DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 22, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. **Wall Brothers Orchard Venue Site Plan Review**

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

2. **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.

3. **Vistas West Preliminary Review**

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

4. **Traffic Control Device Request**

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

MEETING MINUTES APPROVAL

5. March 8, 2022

AJOURNMENT

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: _____

Dennis L. Marker, City Recorder

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

WALL SITE PLAN

COVER SHEET

SANTAQUIN CITY

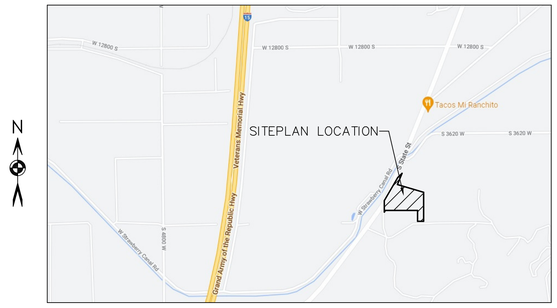
SHEET #	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	EXISTING TOPOGRAPHY
4	PLAN & PROFILE
5	UDOT ACCESS
6	DETAIL SHEET
7	SWPPP
8	BMP DETAILS

LEGEND

	PROPERTY LINE
	CENTERLINE
	PHASE LINE
EX.SS	EXISTING SEWER LINE W/MH
EX.SD	EXISTING SD LINE
EX.CUL	EXISTING CULINARY WATERLINE W/VALVE
EX.PI	EX. PRESSURIZED IRRIGATION W/VALVE
	EXISTING FIRE HYDRANT
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED CULINARY WATERLINE
	PROPOSED FIRE HYDRANT
4592	EXISTING CONTOUR
4592	PROPOSED CONTOUR
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
IE	INVERT ELEVATION
TBC	TOP BACK CURB
TOA	TOP OF ASPHALT
	CATCH BASIN
	FLOW DIRECTION FOR STORM WATER

DEVELOPER/OWNER
CHRIS WALL
1-801-376-7364

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
1451 SOUTH MAIN STREET
NEPHI, UTAH
1-435-623-0897
brett_ludlow@hotmail.com



VICINITY MAP
-NTS-

LICENSED PROFESSIONAL ENGINEER
J. BRETT LUDLOW
NO. 4776536-2203
2/25/2022
STATE OF UTAH

LUDLOW ENGINEERING
LAND SURVEYOR
1451 SOUTH MAIN STREET
NEPHI, UT 84648
PHONE: 435-623-0897
FAX: 435-623-2381
www.ludlowengineers.com

REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: LE 4077 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: CHECKED: B. LUDLOW

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

WALL SITE PLAN
SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 1 SHEETS

LEGAL DESCRIPTION

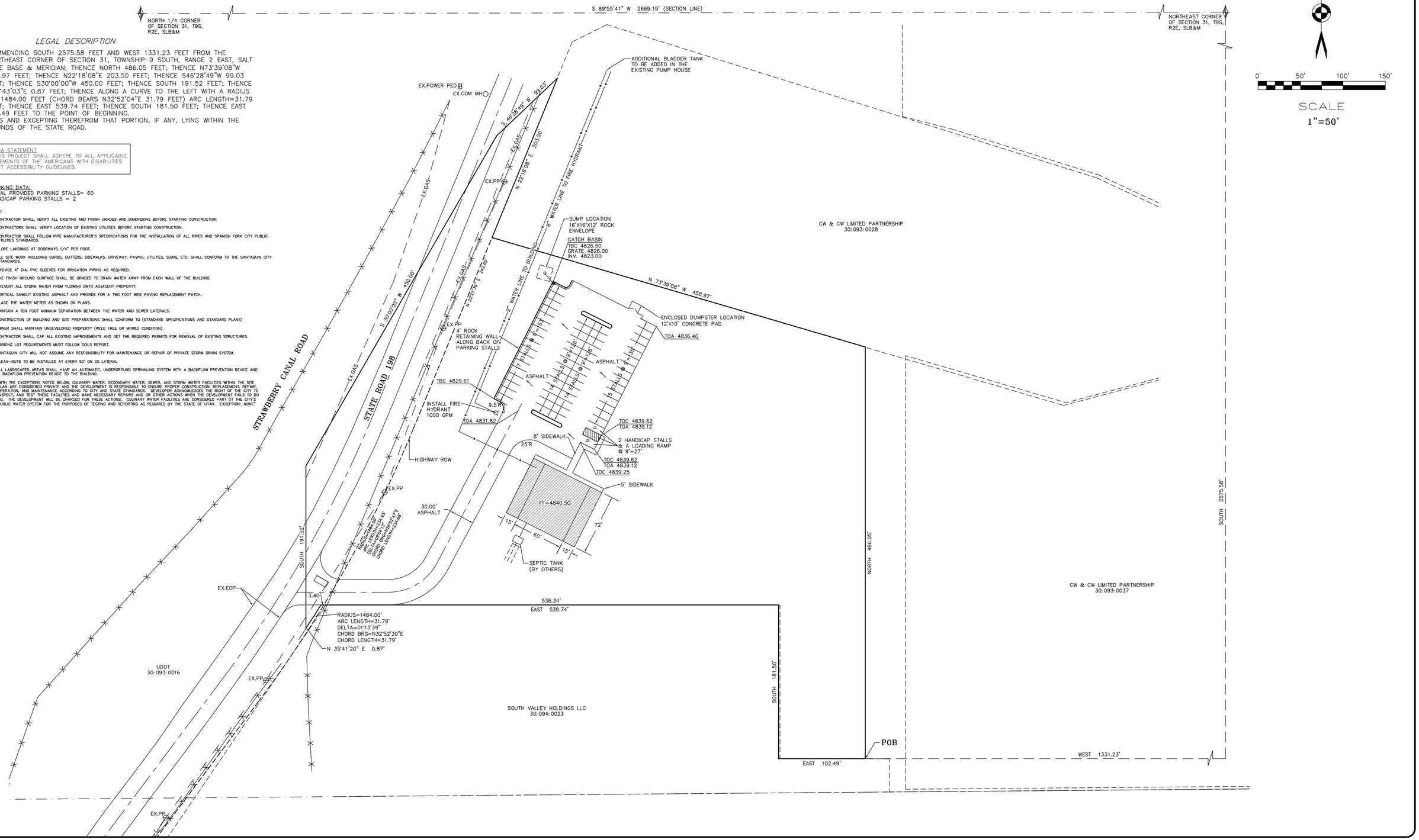
COMMENCING SOUTH 2575.58 FEET AND WEST 1331.23 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 486.05 FEET; THENCE N73°39'08"W 458.97 FEET; THENCE N22°18'08"E 203.50 FEET; THENCE S46°28'49"W 99.03 FEET; THENCE S30°00'00"W 450.00 FEET; THENCE SOUTH 191.52 FEET; THENCE N35°43'03"E 0.87 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1484.00 FEET (CHORD BEARS N32°52'04"E 31.79 FEET) ARC LENGTH=31.79 FEET; THENCE EAST 539.74 FEET; THENCE SOUTH 181.50 FEET; THENCE EAST 102.49 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WITHIN THE BOUNDS OF THE STATE ROAD.

ADA STATEMENT
THIS PROJECT SHALL ADHERE TO ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

PARKING DATA:
TOTAL PROVIDED PARKING STALLS= 60
HANDICAP PARKING STALLS = 2

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. CONTRACTORS SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES AND SPANISH FORK CITY PUBLIC UTILITIES STANDARDS.
4. SLOPE LANDINGS AT DOORWAYS 1/4" PER FOOT.
5. ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAY, PAVING, UTILITIES, SIGNS, ETC. SHALL CONFORM TO THE SANTAQUIN CITY STANDARDS.
6. PROVIDE 4" DIA. PVC SLEEVES FOR IRRIGATION PIPING AS REQUIRED.
7. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
8. PREVENT ALL STORM WATER FROM FLOWING ONTO ADJACENT PROPERTY.
9. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A TWO FOOT WIDE PAVING REPLACEMENT PATCH.
10. PLACE THE WATER METER AS SHOWN ON PLANS.
11. MAINTAIN A TEN FOOT MINIMUM SEPARATION BETWEEN THE WATER AND SEWER LATERALS.
12. CONSTRUCTION OF BUILDING AND SITE PREPARATIONS SHALL CONFORM TO (STANDARD SPECIFICATIONS AND STANDARD PLANS)
13. OWNER SHALL MAINTAIN UNDEVELOPED PROPERTY (WEED FREE OR MOWED CONDITION).
14. CONTRACTOR SHALL CAP ALL EXISTING IMPROVEMENTS AND GET THE REQUIRED PERMITS FOR REMOVAL OF EXISTING STRUCTURES.
15. PARKING LOT REQUIREMENTS MUST FOLLOW SOILS REPORT.
16. SANTAQUIN CITY WILL NOT ASSUME ANY RESPONSIBILITY FOR MAINTENANCE OR REPAIR OF PRIVATE STORM DRAIN SYSTEM.
17. CLEAN-OUTS TO BE INSTALLED AT EVERY 50' ON SS LATERAL
18. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING.
19. "WITH THE EXCEPTIONS NOTED BELOW, CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THE SITE PLAN ARE CONSIDERED PRIVATE AND THE DEVELOPMENT IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OT THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH. EXCEPTION: NONE"



REVISIONS
1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4077 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: 1" = 50' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

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Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
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SITE PLAN

WALL SITE PLAN

SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 2 SHEETS



REVISIONS

1. _____ 4. _____
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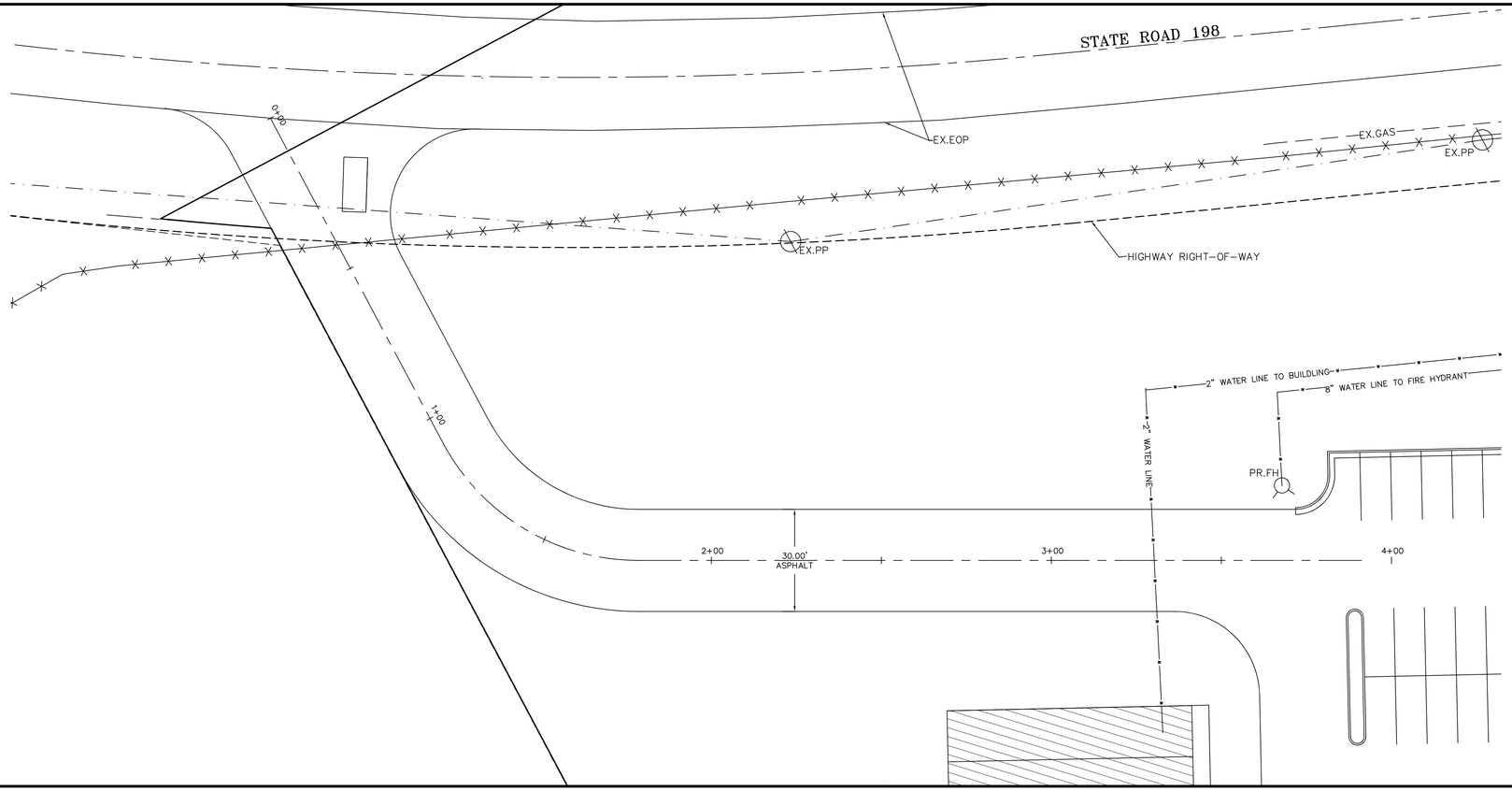
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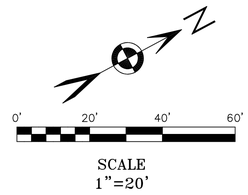
EXISTING TOPOGRAPHY

