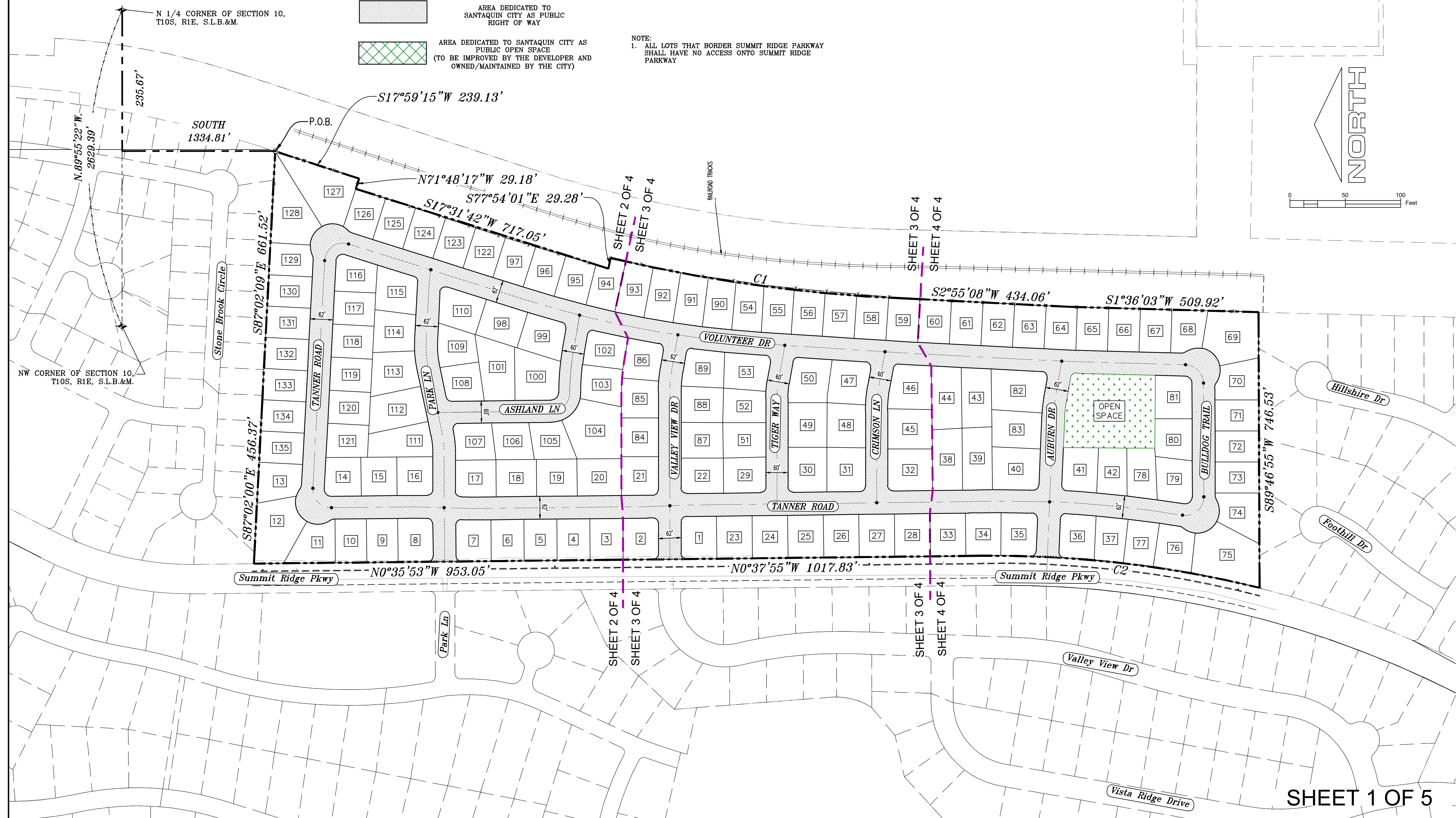
*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"

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

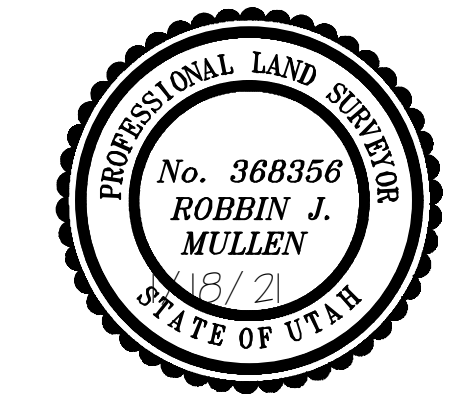


Surveyor's Certificate
I, Robbin J. Mullen, a Professional Land Surveyor holding certificate #368356 in accordance with Title 58, of the Professional Engineers and Land Surveyors Licensing act, certify that this is a true and accurate map of the tract of land to be annexed to Santaquin, Utah County,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

Boundary Description
A PARCEL OF LAND LOCATED IN THE BEGINNING AT A POINT THAT IS N.89°55'22"W. ALONG THE SECTION LINE 235.67' AND SOUTH 1334.81' FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST; SALT LAKE BASE & MERIDIAN;

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

SAID DESCRIBED PARCEL CONTAINS 1913558.5 SQUARE FEET (49.38 ACRES), MORE OR LESS AND CONTAINS 140 LOTS
BASIS OF BEARING N 1/4 TO THE NW CORNER OF SAID SECTION, BEARING S.89°55'22"W. 2629.39'



2/6/2025 Date
Surveyor

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

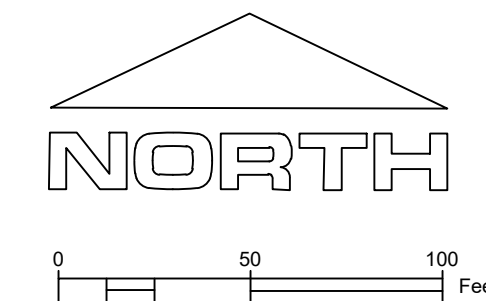
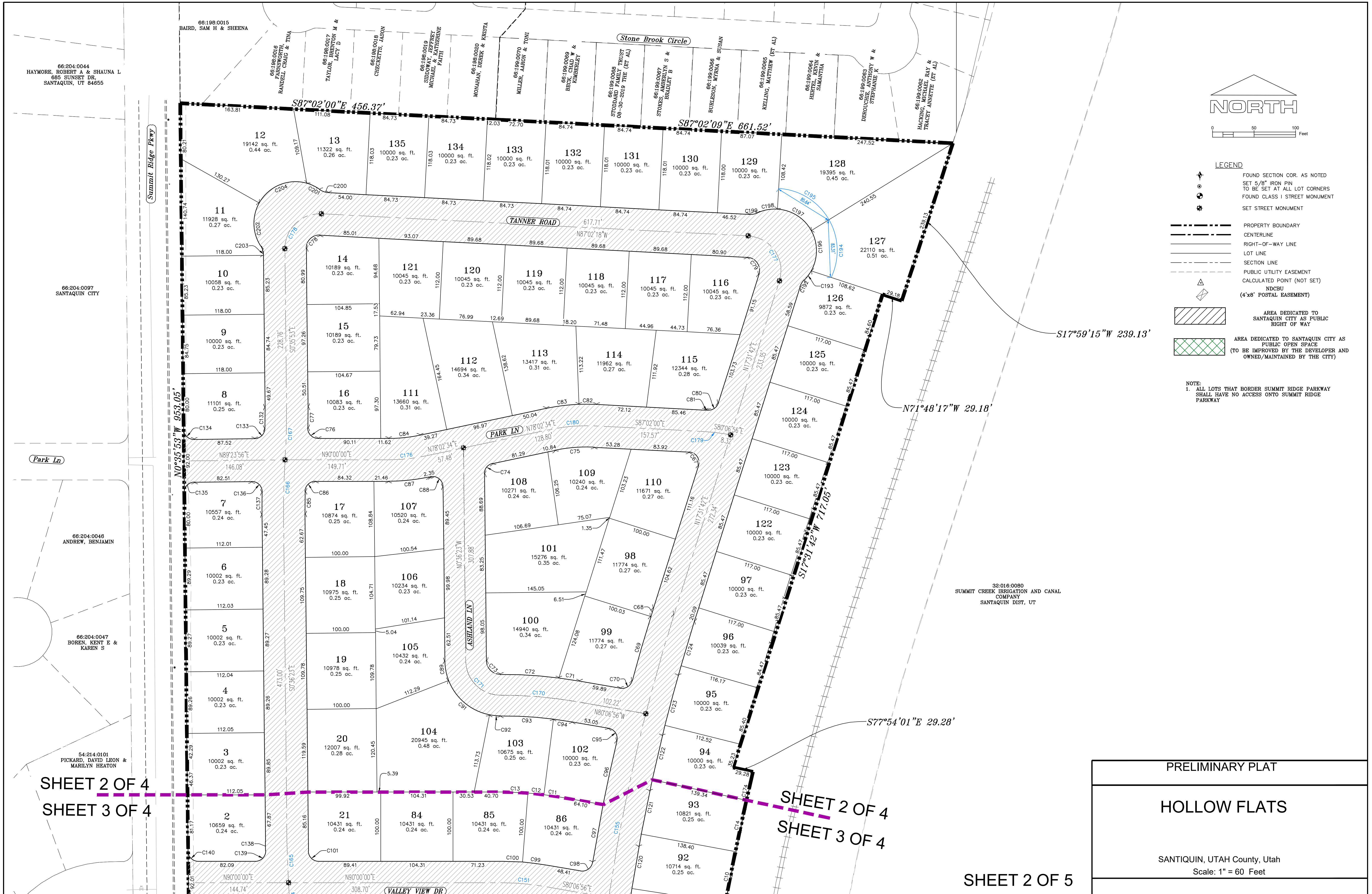
PROJECT DEVELOPER
Skylar Tolbert
Ivory Development
801-520-9127
skylart@ivorydevelopment.com

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

PRELIMINARY PLAT

HOLLOW FLATS

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



- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS 1 STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)
 - NDCBU (4'x8' POSTAL EASEMENT)
 - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
 - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

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

32-018-0080
SUMMIT CREEK IRRIGATION AND CANAL COMPANY
SANTAQUIN DIST. UT

SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 5

PRELIMINARY PLAT
HOLLOW FLATS
SANTAQUIN, UTAH County, Utah
Scale: 1" = 60 Feet



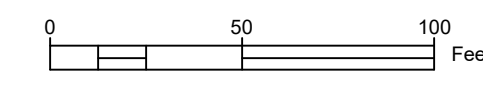
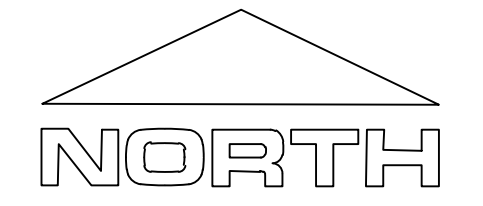
SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

SHEET 3 OF 4
SHEET 4 OF 4

SHEET 3 OF 4
SHEET 4 OF 4

SHEET 3 OF 5



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

PRELIMINARY PLAT

HOLLOW FLATS

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

54:206:0145
FETTERMAN, JACK A &
MARILEE A (ET AL)

54:206:0144
BURKE, BRIAN J & NELLYN

54:206:0143
MACLEOD, MITZI A

54:206:0142
MCSORLEY,
MARY-ELIZABETH

54:206:0141
CHILDS, JAMES W & STACIE
L

54:206:0140
HATCH, NATHAN &
JENNIFER

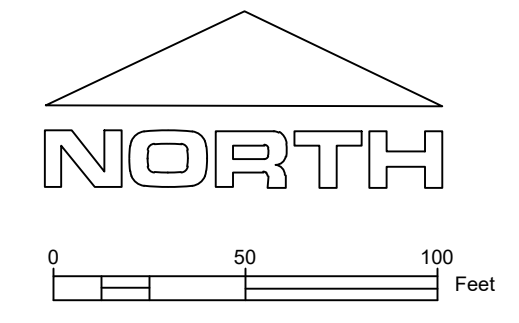
54:206:0139
VANMOOS, DONALD M &
LORI A

32:016:0080
SUMMIT CREEK IRRIGATION AND CANAL
COMPANY
SANTAQUIN DIST, UT



SHEET 3 OF 4
SHEET 4 OF 4

32-016:0080
SUMMIT CREEK IRRIGATION AND CANAL
COMPANY
SANTAQUIN DIST, UT



- LEGEND**
- ⊕ FOUND SECTION COR. AS NOTED
 - ⊙ SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - ⊛ FOUND CLASS I STREET MONUMENT
 - ⊛ SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - - - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - - - PUBLIC UTILITY EASEMENT
 - △ CALCULATED POINT (NOT SET)
 - ⊙ NDCBU (4'x8' POSTAL EASEMENT)
 - ▨ AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
 - ▧ AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

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

PRELIMINARY PLAT

HOLLOW FLATS

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

SHEET 4 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S74°42'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"
C3	86.53'	4261.98'	86.53'	S3°35'16"W	1°09'48"
C4	86.07'	4261.98'	86.07'	S4°44'53"W	1°09'25"
C5	84.41'	4261.98'	84.41'	S5°53'38"W	1°08'05"
C6	81.79'	4261.98'	81.78'	S7°00'40"W	1°05'58"
C7	76.85'	4261.98'	76.85'	S8°04'39"W	1°01'59"
C8	76.07'	4261.98'	76.07'	S9°06'19"W	1°01'22"
C9	75.93'	4261.98'	75.93'	S10°07'37"W	1°01'15"
C10	75.82'	4261.98'	75.82'	S11°08'49"W	1°01'10"
C11	22.65'	481.00'	22.64'	S81°27'52"E	2°41'52"
C12	23.42'	481.00'	23.42'	S84°12'29"E	2°47'22"
C13	36.92'	481.00'	36.91'	S87°48'05"E	4°23'50"
C14	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C19	80.46'	3019.90'	80.46'	N1°06'42"E	1°31'36"
C20	51.66'	3019.90'	51.66'	N0°08'30"W	0°58'49"
C21	58.28'	4261.98'	58.28'	S2°36'52"W	0°47'01"
C22	189.89'	3019.90'	189.86'	N11°58'39"E	3°36'10"
C23	104.02'	3019.90'	104.01'	N9°11'21"E	1°58'24"
C24	81.71'	3019.90'	81.71'	N7°25'39"E	1°33'01"
C25	78.89'	3019.90'	78.88'	N5°54'14"E	1°29'48"
C26	81.37'	3019.90'	81.36'	N4°23'01"E	1°32'37"
C27	6.12'	2531.00'	6.12'	N1°40'12"E	0°08'19"
C28	29.24'	19.00'	26.44'	N45°41'29"E	88°10'52"
C29	32.99'	19.00'	29.00'	S40°28'44"E	99°28'43"
C30	73.74'	3201.90'	73.74'	S8°36'03"W	1°19'11"
C31	82.36'	3201.90'	82.36'	S7°12'15"W	1°28'26"
C32	83.03'	3201.90'	83.02'	S5°43'27"W	1°29'09"
C33	51.91'	3201.90'	51.91'	S4°31'01"W	0°55'44"
C34	28.15'	1031.00'	28.15'	S3°16'13"W	1°33'51"
C35	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C36	41.62'	319.00'	41.59'	N8°35'11"W	7°28'33"
C37	21.43'	15.00'	19.65'	N39°11'17"W	81°51'18"
C38	30.83'	280.00'	30.82'	S8°16'12"E	6°18'33"
C39	17.47'	280.00'	17.47'	S88°12'45"E	3°34'31"
C40	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C41	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C42	15.68'	319.00'	15.67'	N88°35'32"W	2°48'56"
C43	39.36'	319.00'	39.33'	N83°39'00"W	7°04'08"
C44	22.94'	15.00'	20.77'	N36°18'45"W	87°36'23"
C45	87.68'	2681.00'	87.67'	N6°33'14"E	1°52'26"
C46	87.68'	2681.00'	87.67'	N4°40'48"E	1°52'26"
C47	25.17'	15.00'	22.32'	N51°48'50"E	96°08'29"
C48	5.69'	335.00'	5.69'	N89°30'49"W	0°58'21"
C49	53.21'	335.00'	53.15'	N84°28'39"W	9°05'59"
C50	21.90'	15.00'	20.01'	N38°05'32"W	83°40'15"
C51	36.41'	2531.00'	36.41'	N3°19'52"E	0°49'27"
C52	25.39'	15.00'	22.46'	N51°24'06"E	96°57'56"
C53	41.07'	381.00'	41.05'	S8°31'21"E	6°10'32"
C54	8.65'	381.00'	8.65'	S86°56'29"E	1°18'01"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C55	23.12'	15.00'	20.90'	S43°25'50"E	88°19'17"
C56	8.39'	1031.00'	8.39'	S02°29'49"W	0°27'59"
C57	42.15'	1031.00'	42.15'	S0°54'27"E	2°20'32"
C58	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C59	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C60	16.13'	395.00'	16.13'	S88°49'49"E	2°20'23"
C61	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C62	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C63	37.95'	220.00'	37.91'	N85°03'28"W	9°53'04"
C64	21.95'	15.00'	20.05'	N38°11'10"W	83°51'31"
C65	25.22'	15.00'	22.35'	N51°54'28"E	96°19'45"
C66	53.31'	395.00'	53.27'	S83°47'39"E	7°43'58"
C67	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C68	12.88'	2681.00'	12.88'	N17°23'27"E	0°16'31"
C69	96.43'	2681.00'	96.43'	N16°13'22"E	2°03'39"
C70	22.17'	15.00'	20.21'	N57°32'18"E	84°41'32"
C71	30.25'	651.00'	30.25'	S81°26'48"E	2°39'45"
C72	84.81'	651.00'	84.75'	S86°30'37"E	7°27'51"
C73	31.29'	20.00'	28.19'	S45°25'28"E	89°38'09"
C74	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C75	57.04'	219.00'	56.88'	S85°30'17"W	14°55'26"
C76	23.85'	15.00'	21.41'	S44°27'14"E	91°05'31"
C77	30.41'	1031.00'	30.41'	S01°49'59"W	1°41'24"
C78	31.03'	19.00'	27.69'	S46°10'55"W	93°33'34"
C79	34.68'	19.00'	30.06'	N34°45'18"W	104°34'01"
C80	19.93'	15.00'	18.49'	N55°35'18"E	76°07'11"
C81	3.34'	281.00'	3.34'	S86°41'33"E	0°40'54"
C82	25.58'	281.00'	25.57'	S89°38'28"E	5°12'56"
C83	47.61'	281.00'	47.56'	N82°53'49"E	9°42'30"
C84	45.70'	219.00'	45.62'	N84°01'17"E	11°57'26"
C85	32.58'	969.00'	32.58'	S02°12'44"W	1°55'35"
C86	23.22'	15.00'	20.97'	S45°39'36"W	86°40'49"
C87	58.64'	281.00'	58.54'	S84°01'17"W	11°57'26"
C88	26.53'	15.00'	23.21'	N51°16'55"W	101°21'03"
C89	28.76'	80.00'	28.60'	N10°54'18"W	20°35'50"
C91	80.32'	80.00'	76.99'	N49°57'59"W	57°31'31"
C92	16.08'	80.00'	16.05'	N84°29'08"W	11°30'48"
C93	76.63'	591.00'	76.58'	N86°31'40"W	7°25'45"
C94	27.83'	591.00'	27.82'	N81°27'52"W	2°41'52"
C95	24.45'	15.00'	21.83'	N33°25'15"W	93°23'22"
C96	94.20'	2681.00'	94.19'	N12°16'03"E	2°00'47"
C97	84.89'	2681.00'	84.89'	N10°21'14"E	1°48'51"
C98	23.68'	15.00'	21.29'	N54°39'56"E	90°26'16"
C99	36.49'	381.00'	36.47'	S82°51'33"E	5°29'14"
C100	29.24'	381.00'	29.23'	S87°48'05"E	4°23'50"
C101	23.40'	15.00'	21.10'	S45°18'12"E	89°23'37"
C102	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C103	26.32'	969.00'	26.32'	N3°16'27"E	1°33'23"
C104	54.70'	3139.90'	54.70'	N4°33'05"E	0°59'53"
C105	87.78'	3139.90'	87.78'	N5°51'05"E	1°36'06"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C106	84.96'	3139.90'	84.95'	N7°25'39"E	1°33'01"
C107	53.73'	3139.90'	53.73'	N8°41'34"E	0°58'50"
C115	48.20'	2469.00'	48.20'	S22°13'55"W	1°07'07"
C116	35.52'	2469.00'	35.52'	S31°9'52"W	0°49'27"
C117	72.69'	2619.00'	72.69'	S4°32'18"W	1°35'25"
C118	80.00'	2619.00'	80.00'	S6°12'31"W	1°45'01"
C119	80.00'	2619.00'	80.00'	S7°57'31"W	1°45'01"
C120	80.00'	2619.00'	80.00'	S9°42'32"W	1°45'01"
C121	80.00'	2619.00'	80.00'	S11°27'32"W	1°45'01"
C122	80.84'	2619.00'	80.84'	S13°13'06"W	1°46'07"
C123	89.22'	2619.00'	89.22'	S15°04'43"W	1°57'07"
C124	67.37'	2619.00'	67.37'	S16°47'29"W	1°28'26"
C132	30.82'	969.00'	30.81'	N0°18'47"E	1°49'20"
C133	23.08'	15.00'	20.87'	N45°18'33"E	88°10'12"
C134	23.56'	15.00'	21.21'	S45°36'07"E	90°00'29"
C135	23.56'	15.00'	21.21'	S44°23'53"W	89°59'31"
C136	24.03'	15.00'	21.54'	N44°20'29"E	91°19'02"
C137	32.08'	1031.00'	32.08'	N0°17'06"E	1°46'59"
C138	12.79'	1031.00'	12.79'	N0°57'43"W	0°42'38"
C139	23.91'	15.00'	21.46'	N44°20'29"E	91°19'02"
C140	23.91'	15.00'	21.10'	S45°18'57"E	89°22'05"
C141	23.73'	15.00'	21.33'	S44°41'03"W	90°33'55"
C142	23.32'	15.00'	21.04'	N45°28'02"W	89°03'56"
C143	3.91'	969.00'	3.91'	N0°49'07"W	0°15'52"
C145	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C146	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C147	24.00'	15.00'	21.52'	N46°34'10"E	91°40'43"
C148	23.42'	15.00'	21.11'	S42°51'30"E	89°27'59"
C149	91.55'	3019.90'	91.55'	N2°44'36"E	1°44'13"
C150	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"
C151	60.38'	350.00'	60.31'	S85°03'28"E	9°53'04"
C152	43.13'	250.00'	43.08'	S85°03'28"E	9°53'04"
C153	64.17'	365.00'	64.08'	S84°57'50"E	10°04'20"
C155	637.59'	2650.00'	636.05'	N10°38'09"E	13°47'07"
C156	35.96'	2500.00'	35.96'	N3°19'52"E	0°49'27"
C157	57.51'	2500.00'	57.51'	N2°15'36"E	1°19'05"
C158	76.95'	50.00'	69.58'	N45°41'29"E	88°10'52"
C159	86.81'	50.00'	76.31'	S40°28'44"E	99°28'43"
C160	288.23'	3170.90'	288.13'	S6°39'23"W	5°12'29"
C161	57.99'	1000.00'	57.98'	S2°23'29"W	3°19'21"
C162	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C163	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C164	53.58'	1000.00'	53.57'	S2°14'17"E	3°04'11"
C165	55.26'	1000.00'	55.26'	S2°11'23"E	3°09'59"
C166	77.59'	1000.00'	77.57'	S1°36'59"W	4°26'44"
C167	77.44'	1000.00'	77.42'	S1°37'14"W	4°26'13"
C169	45.67'	350.00'	45.64'	S83°51'13"E	7°28'33"
C170	109.76'	621.00'	109.62'	S85°10'44"E	10°07'36"
C171	78.22'	50.00'	70.49'	S45°25'28"E	89°38'09"
C174	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C176	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C177	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C178	81.65'	50.00'	72.87'	S46°10'55"W	93°33'34"
C179	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C180	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C181	13.08'	25.00'	12.93'	S24°10'10"W	29°58'23"
C182	34.88'	60.00'	34.40'	S22°29'59"W	33°18'45"
C183	70.99'	60.00'	66.92'	S28°03'00"E	67°47'13"
C184	60.92'	60.00'	58.34'	N86°58'10"E	58°10'26"
C185	13.05'	25.00'	12.90'	N74°49'56"E	29°53'58"
C186	15.03'	25.00'	14.81'	S72°59'25"E	34°27'21"
C187	48.00'	60.00'	46.73'	S78°40'45"E	45°50'00"
C188	72.34'	60.00'	68.03'	N43°51'58"E	69°04'34"
C189	44.17'	60.00'	43.18'	N11°45'48"W	42°10'59"
C190	15.03'	25.00'	14.81'	N15°37'37"W	34°27'21"
C191	8.60'	2469.00'	8.60'	S1°42'02"W	0°11'58"
C192	11.99'	25.00'	11.87'	S31°16'00"W	27°28'34"
C193	16.75'	60.00'	16.69'	S37°00'31"W	15°59'32"
C194	86.62'	90.00'	83.31'	S2°11'18"E	55°08'32"
C195	89.26'	90.00'	85.64'	S58°10'15"E	56°49'22"
C196	60.53'				

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 P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:
 CONTRACTOR TO FIELD-VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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

DATE: 2.6.2023

PROJECT #

REVISIONS:

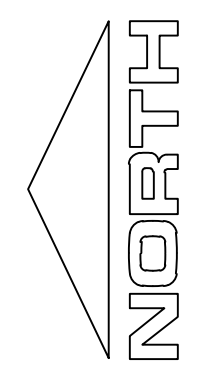
1	
2	
3	

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

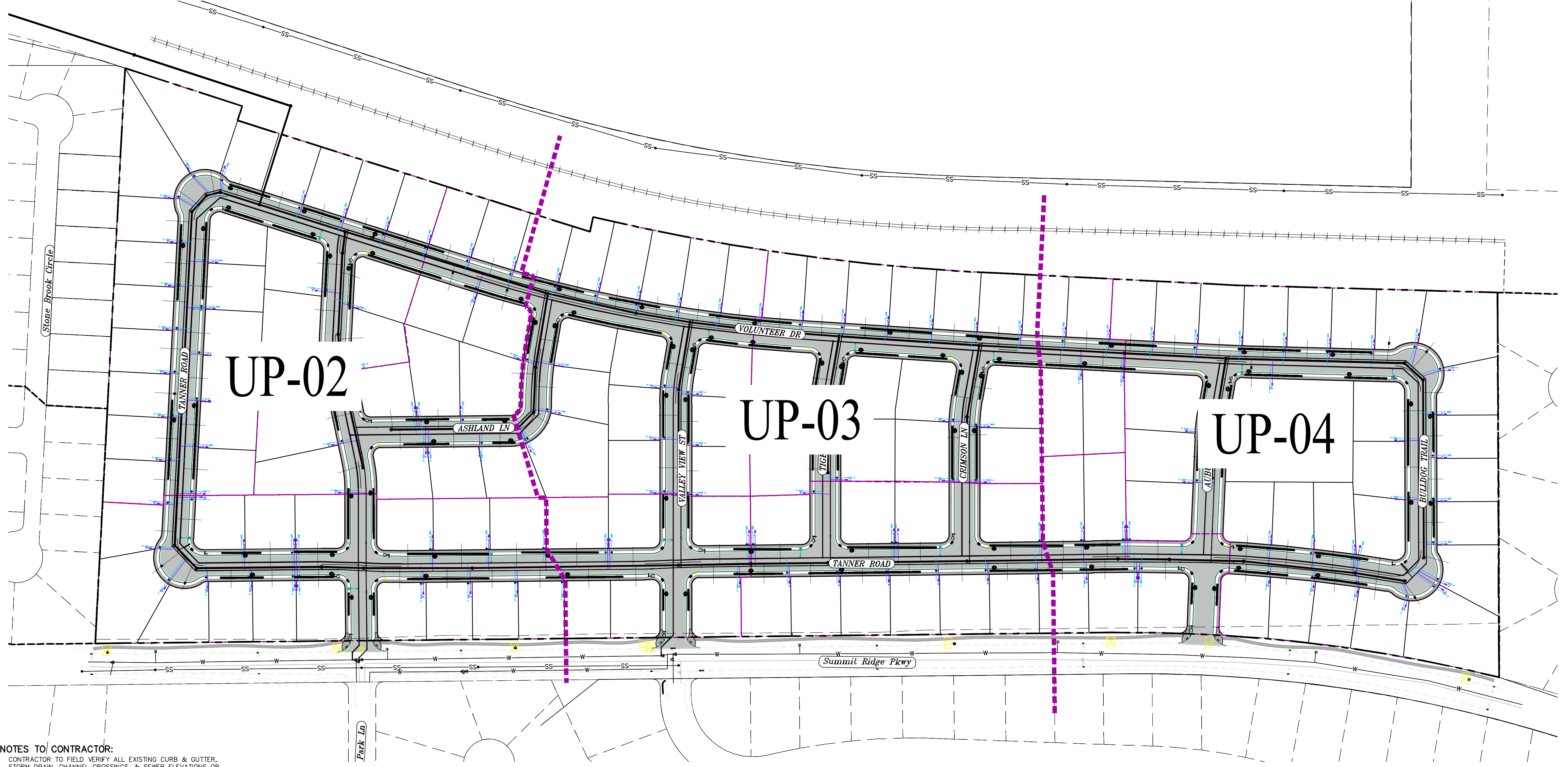
NORTH



0 50 100 200 300



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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

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

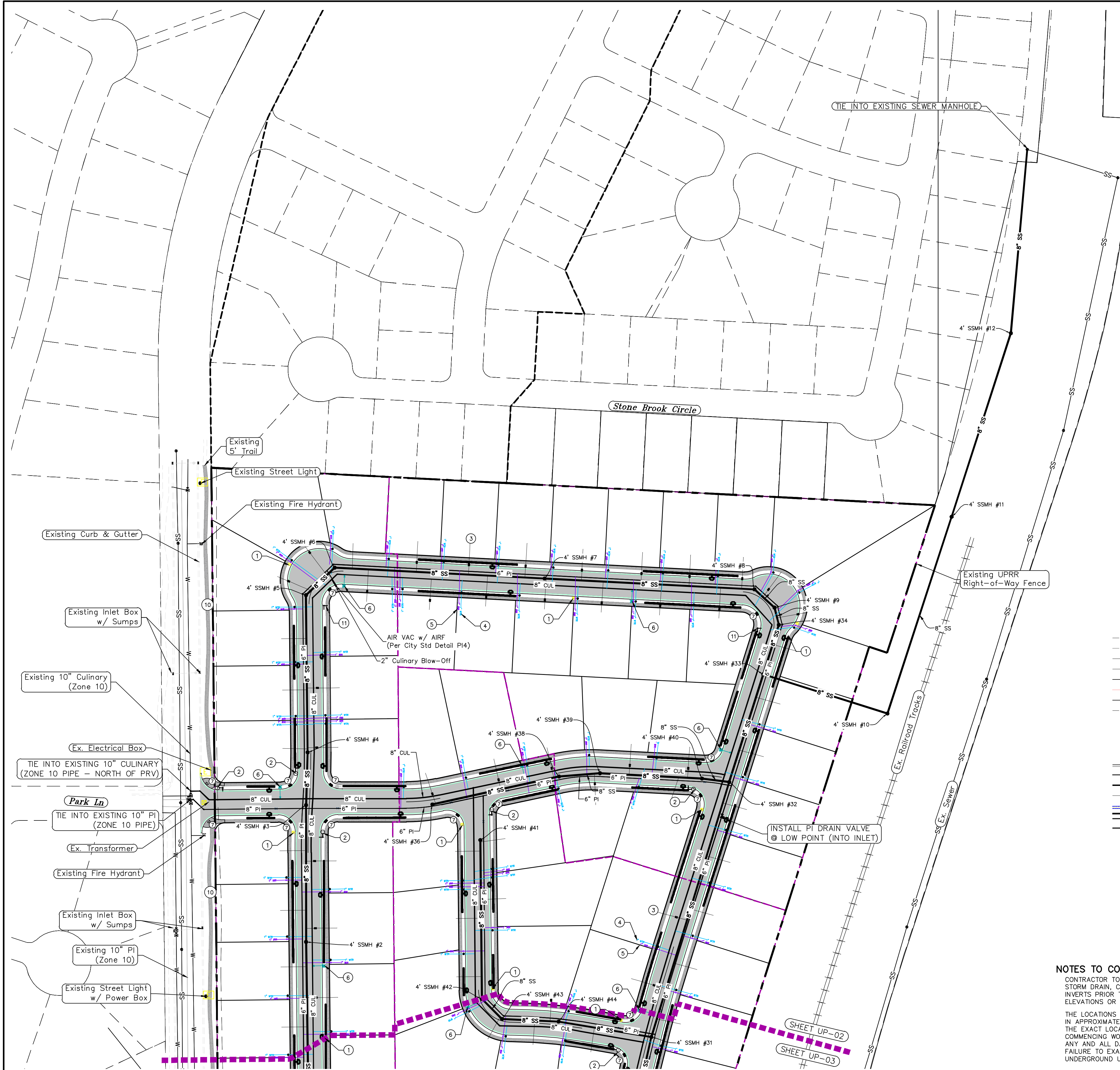
DATE: 2.6.2023

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
 UTILITY PLANS
 SHEET:
 UP-01



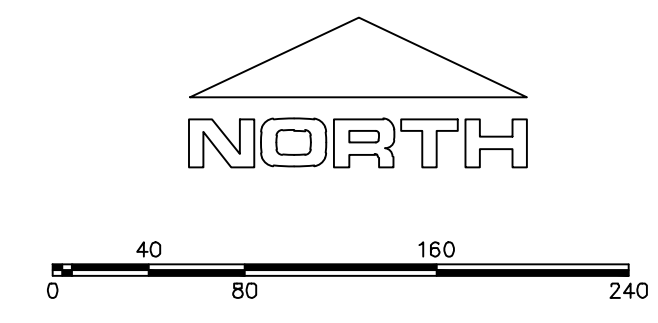
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

- 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 10' TRAIL
- 11 STREET SIGN ONLY

LEGEND

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

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.



