



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 12, 2022, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETING PARTICIPATION

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Santaquin City Channel <https://bit.ly/2P7ICfQ>

Comments may be submitted to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:

<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

### 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. Vistas West at Summit Ridge Subdivision Preliminary Review**

A preliminary review of a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.

**2. Adcock's Acre Subdivision Final Review**

A final review of a proposed 2-lot subdivision located at approximately 295 North 200 East.

### MEETING MINUTES APPROVAL

**3.** January 25, 2022

**4.** February 8, 2022

**5.** February 22, 2022


**6.** March 22, 2022

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

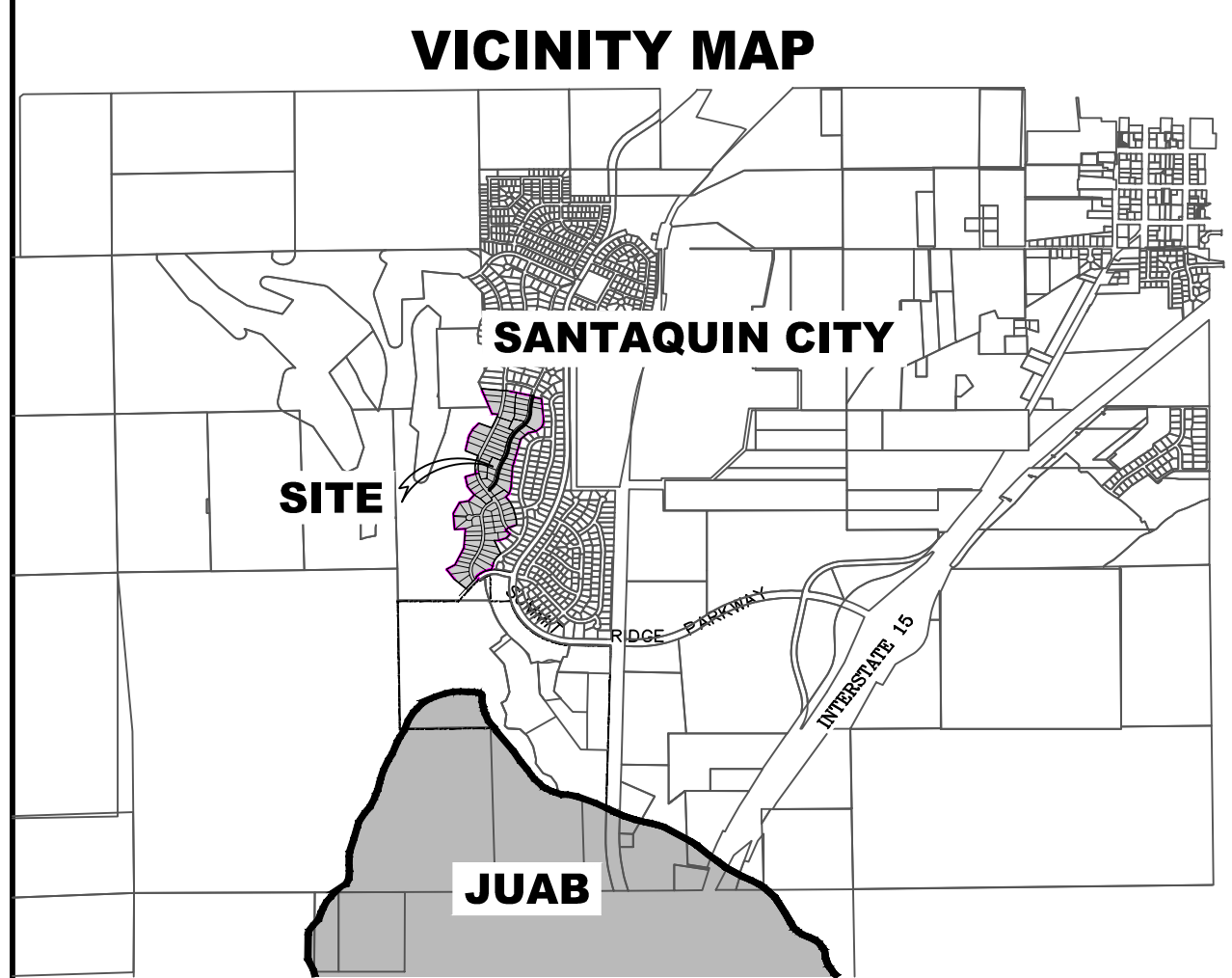
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:

A handwritten signature in black ink, appearing to read "Amalie R Ottley", written over a horizontal line.

Amalie R Ottley, City Recorder

# The Vistas West @ Summit Ridge - PRELIMINARY PLAT - March 22



Santaquin, Utah County, Utah

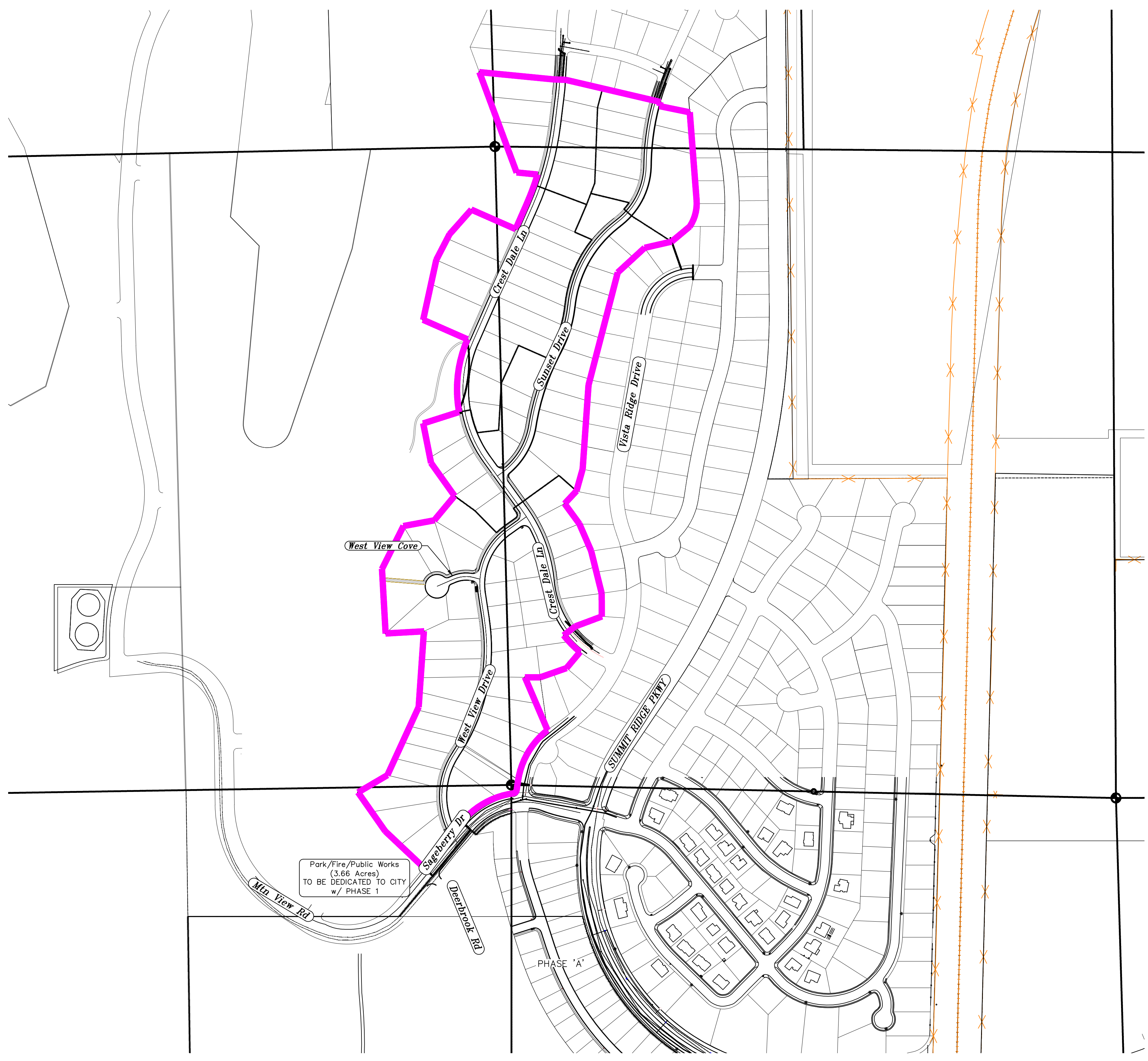
AREA BREAKDOWN	
TOTAL PLAT ACREAGE	48.19 ACRES
TOTAL LOT ACREAGE	40.28 ACRES
TOTAL ROW ACREAGE	6.22 ACRES
TOTAL OPEN SPACE	1.69 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.97 / .40 ac
NUMBER OF LOTS	95 LOTS

**PROJECT DEVELOPER**  
**David Simpson**  
| 801-376-1966 |  
Woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

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

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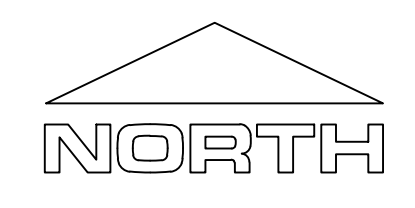
- ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS
- NCBU TO BE LOCATED IN PHASE 1 (3 BOX) AND PHASE 5 (3 BOX)
- PHASES 1, 3 AND 4 TO BE BUILT CONCURRENTLY TO ALLOW FOR PROPER UTILITY LOOPING
- PHASE 2 AND 5 TO BE BUILT CONCURRENTLY AND AFTER PHASE 1, 3 AND 4 FOR PROPER TRAFFIC AND UTILITY LOOPING
- PHASE 3 AND PHASE 4 SEWER AND STORM DRAIN MUST BE CONSTRUCTED AT THE SAME TIME OR PRIOR TO PHASE 1



- 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.
  - 16" 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.
  - ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
  - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
  - ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

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

Park/Fire/Public Works  
(3.66 Acres)  
TO BE DEDICATED TO CITY  
w/ PHASE 1



**THE VISTAS WEST @ SUMMIT RIDGE**  
- PRELIMINARY PLAT -  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
COVER SHEET & NOTES  
SHEET:  
CS-01

### TITLE DESCRIPTION

A PARCEL OF LAND IN THE SOUTHERN PORTION OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE ALONG SAID SECTION LINE SOUTH 89° 05' 23" WEST FOR A DISTANCE OF 200.98 FEET AND SOUTH 157.24 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 39° 29' 43" WEST FOR A DISTANCE OF 245.43 FEET TO A POINT ON A LINE; THENCE NORTH 46° 40' 43" WEST FOR A DISTANCE OF 230.22 FEET TO A POINT ON A LINE; THENCE NORTH 34° 58' 36" WEST FOR A DISTANCE OF 196.81 FEET TO A POINT ON A LINE; THENCE NORTH 59° 34' 28" EAST FOR A DISTANCE OF 141.33 FEET TO A POINT ON A LINE; THENCE NORTH 24° 39' 14" EAST FOR A DISTANCE OF 311.57 FEET TO A POINT ON A LINE; THENCE NORTH 03° 56' 17" EAST FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE; THENCE SOUTH 86° 47' 00" WEST FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE; THENCE NORTH 03° 13' 01" WEST FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE; THENCE NORTH 26° 32' 16" EAST FOR DISTANCE OF 199.53 FEET TO A POINT ON A LINE; THENCE NORTH 79° 31' 09" EAST FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE; THENCE NORTH 39° 45' 10" EAST FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE; THENCE NORTH 35° 29' 00" WEST FOR A DISTANCE OF 168.34 FEET TO A POINT ON A LINE; THENCE NORTH 11° 13' 00" WEST FOR A DISTANCE OF 167.42 FEET TO A POINT ON A LINE; THENCE NORTH 72° 16' 35" EAST FOR A DISTANCE OF 156.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 42' 36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 06° 33' 58" EAST FOR A DISTANCE OF 304.16 FEET TO A POINT ON THE INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 66° 15' 00" WEST FOR A DISTANCE OF 200.87 FEET TO A POINT ON A LINE; THENCE NORTH 12° 19' 23" EAST FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE; THENCE NORTH 27° 19' 22" EAST FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE; THENCE NORTH 41° 38' 48" EAST FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE; THENCE SOUTH 66° 15' 00" EAST FOR A DISTANCE OF 200.80 FEET TO A POINT ON A LINE; THENCE NORTH 22° 47' 50" EAST 199.56 FEET TO A POINT ON A LINE; THENCE NORTH 18° 23' 54" EAST FOR A DISTANCE OF 45.13 FEET TO A POINT ON A LINE; THENCE NORTH 84° 25' 20" WEST FOR A DISTANCE OF 87.88 FEET TO A POINT ON A LINE; THENCE NORTH 20° 21' 00" WEST FOR A DISTANCE OF 444.77 FEET TO A POINT ON A LINE; THENCE SOUTH 84° 25' 20" EAST FOR A DISTANCE OF 310.67 FEET TO A POINT ON A LINE; THENCE SOUTH 87° 58' 56" EAST FOR A DISTANCE OF 49.07 FEET TO A POINT ON A LINE; THENCE SOUTH 76° 51' 00" EAST FOR A DISTANCE OF 405.30 FEET TO A POINT ON A LINE; THENCE SOUTH 11° 34' 14" WEST FOR A DISTANCE OF 17.63 FEET TO A POINT ON A LINE; THENCE SOUTH 78° 25' 46" EAST FOR A DISTANCE OF 127.69 FEET TO A POINT ON A LINE; THENCE SOUTH 04° 26' 00" EAST FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 42' 01", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 14° 25' 00" WEST FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 50° 11' 00" WEST FOR A DISTANCE OF 98.31 FEET TO A POINT ON A LINE; THENCE SOUTH 77° 04' 00" WEST FOR A DISTANCE OF 115.22 FEET TO A POINT ON A LINE; THENCE SOUTH 47° 28' 27" WEST FOR A DISTANCE OF 151.76 FEET TO A POINT ON A LINE; THENCE SOUTH 14° 32' 00" WEST FOR A DISTANCE OF 483.46 FEET TO A POINT ON A LINE; THENCE SOUTH 04° 00' 00" WEST FOR A DISTANCE OF 349.19 FEET TO A POINT ON A LINE; THENCE SOUTH 15° 39' 00" WEST FOR A DISTANCE OF 95.30 FEET TO A POINT ON A LINE; THENCE SOUTH 43° 02' 20" WEST FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE; THENCE SOUTH 36° 14' 25" EAST FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE; THENCE SOUTH 23° 32' 07" EAST FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE; THENCE SOUTH 13° 56' 44" EAST FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE; THENCE SOUTH 00° 19' 24" EAST FOR A DISTANCE OF 95.97 FEET TO A POINT ON A LINE; THENCE SOUTH 69° 30' 14" WEST FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE; THENCE SOUTH 51° 58' 00" WEST FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 55' 18", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 29' 39" EAST FOR DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 39° 56' 39" WEST FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE; THENCE SOUTH 70° 43' 21" WEST FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE; THENCE SOUTH 89° 50' 37" WEST FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE; THENCE SOUTH 23° 07' 06" EAST FOR A DISTANCE OF 238.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 30° 11' 58" WEST FOR A DISTANCE OF 243.53 FEET; THENCE SOUTH 08° 32' 47" WEST FOR A DISTANCE OF 39.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45° 22' 17" WEST FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 43' 19", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60° 51' 25" WEST FOR A DISTANCE OF 247.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 50° 26' 43" EAST A DISTANCE OF 8.55 FEET TO THE POINT OF BEGINNING.

## THE VISTAS WEST AT SUMMIT RIDGE

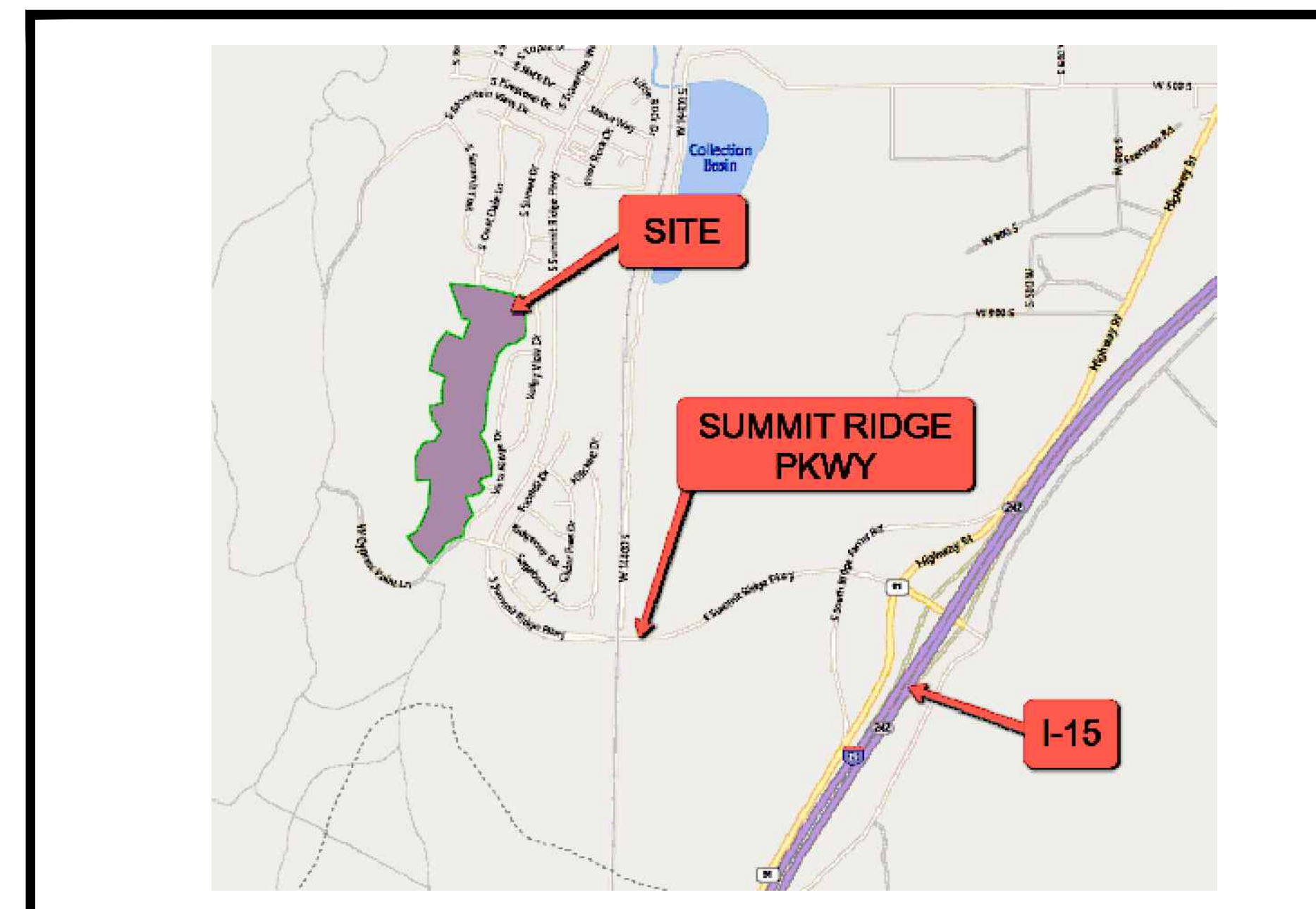
LOCATED IN THE WEST 1/2 OF SECTION 15, NE 1/4 SECTION 16, E 1/2 OF SECTION 9 AND THE W 1/2 OF SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santiquin, Utah County, UT

### ITEMS CORRESPONDING TO SCHEDULE B-II

1-8. GENERAL EXCEPTIONS, NOT PLOTTED

- 9. MECHANICS' AND/OR MATERIALMEN'S LIEN CLAIMS IF EITHER WORK IS STARTED, ANY MATERIAL DELIVERED OR SERVICE RENDERED, PRIOR TO THE RECORDATION OF THE SECURITY INSTRUMENT TO BE INSURED.  
LOSS OF PRIORITY UNDER THIS PROVISION MAY JEOPARDIZE THE COMPANY'S ABILITY TO INSURE UNDER AN ALTA OWNER'S OR LENDERS POLICY.  
THE STATE CONSTRUCTION REGISTRY DISCLOSES THE FOLLOWING PRELIMINARY NOTICE(S): (A) ENTRY NO. 9256871, FILED JANUARY 3, 2022, BY GSH GEOTECHNICAL, INC.. (SURVEYOR NOTES: THIS DOCUMENT CALLS OUT PARCELS 32:015:0035 AND 32:0022:0007. THESE PARCELS LIE TO THE WEST AND SOUTH OF THIS PARCEL, BUT DO NOT INCLUDE IT. DOES NOT AFFECT THIS PARCEL, NOT SHOWN ON PLAT)
- 10. RIGHTS OF WAY IN FAVOR OF UTAH POWER AND LIGHT COMPANY FOR THE SANTAQUIN TINTIC TRANSMISSION LINE, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED, RECORDED ON FEBRUARY 10, 1913, AS ENTRY NO. 821, IN BOOK 137, AT PAGE 79, UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER THE SOUTHERN PORTION OF THIS PROPERTY THAT FALLS IN SECTION 15, SHOWN ON PLAT)
- 11. THE TERMS, CONDITIONS, EFFECTS, AND STIPULATIONS OF A GRANT OF EASEMENT AND AGREEMENT DATED JANUARY 18, 2001, BY AND BETWEEN SOUTH COUNTY DEVELOPMENT, LC AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION. SAID GRANT OF EASEMENT AND AGREEMENT WAS RECORDED ON JANUARY 25, 2001, AS ENTRY NO. 6254:2001 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(A) TERMINATION AND AMENDMENT TO GRANT OF EASEMENT AND AGREEMENT, RECORDED ON SEPTEMBER 4, 2002, AS ENTRY NO. 102768:2002 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS EASEMENT IS LOCATED IN THE SOUTHERLY PORTION OF THIS PROPERTY, SHOWN ON PLAT)
- 12. A TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF SANTAQUIN CITY FOR A NON-EXCLUSIVE AND TEMPORARY RIGHT-OF-WAY AND EASEMENT TO FACILITATE THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN THE SUMMIT RIDGE PLANNED COMMUNITY. SAID TEMPORARY CONSTRUCTION EASEMENT WAS RECORDED ON DECEMBER 5, 2001, AS ENTRY NO. 126549:2001, UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON DECEMBER 24, 2001 AS ENTRY NO. 225902 IN BOOK 430 AT PAGE 892 IN THE JUAB COUNTY RECORDER'S OFFICE) (SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER SECTIONS 9, 10, 15 & 16, NOT SHOWN ON PLAT)
- 13. AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY KNOWN AS ORDINANCE NO. 12-1-2000 WHICH WAS RECORDED ON DECEMBER 26, 2000 AS ENTRY NO. 102458:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(A) FIRST AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 144933:2006 IN THE UTAH COUNTY RECORDER'S OFFICE AND THEN RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 00245622 IN BOOK 0499 AT PAGE 0125 IN THE JUAB COUNTY RECORDER'S OFFICE.  
(B) SECOND AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON APRIL 21, 2020 AS ENTRY NO. 52340:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(C) AGREEMENT OF EXPIRATION OF ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON DECEMBER 18, 2020 AS ENTRY NO. 202292:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: ALL OF PROPERTY INCLUDED IN DESCRIPTION)
- 14. THE RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION OF THE SUBJECT LAND UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.(SURVEYOR NOTES: NOT A SURVEY MATTER)
- 15. MATTERS AS SET FORTH ON THE CERTAIN SURVEY FOR LGI HOMES UTAH, A UTAH LIMITED LIABILITY COMPANY, PRO-TITLE AND ESCROW, INC., AND FIRST AMERICAN TITLE COMPANY, PREPARED BY ROBBIN J. MULLEN, DATED DECEMBER 14, 2021, AS PROJECT NO. UNKNOWN. (SURVEYOR NOTES: THIS SURVEY IS A PORTION OF THAT LARGER SURVEY)
- 16. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
- 17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
- 18. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES, RECORDED ON SEPTEMBER 1, 2006 AS ENTRY NO. 115136:2006 IN THE UTAH COUNTY RECORDER'S OFFICE.  
(A) FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 77782:2019 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 291619 IN BOOK 591 AT PAGE 16 IN THE JUAB COUNTY RECORDER'S OFFICE)  
(B) SECOND AMENDMENT TO RESIDENTIAL DESIGN GUIDELINES FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 132794:2020 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 295982 IN BOOK 600 AT PAGE 1135 IN THE JUAB COUNTY RECORDER'S OFFICE)  
(C) SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 2 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON FEBRUARY 8, 2021 AS ENTRY NO. 23190:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON FEBRUARY 8, 2021 AS ENTRY NO. 298710 IN BOOK 605 AT PAGE 1623 IN THE JUAB COUNTY RECORDER'S OFFICE)  
(D) SECOND SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 3 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 17, 2021 AS ENTRY NO. 161723:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS DOCUMENT INCLUDES ALL OF THIS PROPERTY. THE EASEMENTS ARE NOT DESCRIBED SO CANNOT BE PLOTTED, NOT SHOWN ON PLAT)

19-26. VARIOUS EXCEPTIONS THAT DO NOT HAVE SPECIFIC EASEMENTS TO PLOT. NOT PLOTTABLE, NOT SHOWN.



Vicinity Map

based upon Title Commitment No. 38268-P FROM PRO-TITLE AND ESCROW, INC, bearing an effective date of February 3, 2022, 7:30 am.

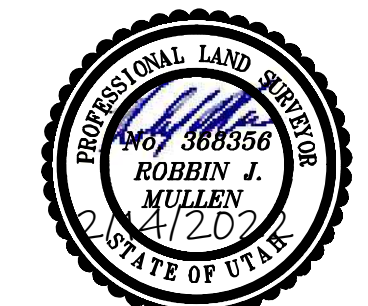
#### Surveyor's Certification

To PRO-TITLE AND ESCROW, INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 14, 2021.

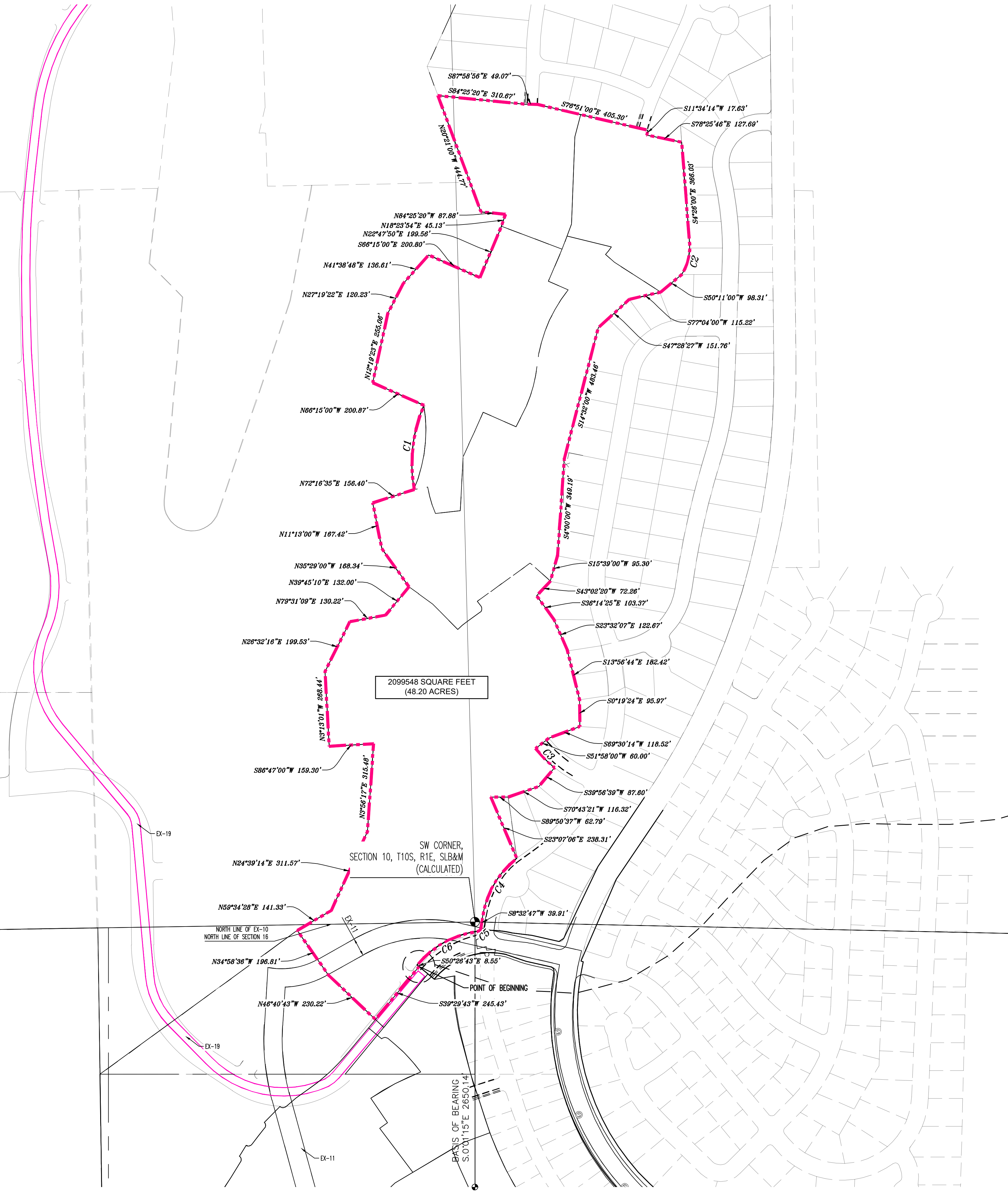
*Robbin J. Mullen*

Surveyor's signature

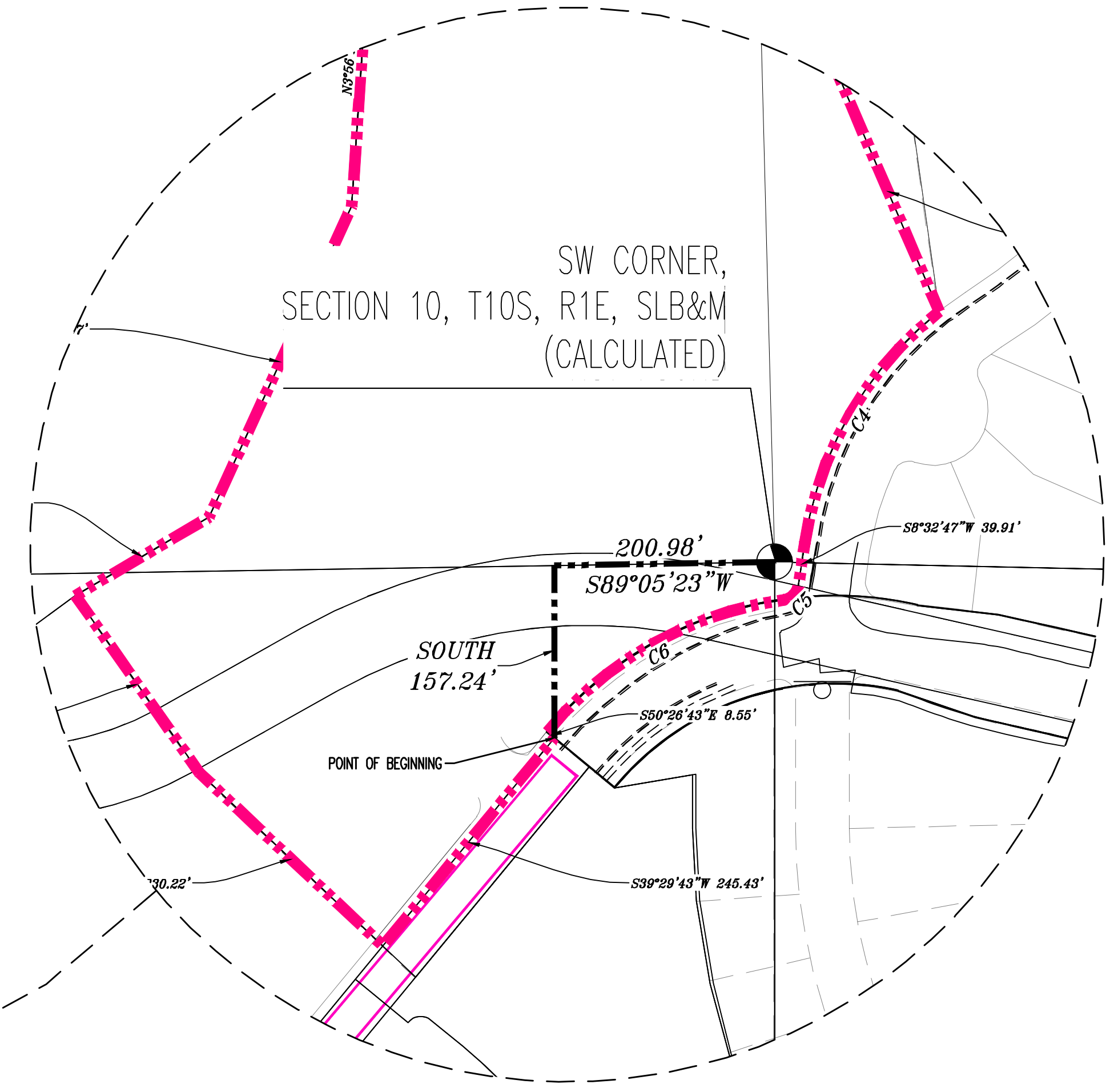
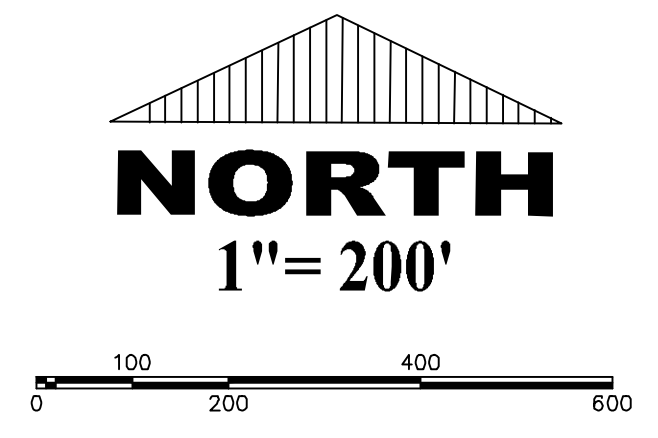


Robbin J. Mullen  
1776 North State St #110  
Orem, UT 84057  
(801) 367-5274

Surveyor License #368356  
Date of last revision: Jan. 06, 2022

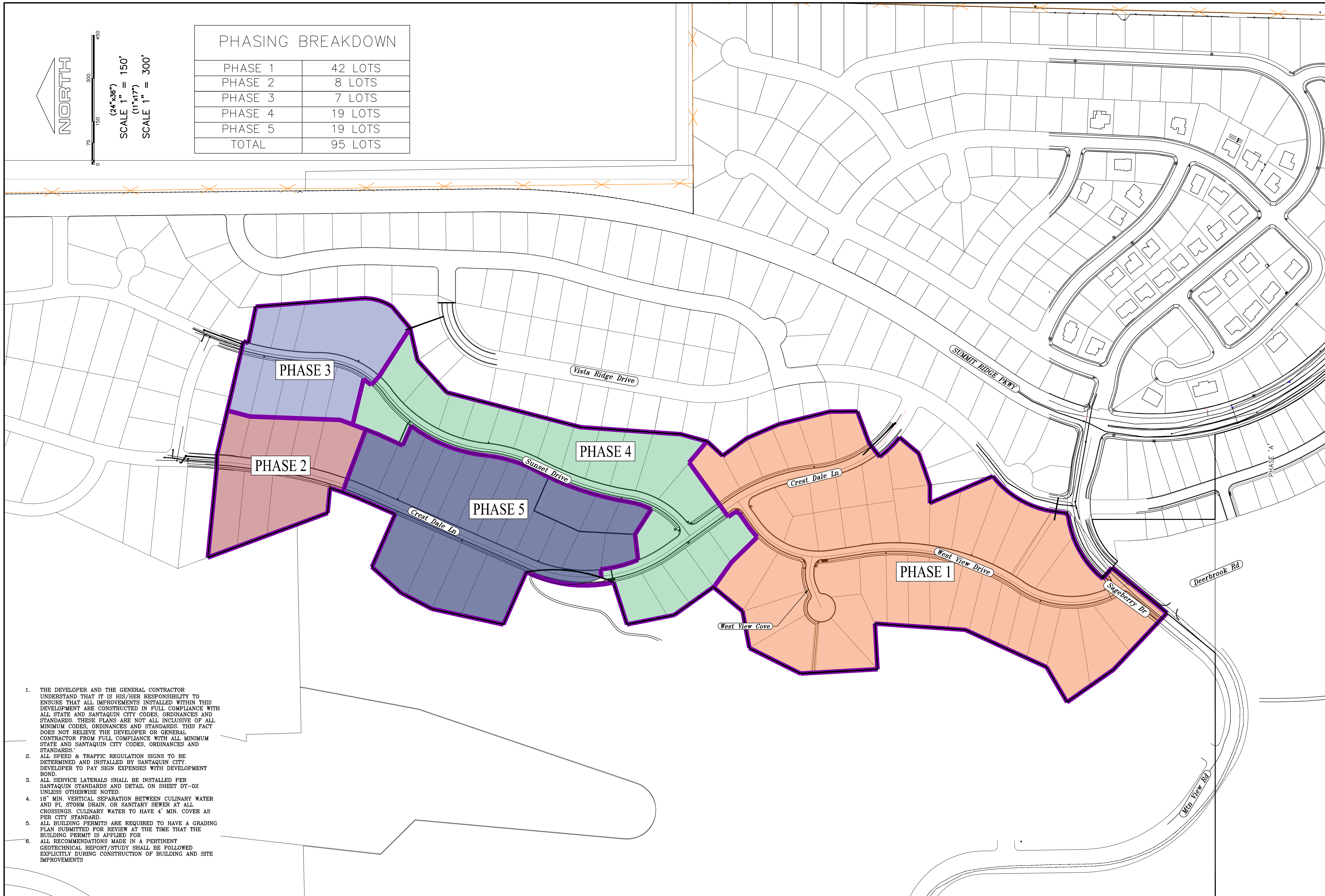


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C2	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"



**Legend of Symbols & Abbreviations**

- FENCE
- IRON PIN SET
- R/W RIGHT OF WAY
- C/L CENTERLINE
- FOUND MONUMENT
- ⊥ SIGN
- (M) MEASURED
- (R) RECORDED
- ⚑ FLAGPOLE
- ♿ ADA PARKING
- REC. RECORDED
- CALC. CALCULATED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ACCESS POINT OF ACCESS
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ TRANSFORMER
- ⊙ ELECTRIC METER
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN (SQUARE)
- ⊙ CATCH BASIN (ROUND)
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT



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

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



**THE VISTAS WEST @ SUMMIT RIDGE PHASE 1**  
 LOCATED IN SW PORTION SECTION 10,  
 TOWNSHIP 6 SOUTH  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
 PROJECT #

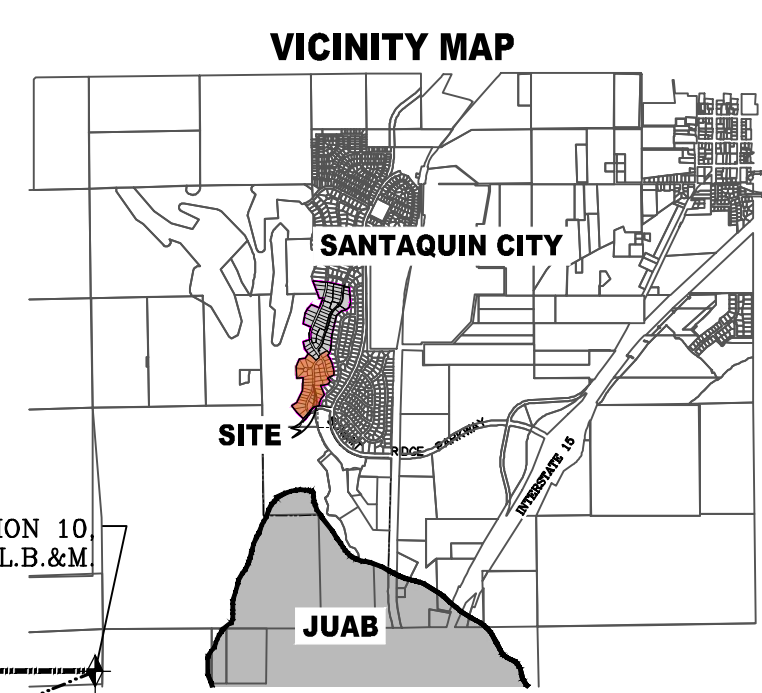
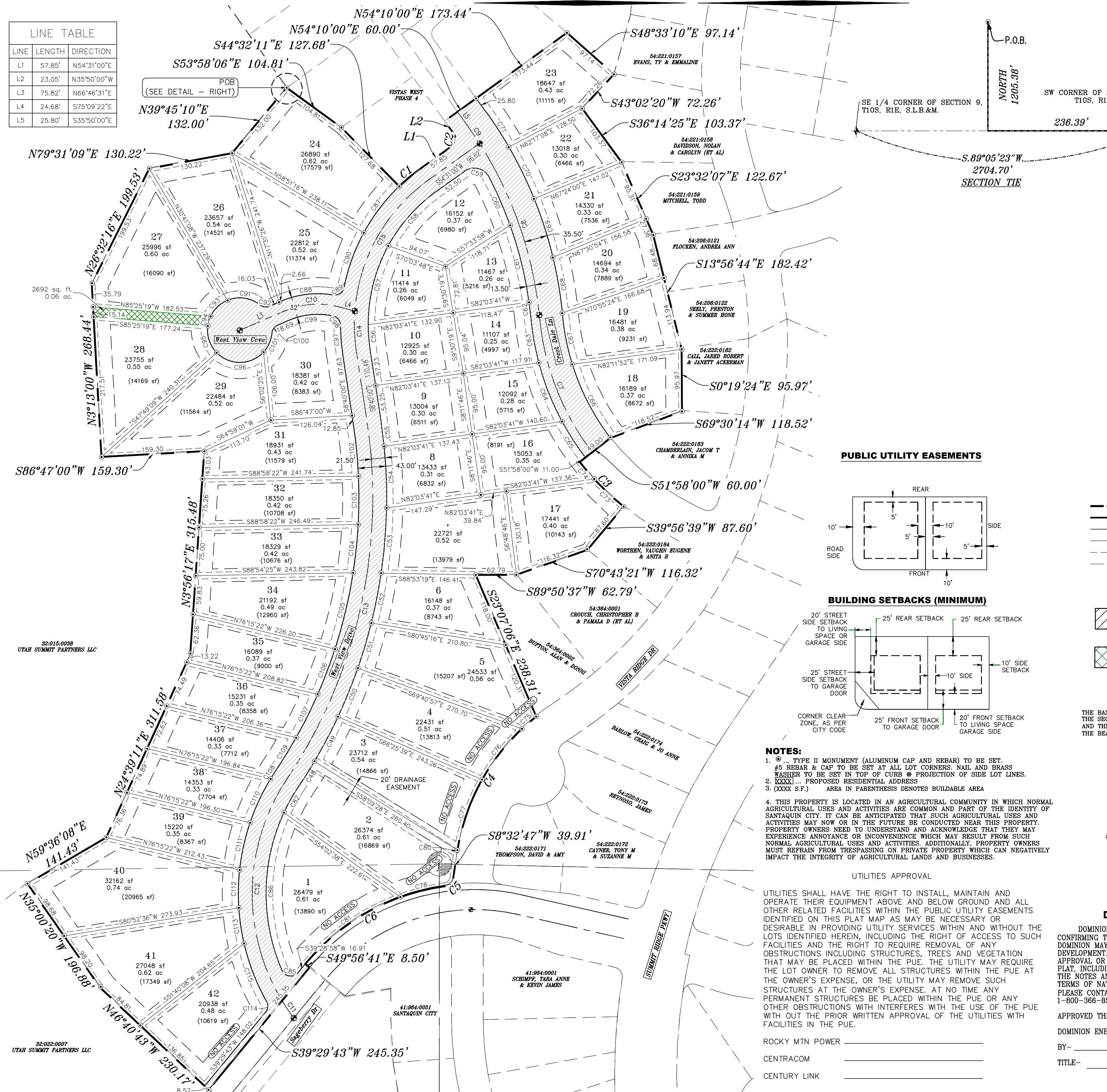
REVISIONS:

1	
2	
3	

SHEET NAME:  
 PHASE PLAN  
 SHEET:  
 PH-01

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

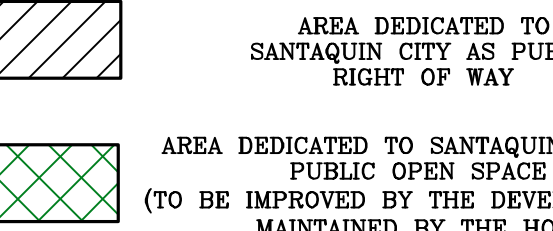
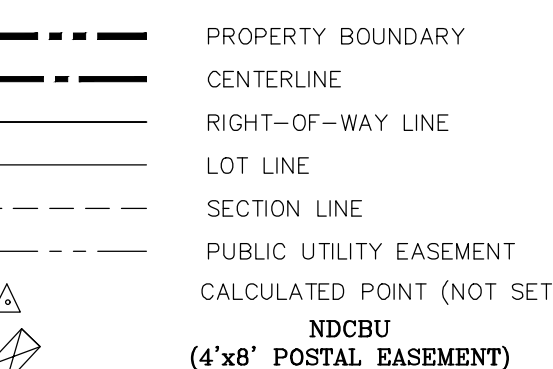
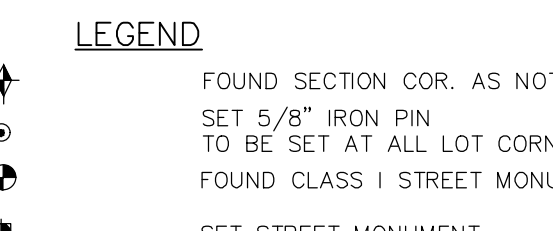
LINE	LENGTH	DIRECTION
L1	57.85'	N54°31'00"E
L2	23.05'	N35°50'00"W
L3	75.82'	N66°46'31"E
L4	24.68'	S75°09'22"E
L5	25.80'	S35°50'00"E



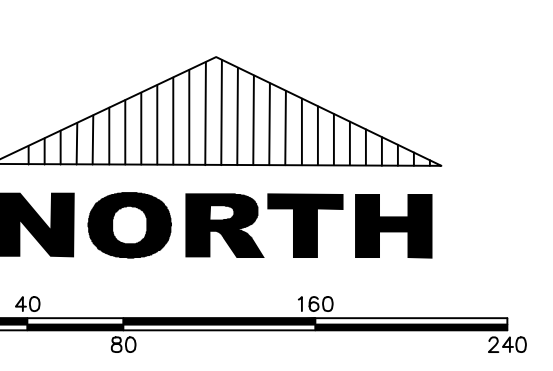
AREA BREAKDOWN	
TOTAL PLAT ACREAGE	20.50 ACRES
TOTAL LOT ACREAGE	18.09 ACRES
TOTAL ROW ACREAGE	2.35 ACRES
TOTAL OPEN SPACE	0.06 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.05 / DU
NUMBER OF LOTS	42 LOTS

**PROJECT DEVELOPER**  
David Simpson  
1 801-376-1966 | Woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

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



THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 19, T10S, R1E, S.L.B.&M. WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DOMINION ENERGY COMPANY  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

**NOTES:**  
1. ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.  
#5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.  
2. XXXXX - PROPOSED RESIDENTIAL ADDRESS  
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BULDABLE AREA  
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

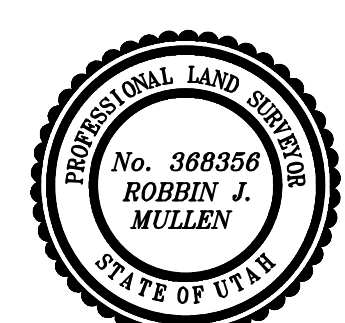
UTILITIES APPROVAL  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT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

### Surveyor's Certificate

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

### Boundary Description

VISTAS WEST - PHASE 1  
BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W, A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
THENCE, S 53° 58' 06" E FOR A DISTANCE OF 104.81 FEET TO A POINT ON A LINE.  
THENCE, S 44° 32' 11" E FOR A DISTANCE OF 127.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS N 50° 19' 24" E FOR A DISTANCE OF 43.36 FEET.  
THENCE, N 54° 31' 00" E FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 09° 20' 30" E FOR A DISTANCE OF 21.28 FEET.  
THENCE, N 35° 50' 00" W FOR A DISTANCE OF 23.05 FEET TO A POINT ON A LINE.  
THENCE, N 54° 10' 00" E FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE.  
THENCE, S 48° 33' 10" E FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE.  
THENCE, S 43° 02' 20" W FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE.  
THENCE, S 36° 14' 25" E FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE.  
THENCE, S 23° 32' 07" E FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE.  
THENCE, S 13° 56' 44" E FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE.  
THENCE, S 00° 19' 24" E FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE.  
THENCE, S 23° 07' 06" E FOR A DISTANCE OF 238.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS S 30° 11' 58" W FOR A DISTANCE OF 243.53 FEET.  
THENCE, S 08° 32' 47" E FOR A DISTANCE OF 39.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 22' 17" W FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 43' 19", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S 60° 51' 25" W FOR A DISTANCE OF 247.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, S 49° 56' 41" E FOR A DISTANCE OF 8.50 FEET TO A POINT ON A LINE.  
THENCE, S 39° 29' 43" W FOR A DISTANCE OF 245.35 FEET TO A POINT ON A LINE.  
THENCE, N 46° 40' 43" W FOR A DISTANCE OF 230.17 FEET TO A POINT ON A LINE.  
THENCE, N 35° 00' 20" W FOR A DISTANCE OF 196.88 FEET TO A POINT ON A LINE.  
THENCE, N 59° 36' 08" E FOR A DISTANCE OF 141.43 FEET TO A POINT ON A LINE.  
THENCE, N 24° 39' 11" E FOR A DISTANCE OF 311.58 FEET TO A POINT ON A LINE.  
THENCE, N 03° 56' 17" E FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE.  
THENCE, S 86° 47' 00" W FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE.  
THENCE, N 03° 13' 00" W FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE.  
THENCE, N 26° 32' 14" W FOR A DISTANCE OF 198.55 FEET TO A POINT ON A LINE.  
THENCE, N 79° 31' 09" E FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE.  
THENCE, N 39° 45' 10" E FOR A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING  
CONTAINING 20.50 ACRES OF LAND AND 42 LOTS



DATE \_\_\_\_\_ SURVEYOR (See Seal Below)

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

### LIMITED COMPANY ACKNOWLEDGEMENT

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

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

ATTEST \_\_\_\_\_  
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

## THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

SCALE: 1" = 80 FEET  
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

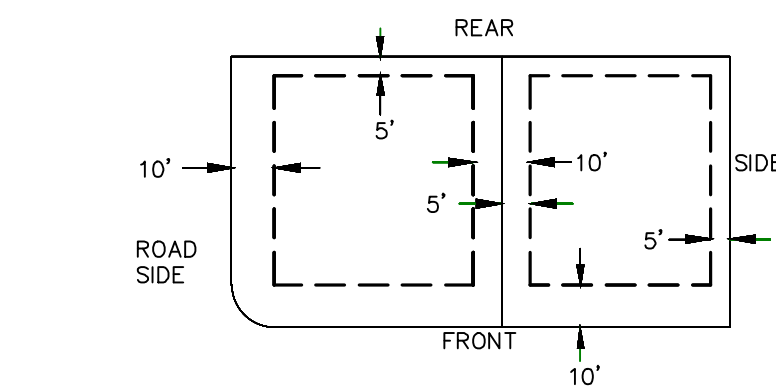
# THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.40'	296.50'	43.36'	N50°19'24"E	8°23'13"
C2	23.65'	15.00'	21.28'	N9°20'30"E	90°21'00"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"
C7	230.85'	405.50'	227.74'	S21°05'05"E	32°37'03"
C8	283.69'	605.07'	281.10'	S19°10'50"E	26°51'47"
C9	34.01'	605.07'	34.00'	S34°13'20"E	31°3'13"
C10	86.37'	130.00'	84.79'	N85°48'34"E	38°04'06"
C11	32.33'	320.00'	32.32'	S34°04'52"E	5°47'21"
C12	363.38'	320.00'	344.17'	S1°20'40"W	65°03'44"
C13	579.15'	780.00'	565.94'	S12°36'16"W	42°32'33"
C14	62.24'	275.00'	62.11'	S21°05'58"E	12°58'06"
C15	241.02'	275.00'	233.38'	S29°24'33"W	50°12'55"
C17	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C18	45.57'	801.50'	45.56'	S32°14'49"W	3°15'27"
C19	78.06'	801.50'	78.03'	S27°49'41"W	5°34'49"
C20	81.28'	801.50'	81.24'	S22°07'58"W	5°48'37"
C21	72.72'	801.50'	72.69'	S16°37'42"W	5°11'54"
C22	79.04'	801.50'	79.00'	S11°12'15"W	5°39'00"
C23	101.17'	801.50'	101.10'	S4°45'48"W	7°13'56"
C24	95.52'	801.50'	95.47'	S2°16'02"E	6°49'43"
C25	41.76'	801.50'	41.76'	S7°10'27"E	2°59'07"
C26	37.89'	253.50'	37.85'	S42°3'08"E	8°33'46"
C27	127.49'	253.50'	126.15'	S14°18'14"W	28°48'56"
C28	114.17'	253.50'	113.21'	S41°36'51"W	25°48'19"
C29	44.43'	26.00'	39.22'	N76°31'46"W	97°54'27"
C30	81.26'	591.69'	81.20'	N23°38'21"W	7°52'09"
C31	122.85'	591.69'	122.63'	N13°45'23"W	11°53'47"

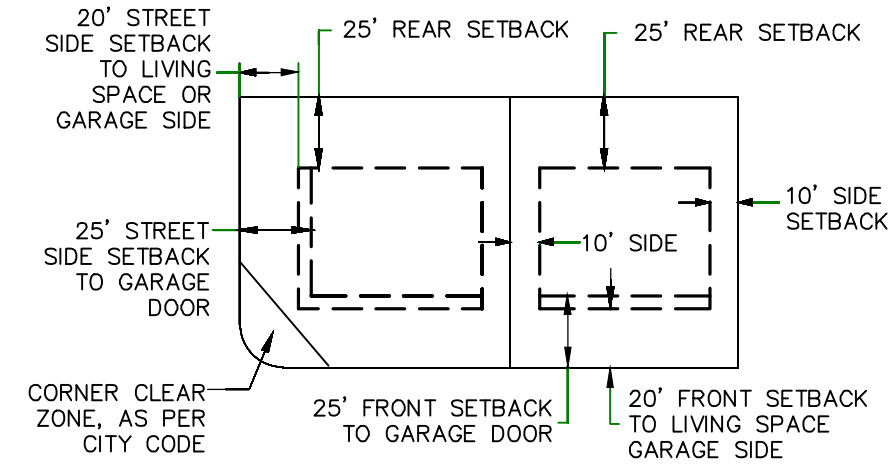
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C33	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C34	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C35	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C36	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"
C37	80.99'	370.00'	80.83'	S11°02'49"E	12°32'31"
C38	87.43'	640.50'	87.36'	S9°36'11"E	7°49'15"
C39	95.41'	640.50'	95.32'	S17°46'51"E	8°32'05"
C40	89.23'	640.50'	89.16'	S26°02'22"E	7°58'56"
C41	64.87'	640.50'	64.84'	S32°55'55"E	5°48'10"
C42	62.39'	430.00'	62.34'	S46°47'54"E	8°18'48"
C43	34.58'	430.00'	34.57'	S40°20'15"E	4°36'30"
C44	29.35'	330.00'	29.34'	S49°18'17"W	5°05'46"
C45	100.15'	330.00'	99.76'	S38°03'46"W	17°23'16"
C46	116.19'	330.00'	115.59'	S19°16'55"W	20°10'26"
C47	71.20'	340.00'	71.07'	S76°13'08"W	11°59'53"
C48	3.74'	330.00'	3.74'	S8°52'15"W	0°38'55"
C49	182.32'	340.00'	180.14'	S54°51'28"W	30°43'26"
C50	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C51	30.67'	15.00'	25.60'	N81°55'50"W	11°708'54"
C52	251.23'	298.50'	243.88'	N0°45'17"E	48°13'21"
C53	90.90'	296.50'	90.54'	S37°20'50"W	17°33'54"
C54	82.65'	146.00'	81.55'	S82°59'31"W	32°26'00"
C55	23.05'	15.00'	20.85'	S55°10'37"W	88°03'48"
C56	90.14'	296.50'	89.80'	S19°51'19"W	17°25'10"
C57	52.71'	50.00'	50.30'	N81°54'37"W	60°24'08"
C58	16.10'	15.00'	15.34'	N82°28'01"W	61°30'55"
C59	36.94'	50.00'	36.10'	S46°43'30"W	42°19'38"
C60	15.40'	50.00'	15.34'	S16°44'06"W	17°39'10"
C61	45.36'	50.00'	43.82'	S18°04'55"E	51°58'52"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C62	81.63'	50.00'	72.86'	N89°09'26"E	93°32'26"
C63	43.20'	296.50'	43.16'	S4°29'34"E	8°20'54"
C64	20.44'	15.00'	18.90'	S39°21'46"E	78°05'19"
C65	69.28'	114.00'	68.21'	N84°11'03"E	34°49'03"
C66	16.10'	15.00'	15.34'	N36°01'04"E	61°30'55"
C67	32.40'	50.00'	31.84'	N23°49'25"E	37°07'37"
C68	81.47'	758.50'	81.43'	S5°35'23"E	6°09'15"
C69	75.03'	758.50'	75.00'	S0°19'17"W	5°40'04"
C70	75.03'	758.50'	75.00'	S5°59'20"W	5°40'04"
C71	121.52'	758.50'	121.39'	S13°24'45"W	9°10'46"
C72	75.03'	758.50'	75.00'	S20°50'10"W	5°40'04"
C73	75.03'	758.50'	75.00'	S26°30'14"W	5°40'04"
C74	14.94'	341.50'	14.94'	S32°37'19"W	2°30'26"
C75	60.07'	758.50'	60.06'	S31°36'24"W	4°32'17"
C76	75.15'	341.50'	75.00'	S25°03'50"W	12°36'31"
C77	75.15'	341.50'	75.00'	S12°27'19"W	12°36'31"
C78	58.57'	341.50'	58.50'	S11°41'15"W	9°49'38"
C79	55.78'	341.50'	55.72'	S8°21'20"E	9°21'32"
C80	17.99'	15.00'	16.93'	S5°08'01"W	68°43'23"
C81	96.52'	341.50'	96.20'	S21°07'55"E	16°11'37"

### PUBLIC UTILITY EASEMENTS



### BUILDING SETBACKS (MINIMUM)



## THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

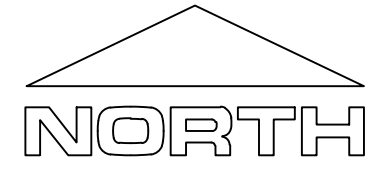
CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL



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.
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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)
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- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (3 RAIL) FENCING ALONG OPEN SPACE TO BE PLACED AT PROPERTY LINE



0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

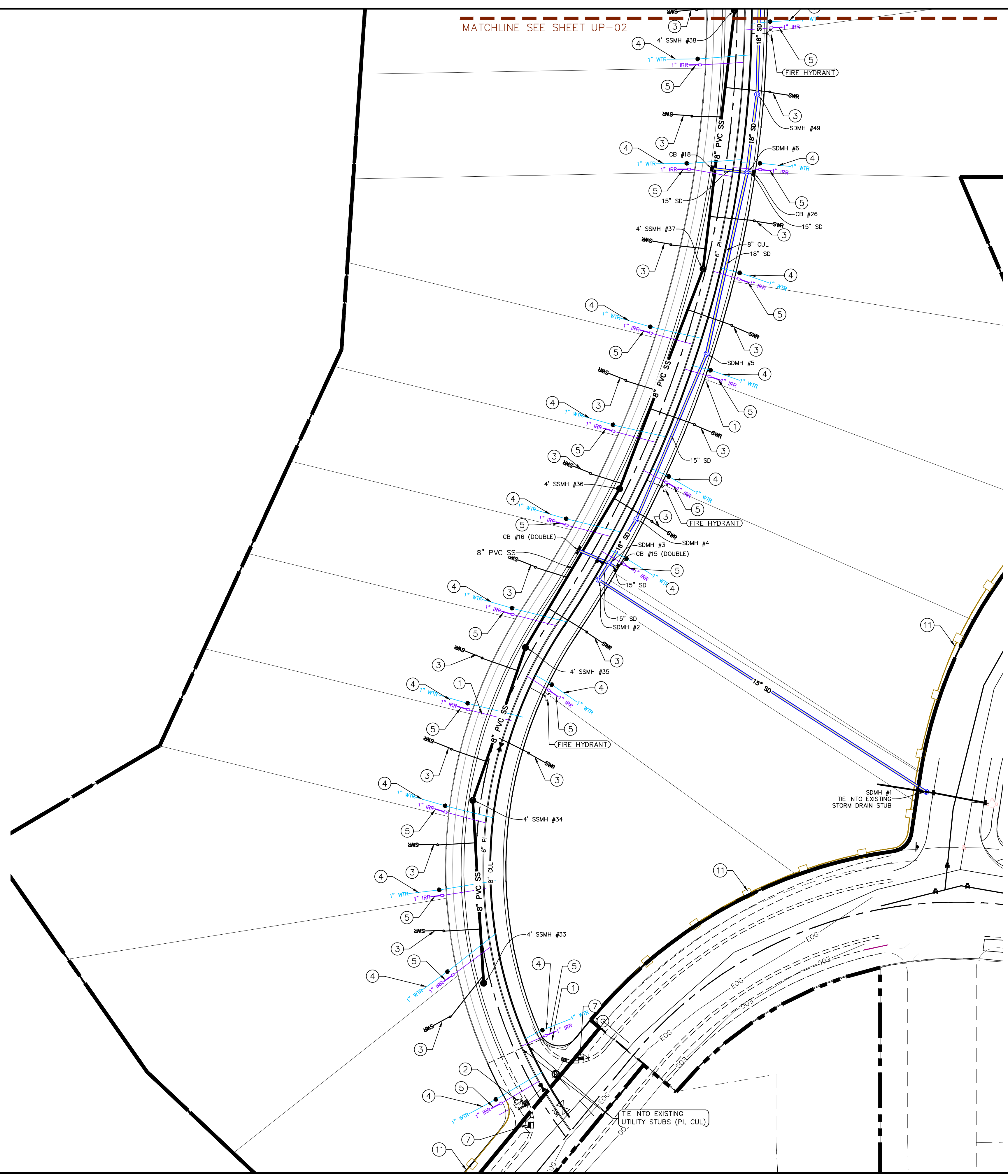
**LEGEND**

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

**NOTES TO CONTRACTOR:**

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



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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

PROJECT #

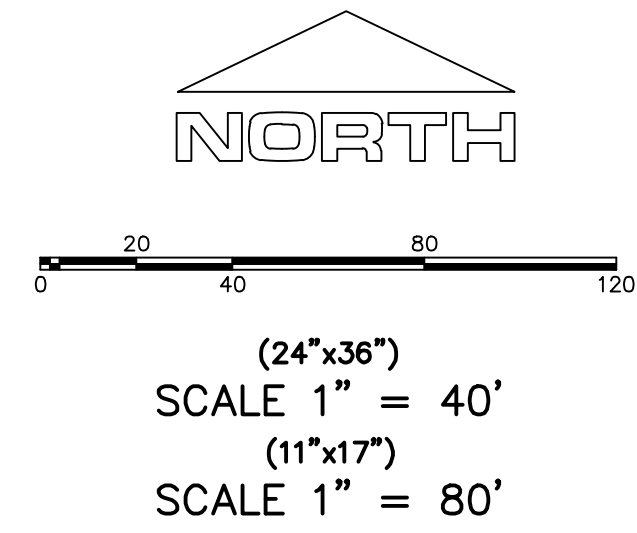
REVISIONS:

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SHEET NAME:  
UTILITY PLANS

SHEET:  
UP-01

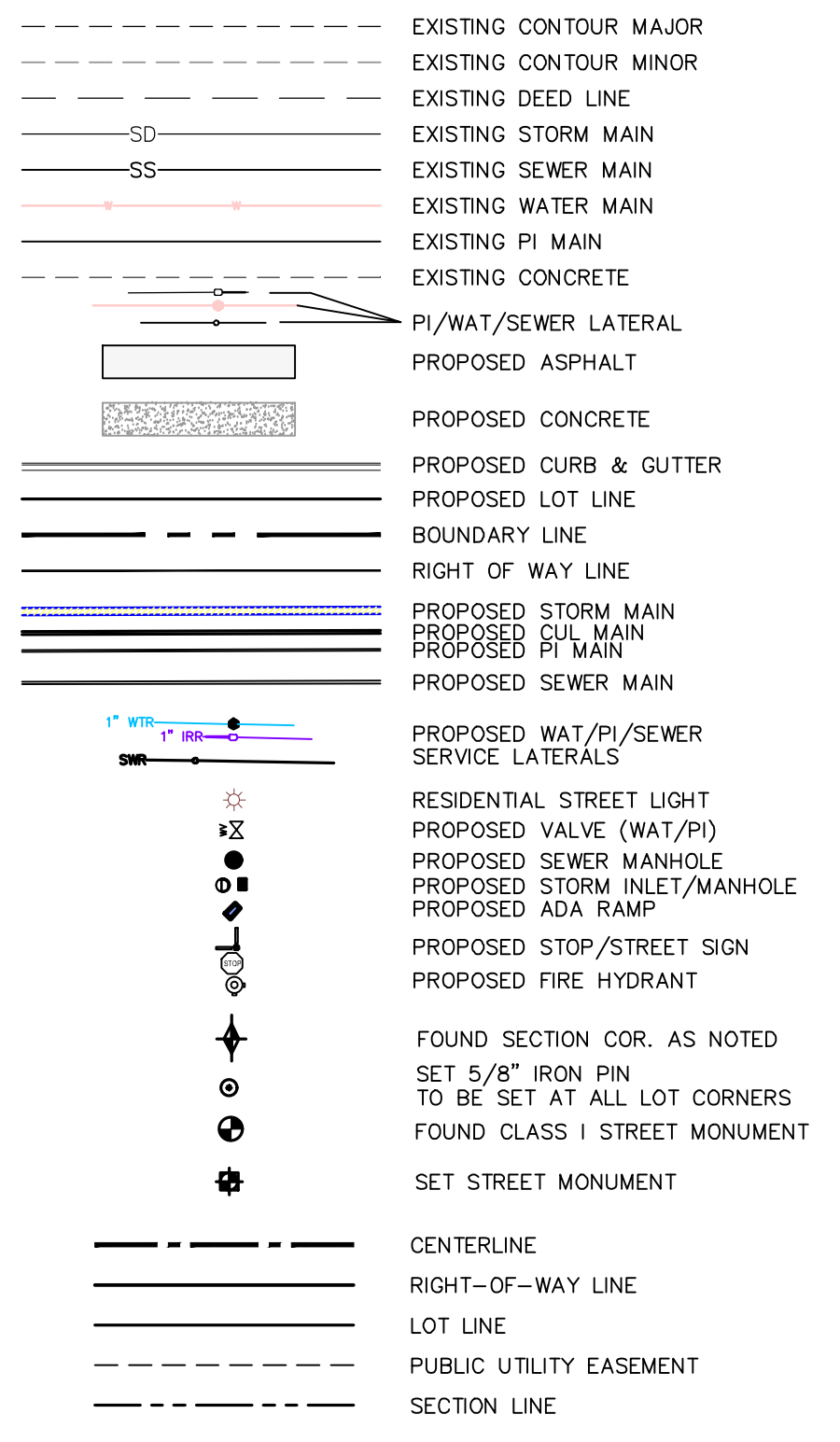
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- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 6' CONCRETE TRAIL
- 11 SPLIT RAIL (3 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE
- 12 6' TAN VINYL FENCE (DROP 3' @ SETBACK LINES) ALONG ADJOINING PRIVATE PROPERTY ADJOINING PROPERTY OWNERS TO OWN/MAINTAIN FENCE -- FENCE TO BE INSTALLED FULLY ON LOT OWNER PROPERTY (OFFSET FROM PROPERTY LINE 12") - SEE SHEET DT-01

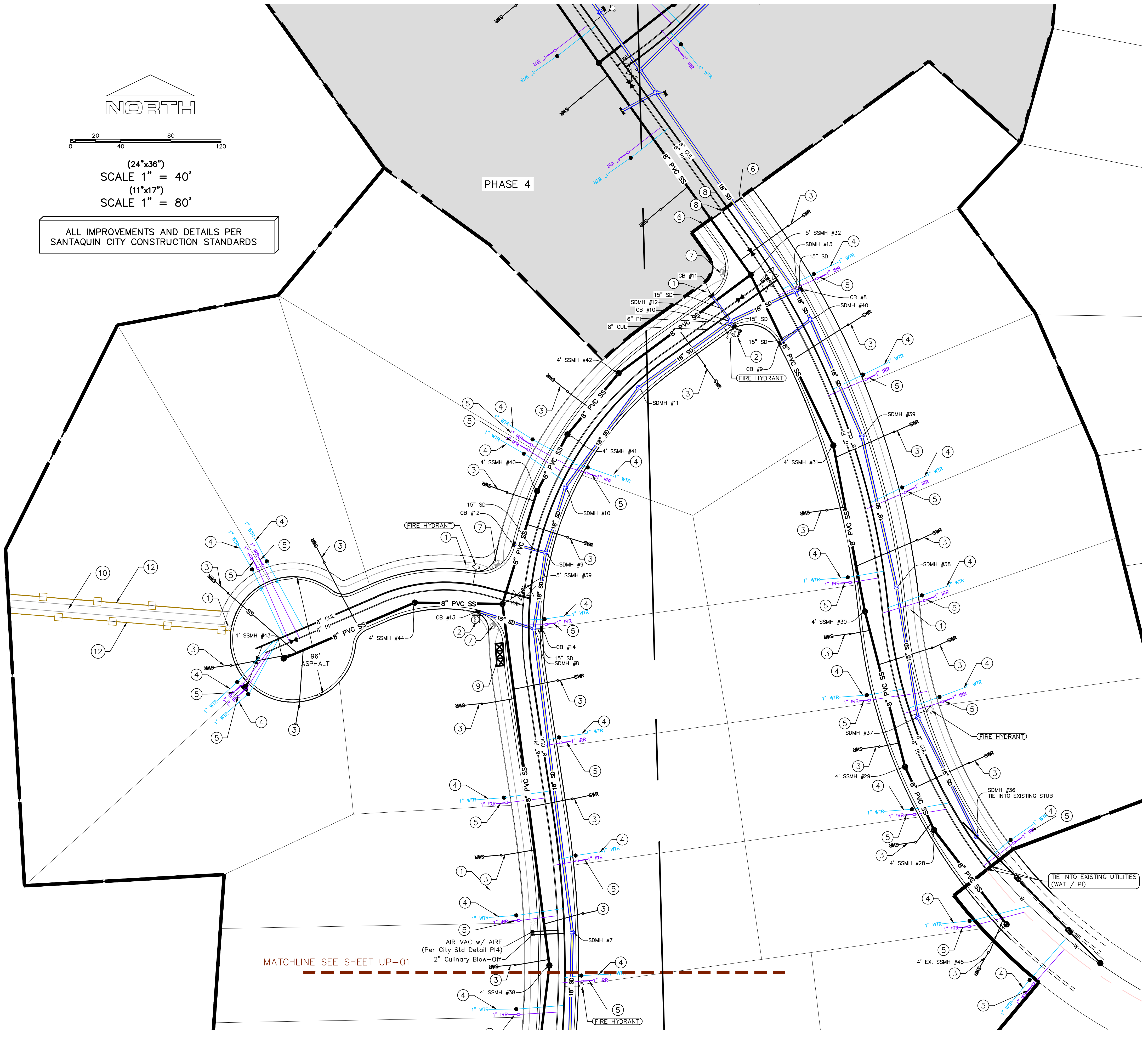
**LEGEND**



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MATCHLINE SEE SHEET UP-01

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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