WALL SITE PLAN

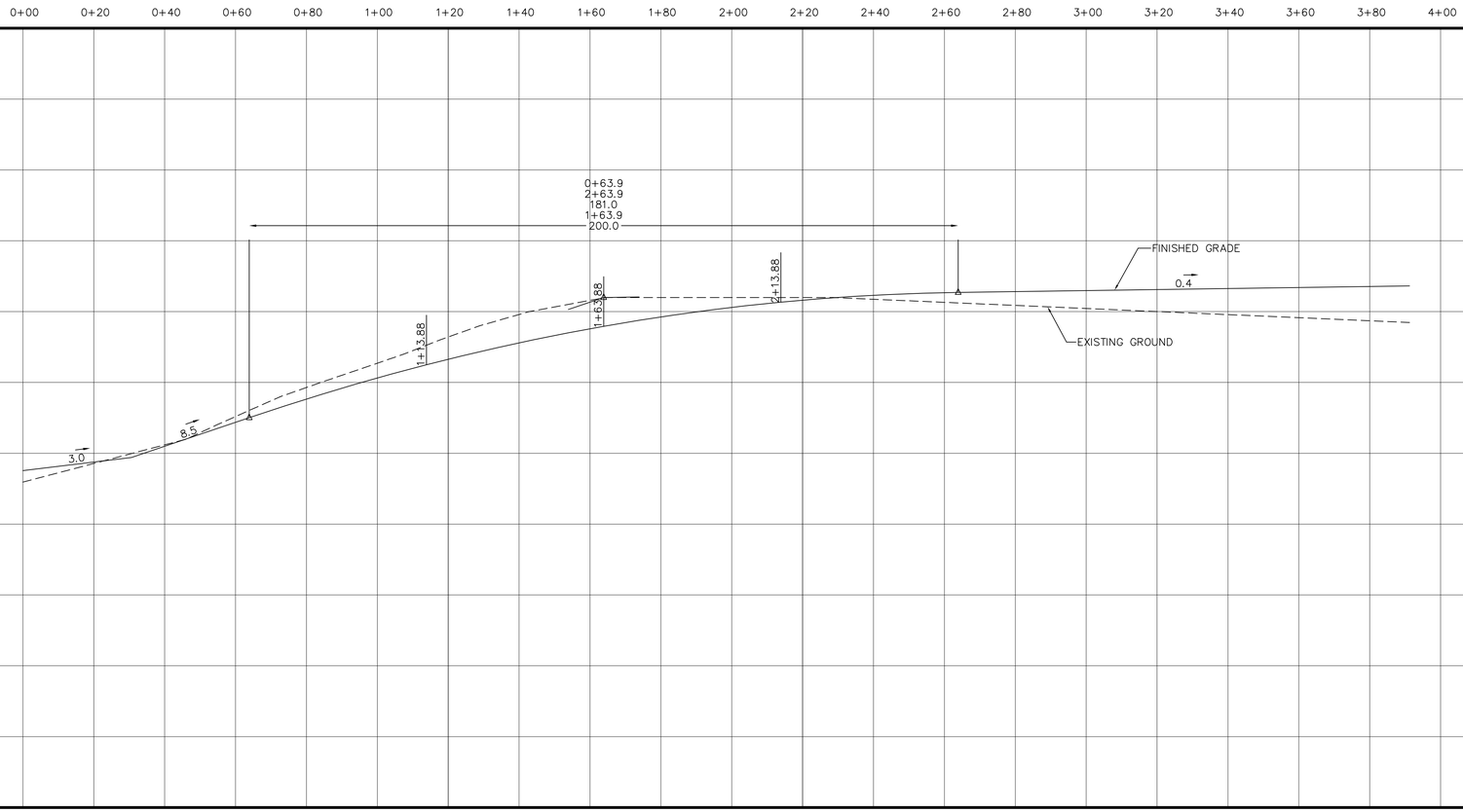
SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 3 SHEETS





SCALE
1"=20'



WALL SITE PLAN

PLAN & PROFILE
STA. 0+00 TO STA. 4+00

SHEET C
SHEETS 4

LUDLOW ENGINEERING
& LAND SURVEYING
1451 S Main, Nephi, UT 84648
PHONE (435) 623-0897
FAX (435) 623-2381

PROJECT NO:- LE 4017
DATE:- FEBRUARY 2022
SCALE:- 1" = 20'
REVISION:-
SURVEYOR/DIRECTOR:- D. PENROD
FIELD SURVEYOR:- M. JACOBSEN
DRAWN:- K. ROUNDY
CHECKED:- B. LUDLOW



UDOT NOTES:

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.

2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.

3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic-hours (6:00 – 9:00 AM and 3:30 – 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.

4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.

5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.

6. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with B3 slip base. Install all signs per UDOT SN series Standard Drawings.

7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.

8. No road cuts allowed on the job.

9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.

10. All utilities within the paved surface must be bored.

11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.

12. Owner, developer, and the contractor is required to hire an independent company for all testing within the UDOT right-of-way.

13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.

14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.

15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.

16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.

17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

REVISIONS

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

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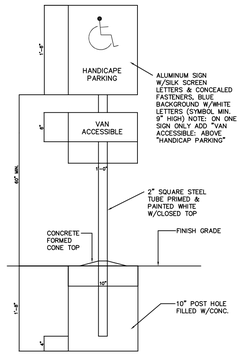
UDOT ACCESS

WALL SITE PLAN

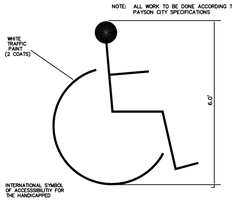
SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 5 SHEETS

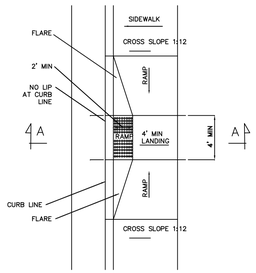
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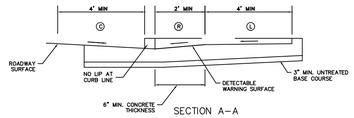
HANDICAP ACCESS



HANDICAP



PEDESTRIAN ACCESS RAMP DETAIL



SECTION A–A

SLOPE TABLE			
	ITEM	MAX. RUNNING SLOPE *	MAX. CROSS SLOPE *
Ⓛ	LANDING	2% (1V: 48H) (b)	2% (1V: 48H) (b)
Ⓡ	RAMP	8.33% (1V: 12H) (c)	2% (1V: 48H) (d)
Ⓒ	CLEAR SPACE	5% (1V: 20H) (a)	2% (1V: 48H) (b)
	SIDEWALK	———	2% (1V: 48H)
	FLARE	10% (1V: 10H)	———

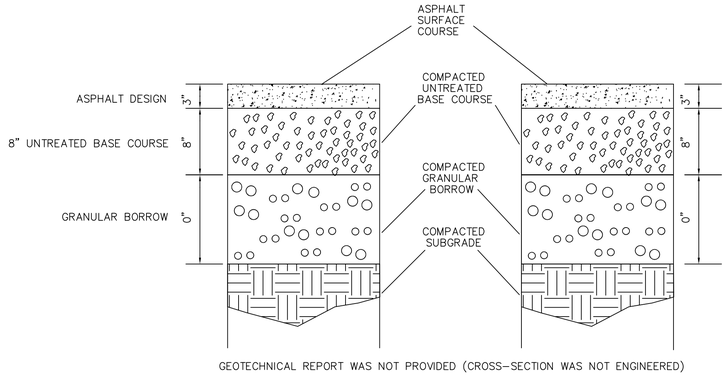
* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT.

EXCEPTION:
(b) SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

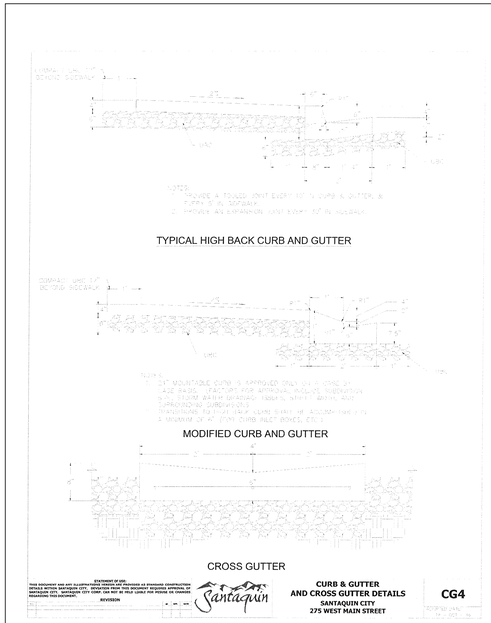
(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.



GEOTECHNICAL REPORT WAS NOT PROVIDED (CROSS–SECTION WAS NOT ENGINEERED)

TYPE 'A'
PARKING PAVEMENT SECTION

TYPE 'B'
DRIVEWAY AREA



TYPICAL HIGH BACK CURB AND GUTTER

MODIFIED CURB AND GUTTER

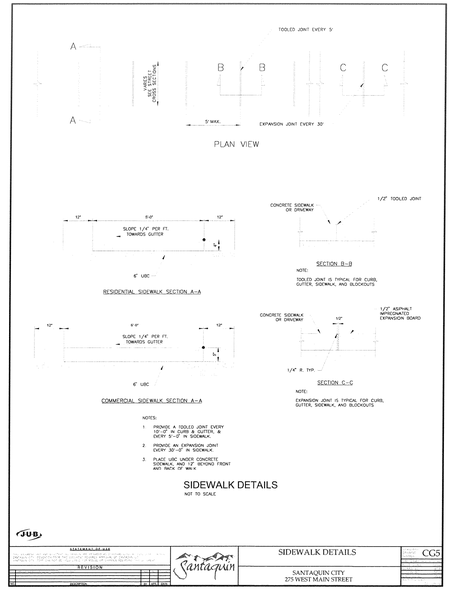
CROSS GUTTER

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REVISION

Santaquin

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

CG4

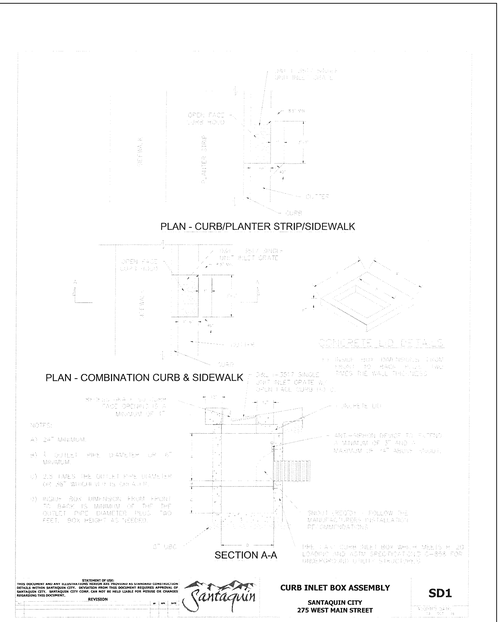


1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.
3. PLACE UBC UNDER CONCRETE SIDEWALK AND 12" BEYOND FRONT AND BACK OF WALK.