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

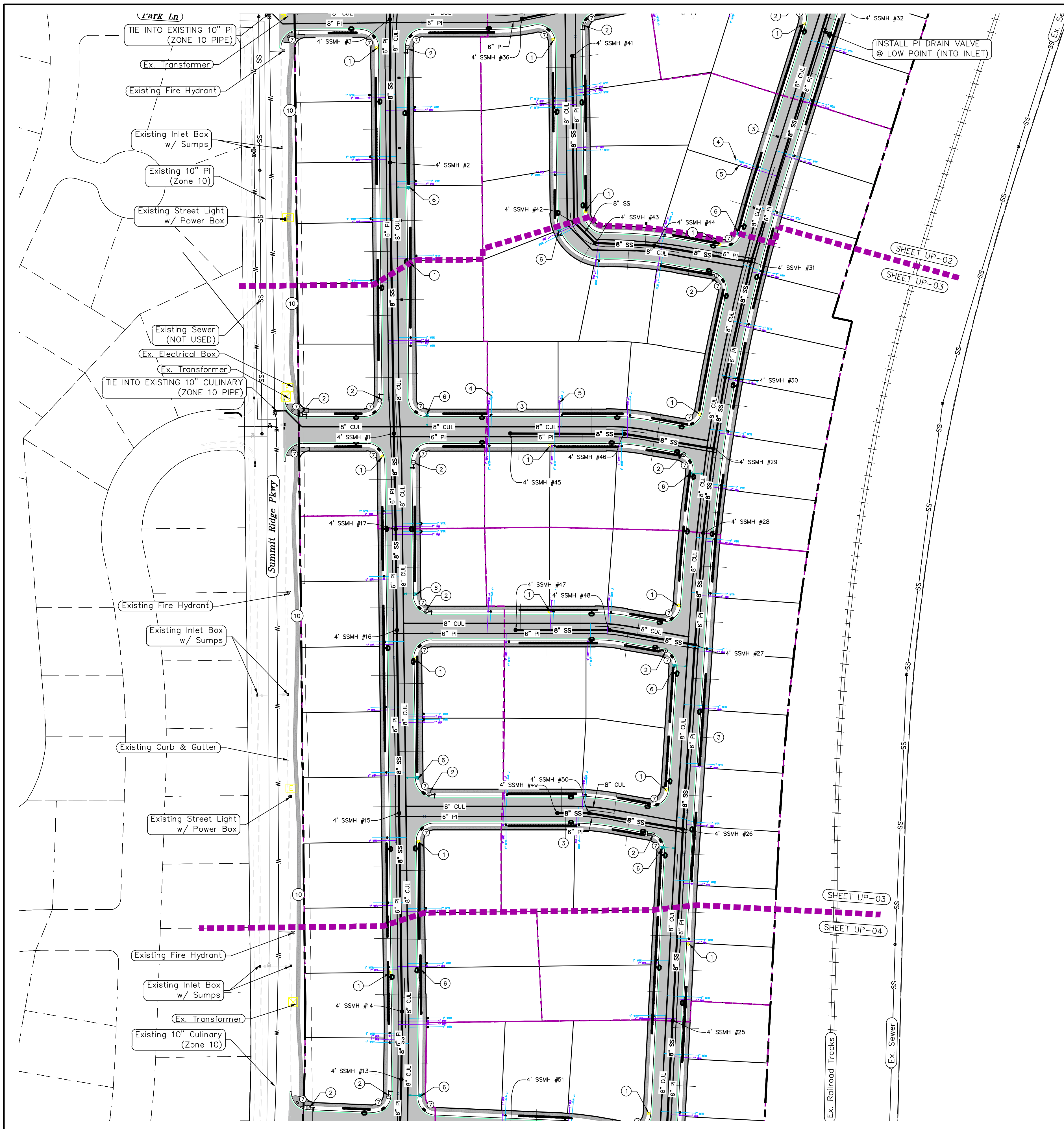
region
 Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com



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

DATE: 2.6.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-02



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.

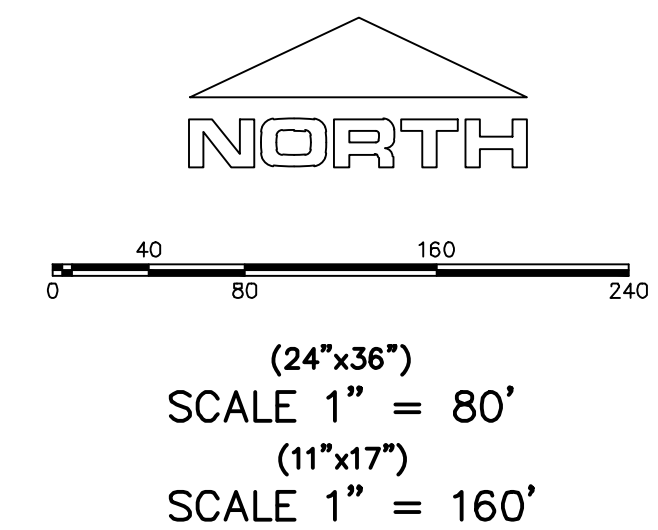
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- 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 10' TRAIL
- ⑪ STREET SIGN ONLY

LEGEND

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

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.



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

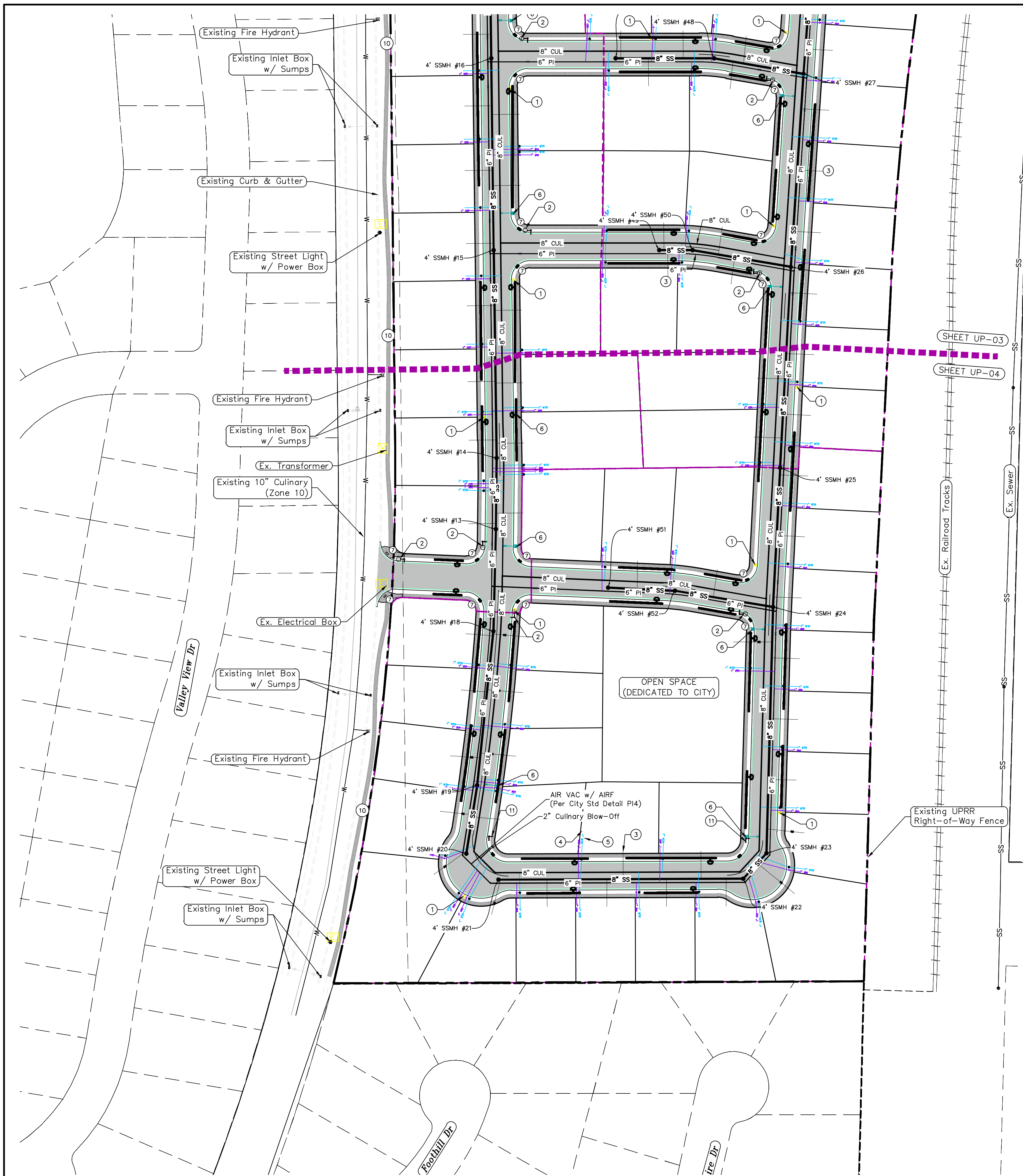
region
 Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesignllc.com

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

DATE: 2.6.2023
 PROJECT #
 REVISIONS:

1	
2	
3	

SHEET NAME:
 UTILITY PLANS
 SHEET:
 UP-03

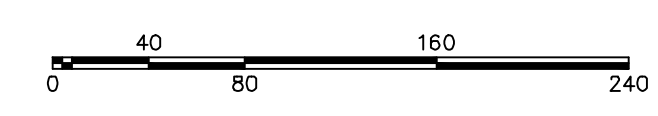
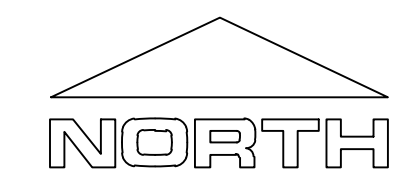


1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

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

LEGEND

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



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

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.

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



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

DATE: 2.6.2023

PROJECT #

REVISIONS:

1	
2	
3	

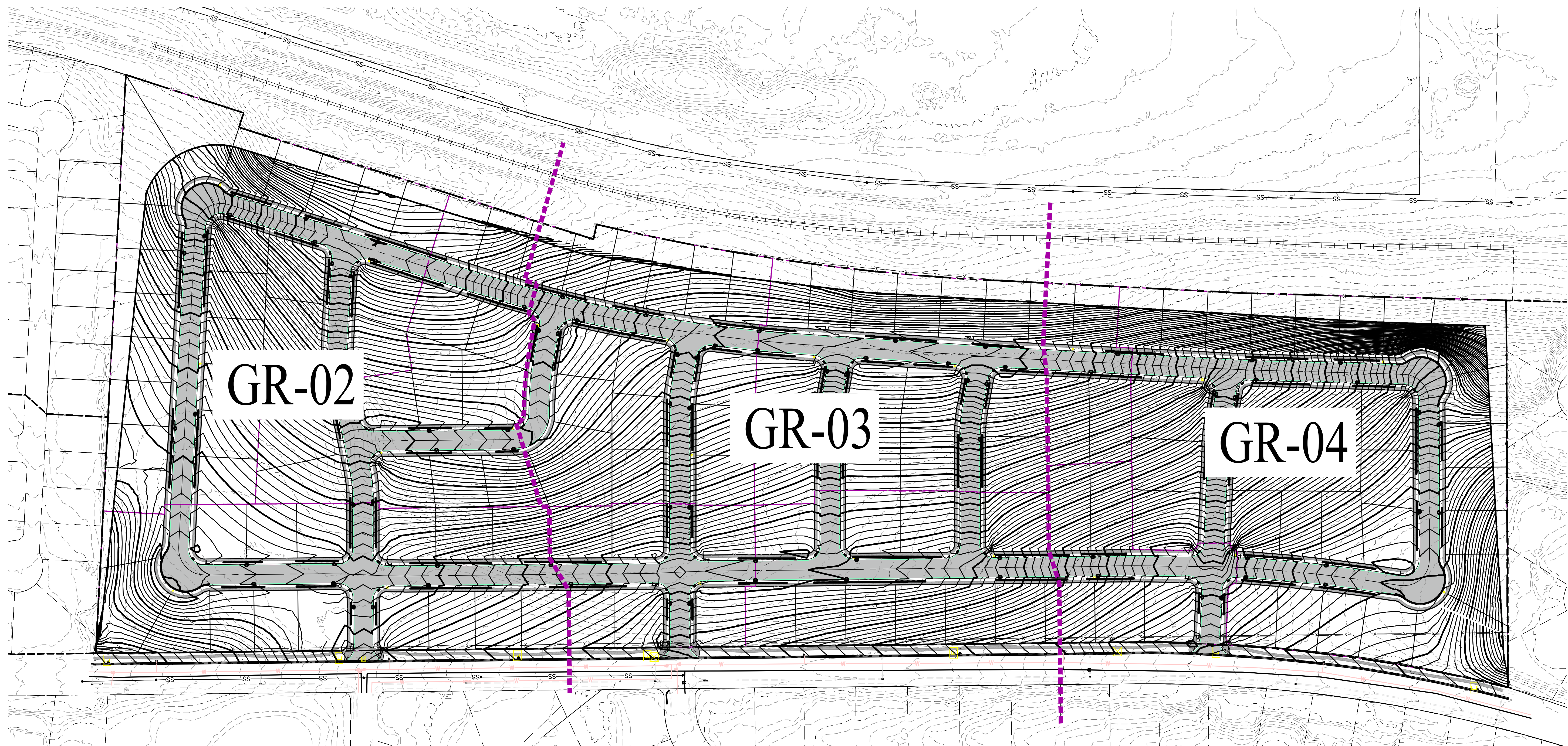
SHEET NAME:
 UTILITY PLANS
 SHEET:
 UP-04

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 P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region
Engineering
& Surveying

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



**HOLLOW FLATS
at SUMMIT RIDGE**

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

DATE: 2.6.2023

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-01



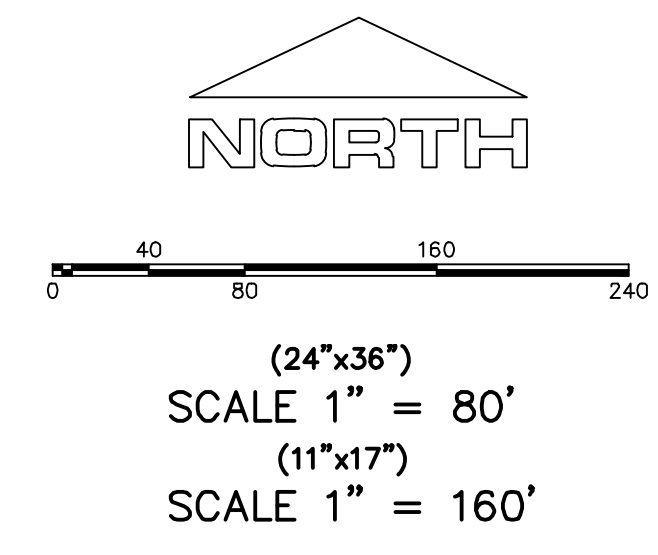
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

NOTES TO CONTRACTOR:
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

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

Phase	Area	Percent	Vol Req'd	Chamber LF
1	8.01	16.22%	19866	993
2	5.92	11.99%	14683	734
3	6.65	13.47%	16493	825
4	10.87	22.01%	26959	1348
5	9.6	19.44%	23809	1190
6	8.32	16.85%	20635	1032



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

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

DATE: 2.6.2023

PROJECT #

REVISIONS:

1	
2	
3	

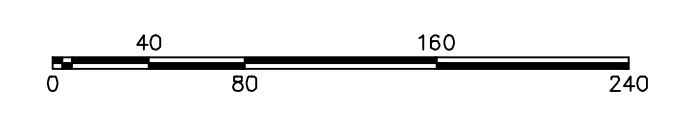
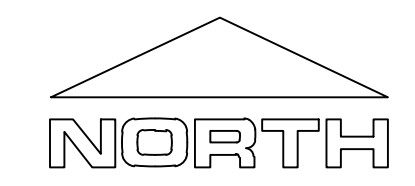
SHEET NAME:
 GRADING PLANS
 SHEET:
GR-02



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.

LEGEND

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



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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

DATE: 2.6.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-03



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.

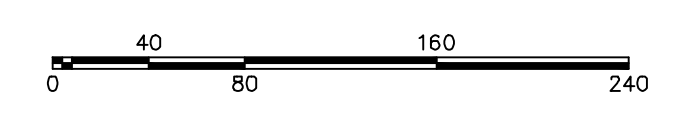
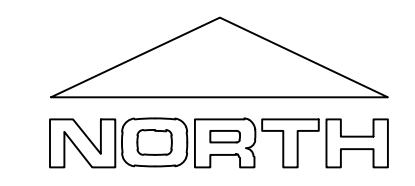
DRAINAGE SWALE ALONG ALL COMMON LOT LINES TO ALLOW OVERFLOW PASSAGE TO EAST

DRAINAGE SWALE ALONG ALL COMMON LOT LINES TO ALLOW OVERFLOW PASSAGE TO EAST

DRAINAGE SWALE ALONG ALL COMMON LOT LINES TO ALLOW OVERFLOW PASSAGE TO EAST

LEGEND

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



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

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.

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



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

DATE: 2.6.2023

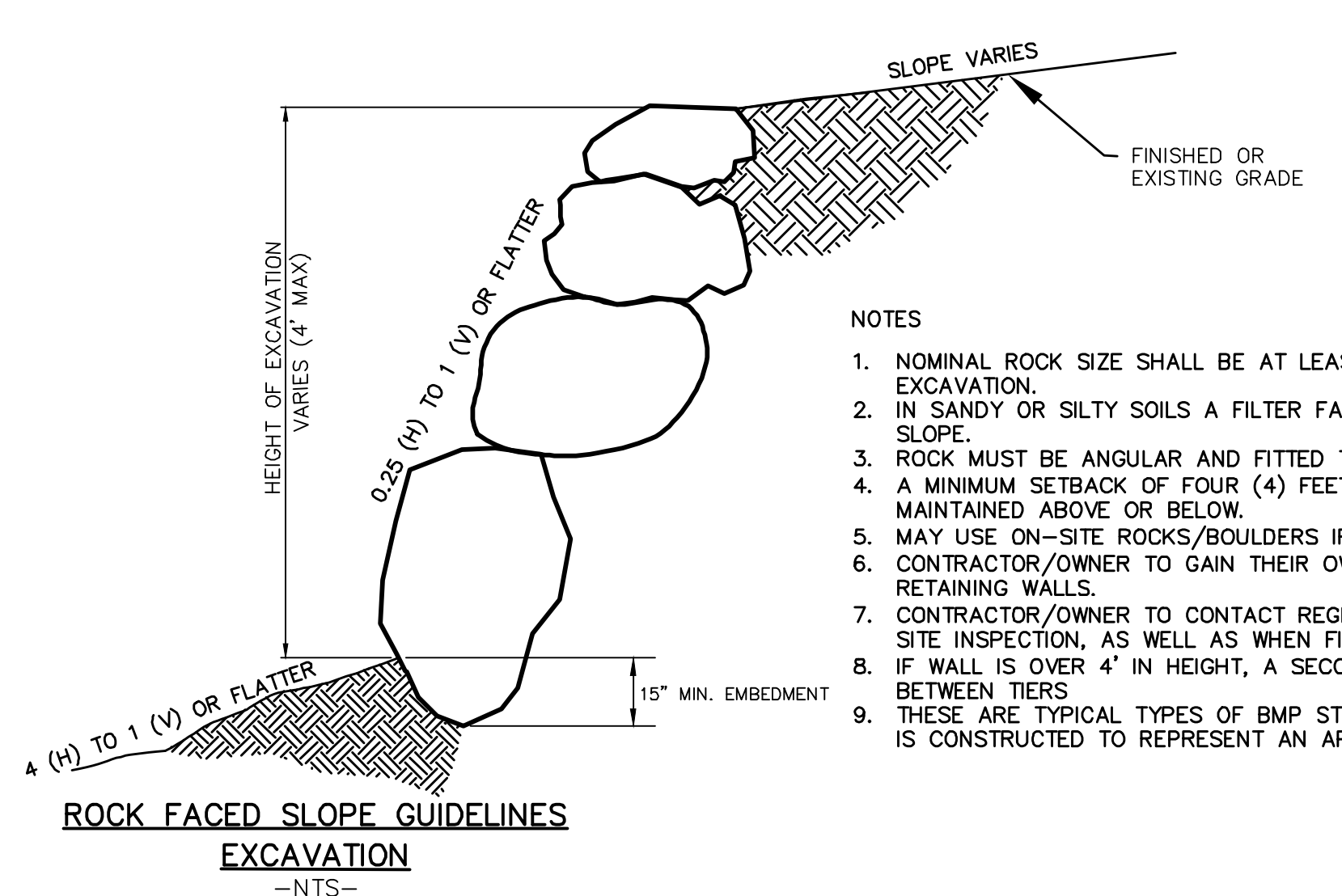
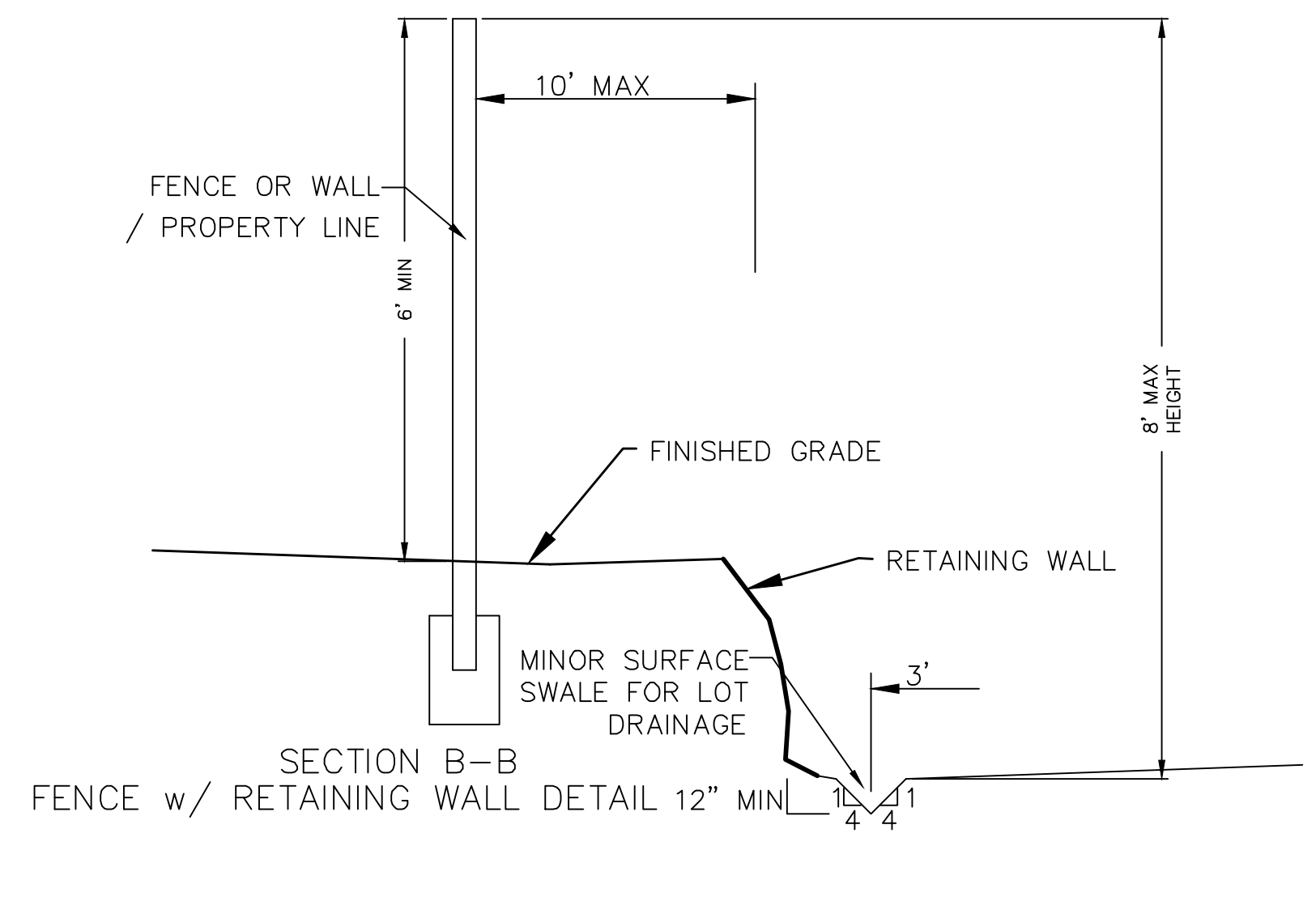
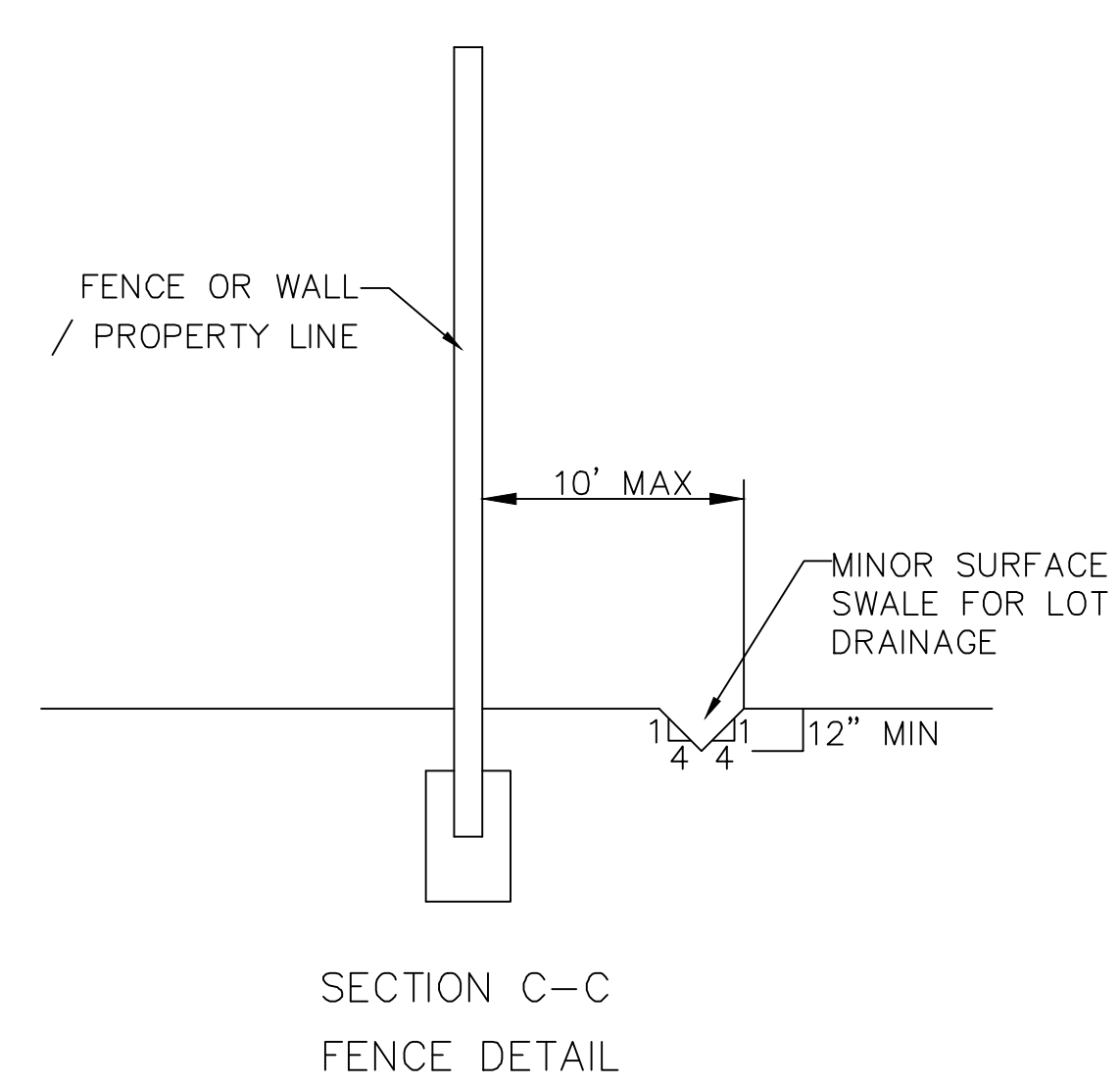
PROJECT #

REVISIONS:

