DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 24, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETING PARTICIPATION

- **In Person –** Meetings are held on the 2nd 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 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. **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.

2. **The Vistas West at Summit Ridge Phase 1 Final Review**

   A final review of a proposed 42-lot subdivision located at approximately West View Drive and Crest Dale Lane.

3. **The Vistas West at Summit Ridge Phase 2 Subdivision Final Review**

   A final review of a proposed 8-lot subdivision located at approximately 910 South Crest Dale Lane.

4. **The Vistas West at Summit Ridge Phase 3 Subdivision Final Review**

   A final review of a proposed 7-lot subdivision located at approximately 910 South Sunset Drive.

5. **The Vistas West at Summit Ridge Phase 4 Subdivision Final Review**

   A final review of a proposed 22-lot subdivision located at approximately Sunset Drive and Crest Dale Lane.

6. **The Vistas West at Summit Ridge Phase 5 Subdivision Final Review**

   A final review of a propsoed16-lot subdivision located at approximately 1070 South Crest Dale Lane.

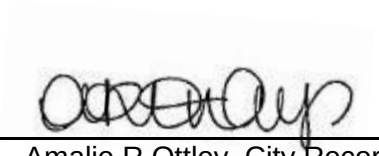
MEETING MINUTES APPROVAL

7. 05-10-2022

ADJOURNMENT

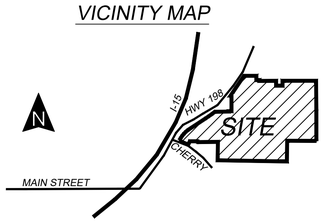
CERTIFICATE OF MAILING/POSTING

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, as well as posted on the State of Utah's Public Notice Website.

BY: 

Amalie R Ottley, City Recorder

VICINITY MAP



DENSITY TABULATIONS

ZONING	R-10 / C-1	
RESIDENTIAL LOTS		
PHASE A	22 LOTS	
PHASE B	29 LOTS	
PHASE C	31 LOTS	
PHASE D	29 LOTS	
PHASE E	33 LOTS	
PHASE F	71 LOTS	
TOTAL	215 LOTS	
COMMERCIAL LOTS	4 LOTS	
DENSITY	(215+4) / 340.56	0.64 DU/AC

AREA CALCULATIONS

PROJECT ACREAGE	= 340.56 AC (100.0%)
RESIDENTIAL LOTS (SINGLE FAMILY)	= 76.48 AC (22.5%)
COMMERCIAL LOTS	= 26.28 AC (7.7%)
STREET DEDICATIONS	= 25.52 AC (7.5%)
PRIVATE CONSERVATION EASEMENTS / SENSITIVE LANDS OVER 30% SLOPE	= 24.83 AC (7.3%)
HOA PARCEL (FAMILY CAMP)	= 18.19 AC (5.3%)
PUBLIC NATURAL OPEN SPACE / SENSITIVE LANDS OVER 30% SLOPE	= 154.97 AC (45.5%)
TOTAL SENSITIVE LANDS	= 197.99 AC (58.1%)
PUBLIC IMPROVED OPEN SPACE	= 14.42 AC (4.2%)
HILLSIDE OVERLAY	
PROJECT ACREAGE	= 340.56 AC (100%)
TOTAL SENSITIVE LANDS	= 197.99 AC (58.1%)
NET DEVELOPABLE AREA	= 142.57 AC (41.9%)
OPEN SPACEREQ'D (10% NET AREA)	= 14.26 AC
IMPROVED OPEN SPACE PROVIDED	= 14.42 AC

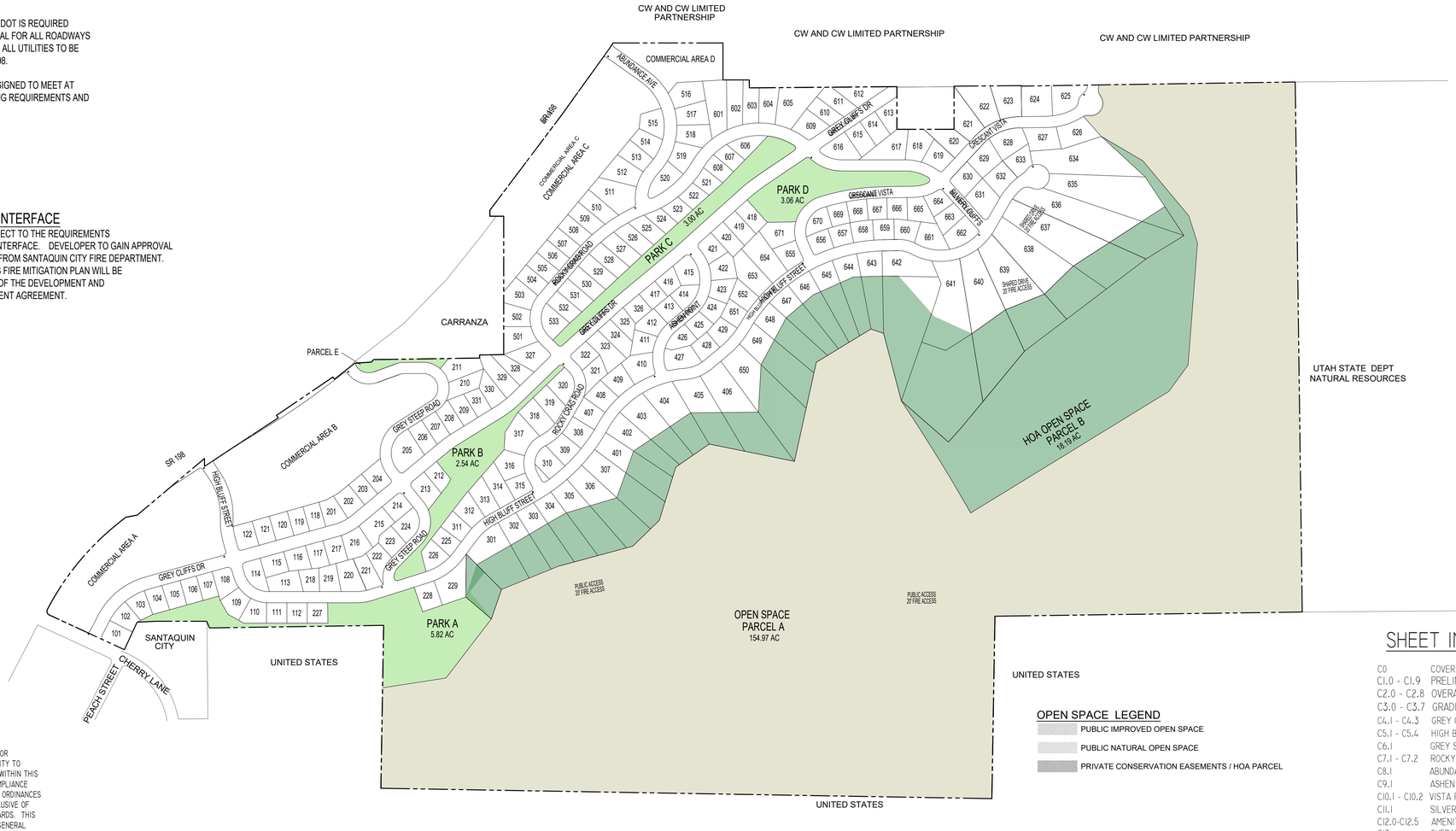
UDOT SR 198

WRITTEN APPROVAL FROM UDOT IS REQUIRED BEFORE FINAL PLAT APPROVAL FOR ALL ROADWAYS CONNECTING TO SR-198 AND ALL UTILITIES TO BE CONSTRUCTED WITHIN SR-198.

THE PROJECT HAS BEEN DESIGNED TO MEET AT UDOT INTERSECTION SPACING REQUIREMENTS AND UTILITY LOCATIONS.

WILDLAND / URBAN INTERFACE

THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE WILDLAND / URBAN INTERFACE. DEVELOPER TO GAIN APPROVAL OF A FIRE MITIGATION PLAN FROM SANTAQUIN CITY FIRE DEPARTMENT. THE REQUIREMENTS OF THIS FIRE MITIGATION PLAN WILL BE NOTED ON ALL FINAL PLATS OF THE DEVELOPMENT AND DETAILED IN THE DEVELOPMENT AGREEMENT.



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 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.

OPEN SPACE LEGEND

- PUBLIC IMPROVED OPEN SPACE
- PUBLIC NATURAL OPEN SPACE
- PRIVATE CONSERVATION EASEMENTS / HOA PARCEL

SHEET INDEX

C0	COVER
C1.0 - C1.9	PRELIMINARY PLAN
C2.0 - C2.8	OVERALL UTILITY PLANS
C3.0 - C3.7	GRADING PLAN
C4.1 - C4.3	GREY CLIFFS PLAN & PROFILE
C5.1 - C5.4	HIGH BLUFF PLAN & PROFILE
C6.1	GREY STEEP PLAN & PROFILE
C7.1 - C7.2	ROCKY CRAG PLAN & PROFILE
C8.1	ABUNDANCE PLAN & PROFILE
C9.1	ASHEN POINT PLAN & PROFILE
C10.1 - C10.2	VISTA RANGE PLAN & PROFILE
C11.1	SILVERY CLIFFS PLAN & PROFILE
C12.0-C12.5	AMENITIES & LANDSCAPE PLAN
C13	OVERALL PLAT PHASING PLAN
C14.0-C14.1	OVERALL FENCING PLAN

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 150 300 600 900

SCALE: 1"= 300'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KENNETH R. BERG, 4/21/2022, 343602, PROFESSIONAL ENGINEER
1			
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

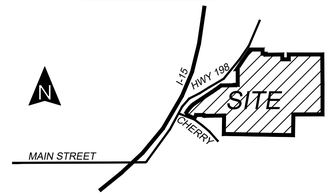
SHEET NAME	SHEET NUMBER
COVER	C0

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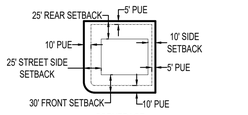
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C1.1 | C1.2 | C1.3
C1.4 | C1.5 | C1.6
C1.7 | C1.8 | C1.9

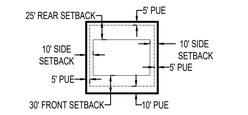
VICINITY MAP



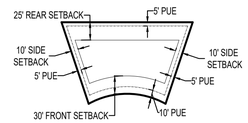
TYPICAL SETBACK & P.U.E. DETAILS



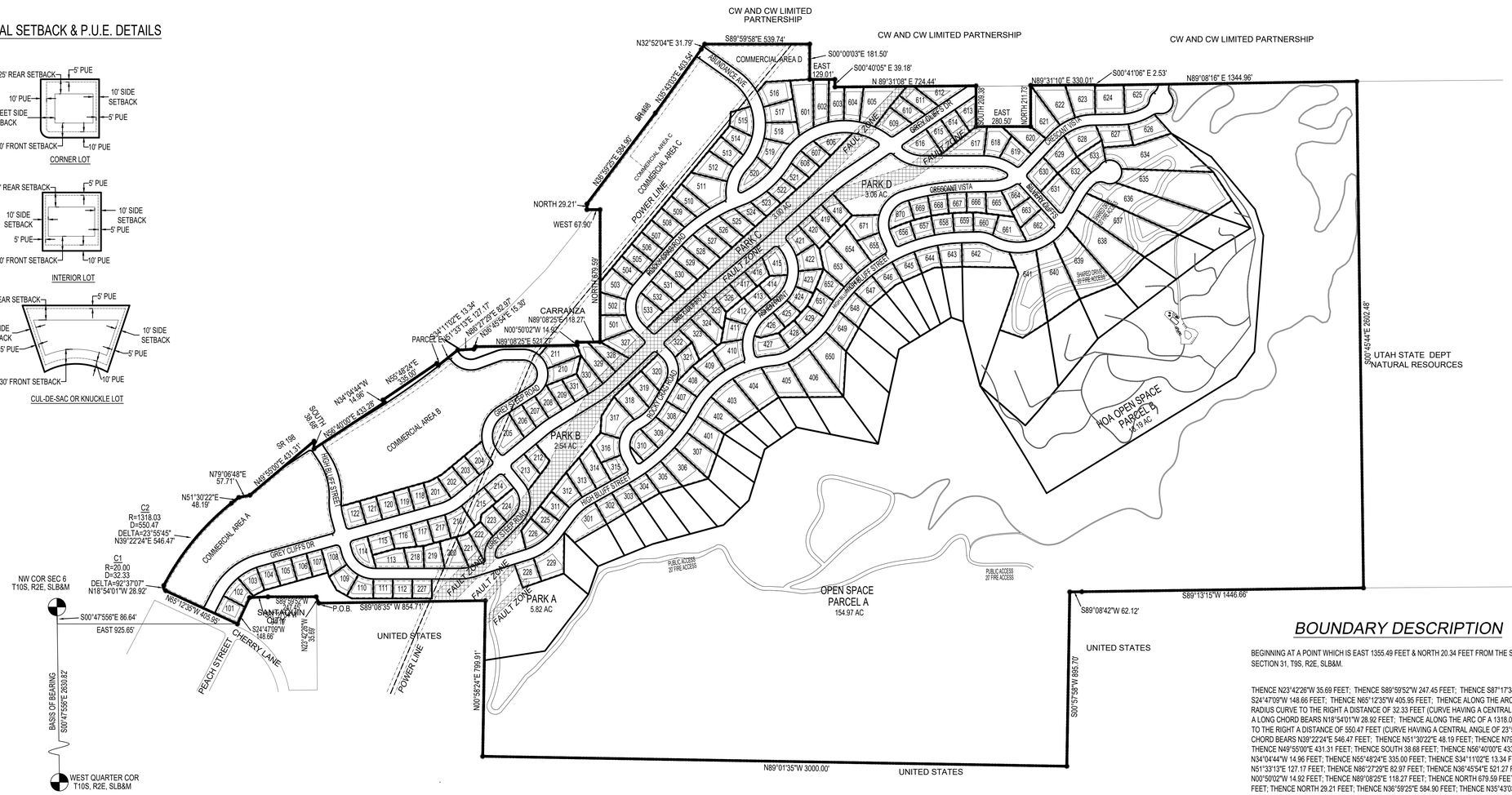
CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 1355.49 FEET & NORTH 20.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T9S, R2E, SLB&M.

THENCE N23°42'26"W 35.69 FEET; THENCE S89°59'52"W 247.45 FEET; THENCE S87°17'34"W 94.19 FEET; THENCE S24°47'09"W 148.66 FEET; THENCE N65°12'35"W 405.95 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 32.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 92°37'07" AND A LONG CHORD BEARS N18°54'01"W 28.92 FEET; THENCE ALONG THE ARC OF A 1318.03 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 550.47 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°55'45" AND A LONG CHORD BEARS N39°22'24"E 546.47 FEET; THENCE N51°30'22"E 48.19 FEET; THENCE N79°06'48"E 57.71 FEET; THENCE N49°55'00"E 431.31 FEET; THENCE SOUTH 38.68 FEET; THENCE N56°40'00"E 433.28 FEET; THENCE N34°04'44"W 14.96 FEET; THENCE N55°48'24"E 335.00 FEET; THENCE S34°11'02"E 13.34 FEET; THENCE N51°13'13"E 127.17 FEET; THENCE N86°27'29"E 82.97 FEET; THENCE N36°45'54"E 521.27 FEET; THENCE N00°50'02"W 14.92 FEET; THENCE N89°08'25"E 118.27 FEET; THENCE NORTH 679.59 FEET; THENCE WEST 67.90 FEET; THENCE NORTH 29.21 FEET; THENCE N36°59'25"E 584.90 FEET; THENCE N35°43'03"E 403.54 FEET; THENCE N32°52'04"E 31.79 FEET; THENCE S89°59'58"E 539.74 FEET; THENCE S00°00'03"E 181.50 FEET; THENCE EAST 129.01 FEET; THENCE S00°40'05"E 39.18 FEET; THENCE N89°31'08"E 724.44 FEET; THENCE SOUTH 209.38 FEET; THENCE EAST 280.50 FEET; THENCE NORTH 211.73 FEET; THENCE N89°31'10"E 330.01 FEET; THENCE S00°41'06"E 2.53 FEET; THENCE N89°08'16"E 1344.96 FEET; THENCE S00°45'44"E 2602.48 FEET; THENCE S89°13'15"W 1446.66 FEET; THENCE S89°08'42"W 62.12 FEET; THENCE S00°57'58"W 895.70 FEET; THENCE N89°01'35"W 3000.00 FEET; THENCE N00°58'24"E 799.91 FEET; THENCE S89°08'35"W 854.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 340.56 AC

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 150 300 600 900
SCALE: 1"= 300'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R-Berg LAND SURVEYING 4/21/2022 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

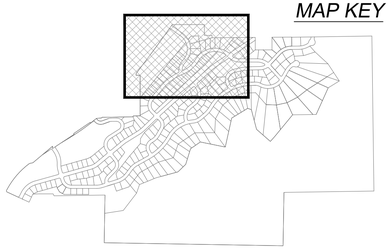
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PRELIMINARY PLAN

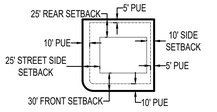
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PRELIM PLAT	C1.0

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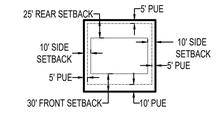
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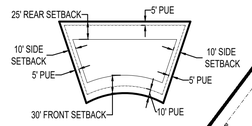
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

COMMERCIAL AREA D
1.93 AC

COMMERCIAL AREA C
7.87 AC

ABUNDANCE AVE

ROCKY CRAG RD

GREY CLIFFS DRIVE

FAULT ZONE

POWER LINE

PARK C
DEDICATED TO SANTAQUIN CITY
2.68 AC

PARK D
DEDICATED TO SANTAQUIN CITY
3.06 AC

501	10,000 SF	BP 4,000 SF
502	10,000 SF	BP 4,000 SF
503	10,000 SF	BP 4,000 SF
504	11,374 SF	BP 5,230 SF
505	11,470 SF	BP 5,302 SF
506	11,567 SF	BP 5,375 SF
507	11,675 SF	BP 5,452 SF
508	12,074 SF	BP 5,737 SF
509	13,056 SF	BP 6,449 SF
510	14,416 SF	BP 7,448 SF
511	26,052 SF	BP 15,792 SF
512	18,405 SF	BP 10,023 SF
513	13,227 SF	BP 6,505 SF
514	12,489 SF	BP 5,861 SF
515	13,288 SF	BP 5,452 SF
516	17,846 SF	BP 10,264 SF
517	15,934 SF	BP 8,346 SF
518	16,446 SF	BP 8,407 SF
519	14,640 SF	BP 6,135 SF
520	15,094 SF	BP 4,344 SF
521	10,005 SF	BP 3,862 SF
522	10,052 SF	BP 3,492 SF
523	10,089 SF	BP 3,636 SF
524	10,003 SF	BP 4,000 SF
525	12,521 SF	BP 5,918 SF
526	14,064 SF	BP 7,124 SF
527	14,866 SF	BP 7,812 SF
528	15,069 SF	BP 7,992 SF
529	14,656 SF	BP 7,686 SF
530	13,940 SF	BP 7,145 SF
601	25,899 SF	BP 16,171 SF
602	18,191 SF	BP 10,241 SF
603	15,173 SF	BP 7,142 SF
604	15,754 SF	BP 8,412 SF
605	29,670 SF	BP 11,548 SF
606	11,901 SF	BP 2,981 SF
607	10,002 SF	BP 4,180 SF
608	10,005 SF	BP 4,246 SF
609	14,992 SF	BP 5,908 SF
610	12,004 SF	BP 5,249 SF
415	14,050 SF	BP 4,995 SF
416	10,079 SF	BP 3,578 SF
418	12,034 SF	BP 4,995 SF
419	12,482 SF	BP 6,030 SF
420	12,883 SF	BP 6,359 SF
421	11,914 SF	BP 5,131 SF
422	13,562 SF	BP 6,383 SF
653	21,861 SF	BP 12,337 SF
654	25,500 SF	BP 15,947 SF
655	12,902 SF	BP 4,590 SF
656	10,949 SF	BP 3,393 SF
671	17,275 SF	BP 8,813 SF
670	11,601 SF	BP 3,305 SF
645	13,656 SF	BP 6,030 SF
646		

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KEVIN T. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

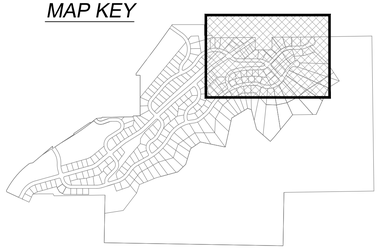
GreyCliffs ESTATES

DESCRIPTION

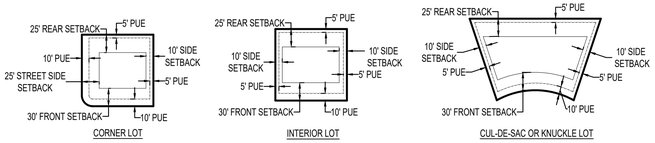
PRELIMINARY PLAN

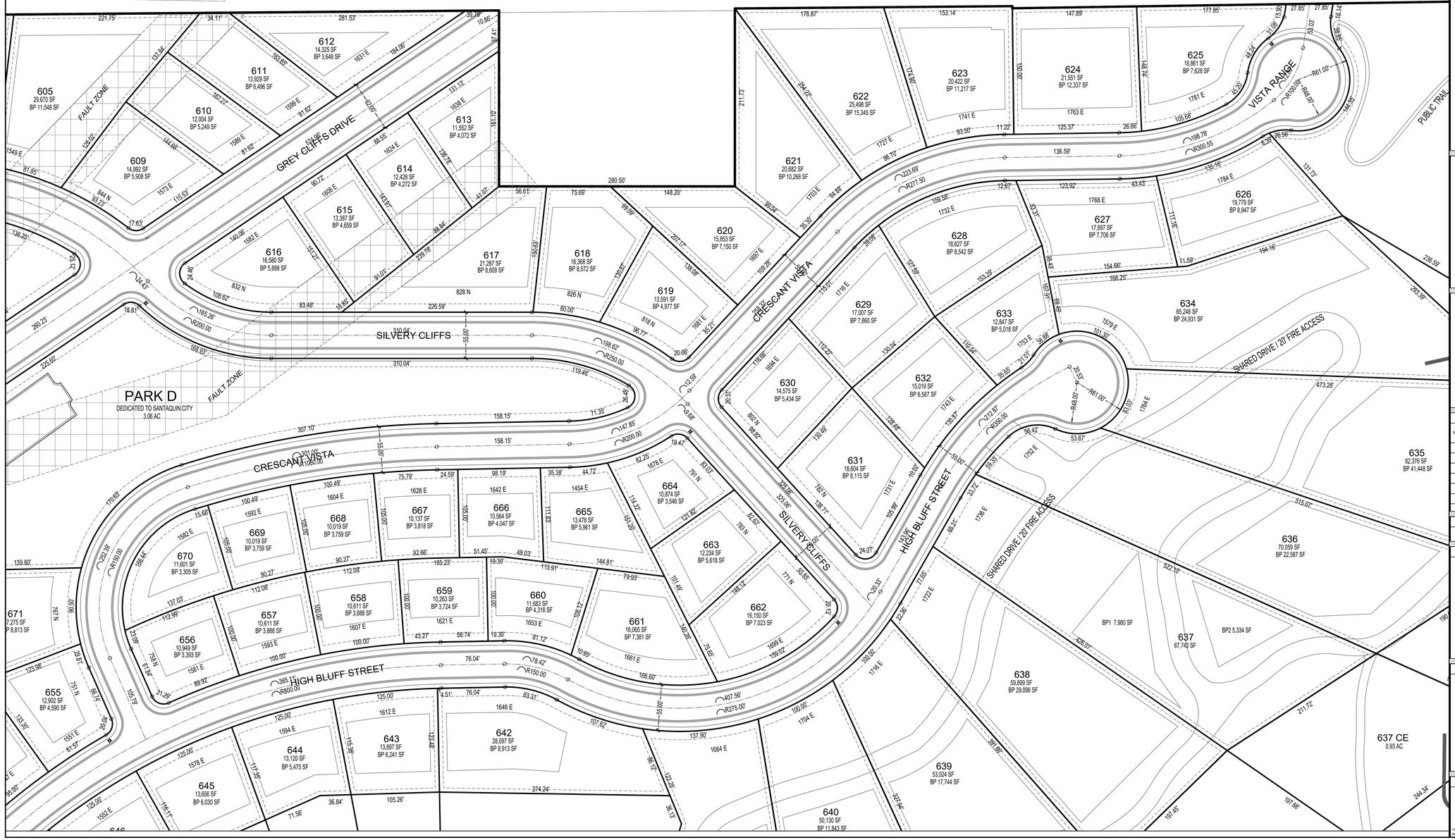
SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.1

MAP KEY



TYPICAL SETBACK & P.U.E. DETAILS





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 7838547 PROFESSIONAL ENGINEER 4/21/2022 343602
1			
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

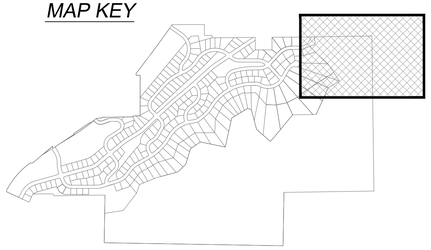
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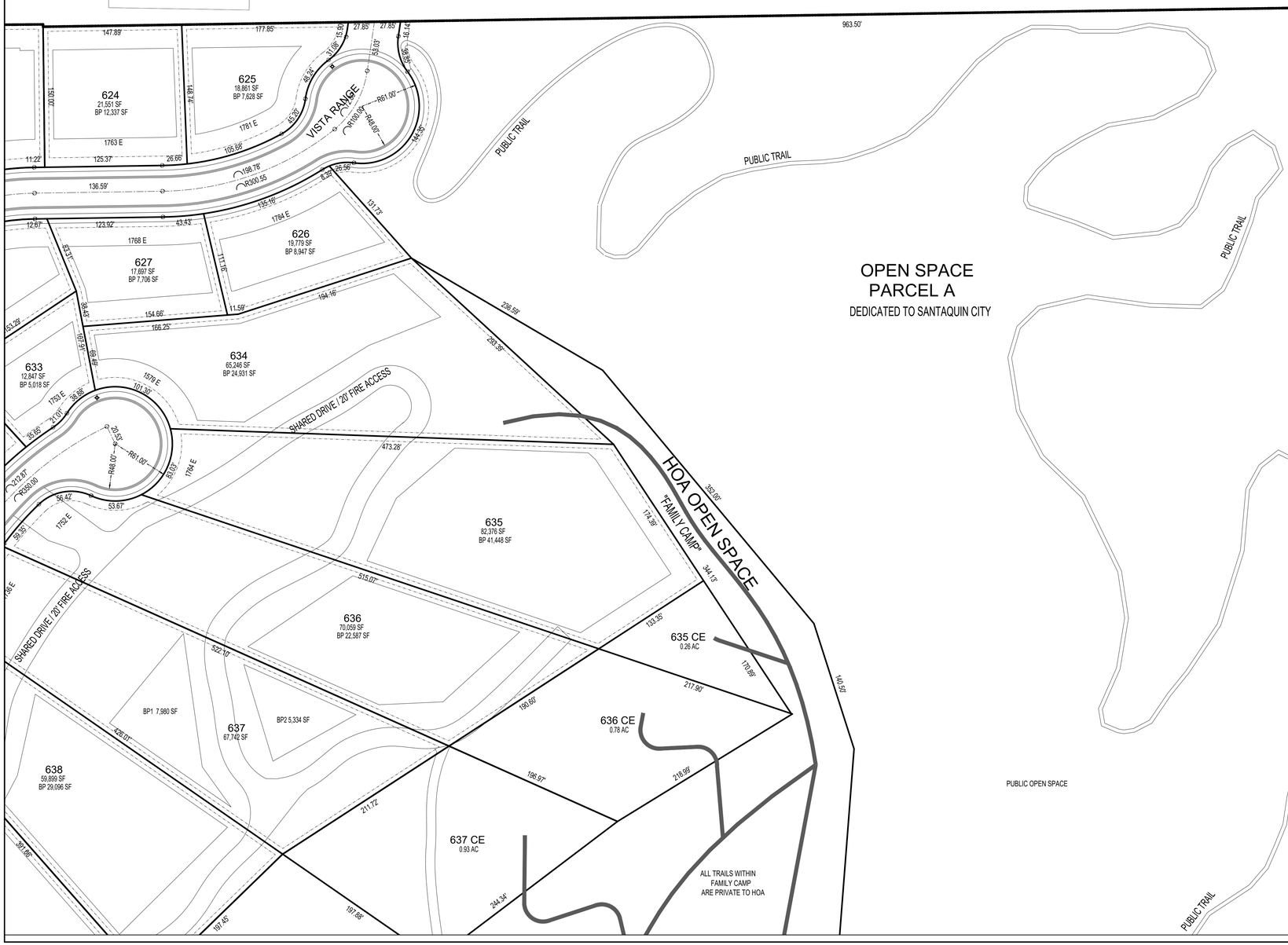
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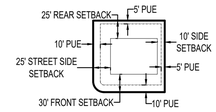
CW AND CW LIMITED PARTNERSHIP

MAP KEY

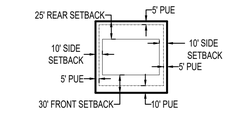




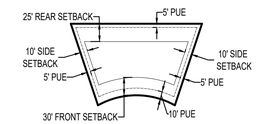
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

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SEAL

STATE OF UTAH
R. Berg
RYAN C. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.3

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MAP KEY

SR 198

CARR

POWER LINE

ROCKY CRAG RD

GREY CLIFFS DRIVE

GREY STEEP RD

FAULT ZONE

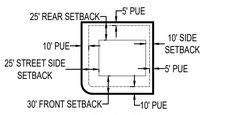
ASH

PARCEL E
HOA OPEN SPACE
0.32 AC

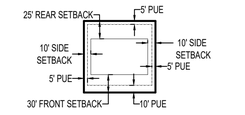
PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

CITY PARCEL
1.49 AC

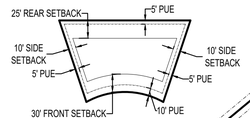
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 30 60 120 180
SCALE: 1"= 60'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH R. Berg LICENSED PROFESSIONAL ENGINEER 4/21/2022 343602
1			
2			
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.4

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FAULT ZONE

GREY CLIFFS DRIVE

ASHEN POINT

HIGH BLUFF STREET

415 14,050 SF BP 4,995 SF
416 10,079 SF BP 3,578 SF
417 10,000 SF BP 3,600 SF
414 10,878 SF BP 3,676 SF
413 10,015 SF BP 3,610 SF
412 12,433 SF BP 5,188 SF
411 583 SF 4,674 SF
422 13,562 SF BP 6,383 SF
423 11,591 SF BP 4,549 SF
424 10,077 SF BP 3,602 SF
425 10,087 SF BP 3,638 SF
426 11,182 SF BP 4,058 SF
427 16,441 SF BP 5,859 SF
428 10,754 SF BP 3,927 SF
429 11,692 SF BP 4,452 SF
654 25,500 SF BP 15,947 SF
653 21,861 SF BP 12,337 SF
652 12,146 SF BP 5,358 SF
651 10,222 SF BP 3,825 SF
648 15,105 SF BP 6,949 SF
649 17,683 SF BP 8,827 SF
650 32,132 SF BP 19,317 SF
406 35,248 SF BP 23,007 SF
405 25,219 SF BP 14,522 SF
404 27,439 SF BP 16,872 SF
403 183 SF 6,922 SF
647 13,408 SF BP 5,817 SF
646 13,258 SF BP 5,623 SF
645 13,656 SF BP 6,030 SF
644 13,120 SF BP 5,475 SF
643 13,897 SF BP 6,241 SF
642 28,097 SF BP 8,913 SF
641 68,364 SF BP 11,063 SF
640 50,130 SF BP 11,843 SF

644 CE 0.53 AC
643 CE 0.51 AC
645 CE 0.54 AC
646 CE 0.55 AC
647 CE 0.53 AC
648 CE 0.66 AC
649 CE 0.93 AC
650 CE 1.32 AC
642 CE 2.37 AC
641 CE 3.05 AC
405 CE 0.61 AC
406 CE 0.97 AC
404 CE 0.45 AC
403 CE 0.41 AC
402 CE 0.39 AC
401 CE 0.62 AC
7 CE .75 AC

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE FAMILY CAMP

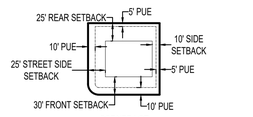
PUBLIC ACCESS

PUBLIC ACCESS

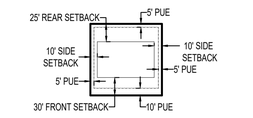
ALL TRAILS WITHIN FAMILY CAMP ARE PRIVATE TO HOA

HOA PARCEL FAMILY CAMP

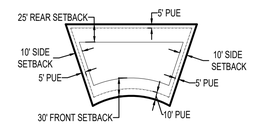
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT

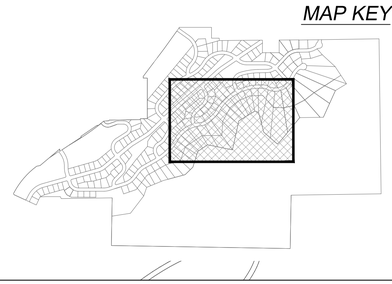


INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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4		
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7		

SEAL

STATE OF UTAH
R. Berg
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEERS

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

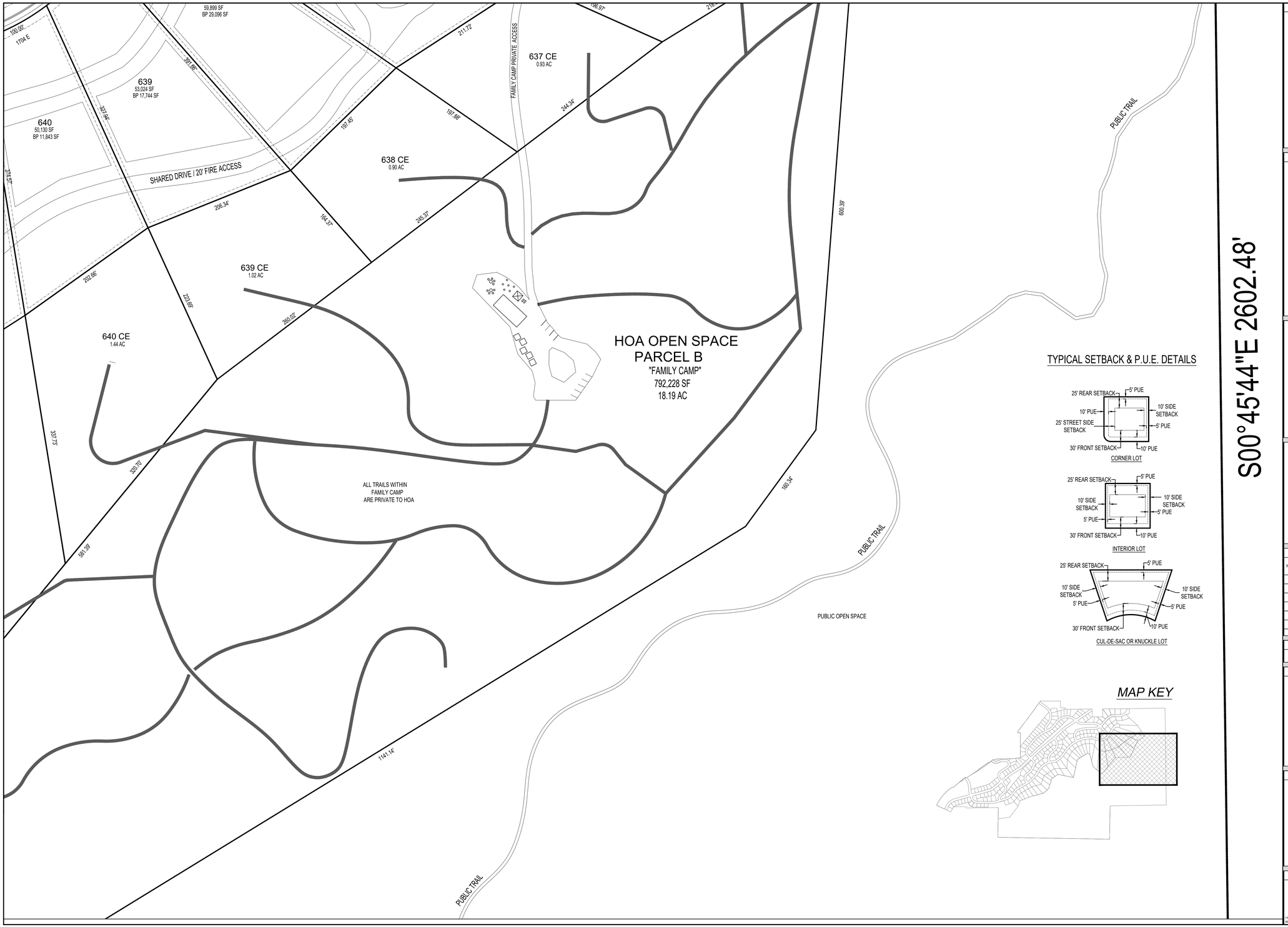
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.5

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TYPICAL SETBACK & P.U.E. DETAILS

CORNER LOT

INTERIOR LOT

CUL-DE-SAC OR KNUCKLE LOT

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

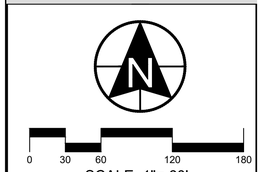
DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG ENGINEERING 4/21/2022 343602 PROFESSIONAL ENGINEER
1			
2			
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.6

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MAP KEY

COMMERCIAL AREA A
6.65 AC

HIGH BLUFF STREET

GREY CLIFFS DRIVE

HIGH BLUFFS STREET

POWER LINE

FAULT ZONE

PUBLIC OPEN SPACE

CHERRY LANE

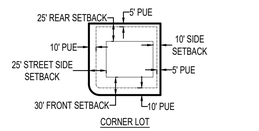
PEACH STREET

SANTAQUIN CITY

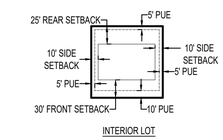
UNITED STATES

101	12,417 SF	BP 4,526 SF
102	11,507 SF	BP 4, 793 SF
103	10,879 SF	BP 4,637 SF
104	10,929 SF	BP 4,716 SF
105	11,346 SF	BP 4,945 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
112	10,000 SF	BP 3,600 SF
113	14,933 SF	BP 5,154 SF
114	13,201 SF	BP 3,550 SF
115	11,969 SF	BP 4,486 SF
116	12,098 SF	BP 4,888 SF
117	11,053 SF	BP 4,777 SF
118	10,282 SF	BP 4,364 SF
119	10,000 SF	BP 4,199 SF
120	11,393 SF	BP 4,973 SF
121	10,841 SF	BP 4,655 SF
122	12,562 SF	BP 4,292 SF
201	12,451 SF	BP 5,599 SF
202	12,643 SF	BP 5,681 SF
203	10,472 SF	BP 4,484 SF
204	12,641 SF	BP 4,083 SF
215	16,592 SF	BP 5,379 SF
216	15,338 SF	BP 3,660 SF
217	11,623 SF	BP 5,106 SF
218	10,085 SF	BP 3,980 SF
219	10,390 SF	BP 4,392 SF
220	16,216 SF	BP 3,201 SF
221	13,015 SF	BP 5,126 SF
222	11,203 SF	BP 3,971 SF
227	10,075 SF	BP 3,583 SF

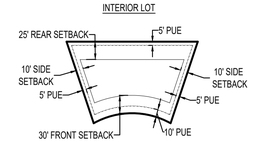
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH — R. BERG — KEVIN R. BERG — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

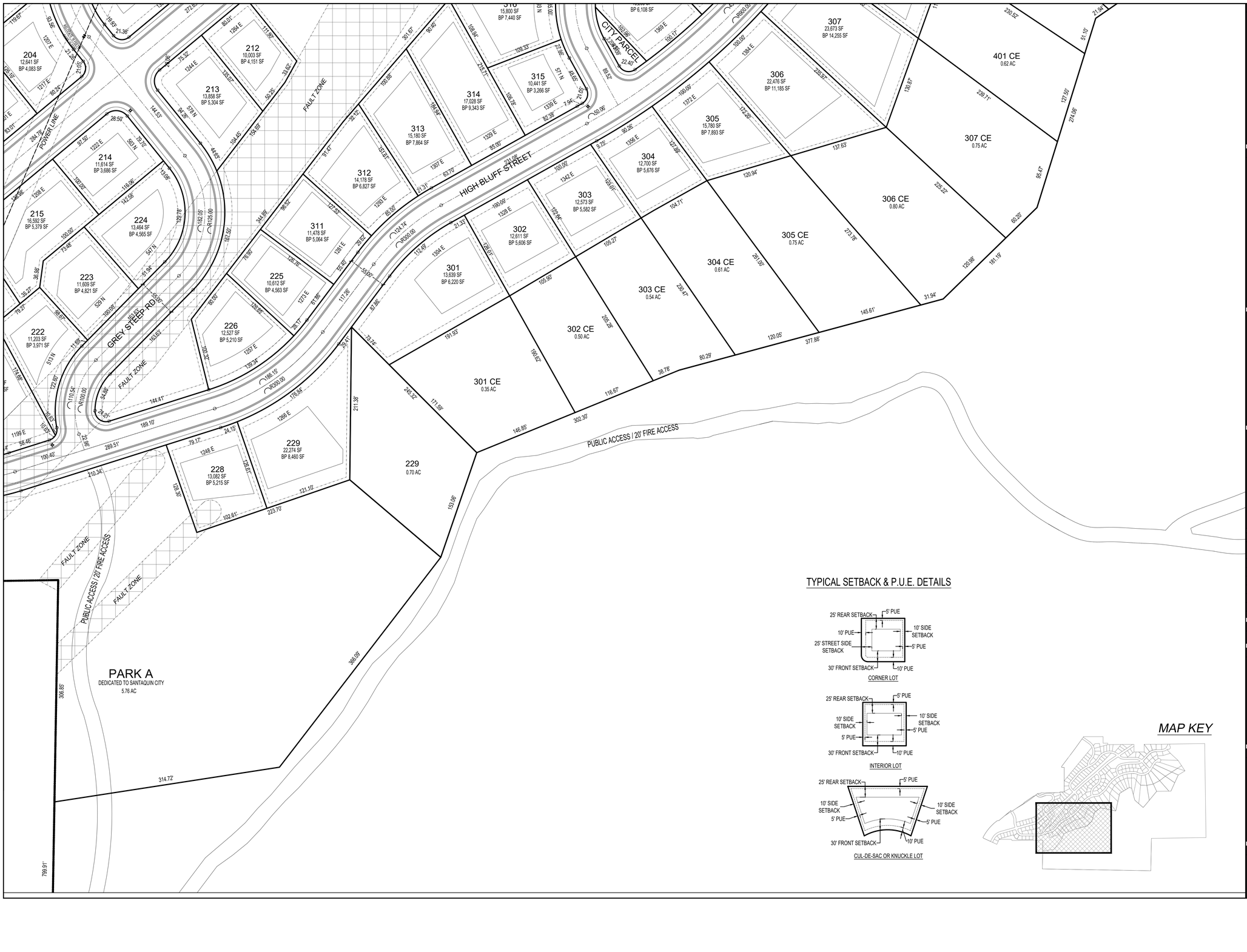
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.7

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TYPICAL SETBACK & P.U.E. DETAILS

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

CIVIL ENGINEERING

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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SEAL

STATE OF UTAH
R. BERG
CIVIL ENGINEERING
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.8

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82.61

198.

OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC

PUBLIC ACCESS / 20' FIRE ACCESS

PUBLIC TRAIL

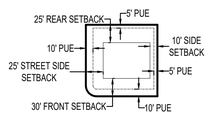
PUBLIC TRAIL

PUBLIC TRAIL

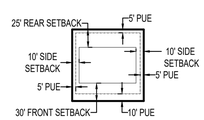
PUBLIC ACCESS / 20' FIRE ACCESS

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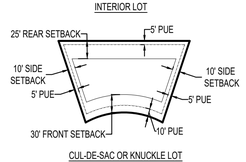
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT

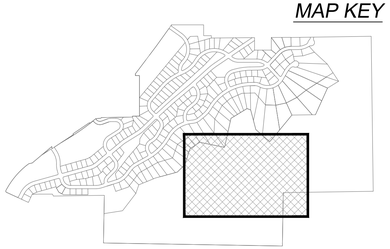


INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

MAP KEY



DEVELOPMENT

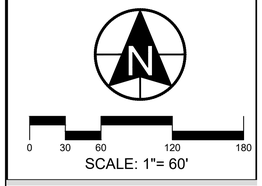
GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458



SCALE: 1"= 60'

berg
CIVIL ENGINEERING
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REVISIONS

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SEAL

STATE OF UTAH
R. BERG
REGISTERED
PROFESSIONAL ENGINEER
4/21/2022
343602

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.9*

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GREY CLIFFS

4/21/2022

SEWER LIFT STATION SIZING ANALYSIS

Design daily flow rates for proposed non-residential developments where the types of use and occupancy are not known shall be designed for a minimum of 1200 gallons per acre, or the applicant shall specify an anticipated flow based upon anticipated or potential uses

AREA	Description	ERC RATIOS RATIO	UNIT	QUANTITY	Average FLow gpd	cfs	Peaking Factor	Peak Flow cfs	Cumulative Peak Flows (cfs)
1	Commercial Area A	1200	gpd / ac	6.65	7980	0.01	4.5	0.06	0.06
2	Residential	400	gpd / DU	2	800	0.00	4.5	0.01	0.06
3	Commercial Area B	1200	gpd / ac	9.44	11328	0.02	4.5	0.08	0.14
4	Commercial Area C	1200	gpd / ac	7.91	9492	0.01	4.5	0.07	0.21
5	Residential	400	gpd / DU	42	16800	0.03	4.5	0.12	0.32
6	Commercial Area D	1200	gpd / ac	2.28	2736	0.00	4.5	0.02	0.34

0.34 cfs

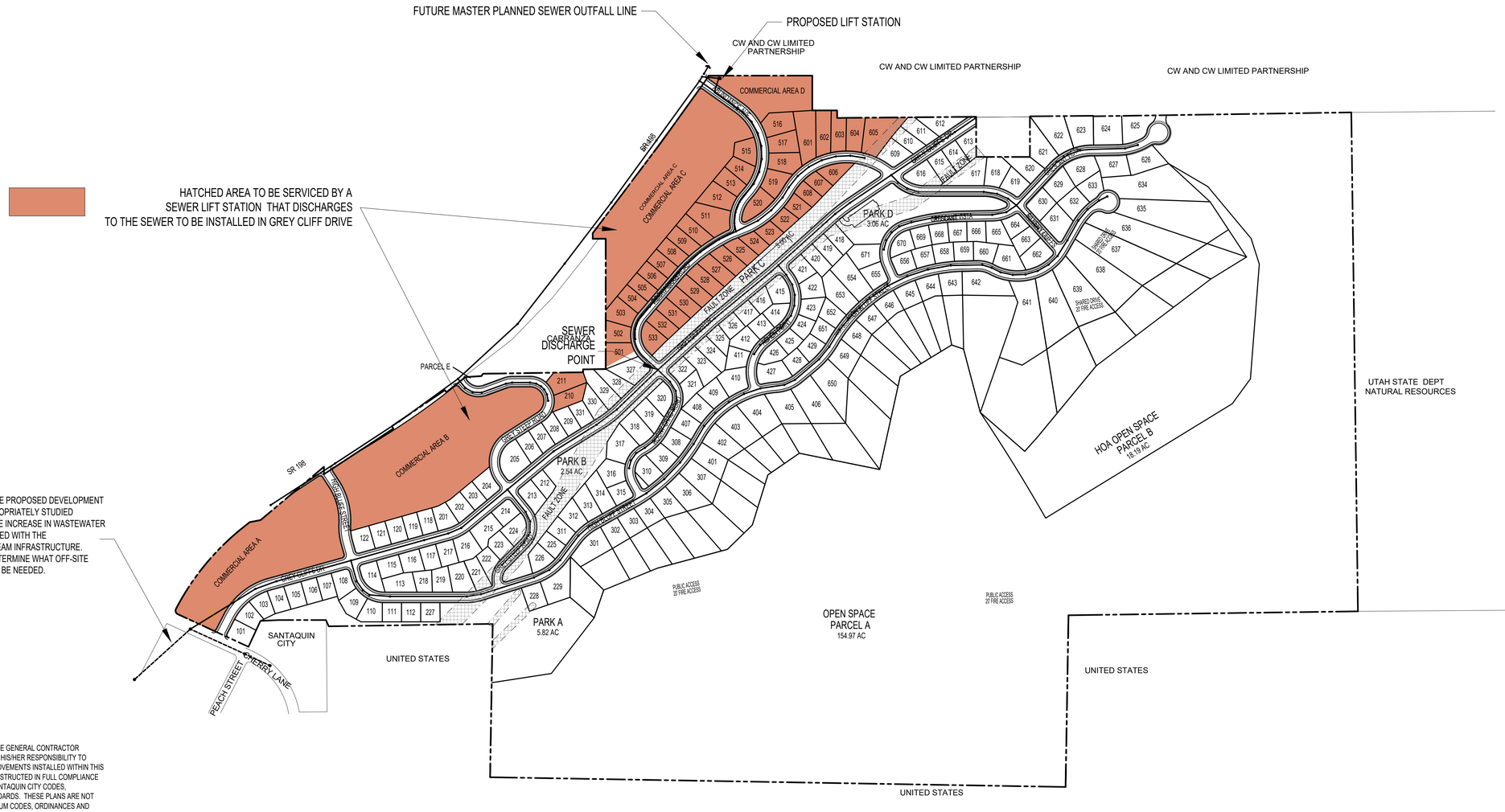
FLOWRATE **154 gpm**

LIFT STATION ELEVATION 4825
CONNECTION POINT 4930

HEAD **105 FEET**

FAULT ZONE PROTECTION

1. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
2. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES



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 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.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 150 300 600 900
SCALE: 1"= 300'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
KENNETH H. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL SEWER	C2.01

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UDOT NOTE

ALL IMPROVEMENTS LOCATED WITHIN SR198 RIGHT-OF-WAY MUST HAVE WRITTEN APPROVAL FROM UDOT

PRESSURIZED IRRIGATION ZONES

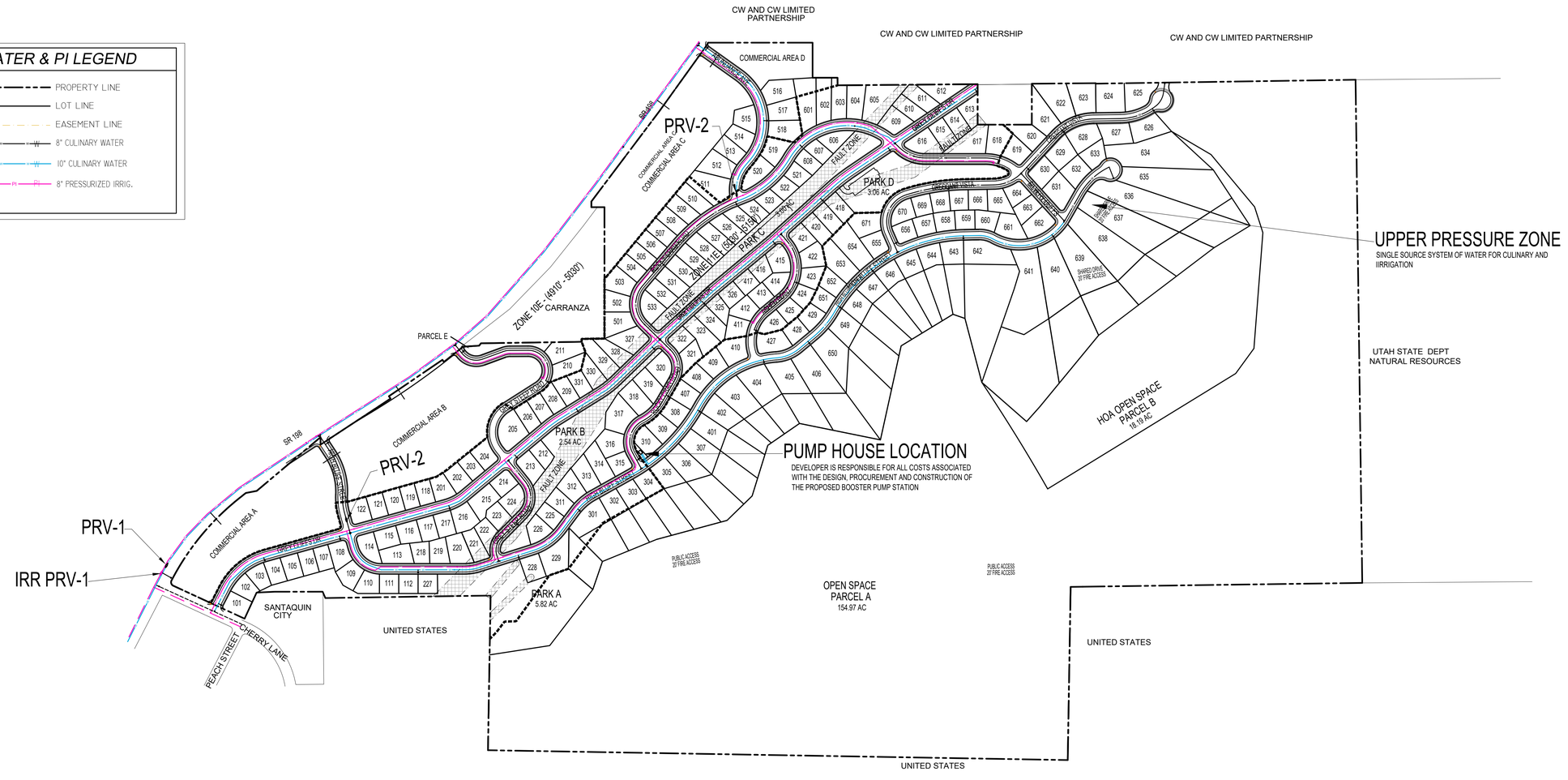
ALL PRESSURIZED IRRIGATION ZONES CORRELATE WITH THE CULINARY WATER PRESSURE ZONES AS SHOWN

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.

WATER & PI LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.



PUMP HOUSE LOCATION

DEVELOPER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DESIGN, PROCUREMENT AND CONSTRUCTION OF THE PROPOSED BOOSTER PUMP STATION

UPPER PRESSURE ZONE

SINGLE SOURCE SYSTEM OF WATER FOR CULINARY AND IRRIGATION

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 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.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 150 300 600 900
SCALE: 1"= 300'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH — KENNETH BERG — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER
2			
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
WATER ZONES	C2.02

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FAULT ZONE PROTECTION

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 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.

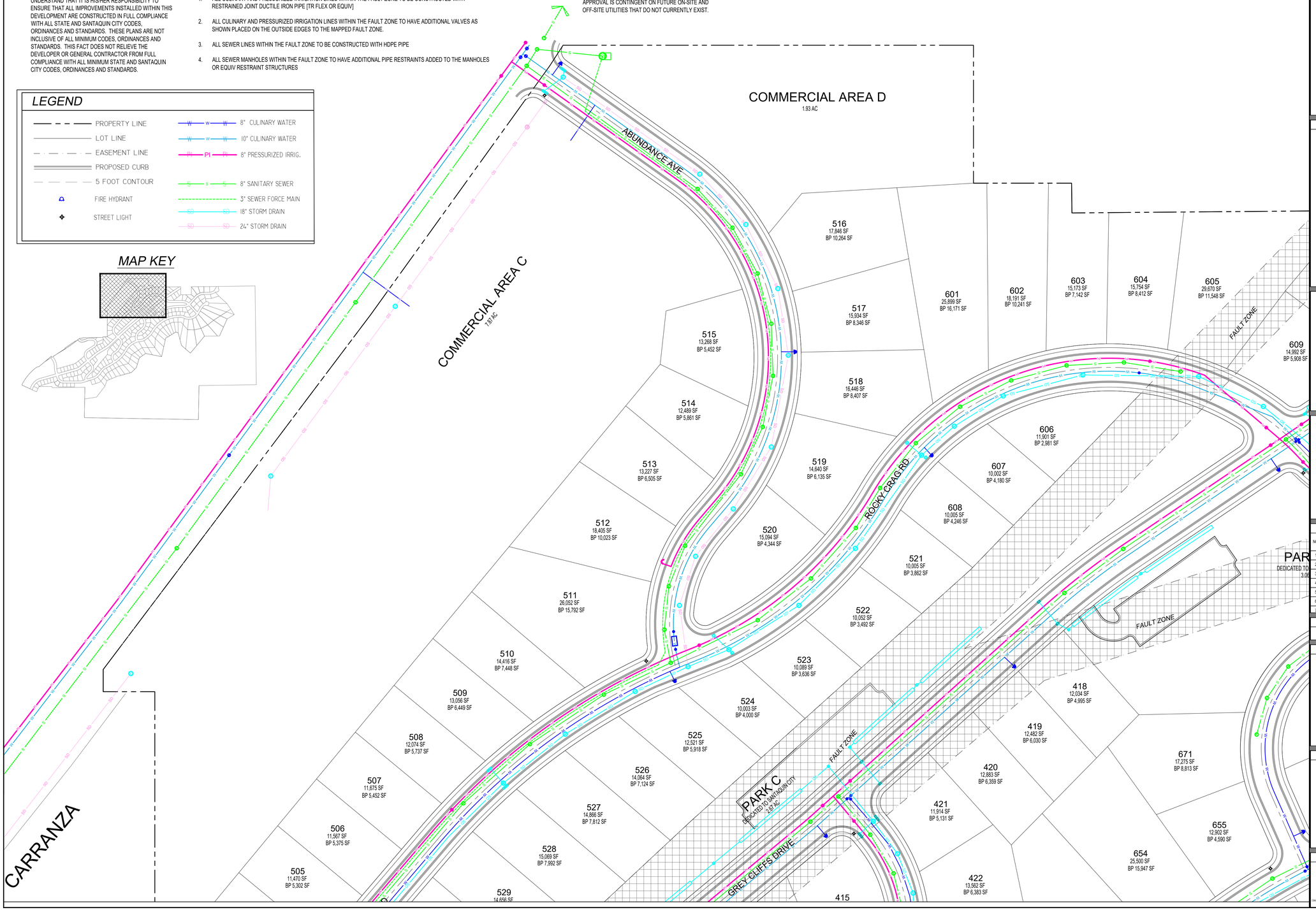
1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

FUTURE GRAVITY SEWER LINE UNDER FREEWAY AND ALONG CANAL ALIGNMENT. ANY PRELIMINARY PLAN APPROVAL IS CONTINGENT ON FUTURE ON-SITE AND OFF-SITE UTILITIES THAT DO NOT CURRENTLY EXIST.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 3" SEWER FORCE MAIN
- 18" STORM DRAIN
- 24" STORM DRAIN

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

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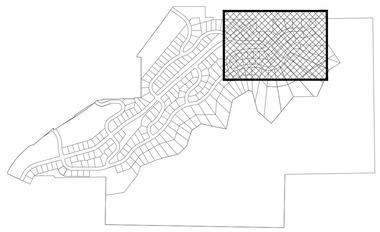
CW AND CW LIMITED PARTNERSHIP

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MAP KEY



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 3" SEWER FORCE MAIN
- 18" STORM DRAIN
- 24" STORM DRAIN

CW A

CONSTRUCTION VALVES

CONSTRUCTION VALVES

GREY CLIFFS DRIVE

SILVERY CLIFFS

CRESCANT VISTA

HIGH BLUFF STREET

VISTA RANGE

PUBLIC TRAIL

SHARED DRIVE / 20' FIRE ACCESS

SHARED DRIVE / 20' FIRE ACCESS

FAULT ZONE

FAULT ZONE

PARK D
DEDICATED TO SANTAQUIN CITY
3.06 AC

609	14,992 SF	BP 5,908 SF
610	12,004 SF	BP 5,249 SF
611	13,929 SF	BP 6,496 SF
612	14,325 SF	BP 3,646 SF
613	11,552 SF	BP 4,072 SF
614	12,428 SF	BP 4,272 SF
615	13,387 SF	BP 4,659 SF
616	16,580 SF	BP 5,888 SF
617	21,287 SF	BP 8,609 SF
618	16,368 SF	BP 8,572 SF
619	13,591 SF	BP 4,977 SF
620	15,853 SF	BP 7,150 SF
621	20,682 SF	BP 10,268 SF
622	25,498 SF	BP 15,345 SF
623	20,422 SF	BP 11,217 SF
624	21,551 SF	BP 12,337 SF
625	18,861 SF	BP 7,628 SF
626	19,779 SF	BP 8,947 SF
627	17,697 SF	BP 7,706 SF
628	18,627 SF	BP 8,542 SF
629	17,007 SF	BP 7,860 SF
630	14,575 SF	BP 5,434 SF
631	18,604 SF	BP 8,115 SF
632	15,019 SF	BP 6,567 SF
633	12,847 SF	BP 5,018 SF
634	65,246 SF	BP 24,931 SF
635	62,376 SF	BP 41,446 SF
636	70,059 SF	BP 22,587 SF
637	67,742 SF	BP1 7,980 SF; BP2 5,334 SF
637 CE	0.93 AC	
638	59,899 SF	BP 29,096 SF
639		
640		
641		
642	28,097 SF	BP 8,913 SF
643	13,897 SF	BP 6,241 SF
644	13,120 SF	
656	10,949 SF	BP 3,393 SF
657	10,611 SF	BP 3,888 SF
658	10,611 SF	BP 3,888 SF
659	10,263 SF	BP 3,724 SF
660	11,683 SF	BP 4,316 SF
661	16,065 SF	BP 7,381 SF
662	16,150 SF	BP 7,023 SF
663	12,234 SF	BP 5,616 SF
664	10,874 SF	BP 3,546 SF
665	13,478 SF	BP 5,961 SF
666	10,564 SF	BP 4,047 SF
667	10,137 SF	BP 3,818 SF
668	10,019 SF	BP 3,759 SF
669	10,019 SF	BP 3,759 SF
670	11,601 SF	BP 3,305 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.
935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 30 60 120 180
SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

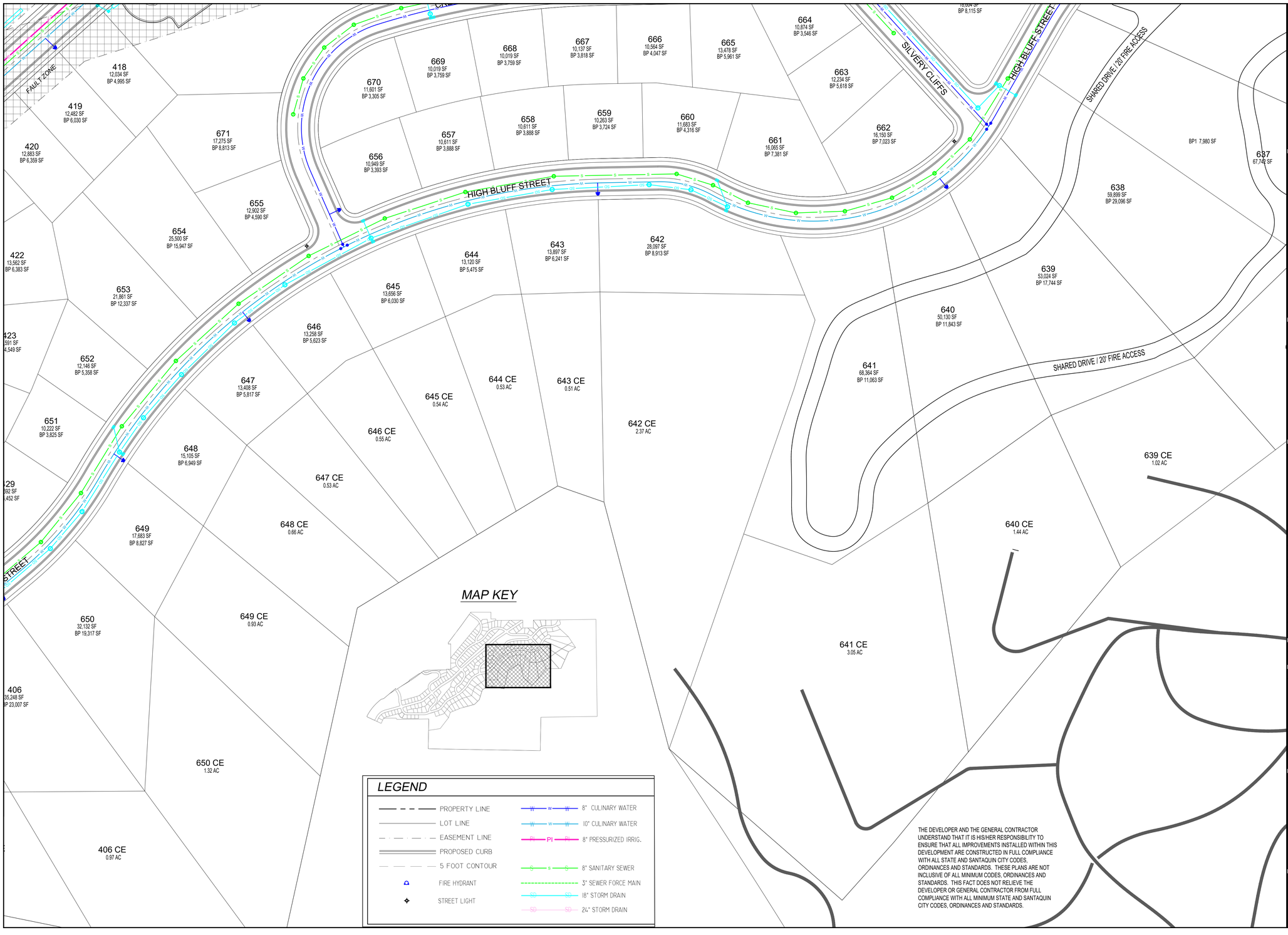
PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

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SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.3

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FAULT ZONE PROTECTION

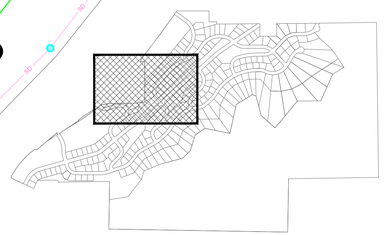
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SR 198

CARRANZA

MAP KEY



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 3" SEWER FORCE MAIN
- 18" STORM DRAIN
- 24" STORM DRAIN

ROCKY CRAG RD

GREY CLIFFS DRIVE

GREY STEEP RD

HIGH BLUFF STREET

ASHEN POINT

FAULT ZONE

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

PARK C
DEDICATED TO SANTAQUIN CITY
2.21 AC

205	21,321 SF, BP 5,989 SF	
206	11,753 SF, BP 5,209 SF	
207	11,003 SF, BP 4,639 SF	
208	11,332 SF, BP 4,802 SF	
209	11,631 SF, BP 5,364 SF	
210	13,696 SF, BP 6,381 SF	
211	16,378 SF, BP 9,304 SF	
301	10,089 SF, BP 3,636 SF	
302	10,003 SF, BP 4,000 SF	
303	12,521 SF, BP 5,918 SF	
304	14,064 SF, BP 7,124 SF	
305	14,866 SF, BP 7,812 SF	
306	15,069 SF, BP 7,992 SF	
307	14,656 SF, BP 7,688 SF	
308	12,860 SF, BP 5,292 SF	
309	13,848 SF, BP 5,926 SF	
310		
311	12,883 SF, BP 6,359 SF	
312	11,914 SF, BP 5,131 SF	
313	13,562 SF, BP 6,383 SF	
314	14,050 SF, BP 4,995 SF	
315	10,079 SF, BP 3,578 SF	
316	11,591 SF, BP 4,549 SF	
317	12,146 SF, BP 5,358 SF	
318	10,878 SF, BP 3,676 SF	
319	10,077 SF, BP 3,602 SF	
320	10,222 SF, BP 3,825 SF	
321	11,692 SF, BP 4,452 SF	
322	11,182 SF, BP 4,058 SF	
323	10,754 SF, BP 3,927 SF	
324	16,441 SF, BP 5,859 SF	
325	32,132 SF, BP 19,317 SF	
326	35,248 SF, BP 23,007 SF	
327	25,219 SF, BP 14,522 SF	
328	27,439 SF, BP 16,872 SF	
329	27,183 SF, BP 16,922 SF	
330	19,923 SF, BP 11,473 SF	
331	0.61 AC	405 CE
401	0.45 AC	404 CE
402	0.41 AC	403 CE
403	0.39 AC	402 CE
404	18,479 SF, BP 10,212 SF	401
405	19,317 SF, BP 10,521 SF	650
406	23,007 SF, BP 13,209 SF	407
407	16,922 SF, BP 9,466 SF	408
408	11,473 SF, BP 6,459 SF	409
409	10,212 SF, BP 5,567 SF	410
410	8,232 SF, BP 4,566 SF	411
411	4,674 SF, BP 2,556 SF	412
412	5,186 SF, BP 3,914 SF	413
413	3,610 SF, BP 3,779 SF	414
414	3,676 SF, BP 3,600 SF	415
415	4,995 SF, BP 3,578 SF	416
416	3,578 SF, BP 3,610 SF	417
417	3,600 SF, BP 3,602 SF	418
418	3,602 SF, BP 3,825 SF	419
419	3,825 SF, BP 4,452 SF	420
420	4,452 SF, BP 4,058 SF	421
421	4,058 SF, BP 3,927 SF	422
422	3,927 SF, BP 5,859 SF	423
423	5,859 SF, BP 6,030 SF	424
424	6,030 SF, BP 5,131 SF	425
425	5,131 SF, BP 6,383 SF	426
426	6,383 SF, BP 4,995 SF	427
427	4,995 SF, BP 3,578 SF	428
428	3,578 SF, BP 3,610 SF	429
429	3,610 SF, BP 3,676 SF	430
430	3,676 SF, BP 3,600 SF	431
431	3,600 SF, BP 3,602 SF	432
432	3,602 SF, BP 3,825 SF	433
433	3,825 SF, BP 4,452 SF	434
434	4,452 SF, BP 4,058 SF	435
435	4,058 SF, BP 3,927 SF	436
436	3,927 SF, BP 5,859 SF	437
437	5,859 SF, BP 6,030 SF	438
438	6,030 SF, BP 5,131 SF	439
439	5,131 SF, BP 6,383 SF	440
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458	3,676 SF, BP 3,600 SF	459
459	3,600 SF, BP 3,602 SF	460
460	3,602 SF, BP 3,825 SF	461
461	3,825 SF, BP 4,452 SF	462
462	4,452 SF, BP 4,058 SF	463
463	4,058 SF, BP 3,927 SF	464
464	3,927 SF, BP 5,859 SF	465
465	5,859 SF, BP 6,030 SF	466
466	6,030 SF, BP 5,131 SF	467
467	5,131 SF, BP 6,383 SF	468
468	6,383 SF, BP 4,995 SF	469
469	4,995 SF, BP 3,578 SF	470
470	3,578 SF, BP 3,610 SF	471
471	3,610 SF, BP 3,676 SF	472
472	3,676 SF, BP 3,600 SF	473
473	3,600 SF, BP 3,602 SF	474
474	3,602 SF, BP 3,825 SF	475
475	3,825 SF, BP 4,452 SF	476
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477	4,058 SF, BP 3,927 SF	478
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479	5,859 SF, BP 6,030 SF	480
480	6,030 SF, BP 5,131 SF	481
481	5,131 SF, BP 6,383 SF	482
482	6,383 SF, BP 4,995 SF	483
483	4,995 SF, BP 3,578 SF	484
484	3,578 SF, BP 3,610 SF	485
485	3,610 SF, BP 3,676 SF	486
486	3,676 SF, BP 3,600 SF	487
487	3,600 SF, BP 3,602 SF	488
488	3,602 SF, BP 3,825 SF	489
489	3,825 SF, BP 4,452 SF	490
490	4,452 SF, BP 4,058 SF	491
491	4,058 SF, BP 3,927 SF	492
492	3,927 SF, BP 5,859 SF	493
493	5,859 SF, BP 6,030 SF	494
494	6,030 SF, BP 5,131 SF	495
495	5,131 SF, BP 6,383 SF	496
496	6,383 SF, BP 4,995 SF	497
497	4,995 SF, BP 3,578 SF	498
498	3,578 SF, BP 3,610 SF	499
499	3,610 SF, BP 3,676 SF	500
500	3,676 SF, BP 3,600 SF	501
501	16,232 SF, BP 8,329 SF	
502	13,020 SF, BP 6,019 SF	
503	16,274 SF, BP 8,445 SF	
504	11,374 SF, BP 5,230 SF	
505	11,470 SF, BP 5,302 SF	
506	11,567 SF, BP 5,375 SF	
507	11,675 SF, BP 5,452 SF	
508	12,074 SF, BP 5,737 SF	
509	13,056 SF, BP 6,449 SF	
510	BP 7,448 SF	
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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