SIDEWALK DETAILS
NOT TO SCALE

JUB

REVISION		SIDEWALK DETAILS	CG5
		SANTAQUIN CITY 275 WEST MAIN STREET	

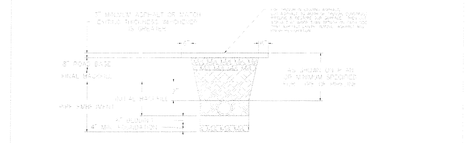


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REVISION

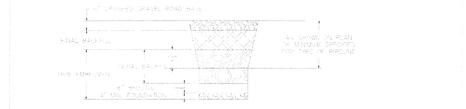
Santaquin

CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET

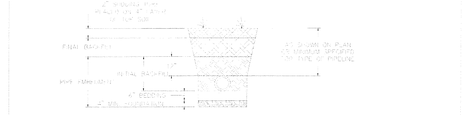
SD1



ASPHALT SURFACE



GRAVEL SURFACE



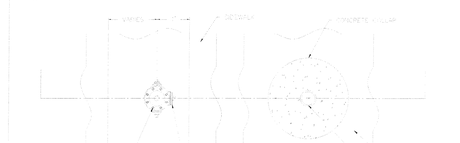
TURF SURFACE

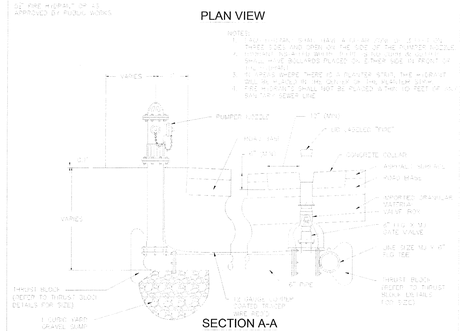
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REVISION

Santaquin

TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

UT3





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REVISION

Santaquin

FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

W2

REVISIONS
1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

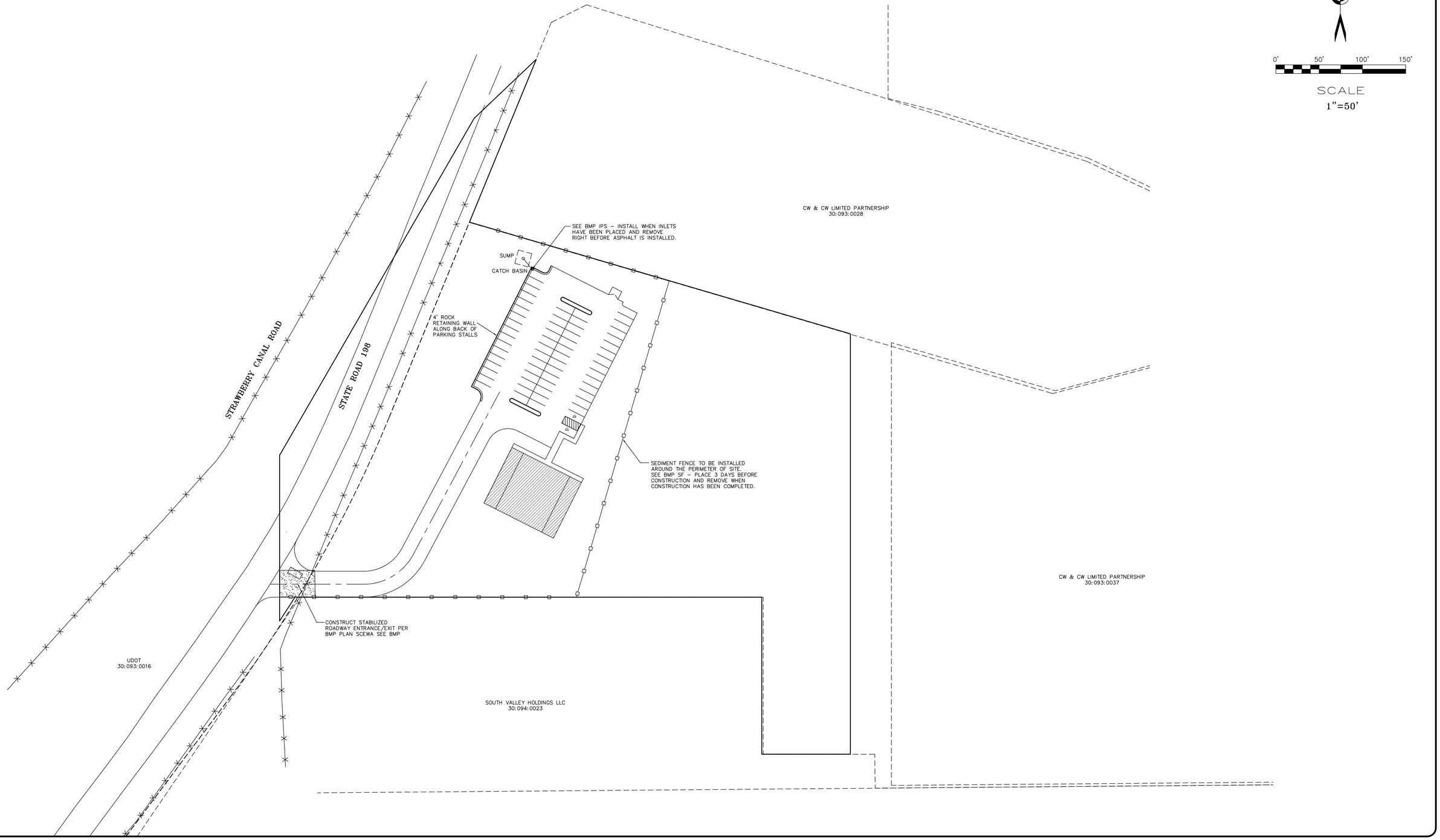
PROJECT NO.: LE 4077 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

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Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

DETAIL SHEET

WALL SITE PLAN
SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 6 SHEETS



REVISIONS

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4077 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: 1" = 50' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

LUDLOW ENGINEERING & ASSOCIATES
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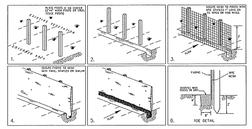
SWPPP

WALL SITE PLAN

SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 7 SHEETS

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

Springville
Springville City Corporation
Public Works Department
Engineering Division
110 South Main Street
Springville, Utah 84663
801-491-2780

Targeted Pollutants
- ■ High Impact
- Medium Impact
- Low or Unknown Impact

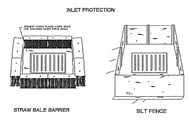
- ■ Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

BMP: Inlet Protection - Silt Fence or Straw Bale — IP



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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Targeted Pollutants
- ■ High Impact
- Medium Impact
- Low or Unknown Impact

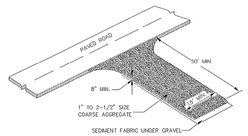
- ■ Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- ■ Floatable Materials
- Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accomodate traffic and prevent erosion at driveways.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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Targeted Pollutants
- ■ High Impact
- Medium Impact

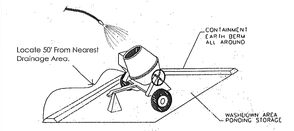
- ■ Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

BMP: Concrete Waste Management — CWM



Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Applications:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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Targeted Pollutants
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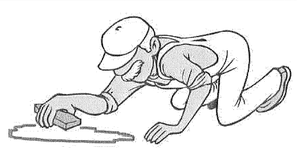
- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted from Salt Lake County Engineering Division Guidance Document

BMP: Spill Clean-Up — SCU



Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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Targeted Pollutants
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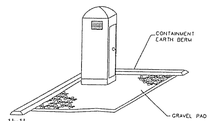
- Sediment
- Nutrients
- ■ Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- ■ Training

■ High • Medium • Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

BMP: Portable Toilets — PT



Description:
Temporary on-site sanitary facilities for construction personnel.

Application:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Place toilet behind the sidewalk or at least 8' away from any impervious area

Limitations:
No limitations.

Maintenance:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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Targeted Pollutants
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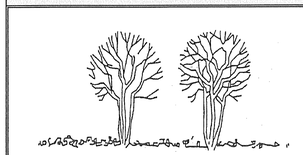
- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- ■ Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted From Salt Lake County Engineering Division Guidance Document

BMP: Preservation of Existing Vegetation — PEV



General Description:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

Applications:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation/Application Criteria:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

Maintenance:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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Springville City Corporation
Public Works Department
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801-491-2780

Targeted Pollutants
- ■ High Impact
- Medium Impact
- Low or Unknown Impact

- ■ Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

■ High • Medium • Low

Materials Adopted from Salt Lake County Engineering Division Guidance Document

REVISIONS
1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4077 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW

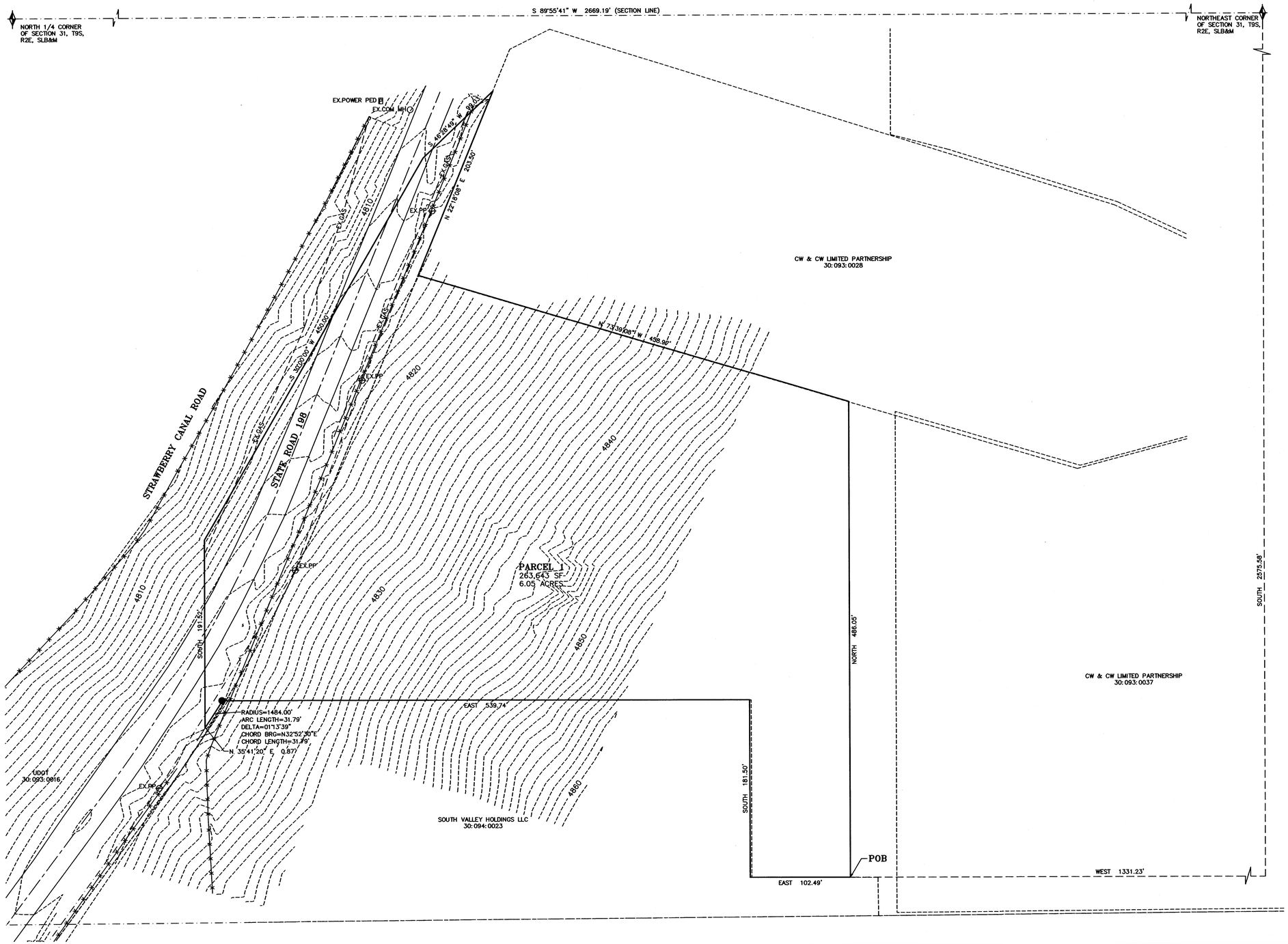
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BMP SHEETS

WALL SITE PLAN
SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

SHEET C 8 SHEETS

SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M



N

0' 50' 100' 150'

SCALE
1"=50'

LEGEND

- = SET 5/8" REBAR WITH CAP
- = FOUND REBAR
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION LINE
- = EXISTING FENCE LINE
- = DESCRIBED BOUNDARY

NARRATIVE

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates.