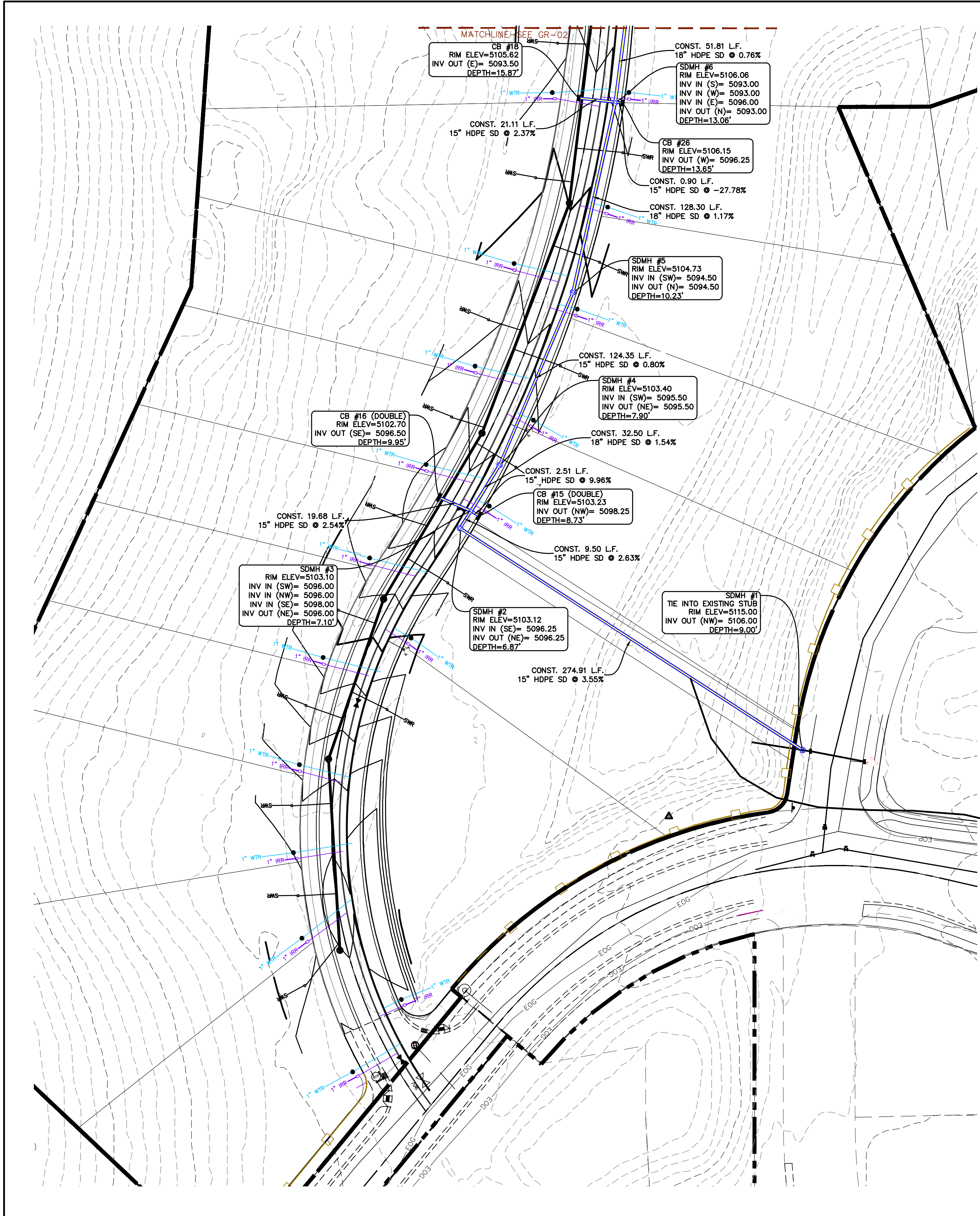
DATE: 3.25.2022

PROJECT #

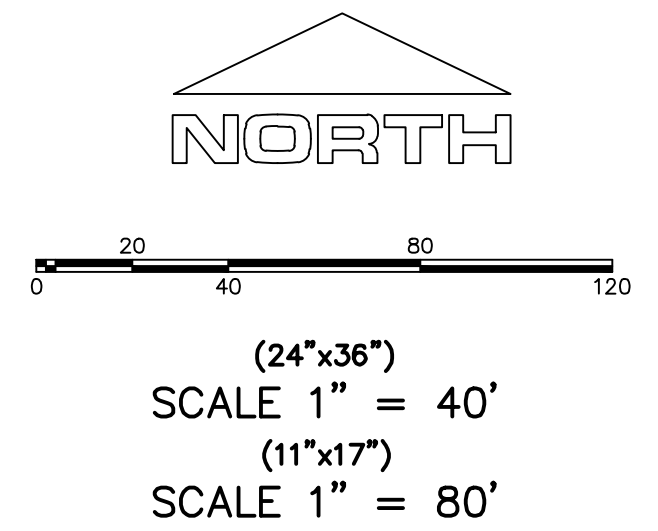
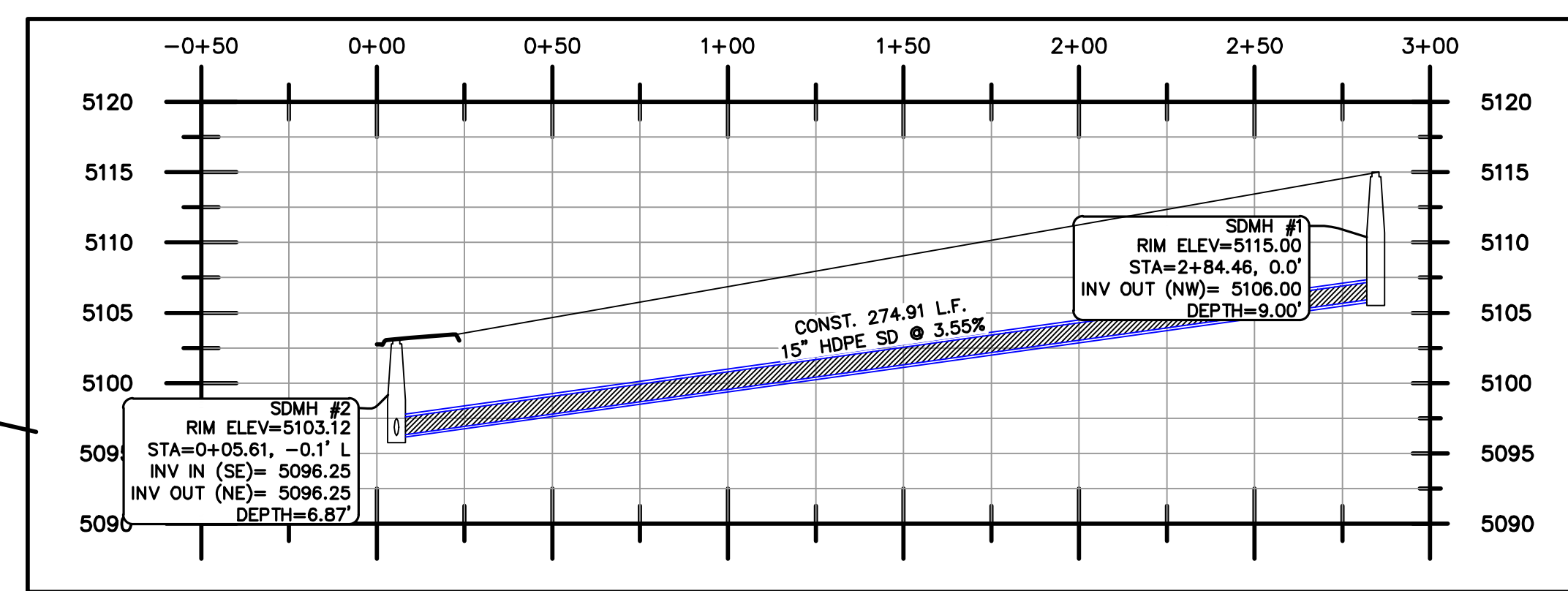
REVISIONS:

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3	

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-02



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**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

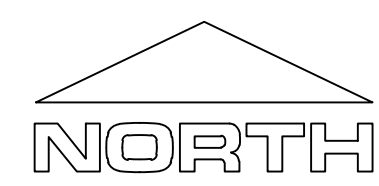
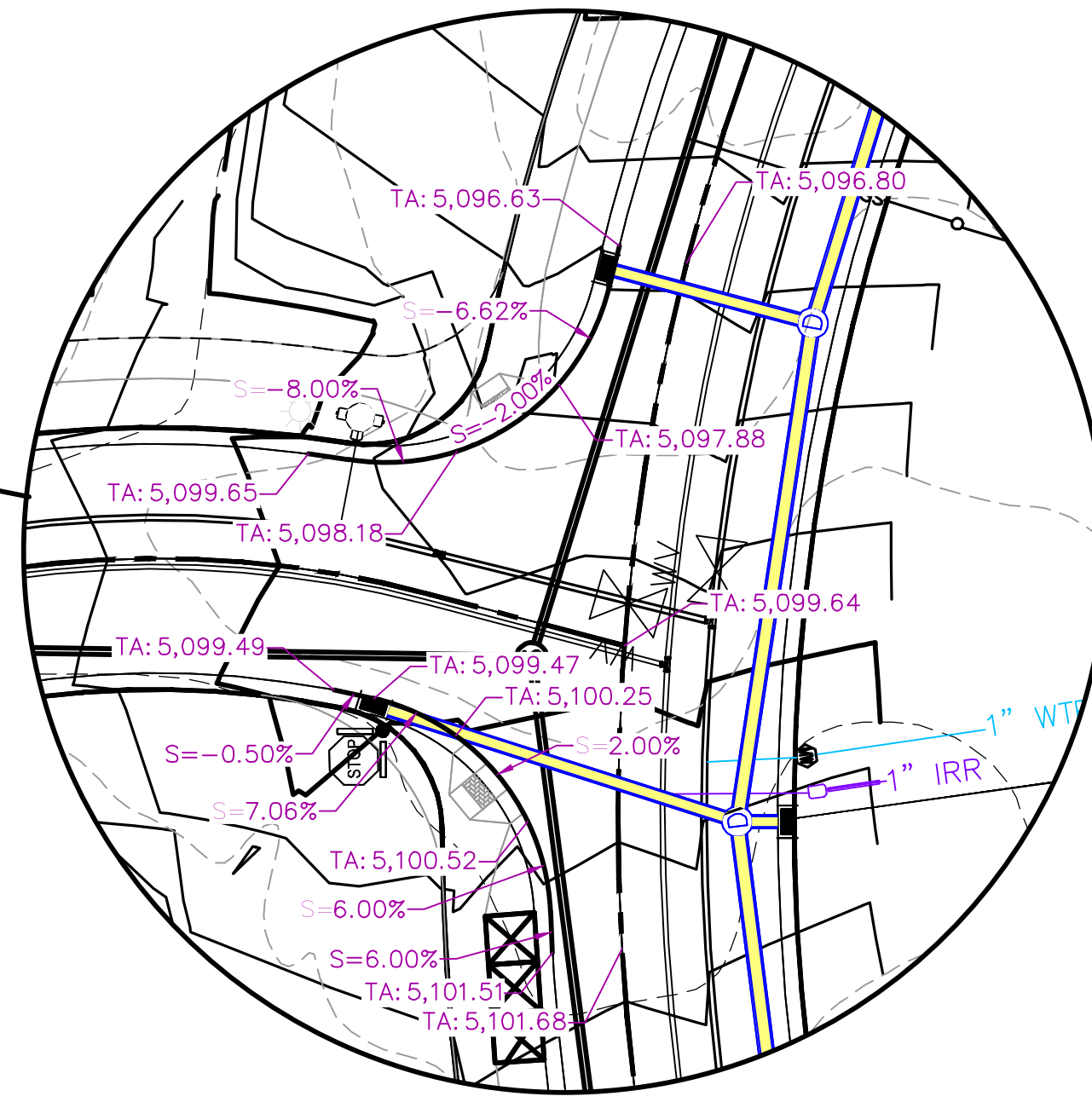
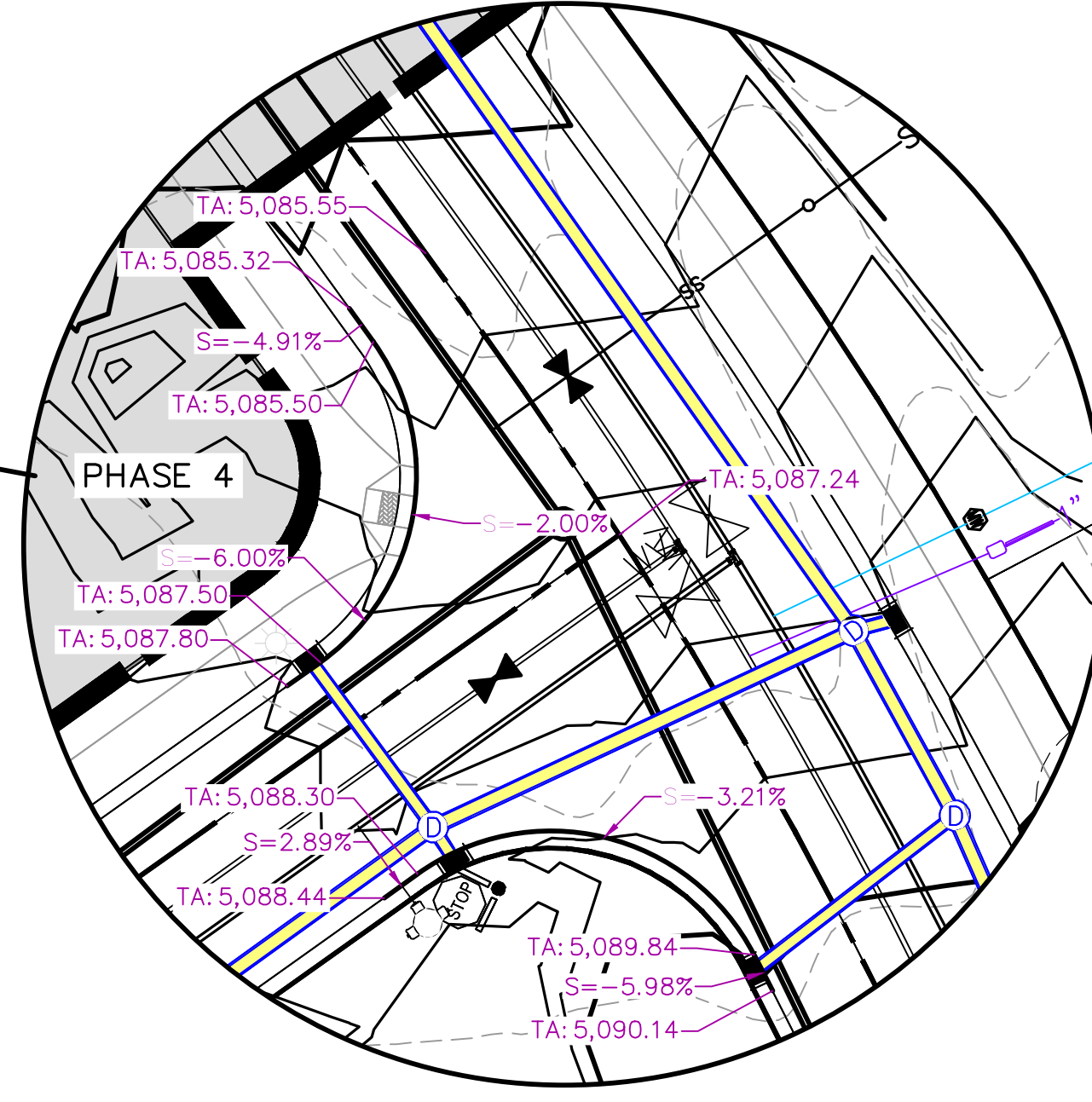
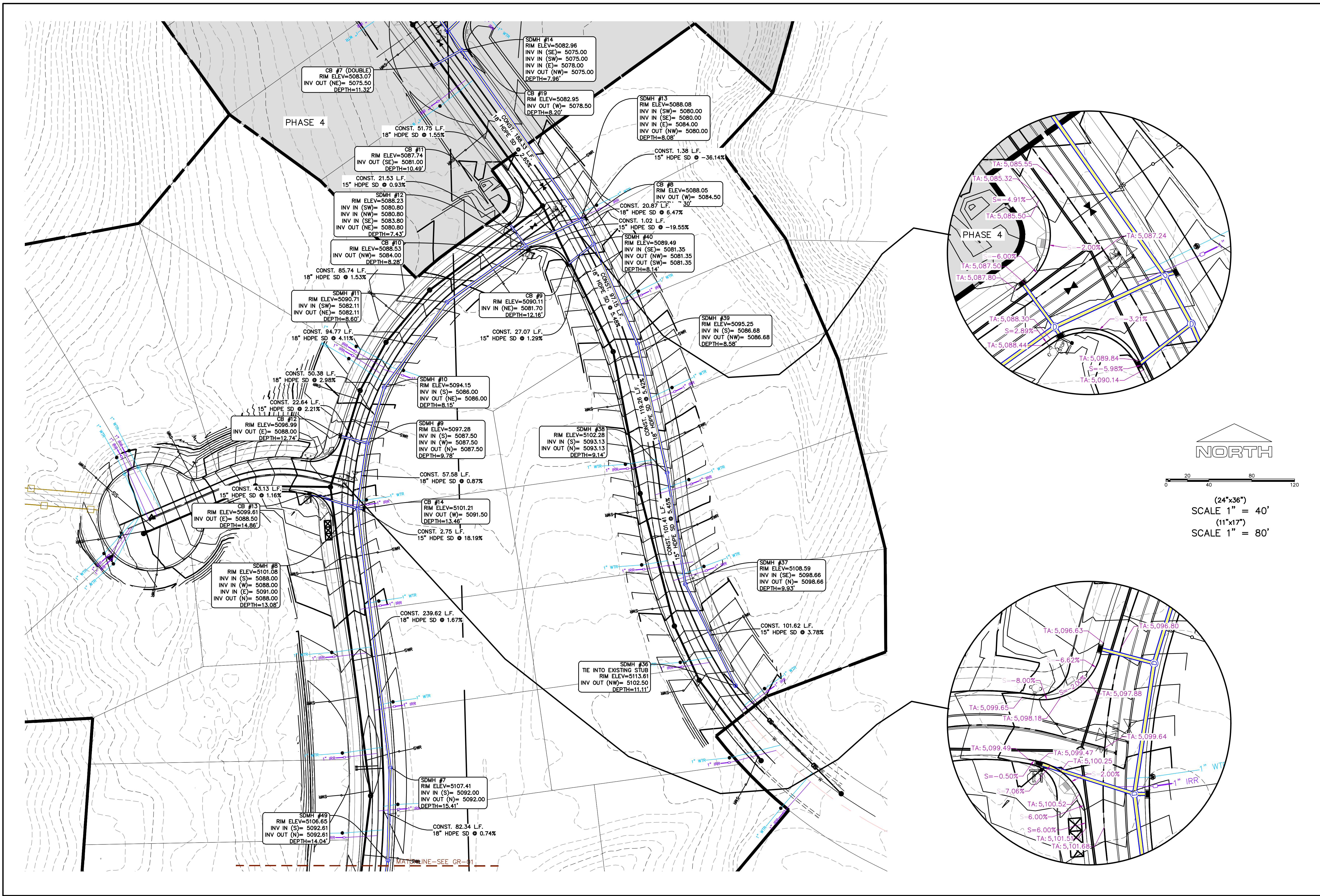
DATE: 3.25.2022

PROJECT #

REVISIONS:

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SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**





0 20 40 80 120  
 (24"x36")  
 SCALE 1" = 40'  
 (11"x17")  
 SCALE 1" = 80'

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 & Surveying

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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**

LOCATED IN SW PORTION SECTION 10,  
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DATE: 3.25.2022

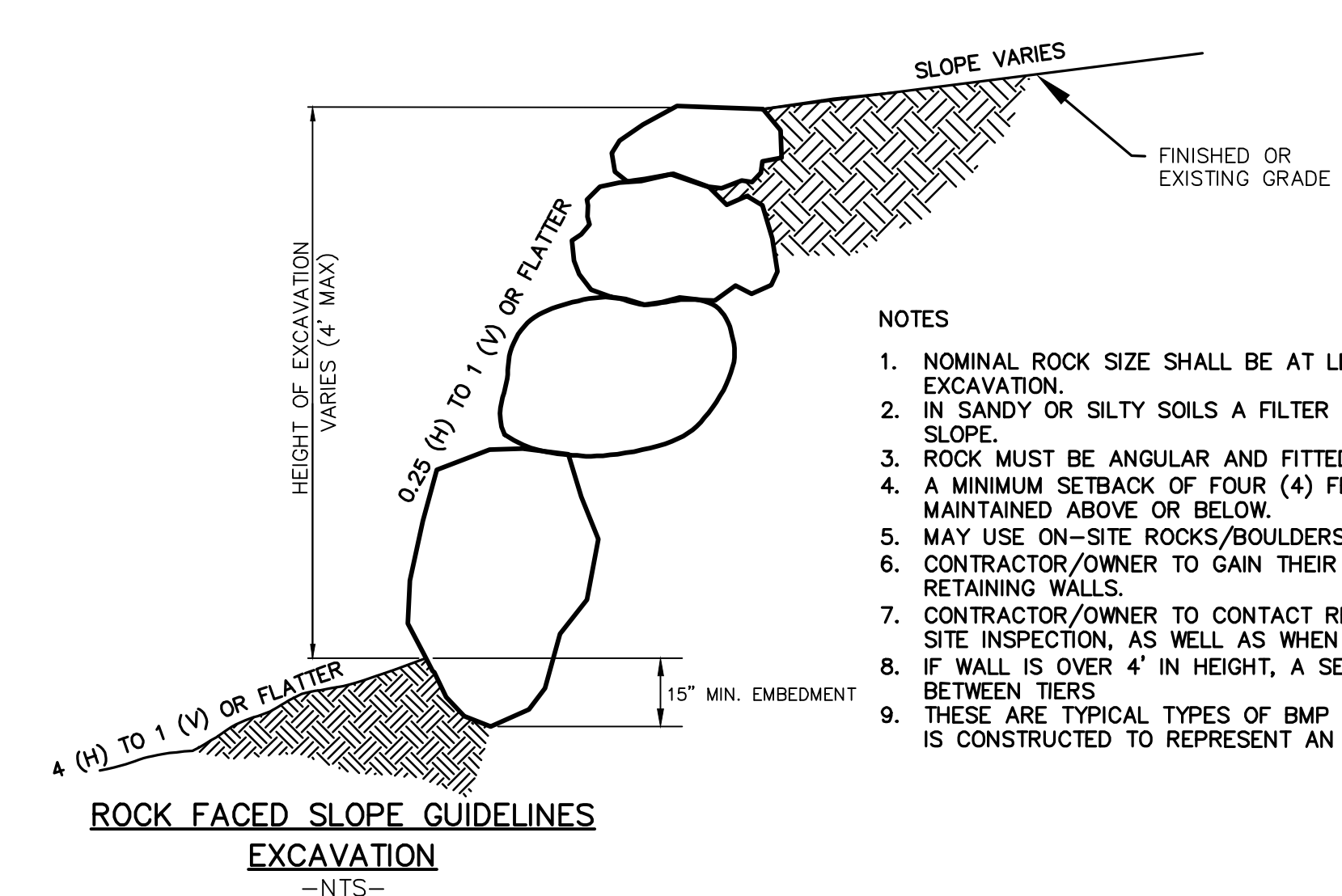
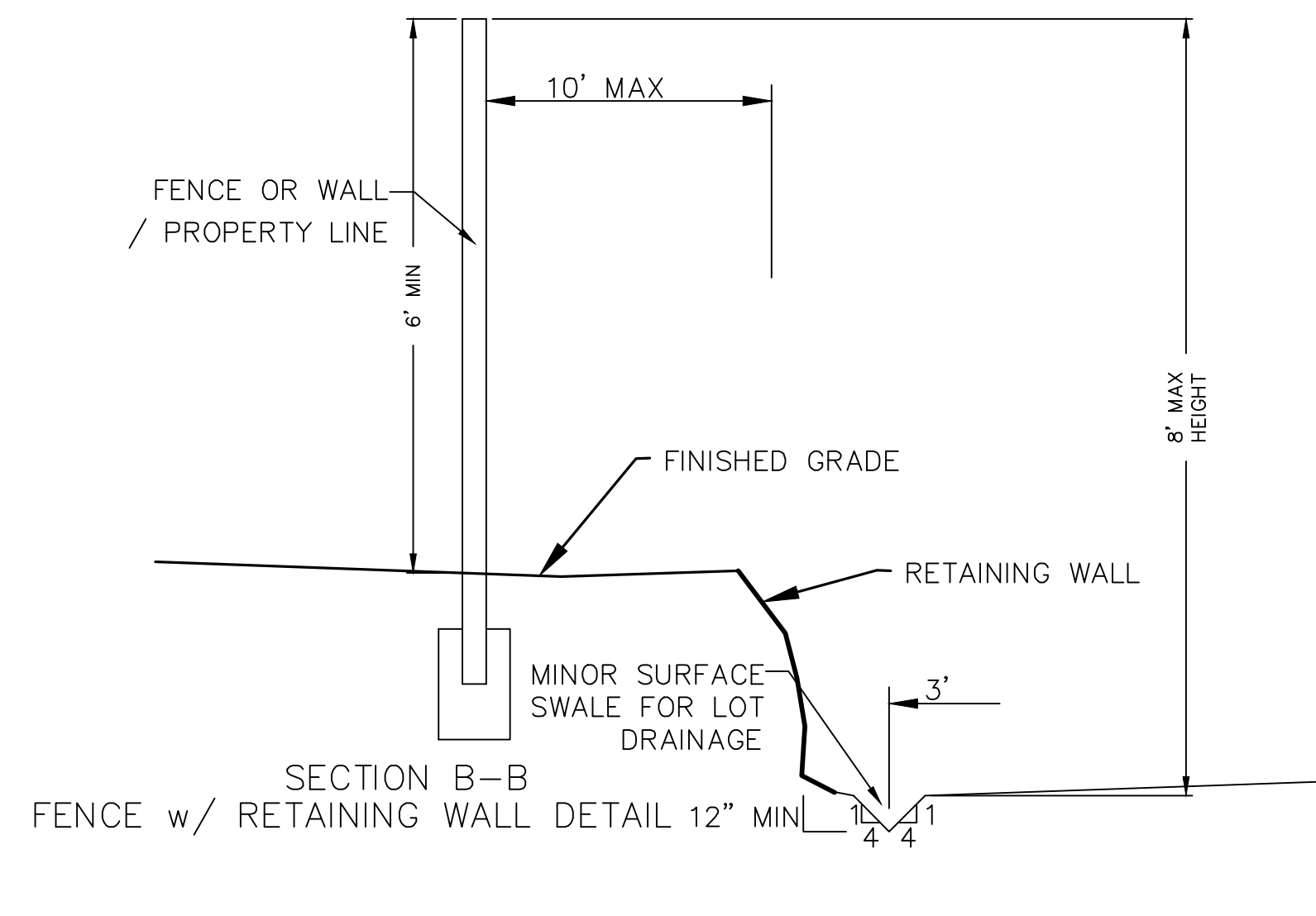
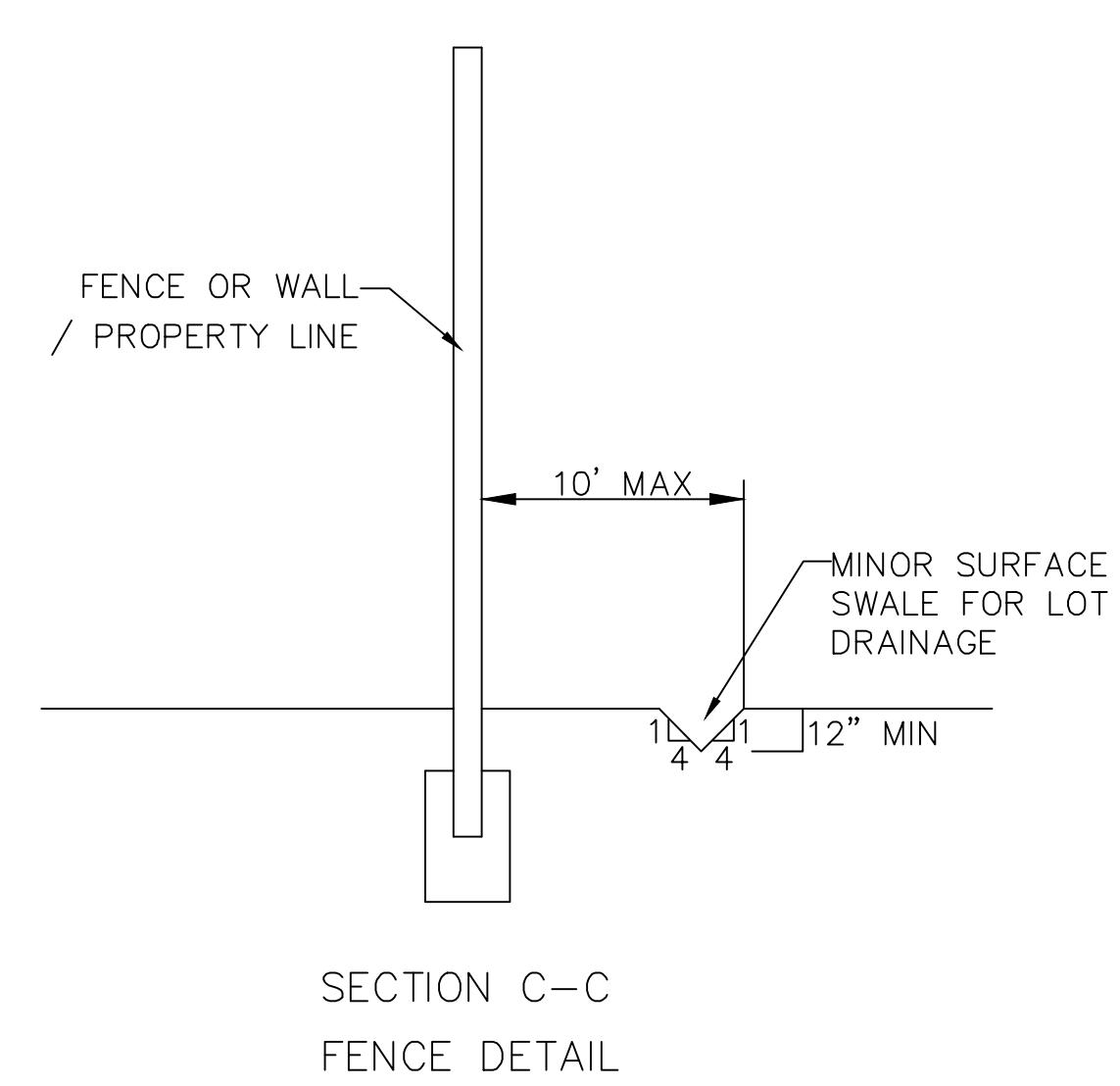
PROJECT #

REVISIONS:

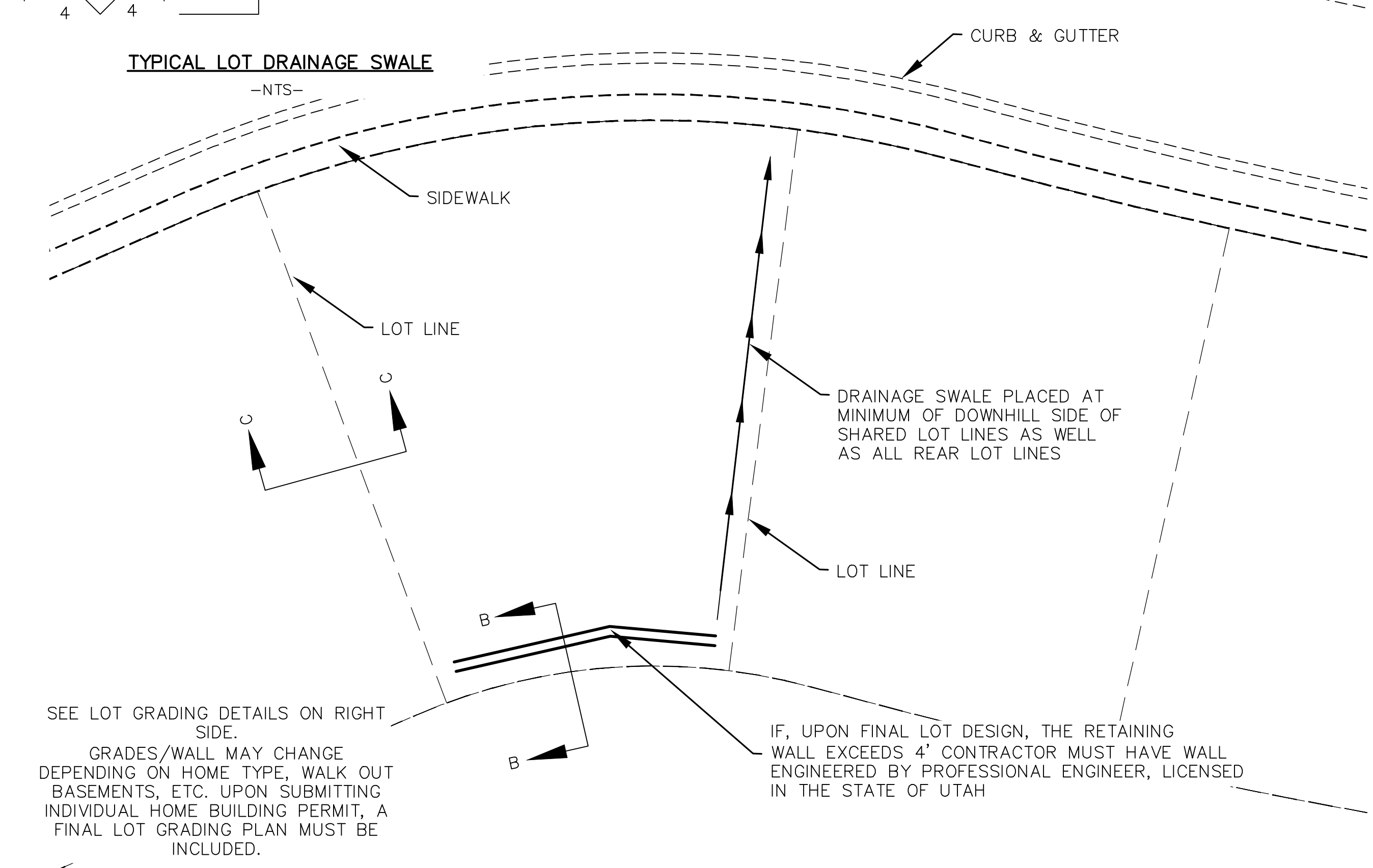
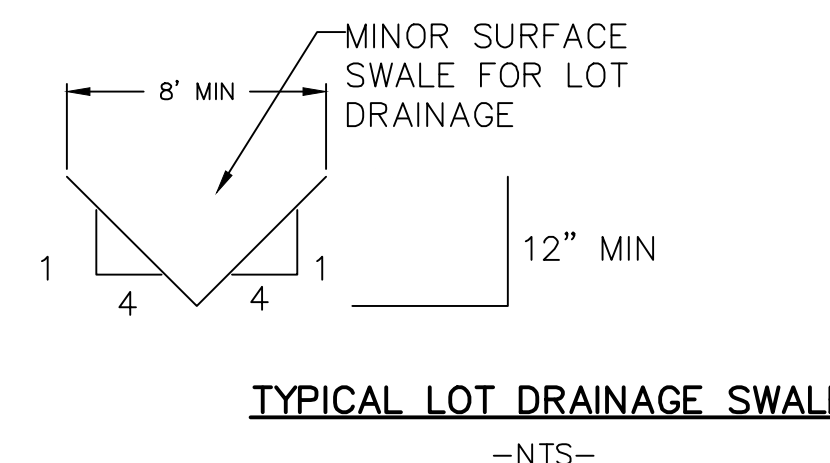
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SHEET NAME:  
 GRADING PLANS

SHEET:  
**GR-02**



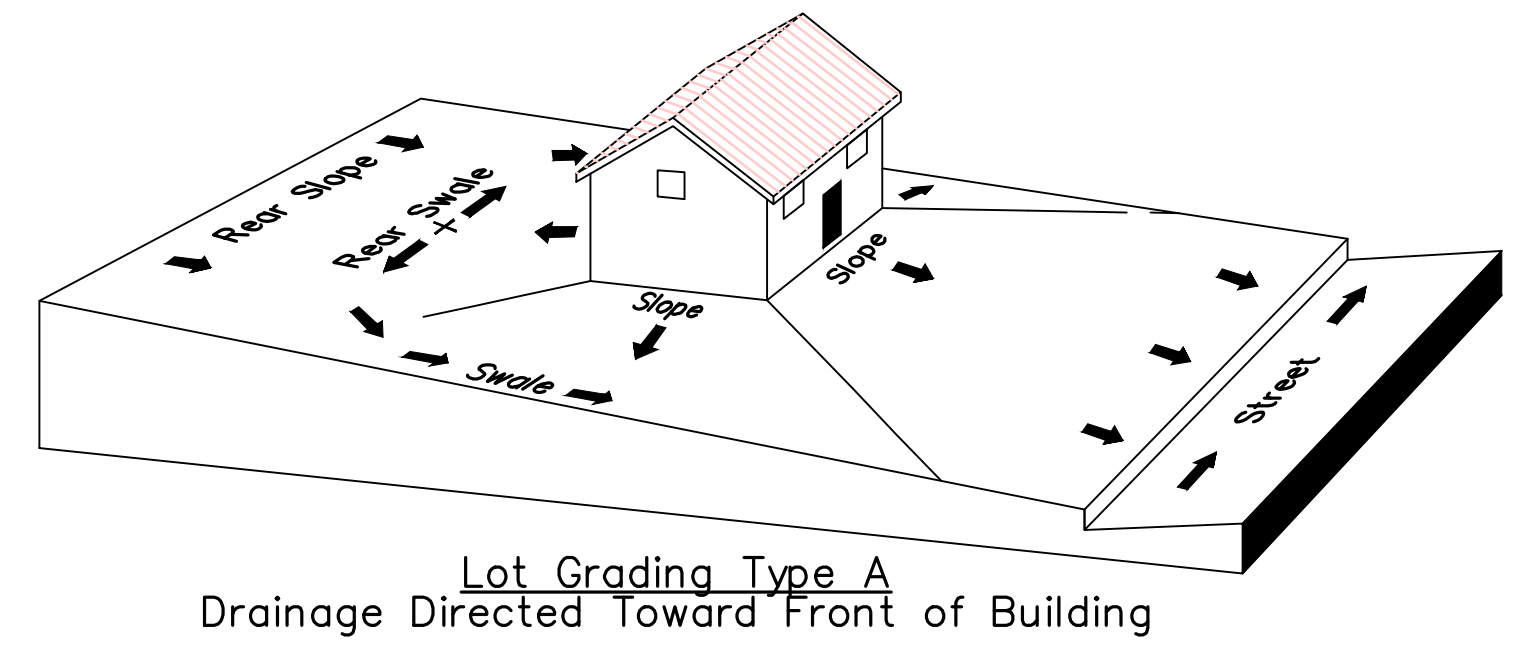
- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET 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.



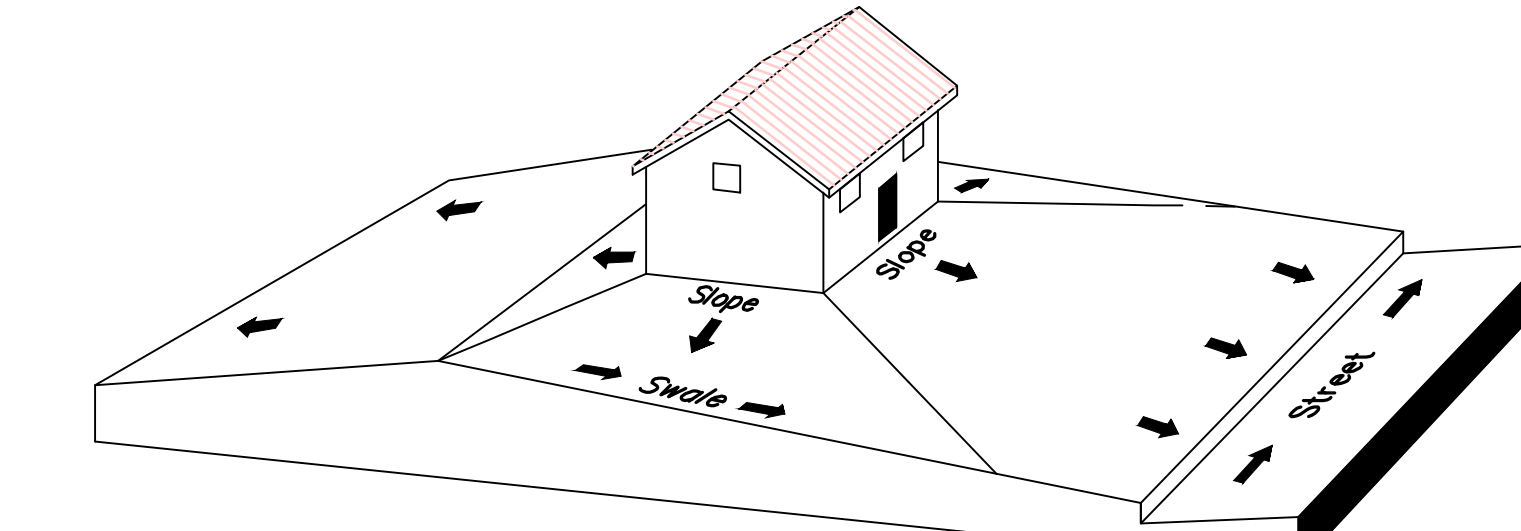
SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH

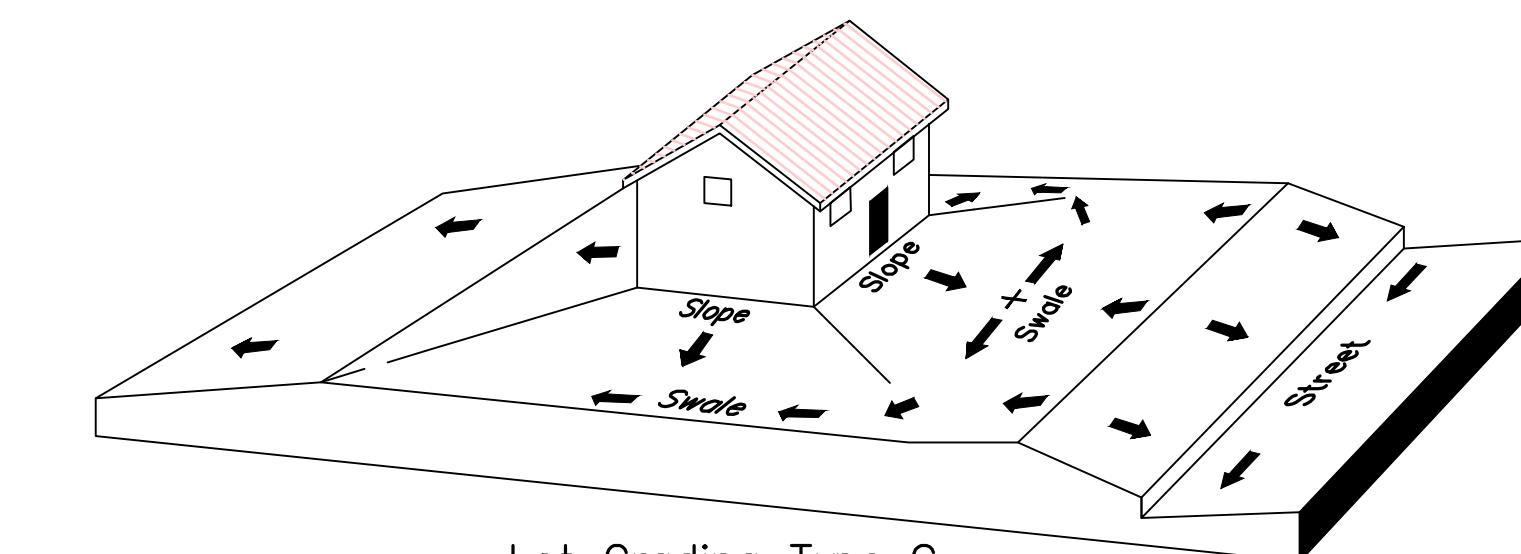
TYPICAL LOT GRADING  
-NTS-



Lot Grading Type A  
Drainage Directed Toward Front of Building



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



Lot Grading Type C  
Drainage Directed Toward Rear of Building

\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

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

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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

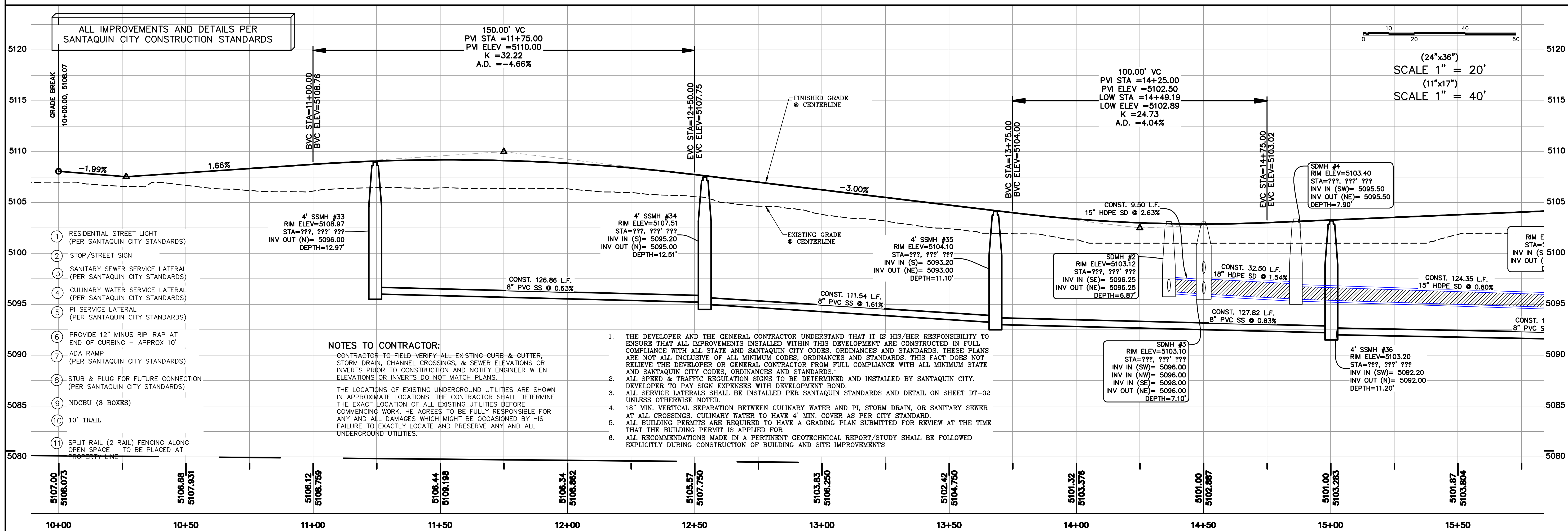
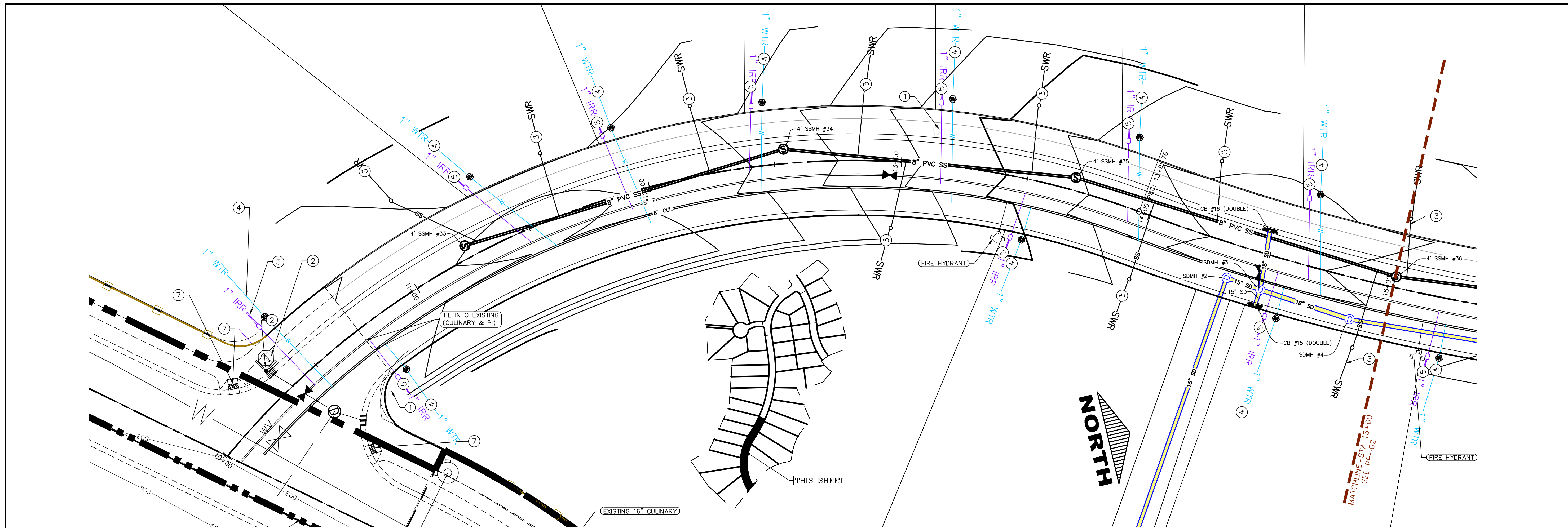
DATE: 3.25.2022

PROJECT #

REVISIONS:

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SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-03



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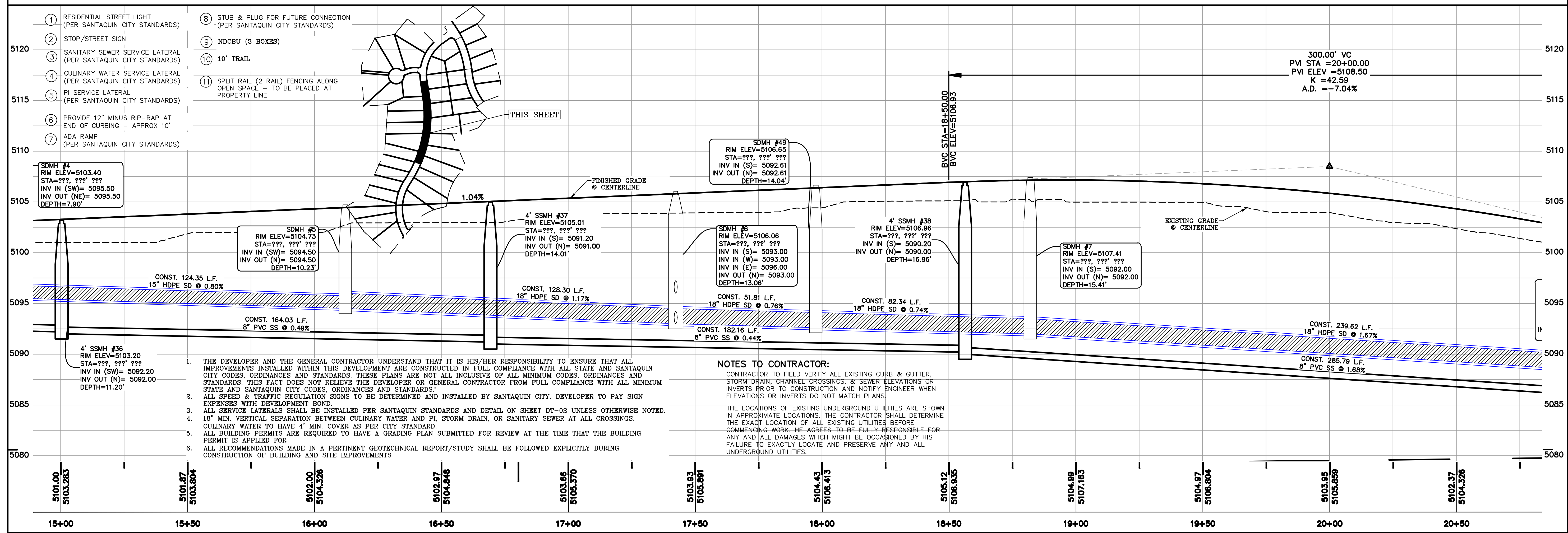
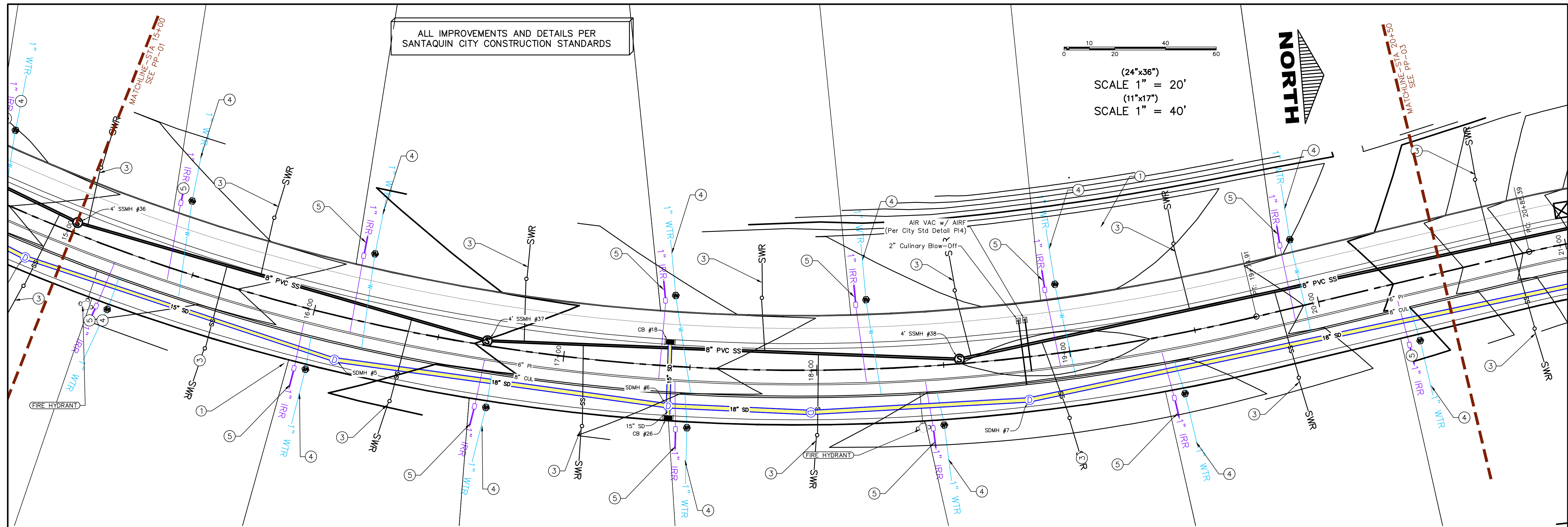
DATE: 3.25.2022

PROJECT #

REVISIONS:

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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-01



- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
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- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE

SDMH #4  
RIM ELEV=5103.40  
STA=???, ???' ???  
INV IN (SW)= 5095.50  
INV OUT (NE)= 5095.50  
DEPTH=7.90'

SDMH #5  
RIM ELEV=5104.73  
STA=???, ???' ???  
INV IN (SW)= 5094.50  
INV OUT (N)= 5094.50  
DEPTH=10.23'

SDMH #6  
RIM ELEV=5106.06  
STA=???, ???' ???  
INV IN (S)= 5093.00  
INV IN (W)= 5093.00  
INV IN (E)= 5096.00  
INV OUT (N)= 5093.00  
DEPTH=13.06'

SDMH #7  
RIM ELEV=5107.41  
STA=???, ???' ???  
INV IN (S)= 5092.00  
INV OUT (N)= 5092.00  
DEPTH=15.41'

SDMH #49  
RIM ELEV=5106.65  
STA=???, ???' ???  
INV IN (S)= 5092.61  
INV OUT (N)= 5092.61  
DEPTH=14.04'

SDMH #37  
RIM ELEV=5105.01  
STA=???, ???' ???  
INV IN (S)= 5091.20  
INV OUT (N)= 5091.00  
DEPTH=14.01'

SDMH #38  
RIM ELEV=5106.96  
STA=???, ???' ???  
INV IN (S)= 5090.20  
INV OUT (N)= 5090.00  
DEPTH=16.96'

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- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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region  
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Orem, UT 84057  
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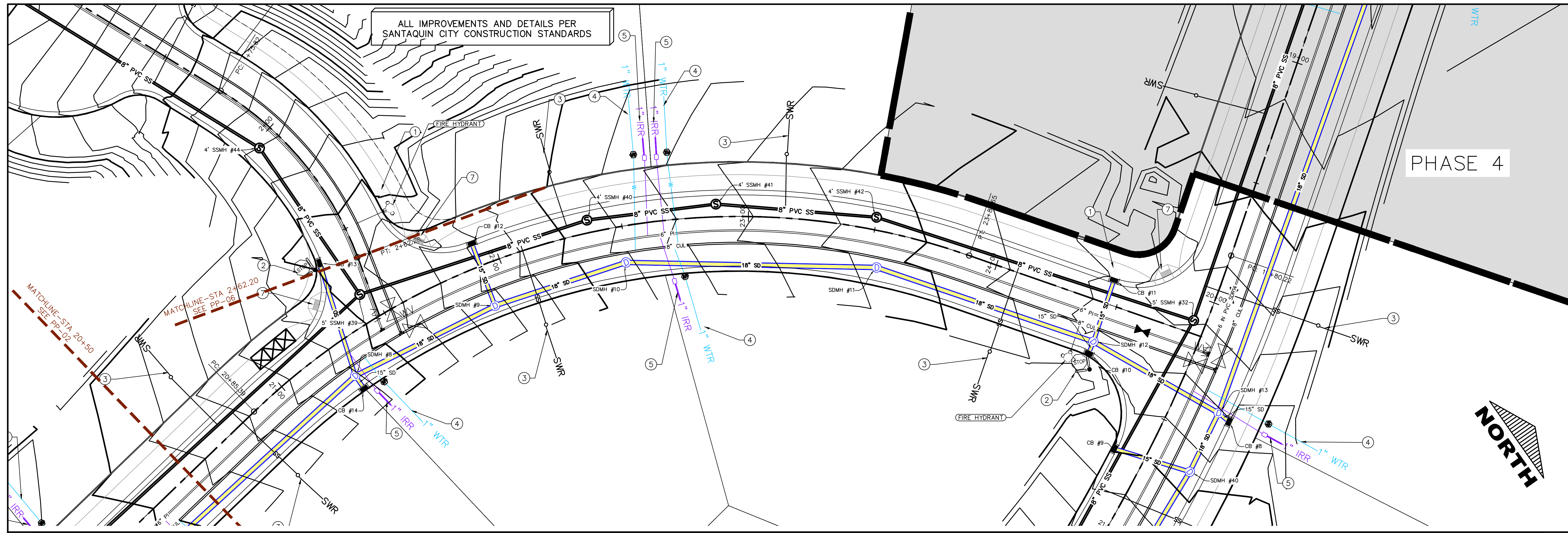


**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
PROJECT #  
REVISIONS:

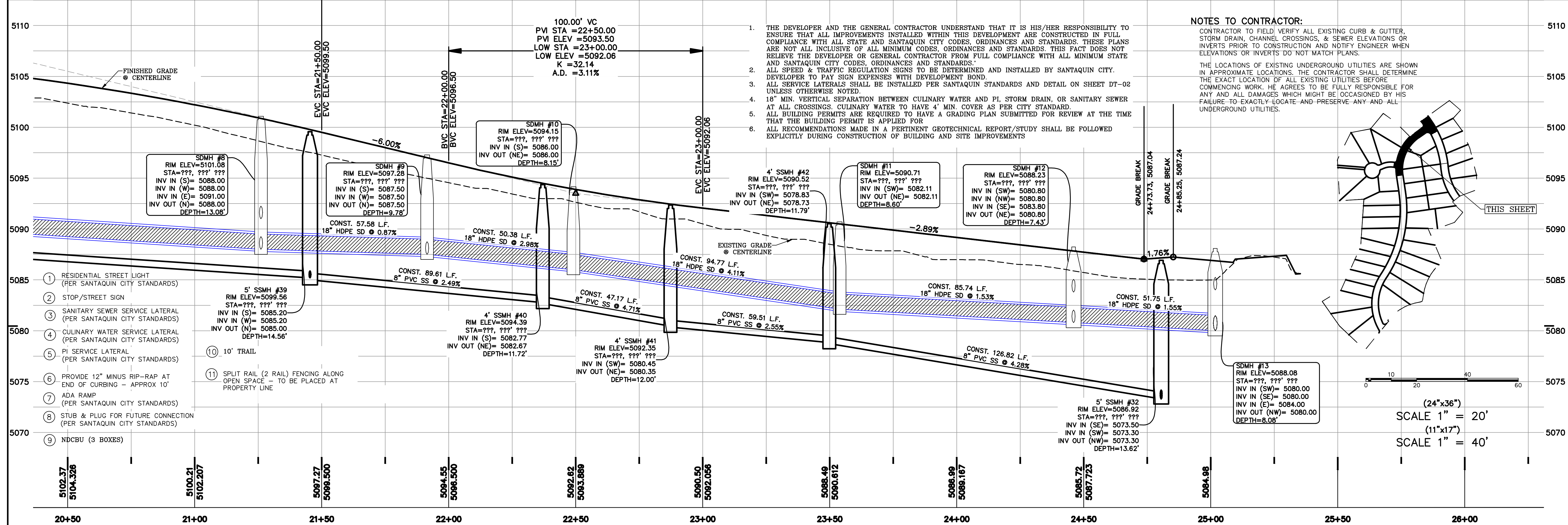
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PLAN & PROFILE  
SHEET:  
PP-02



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PHASE 4



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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

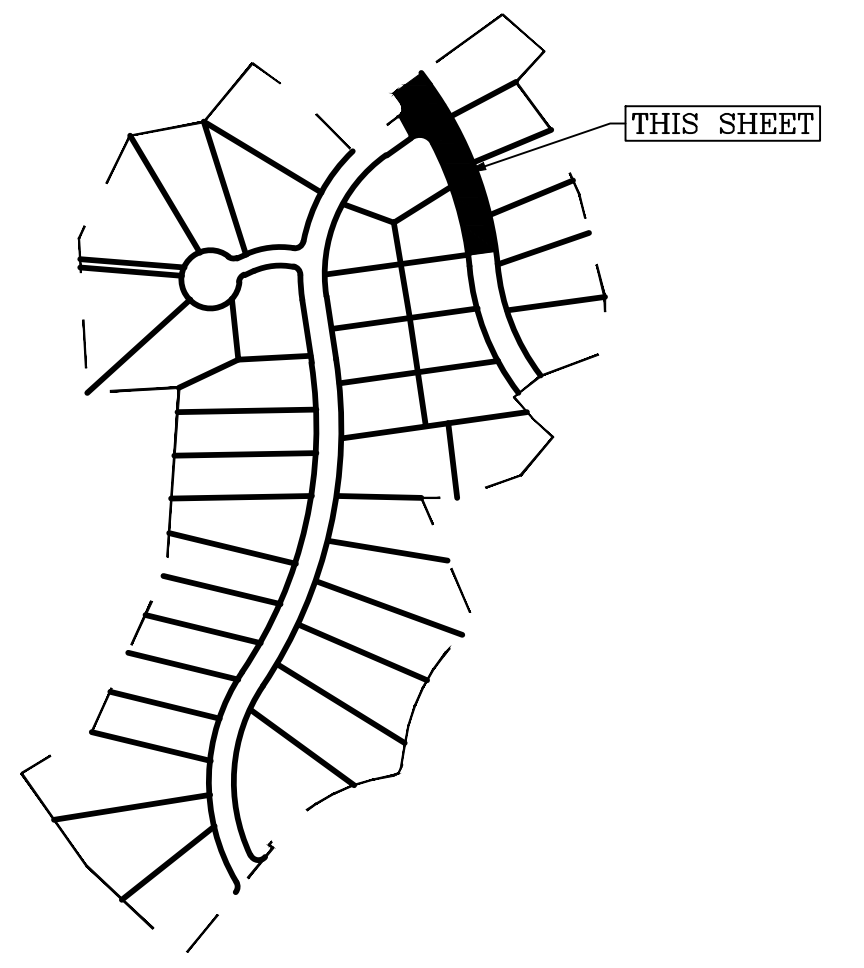
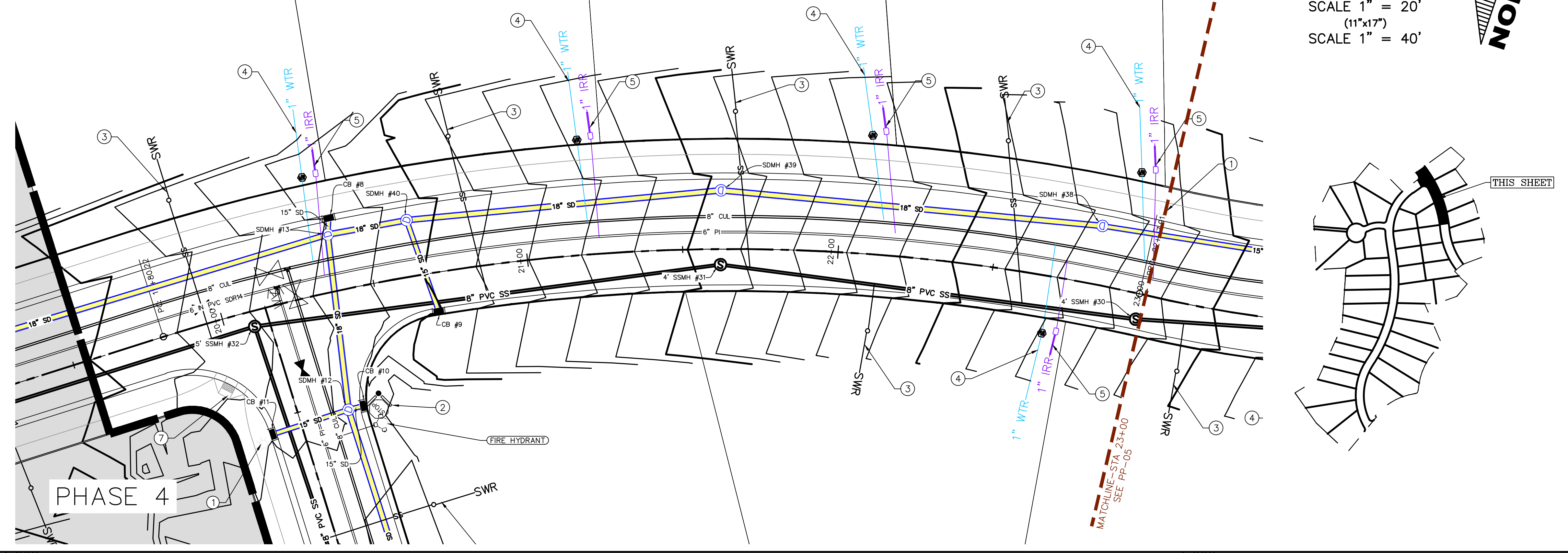
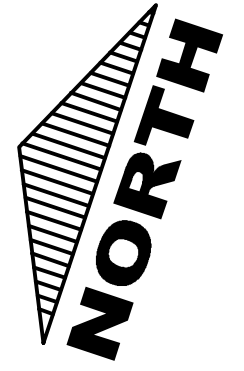
DATE: 3.25.2022  
PROJECT #  
REVISIONS:  
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PLAN & PROFILE  
SHEET:  
PP-03

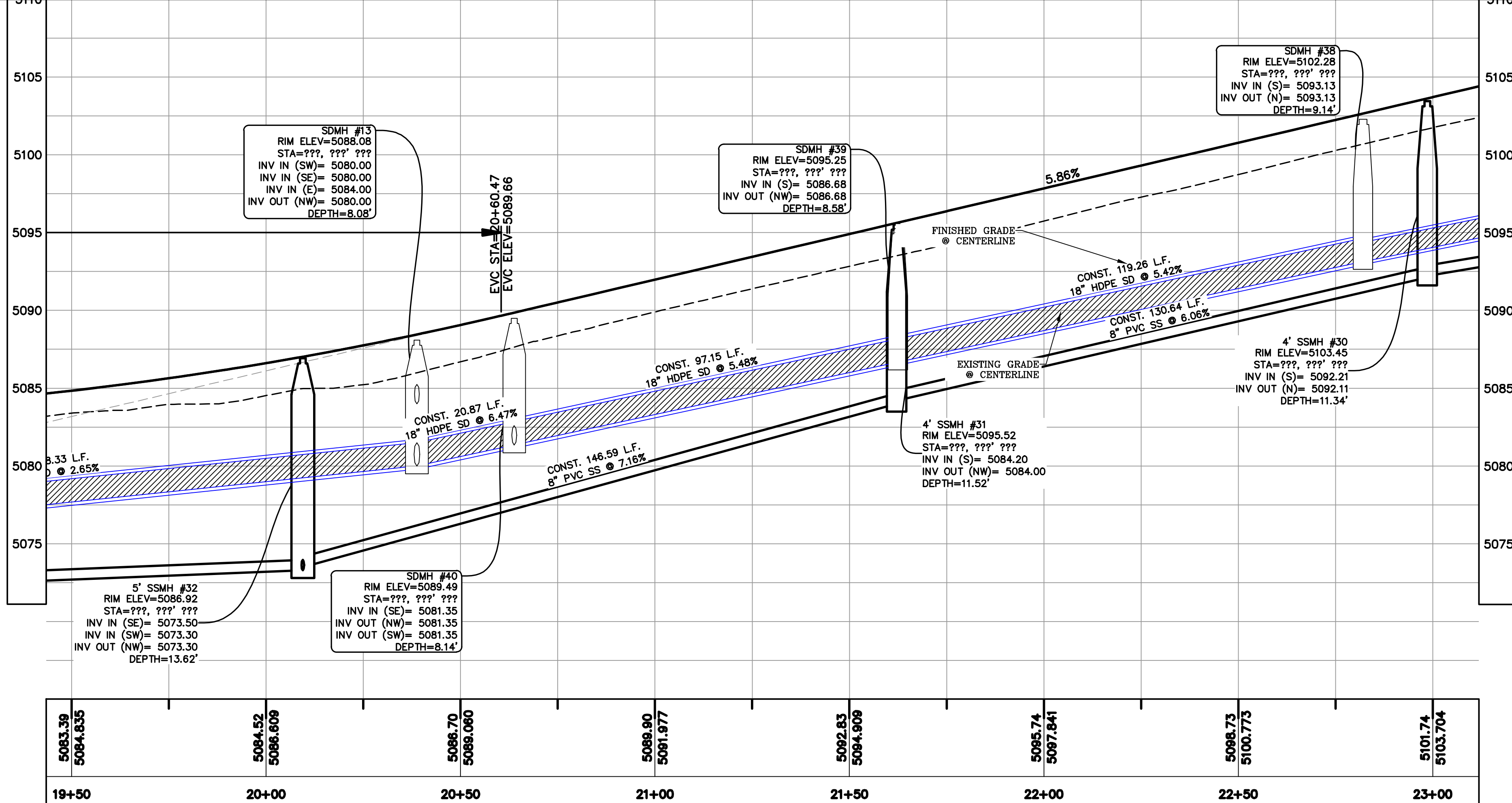


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
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- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