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REVISIONS

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SEAL

STATE OF UTAH — KENNETH R. BERG — 343602 — 07/23/2020 — REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.4*

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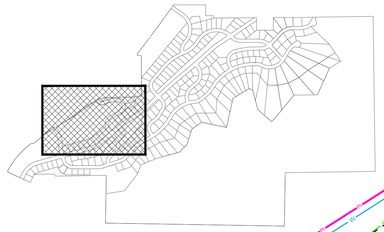
LEGEND

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FAULT ZONE PROTECTION

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MAP KEY



PARCEL E
HOA OPEN SPACE
0.32 AC

COMMERCIAL AREA B
9.44 AC

GREY STEEP RD

HIGH BLUFF STREET

GREY CLIFFS DRIVE

FAULT ZONE

101	10,395 SF	BP 4,422 SF
102	10,000 SF	BP 4,200 SF
103	12,527 SF	BP 4,220 SF
104	13,201 SF	BP 3,550 SF
105	14,933 SF	BP 5,154 SF
106	10,085 SF	BP 3,980 SF
107	10,390 SF	BP 4,392 SF
108	16,216 SF	BP 3,201 SF
109	12,562 SF	BP 4,292 SF
110	10,841 SF	BP 4,655 SF
111	11,393 SF	BP 4,973 SF
112	10,000 SF	BP 4,199 SF
113	10,282 SF	BP 4,364 SF
114	12,451 SF	BP 5,569 SF
115	12,643 SF	BP 5,681 SF
116	10,472 SF	BP 4,484 SF
117	12,841 SF	BP 4,083 SF
118	10,003 SF	BP 4,151 SF
119	13,858 SF	BP 5,304 SF
120	14,178 SF	BP 6,827 SF
121	11,478 SF	BP 5,064 SF
122	10,612 SF	BP 4,563 SF
201	12,527 SF	BP 5,210 SF
202	22,274 SF	BP 8,460 SF
203	16,592 SF	BP 5,379 SF
204	13,464 SF	BP 4,565 SF
205	11,600 SF	BP 4,621 SF
206	11,203 SF	BP 3,971 SF
207	13,015 SF	BP 5,126 SF
208	11,614 SF	BP 3,686 SF
209	15,338 SF	BP 3,650 SF
210	11,623 SF	BP 5,106 SF
211	11,053 SF	BP 4,777 SF
212	10,085 SF	BP 3,980 SF
213	10,390 SF	BP 4,392 SF
214	16,216 SF	BP 3,201 SF
215	21,321 SF	BP 5,989 SF
216	11,753 SF	BP 5,209 SF
217	11,003 SF	BP 4,639 SF
218	11,332 SF	BP 4,802 SF
219	11,631 SF	BP 5,364 SF
220	13,698 SF	BP 6,381 SF
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DEVELOPMENT

GreyCliffs ESTATES

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LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.5

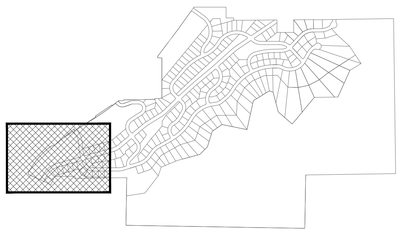
tony stoneberg civil\2021\greycliffs\preliminary plans\pre_prs-02-utility.dwg

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LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 3" SEWER FORCE MAIN
- 18" STORM DRAIN
- 24" STORM DRAIN

MAP KEY



COMMERCIAL AREA A
6.65 AC

HIGH BLUFF STREET

GREY CLIFFS DRIVE

CHERRY LANE

PEACH STREET

SANTAQUIN CITY

20.00' SEWER EASEMENT

101	12,417 SF	BP 4,526 SF
102	11,507 SF	BP 4, 793 SF
103	10,879 SF	BP 4,637 SF
104	10,929 SF	BP 4,716 SF
105	11,346 SF	BP 4,945 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
113	14,933 SF	BP 5,154 SF
114	13,201 SF	BP 3,550 SF
115	11,969 SF	BP 4,486 SF
120	11,393 SF	BP 4,973 SF
121	10,841 SF	BP 4,655 SF
122	12,562 SF	BP 4,292 SF

UNITE

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

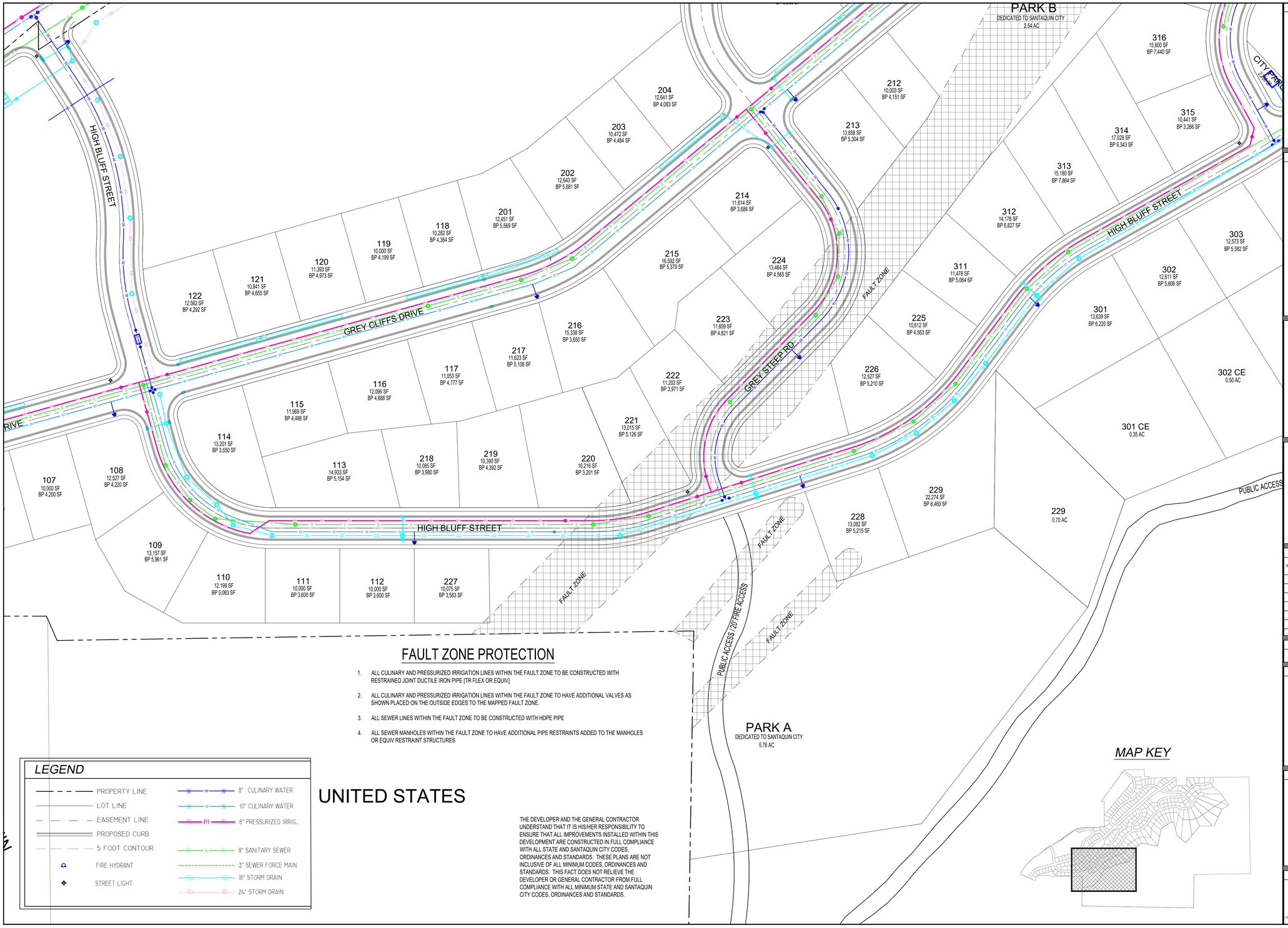
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.6

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FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 3" SEWER FORCE MAIN
- 18" STORM DRAIN
- 24" STORM DRAIN

UNITED STATES

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MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · KENNETH R. BERG · 343602 · 07/23/2020 · PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

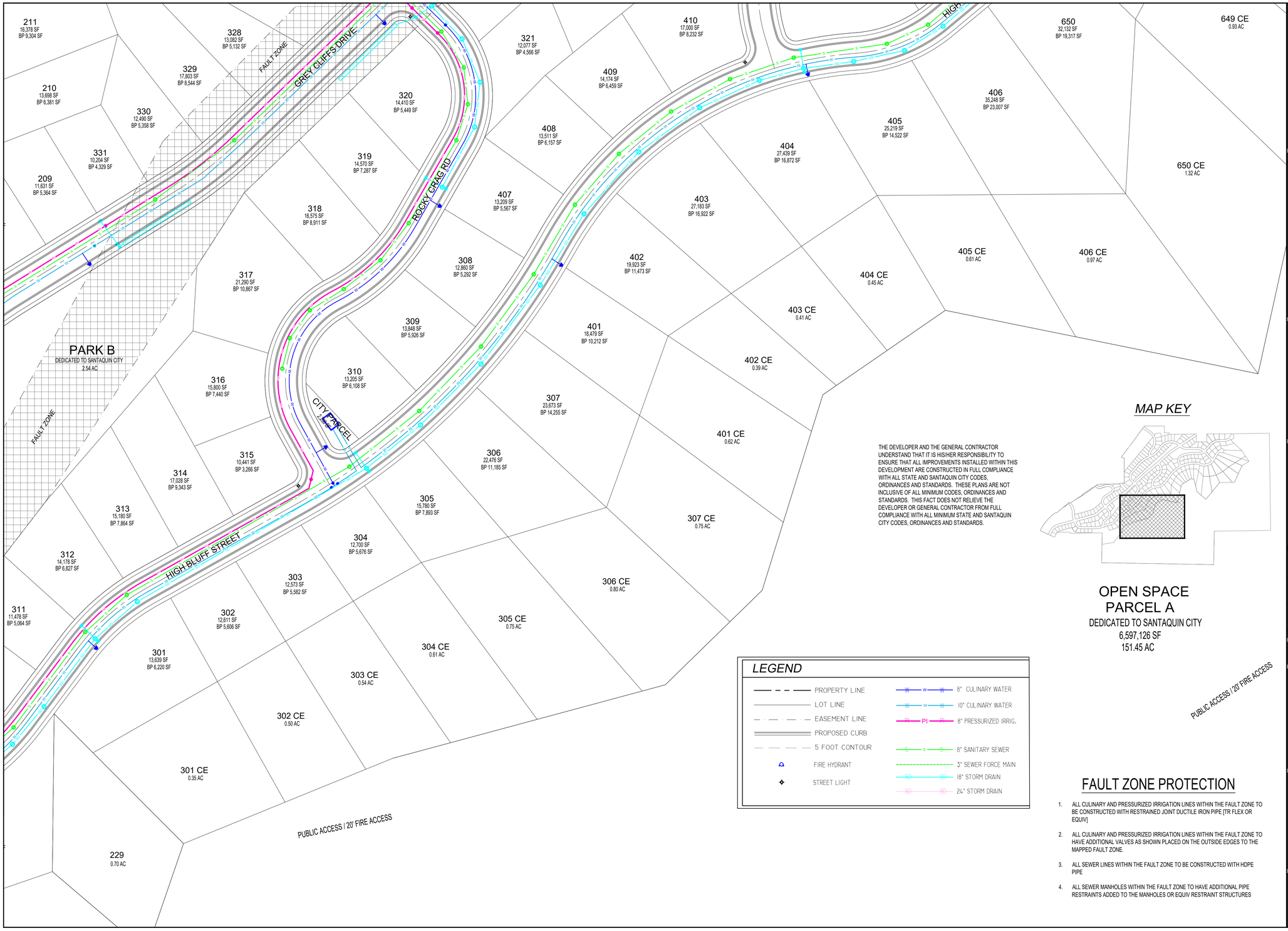
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.7*

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- PROPERTY LINE
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- 8" SANITARY SEWER
- 3" SEWER FORCE MAIN
- 18" STORM DRAIN
- 24" STORM DRAIN

MAP KEY

OPEN SPACE PARCEL A

DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 30 60 120 180
SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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SEAL

STATE OF UTAH
JENNETTE A. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

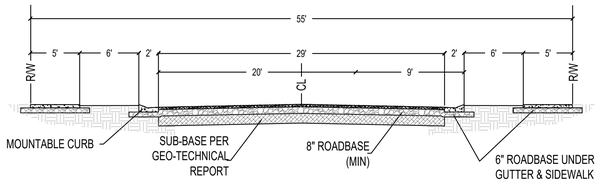
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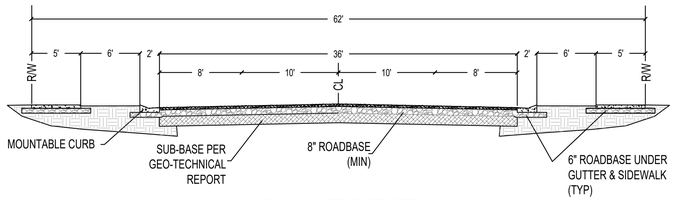
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.8

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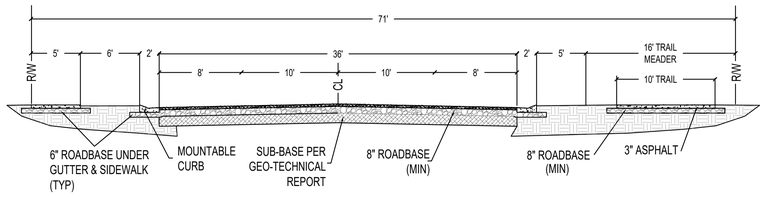


TYPICAL ROADWAY CROSS-SECTION



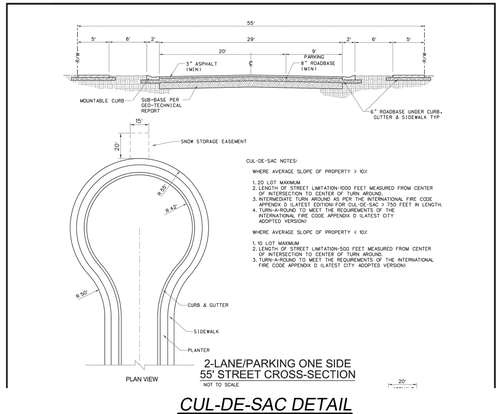
HIGH BLUFF STREET CROSS-SECTION

SR 198 TO GREY CLIFF DRIVE

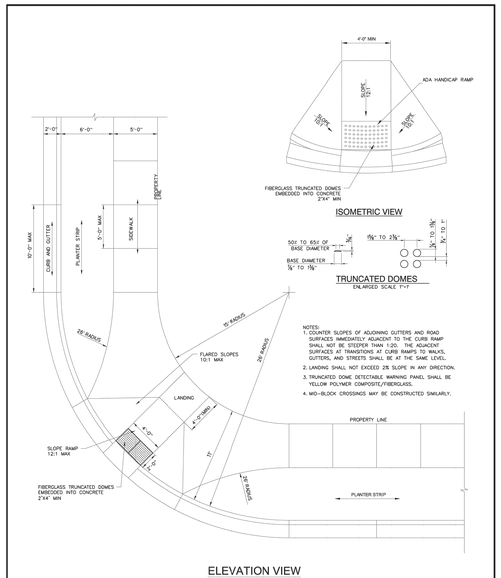


GREY CLIFF DRIVE CROSS-SECTION

MAJOR COLLECTOR WITH 10' MEADERING TRAIL



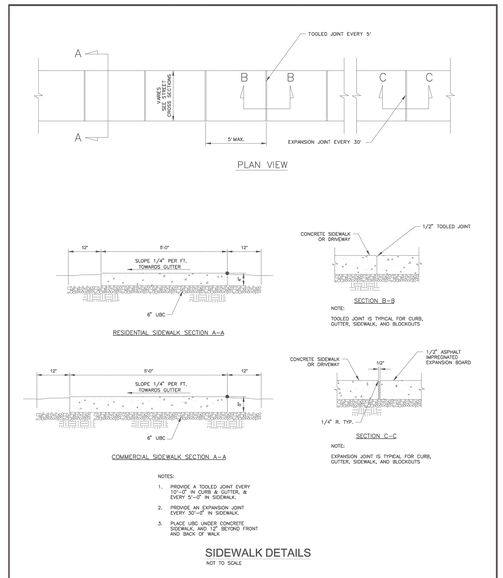
CUL-DE-SAC DETAIL



ELEVATION VIEW

NOT TO SCALE

	RESIDENTIAL CURB RAMP AT INTERSECTION	CG2A
	SANTAQUIN CITY 275 WEST MAIN STREET	



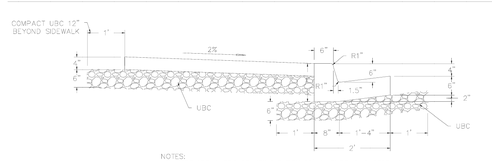
NOTES:

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

SIDEWALK DETAILS

NOT TO SCALE

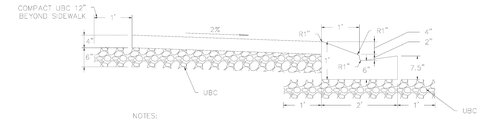
	SIDEWALK DETAILS	CG5
	SANTAQUIN CITY 275 WEST MAIN STREET	



NOTES:

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

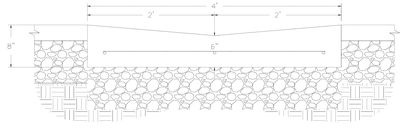
TYPICAL HIGH BACK CURB AND GUTTER



NOTES:

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

MODIFIED CURB AND GUTTER



CROSS GUTTER

	CURB & GUTTER AND CROSS GUTTER DETAILS SANTAQUIN CITY 275 WEST MAIN STREET	CG4

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 07/23/2020
7			

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

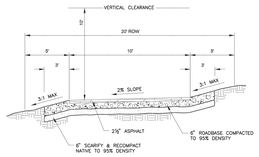
GreyCliffs ESTATES

DESCRIPTION

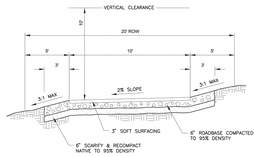
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	*C2.9*

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MULTI -USE TRAIL CROSS SECTION



SOFT SURFACE TRAIL CROSS SECTION

NOTES:
1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS
2. A 3' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE TRAIL

SINGLE PATH TRAIL

NOT TO SCALE

JUB

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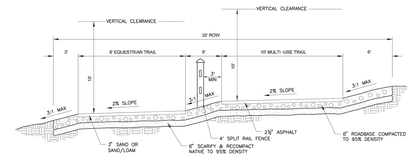
NO.	DESCRIPTION	BY	DATE

Santaquin

SINGLE PATH TRAIL CROSS SECTIONS

SANTAQUIN CITY
275 WEST MAIN STREET

DESIGNED	
DRAWN	
CHECKED	
PROJECT NO.	10-19-0
DATE	07/23/2020
SCALE	AS SHOWN
SHEET NO.	T1
ADDITIONAL SHEETS	24

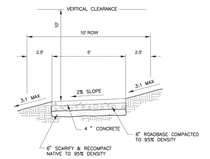


NOTES:
1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS
2. A 3' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE PEDESTRIAN TRAIL

DUAL PATH TRAIL

NOT TO SCALE

THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED DUAL PATH TRAILS.



NOTES:
1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS
2. A 2' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE TRAIL

NEIGHBORHOOD PATH

NOT TO SCALE

THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED PATH TRAILS.

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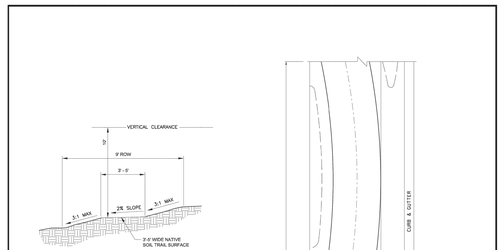
NO.	DESCRIPTION	BY	DATE

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DUAL PATH TRAIL & NEIGHBORHOOD PATH CROSS SECTIONS

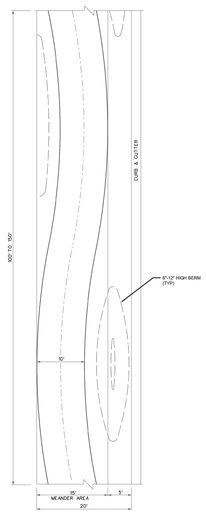
SANTAQUIN CITY
275 WEST MAIN STREET

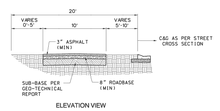
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PROJECT NO.	10-19-0
DATE	07/23/2020
SCALE	AS SHOWN
SHEET NO.	T2
ADDITIONAL SHEETS	24



LOW IMPACT NON-URBAN TRAIL

NOT TO SCALE





20' TRAIL ADJACENT TO STREET

(THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED 20' TRAILS)

JUB

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REVISION

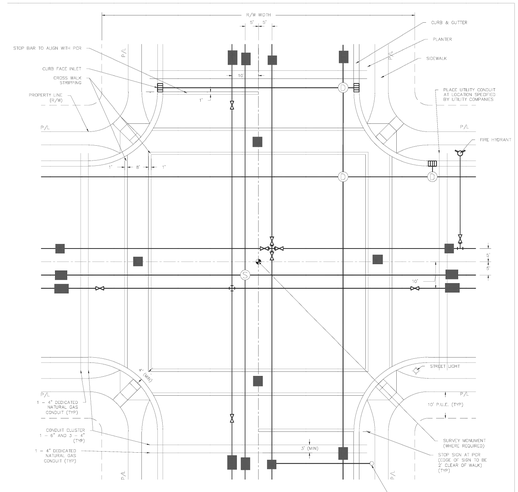
NO.	DESCRIPTION	BY	DATE

Santaquin

LOW IMPACT NON-URBAN & 20' TRAIL ADJACENT TO STREET CROSS SECTIONS

SANTAQUIN CITY
275 WEST MAIN STREET

DESIGNED	
DRAWN	
CHECKED	
PROJECT NO.	10-19-0
DATE	07/23/2020
SCALE	AS SHOWN
SHEET NO.	T3
ADDITIONAL SHEETS	24



1. IRRIGATION MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDE OF THE STREET
2. FOUR WATER VALVES SHALL BE REQUIRED ON A FOUR-WAY STREET INTERSECTION.
3. THREE WATER VALVES SHALL BE REQUIRED ON A THREE-WAY STREET INTERSECTION.
4. ALL VALVES SHALL BE LOCATED ON THE IN LINE WITH THE PROPERTY LINE, NEVER IN CONCRETE CROSS GUTTER.
5. ALL FIRE HYDRANTS SHALL BE LOCATED AT THE BACK OF THE CURB.
6. SEWER MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDES OF THE STREET.
7. ADA RAMPS SHALL BE PLACED ON ALL CORNERS.
8. AS A GENERAL RULE, LOCATE STREET LIGHTS ON THE OPPOSITE CORNER FROM HYDRANTS.
9. ATTACH SIGNS TO STREET LIGHT POLES WHERE POSSIBLE.
10. ALL CURBED STREETS ARE NOT PERMITTED WHERE SURFACE WATER CAN BE PICKED UP IN A STORM DRAIN.
11. ALL CONDUITS MUST HAVE MULE TAPE PULLED THROUGH PRIOR TO COVERING.
12. ALL UTILITY MUST BE SCHEDULE 40 PVC PIPE OR EQUIVALENT.

STREET UTILITY LOCATTIONS

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NO.	DESCRIPTION	BY	DATE

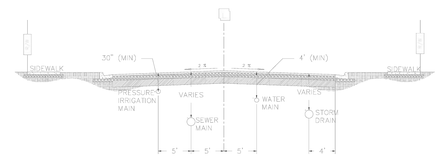
Santaquin

STREET UTILITY LOCATIONS PLAN VIEW

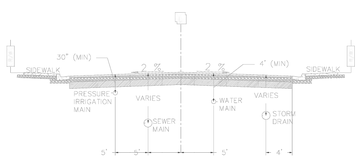
SANTAQUIN CITY
275 WEST MAIN STREET

UT1

ADDITIED DATE: 10 - OCT - 19



STREET UTILITY LOCATIONS WITH PLANT STRIP



STREET UTILITY LOCATIONS SECTIONS

1. IRRIGATION MAINS SHALL BE LOCATED 10 FEET SOUTH & WEST OF CENTER OF THE STREET.
2. WATER MAINS SHALL BE LOCATED 5 FEET NORTH & EAST OF CENTER OF THE STREET.
3. SEWER MAINS SHALL BE LOCATED 5 FEET SOUTH & WEST OF THE CENTER OF THE STREET.
4. STORM DRAIN SHALL BE LOCATED 4 FEET FROM THE LIP OF GUTTER ON NORTH & EAST SIDE OF THE STREET.
5. STORM DRAIN SHALL BE LOCATED LOWER THAN THE WATER MAIN.

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

REVISION

NO.	DESCRIPTION	BY	DATE

Santaquin

STREET UTILITY LOCATIONS PROFILE VIEW

SANTAQUIN CITY
275 WEST MAIN STREET

UT2

ADDITIED DATE: 10 - OCT - 19

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. KENNETH R. BERG, P.E. SERIAL NO. 343602 DATE: 07/23/2020
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	*C2.10*

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MAP KEY

C3.1 C3.2 C3.3 C3.4 C3.5 C3.6 C3.7

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNER

COMMERCIAL AREA D

REDEMPTION ROAD

SR198

COMMERCIAL AREA C

ABUNDANCE AVE

PARK D
3.06 AC

PARK C
3.00 AC

GREY CLIFFS DR

CRESCENT VISTA

MEMORY GROVE

SHARED DRIVE 20' FIRE ACCESS

HOA OPEN SPACE PARCEL B
16.19 AC

CARRANZA

PARCEL E

ROCKY RIDGE ROAD

GREY STEEP ROAD

ASHER POINT

HIGHER LIFE STREET

HIGH BLUFF STREET

SR 198

COMMERCIAL AREA B

PARK B
2.54 AC

COMMERCIAL AREA A

GREY CLIFFS DR

PARK A
5.82 AC

SANTAQUIN CITY

UNITED STATES

PEACH STREET

CHERRY LANE

PUBLIC ACCESS 20' FIRE ACCESS

OPEN SPACE PARCEL A
154.97 AC

UNITED STATES

GRADING NOTES

1. FOR AREAS WHERE THE ROADWAY IS GOING TO BE BUILT UPON AN EMBANKMENT, THE EMBANKMENT MUST BE CONSTRUCTED PRIOR TO UTILITY LINES BEING INSTALLED.

2. GIVEN THE ANTICIPATED MATERIALS AT THE SITE IT IS RECOMMENDED BY THE GEOTECH THAT THE SLOPES BE CUT AT APPROXIMATELY 0.7H:1V (HORIZONTAL:VERTICAL) WITH A 7.5-FOOT WIDE BENCH AT EVERY 25 FEET HEIGHT, WHICH PROVIDES AN OVERALL 1H:1V SLOPE.

3. TYPICAL CUT SLOPES ARE SHOWN AS 2:1

4. FILL SLOPES SHOWN AS 2:1 TYPICAL.

5. SLOPE STABILIZATION FOR ALL CUT FILL SLOPES WILL OCCUR AS PER THE APPROVED GRADING PERMIT.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, KYLE R. BERG, 4/21/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. BERG · 7877802 · PROFESSIONAL ENGINEER · 4/21/2022 · 343602
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

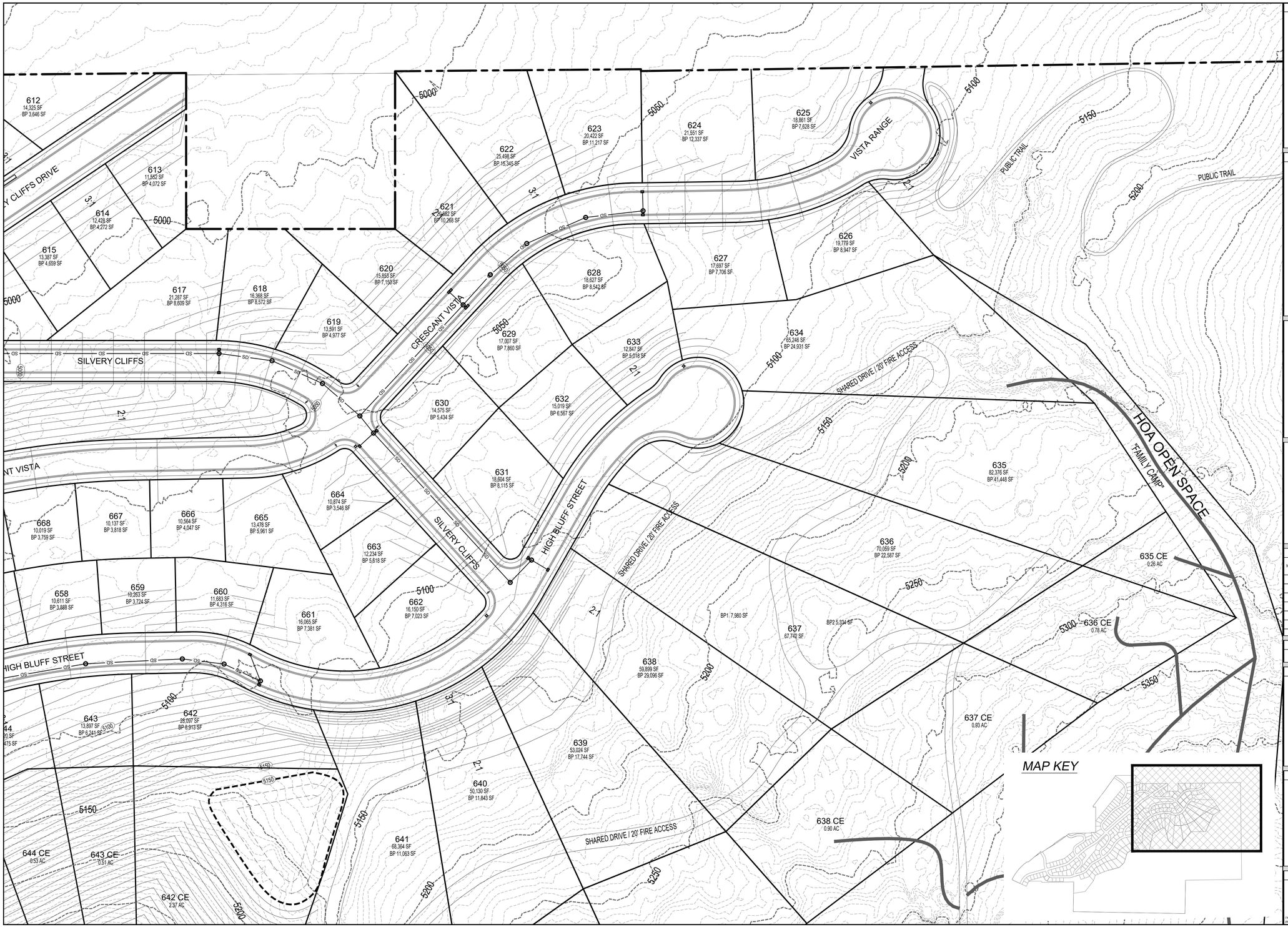
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.1

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

MAP KEY

SHEET NAME	SHEET NUMBER
GRADING	C3.2

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MAP KEY

SR 198

CARRAN

PARCEL E
HOA OPEN SPACE
0.32 AC

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

CITY PARCEL
0.08 AC

GREY STEEP RD

GREY CLIFFS DRIVE

ROCKY CRAG RD

501	16,232 SF	BP 8,329 SF
502	13,020 SF	BP 6,019 SF
503	16,274 SF	BP 8,445 SF
504	14,374 SF	BP 6,230 SF
505	11,470 SF	BP 5,302 SF
506	11,567 SF	BP 5,375 SF
528	15,069 SF	BP 7,892 SF
529	14,696 SF	BP 7,686 SF
530	13,940 SF	BP 7,145 SF
531	13,213 SF	BP 6,600 SF
532	12,465 SF	BP 6,055 SF
533	13,776 SF	BP 5,160 SF
417	10,000 SF	BP 3,600 SF
326	10,425 SF	BP 3,779 SF
325	10,112 SF	BP 3,914 SF
412	12,433 SF	BP 5,186 SF
324	14,519 SF	BP 7,393 SF
323	17,564 SF	BP 9,466 SF
411	11,583 SF	BP 4,674 SF
322	10,521 SF	BP 3,378 SF
321	12,[illegible] SF	BP [illegible] SF
410	17,000 SF	BP 8,232 SF
409	14,174 SF	BP 6,459 SF
408	15,511 SF	BP 8,157 SF
404	27,439 SF	BP 16,872
403	27,183 SF	BP 16,922 SF
402	19,925 SF	BP 11,473 SF
402 CE	0.29 AC	
401	19,479 SF	BP 10,212 SF
401 CE	0.62 AC	
307 CE	0.75 AC	
307	23,673 SF	BP 14,255 SF
306	22,476 SF	BP 11,185 SF
305	15,780 SF	BP 7,693 SF
308	12,860 SF	BP 5,292 SF
309	13,648 SF	BP 5,926 SF
310	13,205 SF	BP 6,108 SF
316	15,900 SF	BP 7,440 SF
317	21,290 SF	BP 10,867 SF
318	18,975 SF	BP 8,911 SF
319	14,570 SF	BP 7,287 SF
320	14,410 SF	BP 5,449 SF
327	17,799 SF	BP 6,256 SF
328	13,082 SF	BP 5,132 SF
329	17,803 SF	BP 8,544 SF
330	12,490 SF	BP 5,358 SF
331	10,204 SF	BP 4,329 SF
211	16,378 SF	BP 9,304 SF
210	13,698 SF	BP 6,381 SF
209	11,631 SF	BP 5,367 SF
208	11,332 SF	BP 4,802 SF
207	11,003 SF	BP 4,638 SF
206	11,285 SF	BP 5,209 SF
205	21,921 SF	BP 5,989 SF
204	12,641 SF	BP 4,083 SF
203	10,472 SF	BP 4,484 SF
202	12,643 SF	BP 5,881 SF
212	10,004 SF	BP 4,151 SF
213	13,858 SF	BP 5,304 SF
315	10,441 SF	BP 3,266 SF
314	17,028 SF	BP 8,360 SF
313	15,980 SF	BP 7,864 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 30 60 120 180
SCALE: 1"= 60'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. BERG
KENNETH BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.3

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH R. Berg 343602 CIVIL ENGINEERING 4/21/2022 PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.4*

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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cell (801) 616-1677

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SEAL

STATE OF UTAH — R. BERG — ENGINEERING — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

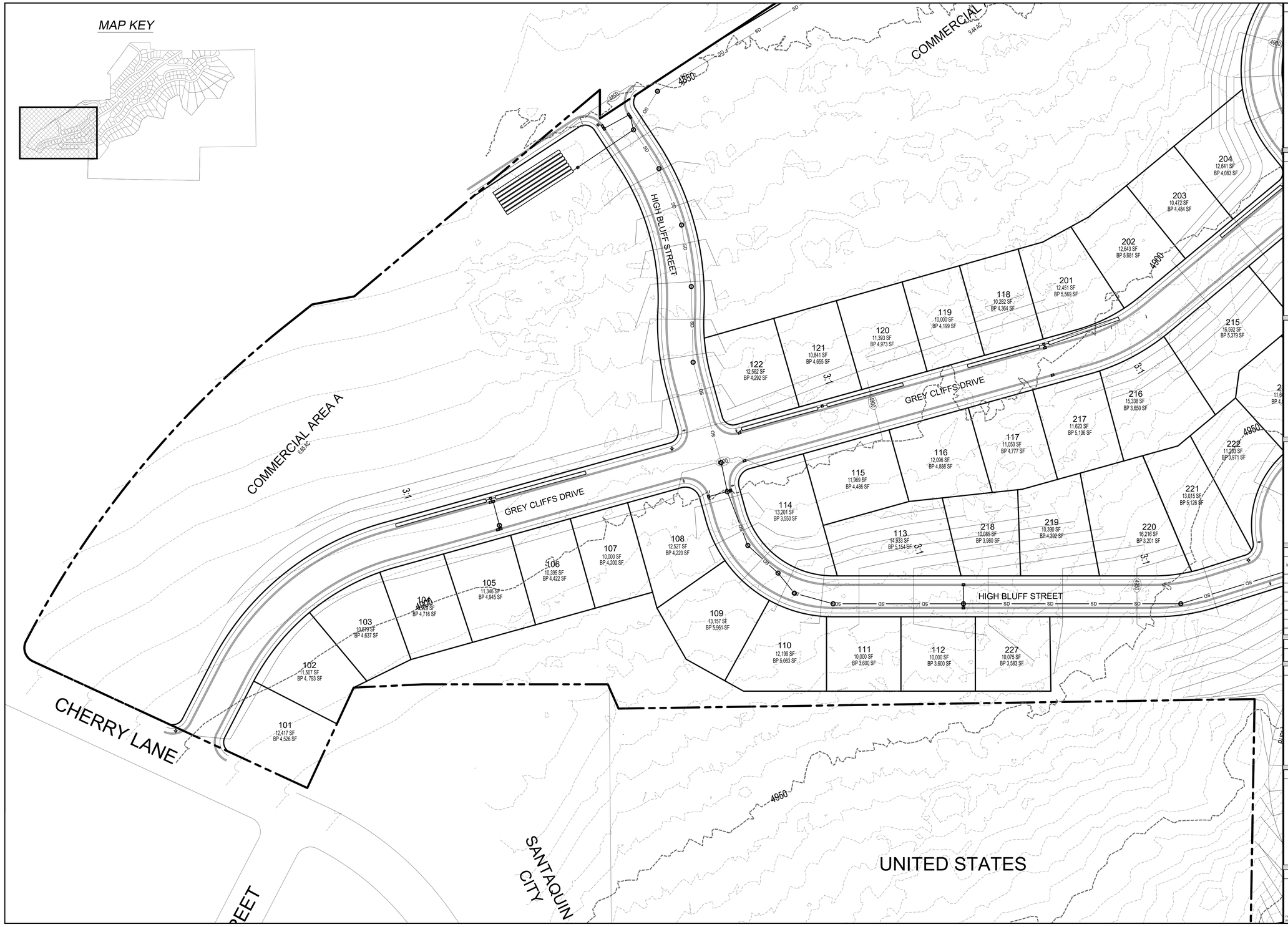
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.5*

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

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SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 7877817, REGISTERED, 4/21/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

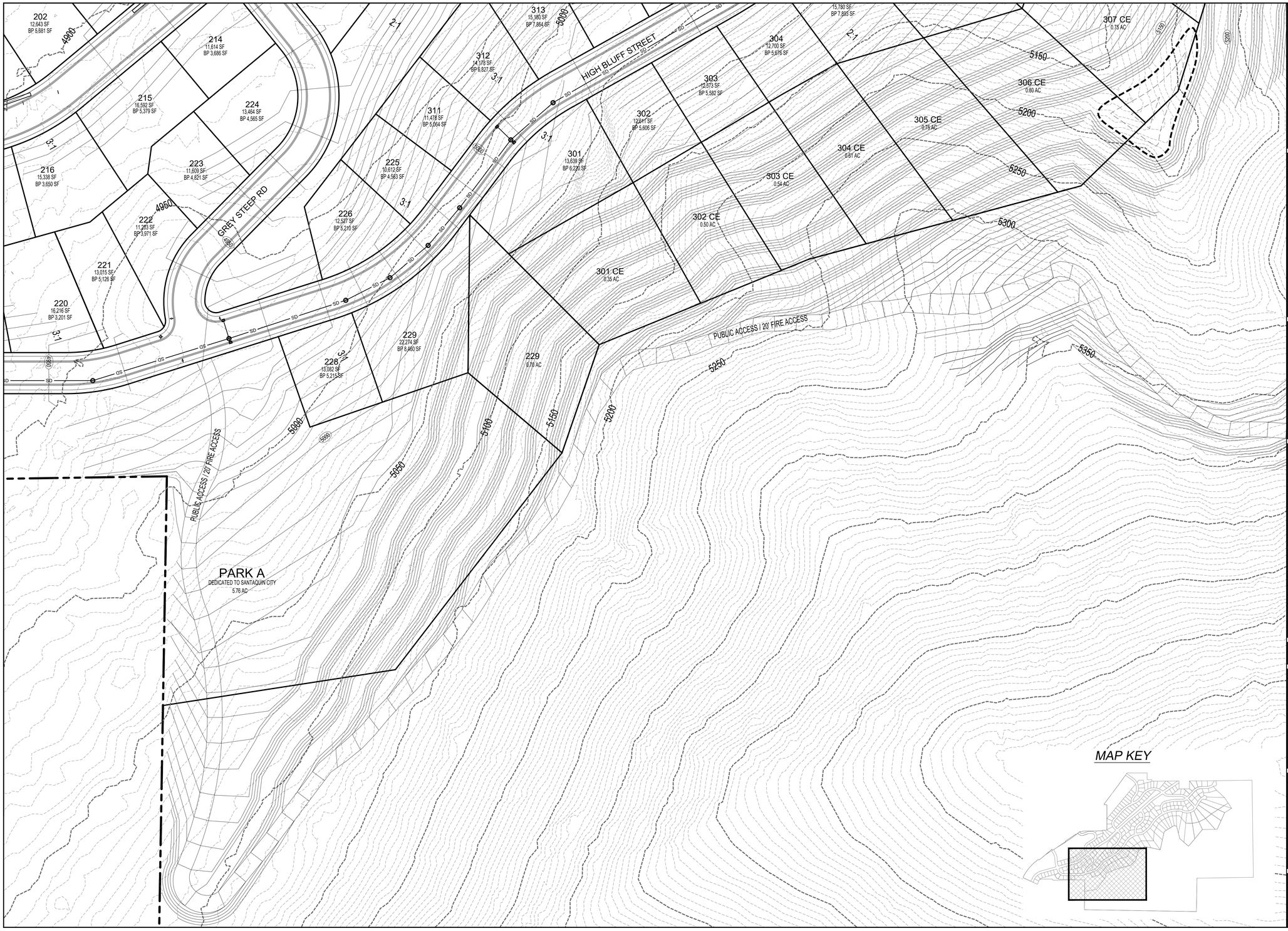
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.6*

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MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 343602 PROFESSIONAL ENGINEER 4/21/2022
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.7

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PRELIMINARY DEBRIS BASIN FOR DRAINAGE 1				
CMT PROJECT # 12330				
DESIGN VOLUME	1672 CY			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5160	595	0	0	0
5165	4014	11523	11523	427
5170	10163	35443	46965	1739
High Water Mark Elevation		5169.74	Design Vol	1672

Berm Width 15 feet
Side Slopes 3:1

PRELIMINARY DEBRIS BASIN FOR DRAINAGE 2				
CMT PROJECT # 12330				
DESIGN VOLUME	1525 CY			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5135	772	0	0	0
5140	4237	12523	12523	464
5145	10098	35838	48360	1791
High Water Mark Elevation		5144.00	Design Vol	1525

Berm Width 15 feet
Side Slopes 3:1

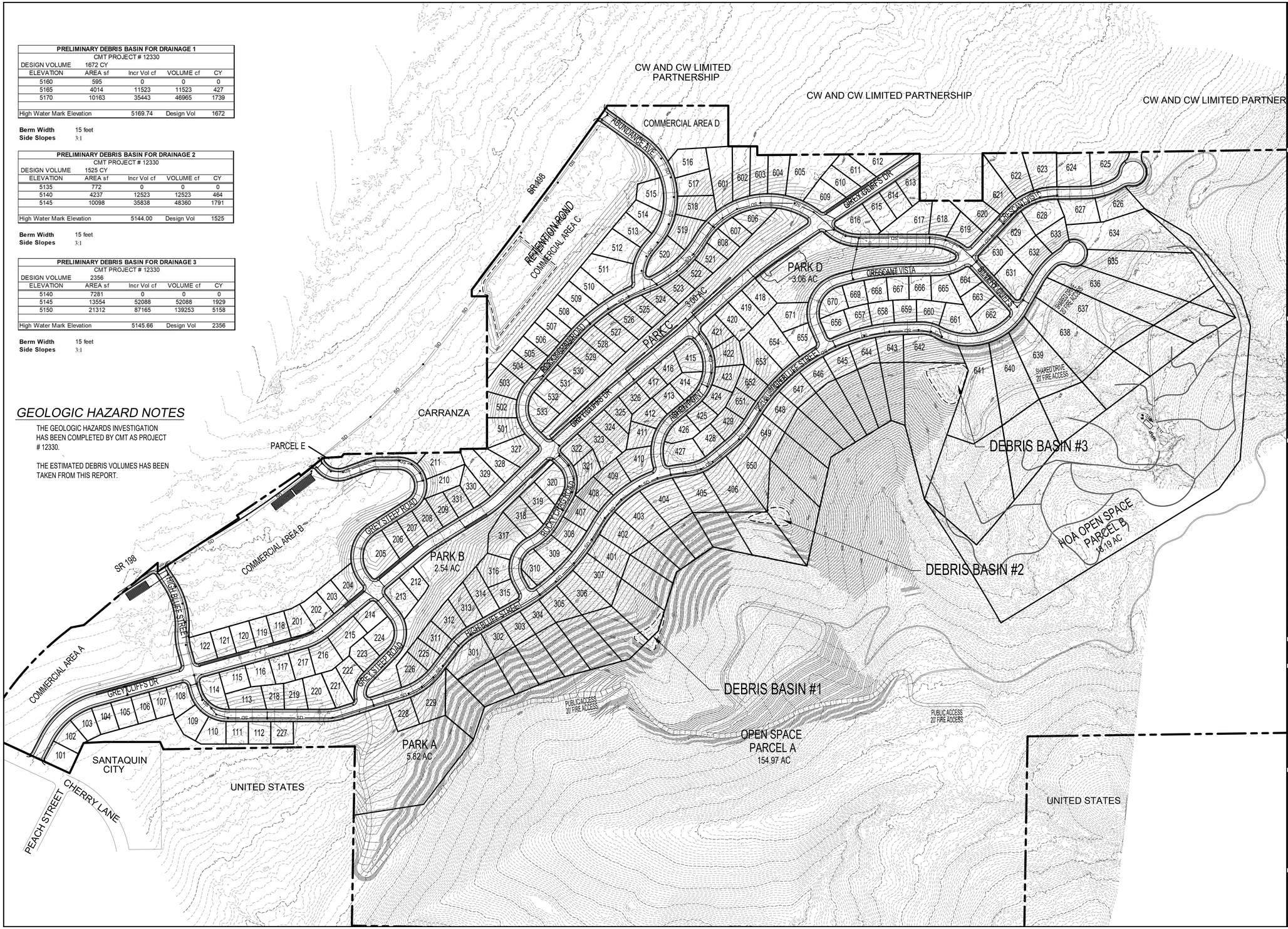
PRELIMINARY DEBRIS BASIN FOR DRAINAGE 3				
CMT PROJECT # 12330				
DESIGN VOLUME	2356			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5140	7281	0	0	0
5145	13554	52088	52088	1929
5150	21312	87165	139253	5158
High Water Mark Elevation		5145.66	Design Vol	2356

Berm Width 15 feet
Side Slopes 3:1

GEOLOGIC HAZARD NOTES

THE GEOLOGIC HAZARDS INVESTIGATION HAS BEEN COMPLETED BY CMT AS PROJECT # 12330.

THE ESTIMATED DEBRIS VOLUMES HAS BEEN TAKEN FROM THIS REPORT.



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 100 200 400 600
SCALE: 1"= 200'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
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SEAL: STATE OF UTAH — R. BERG — REGISTERED PROFESSIONAL ENGINEER — 4/21/2022 — 343602

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

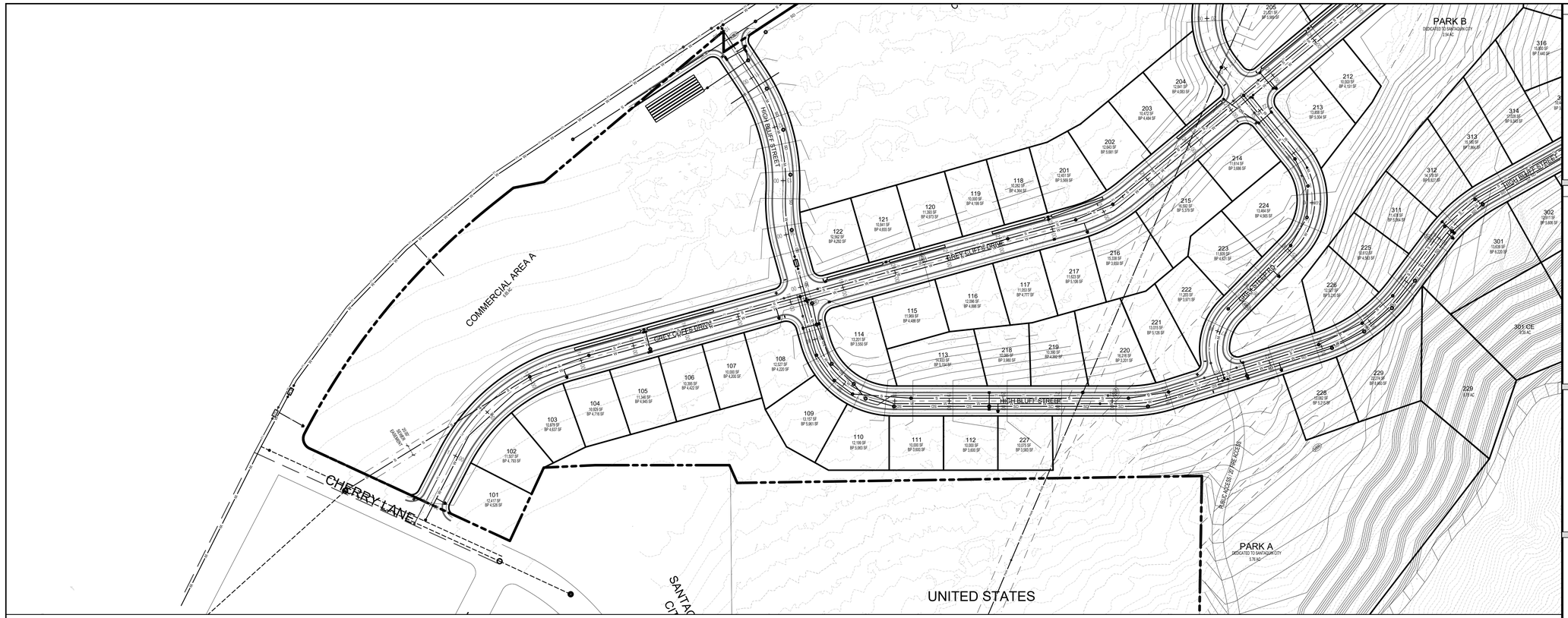
GreyCliffs ESTATES

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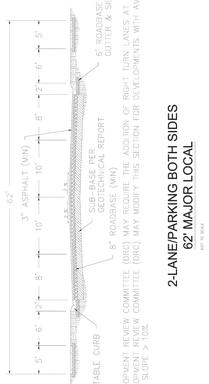
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.8*

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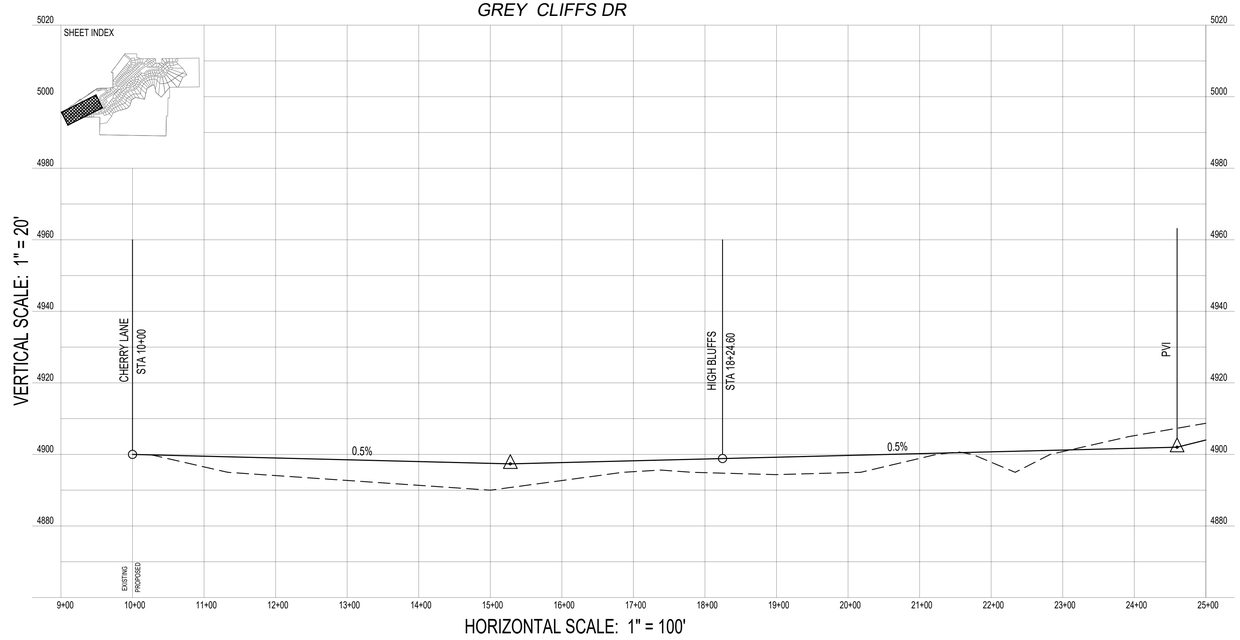


ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
NOT TO SCALE

GREY CLIFFS DR



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
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N

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SCALE: 1"= 100'

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STATE OF UTAH
R. BERG
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

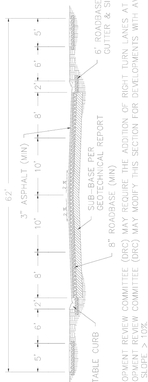
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.1

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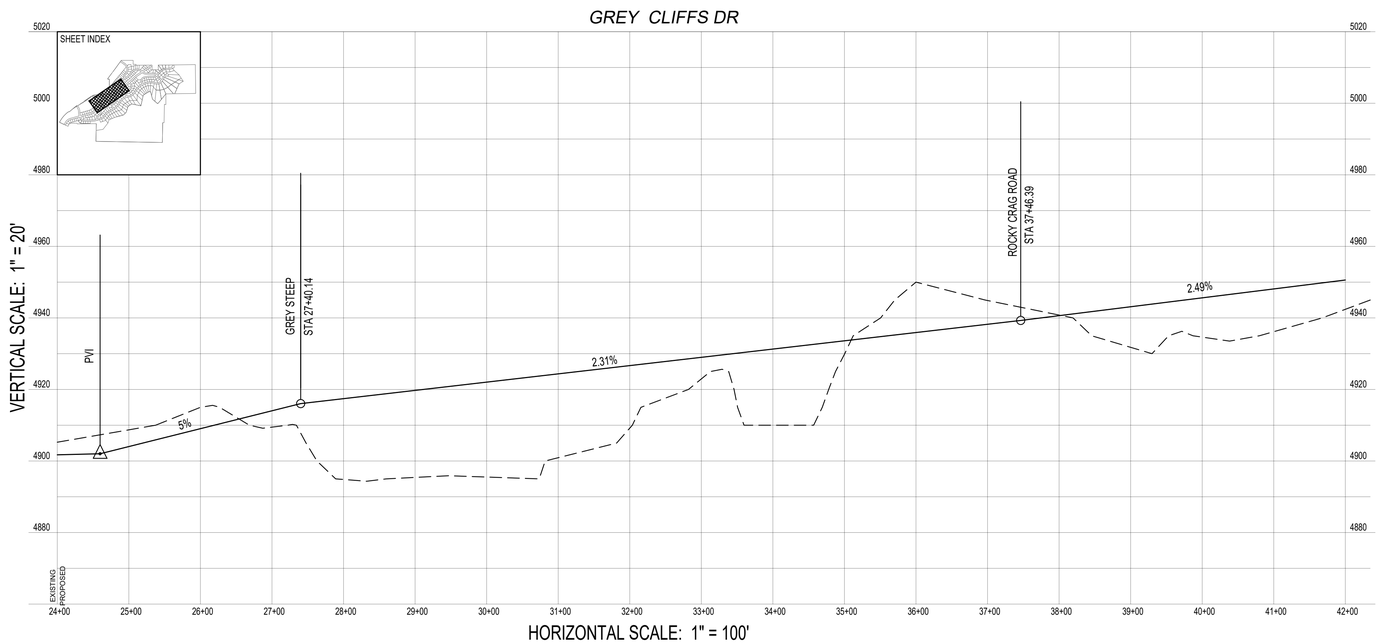


ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

GREY CLIFFS DR



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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SEAL

STATE OF UTAH
R. BERG
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

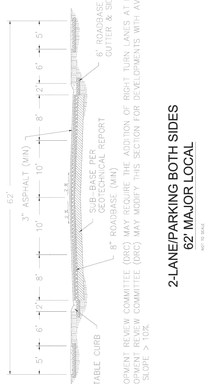
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.2

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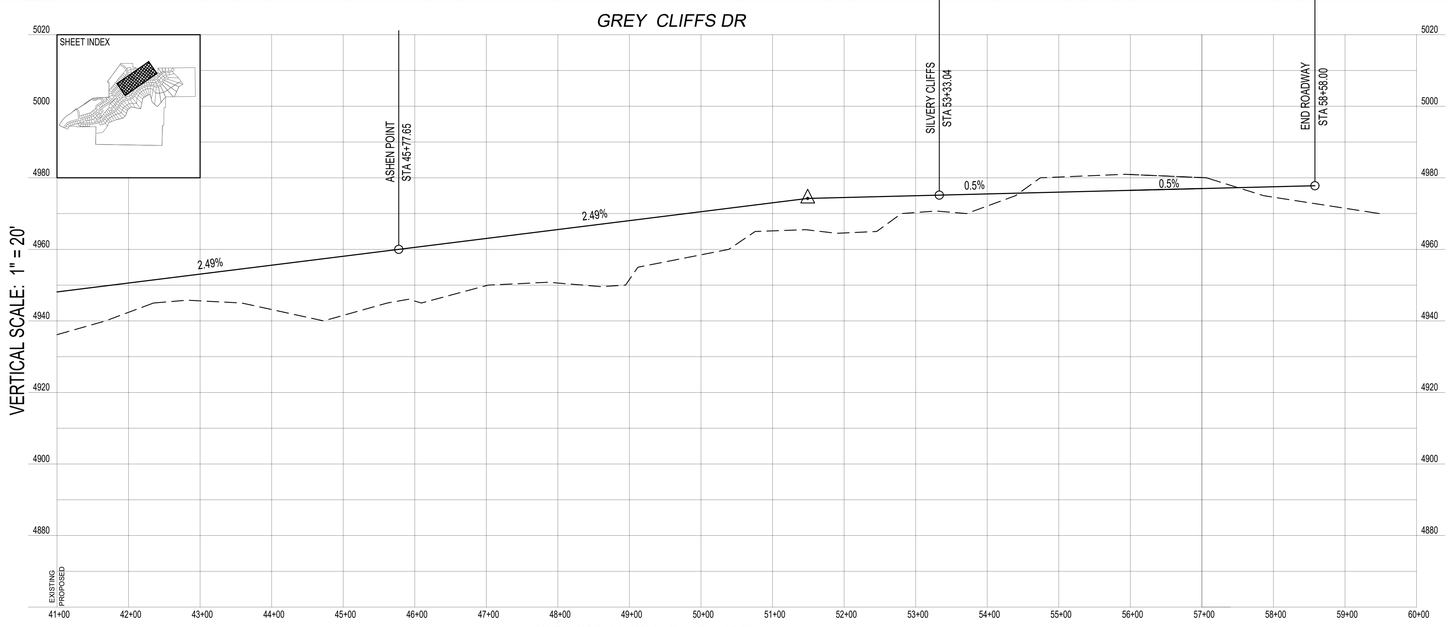
ROADWAY CROSS SECTION



NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE DAILY TRAFFIC (ADT) LESS THAN 2,000 VEHICLES.

2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

GREY CLIFFS DR



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

gerg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
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STATE OF UTAH — R. BERG — PROFESSIONAL ENGINEER
4/21/2022
343602

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

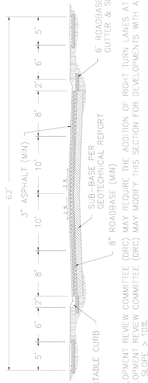
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.3

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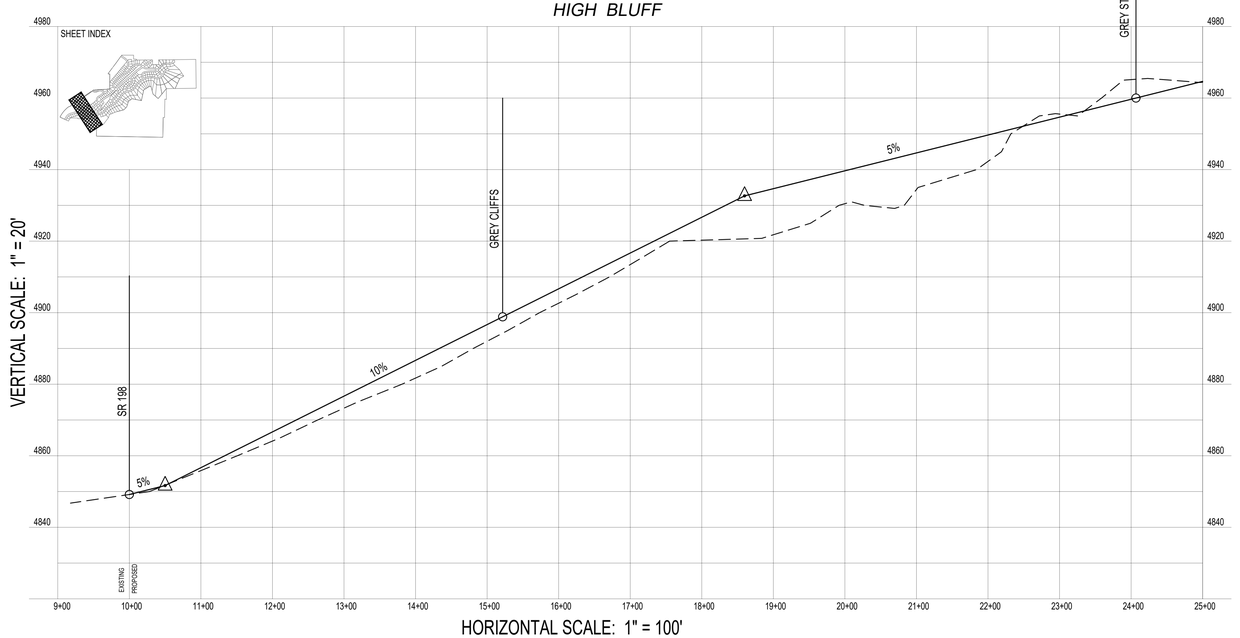
ROADWAY CROSS SECTION



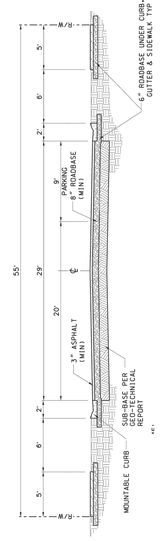
NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDING SIZES > 10K

2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

HIGH BLUFF



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 50 100 200 300
SCALE: 1"= 100'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 4/21/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

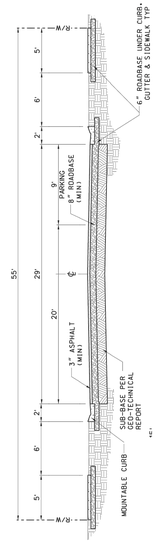
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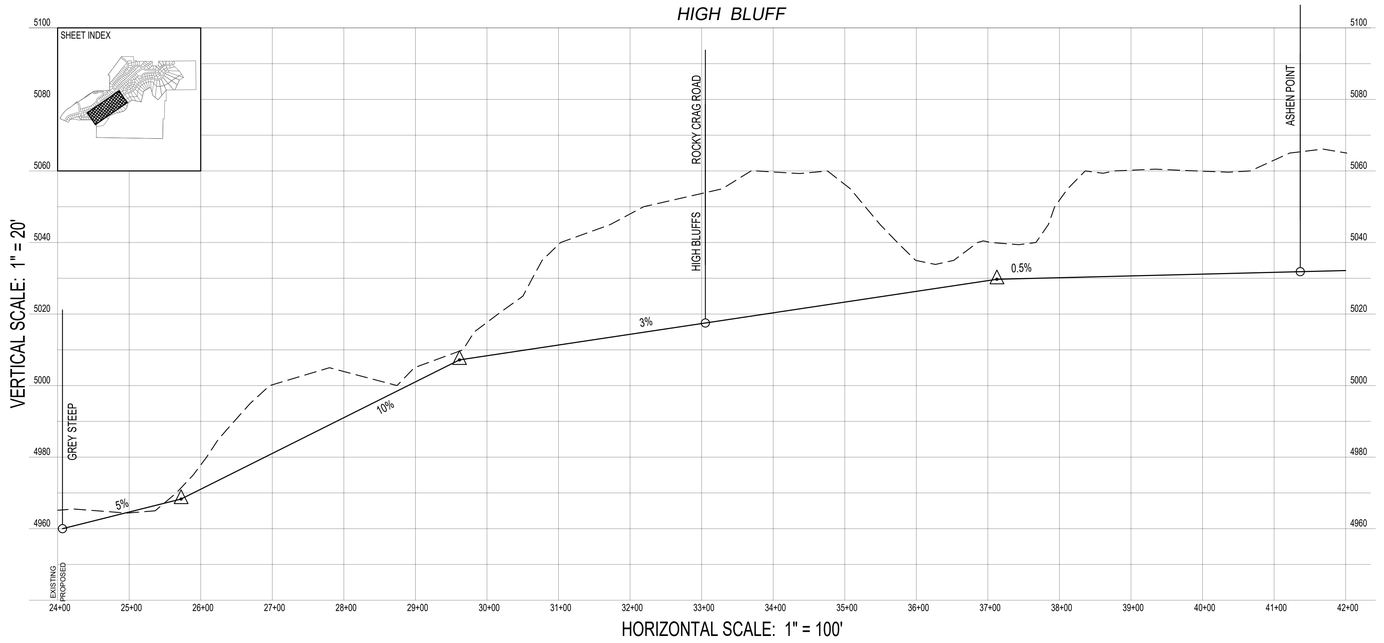
SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.1



ROADWAY CROSS SECTION



HIGH BLUFF



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
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REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH · R. Berg · REGISTERED 4/21/2022 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

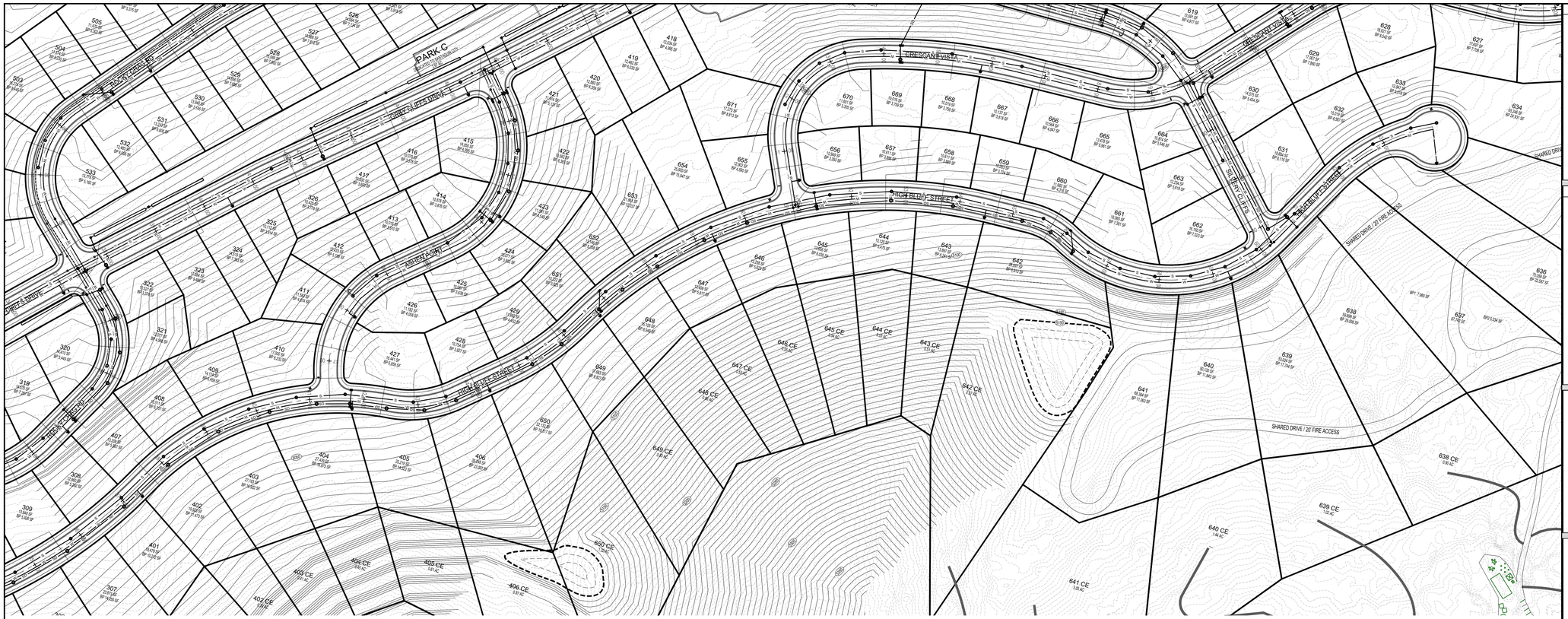
GreyCliffs ESTATES

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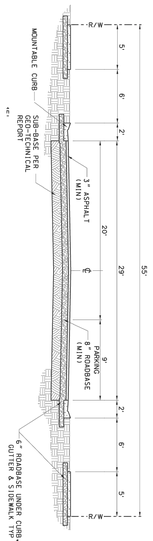
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.2

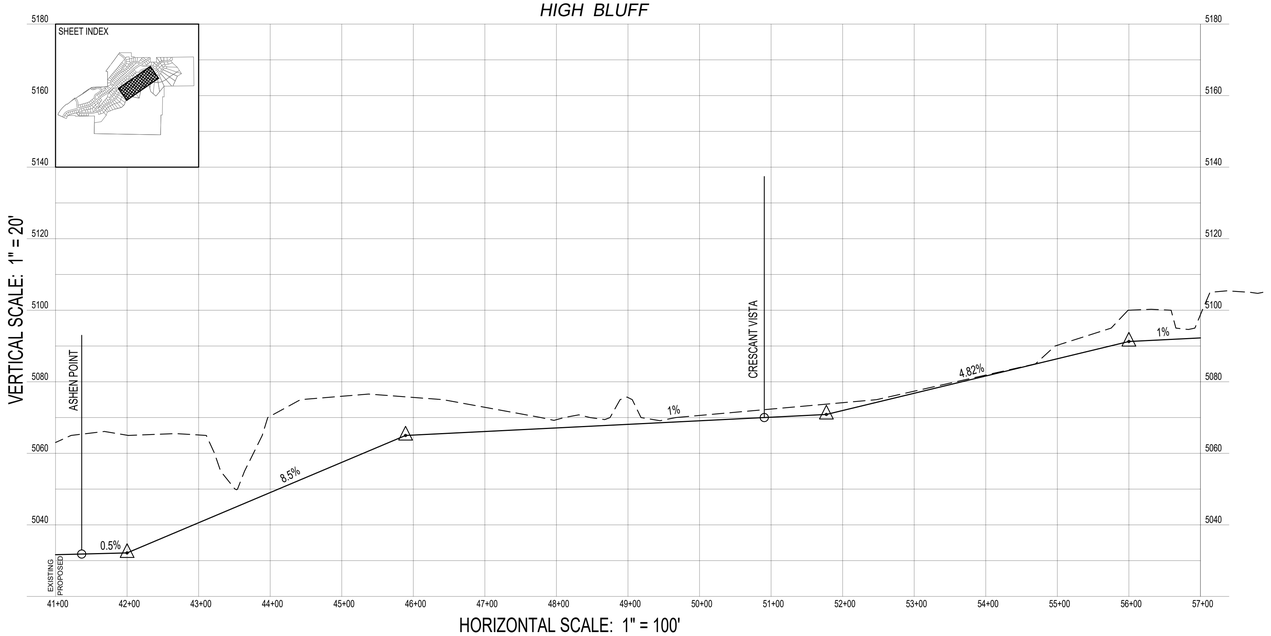
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ROADWAY CROSS SECTION



HIGH BLUFF



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

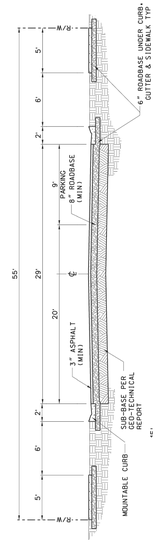
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.3*