Survey requested by CHRIS WALL.

CURRENT DEED DESCRIPTION

COMMENCING SOUTH 2575.58 FEET AND WEST 1331.23 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 486.05 FEET; THENCE N73°39'08"W 458.97 FEET; THENCE N22°18'08"E 203.50 FEET; THENCE S46°28'49"W 99.03 FEET; THENCE S30°00'00"W 450.00 FEET; THENCE SOUTH 191.52 FEET; THENCE N35°43'03"E 0.87 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1484.00 FEET (CHORD BEARS N32°52'04"E 31.79 FEET) ARC LENGTH=31.79 FEET; THENCE EAST 539.74 FEET; THENCE SOUTH 181.50 FEET; THENCE EAST 102.49 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WITHIN THE BOUNDS OF THE STATE ROAD.

SURVEYOR'S CERTIFICATE

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

PROFESSIONAL LAND SURVEYOR — DARYL N. PENROD — No. 5331527 — STATE OF UTAH

DARYL N. PENROD | 1-7-2022 DATE | 5331527 UT. LICENSE NO.

REVISIONS
1. 4.
2. 5.
3. 6.

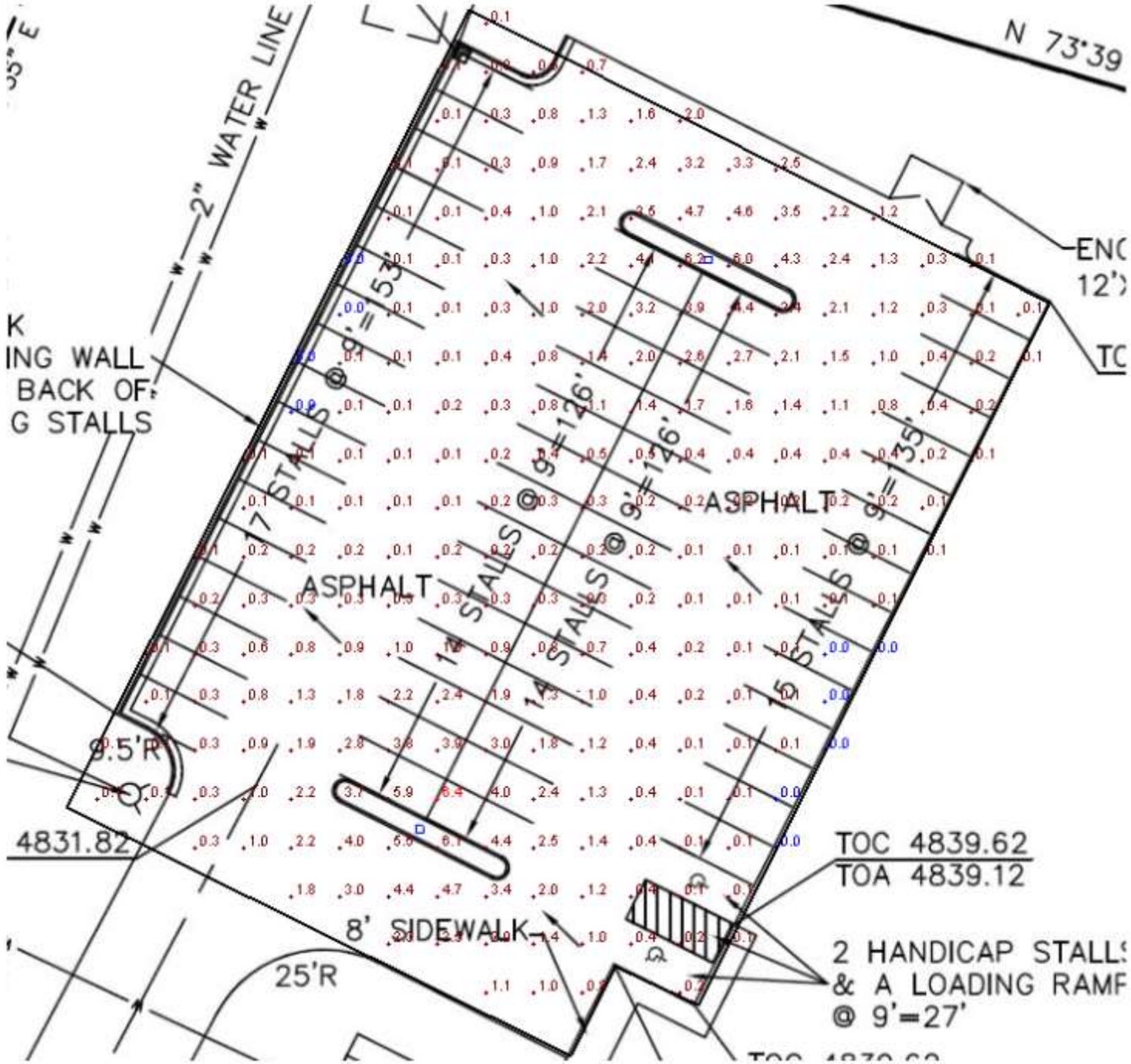
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DATE: JANUARY 2022 FIELD SURVEYOR: M. JACOBSEN
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REVISION: CHECKED: D. PENROD

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RECORD OF SURVEY

SURVEY FOR
CHRIS WALL
SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
JANUARY 2022

SHEET 1 of 1 SHEETS

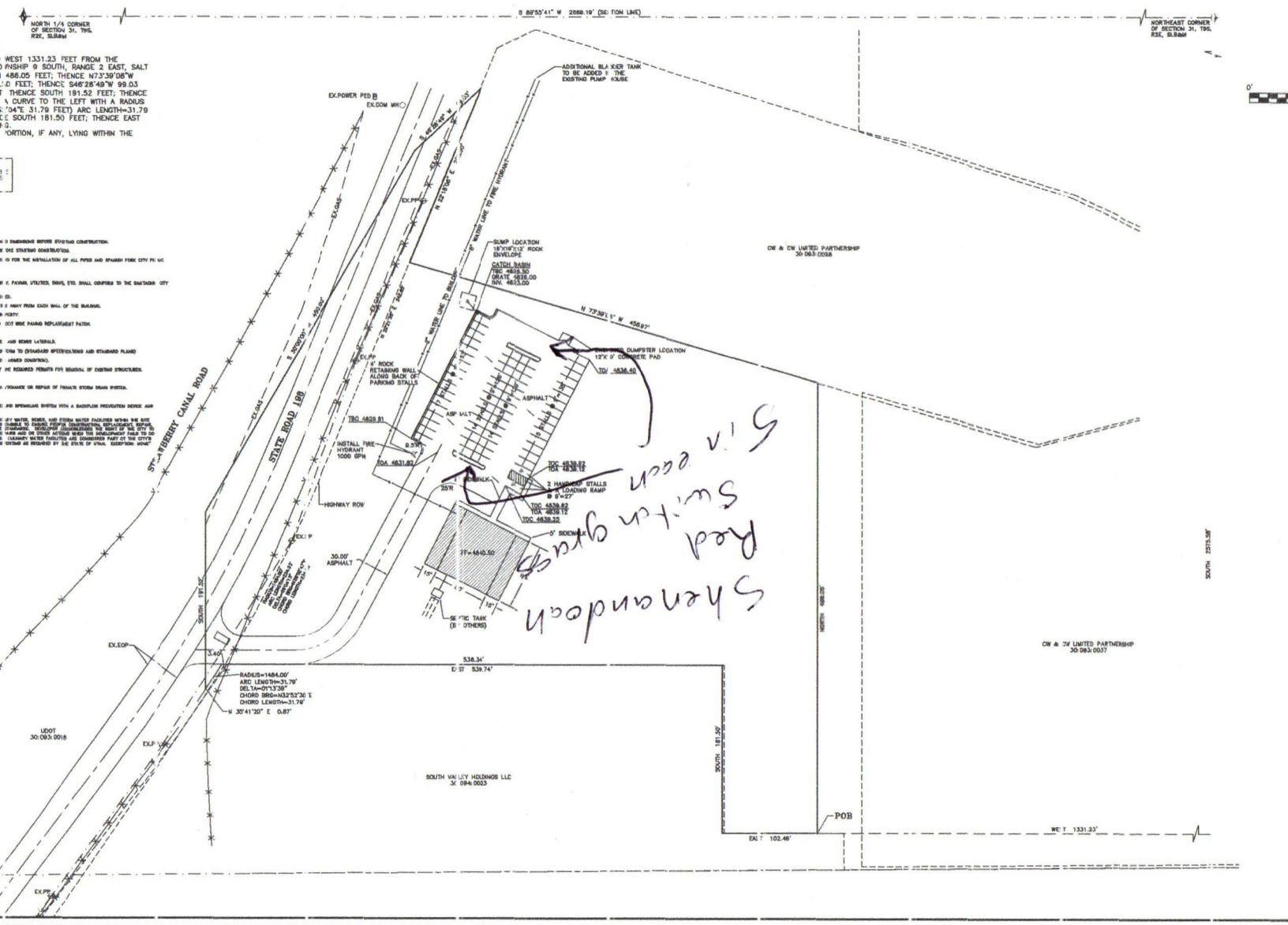


Current View

WALL SITE SANTAQUIN
NOTE: Not an engineer drawing
For reference on lighting calculations only

Designer
Michael Brown
Date
03/02/2022
Scale
Not to Scale
Drawing No.

Summary



PROJECT NO.: LE 4077 SURVEYOR/DIRECTOR: D. PEDRGO
DATE: FEBRUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: 1" = 30' DRAWN: K. ROUNDY
REVISION: CHECKED: B. LUDLOW

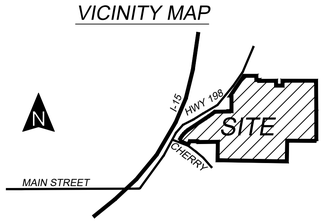
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SITE PLAN

WALL SITE PLAN

SECTION 31, T 9 S, R 2 E, SLB&M.
UTAH COUNTY, UTAH
FEBRUARY 2022

VICINITY MAP



DENSITY TABULATIONS

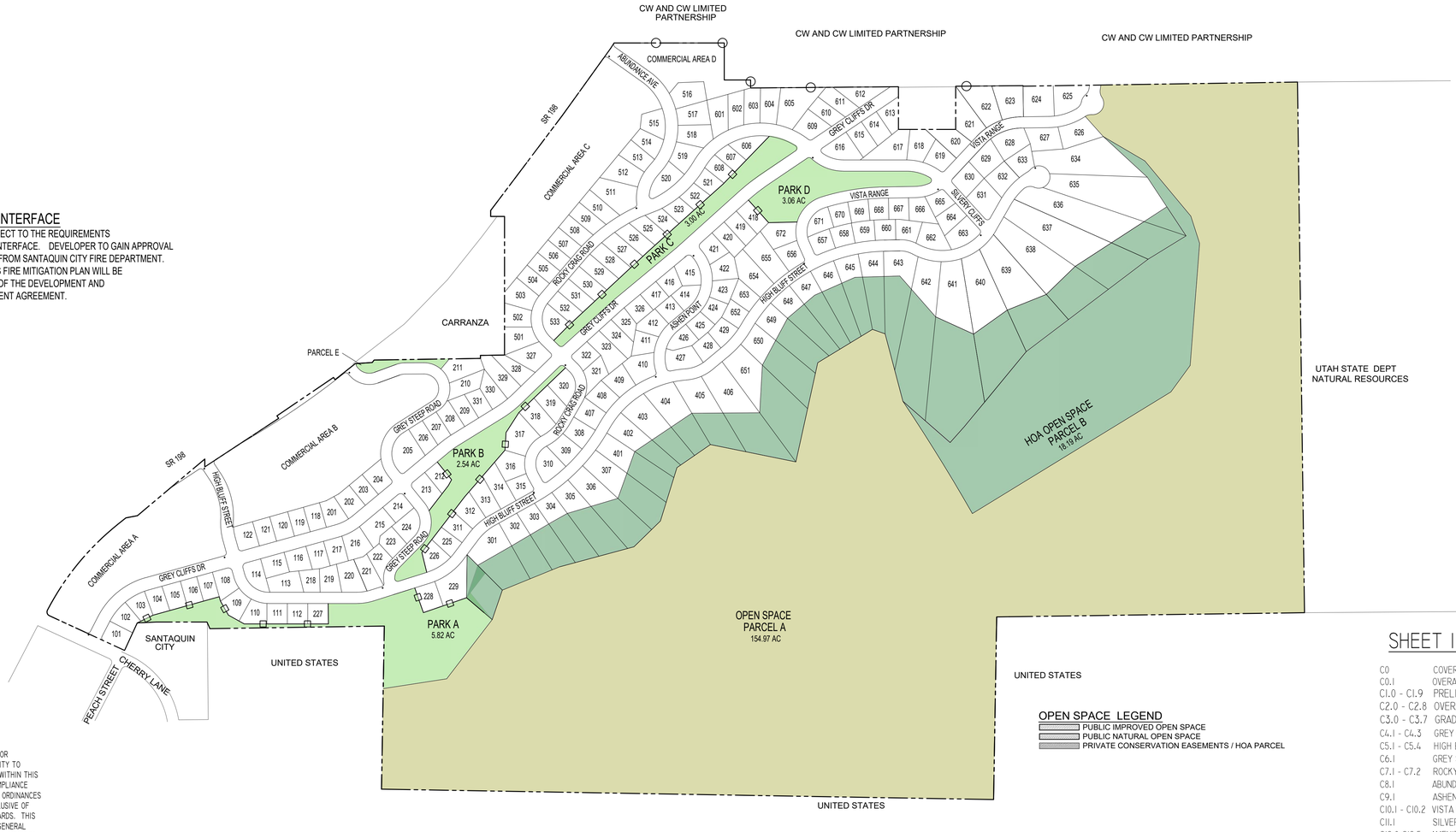
ZONING	R-10 / C-1	
RESIDENTIAL LOTS		
PHASE A	22 LOTS	
PHASE B	29 LOTS	
PHASE C	31 LOTS	
PHASE D	29 LOTS	
PHASE E	33 LOTS	
PHASE F	72 LOTS	
TOTAL	216 LOTS	
COMMERCIAL LOTS	4 LOTS	
DENSITY	(216+4) / 340.56	0.65 DU/AC