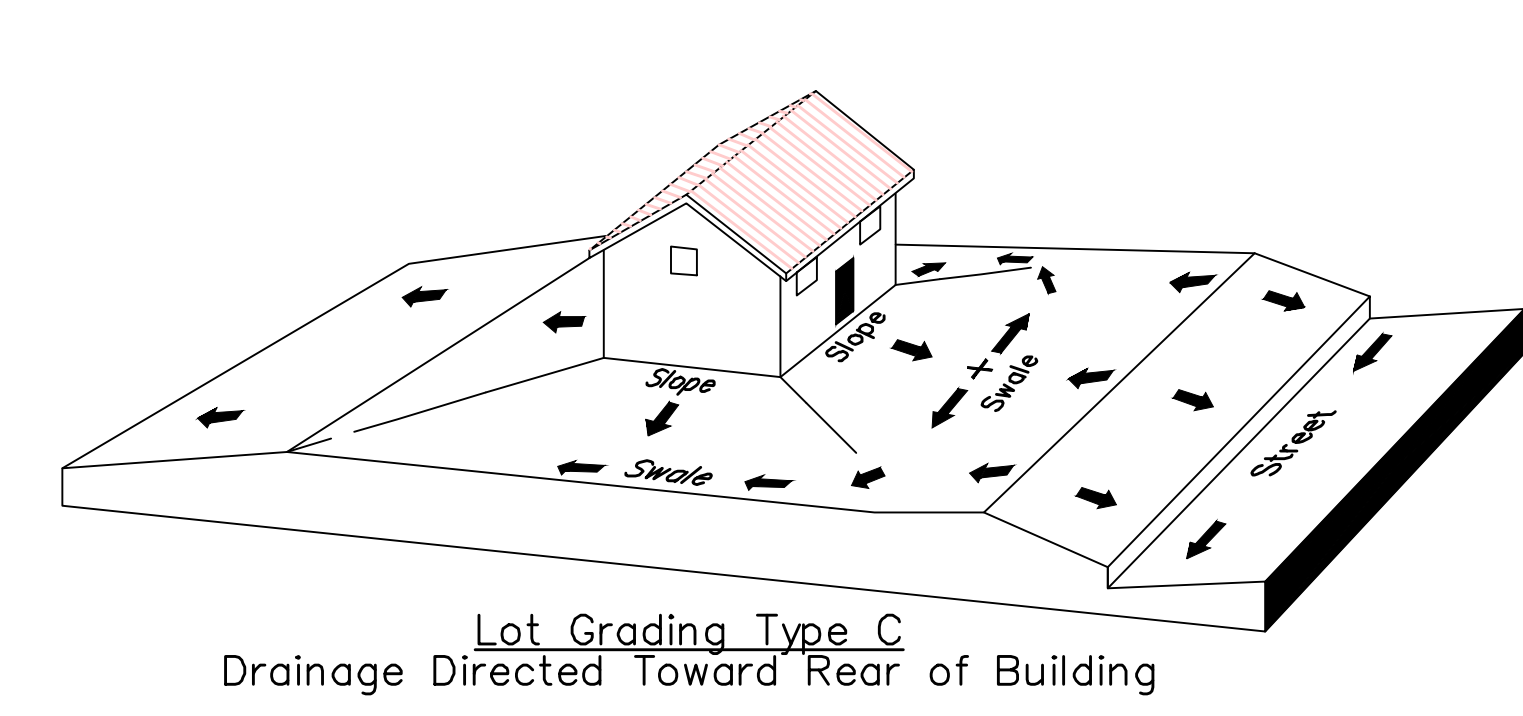
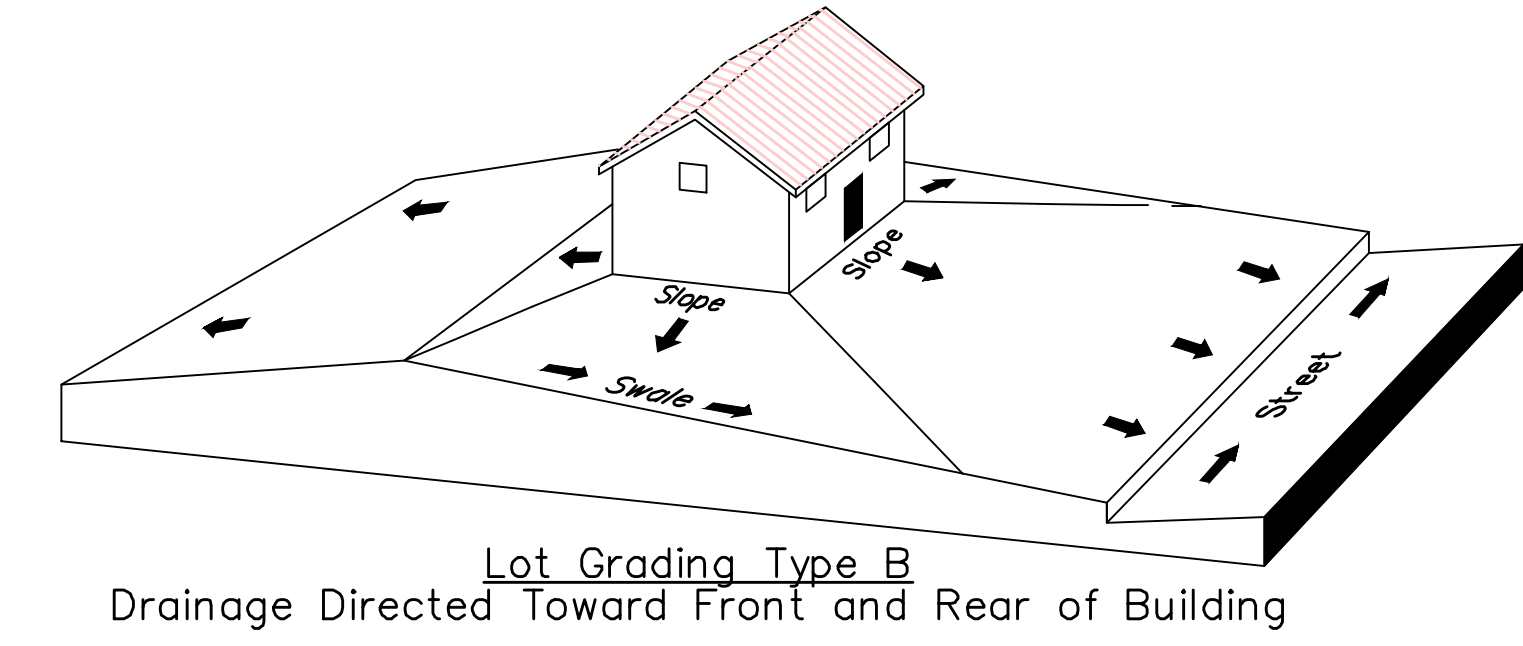
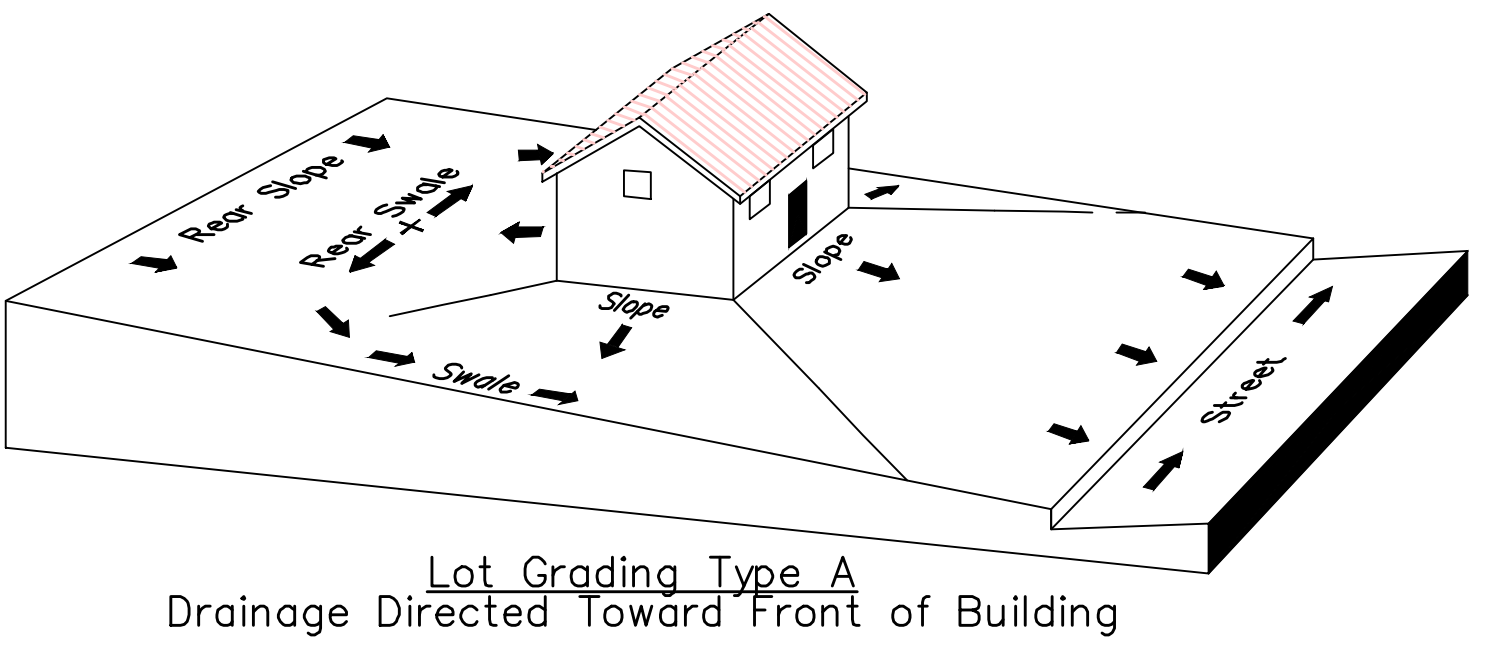
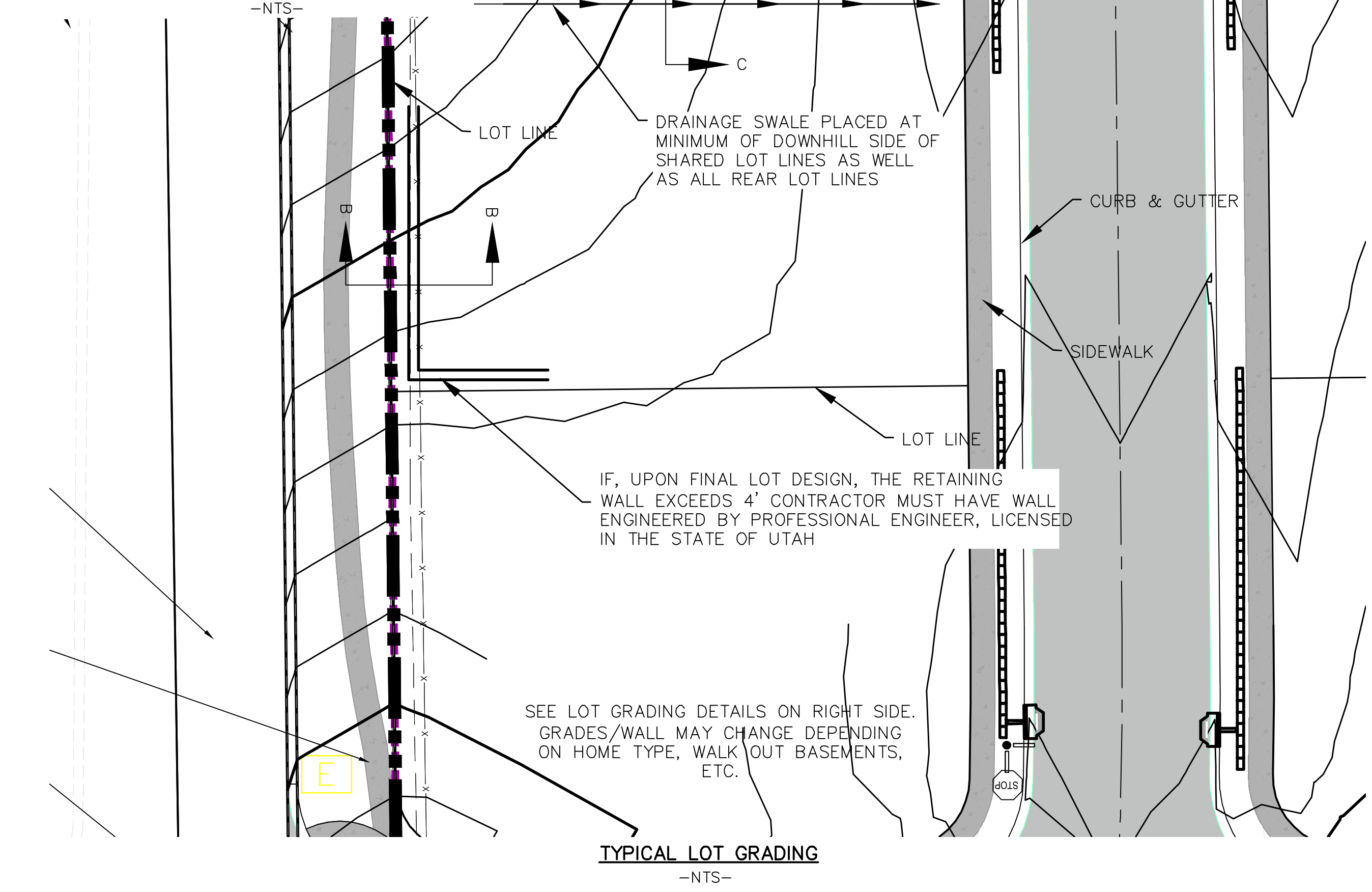
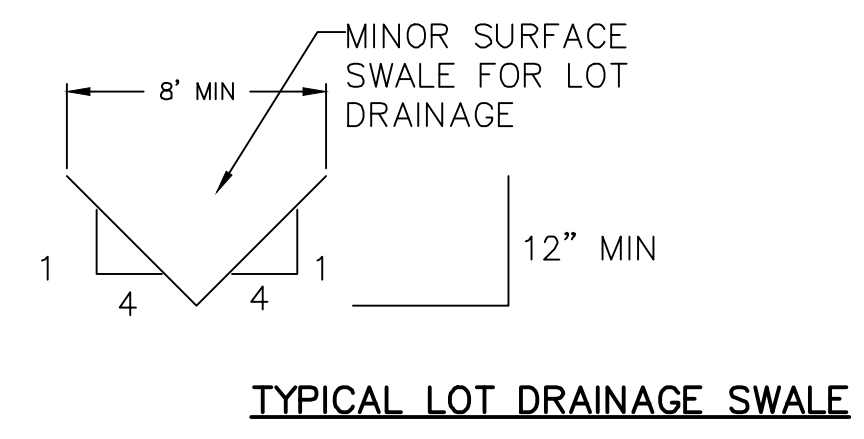
1	
2	
3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-04



- 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.



- 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.

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. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
4. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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

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

DATE: 2.6.2023

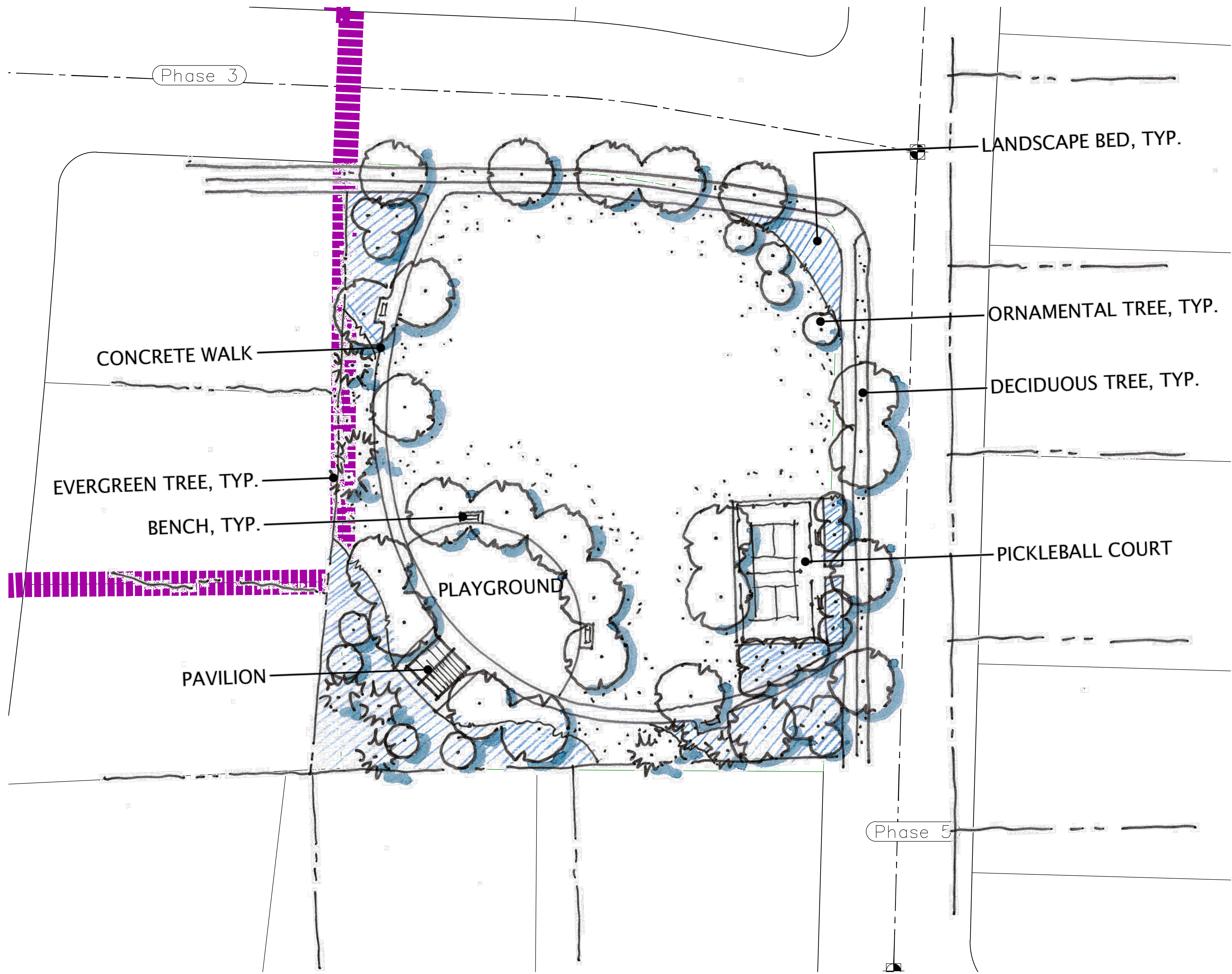
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-05



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



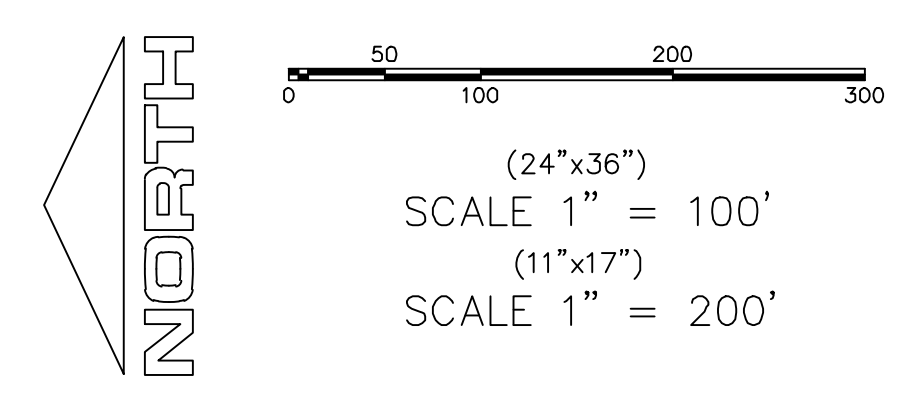
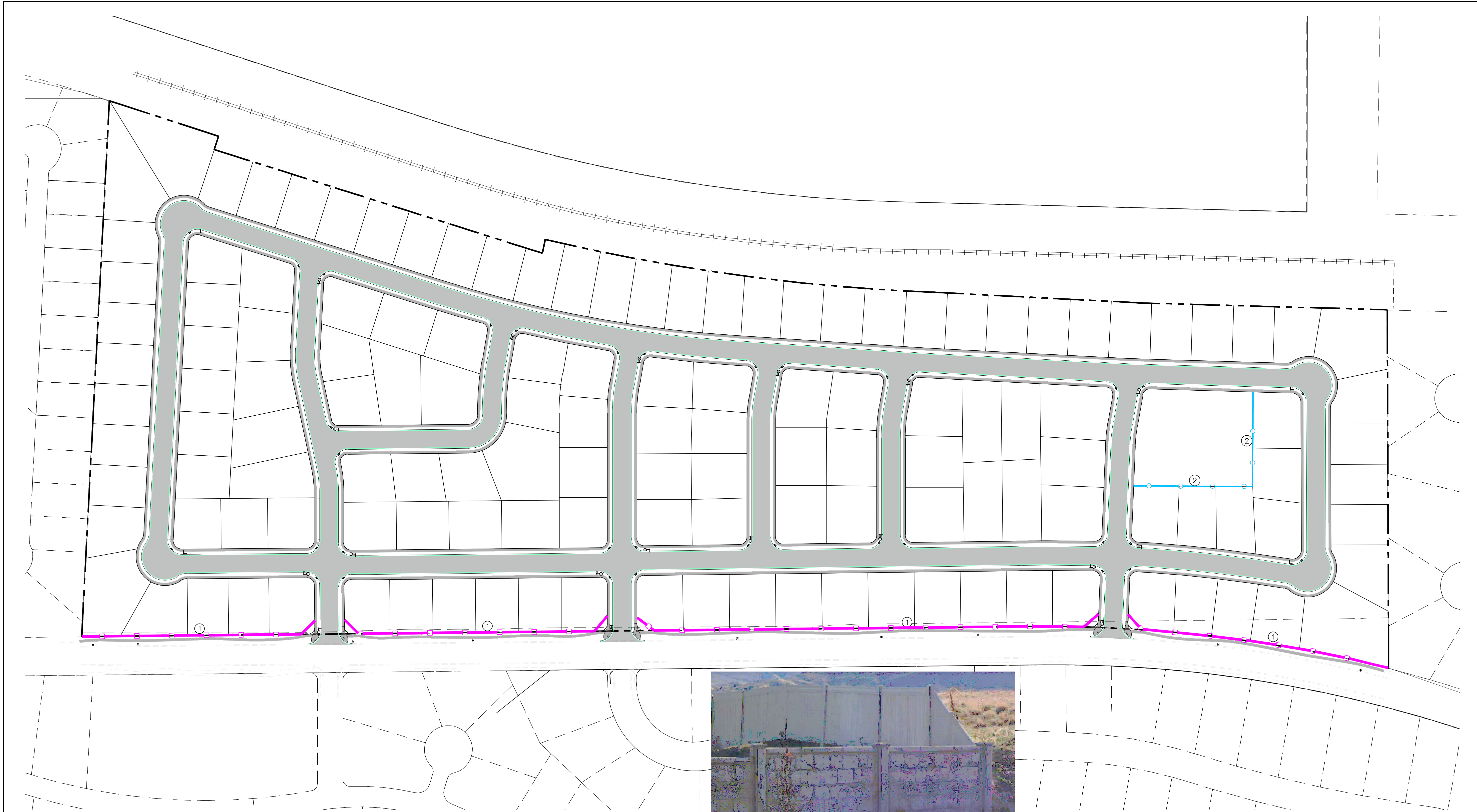

HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.6.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
LANDSCAPE PLAN
SHEET:
LS-01



- LEGEND:**
- PROPOSED 6' MASON or PRECAST WALL (36" w/in SIGHT VIEW TRIANGLE) ①
 - PROPOSED 6' VINYL FENCE (WHITE) ②



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



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

DATE: 2.6.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
FENCING PLAN
SHEET:
FEN-01

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
2. 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.
3. 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.
4. 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.
5. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
6. 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.
7. 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.
8. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
DAVID SAMPSON

PROJECT NAME
THE 10TH & SUMMIT RIDGE - PHASE 1

PERMIT NUMBER
(4" Bold Numbers)

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

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

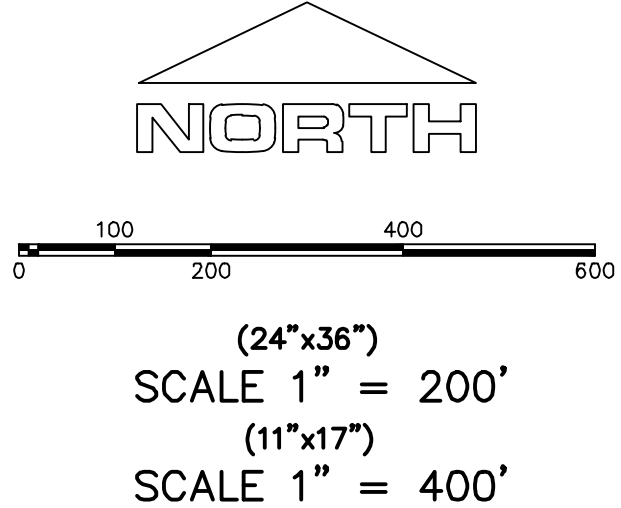
Cell Phone Contact ###-###-####
(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
303-733-7000
(3" Uppercase Bold Letters and 3" Bold Numbers)

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 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.

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

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



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

**HOLLOW FLATS
at SUMMIT RIDGE**

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

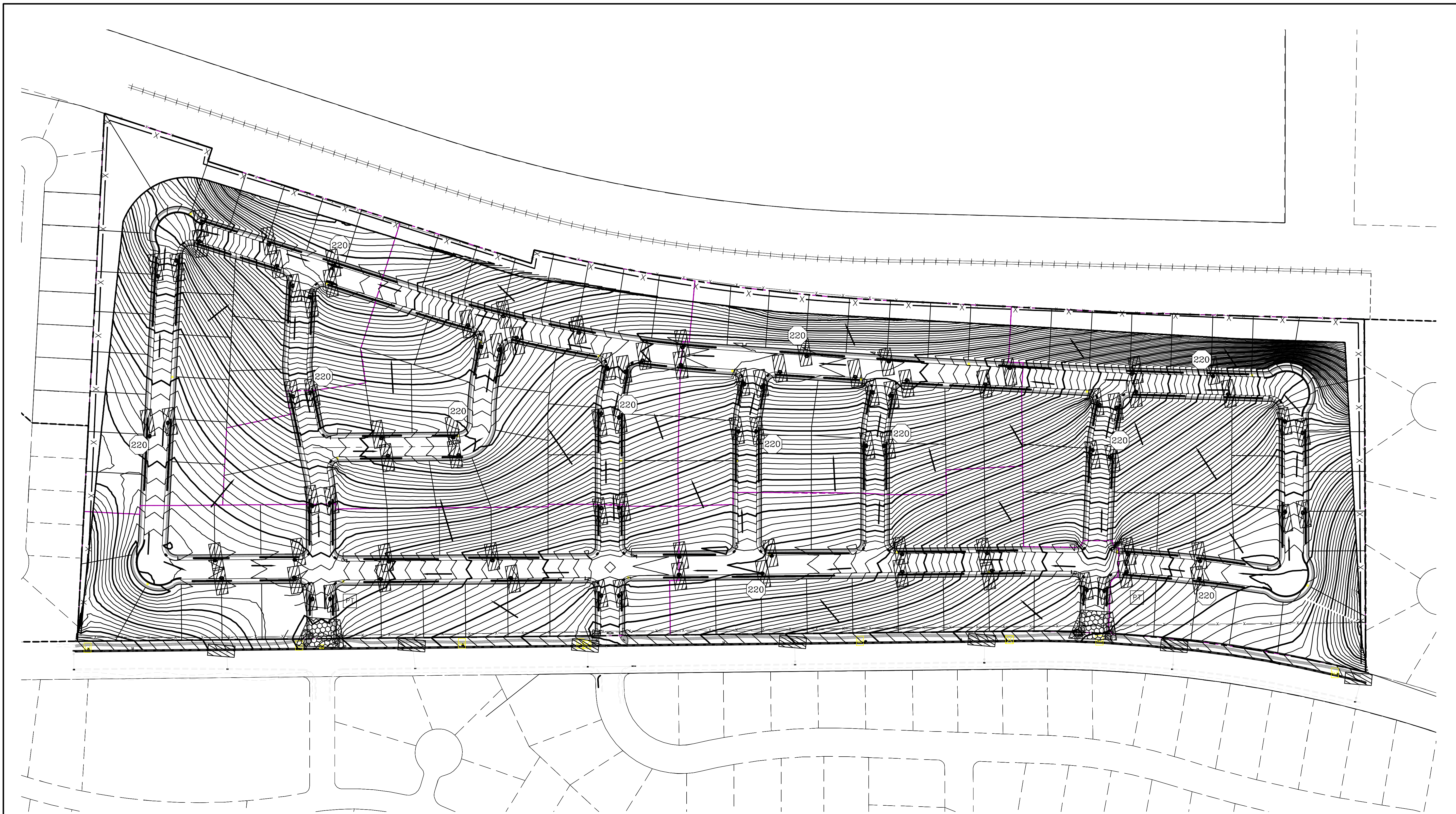
DATE: 2.6.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01



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




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

DATE: 2.6.2023
PROJECT #



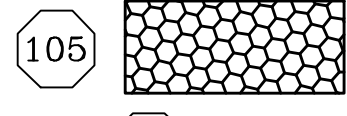
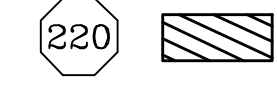


REVISIONS:

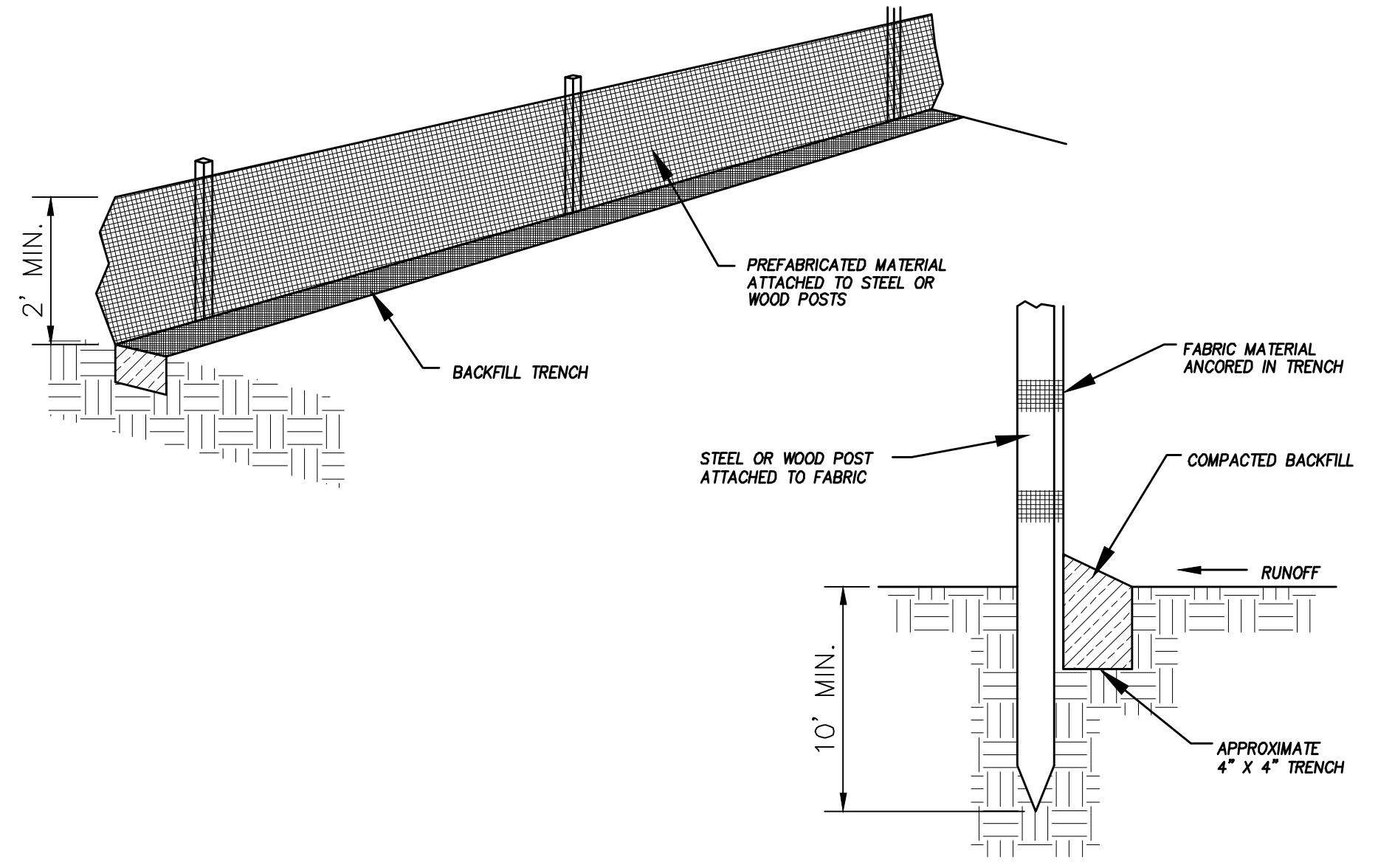
1	
2	
3	

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02

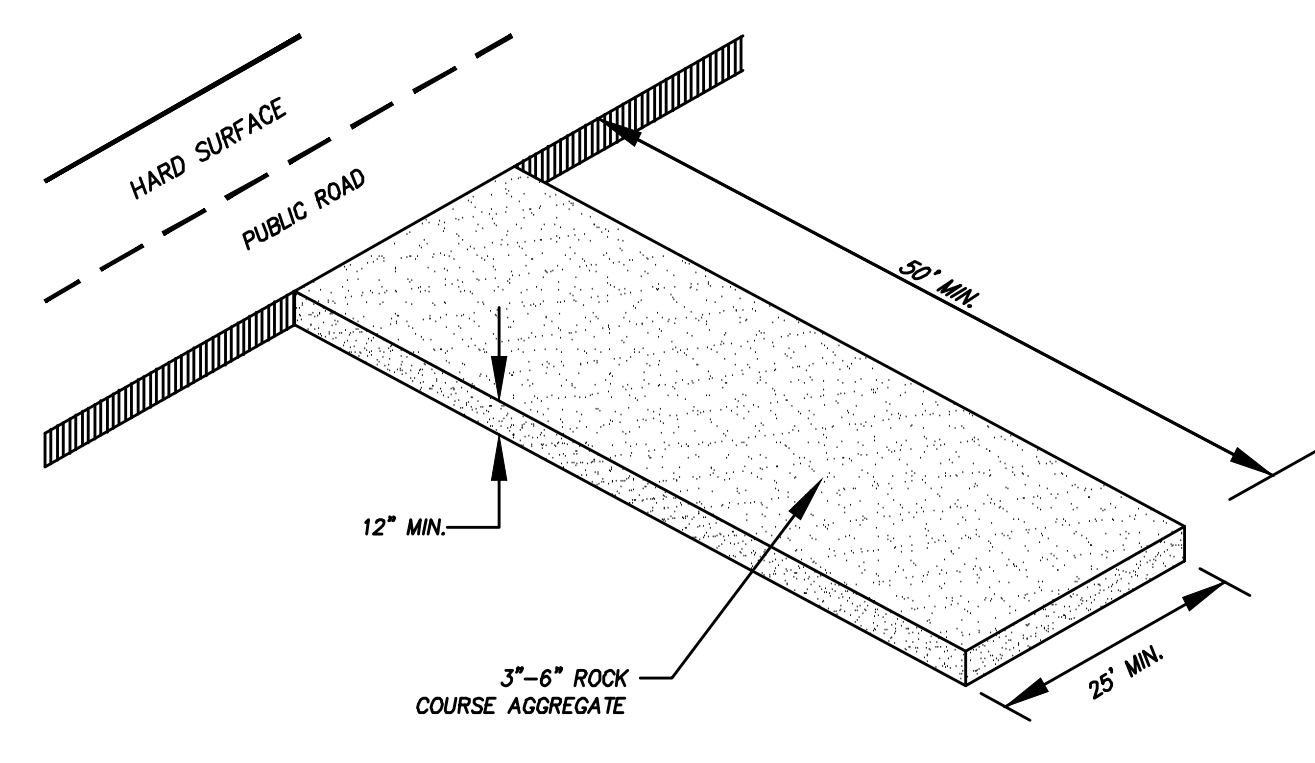


0 50 100 200 300
SCALE 1" = 100'
(24"x36")
SCALE 1" = 200'
(11"x17")