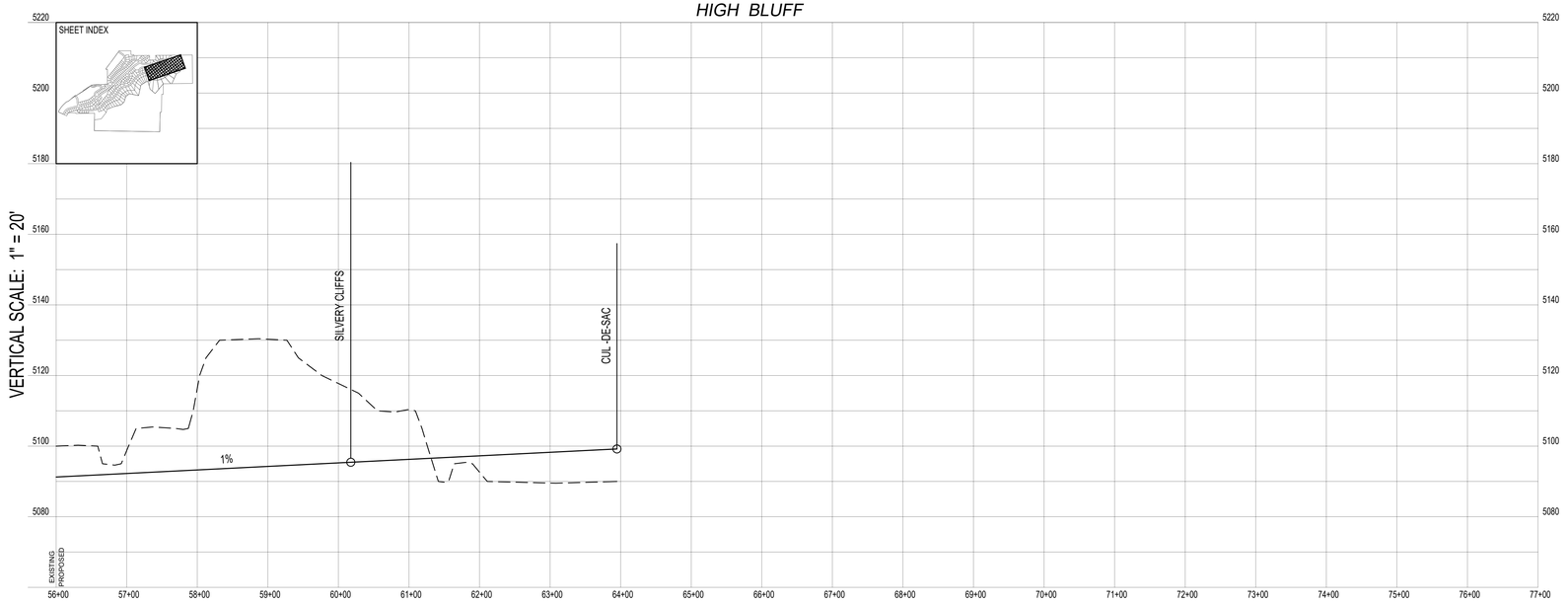
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ROADWAY CROSS SECTION



HIGH BLUFF



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg
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DESCRIPTION

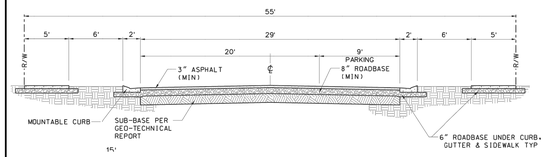
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.4

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ROADWAY CROSS SECTION



GREY STEEP



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
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STATE OF UTAH
R. BERG
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4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

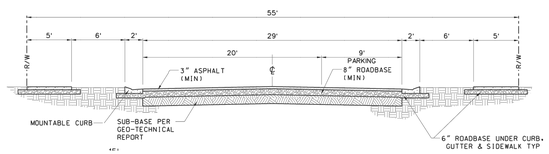
SHEET NAME	SHEET NUMBER
GREY STEEP	C6.1

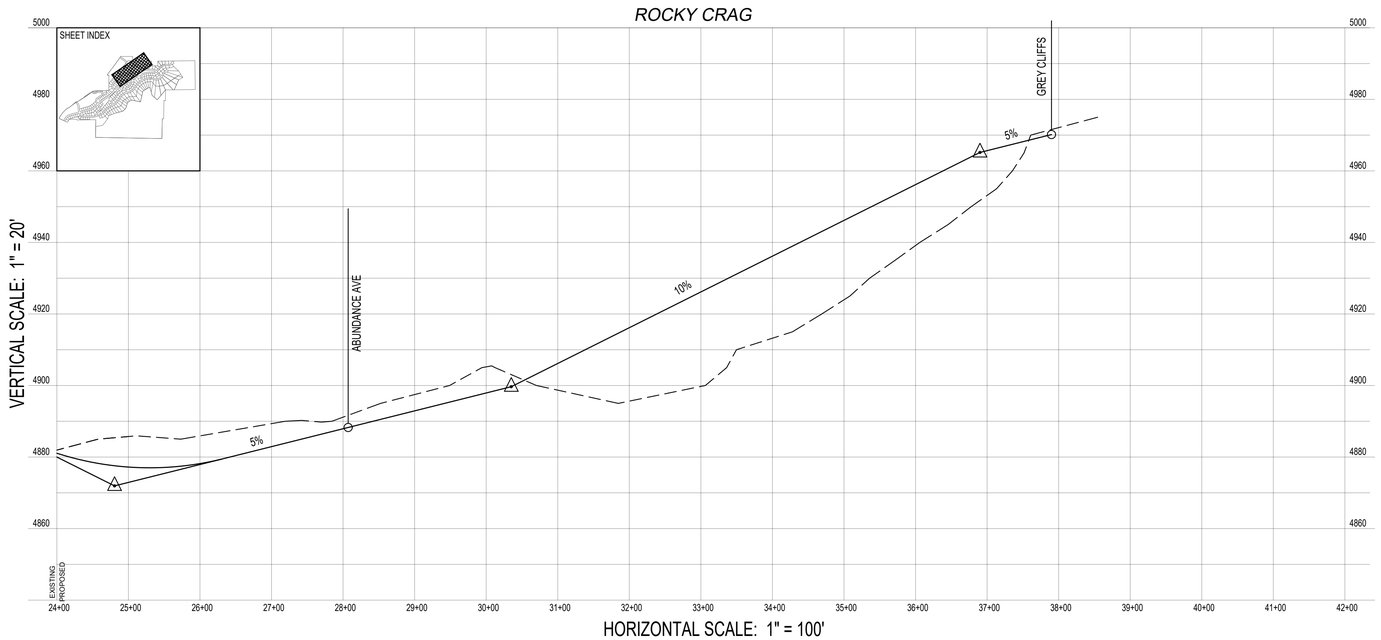
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PARK B
PARK C
COMMERCIAL AREA C
COMMERCIAL AREA D
TRAIL HEAD
TRAIL HEAD
TRAIL HEAD



ROADWAY CROSS SECTION





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

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N

0 50 100 200 300

SCALE: 1"= 100'

berg
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

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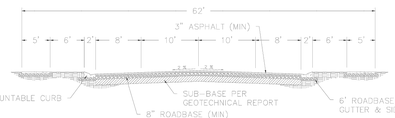
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ROCKY CRAG	*C7.2*

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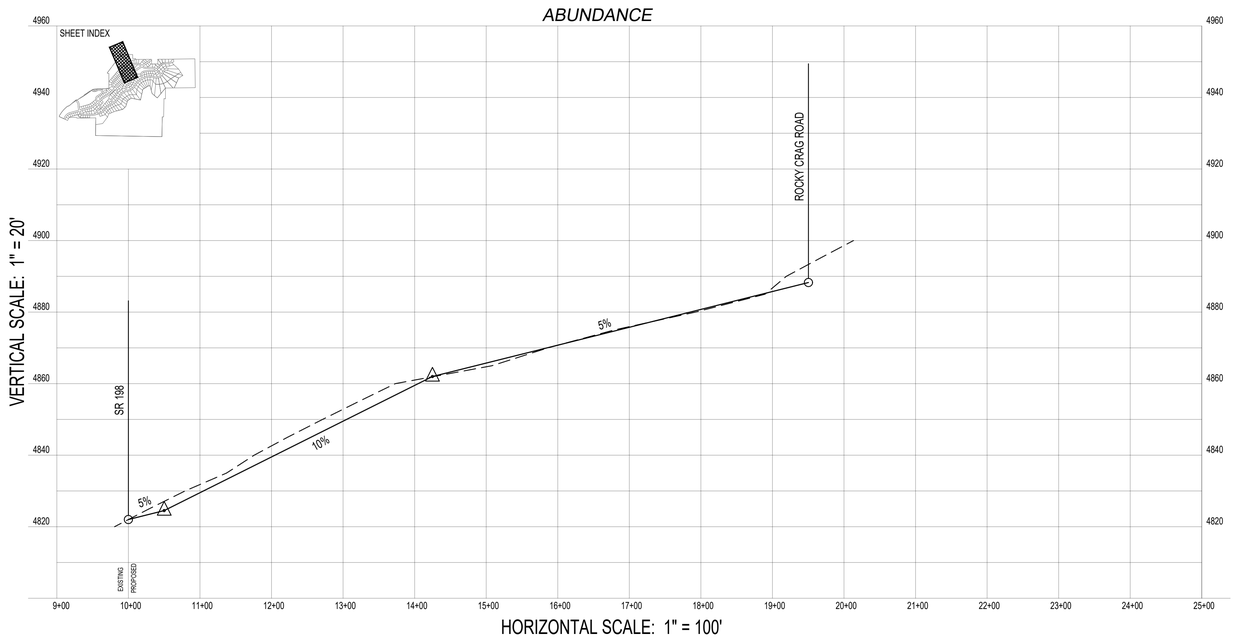


ROADWAY CROSS SECTION



NOTES:
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2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%

ABUNDANCE



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg
CIVIL ENGINEERING
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cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED, 4/21/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

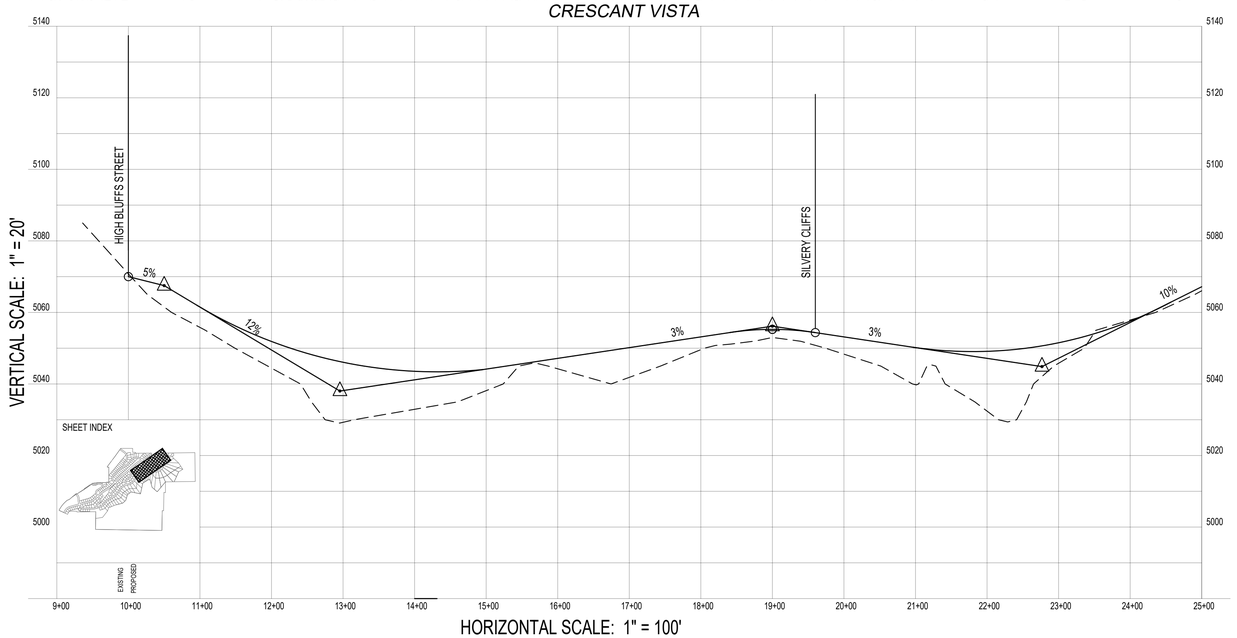
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
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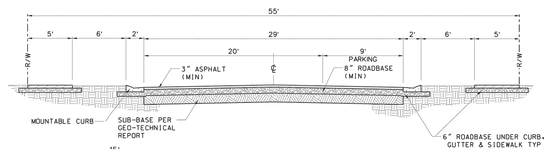
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OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC
COMMERCIAL AREA C
BLACK C
HIGH BLUFFS DRIVE
HIGH BLUFFS CIRCLE
HIGH BLUFFS CIRCLE
HIGH BLUFFS CIRCL





ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

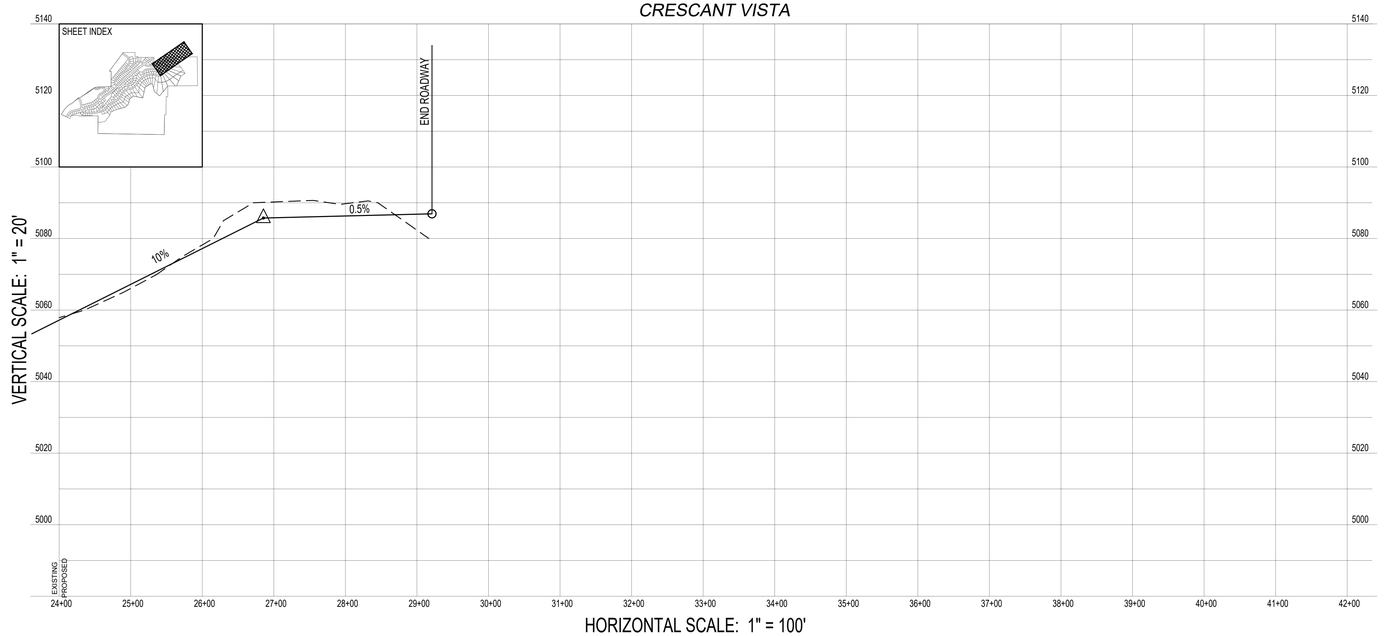
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CRESCANT VISTA	C10.1

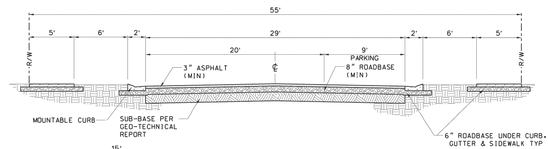
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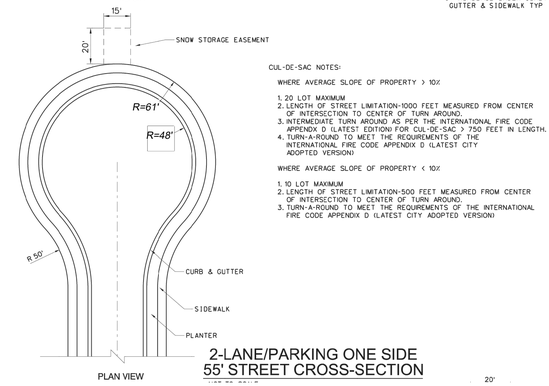


CRESCANT VISTA



ROADWAY CROSS SECTION





CUL-DE-SAC NOTES:

WHERE AVERAGE SLOPE OF PROPERTY > 10%

1. 20 LOT MAXIMUM
2. LENGTH OF STREET LIMITATION-1000 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. INTERMEDIATE TURN AROUND AS PER THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST EDITION) FOR CUL-DE-SAC > 750 FEET IN LENGTH.
4. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)

WHERE AVERAGE SLOPE OF PROPERTY < 10%

1. 10 LOT MAXIMUM
2. LENGTH OF STREET LIMITATION-500 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)

2-LANE/PARKING ONE SIDE
55' STREET CROSS-SECTION

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

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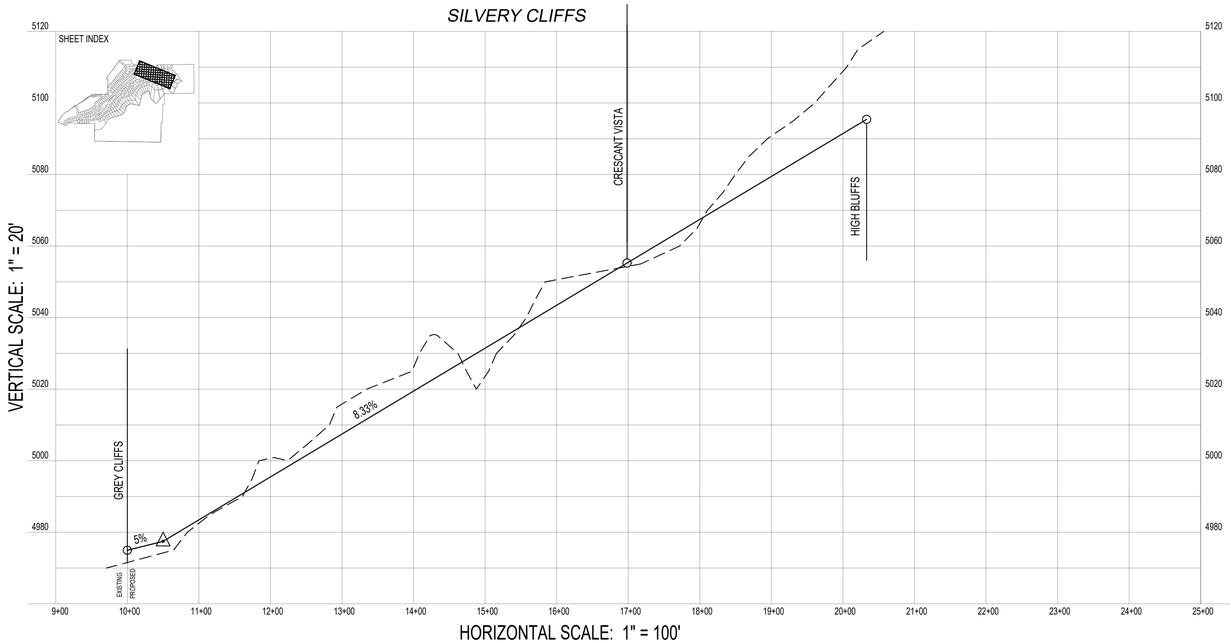
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CRESCANT VISTA	C10.2

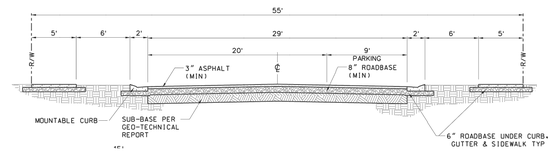
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SILVERY CLIFFS



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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cell (801) 616-1677

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PROFESSIONAL ENGINEER

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GreyCliffs ESTATES

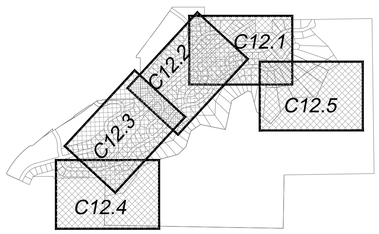
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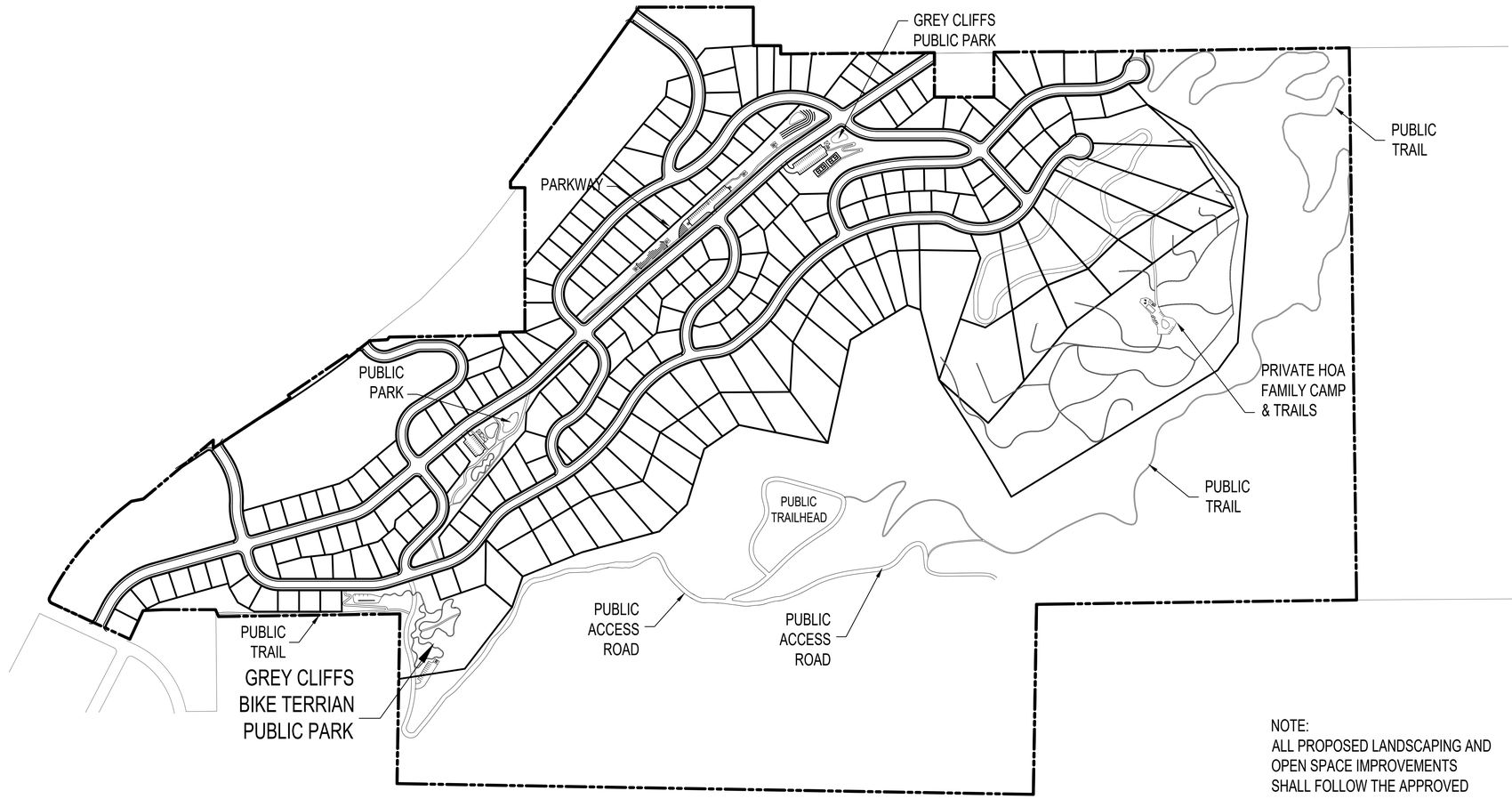
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	C11.1

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MAP KEY





NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 150 300 600 900
SCALE: 1"= 300'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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REGISTERED PROFESSIONAL ENGINEER
SIGNED 4/21/2022
SEAL NO. 343892
DATE

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
AMENITIES	*C12.0*

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602
18,191 SF
BP 10,241 SF

603
15,173 SF
BP 7,142 SF

604
15,754 SF
BP 8,412 SF

605
29,670 SF
BP 11,548 SF

606
11,901 SF
BP 2,981 SF

607
10,002 SF
BP 4,180 SF

609
14,992 SF
BP 5,908 SF

610
12,004 SF
BP 5,249 SF

611
13,929 SF
BP 6,496 SF

612
14,325 SF
BP 3,646 SF

613
11,552 SF
BP 4,072 SF

614
12,428 SF
BP 4,272 SF

615
13,387 SF
BP 4,659 SF

616
16,580 SF
BP 5,888 SF

617
21,287 SF
BP 8,609 SF

618
16,368 SF
BP 8,572 SF

619
13,591 SF
BP 4,977 SF

620
15,853 SF
BP 7,150 SF

GREY CLIFFS DRIVE

SILVERY CLIFFS

CRESCANT VISTA

HIGH BLUFF STREET

PARK D
DEDICATED TO SANTAQUIN CITY
3.06 AC

418
12,034 SF
BP 4,995 SF

419
12,482 SF
BP 6,030 SF

420
883 SF
6,359 SF

671
17,275 SF
BP 8,813 SF

655
12,902 SF
BP 4,590 SF

656
10,949 SF
BP 3,393 SF

657
10,611 SF
BP 3,888 SF

658
10,611 SF
BP 3,888 SF

659
10,263 SF
BP 3,724 SF

660
11,683 SF
BP 4,316 SF

661
16,065 SF
BP 7,381 SF

663
12,234 SF
BP 5,618 SF

664
10,874 SF
BP 3,546 SF

665
13,478 SF
BP 5,961 SF

666
10,564 SF
BP 4,047 SF

667
10,137 SF
BP 3,818 SF

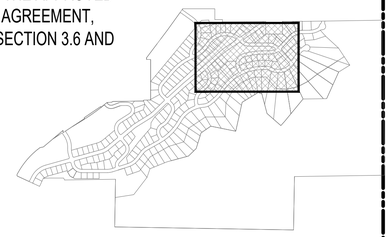
668
10,019 SF
BP 3,759 SF

669
10,019 SF
BP 3,759 SF

670
11,601 SF
BP 3,305 SF

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

THIS PLAN IS INCOMPLETE AND NOT READY FOR FINAL REVIEW. IT IS FOR PRELIMINARY PURPOSES ONLY.
BENJAMIN R. BERG
STATE OF UTAH
SENIOR PROJECT MANAGER
SIGNED 4/20/2022
DATE 340992
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

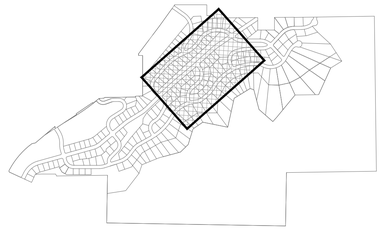
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
LOWER TRAILHEAD	*C12.1*

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NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

THIS SHEET HAS BEEN COMPLETED AND RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW ONLY. NOT FOR CONSTRUCTION OR RECORDATION PURPOSES. IT IS NOT TO BE USED FOR BIDDING OR PERMIT PURPOSES.
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SEAL NO. 343698
DATE 4/21/2022

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

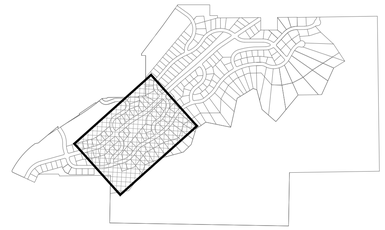
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
MIDDLE TRAILHEAD	*C12.2*

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NOTE:
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MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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REGISTERED R. 4/21/2022
SEAL NO. 343662
DATE

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

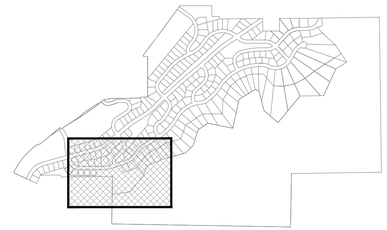
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CLIFF TRAILHEAD	C12.3

city drawings\civil\2021\grey cliffs\preliminary plan\grey_pre-D-amenities.dwg



MAP KEY



NOTE:
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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	*C12.4*

BP 29,096 SF

637 CE
0.93 AC

638 CE
0.90 AC

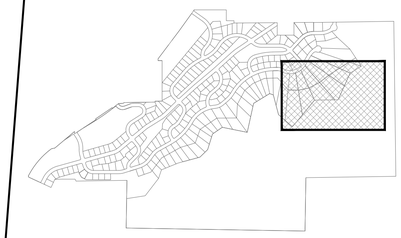
D DRIVE / 20' FIRE ACCESS

639 CE
1.02 AC

HOA OPEN SPACE
PARCEL B
"FAMILY CAMP"
792,228 SF
18.19 AC

PUBLIC TRAIL

MAP KEY



NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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THIS ENGINEERING WORK IS INCOMPLETE AND UNRELEASED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED BY THE ENGINEER. ANY USE OF THESE PLANS FOR CONSTRUCTION PURPOSES PRIOR TO THIS RELEASE IS AT THE SOLE RISK OF THE USER AND THE USER AGREES TO INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PREMATURE USE OF THESE PLANS.
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
JOSEPH R. BERG
4/21/2022
SIGNED 343992
DATE

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

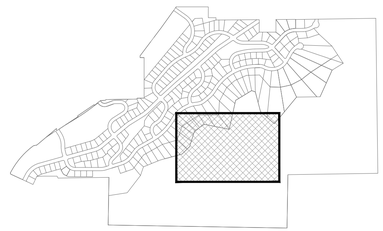
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HOA FAMILY CAMP	*C12.5*

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NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY



OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC

PUBLIC ACCESS / 20' FIRE ACCESS

PUBLIC TRAIL

PUBLIC ACCESS / 20' FIRE ACCESS

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

THIS PLAN IS INCOMPLETE AND RELEASED PRELIMINARILY FOR INTERIM REVIEW PURPOSES ONLY AND NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. IT WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF
KEITH R. BERG
SIGNATURE NO. 340992
DATE 4/21/2022
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

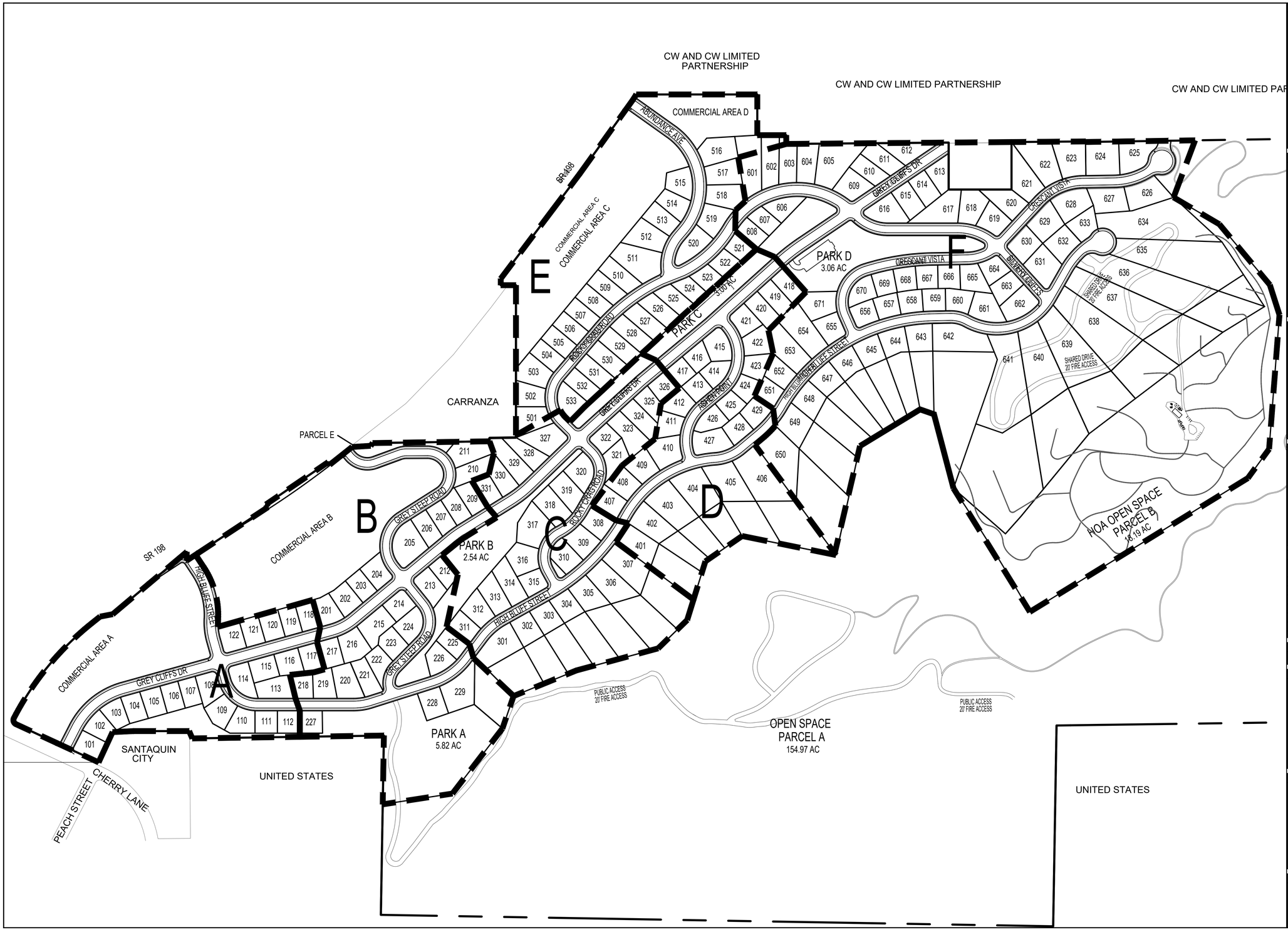
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PUBLIC TRAILHEAD	*C12.6*

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

SCALE: 1"= 200'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH R. BERG 343602 4/21/2022 PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	*C13*

FENCING LEGEND

- MASONRY / CONC (6 FT)
- VINYL (6 FT)
- SPLIT RAIL (3 FT)
- EXIST AGRICULTURAL (8 FT) (TO BE RELOCATED AS NEEDED)

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PAR

COMMERCIAL AREA D

ABUNDANCE AVE

SR-6498

COMMERCIAL AREA C

COMMERCIAL AREA C

ROCKY CRAGS ROAD

GREY CLIFFS DR

GREY CLIFFS DR

PARK C
3.00 AC

PARK D
3.06 AC

CRESCANT VISTA

CRESCANT VISTA

SILVERTIP CLIFFS

GREY CLIFFS DR

HIGH BLUFF STREET

ROSEMONT POINT

SHARED DRIVE 20' FIRE ACCESS

SHARED DRIVE 20' FIRE ACCESS

CARRANZA

PARCEL E

COMMERCIAL AREA B

SR 198

HIGH BLUFF STREET

GREY STEEP ROAD

GREY STEEP ROAD

ROCKY CRAGS ROAD

PARK B
2.54 AC

HIGH BLUFF STREET

HOA OPEN SPACE PARCEL B
16.19 AC

COMMERCIAL AREA A

GREY CLIFFS DR

PUBLIC ACCESS 20' FIRE ACCESS

PUBLIC ACCESS 20' FIRE ACCESS

PARK A
5.82 AC

OPEN SPACE PARCEL A
154.97 AC

SANTAQUIN CITY

UNITED STATES

UNITED STATES

PEACH STREET

CHERRY LANE

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 100 200 400 600
SCALE: 1"= 200'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH R. BERG 4/21/2022 343602 PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

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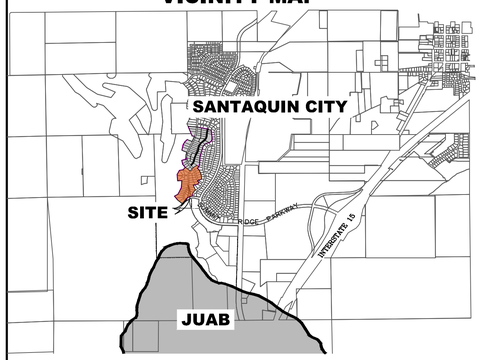
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL FENCING PLAN	*C14*

The Vistas West @ Summit Ridge
PHASE '1'
April 22

Santaquin, Utah County, Utah

VICINITY MAP



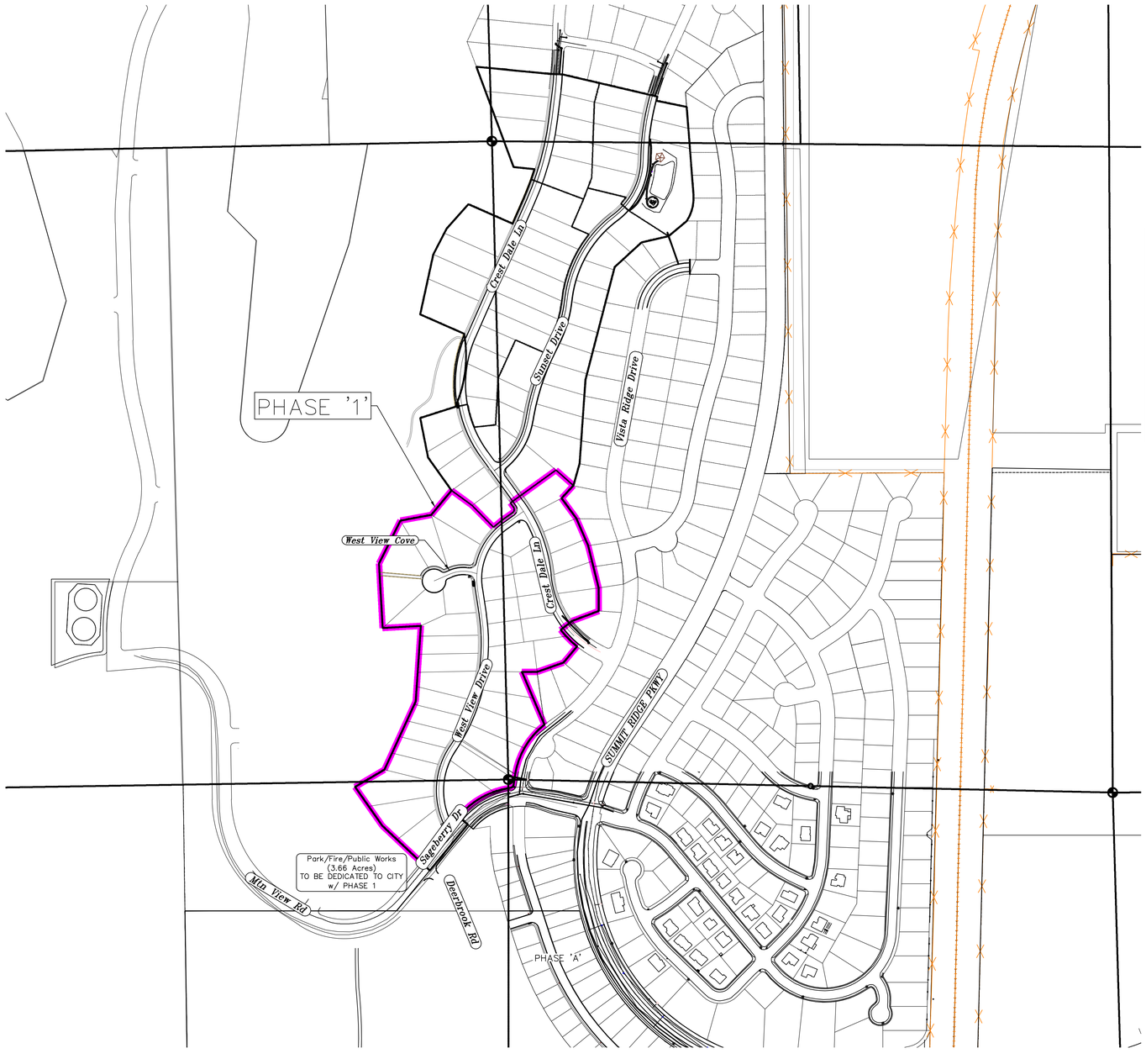
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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 / dua
NUMBER OF LOTS	42 LOTS

PROJECT DEVELOPER
David Simpson
| 801-376-1966 |
Woodspringsc@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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
PH–01	PHASE PLANS
PLAT	PLAT SHEETS
UP–01–2	SITE & UTILITY PLANS
GR–01–3	GRADING PLANS
PP–01–6	PLAN & PROFILE SHEETS
EC–01	EROSION CONTROL PLAN
EC–02	EROSION CONTROL DETAILS
DT–01–02	TYPICAL DETAILS

NOTES:

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

NOTES TO CONTRACTOR:

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

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

NORTH

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



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:4.19.2022
PROJECT #

REVISIONS:
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3

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

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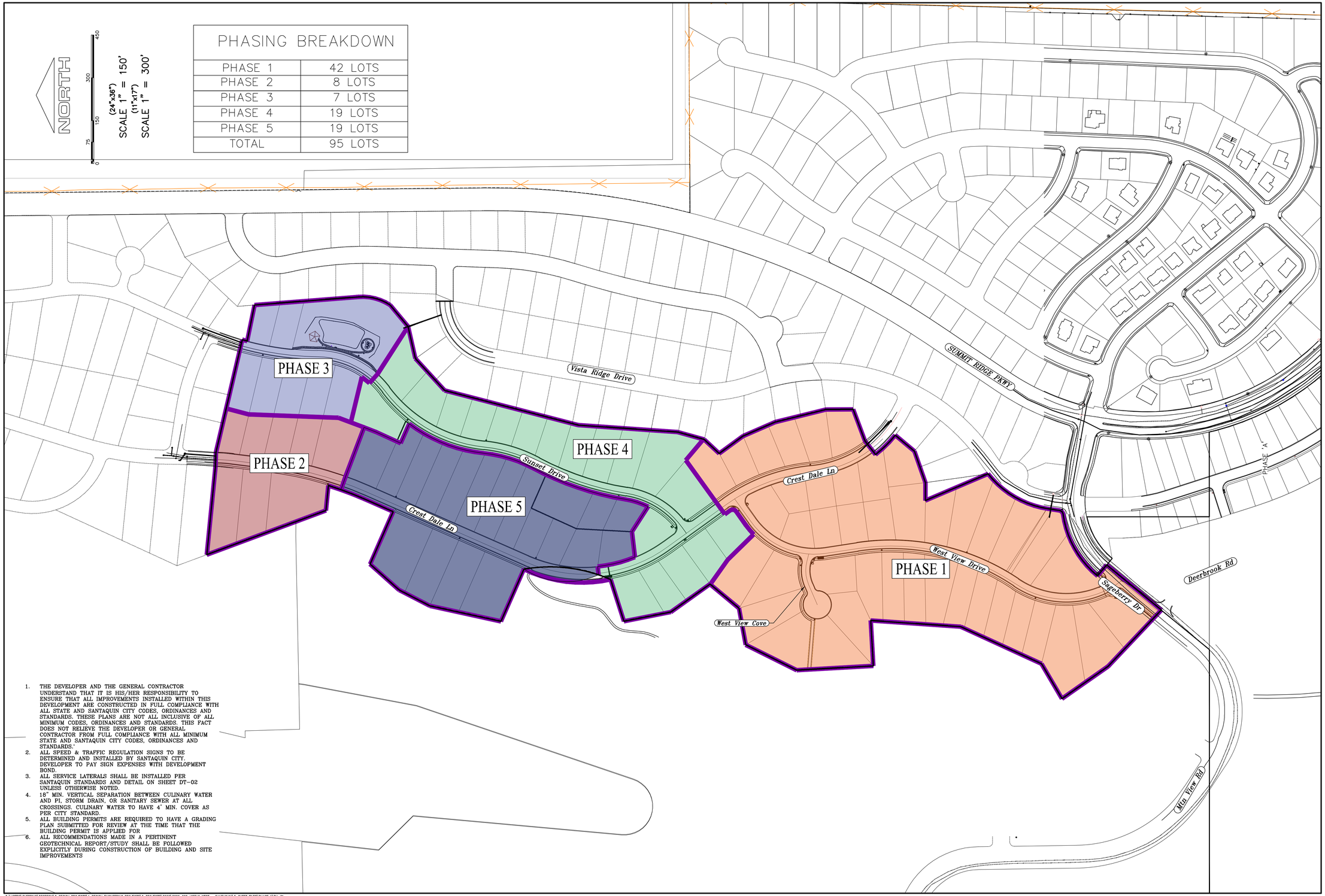
NORTH

0 75 150 300 450

(24"x36") SCALE 1" = 150'

(11"x17") SCALE 1" = 300'

PHASING BREAKDOWN	
PHASE 1	42 LOTS
PHASE 2	8 LOTS
PHASE 3	7 LOTS
PHASE 4	19 LOTS
PHASE 5	19 LOTS
TOTAL	95 LOTS



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

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 1\PH-01

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

PROFESSIONAL ENGINEER — STATE OF UTAH — 187703 — Daniel L. Imlay — P.E.L.S.

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:4.19.2022
PROJECT #

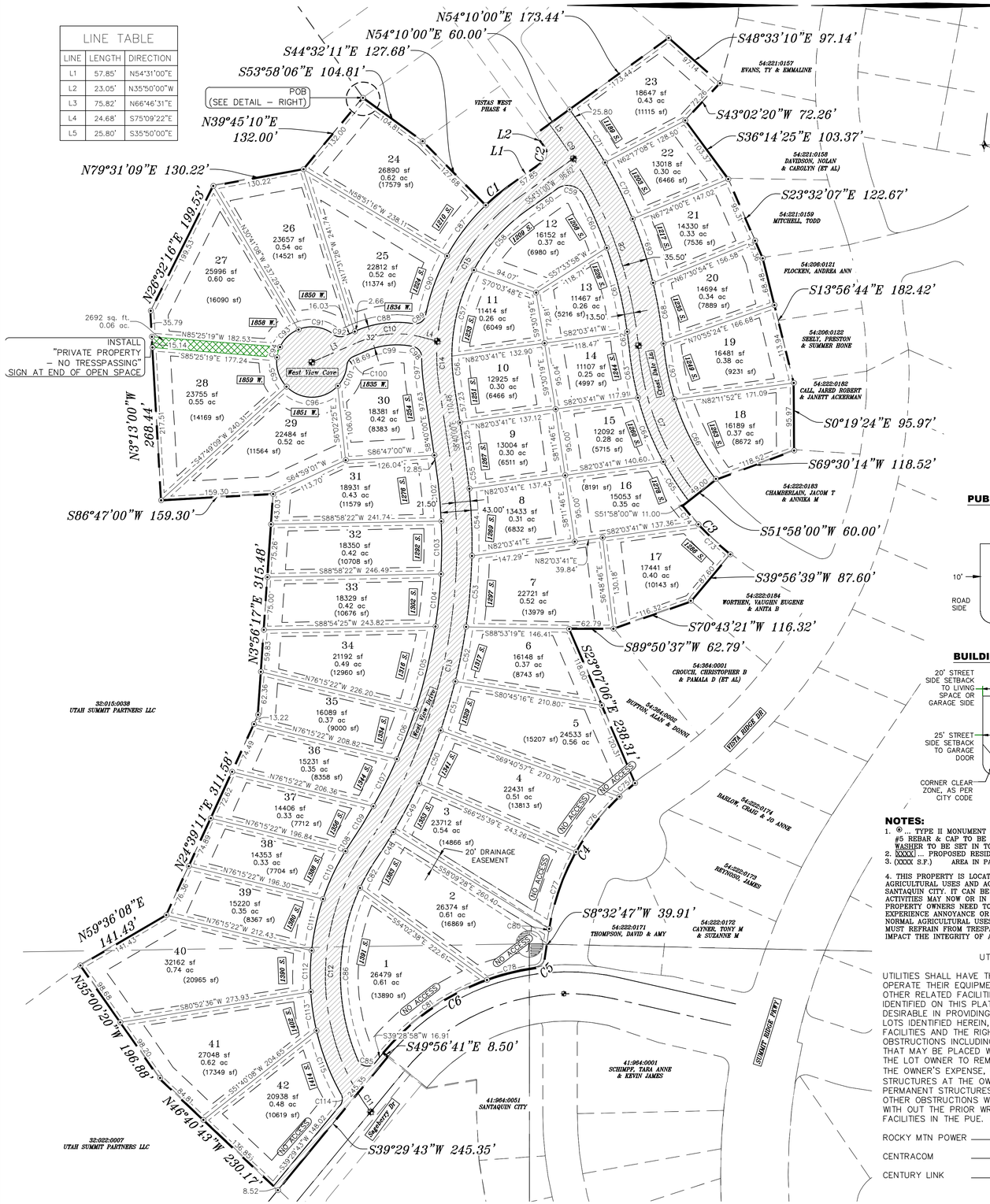
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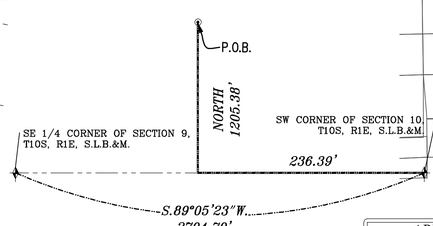
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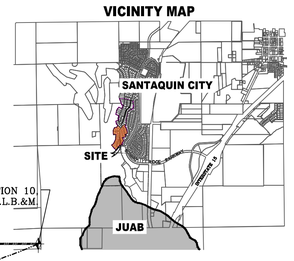
SHEET NAME: PHASE PLAN
SHEET: PH-01

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

LINE TABLE		
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 / dua
NUMBER OF LOTS	42 LOTS

PROJECT DEVELOPER

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

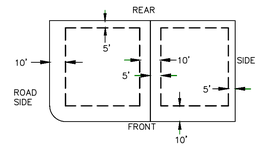
PROJECT ENGINEER & SURVEYOR

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

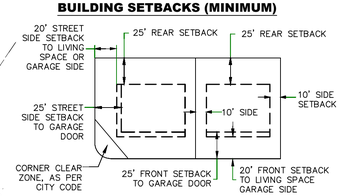
LEGEND

- 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)

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.
2. [XXXX] ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

UTILITIES APPROVAL

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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____

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, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

0 40 80 160 240

(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- _____

SHEET 1 of 2

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 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, N 54° 10' 00" E FOR A DISTANCE OF 173.44 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 95.97 FEET TO A POINT ON A LINE.
THENCE, S 69° 30' 14" W FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE.
THENCE, S 51° 58' 00" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
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 S 44° 29' 39" E FOR A DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 39° 56' 39" W FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE.
THENCE, S 70° 43' 21" W FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE.
THENCE, S 89° 50' 37" W FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE.
THENCE, S 22° 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" W 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, N 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' 16" E FOR A DISTANCE OF 199.53 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 A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING

CONTAINING 20.50 ACRES OF LAND AND 42 LOTS

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

_____ 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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

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

ENGINEER (See Seal Below)

ATTEST_____ CLERK-RECORDER (See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

_____ UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

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

This form approved by Utah County and the municipalities therein.

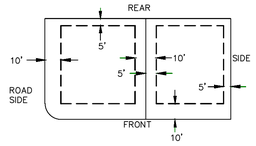
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

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	3°13'13"
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'	S2°10'58"E	12°58'06"
C15	241.02'	275.00'	233.38'	S29°24'33"W	50°12'55"
C47	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C48	45.57'	801.50'	45.56'	S32°14'49"W	3°15'27"
C49	78.06'	801.50'	78.03'	S27°49'41"W	5°34'49"
C50	81.28'	801.50'	81.24'	S22°07'58"W	5°48'37"
C51	72.72'	801.50'	72.69'	S16°37'42"W	5°11'54"
C52	79.04'	801.50'	79.00'	S11°12'15"W	5°39'00"
C53	101.17'	801.50'	101.10'	S4°45'48"W	7°13'56"
C54	95.52'	801.50'	95.47'	S2°16'02"E	6°49'43"
C55	41.76'	801.50'	41.76'	S7°10'27"E	2°59'07"
C56	37.89'	253.50'	37.85'	S4°23'08"E	8°33'46"
C57	127.49'	253.50'	126.15'	S14°18'14"W	28°48'56"
C58	114.17'	253.50'	113.21'	S41°36'51"W	25°48'19"
C59	44.43'	26.00'	39.22'	N76°31'46"W	97°54'27"
C60	81.26'	591.69'	81.20'	N23°38'21"W	7°52'09"
C61	122.85'	591.69'	122.63'	N13°45'23"W	11°53'47"

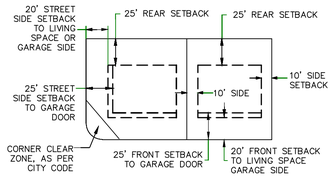
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C62	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C63	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C64	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C65	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C66	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"
C67	80.99'	370.00'	80.83'	S11°02'49"E	12°32'31"
C68	87.43'	640.50'	87.36'	S9°36'11"E	7°49'15"
C69	95.41'	640.50'	95.32'	S17°46'51"E	8°32'05"
C70	89.23'	640.50'	89.16'	S26°02'22"E	7°58'56"
C71	64.87'	640.50'	64.84'	S32°55'55"E	5°48'10"
C73	62.39'	430.00'	62.34'	S46°47'54"E	8°18'48"
C74	34.58'	430.00'	34.57'	S40°20'15"E	4°36'30"
C75	29.35'	330.00'	29.34'	S49°18'17"W	5°05'46"
C76	100.15'	330.00'	99.76'	S38°03'46"W	17°23'16"
C77	116.19'	330.00'	115.59'	S19°16'55"W	20°10'26"
C78	71.20'	340.00'	71.07'	S76°13'08"W	11°59'53"
C80	3.74'	330.00'	3.74'	S8°52'15"W	0°38'55"
C81	182.32'	340.00'	180.14'	S54°51'28"W	30°43'26"
C82	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C85	30.67'	15.00'	25.60'	N81°55'50"W	117°08'54"
C86	251.23'	298.50'	243.88'	N0°45'17"E	48°13'21"
C87	90.90'	296.50'	90.54'	S37°20'50"W	17°33'54"
C88	82.65'	146.00'	81.55'	S82°59'31"W	32°26'00"
C89	23.05'	15.00'	20.85'	S55°10'37"W	88°03'48"
C90	90.14'	296.50'	89.80'	S19°51'19"W	17°25'10"
C91	52.71'	50.00'	50.30'	N81°54'37"W	60°24'08"
C92	16.10'	15.00'	15.34'	N82°28'01"W	61°30'55"
C93	36.94'	50.00'	36.10'	S46°43'30"W	42°19'38"
C94	15.40'	50.00'	15.34'	S16°44'06"W	17°39'10"
C95	45.36'	50.00'	43.82'	S18°04'55"E	51°58'52"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C96	81.63'	50.00'	72.86'	N89°09'26"E	93°32'26"
C97	43.20'	296.50'	43.16'	S4°29'34"E	8°20'54"
C98	20.44'	15.00'	18.90'	S39°21'46"E	78°05'19"
C99	69.28'	114.00'	68.21'	N84°11'03"E	34°49'03"
C100	16.10'	15.00'	15.34'	N36°01'04"E	61°30'55"
C101	32.40'	50.00'	31.84'	N23°49'25"E	37°07'37"
C102	81.47'	758.50'	81.43'	S5°35'23"E	6°09'15"
C103	75.03'	758.50'	75.00'	S0°19'17"W	5°40'04"
C104	75.03'	758.50'	75.00'	S5°59'20"W	5°40'04"
C105	121.52'	758.50'	121.39'	S13°24'45"W	9°10'46"
C106	75.03'	758.50'	75.00'	S20°50'10"W	5°40'04"
C107	75.03'	758.50'	75.00'	S26°30'14"W	5°40'04"
C108	14.94'	341.50'	14.94'	S32°37'19"W	2°30'26"
C109	60.07'	758.50'	60.06'	S31°36'24"W	4°32'17"
C110	75.15'	341.50'	75.00'	S25°03'50"W	12°36'31"
C111	75.15'	341.50'	75.00'	S12°27'19"W	12°36'31"
C112	58.57'	341.50'	58.50'	S1°14'15"W	9°49'38"
C113	55.78'	341.50'	55.72'	S8°21'20"E	9°21'32"
C114	17.99'	15.00'	16.93'	S5°08'01"W	68°43'23"
C115	96.52'	341.50'	96.20'	S21°07'55"E	16°11'37"

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



SHEET 2 of 2

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

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

This form approved by Utah County and the municipalities therein.

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 (SEE DETAIL ON DT-01)
11. SPLIT RAIL (3 RAIL) FENCING - TO BE PLACED AT PROPERTY LINE

NORTH

0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

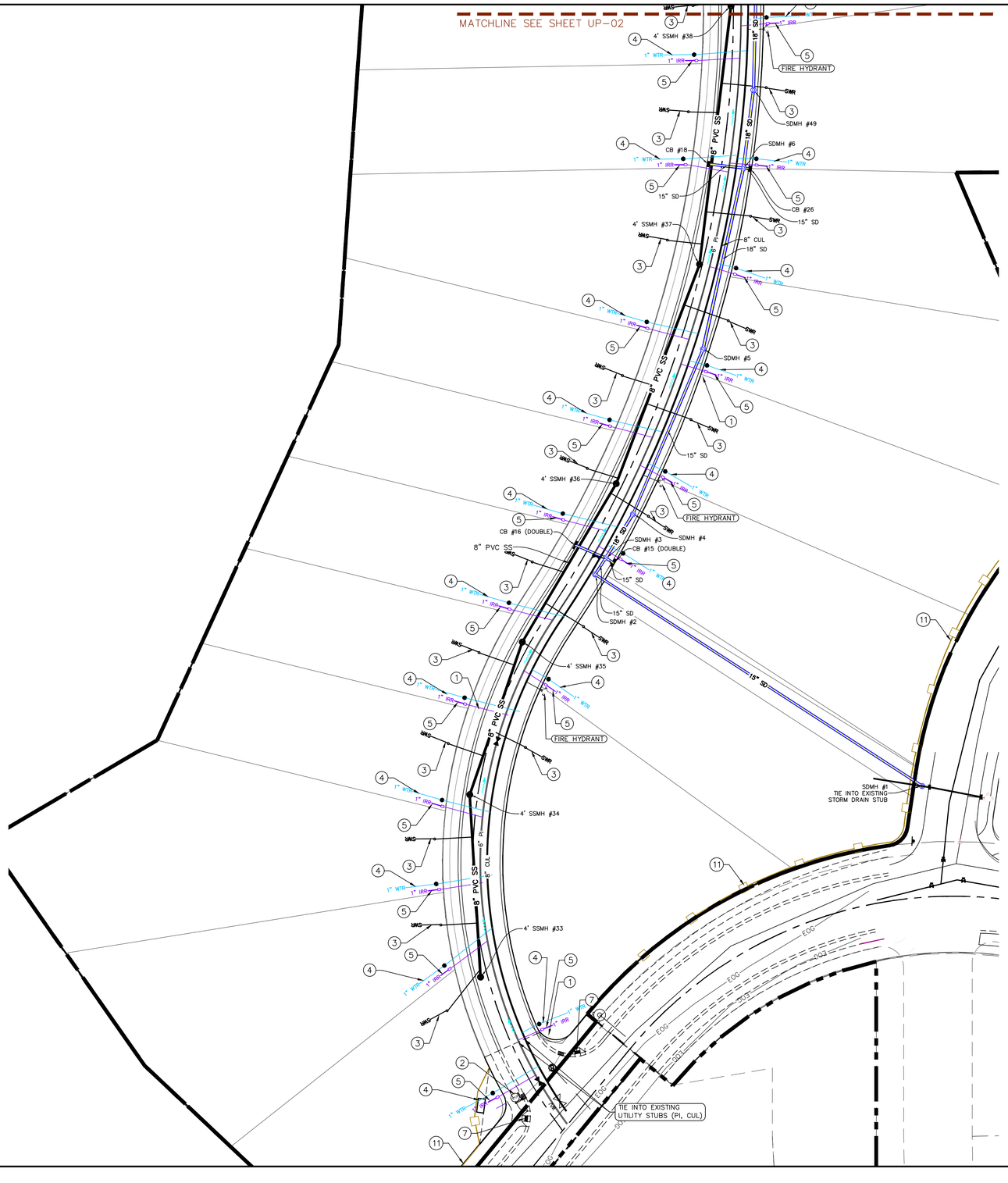
LEGEND

- 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
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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:4.19.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-01

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(2) STOP/STREET SIGN

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(9) NDCBU (3 BOXES)

(10) 10' TRAIL (SEE DETAIL ON DT-01)

(11) SPLIT RAIL (3 RAIL) FENCING - 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")

LEGEND

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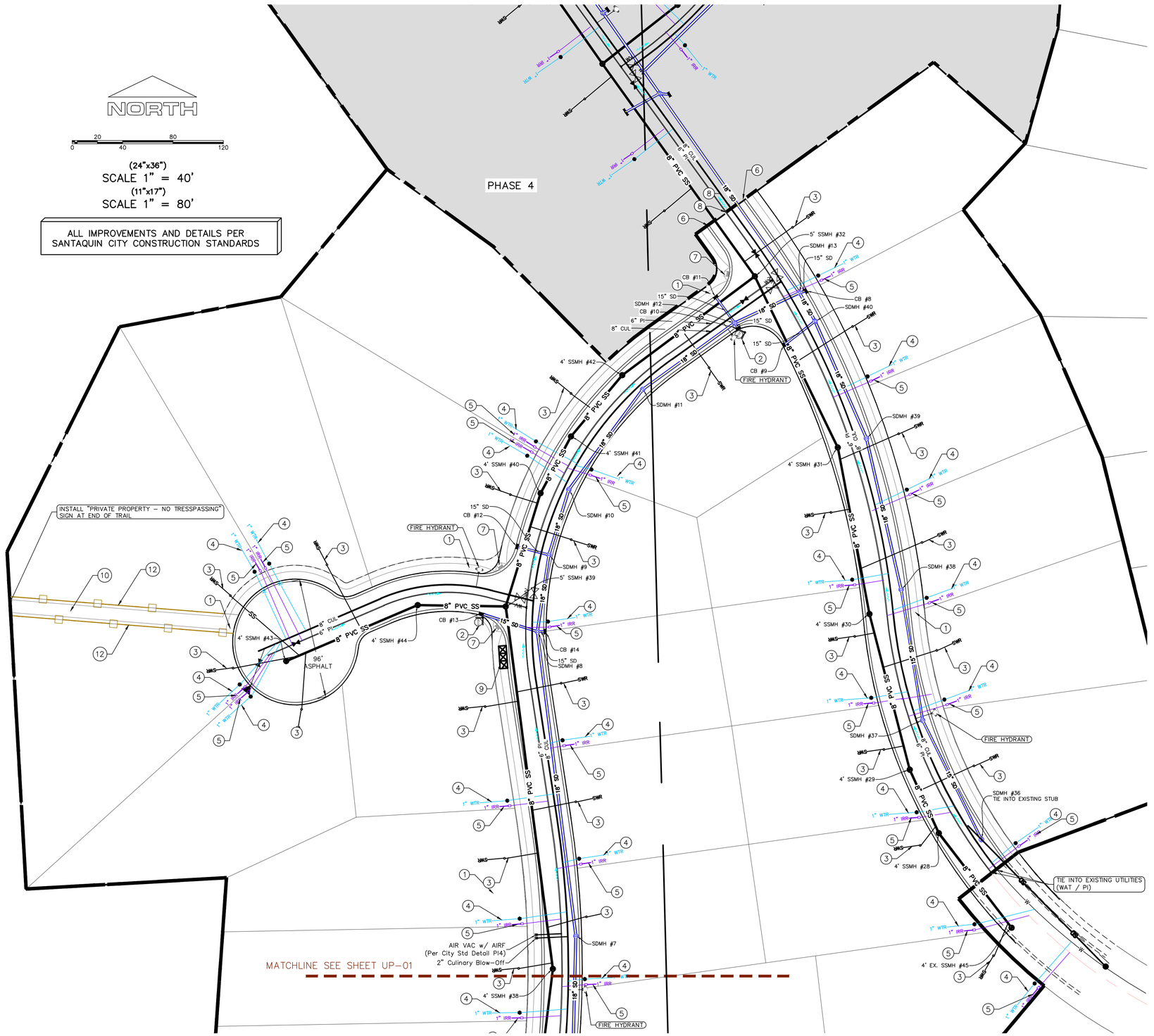
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DONALD L. LYNIER 187023 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF UTAH
4.19.2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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

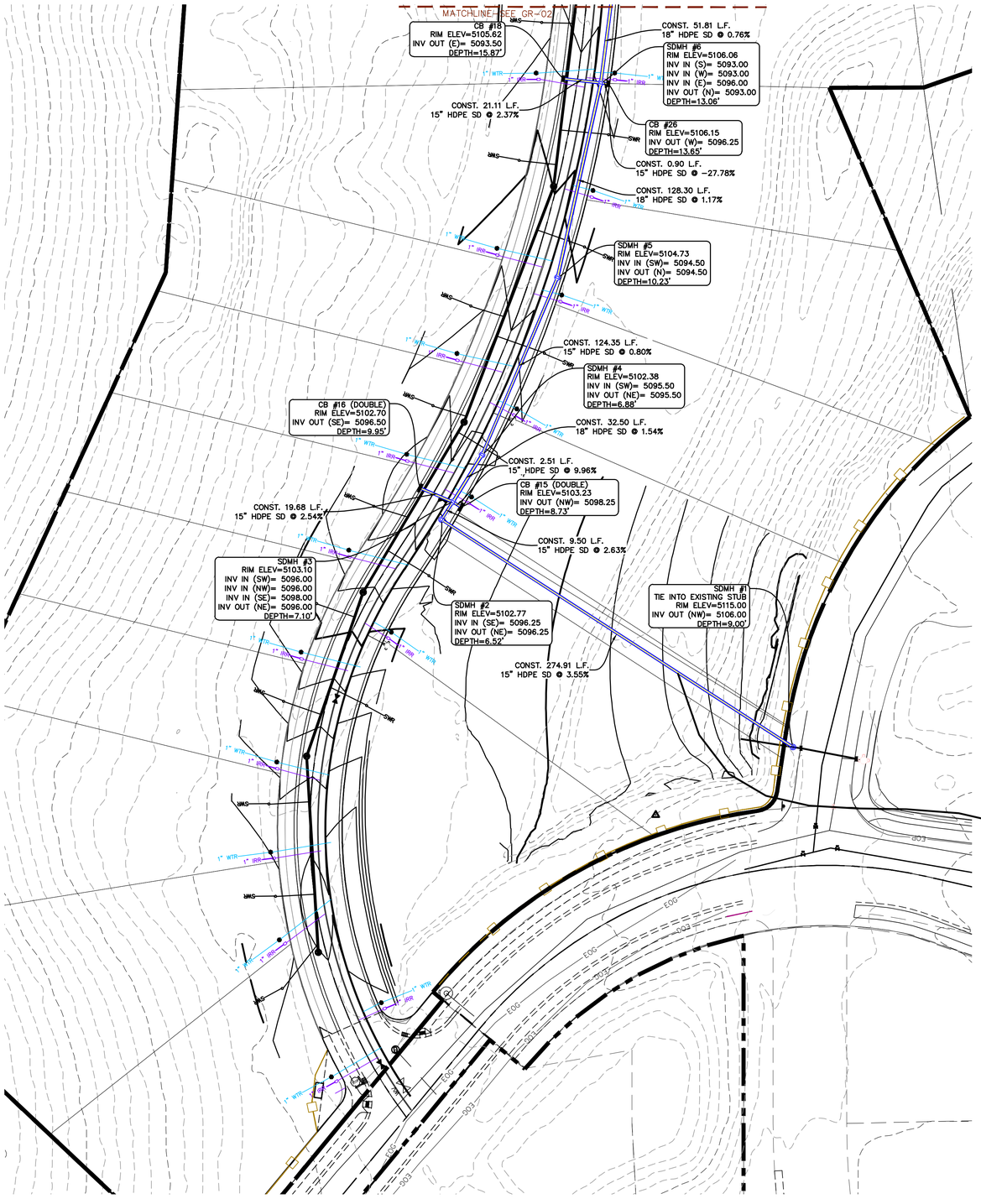
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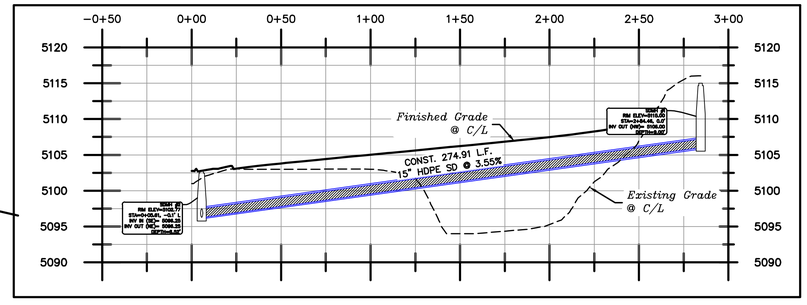
REVISIONS:
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SHEET NAME:
UTILITY PLANS

SHEET:
UP-02

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LICENSED LAND SURVEYOR
167023
Donald L. Lyster
STATE OF UTAH
4/19/2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

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

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PROJECT #

REVISIONS:
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SHEET NAME:
GRADING PLANS

SHEET:
GR-01

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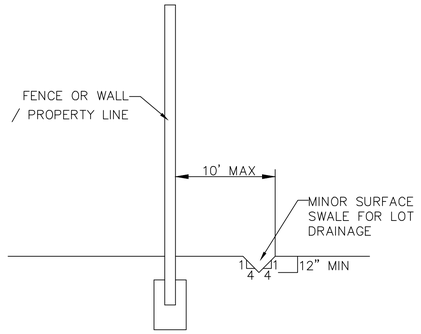
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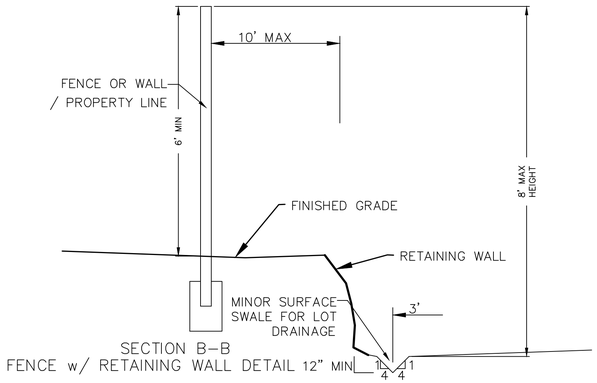
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SHEET: GR-02

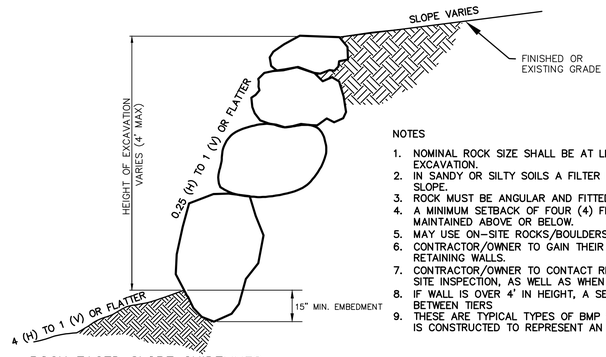
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SECTION C–C
FENCE DETAIL



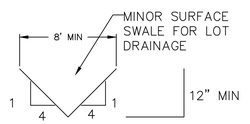
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