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



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
C0.1	OVERALL PLAT PHASING PLAN
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

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	STATE OF UTAH, KENNETH R. BERG, 343602, 03/02/2022, PROFESSIONAL ENGINEER
1			
2			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

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Standard 6ft precast masonry/concrete wall

CW AND CW LIMITED PARTNERSHIP

Agriculture fence- Steve has talked with the City Ad nosium and he said to leave this fence as it is just label it as EXISTING AGRICULTURE FENCE

Vinyl Privacy Fence

Split Rail Fence- See attached Images

Slope is is quite high between these ares- making them inaccessible to each other- making a fence unnecessary but if we have to have a fence we will put in a Split Rail Fence- See attached Images

UNITED STATES

UNITED STATES

COMMERCIAL AREA A

COMMERCIAL AREA B

COMMERCIAL AREA C

COMMERCIAL AREA D

A

B

C

D

E

F

G

PARK A
5.82 AC

PARK B
2.54 AC

PARK C
3.00 AC

PARK D
3.06 AC

OPEN SPACE
PARCEL A
154.97 AC

HOA OPEN SPACE
PARCEL B
18.19 AC

SR 198

ABUNDANCE AVE

GREY CLIFFS DR

GREY STEEP ROAD

ROCKY CRAG ROAD

ASHEN POINT

HIGH BLUFF STREET

VISTA RANGE

SILVERY CLIFFS

PEACH STREET

CHERRY LANE

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
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801.785.8458

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REVISIONS		
NO.	DATE	DESCRIPTION
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2		
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SEAL

STATE OF UTAH
KEVIN THOMAS BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

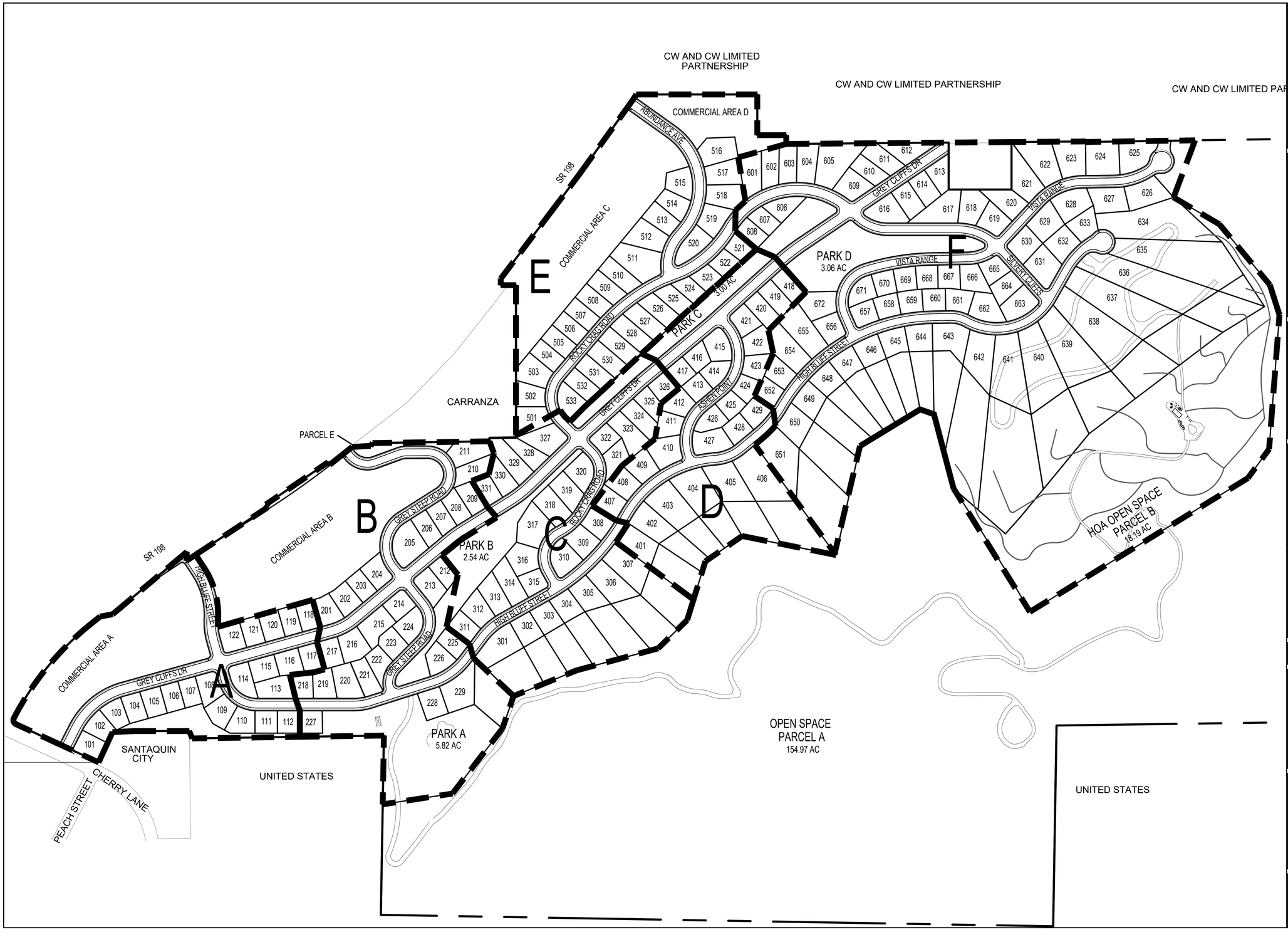
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OVERALL PHASING PLAN

SHEET NUMBER

CT.1B

Item 2.



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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801.785.8458

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

berg
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

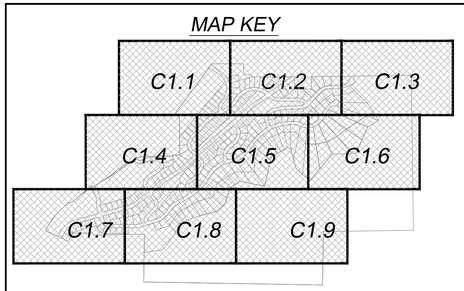
GreyCliffs ESTATES

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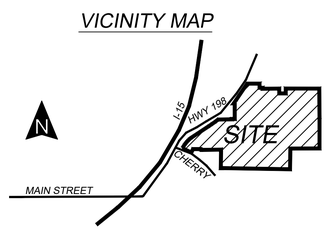
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SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	*C1.1B*

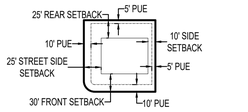
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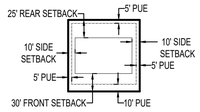
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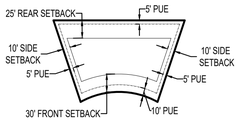
TYPICAL SETBACK & P.U.E. DETAILS



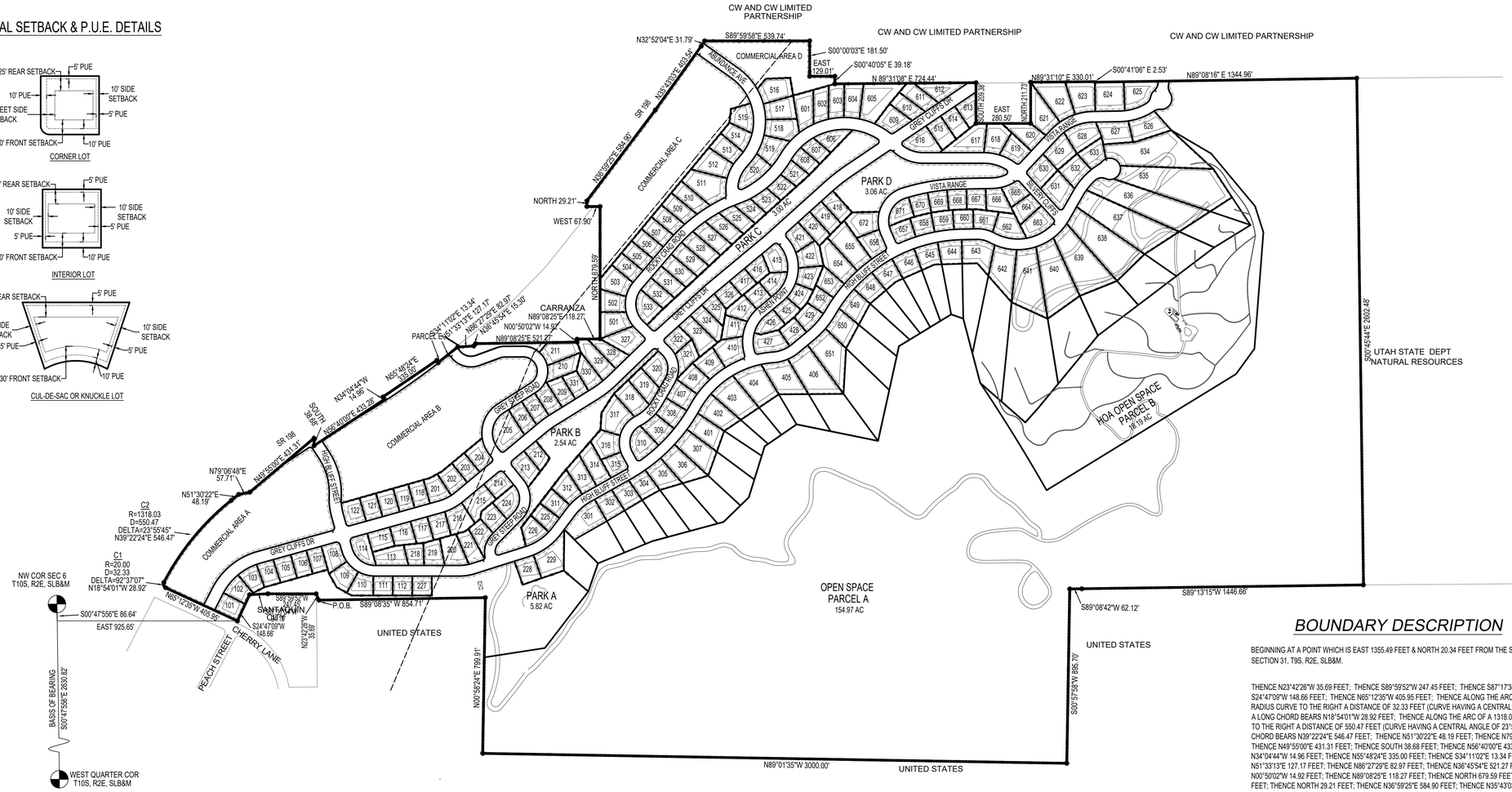
CORNER LOT



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°46'24"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, 340602, REGISTERED PROFESSIONAL ENGINEER, 03/02/2022
1			
2			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.0