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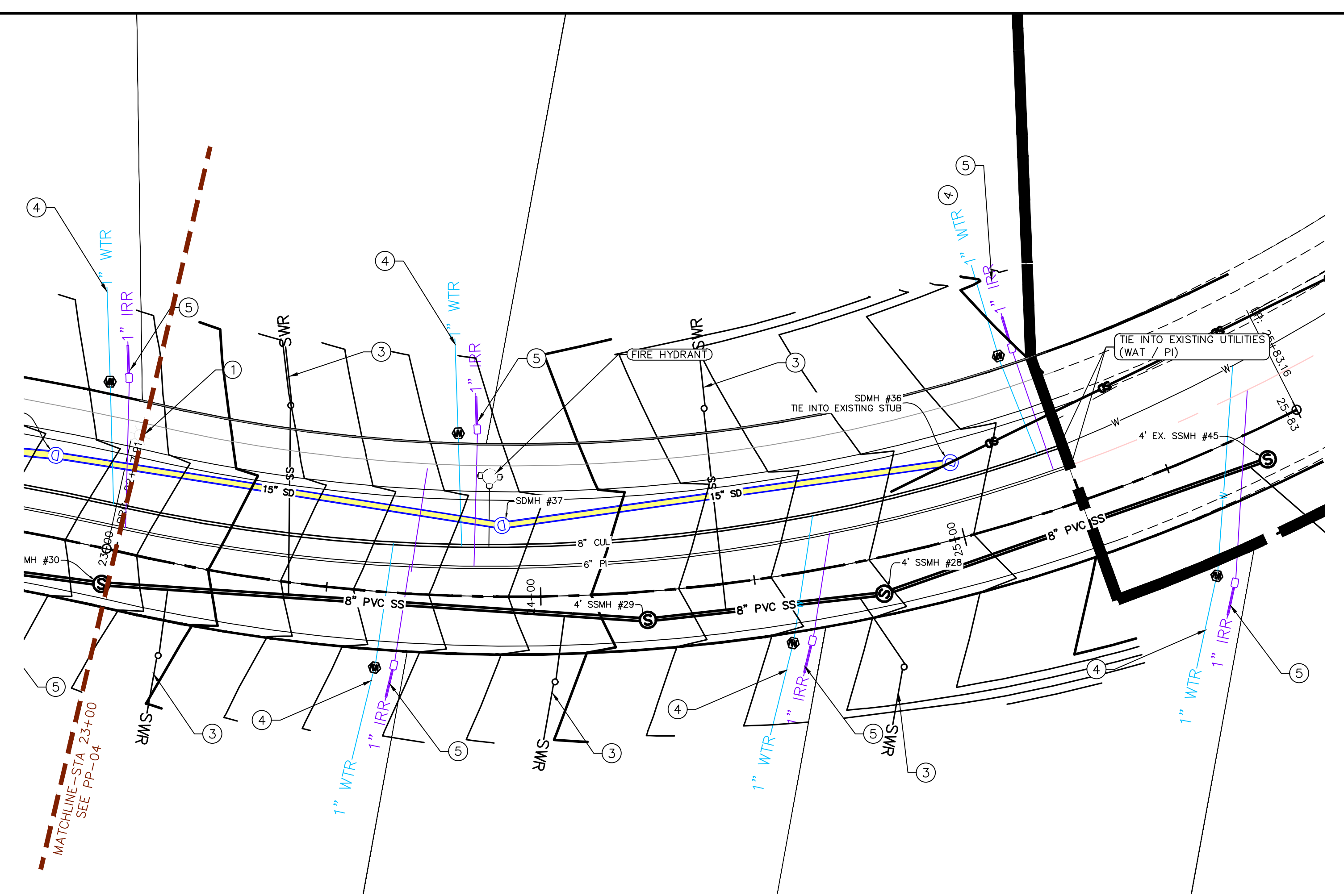
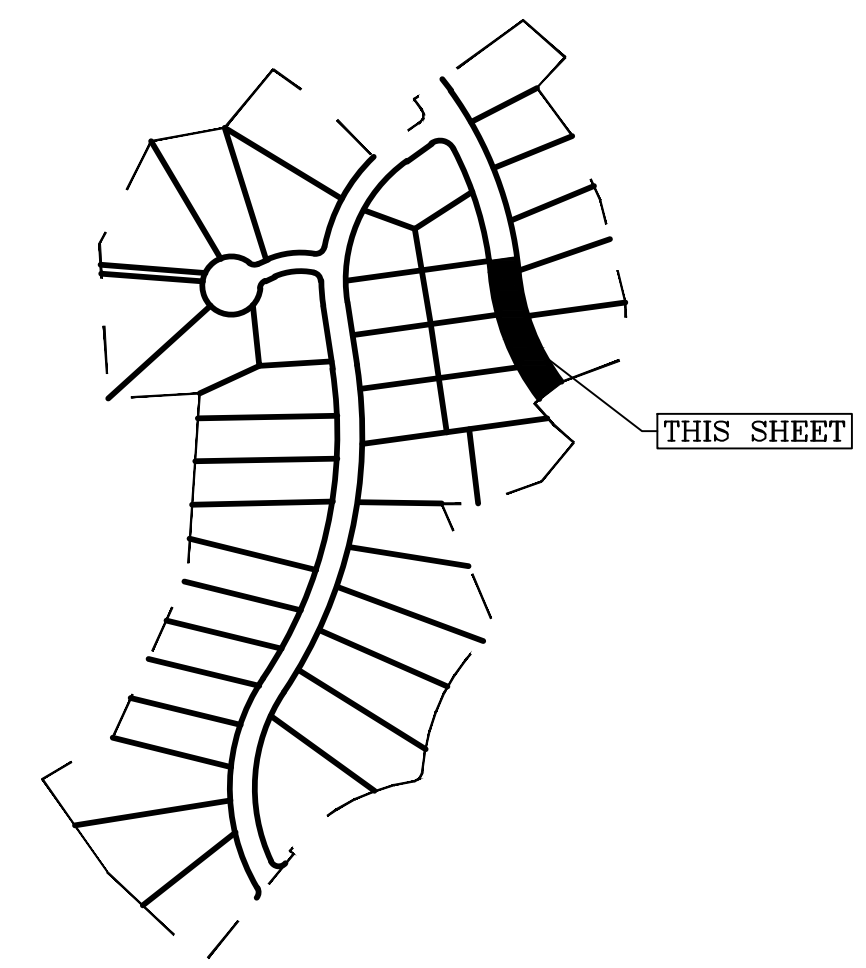
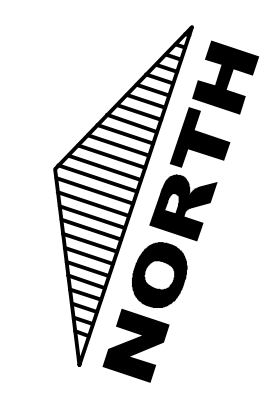
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

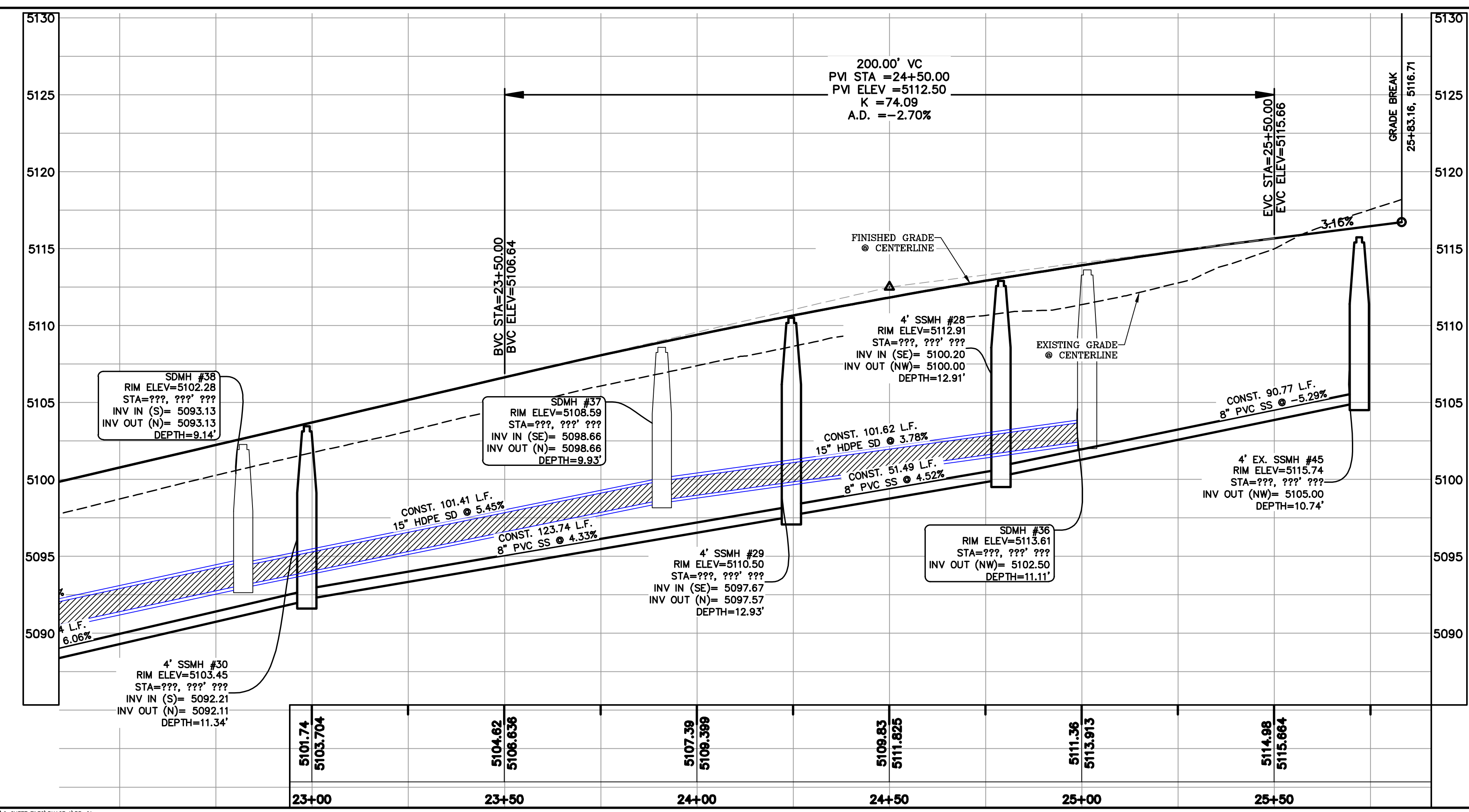
DATE: 3.25.2022  
PROJECT #  
REVISIONS:  
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-04

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



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**PHASE 1**  
 LOCATED IN SW PORTION SECTION 10,  
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DATE: 3.25.2022

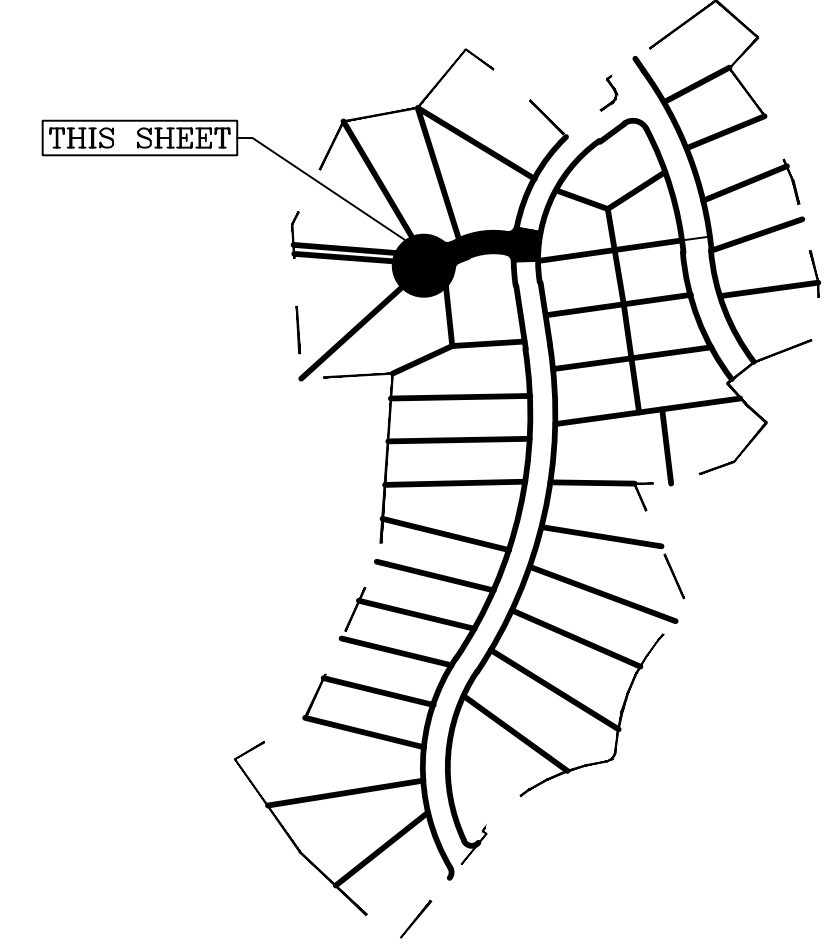
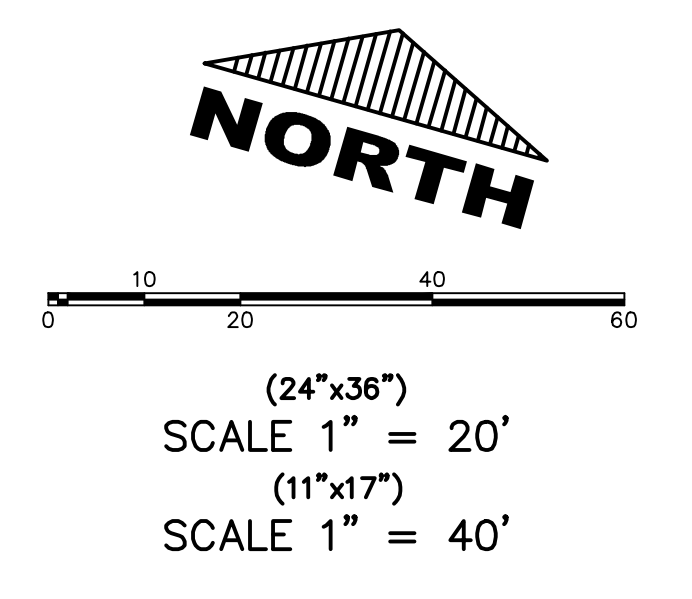
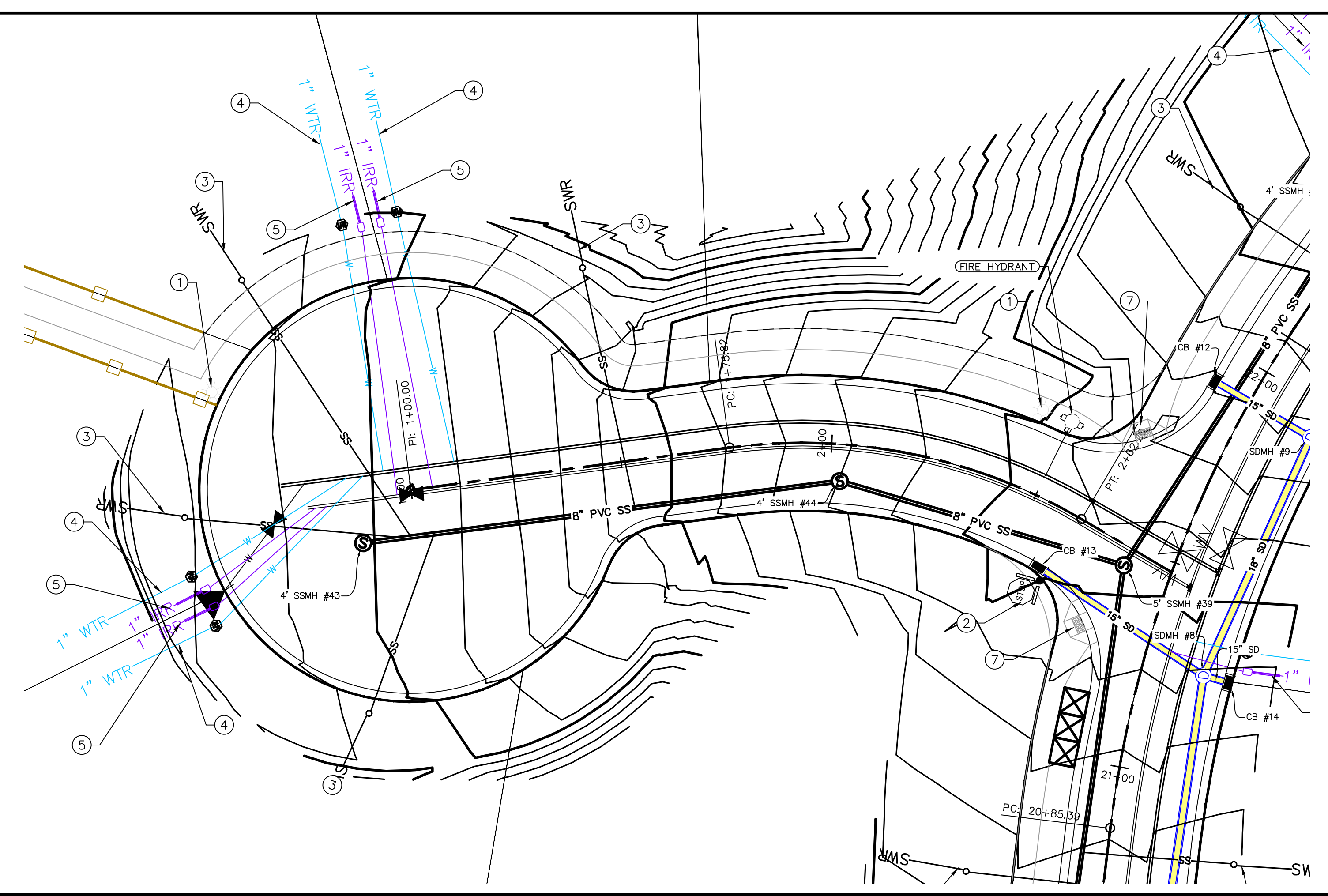
PROJECT #

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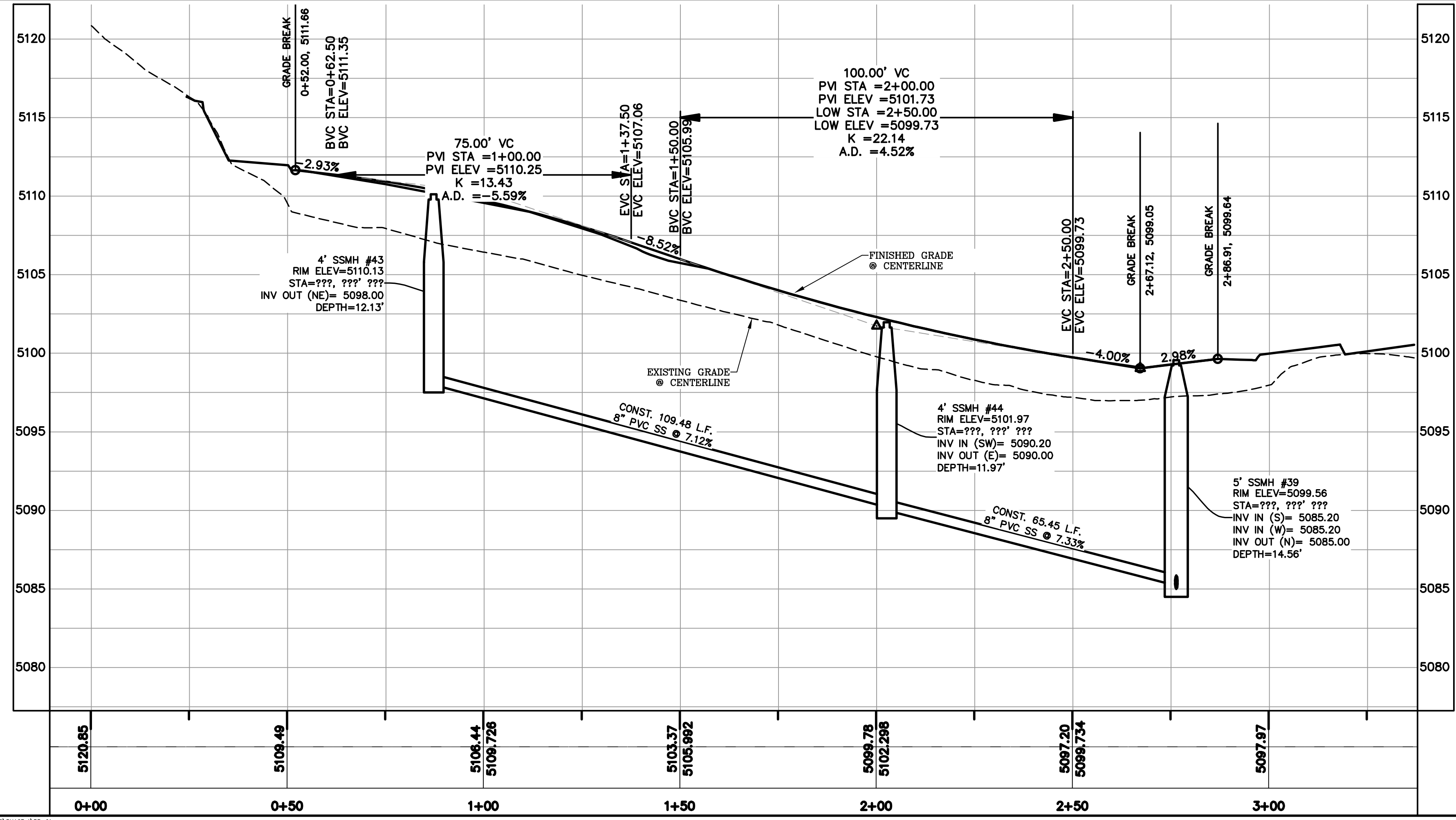
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SHEET NAME:  
 PLAN & PROFILE  
 SHEET:  
 PP-05

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

PROJECT #

REVISIONS:

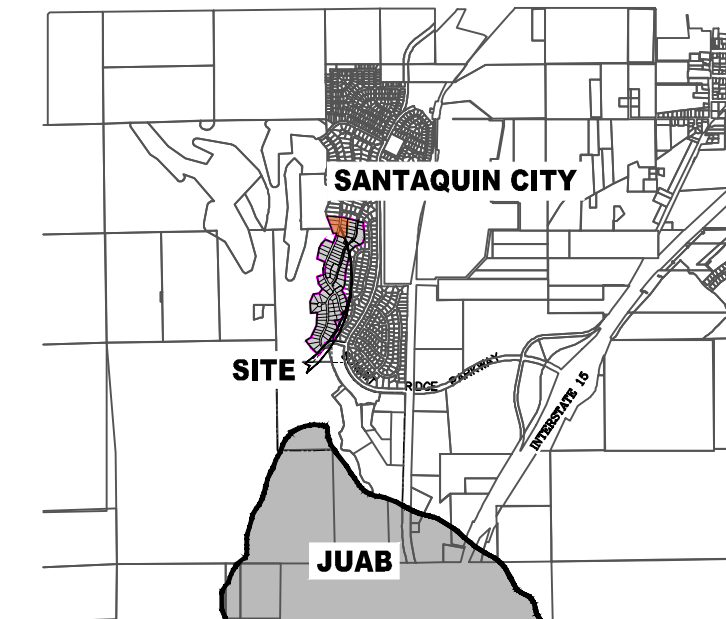
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PLAN & PROFILE

SHEET:  
PP-06

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

### VICINITY MAP



### Surveyor's Certificate

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

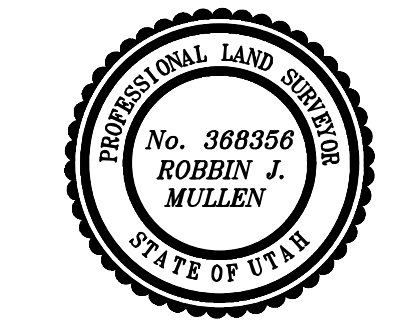
### Boundary Description

VISTAS WEST - PHASE 2  
BEGINNING AT A POINT ON A LINE THAT IS S.88°46'03"E. A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
THENCE N 69° 22' 18" W FOR A DISTANCE OF 232.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 09' 47", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 18° 23' 54" E FOR A DISTANCE OF 45.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE N 84° 25' 20" W FOR A DISTANCE OF 87.88 FEET TO A POINT ON A LINE.  
THENCE N 20° 21' 00" W FOR A DISTANCE OF 444.77 FEET TO A POINT ON A LINE.  
THENCE S 84° 25' 20" E FOR A DISTANCE OF 310.67 FEET TO A POINT ON A LINE.  
THENCE S 87° 58' 56" E FOR A DISTANCE OF 49.07 FEET TO A POINT ON A LINE.  
THENCE S 76° 51' 00" E FOR A DISTANCE OF 158.04 FEET TO A POINT ON A LINE.  
THENCE S 14° 48' 05" W FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE.  
THENCE S 02° 06' 41" W FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE.  
THENCE S 20° 47' 28" W FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.  
THENCE S 20° 47' 28" W A DISTANCE OF 49.54 FEET TO THE POINT OF BEGINNING  
CONTAINING 4.19 ACRES OF LAND AND 8 LOTS

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.19 ACRES
TOTAL LOT ACREAGE	3.68 ACRES
TOTAL ROW ACREAGE	0.51 ACRES
TOTAL OPEN SPACE	ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.91 / du
NUMBER OF LOTS	8 LOTS

**PROJECT DEVELOPER**  
**David Simpson**  
801-376-1966 |  
woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

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



DATE \_\_\_\_\_ SURVEYOR (See Seal Below)

### OWNERS DEDICATION

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

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

### LIMITED COMPANY ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

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

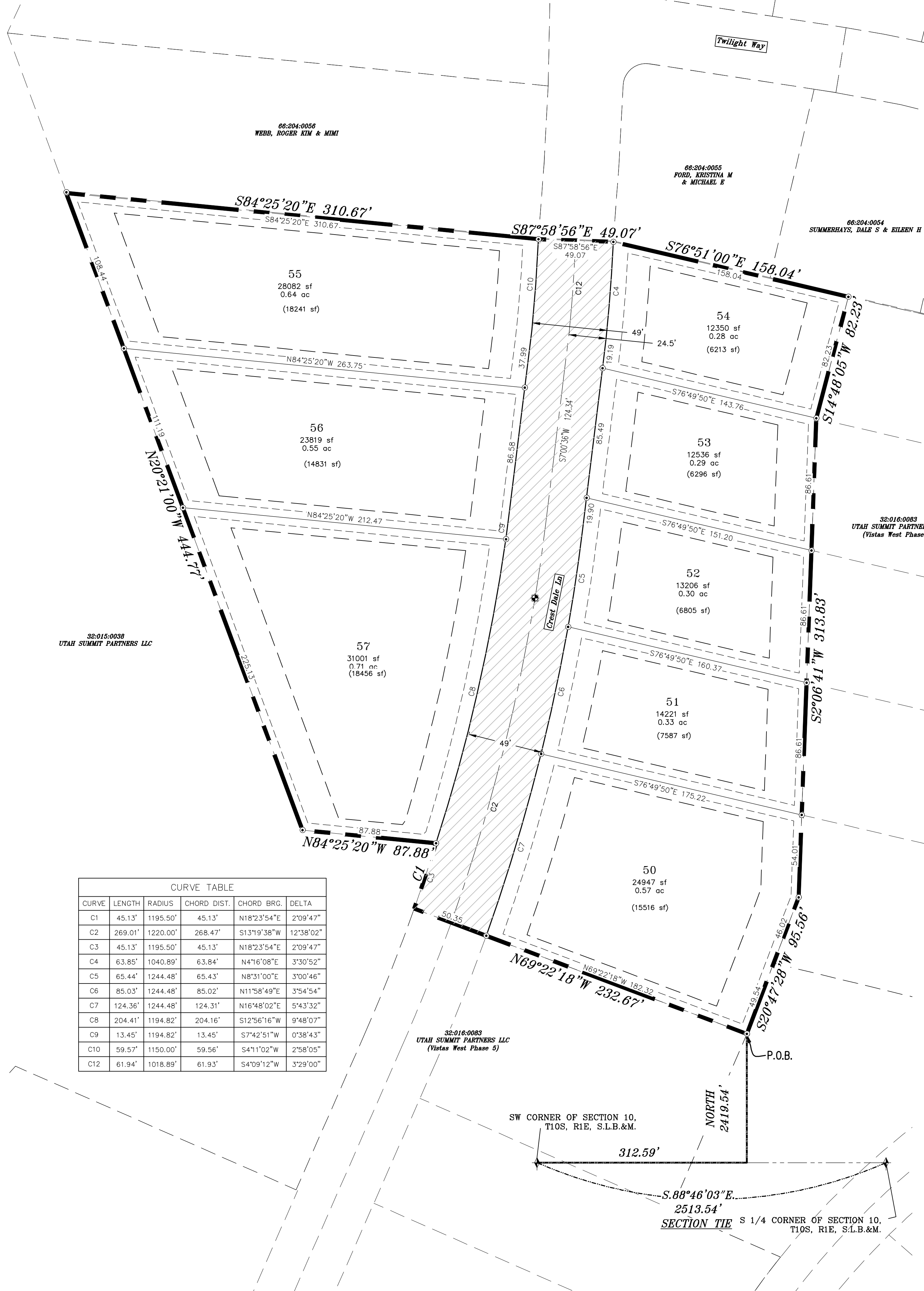
APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_  
ATTEST \_\_\_\_\_  
ENGINEER (See Seal Below) \_\_\_\_\_ CLERK-RECORDER (See Seal Below) \_\_\_\_\_

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

UTAH COUNTY, UTAH  
SCALE: 1" = 40 FEET

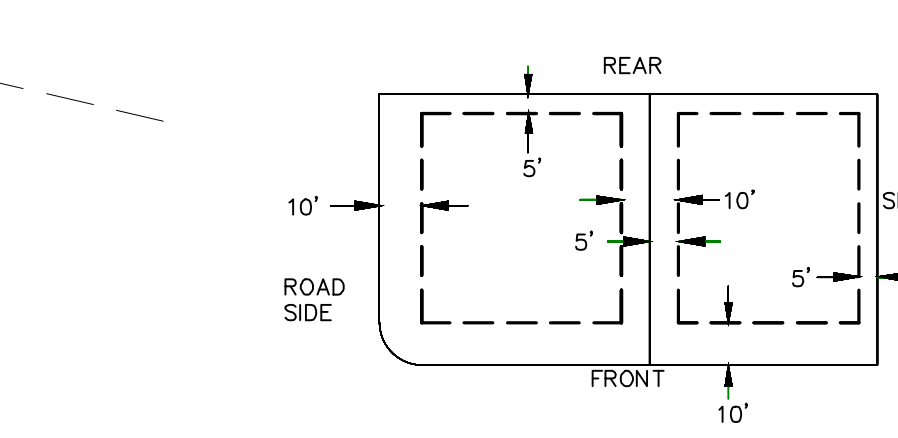
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DOMINION ENERGY COMPANY \_\_\_\_\_  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

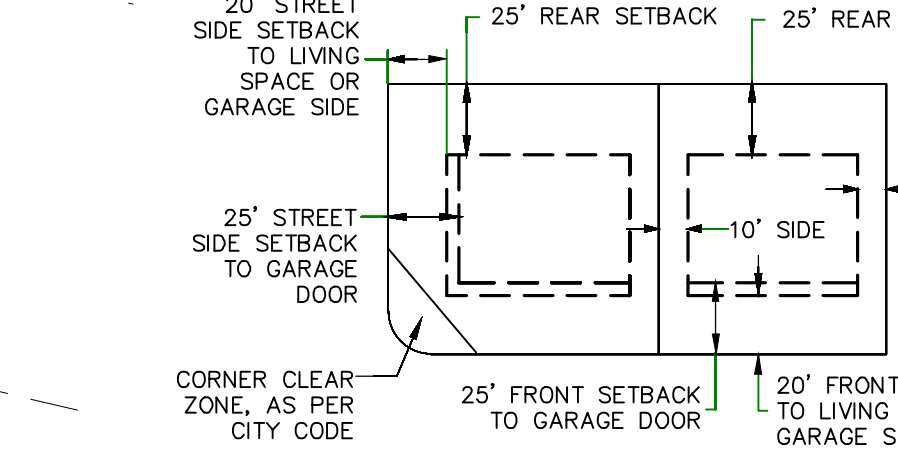


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	45.13'	1195.50'	45.13'	N18°23'54"E
C2	269.01'	1220.00'	268.47'	S13°19'38"W
C3	45.13'	1195.50'	45.13'	N18°23'54"E
C4	63.85'	1040.89'	63.84'	N4°16'08"E
C5	65.44'	1244.48'	65.43'	N8°31'00"E
C6	85.03'	1244.48'	85.02'	N11°58'49"E
C7	124.36'	1244.48'	124.31'	N16°48'02"E
C8	204.41'	1194.82'	204.16'	S12°56'16"W
C9	13.45'	1194.82'	13.45'	S74°2'51"W
C10	59.57'	1150.00'	59.56'	S4°11'02"W
C12	61.94'	1018.89'	61.93'	S4°09'12"W

### PUBLIC UTILITY EASEMENTS



### BUILDING SETBACKS (MINIMUM)



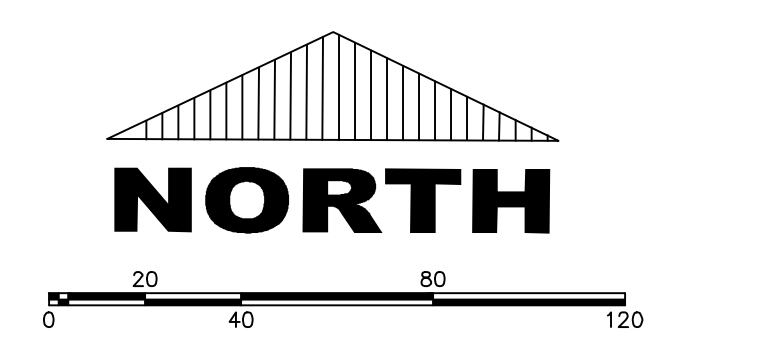
- NOTES:**
- ① ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
  - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - XXXXX ... PROPOSED RESIDENTIAL ADDRESS
  - (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
  - THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM PREPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

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

ROCKY MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_

- 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 MAINTAINED BY THE HOA)

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



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

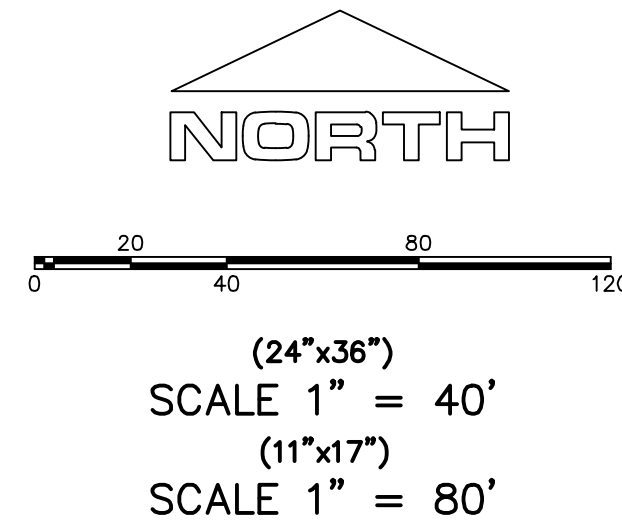
### DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DOMINION ENERGY COMPANY \_\_\_\_\_  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

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 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

**LEGEND**

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

**NOTES TO CONTRACTOR:**

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

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



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Engineering  
& Surveying

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Orem, UT 84057  
P: 801.376.2245  
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**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

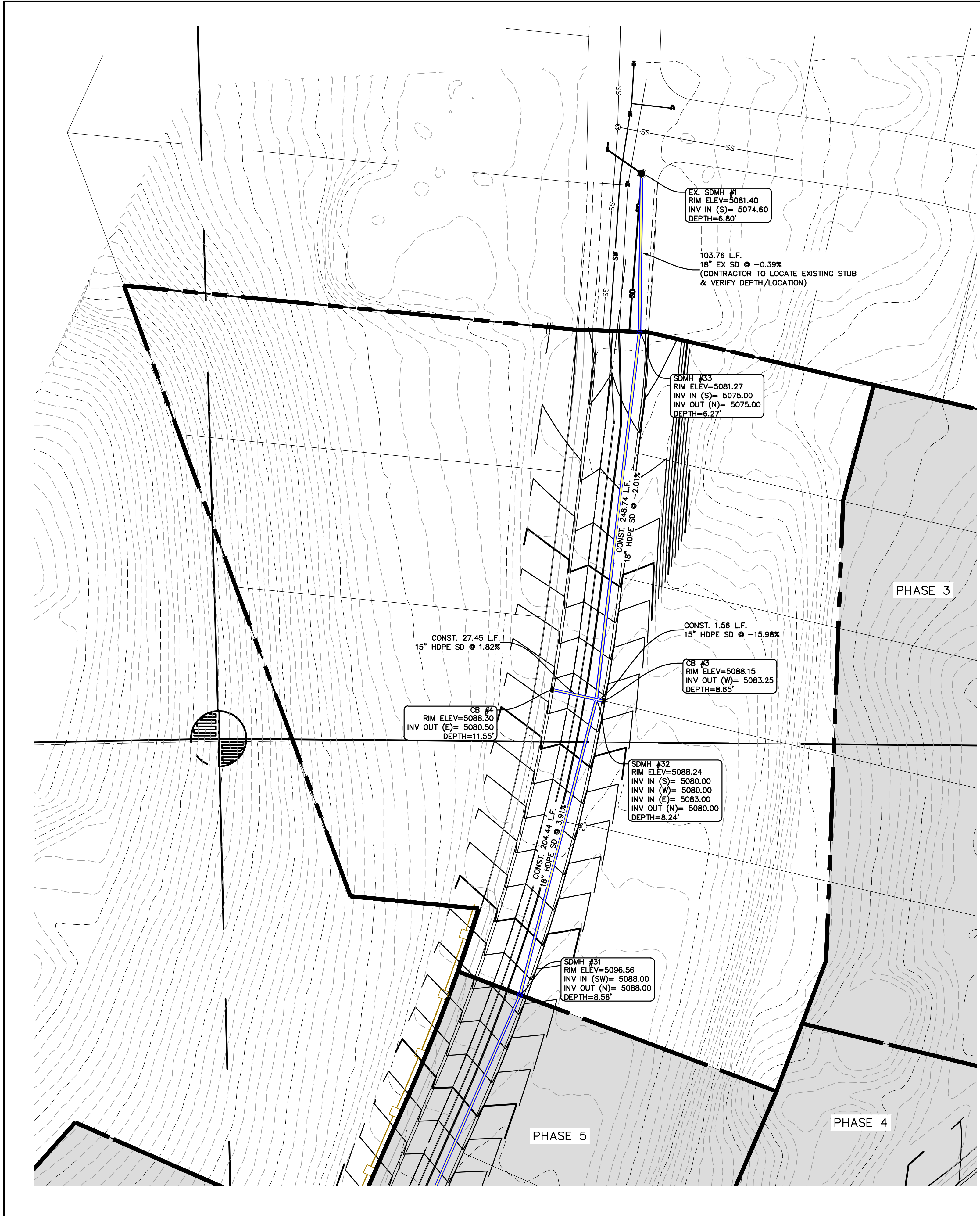
PROJECT #

REVISIONS:

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SHEET NAME:  
UTILITY PLANS

SHEET:  
UP-01



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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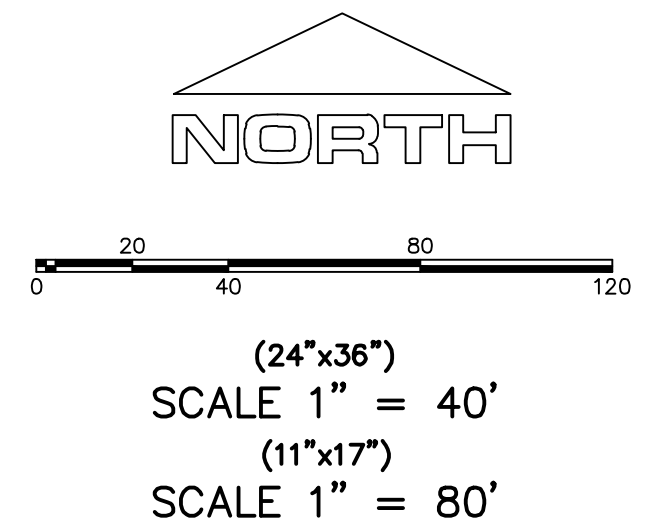
**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 2**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

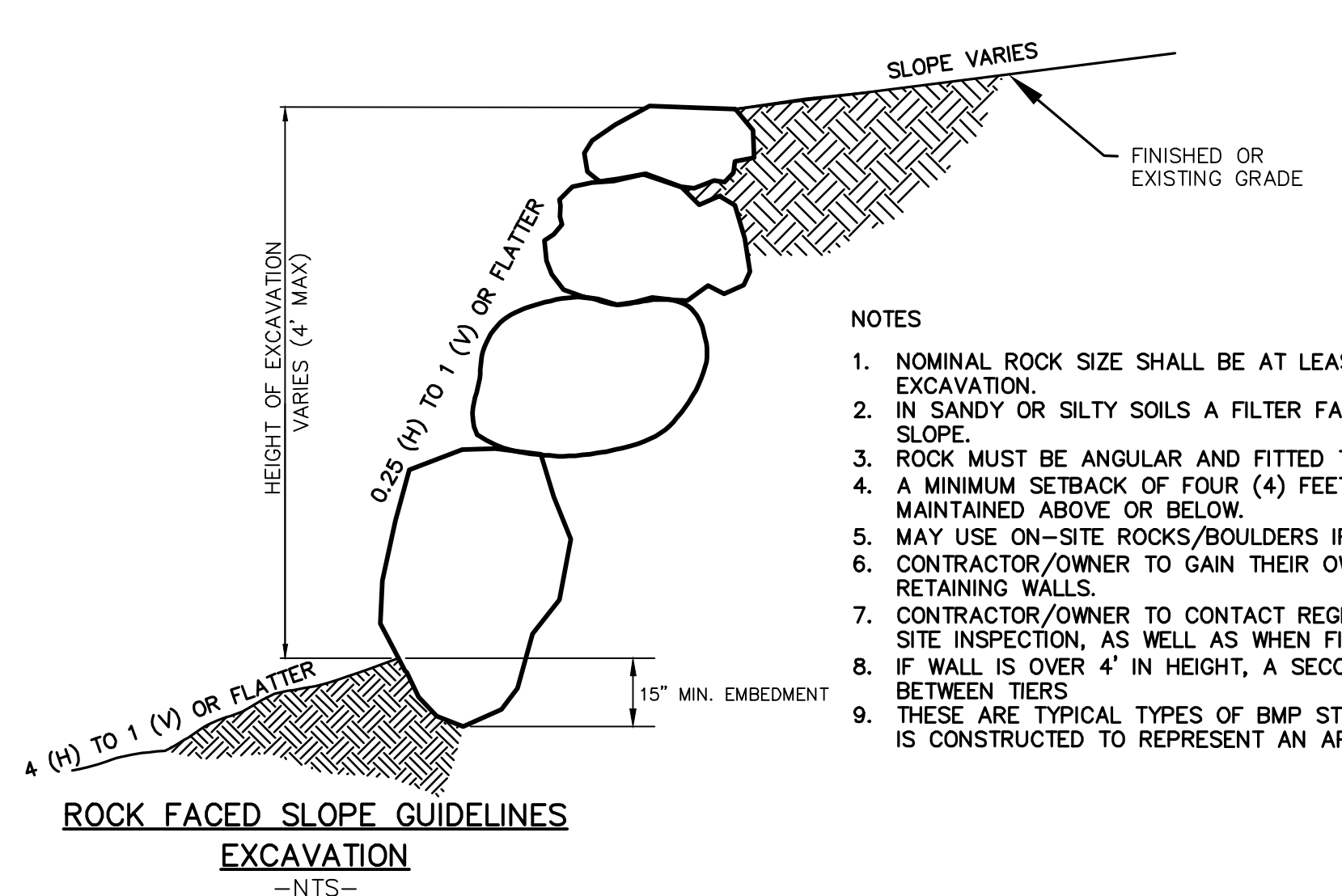
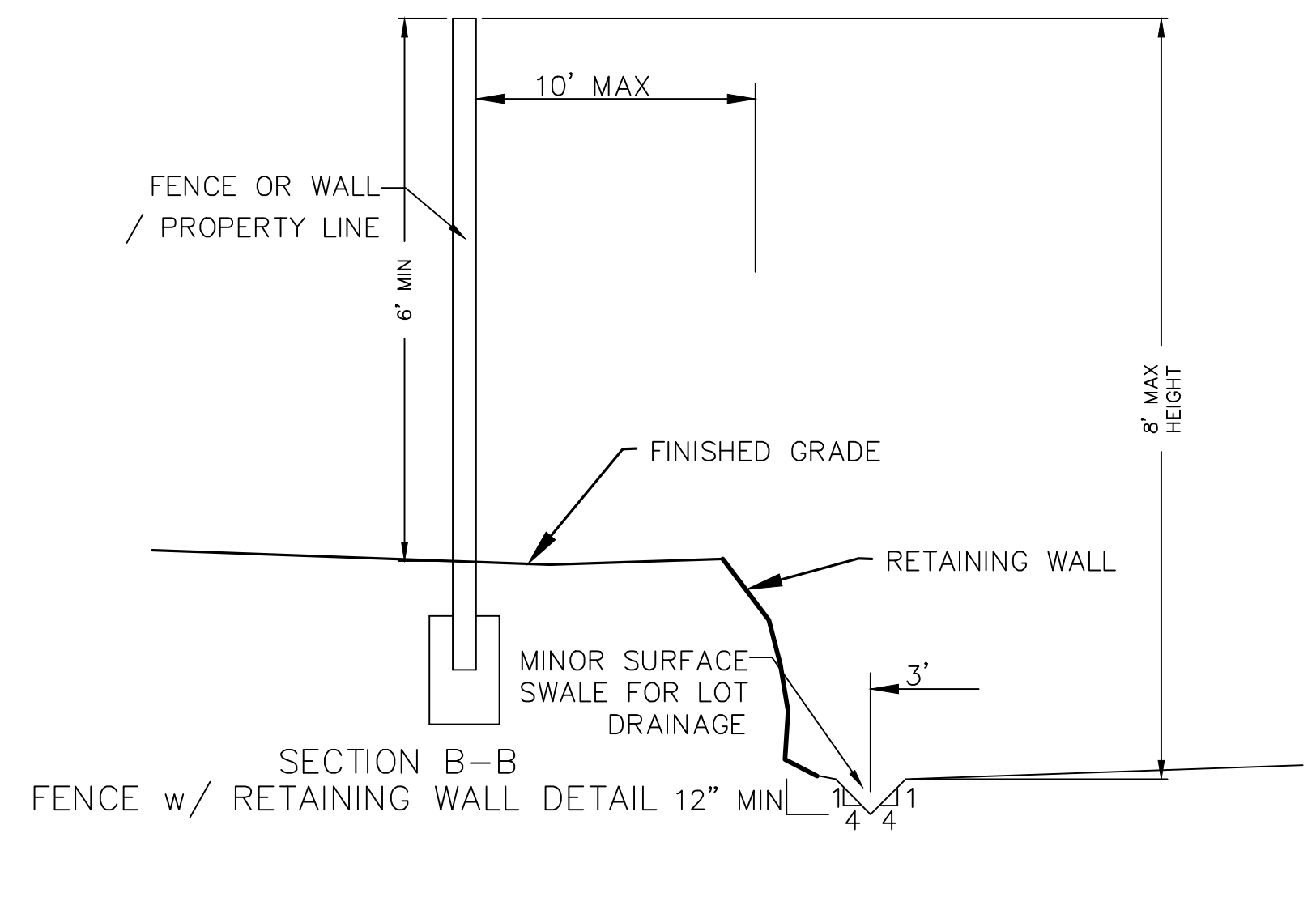
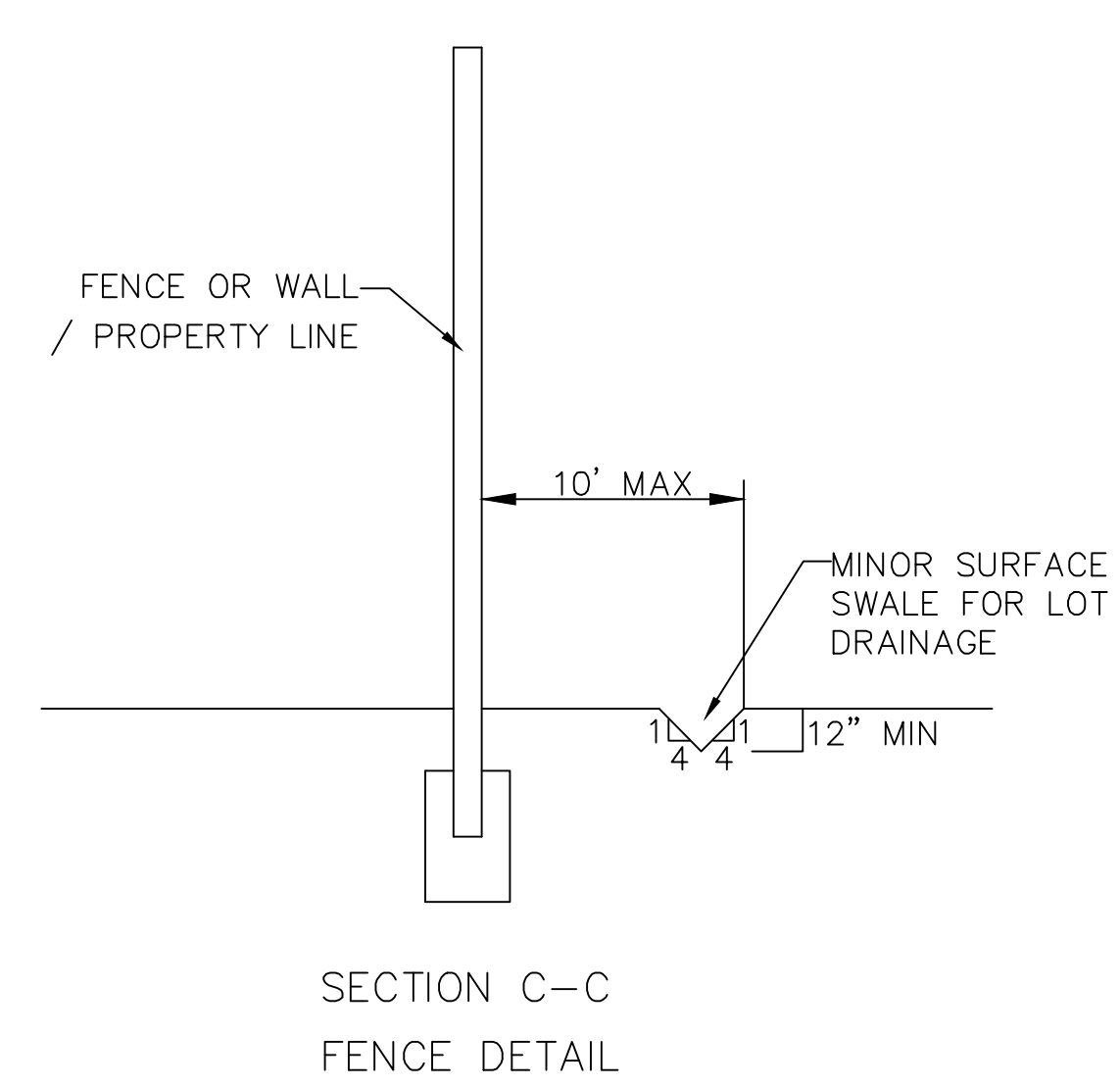
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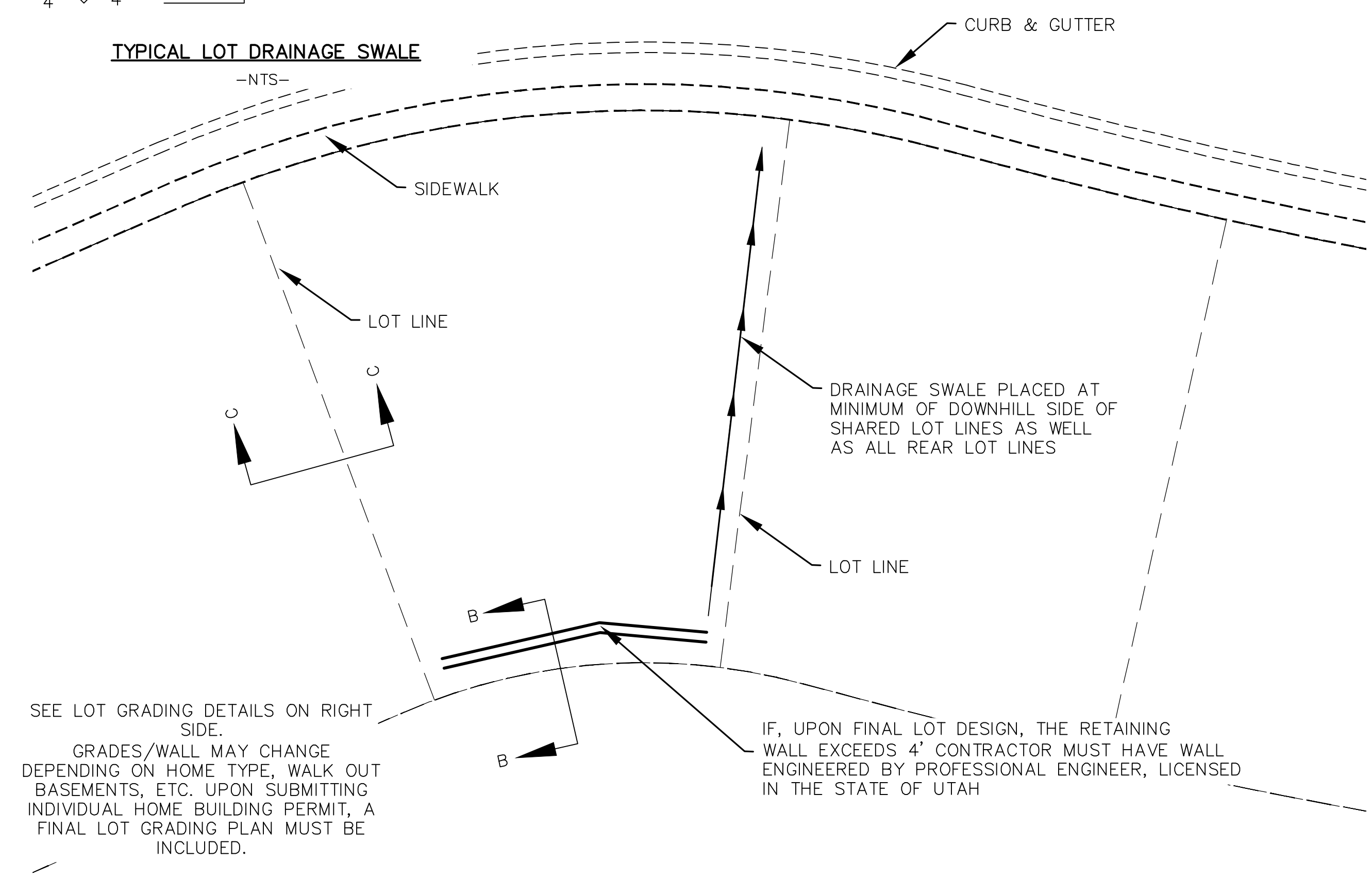
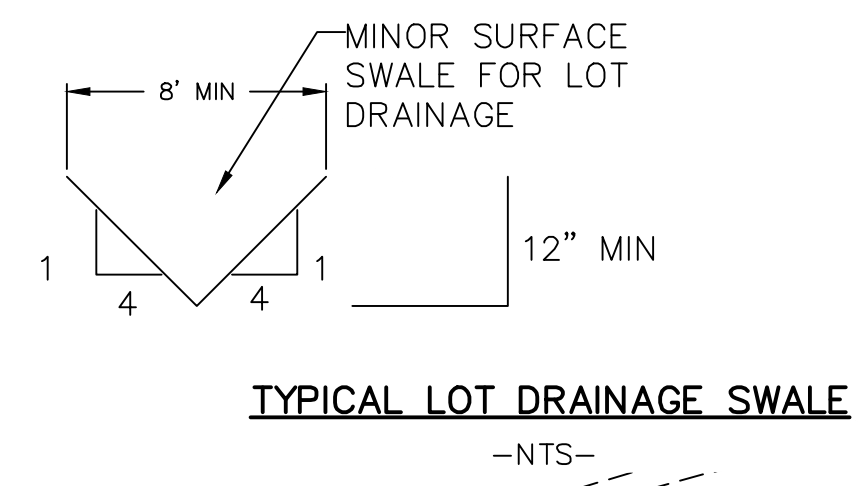
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SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**

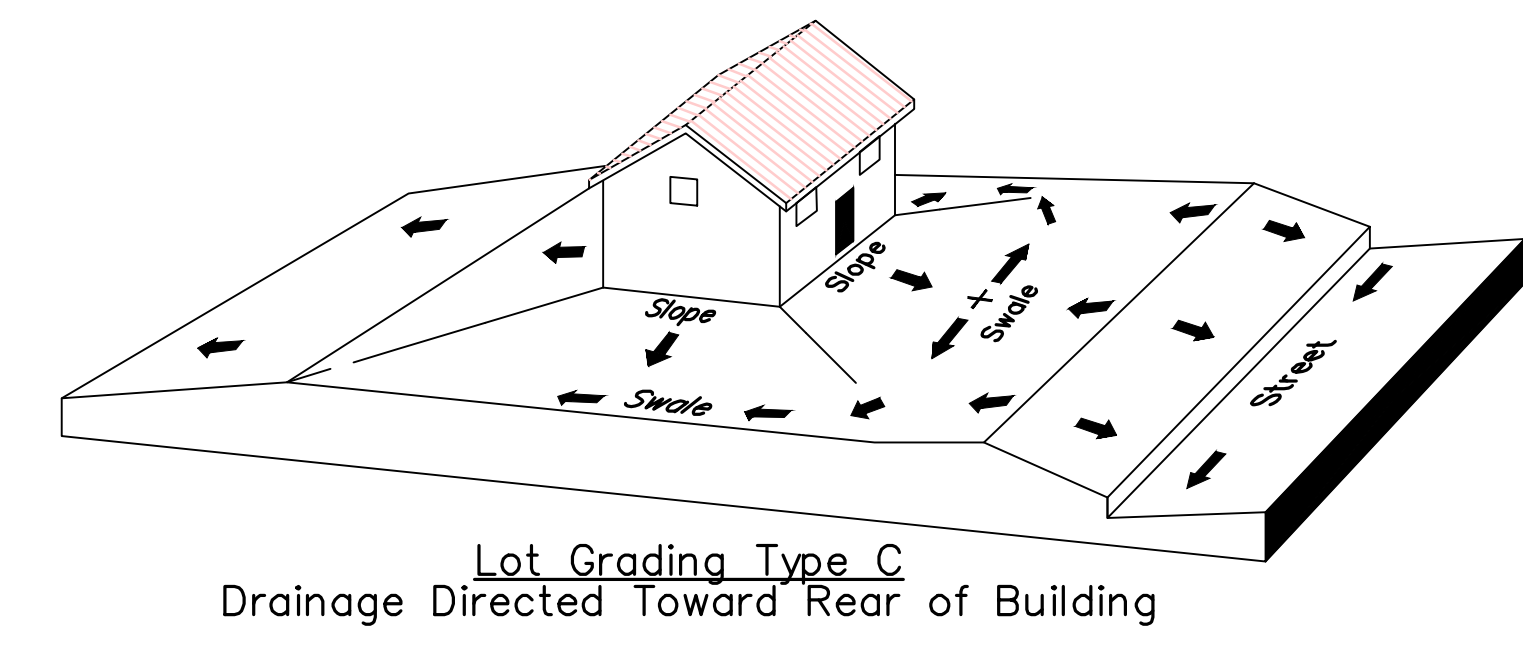
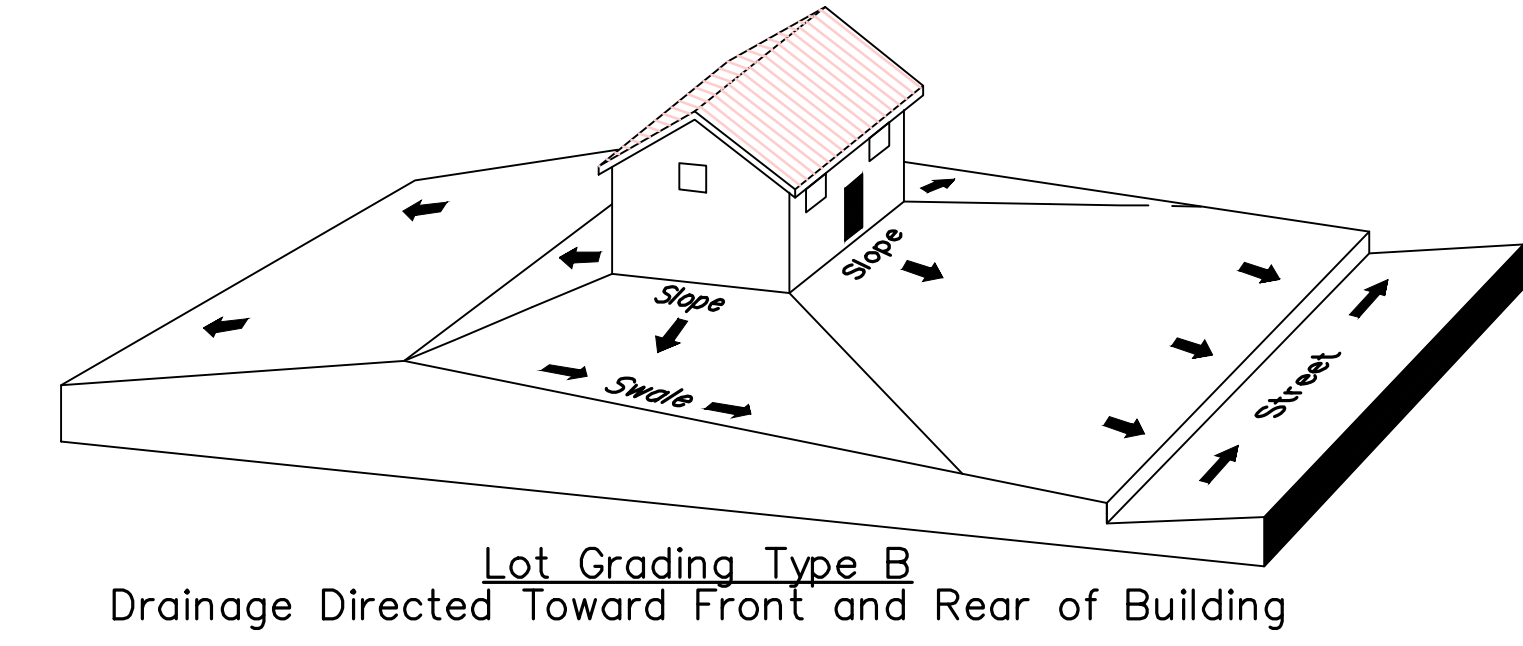
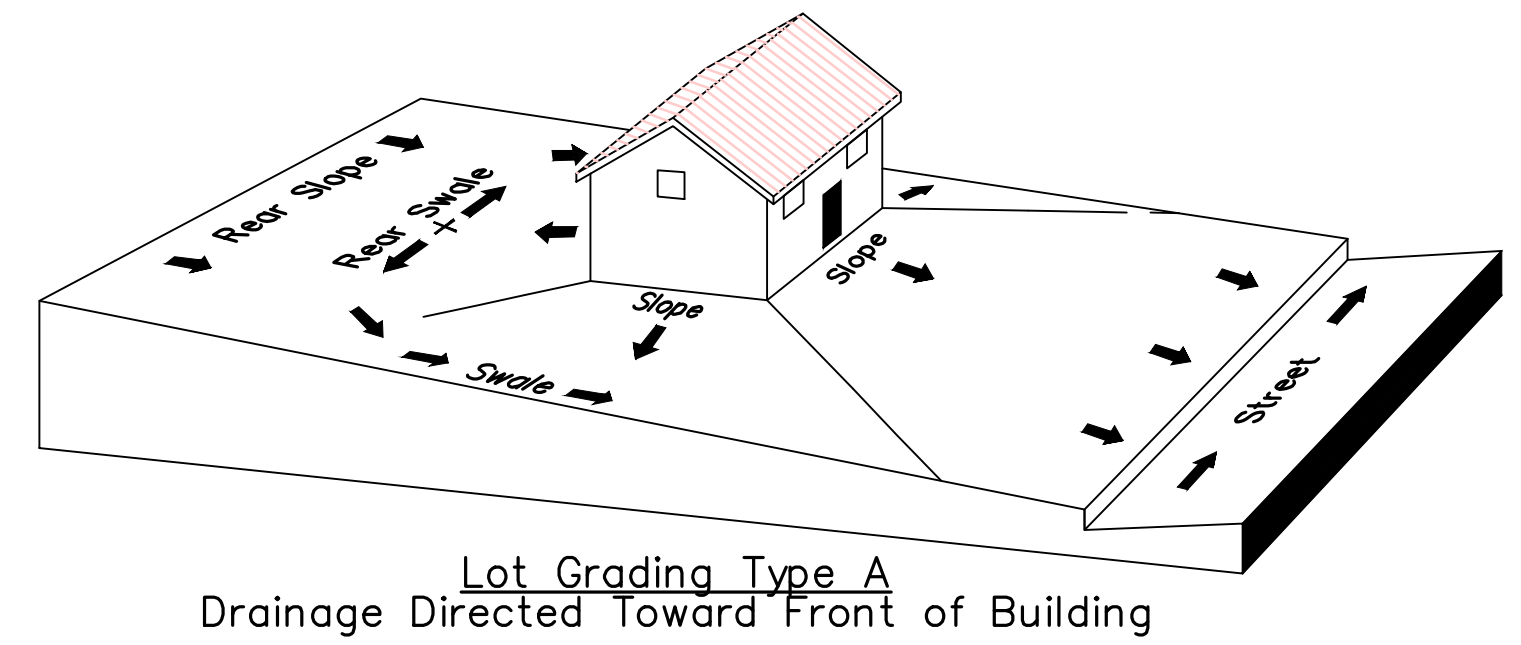


- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET 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.



SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH



\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

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

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



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

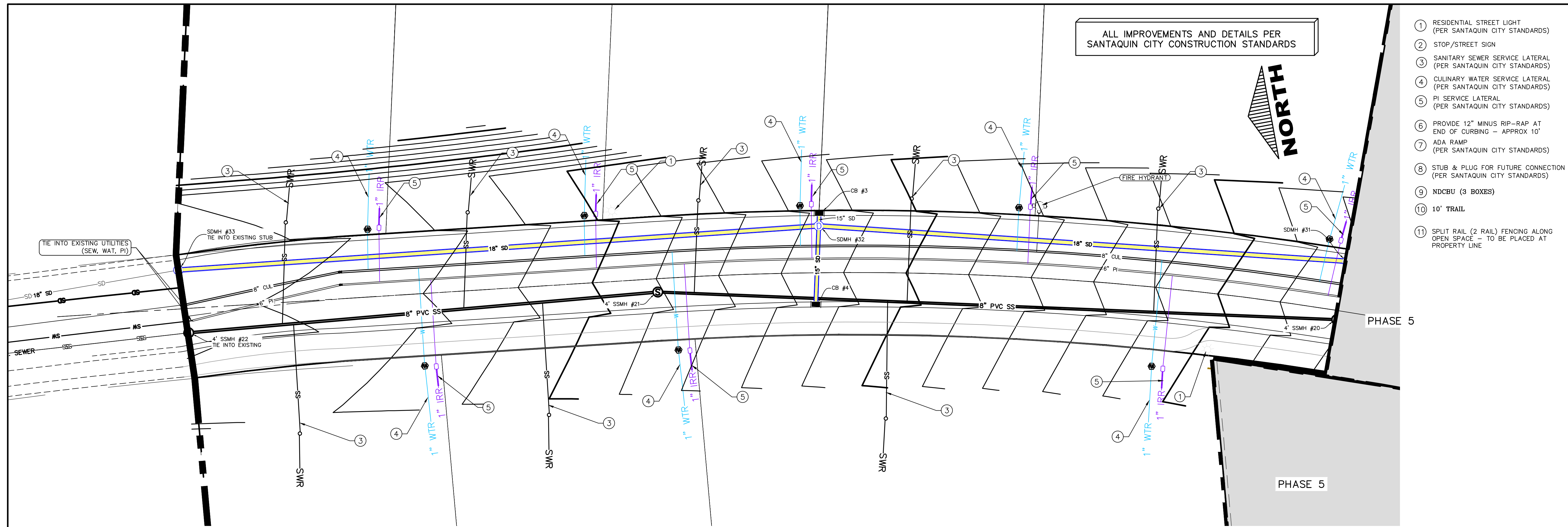
DATE: 3.25.2022

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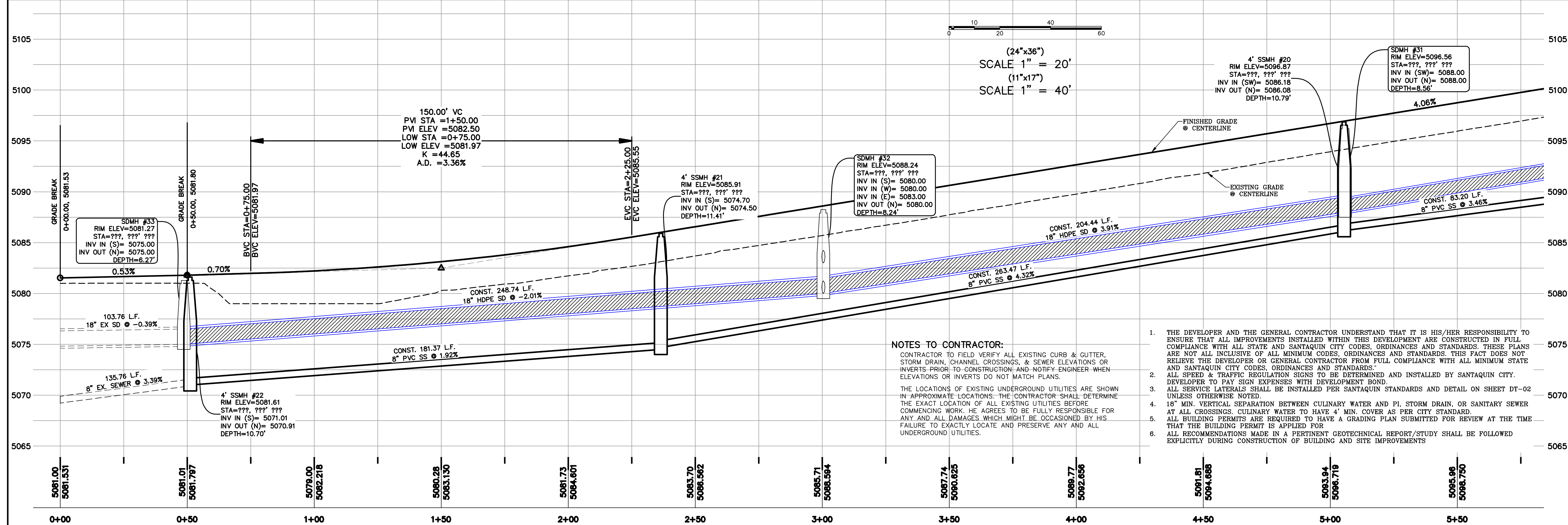
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GRADING PLANS  
SHEET:  
GR-02



- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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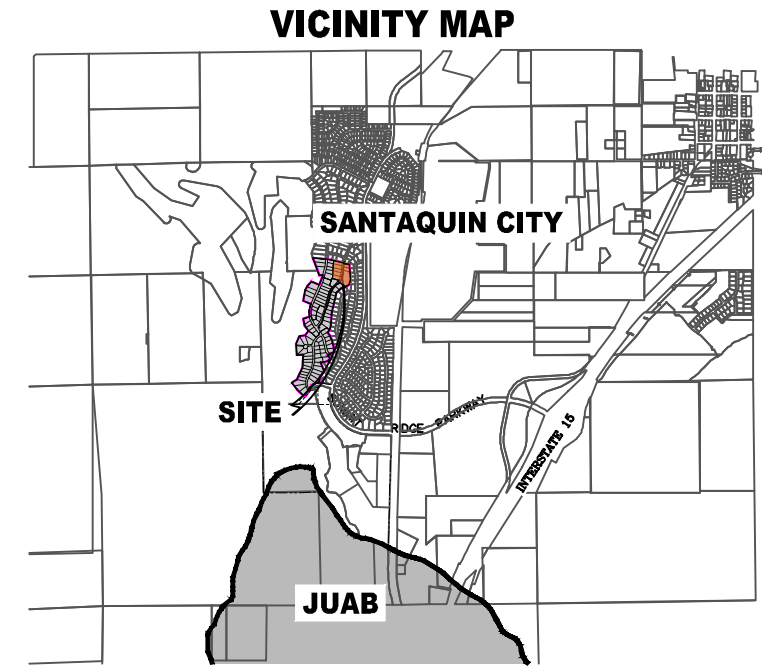
**THE VISTAS WEST @ SUMMIT RIDGE PHASE 2**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



DATE: 3.25.2022  
PROJECT #  
REVISIONS:  
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2  
3  
SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-01



# THE VISTAS WEST @ SUMMIT RIDGE PHASE 3



### Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 388356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

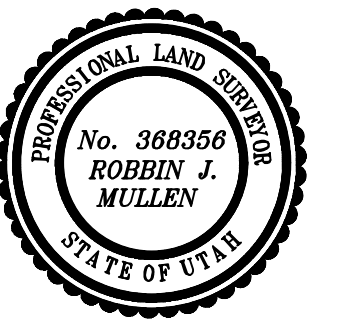
### Boundary Description

VISTAS WEST - PHASE 3  
BEGINNING AT A POINT ON A LINE THAT IS S 88°46'03"E, A DISTANCE OF 66.13 FEET ALONG THE SECTION LINE AND NORTH 2273.06 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
THENCE N 57° 15' 07" W FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE.  
THENCE N 48° 13' 00" W FOR A DISTANCE OF 43.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 58' 44", HAVING A RADIUS OF 278.50 FEET, AND WHOSE LONG CHORD BEARS N 38° 17' 38" E FOR A DISTANCE OF 33.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE N 78° 21' 01" W FOR A DISTANCE OF 163.42 FEET TO A POINT ON A LINE.  
THENCE N 20° 47' 28" E FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.  
THENCE N 02° 06' 41" E FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE.  
THENCE N 14° 48' 05" E FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE.  
THENCE S 78° 51' 00" E FOR A DISTANCE OF 247.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 00' 45", HAVING A RADIUS OF 1000.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 22' 01" W FOR A DISTANCE OF 17.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE S 78° 25' 46" E FOR A DISTANCE OF 128.86 FEET TO A POINT ON A LINE.  
THENCE S 04° 28' 00" E FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 42' 01", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 14° 25' 00" W FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE S 50° 11' 00" W A DISTANCE OF 98.31 FEET TO THE POINT OF BEGINNING  
CONTAINING 4.61 ACRES OF LAND AND 7 LOTS.