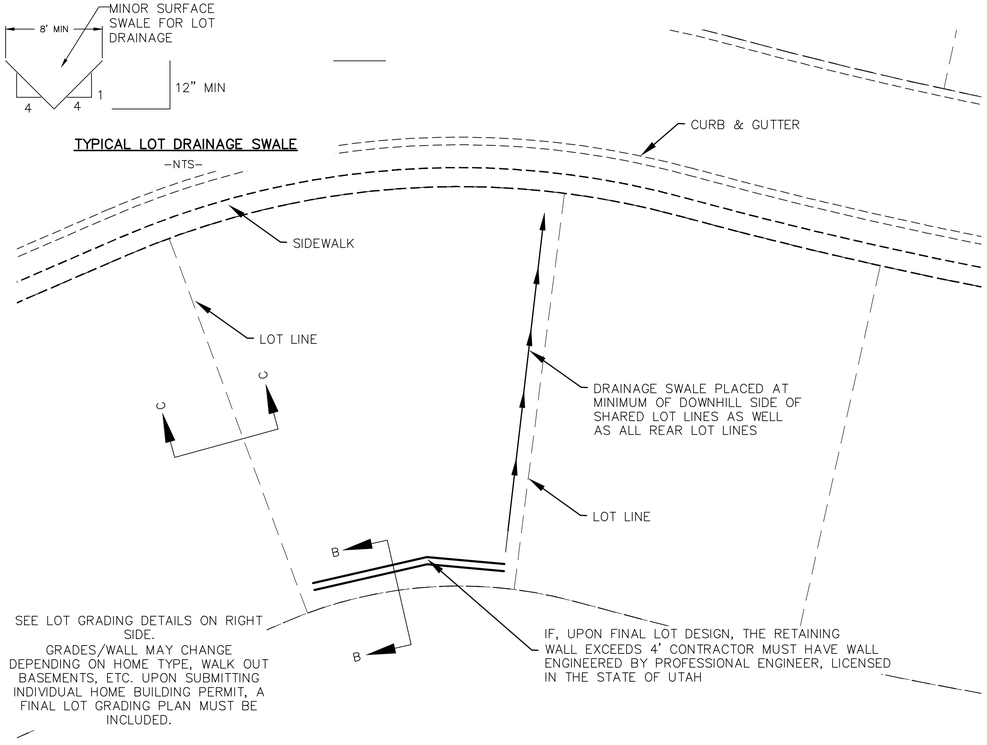
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

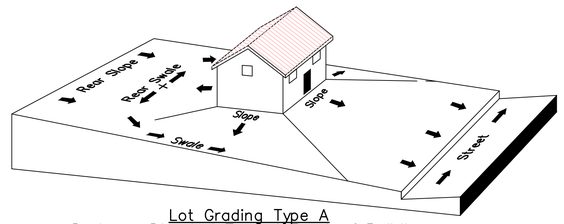
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



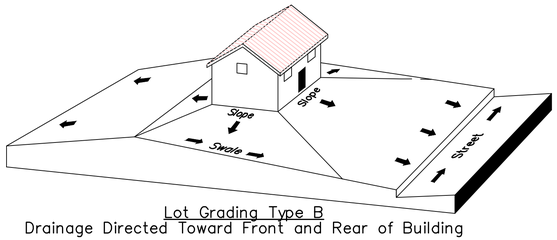
TYPICAL LOT DRAINAGE SWALE
–NTS–



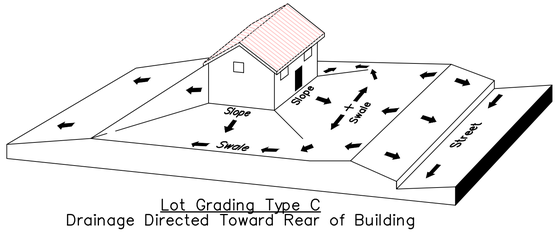
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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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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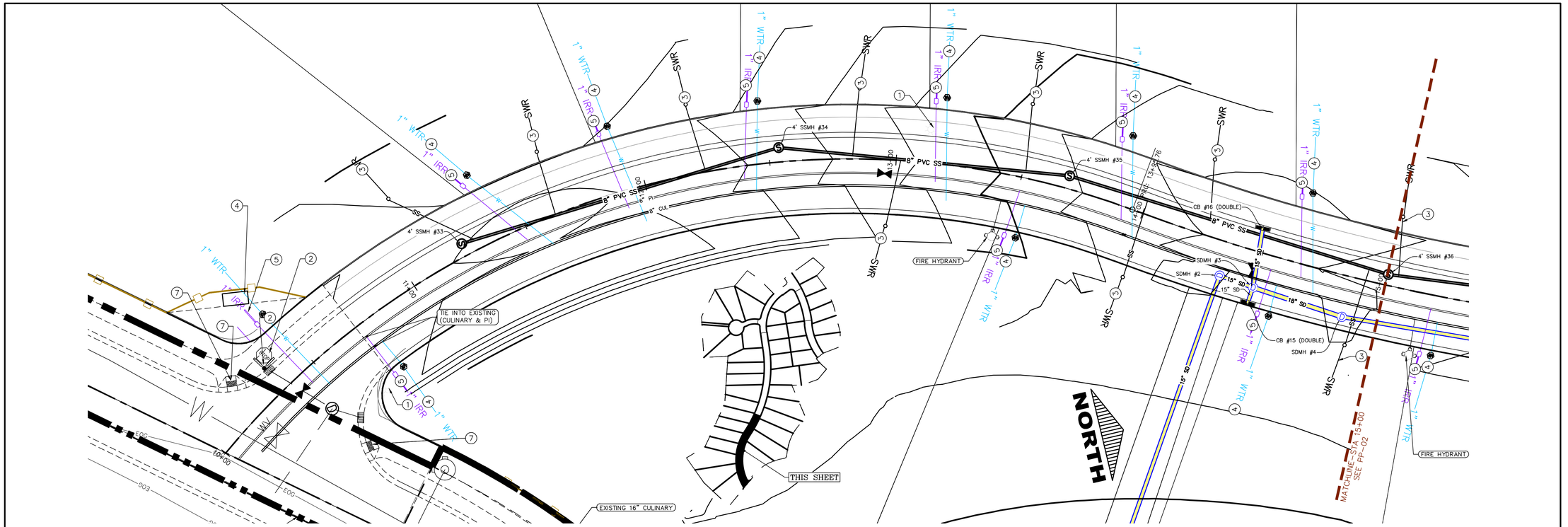
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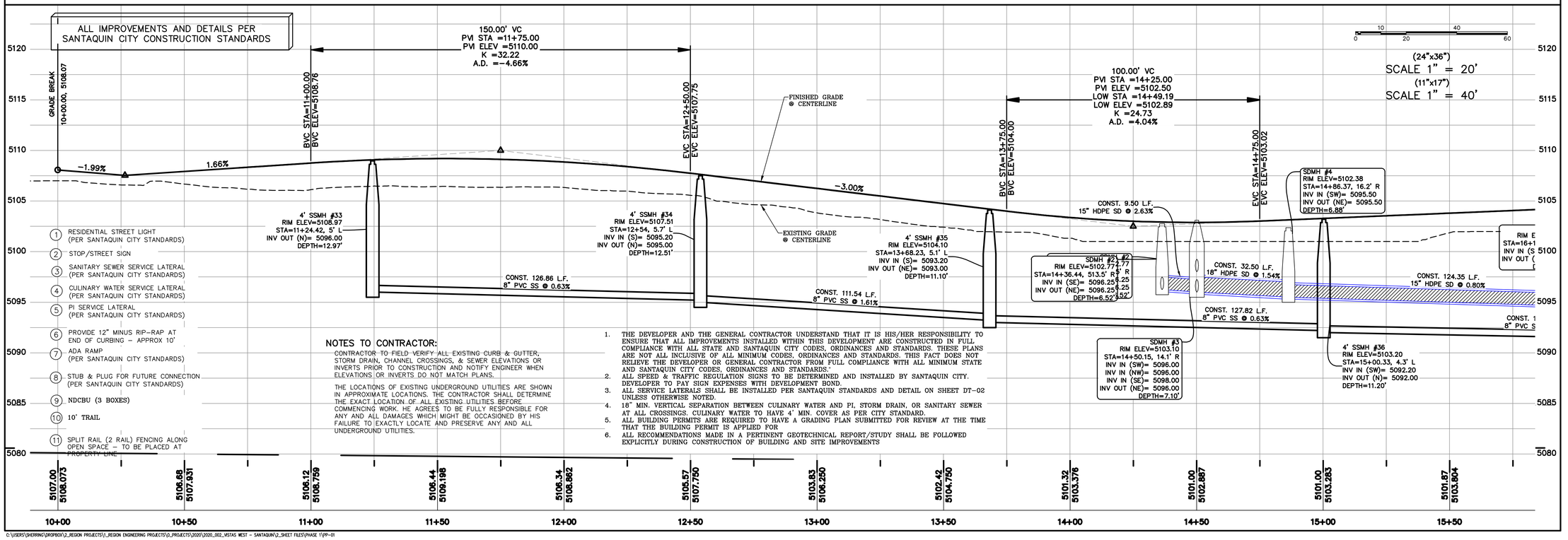
REVISIONS:	
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SHEET NAME:
GRADING PLANS

SHEET:
GR-03

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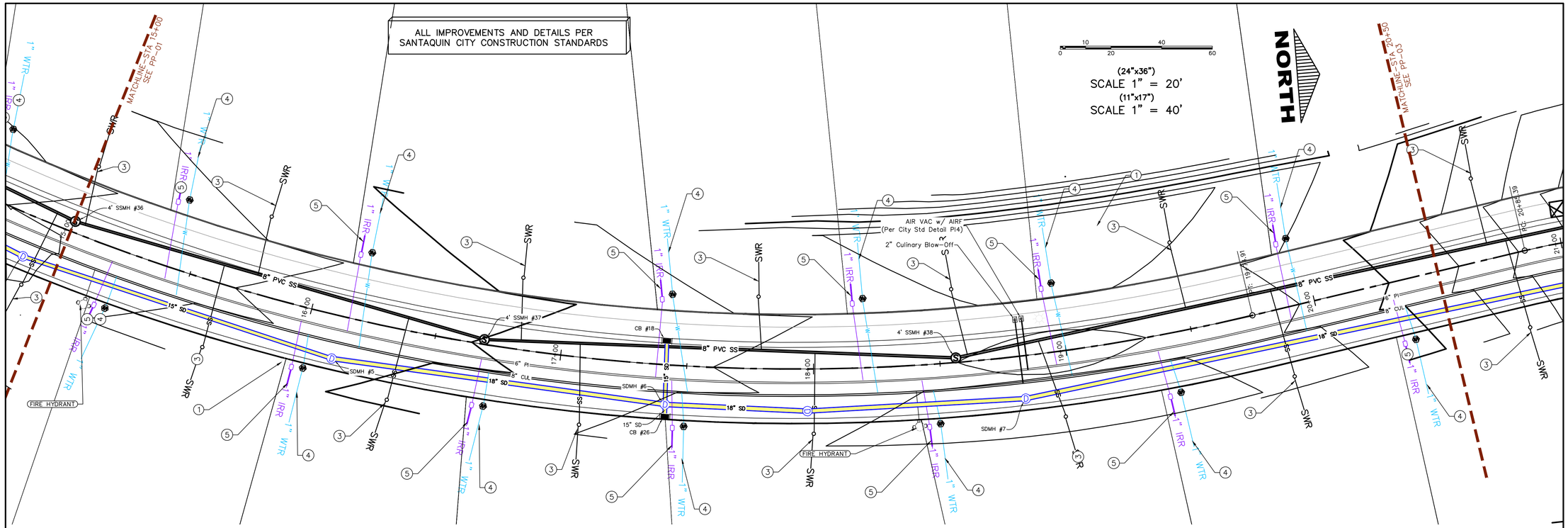
PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster UTAH 4/19/2022

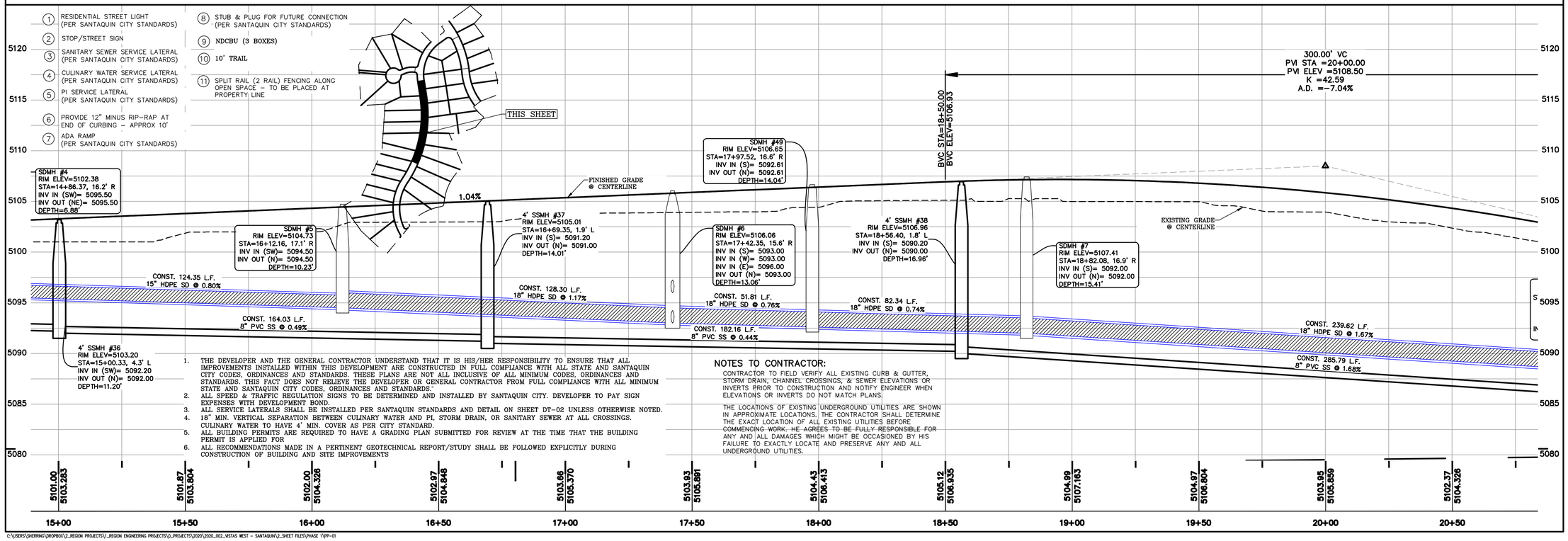
THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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

DATE:4.19.2022
PROJECT #
REVISIONS:
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SHEET NAME: PLAN & PROFILE
SHEET: PP-01





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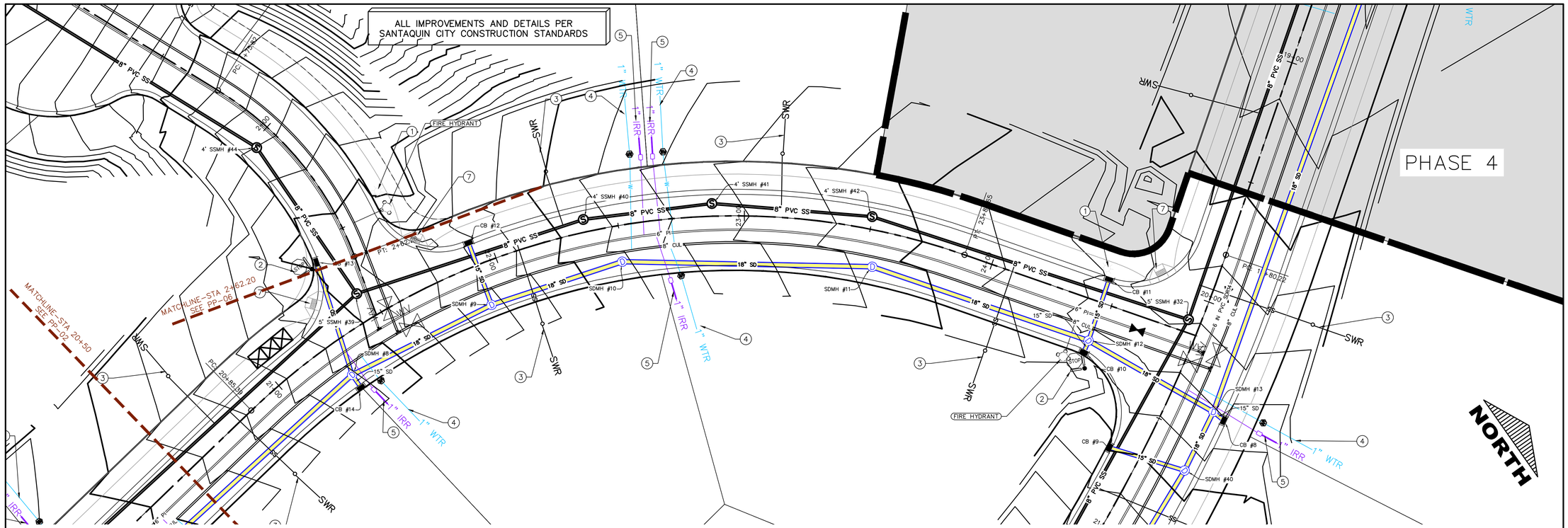
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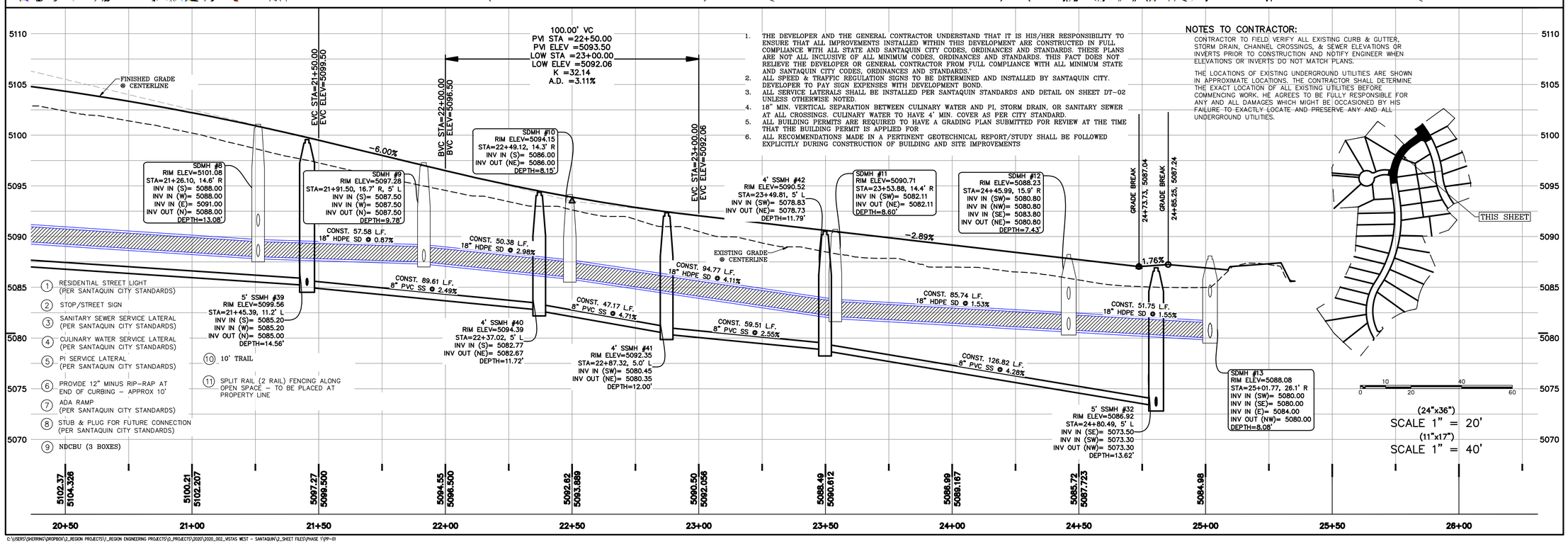
PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster P.L.S. STATE OF UTAH
4/19/2022

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:4.19.2022
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REVISIONS:
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SHEET NAME: PLAN & PROFILE
SHEET: PP-02





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0 10 20 40 60

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

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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1
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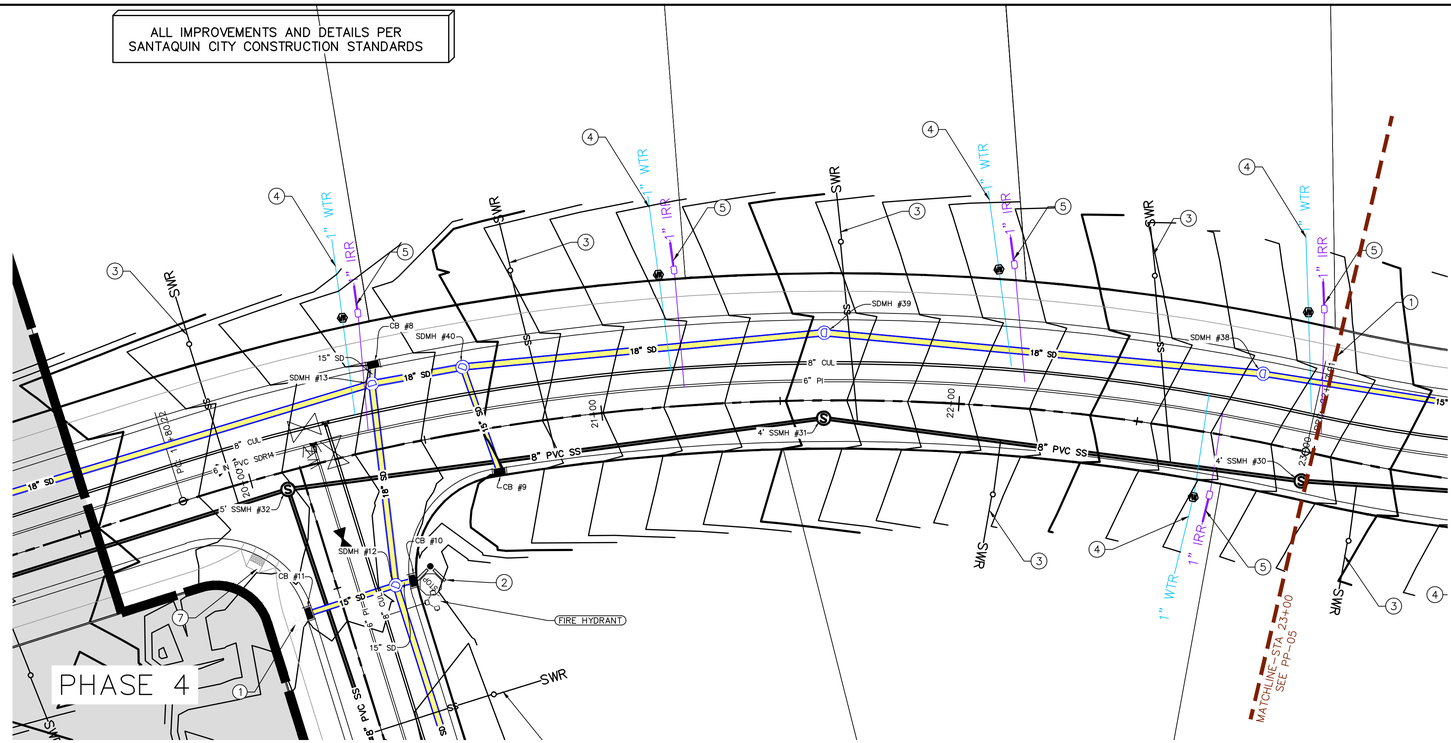
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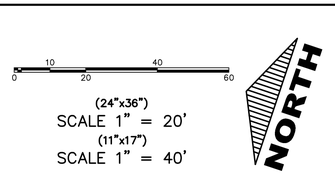
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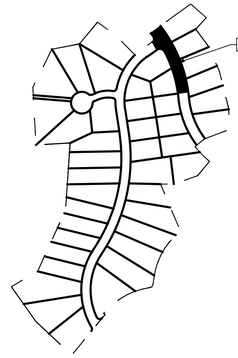
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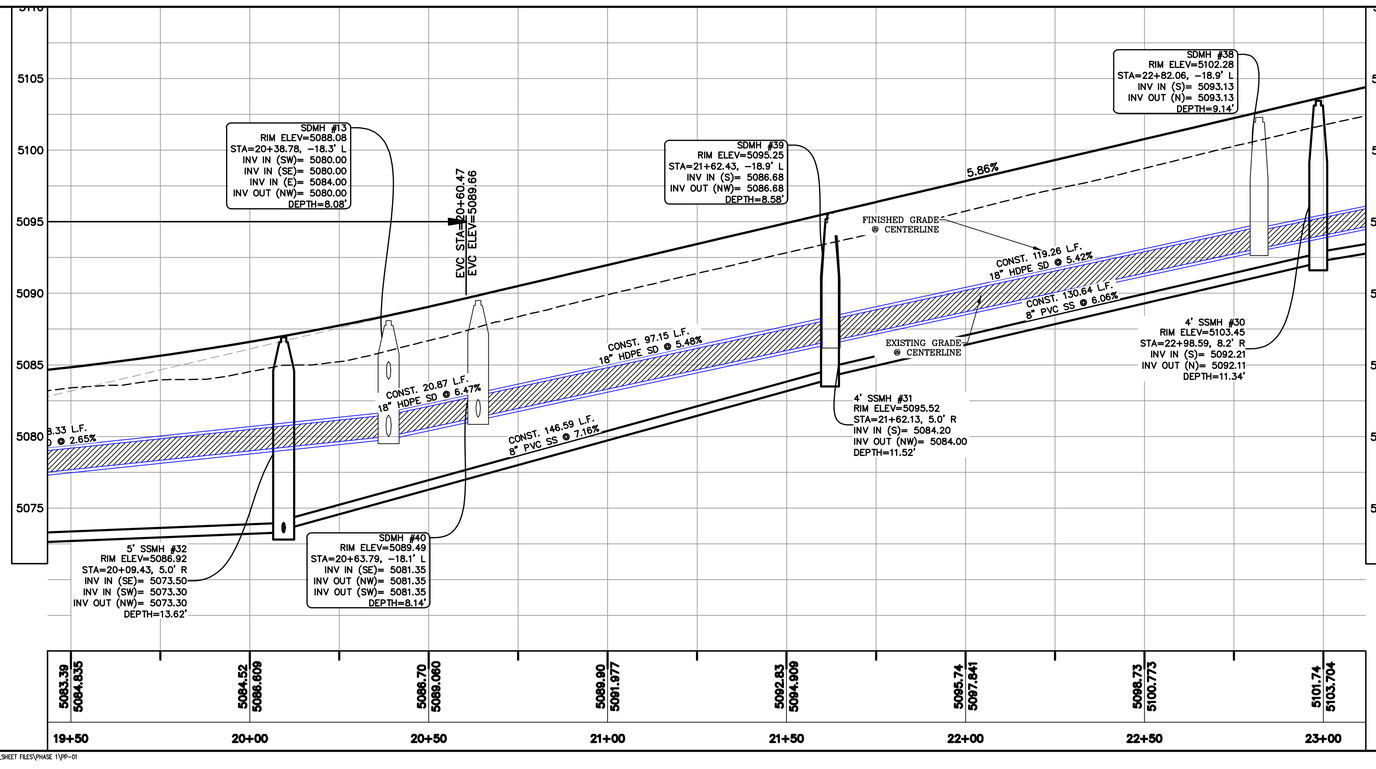
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS







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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

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PROJECT #

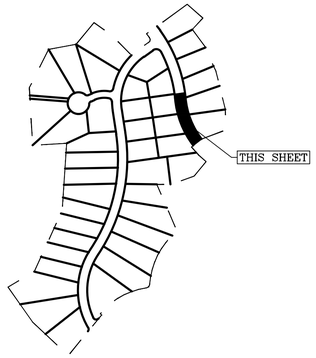
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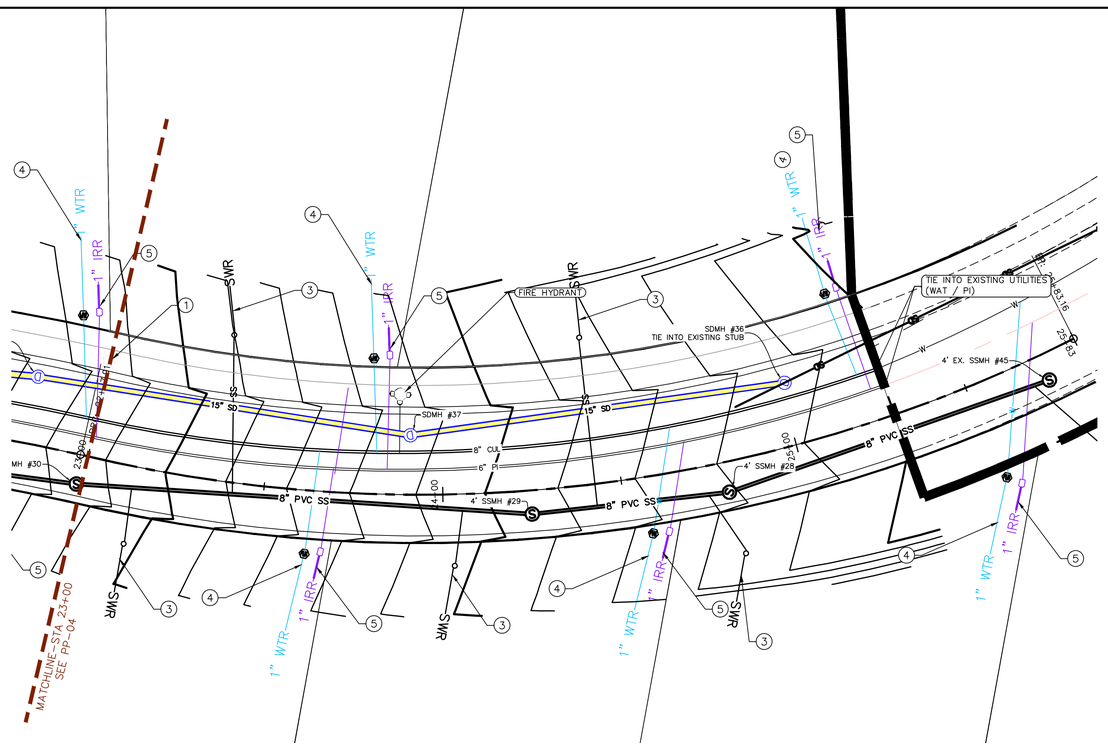
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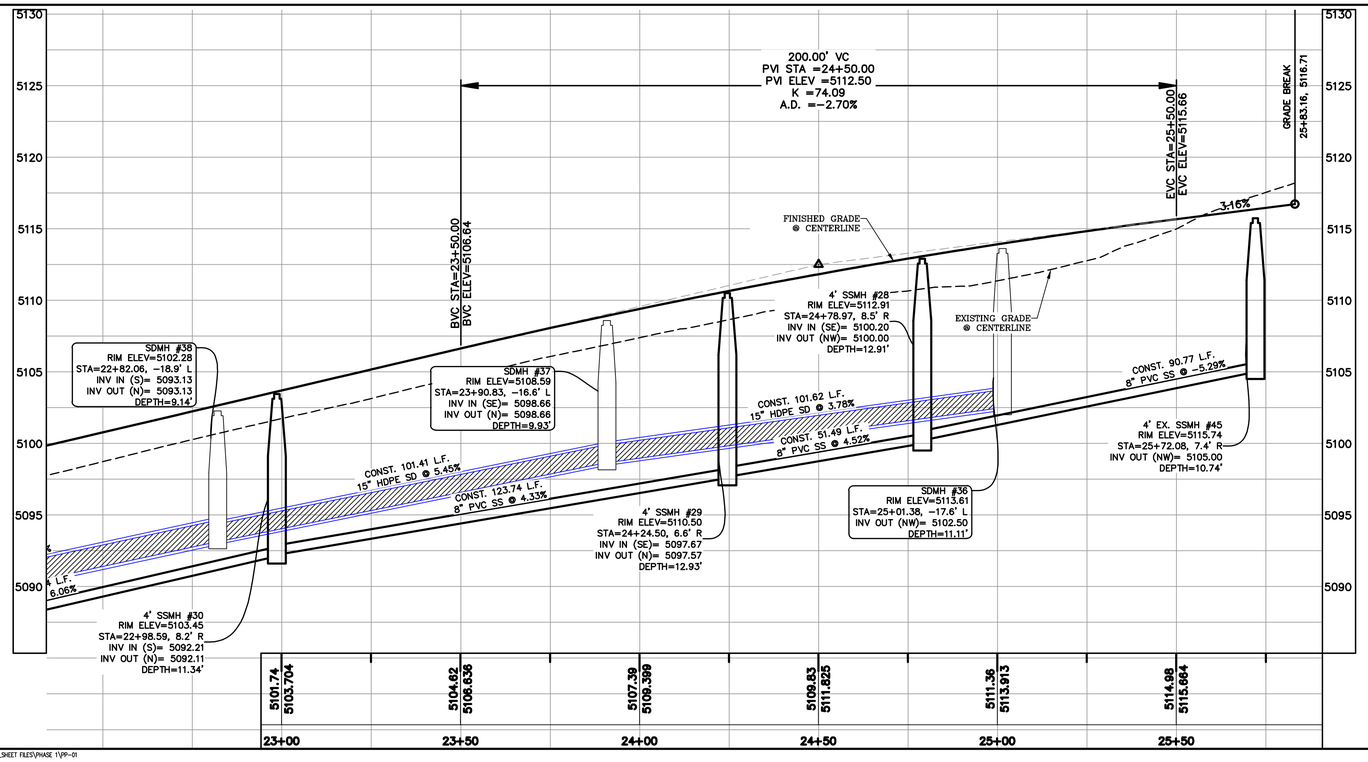
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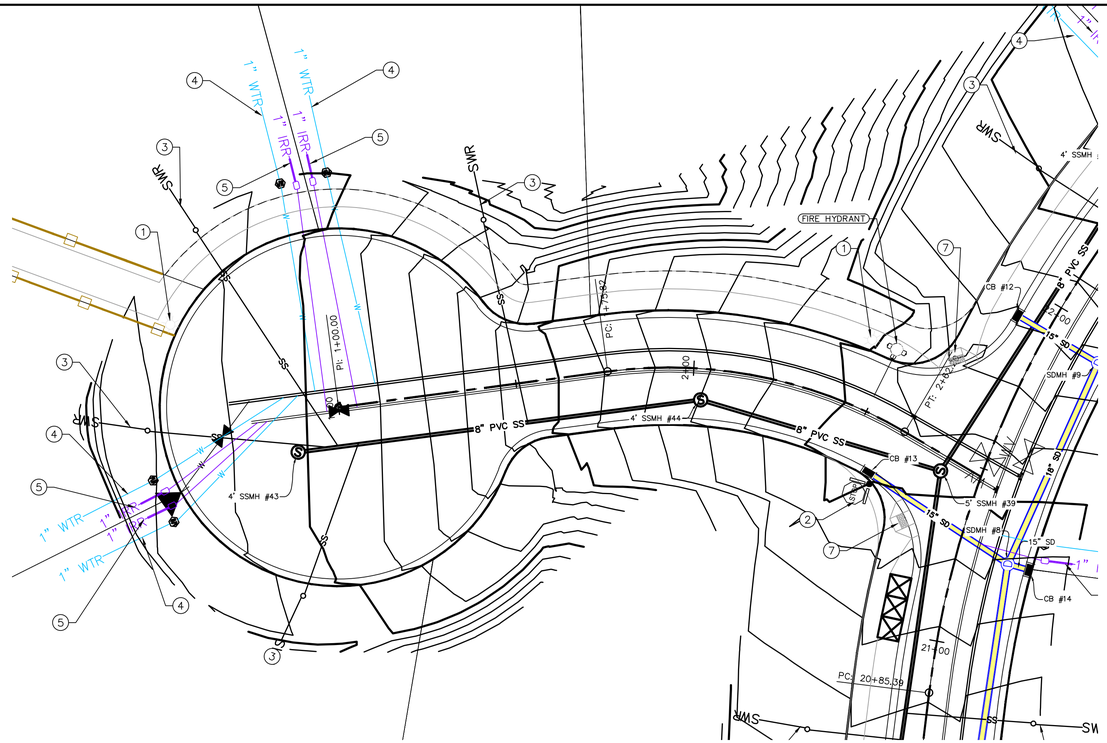
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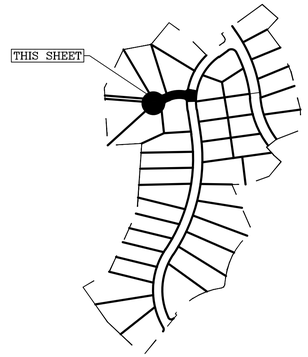
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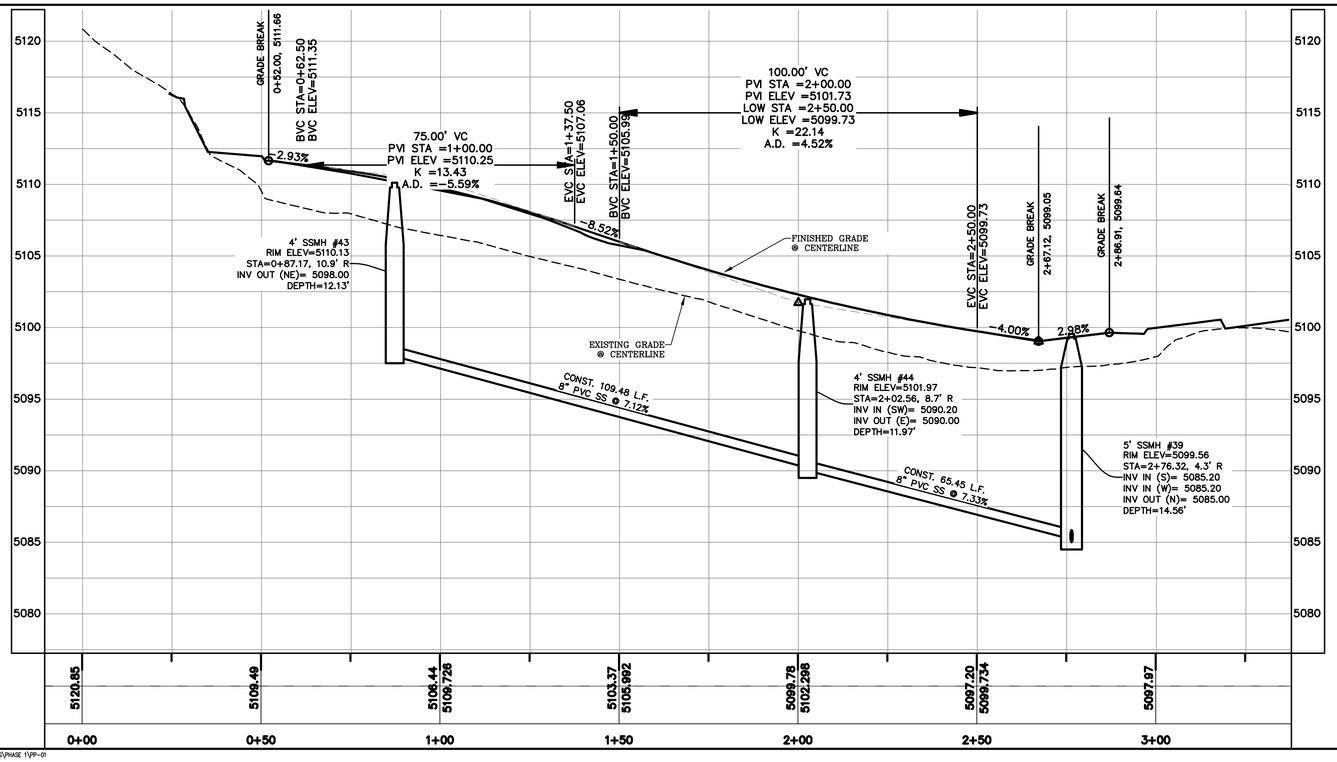




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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022
PROJECT #

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PLAN & PROFILE

SHEET:
PP-06

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LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 — PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 — PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT — PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
DAVID SIMPSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE – PHASE 1

PERMIT NUMBER
(4" Bold Numbers)

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

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

Cell Phone Contact ###-###-####
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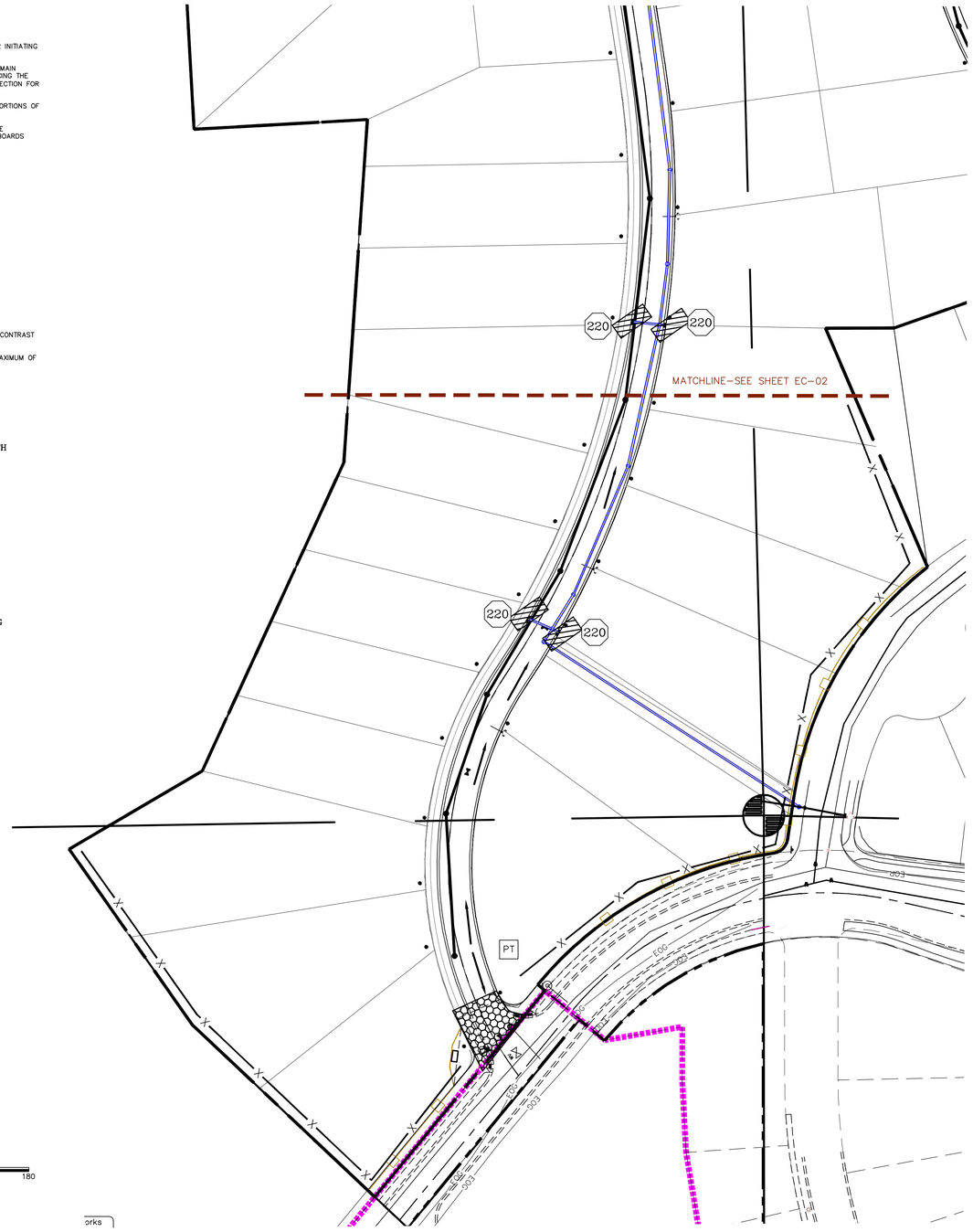
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

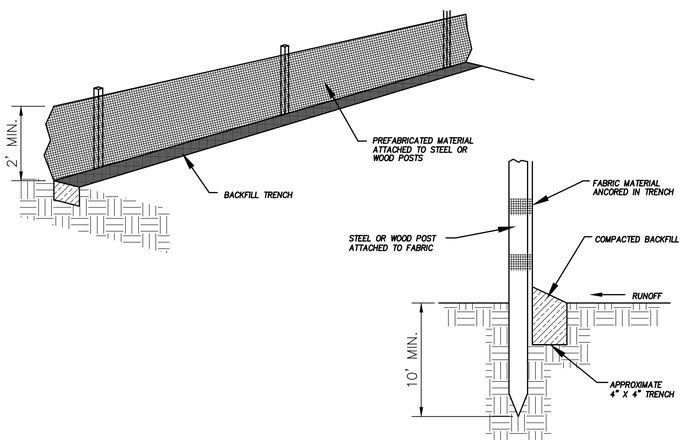
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1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. 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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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN. OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

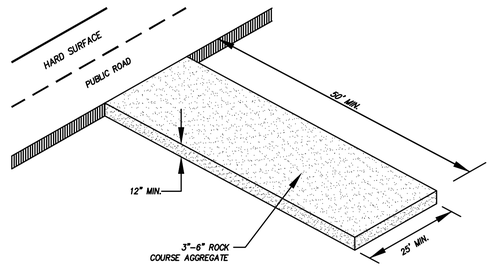
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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

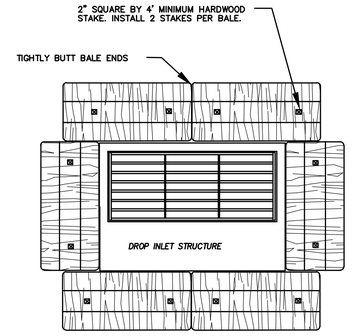

220
220
MATCHLINE–SEE SHEET EC-02
220
220
PT
EOG
EOG
EOG



DETAIL–A
SILT FENCE DETAIL
–NTS–

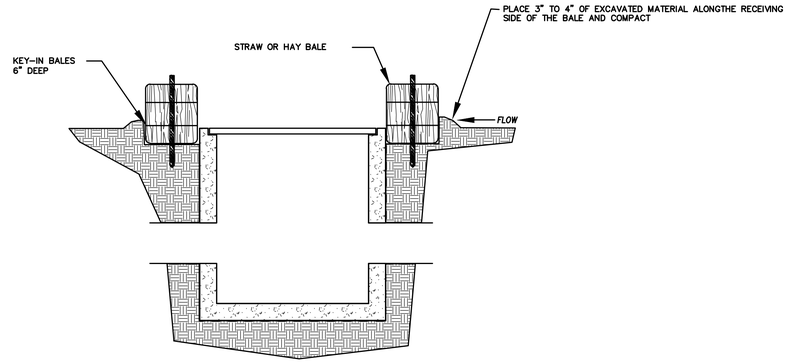


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



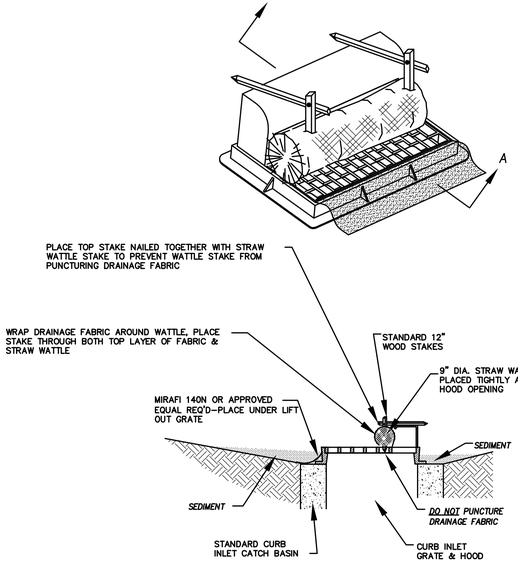
PLAN VIEW

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

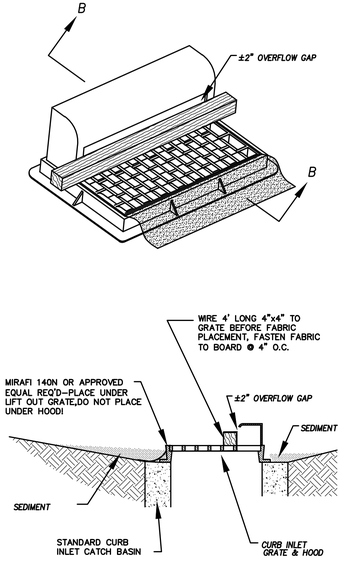


SECTION

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



CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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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:4.19.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-03

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 1\EC-03

PROJECT INFORMATION SIGN

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DEVELOPERS NAME
DAVID SIMPSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE – PHASE 1
PERMIT NUMBER
(4" Bold Numbers)

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

Office Phone Contact ###-###-####
(4" Bold Numbers)
Cell Phone Contact ###-###-####
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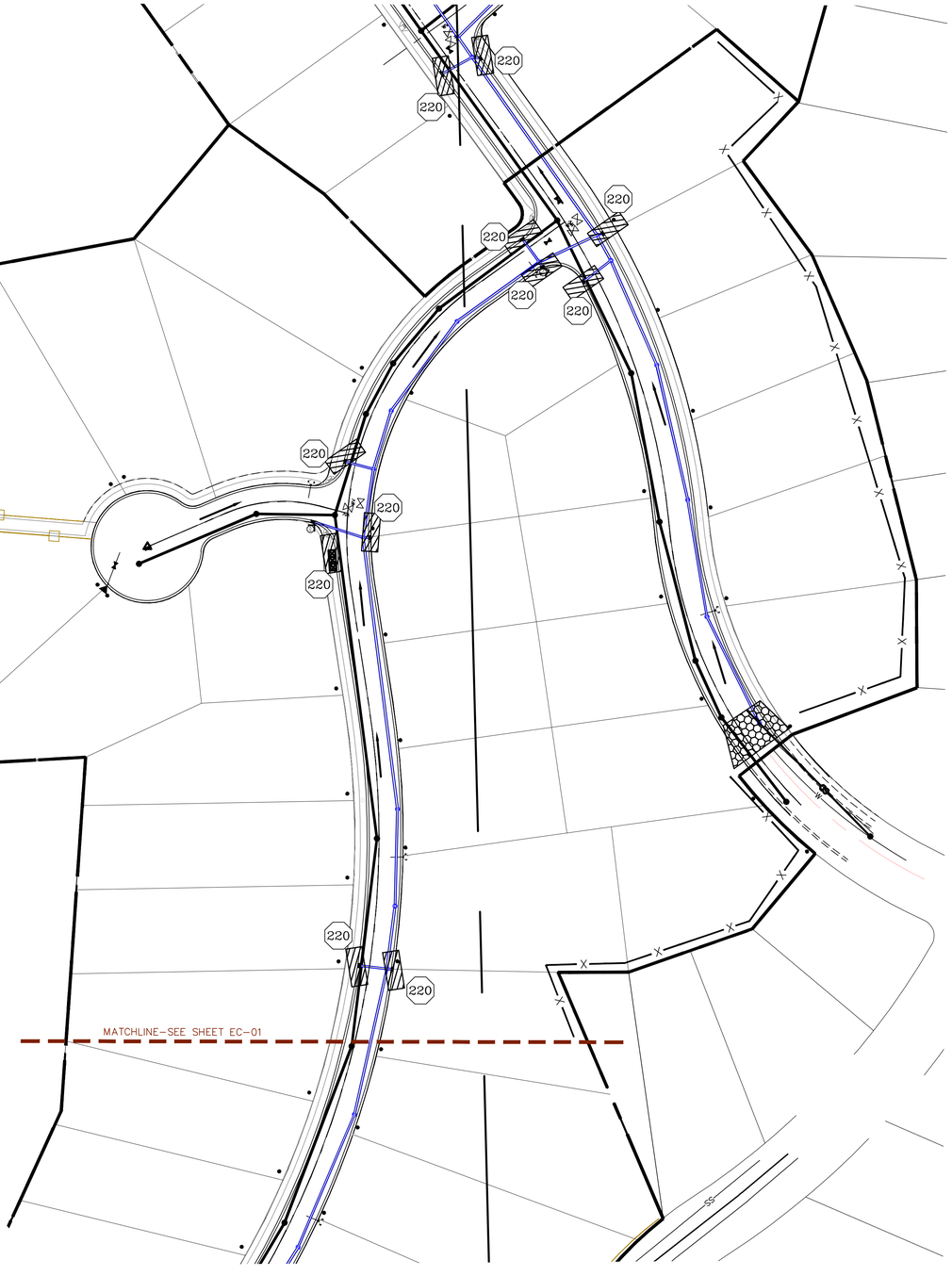
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NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

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

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



NORTH

30 120
0 60 180

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

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LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT PORTABLE TOILETS

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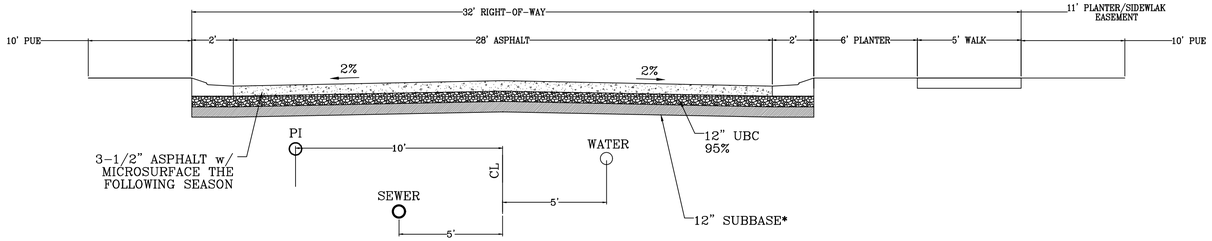
DONALD L. LYNIER — 187023 — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — STATE OF UTAH — 4/19/2022

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:4.19.2022
PROJECT #
REVISIONS:
1
2
3

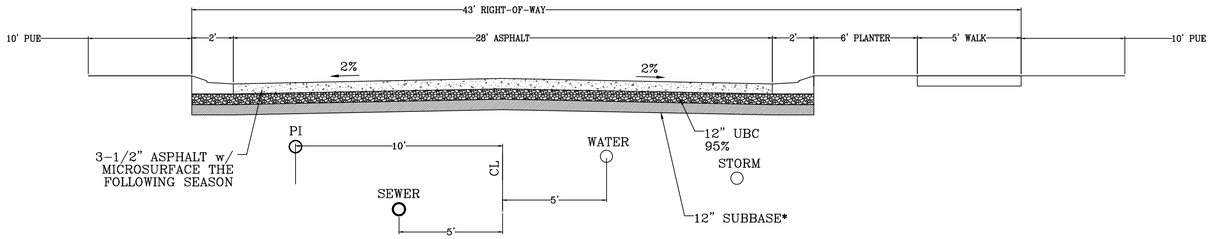
SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02

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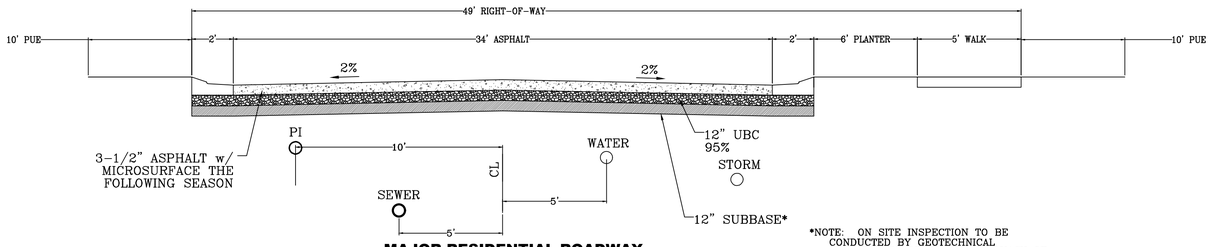
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

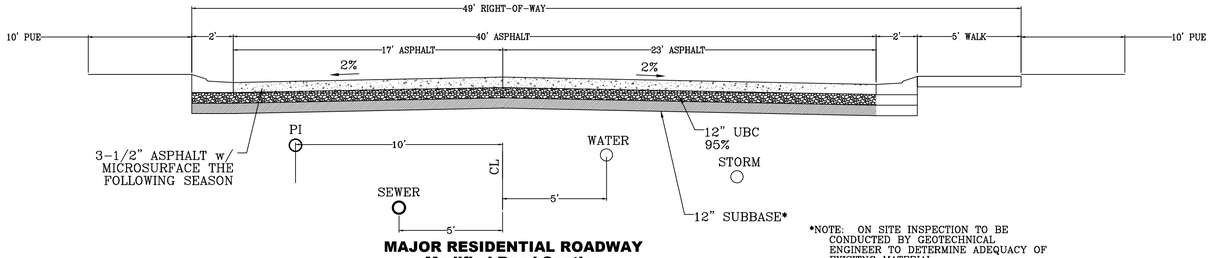
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING SOUTH AND WEST
1500 ADT

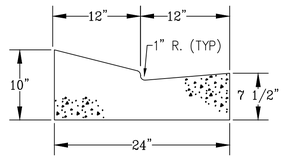
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



MAJOR RESIDENTIAL ROADWAY
Modified Road Section

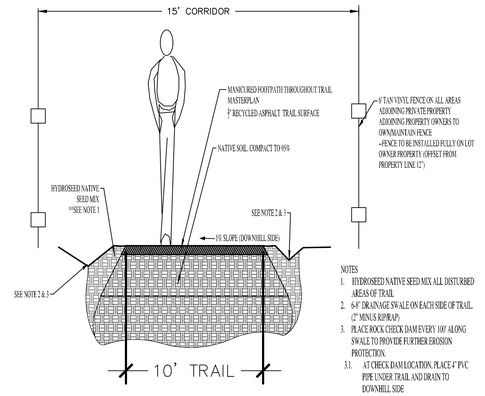
LOOKING SOUTH AND WEST
@ OPEN SPACE BUMP OUT

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



MODIFIED HIGH BACK CURB

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



NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
2. 6-8" DRAINAGE SWALE ON EACH SIDE OF TRAIL. (2" MINUS RIPRAP)
3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION:
   3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE

TRAIL CORRIDOR

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:4.19.2022
PROJECT #

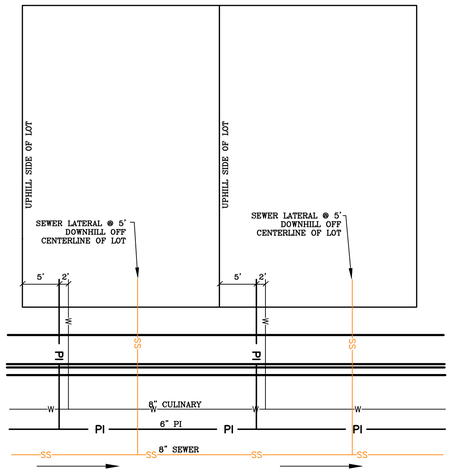
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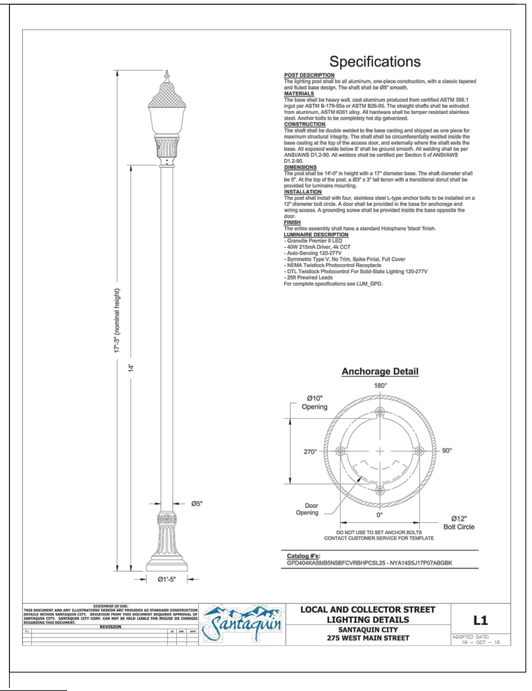
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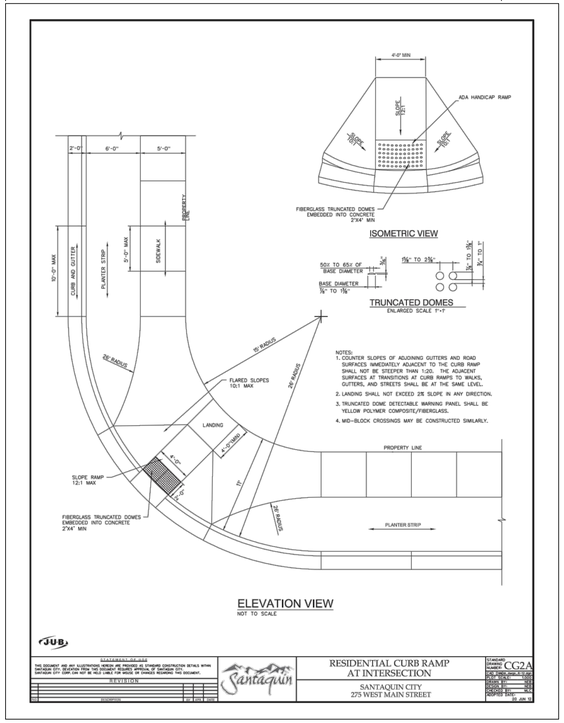
SHEET NAME:
TYPICAL DETAILS

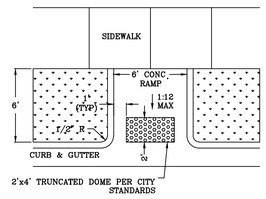
SHEET:
DT-01

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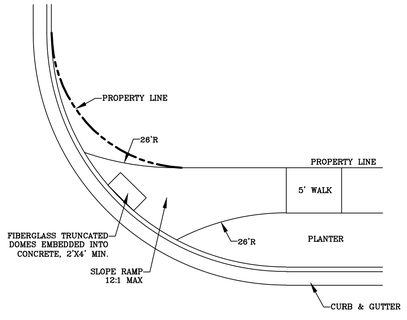






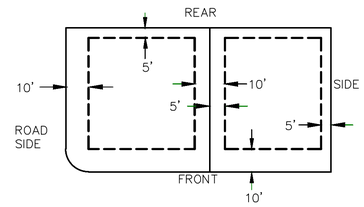


MID-BLOCK RAMP DETAIL

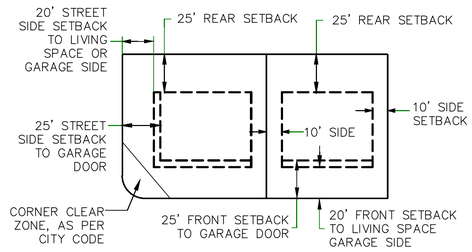


RAMP DETAIL

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region Engineering & Surveying
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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:4.19.2022
PROJECT #
REVISIONS:
1
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3

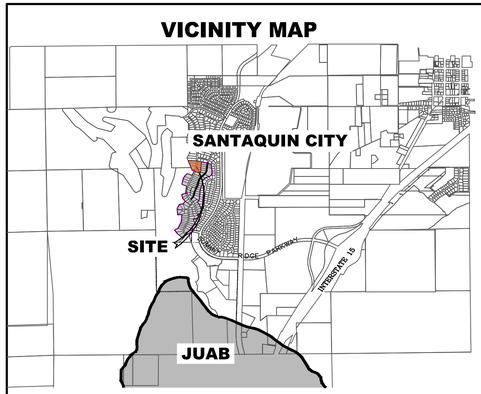
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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The Vistas West @ Summit Ridge
PHASE '2'
February 22

Santaquin, Utah County, Utah

VICINITY MAP

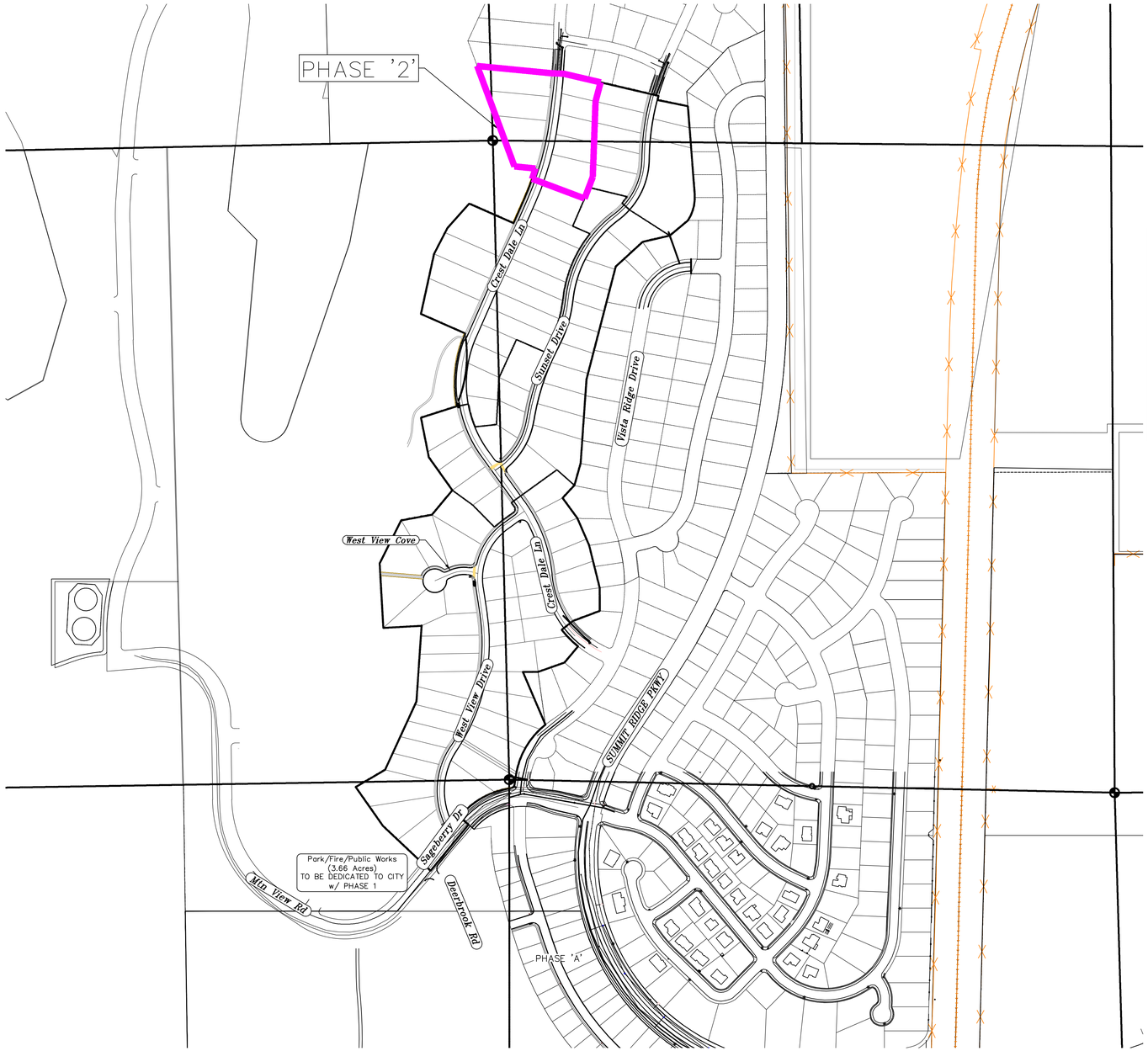


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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 / dua
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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
PH–01	PHASE PLANS
PLAT	PLAT SHEETS
UP–01	SITE & UTILITY PLANS
GR–01	GRADING PLANS
PP–01	PLAN & PROFILE SHEETS
LS–01	LANDSCAPE PLANS
EC–01	EROSION CONTROL PLAN
EC–02	EROSION CONTROL DETAILS
DT–01–02	TYPICAL DETAILS

NOTES:

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

NOTES TO CONTRACTOR:

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

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

NORTH

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



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:2.21.2022
PROJECT #

REVISIONS:

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SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

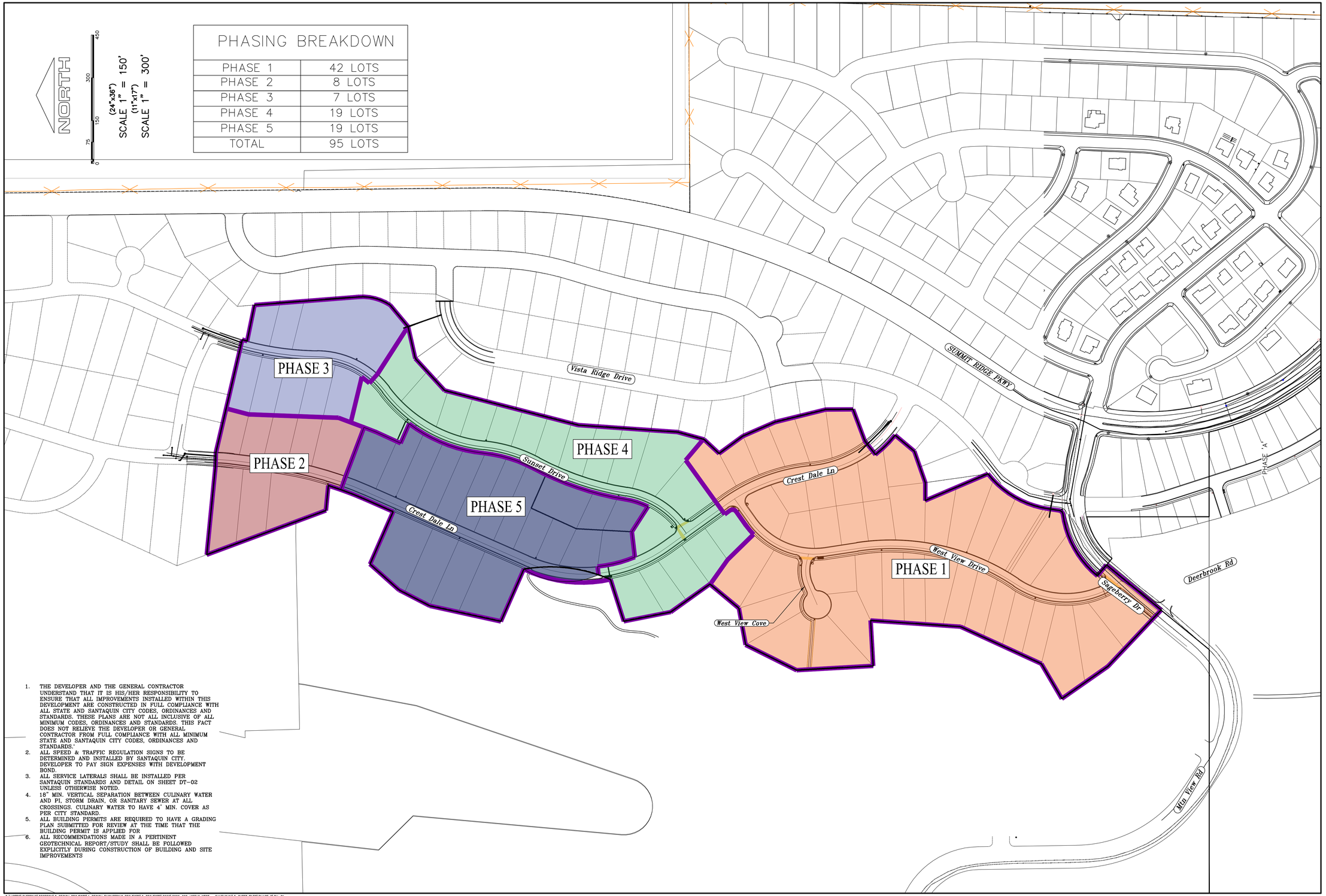
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NORTH

(24"x36")
SCALE 1" = 150'
(11"x17")
SCALE 1" = 300'

0 75 150 300 450

PHASING BREAKDOWN	
PHASE 1	42 LOTS
PHASE 2	8 LOTS
PHASE 3	7 LOTS
PHASE 4	19 LOTS
PHASE 5	19 LOTS
TOTAL	95 LOTS



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

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 2\PH-01

region Engineering & Surveying
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PROFESSIONAL ENGINEER
Joseph L. Lewis
P.E.
STATE OF UTAH
4/27/2022

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:2.21.2022
PROJECT #

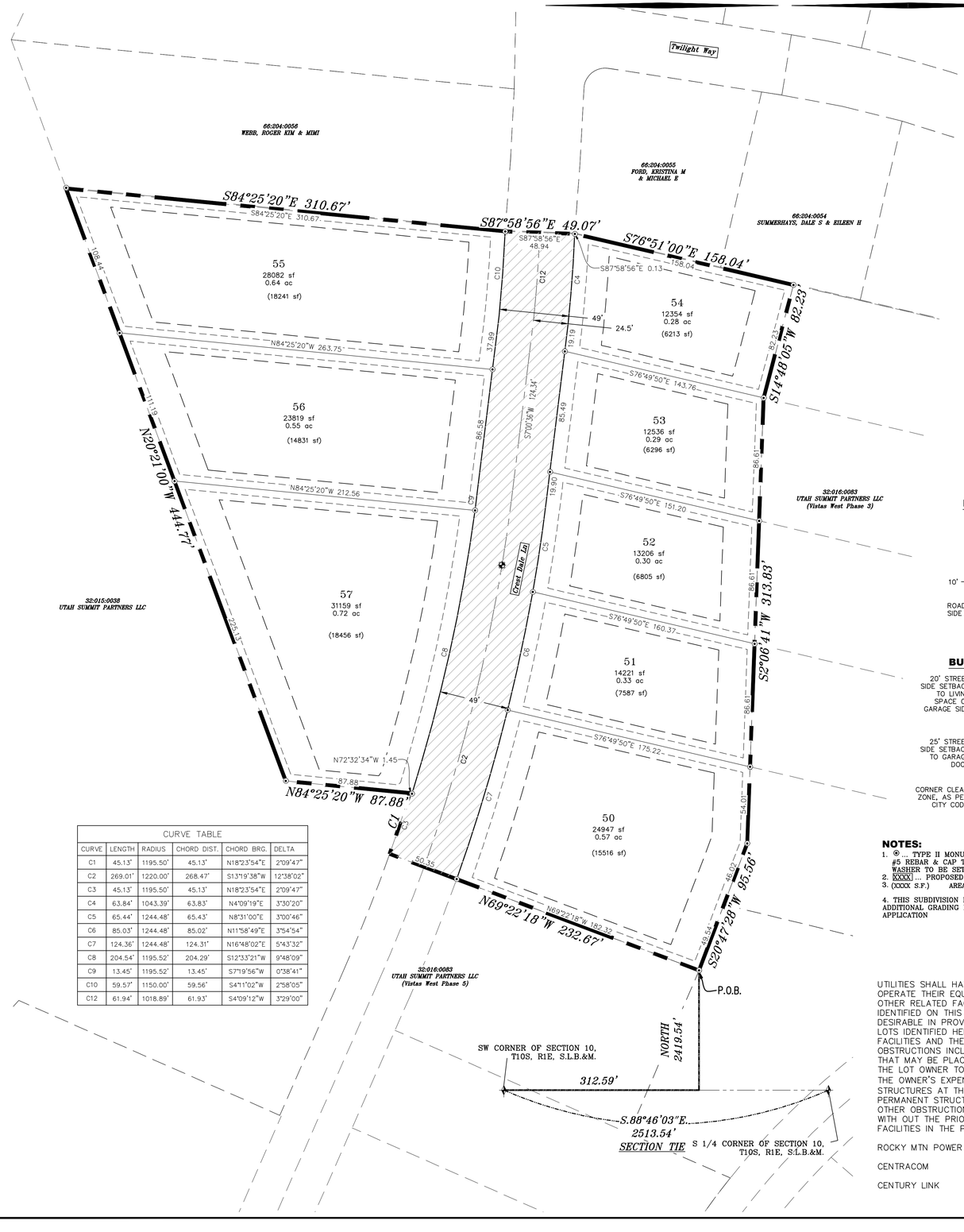
REVISIONS:

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SHEET NAME:
PHASE PLAN

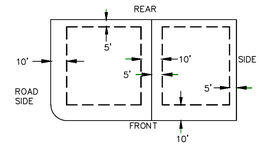
SHEET:
PH-01

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2

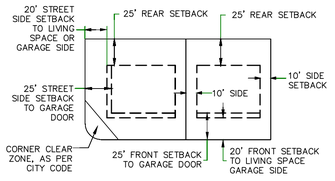


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	45.13'	1195.50'	45.13'	N18°23'54"E	2°09'47"
C2	269.01'	1220.00'	268.47'	S13°19'38"W	12°38'02"
C3	45.13'	1195.50'	45.13'	N18°23'54"E	2°09'47"
C4	63.84'	1043.39'	63.83'	N4°09'19"E	3°30'20"
C5	65.44'	1244.48'	65.43'	N8°31'00"E	3°00'46"
C6	85.03'	1244.48'	85.02'	N11°58'49"E	3°54'54"
C7	124.36'	1244.48'	124.31'	N16°48'02"E	5°43'32"
C8	204.54'	1195.52'	204.29'	S12°33'21"W	9°48'09"
C9	13.45'	1195.52'	13.45'	S7°19'56"W	0°38'41"
C10	59.57'	1150.00'	59.56'	S4°11'02"W	2°58'05"
C12	61.94'	1018.89'	61.93'	S4°09'12"W	3°29'00"

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.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

UTILITIES APPROVAL

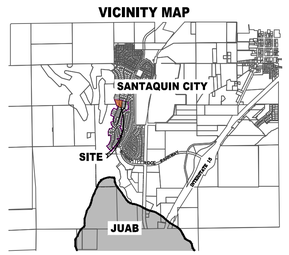
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 _____

VICINITY MAP



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 / dua
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

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, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

0 20 40 80 120

(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- _____

SHEET 1 of 1

Surveyor's Certificate

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

Boundary Description

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

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

_____ 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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

_____ _____

_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

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

This form approved by Utah County and the municipalities therein.