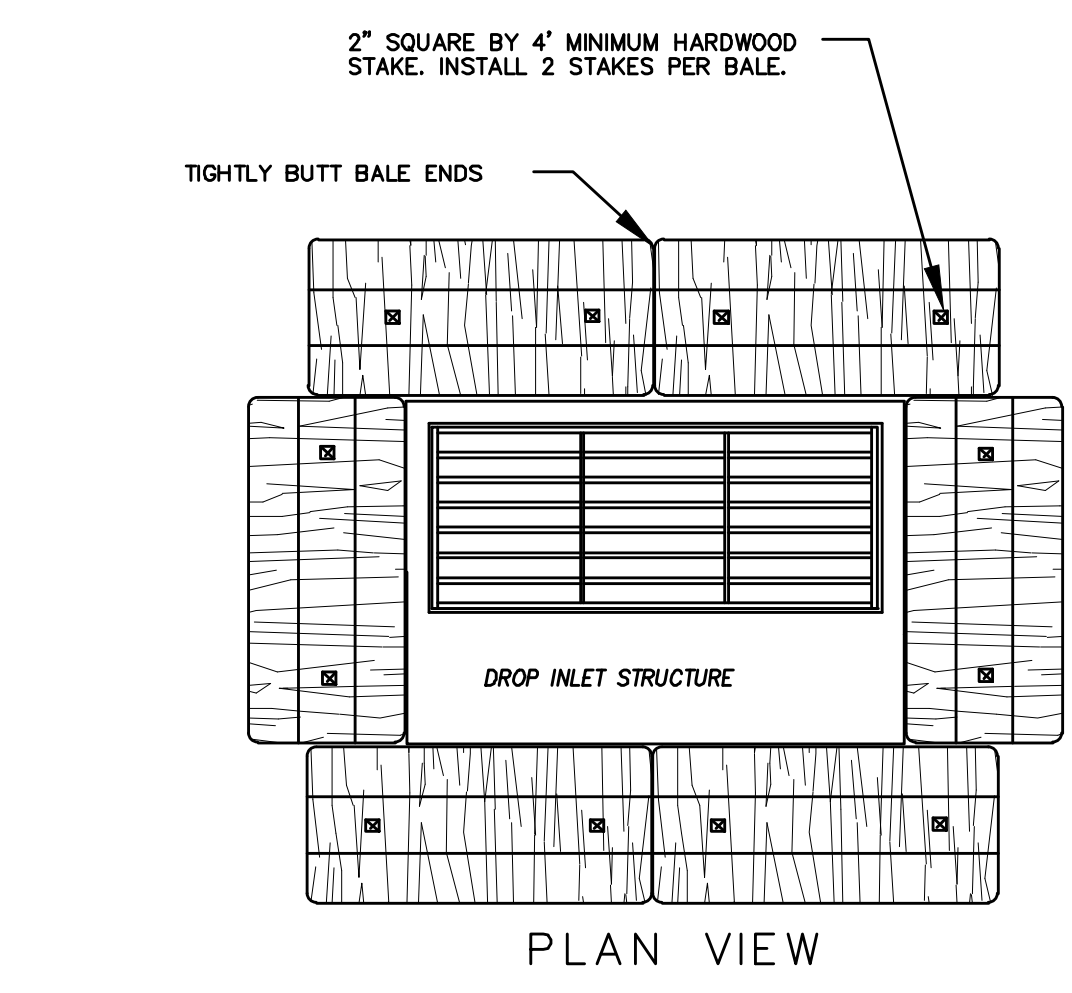
- LEGEND:**
-  PROPOSED SILT FENCE
(SEE SHEET EC-03)
 -  FLOW ARROW
 -  PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-03)
 -  PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-03)
 -  PORTABLE TOILETS
 -  R-TANK LID CHAMBERS



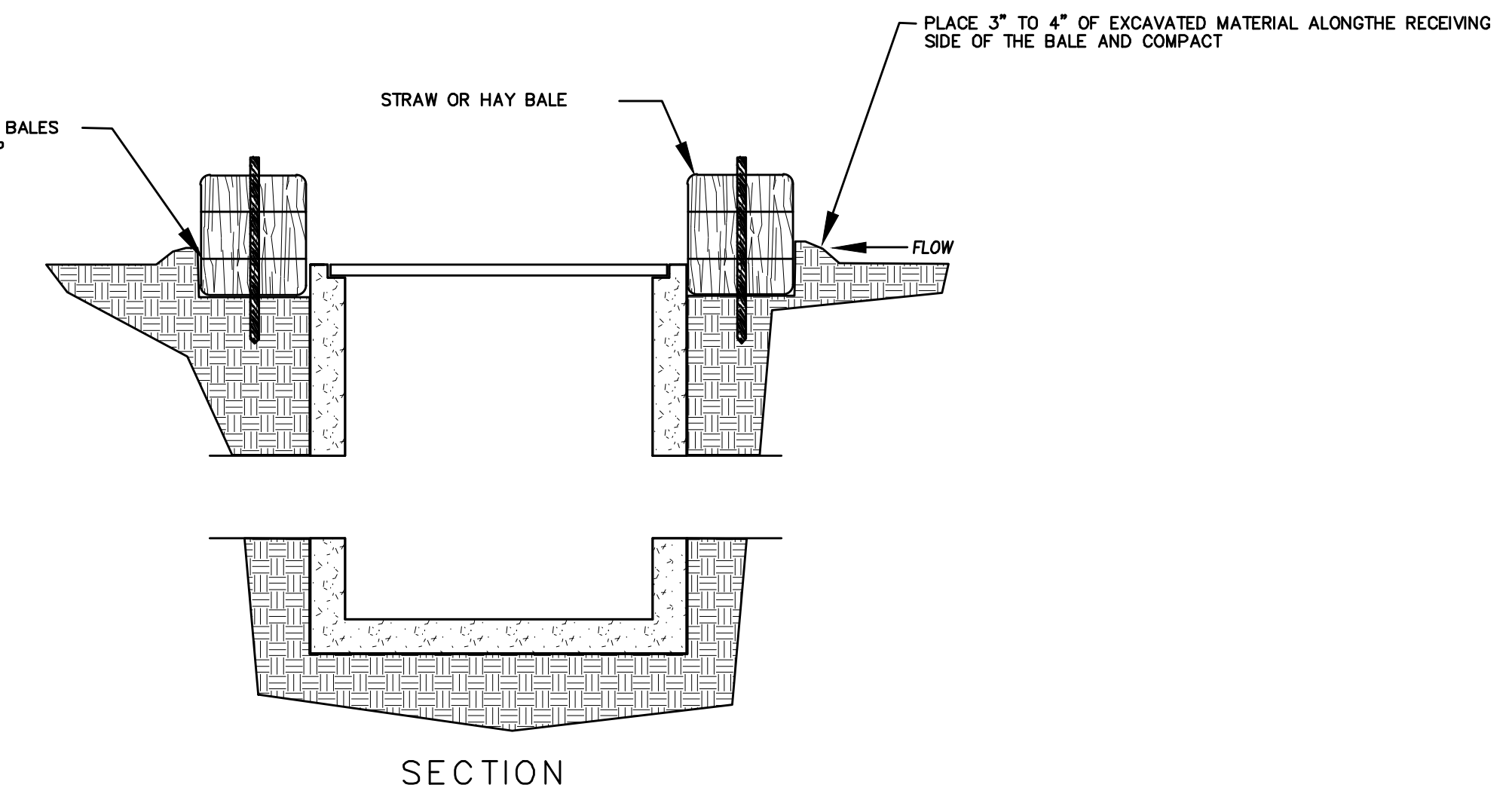
DETAIL-A
SILT FENCE DETAIL
-NTS-



DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE



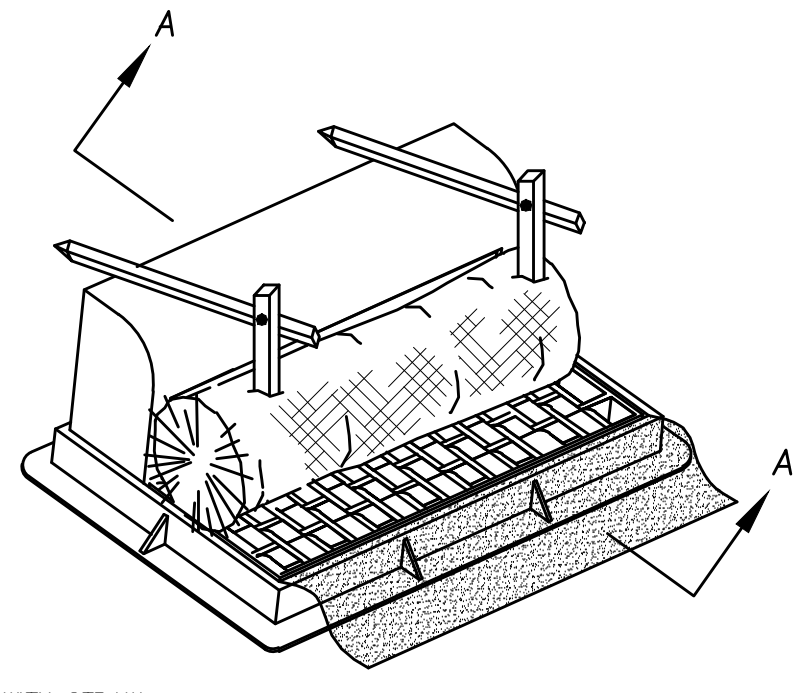
PLAN VIEW



SECTION

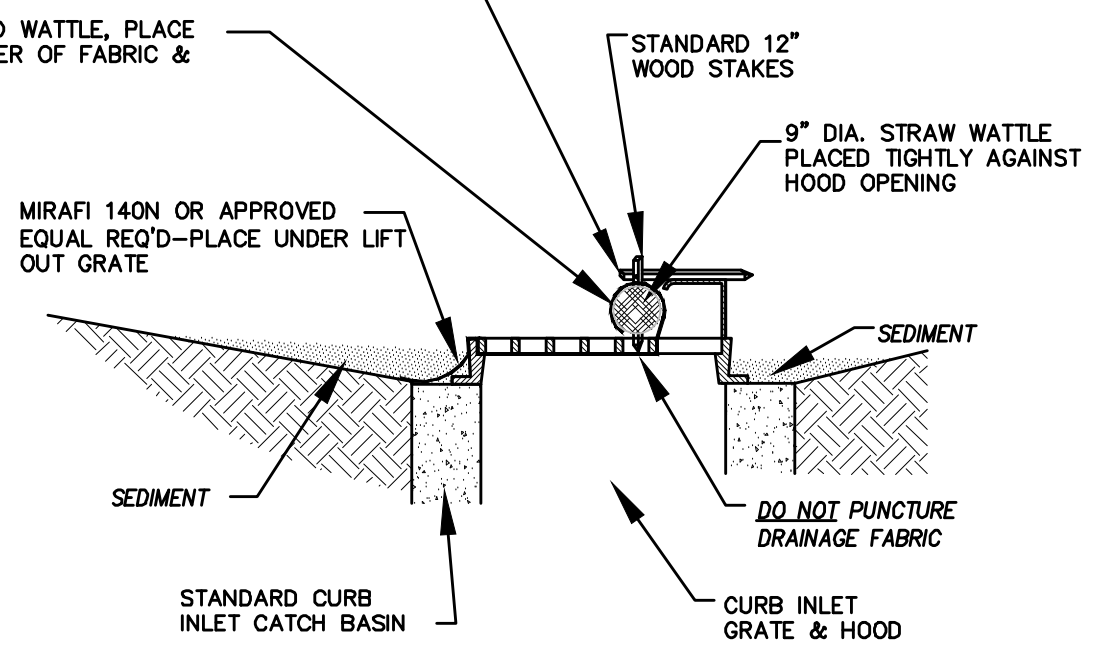
DETAIL-C
STRAW BALE DROP INLET PROTECTION DETAIL
-NTS-

- 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.

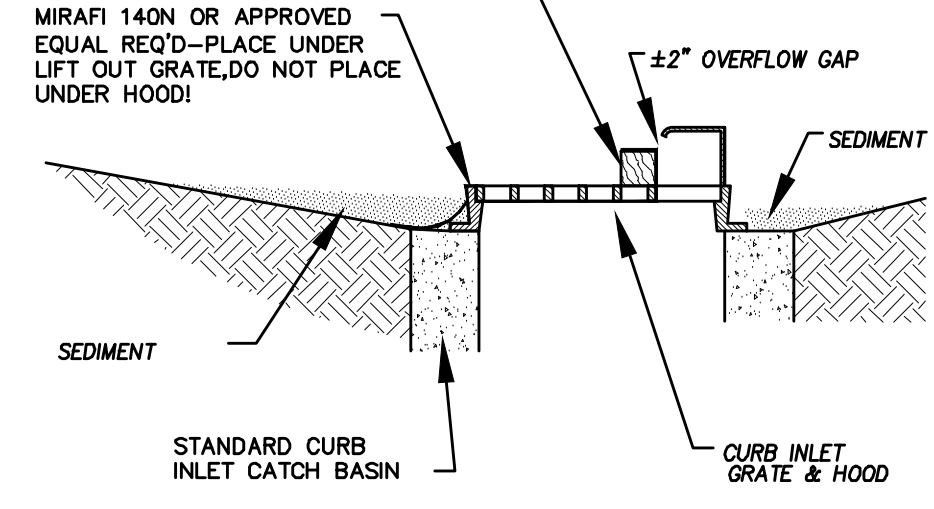
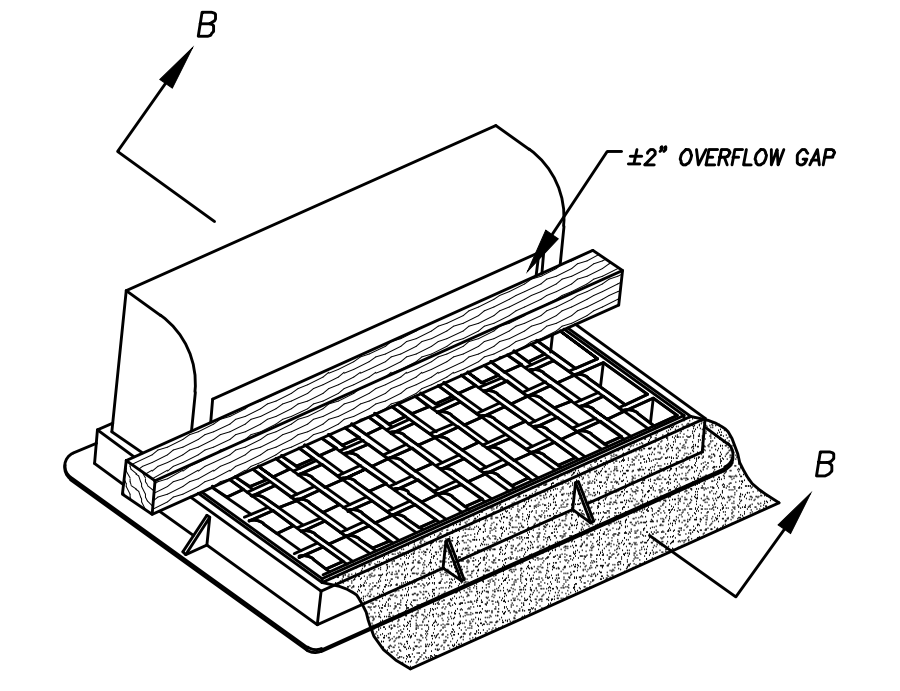


PLACE TOP STAKE NAILED TOGETHER WITH STRAW WATTLE STAKE TO PREVENT WATTLE STAKE FROM PUNCTURING DRAINAGE FABRIC

WRAP DRAINAGE FABRIC AROUND WATTLE, PLACE STAKE THROUGH BOTH TOP LAYER OF FABRIC & STRAW WATTLE



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 CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE STABILIZED 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.

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



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

DATE: 2.6.2023

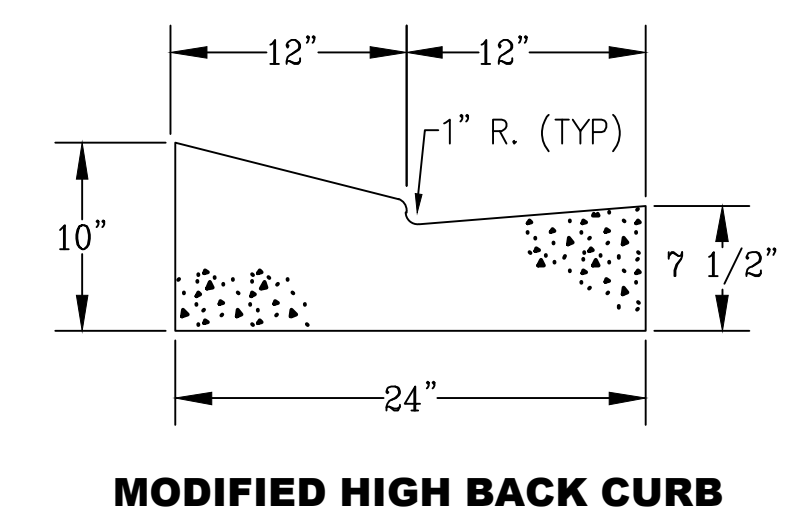
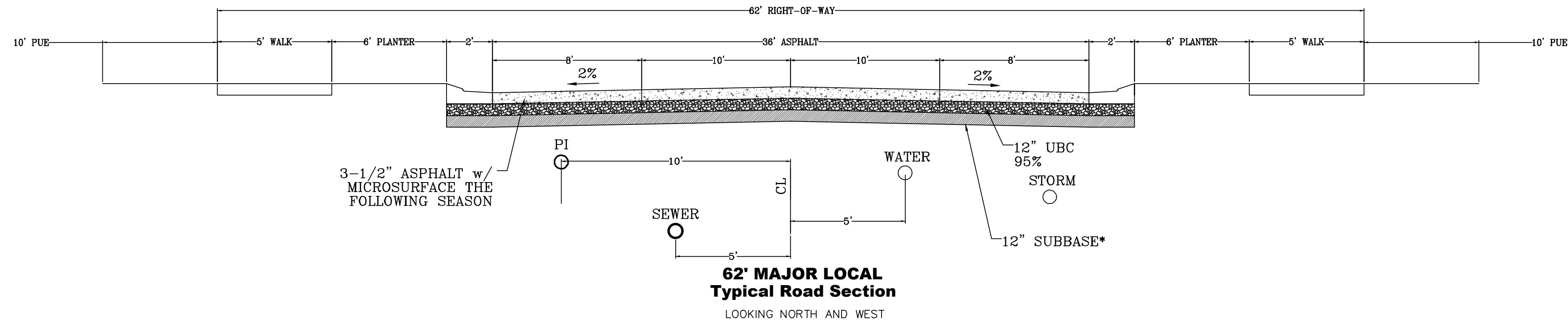
PROJECT #

REVISIONS:

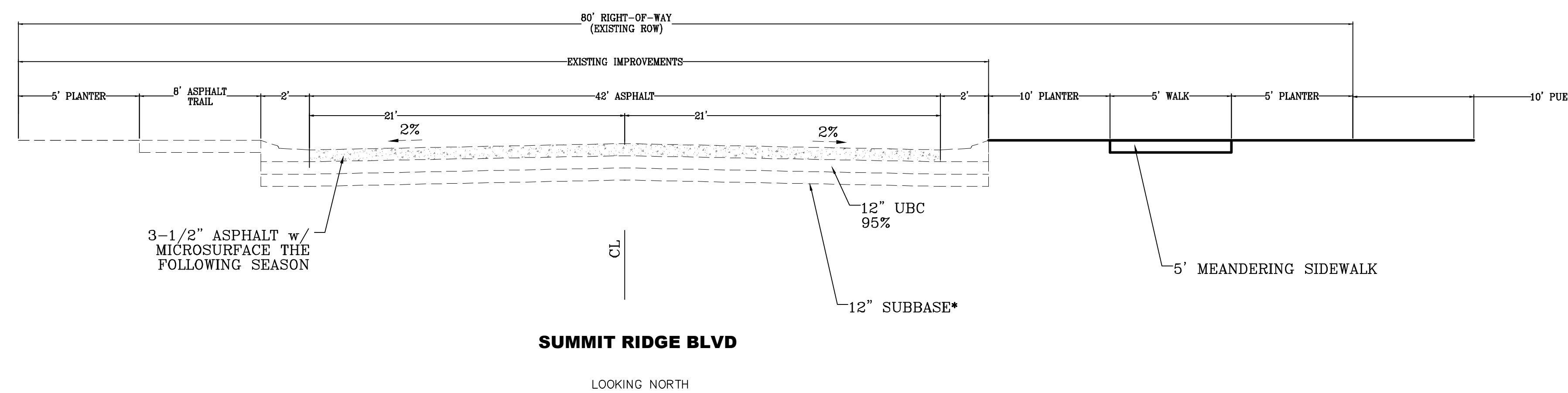
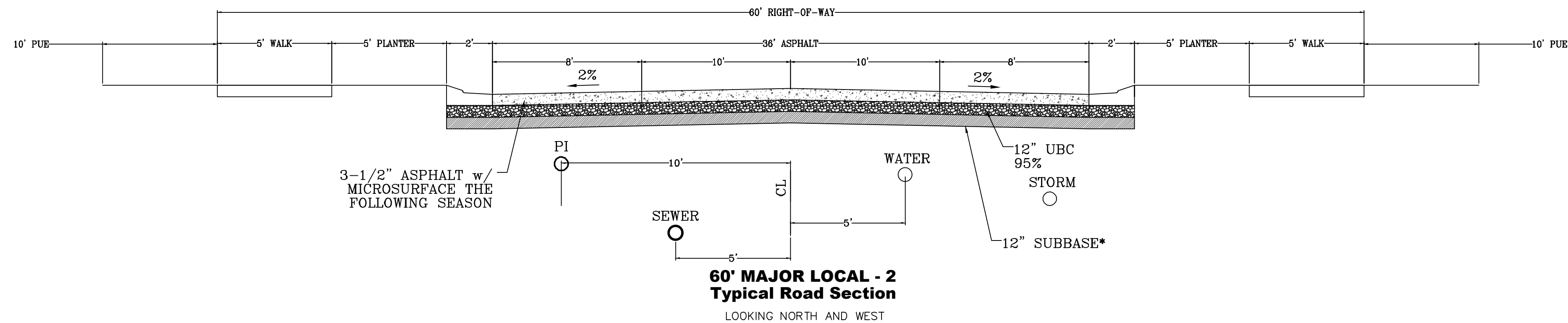
1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS

SHEET:
EC-03



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



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



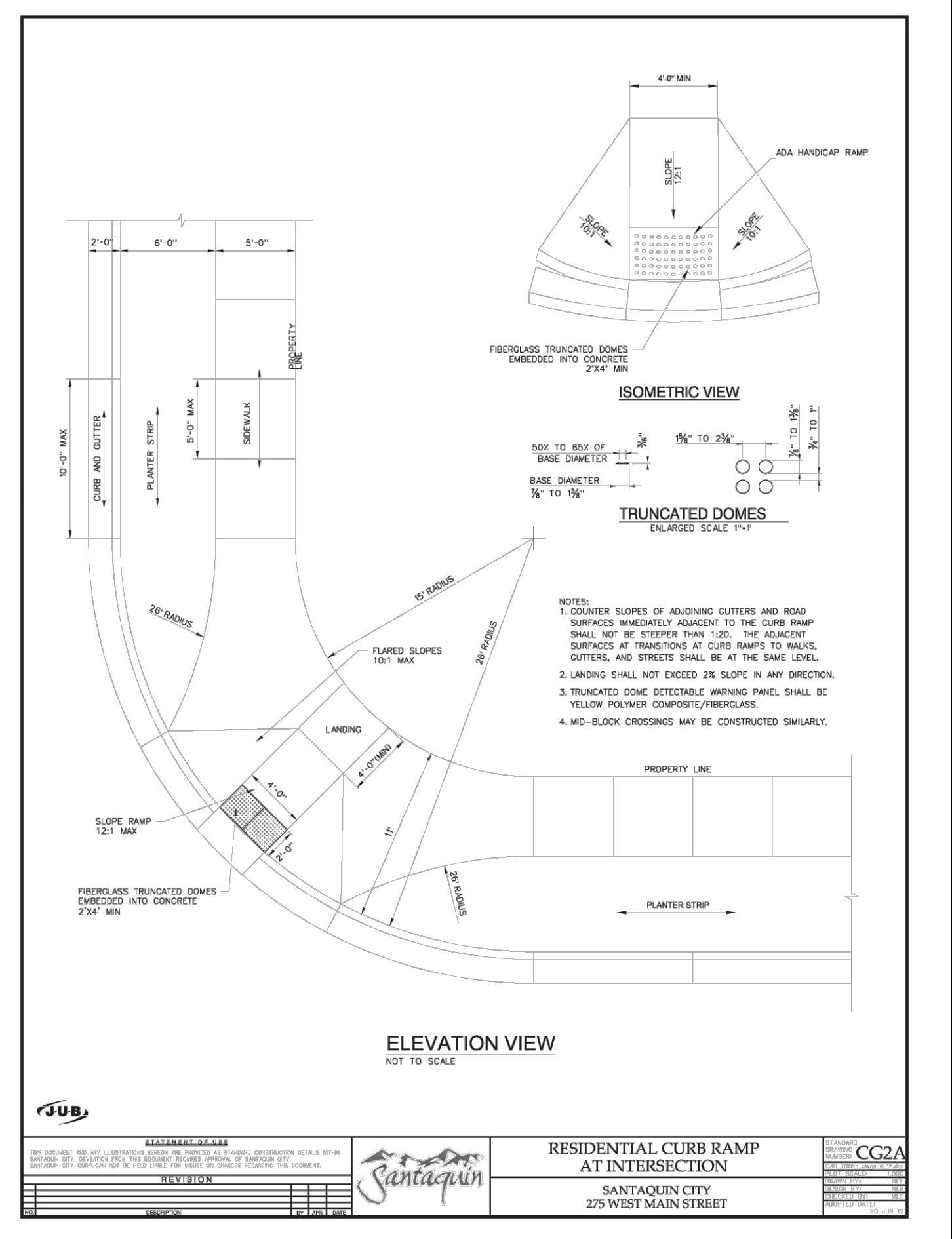
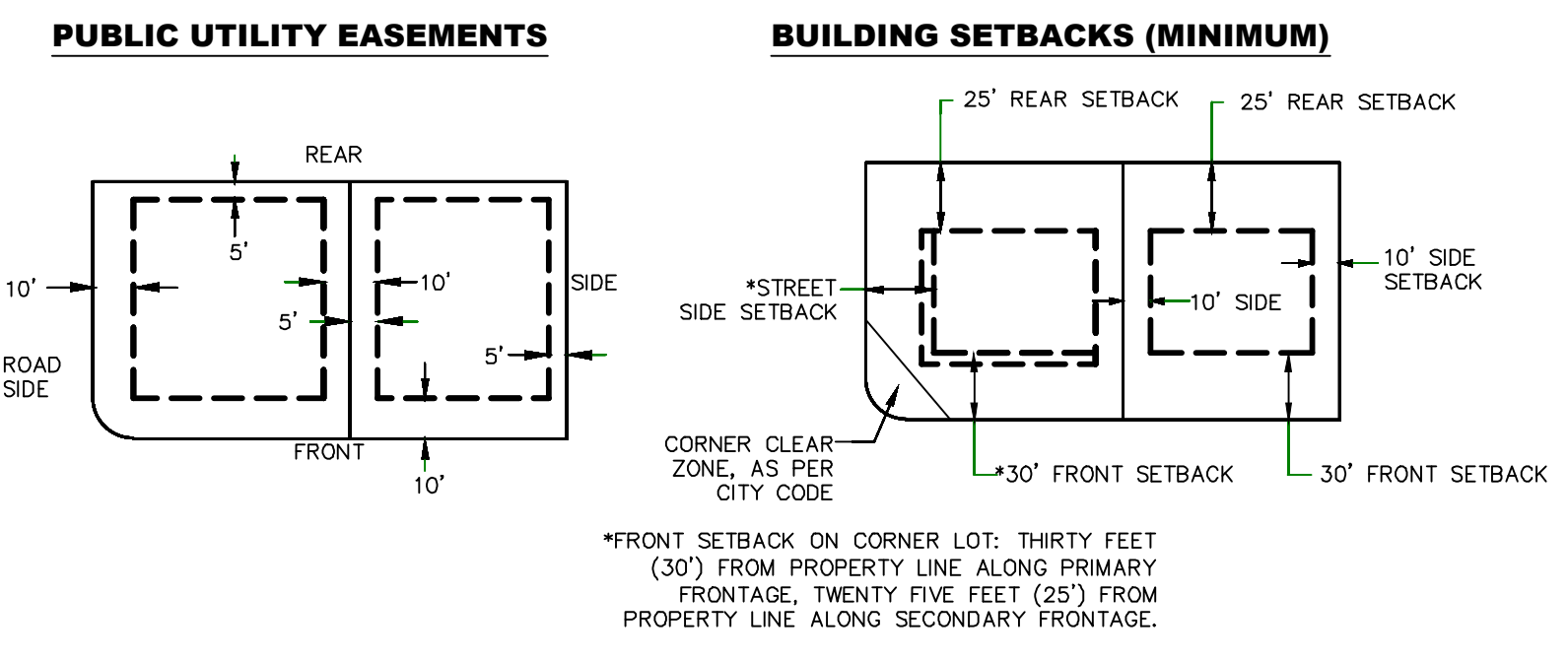
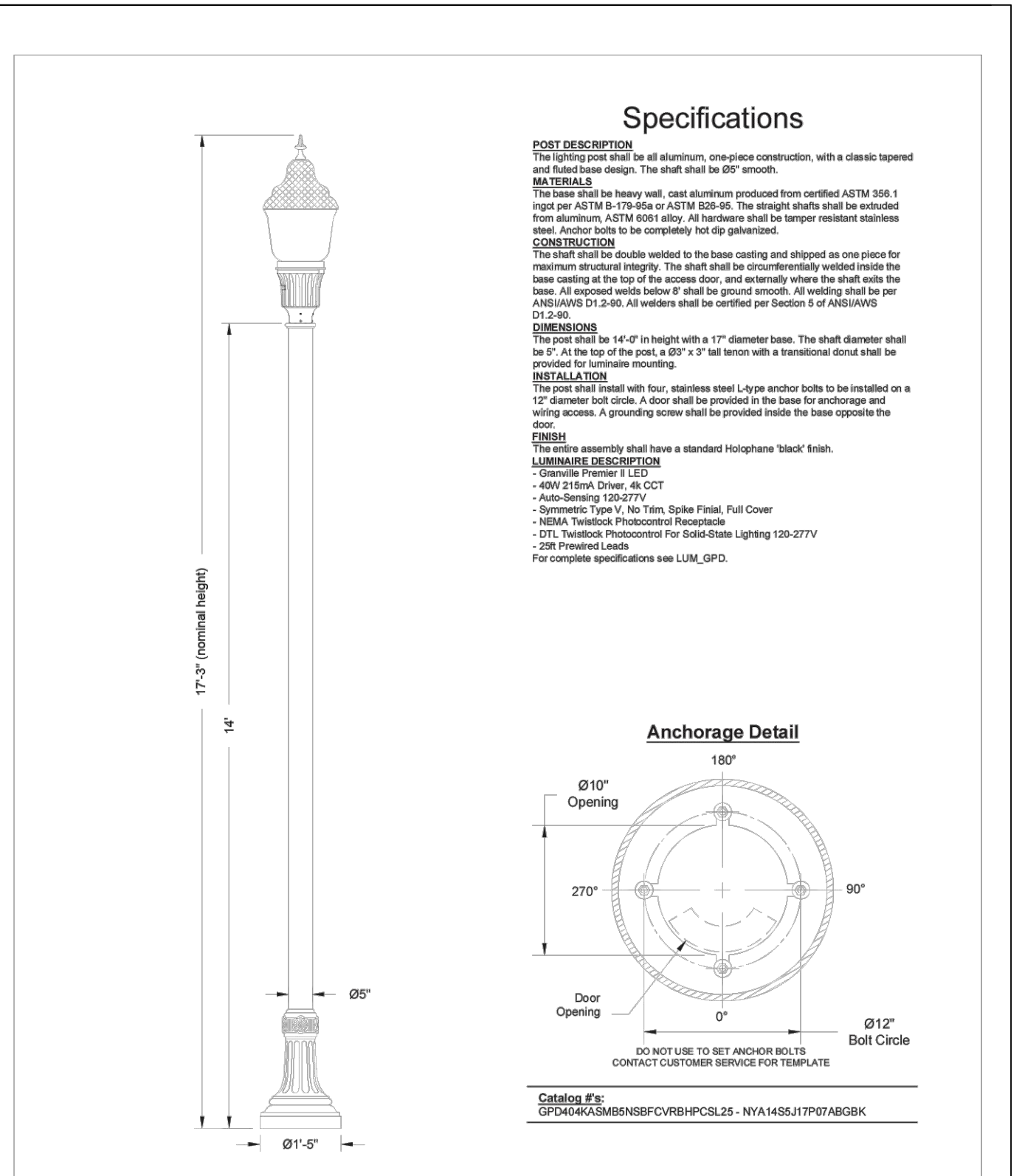
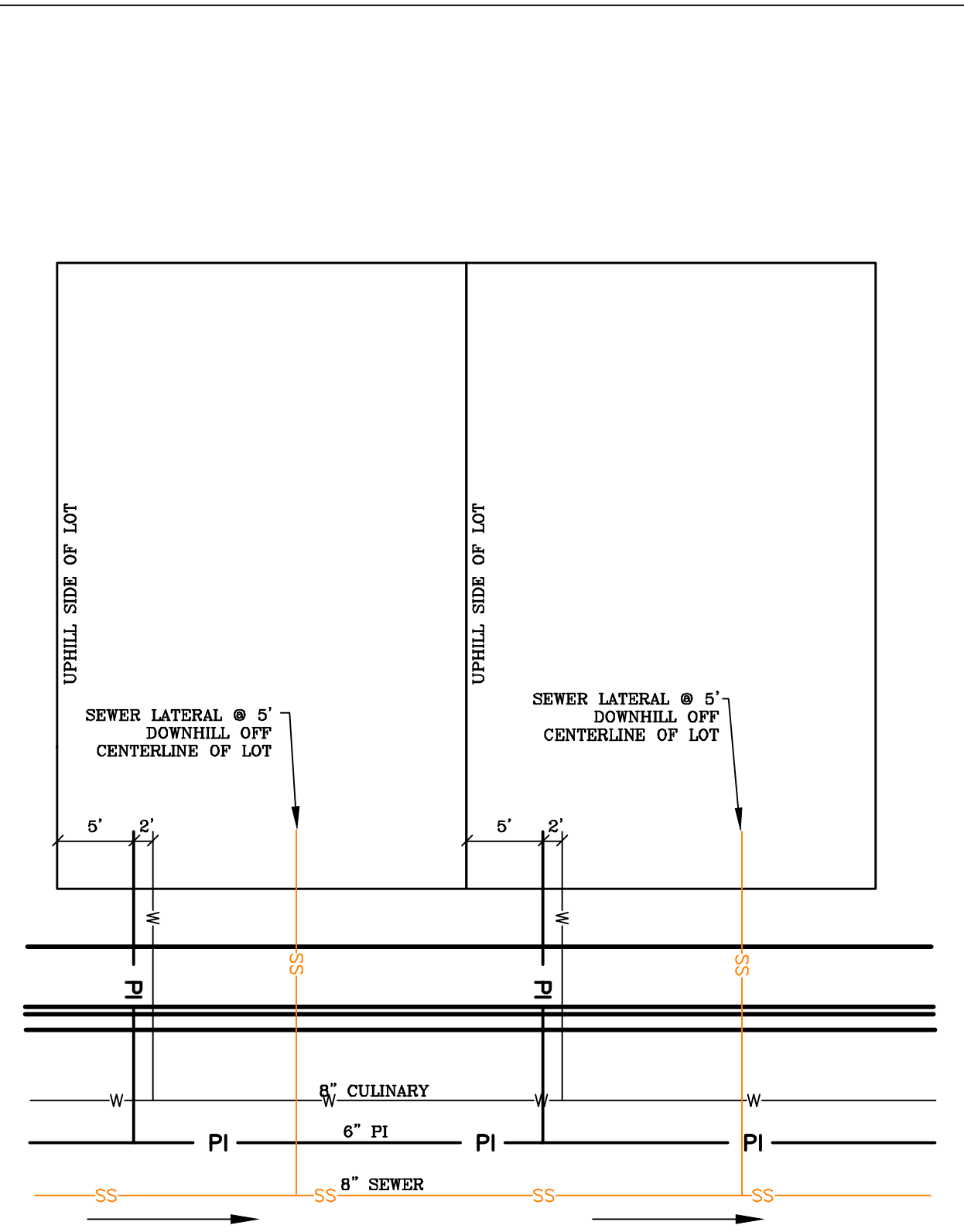
**HOLLOW FLATS
at SUMMIT RIDGE**
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.6.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