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MAP KEY

TYPICAL SETBACK & P.U.E. DETAILS

CORNER LOT

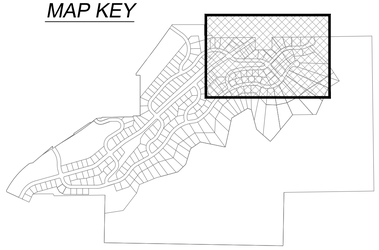
INTERIOR LOT

CUL-DE-SAC OR KNUCKLE LOT

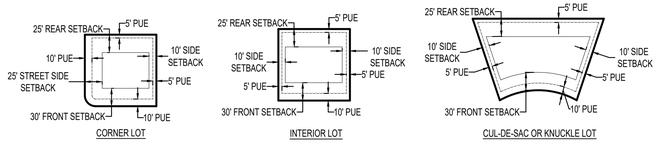

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15,934 SF
BP 8,346 SF
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16,446 SF
BP 8,407 SF
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14,640 SF
BP 6,135 SF
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15,094 SF
BP 4,344 SF
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10,005 SF
BP 3,862 SF
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10,052 SF
BP 3,492 SF
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BP 3,835 SF
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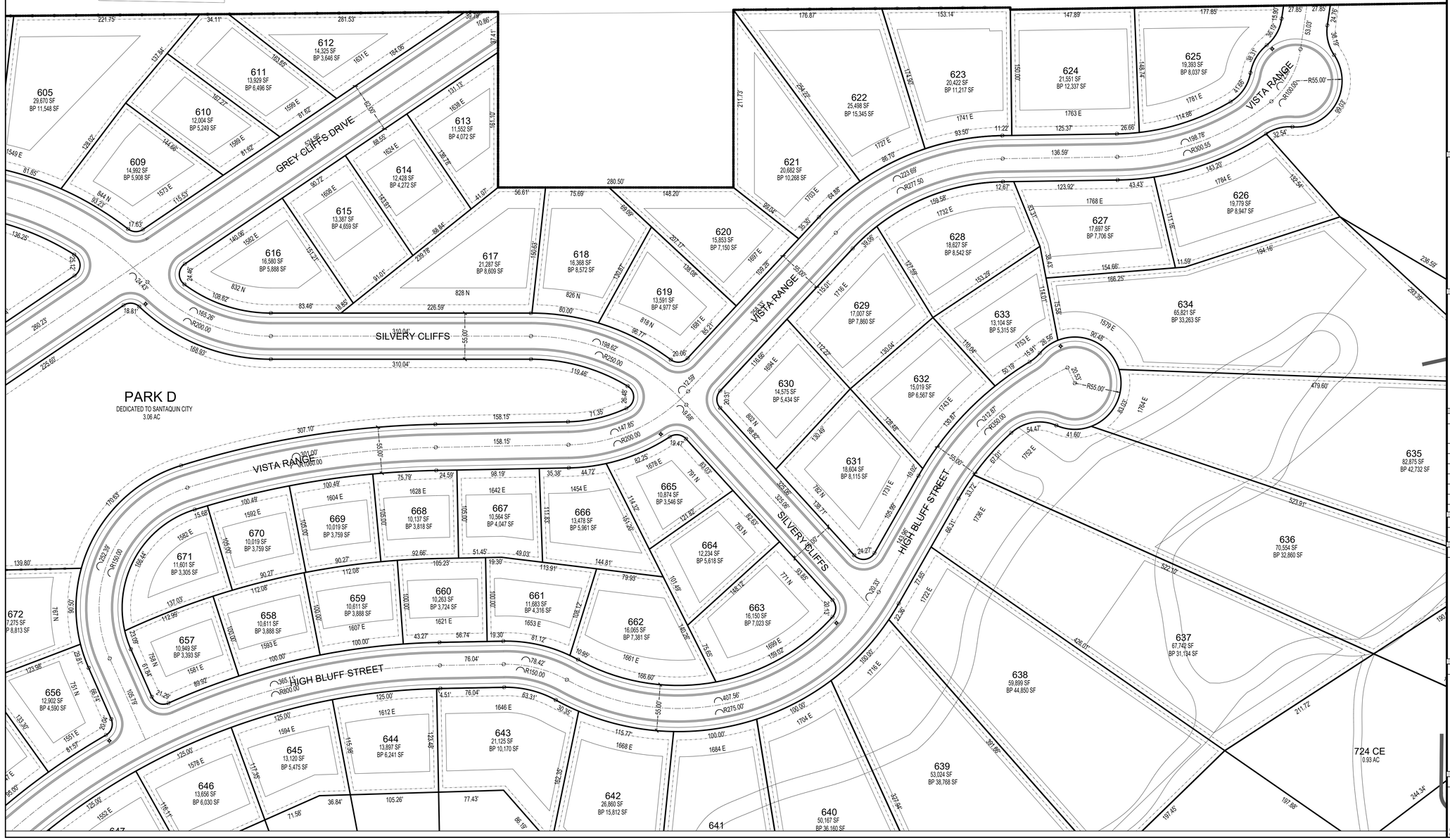
SW AND SW LIMITED PARTNERSHIP

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
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH · R. BERG · 343602 · 03/02/2022 · PROFESSIONAL ENGINEER
1			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

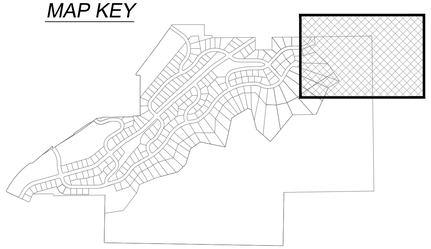
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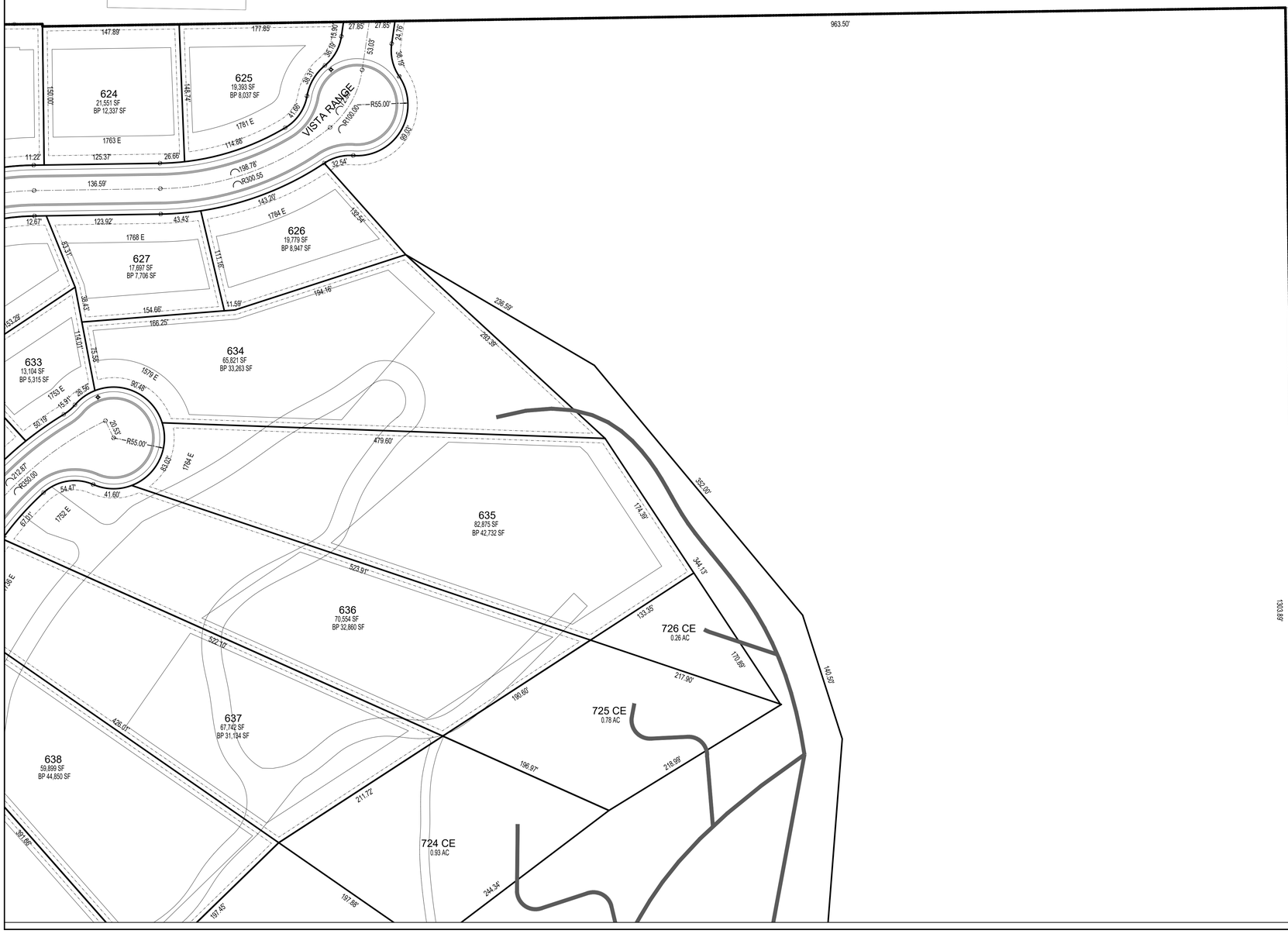
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PRELIM PLAT	C1.2

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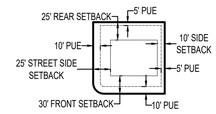
CW AND CW LIMITED PARTNERSHIP

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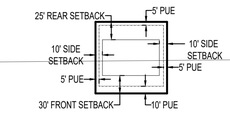




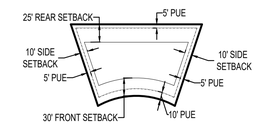
TYPICAL SETBACK & P.U.E. DETAILS



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



SCALE: 1"= 60'

berg CIVIL ENGINEERING
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG PROFESSIONAL ENGINEER 03/02/2022 343602
1			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.3*

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MAP KEY

SR 198

CARRANZA

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

PARCEL E
HOA OPEN SPACE
0.32 AC

GREY STEEP RD

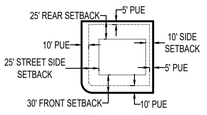
GREY CLIFFS DRIVE

ROCKY CRAG RD

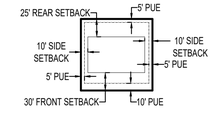
GREY CLIFFS DR

ASH

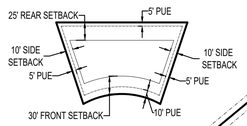
TYPICAL SETBACK & P.U.E. DETAILS



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
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

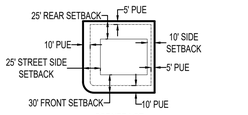
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.4

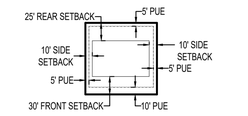
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GREY CLIFFS DRIVE
ASHEN POINT
HIGH BLUFF STREET
NO ACCESS
415 14,050 SF BP 4,995 SF
416 10,079 SF BP 3,578 SF
417 10,000 SF BP 3,600 SF
414 10,878 SF BP 3,676 SF
413 10,015 SF BP 3,610 SF
412 12,433 SF BP 5,188 SF
411 583 SF 4,674 SF
422 13,562 SF 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
655 25,500 SF BP 15,947 SF
654 21,861 SF BP 12,337 SF
653 12,146 SF BP 5,358 SF
652 10,222 SF BP 3,825 SF
650 17,683 SF BP 8,827 SF
649 15,105 SF BP 6,949 SF
651 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
402 CE 0.39 AC
401 CE 0.62 AC
403 CE 0.41 AC
404 CE 0.45 AC
405 CE 0.61 AC
406 CE 0.97 AC
642 CE 1.32 AC
641 CE 0.93 AC
640 CE 0.66 AC
639 CE 0.53 AC
638 CE 0.55 AC
637 CE 0.54 AC
636 CE 0.53 AC
635 CE 0.51 AC
718 CE 0.87 AC
719 CE 1.84 AC
720 CE 2.79 AC
647 13,258 SF BP 5,623 SF
646 13,656 SF BP 6,030 SF
645 13,120 SF BP 5,475 SF
644 13,897 SF BP 6,241 SF
643 21,125 SF BP 10,170 SF
642 26,860 SF BP 15,812 SF
641 44,978 SF BP 31,310 SF
640 50,167 SF BP 36,160 SF
648 13,408 SF BP 5,817 SF
BP 4,590 SF