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.61 ACRES
TOTAL LOT ACREAGE	2.50 ACRES
TOTAL ROW ACREAGE	0.48 ACRES
TOTAL OPEN SPACE	1.63 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.52 / duq
NUMBER OF LOTS	7 LOTS

**PROJECT DEVELOPER**  
**David Simpson**  
801-376-1966 |  
woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

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



DATE \_\_\_\_\_ SURVEYOR (See Seal Below)  
**OWNERS DEDICATION**

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

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

### LIMITED COMPANY ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

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

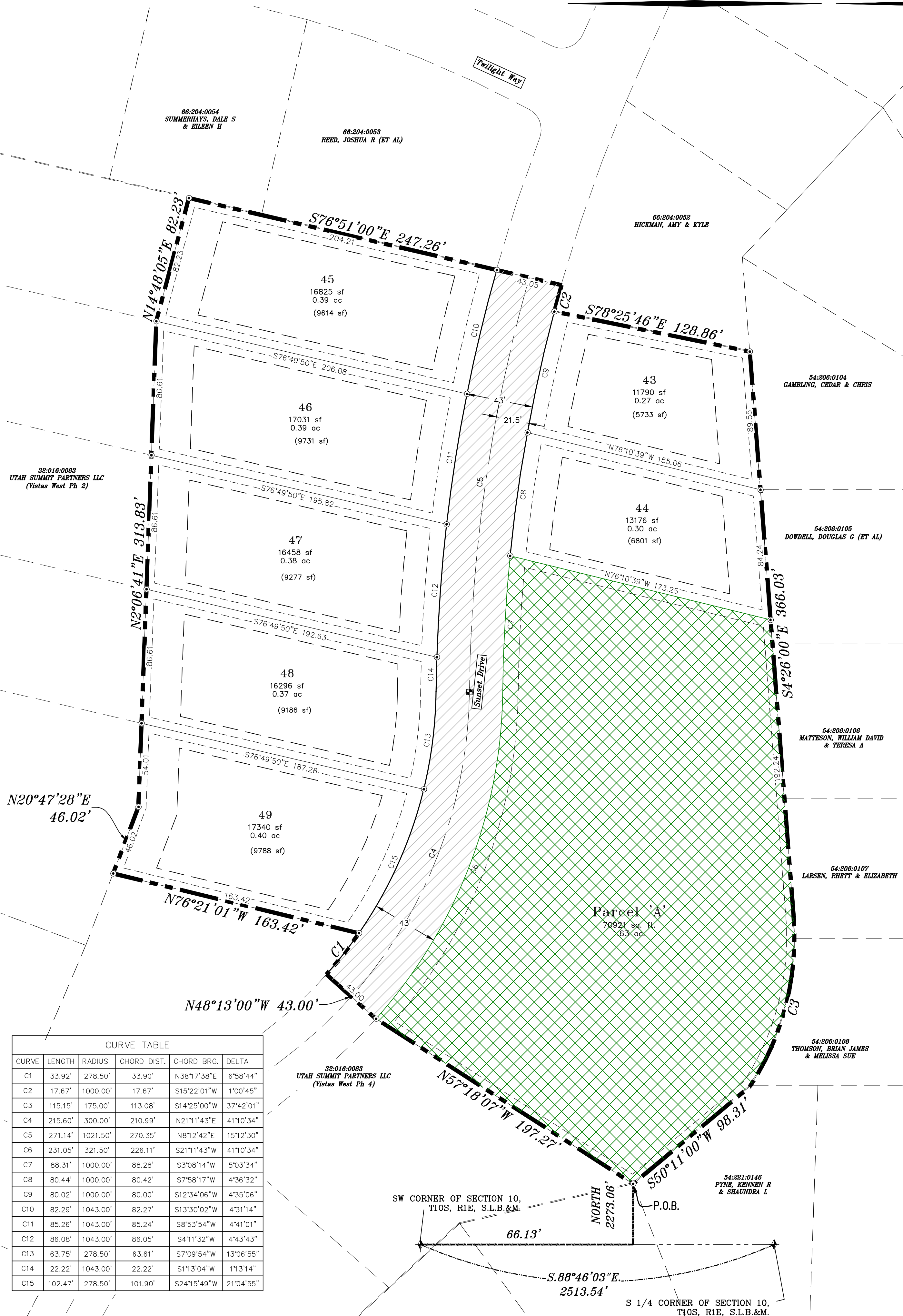
APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_ ATTEST \_\_\_\_\_  
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 3

UTAH COUNTY, UTAH  
SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.92'	278.50'	33.90'	N38°17'38"E	6°58'44"
C2	17.67'	1000.00'	17.67'	S15°22'01"W	1°00'45"
C3	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C4	215.60'	300.00'	210.99'	N21°11'43"E	41°10'34"
C5	271.14'	1021.50'	270.35'	N8°12'42"E	15°12'30"
C6	231.05'	321.50'	226.11'	S21°11'43"W	41°10'34"
C7	88.31'	1000.00'	88.28'	S3°08'14"W	5°03'34"
C8	80.44'	1000.00'	80.42'	S7°58'17"W	4°36'32"
C9	80.02'	1000.00'	80.00'	S12°34'06"W	4°35'06"
C10	82.29'	1043.00'	82.27'	S13°30'02"W	4°31'14"
C11	85.26'	1043.00'	85.24'	S8°53'54"W	4°41'01"
C12	86.08'	1043.00'	86.05'	S4°11'32"W	4°43'43"
C13	63.75'	278.50'	63.61'	S7°09'54"W	1°30'55"
C14	22.22'	1043.00'	22.22'	S1°13'04"W	1°13'14"
C15	102.47'	278.50'	101.90'	S24°15'49"W	21°04'55"

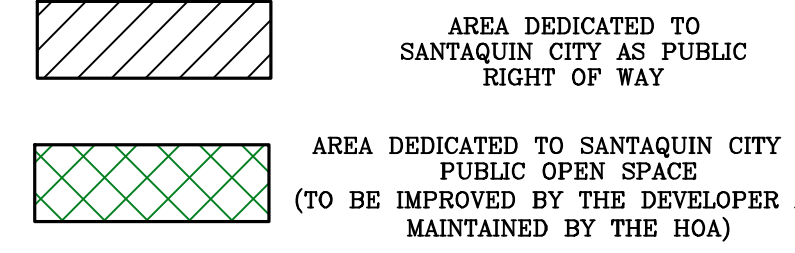
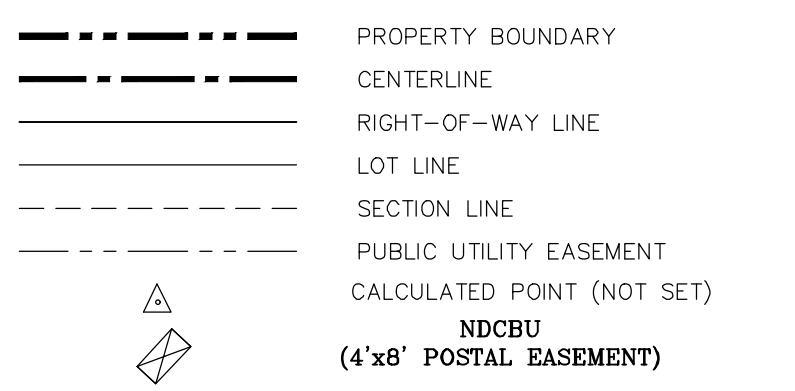
- NOTES:**
- ① - TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
  - ② - TYPE I MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
  - XXXX - PROPOSED RESIDENTIAL ADDRESS
  - (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
  - THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

**UTILITIES APPROVAL**

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

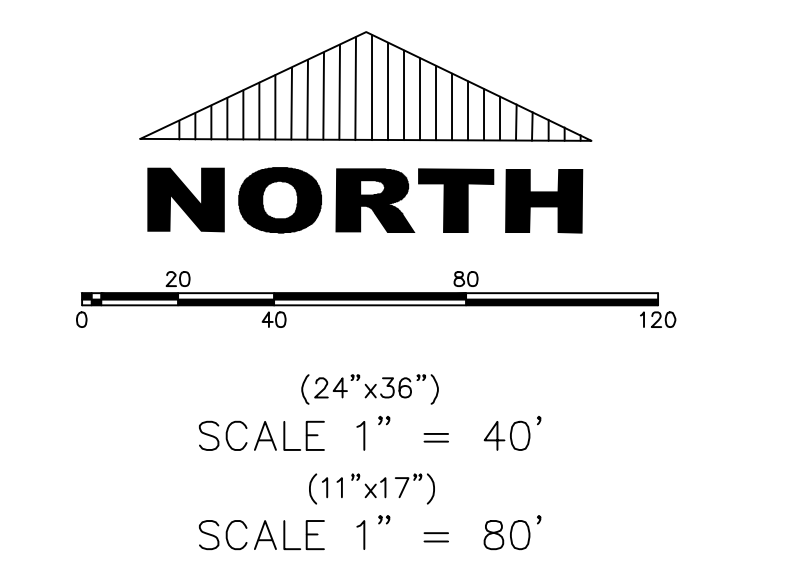
ROCKY MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_

- 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



**BASIS OF BEARING**

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S88°05'23"W ALONG SAID LINE.



**DOMINION ENERGY ACCEPTANCE**

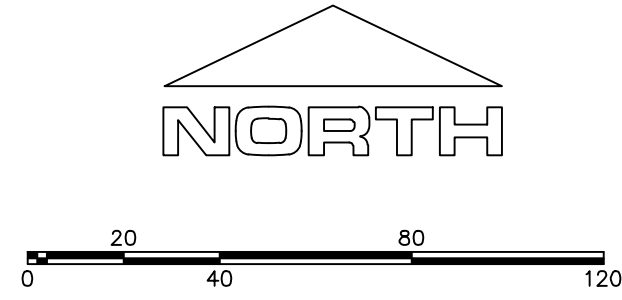
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DOMINION ENERGY COMPANY \_\_\_\_\_  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

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.

- 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 P.I. SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

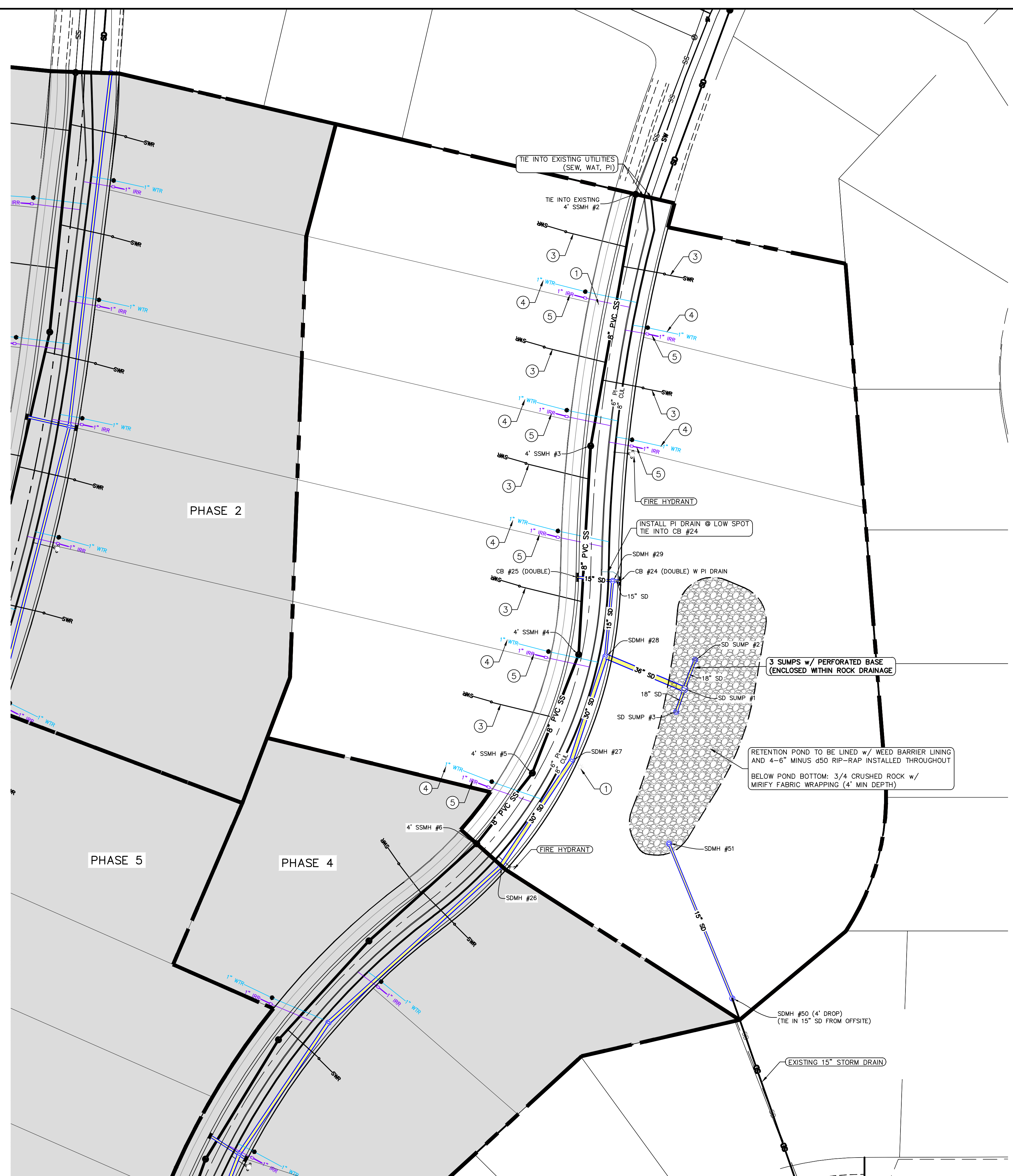
**LEGEND**

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

**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**  
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Orem, UT 84057  
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regiondesignllc.com



**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

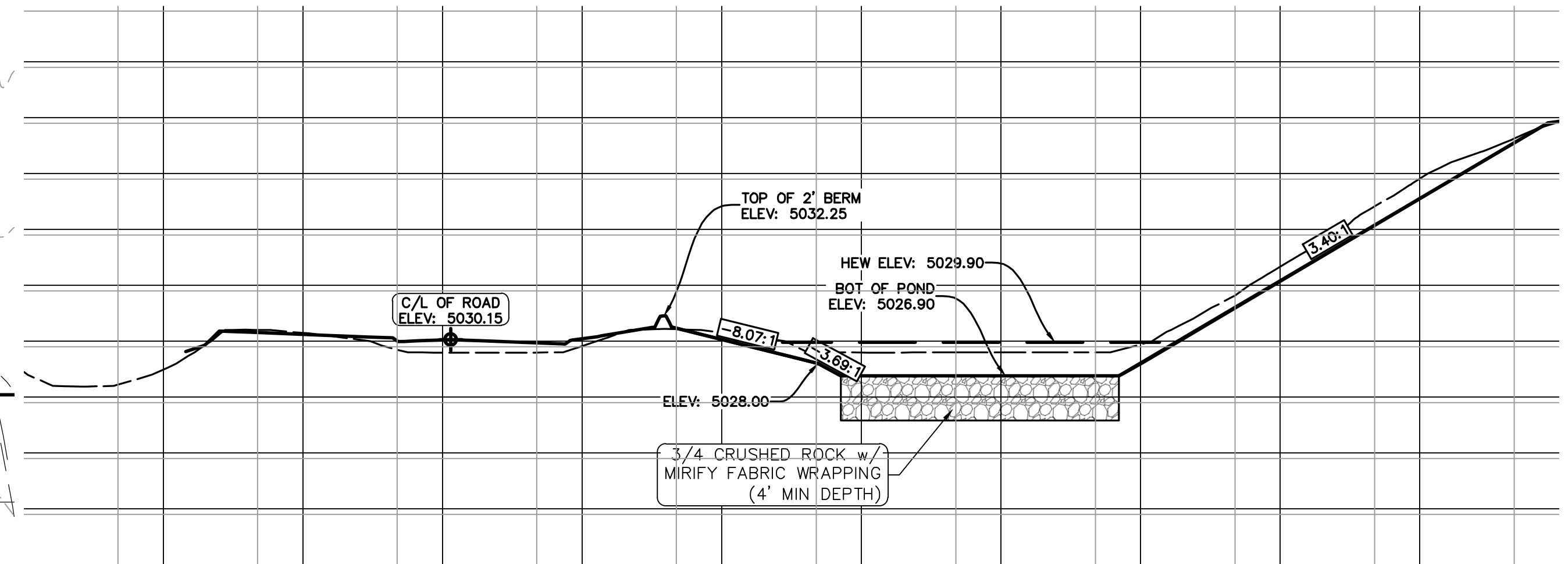
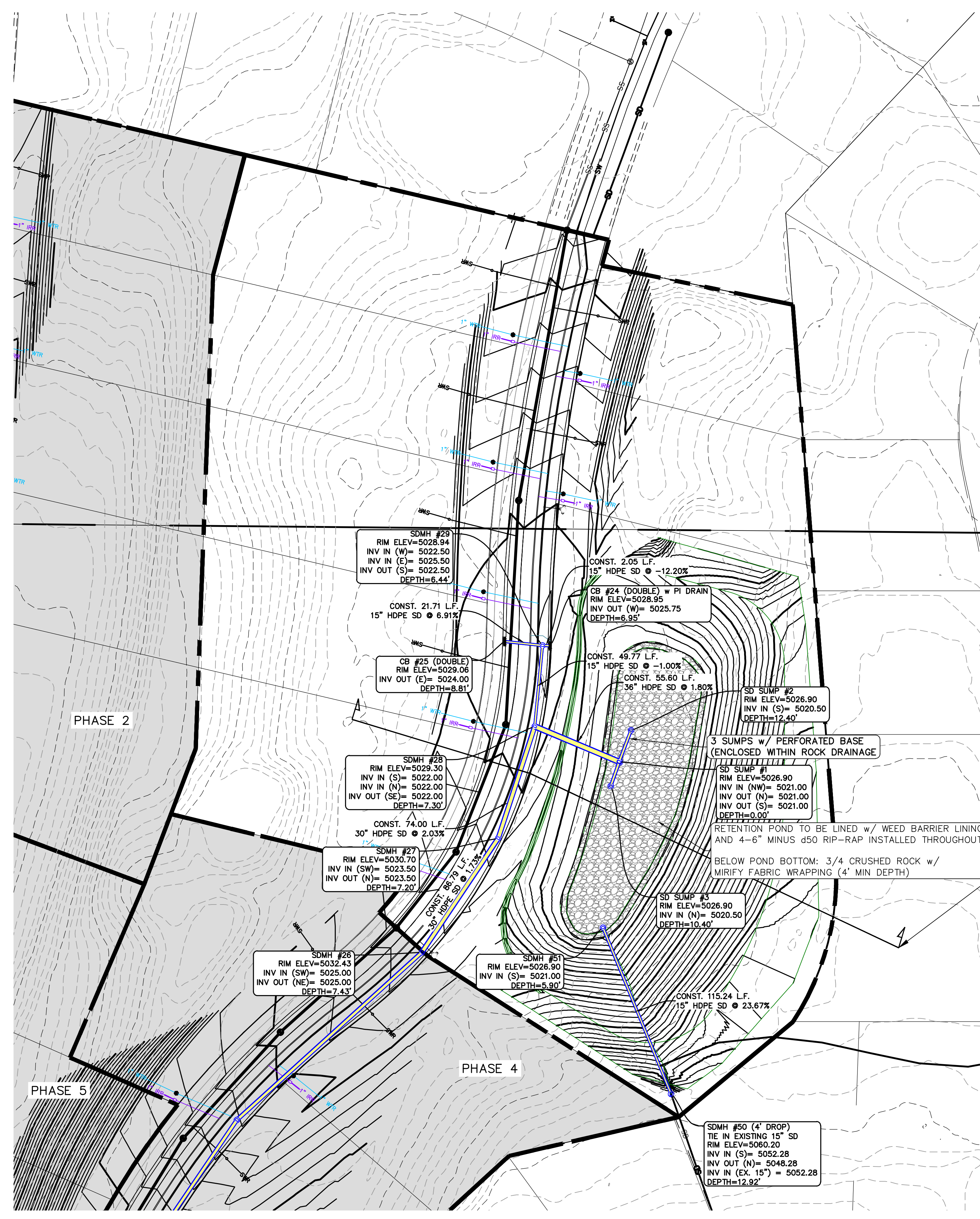
DATE: 3.25.2022

PROJECT #

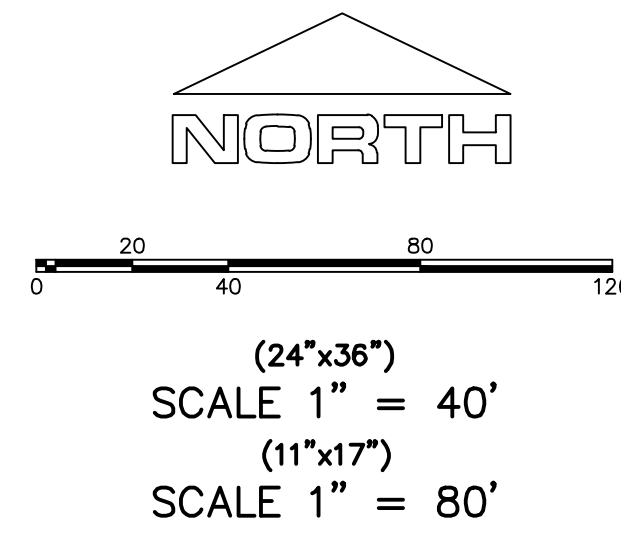
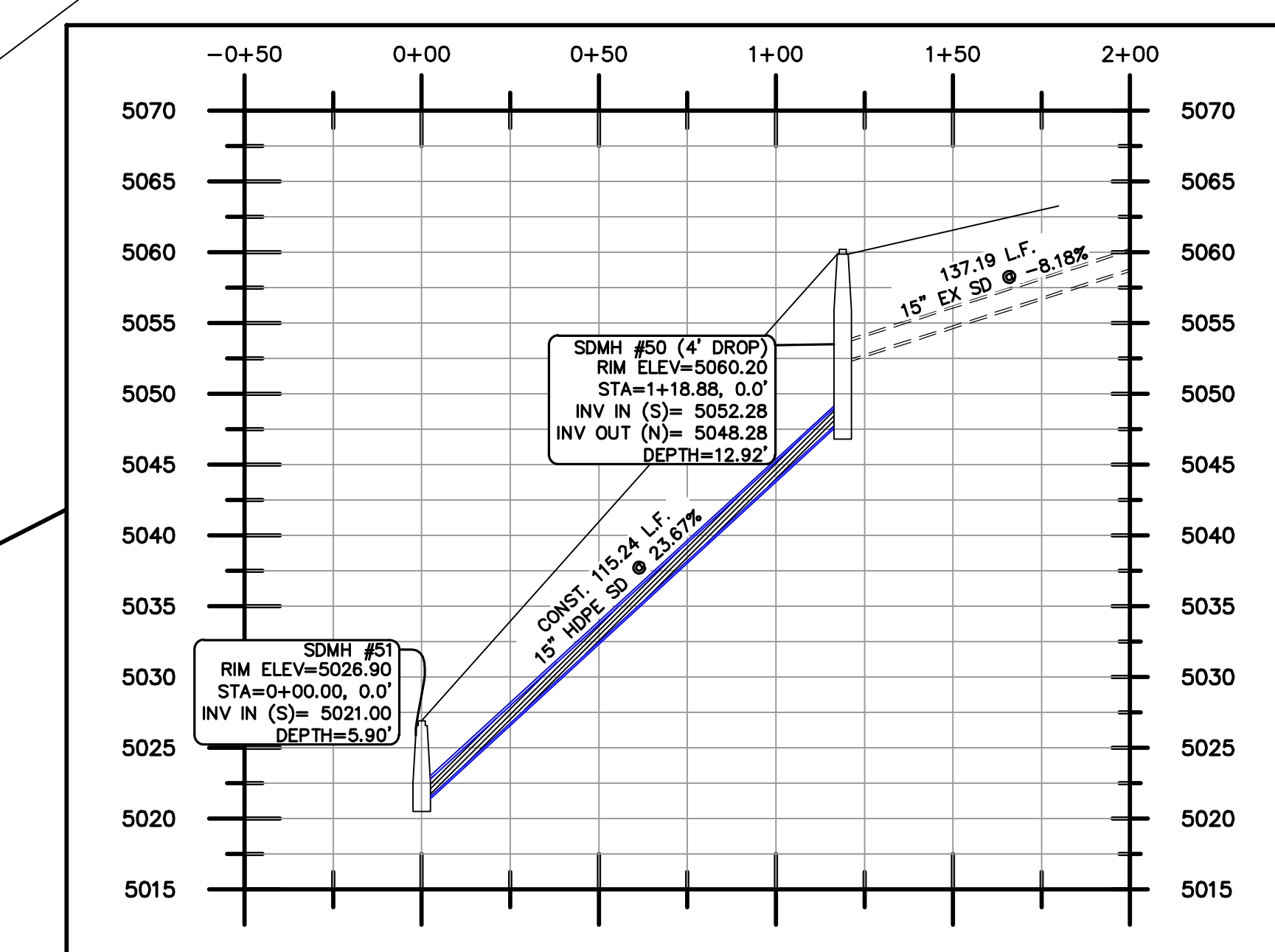
REVISIONS:

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SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-01



POND SECTION



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

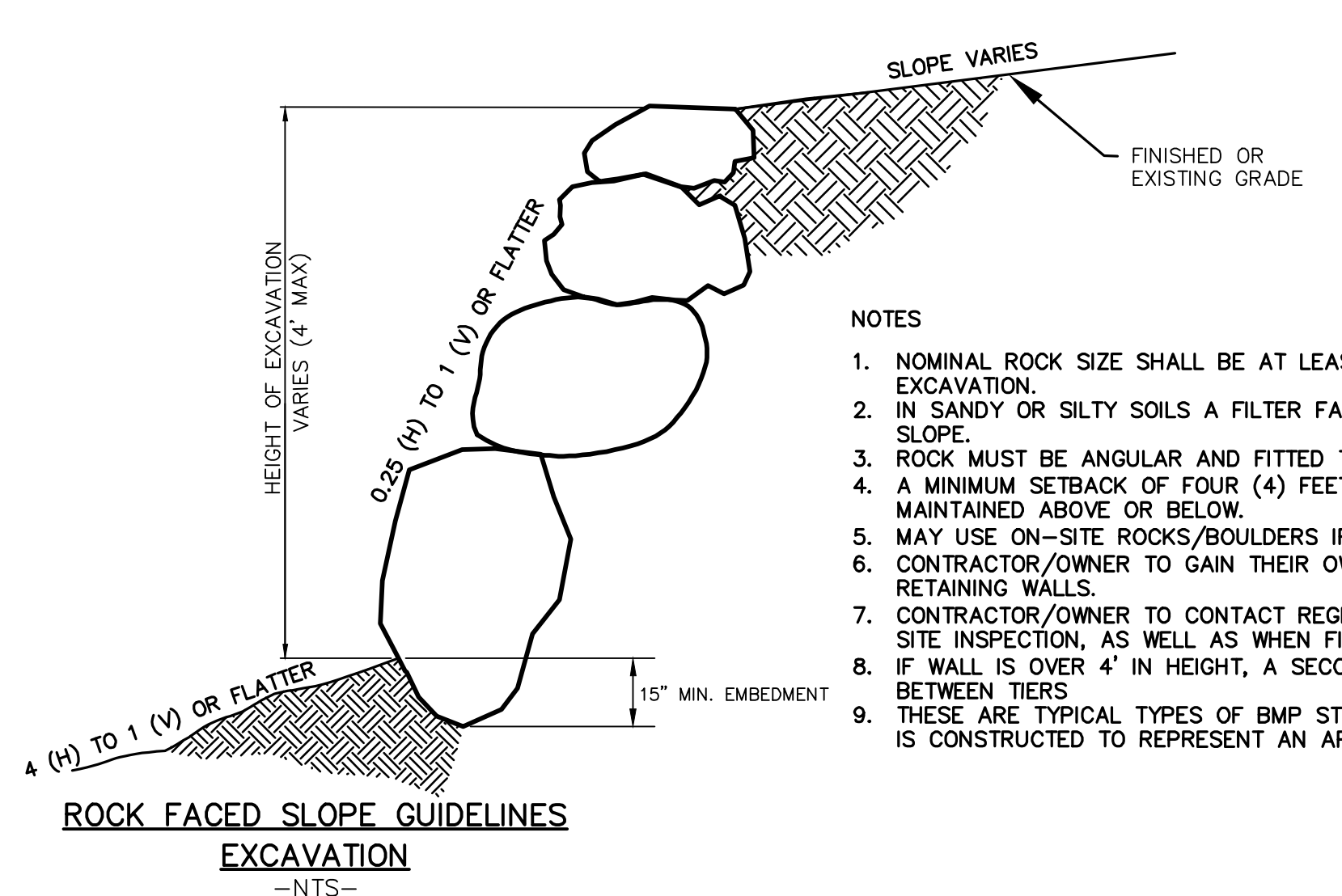
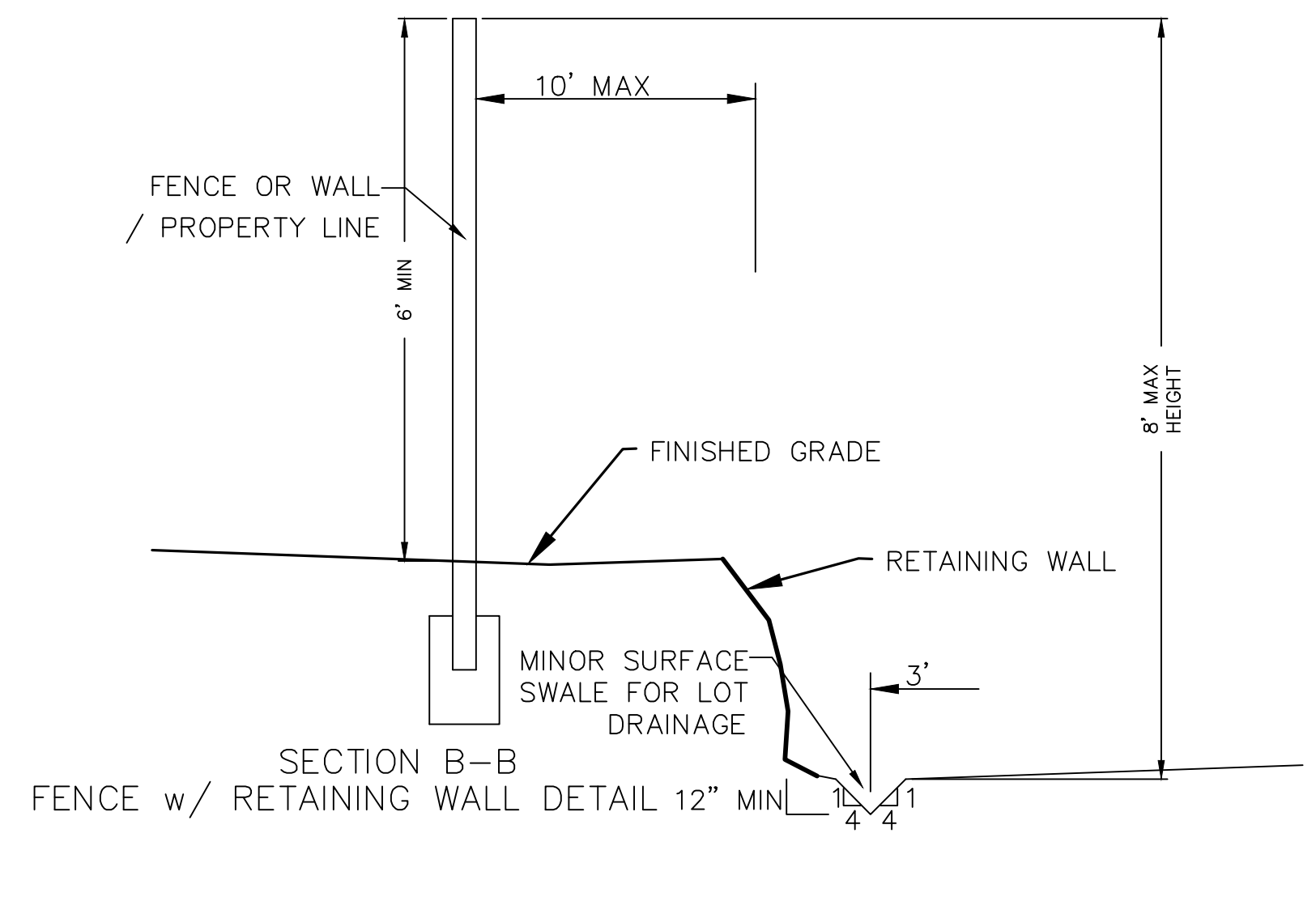
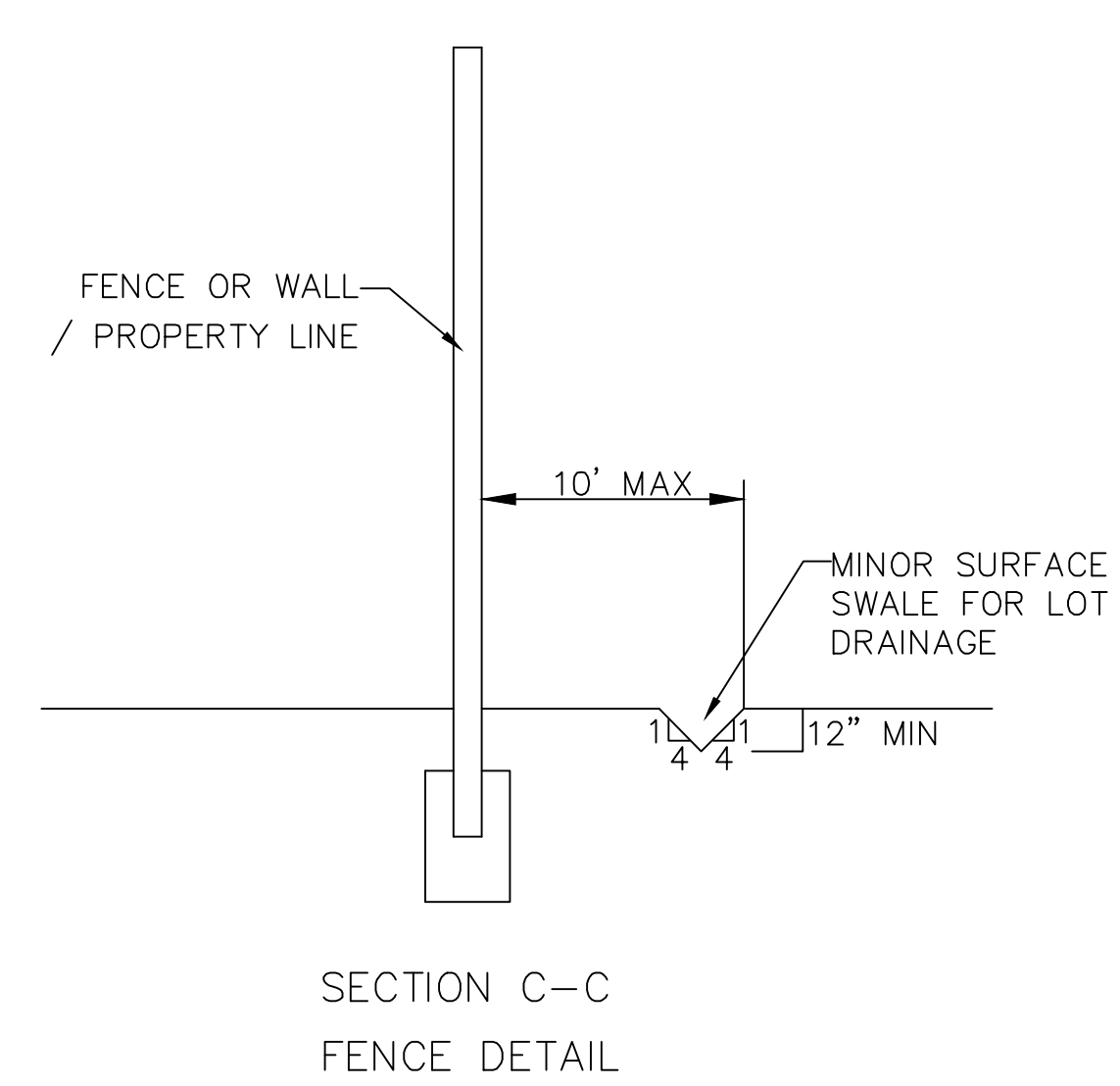
DATE: 3.25.2022

PROJECT #

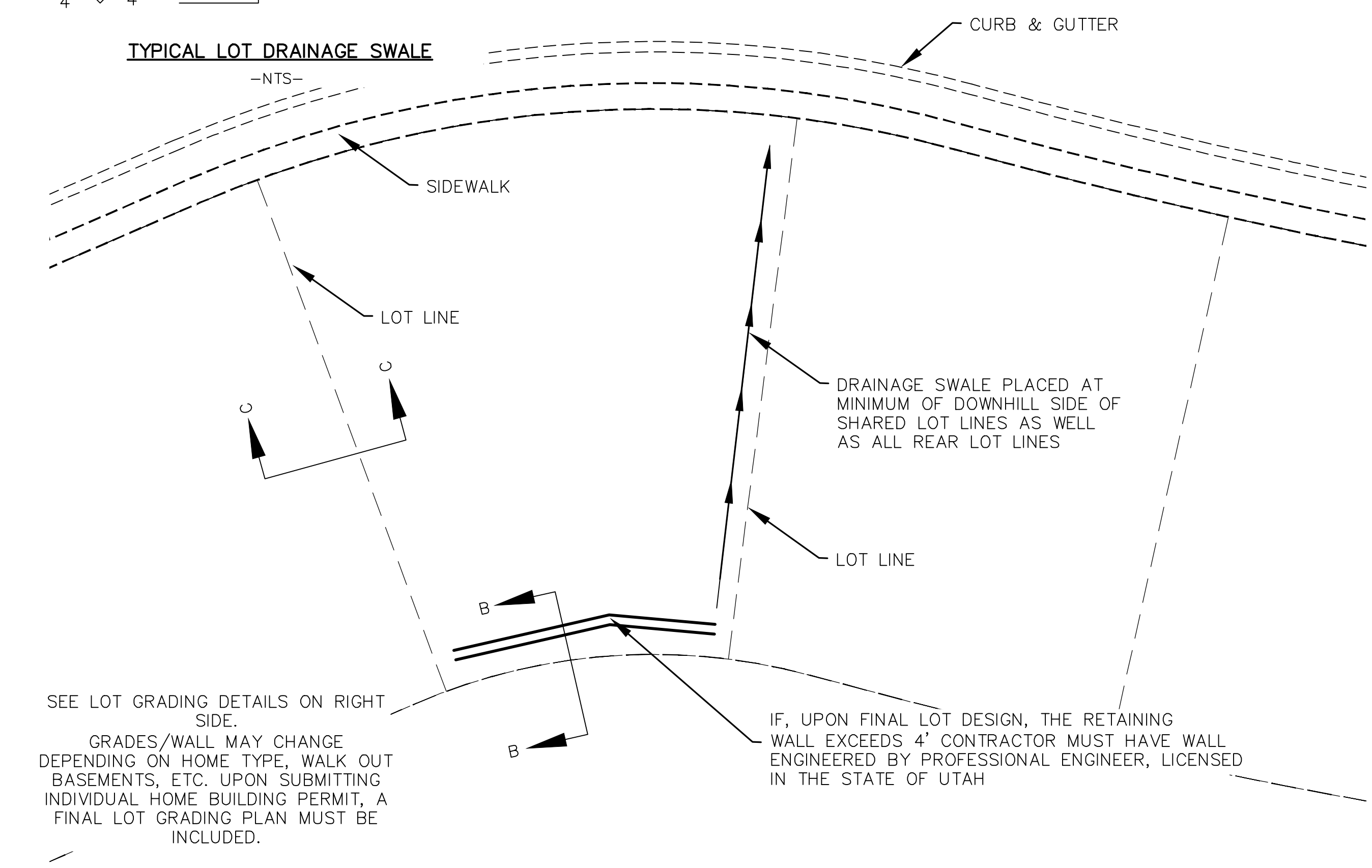
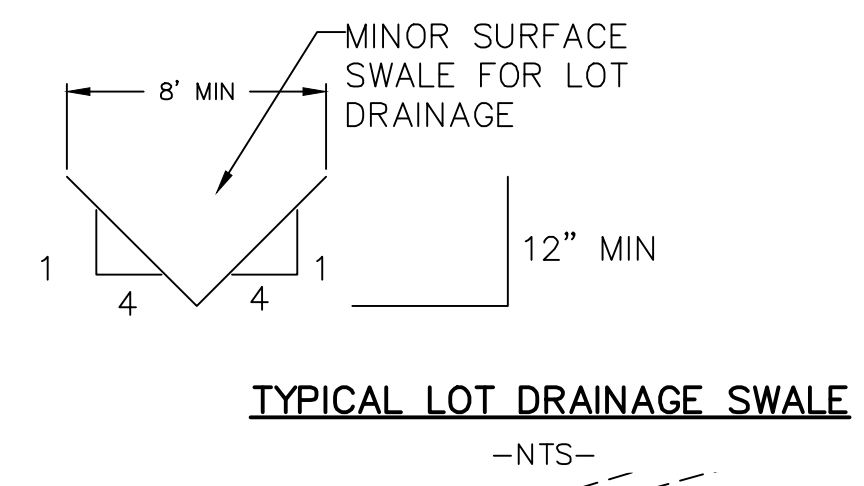
REVISIONS:

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SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**

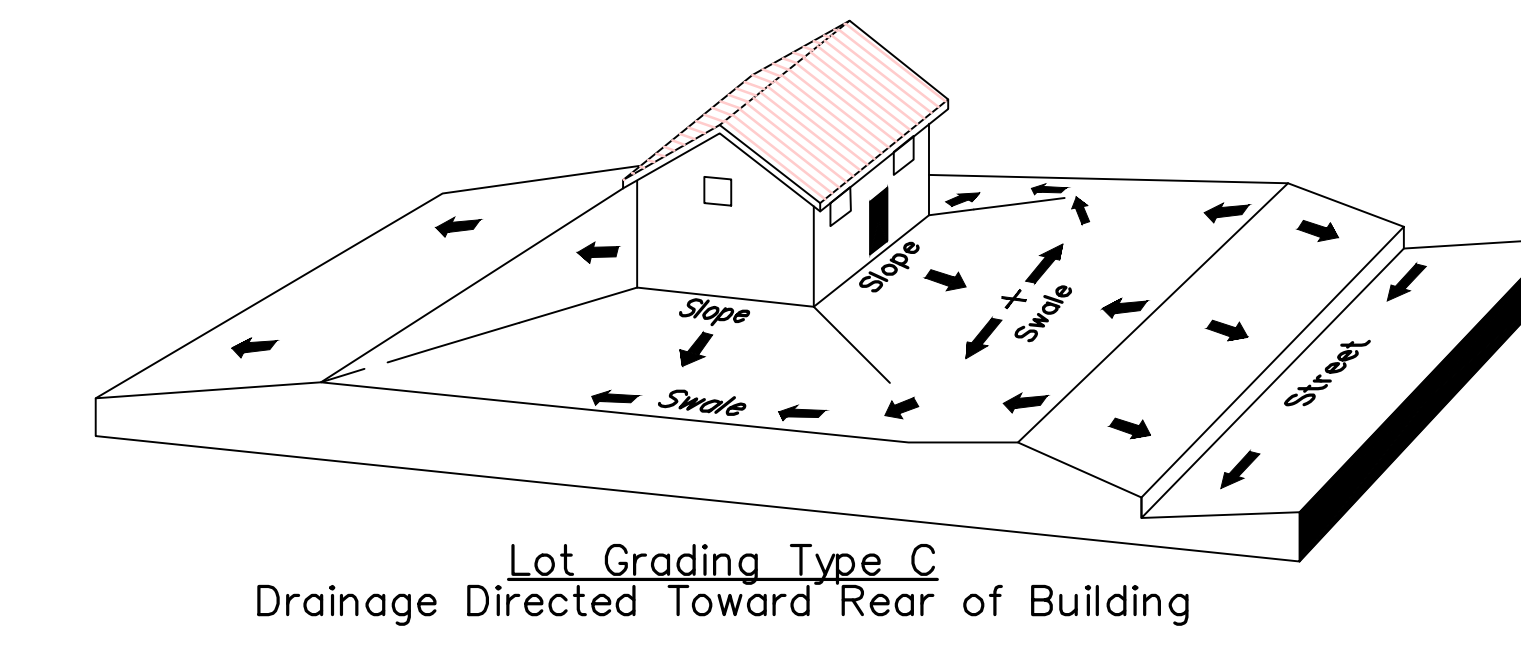
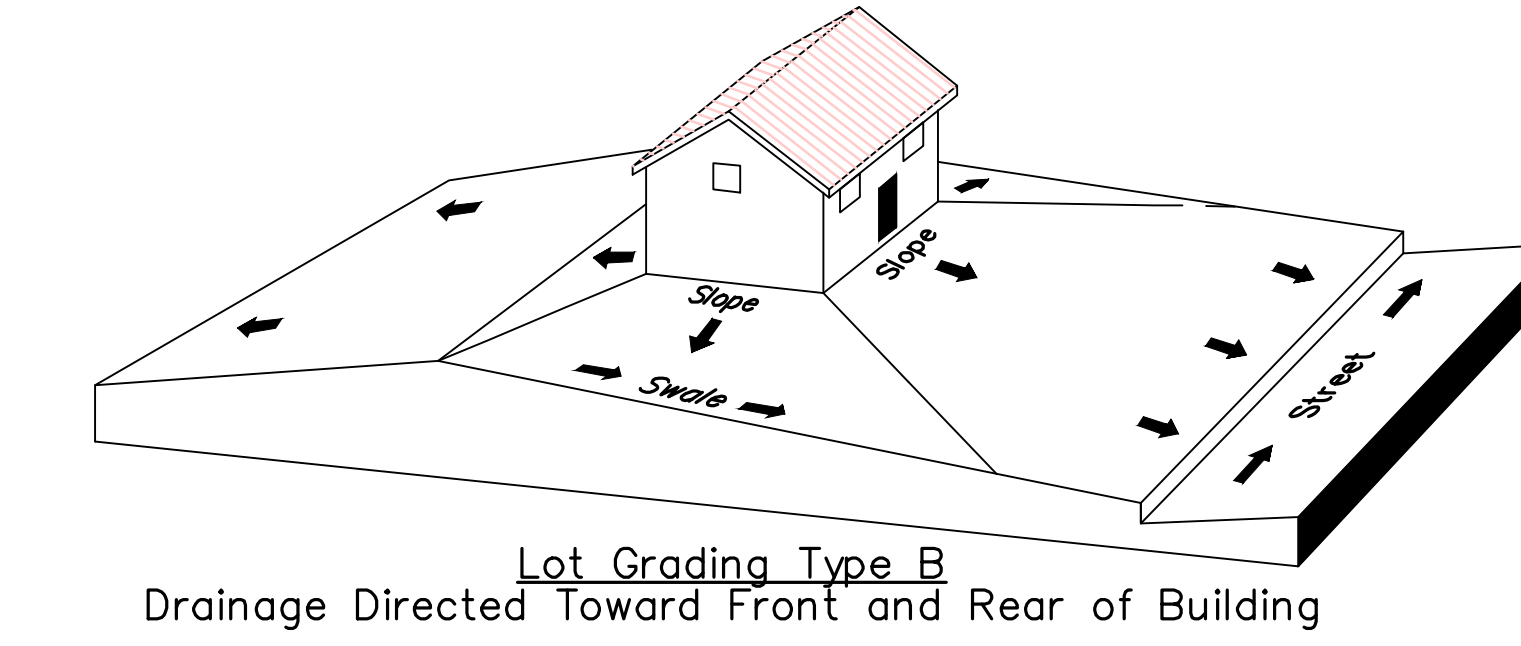
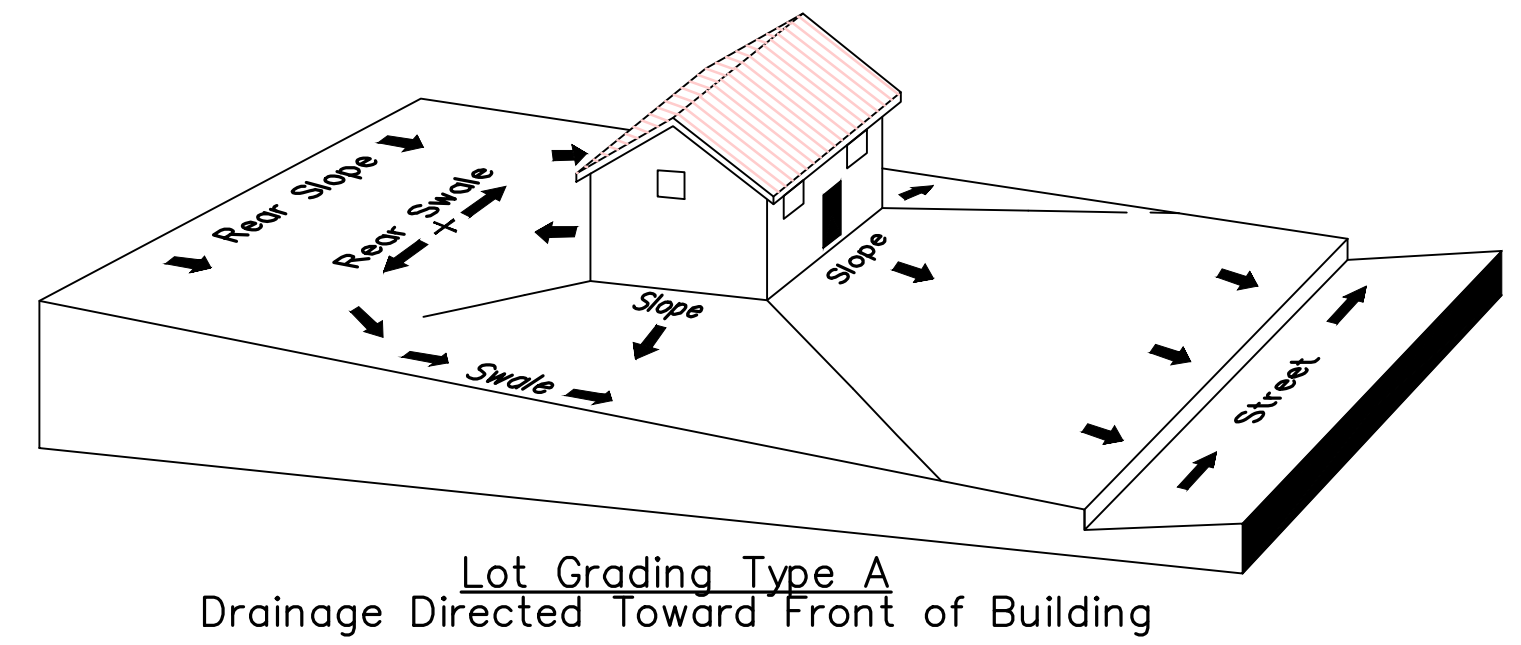


- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET 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.



SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH



\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

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

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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

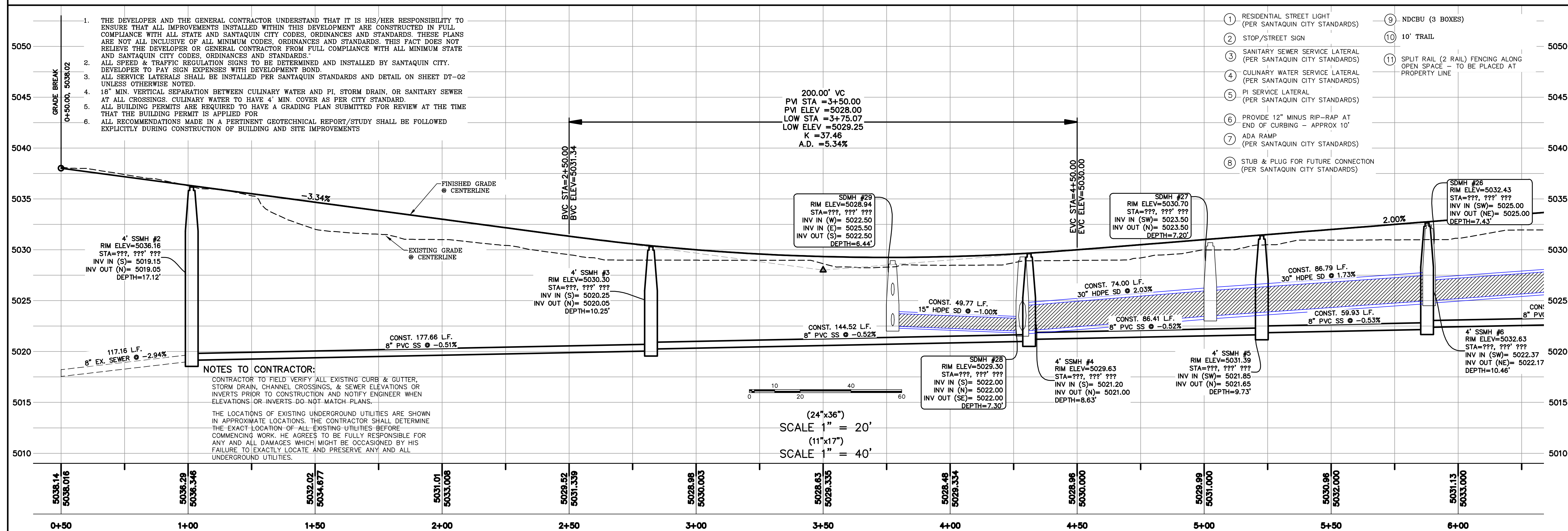
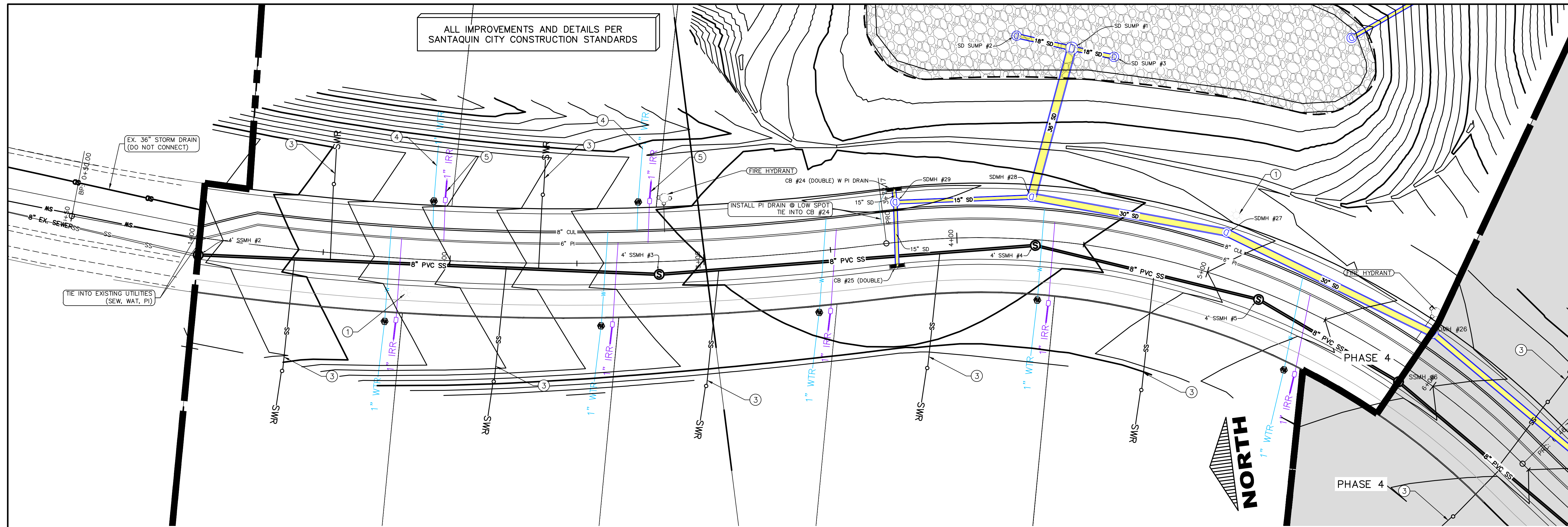
DATE: 3.25.2022

PROJECT #

REVISIONS:

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SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-02



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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3  
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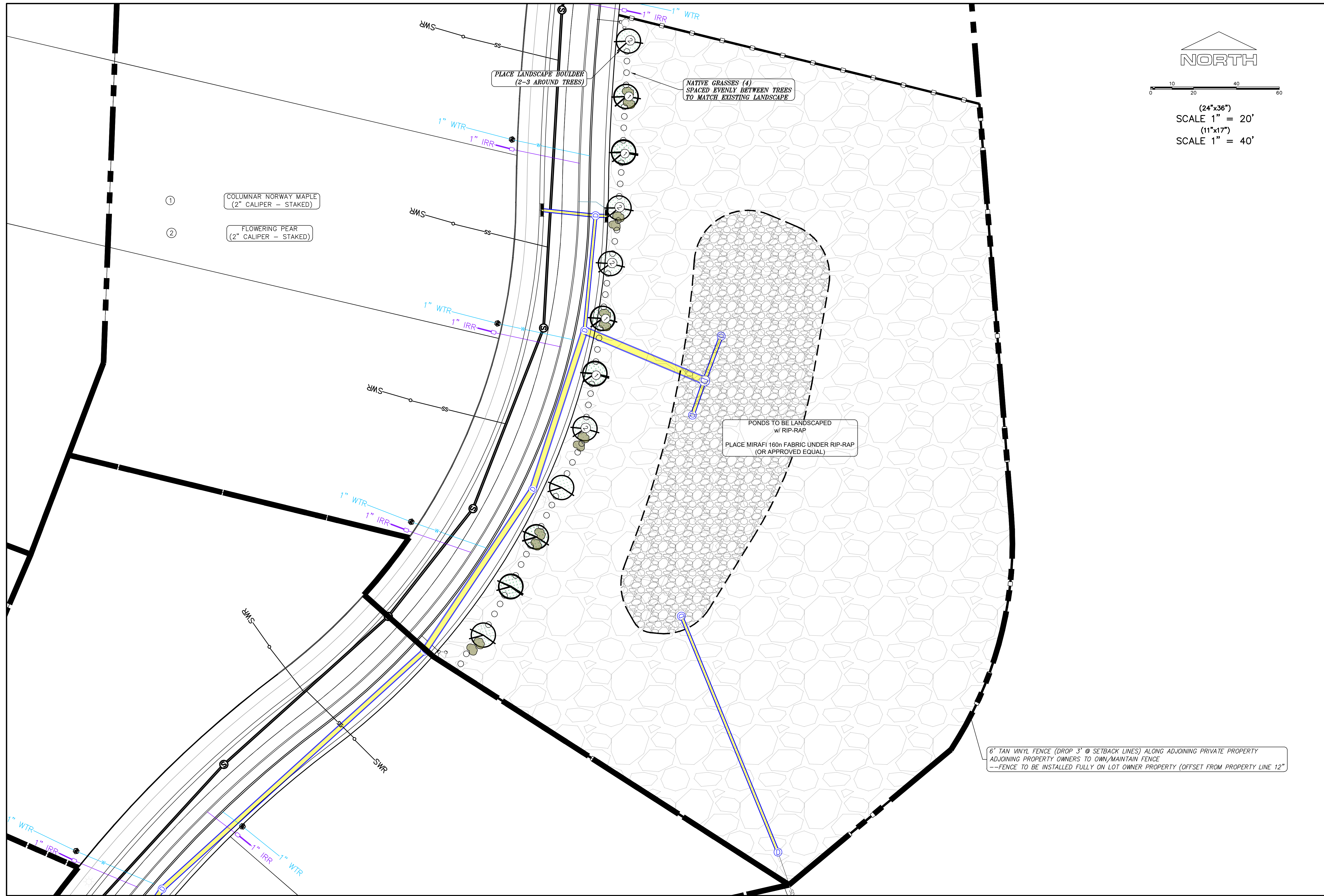
DATE: 3.25.2022

PROJECT #

REVISIONS:

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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-01



- ① COLUMNAR NORWAY MAPLE (2" CALIPER - STAKED)
- ② FLOWERING PEAR (2" CALIPER - STAKED)

NORTH

0 10 20 40 60

(24"x36")  
SCALE 1" = 20'

(11"x17")  
SCALE 1" = 40'

6' TAN VINYL FENCE (DROP 3' @ SETBACK LINES) ALONG ADJOINING PRIVATE PROPERTY  
ADJOINING PROPERTY OWNERS TO OWN/MAINTAIN FENCE  
--FENCE TO BE INSTALLED FULLY ON LOT OWNER PROPERTY (OFFSET FROM PROPERTY LINE 12")

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**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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REVISIONS:

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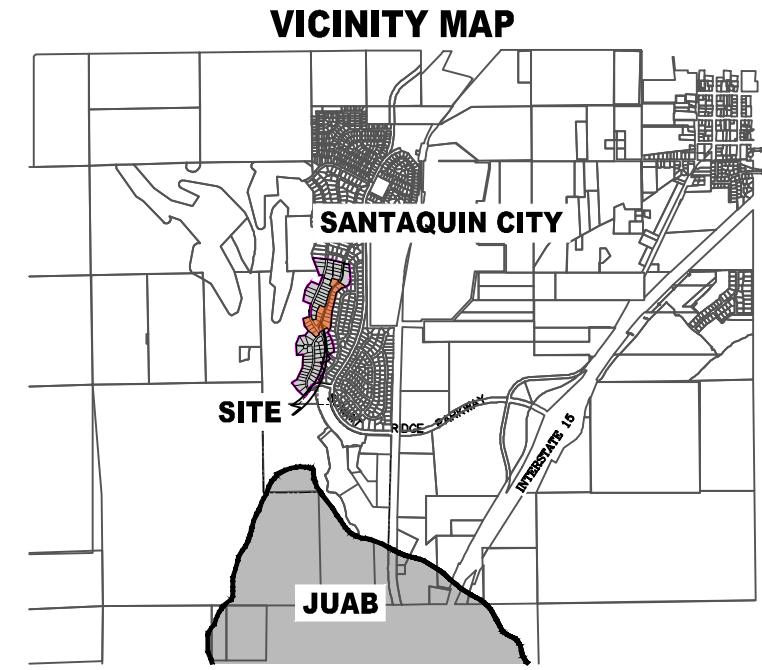
SHEET NAME:  
LANDSCAPE PLANS

SHEET:  
LS-01

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	98.88'	475.50'	98.70'	S161°4'46"E	115°4'52"
C2	185.40'	478.50'	184.24'	N17°02'28"E	221°1'57"
C3	298.76'	521.50'	294.69'	N22°21'12"E	32°49'25"
C4	33.92'	278.50'	33.90'	S38°17'38"W	6°58'44"
C5	23.65'	15.00'	21.28'	S92°03'00"W	90°21'00"
C6	43.40'	296.50'	43.36'	S50°19'24"W	82°3'13"
C7	222.92'	500.00'	221.08'	S23°03'40"E	25°32'40"
C8	236.05'	300.00'	230.01'	N31°37'31"E	45°04'57"
C9	332.60'	1000.00'	331.07'	N18°36'45"E	19°03'24"
C10	193.73'	500.00'	192.52'	N17°02'28"E	221°1'57"
C11	411.07'	500.00'	399.59'	N29°29'38"E	47°06'17"
C12	58.97'	300.00'	58.88'	N47°24'53"E	11°15'46"
C13	90.10'	978.50'	90.07'	S15°57'33"W	5°16'33"
C14	90.16'	978.50'	90.13'	S21°14'12"W	5°16'45"
C15	72.83'	978.50'	72.81'	S26°00'31"W	4°15'52"
C16	18.09'	521.50'	18.09'	S27°08'50"W	1°59'13"
C17	90.24'	521.50'	90.12'	S21°11'48"W	9°54'50"
C18	90.78'	521.50'	90.66'	S11°15'10"W	9°58'25"
C19	2.95'	521.50'	2.95'	S6°06'14"W	0°19'29"
C20	87.89'	478.50'	87.76'	S11°12'12"W	10°31'25"
C21	90.32'	478.50'	90.19'	S21°52'21"W	10°48'54"
C22	151.81'	478.50'	151.17'	S36°22'07"W	18°10'38"
C23	63.38'	478.50'	63.33'	S49°15'06"W	7°35'20"
C24	63.20'	321.50'	63.10'	S47°24'53"W	11°15'46"
C25	54.75'	278.50'	54.66'	N47°24'53"E	11°15'46"
C26	129.99'	521.50'	129.65'	N45°54'20"E	14°16'53"
C27	177.38'	1021.50'	177.16'	N20°30'08"E	9°56'57"
C28	86.76'	1021.50'	86.73'	N13°05'40"E	4°51'59"
C29	28.12'	1021.50'	28.12'	N9°52'22"E	1°34'38"
C30	83.32'	278.50'	83.01'	N17°39'18"E	17°08'29"
C31	119.53'	278.50'	118.62'	N38°31'16"E	24°35'28"
C32	24.44'	15.00'	21.82'	S82°30'30"E	93°21'00"
C33	113.12'	475.50'	112.85'	S29°01'06"E	13°37'48"
C34	103.79'	524.50'	103.62'	N15°57'28"W	11°20'17"
C35	76.15'	524.50'	76.09'	N25°47'11"W	8°19'08"
C36	53.89'	524.50'	53.87'	N32°53'23"W	5°53'15"
C37	22.38'	15.00'	20.36'	S6°55'01"W	85°30'02"
C38	124.74'	321.50'	123.95'	S38°33'09"W	22°13'46"
C39	84.64'	321.50'	84.39'	S19°53'46"W	15°05'00"
C40	18.35'	321.50'	18.35'	S10°43'09"W	3°16'13"
C41	72.36'	978.50'	72.35'	S11°21'10"W	4°14'14"

LINE	LENGTH	DIRECTION
L1	83.00'	S35°50'00"E
L2	24.10'	N54°10'00"E
L3	147.96'	S35°50'00"E



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

**Boundary Description**  
VISTAS WEST - PHASE 4  
BEGINNING AT A POINT ON A LINE THAT IS S 89°05'23"W, A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

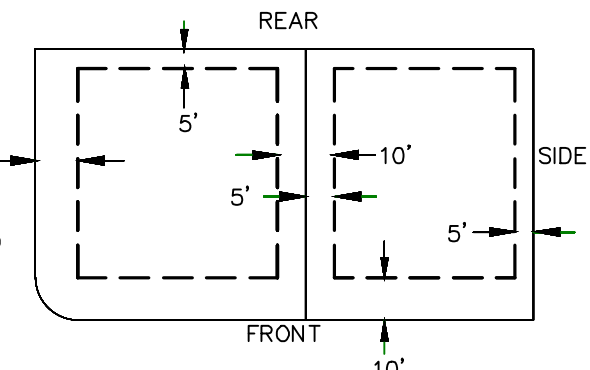
AREA BREAKDOWN	
TOTAL PLAT ACREAGE	10.22 ACRES
TOTAL LOT ACREAGE	8.46 ACRES
TOTAL ROW ACREAGE	1.76 ACRES
TOTAL OPEN SPACE	1.76 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.15 / DU
NUMBER OF LOTS	22 LOTS

**PROJECT DEVELOPER**  
David Simpson  
801-376-1966 |  
woods@vistasurvey.com  
407 N Main Street Springville, UT 84663

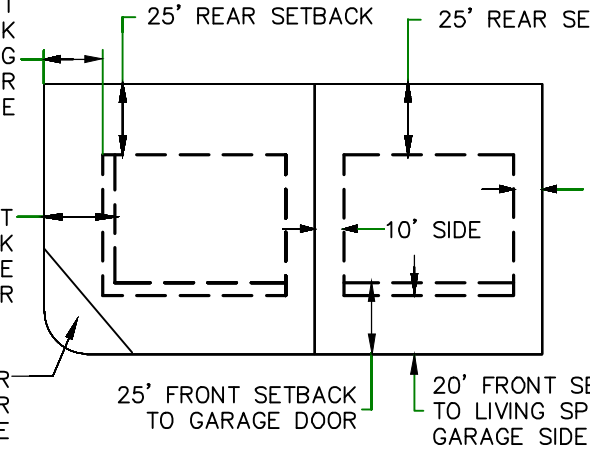
**PROJECT ENGINEER & SURVEYOR**  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

**LEGEND**

**PUBLIC UTILITY EASEMENTS**

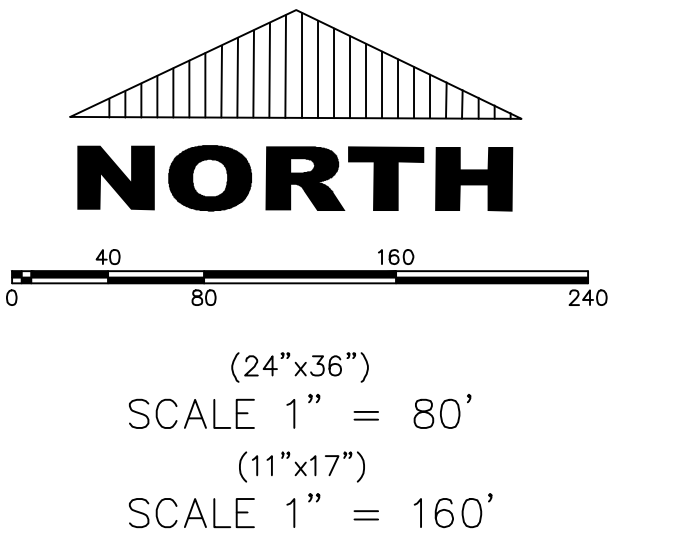


**BUILDING SETBACKS (MINIMUM)**



**BASIS OF BEARING**

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 19, T10S, R1E, S.L.B.&M. WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



**DOMINION ENERGY ACCEPTANCE**

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DOMINION ENERGY COMPANY  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

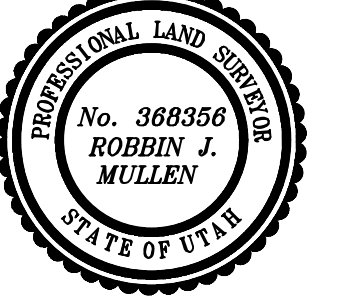
**NOTES:**  
 1. @... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.  
 #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.  
 2. XXXX... PROPOSED RESIDENTIAL ADDRESS.  
 3. (XXXX SF)... AREA IN PARENTHESIS DENOTES BUILDABLE AREA.  
 4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

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

ROCKY MTN POWER \_\_\_\_\_  
 CENTRACOM \_\_\_\_\_  
 CENTURY LINK \_\_\_\_\_

CONTAINING 10.22 ACRES OF LAND AND 22 LOTS

**OWNERS DEDICATION**  
 DATE \_\_\_\_\_ SURVEYOR (See Seal Below)  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.  
 IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_



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

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
 NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

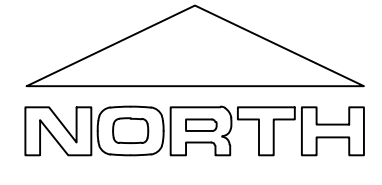
**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 ENGINEER (See Seal Below) \_\_\_\_\_ CLERK-RECORDER (See Seal Below) \_\_\_\_\_

**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4**  
 \_\_\_\_\_ UTAH COUNTY, UTAH  
 SCALE: 1" = 80 FEET  
 NOTARY PUBLIC SEAL \_\_\_\_\_ CITY-COUNTY ENGINEER SEAL \_\_\_\_\_ COUNTY-RECORDER SEAL \_\_\_\_\_

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.