L1

ADOPTED DATE: 10-1-2014

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



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

DATE: 2.6.2023

PROJECT #

REVISIONS:

1	
2	
3	

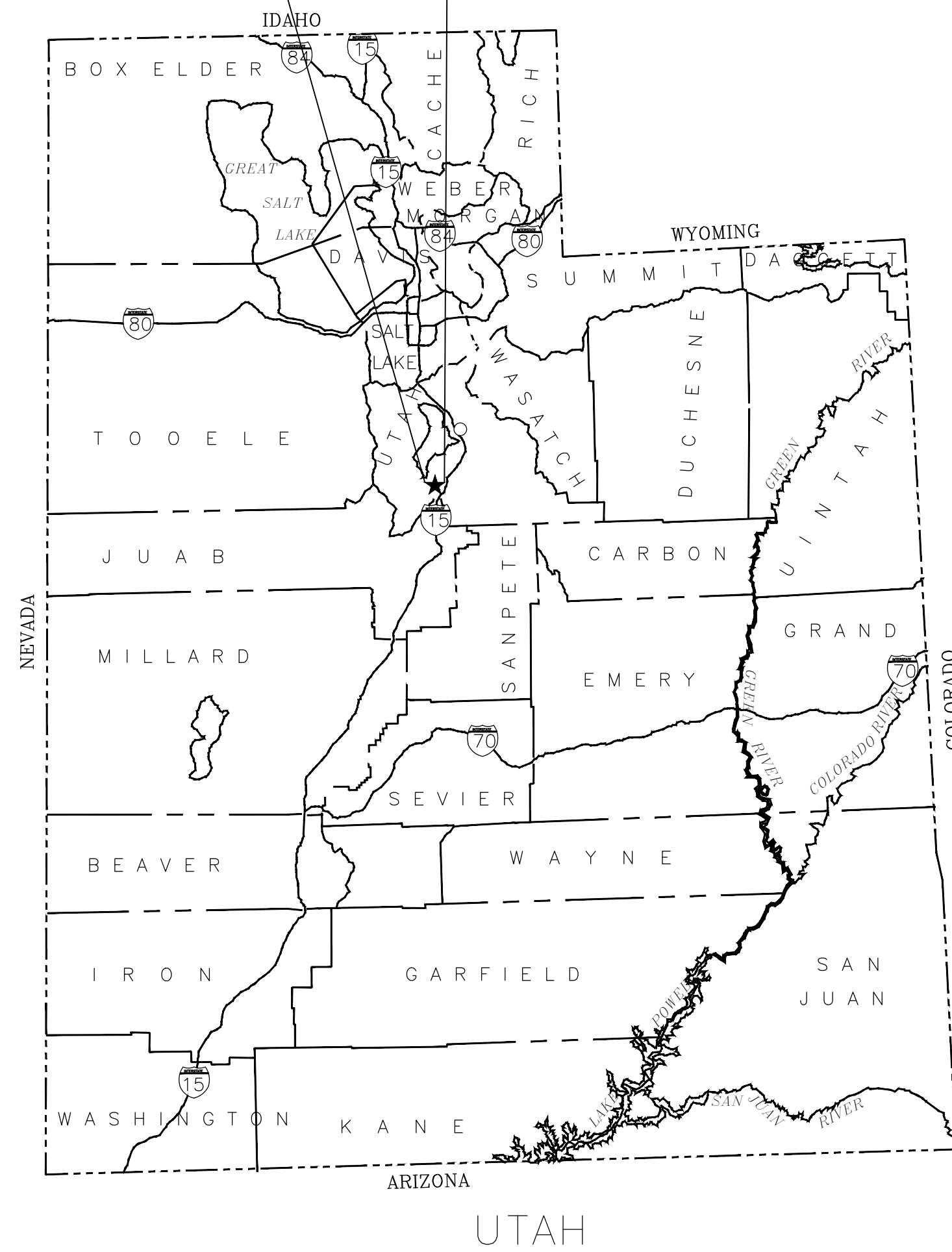
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

2/10/2023

SANTAQUIN PEAKS INDUSTRIAL PARK

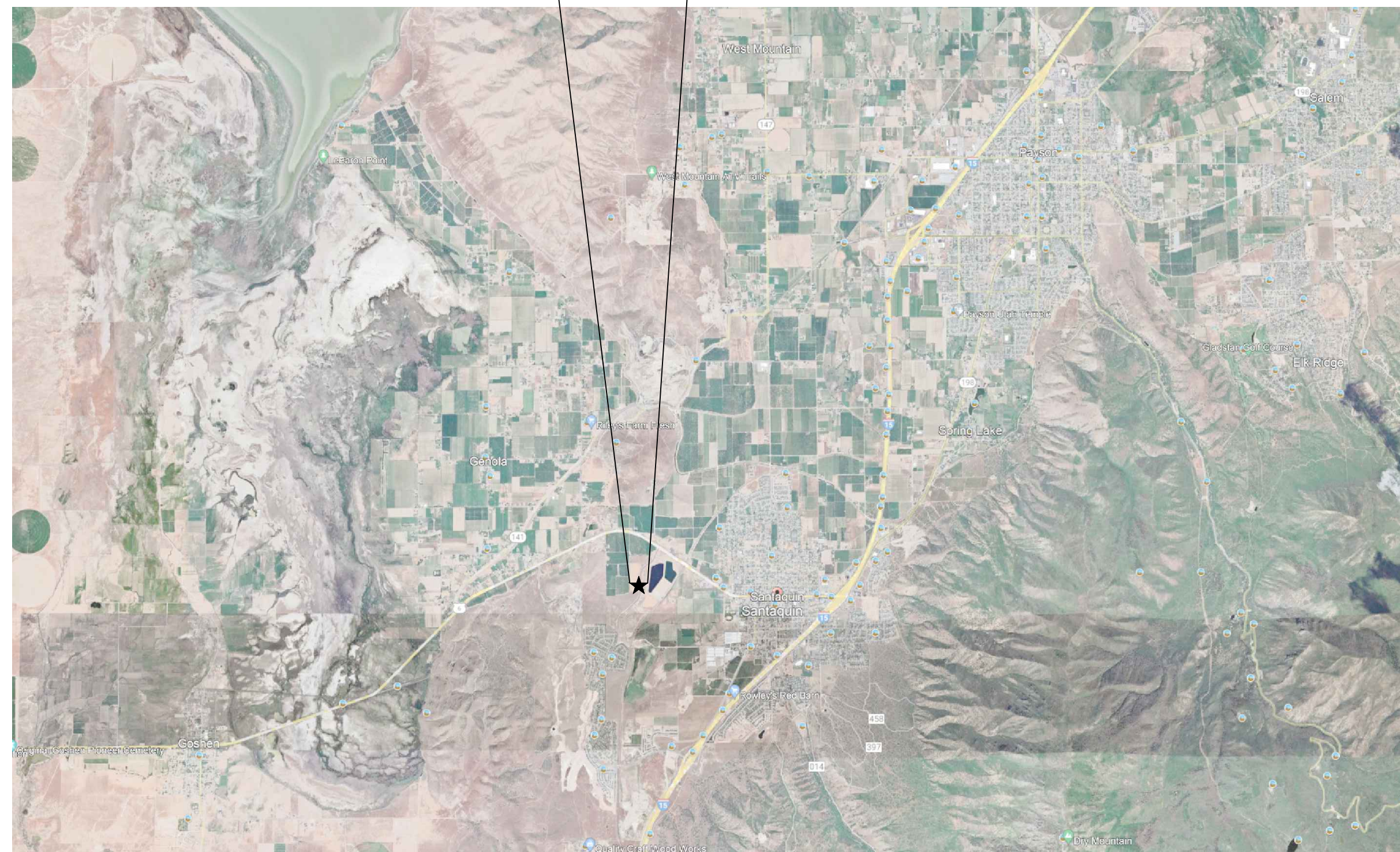
SANTAQUIN, UTAH
02/07/2023

★ PROJECT VICINTY



PROJECT VICINTY MAP
NTS

★ PROJECT LOCATION

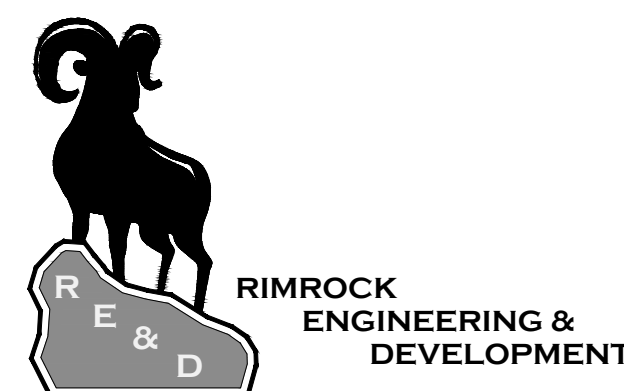


PROJECT LOCATION MAP
NTS

SHEET INDEX

TITLE PAGE	TITLE INDEX
SHEET INDEX	INDEX
OVERALL SITE PLAN	1.0
OVERALL UTILITY PLAN	1.1
OVERALL STORM WATER PLAN	1.2
PLAN AND PROFILE DETAILS	PP-1 THRU PP-4 D1.1-D1.3

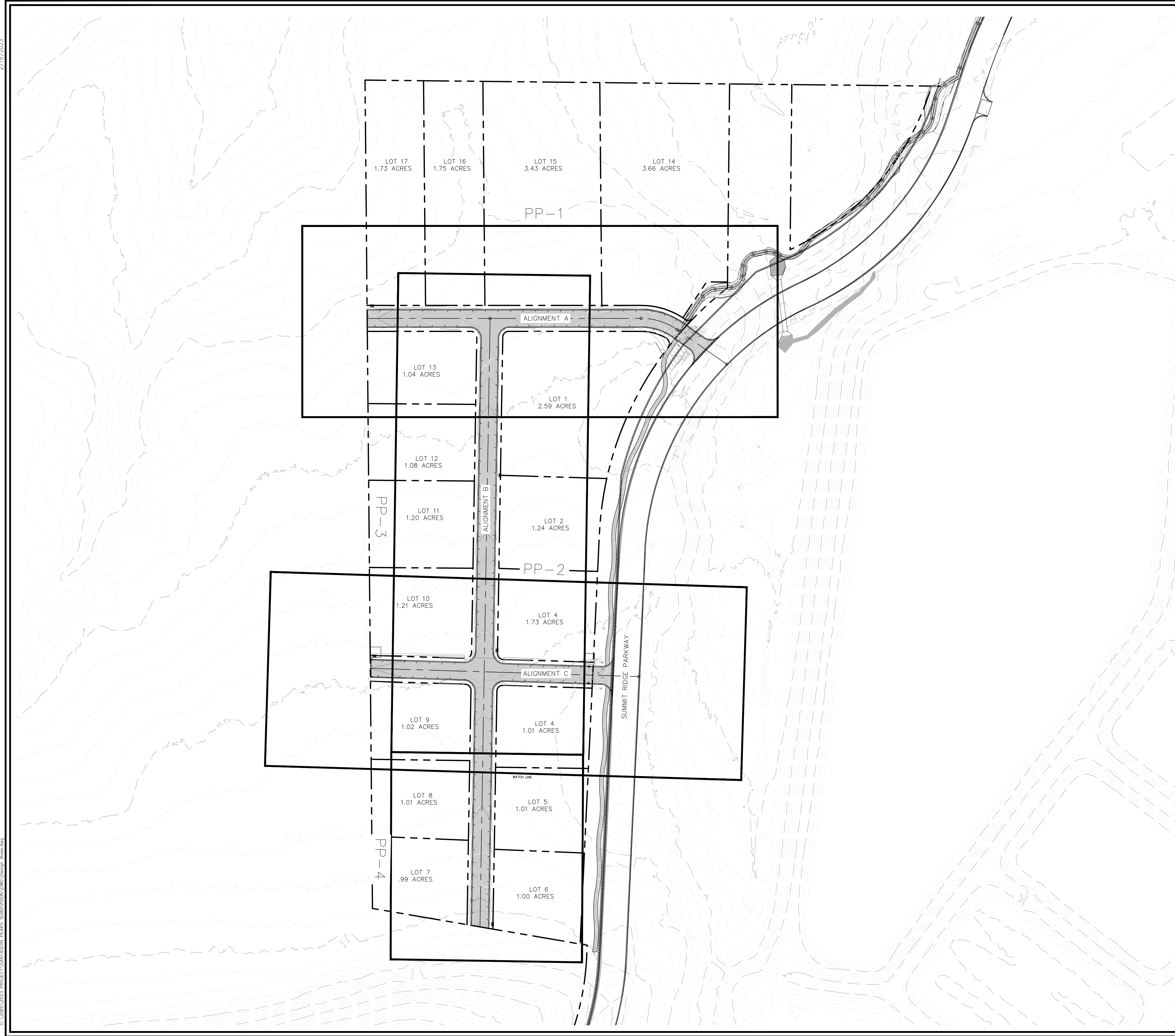
GENERAL NOTE:
THE INFORMATION IN THESE PLANS WERE COLLECTED TO PROVIDE DESIGN RECOMMENDATIONS FOR THIS PROJECT. VARIATIONS FROM THE CONDITIONS PORTRAYED ON THIS SITE OFTEN OCCUR IN SMALL AREAS WHICH ARE SOMETIMES SUFFICIENT TO REQUIRE MODIFICATIONS TO THE DESIGN. THUS IT IS IMPORTANT THAT WE (THE PROJECT ENGINEERS) OBSERVE OR ARE MADE AWARE OF THESE CHANGES. IN SO DOING WE RESERVE THE RIGHT TO MAKE SOUND ENGINEERING JUDGMENTS TO PROVIDE A SUITABLE SOLUTION OR CHANGE TO THESE PLANS IN ORDER TO ENSURE THE PERFORMANCE OF THE FACILITIES IN THIS PROJECT.



PREPARED BY :
RIMROCK ENGINEERING & DEVELOPMENT

CONTACT: JOE SANTOS

2/15/2023
C:\Users\j2023\PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design\Bldg.dwg



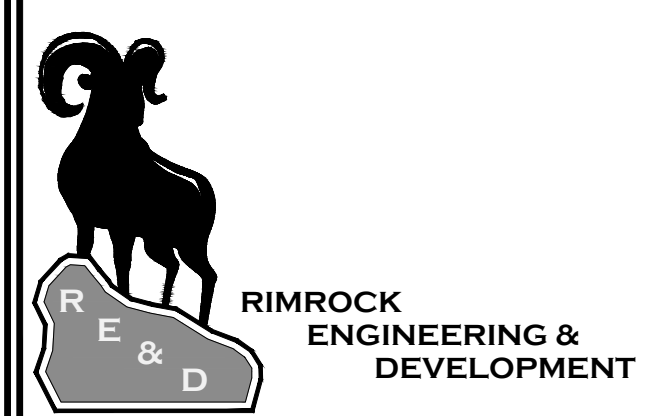
SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

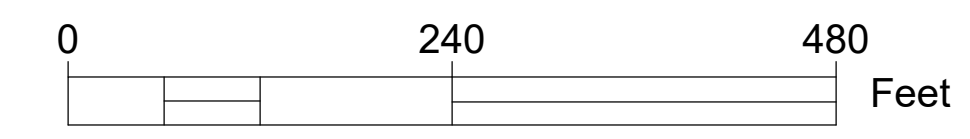
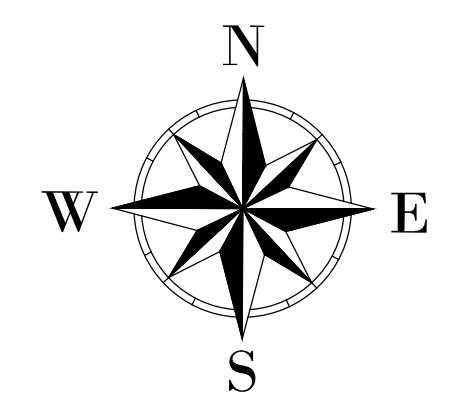
PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
INDEX

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
 2/15/23

SHEET NUMBER
INDEX



2/15/2023

C:\Users\2023\PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design\Bldg.dwg



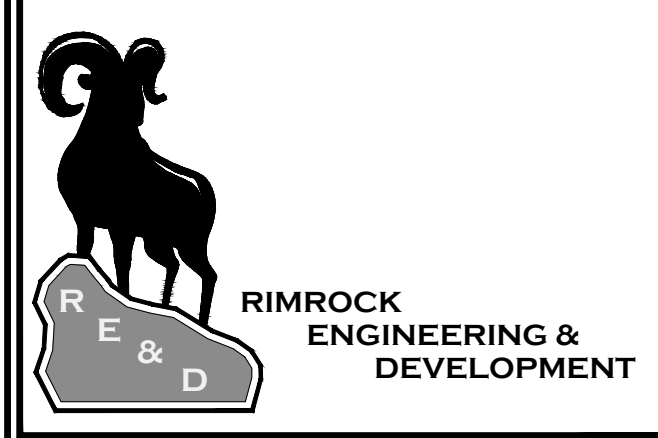
SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.	



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

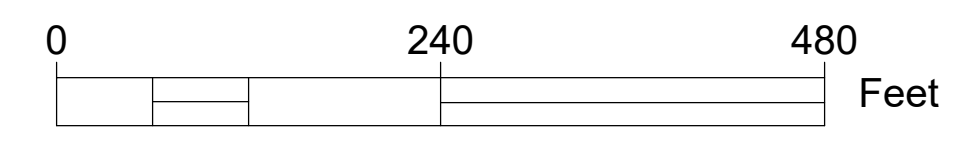
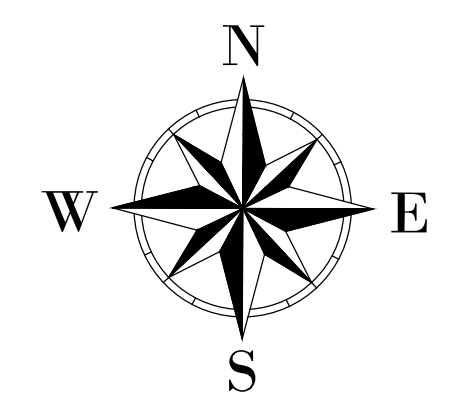
SHEET NAME

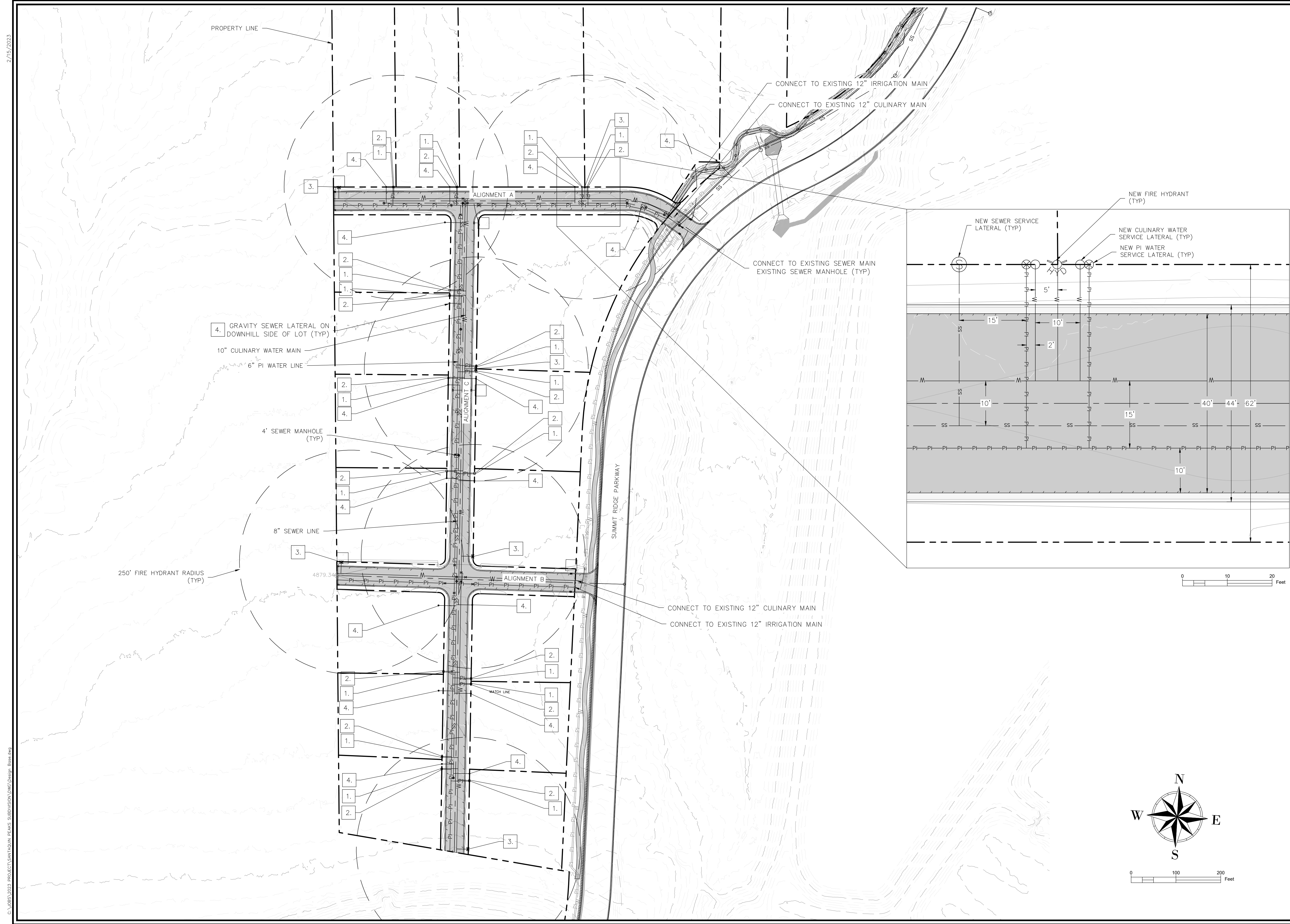
OVERALL SITE

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
2/15/23

SHEET NUMBER
1.0

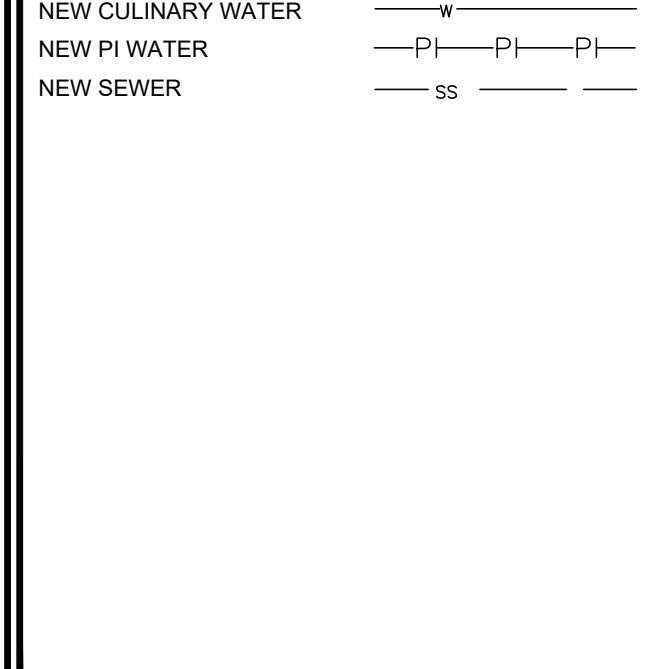
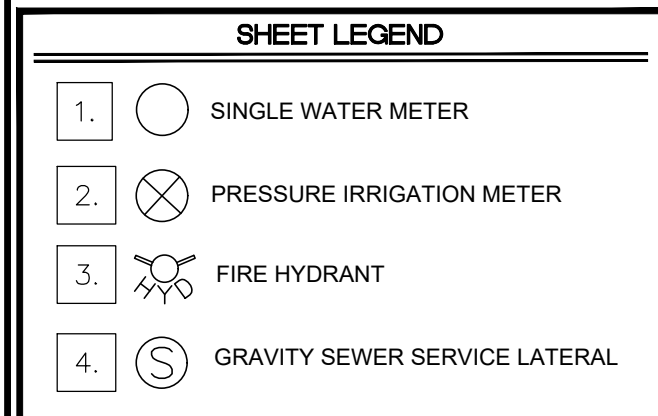




SHEET NOTES

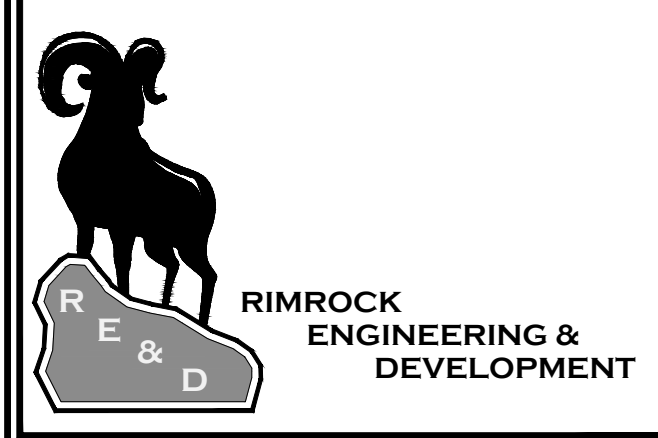
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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



PLAN REVISIONS

A.	
----	--



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

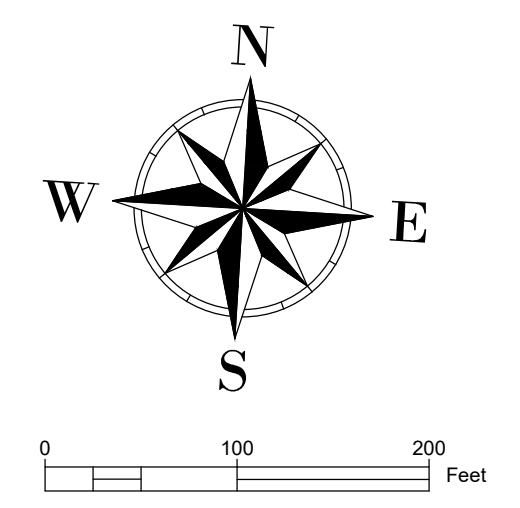
PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
OVERALL UTILITY PLAN

PLAN SUBMITTAL: PRELIMINARY

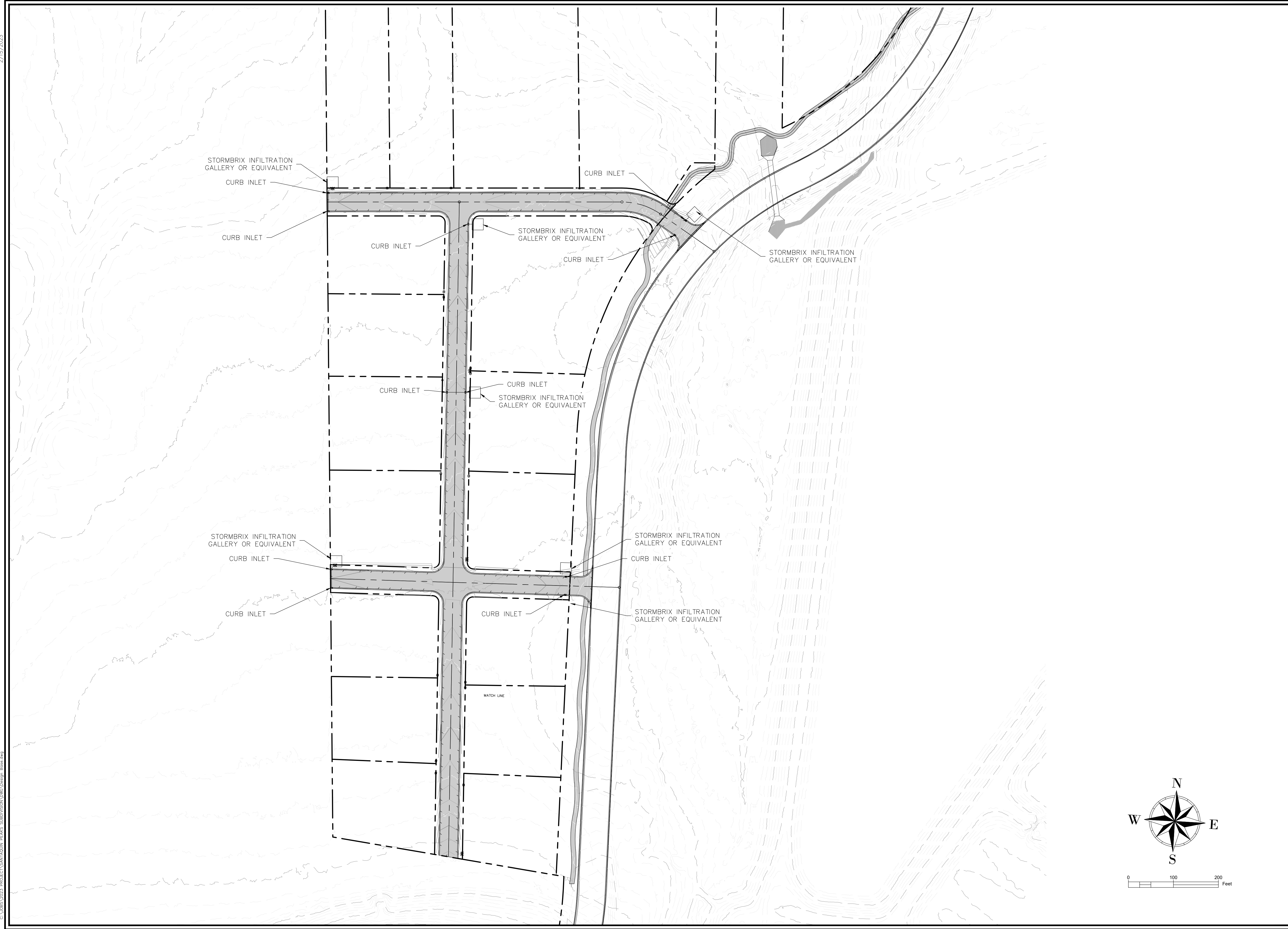
REVIEW SET
 2/15/23

SHEET NUMBER
1.1



C:\NOREL\2023\PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design\Bldg.dwg 2/15/2023

2/15/2023
C:\Users\XXX\OneDrive\Documents\Projects\Santaquin Peaks\Submittal\DWG\Design\Bldg.dwg

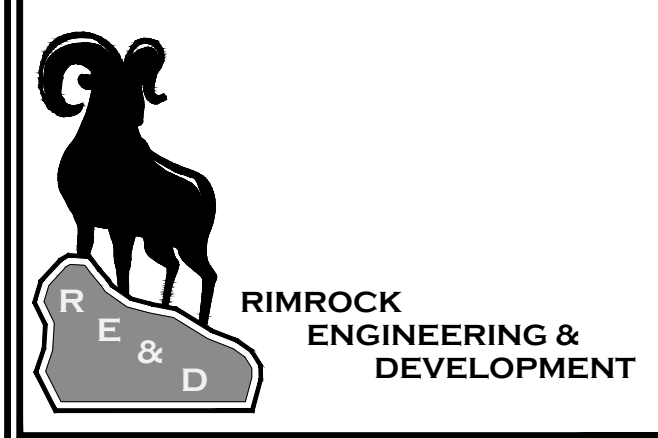


SHEET NOTES

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
A.