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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.
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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)
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

NORTH

20 0 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
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN / PROPOSED CUL MAIN / PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

NOTES TO CONTRACTOR:

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

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

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
2.21.2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

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

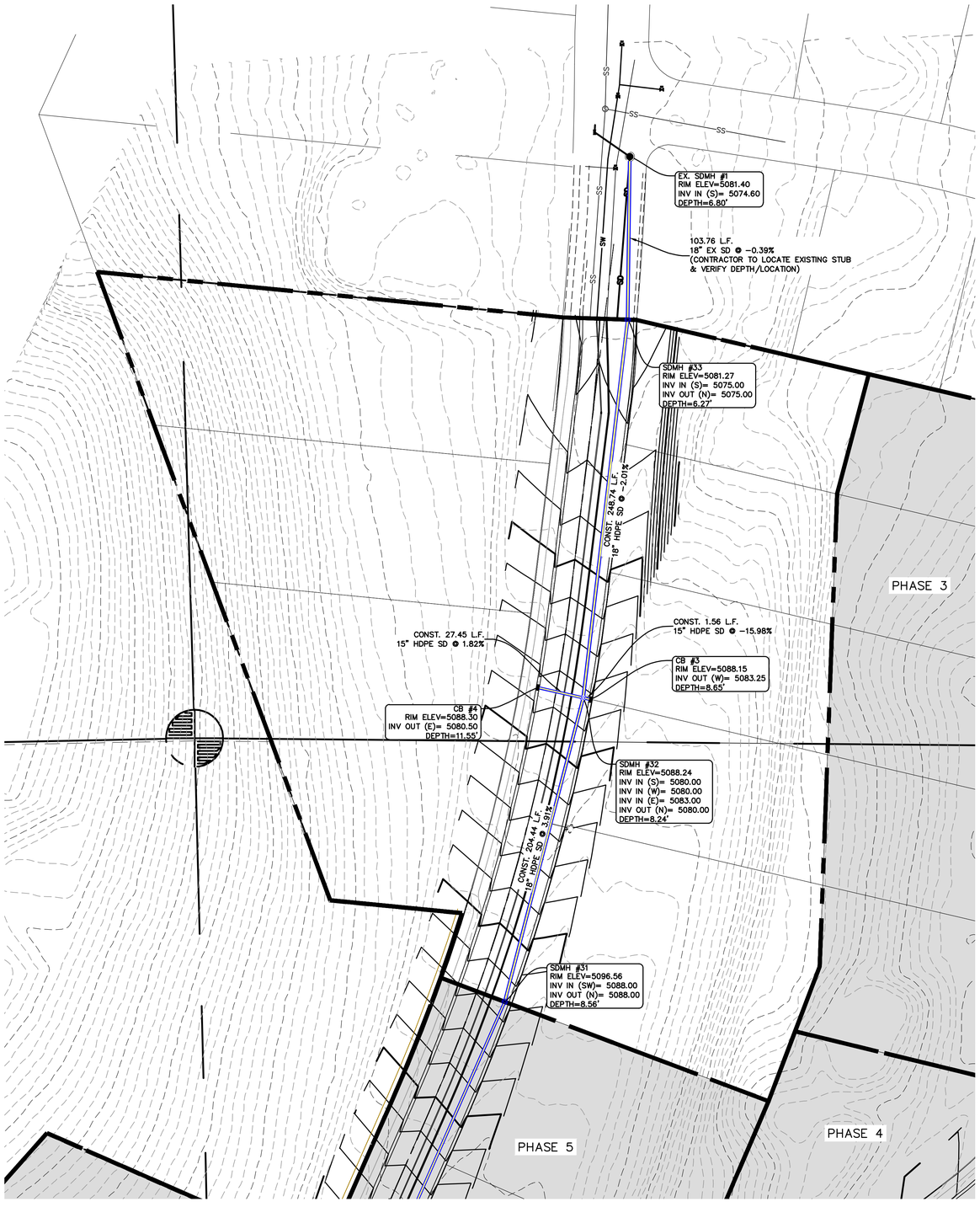
DATE:2.21.2022
PROJECT #

REVISIONS:

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SHEET NAME: UTILITY PLANS
SHEET: UP-01

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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:2.21.2022
PROJECT #

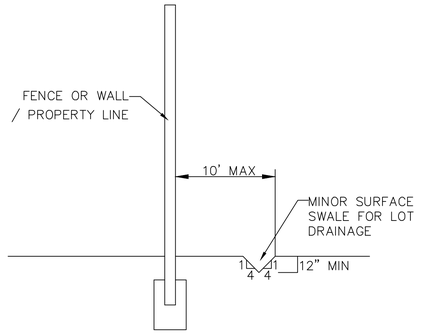
REVISIONS:

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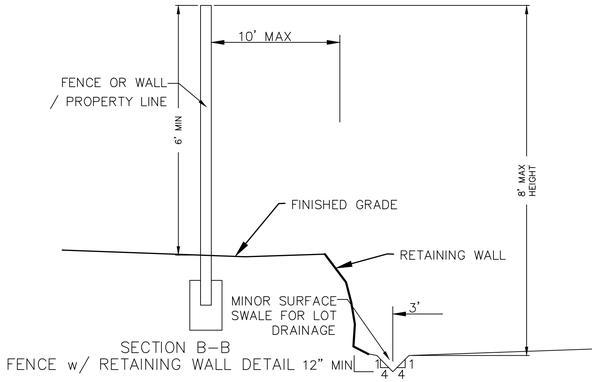
SHEET NAME:
GRADING PLANS

SHEET:
GR-01

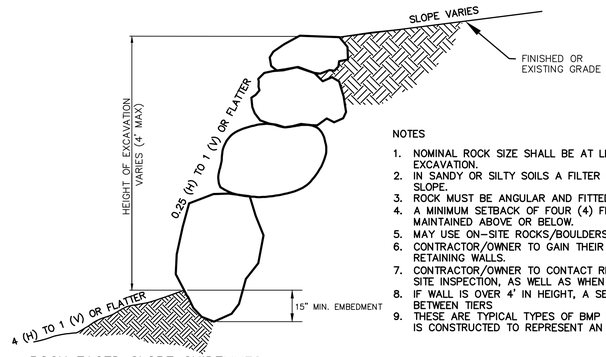
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SECTION C–C
FENCE DETAIL



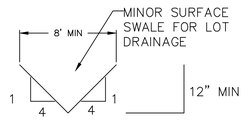
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



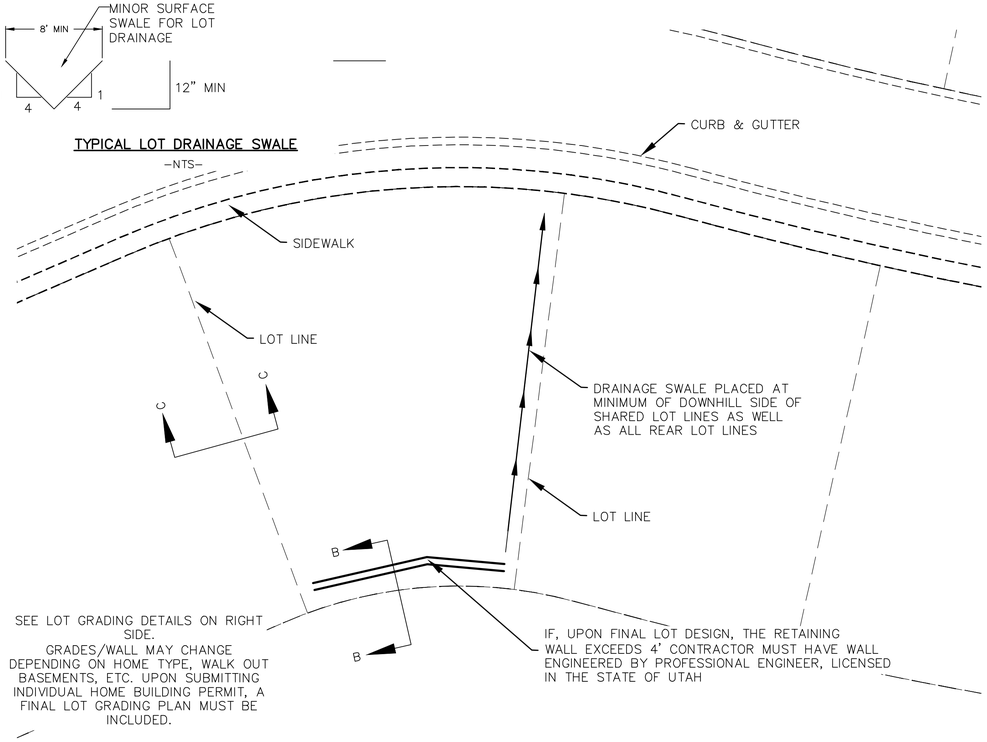
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

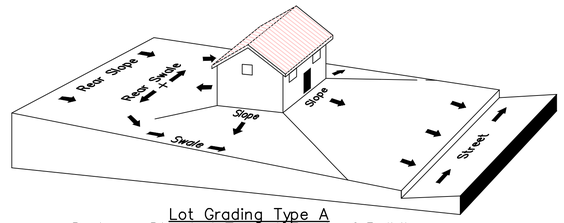
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



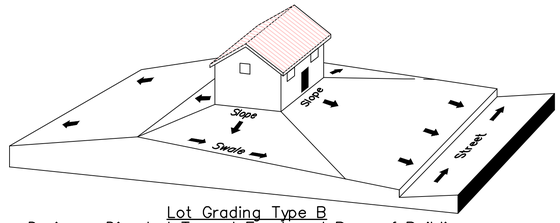
TYPICAL LOT DRAINAGE SWALE
–NTS–



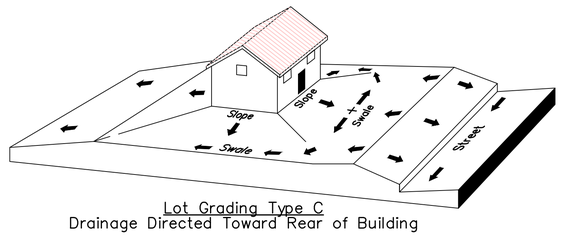
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

** 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 2
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

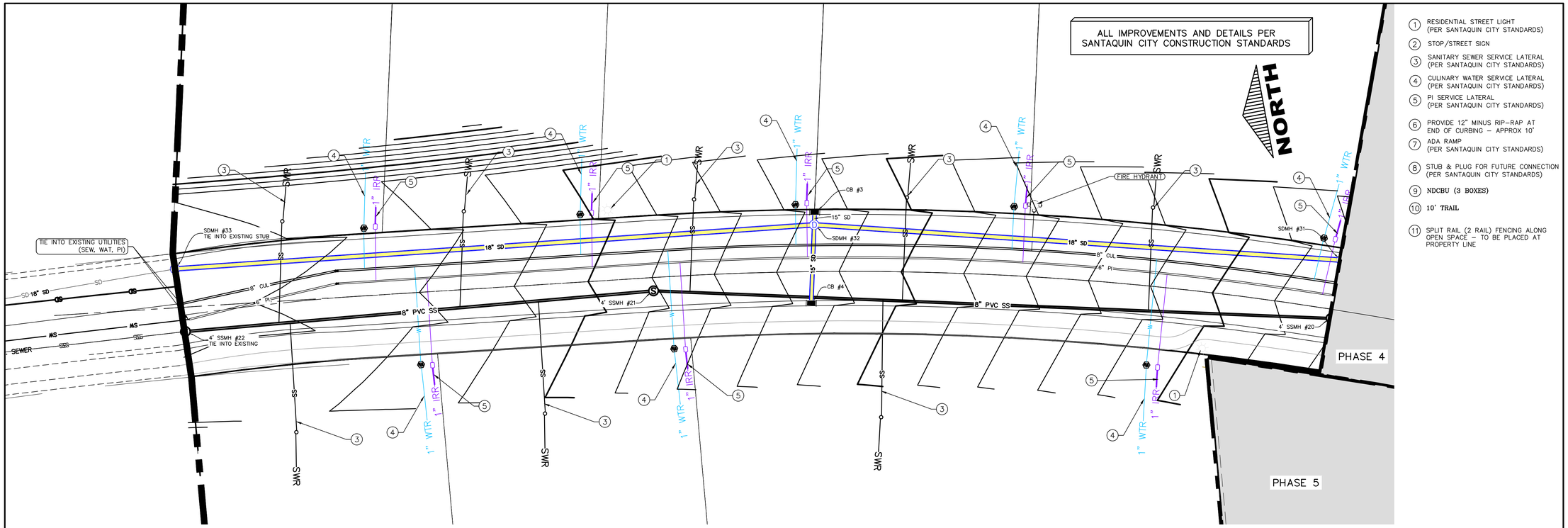
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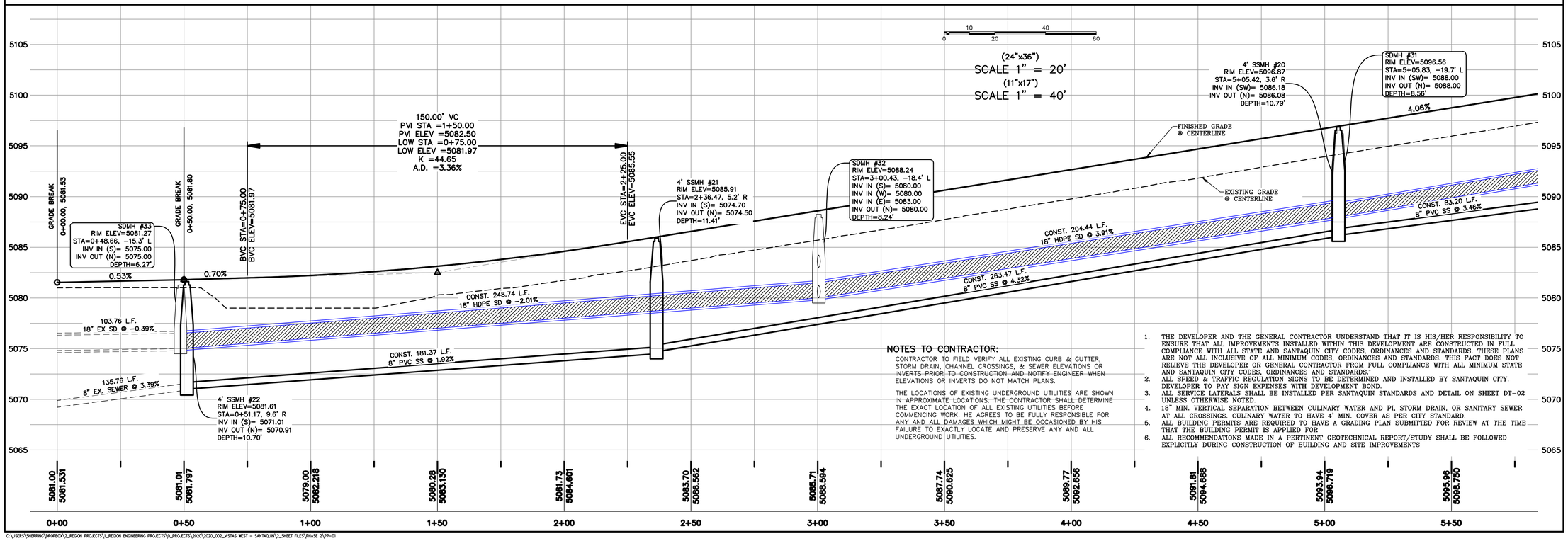
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SHEET NAME:
GRADING PLANS

SHEET:
GR-02

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NOTES TO CONTRACTOR:

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
P.L.S.
STATE OF UTAH
4/27/2022

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:2.21.2022
PROJECT #
REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 — PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 — PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT — PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

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

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

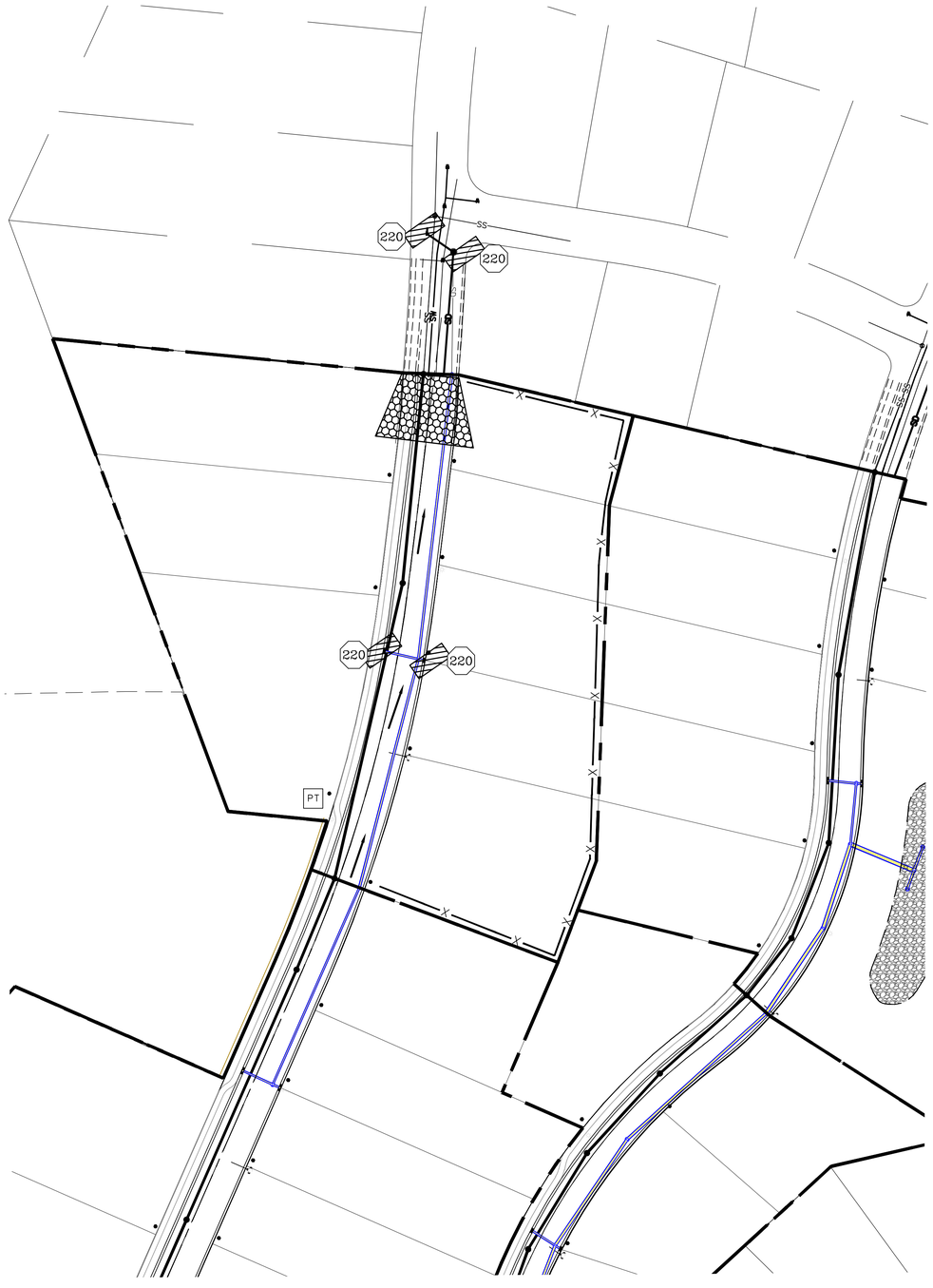
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

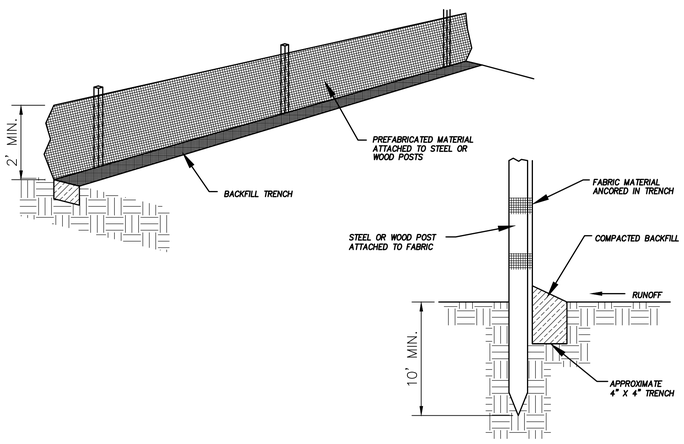
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

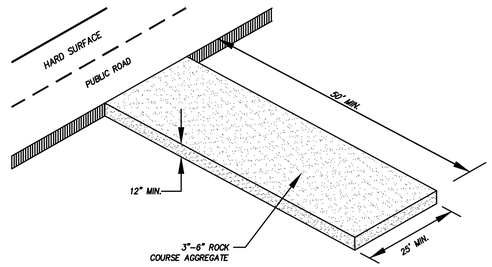
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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

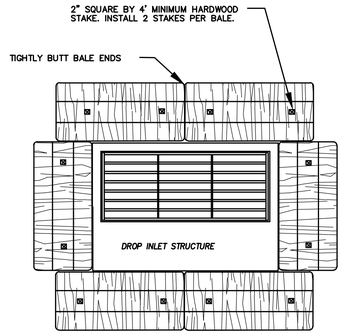

220
220
220
220
PT
SS
SS
SS
X
X
X



DETAIL–A
SILT FENCE DETAIL
–NTS–

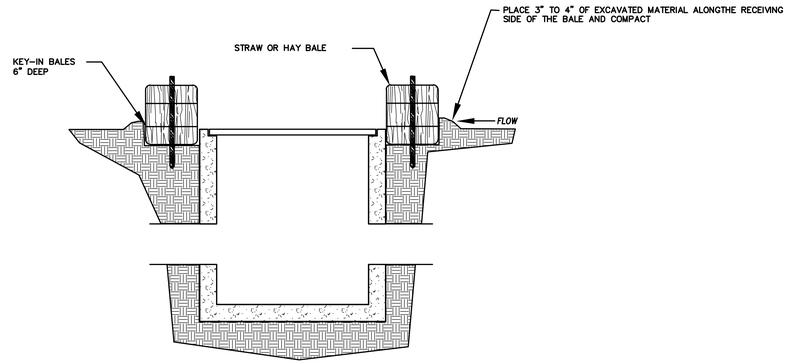


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



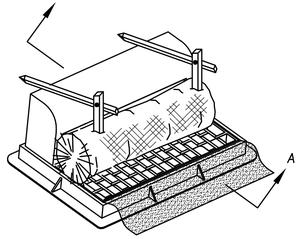
PLAN VIEW

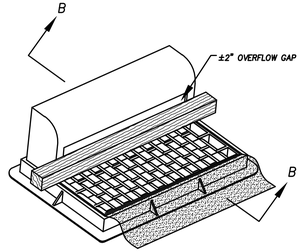
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

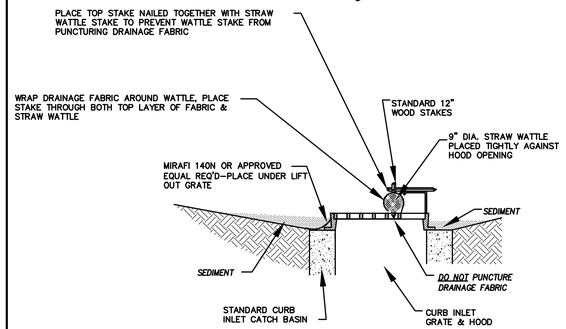


SECTION

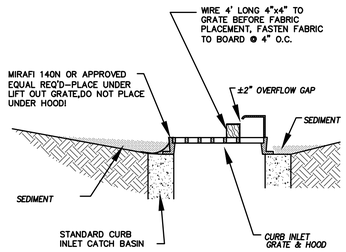
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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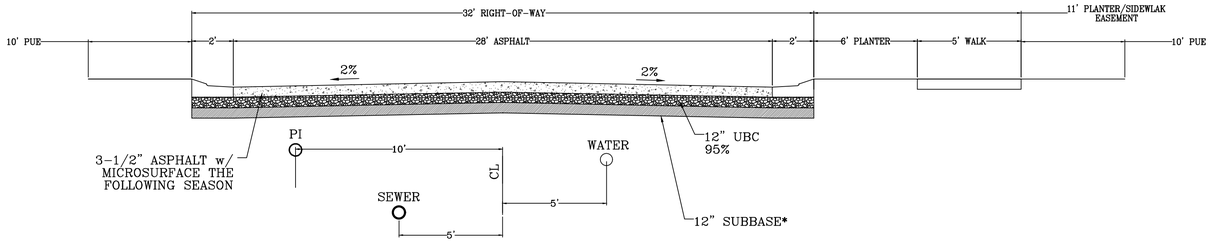


THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

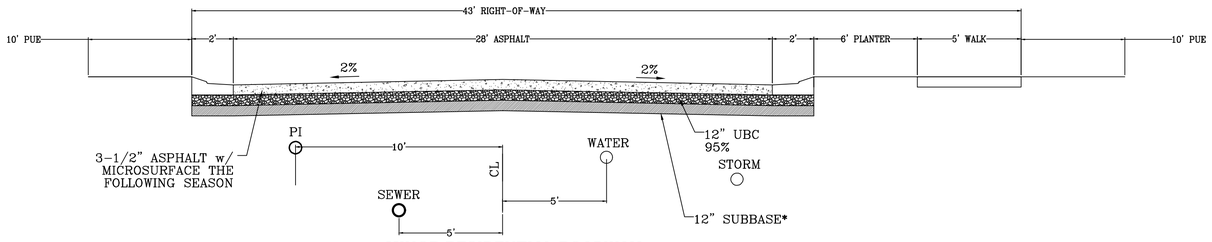
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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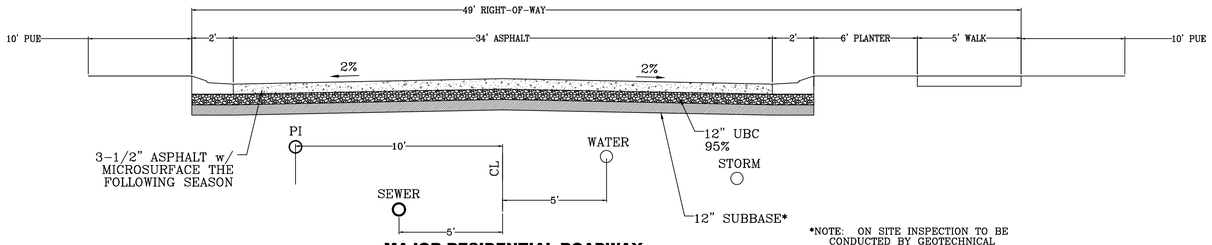
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

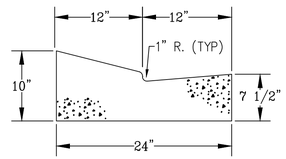
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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



MODIFIED HIGH BACK CURB

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

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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
P.L.S.
STATE OF UTAH
2.21.2022

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:2.21.2022
PROJECT #

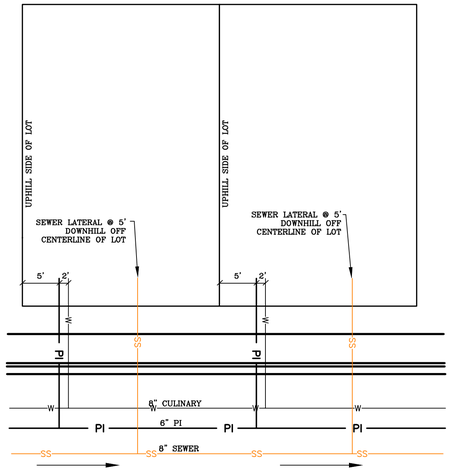
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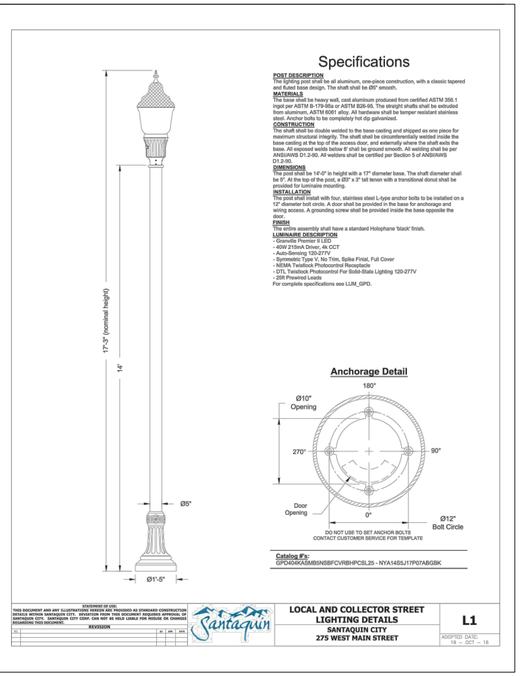
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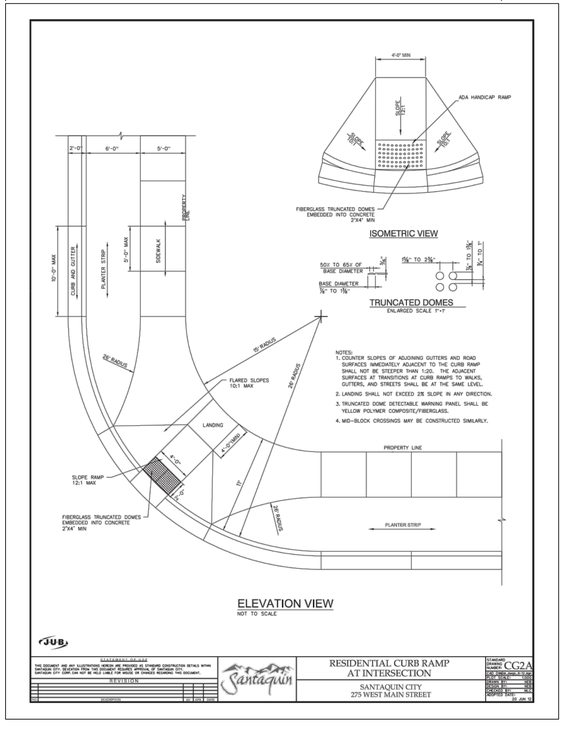
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TYPICAL DETAILS

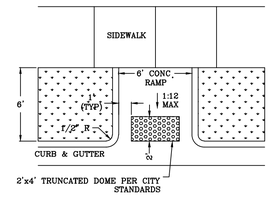
SHEET:
DT-01

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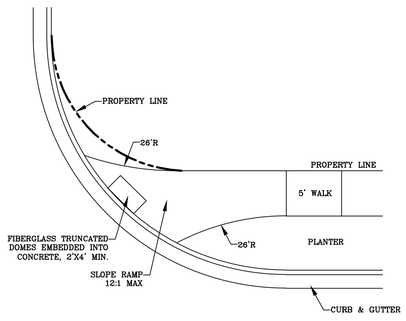






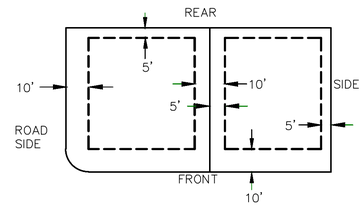


MID-BLOCK RAMP DETAIL

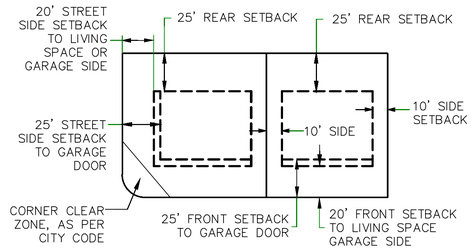


RAMP DETAIL

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION 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:2.21.2022
PROJECT #
REVISIONS:
1
2
3

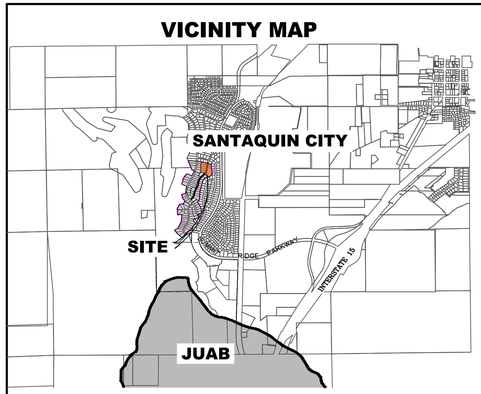
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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The Vistas West @ Summit Ridge
PHASE '3'
February 22

Santaquin, Utah County, Utah

VICINITY MAP

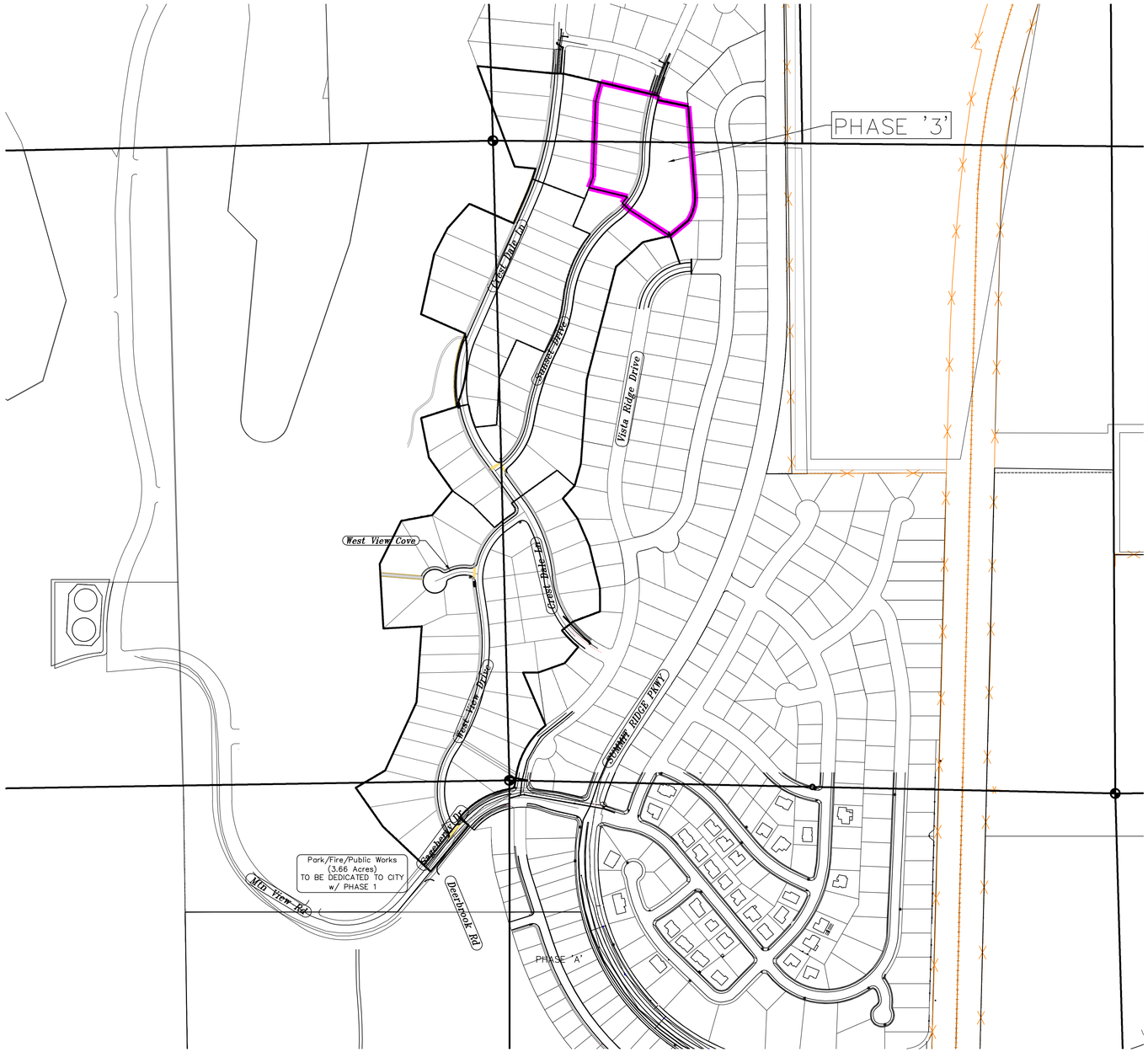


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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.

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 / dua
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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
PH–01	PHASE PLANS
PLAT	PLAT SHEETS
UP–01	SITE & UTILITY PLANS
GR–01–2	GRADING PLANS
PP–01	PLAN & PROFILE SHEETS
LS–01	LANDSCAPE PLANS
EC–01	EROSION CONTROL PLAN
EC–02	EROSION CONTROL DETAILS
DT–01–02	TYPICAL DETAILS

NOTES:

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

NORTH

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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:2.21.2022
PROJECT #

REVISIONS:
1
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SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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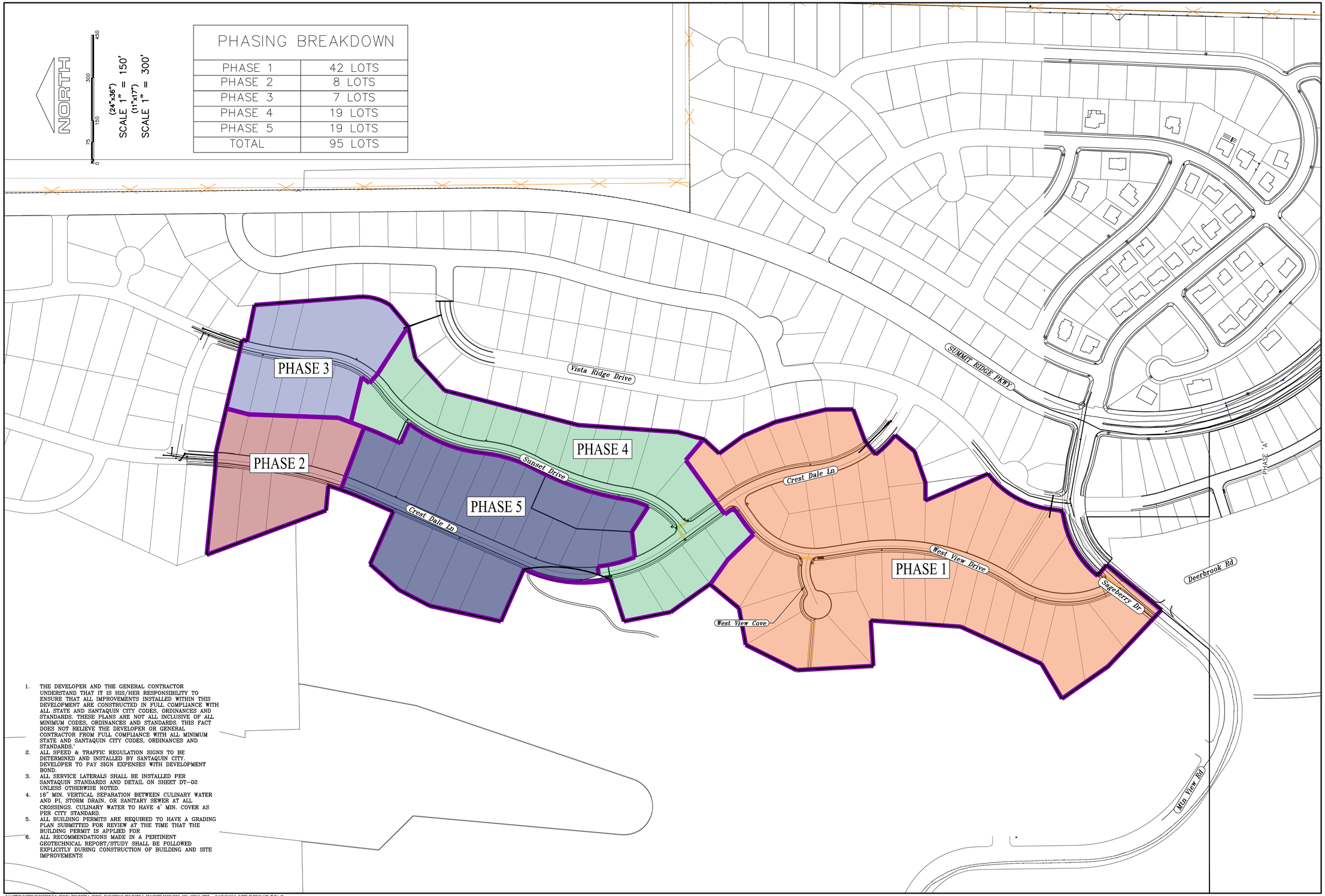
NORTH

0 75 150 300 450

(24"x36") SCALE 1" = 150'

(11"x17") SCALE 1" = 300'

PHASING BREAKDOWN	
PHASE 1	42 LOTS
PHASE 2	8 LOTS
PHASE 3	7 LOTS
PHASE 4	19 LOTS
PHASE 5	19 LOTS
TOTAL	95 LOTS



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

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 3\PH-01

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

PROFESSIONAL ENGINEER
Robert L. Sherring
No. 187703
STATE OF UTAH
1/27/2022

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:2.21.2022

PROJECT #

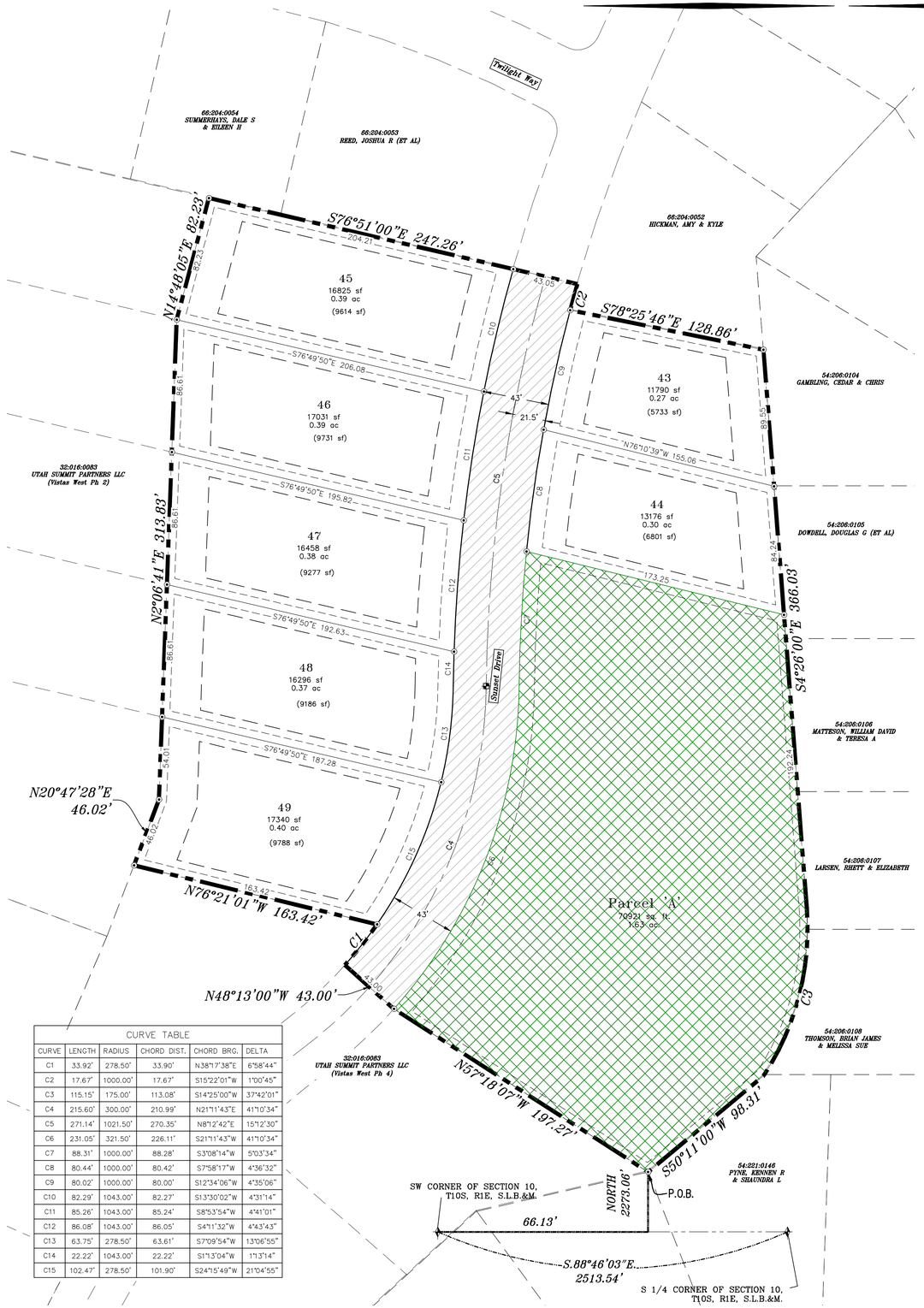
REVISIONS:

1	
2	
3	

SHEET NAME: PHASE PLAN

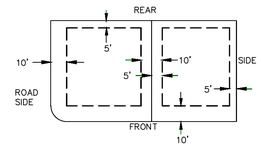
SHEET: PH-01

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3

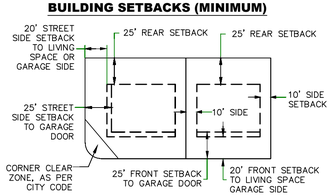


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.92'	278.50'	33.90'	N38°17'38"E	6°58'44"
C2	17.67'	1000.00'	17.67'	S15°22'01"W	1°00'45"
C3	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C4	215.60'	300.00'	210.99'	N21°11'43"E	41°10'34"
C5	271.14'	1021.50'	270.35'	N8°12'42"E	15°12'30"
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	13°06'55"
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"

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.
2. XXXX(...) PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

4. THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

UTILITIES APPROVAL

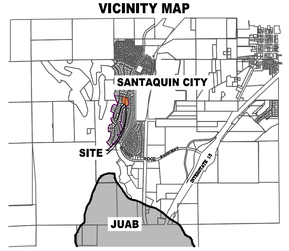
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 _____

VICINITY MAP



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 / dua
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

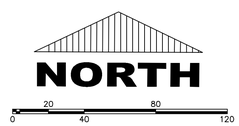
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

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, SLB&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- _____

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 3

BEGINNING AT A POINT ON A LINE THAT IS S.88°46'03"E. A DISTANCE OF 666.13 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° 18' 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 76° 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 76° 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° 26' 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

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

_____ 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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

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

_____ ENGINEER (See Seal Below)

_____ ATTEST_____ 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

This form approved by Utah County and the municipalities therein.

SHEET 1 of 1

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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)
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

NORTH

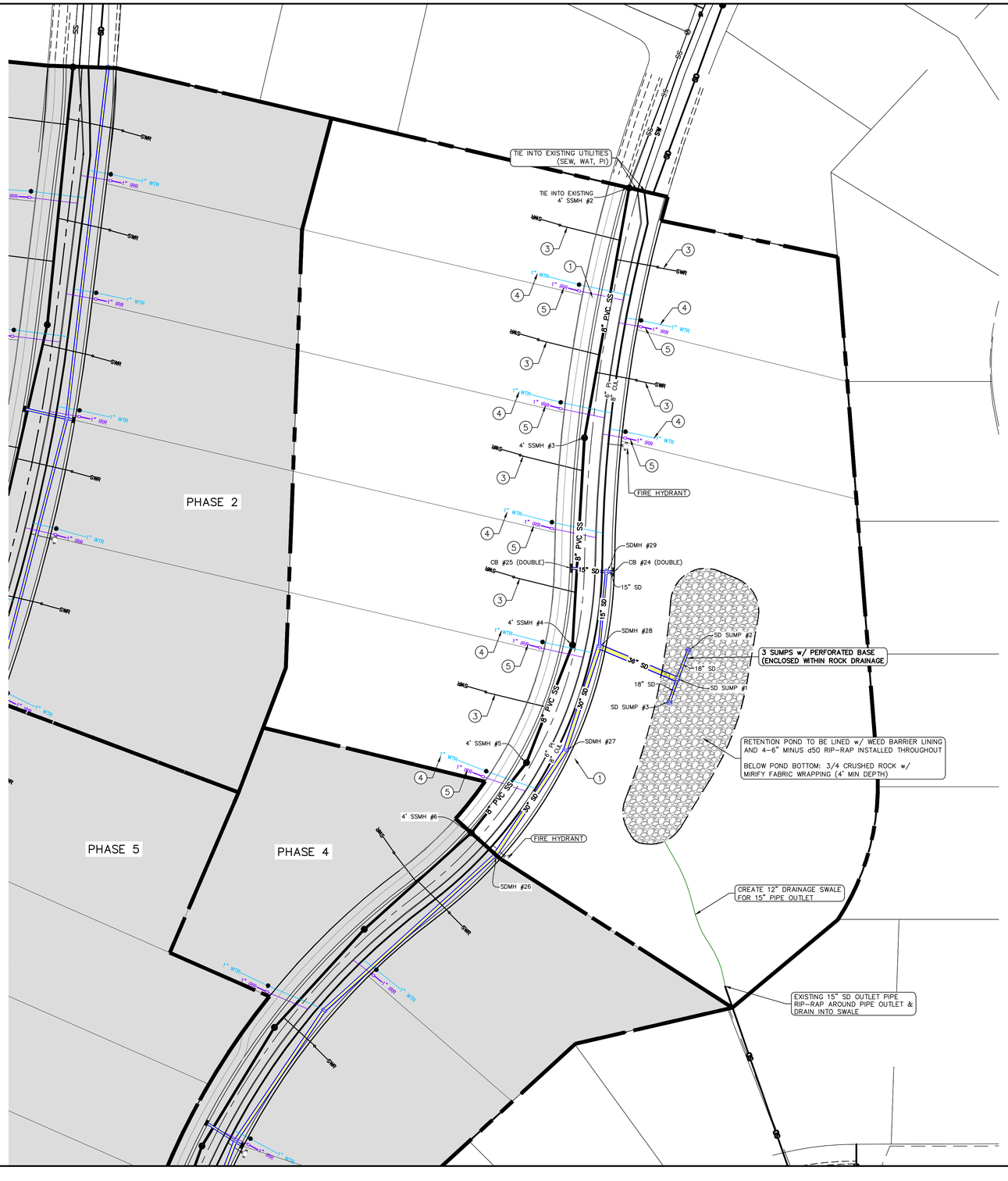
0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

LEGEND

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



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.

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 3\UTILITY PLANS

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

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH
2.17.2022

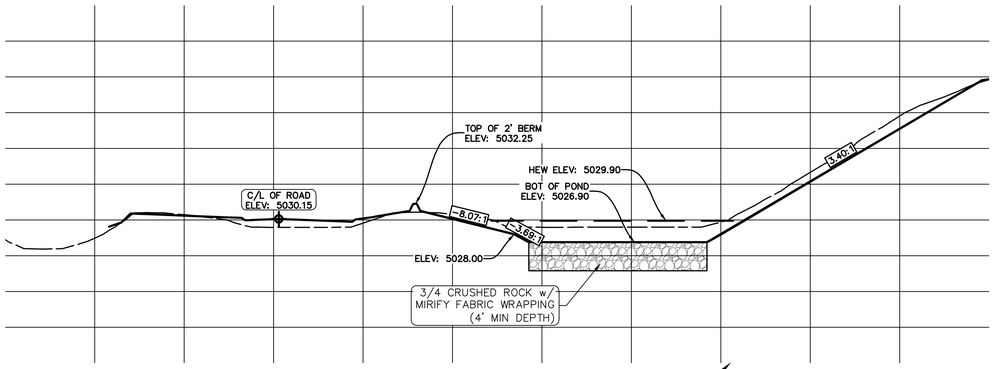
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01



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POND SECTION

NORTH

0 20 40 80 120

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

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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E. L.S.
STATE OF UTAH
2/21/2022

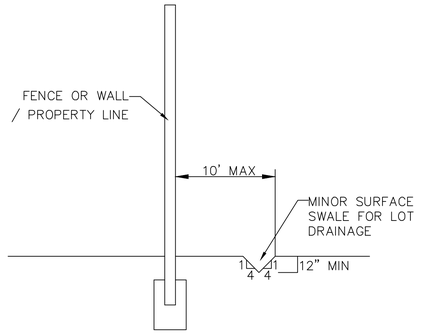
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

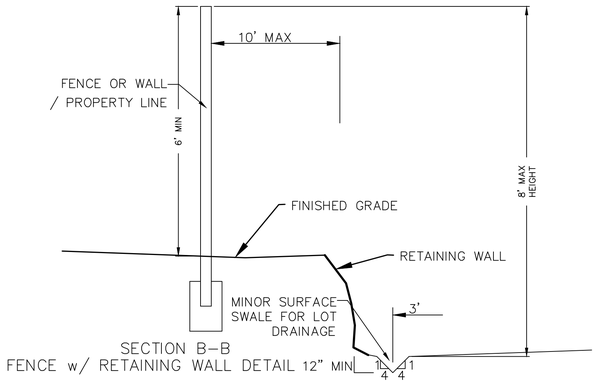
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-01

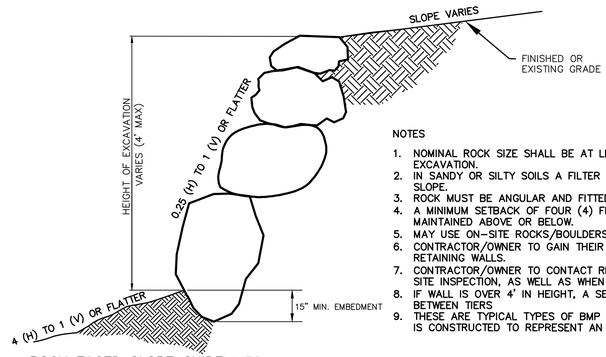
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SECTION C–C
FENCE DETAIL



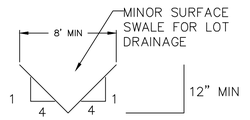
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



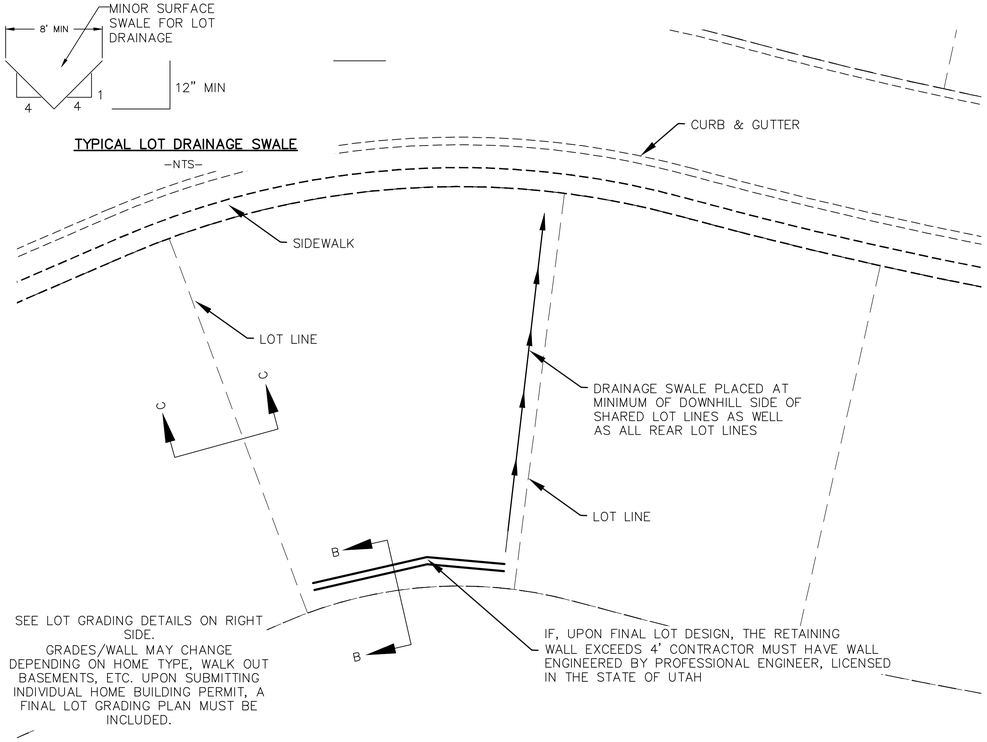
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

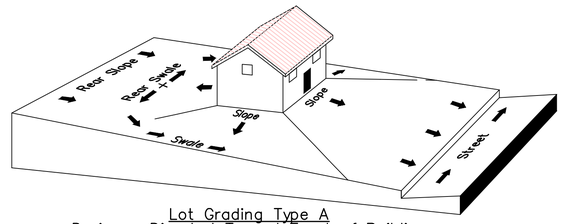
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



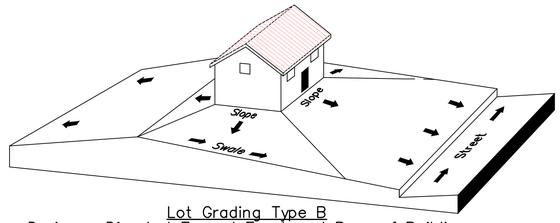
TYPICAL LOT DRAINAGE SWALE
–NTS–



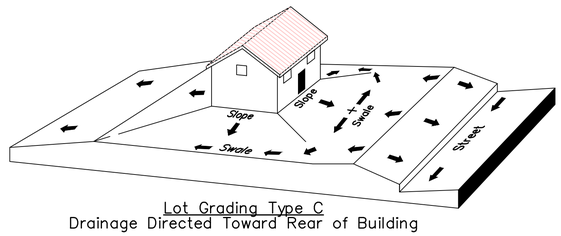
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

**** 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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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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Orem, UT 84057
P: 801.376.2245
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:2.21.2022
PROJECT #

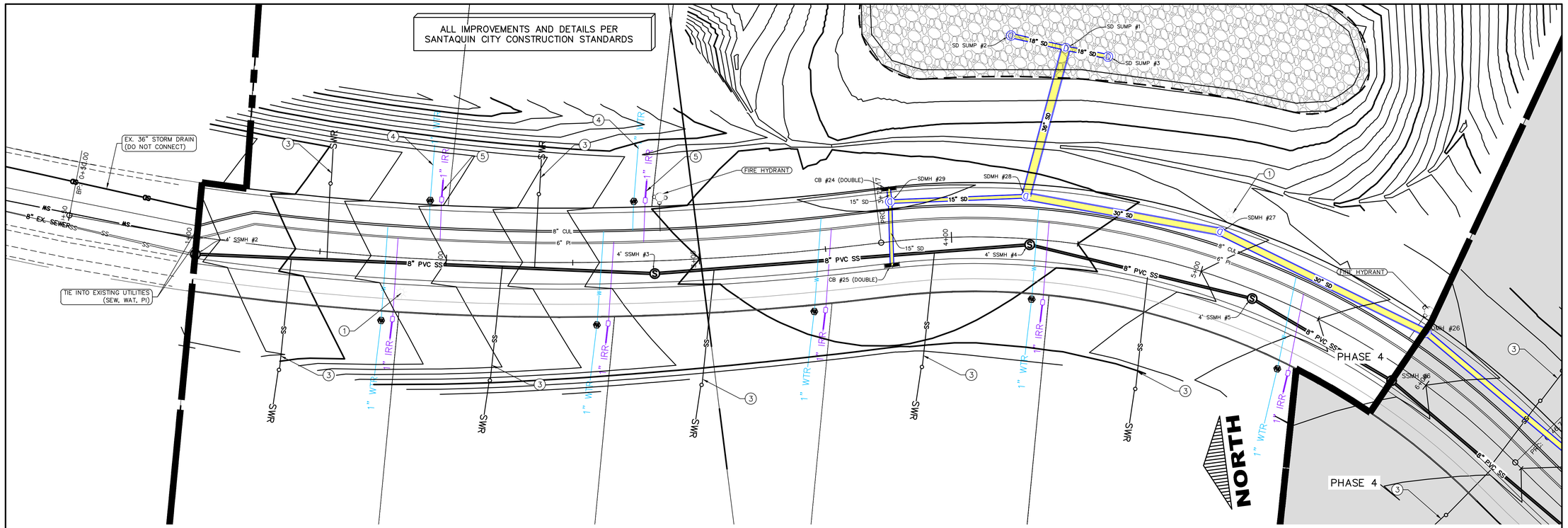
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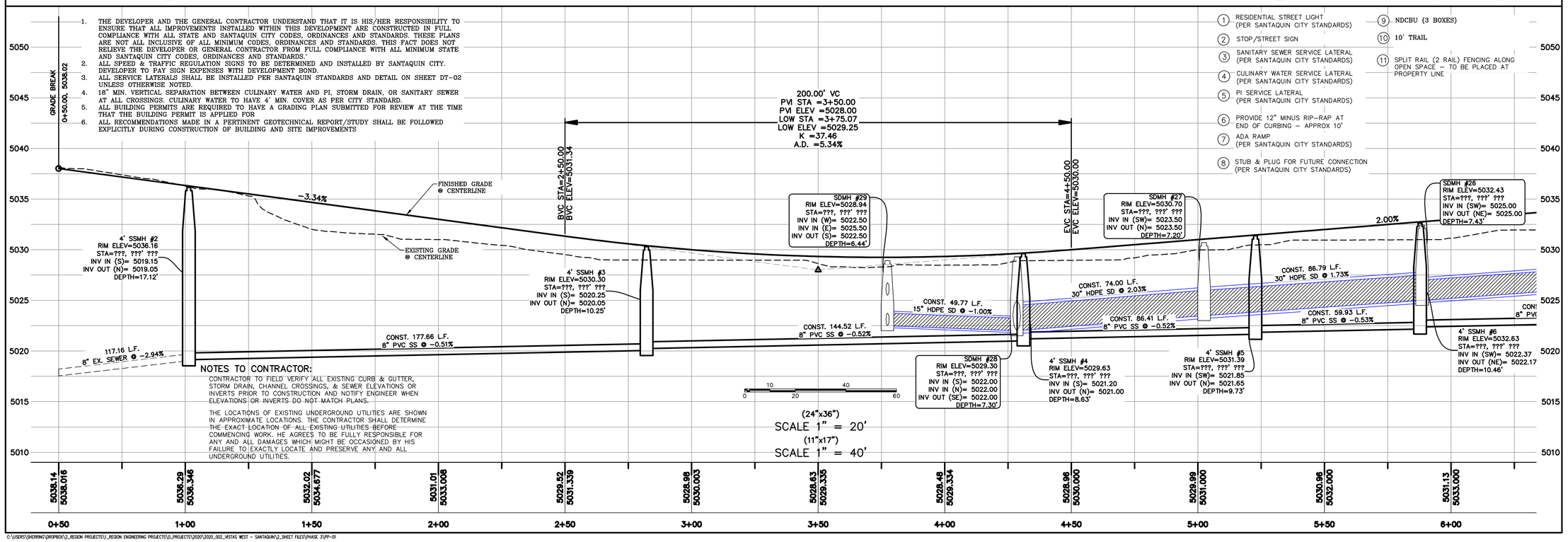
SHEET NAME:
GRADING PLANS

SHEET:
GR-02

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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



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.