- 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 P.I. SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑦ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

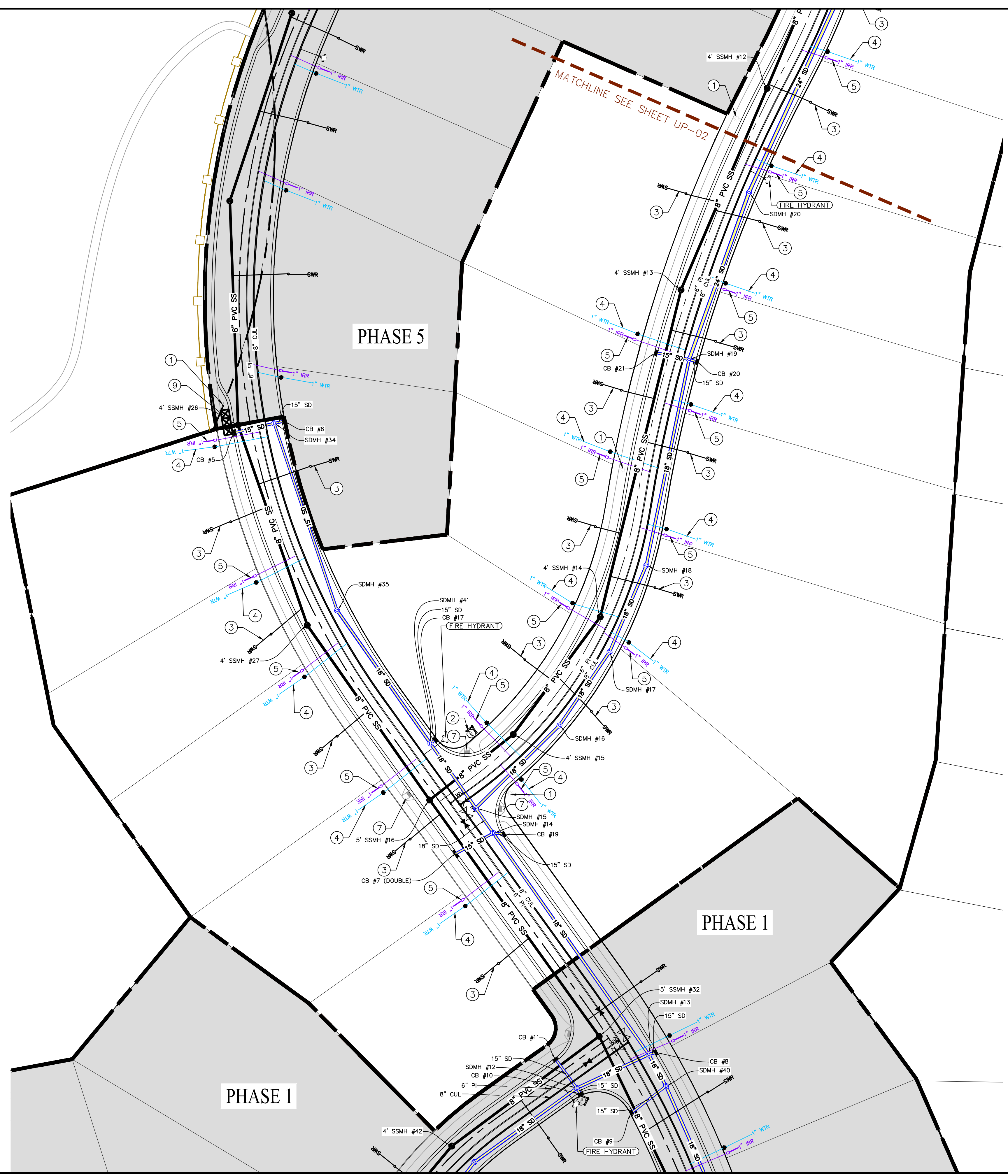
**LEGEND**

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- SD EXISTING STORM MAIN
- SS EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING P.I. MAIN
- EXISTING CONCRETE
- P.I./WAT./SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL. MAIN
- PROPOSED P.I. MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT./PI/SEWER SERVICE LATERALS
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- ⊙ PROPOSED VALVE (WAT./PI)
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED STORM INLET/MANHOLE
- ⊙ PROPOSED ADA RAMP
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- ⊙ PROPOSED FIRE HYDRANT
- ⊙ FOUND SECTION COR. AS NOTED
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- ⊙ FOUND CLASS I STREET MONUMENT
- ⊙ SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

**NOTES TO CONTRACTOR:**

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

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



**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

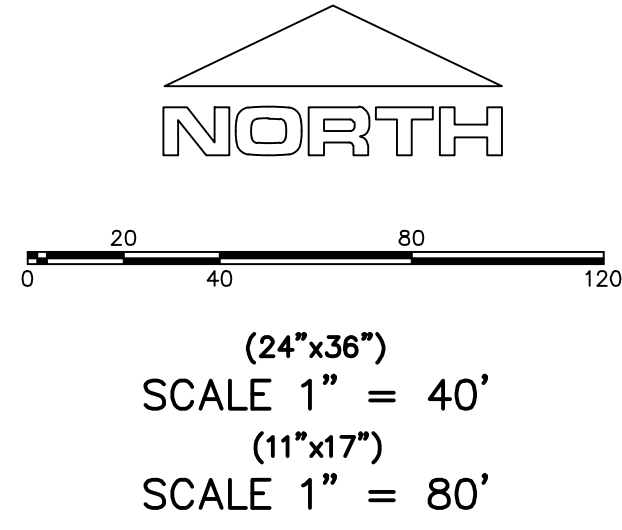
DATE: 3.25.2022
PROJECT #
REVISIONS:
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3

SHEET NAME:	UTILITY PLANS
SHEET:	UP-01



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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

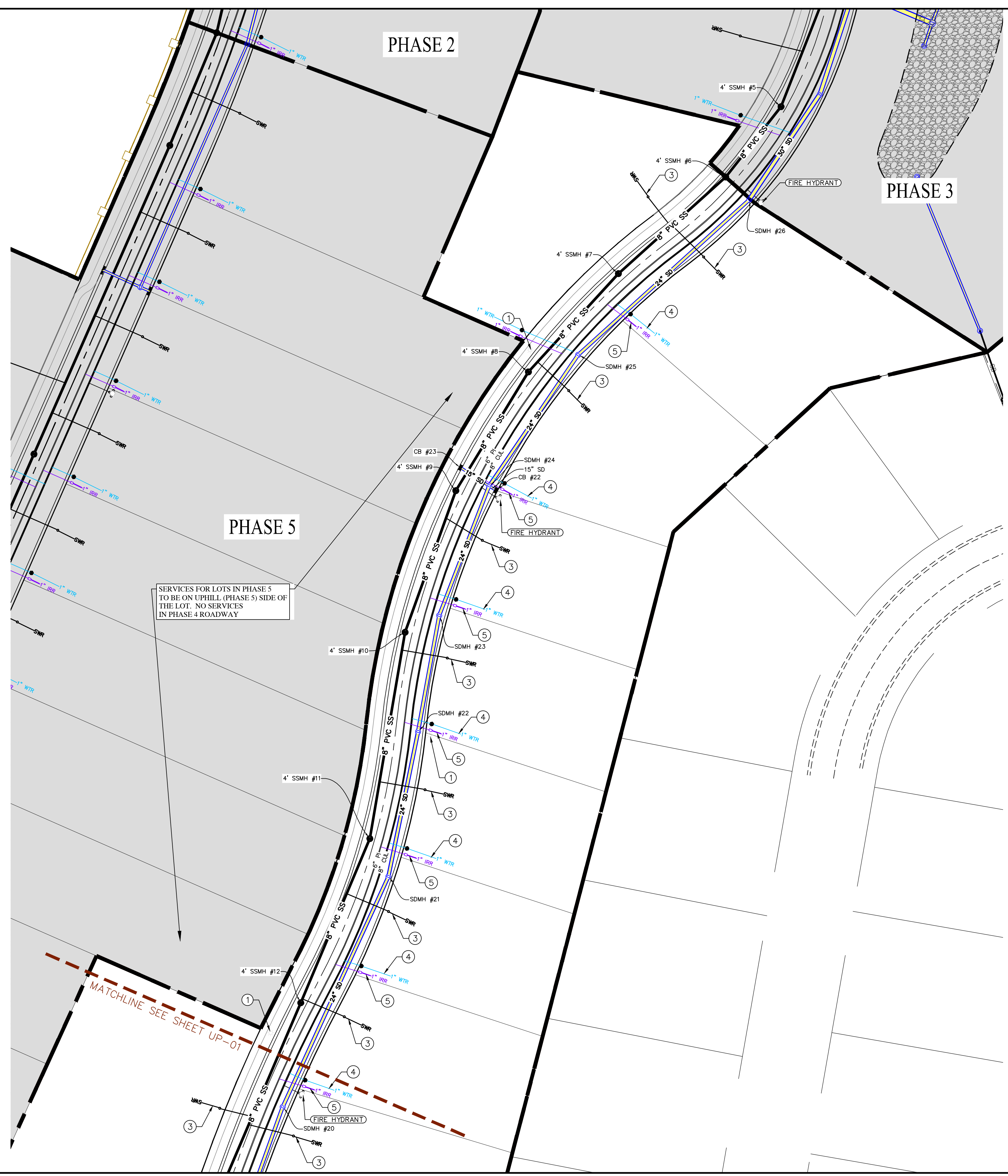
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

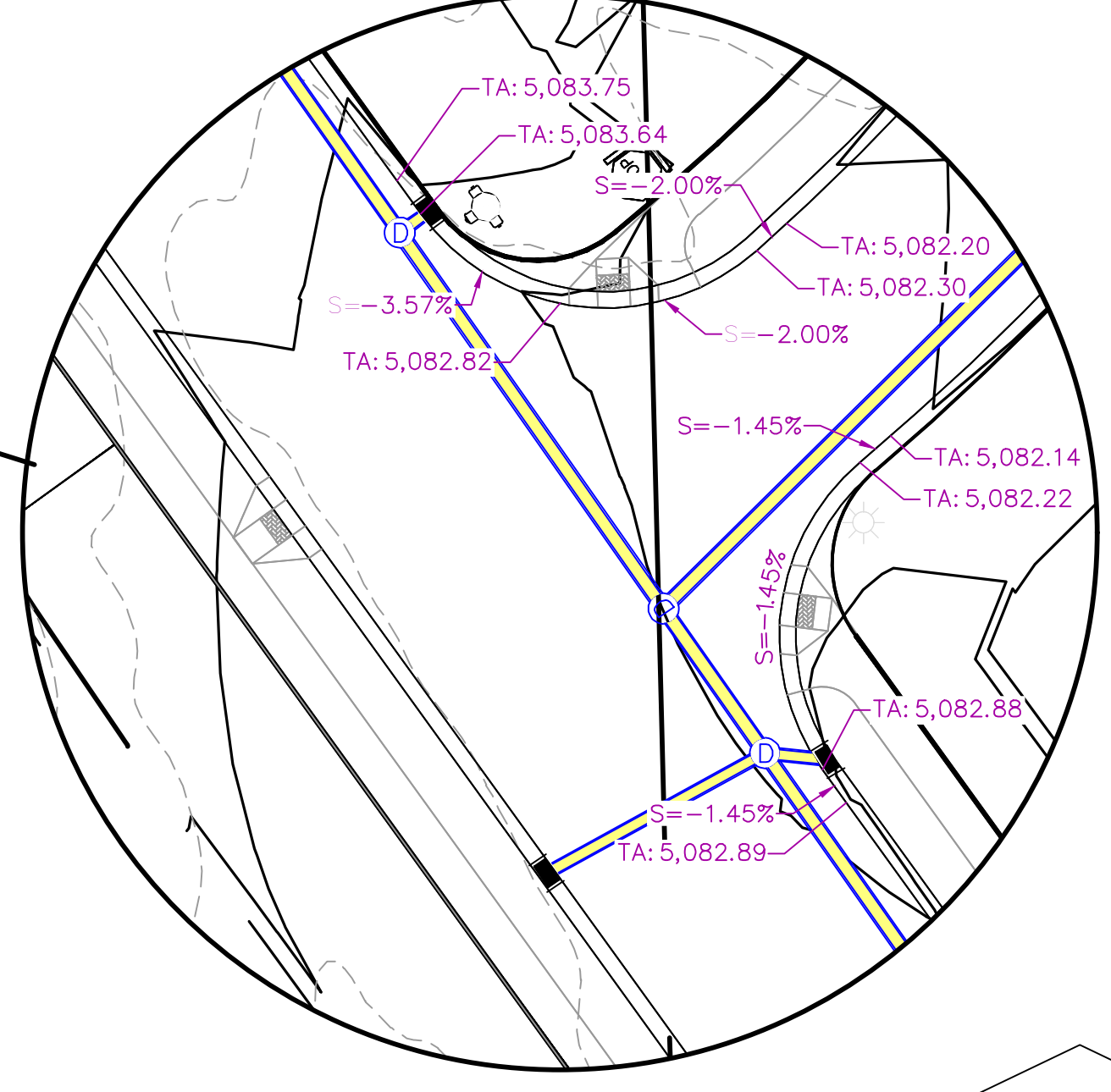
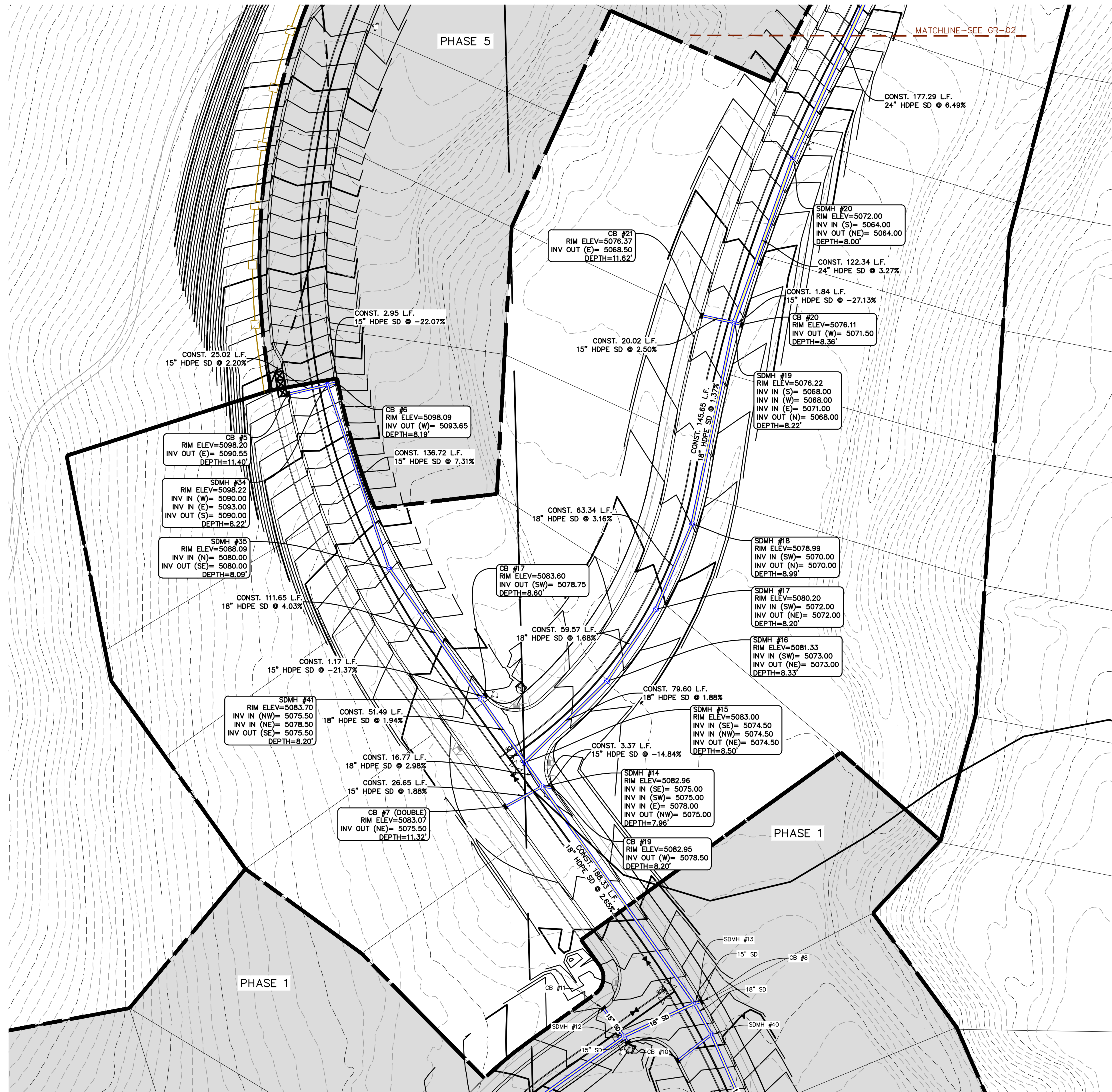
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PROJECT #

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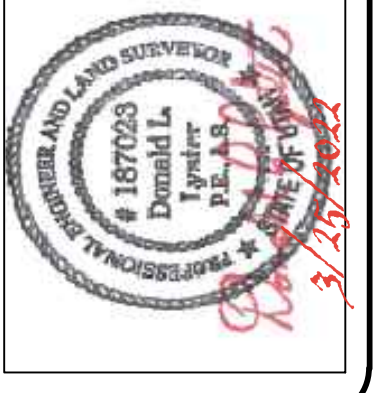
SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-02



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

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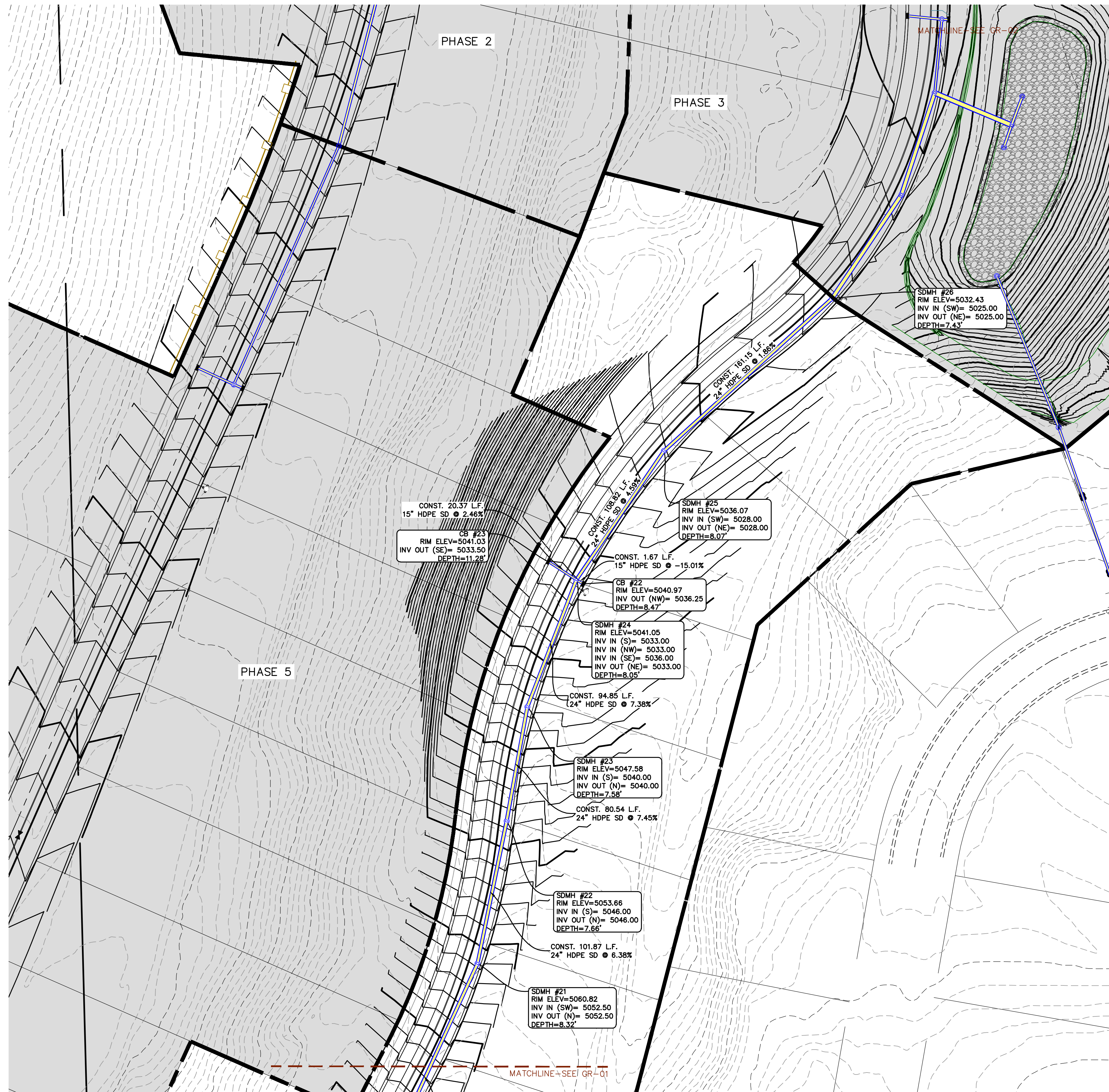


**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
 LOCATED IN SW PORTION SECTION 10,  
 TOWNSHIP 6 SOUTH  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
 PROJECT #  
 REVISIONS:

NO.	DESCRIPTION
1	
2	
3	

SHEET NAME:  
 GRADING PLANS  
 SHEET:  
**GR-01**



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHRET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FI, 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.

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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

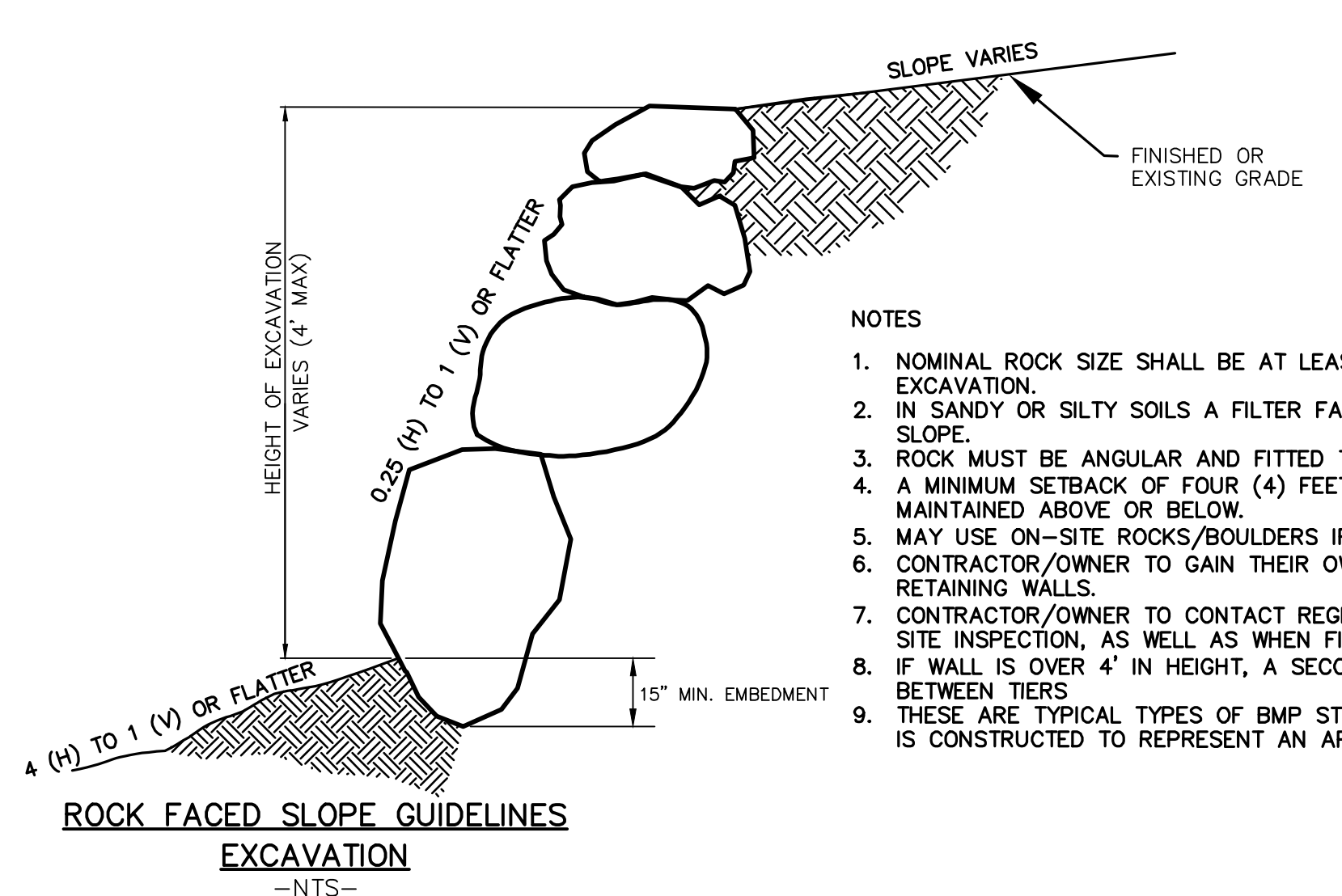
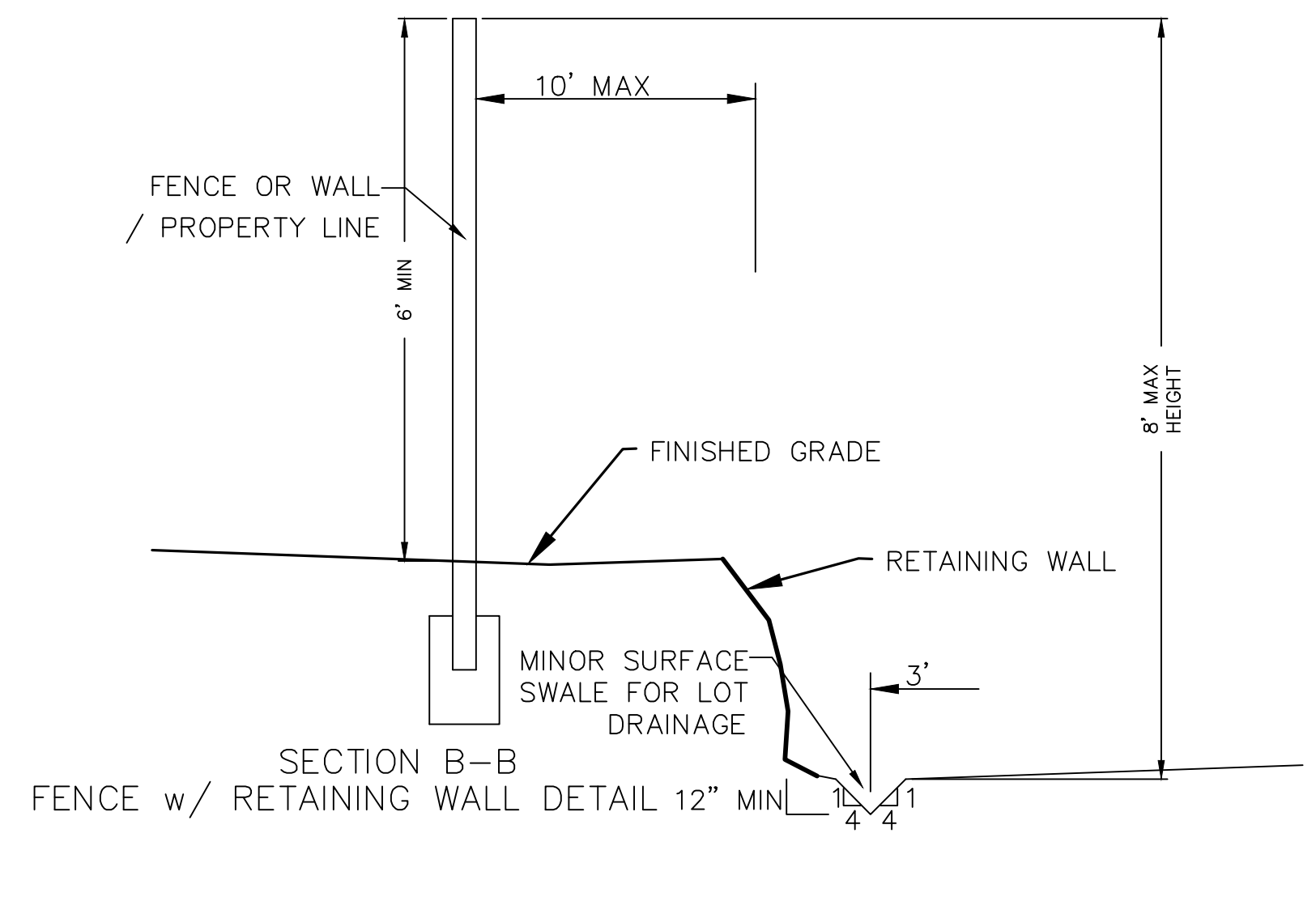
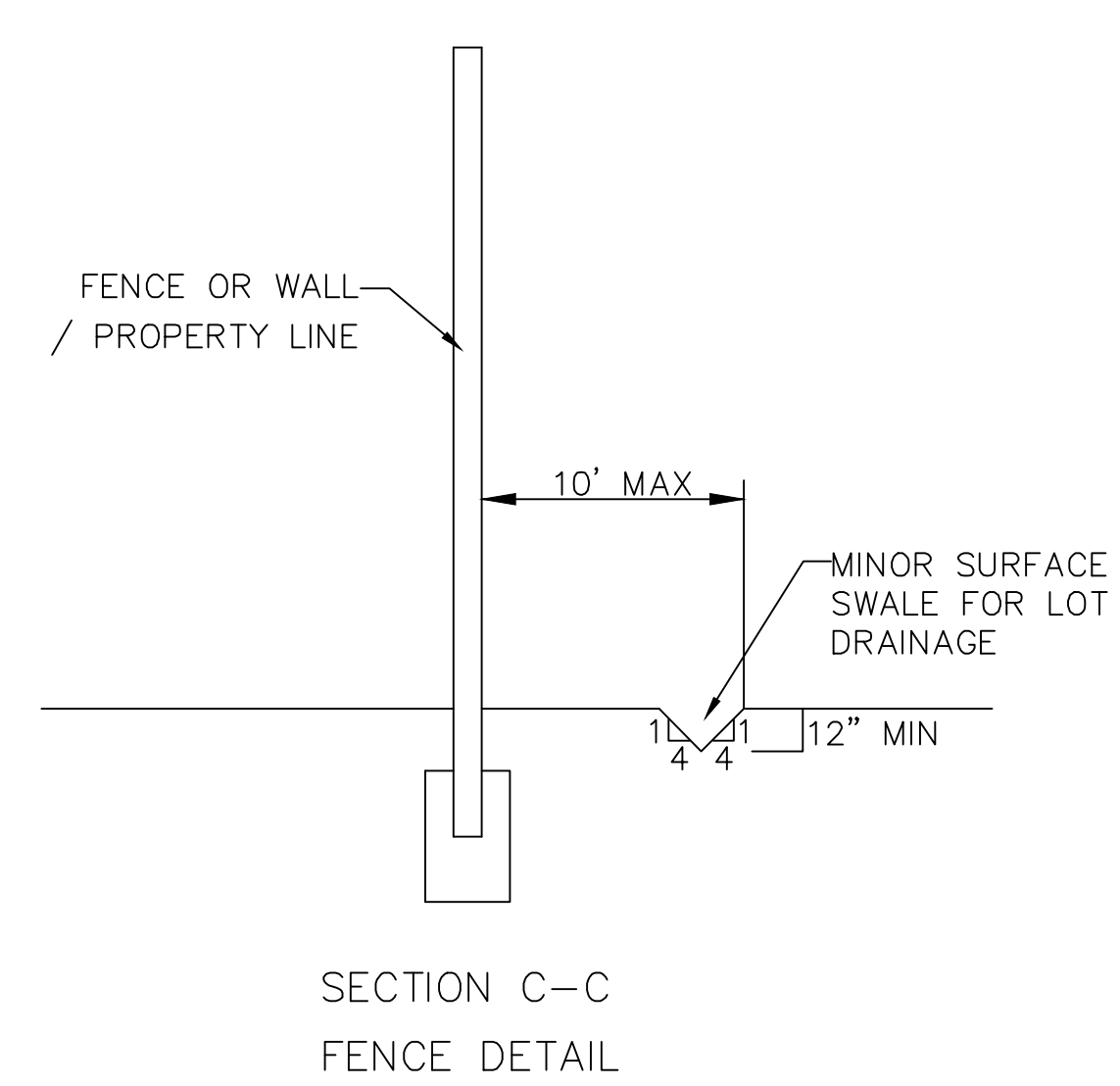
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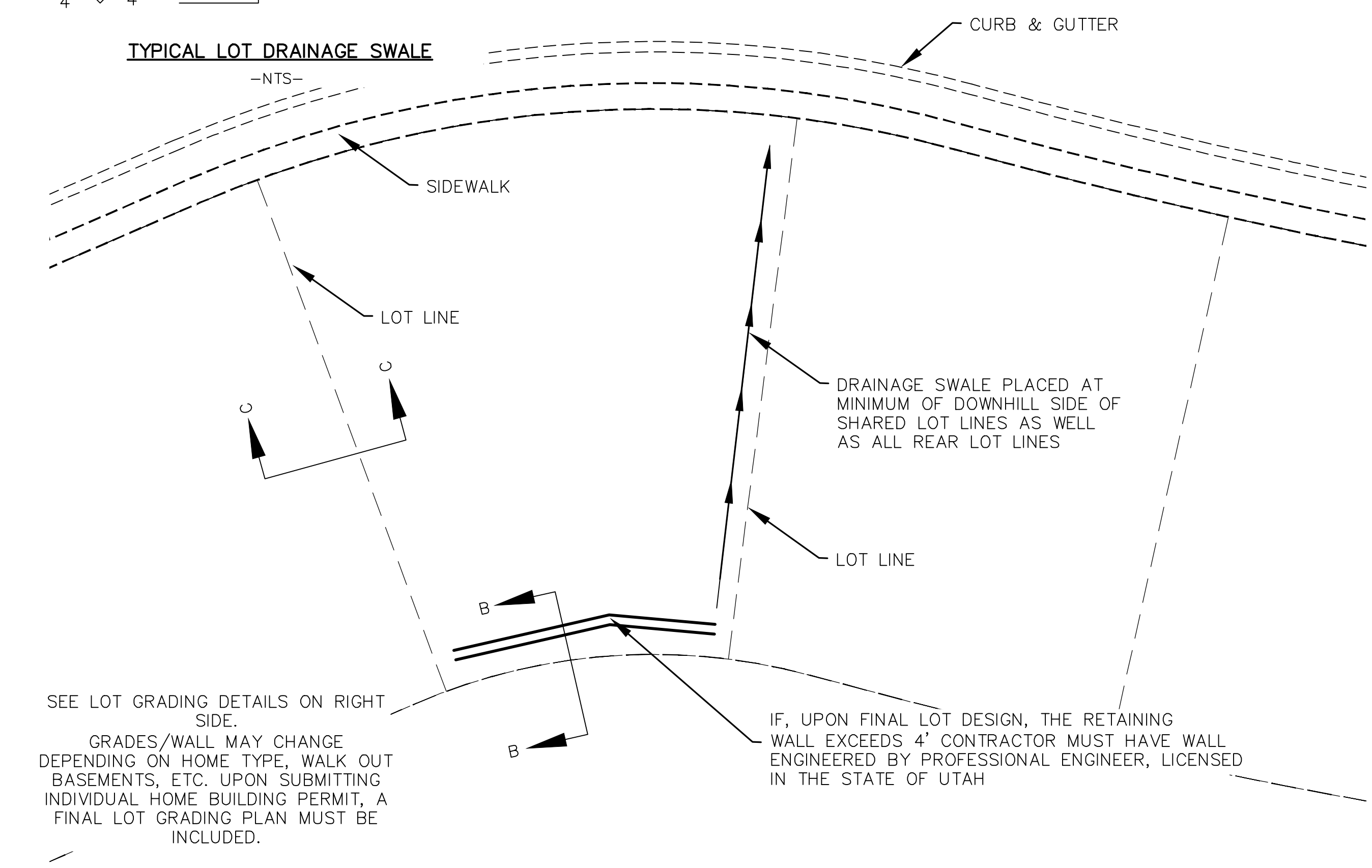
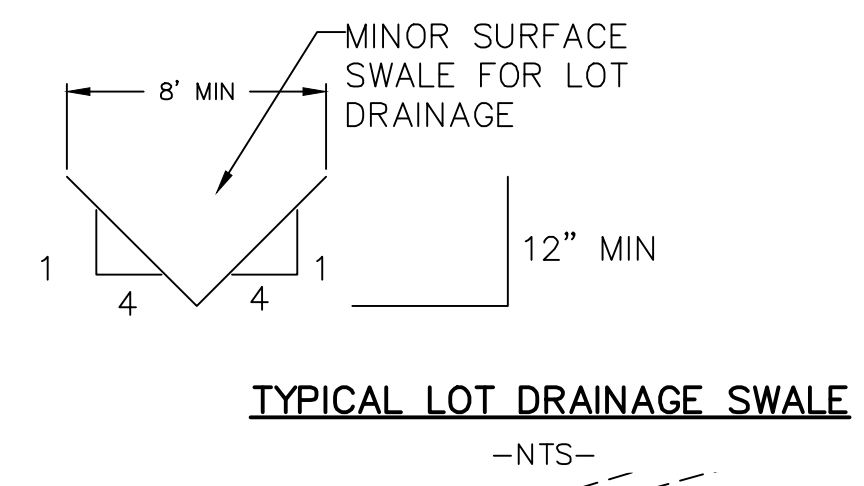
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SHEET NAME:  
GRADING PLANS

SHEET:  
**GR-02**

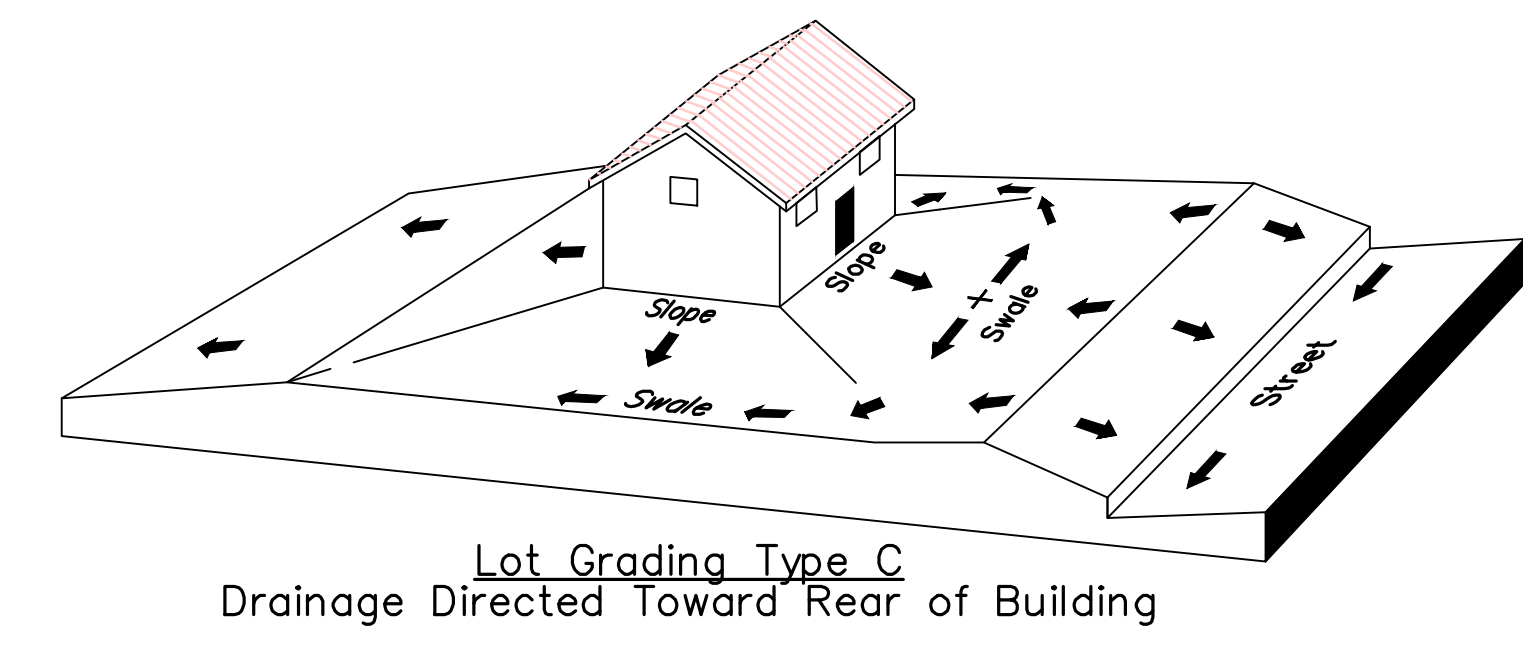
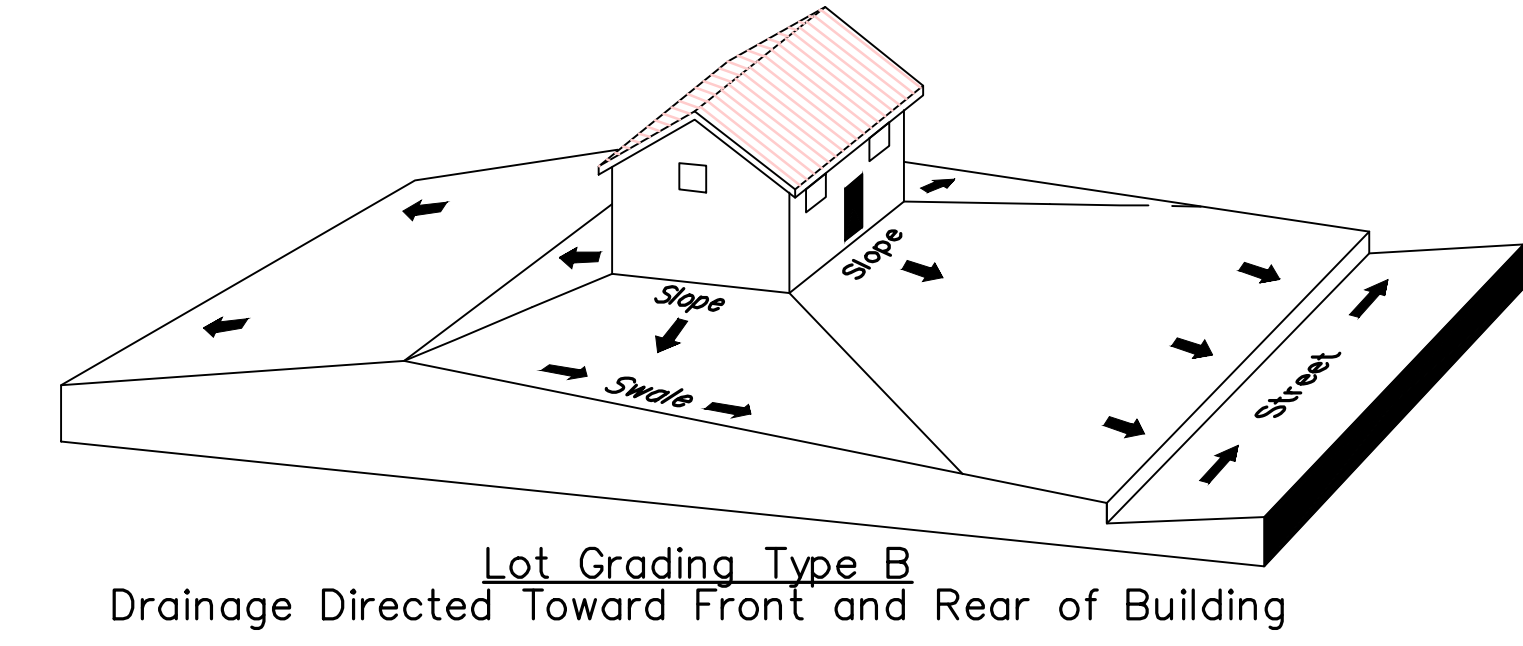
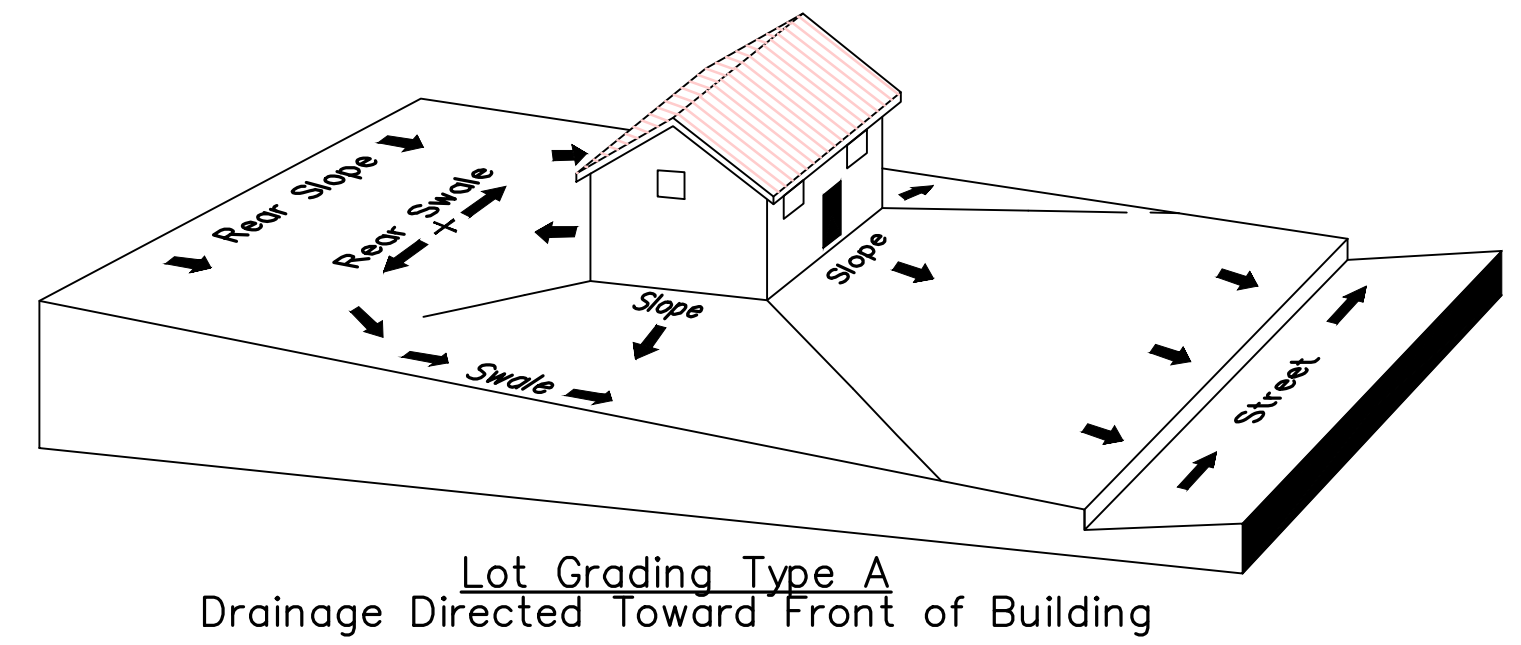


- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET 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.



SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH



\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

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

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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 P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

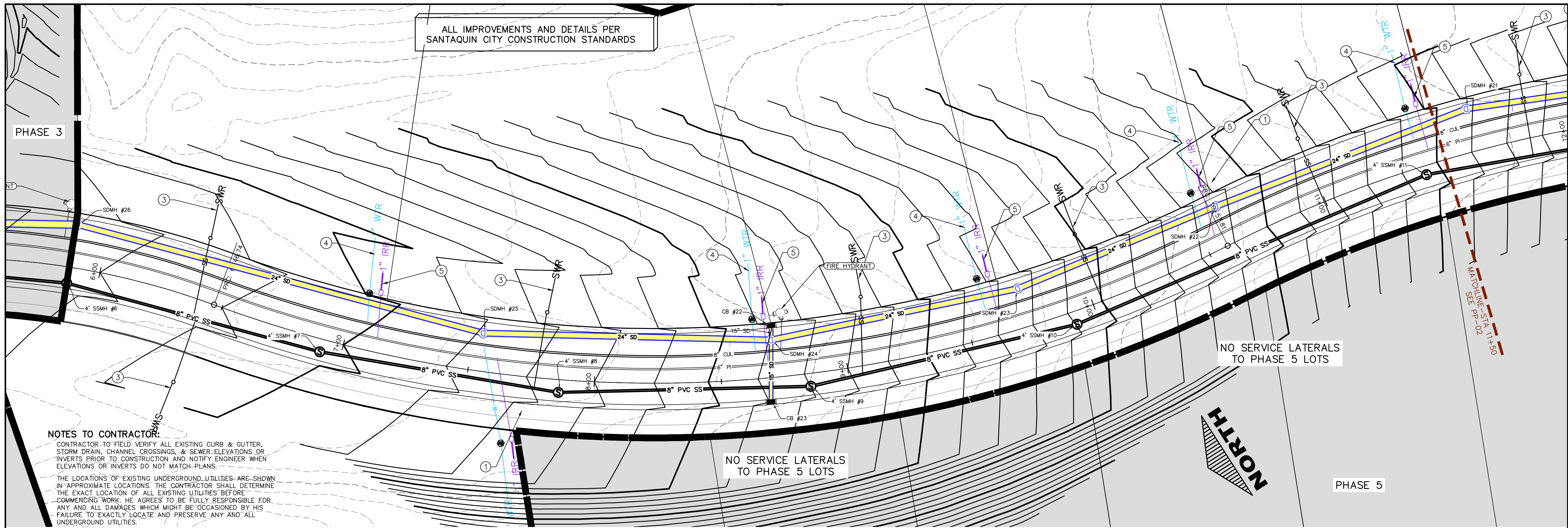
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GRADING PLANS  
SHEET:  
GR-03

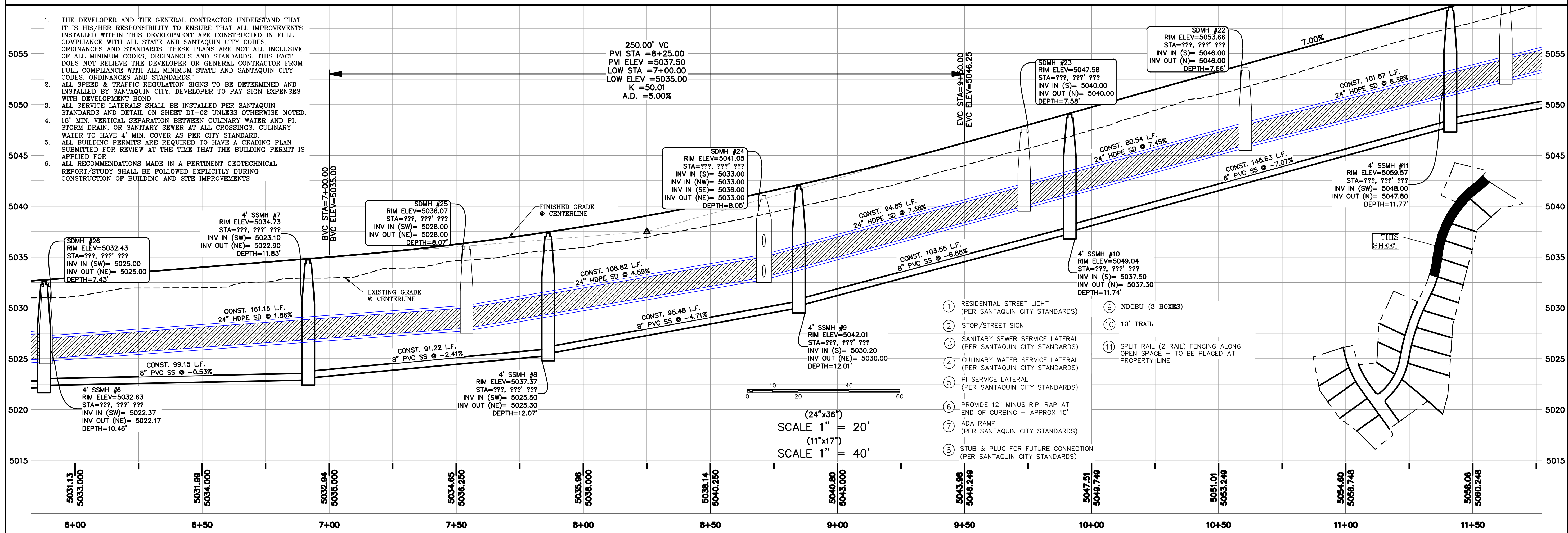


**NOTES TO CONTRACTOR:**

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

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

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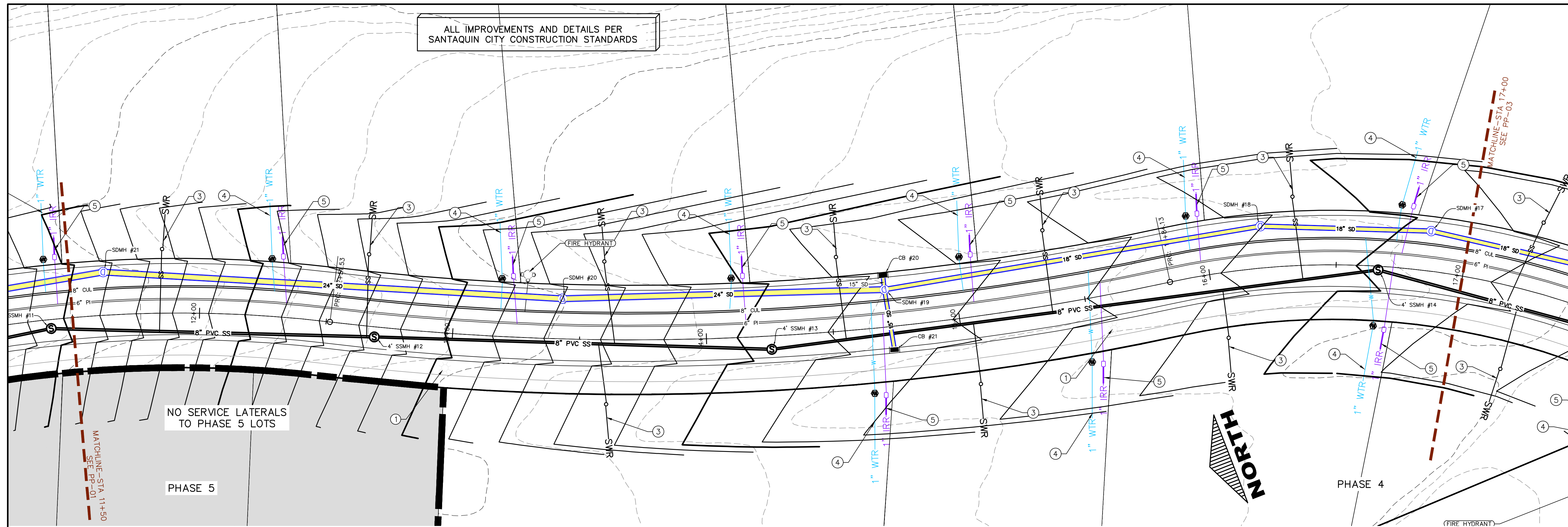
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**THE VISTAS WEST @ SUMMIT RIDGE PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
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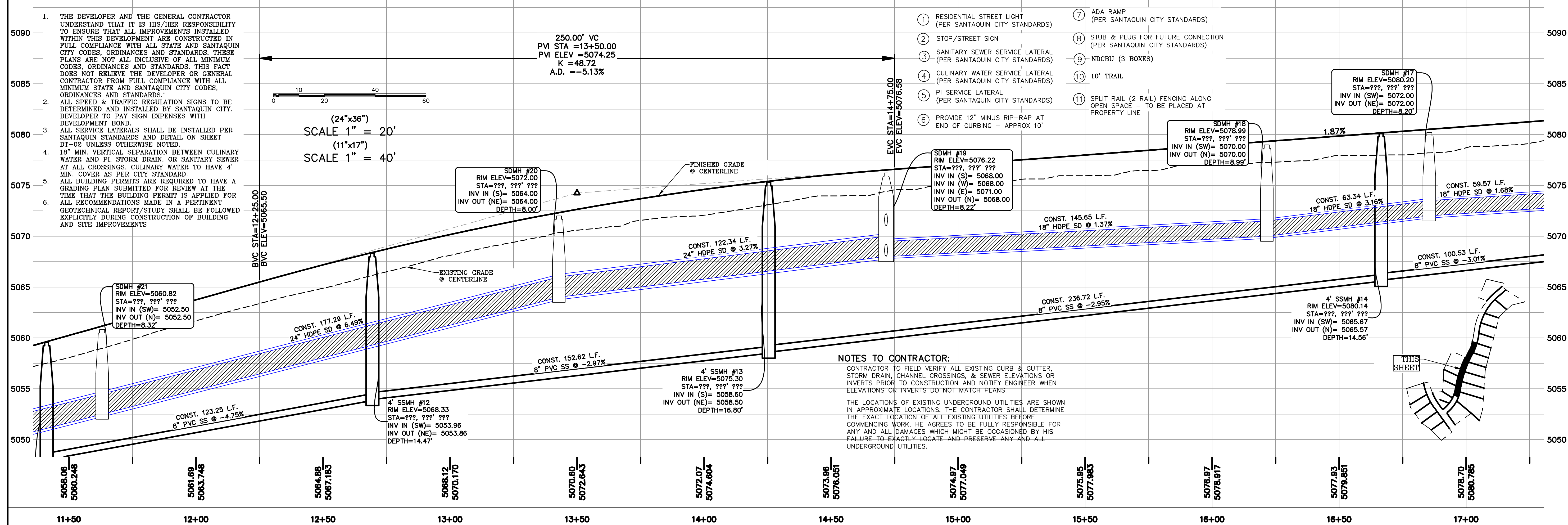
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PLAN & PROFILE  
SHEET:  
PP-01



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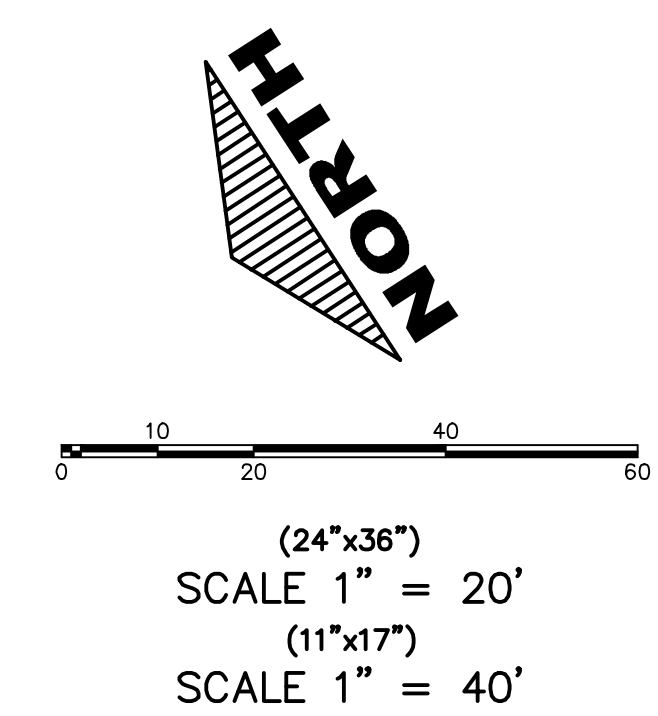
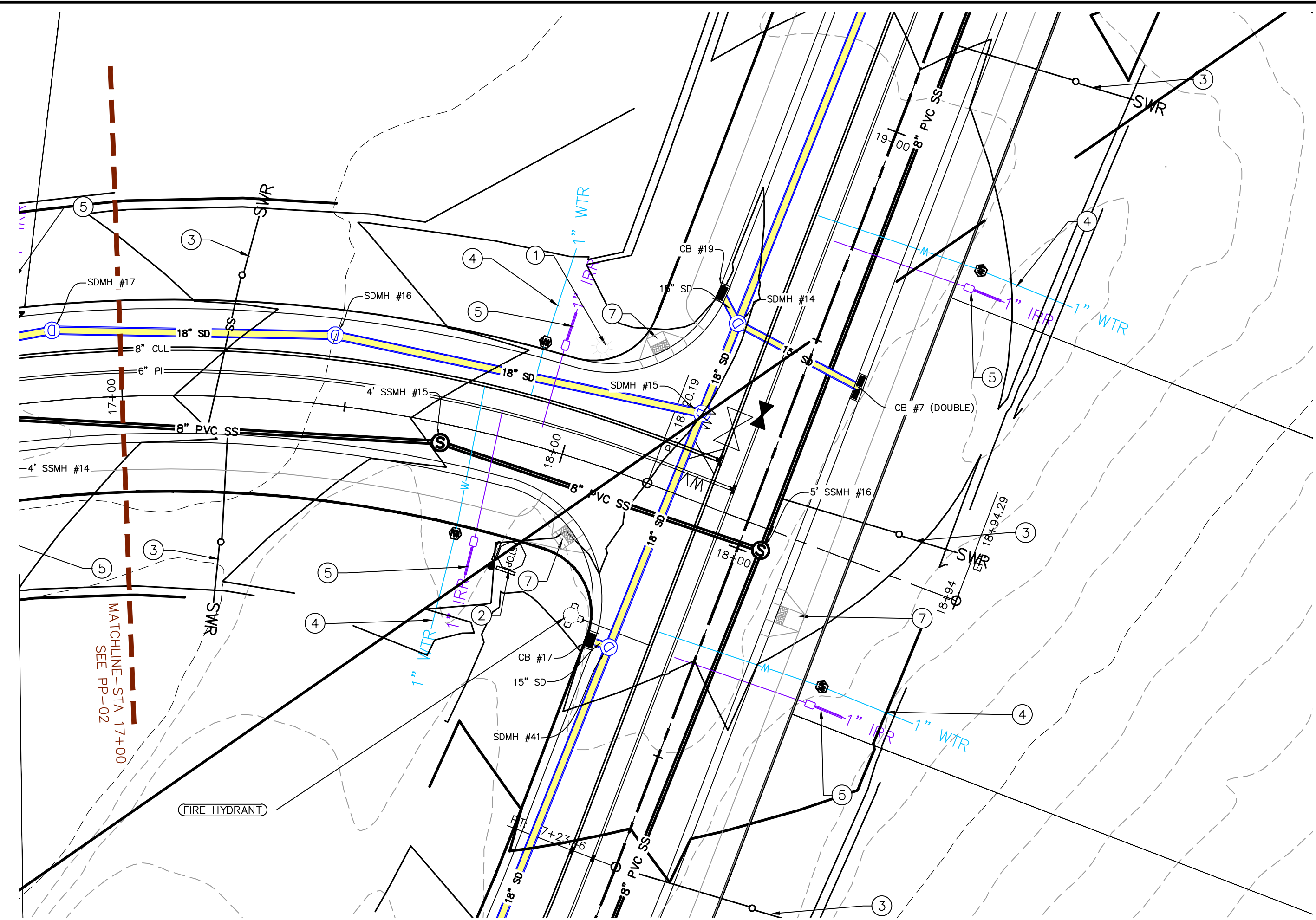
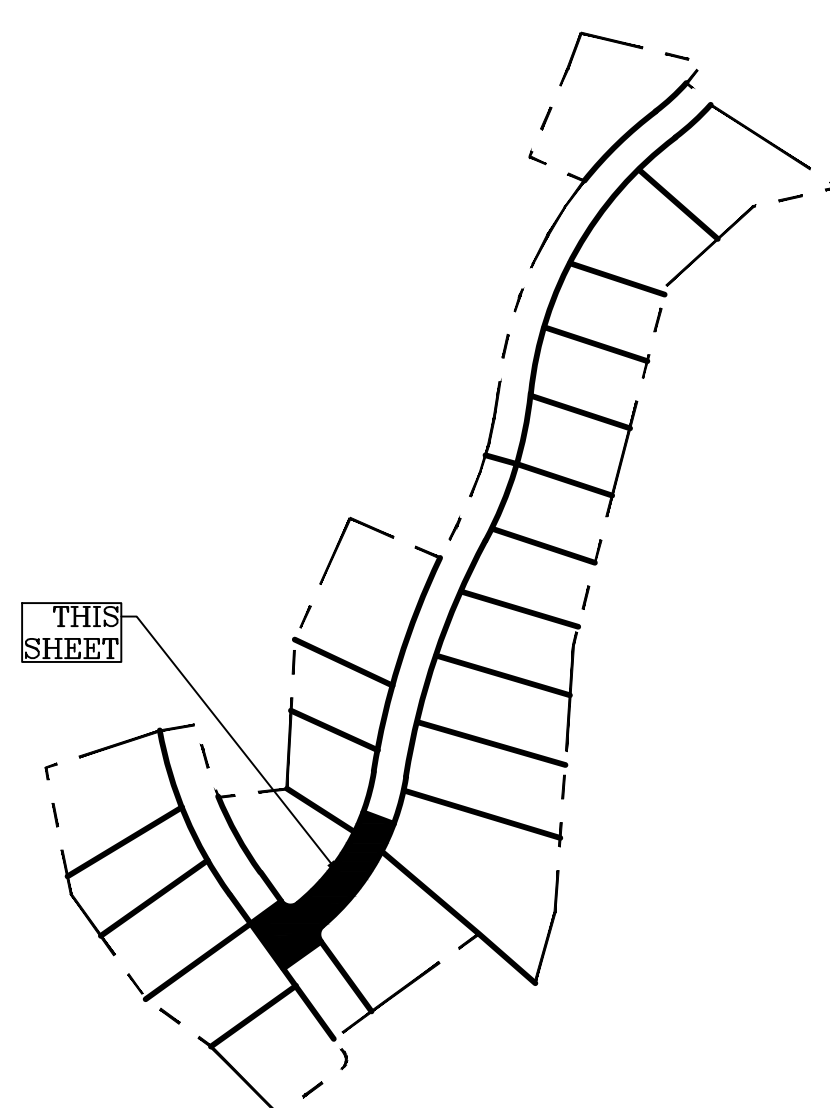
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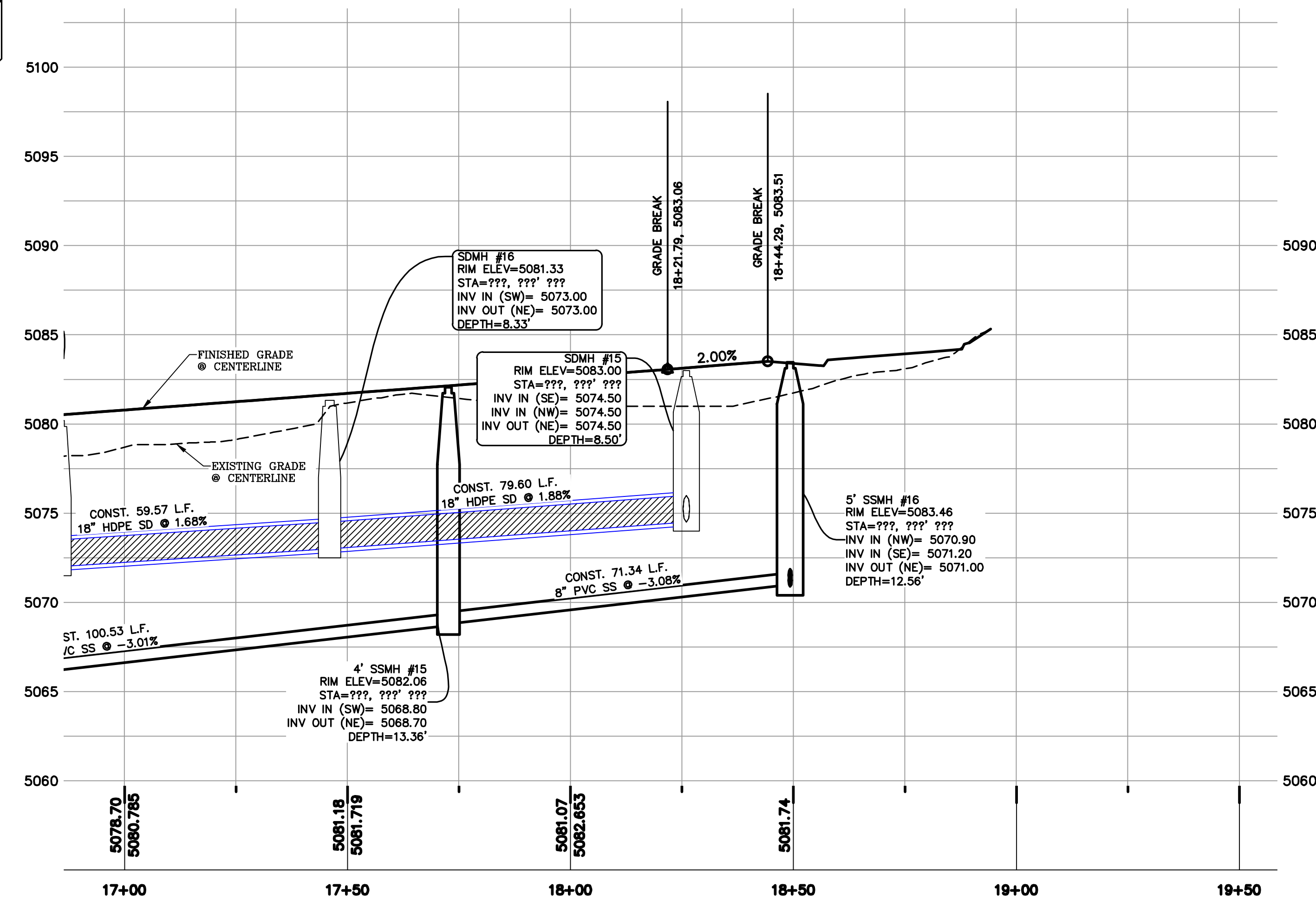
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PLAN & PROFILE  
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PP-02