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

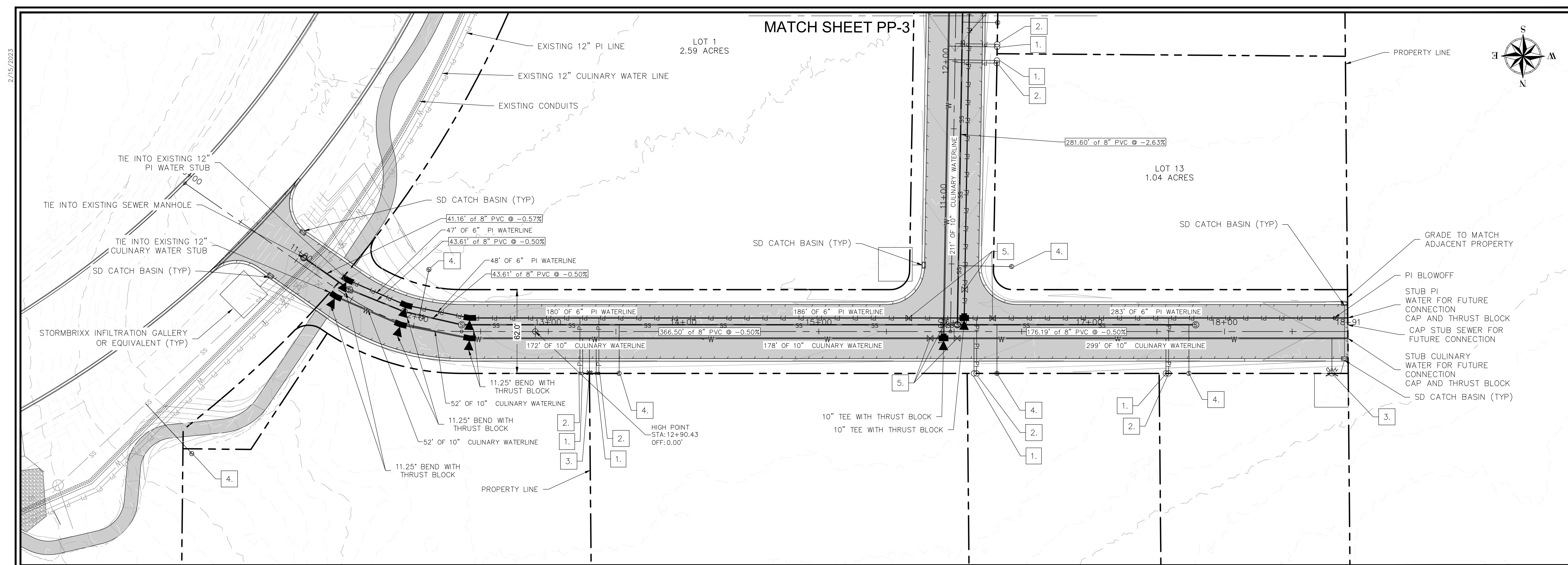
PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
OVERALL STORMWATER PLAN

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
 2/15/23

SHEET NUMBER
1.2



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.

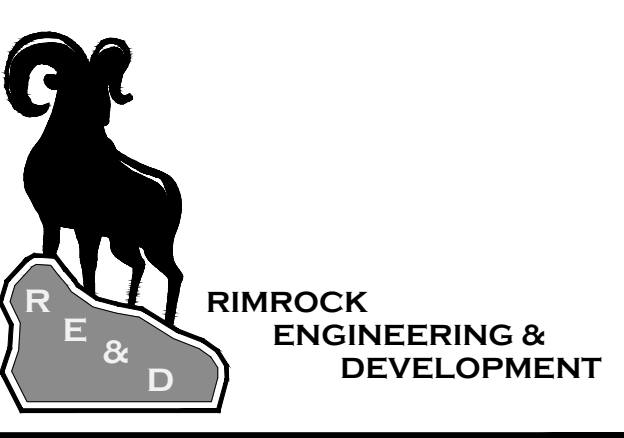
SHEET LEGEND

1.		SINGLE WATER METER
2.		PRESSURE IRRIGATION METER
3.		FIRE HYDRANT
4.		GRAVITY SEWER SERVICE LATERAL
5.		GATE VALVE

NEW CULINARY WATER — W —
 NEW PI WATER — PI — PI — PI —
 NEW SEWER — SS —

PLAN REVISIONS

A.	
----	--



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

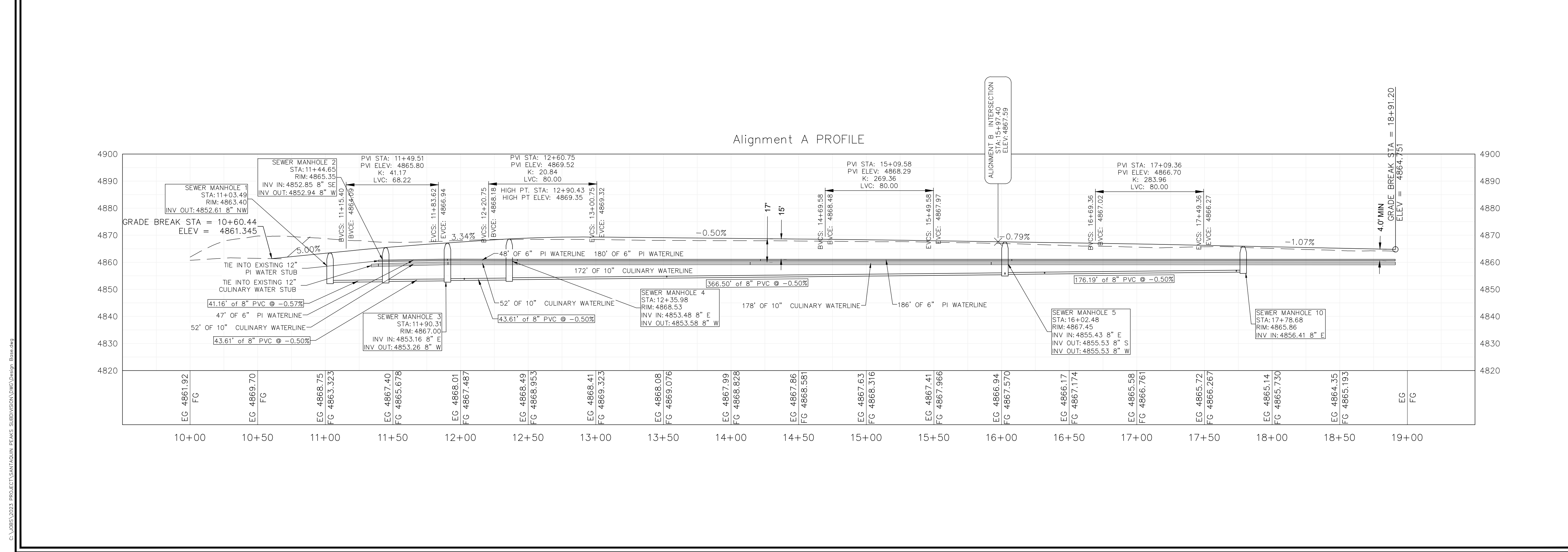
PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

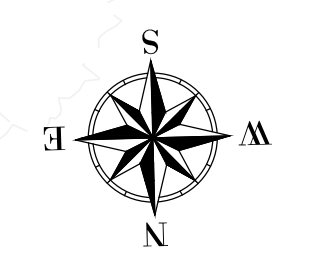
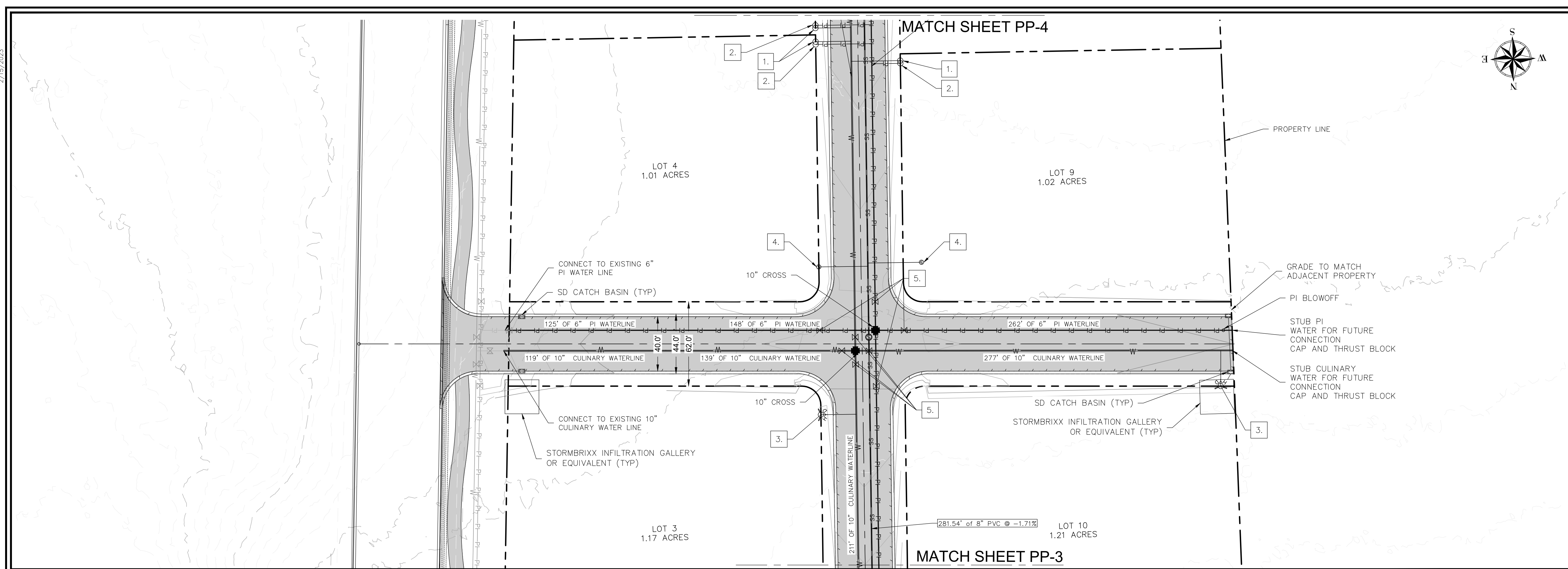
REVIEW SET
 2/15/23

SHEET NUMBER
PP-1



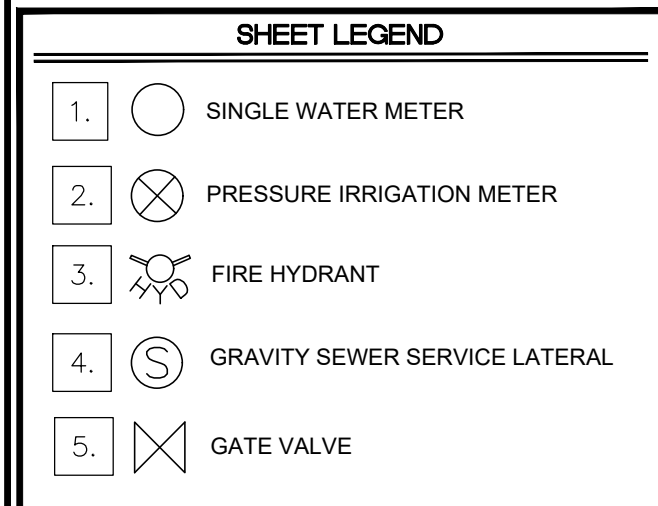
C:\Users\j2033\OneDrive\Desktop\PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design\Bldg.dwg

2/15/2023 C:\URB\2023 PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design\Bldg.dwg



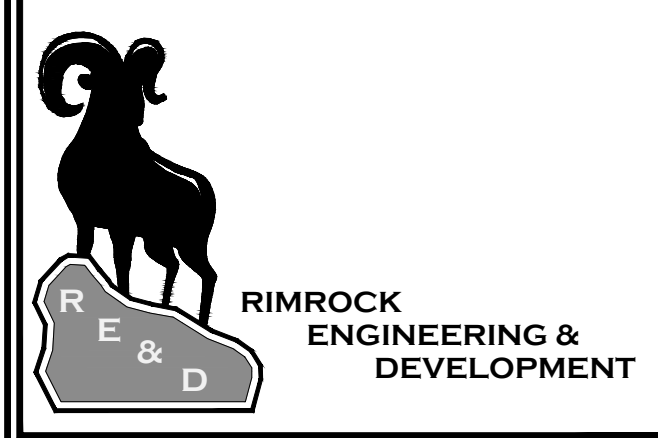
SHEET NOTES

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.



PLAN REVISIONS

NO.	DESCRIPTION



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

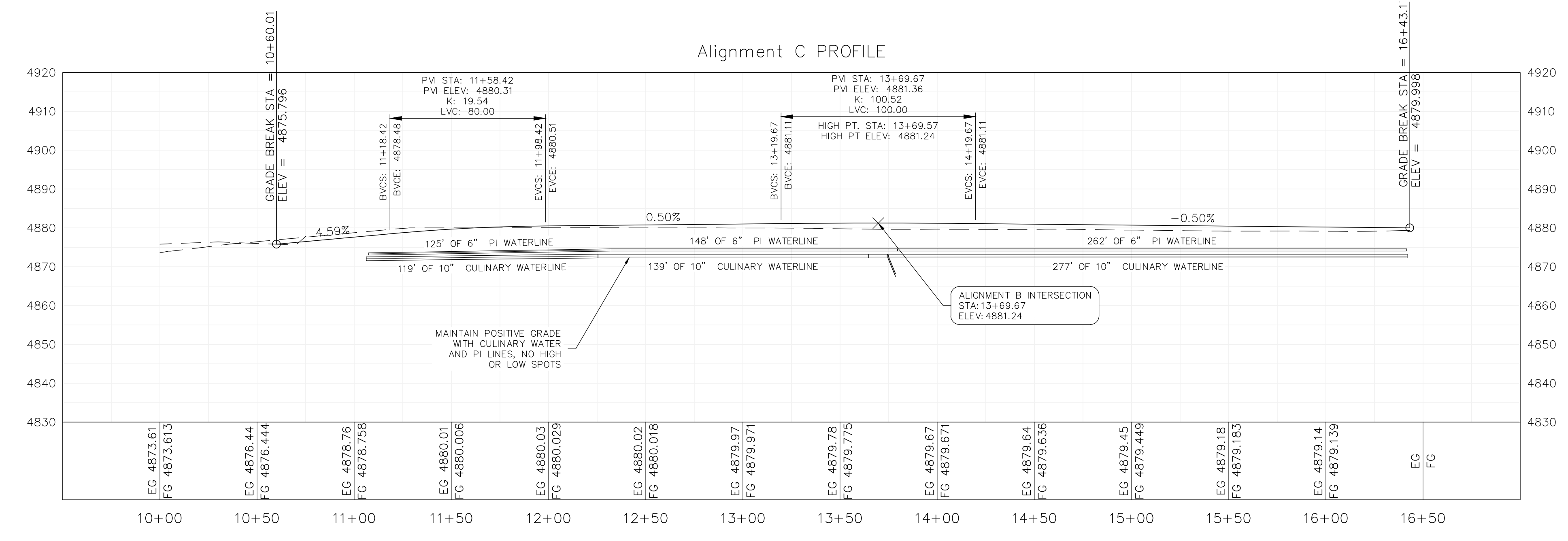
SHEET NAME

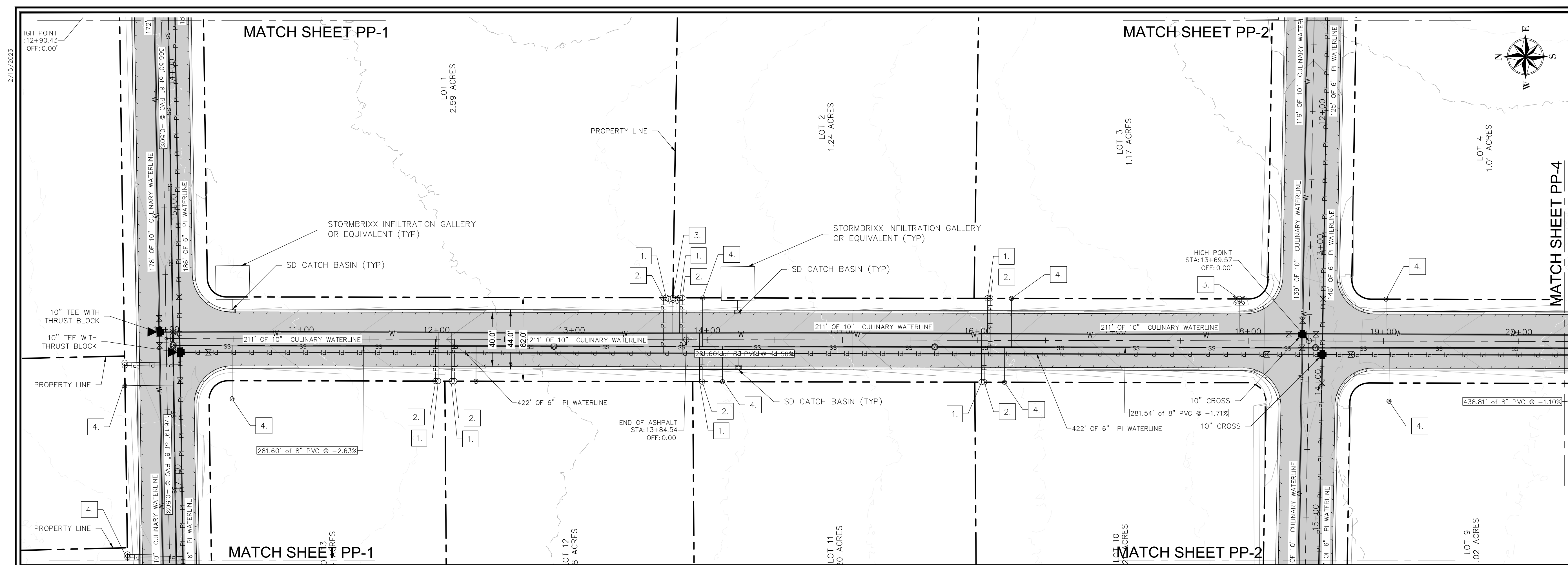
PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 2/15/23

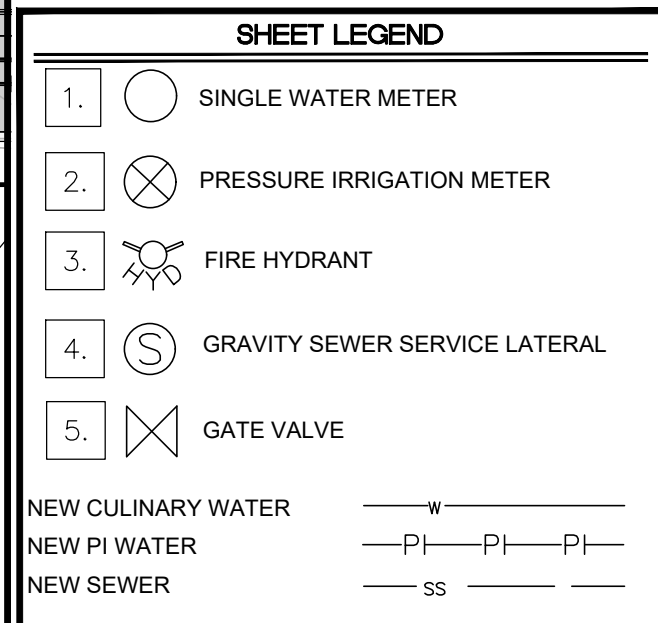
SHEET NUMBER **PP-2**





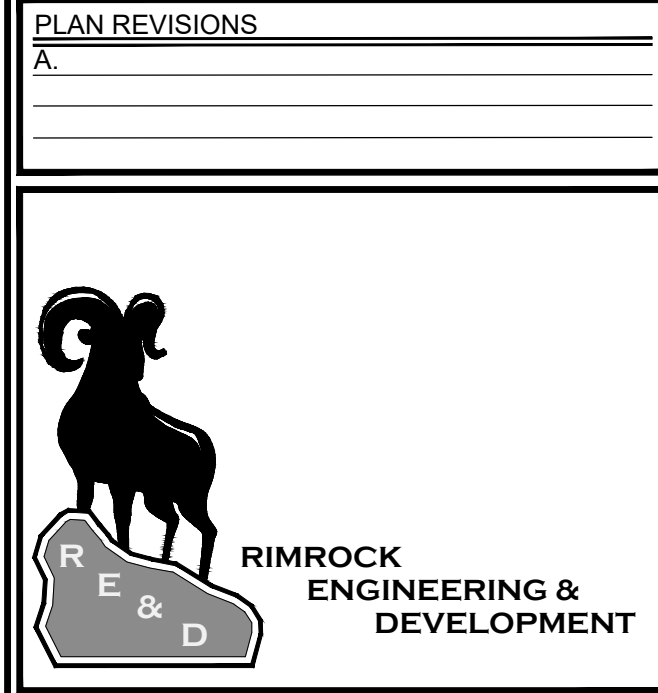
SHEET NOTES

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.



PLAN REVISIONS

A.	
----	--



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

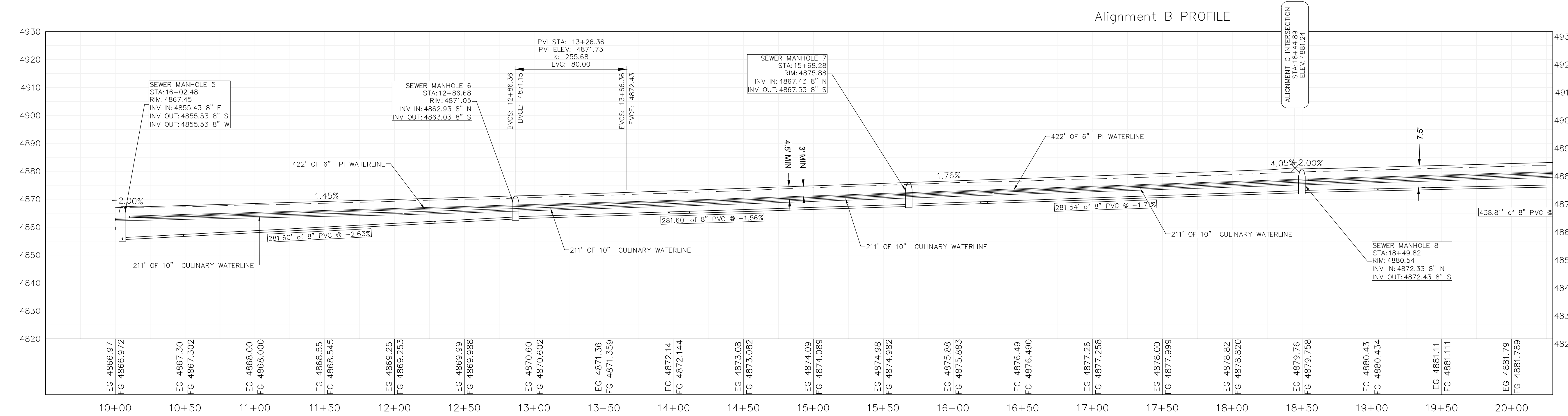
PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

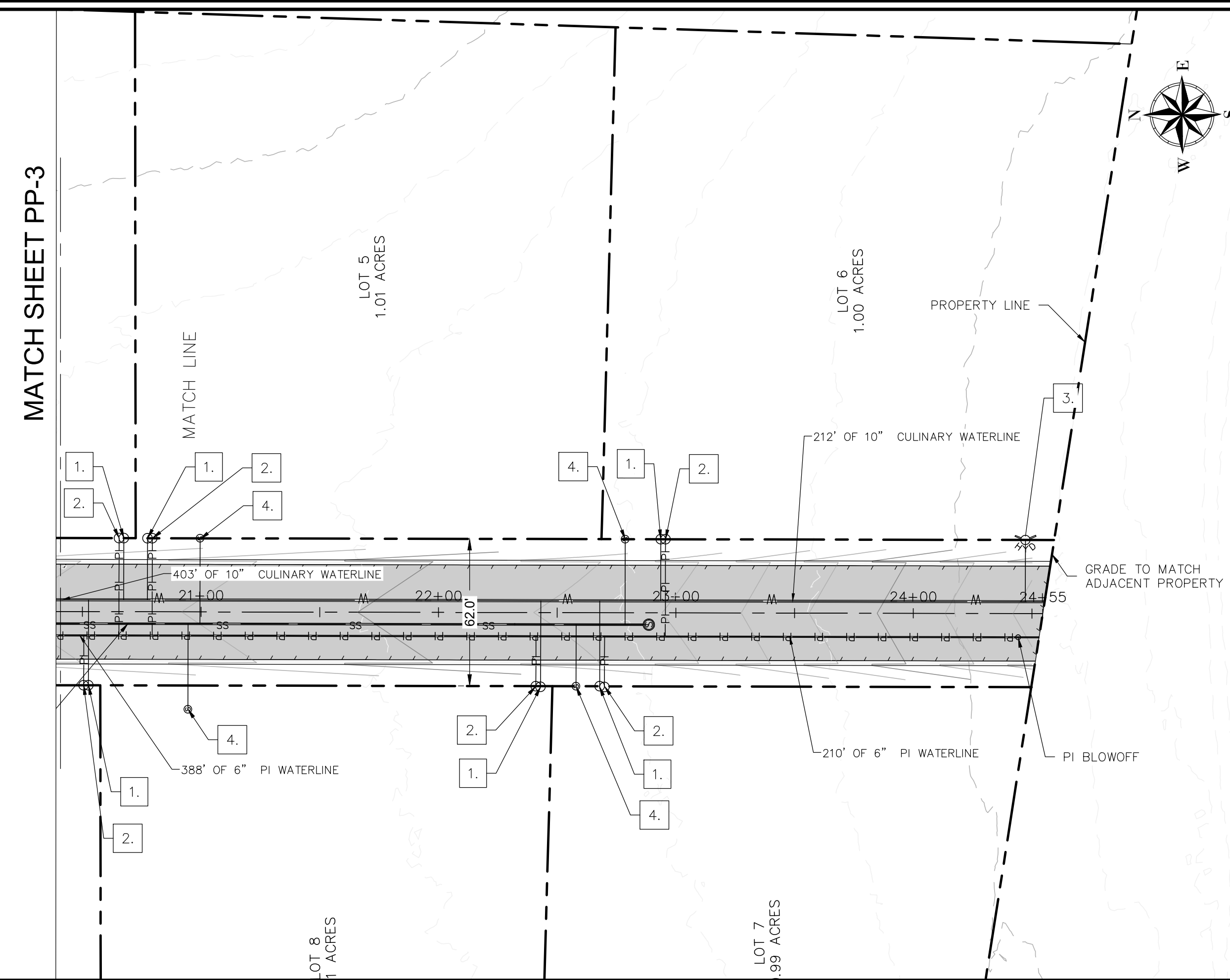
REVIEW SET
 2/15/23

SHEET NUMBER
PP-3



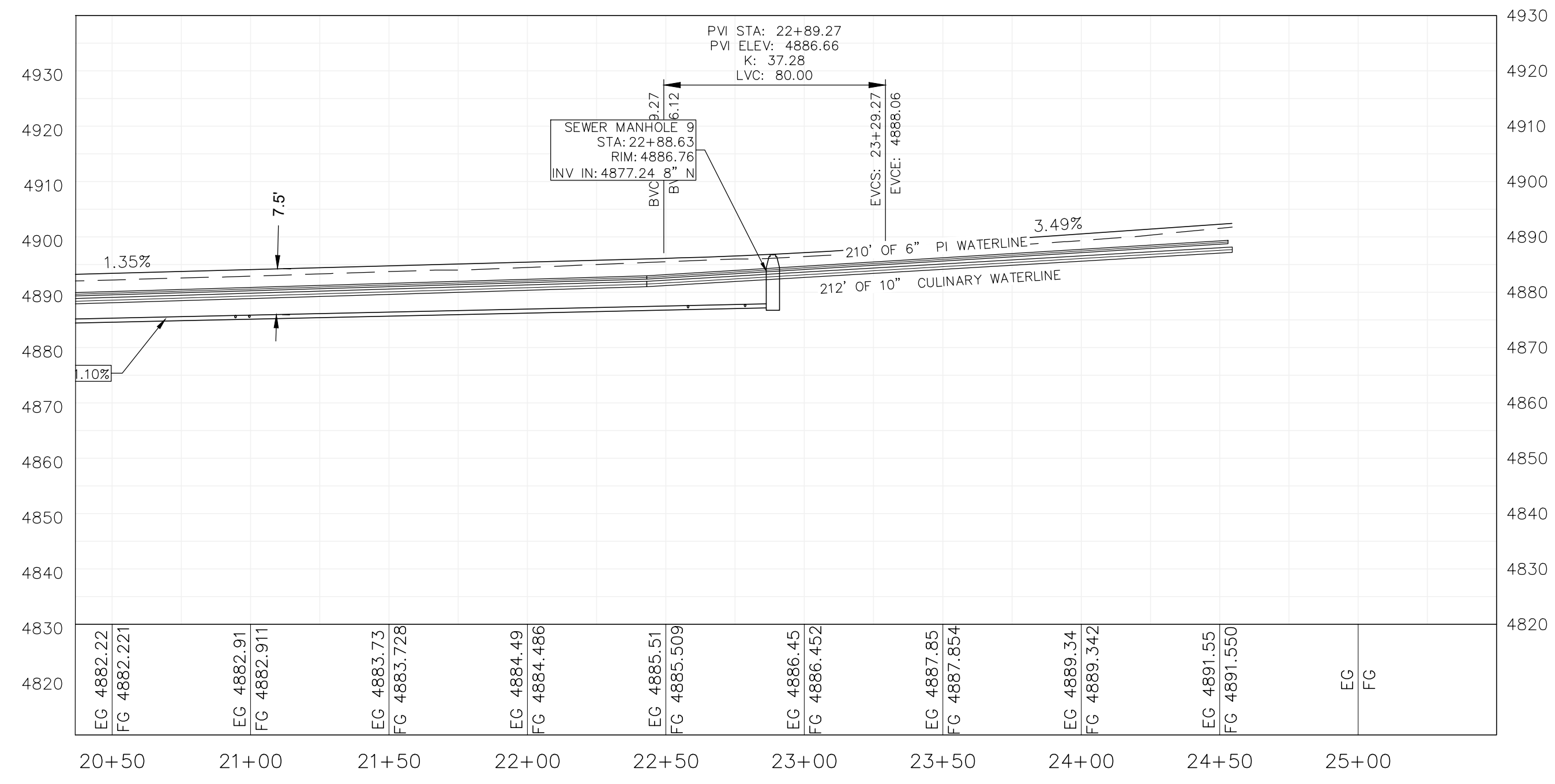
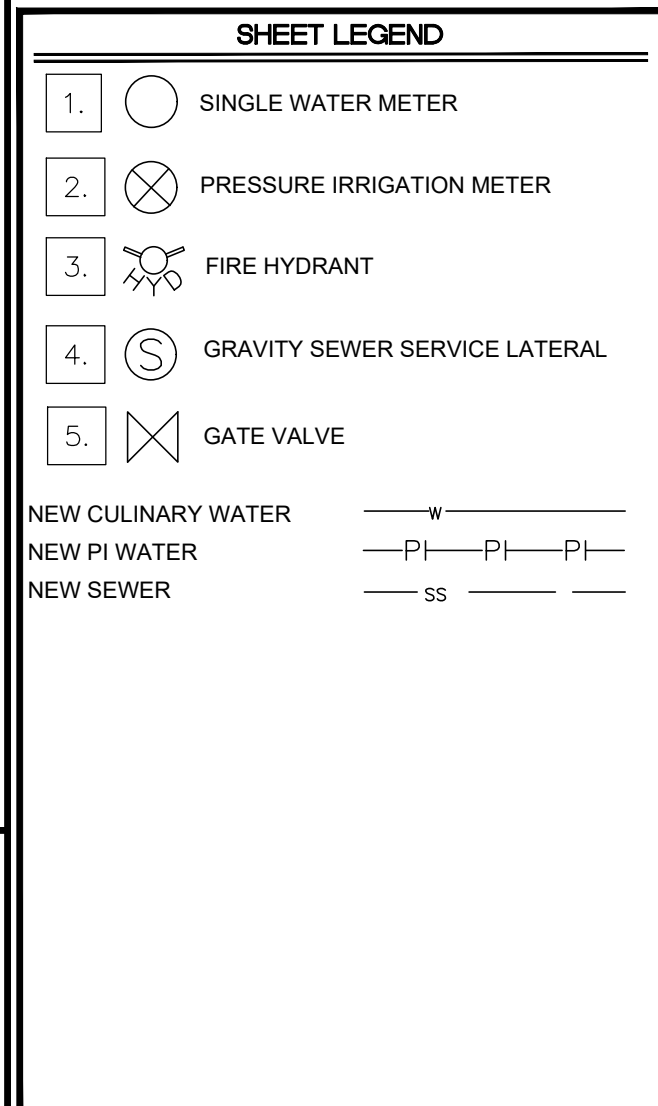
C:\URB\2023 PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design - Blue.rvt

2/15/2023



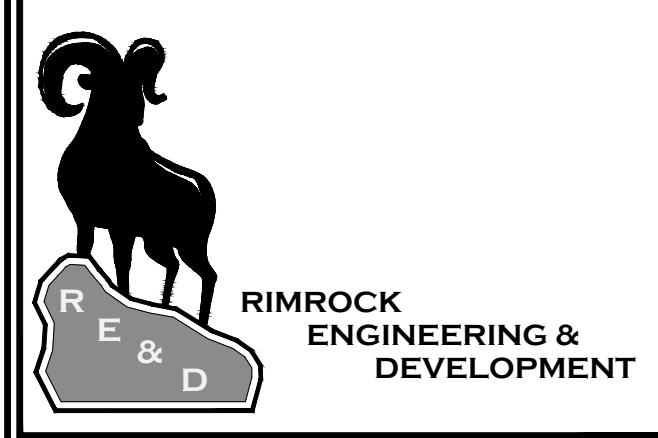
SHEET NOTES

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.