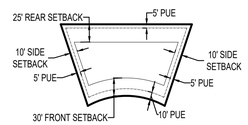
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT

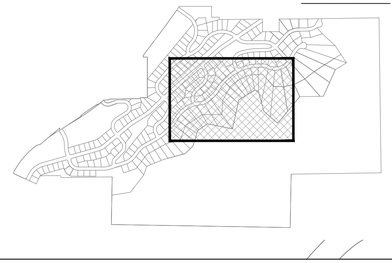


INTERIOR LOT



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		
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SEAL
STATE OF UTAH
R. BERG
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

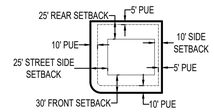
SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.5

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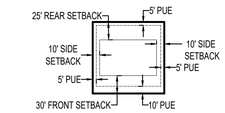


S00°45'44"E 2602.48'

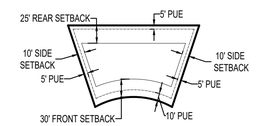
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT

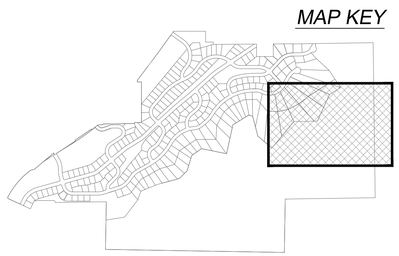


INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

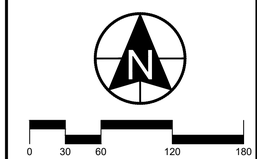
DEVELOPER

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	
1			STATE OF UTAH R. Berg CIVIL ENGINEERING 03/02/2022 343602 PROFESSIONAL ENGINEER
2			
3			
4			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

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

GREY CLIFFS DRIVE

HIGH BLUFF STREET

CHERRY LANE

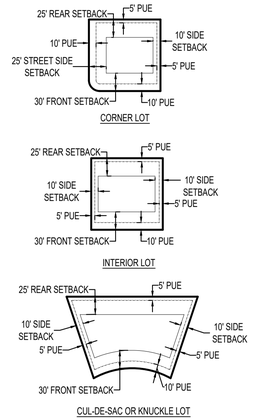
PEACH STREET

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



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		
2		
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SEAL

STATE OF UTAH
R. BERG
CIVIL ENGINEERING
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

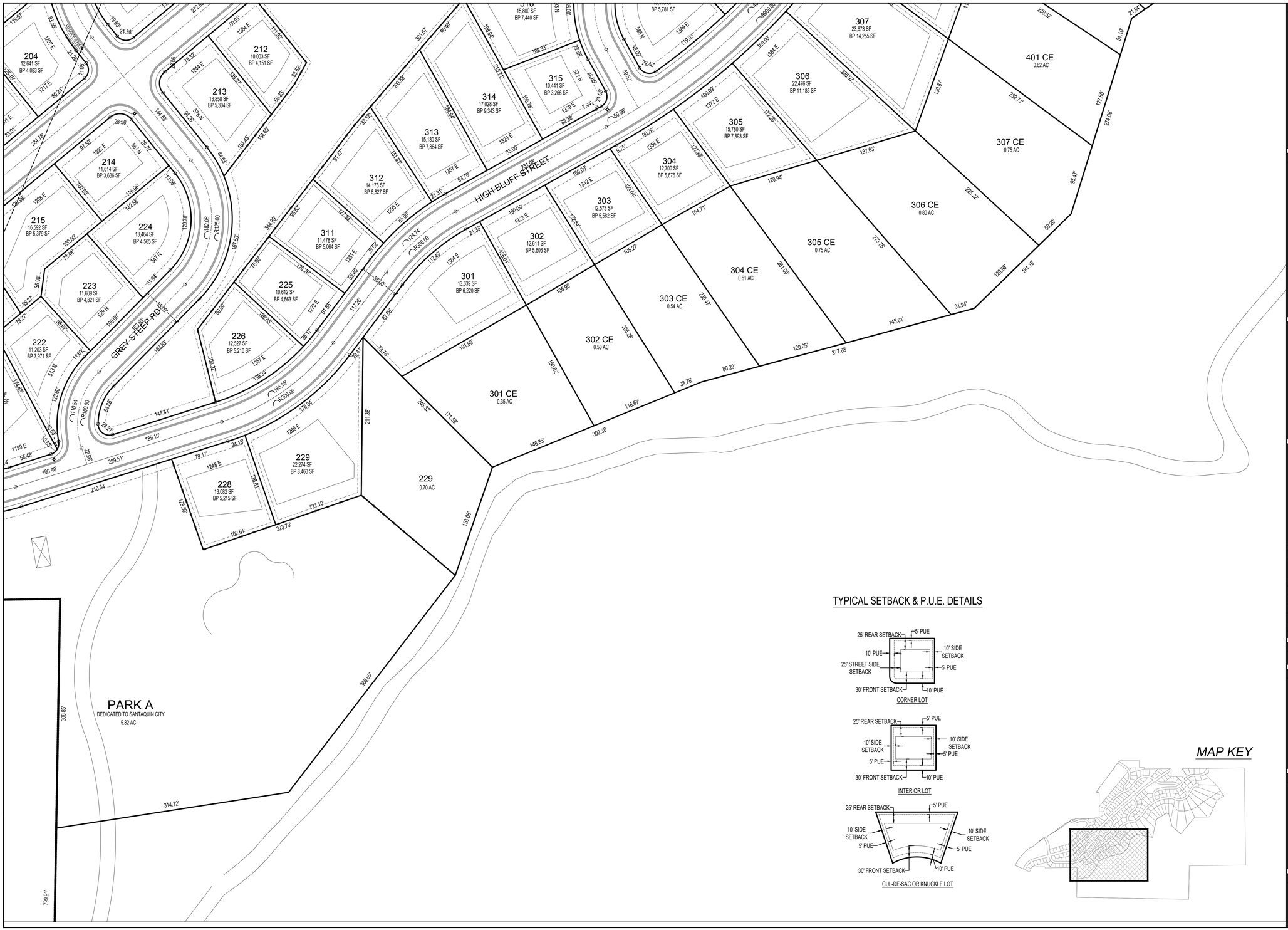
PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.7



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'

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 CIVIL ENGINEERING 03/02/2022 343602 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.8

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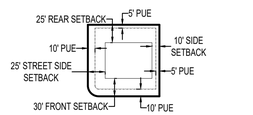
82.61

198.

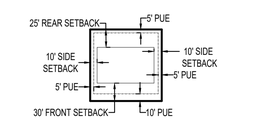
71

OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
4,444,677 SF
102.04 AC

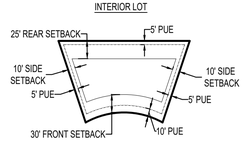
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT

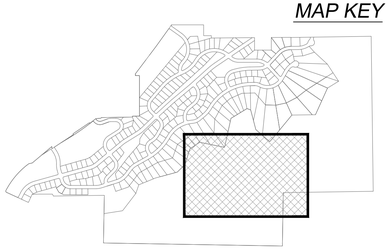


INTERIOR LOT



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

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			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. Berg PROFESSIONAL ENGINEER 03/02/2022 343602
1			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.9

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GREY CLIFFS

8/14/2021

PRIVATE SEWER LIFT STATION

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**



ReliaSource® 6x6 Above-Ground Lift Station

Accommodates two Gorman-Rupp T Series® *(2" pump size only)*, Super T Series® or Ultra V Series® self-priming pumps.

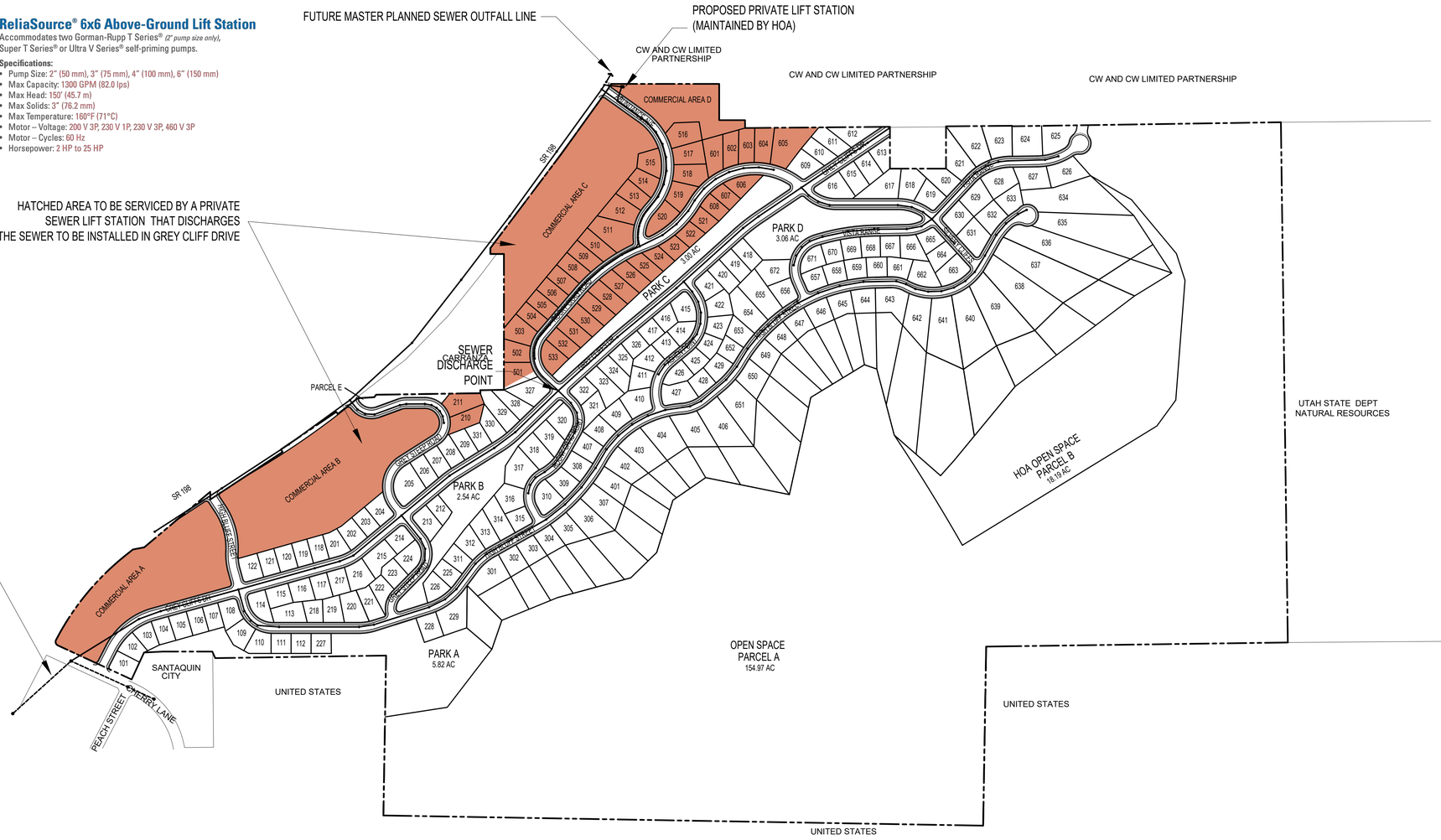
Specifications:

- Pump Size: 2" (50 mm), 3" (75 mm), 4" (100 mm), 6" (150 mm)
- Max Capacity: 1300 GPM (82.0 lps)
- Max Head: 150' (45.7 m)
- Max Solids: 3" (76.2 mm)
- Max Temperature: 160°F (71°C)
- Motor – Voltage: 200 V 3P, 230 V 1P, 230 V 3P, 460 V 3P
- Motor – Cycles: 60 Hz
- Horsepower: 2 HP to 25 HP

HATCHED AREA TO BE SERVICED BY A PRIVATE SEWER LIFT STATION THAT DISCHARGES TO THE SEWER TO BE INSTALLED IN GREY CLIFF DRIVE

THE AREA WITHIN THE PROPOSED DEVELOPMENT HAS NOT BEEN APPROPRIATELY STUDIED TO DETERMINE IF THE INCREASE IN WASTEWATER FLOW CAN BE HANDLED WITH THE EXISTING DOWNSTREAM INFRASTRUCTURE. THIS STUDY WILL DETERMINE WHAT OFF-SITE IMPROVEMENTS MAY BE NEEDED.