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- 6.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCEU (3 BOXES)
- 10 10' TRAIL
- 11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE

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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
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TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

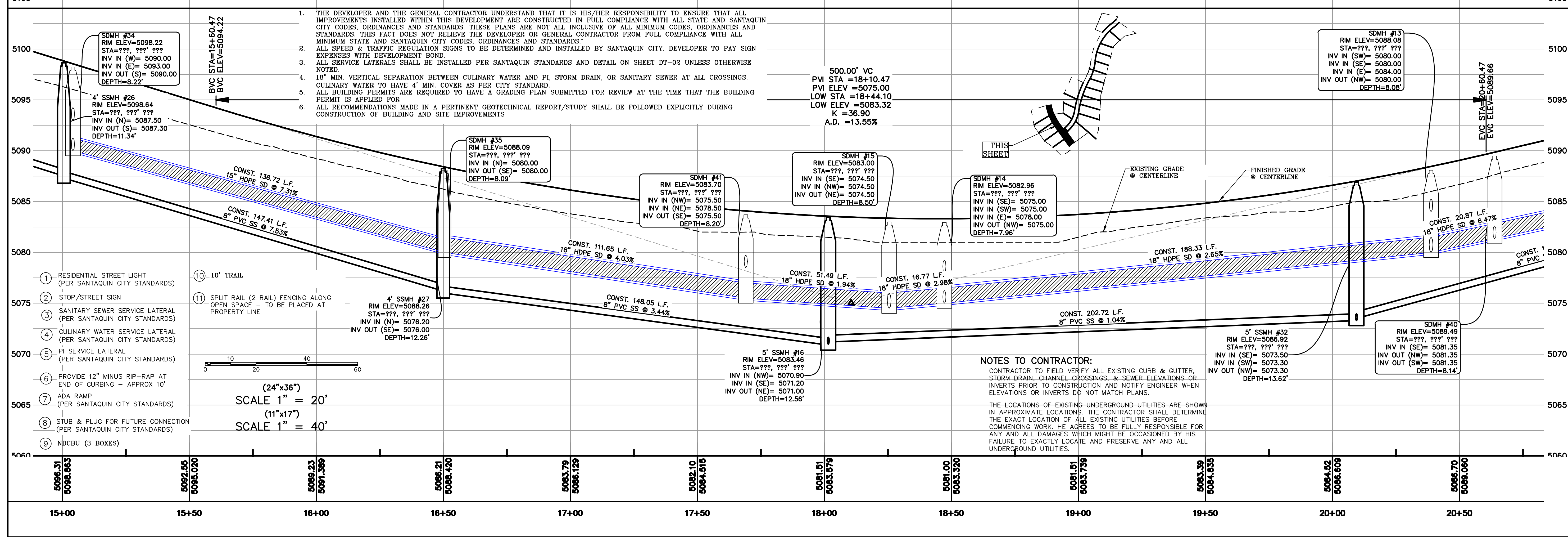
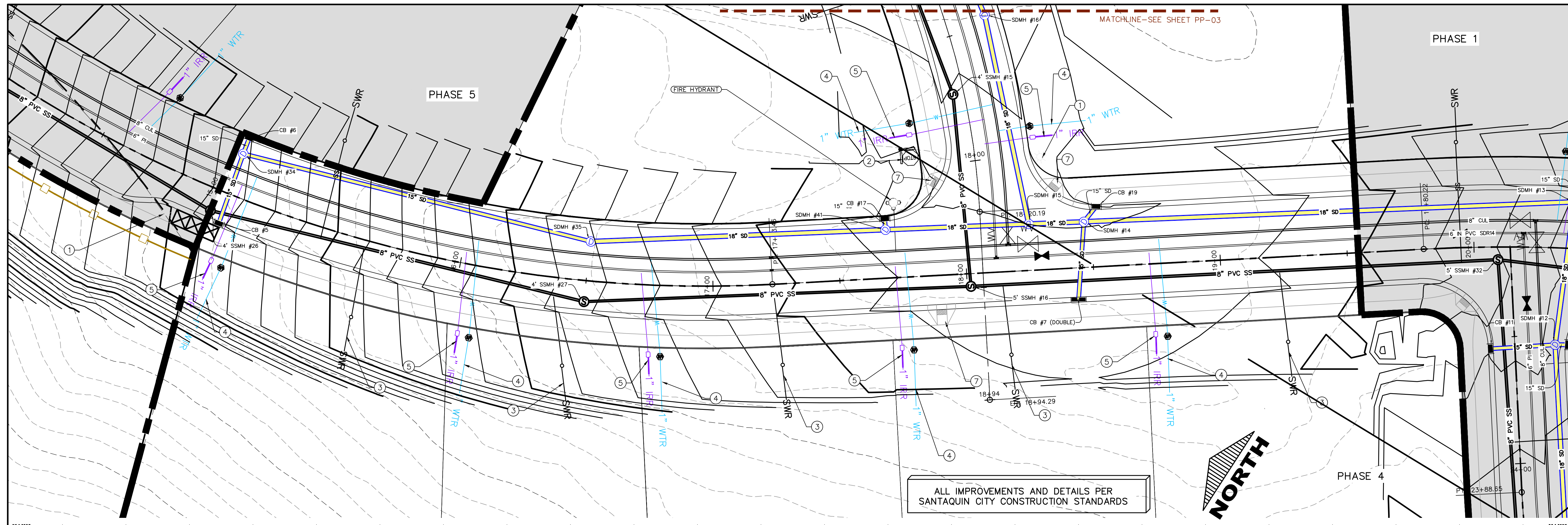
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PLAN & PROFILE  
SHEET:  
PP-03



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- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)

SCALE 1" = 20'  
 SCALE 1" = 40'  
 (24"x36")  
 (11"x17")

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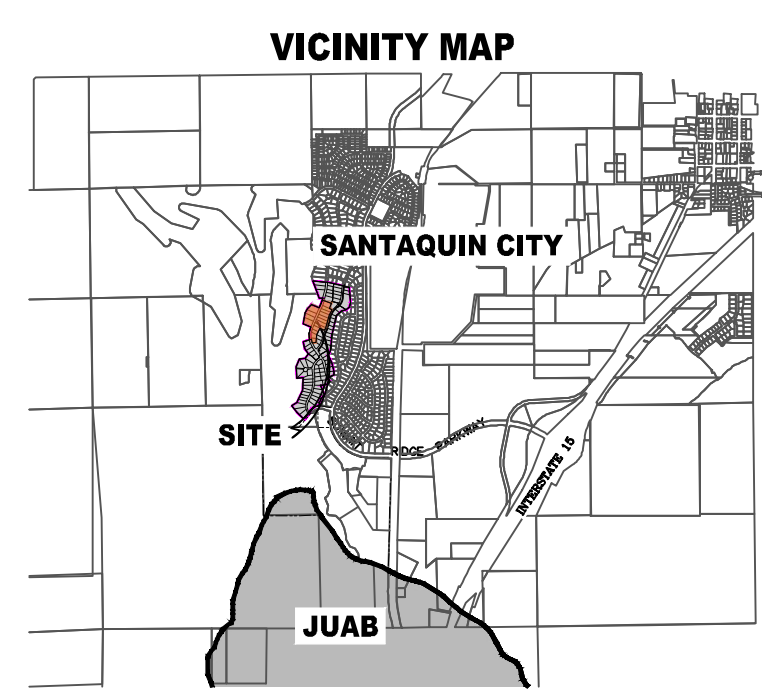
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 SHEET: PP-04



# THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.76'	521.50'	294.69'	S22°21'12"W	32°49'25"
C2	185.40'	478.50'	184.24'	S17°02'28"W	22°11'57"
C3	98.88'	475.50'	98.70'	N16°14'46"W	11°54'52"
C4	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C5	89.10'	1195.50'	89.08'	N21°36'54"E	4°16'13"
C6	87.43'	1220.00'	87.41'	S21°41'49"W	4°06'21"
C7	297.04'	500.00'	292.70'	S6°43'50"W	34°02'20"
C8	27.61'	478.50'	27.61'	S26°29'16"W	3°18'22"
C9	75.21'	478.50'	75.13'	S20°19'54"W	9°00'21"
C10	76.91'	478.50'	76.83'	S11°32'27"W	9°12'34"
C11	5.66'	478.50'	5.66'	S6°16'50"W	0°40'40"
C12	71.75'	521.50'	71.69'	S9°52'58"W	7°52'57"
C13	75.45'	521.50'	75.38'	S17°58'07"W	8°17'22"
C14	75.14'	521.50'	75.07'	S26°14'27"W	8°15'18"
C15	76.43'	521.50'	76.36'	S34°34'00"W	8°23'48"
C16	3.01'	524.50'	3.01'	N23°35'08"E	0°19'43"
C17	36.17'	475.50'	36.16'	S8°06'35"E	4°21'29"
C18	134.68'	475.50'	134.23'	S21°10'00"W	16°13'41"
C19	86.01'	475.50'	85.89'	S15°28'46"W	10°21'50"
C20	25.63'	475.50'	25.63'	S22°22'20"W	3°05'19"
C21	88.76'	1244.48'	88.74'	S21°42'24"W	4°05'12"



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

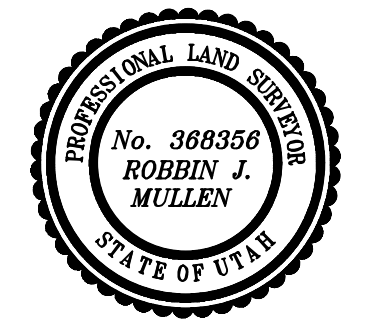
**Boundary Description**  
VISTAS WEST - PHASE 5  
BEGINNING AT A POINT ON A LINE THAT IS S 88°46'03"E A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
THENCE S 23°13'00" W FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.  
THENCE S 66°15'00" E FOR A DISTANCE OF 17.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH 32° 49' 25", HAVING A RADIUS OF 521.50 FEET, AND WHOSE LONG CHORD BEARS S 22° 21' 12" W FOR A DISTANCE OF 294.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 11' 57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS S 17° 02' 28" W FOR A DISTANCE OF 184.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE S 26° 48' 32" W FOR A DISTANCE OF 47.49 FEET TO A POINT ON A LINE.  
THENCE N 66° 15' 00" W FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE.  
THENCE S 24° 29' 08" W FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE.  
THENCE S 03° 10' 35" W FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE.  
THENCE S 83° 16' 45" W FOR A DISTANCE OF 89.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 54' 52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS N 16° 14' 46" W FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE S 79° 42' 40" W FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 42' 36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS N 6° 33' 58" E FOR A DISTANCE OF 304.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE N 12° 19' 23" E FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE.  
THENCE N 27° 19' 22" E FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE.  
THENCE N 41° 38' 48" E FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE.  
THENCE S 66° 15' 00" E FOR A DISTANCE OF 200.87 FEET TO A POINT ON A LINE.  
THENCE N 23° 45' 00" E FOR A DISTANCE OF 110.52 FEET TO THE BEGINNING OF A CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 16' 13", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 21° 36' 54" E FOR A DISTANCE OF 89.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE S 69° 22' 18" E A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING  
CONTAINING 8.67 ACRES OF LAND AND 16 LOTS

**AREA BREAKDOWN**

TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	PC - PLANNED COMMUNITY
DENSITY	1.85 / du/g
NUMBER OF LOTS	16 LOTS

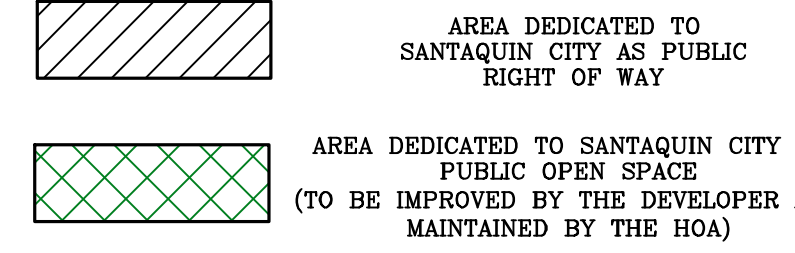
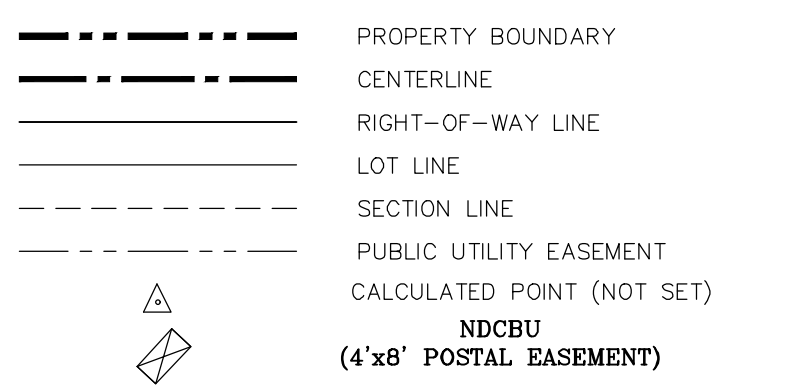
**PROJECT DEVELOPER**  
David Simpson  
801-376-1966 |  
woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

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

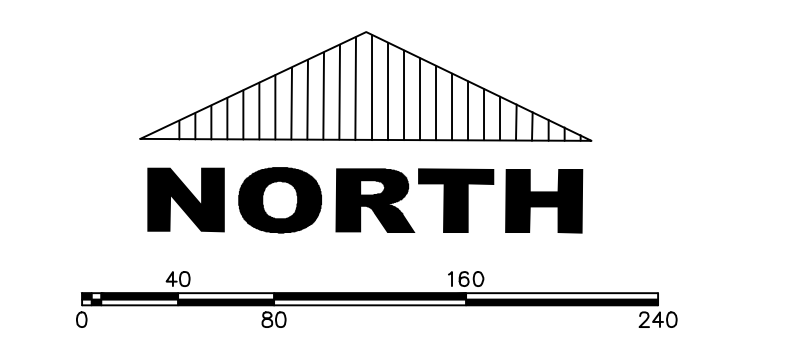


**OWNERS DEDICATION**  
DATE \_\_\_\_\_ SURVEYOR (See Seal Below)  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

**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



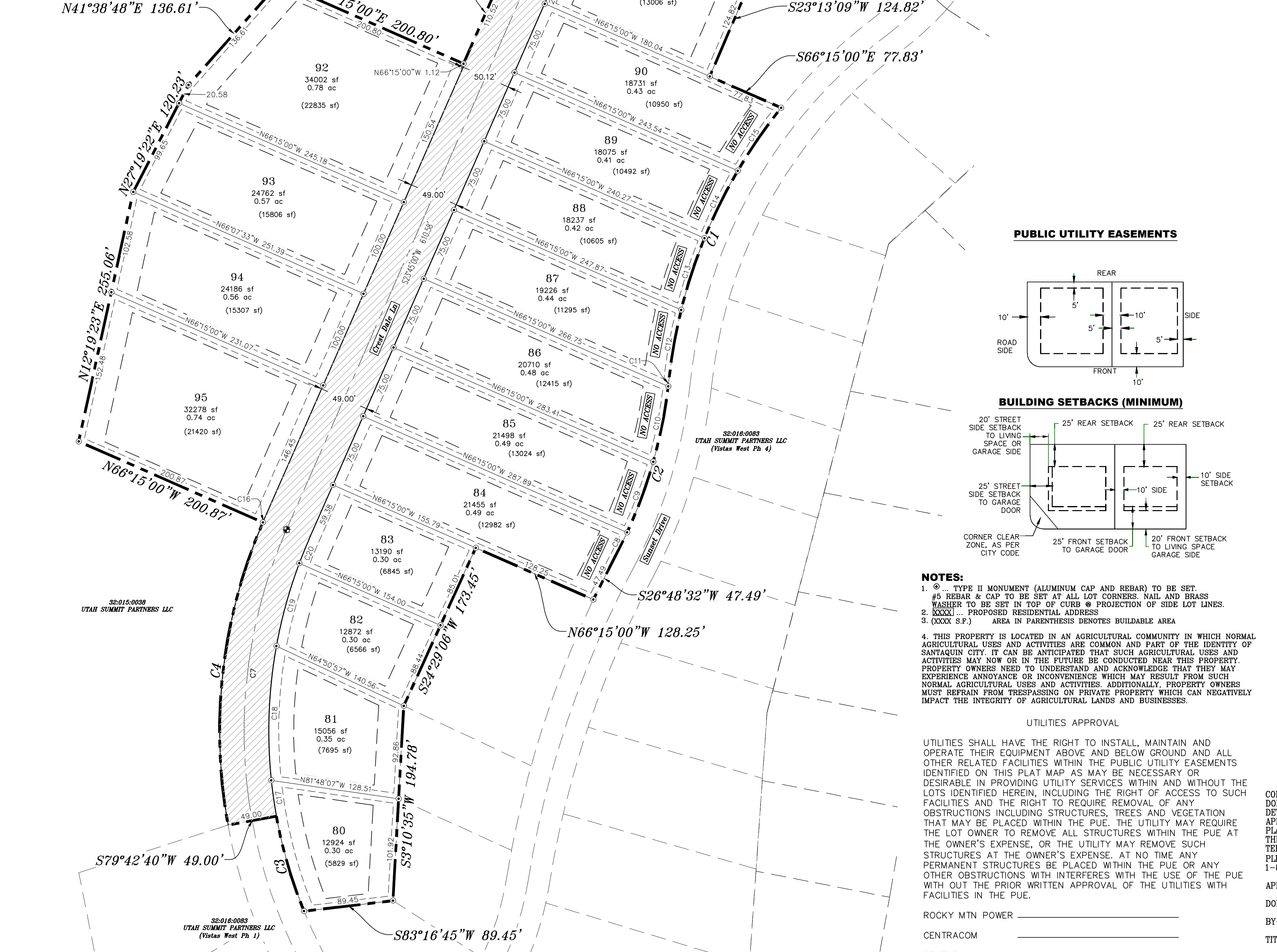
**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



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

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DOMINION ENERGY COMPANY  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_



32-015-0038 UTAH SUMMIT PARTNERS LLC (Vistas West Ph 1)  
32-015-0039 UTAH SUMMIT PARTNERS LLC (Vistas West Ph 2)  
32-015-0039 UTAH SUMMIT PARTNERS LLC (Vistas West Ph 3)  
32-015-0038 UTAH SUMMIT PARTNERS LLC (Vistas West Ph 4)  
32-015-0038 UTAH SUMMIT PARTNERS LLC (Vistas West Ph 1)

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

**LIMITED COMPANY ACKNOWLEDGEMENT**  
STATE OF UTAH \_\_\_\_\_  
COUNTY OF UTAH S.S.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.  
MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_  
ENGINEER (See Seal Below) \_\_\_\_\_  
CLERK-RECORDER (See Seal Below) \_\_\_\_\_

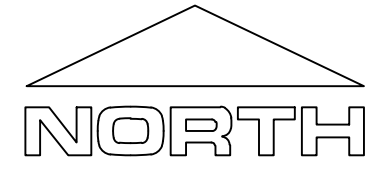
## THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

UTAH COUNTY, UTAH  
SCALE: 1" = 80 FEET

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

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.

- 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 P1 SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑦ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

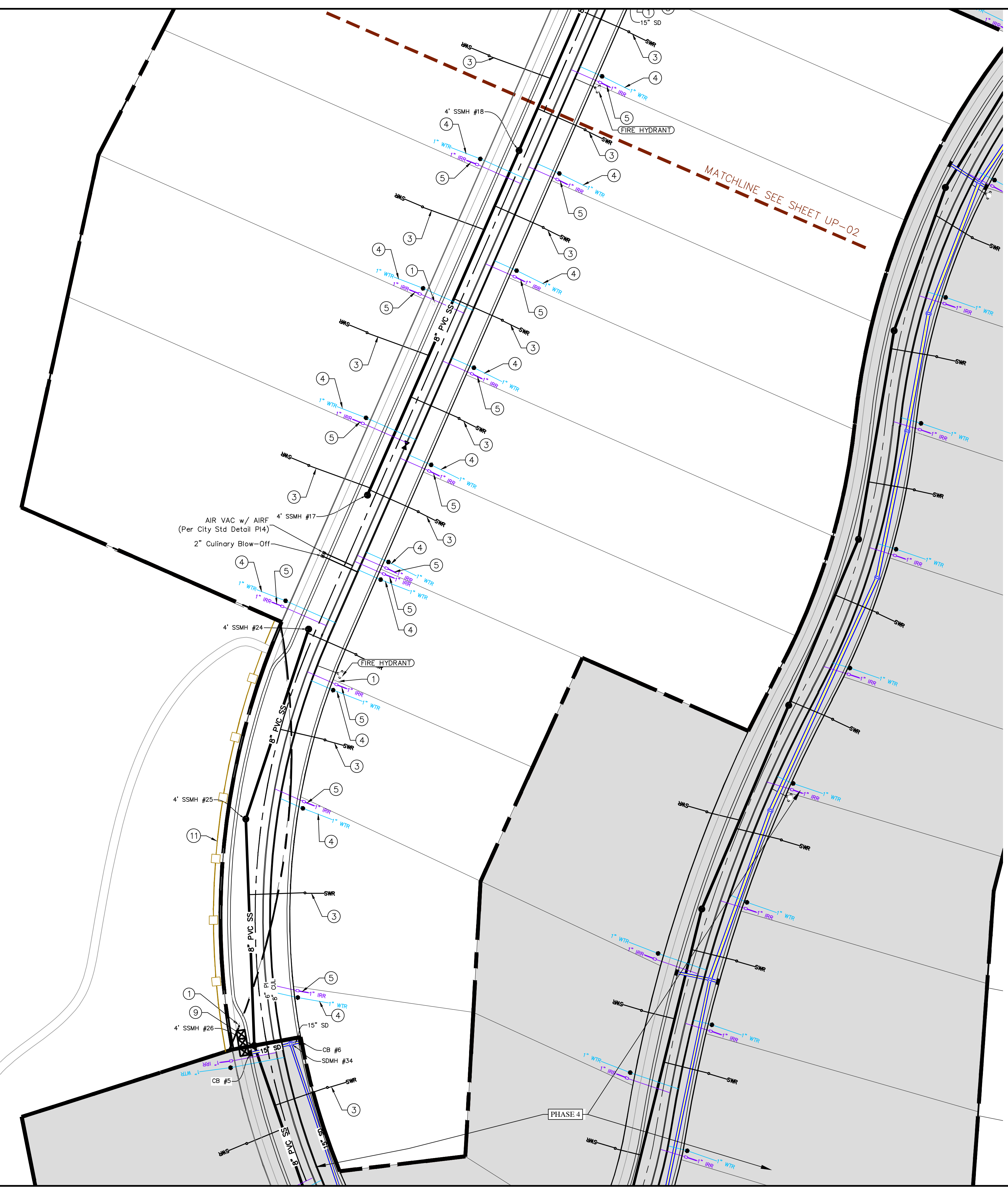
**LEGEND**

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

**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**  
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Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 5**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

PROJECT #

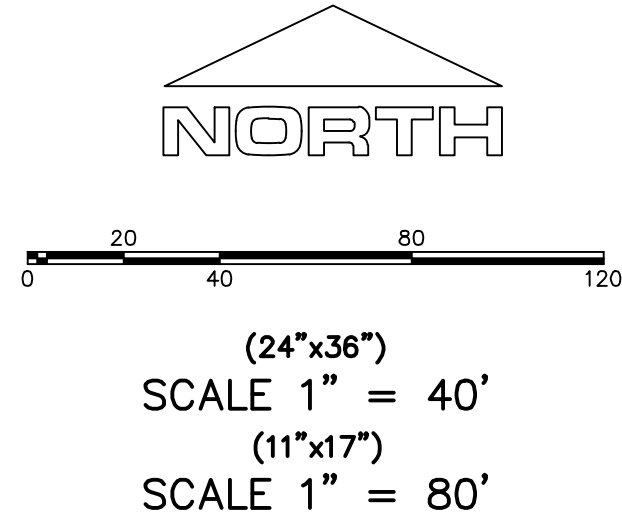
REVISIONS:

1	
2	
3	

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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- 5 P.I. SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

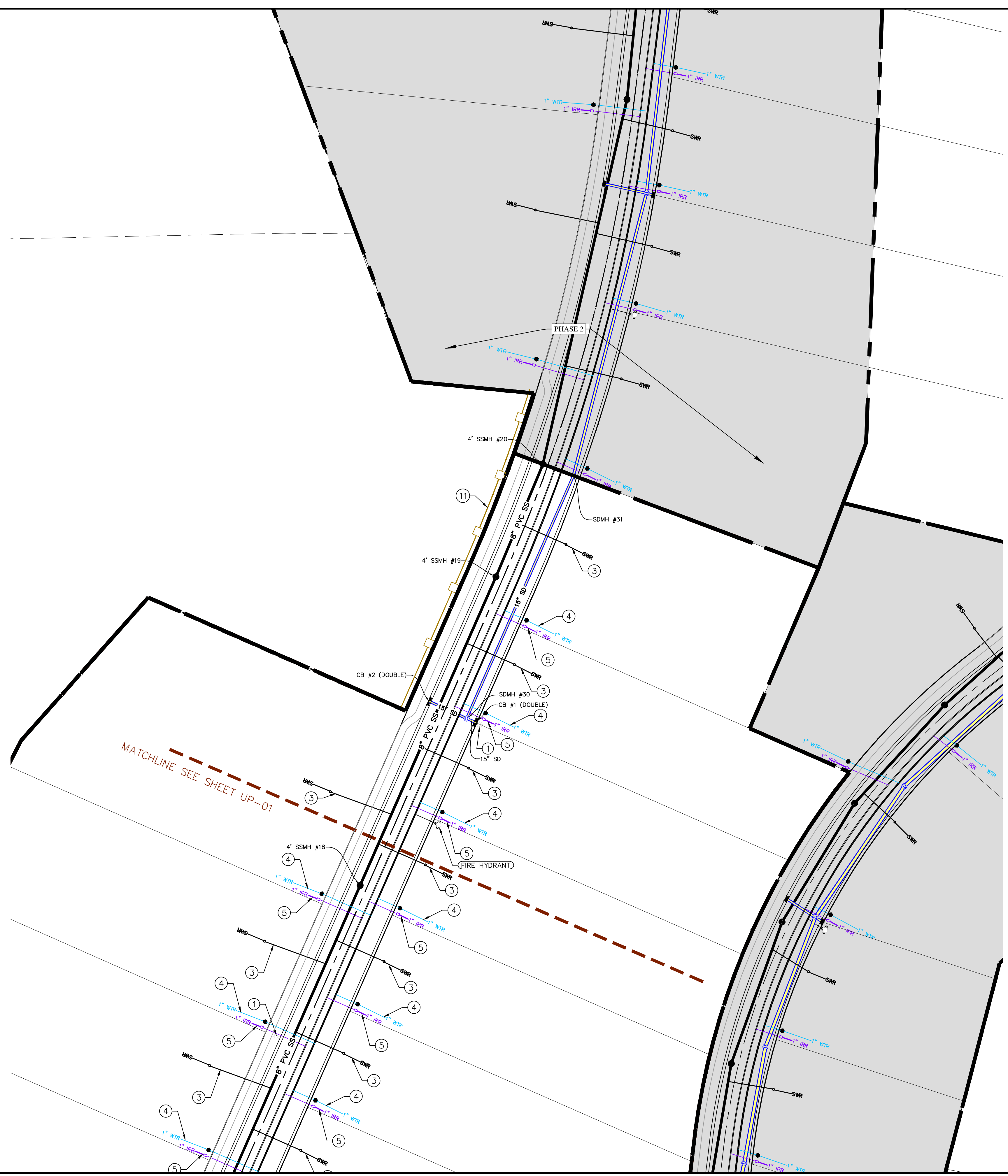
**LEGEND**

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- PROPOSED CUL MAIN
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 5**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
UTILITY PLANS  
SHEET:  
UP-02

INV IN (NW)= 5096.00  
INV IN (SE)= 5098.00  
INV OUT (NE)= 5096.00  
DEPTH=8.27

MATCHLINE-SEE 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.
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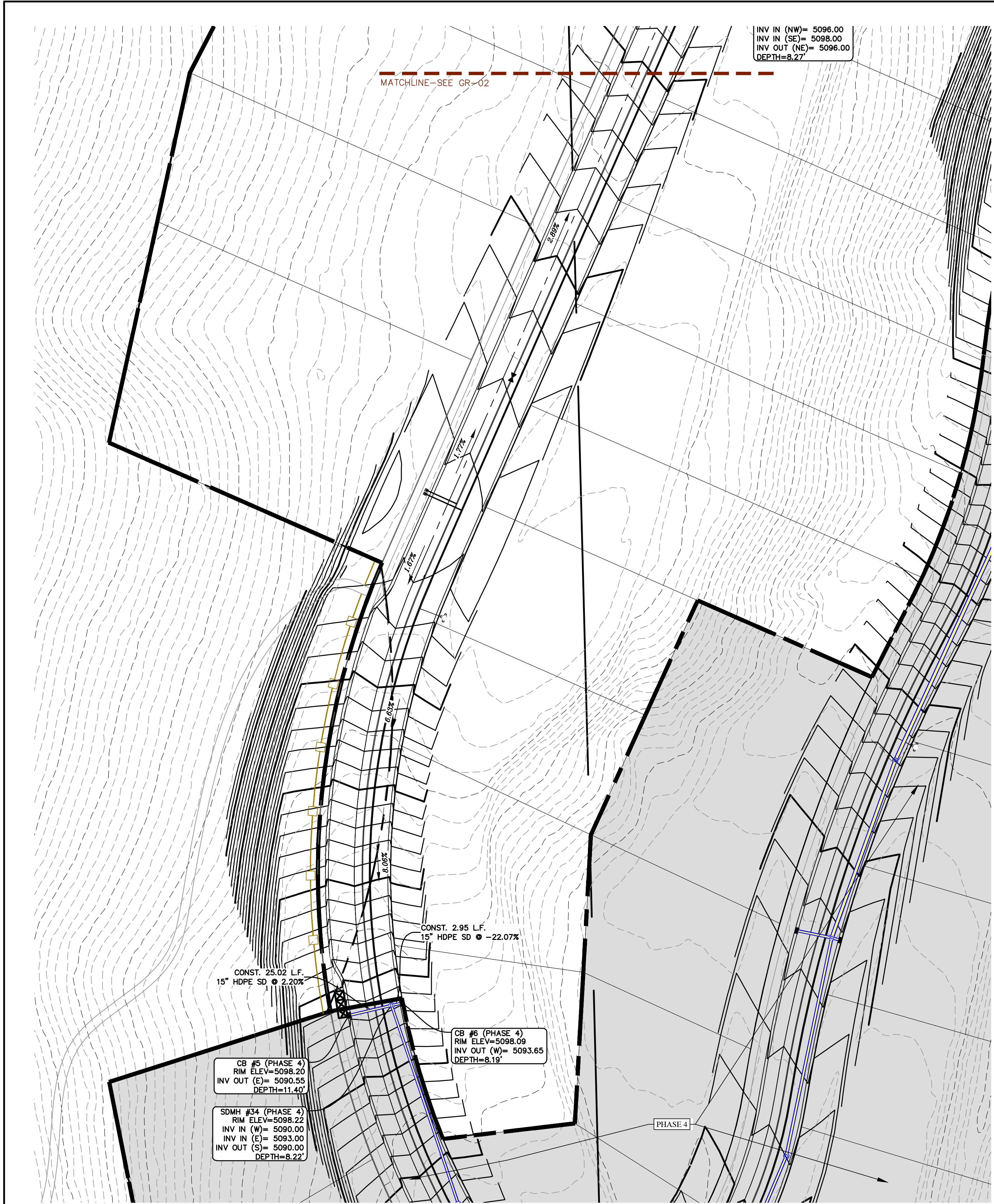
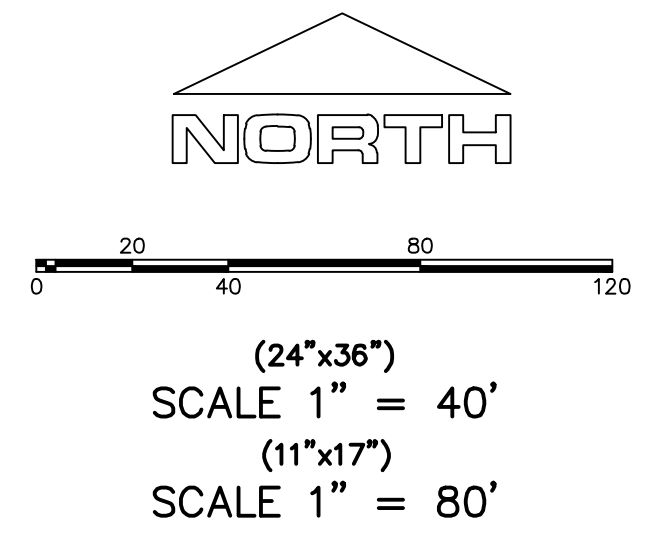

**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 5**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**



CB #5 (PHASE 4)  
RIM ELEV=5098.20  
INV OUT (E)= 5090.55  
DEPTH=11.40'

CB #6 (PHASE 4)  
RIM ELEV=5098.09  
INV OUT (W)= 5093.65  
DEPTH=8.19'

SDMH #34 (PHASE 4)  
RIM ELEV=5098.22  
INV IN (W)= 5090.00  
INV IN (E)= 5093.00  
INV OUT (S)= 5090.00  
DEPTH=8.22'

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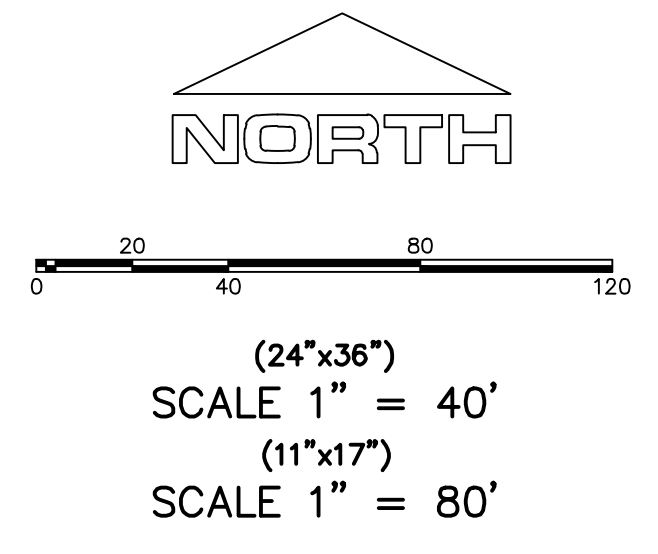
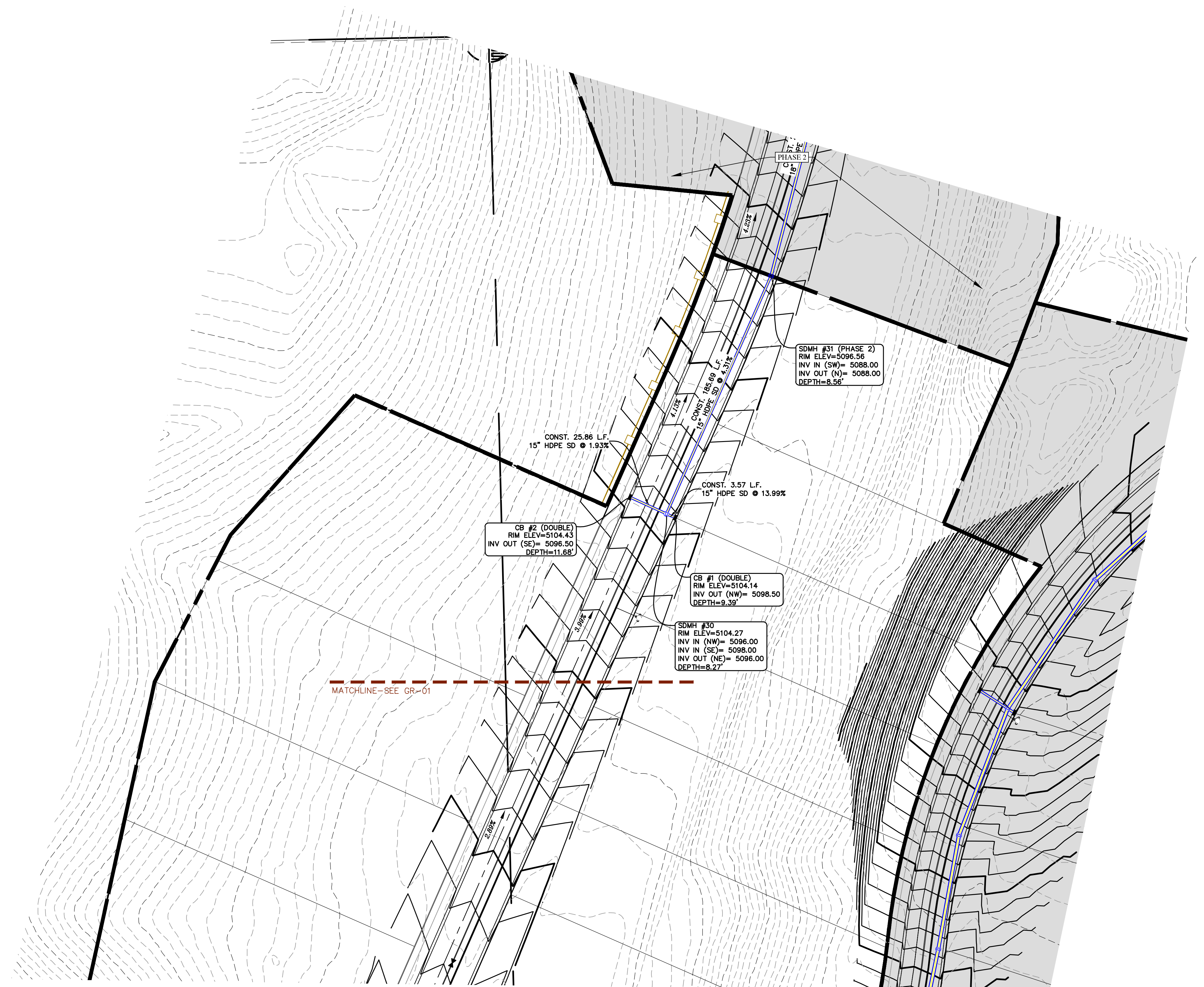
PROJECT #

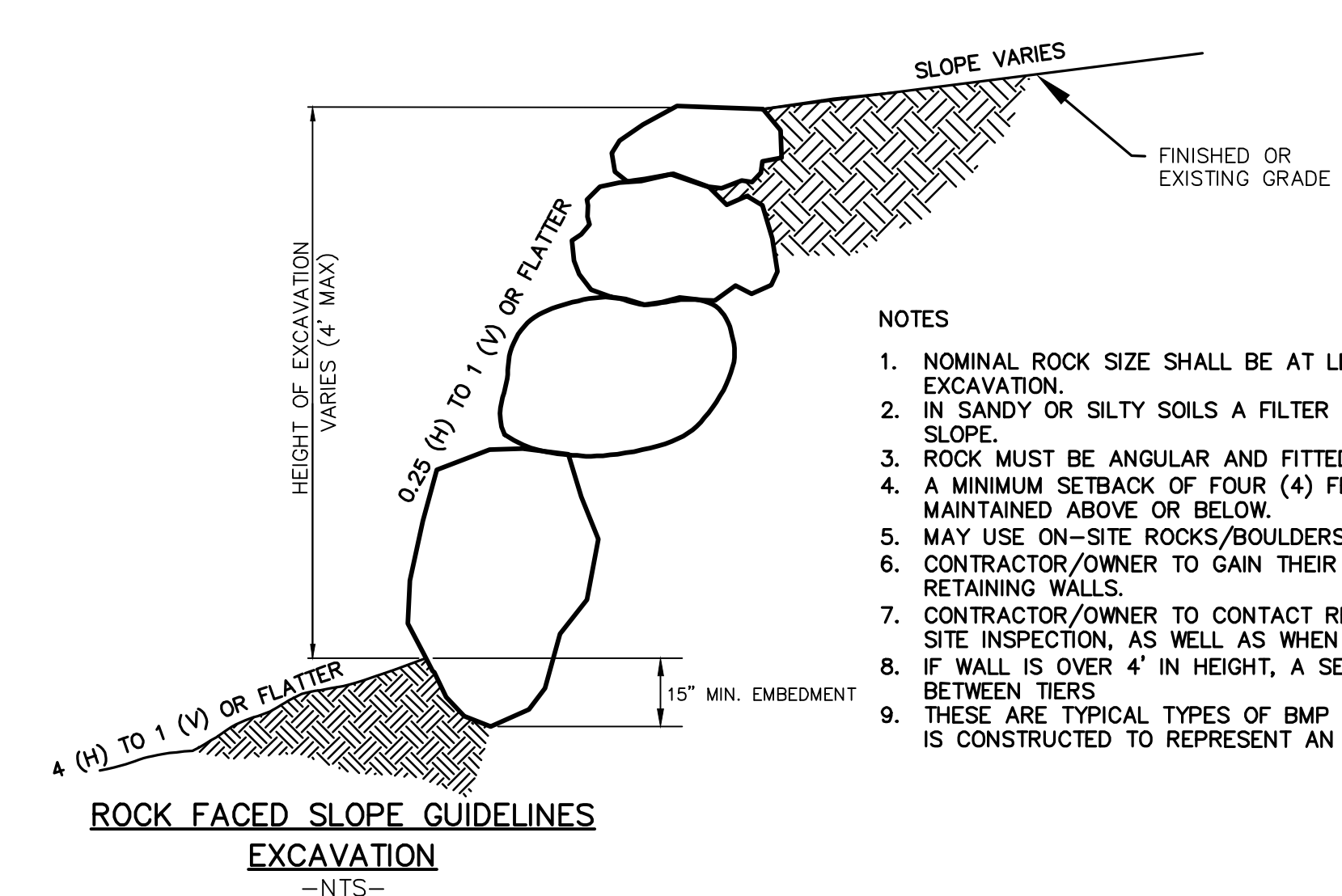
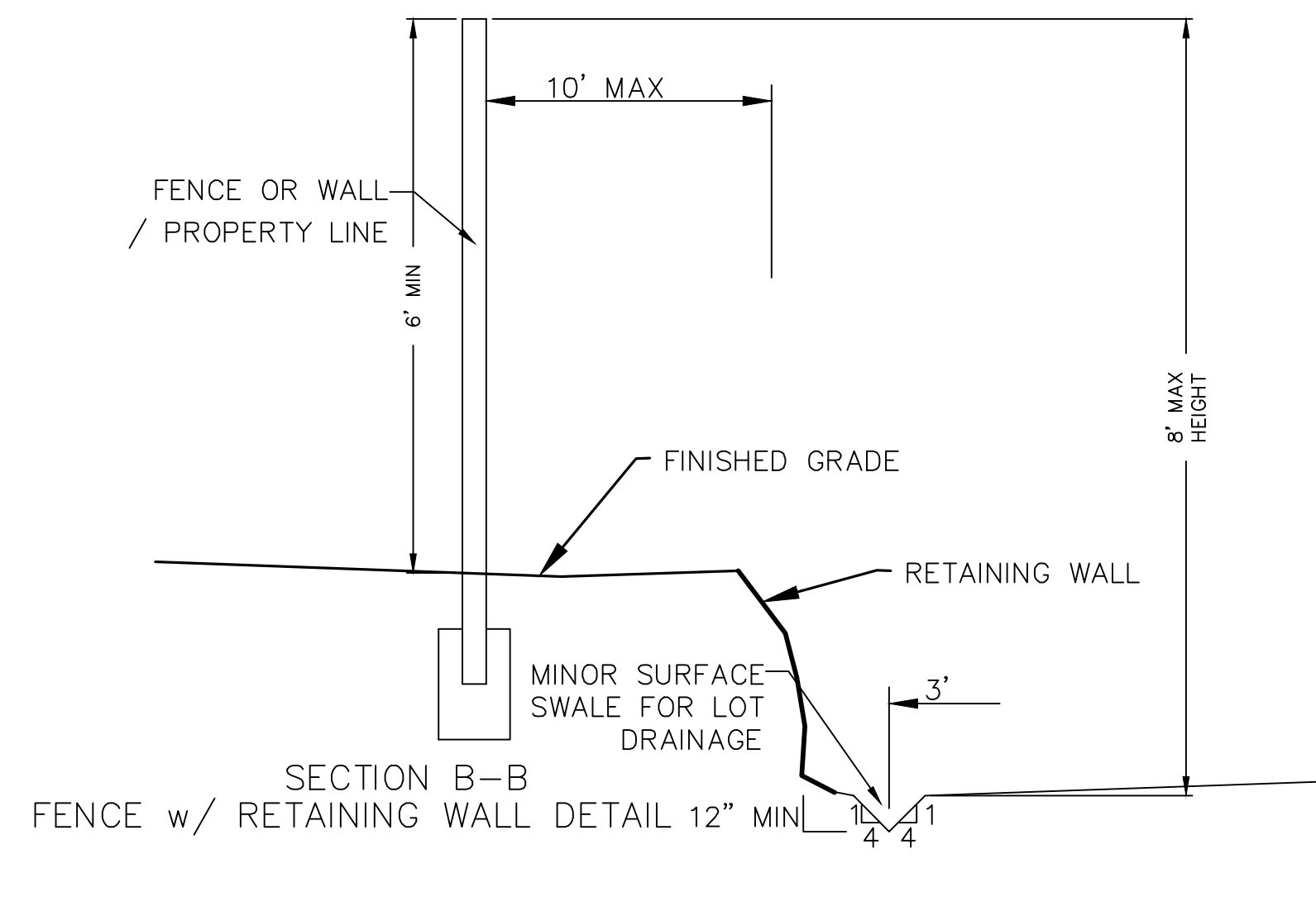
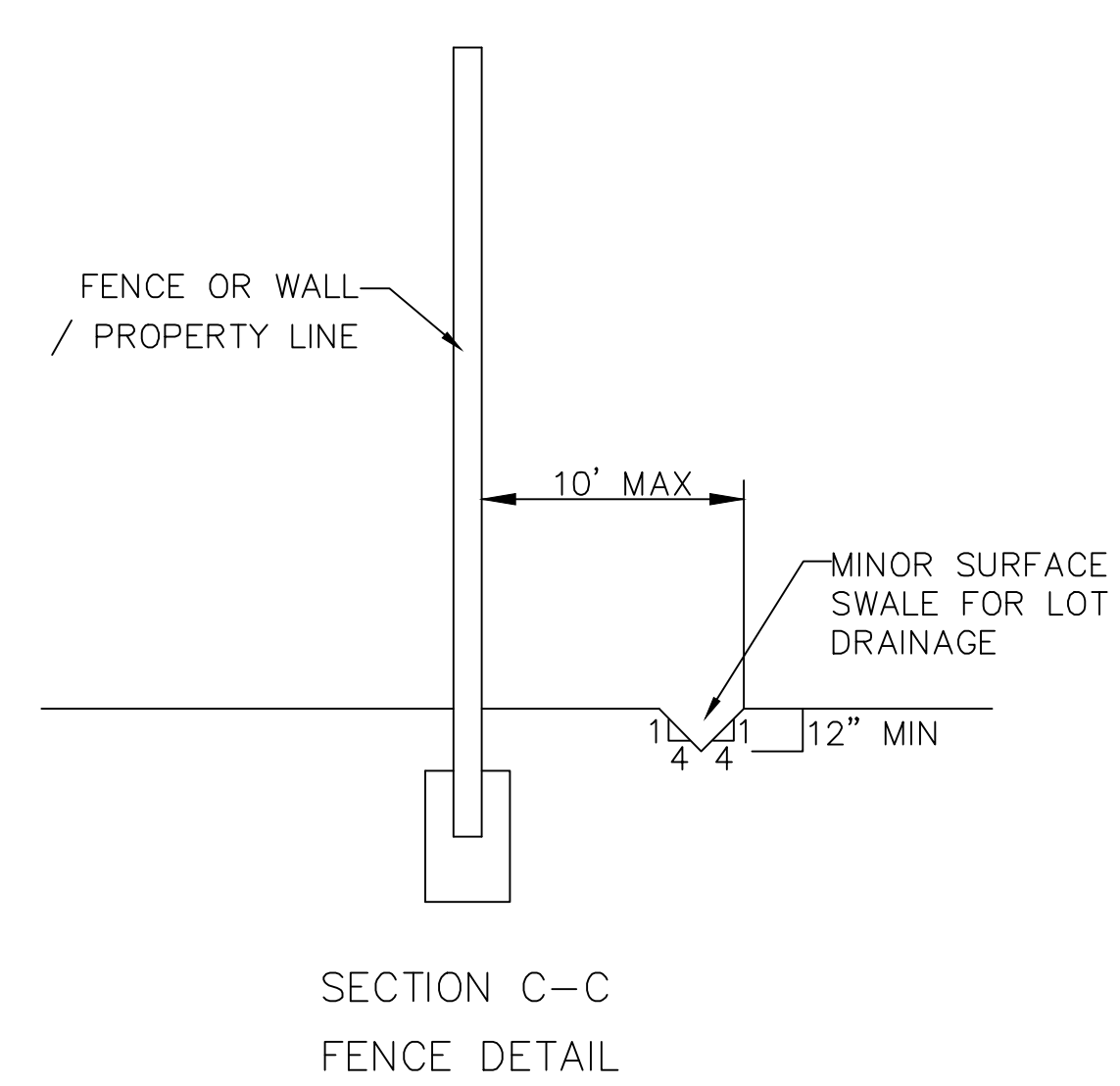
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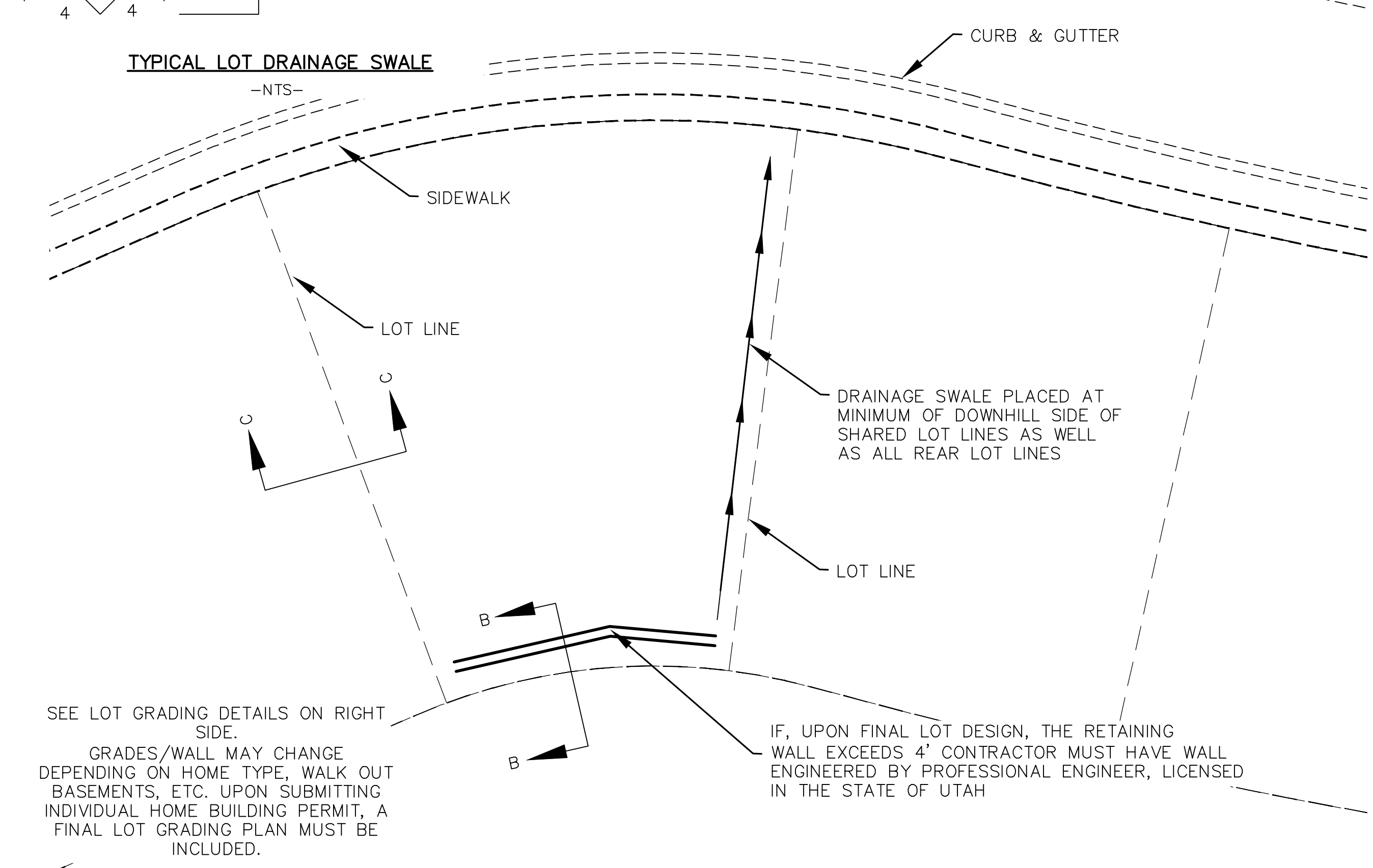
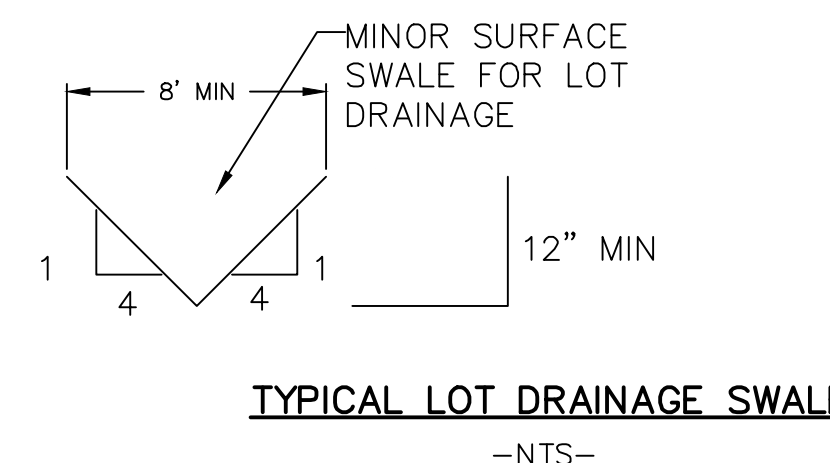
SHEET NAME:  
GRADING PLANS

SHEET:  
GR-02





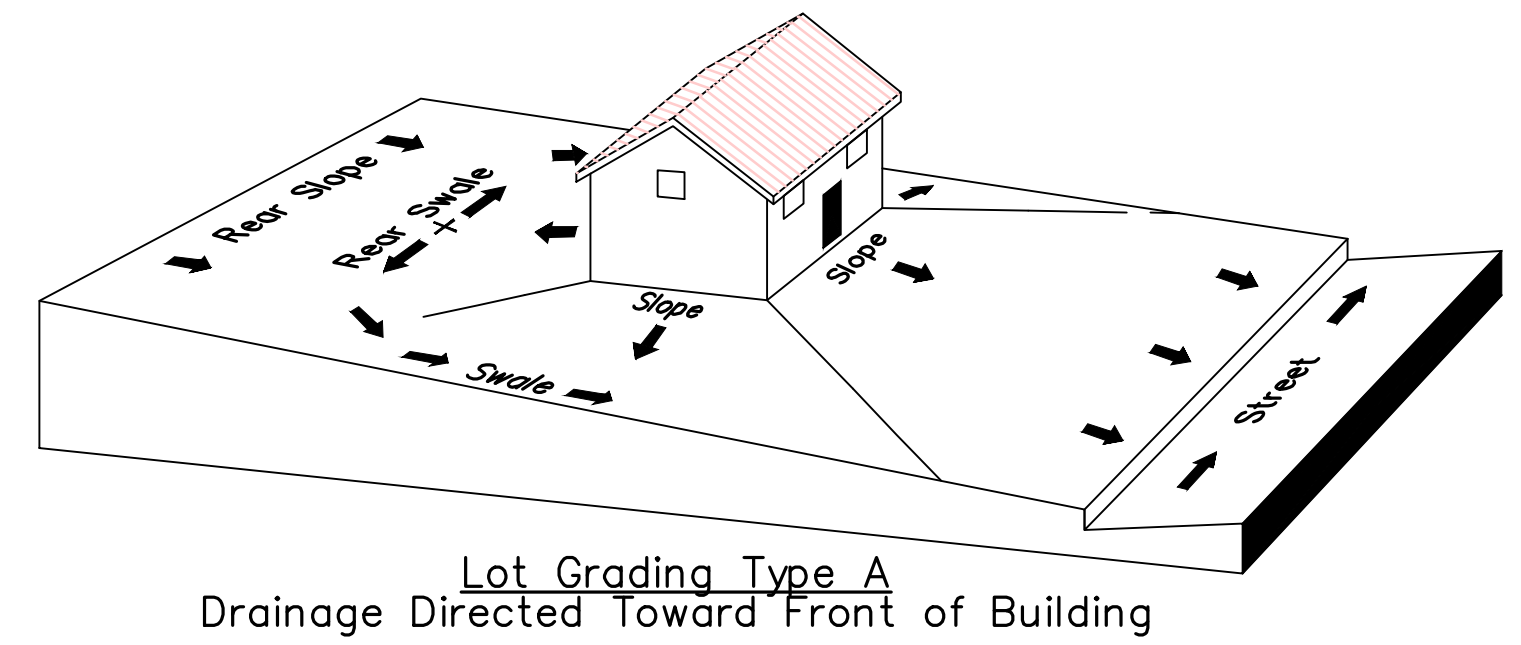
- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET 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.



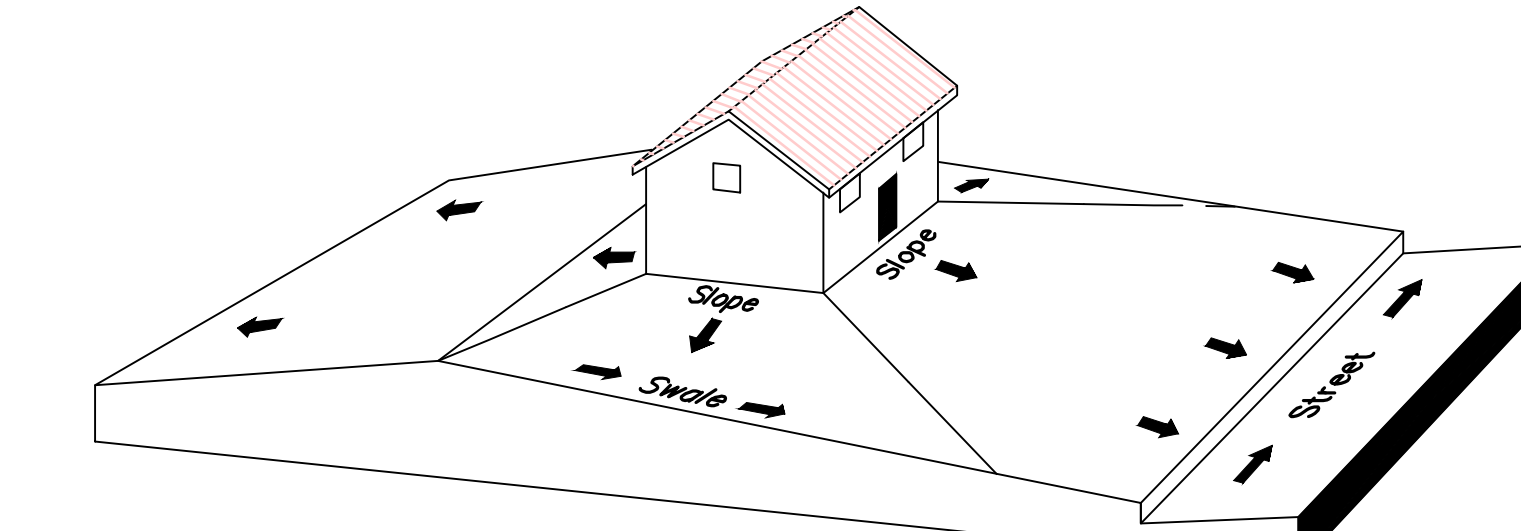
SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH

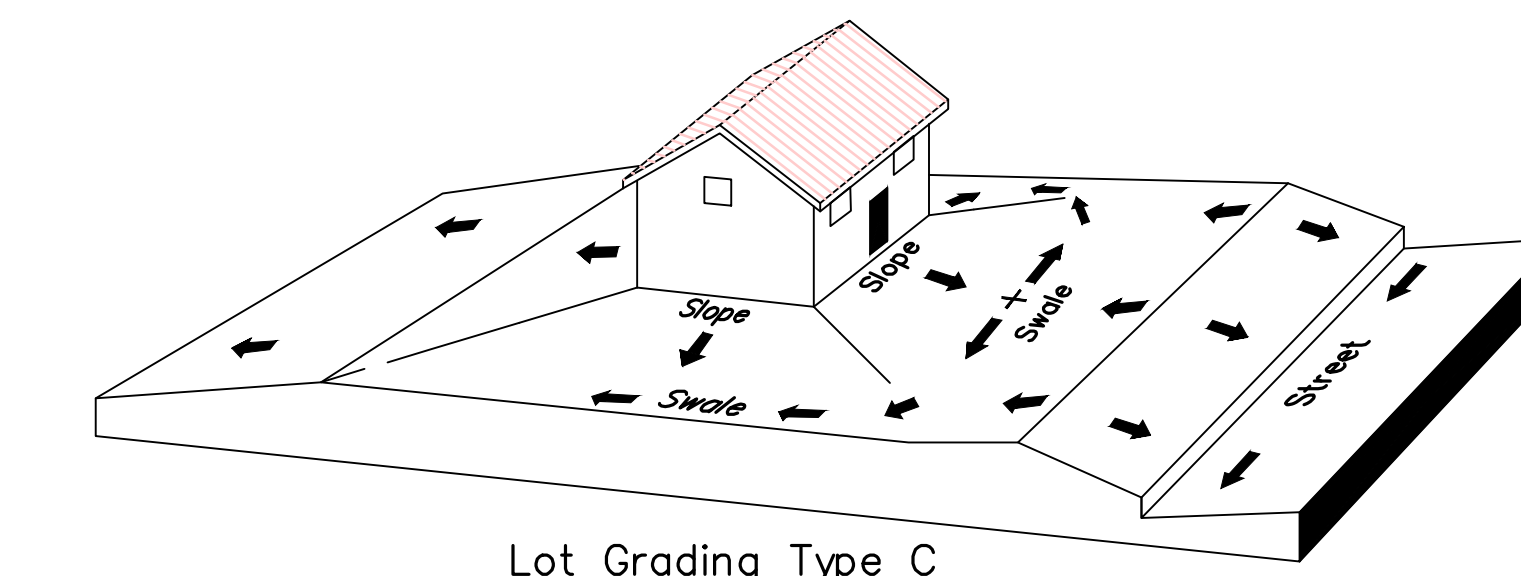
TYPICAL LOT GRADING  
-NTS-



Lot Grading Type A  
Drainage Directed Toward Front of Building



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



Lot Grading Type C  
Drainage Directed Toward Rear of Building

\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

- 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. 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 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

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

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 5  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

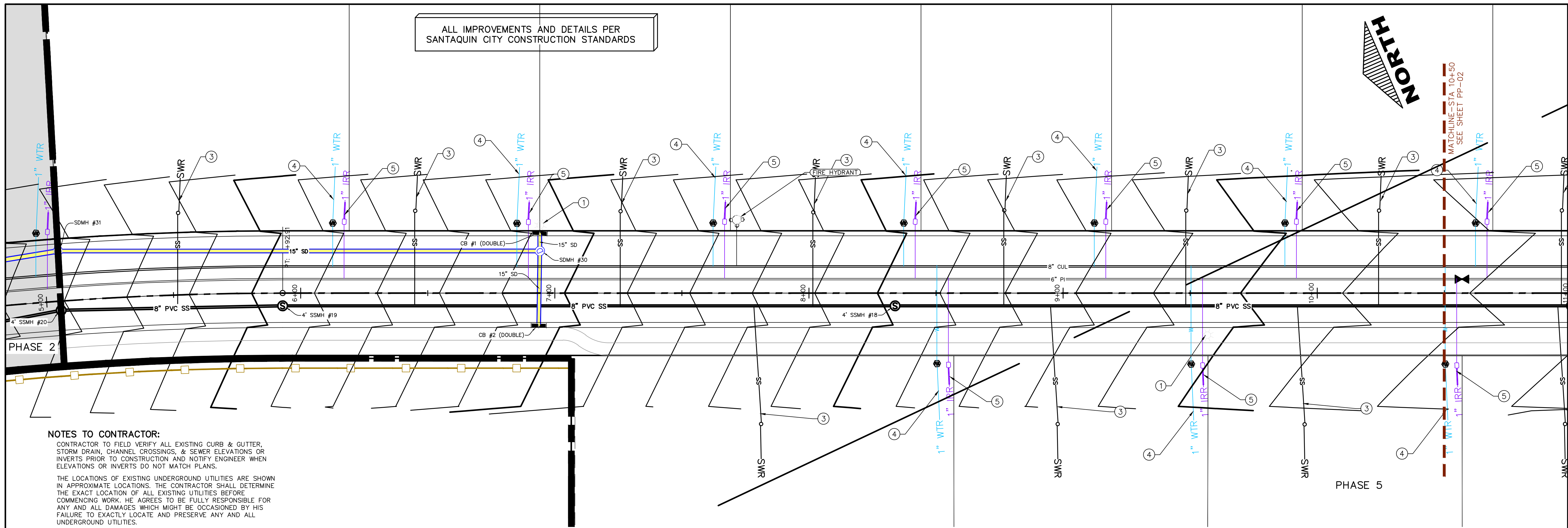
DATE: 3.25.2022

PROJECT #

REVISIONS:

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SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-03

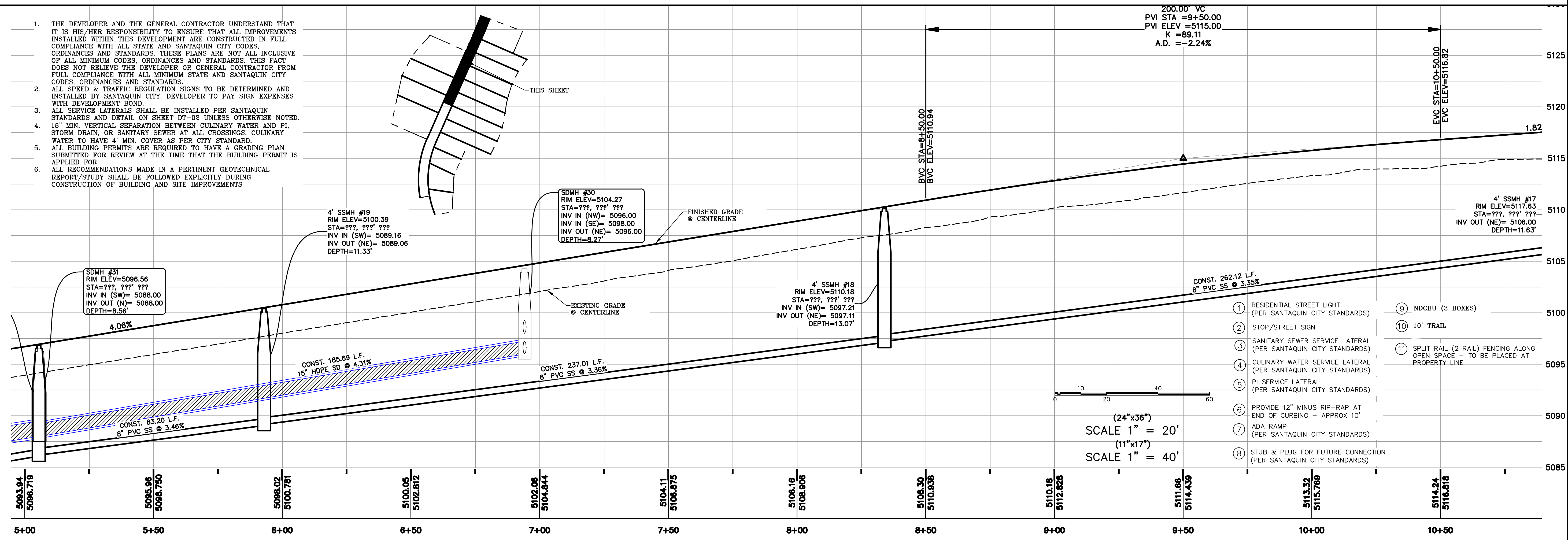
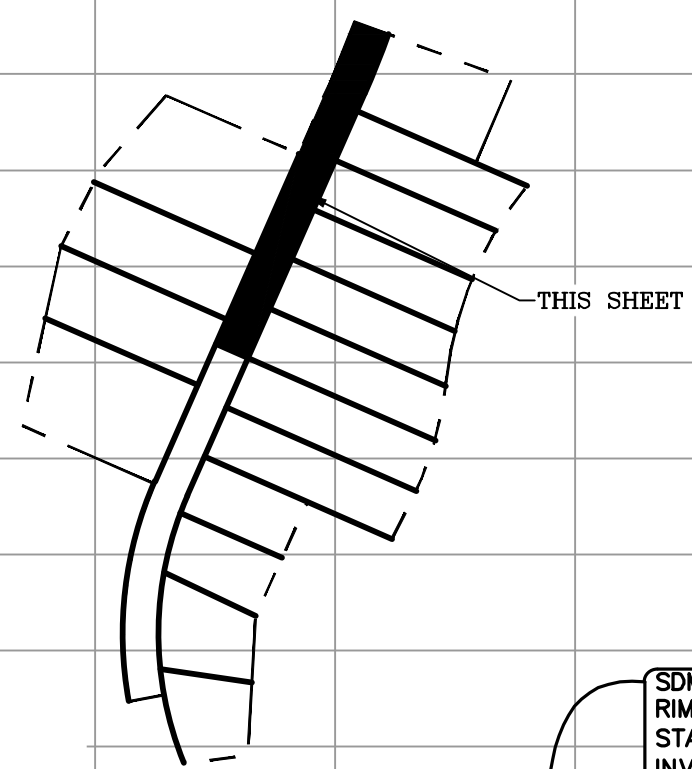


NOTES TO CONTRACTOR:

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

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

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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
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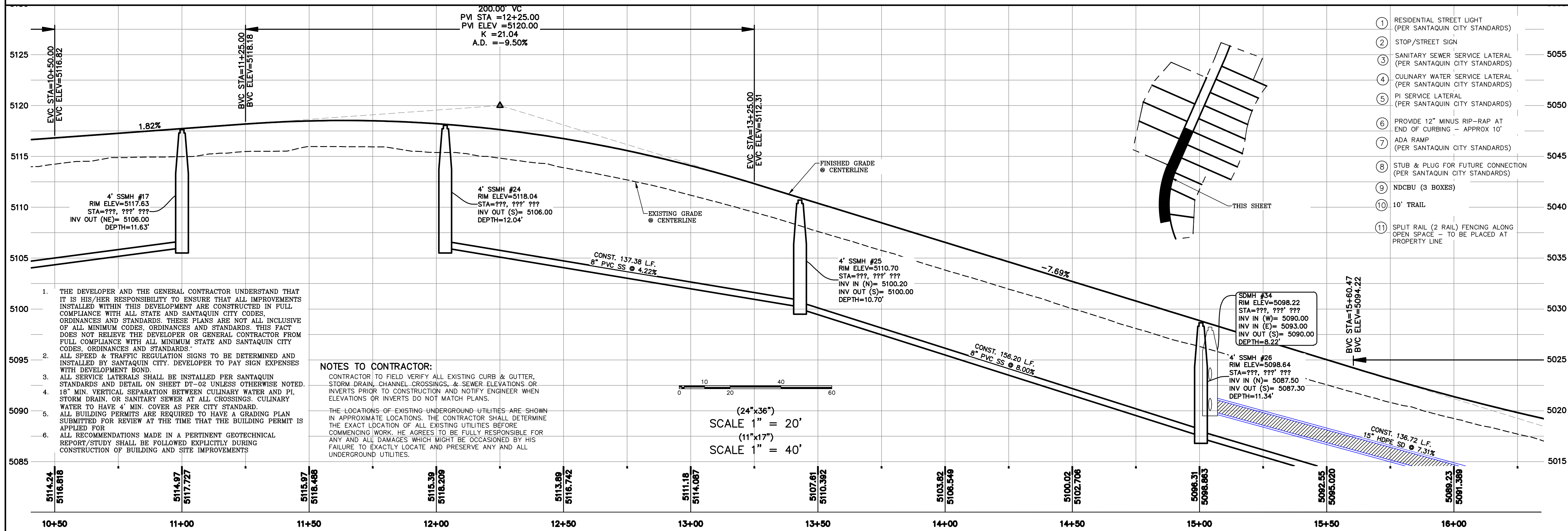
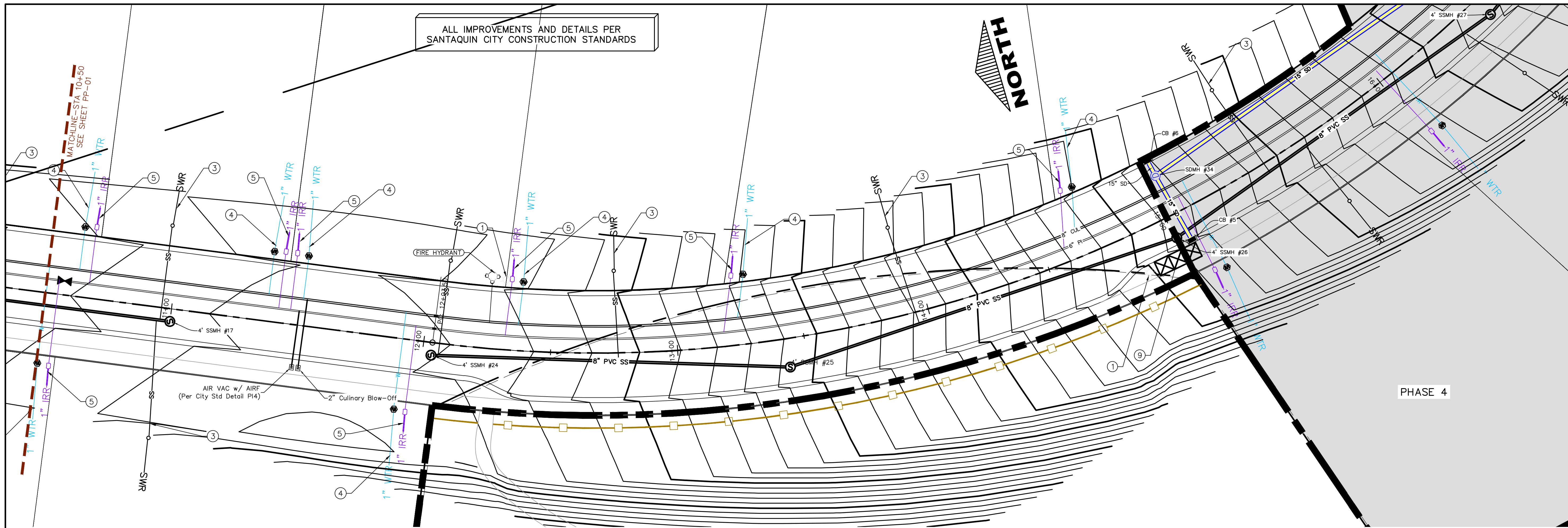


**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 5**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
PROJECT #  
REVISIONS:

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2	
3	

SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-01



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

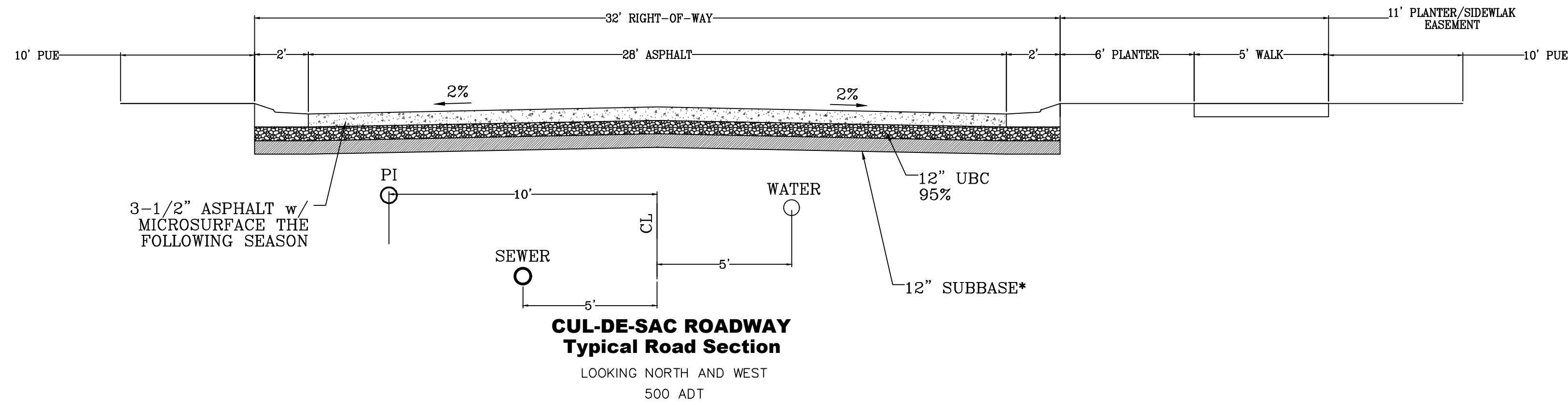
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**THE VISTAS WEST @ SUMMIT RIDGE PHASE 5**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

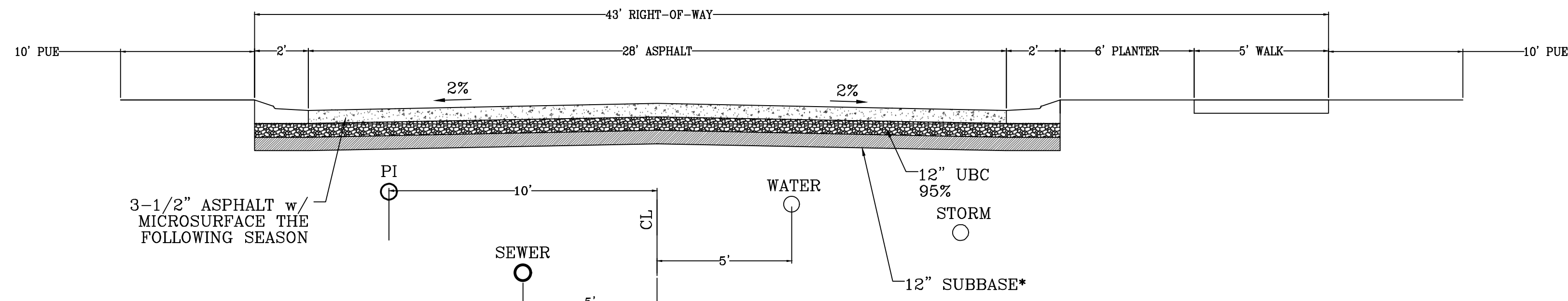
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PROJECT #  
REVISIONS:  
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2  
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-02

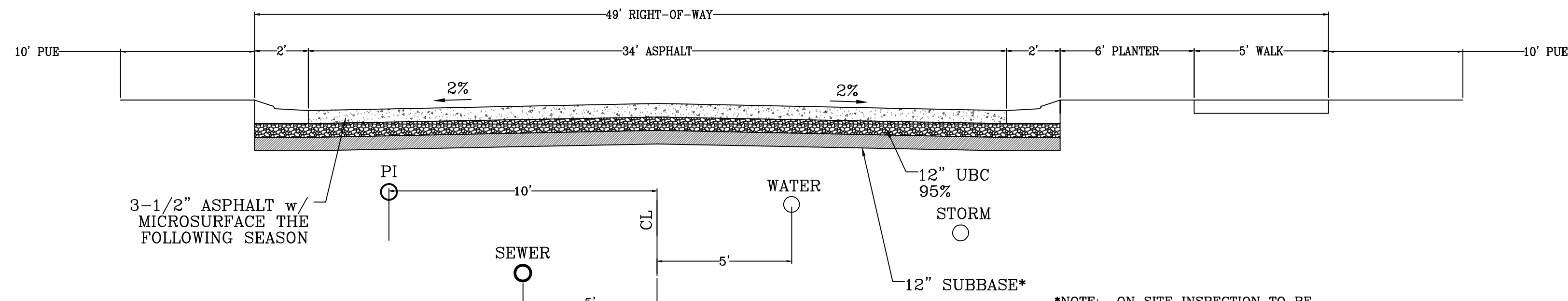




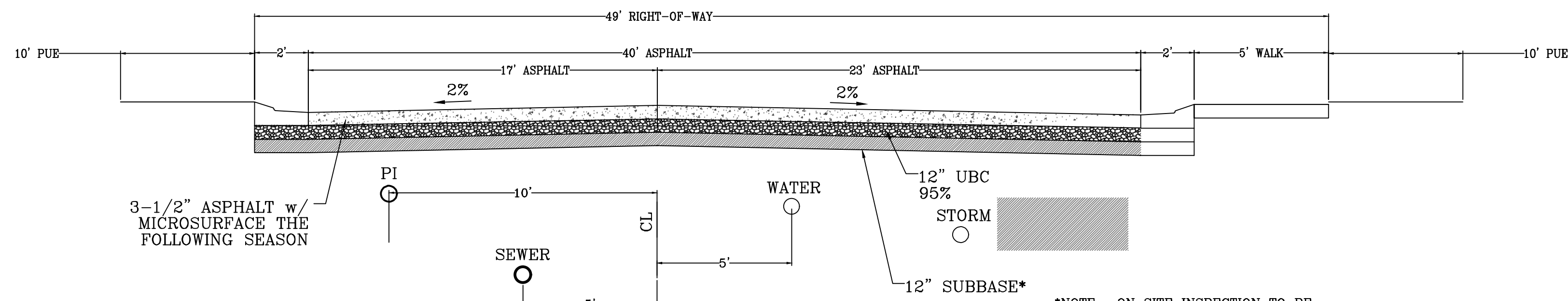
**CUL-DE-SAC ROADWAY**  
Typical Road Section  
LOOKING NORTH AND WEST  
500 ADT



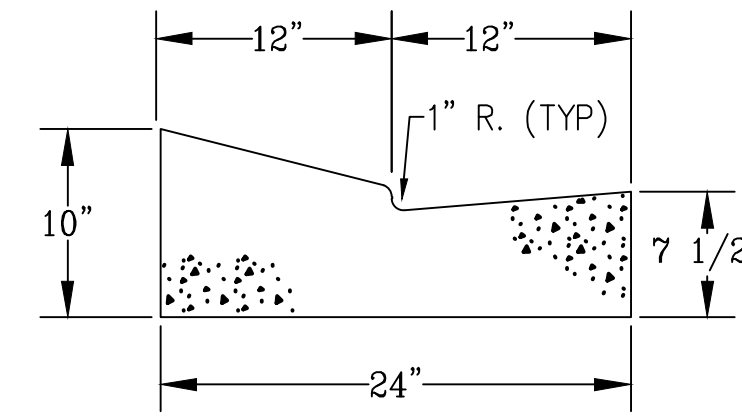
**MINOR RESIDENTIAL ROADWAY**  
Typical Road Section  
LOOKING NORTH AND WEST  
500 ADT



**MAJOR RESIDENTIAL ROADWAY**  
Typical Road Section  
LOOKING SOUTH AND WEST  
1500 ADT



**MAJOR RESIDENTIAL ROADWAY**  
Modified Road Section  
LOOKING SOUTH AND WEST  
⊙ OPEN SPACE BUMP OUT



**MODIFIED HIGH BACK CURB**

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

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

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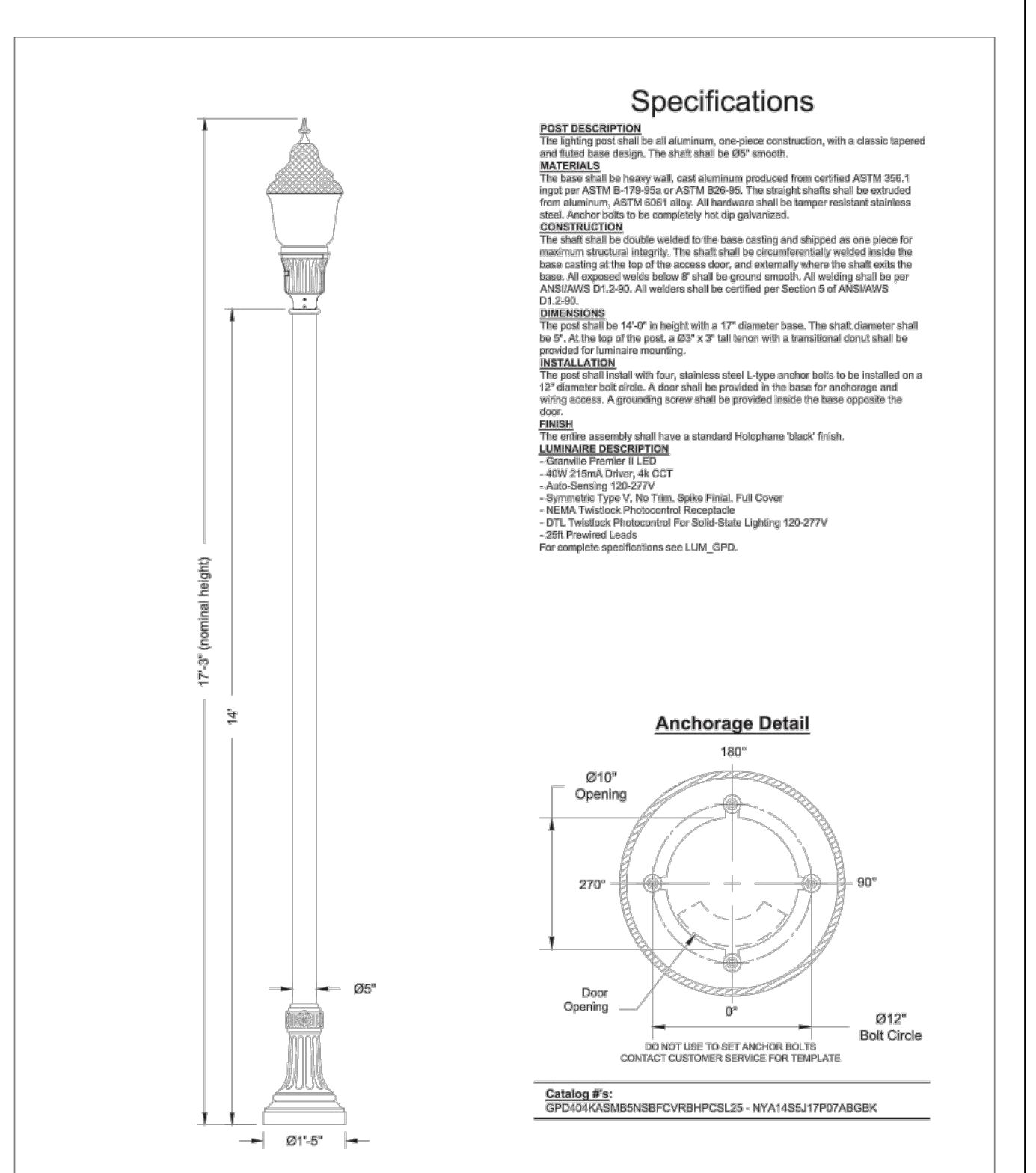
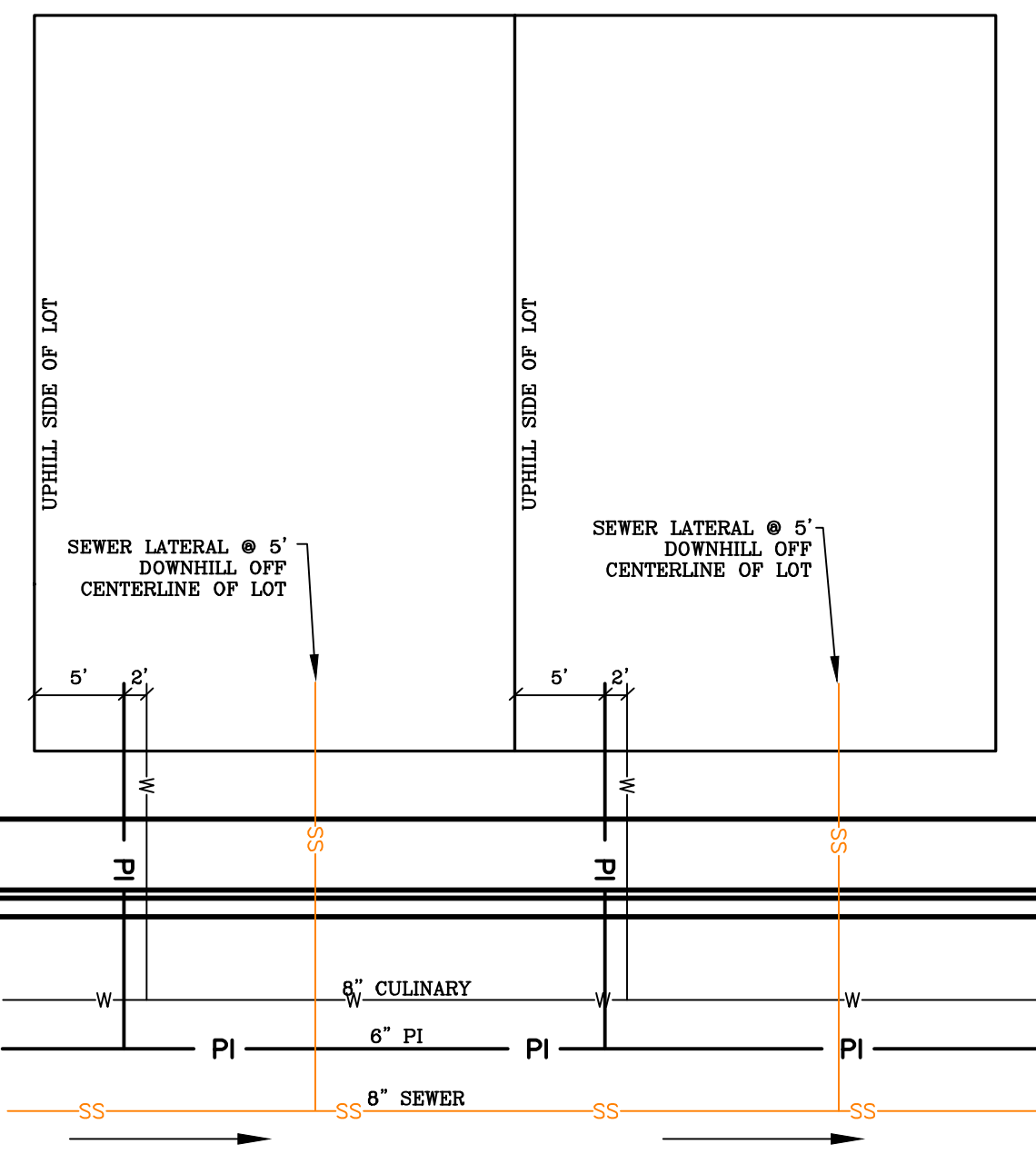
**THE VISTAS WEST @ SUMMIT RIDGE**  
PHASE 5  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
PROJECT #

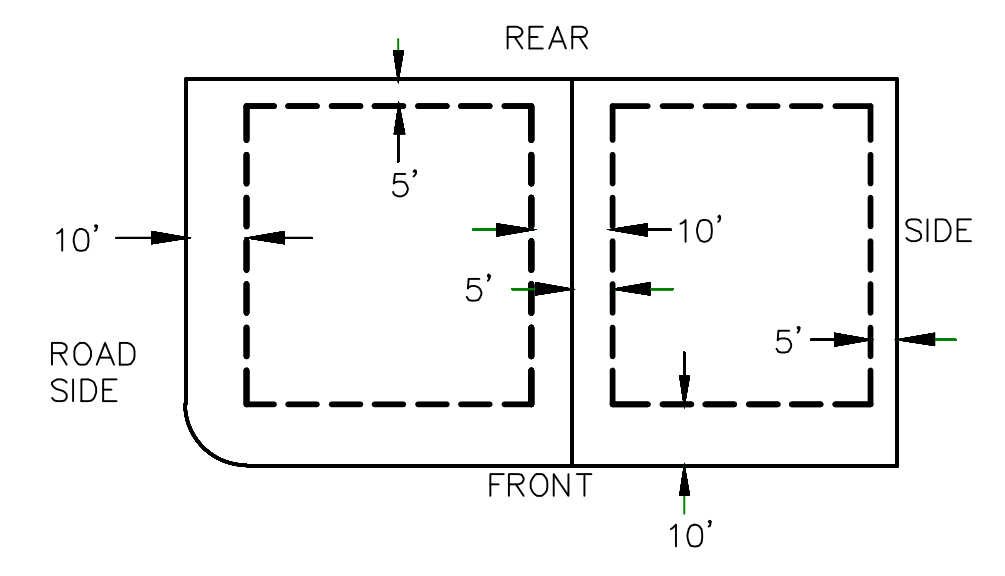
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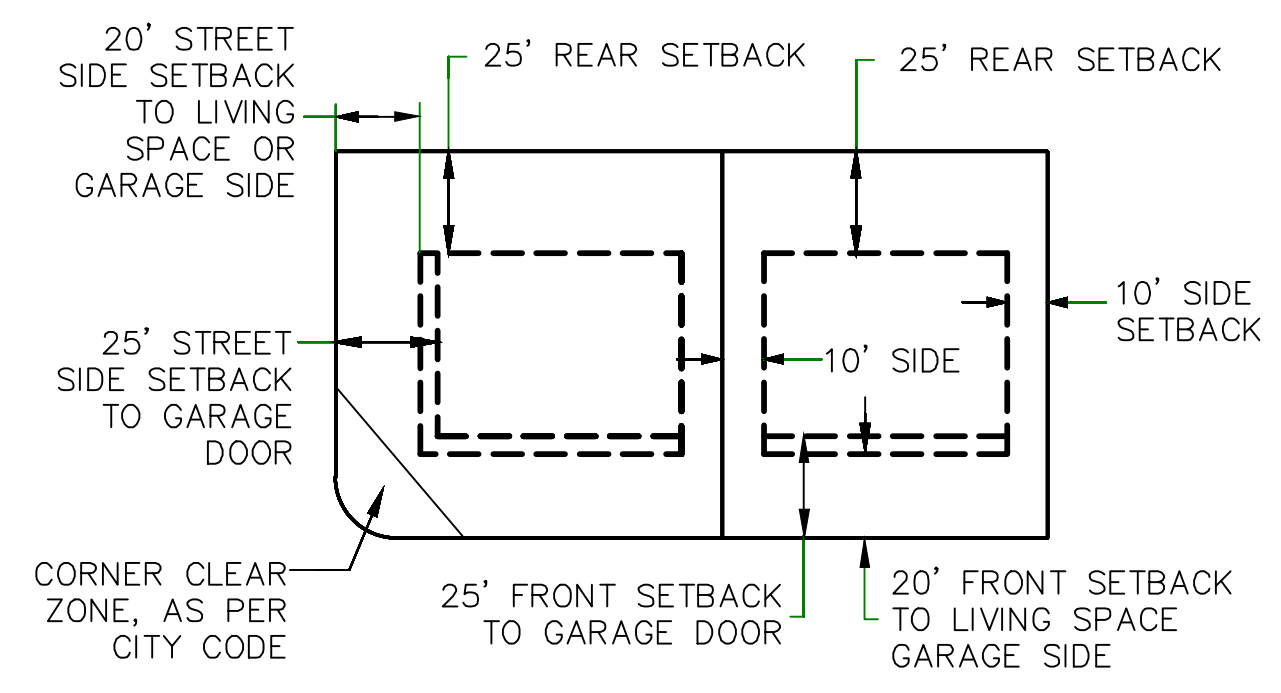
SHEET NAME:  
TYPICAL DETAILS  
SHEET:  
DT-01



**PUBLIC UTILITY EASEMENTS**

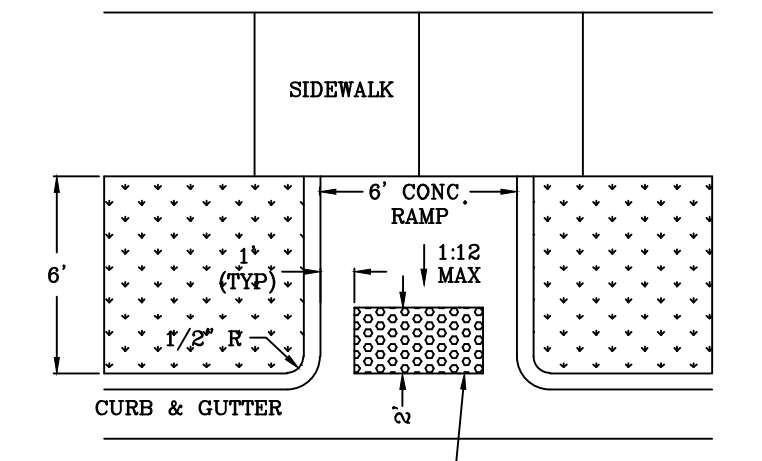
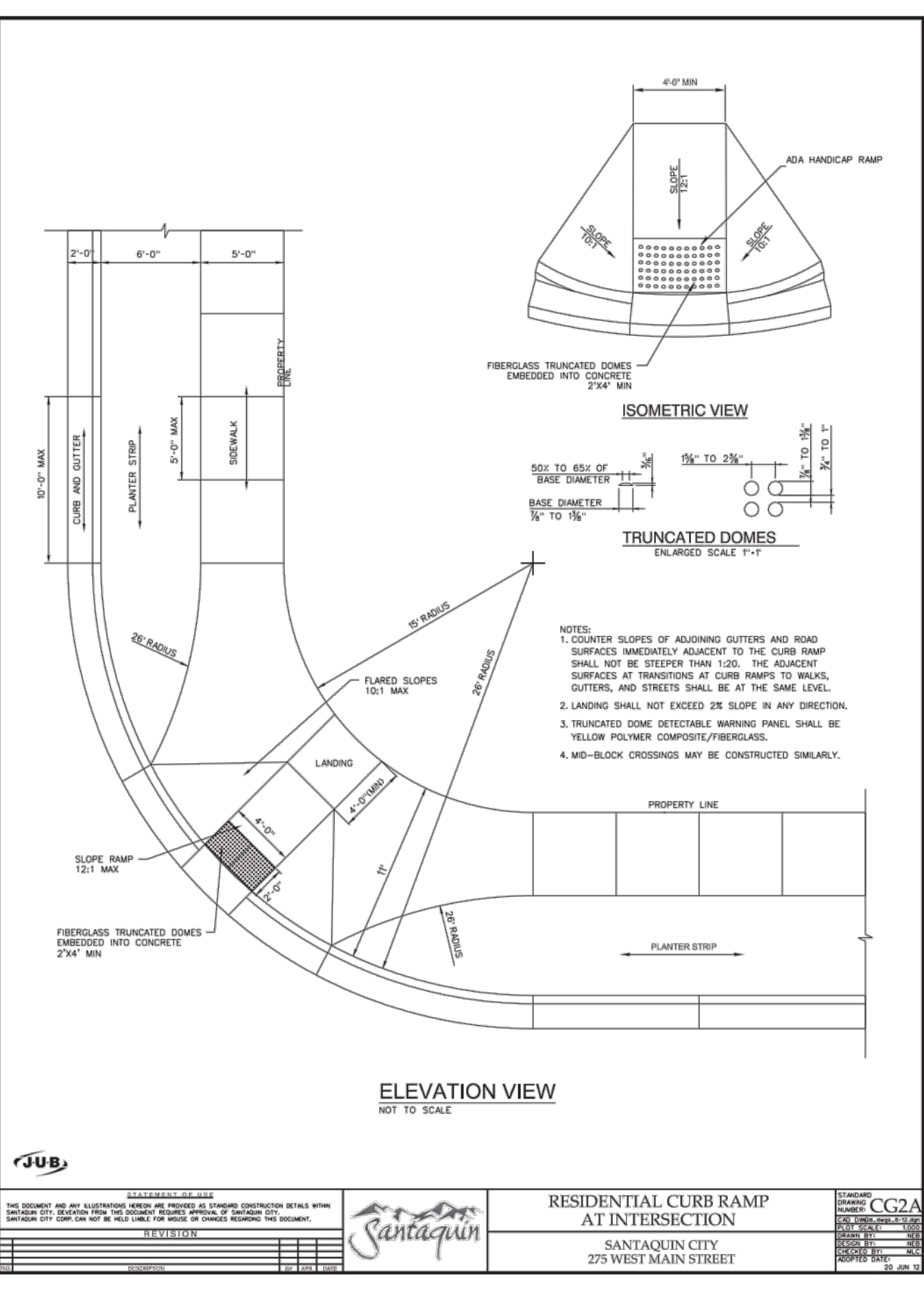


**BUILDING SETBACKS (MINIMUM)**

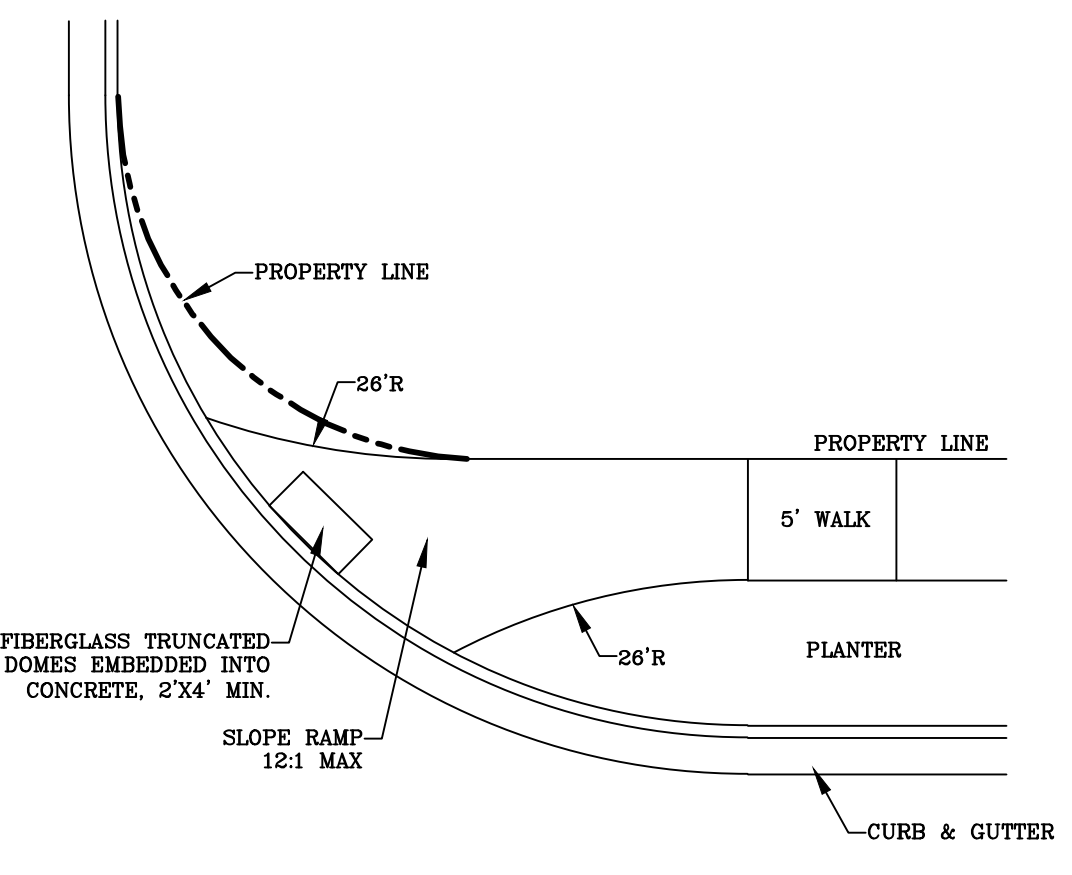


**LOCAL AND COLLECTOR STREET LIGHTING DETAILS**  
 SANTAQUIN CITY  
 275 WEST MAIN STREET

**L1**



**MID-BLOCK RAMP DETAIL**



**RAMP DETAIL**

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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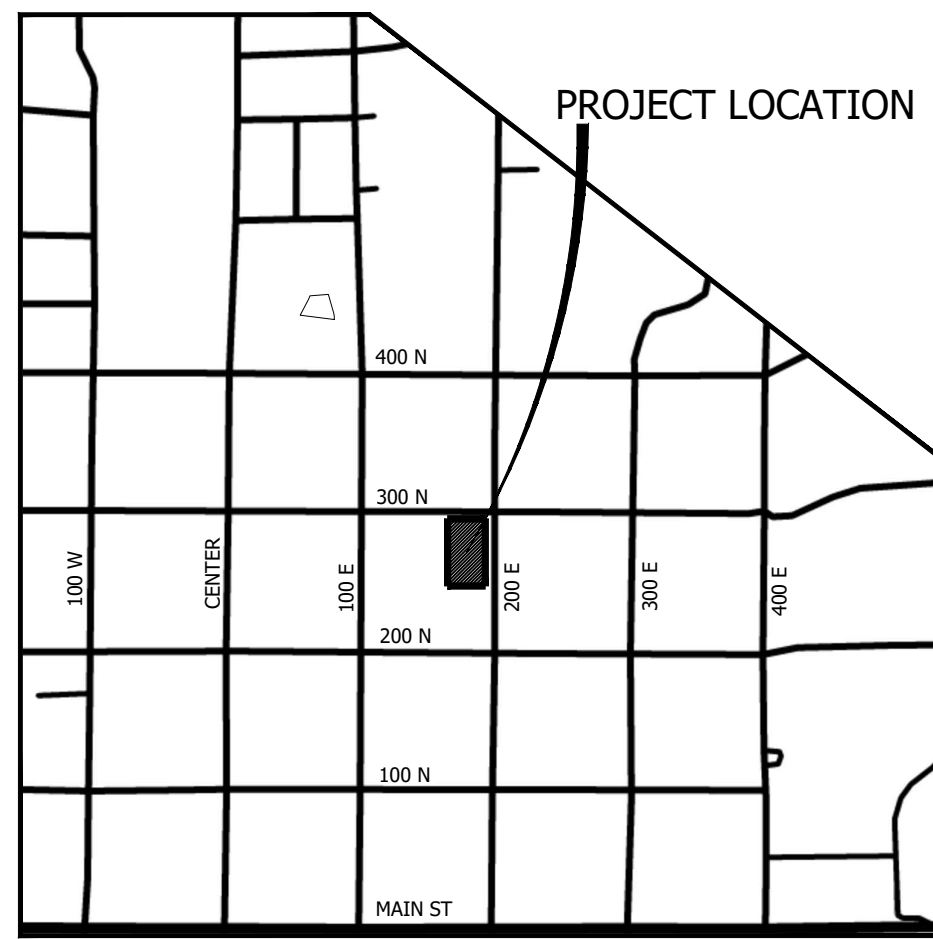


**THE VISTAS WEST @ SUMMIT RIDGE PHASE 5**  
 LOCATED IN SW PORTION SECTION 10,  
 TOWNSHIP 6 SOUTH  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 3.25.2022  
 PROJECT #  
 REVISIONS:

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3	

SHEET NAME:  
 TYPICAL DETAILS  
 SHEET:  
 DT-02



# ADCOCK'S ACRE SUBDIVISION

295 N 200 E  
09:102:0012  
SANTAQUIN, UTAH COUNTY, UTAH

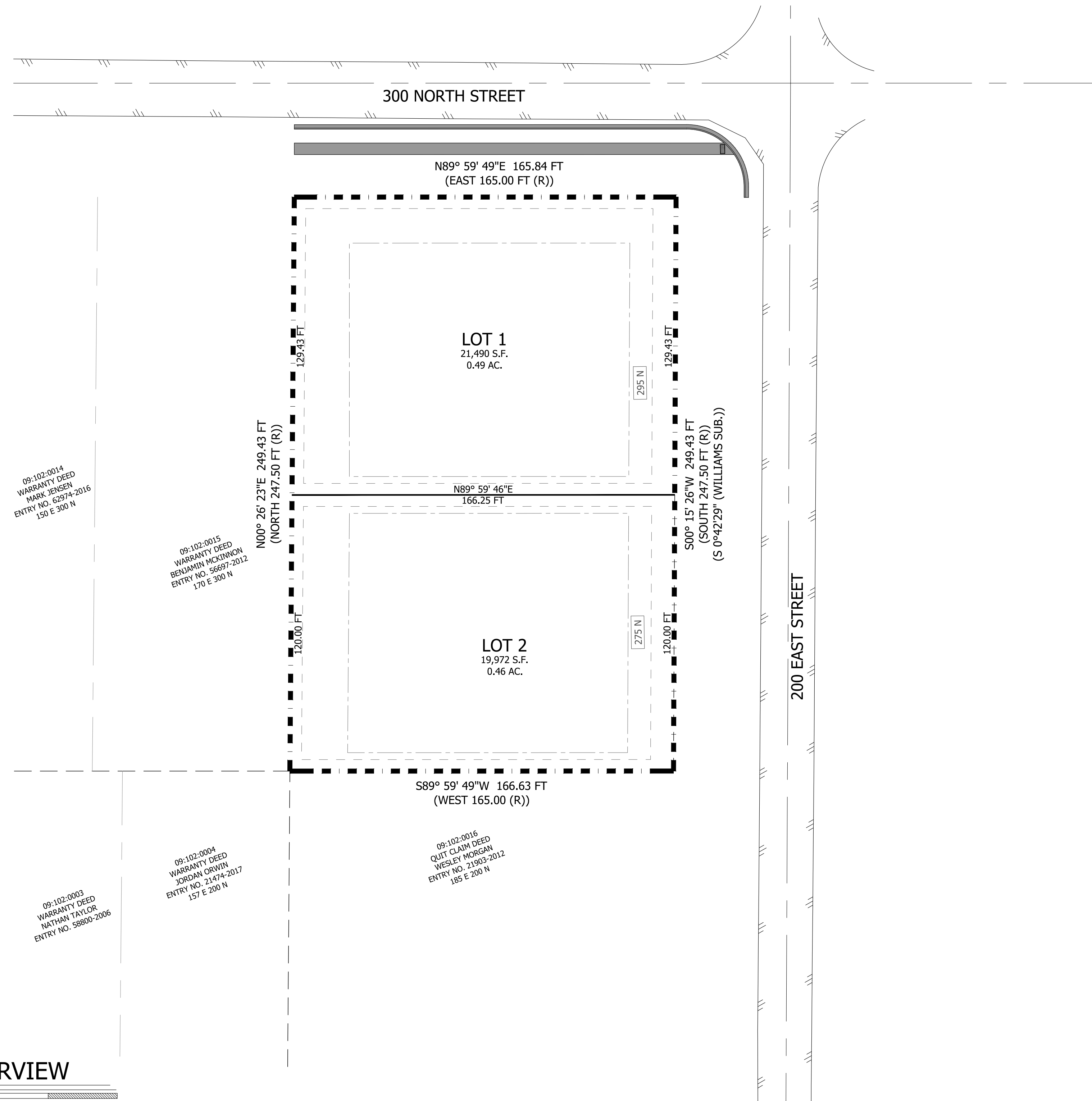
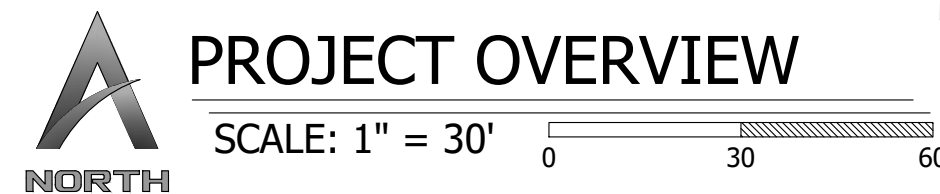


## SHEET INDEX

- C-1 COVER SHEET
- C-2 DEMOLITION PLAN
- C-3 UTILITY PLAN
- C-4 GRADING & DRAINAGE PLAN
- D-1 DETAIL SHEET
- D-2 DETAIL SHEET
- D-3 DETAIL SHEET
- EX-1 PLAT SHEET

DENSITY TABLE	
ZONING CLASSIFICATION	R-8
TOTAL NUMBER OF LOTS	2
TOTAL ACREAGE	0.95 AC
TOTAL ACREAGE IN LOTS	0.95 AC
TOTAL R.O.W. ACREAGE	0 AC
TOTAL OPEN SPACE ACREAGE	0 AC
TOTAL UNBUILDABLE ACREAGE	0 AC
GROSS DENSITY	2.105 UNITS/AC

NOTE:  
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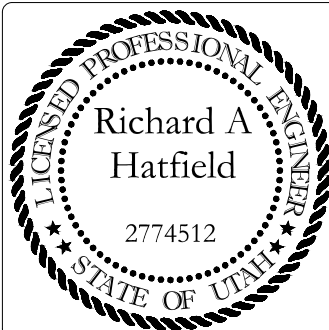
ENGINEER  
RICHARD HATFIELD, P.E.  
APEX ENGINEERING INC.  
TEL: 801-796-2277  
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:  
SPENCER MCCUTCHEON, P.L.S.  
APEX ENGINEERING INC.  
TEL: 801-796-2277  
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:  
BART GIBB  
TEL: 801-836-0745  
EMAIL: BARTGIBB@GMAIL.COM



REVISIONS	DATE	BY	REMARKS



ADCOCK'S ACRE  
COVER SHEET  
 DATE: 3-24-2022  
 LOCATION: SANTAQUIN, UT  
 DRAWING: BART GIBB

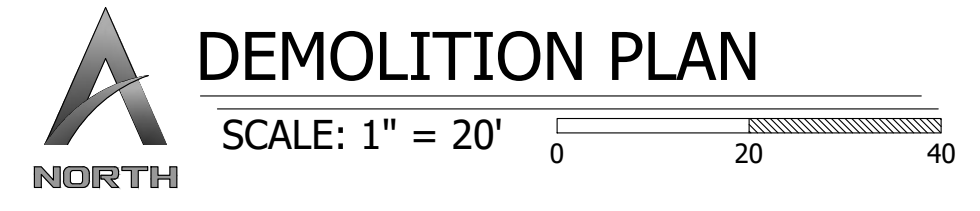
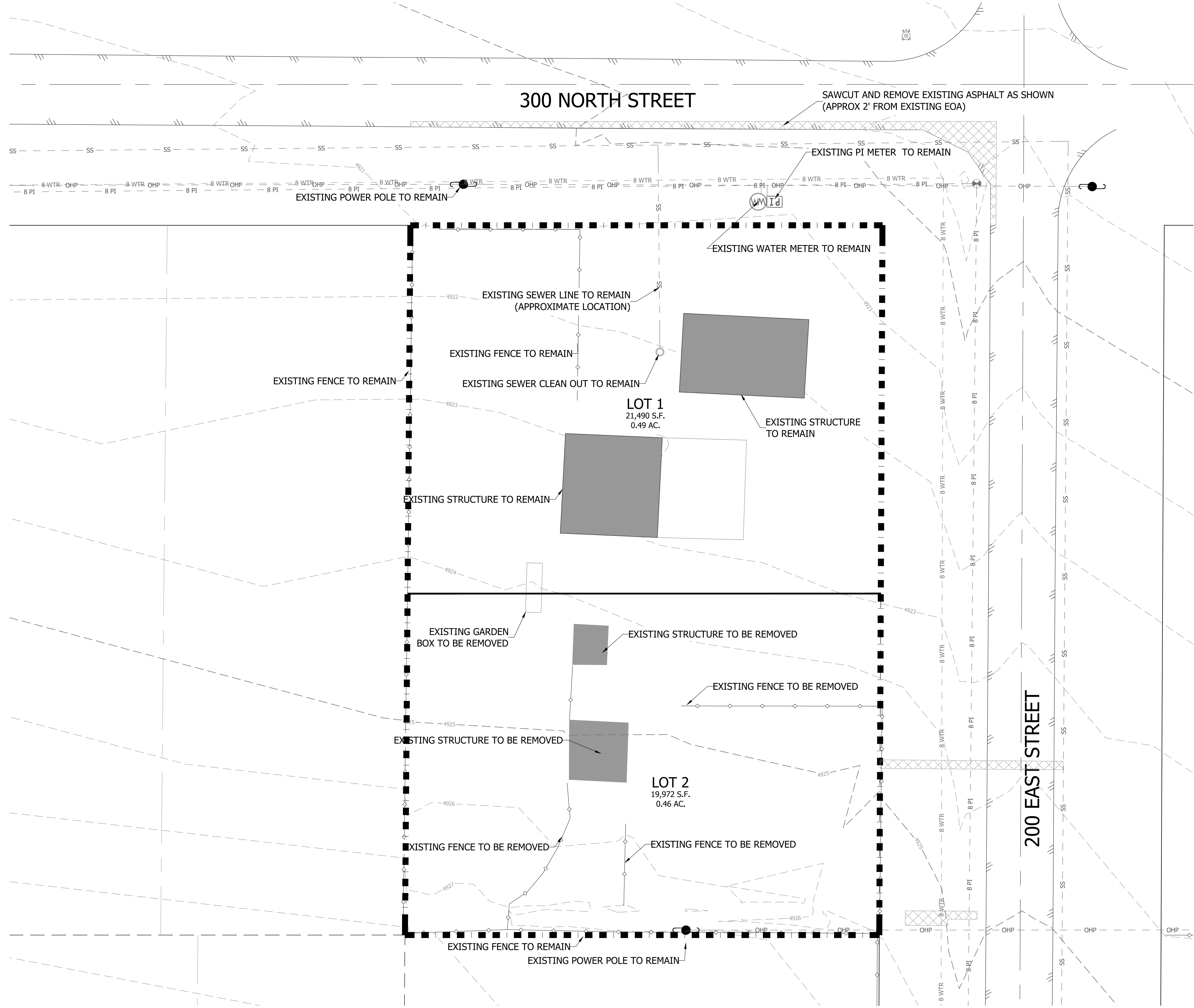
**PRELIMINARY- NOT FOR CONSTRUCTION**

C-1

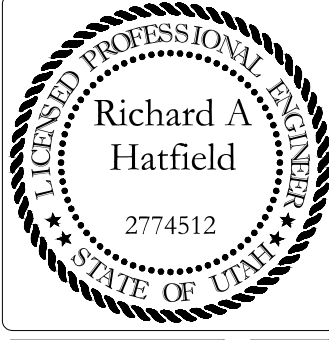


LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINE
- - - SETBACK LINE
- SS --- EXISTING SANITARY SEWER LINE
- WTR --- EXISTING WATER LINE
- PI --- EXISTING PI LINE
- OHP --- EXISTING POWER LINE
- EXISTING CONTOUR LINE
- ⊙ EXISTING SEWER MANHOLE
- SEWER CLEANOUT
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER



DATE	BY	REVISIONS	REMARKS



ADCOCK'S ACRE  
DEMOLITION PLAN

LOCATION: SANTAQUIN, UT

DATE: 3-24-2022

FOR: BART GIBB

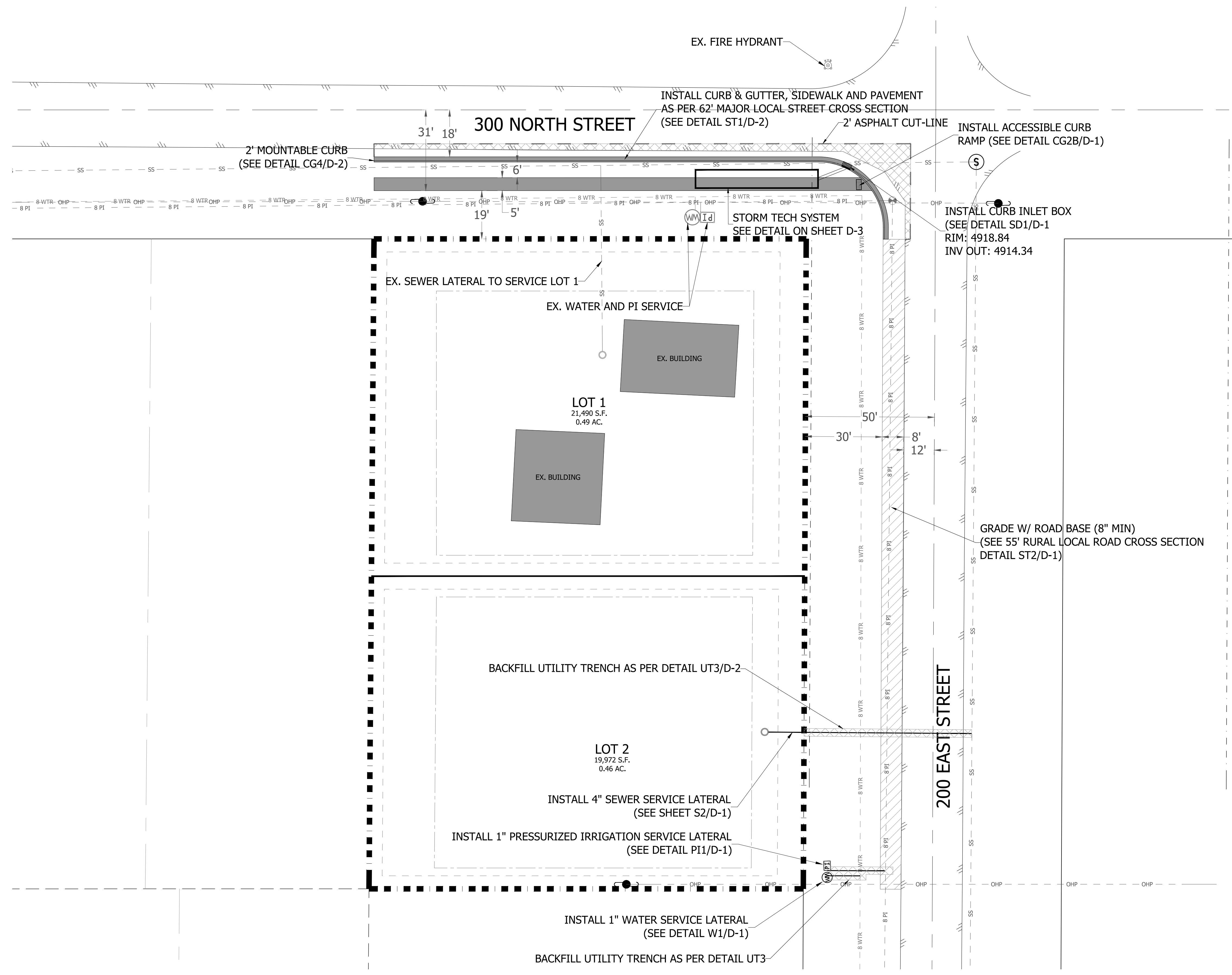
DRAWING: C-2

PRELIMINARY- NOT FOR CONSTRUCTION



LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT LINE
- - - SETBACK LINE
- - - SS - - - EXISTING SANITARY SEWER LINE
- - - WTR - - - EXISTING WATER LINE
- - - PI - - - EXISTING PI LINE
- - - UGP - - - EXISTING POWER LINE
- - - EXISTING CONTOUR LINE
- ⊙ EXISTING SEWER MANHOLE
- SEWER CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ▨ PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY



REVISIONS	DATE	BY	REMARKS



**ADCOCK'S ACRE  
UTILITY PLAN**

LOCATION: SANTAQUIN, UT

DATE: 3-24-2022

FOR: BART GIBB

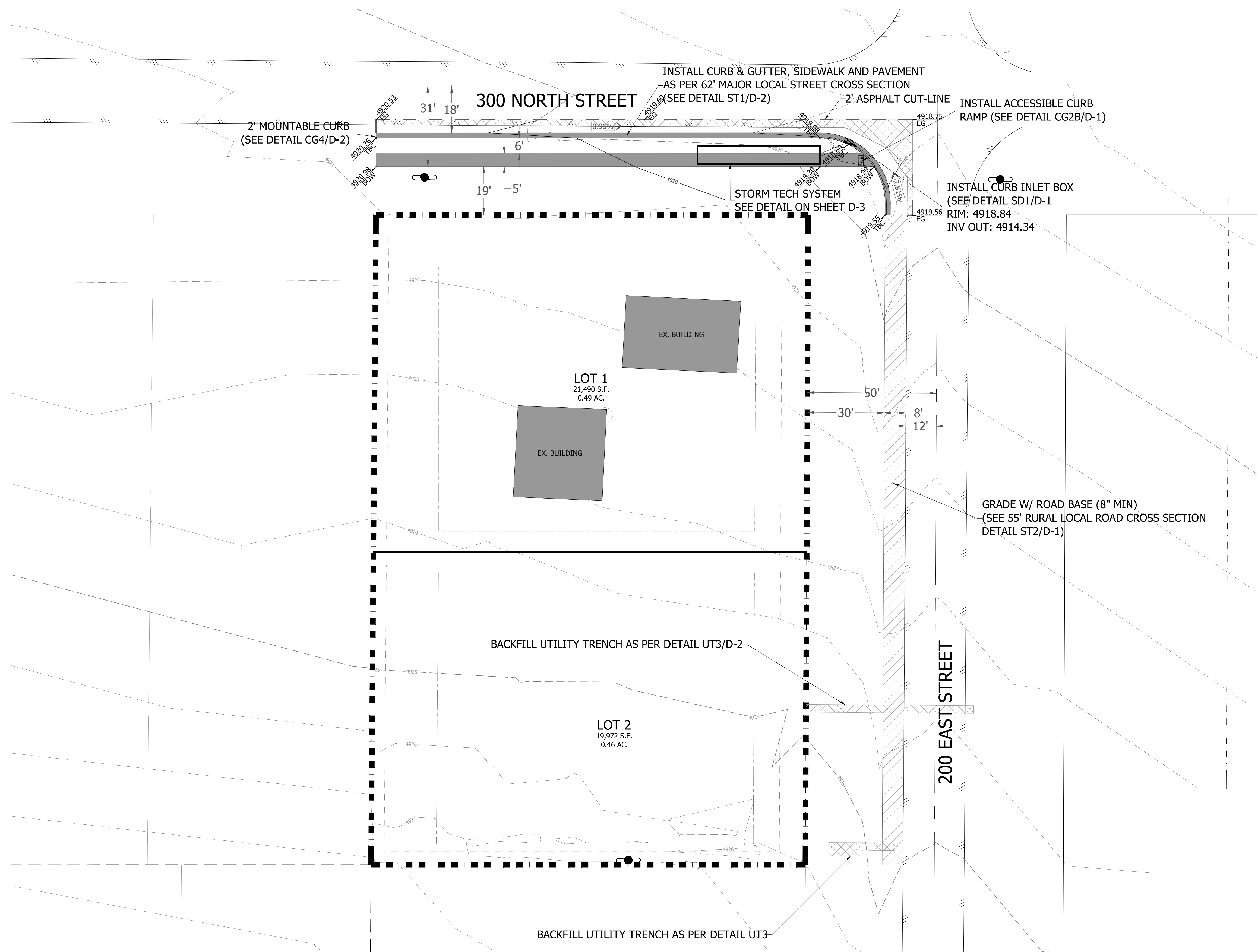
DRAWING: C-3

**UTILITY PLAN**

SCALE: 1" = 20'

NORTH

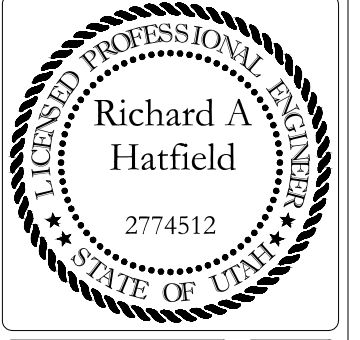
PRELIMINARY- NOT FOR CONSTRUCTION



- LEGEND**
- PROPERTY BOUNDARY
  - EASEMENT LINE
  - SETBACK LINE
  - SS --- EXISTING SANITARY SEWER LINE
  - WTR --- EXISTING WATER LINE
  - PI --- EXISTING PI LINE
  - UGR --- EXISTING POWER LINE
  - EXISTING CONTOUR LINE
  - ⊙ EXISTING SEWER MANHOLE
  - SEWER CLEANOUT
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER



DATE	BY	REVISIONS	REMARKS



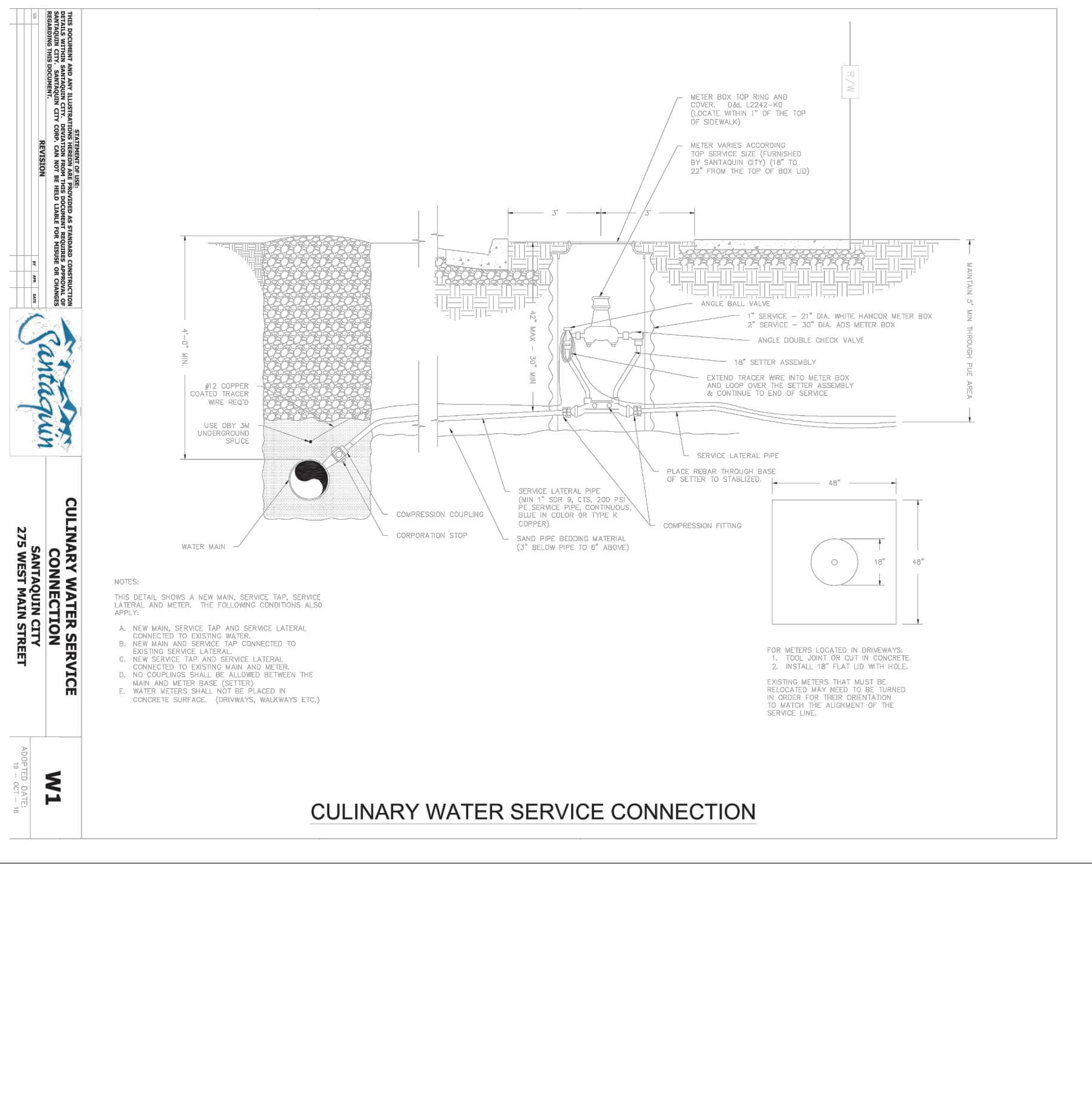
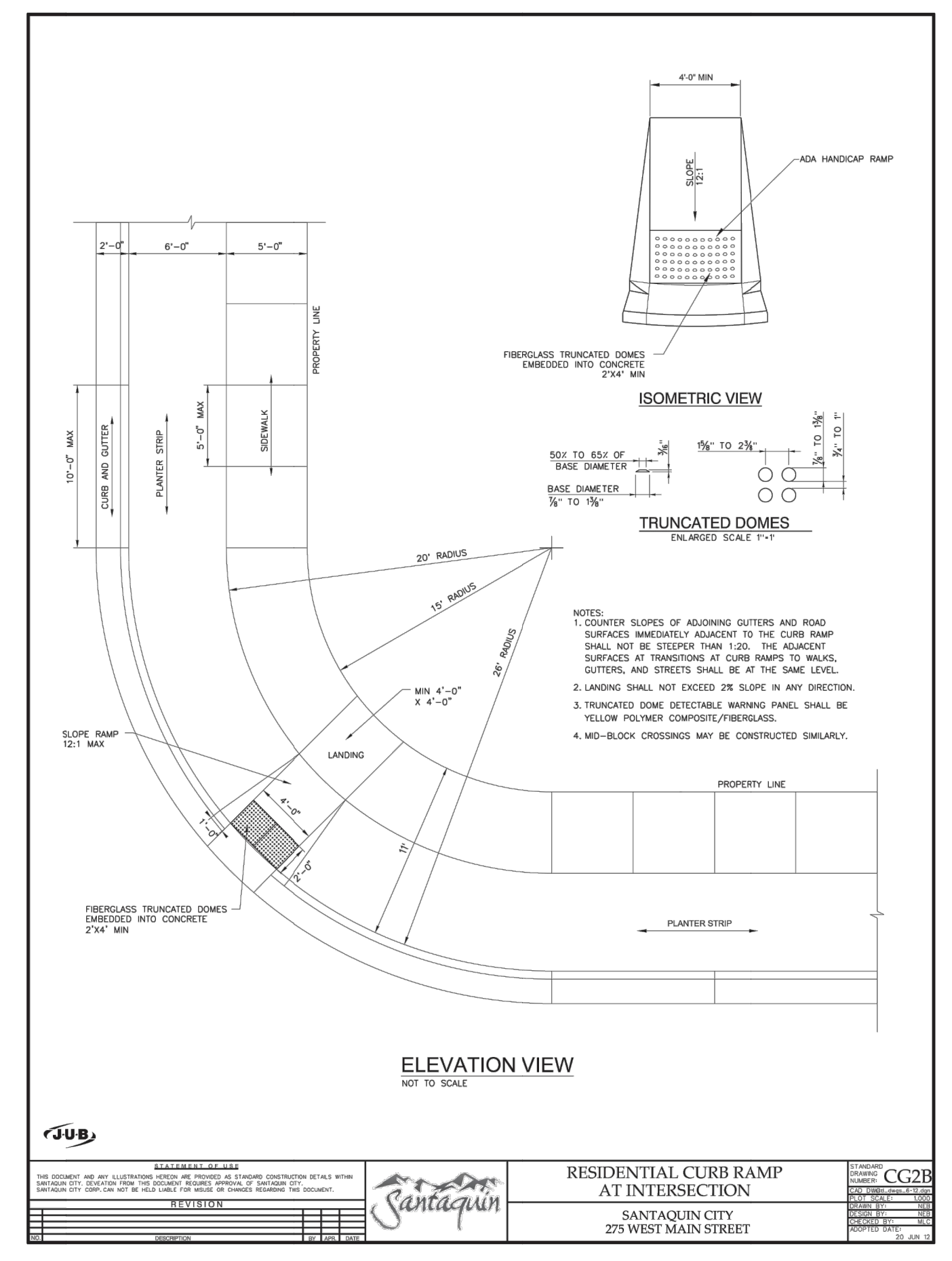
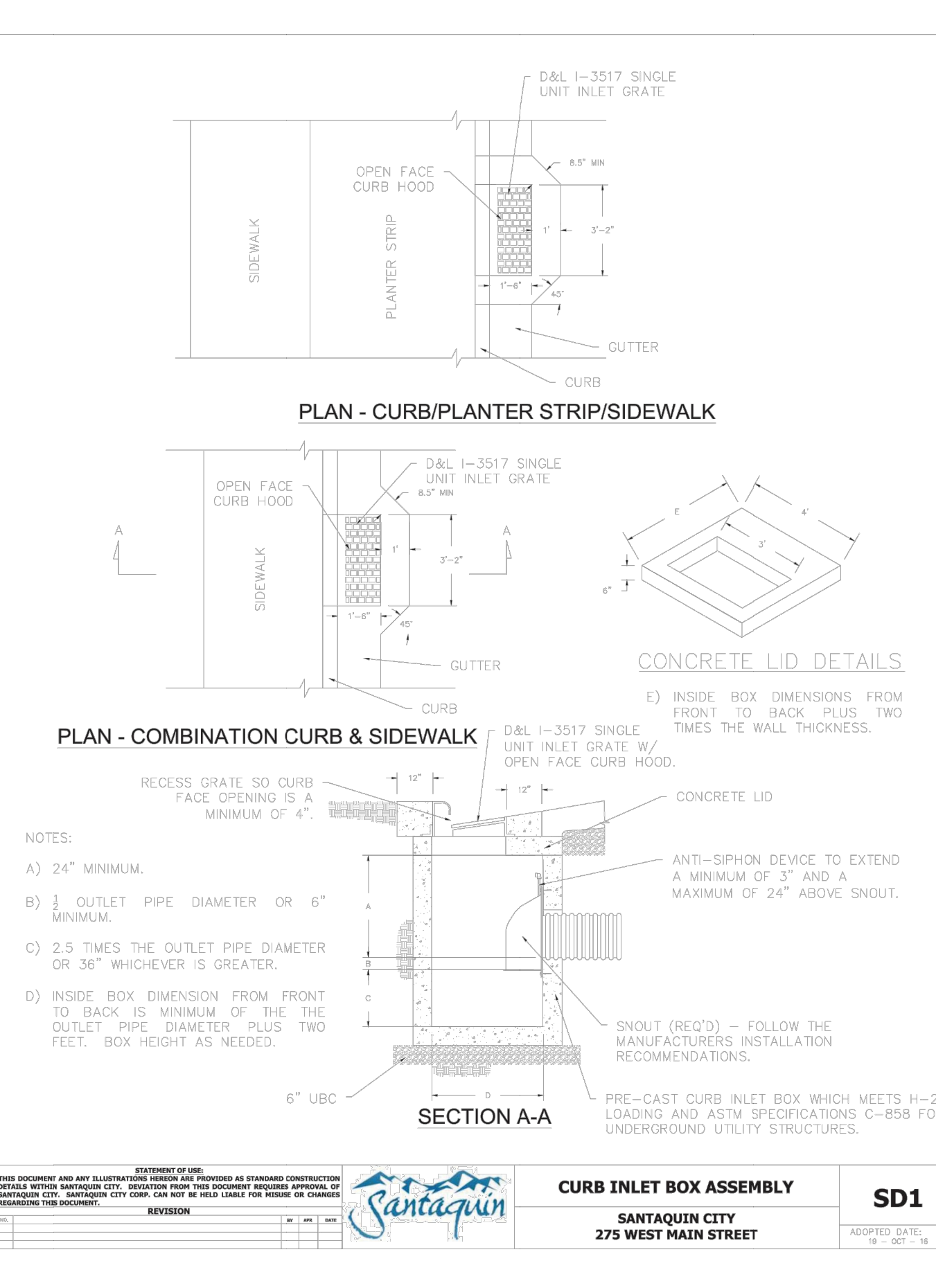
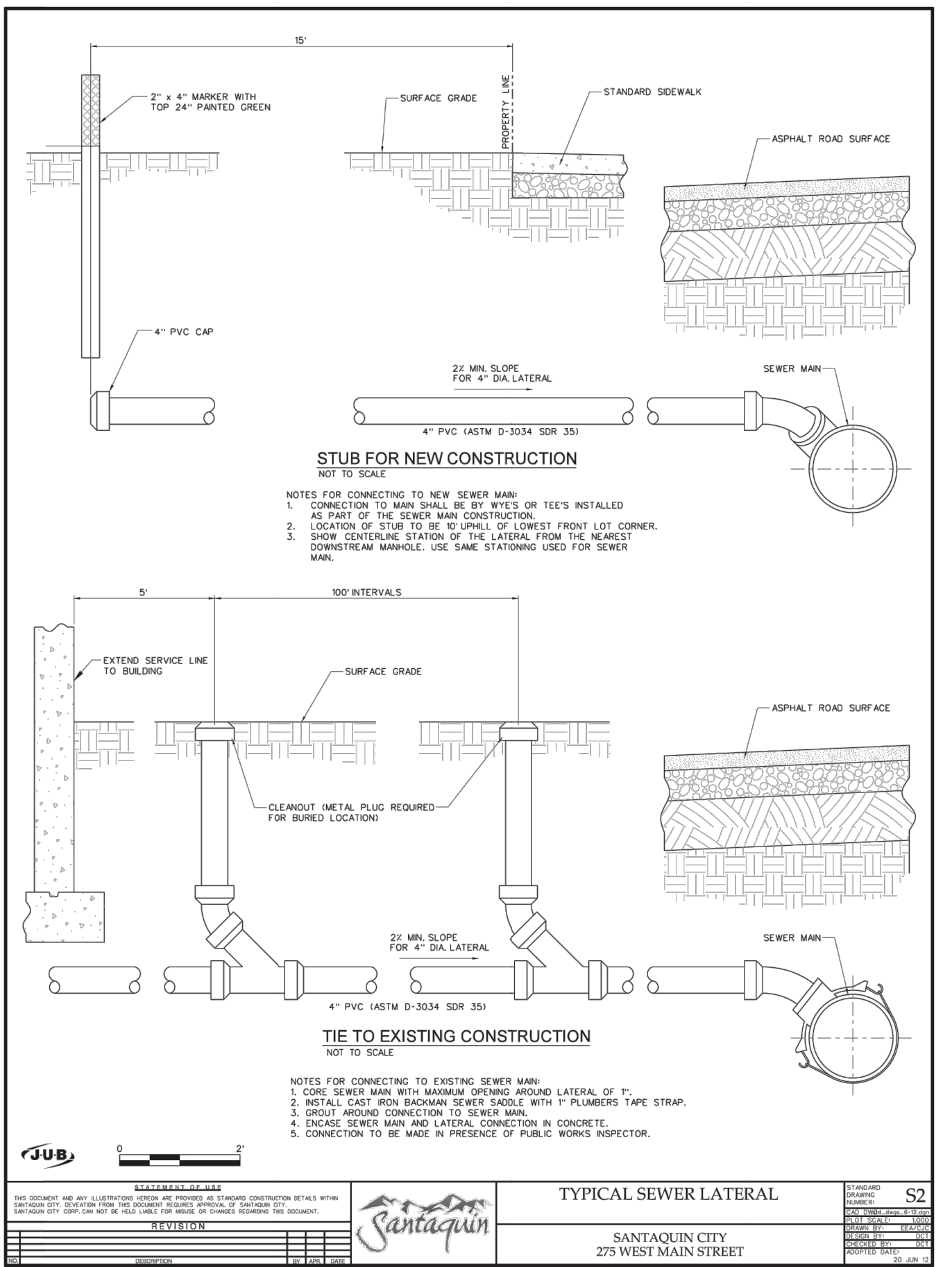
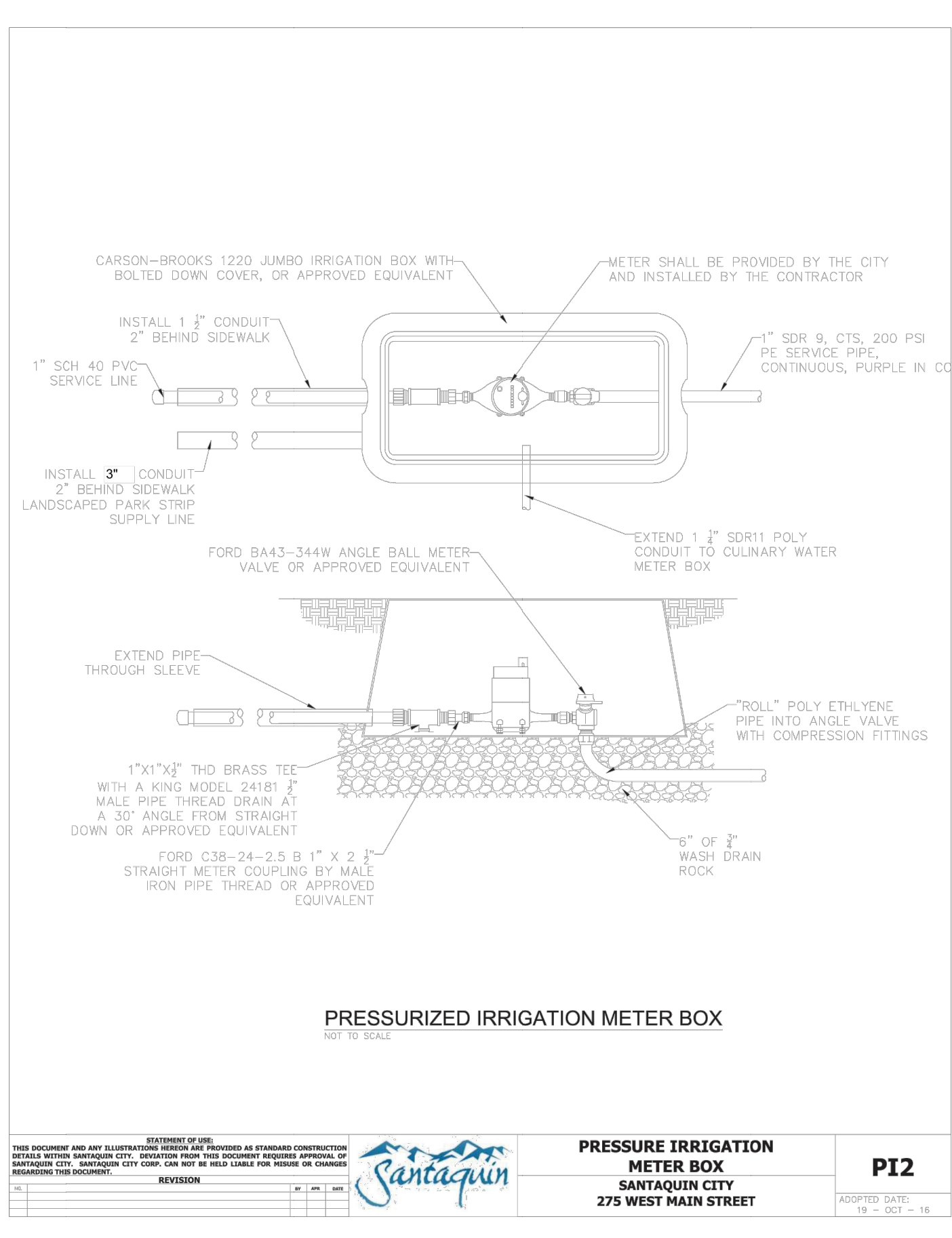
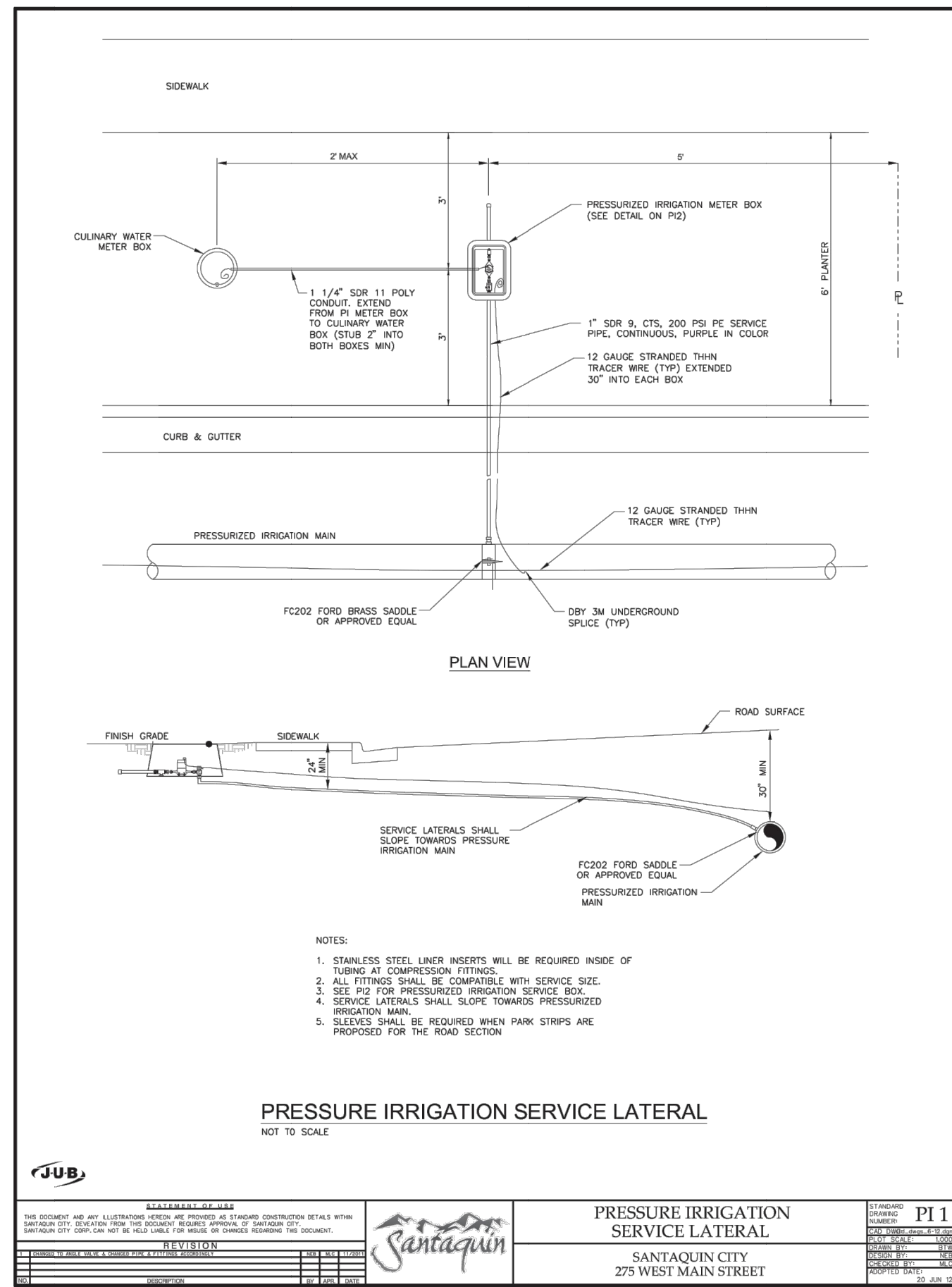
**ADCOCK'S ACRE  
GRADING & DRAINAGE PLAN**