PLAN REVISIONS

A.	



CAD TECH: XXX
 DESIGNER: XXX
 Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
PLAN AND PROFILE

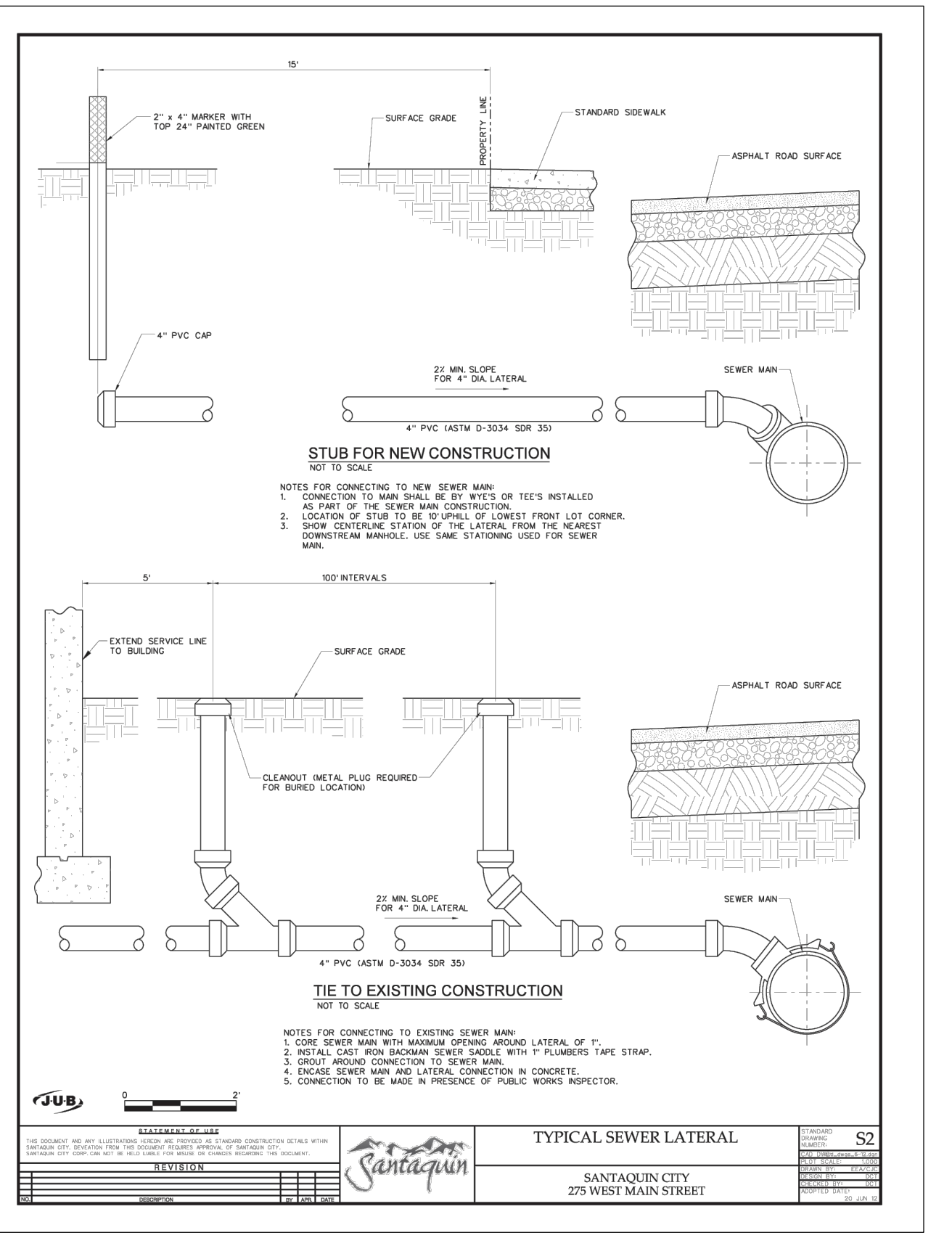
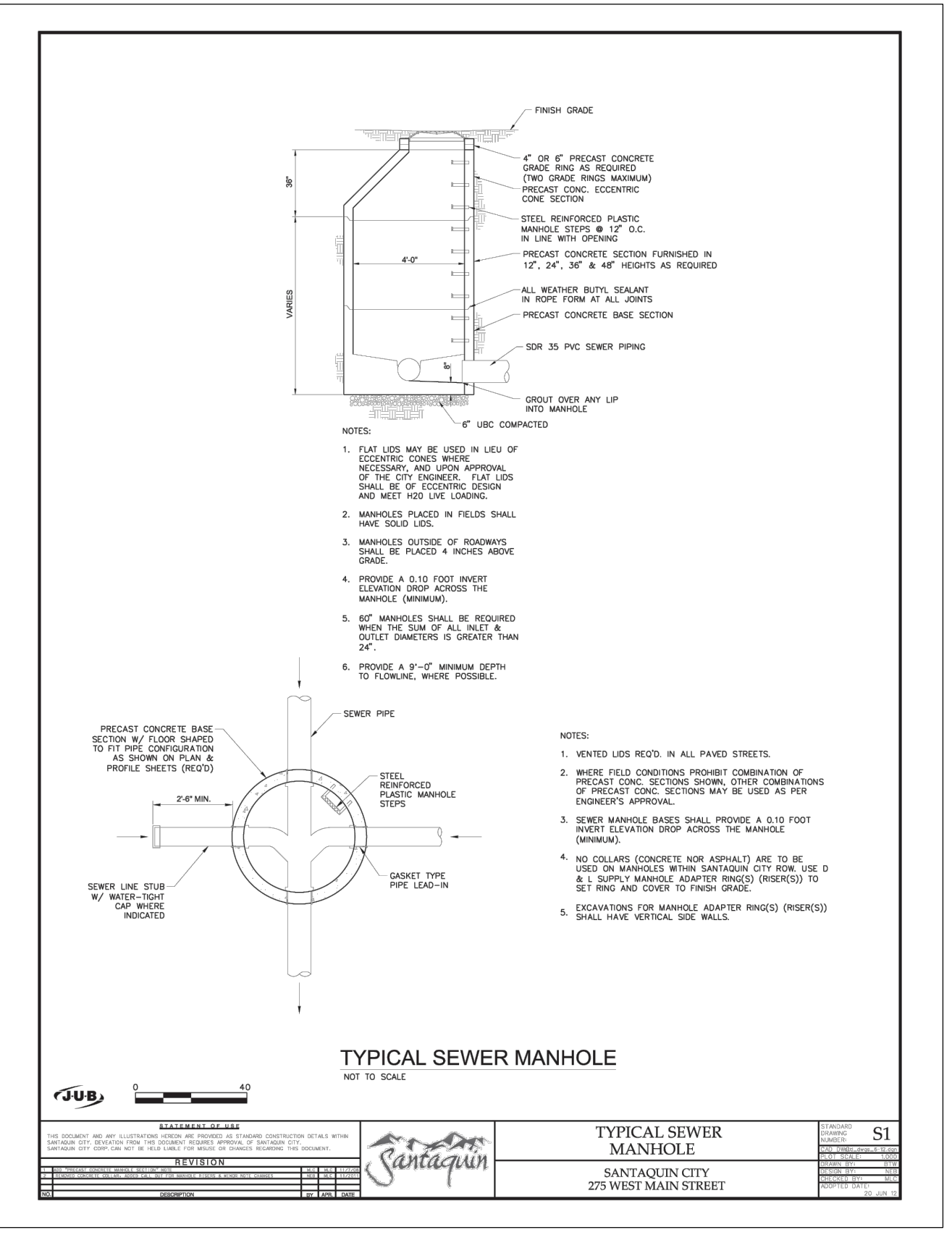
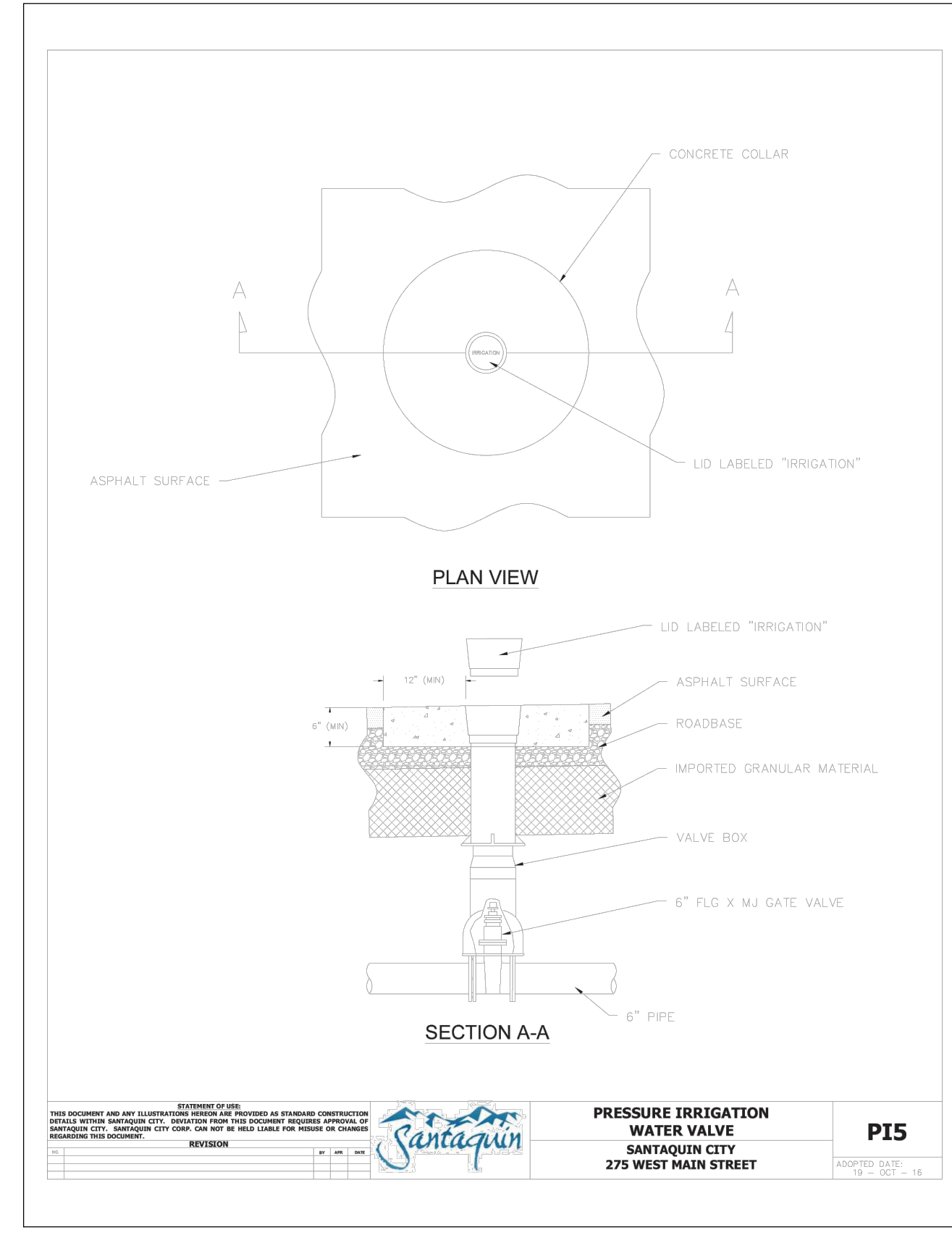
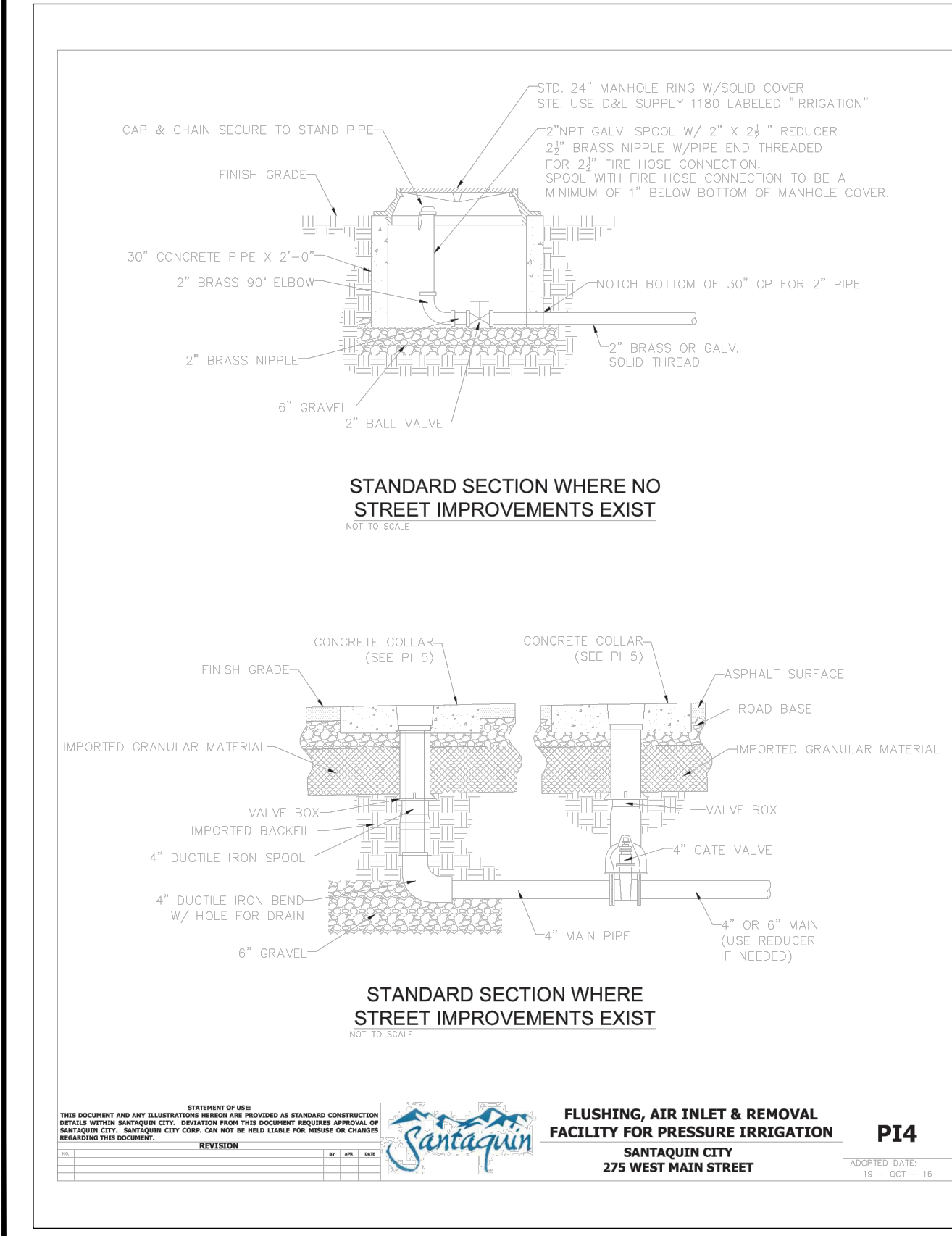
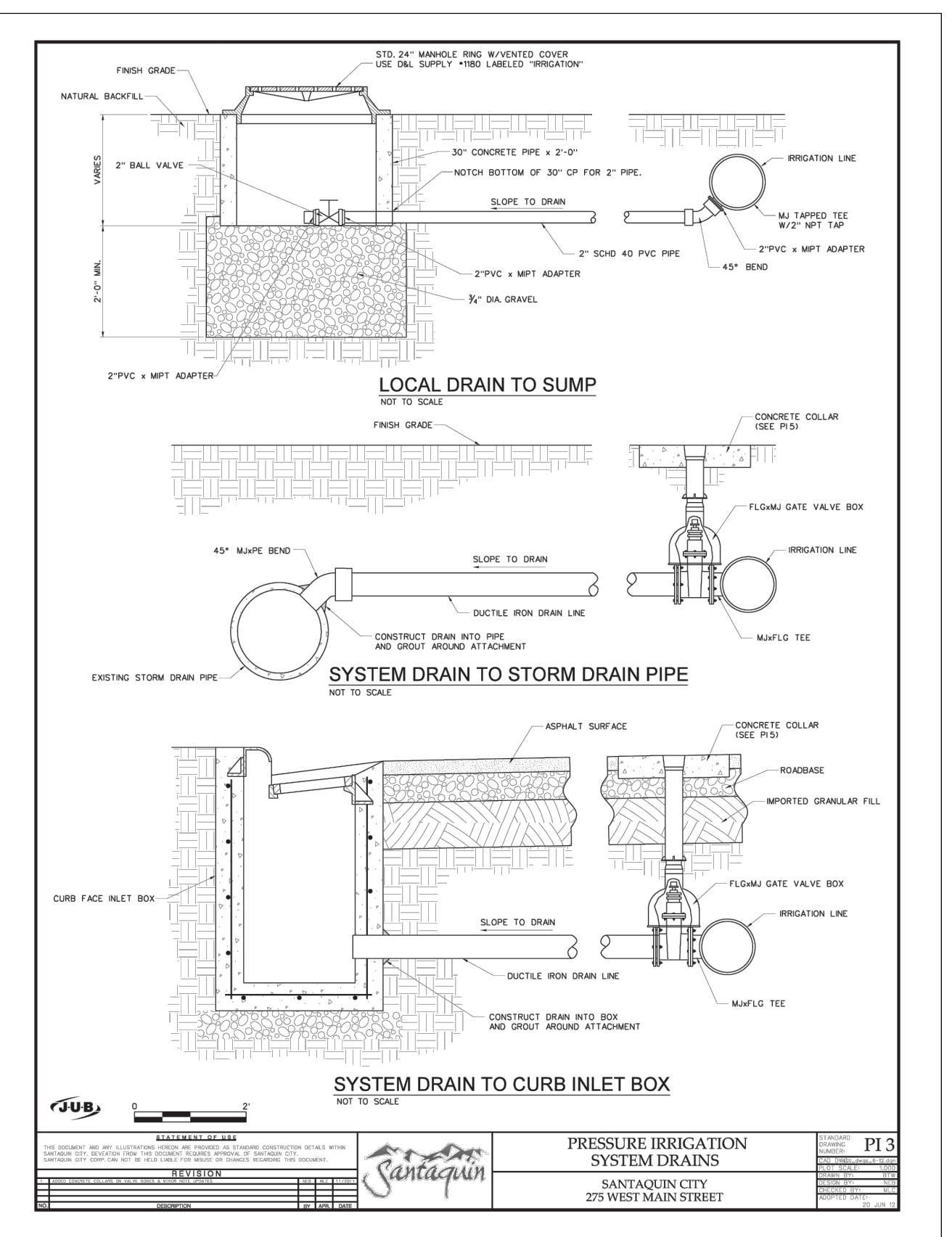
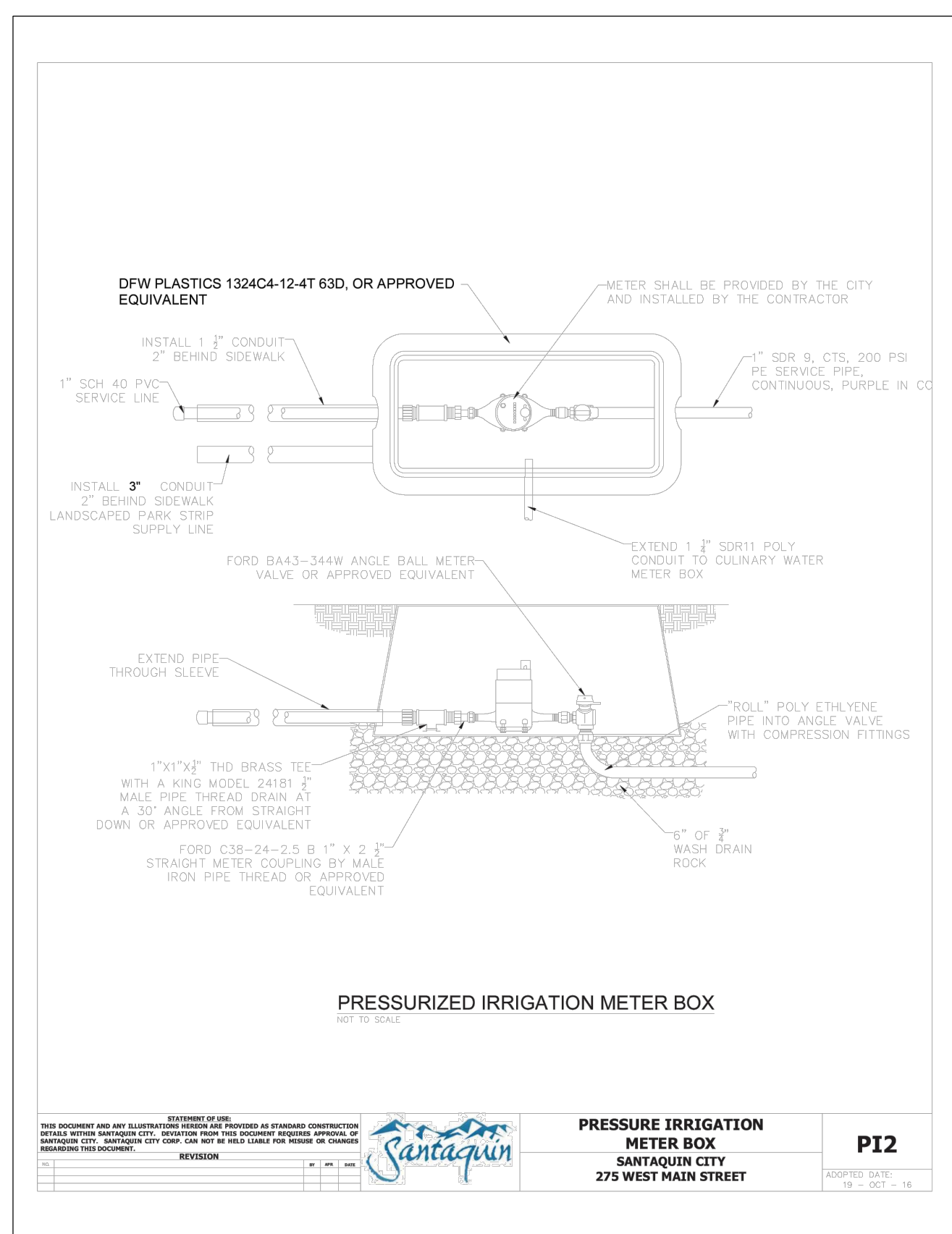
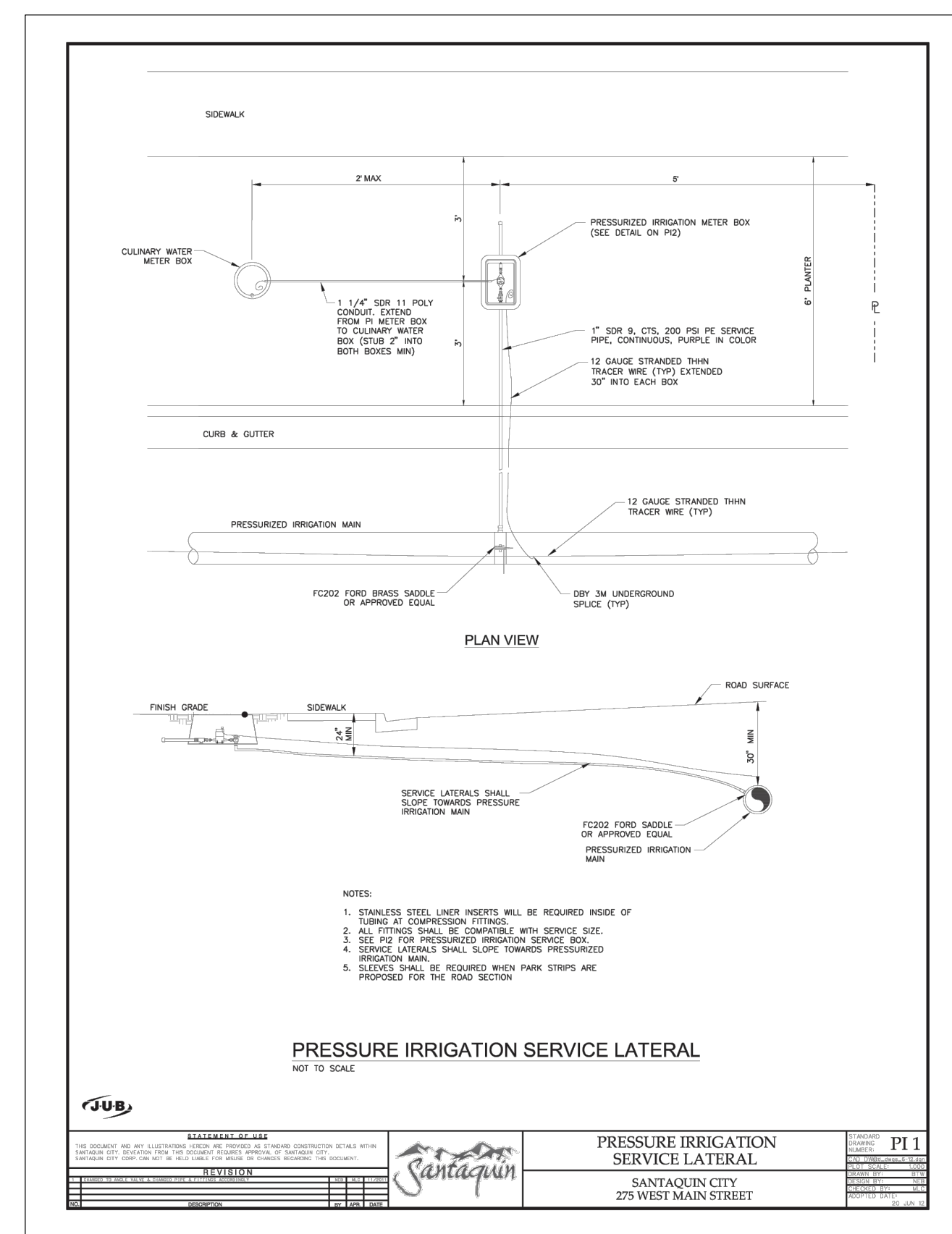
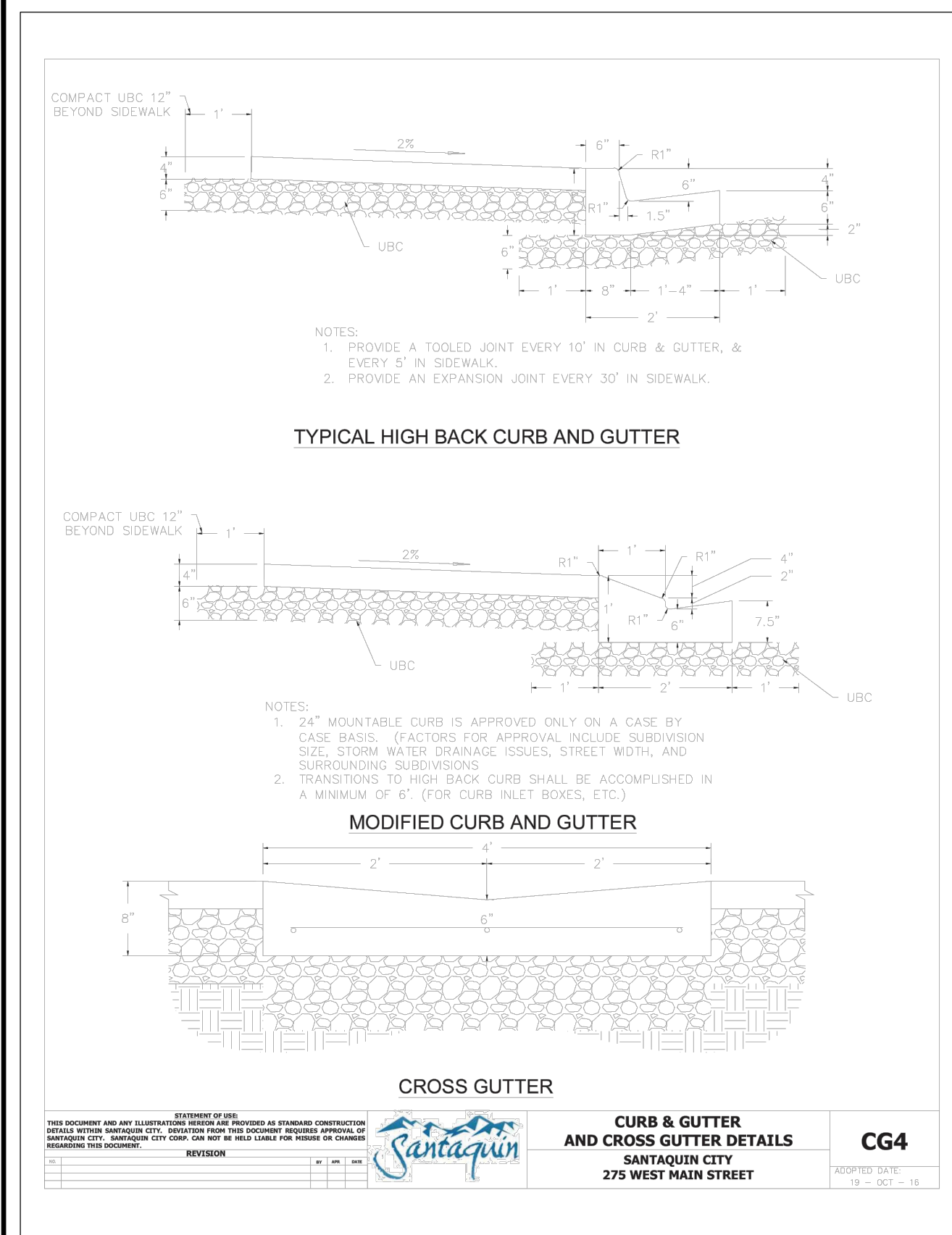
PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
 2/15/23

SHEET NUMBER
PP-4

C:\Users\j2023\PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\Design\Bearing