0 10 20 40 60

(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)
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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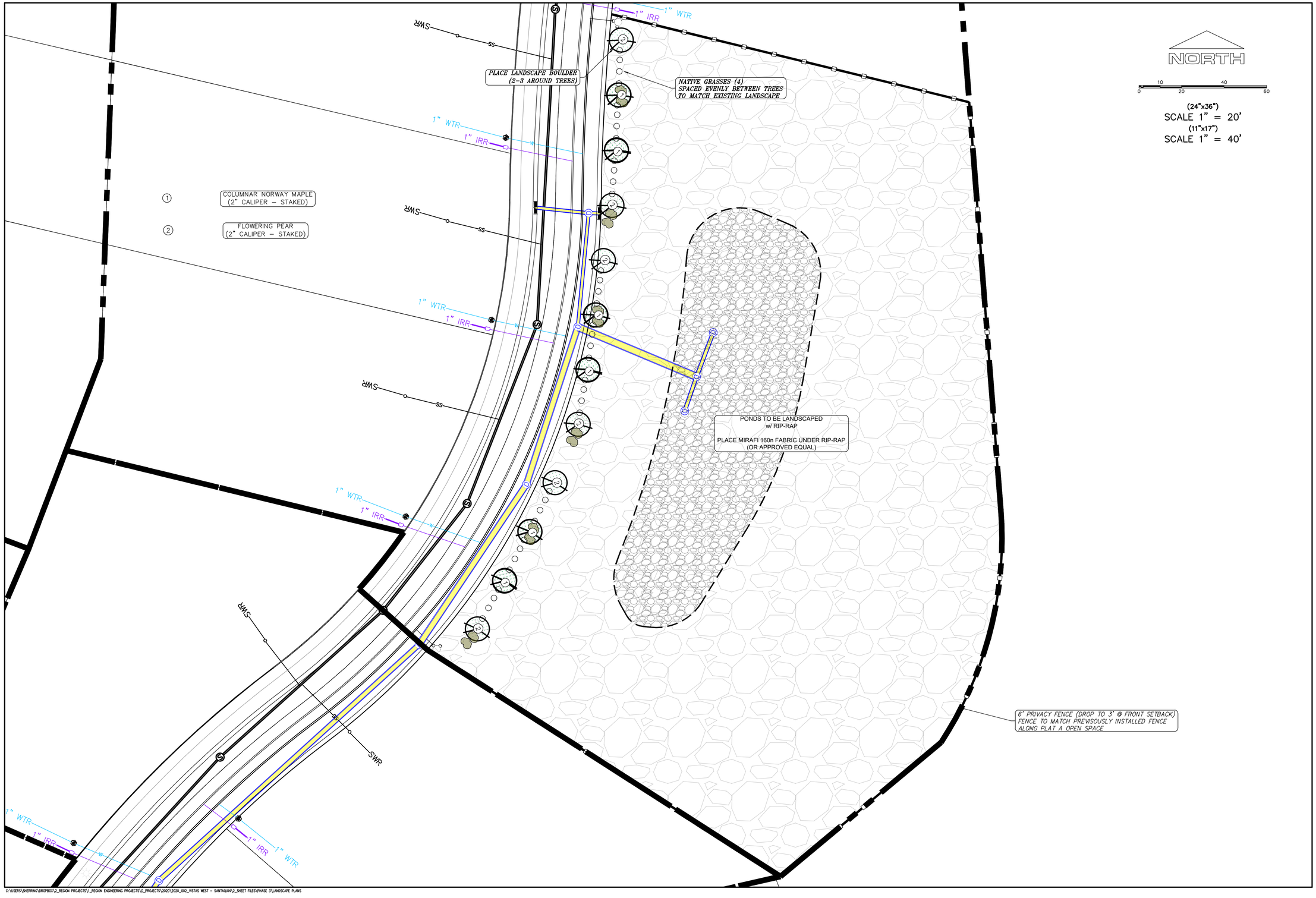
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3

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

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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NORTH

0 10 20 40 60

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

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Donald L. Lyster PLS 167023 PROFESSIONAL LAND SURVEYOR STATE OF UTAH
2/21/2022

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:2.21.2022
PROJECT #

REVISIONS:
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SHEET NAME:
LANDSCAPE PLANS

SHEET:
LS-01

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LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 — PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 — PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT — PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

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

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

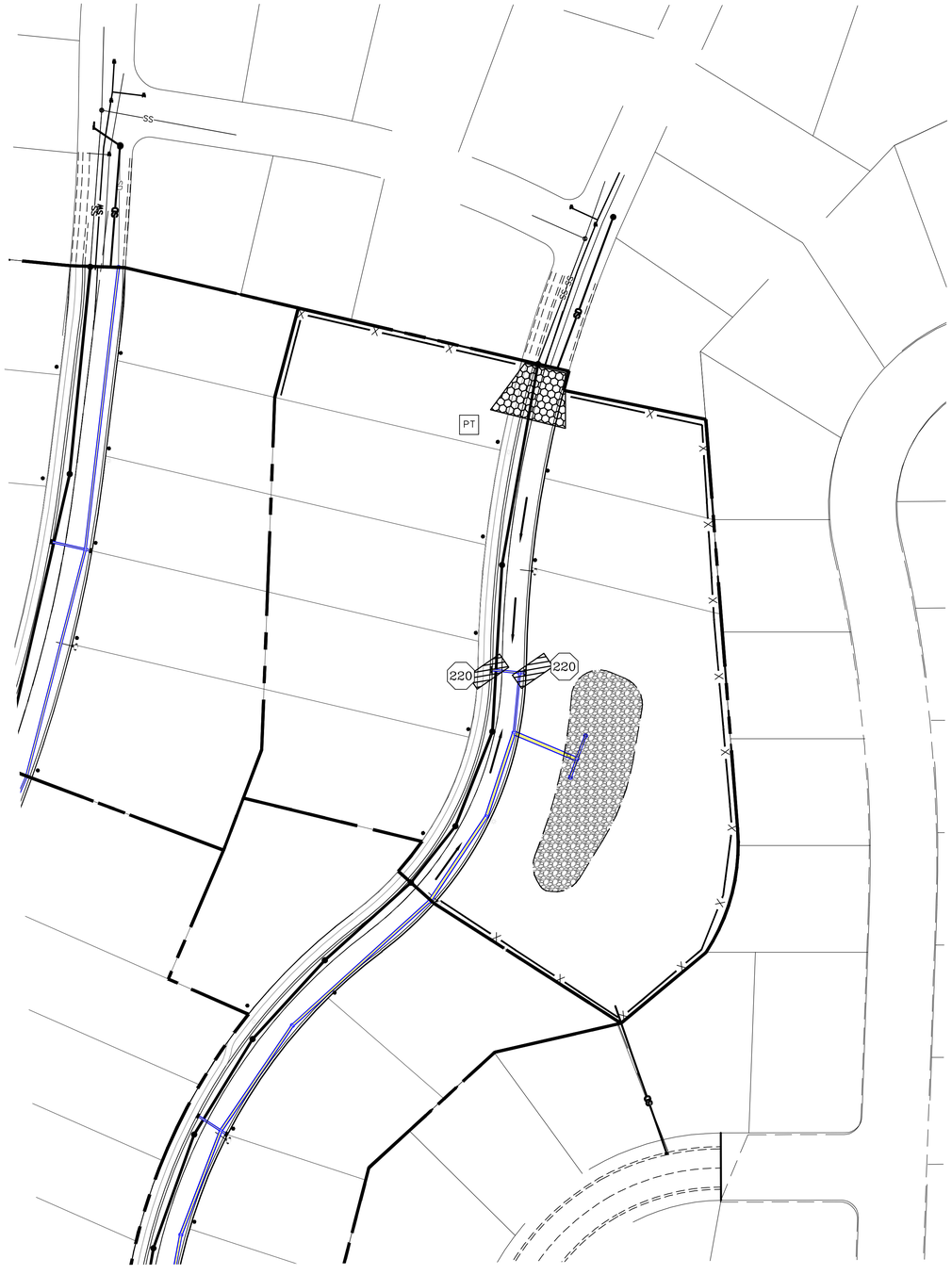
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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

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



NORTH

0 30 60 120 180

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

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Orem, UT 84057
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LICENSED LAND SURVEYOR # 167023 Donald L. Lyster PLS
2.17.2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 3

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

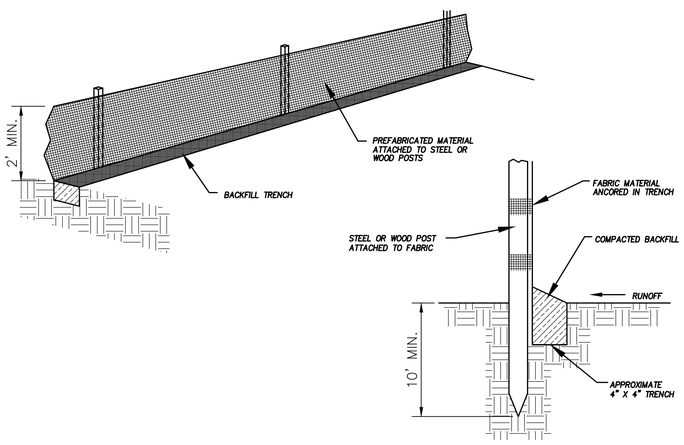
DATE:2.21.2022
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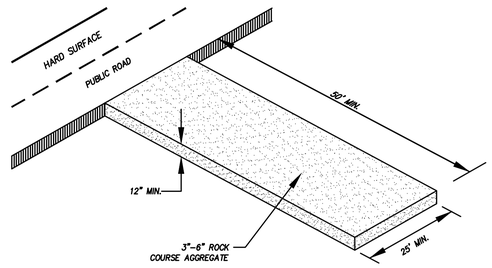
SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01

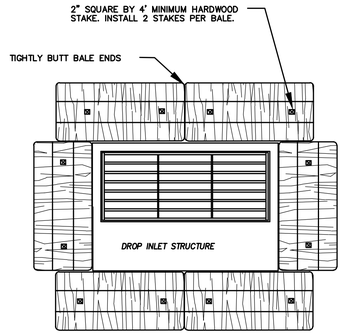
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DETAIL–A
SILT FENCE DETAIL
–NTS–

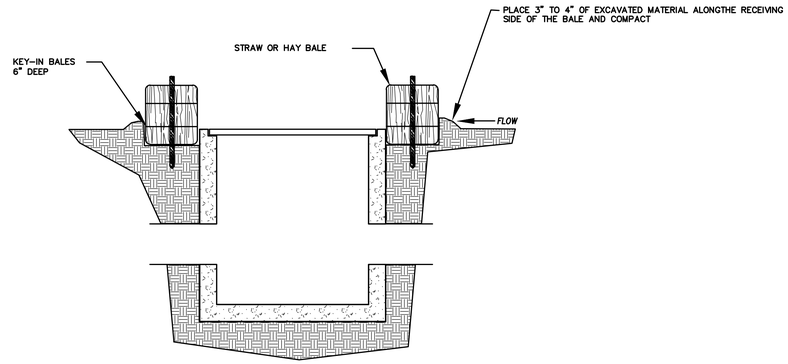


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



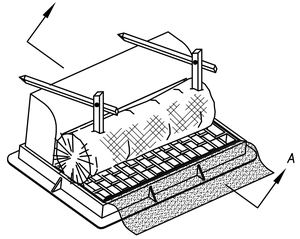
PLAN VIEW

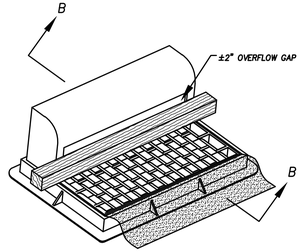
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

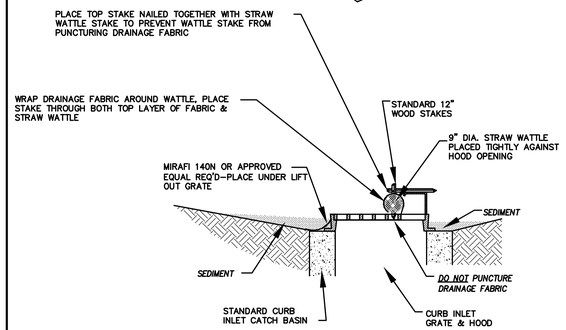


SECTION

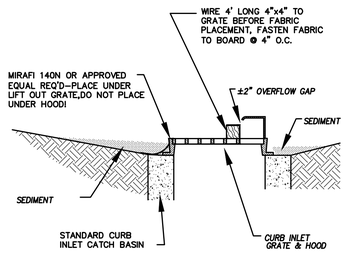
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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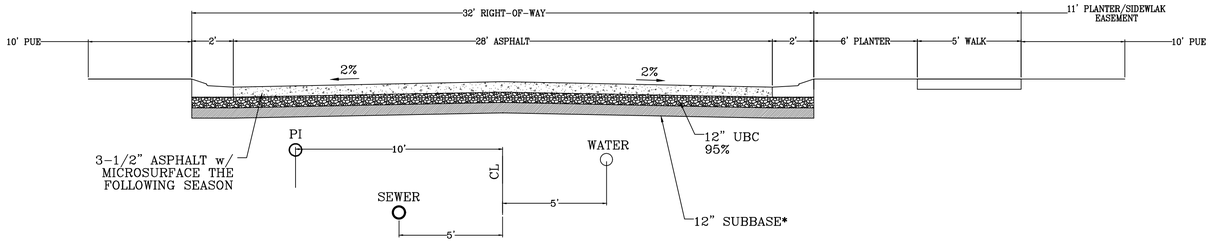


THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

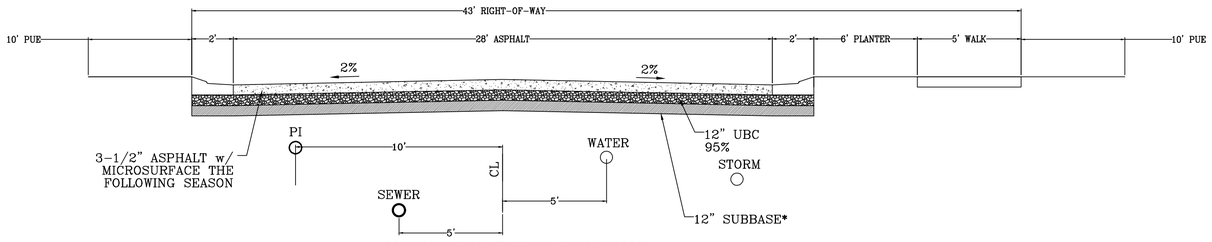
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EROSION CONTROL DETAILS
SHEET:
EC-02

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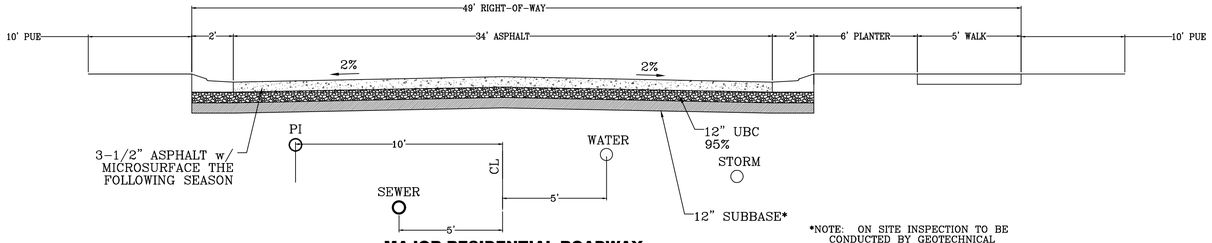
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

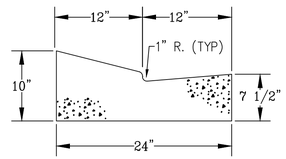
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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



MODIFIED HIGH BACK CURB

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

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PROFESSIONAL SURVEYOR AND LAND SURVEYOR
187023
Donald L. Lyster
P.L.S.
STATE OF UTAH
2.21.2022

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:2.21.2022
PROJECT #

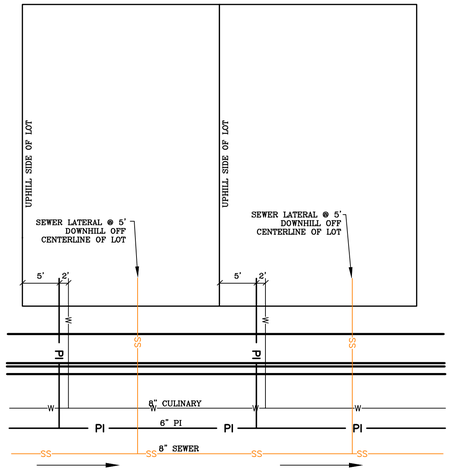
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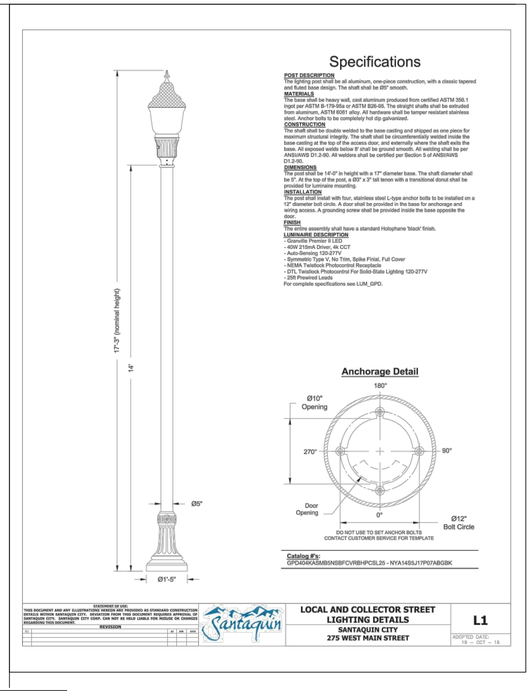
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SHEET NAME:
TYPICAL DETAILS

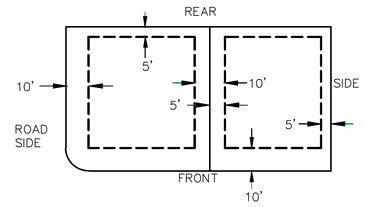
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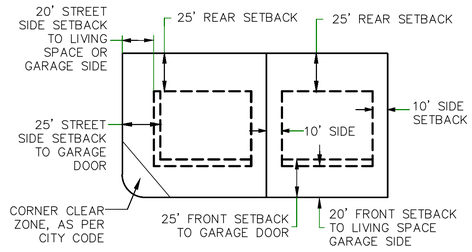


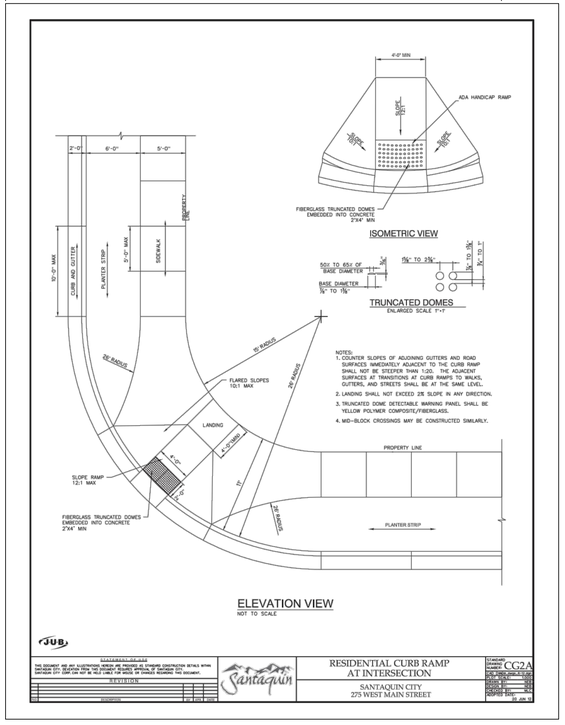


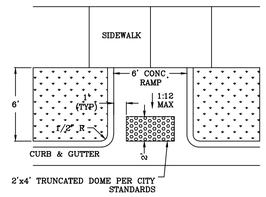
PUBLIC UTILITY EASEMENTS



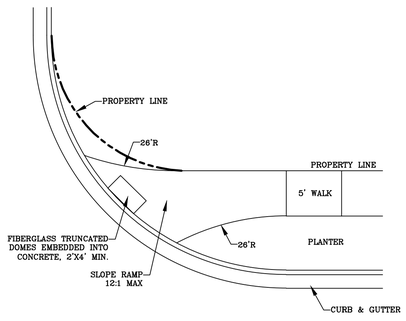
BUILDING SETBACKS (MINIMUM)







MID-BLOCK RAMP DETAIL



RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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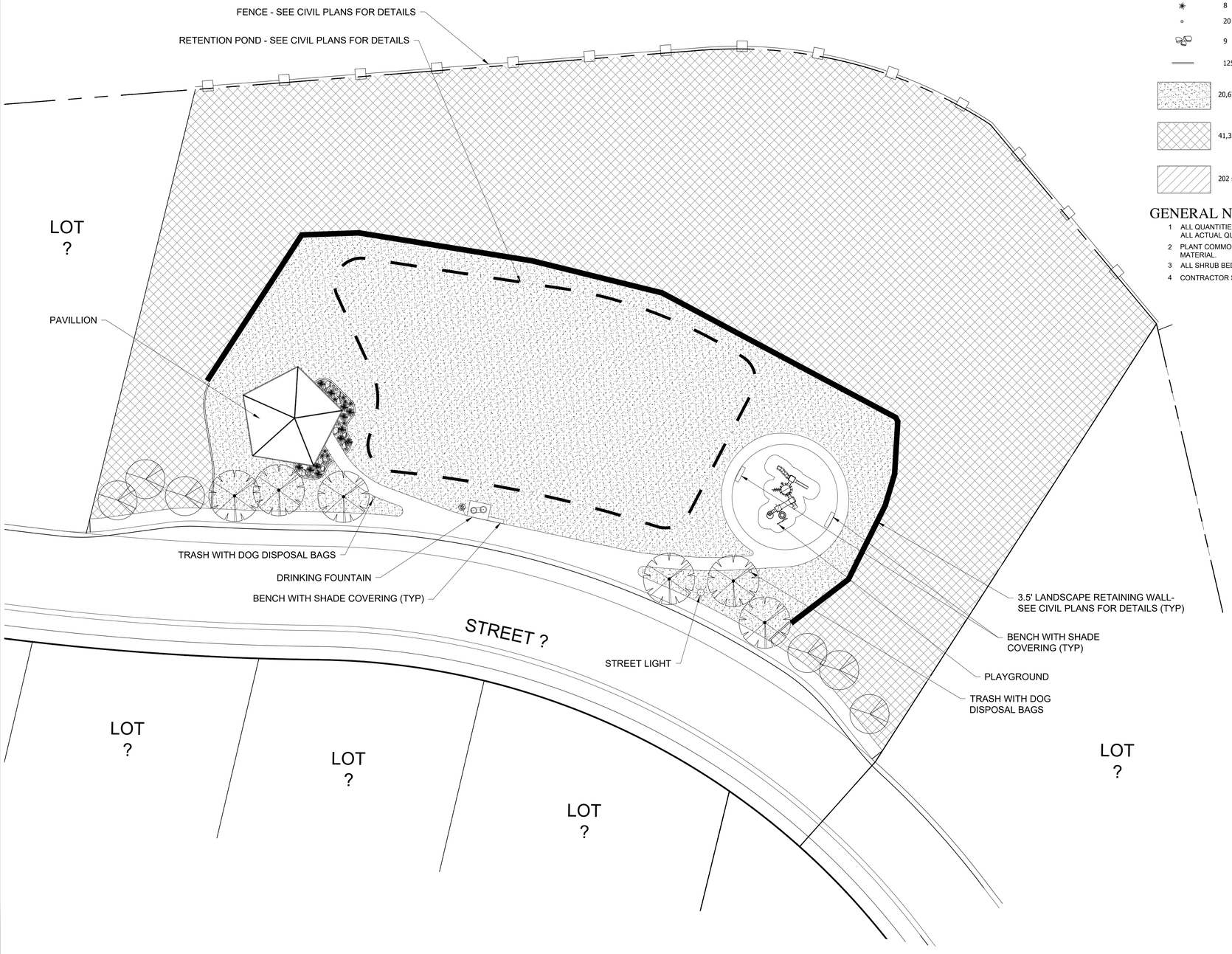
Donald L. Lyster, P.L.S. #187023 — Professional Land Surveyor — State of Utah — My Commission Expires: 31 DEC 2022

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:2.21.2022
PROJECT #
REVISIONS:
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3

SHEET NAME: TYPICAL DETAILS
SHEET: DT-02

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PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	6	FLOWERING PEAR	Pyrus calleryana 'Redspire'	2" Caliper	
	6	COLUMNAR NORWAY MAPLE	Acer platanoides 'Columnare'	2" Caliper	
	12	KARL FOERSTER FEATHER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal	
	8	STELLA D' ORO DAYLILY	Hemerocallis 'Stella D' Oro'	1 Gal	
	20	BLUE FESCUE	Festuca glauca 'Boulder Blue'	1 Gal	
	9	ANGULAR LANDSCAPE BOULDERS (2' - 4' IN SIZE) BURY ⅓ OF ROCK FOR NATURAL LOOK			
	125 LF	6" CONCRETE MOWSTRIP			
	20,673 sf	TURF-GRASS	Use "Blue Ribbon Seed Blend" from Granite Seed, "Drought Tolerant Sod/Seed" from Chanshare Farms, "Bioblue Sod/Seed" from Biograss Sod Farms, or approved equal.		
	41,350 sf	NATIVE NON-MANICURED TURF-GRASS			
	202 sf	DARK BROWN SHREDDED BARK MULCH (4" DEPTH)			

GENERAL NOTES

1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.

3 ALL SHRUB BEDS REQUIRE 3" MIN DEPTH OF BROWN MULCH.

4 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, PIPES AND STRUCTURES.

Blue Stakes of UTAH 811 — Blue Stakes of Utah 811

N

0 20
SCALE: 1" = 20'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com

THE VISTA'S WEST @ SUMMIT RIDGE

LANDSCAPE PLAN

FINAL CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

DESIGN CHECK: AW

DRAFTING CHECK: DR

LICENSED LANDSCAPE ARCHITECT
AMANDA WIBERG
Amanda Wiberg
5-10-22
6943415-5301
STATE OF UTAH

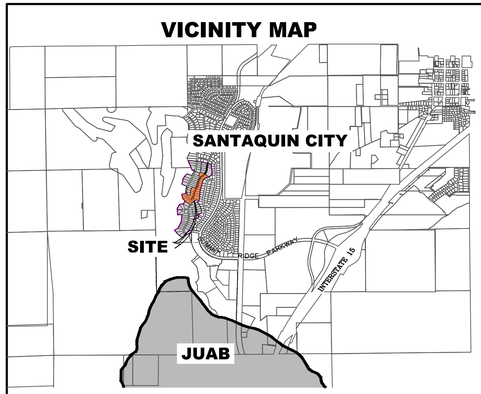
SHEET:
LS1

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The Vistas West @ Summit Ridge
PHASE '4'
February 22

Santaquin, Utah County, Utah

VICINITY MAP

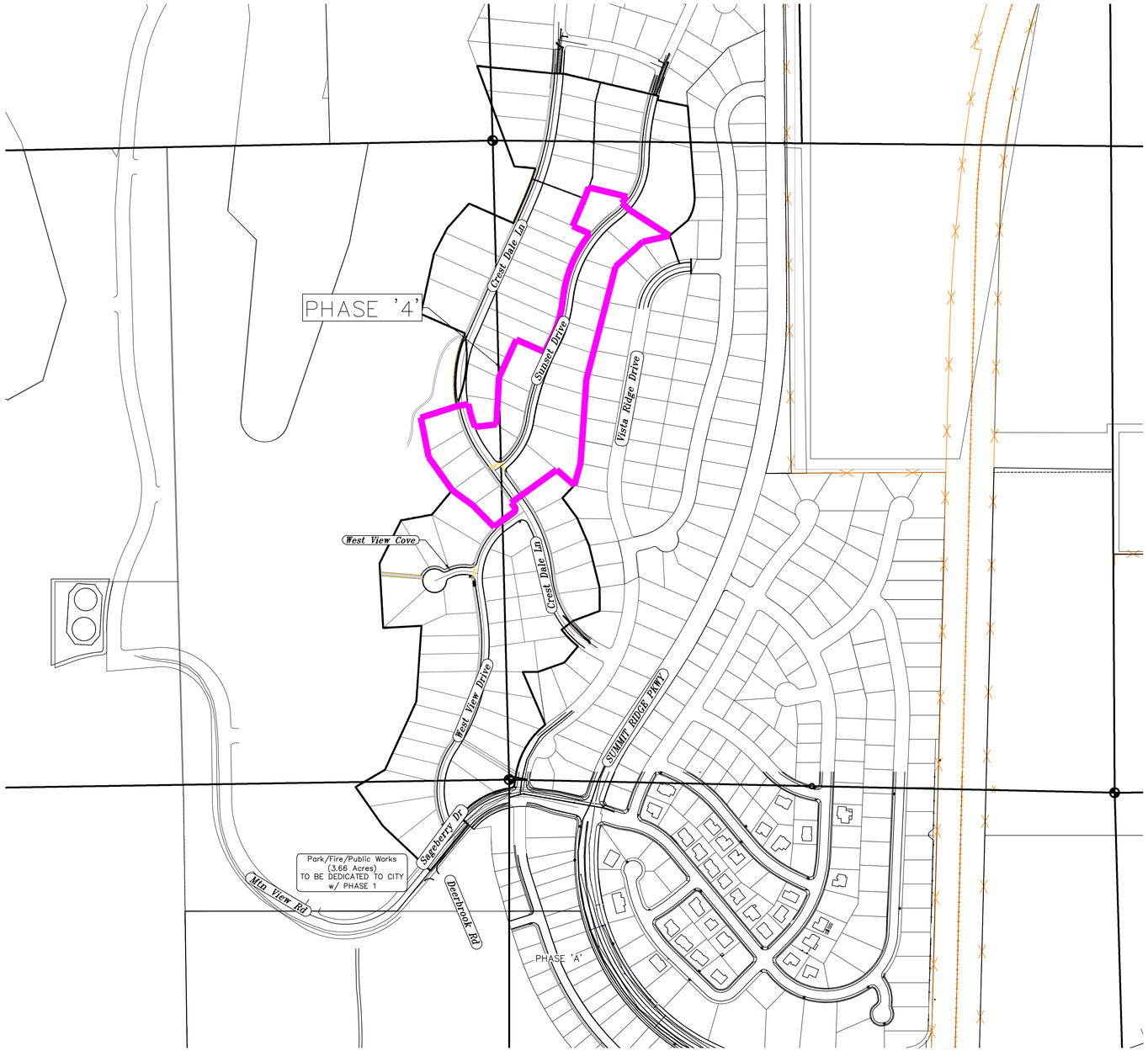


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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

PROJECT DEVELOPER

David Simpson
| 801-376-1966 |
Woodssprings@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

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
PH–01	PHASE PLANS
PLAT	PLAT SHEETS
UP–01–02	SITE & UTILITY PLANS
GR–01–03	GRADING PLANS
PP–01–4	PLAN & PROFILE SHEETS
EC–01	EROSION CONTROL PLAN
EC–02	EROSION CONTROL DETAILS
DT–01–02	TYPICAL DETAILS

NOTES:

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

NOTES TO CONTRACTOR:

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

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

NORTH

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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:2.21.2022
PROJECT #

REVISIONS:

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2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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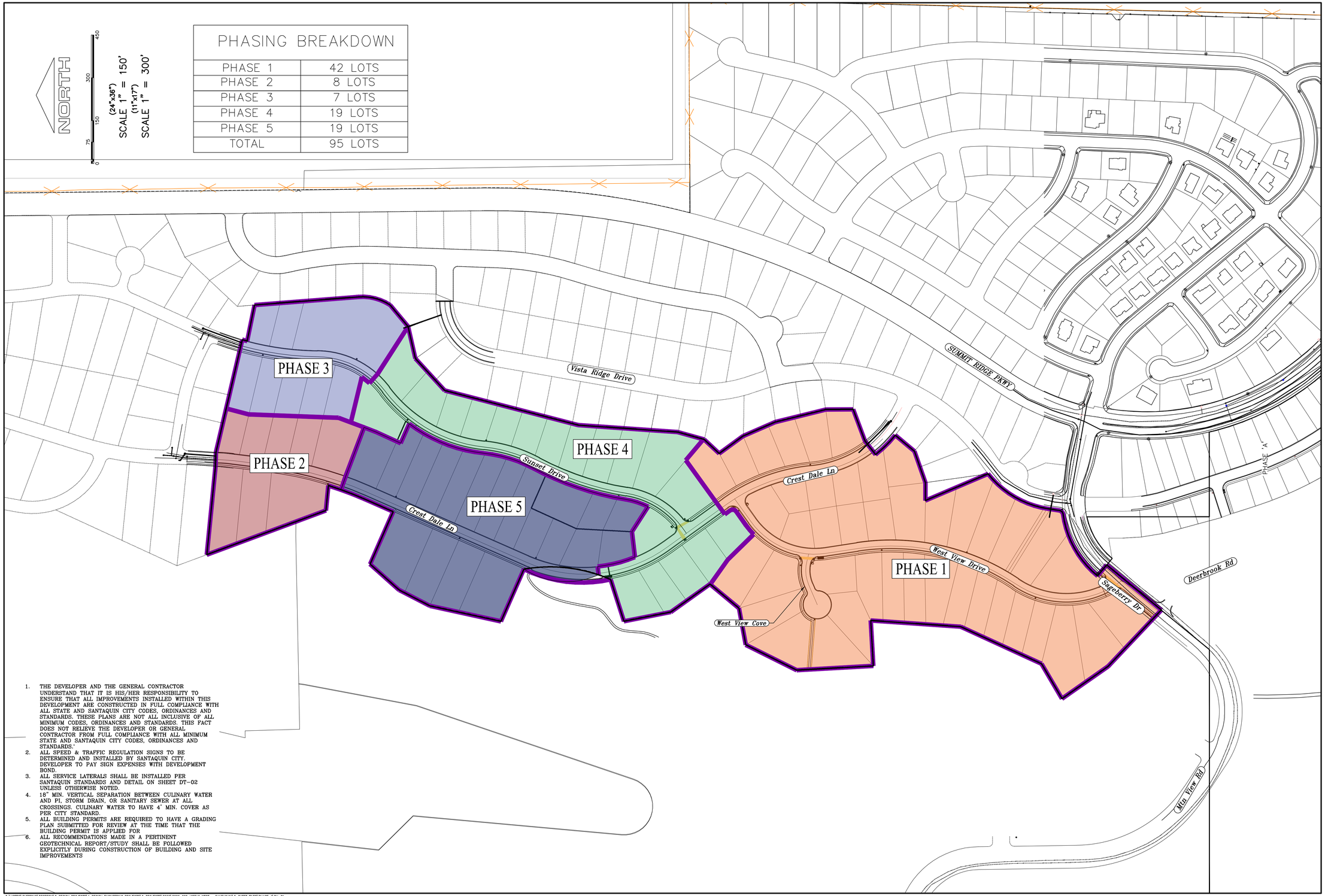
NORTH

0 75 150 300 450

(24"x36") SCALE 1" = 150'

(11"x17") SCALE 1" = 300'

PHASING BREAKDOWN	
PHASE 1	42 LOTS
PHASE 2	8 LOTS
PHASE 3	7 LOTS
PHASE 4	19 LOTS
PHASE 5	19 LOTS
TOTAL	95 LOTS



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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PROFESSIONAL ENGINEER
Robert L. Sherring
9187703
STATE OF UTAH
1/27/2022

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:2.21.2022
PROJECT #

REVISIONS:

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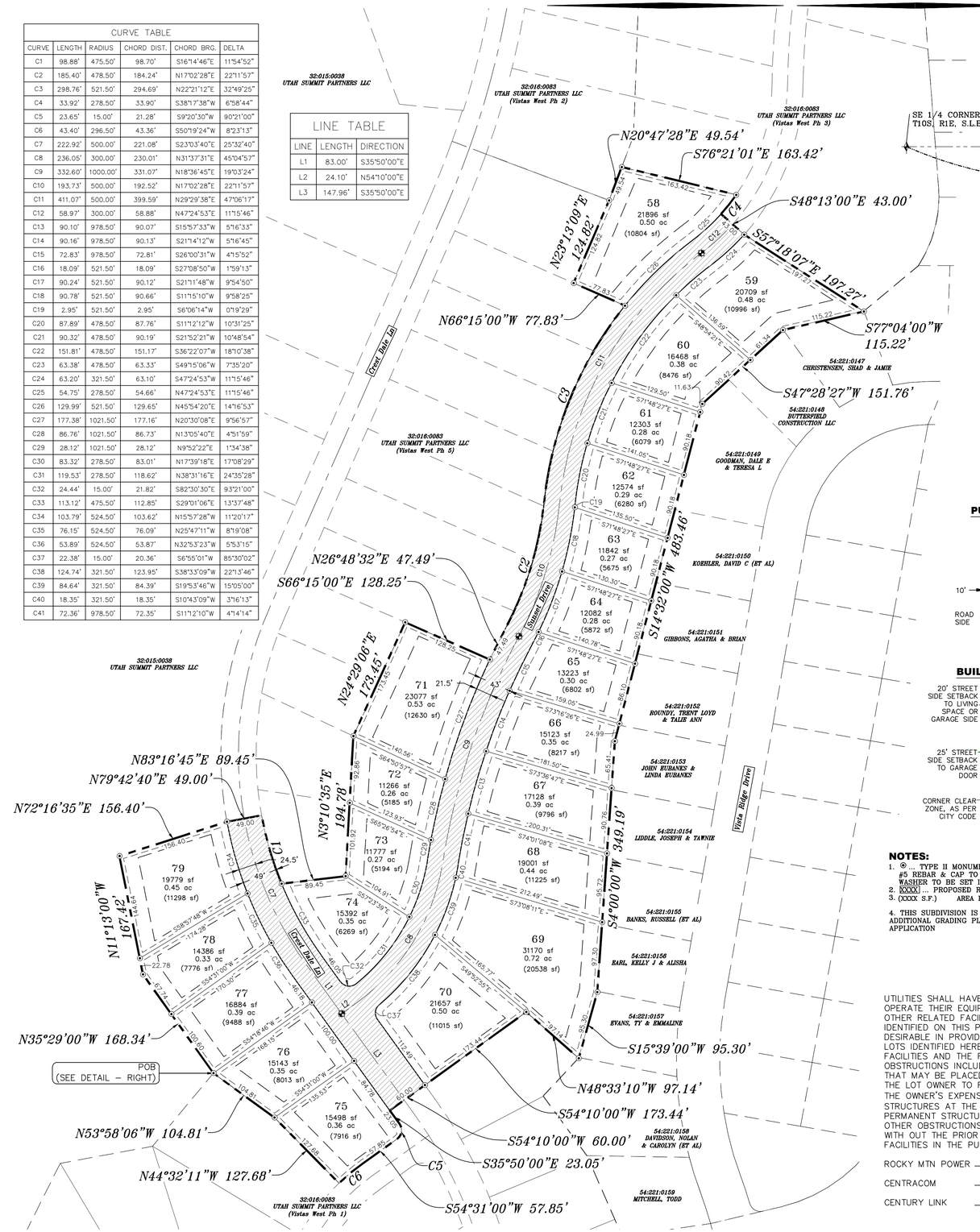
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PHASE PLAN

SHEET:
PH-01

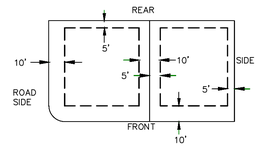
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	98.88'	475.50'	98.70'	S16°14'46"E	11°54'52"
C2	185.40'	478.50'	184.24'	N17°02'28"E	22°11'57"
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'	S9°20'30"W	90°21'00"
C6	43.40'	296.50'	43.36'	S50°19'24"W	8°23'13"
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	22°11'57"
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	86°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°12'10"W	4°14'14"

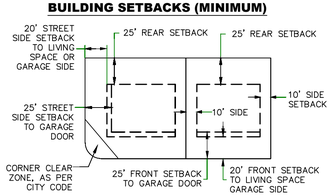
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	83.00'	S35°50'00"E
L2	24.10'	N54°10'00"E
L3	147.96'	S35°50'00"E



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.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

UTILITIES APPROVAL

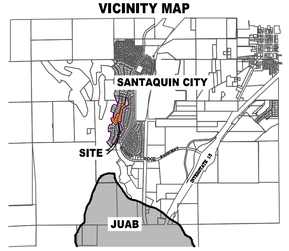
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 _____

VICINITY MAP



AREA BREAKDOWN

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

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, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

0 40 80 160 240

(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- _____

SHEET 1 of 1

Surveyor's Certificate

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

Boundary Description

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;

THENCE, N 35° 29' 00" W FOR A DISTANCE OF 168.34 FEET TO A POINT ON A LINE.
THENCE, N 11° 13' 00" W FOR A DISTANCE OF 167.42 FEET TO A POINT ON A LINE.
THENCE, N 72° 16' 35" E FOR A DISTANCE OF 156.40 FEET TO A POINT ON A LINE.
THENCE, N 79° 42' 40" E FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON–TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 54' 52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS S 16° 14' 46" E FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENTIAL LINE.
THENCE, N 83° 16' 45" E FOR A DISTANCE OF 89.45 FEET TO A POINT ON A LINE.
THENCE, N 03° 10' 35" E FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE.
THENCE, N 24° 29' 06" E FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE.
THENCE, S 66° 15' 00" E FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE.
THENCE, N 26° 48' 32" E FOR A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A NON–TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 22° 11' 57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS N 17° 02' 28" E FOR A DISTANCE OF 184.24 FEET TO THE BEGINNING OF A NON–TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 32° 49' 25", HAVING A RADIUS OF 521.50 FEET, AND WHOSE LONG CHORD BEARS N 22° 21' 12" E FOR A DISTANCE OF 294.69 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENTIAL LINE.
THENCE, N 66° 15' 00" W FOR A DISTANCE OF 77.83 FEET TO A POINT ON A LINE.
THENCE, N 23° 13' 09" E FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.
THENCE, N 20° 47' 28" E FOR A DISTANCE OF 49.54 FEET TO A POINT ON A LINE.
THENCE, S 76° 21' 01" E FOR A DISTANCE OF 163.42 FEET TO THE BEGINNING OF A NON–TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06° 58' 44", HAVING A RADIUS OF 278.50 FEET, AND WHOSE LONG CHORD BEARS S 38° 17' 38" W FOR A DISTANCE OF 33.90 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENTIAL LINE.
THENCE, S 48° 13' 00" E FOR A DISTANCE OF 43.00 FEET TO A POINT ON A LINE. THENCE, S 57° 18' 07" E FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE. THENCE, S 77° 04' 00" W FOR A DISTANCE OF 115.22 FEET TO A POINT ON A LINE.
THENCE, S 47° 28' 27" W FOR A DISTANCE OF 151.76 FEET TO A POINT ON A LINE. THENCE, S 14° 32' 00" W FOR A DISTANCE OF 483.46 FEET TO A POINT ON A LINE. THENCE, S 04° 00' 00" W FOR A DISTANCE OF 349.19 FEET TO A POINT ON A LINE.
THENCE, S 15° 39' 00" W FOR A DISTANCE OF 95.30 FEET TO A POINT ON A LINE. THENCE, N 48° 33' 10" W FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE. THENCE, S 54° 10' 00" W FOR A DISTANCE OF 173.44 FEET TO A POINT ON A LINE.
THENCE, S 54° 10' 00" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE. THENCE, S 35° 50' 00" E FOR A DISTANCE OF 23.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 09° 20' 30" W FOR A DISTANCE OF 21.28 FEET. THENCE, S 54° 31' 00" W FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS S 50° 19' 24" W FOR A DISTANCE OF 43.36 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENTIAL LINE. THENCE, N 44° 32' 11" W FOR A DISTANCE OF 127.68 FEET TO A POINT ON A LINE. THENCE N 53° 58' 06" W A DISTANCE OF 104.81 FEET TO THE POINT OF BEGINNING

CONTAINING 10.22 ACRES OF LAND AND 22 LOTS

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

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

ENGINEER (See Seal Below) ATTEST_____ 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

This form approved by Utah County and the municipalities therein.

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

NORTH

0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

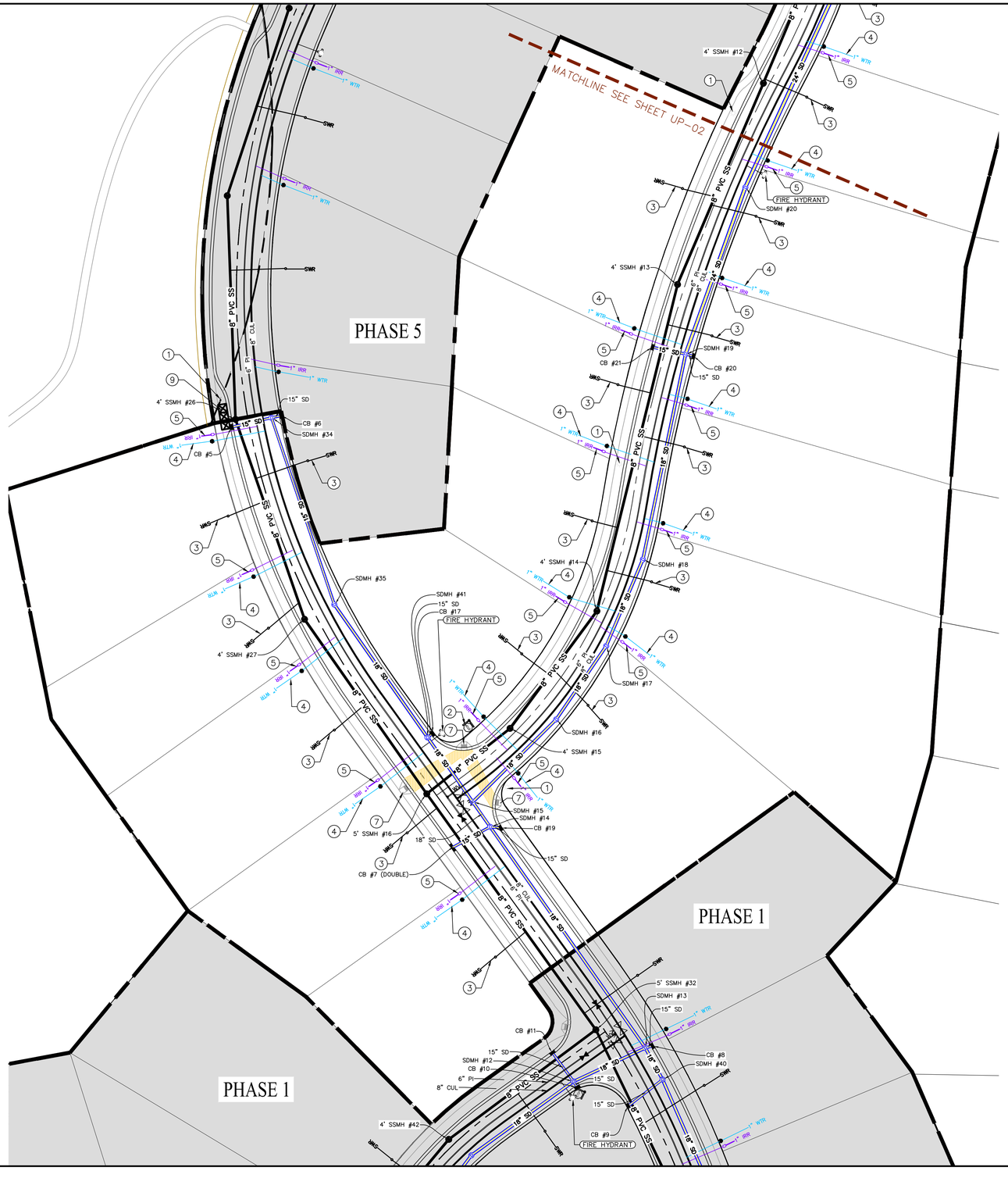
LEGEND

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

NOTES TO CONTRACTOR:

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

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



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

PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
STATE OF UTAH
4.27.2022

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:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-01

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 4\UTILITY PLANS

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

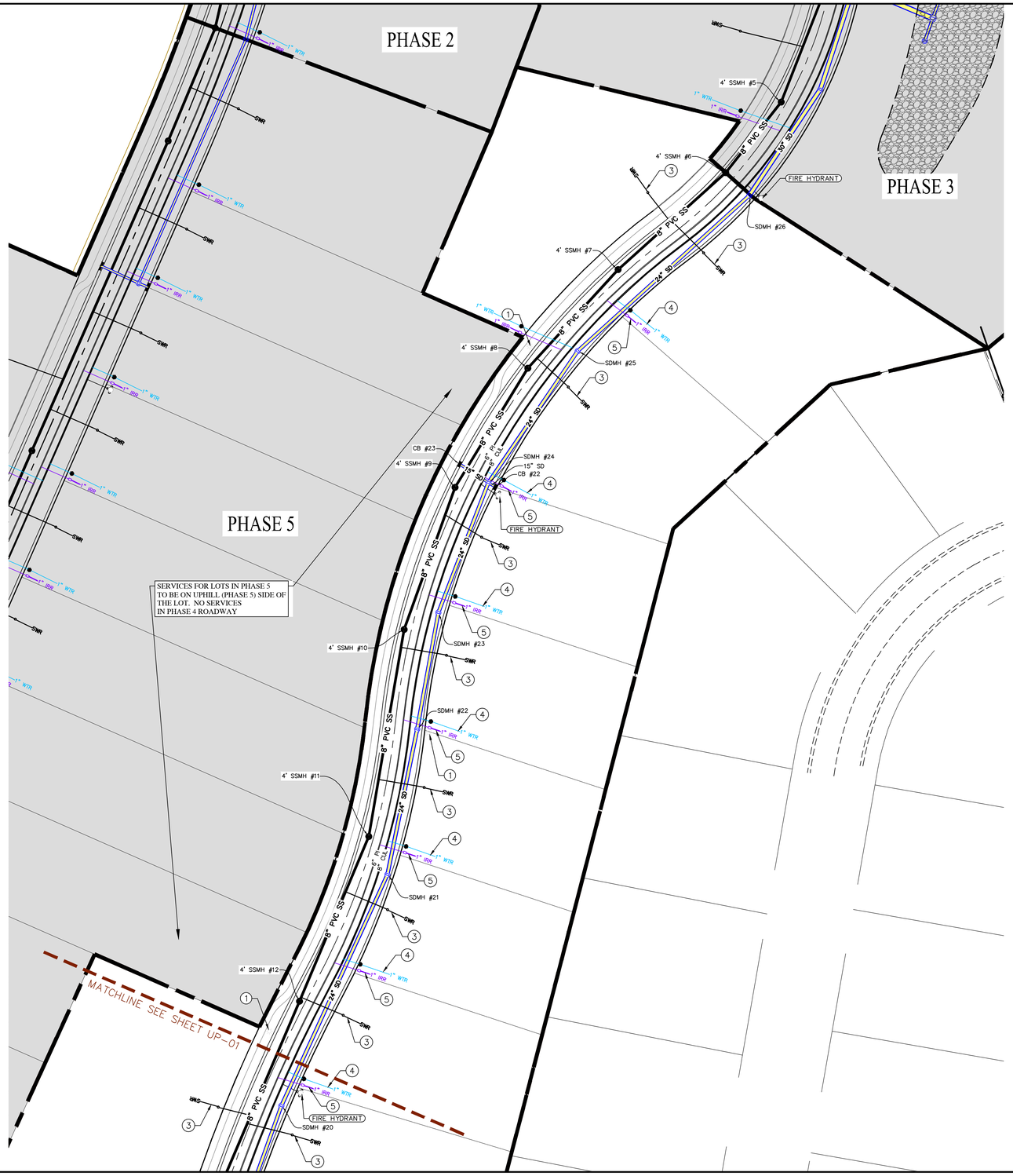
LEGEND

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- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
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- EXISTING WATER MAIN
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- 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 Engineering & Surveying
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P: 801.376.2245
regiondesignllc.com

STATE OF UTAH — 187023 — Donald L. Lyster — PLS — REGISTERED LAND SURVEYOR — 11-07-2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

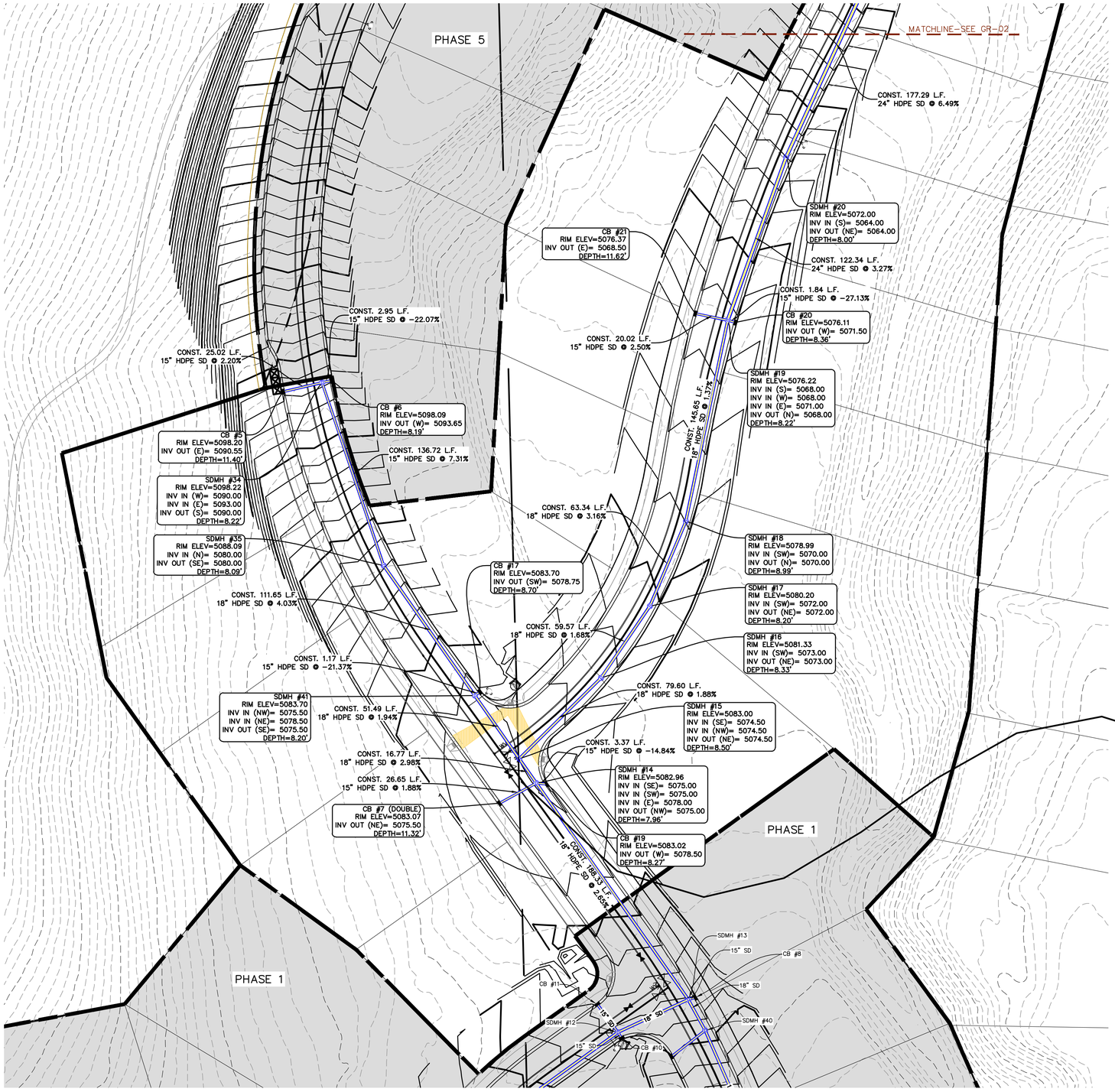
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-02

C:\USERS\SHERRINC\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 4\UTILITY PLANS



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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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.
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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

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

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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
UTAH
2.21.2022

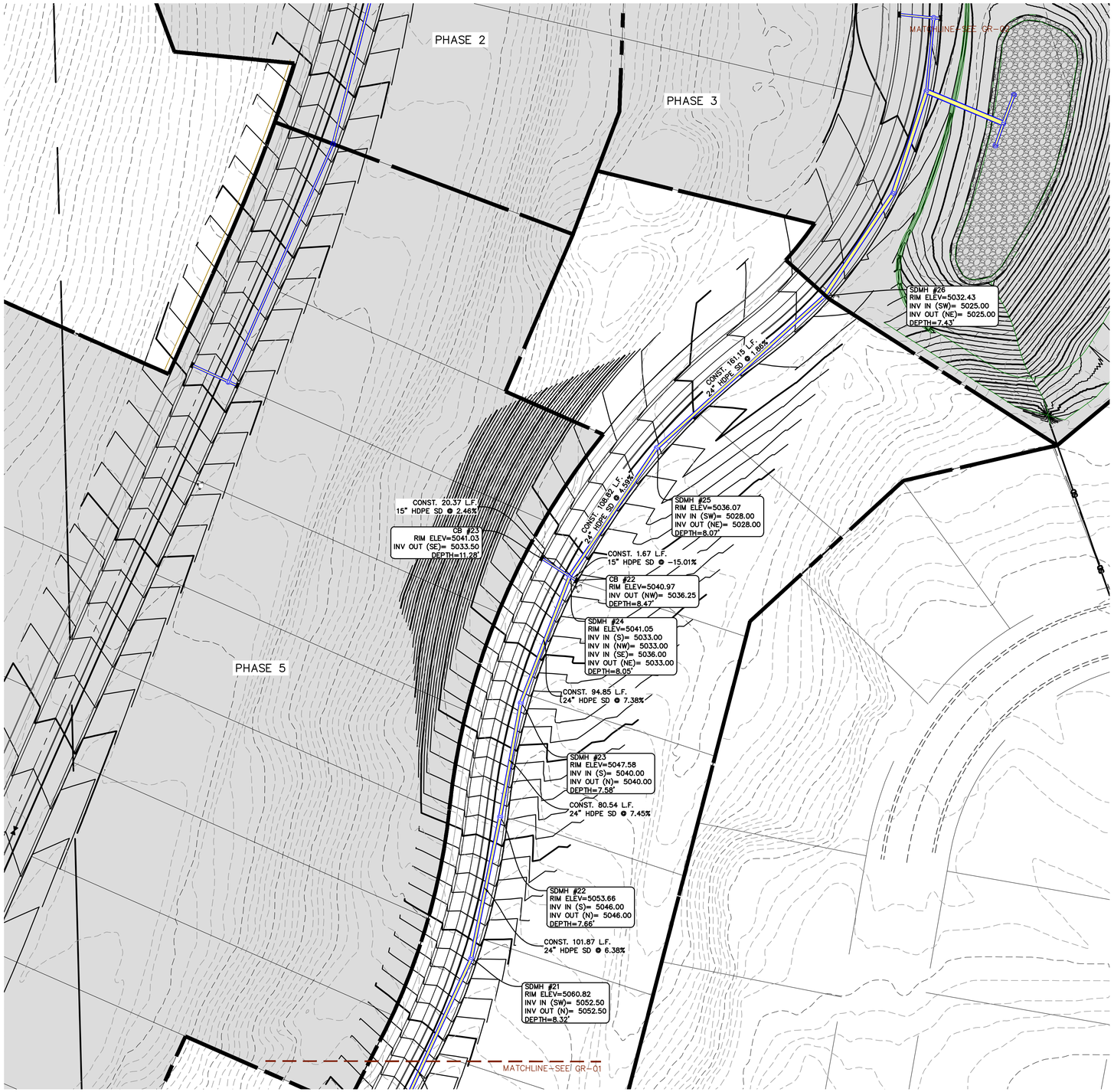
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-01

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NORTH

0 20 40 80 120

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

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LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ignier
UTAH
2/21/2022

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:2.21.2022
PROJECT #

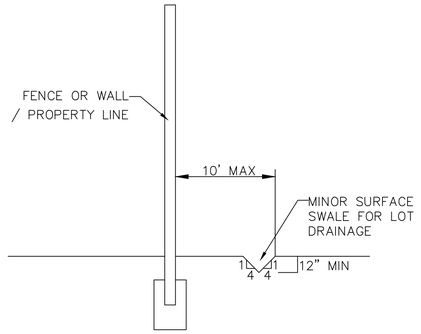
REVISIONS:

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2	
3	

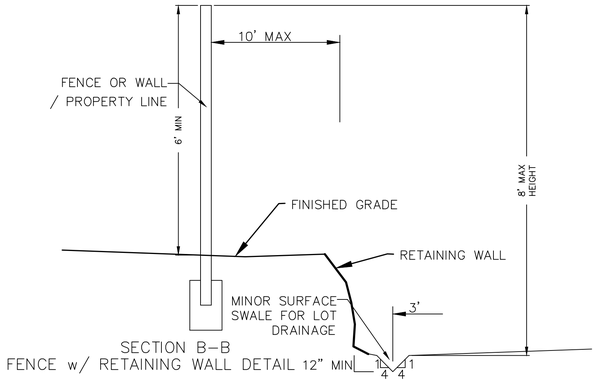
SHEET NAME:
GRADING PLANS

SHEET:
GR-02

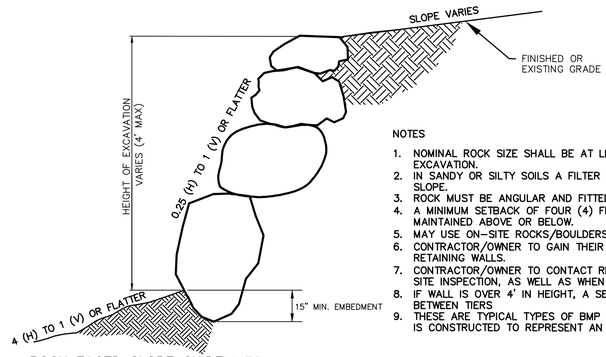
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SECTION C–C
FENCE DETAIL



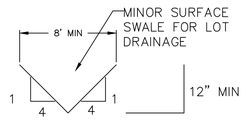
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



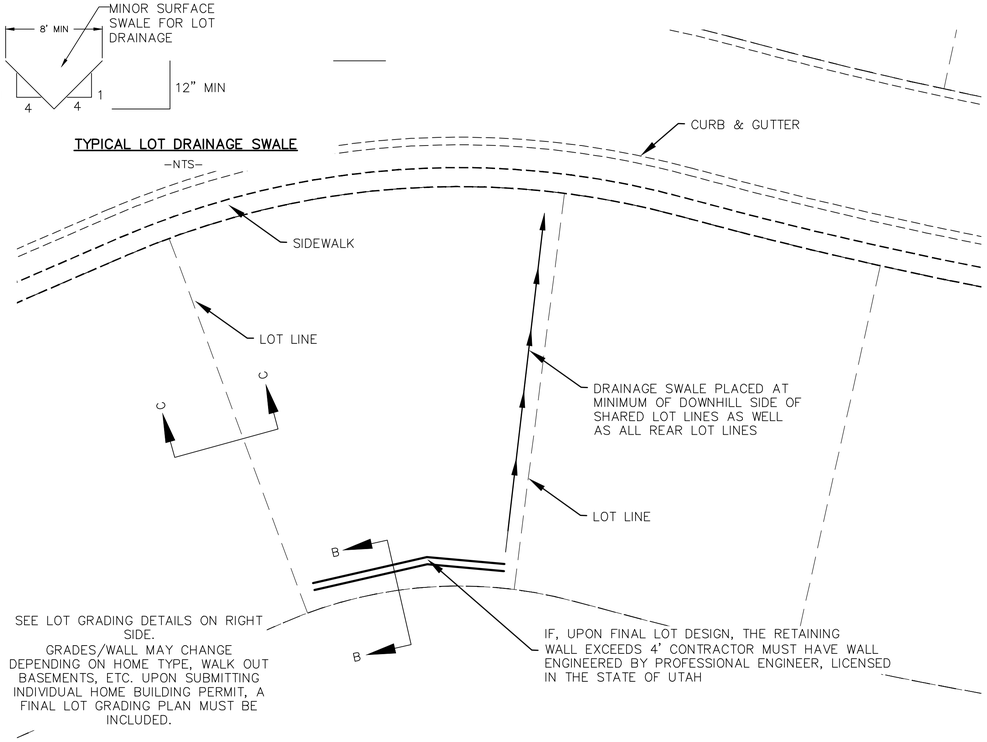
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

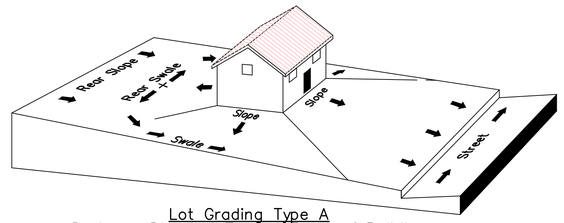
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



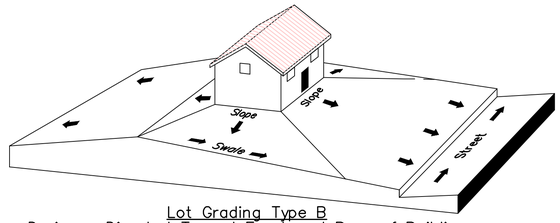
TYPICAL LOT DRAINAGE SWALE
–NTS–



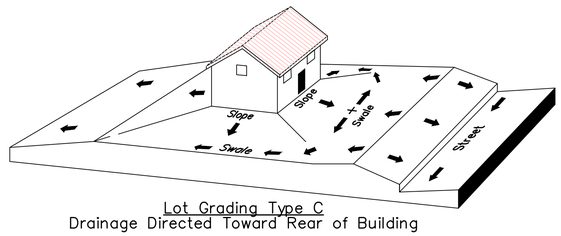
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

** 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.
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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:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-03

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PHASE 3

PHASE 5

NO SERVICE LATERALS TO PHASE 5 LOTS

NO SERVICE LATERALS TO PHASE 5 LOTS

NORTH

MATCHLINE - STA 11+50 SEE PP-02

SDMH #26
SDMH #25
SDMH #24
SDMH #23
SDMH #22
SDMH #21
4' SSMH #6
4' SSMH #7
4' SSMH #8
4' SSMH #9
4' SSMH #10
4' SSMH #11
CB #22
CB #23
FIRE HYDRANT

24" SD
15" SD
8" PVC SS
8" CUL
6" PI
1" IRR
1" WTR
SWR

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250.00' VC
PVI STA =8+25.00
PVI ELEV =5037.50
LOW STA =7+00.00
LOW ELEV =5035.00
K =50.01
A.D. =5.00%

BVC STA=7+00.00
BVC ELEV=5035.00

EVC STA=9+00.00
EVC ELEV=5046.25

7.00%

SDMH #26
RIM ELEV=5032.43
STA=???, ??? ???
INV IN (SW)= 5025.00
INV OUT (NE)= 5025.00
DEPTH=7.43'

4' SSMH #6
RIM ELEV=5032.63
STA=???, ??? ???
INV IN (SW)= 5022.37
INV OUT (NE)= 5022.17
DEPTH=10.46'

4' SSMH #7
RIM ELEV=5034.73
STA=???, ??? ???
INV IN (SW)= 5023.10
INV OUT (NE)= 5022.90
DEPTH=11.83'

SDMH #25
RIM ELEV=5036.07
STA=???, ??? ???
INV IN (SW)= 5028.00
INV OUT (NE)= 5028.00
DEPTH=8.07'

4' SSMH #8
RIM ELEV=5037.37
STA=???, ??? ???
INV IN (SW)= 5025.50
INV OUT (NE)= 5025.30
DEPTH=12.07'

SDMH #24
RIM ELEV=5041.05
STA=???, ??? ???
INV IN (S)= 5033.00
INV IN (NW)= 5033.00
INV IN (SE)= 5036.00
INV OUT (NE)= 5033.00
DEPTH=8.05'

4' SSMH #9
RIM ELEV=5042.01
STA=???, ??? ???
INV IN (S)= 5030.20
INV OUT (NE)= 5030.00
DEPTH=12.01'

SDMH #23
RIM ELEV=5047.58
STA=???, ??? ???
INV IN (S)= 5040.00
INV OUT (N)= 5040.00
DEPTH=7.58'

4' SSMH #10
RIM ELEV=5049.04
STA=???, ??? ???
INV IN (S)= 5037.50
INV OUT (N)= 5037.30
DEPTH=11.74'

SDMH #22
RIM ELEV=5053.66
STA=???, ??? ???
INV IN (S)= 5046.00
INV OUT (N)= 5046.00
DEPTH=7.66'

4' SSMH #11
RIM ELEV=5059.57
STA=???, ??? ???
INV IN (SW)= 5048.00
INV OUT (N)= 5047.80
DEPTH=11.77'

FINISHED GRADE @ CENTERLINE

EXISTING GRADE @ CENTERLINE

CONST. 161.15 L.F. 24" HDPE SD @ 1.86%
CONST. 99.15 L.F. 8" PVC SS @ -0.53%
CONST. 108.82 L.F. 24" HDPE SD @ 4.59%
CONST. 91.22 L.F. 8" PVC SS @ -2.41%
CONST. 94.85 L.F. 24" HDPE SD @ 7.38%
CONST. 95.48 L.F. 8" PVC SS @ -4.71%
CONST. 80.54 L.F. 24" HDPE SD @ 7.45%
CONST. 103.55 L.F. 8" PVC SS @ -6.86%
CONST. 101.87 L.F. 24" HDPE SD @ 6.38%
CONST. 145.63 L.F. 8" PVC SS @ -7.07%

THIS SHEET

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

0 10 20 40 60

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

5055 5050 5045 5040 5035 5030 5025 5020 5015

5031.13 5033.000 | 5031.99 5034.000 | 5032.94 5035.000 | 5034.65 5036.250 | 5035.98 5038.000 | 5038.14 5040.250 | 5040.80 5043.000 | 5043.98 5046.249 | 5047.51 5049.749 | 5051.01 5053.249 | 5054.60 5056.748 | 5058.08 5060.248

6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
02/07/2022

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:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: PLAN & PROFILE
SHEET: PP-01

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NO SERVICE LATERALS TO PHASE 5 LOTS

PHASE 5

PHASE 4

MATCHLINE-STA 11+50 SEE PP-01

MATCHLINE-STA 17+00 SEE PP-03

NORTH

SDMH #21
SDMH #20
SDMH #19
SDMH #18
SDMH #17
4' SSMH #12
4' SSMH #13
4' SSMH #14
CB #20
CB #21
FIRE HYDRANT

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

250.00' VC
PVI STA =13+50.00
PVI ELEV =5074.25
K =48.72
A.D. =-5.13%

BVC STA=12+25.00
BVC ELEV=5065.50

EVC STA=14+75.00
EVC ELEV=5076.58

FINISHED GRADE @ CENTERLINE

EXISTING GRADE @ CENTERLINE

SDMH #21
RIM ELEV=5060.82
STA=???, ??? ???
INV IN (SW)= 5052.50
INV OUT (N)= 5052.50
DEPTH=8.32'

SDMH #20
RIM ELEV=5072.00
STA=???, ??? ???
INV IN (S)= 5064.00
INV OUT (NE)= 5064.00
DEPTH=8.00'

SDMH #19
RIM ELEV=5076.22
STA=???, ??? ???
INV IN (S)= 5068.00
INV IN (W)= 5068.00
INV IN (E)= 5071.00
INV OUT (N)= 5068.00
DEPTH=8.22'

SDMH #18
RIM ELEV=5078.99
STA=???, ??? ???
INV IN (SW)= 5070.00
INV OUT (N)= 5070.00
DEPTH=8.99'

SDMH #17
RIM ELEV=5080.20
STA=???, ??? ???
INV IN (SW)= 5072.00
INV OUT (NE)= 5072.00
DEPTH=8.20'

4' SSMH #12
RIM ELEV=5068.33
STA=???, ??? ???
INV IN (SW)= 5053.96
INV OUT (NE)= 5053.86
DEPTH=14.47'

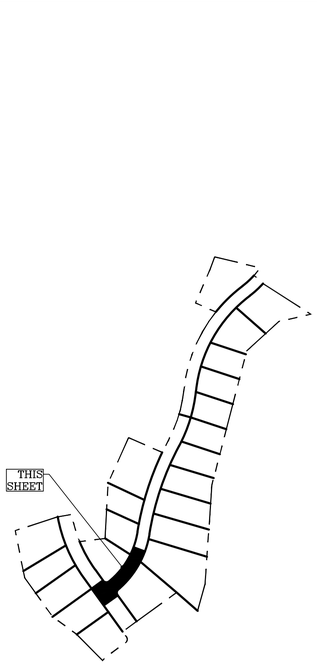
4' SSMH #13
RIM ELEV=5075.30
STA=???, ??? ???
INV IN (S)= 5058.60
INV OUT (NE)= 5058.50
DEPTH=16.80'

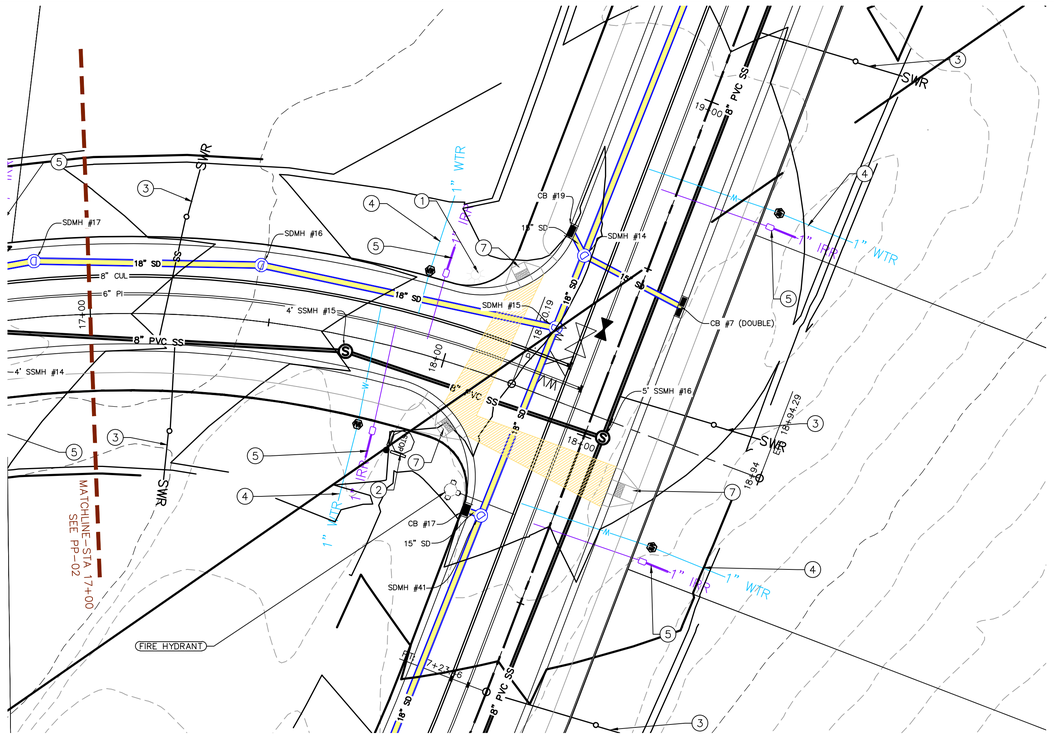
4' SSMH #14
RIM ELEV=5080.14
STA=???, ??? ???
INV IN (SW)= 5065.67
INV OUT (N)= 5065.57
DEPTH=14.56'

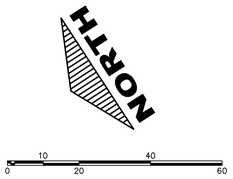
CONST. 177.29 L.F. 24" HDPE SD @ 6.49%
CONST. 123.25 L.F. 8" PVC SS @ -4.75%
CONST. 122.34 L.F. 24" HDPE SD @ 3.27%
CONST. 152.62 L.F. 8" PVC SS @ -2.97%
CONST. 145.65 L.F. 18" HDPE SD @ 1.37%
CONST. 236.72 L.F. 8" PVC SS @ -2.95%
CONST. 63.34 L.F. 18" HDPE SD @ 3.16%
CONST. 100.53 L.F. 8" PVC SS @ -3.01%
CONST. 59.57 L.F. 18" HDPE SD @ 1.68%

1.87%

| | | |



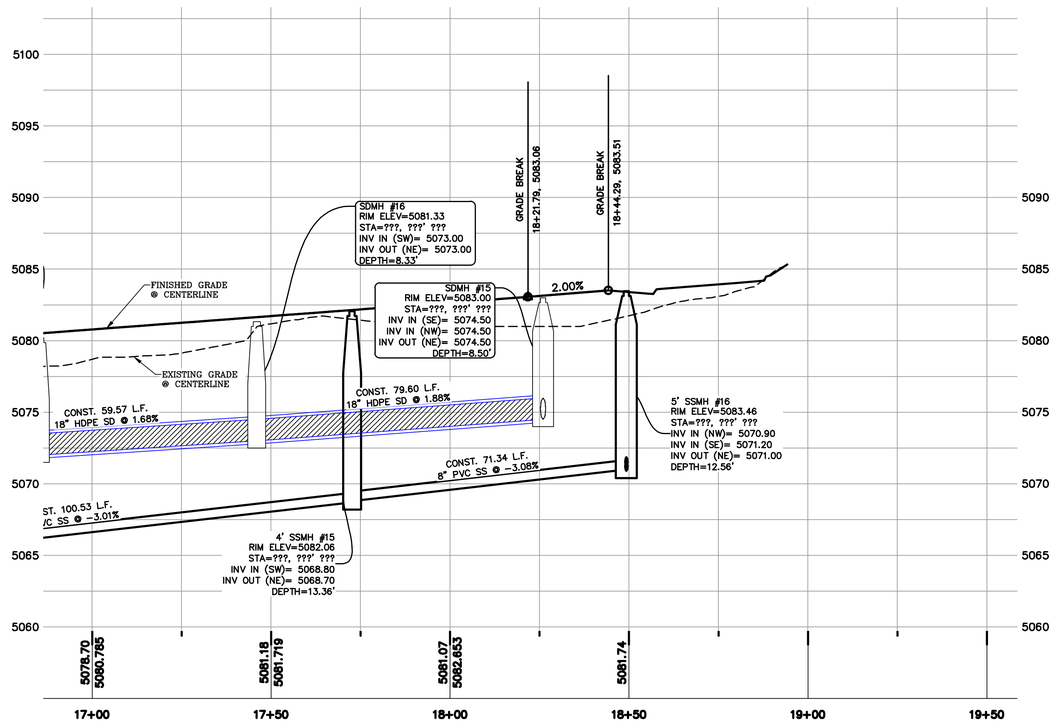




(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 10' TRAIL
11. SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY 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 Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