FOR: **BART GIBB** LOCATION: **SANTAQUIN, UT** DATE: **3-24-2022**

DRAWING: **C-4**

**GRADING & DRAINAGE PLAN**  
SCALE: 1" = 20'

**PRELIMINARY- NOT FOR CONSTRUCTION**



REVISION	DATE	BY

REVISION	DATE	BY

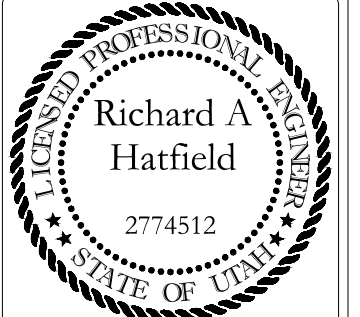
REVISION	DATE	BY

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REVISIONS	REMARKS

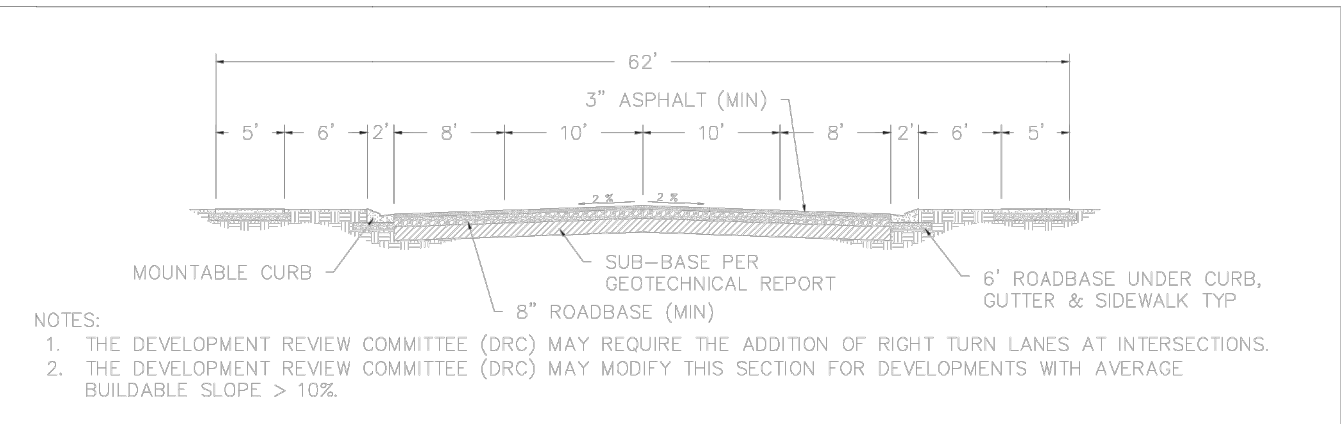


ADCOCK'S ACRE  
DETAIL SHEET

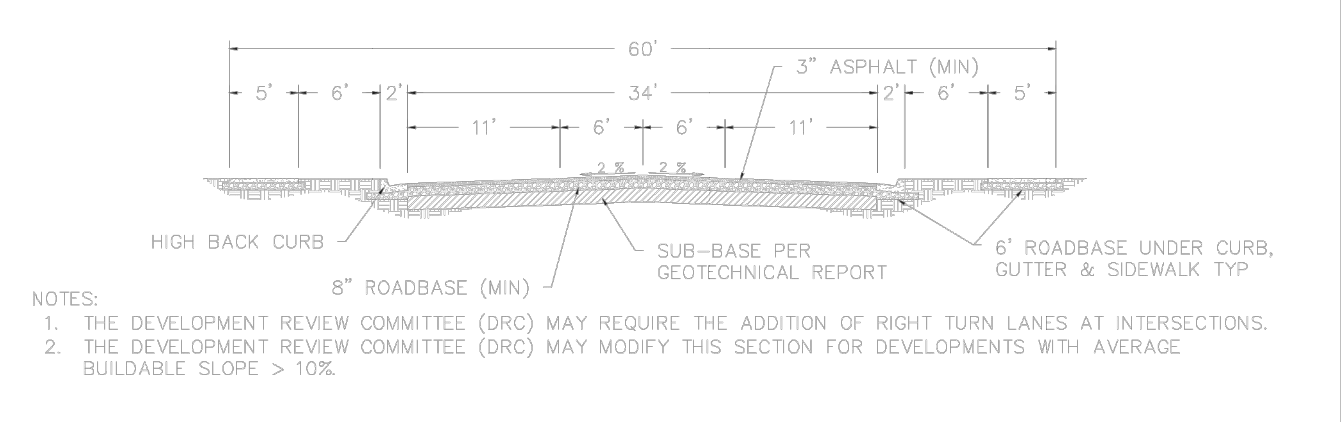
LOCATION: SANTAQUIN, UT

DATE: 3-24-2022

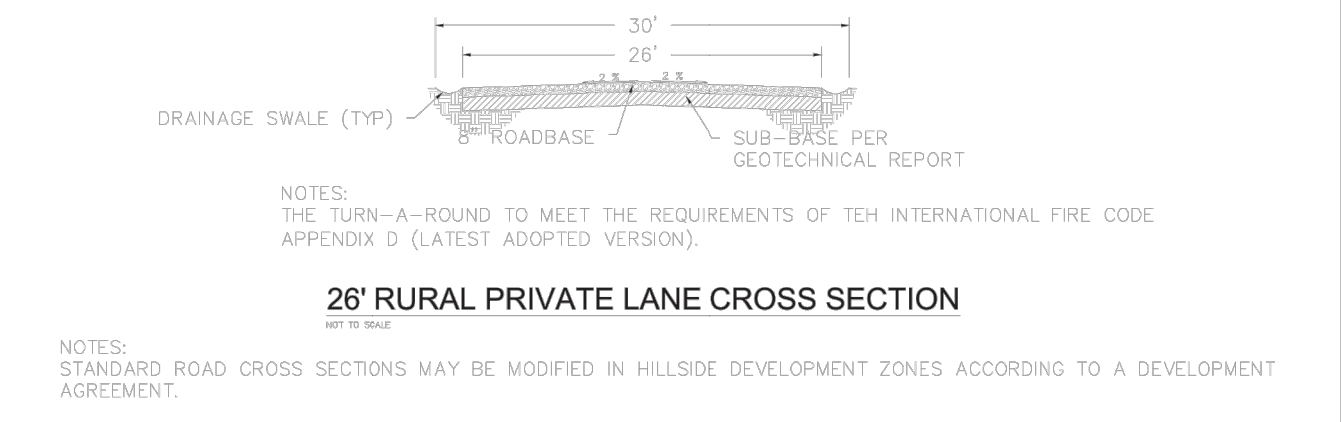
DRAWING: BART GIBB



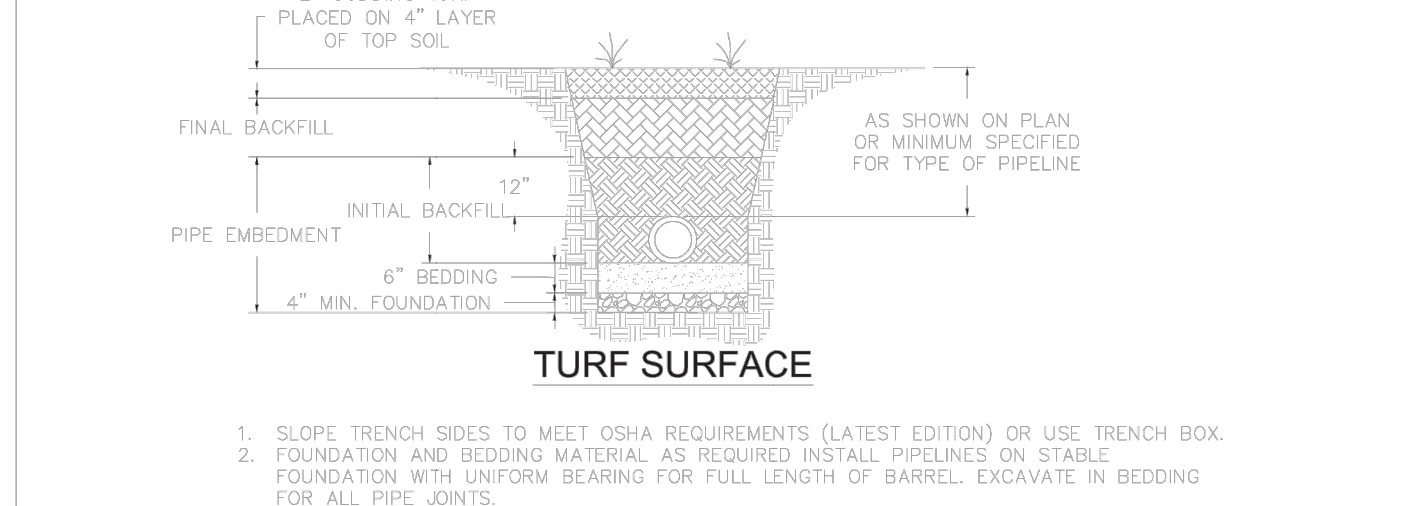
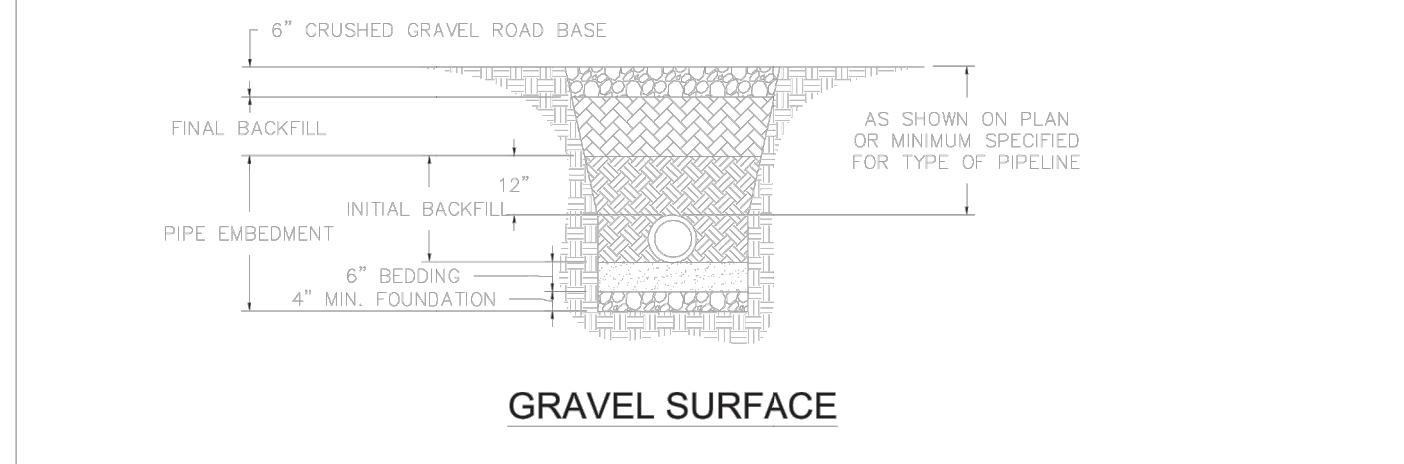
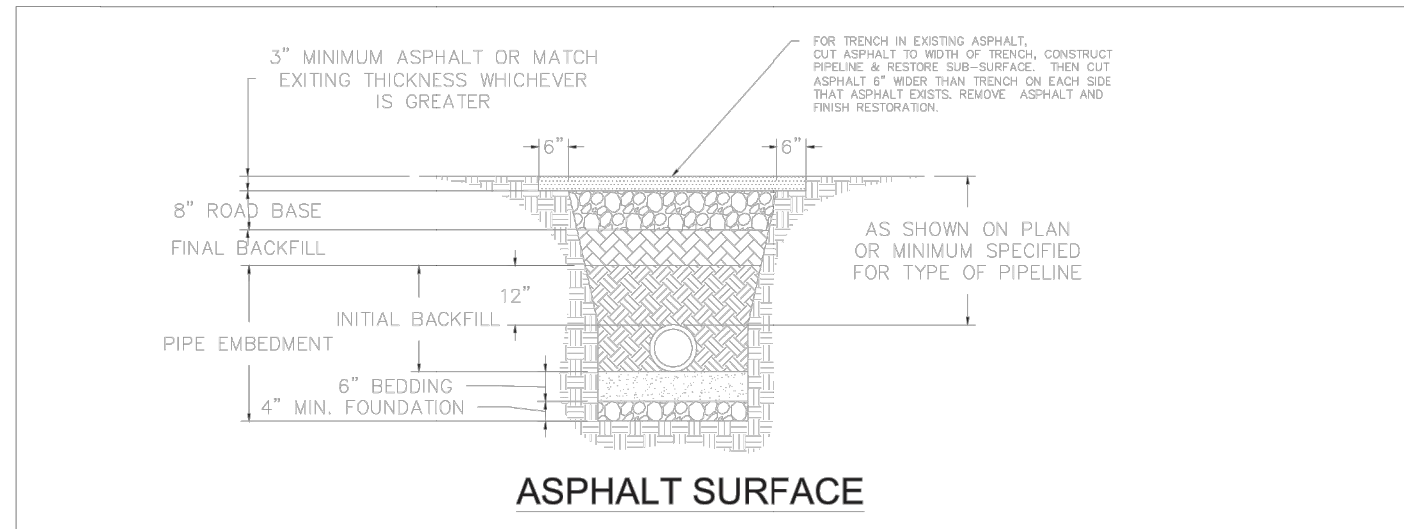
2-LANE/PARKING BOTH SIDES  
62' MAJOR LOCAL



3-LANE/NO PARKING  
60' COLLECTOR



STANDARD STREET  
CROSS SECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET



TYPICAL TRENCH SECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET

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ST1

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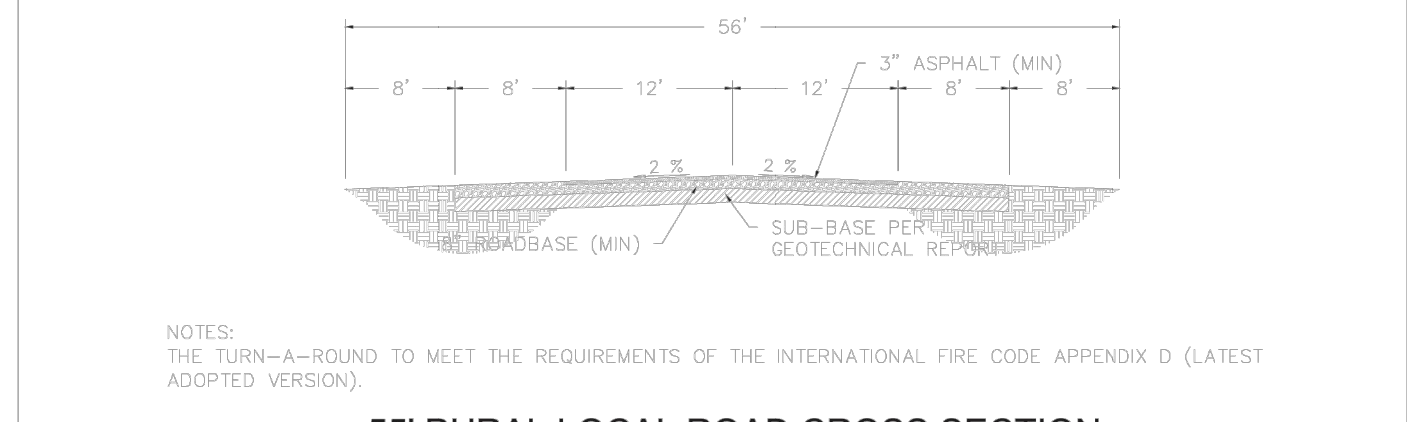
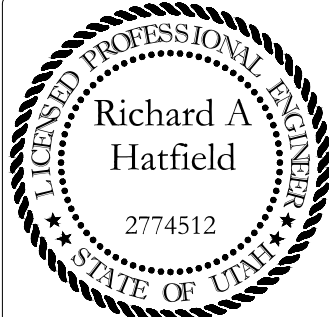


UT3

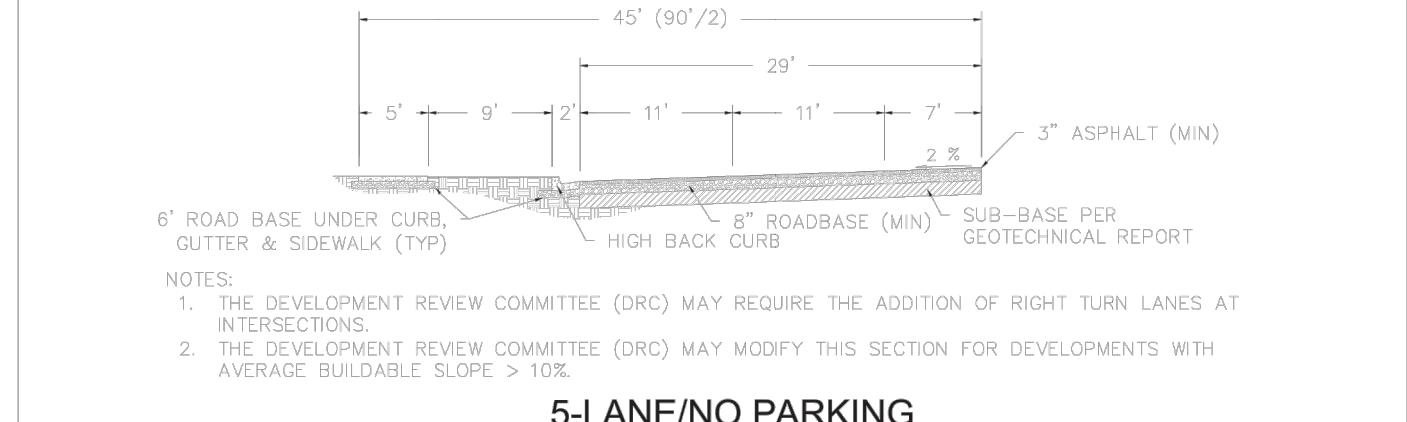


661 N. Main St., Spanish Fork, UT

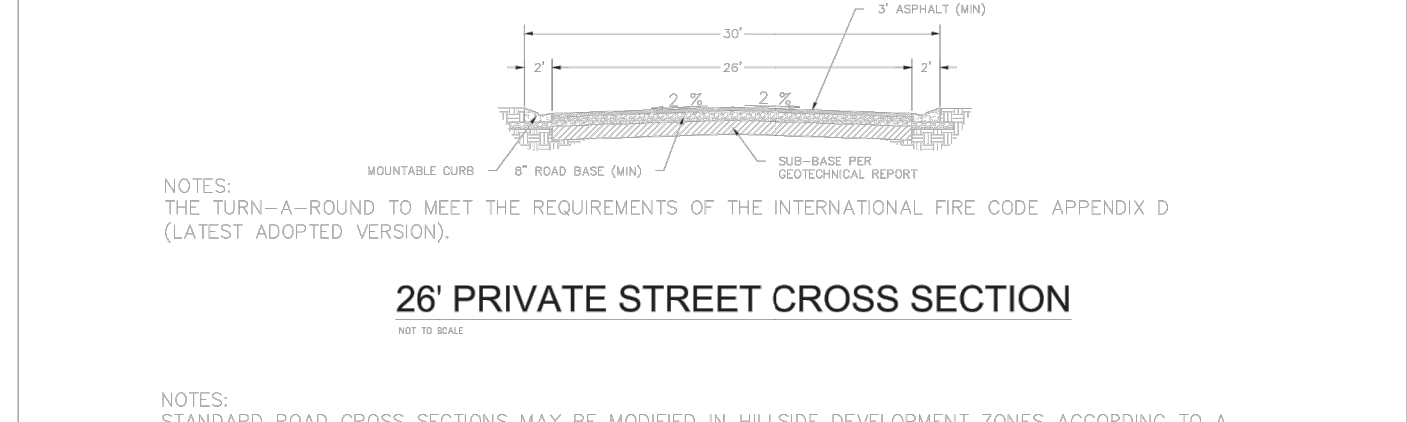
REVISIONS	DATE	BY	REMARKS



55' RURAL LOCAL ROAD CROSS SECTION



5-LANE/NO PARKING  
90' ARTERIAL

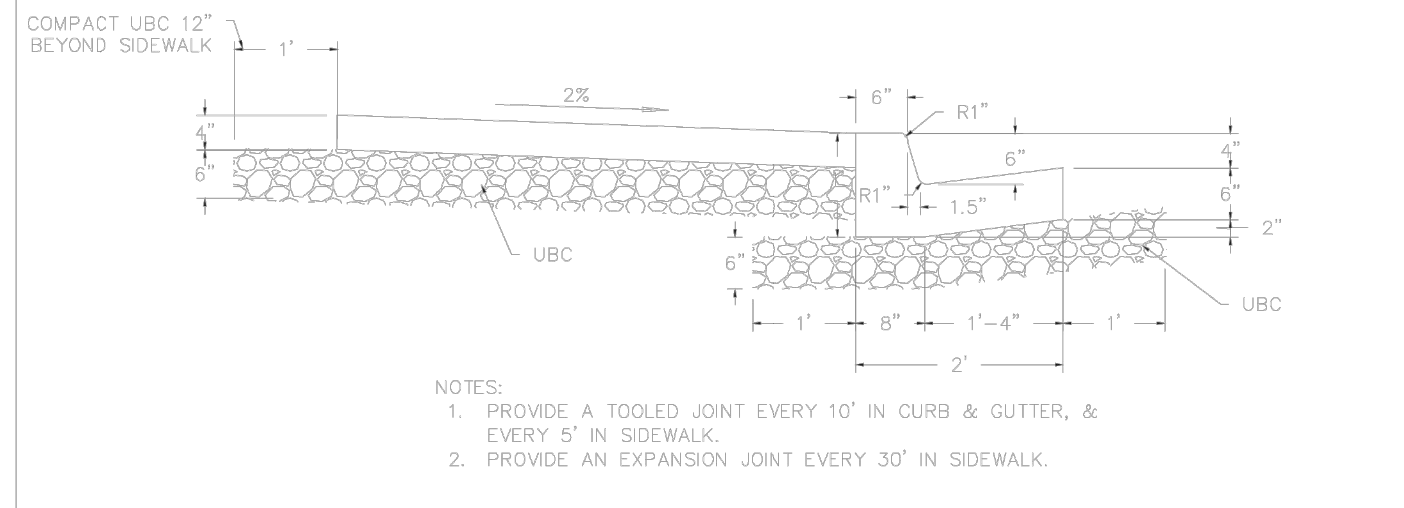


STANDARD STREET  
CROSS SECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET

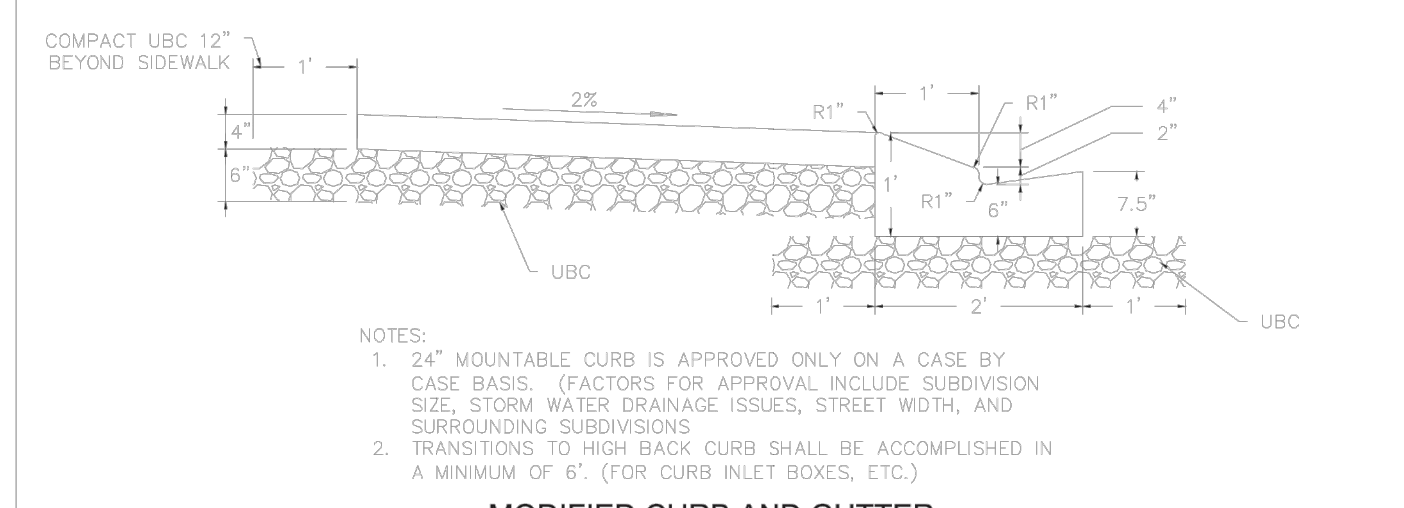
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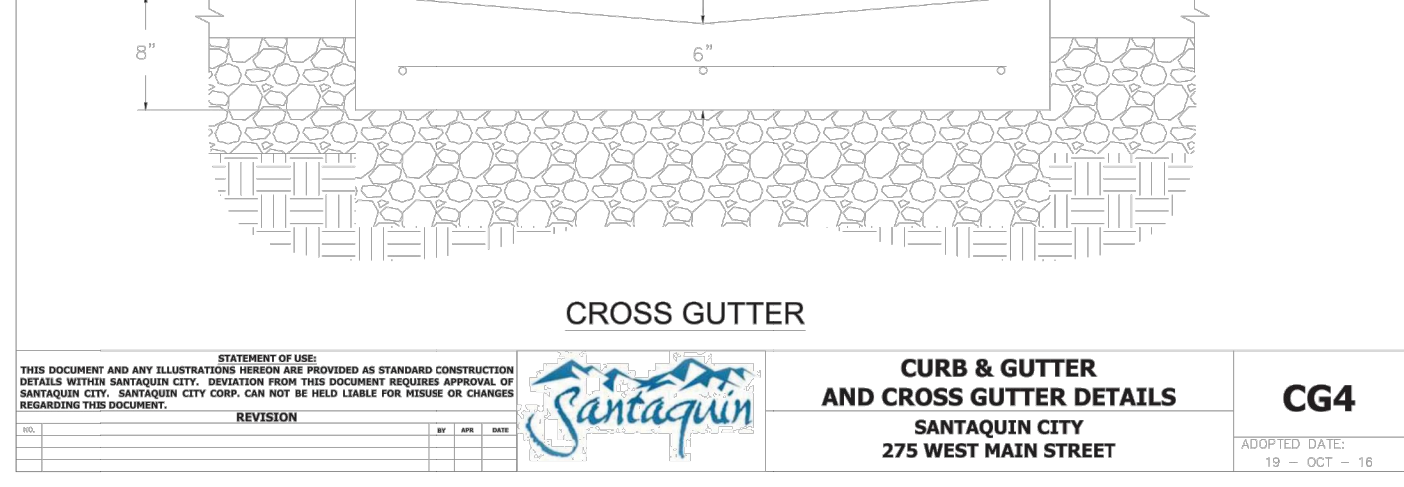
ST2



TYPICAL HIGH BACK CURB AND GUTTER



MODIFIED CURB AND GUTTER



CURB & GUTTER  
AND CROSS GUTTER DETAILS  
SANTAQUIN CITY  
275 WEST MAIN STREET

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREOF ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CODE CAN NOT BE HELD LIABLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.	REVISION	DATE	BY



CG4

ADCOCK'S ACRE  
DETAIL SHEET

FOR: BART GIBB

LOCATION: SANTAQUIN, UT

DATE: 3-24-2022

PRELIMINARY- NOT FOR CONSTRUCTION

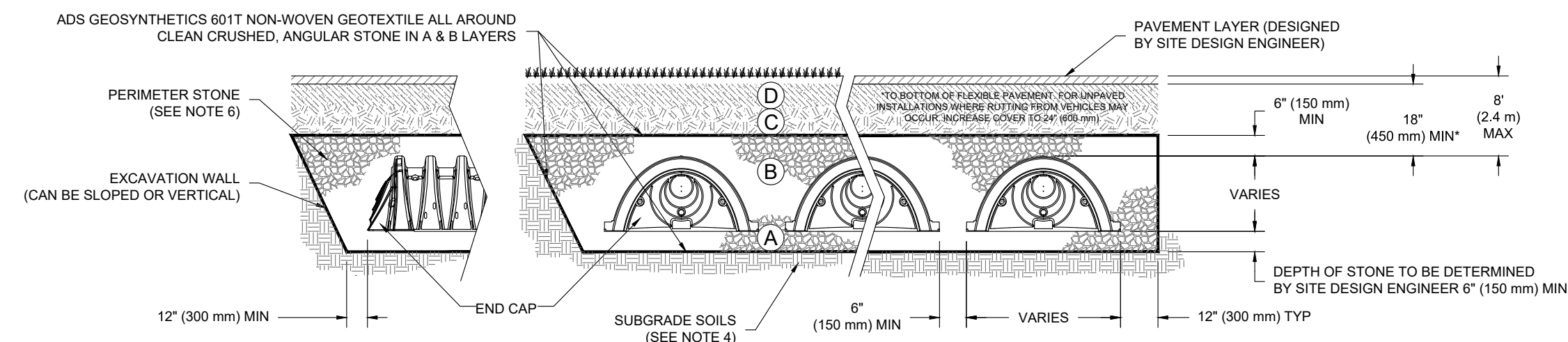
D-2



**ACCEPTABLE FILL MATERIALS: STORMTECH CHAMBER SYSTEMS**

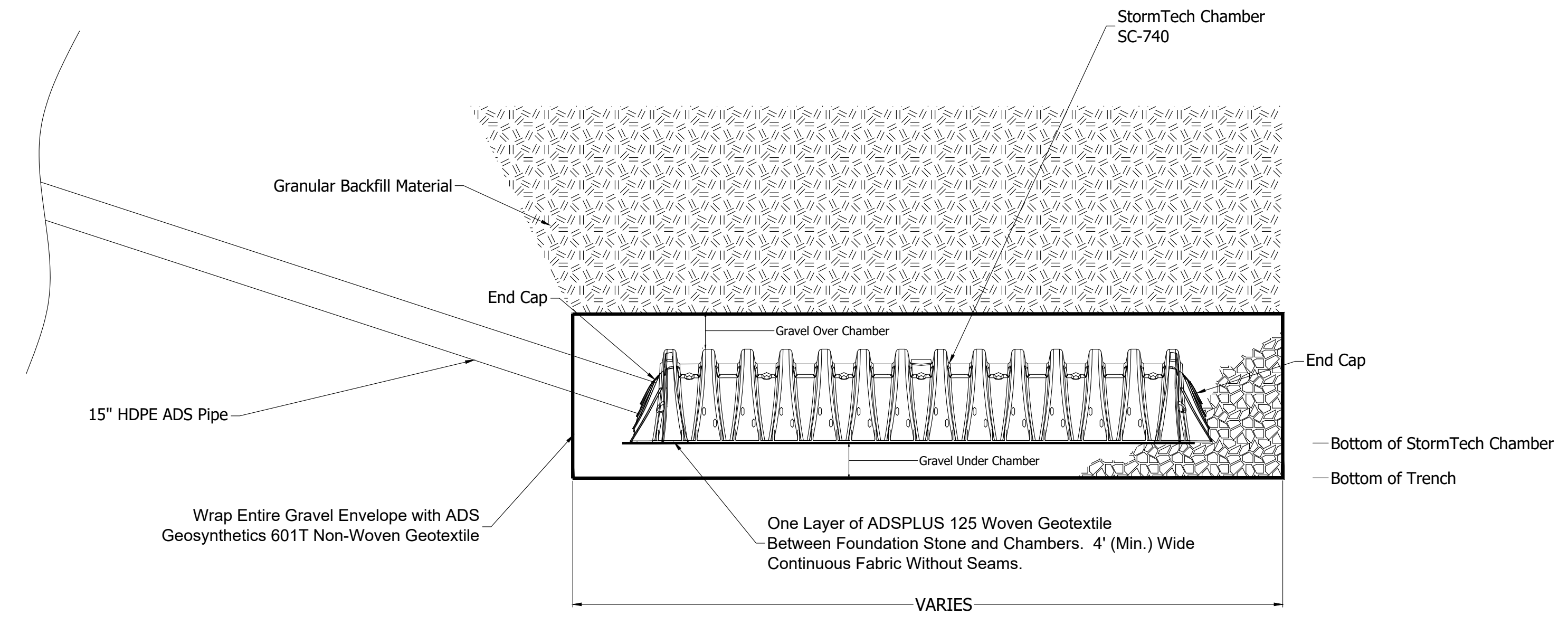
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2.4, A-3 OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2, 3</sup>

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE"  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



**NOTES:**

- CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"; OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



	Excavation Width (ft)	Excavation Length (ft)	Excavation Depth (ft)	Bottom of Trench Elevation	Model of Storm Tech	# of Units (Length)	# of Units (Width)	Length of Storm Tech (ft)	Gravel Above	Gravel Below
SD-1	7.00	47.00	7.00	4912.00	SC-740	6	1	~ 43	12"	12"



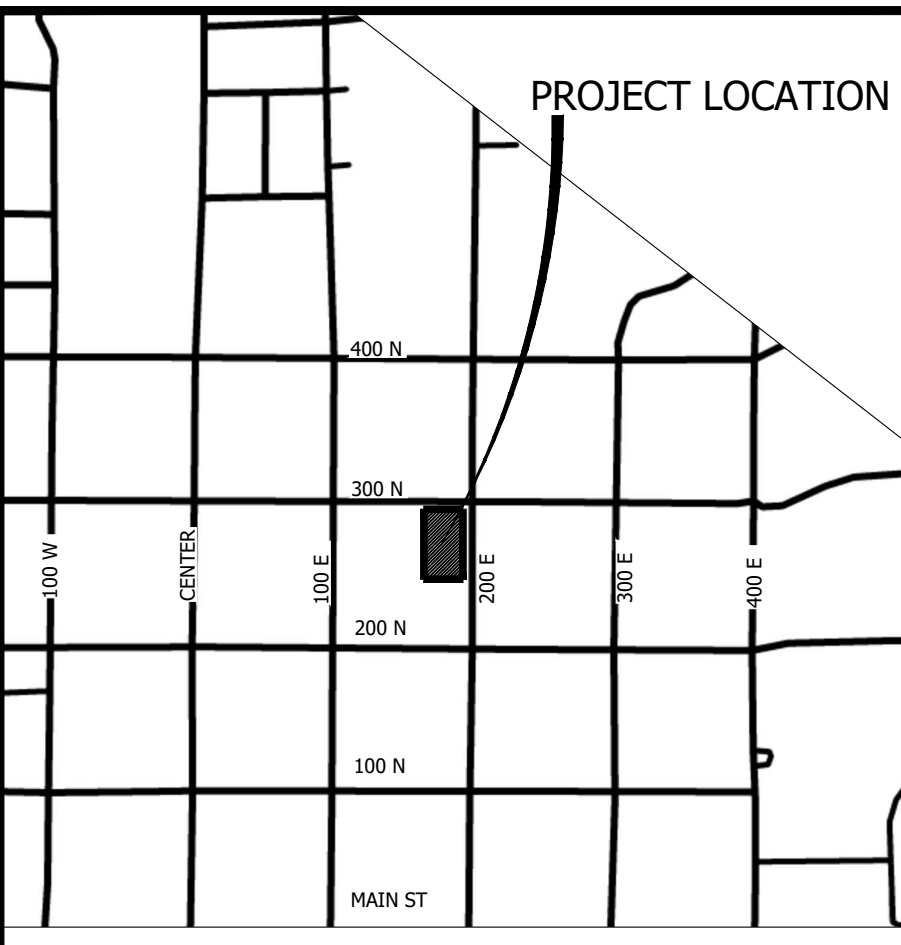
REVISIONS	REMARKS	DATE	BY



ADCOCK'S ACRE  
 DETAIL SHEET  
 LOCATION: SANTAQUIN, UT  
 DATE: 3-24-2022  
 FOR: BART GIBB

DRAWING: D-3

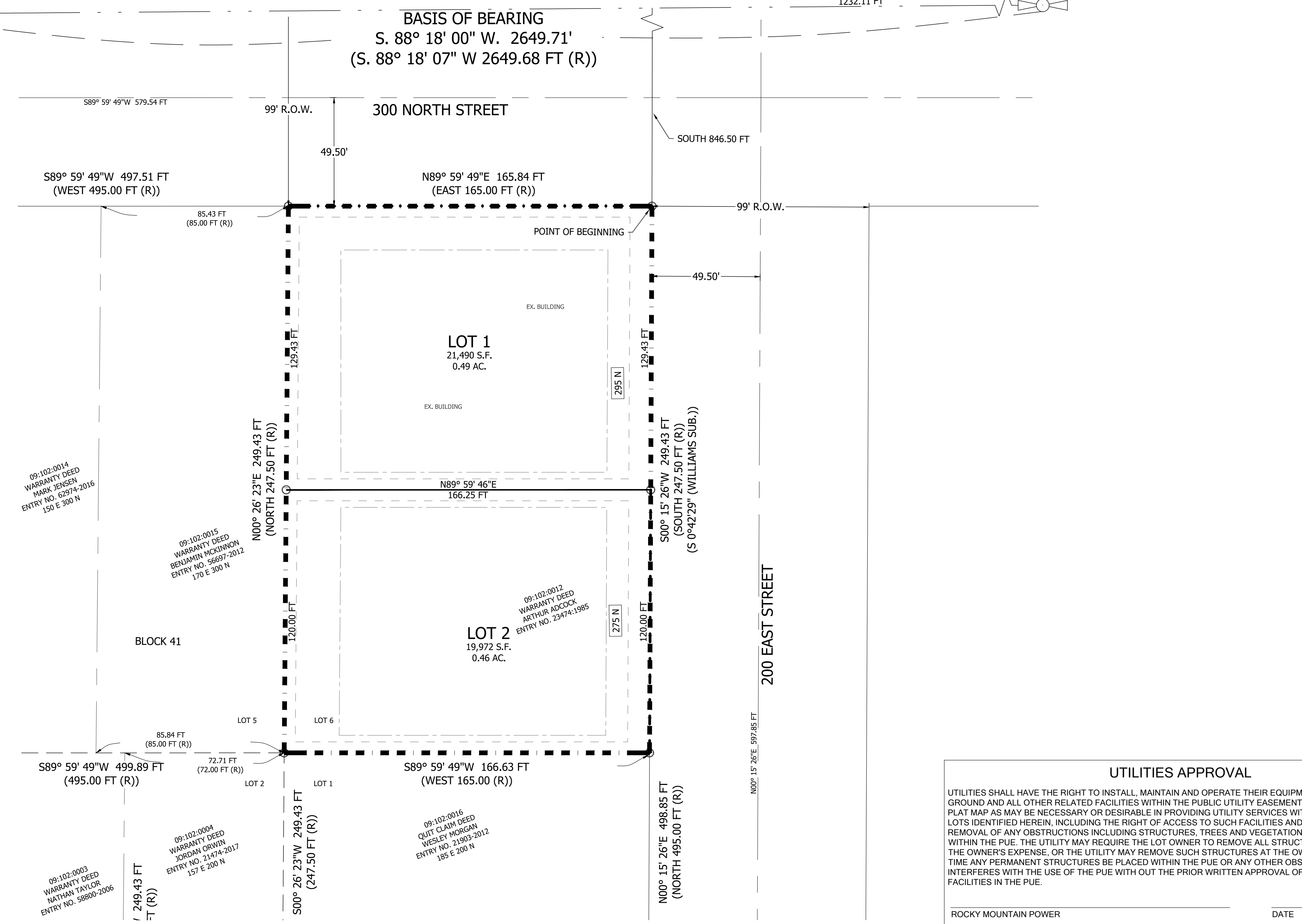
**PRELIMINARY- NOT FOR CONSTRUCTION**



# ADCOCK'S ACRE SUBDIVISION, PLAT "A"

NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SANTAQUIN, UTAH COUNTY, UTAH STATE



**SURVEYOR'S CERTIFICATE**

I, SPENCER J MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10719099, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED THEREON, AND HAVE SUPERVISED A SURVEY OF THE PARCELS OF LAND REPRESENTED HEREON AND HAVE HAD STAKED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

ALL OF LOT 6, BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS ADCOCK'S ACRE SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREOF. THIS DAY OF \_\_\_\_\_, 2022.

ARTHUR LEE ADCOCK, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SHERRY DIANE ADCOCK, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH §  
COUNTY OF UTAH §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, BY ARTHUR LEE ADCOCK AND SHERRY DIANE ADCOCK, HUSBAND AND WIFE, AS JOINT TENANT WITH FULL RIGHTS OF SURVIVORSHIP, AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR-SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITIES APPROVAL**

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

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

CENTRACOM \_\_\_\_\_ DATE \_\_\_\_\_

**CENTURYLINK ACCEPTANCE**

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

**DOMINION ENERGY ACCEPTANCE**

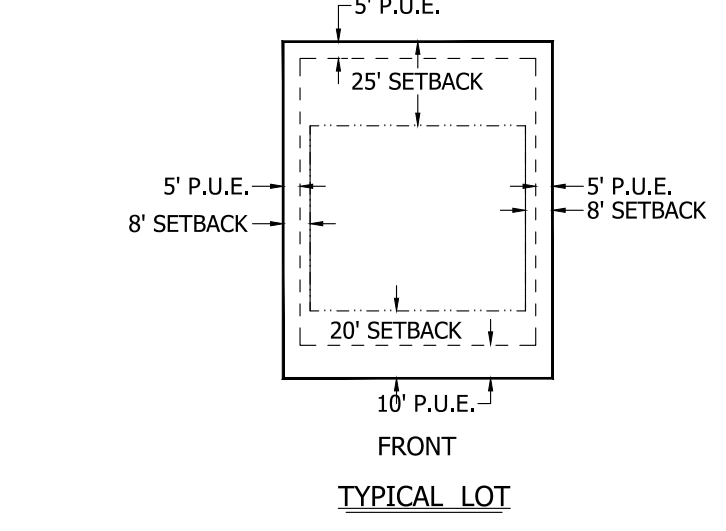
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DOMINION ENERGY COMPANY \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_



SETBACK AND EASEMENT DETAIL ZONE R-8

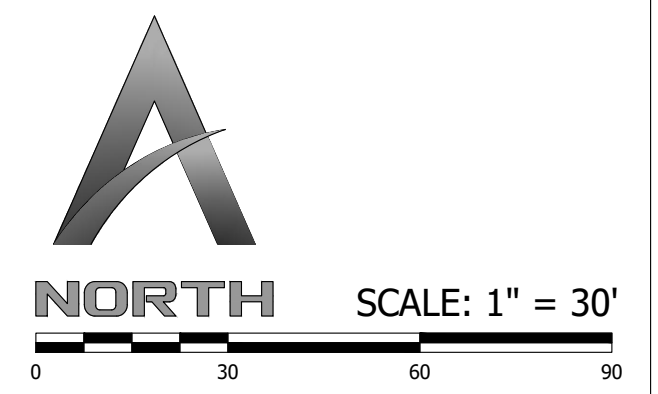
- LEGEND**
- SET 3/8" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
  - FOUND SURVEY MONUMENT
  - BOUNDARY LINE
  - - - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - - - EASEMENT LINE
  - BUILDING SETBACK
  - ⊕ FOUND GOVERNMENT MONUMENT



**ENGINEER**  
RICHARD HATFIELD, P.E.  
APEX ENGINEERING INC.  
TEL: 801-796-2277  
EMAIL: RICHARDH@APEX20.COM

**SURVEYOR:**  
SPENCER MCCUTCHEON, P.L.S.  
APEX ENGINEERING INC.  
TEL: 801-796-2277  
EMAIL: SPENCERM@APEX20.COM

**DEVELOPER:**  
BART GIBB  
TEL: 801-836-0745  
EMAIL: BARTGIBB@GMAIL.COM



PLOT DATE: 22 FEBRUARY 2022

## ADCOCK'S ACRE SUBDIVISION PLAT "A" A RESIDENTIAL SUBDIVISION

NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SANTAQUIN, UTAH COUNTY, UTAH STATE

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE



**DRC Members in Attendance:** Engineer Jon Lundell, Community Development Director Jason Bond, City Manager Ben Reeves, Police Officer Russ Woodland, Building Official Randy Spadafora.

**Others in Attendance:** Police Chief Hurst, Tony Trane with Trane Engineering and Bronson Tatton with Flagship Homes.

Mr. Lundell called the meeting to order at 10:02 a.m.

**Santaquin Estates Final Review**

*A final review for a proposed 78-lot subdivision (77 residential, 1 commercial) located at approximately Main Street and 900 E.*

Randy Spadafora asked if the frontage road alignment will be extended to the west. Mr. Spadafora confirmed that he went through the addressing and made it available on the sheet.

Police Chief Hurst inquired about what traffic controls will be put in at Main Street. It is anticipated that the intersection in question will be a four way stop. Chief Hurst pointed out that a stop sign will need to be installed eastbound at 150 S 900 E. North and south traffic at the 150 S 900 E intersection will be free flow. Chief Hurst had concerns about parking issues near lots 74 thru 77, the curb will need to be painted red behind those lots on 900 E.

**Engineering:** Mr. Lundell stated that detail sheets need to be added to the plan set and need to match the standards and specs so that questions can be referred to in those detail sheets. Applicant needs to coordinate with the Post Office on the location of mailboxes. Red line comments on landscaping plans will be addressed regarding fencing. A P.I. connection in the open space may be needed in the future. The Fire Department pointed out that the fire hydrant on lot 29 will need to be relocated to the intersection at Main Street. The asphalt trail that runs along Main Street needs to be labeled. Mr. Lundell stated there are concerns with the private driveway behind lots 74 thru 77 from a maintenance standpoint and made suggestions for the relocation of utilities. Ownership of the area behind lots 74 thru 77 needs to be specified as there is concern of co-ownership. The current storm drain system on main street isn't anticipated to handle the additional lots. Concerns with the Storm Drain Report will be addressed offline with the applicants.

Director Bond addressed what information will be required on the plat regarding the commercial and residential lots. Director Bond pointed out the landscaping notes for the applicant.

Manager Reeves addressed concerns of co-ownership of land behind certain lots and asked that the applicants make sure it's clear on the note that responsibilities such as snow removal and utilities are addressed with potential homeowners.

All redline notes will be given to the applicants.

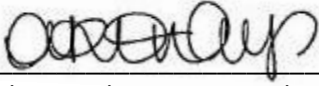
**Motion:** Director Bond moved to table the site plan with the conditions that all redlines be addressed. Randy Spadafora seconded the motion. The motion passed unanimously in the affirmative.

**ADJOURNMENT**

The Meeting was adjourned at 10:43 a.m.

---

Jon Lundell, City Engineer



---

Amalie R. Ottley, City Recorder  
(Prepared on March 24<sup>th</sup>, 2022)



**DRC Members in Attendance:** Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves, Police Officer Russ Woodland, Building Official Randy Spadafora.

**Others in Attendance:** Police Chief Rodney Hurst, Assistant City Manager Norm Beagley, Tony Trane with Trane Engineering and Bronson Tatton with Flagship Homes.

Mr. Lundell called the meeting to order at 10:01 a.m.

**Traffic Control Device Request**

*The DRC will review a request for a traffic control device to help with speed control at approximately 300 West and 550 South.*

Chief Rodney Hurst discussed the neighboring residents concerns about the speed on the road. As Chief Hurst is not a proponent of the flashing signs in multiple locations, he felt it would be prudent to place one at this location until a time that the intersection can be reconstructed. Chief Hurst stated the sign would be relocated further south.

Russ Woodland confirmed that after patrolling the area residents stated they didn't realize the speed limit changed at that point.

Jason Callaway inquired about the statistics from the traffic report.

**Engineering:** Mr. Lundell showed the counts from the traffic trailer placed on the road. It is anticipated that the current sign will be replaced with a flashing speed limit sign.

Director Bond questioned if the new sign would be in addition to the current sign and received confirmation that the current sign would be replaced with the new sign, and it would be relocated further south.

No comments from Fire, Building, or Administration.

**Motion:** Manager Reeves moved to approve the traffic control device request based on the following: it is a swift transition from an agricultural zone to a residential zone, it is also a transition of speeds from 35 mph to 25 mph, there are known issues regarding speed into town on that road, and lastly the intersection is a hazard that will be replaced at some point in the future and considered a danger to the public. Chief Lind seconded the motion. The motion passed unanimously in the affirmative.

**Santaquin Estates Final Plat Review**

*A final review for a proposed 78-lot subdivision (77 residential, 1 commercial) located at approximately Main Street and 900 East. This subdivision is proposed to be done in one phase.*

Jason Callaway brought up redlines regarding irrigation.

Russ Woodland inquired about the stop sign on 900 East. Confirmation was received that a stop sign will be placed at that location.

**Engineering:** Mr. Lundell stated that the sewer in the location will be private in lots 74 thru 77 and will be maintained by those homeowners. Per code, a common area will need to be created for the referenced lots and should be prepared in the CC&Rs. A 3-foot sump is required in curb inlets.

Director Bond addressed the redline comments on the landscaping plans.

Manager Reeves reiterated concerns from elected leaders that stemmed from the public regarding lots 74 thru 77. Mr. Reeves expressed his appreciation for flagship homes to address the city code's requirement for an HOA. More concerns were raised regarding liability or emergency access to the previously mentioned lots. Manager Reeves believed that all concerns have been adequately addressed.

No additional comments from Fire or Building.

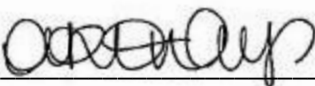
**Motion:** Manager Reeves moved to approve the site plan conditioned upon the setup of the HOA and the City's review of the CC&Rs and finally addressing the redlines reviewed at the meeting. Jason Callaway seconded the motion. The motion passed unanimously in the affirmative.

#### ADJOURNMENT

The meeting was adjourned at 10:23 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder  
Prepared on March 24, 2022



**DRC Members in Attendance:** Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, Building Official Randy Spadafora.

**Others in Attendance:** Assistant City Manager Norm Beagley, Police Chief Rod Hurst, Shaun Young and Luke Howarth via zoom on behalf of Ridleys, and Ben Lakey on behalf of Orchard Hills.

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

**Minor Change to Ridley’s 3-Lot Commercial Subdivision Plan**

*A proposed minor change o the Ridley’s 3-lot commercial subdivision located at Main Street and 500 East that will move the north property line by 15 feet. A minor change has been requested to extend lot 9 by 15 feet.*

Chief Lind inquired about the future of the road.

The applicant, Shaun Young, pointed out that the road shown on the plan may not be a connector road and without specifically knowing the future development of the area cannot speak to where that road will go. Shaun stated the road will likely be realigned and connect to the other developments on the lot traveling north and will be accounted for in future developments.

Assistant City Manager Norm Beagley stated that the changes to lot 9 will help with parking in that area.

Director Bond clarified that per city code, a minor change may be approved by the DRC, the plat and mylar will need to be modified on the northern boundary line.

No further comments from public works, engineering, building, or police.

**Motion:** Assistant Manager Beagley moved to approve the minor change to the site plan. Chief Lind seconded the motion. The motion passed unanimously in the affirmative.

**Orchard Hills Storage Subdivision Concept Plan**

*A concept review of a proposed 2-lot subdivision located at approximately 120 E and Highland Drive. Two applications are associated with Orchard Hills – the site plan for the storage units and the plan for the subdivisions. The existing home and parcel on Highland Drive and 120 E was improperly subdivided causing further review of the subdivision plat.*

Ben Lakey stated that the previous applicant was Snell Storage who let the application lapse. Snell Storage was bought by Orchard Hills Storage who are refiling the concept application. Ben pointed out that the nuisance parcel would be dedicated to the city as it serves no value or purpose to Orchard Hills. The applicant inquired about working with the city to discuss reimbursements owed to the city for improvements made to the parcel. The applicant inquired about mass grading the land as two separate parcels.

Jason Callaway raised concerns about the high water on the property that will need to be addressed. Mr. Callaway agreed with Chief Hurst that the grates on the current water hazards located on the property provide significant safety hazards to children nearby.

Chief Hurst stated that should a trail be dedicated, the existing water hazard ought to be secured. The applicant indicated that a fence is intended to direct traffic along the trail.

**Engineering:** Mr. Lundell confirmed that most of the comments on the current plat coincide with the previous application. The city provided a checklist that will need to be addressed on the next set of plans. The overall parent parcel, including the “cherry stem”, is all a single parcel and will have to go through the subdivision process conceptually. All landscaping must meet city code. Any changes or improvements to the irrigation ditch must be approved by Summit Creek irrigation. The city installed improvements along Highland Drive adjacent to this subdivision (i.e., curb and gutter, asphalt trail and widening, landscaping) in anticipation of this development and frontage road realignment. As such, reimbursement to the city is required. Previously approved plans may be provided to the applicant for a point of reference only and not to be taken as approvals on the current application.

Director Bond stated the prior agreement regarding the land that extends to the south involved many moving pieces including the developer providing pedestrian access for the nearby school.

Assistant Manager Beagley pointed out that improvements are required for future development of Highland Drive and 100 E. Mr. Beagley also stated that all conditions approved on the previous application have lapsed and the applicants have essentially started over. Manager Beagley confirmed that any proposed grading plans submitted to the city will need to be reviewed.

No further comments from building or fire.

All concept information will be provided to the applicant.

### MEETING MINUTES APPROVAL

January 11, 2022

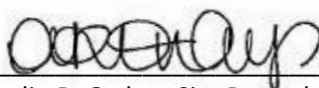
**Motion:** Chief Lind motioned to approve the minutes from January 11, 2022. Jason Callaway seconded. The motion passed unanimously in the affirmative.

### ADJOURNMENT

The meeting was adjourned at 10:28 a.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder  
Prepared on March 28, 2022





**DRC Members in Attendance:** Engineer Jon Lundell, Public Works Director Jason Callaway, Fire Chief Ryan Lind, Community Development Director Jason Bond, City Manager Ben Reeves, Police Officer Russ Woodland.

**Others in Attendance:** Police Chief Rodney Hurst, Chris Wall, Steve Larsen, Ken Burg, David Simpson, Kaden Cole, and Shaun Herring via Zoom, and resident Cliff Kelly.

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

**Wall Brothers Orchard Venue Site Plan Review**

*A site plan review of a proposed social/reception center at approximately 950 North SR 198.*

The applicant, Chris Wall, inquired about the difference between the county and the city fire flow requirements. He stated he is working on getting the sprinkler system information to the Fire Department as soon as possible.

Jason Callaway questioned if city utilities will be connected to the site.

Ryan Lind requested to be advised of group A occupancy and the sprinkler/well system and advised of mandatory secondary backup systems (a generator) must be in place. Mr. Lind requested that sprinkler system fire flow information be provided to him.

**Engineering:** Mr. Lundell stated that written approval from UDOT is needed for any or no improvements to SR 198, that written approval must be submitted to the city. A storm drain report will need to be submitted that contains storm water calculations for the proposed development, including the access roads to the property. Information for the proposed pumps for the water system is needed. Building officials have designated a proposed address. Septic Tank approval from the County Health Department will also need to be submitted to the city with a building permit. The current retaining wall of 4 feet is sufficient without a building permit but should it be any higher a building permit will be needed. Per code, a 5-foot landscape area is needed in the parking lots at the end of each drive aisle. Planter boxes in the parking lot will be required to be 6 feet wide. Applicant stated that the dumpster enclosure will be constructed with cinder block. DRC stated that the dumpster enclosure should match the building in colors, materials, etc. A UPDES permit will need to be issued by the State due to the site disturbance area being over an acre. Mr. Lundell asked that the applicant work with the State for stormwater controls and submit the UPDES NOI to the city. Lighting photometrics recommend 4 more lights be added to the parking lot. The storm drain report will be reviewed by Mr. Lundell.

Director Bond will get the ARC information out to the parties. No other issues stated.

Manager Reeves reiterated what the Planning Commission previously stated and their excitement for the venue in the city.

No additional comments from Public Works.

**Motion:** Director Bond moved to approve the site plan with the conditions that all redlines be addressed and the ARC review be completed. Chief Lind seconded the motion. The motion passed unanimously in the affirmative.

**Grey Cliffs Subdivision Preliminary Review**

*A preliminary review of a proposed 215-lot residential subdivision with approximately 26.28 acres of commercial space; located east of State Road 198 and approximately 600 N.*

The applicants, Steve Larsen and Ken Burg, are onboard with changing the cul-de-sac radius to meet the updated standards. Steve Larsen explained the HOA family camp site is for picnics and family gatherings and will not be designed for long term camping or a parking lot with multiple vehicles. Furthermore, campfires will be restricted, and the area will be for HOA members only. Policing the area would be broad as fencing is more for definition than denying access. Ken Burg stated that additional valving will be added where the utility lines run on the fault line on the up and down thrusts on top of standard valving clusters. Steve Larsen believes that safer access to the back wilderness area of the property is better on the south end and proposes widening the trail at that point rather than the north. Final grades will be prepared in more detail in the final proposal and design.

Jason Callaway stated that the P.I. line is next to booster pump station and recommends the addition of a pump to service the lots and keep certain lots off culinary water. Mr. Callaway asked if it is possible to eliminate PRV 2.

Ryan Lind commented about the radius on High Bluff Street as the current radius does not meet the city code radius of 96 feet. Mr. Lind also pointed out that the private drive to the park needs to meet fire road width. Chief Lind is willing to work with the applicants on the fire hydrant requirements to anticipate future commercial growth.

Police Chief Hurst inquired about any proposed traffic control devices (i.e., stop signs.) Chief Hurst recommended that all east and west streets should have stop signs. 4-way stops may need to be implemented at the major intersections. Chief Hurst inquired about the HOA family camp and asked if access will be exclusive. Chief Hurst wondered how the area will be policed. Chief Hurst had concerns about ATV trails going in the area and what kind of impact ATV trails will have to the land and to the residents in that area.

**Engineering:** Mr. Lundell stated that a conditional use permit has been approved for the mass grading. City standard for cul-de-sac radius was once 55 feet, however, the fire code discrepancies required an update to the rules in early March 2022. Mr. Lundell stated that a cost/benefit analysis would be required to address the additional pump brought up by Jason Callaway. Water line movement is required for the PRV 2 line along with two points of access to meet code. An updated storm drain report is needed. Slope stabilization is associated with mass grading and should be congruent with subdivision grading. Fault lines run directly through the open space and along Grey Cliffs Drive and should be considered when protecting infrastructure. A traffic impact study is required. The sewer master plan update draft has been received and still needs to be addressed. Written approval from UDOT for modifications of SR 198 is required. The current agricultural fence is in the wrong location and will need

to be appropriately adjusted with the neighboring property owner. A name change of Vista Ridge vs Vista Range needs to be considered. Constructability on certain lots needs to be addressed on roads where access is on both sides of the lot. The design of the proposed lift station is problematic when considering maintenance and sump/pump controls. The DRC questioned if the lift station is public or private. Commercial areas will need to have fire hydrants every 300 feet. The overall size of the booster pump will need to be modified and located on a separate parcel. Future commercial lots will need to include easements on the plat. Use of the retention pond limits the usability of Commercial Lot C. As such, the size of the retention pond should be addressed. Easements are also required for any storm drain or other utilities proposed to be located private property. Slope stabilization should be addressed in the grading plan. Mr. Lundell pointed out that some areas of the proposed roadways are short (50 feet) in transitions between 5% and 10% and it is recommended that those transitions be addressed. All parking areas must meet city standards.

Director Bond added to Chief Lind's comments about the private access to the HOA area recommending a 3-foot set back on each side of the access road to prevent individuals building or structures on top of the fire access road. He requests that the next iteration of the plans address in more detail the HOA family camp and encourages more consistency among all the plans. Mr. Bond recommended small fences rather than privacy fencing to help delineate private vs publicly dedicated areas and to prevent homeowners from encroaching onto the open spaces. Mr. Bond appreciated the thought put into the delineation between private properties and public lands. Pedestrian and bike access will understandably be changed due to slopes and vegetation and Mr. Bond recognized the applicants' intentions to add biking plans but for the purpose of the current plans basic access points need to be identified. Guidance from the City Council is anticipated to address biking, hiking, ATV usage of the trails.

Major concerns to be discussed between the applicant and the city are as follows: sewer lift stations, trail improvements discussions with Council and Planning Commission, and storm drains. Comments and notes to be sent to applicant.

Manager Reeves requested that the trails be wide enough for fire vehicles and ATVs in case of an emergency. Mr. Reeves also appreciates the thoughtfulness put into the plans.

**Motion:** Mr. Bond moved to table subject to changes noted in the meeting. Public Words Director Jason Callaway seconded the motion. The motion passed unanimously in the affirmative.

### **Vistas West Preliminary Review**

*A preliminary review of a proposed 95 lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane. A previous extension was requested and approved to address storm drainage and relocation of lots. This preliminary review is to address a reduction in size to several of the proposed lots in order to accommodate the drainage basins.*

The applicants David Simpson, Kaden Cole, and Shawn Herring via Zoom all appeared to address the revised plans. Shawn Herring appreciates any suggestions the city might have regarding the landscaping and construction of retention basins. David Simpson will address suggestions with a landscaper and

report to the city at a later time. David Simpson requested a motion to move to preliminary discussions to allow to move forward sooner than an anticipated 4 weeks.

Jason Callaway suggested more natural landscape for retention basins rather than use of boulders or strictly grass. (i.e., drought resistant plants and trees.)

Ryan Lind requested that the cul-de-sac be brought up to code – 96 ft diameter and updated on the plat. The applicant confirmed that the code has been met and will update the labels on the plans.

**Engineering:** Mr. Lundell showed that phase 3 & 4 sewer and storm drainage would need to be constructed along with phase 1. In the event that phase 3 & 4 are not constructed at the same time as phase 1 the notes should reflect where the sewer is going to be routed. Each phase should stand on their own in the notations. Drainage easements run parallel to the property lines, but the storm drain line does not follow/parallel those lines. “No Access” needs to be noted for lots 1-5 on Sage Berry Drive. Direction of flow notations need to be made for all P.I. lines to make sure there are no conflicts with the sewer and storm drain. Sage Berry and Vista Ridge fencing is required. Fencing would need to be constructed on adjacent lots near trail heads. USPS approval is needed for mailbox locations. Crosswalks need to be labeled. The current storm drain report was not received by the city. Curb lines to be addressed in phases one by one. Plan and profile for the storm drain line on Vista Ridge needs to be provided. Closures and callouts need to match legal descriptions. Crest Dale Lane connections to western open space anticipated to have 2 rail fencing. Storm drain into the retention basin needs to be piped to protect neighboring parcel owners.

Director Bond requested that dedicated trail access on West View Cove not be directed to private property or temporary signage show that currently it is privately owned by USP. The land is anticipated to be public property at some point in the future. Currently the retention basin will use small boulders/cobble. The DRC questioned if there is a better, more usable way to construct retention basins to allow for less maintenance in the public works department.

A special DRC Meeting may be set on the 5<sup>th</sup> Tuesday of March upon review of the storm drain report and other submitted items.

No comments from Police or Administration.

**Motion:** Director Bond motioned to table further action on the preliminary plans subject to changes noted in the meeting red lines and pending storm drain report. Russ Woodland seconded the motion. The motion passed unanimously in the affirmative.

#### **Traffic Control Device Request**

*The DRC will review a request for a traffic control sign at 459 East 300 South that indicates an autistic child lives in the area.*

The applicant, Cliff Kelly, shared that his 5-year-old son is autistic and has a propensity to run to the road and requests that a sign be put up notifying drivers that a child with a disability lives in the area.

Jason Callaway stated that extraneous signs can be difficult to maintain and encouraged extra education of neighbors.

Russ Woodland agreed with Jason Callaway.  
Ryan Lind had no comment.

**Engineering:** Mr. Lundell shared that research was done using national transportation standards. Signs similar to those requested are used in a very limited manner due to sign fatigue and generally, these types of signs, are not enforceable. Mr. Lundell feels that it would not be prudent to put the requested sign in this area.

Director Bond stated that residents should be driving safely through the neighborhood regardless of posted signage. Director Bond suggested that the applicant write a letter to the neighbors as it would be internalized more than a sign on the street and would be happy to help show him how to obtain addresses for those that live close to him.

Manager Reeves expressed appreciation for the applicant's willingness to share information about his son and their situation. Manager Reeves is empathetic to equal and fair treatment under the law for individuals with disabilities and requests that the applicant feel free to provide information to the city on how we can better serve those in our area.

**Motion:** Mr. Reeves moved to deny the motion. Mr. Bond seconded the motion. The motion was unanimously denied.

#### MEETING MINUTES APPROVAL

March 8, 2022

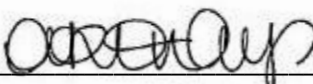
**Motion:** Mr. Lind motioned to approve the minutes from March 8, 2022. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

#### ADJOURNMENT

The Meeting was adjourned at 12:09 p.m.

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Jon Lundell, City Engineer



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Amalie R. Ottley, City Recorder