2/15/2023 PROJECT: SANTAQUIN PEAKS SUBDIVISION (DWG DETAILS) DWG



SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.	
----	--

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH: XXX
DESIGNER: XXX
Q&A: XXX

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME

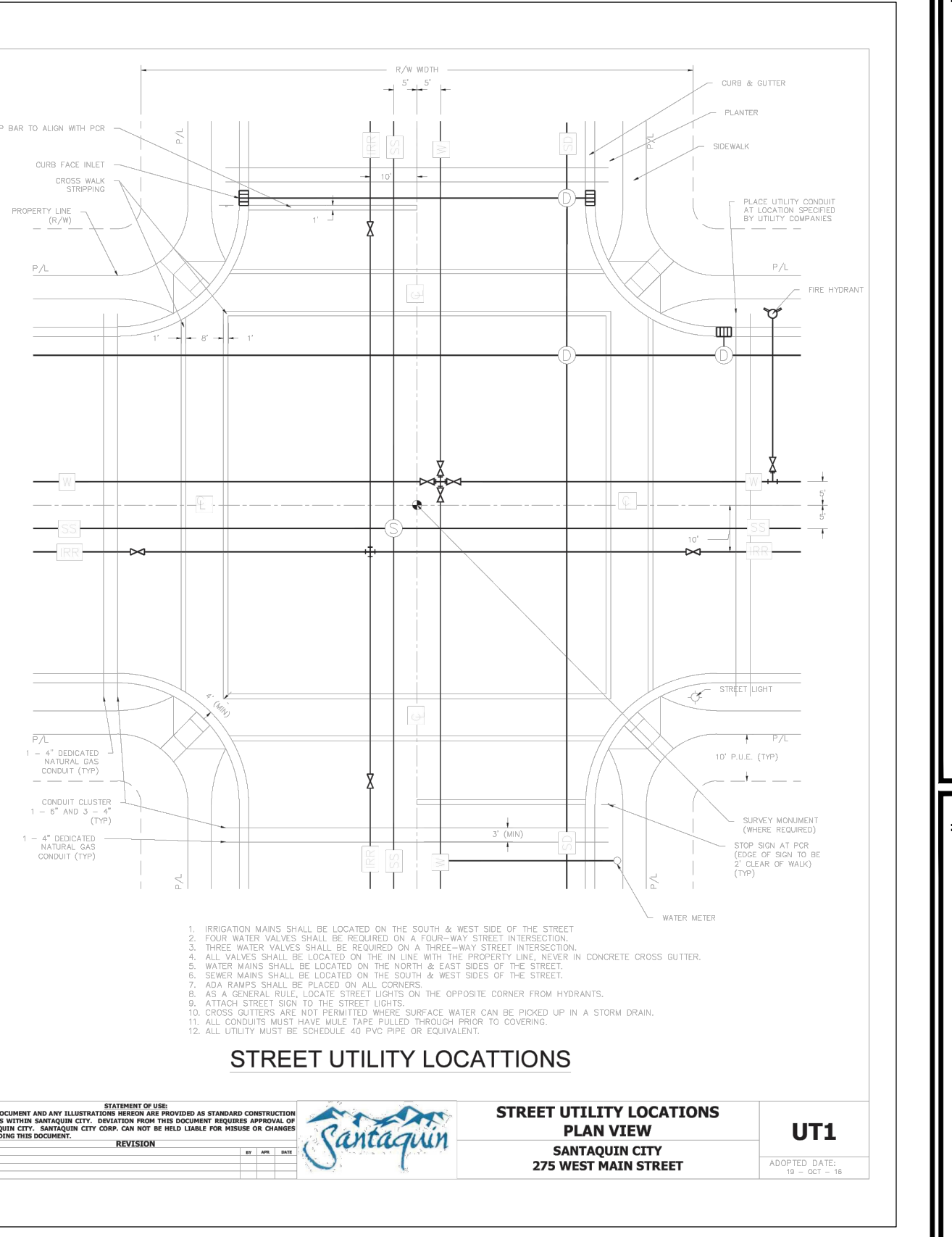
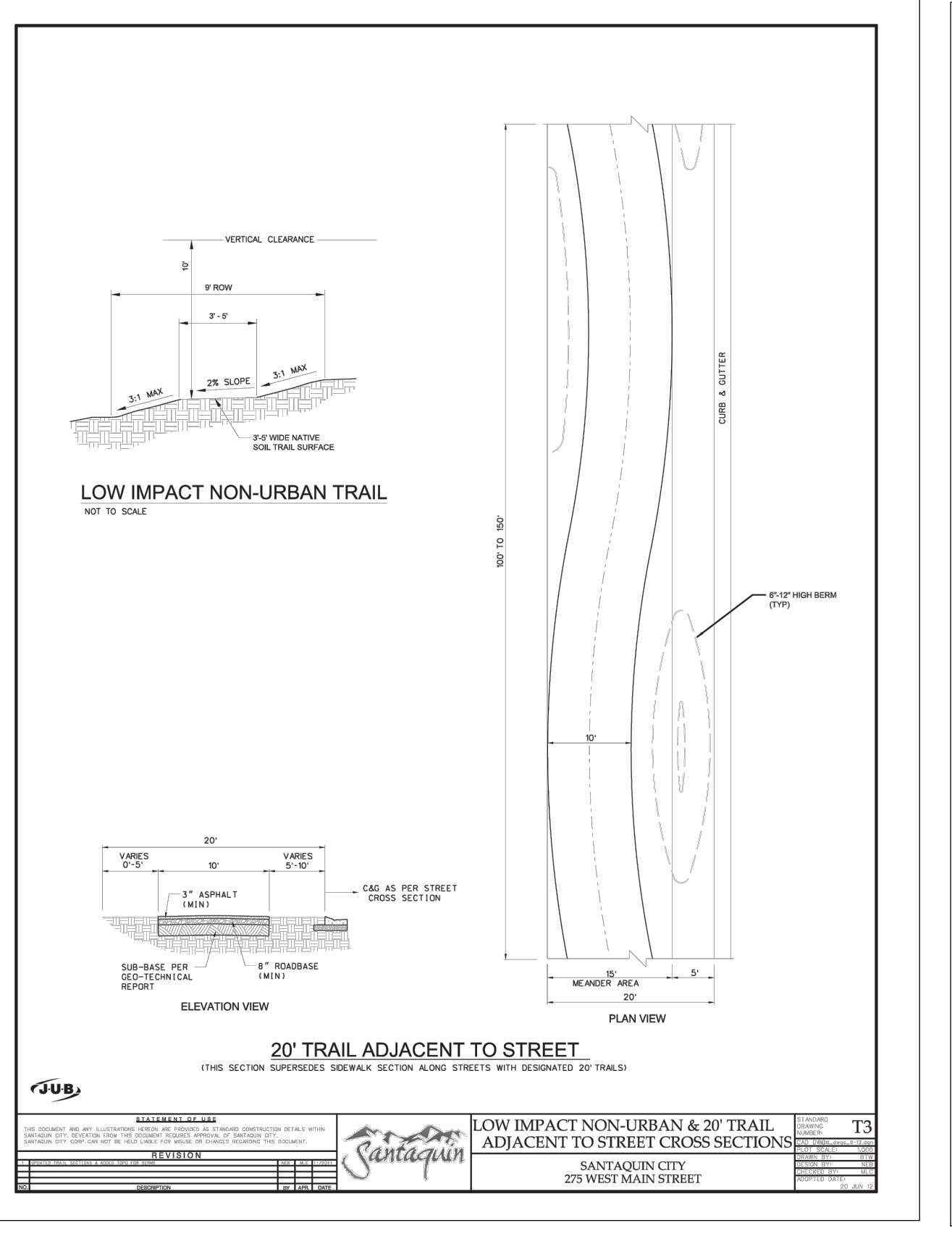
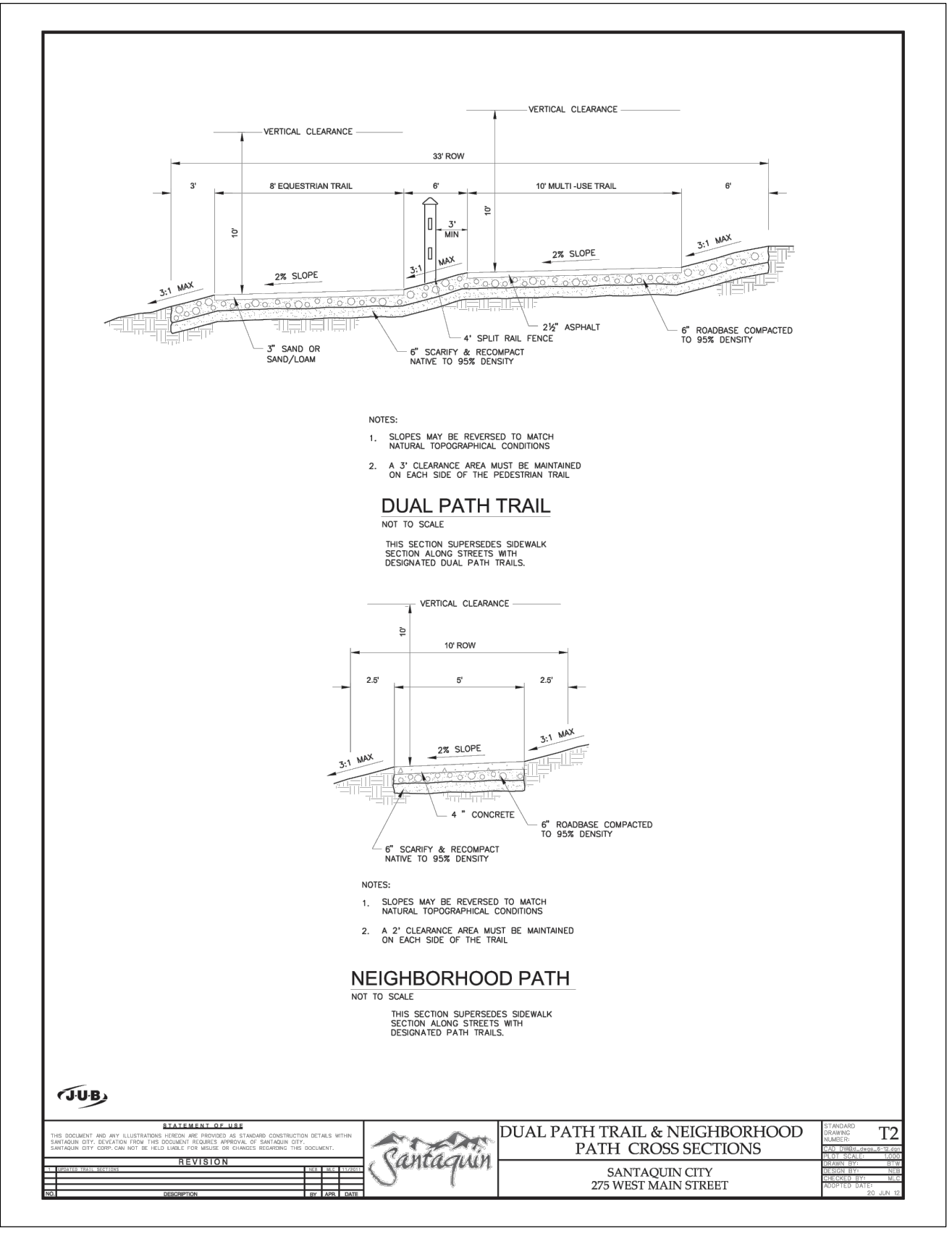
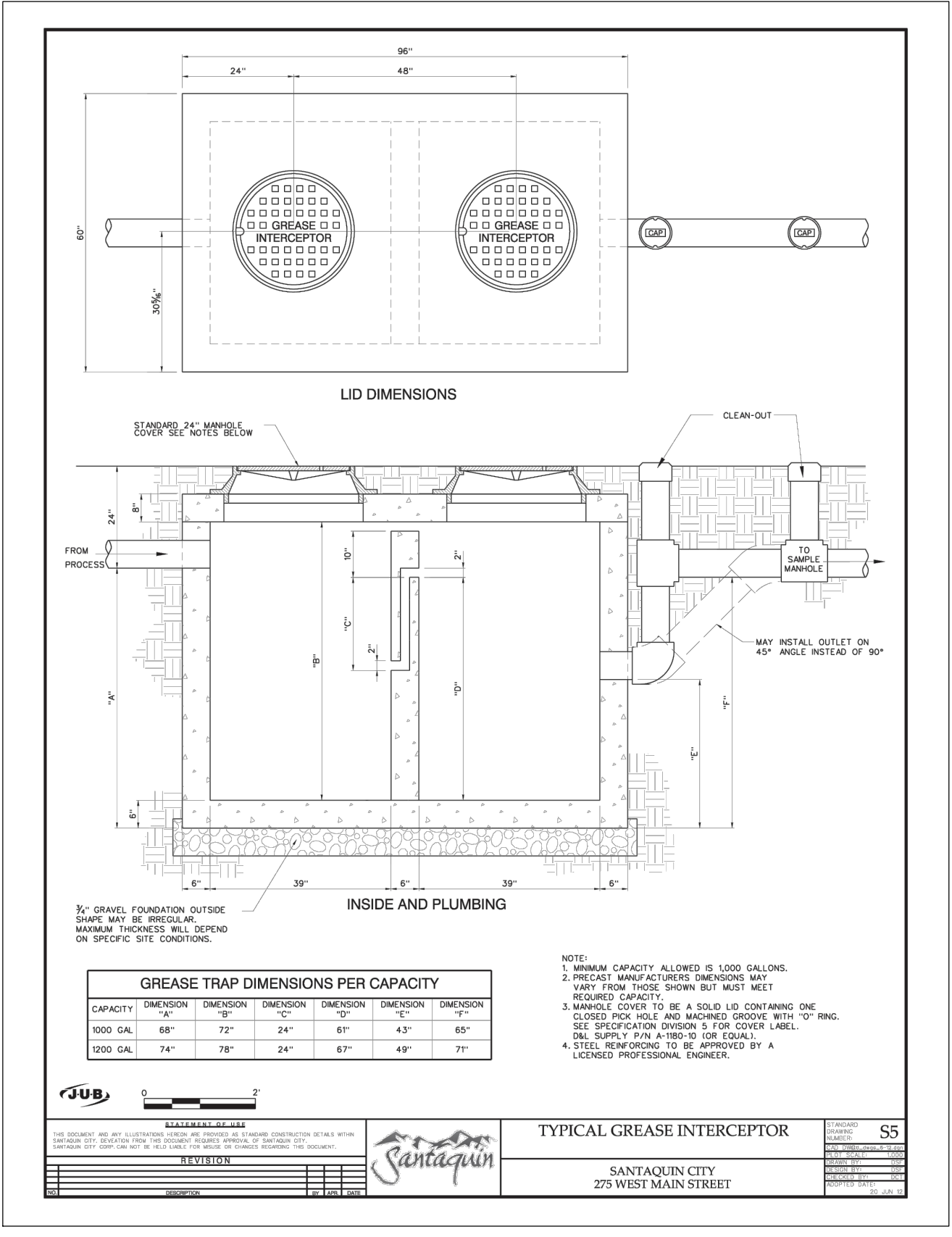
DETAILS

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 2/15/23

SHEET NUMBER D1.1

7/15/2023
C:\URB\2023 PROJECT\SANTAQUIN PEAKS SUBDIVISION\DWG\DETAILS.dwg



SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

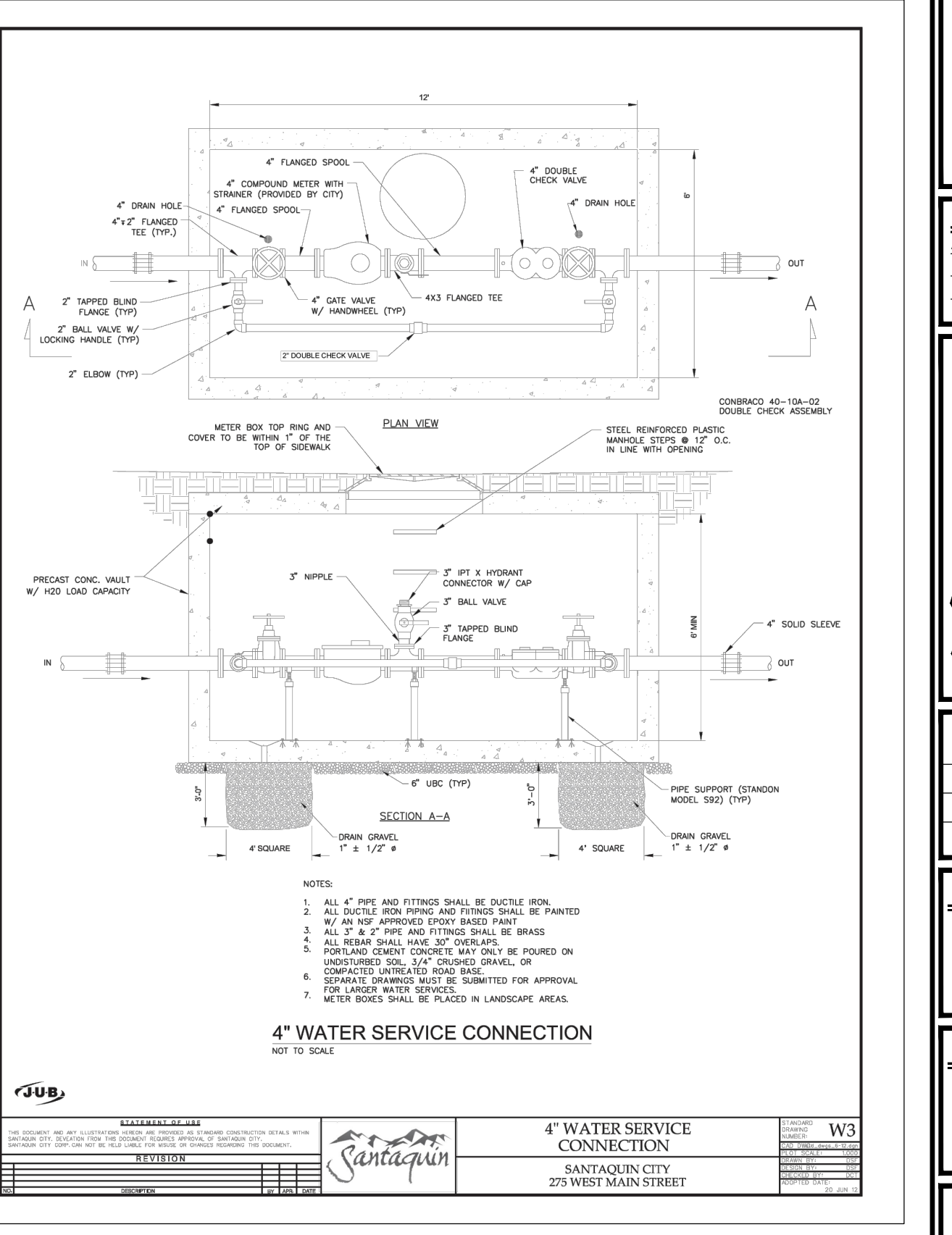
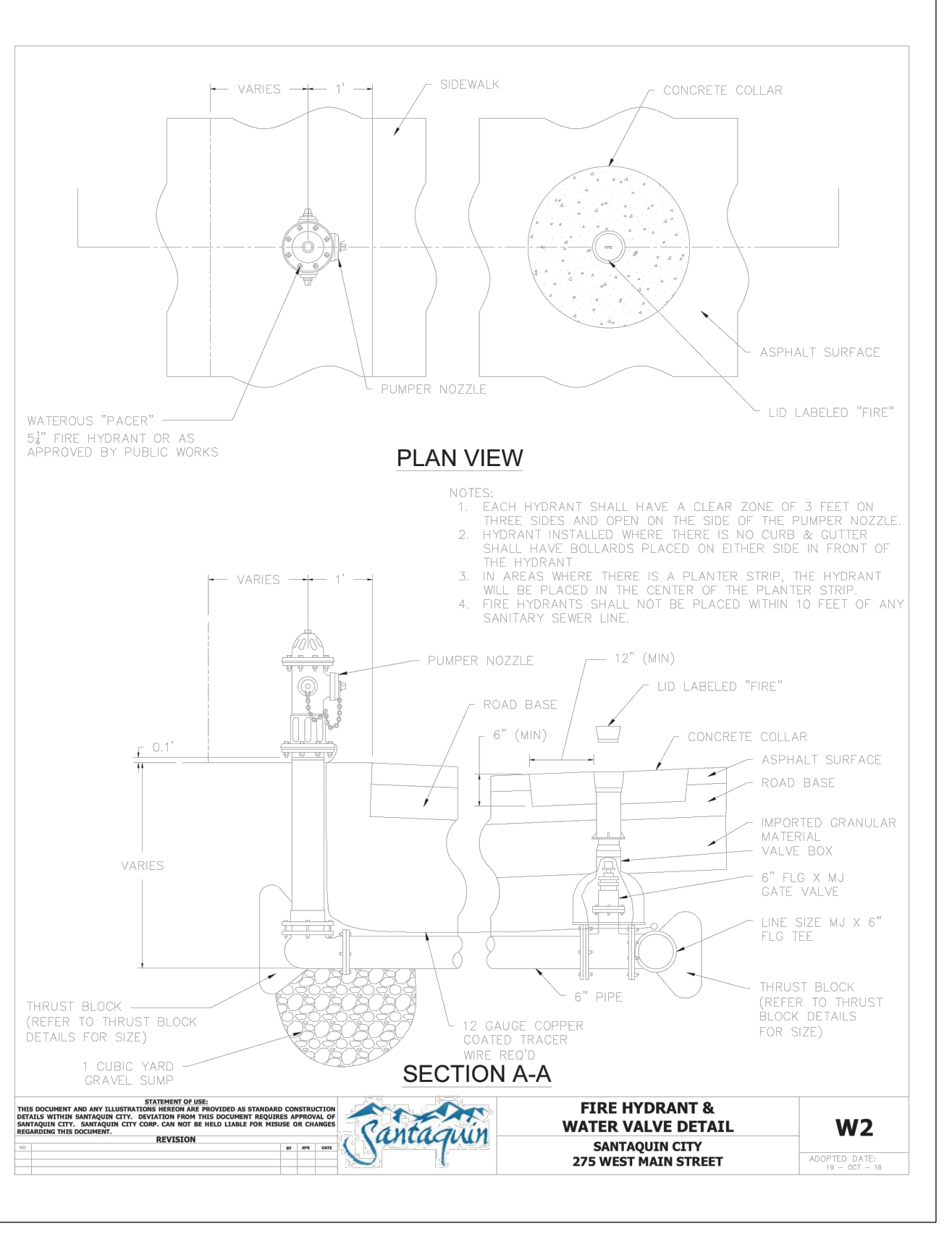
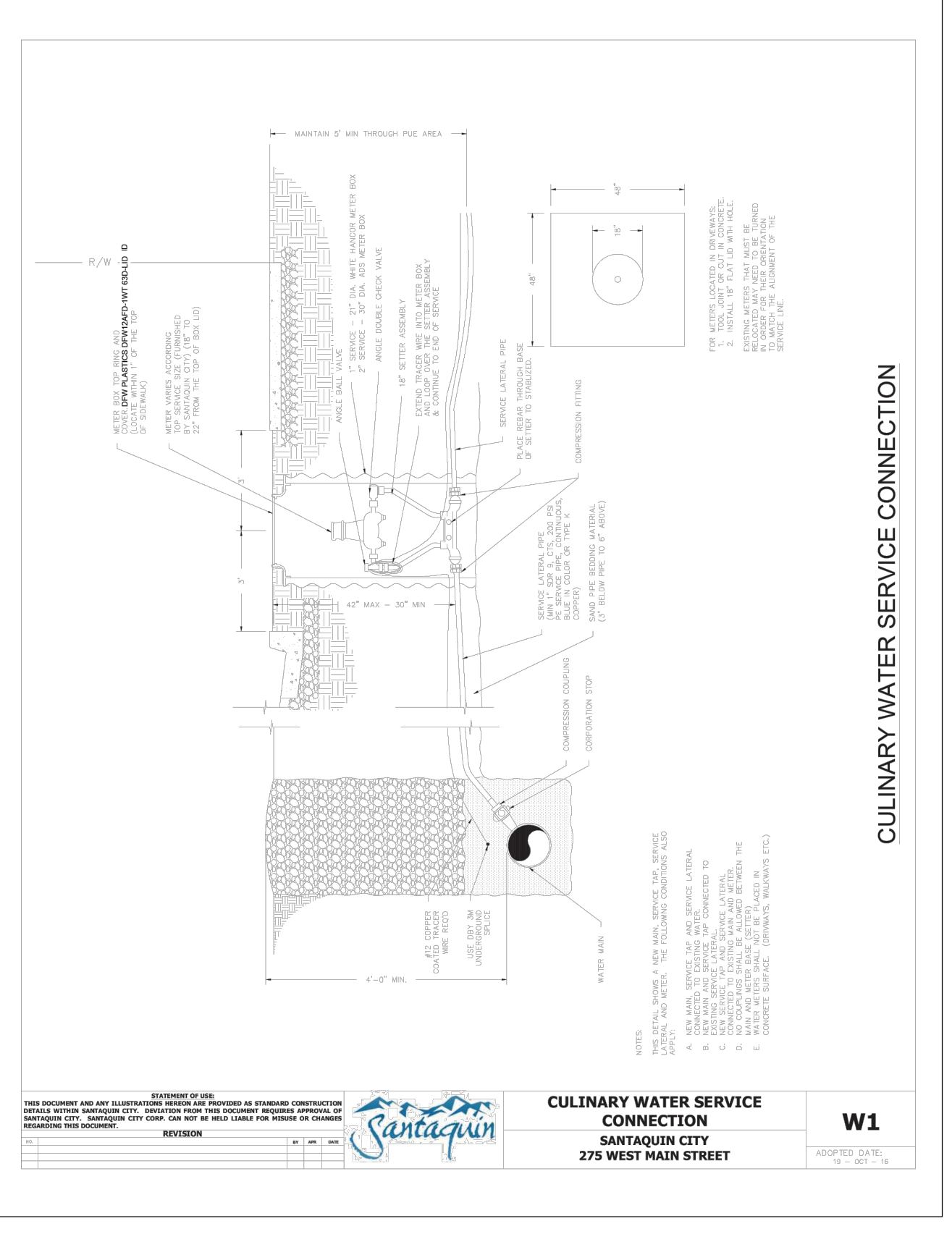
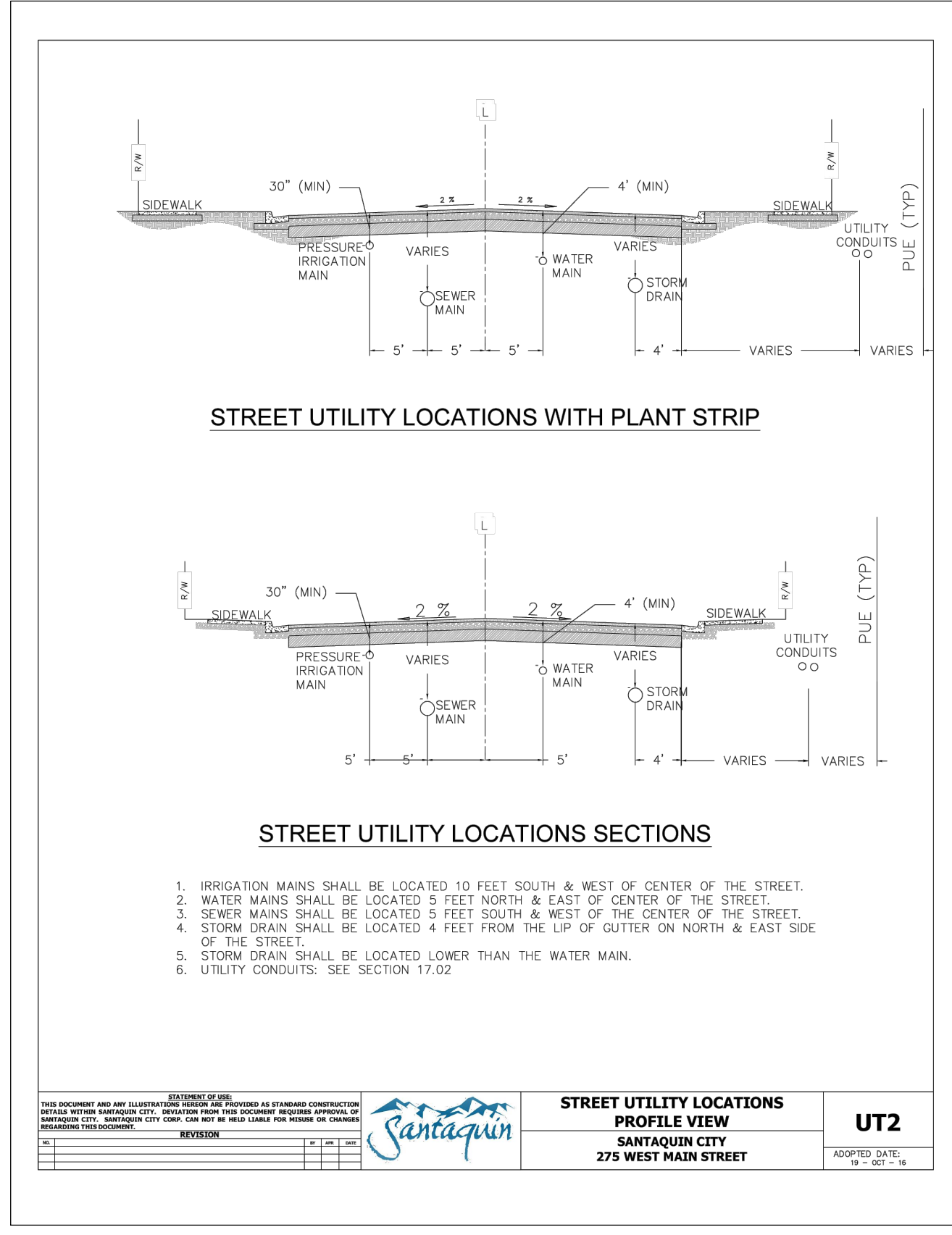
A.	
----	--

PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
DETAILS

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 2/15/23
SHEET NUMBER D1.2



Santaquin City Corporation

Request for Traffic Control Device

Community Development Department
275 West Main Street, Santaquin, Utah
(801) 754-1011
www.santaquin.org



Note: This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code 6.20.

Meetings: Development Review Committee meetings are held the 2nd and 4th Tuesdays of each month. The meeting is held in the City Offices, located at 275 West Main. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information		
Applicant Name: Scott Miller		
Telephone: 863-398-4955	Alternate Telephone:	Email: r.scott.miller@sbcglobal.net
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: S 1030 E and S Oak Summit Drive		
Type of Traffic Control Device Requested: Speed Bumps		
Description and Justification for the Request		
See Included Attachment		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request. None Provided		

Scott Miller
25 S Oak Summit Drive
Santaquin, UT 84655
863.398.4955 mobile/text
r.scott.miller@sbcglobal.net

Jason Callaway
Public Works Director
275 West Main Street
Santaquin, UT 84655

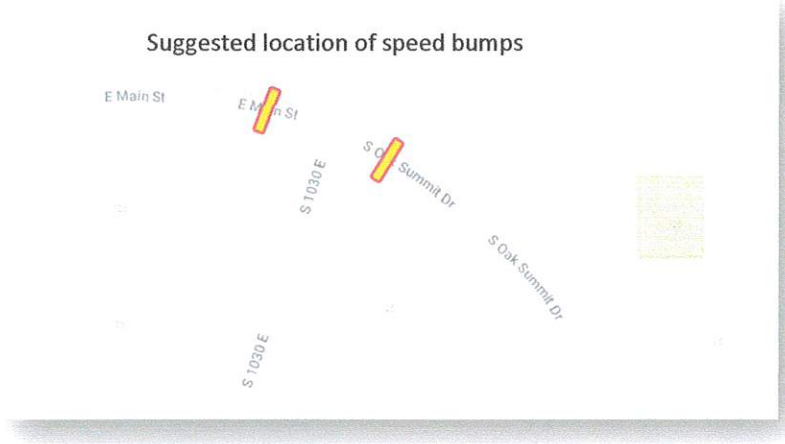
2/16/2023

Mr. Callaway,

I respectfully request that speed bumps be installed where E. Main Street becomes S. Oak Summit Drive, on the east and west sides of S 1030 E. The diagram below is just a suggested placement that could slow traffic up or down the hill.

I live at 25 S Oak Summit Drive (see diagram) and work from home, so I can see the road during the day. Ever since Main Street was connected to our subdivision I've noticed that, unlike before, vehicles can speed through this area. This is of great concern because kids gather to play at this intersection year-round, especially during the summer and after a big snow.

I've procrastinated submitting this petition, but Friday night was the impetus I needed: a young man was coming too fast up Main Street, lost control of his mom's SUV and came onto our property, crashing into our rock retaining wall and a parked car. Fortunately, no one was hurt, and property damage can be repaired. But if nothing is done to restrain drivers from speeding here, I believe it to be just a matter of time before a child is injured or killed.



Please let me know what is decided.

Best regards,

Scott Miller