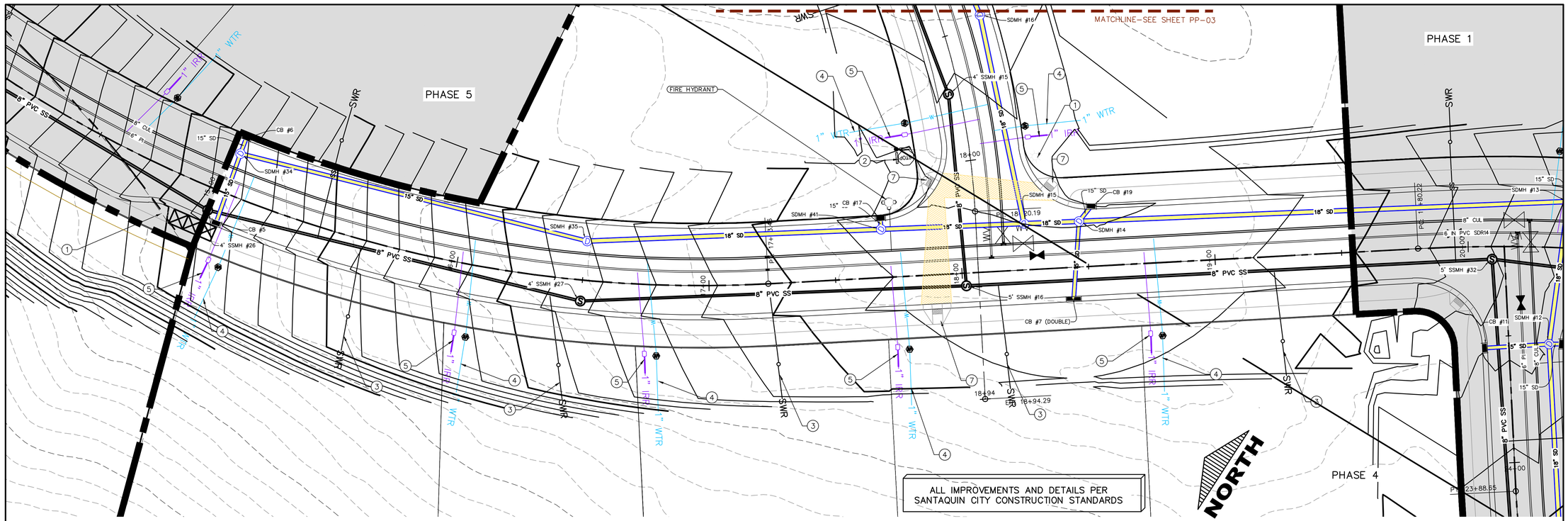
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

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

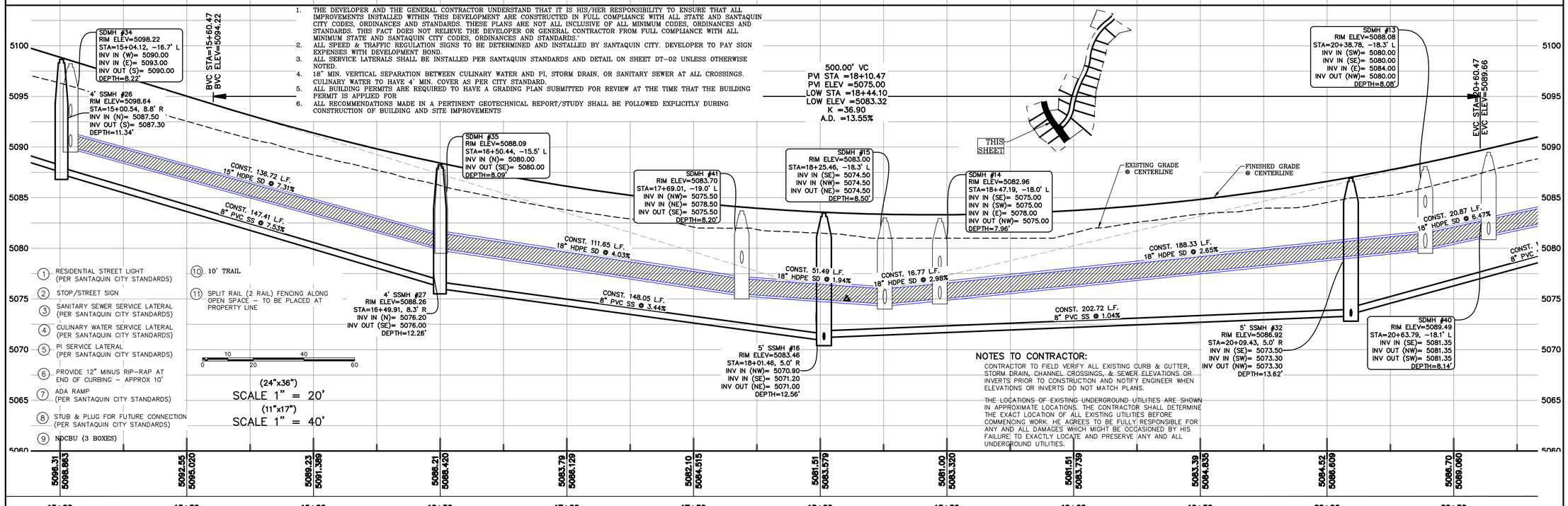
DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

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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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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.
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1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
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10. 10' TRAIL
11. SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE – TO BE PLACED AT PROPERTY LINE

0 10 20 40 60

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

NOTES TO CONTRACTOR:

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P: 801.376.2245
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STATE OF UTAH — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — # 157023 — Donald L. Ipsen — P.E./L.S. — ACTIVE — 4/27/2022

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:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: PLAN & PROFILE
SHEET: PP-04

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST – SANTAQUIN\2_SHEET FILES\PHASE 4\PP–01

LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-02)

FLOW ARROW

105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)

220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)

PT **PORTABLE TOILETS**

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

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

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

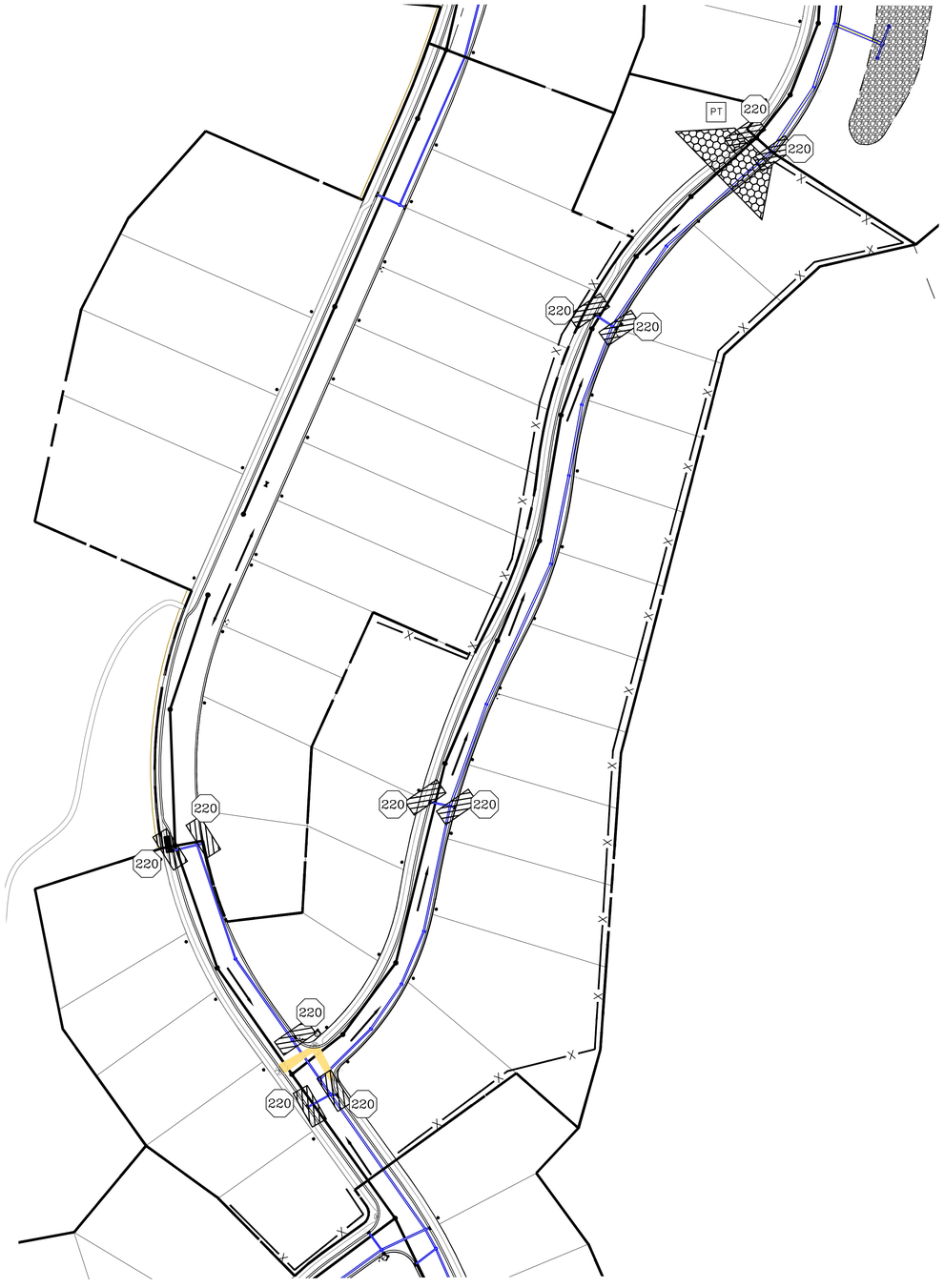
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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



NORTH

0 40 80 160 240

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

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Professional Land Surveyor
187023
Donald L. Ignier
PLS
STATE OF UTAH
11-17-2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

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

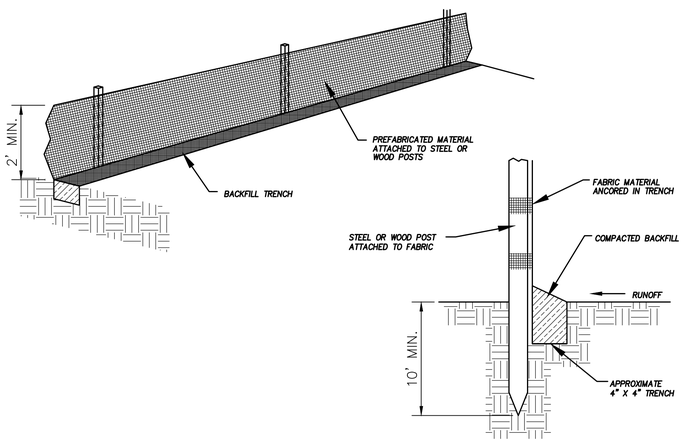
DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

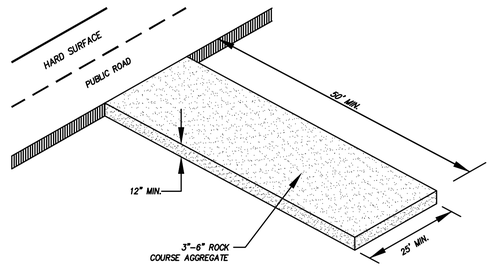
SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01

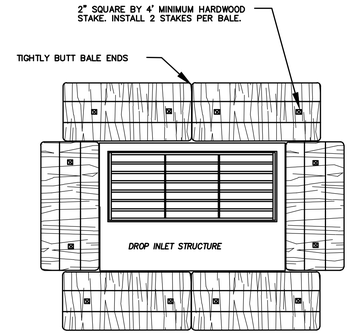
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DETAIL–A
SILT FENCE DETAIL
–NTS–

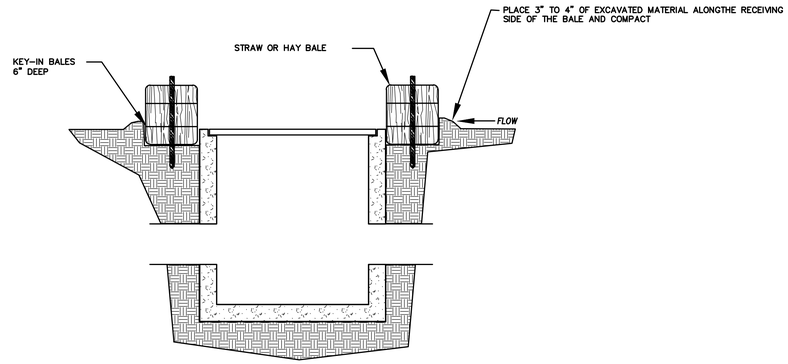


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



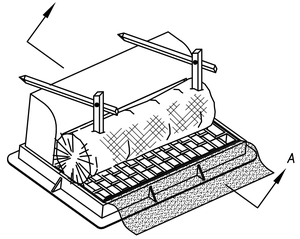
PLAN VIEW

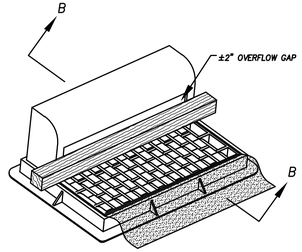
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

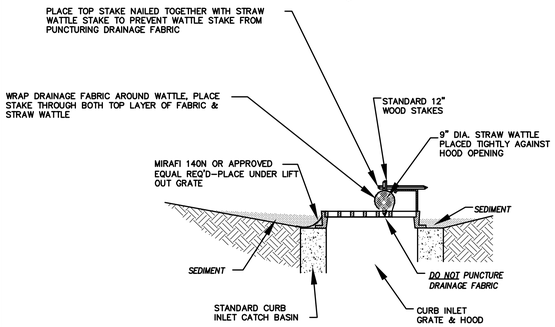


SECTION

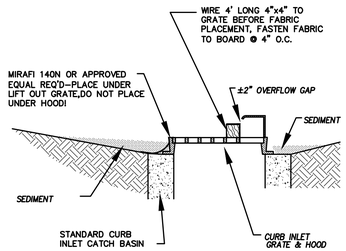
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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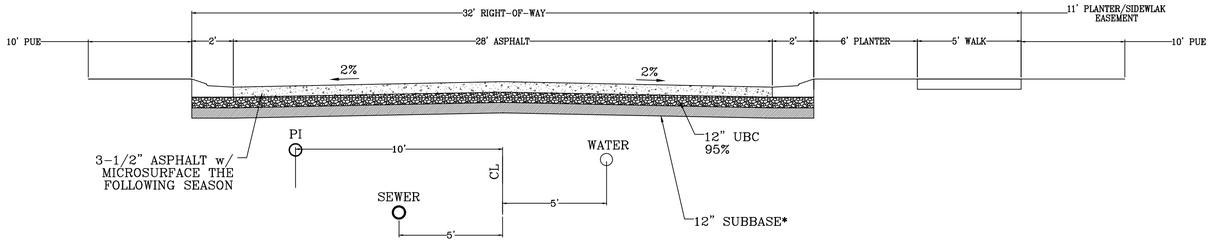


THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

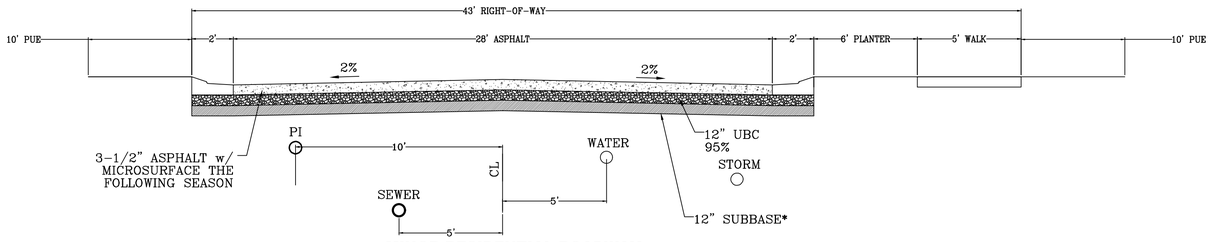
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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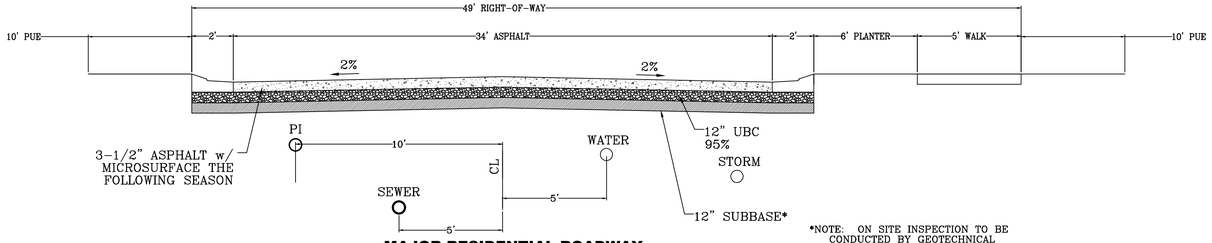
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

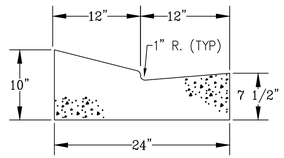
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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



MODIFIED HIGH BACK CURB

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

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167023
Donald L. Lyster
PLS
STATE OF UTAH
2.21.2022

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:2.21.2022
PROJECT #

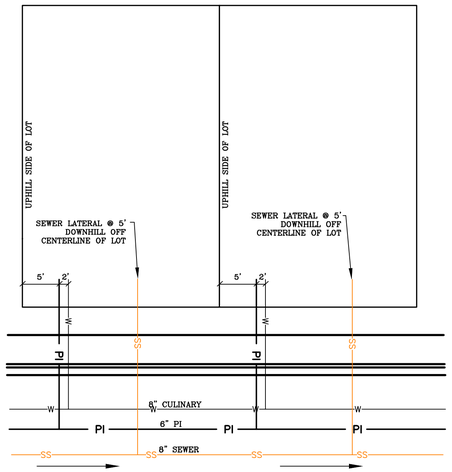
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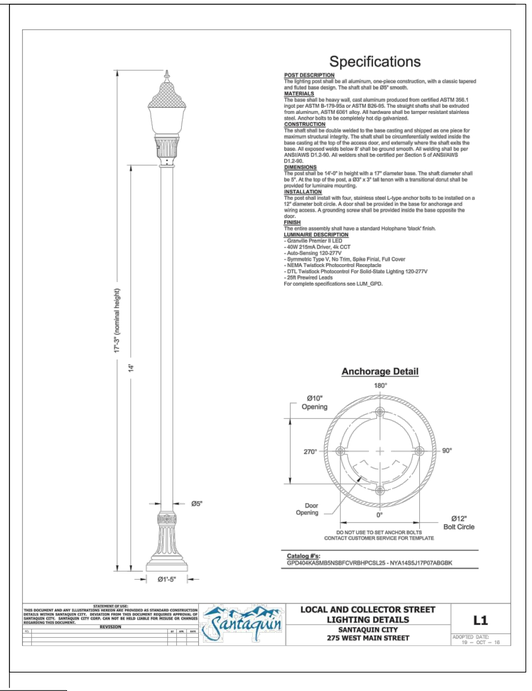
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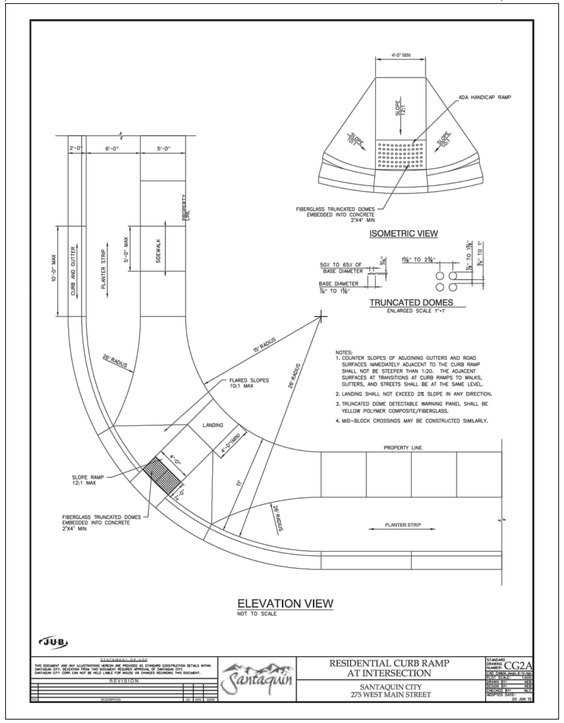
SHEET NAME:
TYPICAL DETAILS

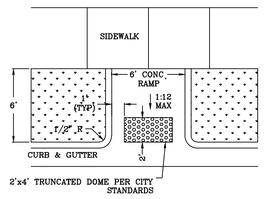
SHEET:
DT-01

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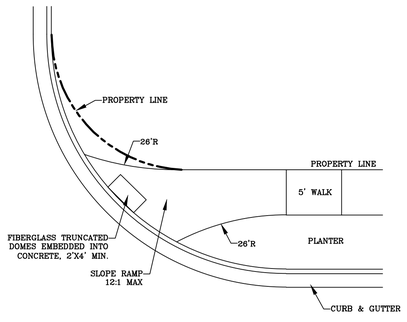






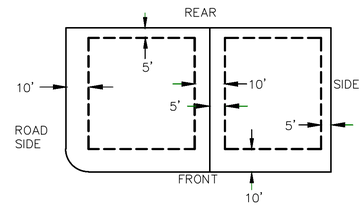


MID-BLOCK RAMP DETAIL

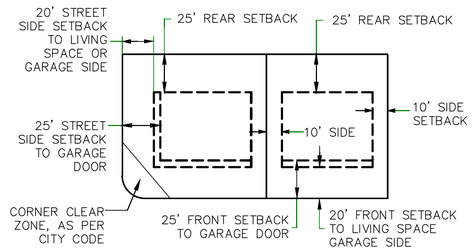


RAMP DETAIL

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

DATE:2.21.2022
PROJECT #
REVISIONS:
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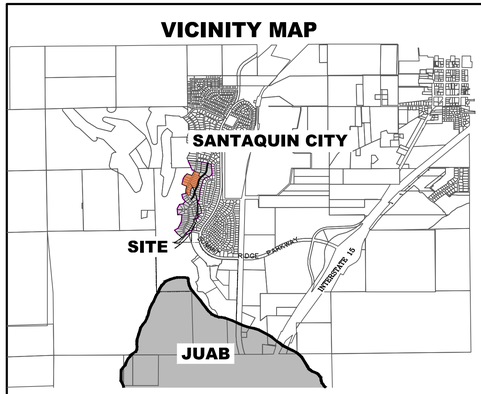
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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The Vistas West @ Summit Ridge
PHASE '5'
February 22

Santaquin, Utah County, Utah

VICINITY MAP

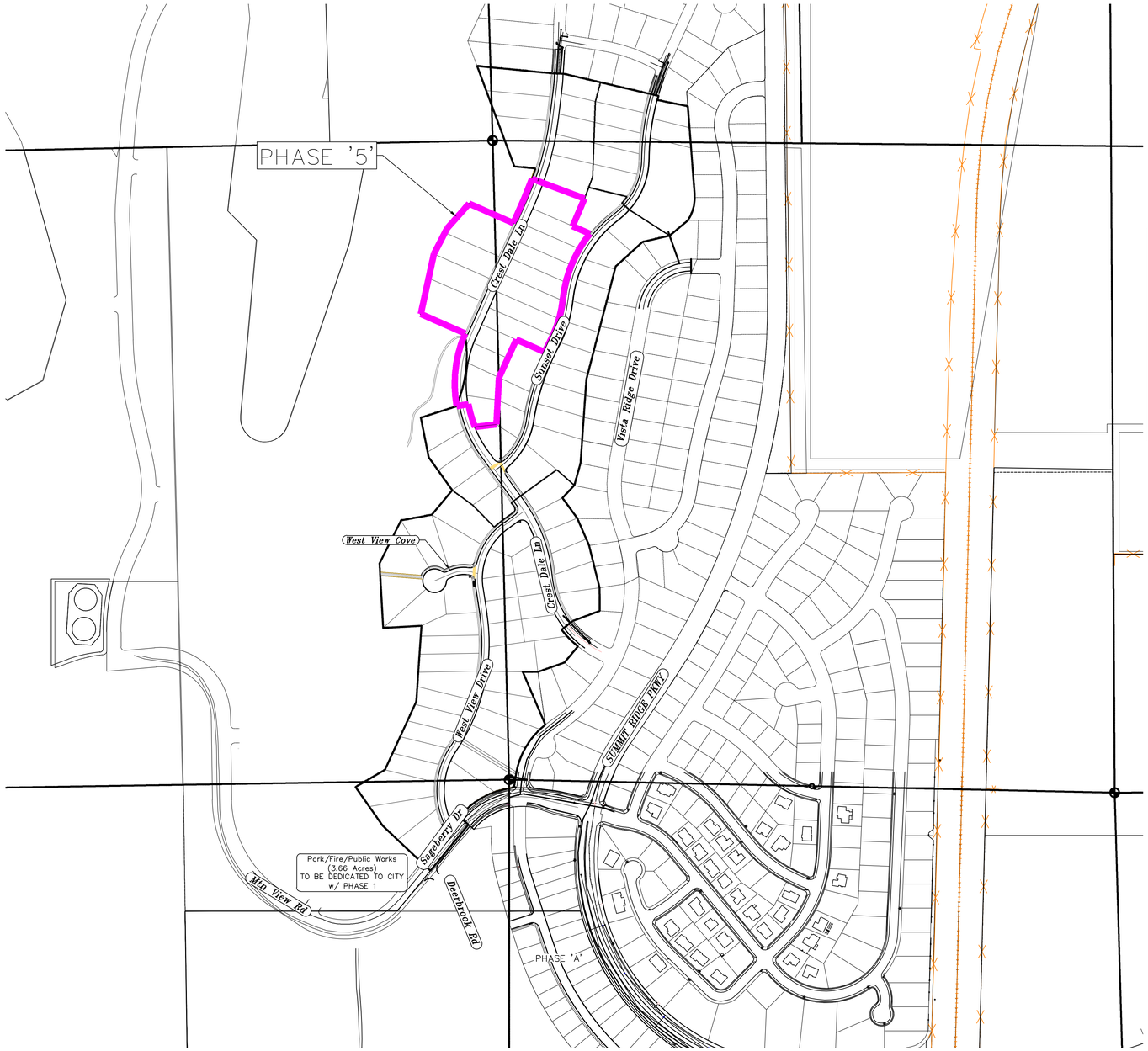


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	-.- ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.85 / dug
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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
PH–01	PHASE PLANS
PLAT	PLAT SHEETS
UP–01	SITE & UTILITY PLANS
GR–01–2	GRADING PLANS
PP–01–4	PLAN & PROFILE SHEETS
EC–01	EROSION CONTROL PLAN
EC–02	EROSION CONTROL DETAILS
DT–01–02	TYPICAL DETAILS

NOTES:

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

NORTH

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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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:2.21.2022
PROJECT #

REVISIONS:

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SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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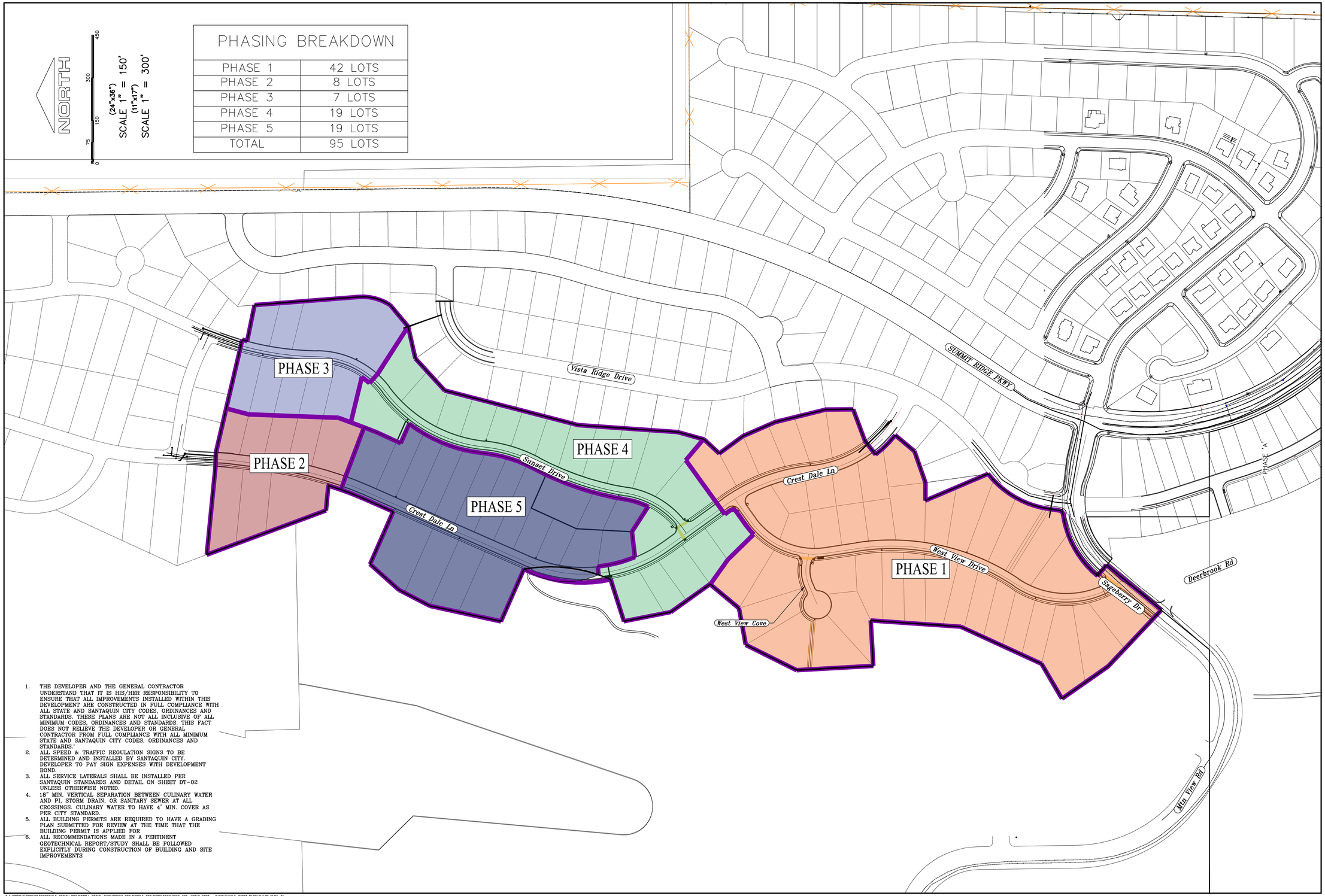
NORTH

0 75 150 300 450

(24"x36") SCALE 1" = 150'

(11"x17") SCALE 1" = 300'

PHASING BREAKDOWN	
PHASE 1	42 LOTS
PHASE 2	8 LOTS
PHASE 3	7 LOTS
PHASE 4	19 LOTS
PHASE 5	19 LOTS
TOTAL	95 LOTS



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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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
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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

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PROFESSIONAL ENGINEER
Robert L. Sherring
9187703
STATE OF UTAH
1/27/2022

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:2.21.2022
PROJECT #

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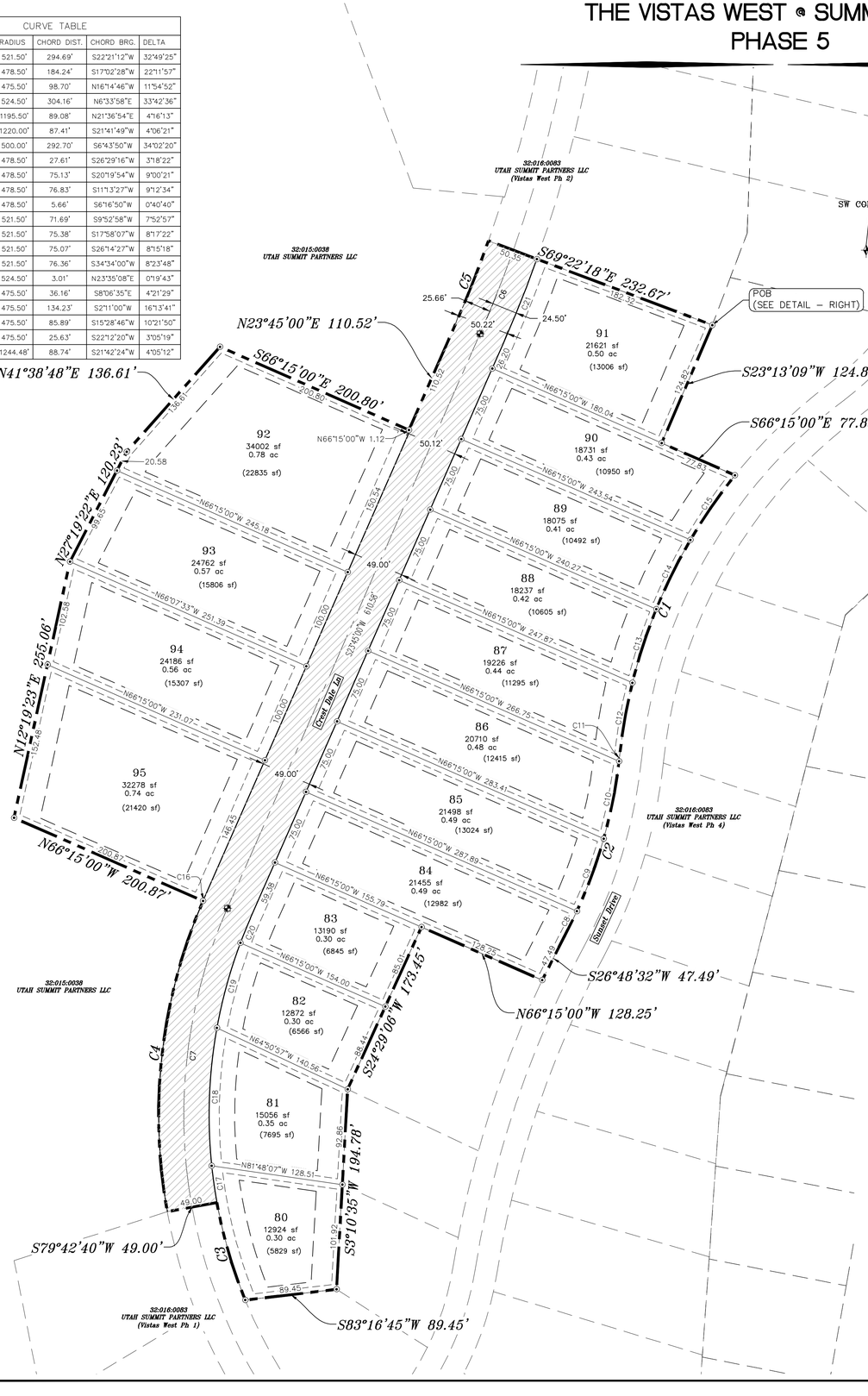
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SHEET NAME:
PHASE PLAN

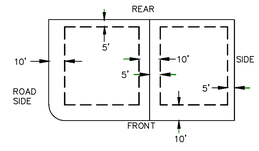
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PH-01

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

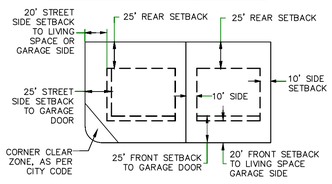
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.76'	521.50'	294.69'	S22°21'12"W	32°49'25"
C2	185.40'	478.50'	184.24'	S17°02'28"W	22°11'57"
C3	98.88'	475.50'	98.70'	N16°14'46"W	11°54'52"
C4	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C5	89.10'	1195.50'	89.08'	N21°36'54"E	4°16'13"
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°13'27"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'	S2°11'00"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°12'20"W	3°05'19"
C21	88.76'	1244.48'	88.74'	S21°42'24"W	4°05'12"



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.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

UTILITIES APPROVAL

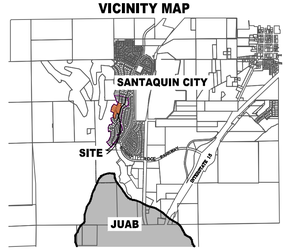
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 _____

Ccentury LINK _____

VICINITY MAP



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	-.- ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.85 / dua
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

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, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

0 40 80 160 240

(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- _____

SHEET 1 of 1

Surveyor's Certificate

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

Boundary Description

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' 09" W FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.
THENCE, S 66° 15' 00" E FOR A DISTANCE OF 77.83 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' 06" 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 06° 33' 58" E FOR A DISTANCE OF 304.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 66° 15' 00" W FOR A DISTANCE OF 200.87 FEET TO A POINT ON A 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 200.80 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

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

_____ _____
_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

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 _____
_____ _____
_____ _____
_____ _____

ENGINEER (See Seal Below) _____ ATTEST_____ 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

This form approved by Utah County and the municipalities therein.

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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
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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

NORTH

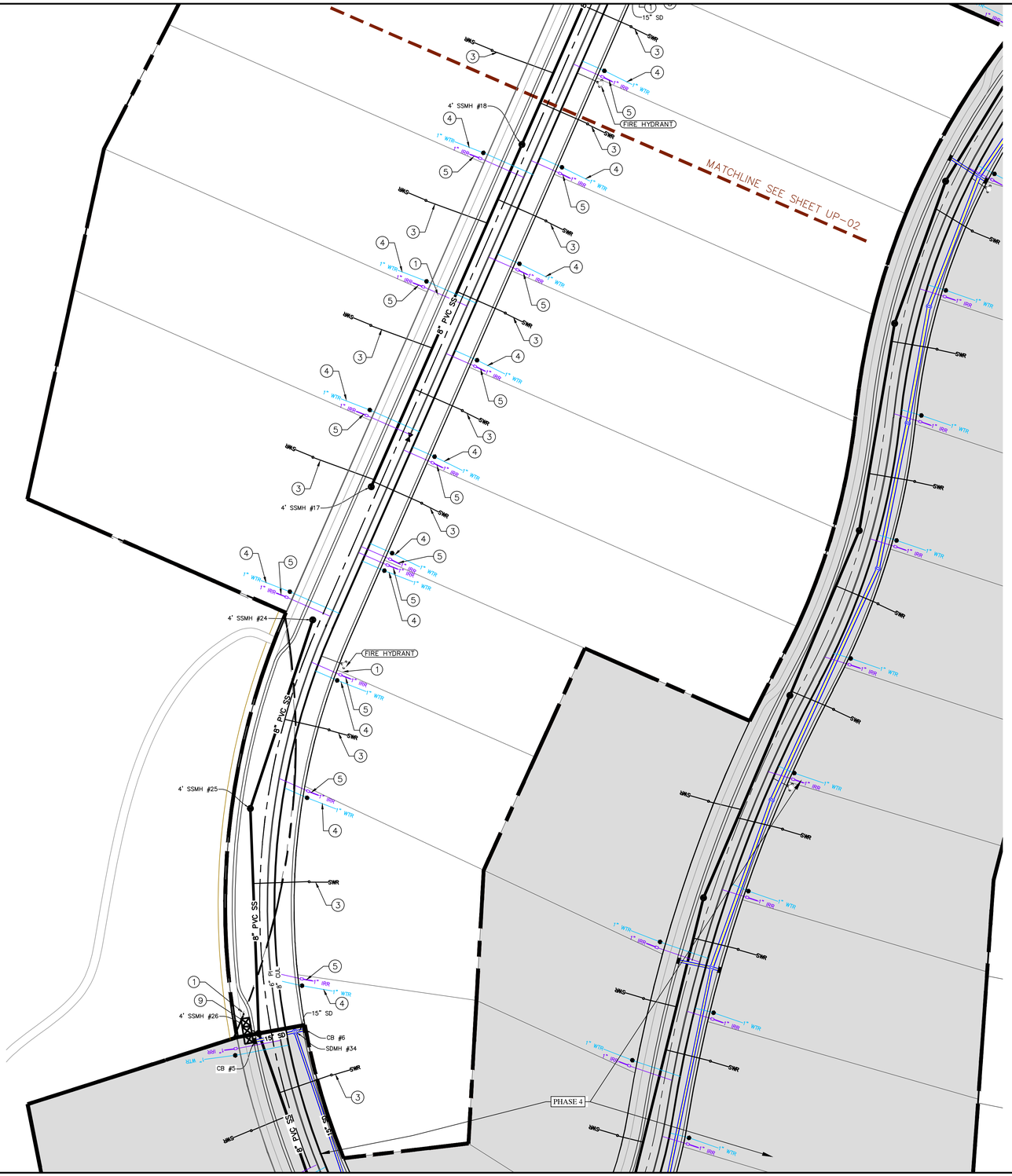
0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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
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- PUBLIC UTILITY EASEMENT
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NOTES TO CONTRACTOR:

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C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 5\UTILITY PLANS

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

Donald L. Lyster, PLS 187023, Professional Engineer & Professional Land Surveyor, State of Utah, 11-17-2022

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:2.21.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: UTILITY PLANS

SHEET: UP-01

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(24"x36")
SCALE 1" = 40'
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

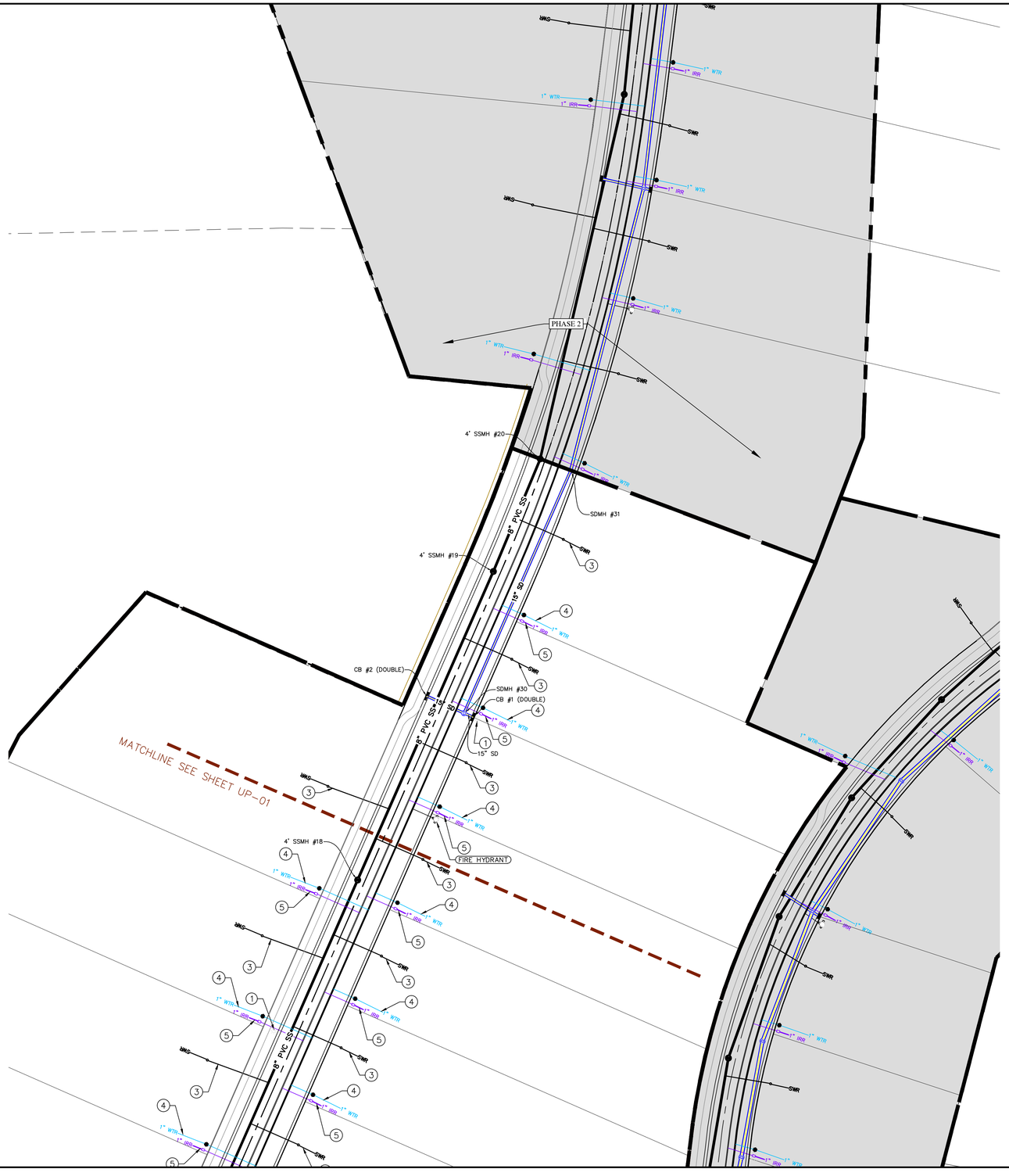
LEGEND

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- EXISTING SEWER MAIN (SS)
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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

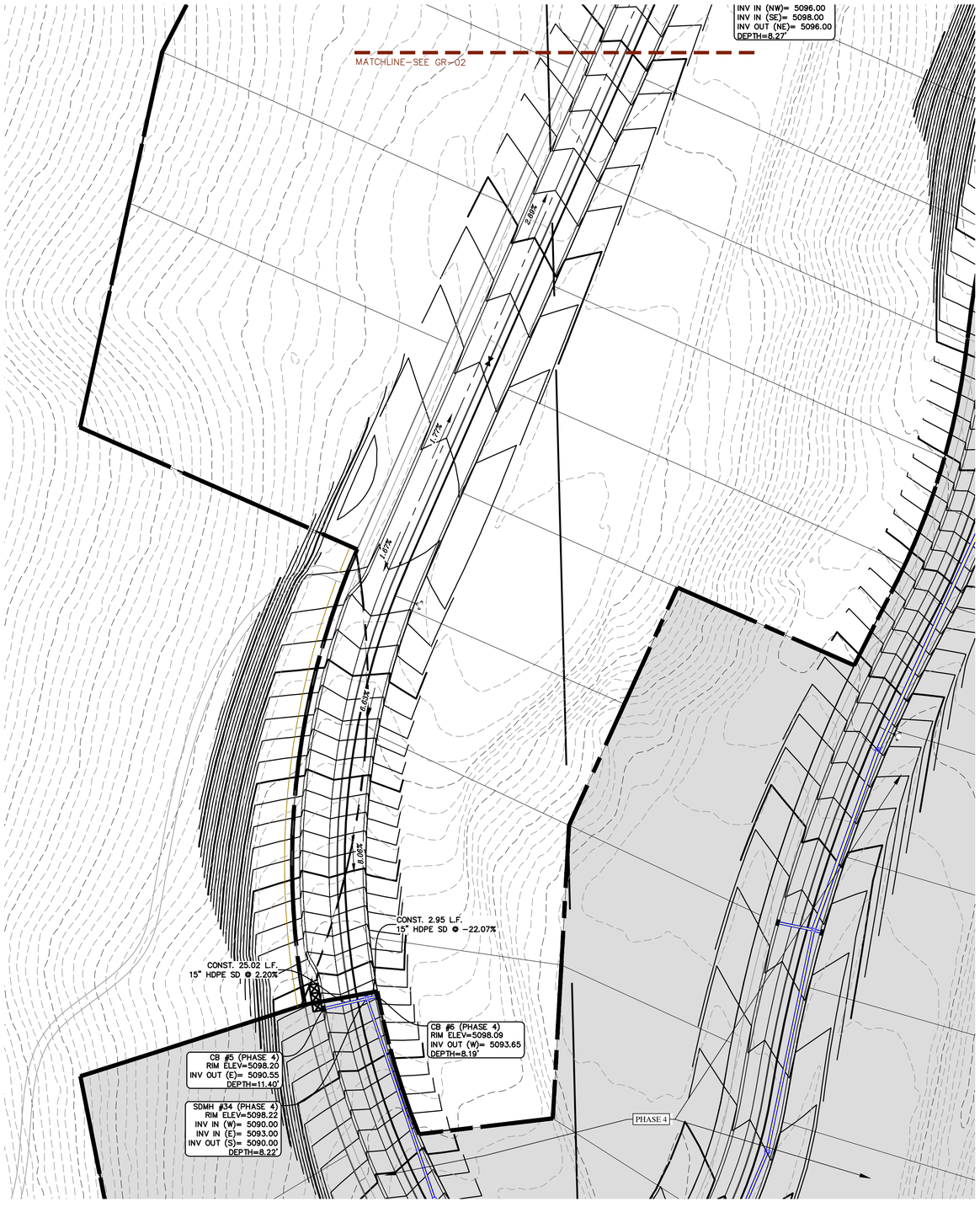
DATE:2.21.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: UTILITY PLANS
SHEET: UP-02

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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:2.21.2022
PROJECT #

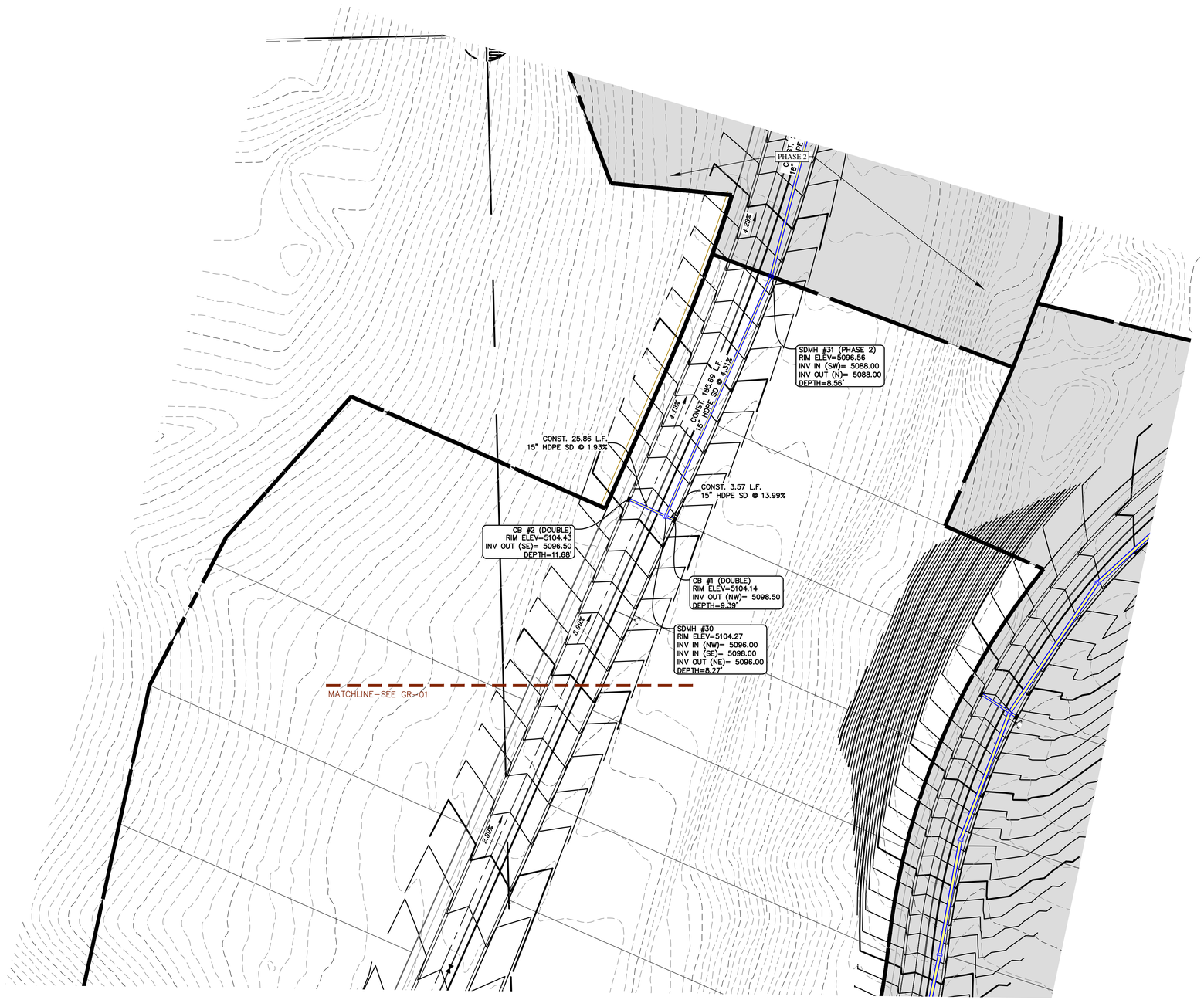
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

SHEET:
GR-01

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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

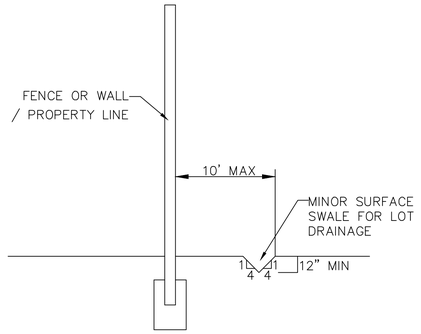
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

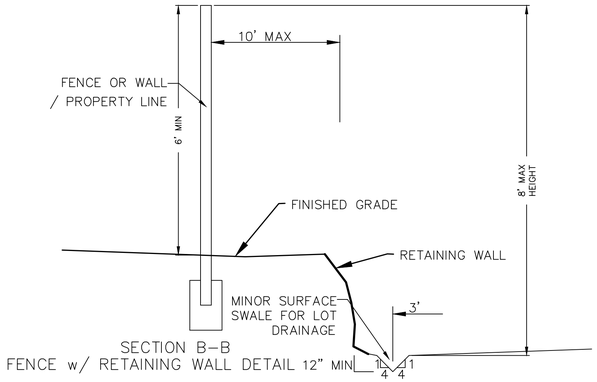
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02

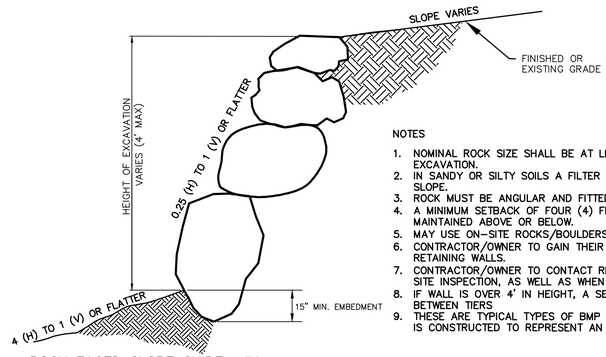
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SECTION C–C
FENCE DETAIL



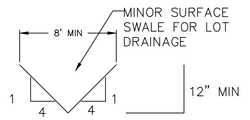
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



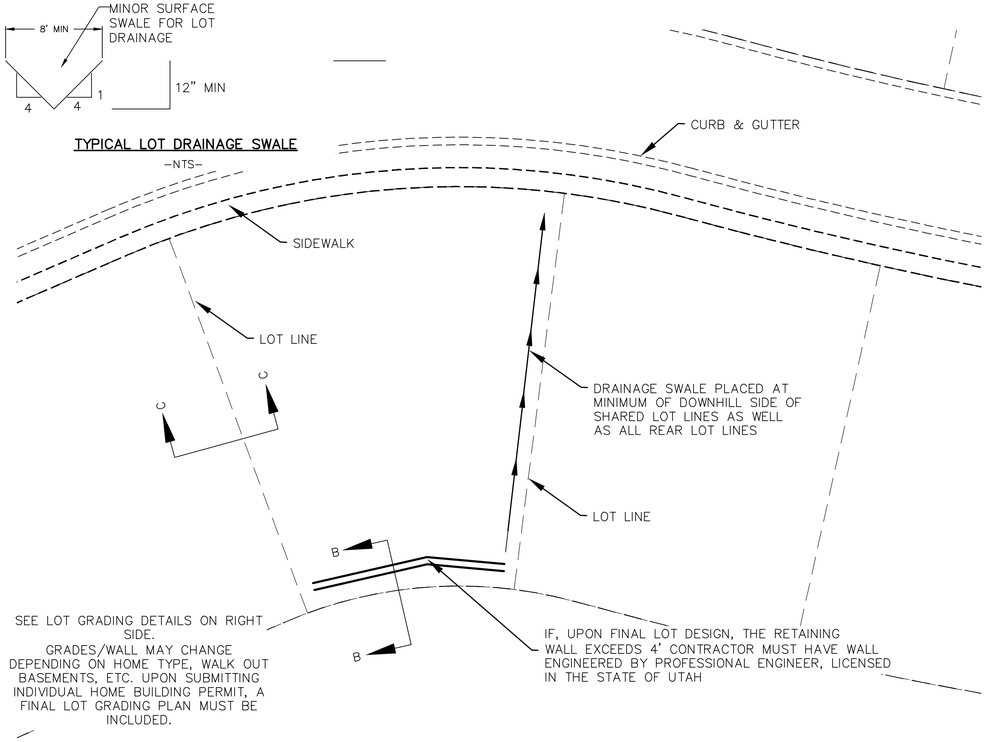
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

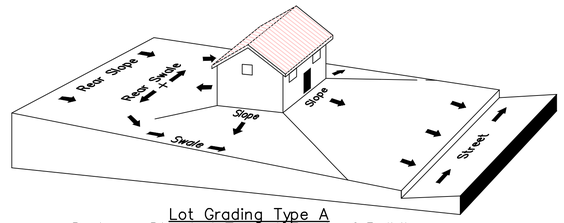
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



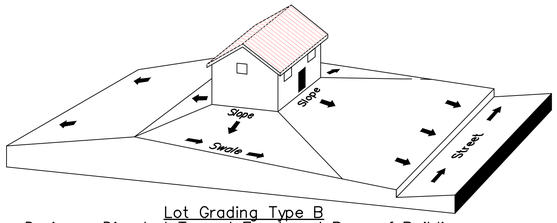
TYPICAL LOT DRAINAGE SWALE
–NTS–



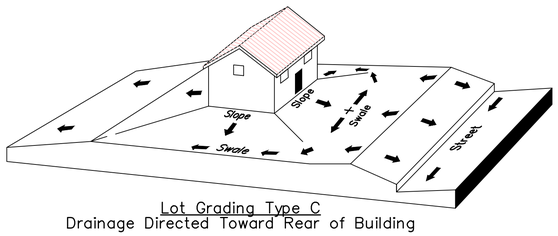
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

** 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 PI, 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:2.21.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-03

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ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

MATCHLINE STA 10+50
SEE SHEET PP-02

PHASE 2

PHASE 5

SDMH #31
RIM ELEV=5096.56
STA=5+05.83, -19.7' L
INV IN (SW)= 5088.00
INV OUT (N)= 5088.00
DEPTH=8.56'

4' SSMH #20

4' SSMH #19
RIM ELEV=5100.39
STA=5+92.91, 5.0' R
INV IN (SW)= 5089.16
INV OUT (NE)= 5089.06
DEPTH=11.33'

CB #1 (DOUBLE)

CB #2 (DOUBLE)

SDMH #30
RIM ELEV=5104.27
STA=6+94.12, -16.6' L
INV IN (NW)= 5096.00
INV IN (SE)= 5098.00
INV OUT (NE)= 5096.00
DEPTH=8.27'

4' SSMH #18
RIM ELEV=5110.18
STA=8+33.90, 5.0' R
INV IN (SW)= 5097.21
INV OUT (NE)= 5097.11
DEPTH=13.07'

4' SSMH #17
RIM ELEV=5117.63
STA=11+00.00, 5.0' R
INV OUT (NE)= 5106.00
DEPTH=11.63'

FIRE HYDRANT

15" SD

8" PVC SS

8" CUL

8" PI

1" WTR

1" IRR

SWR

SS

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THIS SHEET

200.00' VC
PVI STA =9+50.00
PVI ELEV =5115.00
K =89.11
A.D. =-2.24%

BVC STA=8+50.00
BVC ELEV=5110.94

EVC STA=10+50.00
EVC ELEV=5116.82

1.82

FINISHED GRADE @ CENTERLINE

EXISTING GRADE @ CENTERLINE

4.06%

CONST. 185.69 L.F.
15" HDPE SD @ 4.31%

CONST. 83.20 L.F.
8" PVC SS @ 3.46%

CONST. 237.01 L.F.
8" PVC SS @ 3.36%

CONST. 262.12 L.F.
8" PVC SS @ 3.35%

5093.94	5098.719	5095.96	5098.750
5098.02	5100.761	5100.05	5102.812
5102.06	5104.844	5104.11	5106.875
5106.16	5108.906	5106.30	5110.938
5110.18	5112.828	5111.66	5114.439
5113.32	5115.769	5114.24	5116.818

5+00 5+50 6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00 10+50

5125 5120 5115 5110 5105 5100 5095 5090 5085

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

0 10 20 40 60

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

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PROFESSIONAL ENGINEER & LAND SURVEYOR
187023
Donald L. Lynitr
P.E. L.S.
STATE OF UTAH
21 DEC 2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

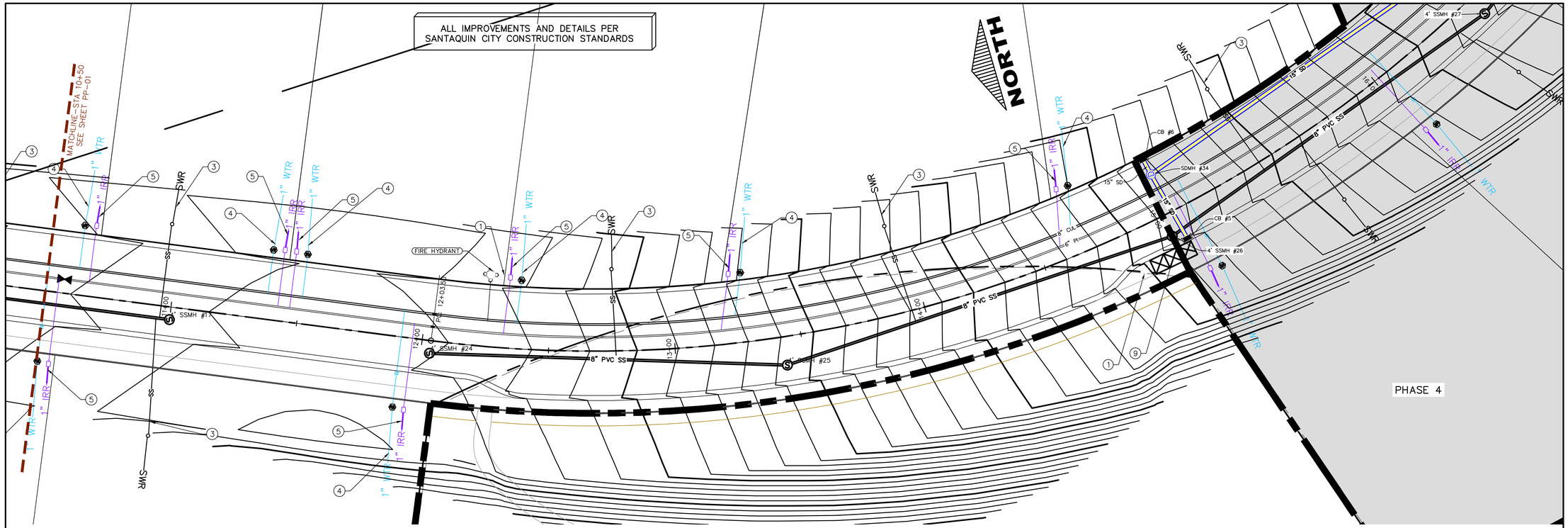
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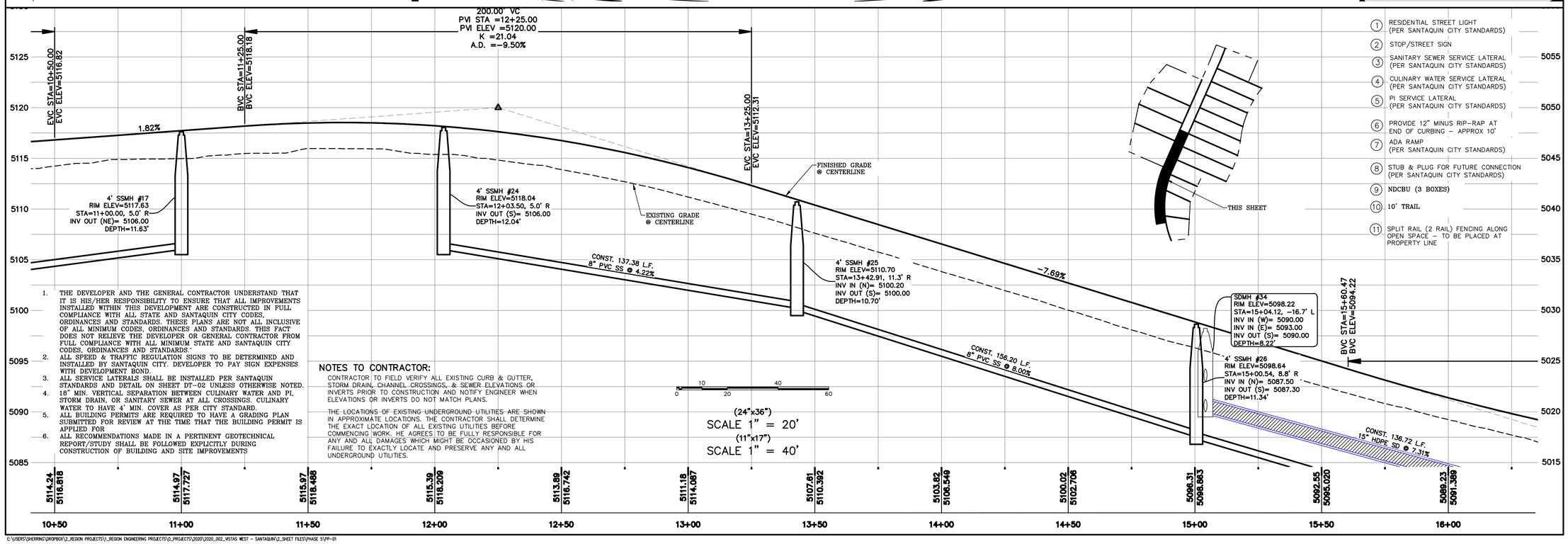
DATE:2.21.2022
PROJECT #

REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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(24"x36")
SCALE 1" = 20'
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STATE OF UTAH
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

LOCATED IN SW PORTION SECTION 10,
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02

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LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-02)

FLOW ARROW

105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)

220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)

PT PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

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

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

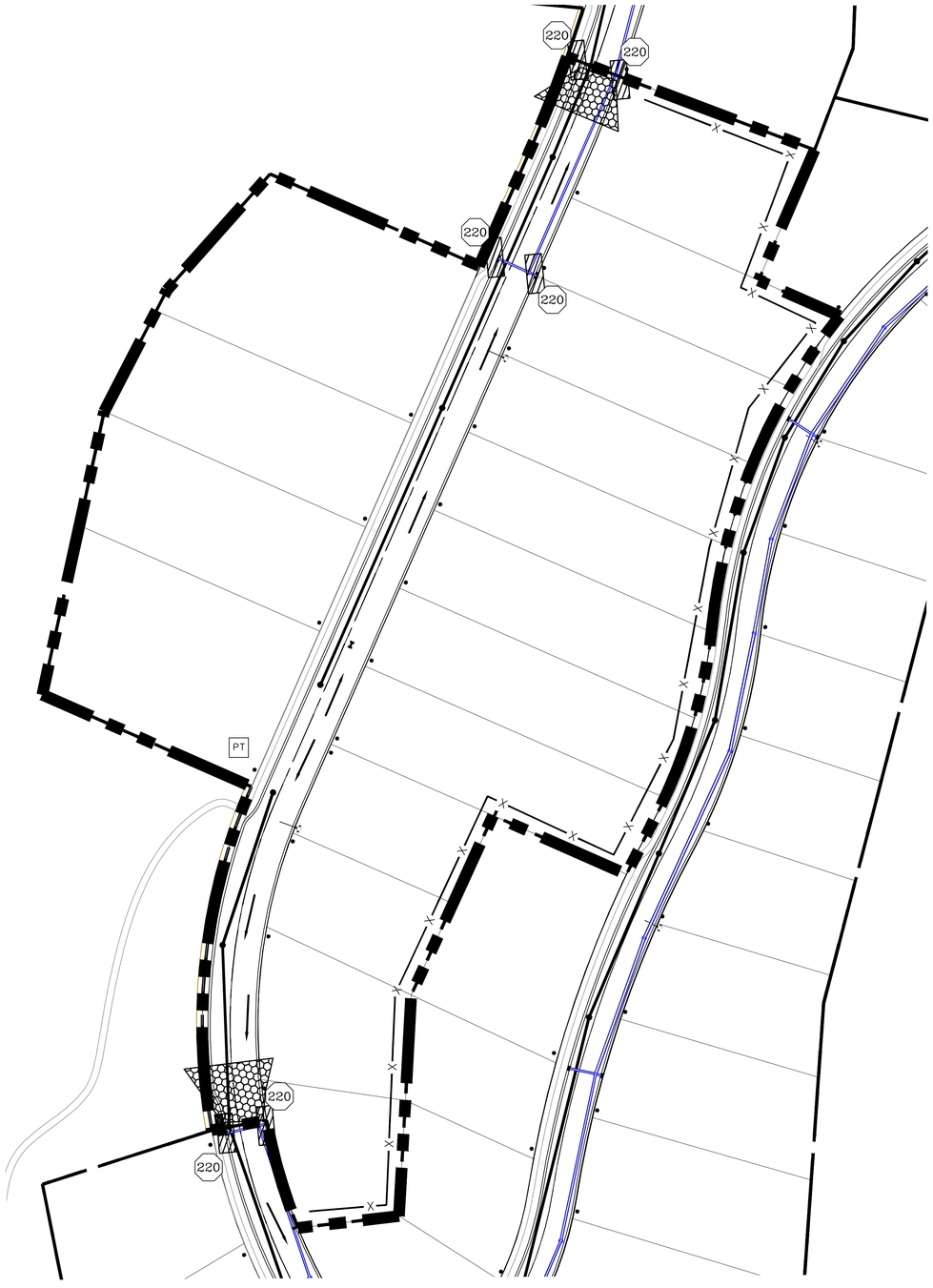
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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

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



NORTH

0 30 60 120 180

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

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167023
Donald L. Ignier
STATE OF UTAH
1/27/2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

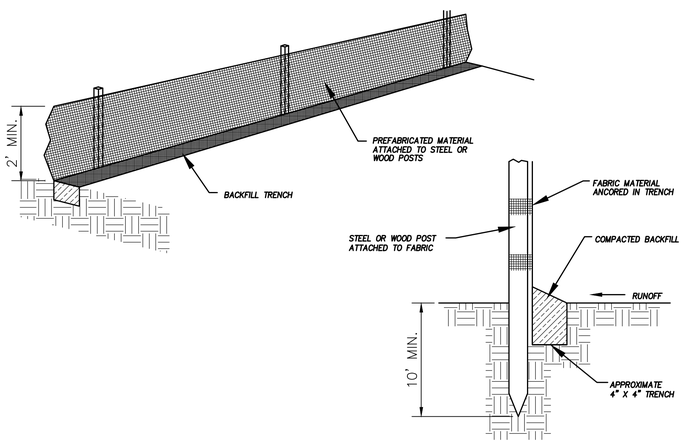
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

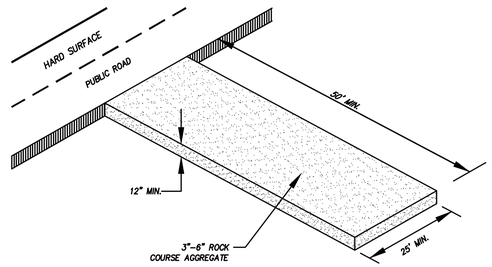
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

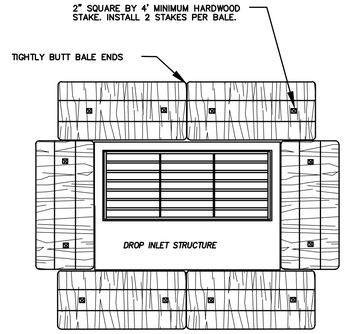
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DETAIL–A
SILT FENCE DETAIL
–NTS–

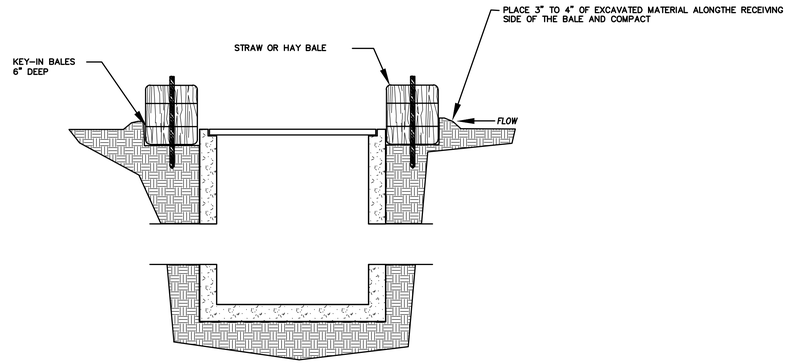


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



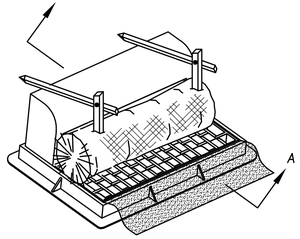
PLAN VIEW

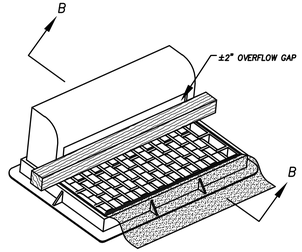
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

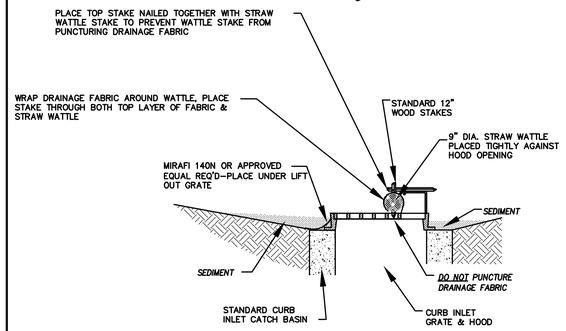


SECTION

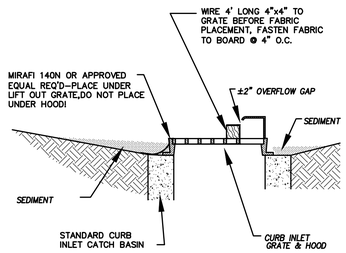
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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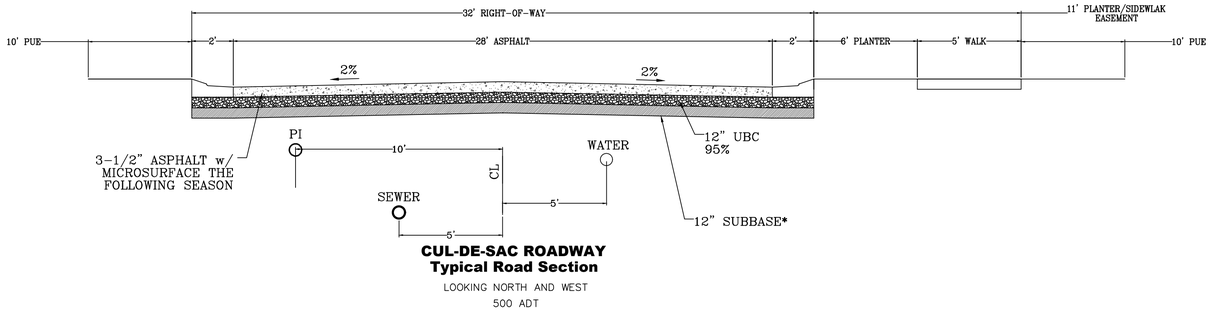
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

REVISIONS:
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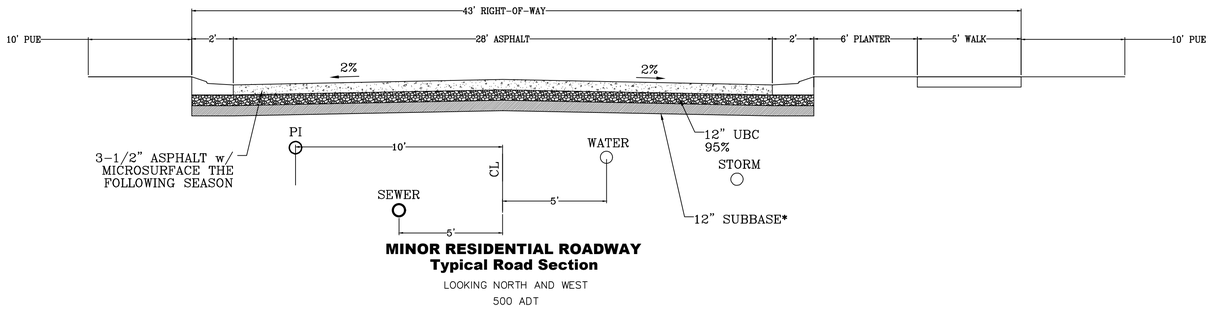
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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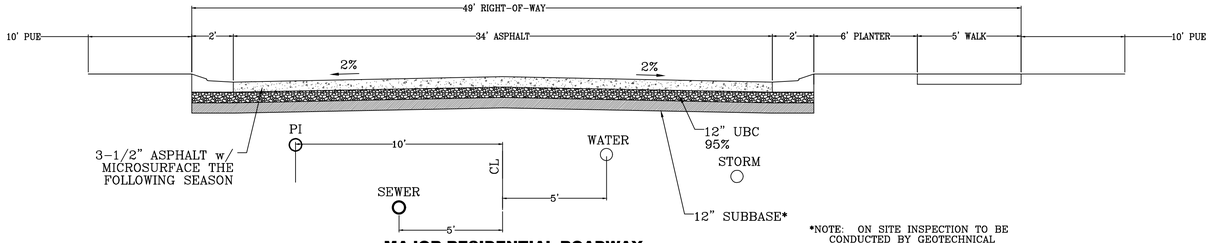
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

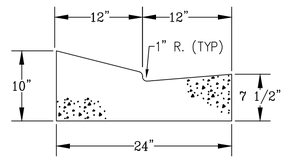
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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



MODIFIED HIGH BACK CURB

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

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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
PLS
STATE OF UTAH
2.21.2022

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:2.21.2022
PROJECT #

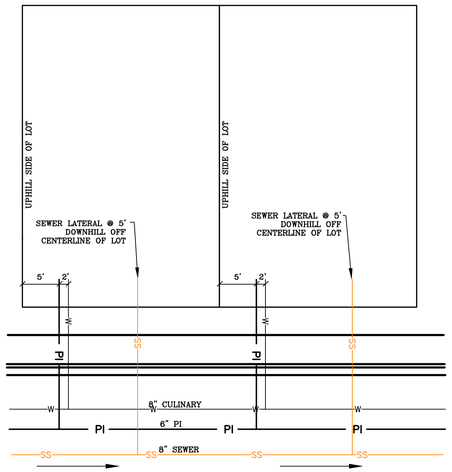
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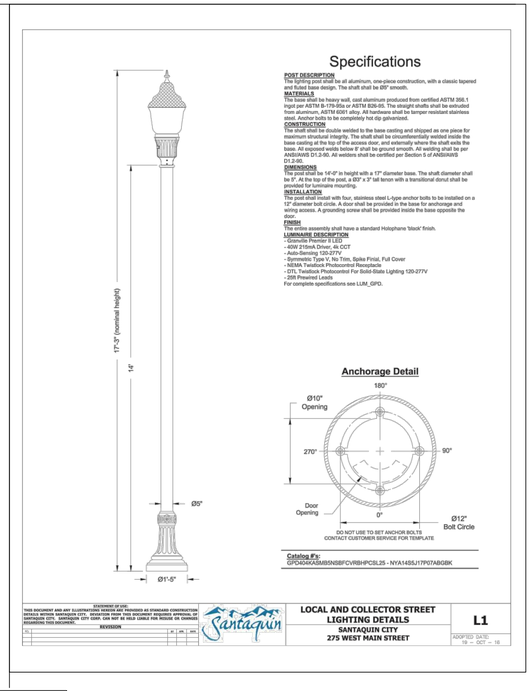
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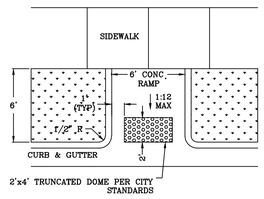
SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

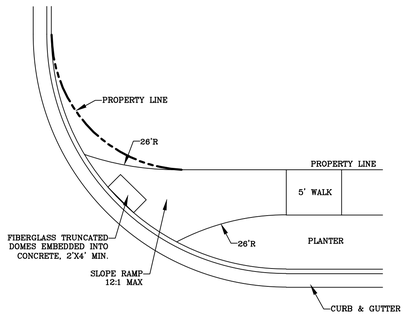
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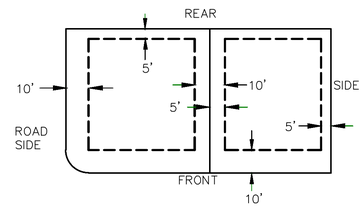


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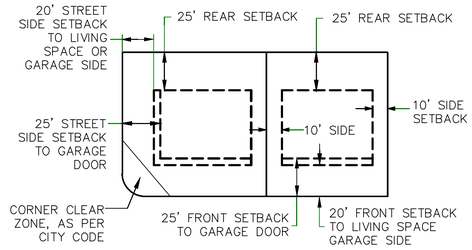


RAMP DETAIL

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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:2.21.2022
PROJECT #
REVISIONS:
1
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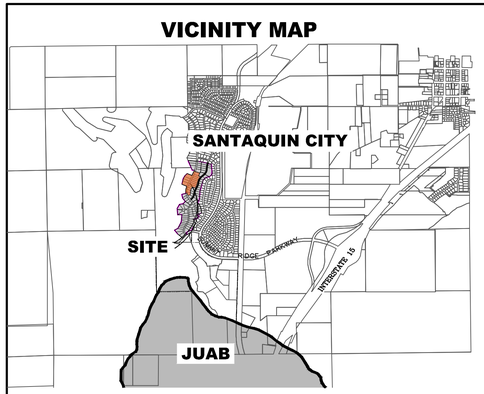
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TYPICAL DETAILS
SHEET:
DT-02

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The Vistas West @ Summit Ridge
PHASE '5'
April 22

Santaquin, Utah County, Utah

VICINITY MAP



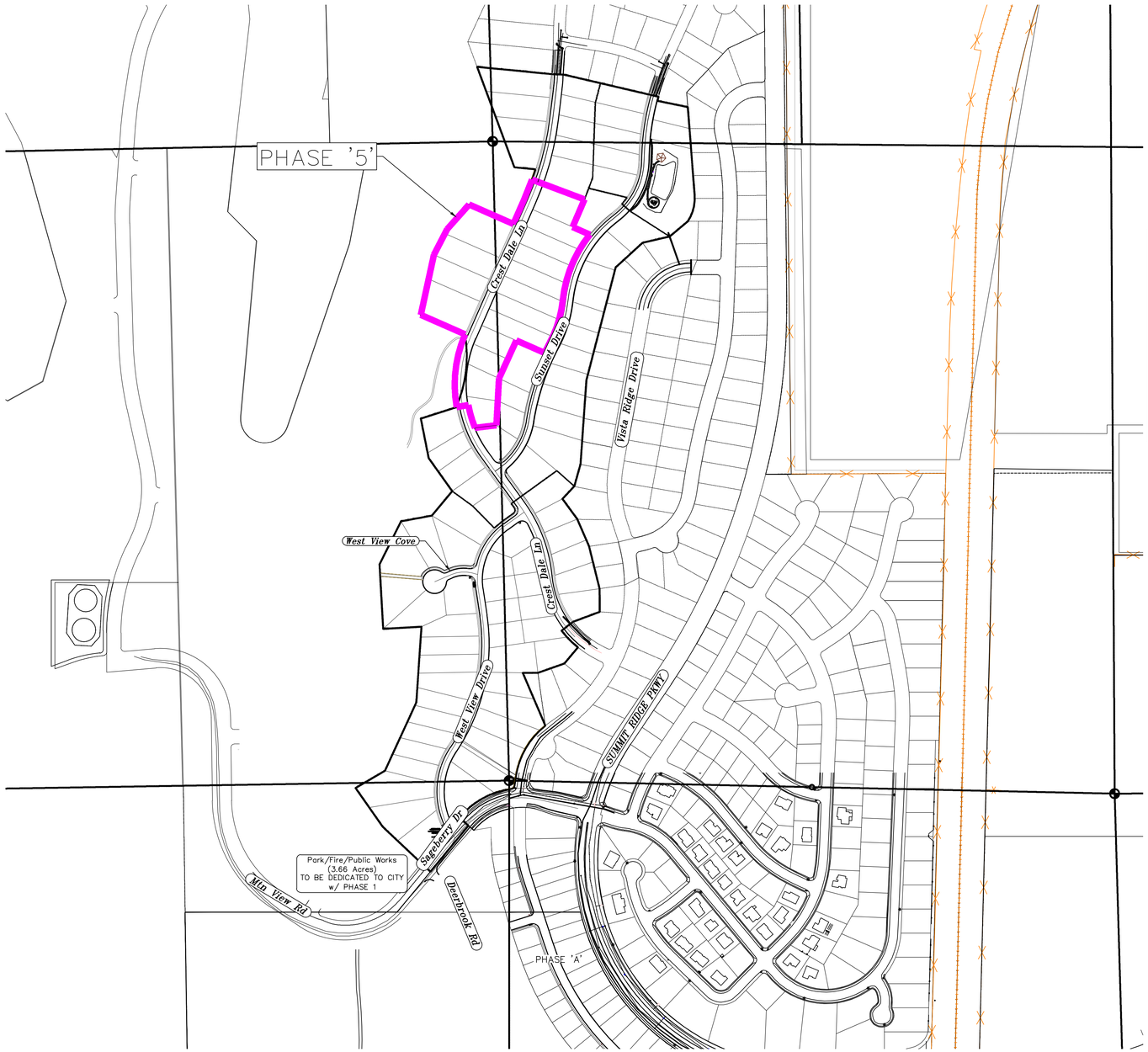
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	-.- ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.85 / dua
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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
PH–01	PHASE PLANS
PLAT	PLAT SHEETS
UP–01	SITE & UTILITY PLANS
GR–01–2	GRADING PLANS
PP–01–4	PLAN & PROFILE SHEETS
EC–01	EROSION CONTROL PLAN
EC–02	EROSION CONTROL DETAILS
DT–01–02	TYPICAL DETAILS

NOTES:

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

NORTH

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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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:4.19.2022
PROJECT #

REVISIONS:
1
2
3

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

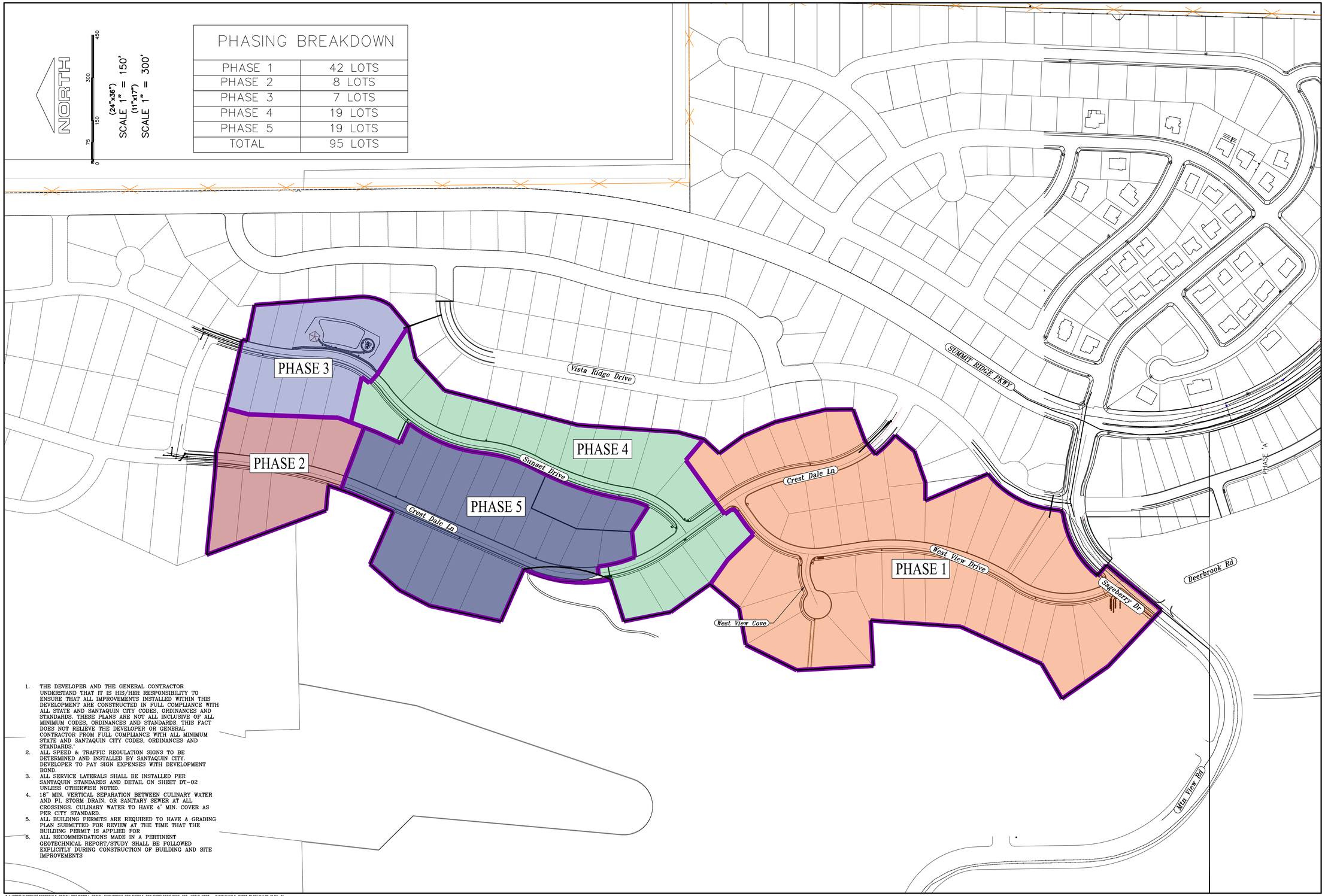
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NORTH

(24"x36")
SCALE 1" = 150'
(11"x17")
SCALE 1" = 300'

0 75 150 300 450

PHASING BREAKDOWN	
PHASE 1	42 LOTS
PHASE 2	8 LOTS
PHASE 3	7 LOTS
PHASE 4	19 LOTS
PHASE 5	19 LOTS
TOTAL	95 LOTS



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

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 5\PH-01

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

PROFESSIONAL ENGINEER
STATE OF UTAH
Parker L. Ipsen
P.E.L.S.

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:4.19.2022
PROJECT #

REVISIONS:

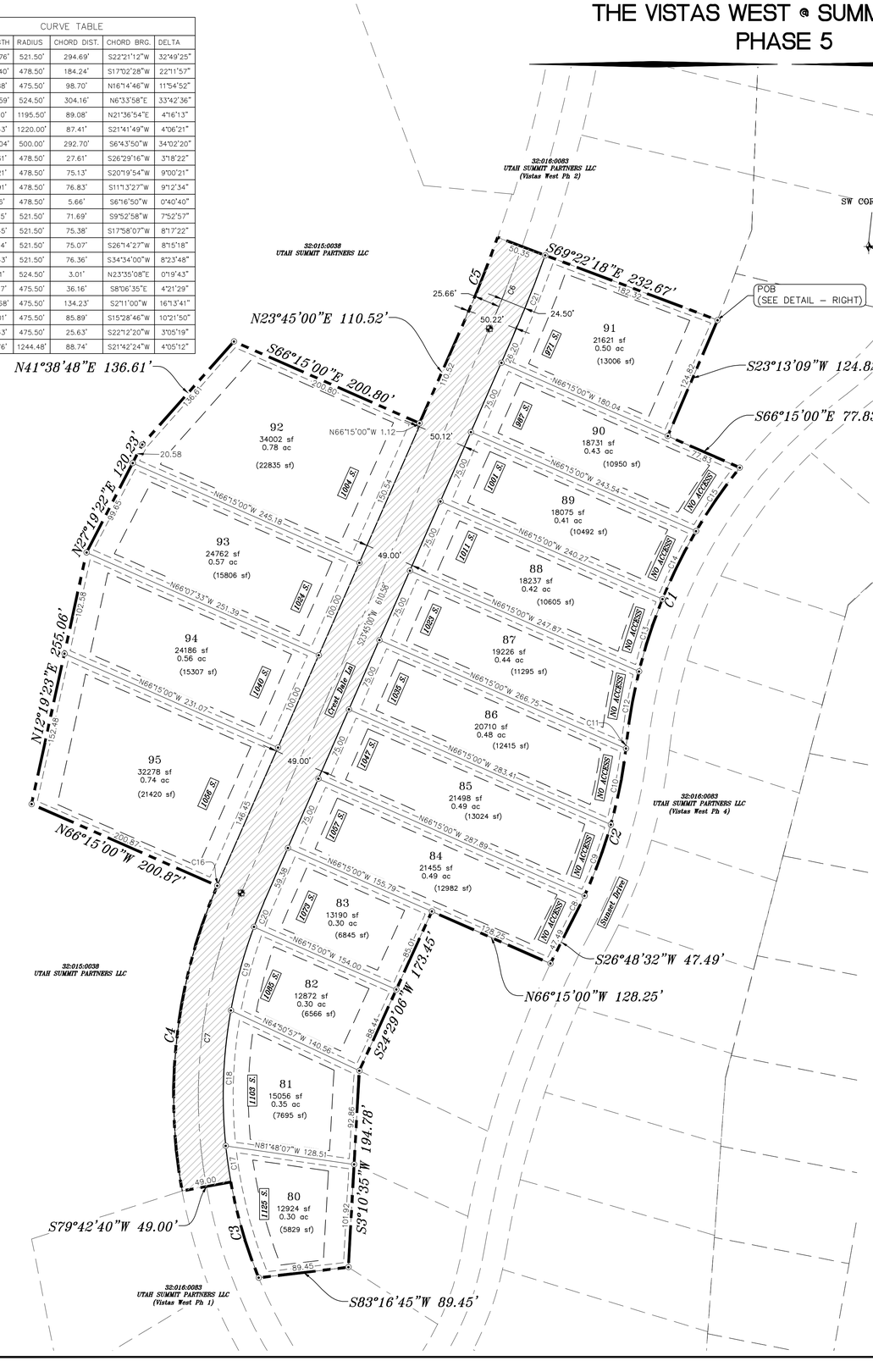
1	
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SHEET NAME:
PHASE PLAN

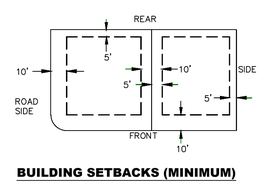
SHEET:
PH-01

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

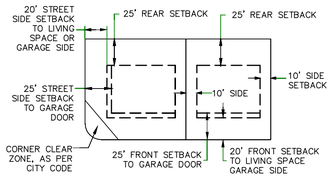
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.76'	521.50'	294.69'	S22°21'12"W	32°49'25"
C2	185.40'	478.50'	184.24'	S17°02'28"W	22°11'57"
C3	98.88'	475.50'	98.70'	N16°14'46"W	11°54'52"
C4	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C5	89.10'	1195.50'	89.08'	N21°36'54"E	4°16'13"
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°13'27"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°11'00"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°12'20"W	3°05'19"
C21	88.76'	1244.48'	88.74'	S21°42'24"W	4°05'12"



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.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

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

UTILITIES APPROVAL

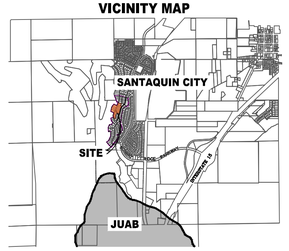
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____

VICINITY MAP



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	-.- ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.85 / dua
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

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, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

0 40 80 160 240

(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- _____

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' 09" W FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.
THENCE, S 66° 15' 00" E FOR A DISTANCE OF 77.83 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' 06" 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 06° 33' 58" E FOR A DISTANCE OF 304.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 66° 15' 00" W FOR A DISTANCE OF 200.87 FEET TO A POINT ON A 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 200.80 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

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

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 _____

ENGINEER (See Seal Below) _____ ATTEST_____ 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

This form approved by Utah County and the municipalities therein.

SHEET 1 of 1

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

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

NORTH

0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

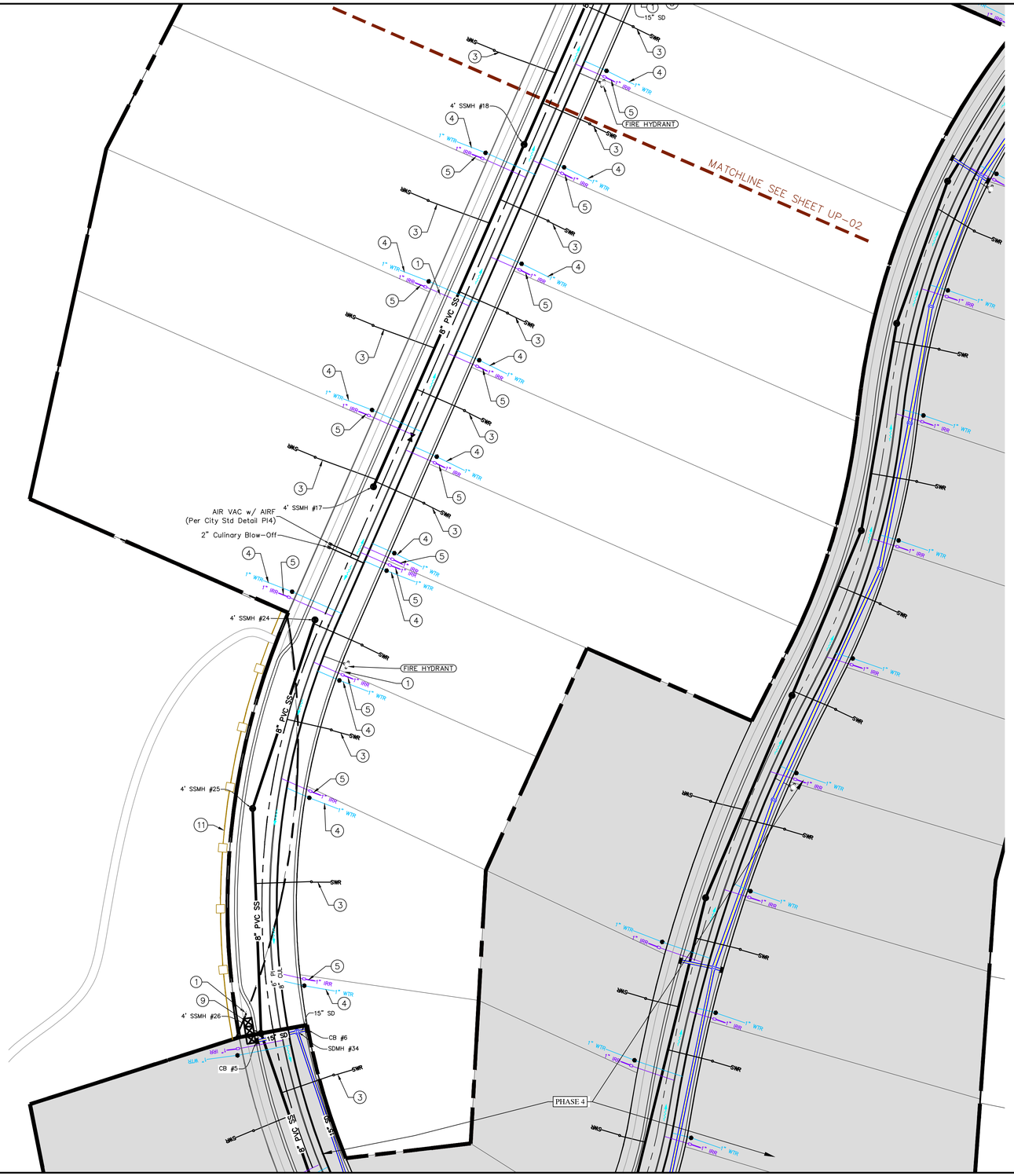
LEGEND

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

DONALD L. LYNIER
STATE OF UTAH
167023
PROFESSIONAL ENGINEER AND LAND SURVEYOR
4/19/2022

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:4.19.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS

SHEET:
UP-01

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 5\UTILITY PLANS

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10. 10' TRAIL
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NORTH

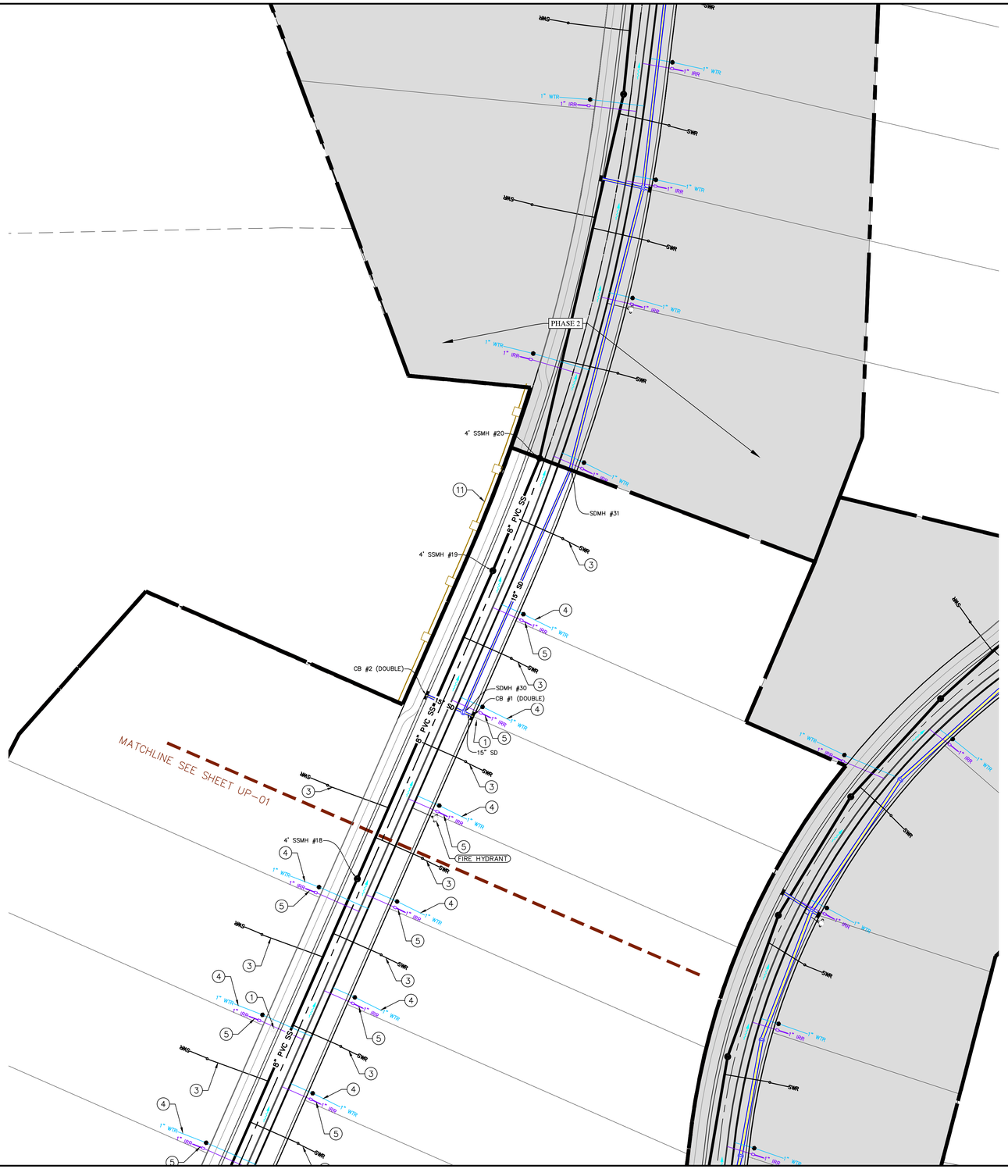
0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
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- 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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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Ignier
UTAH

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

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

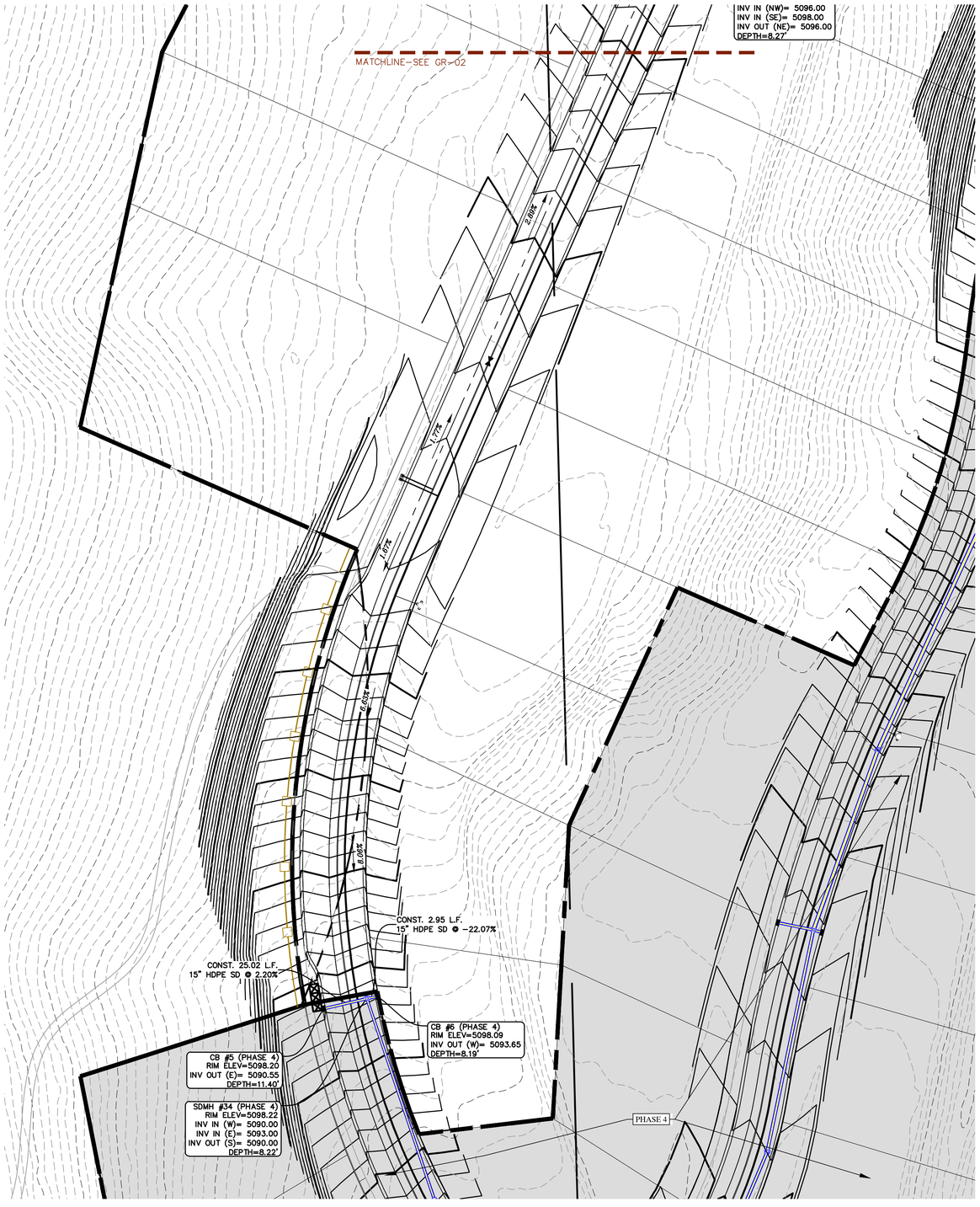
DATE:4.19.2022
PROJECT #

REVISIONS:

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3	

SHEET NAME: UTILITY PLANS
SHEET: UP-02

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 5\UTILITY PLANS



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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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

NORTH

0 20 40 80 120

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

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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:4.19.2022
PROJECT #

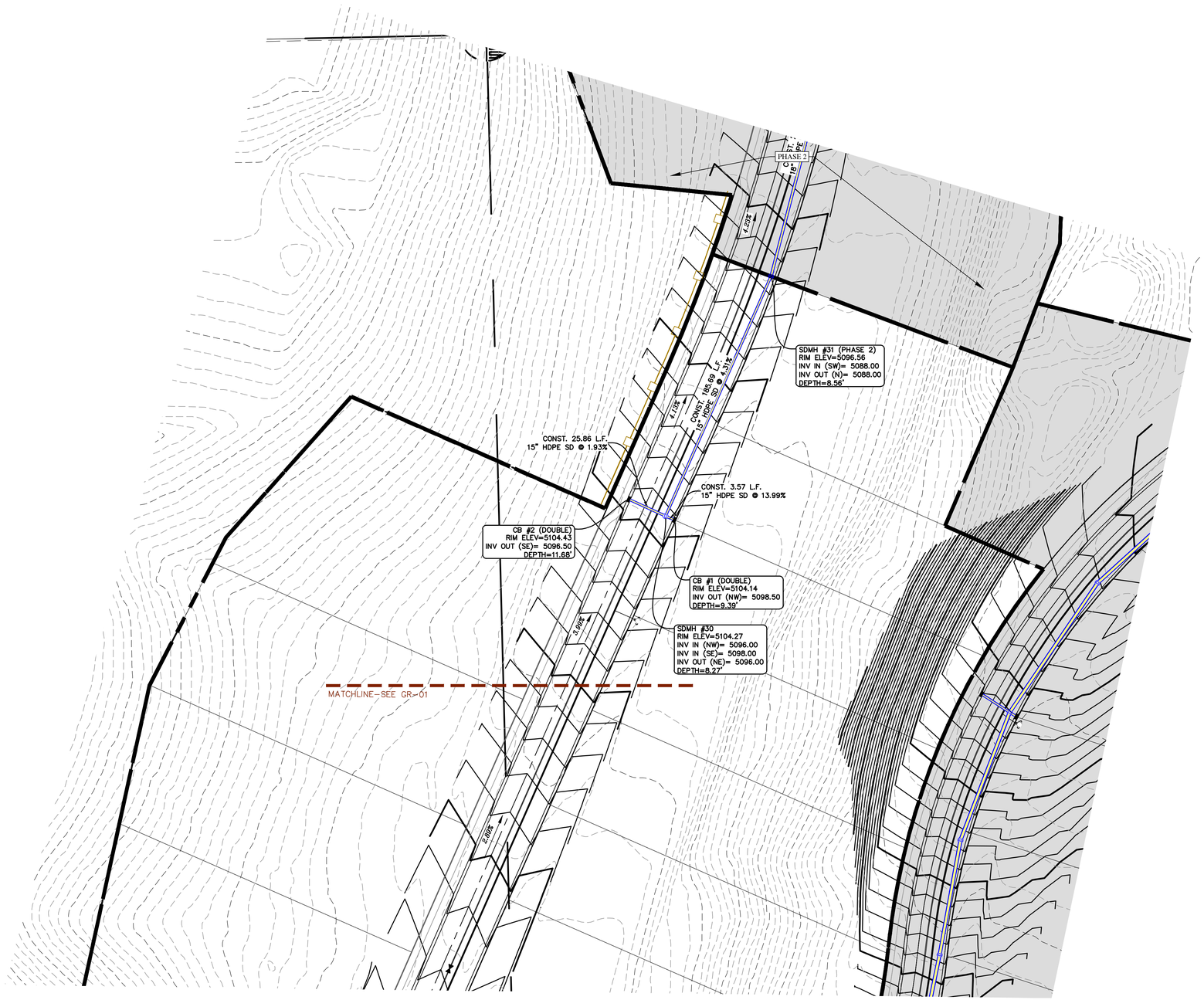
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

SHEET:
GR-01

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NORTH

0 20 40 80 120

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

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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

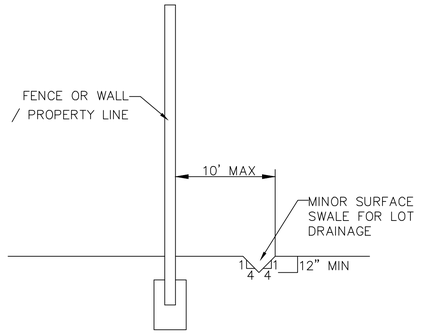
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022
PROJECT #

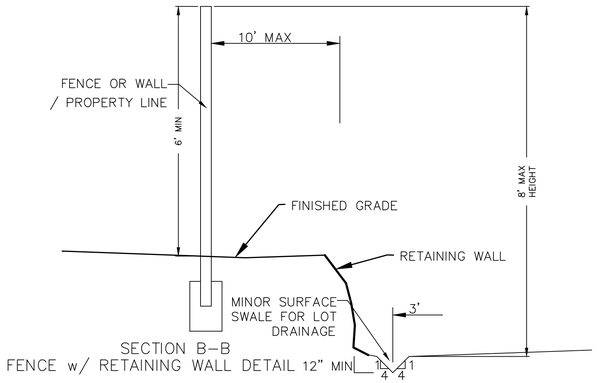
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02

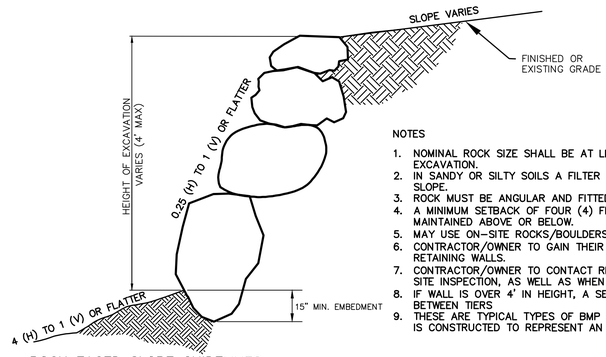
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SECTION C–C
FENCE DETAIL



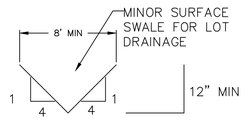
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



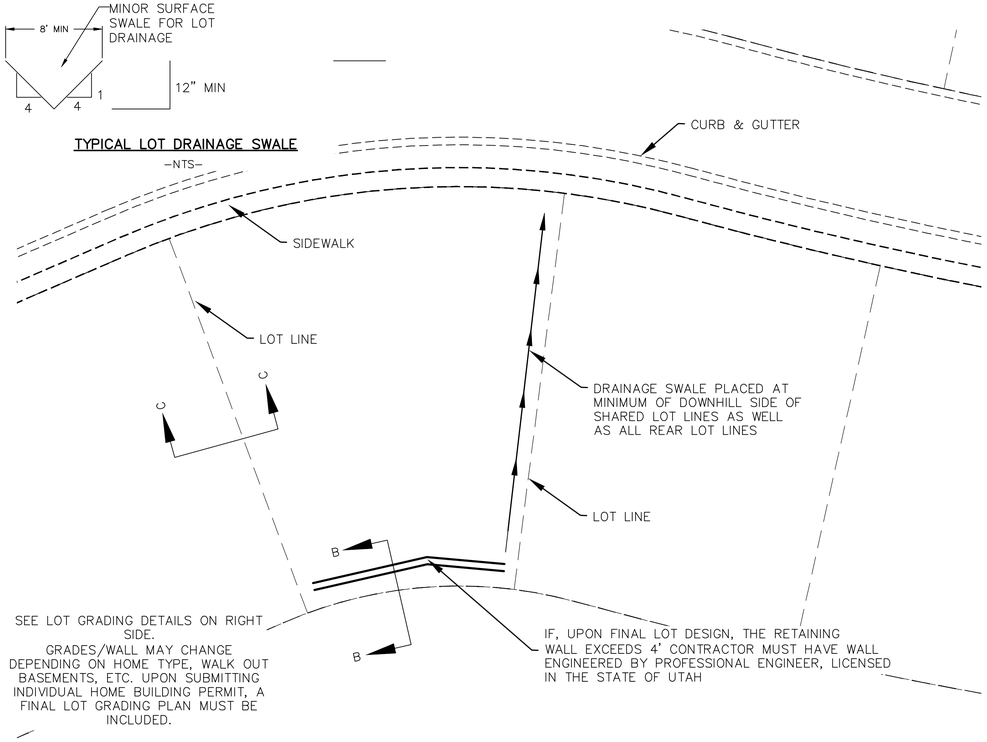
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

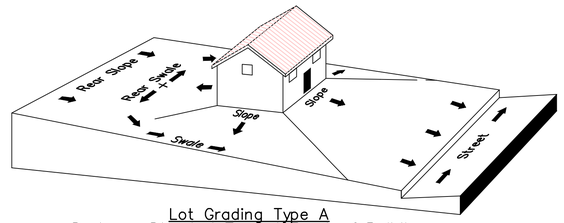
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



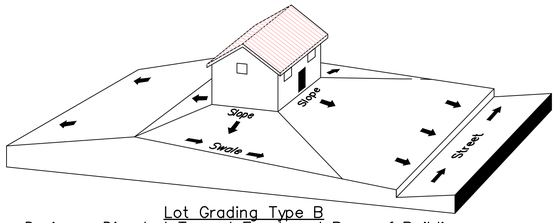
TYPICAL LOT DRAINAGE SWALE
–NTS–



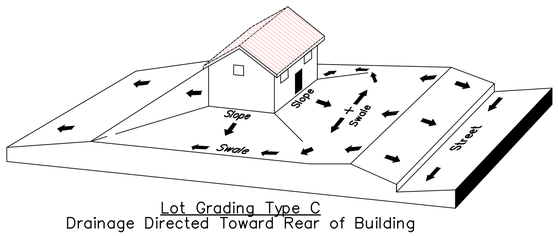
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

**** 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 PI, 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:4.19.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-03

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

MATCHLINE STA 10+50
SEE SHEET PP-02

PHASE 2

PHASE 5

SDMH #31
15" SD
CB #1 (DOUBLE)
15" SD
SDMH #30
15" SD
CB #2 (DOUBLE)
FIRE HYDRANT
4" SSMH #20
4" SSMH #19
4" SSMH #18
8" PVC SS
8" CUL
8" PI
1" WTR
1" IRR
SWR
SS

NOTES TO CONTRACTOR:

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

200.00' VC
PVI STA =9+50.00
PVI ELEV =5115.00
K =89.11
A.D. =-2.24%

BVC STA=8+50.00
BVC ELEV=5110.94

EVC STA=10+50.00
EVC ELEV=5116.82

SDMH #31
RIM ELEV=5096.56
STA=5+05.83, -19.7' L
INV IN (SW)= 5088.00
INV OUT (N)= 5088.00
DEPTH=8.56'

4' SSMH #19
RIM ELEV=5100.39
STA=5+92.91, 5.0' R
INV IN (SW)= 5089.16
INV OUT (NE)= 5089.06
DEPTH=11.33'

SDMH #30
RIM ELEV=5104.27
STA=6+94.12, -16.6' L
INV IN (NW)= 5096.00
INV IN (SE)= 5098.00
INV OUT (NE)= 5096.00
DEPTH=8.27'

4' SSMH #18
RIM ELEV=5110.18
STA=8+33.90, 5.0' R
INV IN (SW)= 5097.21
INV OUT (NE)= 5097.11
DEPTH=13.07'

4' SSMH #17
RIM ELEV=5117.63
STA=11+00.00, 5.0' R
INV OUT (NE)= 5106.00
DEPTH=11.63'

FINISHED GRADE @ CENTERLINE
EXISTING GRADE @ CENTERLINE

4.06%
1.82

CONST. 83.20 L.F.
8" PVC SS @ 3.46%
CONST. 185.69 L.F.
15" HDPE SD @ 4.31%
CONST. 237.01 L.F.
8" PVC SS @ 3.36%
CONST. 262.12 L.F.
8" PVC SS @ 3.35%

5093.94	5098.719	5+00
5095.96	5098.750	5+50
5098.02	5100.761	6+00
5100.05	5102.812	6+50
5102.06	5104.844	7+00
5104.11	5106.875	7+50
5106.16	5108.906	8+00
5106.30	5110.938	8+50
5110.18	5112.828	9+00
5111.66	5114.439	9+50
5113.32	5115.769	10+00
5114.24	5116.818	10+50

5125 5120 5115 5110 5105 5100 5095 5090 5085

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

0 10 20 40 60

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

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lynitr
STATE OF UTAH
4-19-2022

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:4.19.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

MATCHLINE-STA 10+50
SEE SHEET PP-01

PHASE 4

4' SSMH #17
4' SSMH #24
4' SSMH #25
4' SSMH #26
4' SSMH #27
SDMH #34
CB #6
CB #5
FIRE HYDRANT
AIR VAC w/ AIRF (Per City Std Detail PI4)
2" Culinary Blow-Off
8" PVC SS
15" SD
12" SD
6" CULINARY
6" PI
1" IRR
1" WTR
SWR
SS

200.00' VC
PVI STA =12+25.00
PVI ELEV =5120.00
K =21.04
A.D. =-9.50%

EVC STA=10+50.00
EVC ELEV=5116.82
BVC STA=11+25.00
BVC ELEV=5118.18
EVC STA=13+25.00
EVC ELEV=5112.31
BVC STA=15+60.47
BVC ELEV=5094.22

1.82%
-7.69%

4' SSMH #17
RIM ELEV=5117.63
STA=11+00.00, 5.0' R
INV OUT (NE)= 5106.00
DEPTH=11.63'

4' SSMH #24
RIM ELEV=5118.04
STA=12+03.50, 5.0' R
INV OUT (S)= 5106.00
DEPTH=12.04'

4' SSMH #25
RIM ELEV=5110.70
STA=13+42.91, 11.3' R
INV IN (N)= 5100.20
INV OUT (S)= 5100.00
DEPTH=10.70'

SDMH #34
RIM ELEV=5098.22
STA=15+04.12, -16.7' L
INV IN (W)= 5090.00
INV IN (E)= 5093.00
INV OUT (S)= 5090.00
DEPTH=8.22'

4' SSMH #26
RIM ELEV=5098.64
STA=15+00.54, 8.8' R
INV IN (N)= 5087.50
INV OUT (S)= 5087.30
DEPTH=11.34'

FINISHED GRADE @ CENTERLINE
EXISTING GRADE @ CENTERLINE
THIS SHEET

CONST. 137.38 L.F. 8" PVC SS @ 4.22%
CONST. 156.20 L.F. 8" PVC SS @ 8.00%
CONST. 136.72 L.F. 15" HDPE SD @ 7.31%

5125 5120 5115 5110 5105 5100 5095 5090 5085
5055 5050 5045 5040 5035 5030 5025 5020 5015

10+50	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50	15+00	15+50	16+00
5114.24 5116.818	5114.97 5117.727	5115.97 5118.488	5115.39 5116.209	5113.89 5116.742	5111.18 5114.087	5107.61 5110.392	5103.82 5106.549	5100.02 5102.706	5096.31 5098.863	5092.55 5095.020	5089.23 5091.389

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 (2 RAIL) FENCING ALONG OPEN SPACE – TO BE PLACED AT PROPERTY LINE

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

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.

0 10 20 40 60

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

region Engineering & Surveying
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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:4.19.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-02

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 5\PP-01

LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 — PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 — PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT — PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

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

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

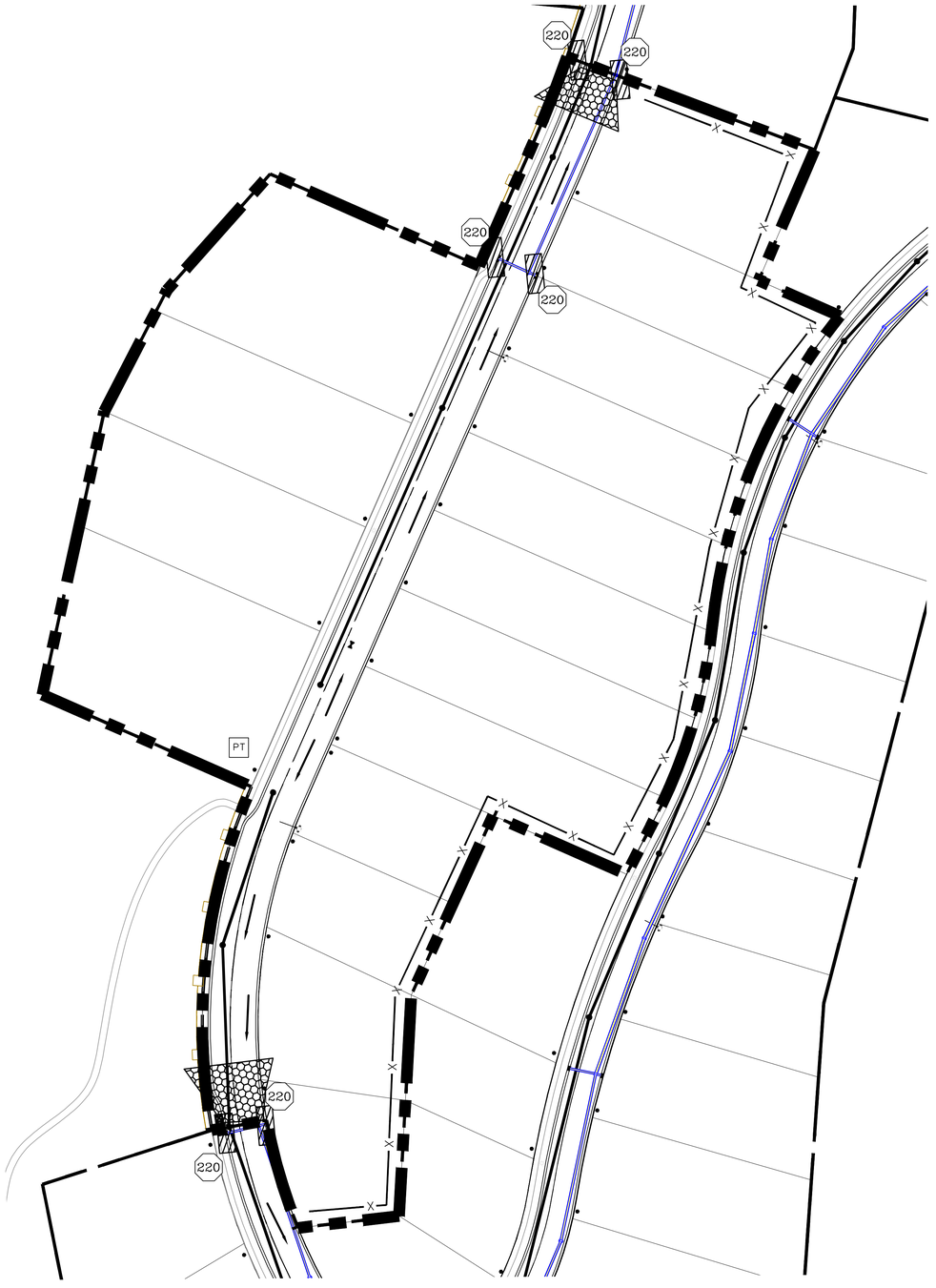
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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



NORTH

0 30 60 120 180

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

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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Ignier
STATE OF UTAH
4/19/2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

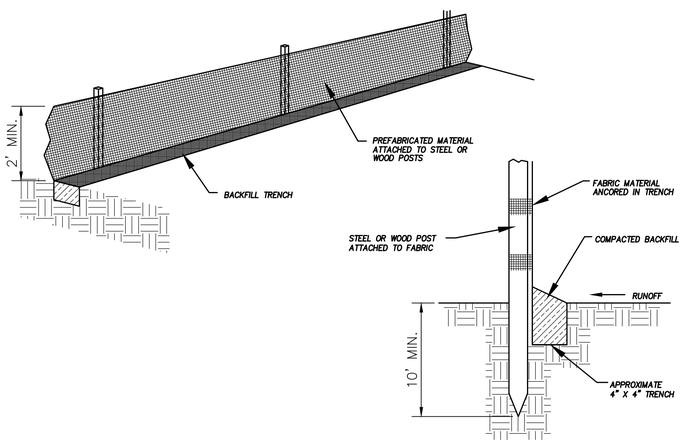
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022
PROJECT #

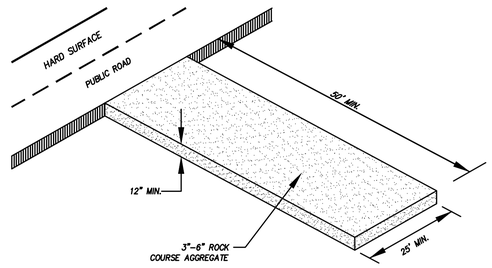
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

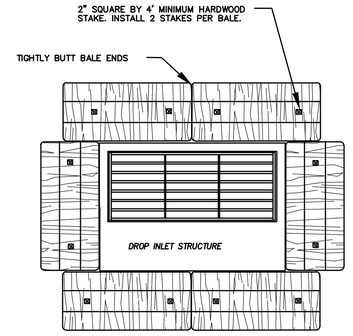
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DETAIL–A
SILT FENCE DETAIL
–NTS–

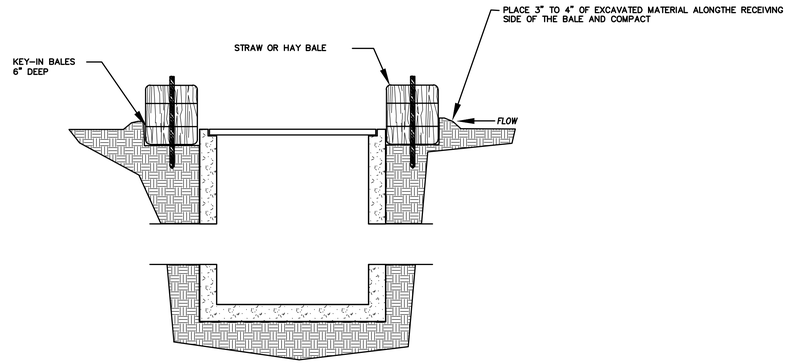


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



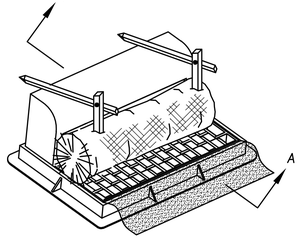
PLAN VIEW

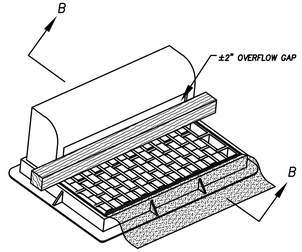
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

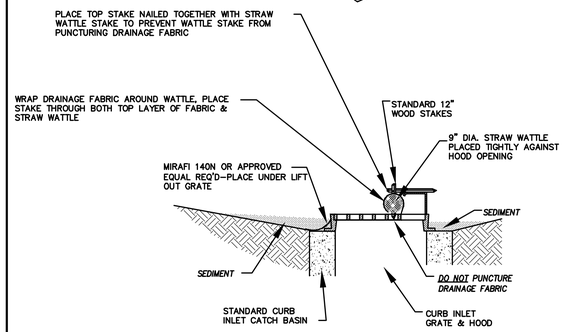


SECTION

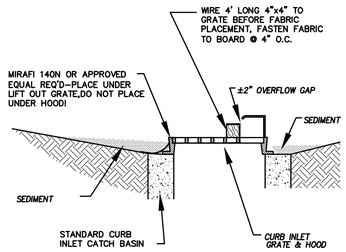
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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Orem, UT 84057
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regiondesignllc.com



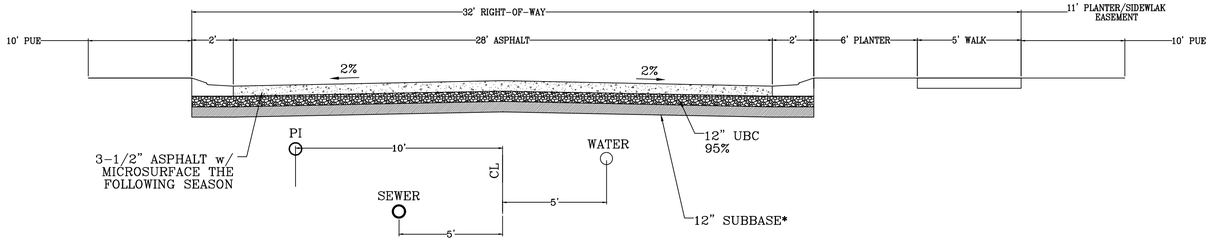
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022
PROJECT #

REVISIONS:
1
2
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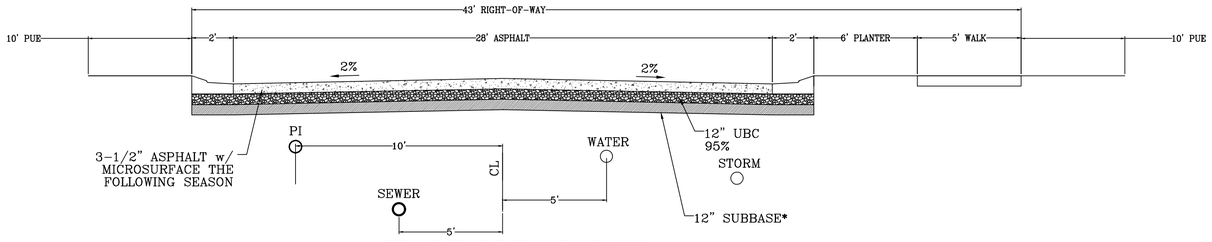
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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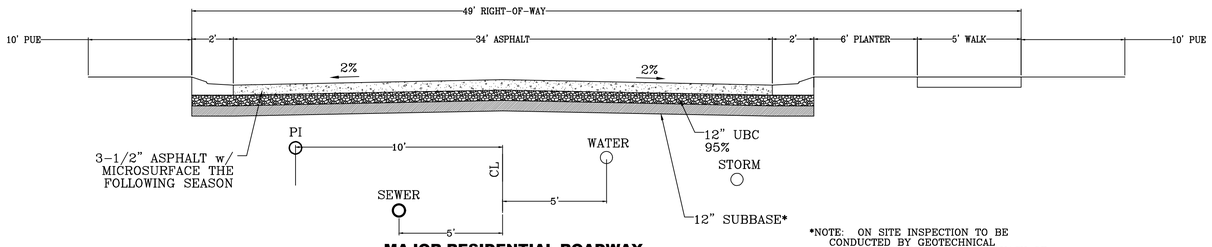
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

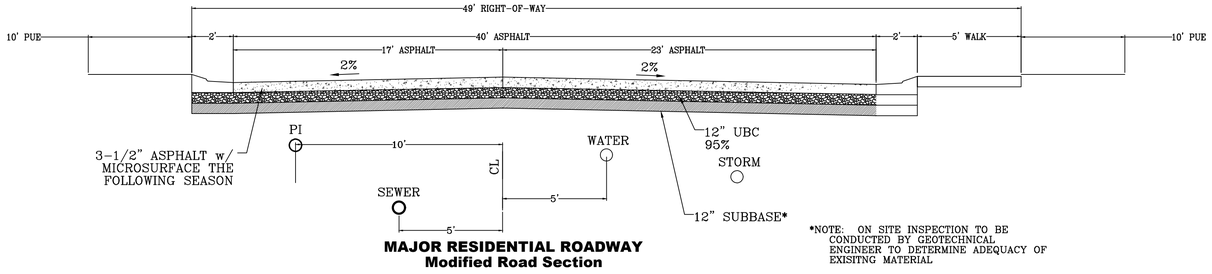
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING SOUTH AND WEST
1500 ADT

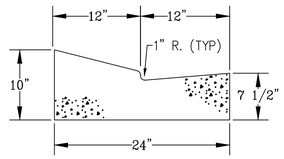
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



MAJOR RESIDENTIAL ROADWAY
Modified Road Section

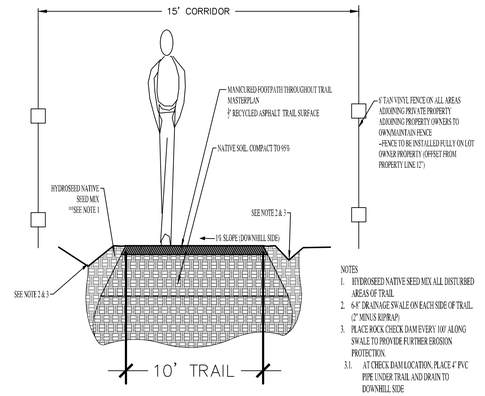
LOOKING SOUTH AND WEST
@ OPEN SPACE BUMP OUT

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



MODIFIED HIGH BACK CURB

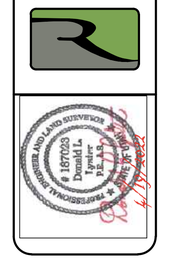
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
2. 6-8" DRAINAGE SWALE ON EACH SIDE OF TRAIL. (2" MINUS RIPRAP)
3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
   3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE

TRAIL CORRIDOR

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1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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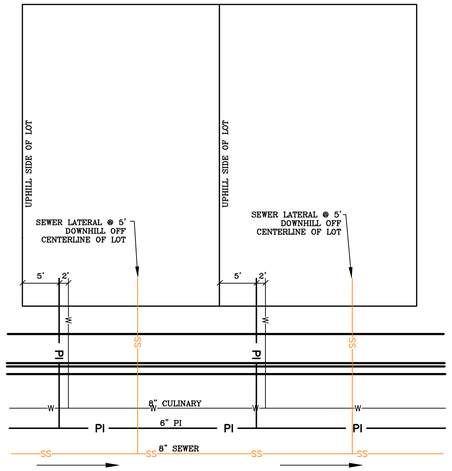
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

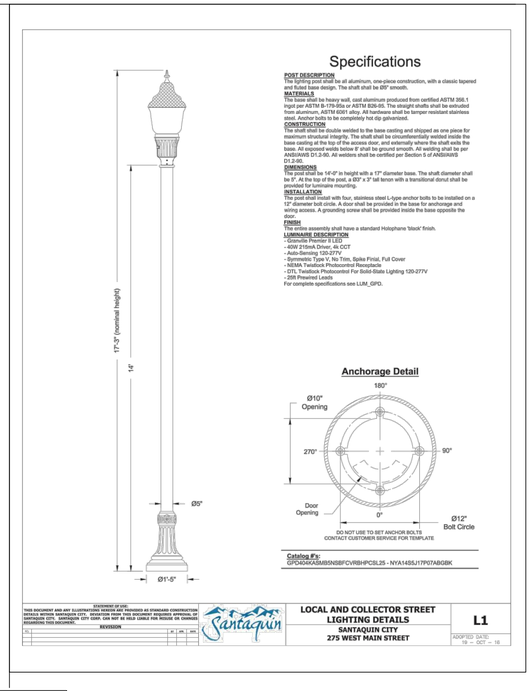
DATE:4.19.2022
PROJECT #

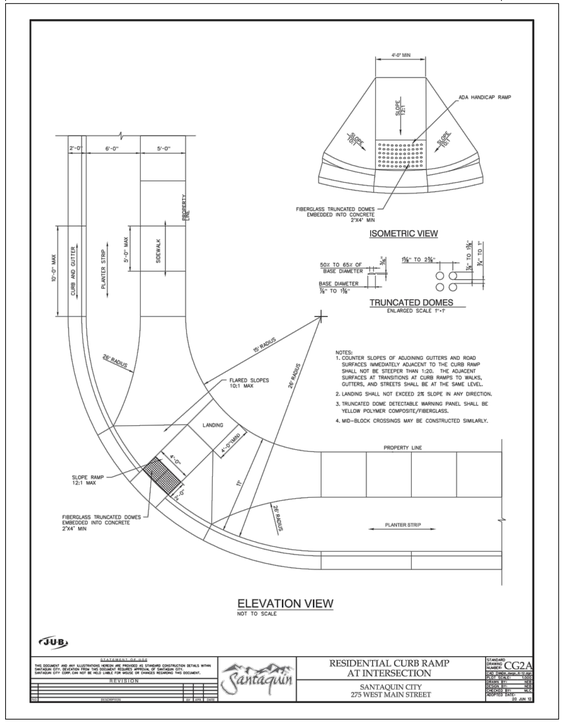
REVISIONS:
1
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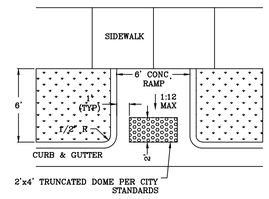
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01

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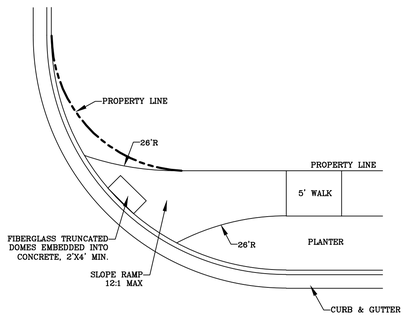






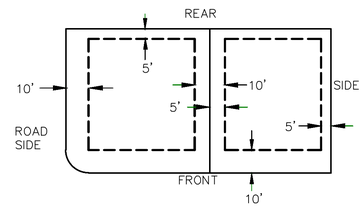


MID-BLOCK RAMP DETAIL

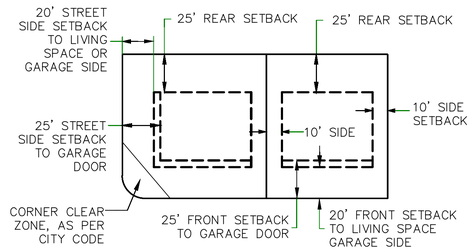


RAMP DETAIL

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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:4.19.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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

Others in Attendance: Darrin Perks with Dominion Engineering, Trevor Prophet and Darla Bowen via Zoom all representing McDonalds. Bronson Tafton and Tony Trane representing Santaquin Estates via Zoom. Planner Ryan Harris.

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

McDonald's Drive-In Restaurant Site Plan Review
A commercial site plan review for a proposed business application and site plan for a McDonald's restaurant which will be located at 38 N. 500 E. This was the first review by the DRC.

Director Bond stated that an Architectural Review Committee (ARC) Meeting will be held separate from the Development Review Committee (DRC) to assess the McDonald's Site Plan. Director Bond also brought up potential code conflicts that will need to be addressed in the site plan process.

Building Manager Randy Spadafora inquired about the addressing on the site plan.

Chief Ryan Lind brought up concerns about traffic backing up on 500 East queuing into the McDonald's parking lot or drive-up window. Chief Lind stated that traffic should not be blocked in or out of the main roads for emergency access.

Director Jason Callaway thanked the developer for the relocation of the water line and stated that the city will work with the developer when the time comes to make sure the water line is on the right valves.

Russ Woodland echoes Chief Lind's thoughts on traffic in and out of the site at 500 E.

Director Bond spoke specifically to two main issues that were found in Planning and Zoning. First, the City Code currently allows for two menu boards at any drive-up window. Director Bond stated the city will consider amending the city code to address the feasibility of two drive aisles with two menu boards each for this and future restaurant businesses. Second, the Architectural Review Committee will need to address the landscaping and articulation/flat wall expanse. Director Bond expressed his appreciation for the preliminary engineering on the site plan.

Engineering: Jon Lundell stated that all redlines and notations will be provided to the developer. Mr. Lundell stated that all subdivision requirements have been recorded but before a Certificate of Occupancy can be issued all subdivision improvements must be completed, i.e. the access road on the north of the property and the water line relocations.

DRAFT

Assistant City Manager Beagley discussed that prior to a building permit being issued that all water lines and traversable surfaces must be put in place on the site to fight potential fires. Chief Lind confirmed that the road needs to be an all-surface drivable road to support fire apparatuses.

Mr. Lundell stated that on the west side along 500 East the curb and gutter setbacks are showing 5 feet from the property. In order to meet city code, the curb and gutter setbacks must be 10 feet on that side of the property. Also, to help overall flow through the parcel(s), Mr. Lundell suggested that pedestrian access be added to the plans. Mr. Lundell noted that retaining wall materials on the drive aisle on the west side of the building will be reviewed by the ARC. Mr. Lundell informed the developer that any retaining wall over four feet in height must have a building permit and be engineered. Currently, the plans show the retaining wall is four feet in height. A separate application must be submitted for the monument sign at the front of the property. Planner Ryan Harris confirmed the measurement requirements for all signage. The location of a meter needs to be added to the plans as a meter is required for the pressurized irrigation lateral to the site. City Code also requires that storm drain inlet boxes have a three-foot sump to help with pre-treatment. Landscaping comments were directed to trees that need to be relocated to address visibility issues.

Motion: Director Bond made a motion to table the McDonald's application until redlines are addressed and corrections are made. Discussion on menu board signs will be addressed in upcoming code amendment processes. Assistant City Manager Beagley seconded the motion.

Building Official Randy Spadafora	Yes
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

Minor Change to Approved Santaquin Estates Plat
A review of a minor change to the Santaquin Estates Plat which would remove two lots next to the Seasons of Santaquin Assisted Living Center reducing four previous lots to two. A total reduction in lots is considered a minor review and can be approved by the DRC.

Building Manager Randy Spadafora stated that addressing was adjusted to match the two lots rather than the four.

Ryan Lind had no comments.

Jason Callaway had no comments.

Russ Woodland inquired about a previous stop sign issue. John Lundell confirmed that the placement of a stop sign is showing on the plans.

Director Bond had no comments.

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Assistant Manager Beagley confirmed the minor change in the reduction of four lots to two eliminating the need for an HOA on those two lots.

Engineering: Mr. Lundell stated that the utility line running down 900 East is no longer needed. No further comments from engineering.

Assistant Manager Beagley and Mr. Lundell discussed the stubbing of an eight-inch sewer and P.I. line across main street that will address future needs on the neighboring commercial lot.

Motion: Assistant Manager Norm Beagley made a motion to approve the re-do on the subdivision moving from four lots originally in the HOA area to two lots fronting 150 South resulting in a minor change to the plans. Motion seconded by Chief Lind.

Building Official Randy Spadafora	Yes
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

Motion passed unanimously in favor.

MEETING MINUTES APPROVAL
April 26, 2022

Motion: Assistant Manager Beagley motioned to approve the minutes from April 26, 2022. Motion seconded by Chief Lind.

Building Official Randy Spadafora	Yes
Police Officer Russ Woodland	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Norm Beagley	Yes
Community Development Director Jason Bond	Yes

The motion passed unanimously in the affirmative.

Other Business: Officer Russ Woodland brought up a concern regarding a stop sign at Angelous Drive and Lambert Ave. Assistant Manager Beagley recommends further review of the site plan to see if a stop sign was originally intended for the spot and wasn't placed. Director Bond discussed adding a traffic control device request on a future agenda if needed.

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ADJOURNMENT

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

_____ _____

Jon Lundell, City Engineer Amalie R. Ottley, City Recorder

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