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

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KENNETH H. BERG
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL SEWER	C2.01

UDOT NOTE

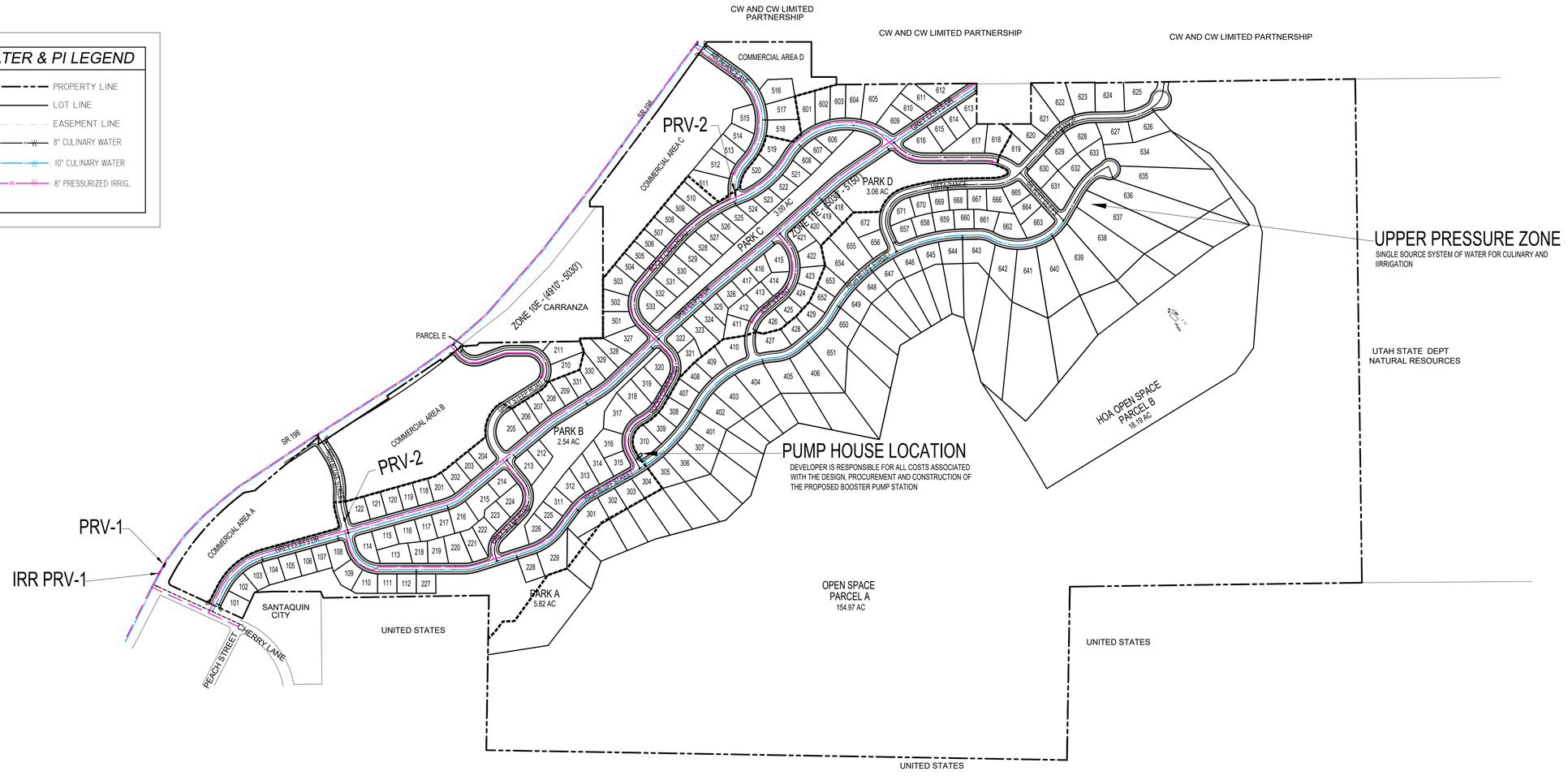
ALL IMPROVEMENTS LOCATED WITHIN SR198 RIGHT-OF-WAY MUST HAVE WRITTEN APPROVAL FROM UDOT

PRESSURIZED IRRIGATION ZONES

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

WATER & PI LEGEND

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



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	STATE OF UTAH, KENNETH R. BERG, 03/02/2022, 343602, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
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7			

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
WATER ZONES	C2.02

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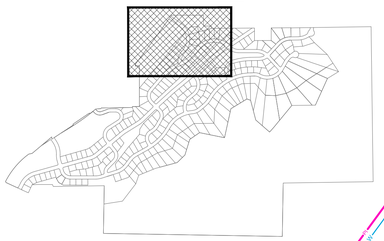
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES,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

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



COMMERCIAL AREA D
2.28 AC

COMMERCIAL AREA C
7.87 AC

ABUNDANCE AVE

ROCKY CRAG RD

GREY CLIFFS DRIVE

PARK C
DEDICATED TO SANTAQUIN CITY
2.67 AC

PAR
DEDICATED TO
3.06

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	13,268 SF, BP 5,452 SF	
516	17,705 SF, BP 10,176 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	
601	16,830 SF, BP 8,864 SF	
602	13,428 SF, BP 6,638 SF	
603	13,827 SF, BP 7,055 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	14,902 SF, BP 5,908 SF	
415		
418	12,034 SF, BP 4,995 SF	
419	12,482 SF, BP 6,030 SF	
420	12,883 SF, BP 6,559 SF	
421	11,914 SF, BP 5,131 SF	
422	13,562 SF, BP 6,383 SF	
655	25,500 SF, BP 15,947 SF	
656	12,902 SF, BP 4,590 SF	
672	17,275 SF, BP 8,813 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

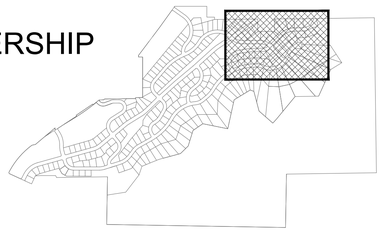
SHEET NAME	SHEET NUMBER
UTILITY	C2.1

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CW AND CW LIMITED PARTNERSHIP

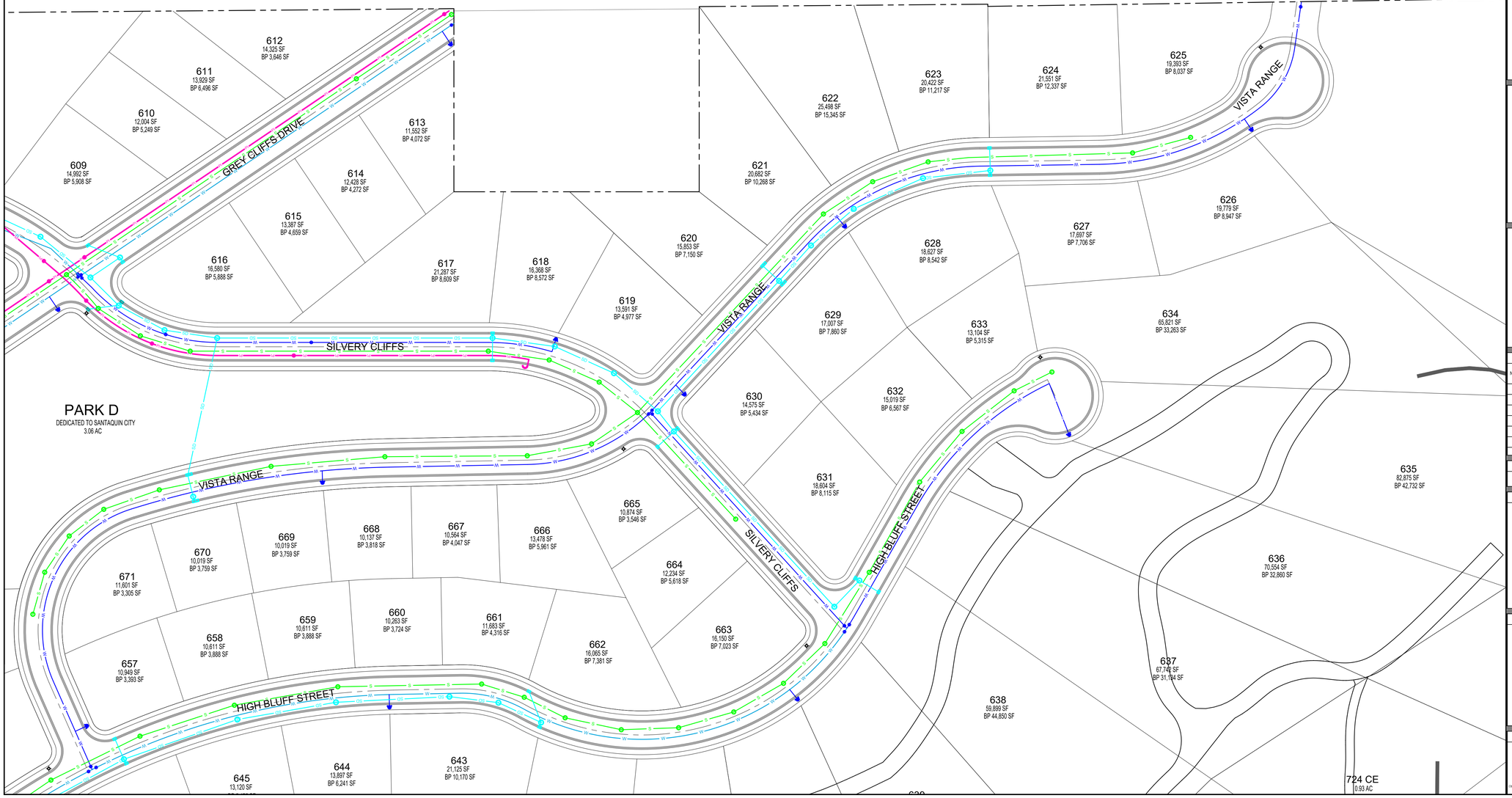
CW A

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



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'

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Highland Ut, 84003
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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*

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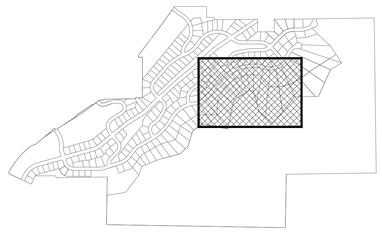
HIGH BLUFF STREET

SILVERY CLIFFS

418 12,034 SF BP 4,995 SF
419 12,482 SF BP 6,030 SF
420 12,883 SF BP 6,359 SF
422 13,562 SF BP 6,383 SF
423 591 SF 4,549 SF
429 592 SF 452 SF
406 35,248 SF P 23,007 SF
652 10,222 SF BP 3,825 SF
653 12,146 SF BP 5,358 SF
654 21,861 SF BP 12,337 SF
655 25,500 SF BP 15,947 SF
656 12,902 SF BP 4,590 SF
657 10,949 SF BP 3,393 SF
658 10,611 SF BP 3,888 SF
659 10,611 SF BP 3,888 SF
660 10,263 SF BP 3,724 SF
661 11,683 SF BP 4,316 SF
662 16,065 SF BP 7,381 SF
663 16,150 SF BP 7,023 SF
664 12,234 SF BP 5,618 SF
665 10,874 SF BP 3,546 SF
666 13,476 SF BP 5,961 SF
667 10,564 SF BP 4,047 SF
668 10,137 SF BP 3,818 SF
669 10,019 SF BP 3,759 SF
670 10,019 SF BP 3,759 SF
671 11,601 SF BP 3,305 SF
672 17,275 SF BP 8,813 SF
637 67,746 SF BP 31,104 SF
638 59,899 SF BP 44,850 SF
639 53,024 SF BP 38,768 SF
640 50,167 SF BP 36,160 SF
641 44,973 SF BP 31,310 SF
642 26,860 SF BP 15,812 SF
643 21,125 SF BP 10,170 SF
644 13,897 SF BP 6,241 SF
645 13,120 SF BP 5,475 SF
646 13,656 SF BP 6,030 SF
647 13,258 SF BP 5,623 SF
648 13,408 SF BP 5,817 SF
649 15,105 SF BP 6,949 SF
650 17,883 SF BP 8,827 SF
651 32,132 SF BP 19,317 SF

406 CE 0.97 AC
642 CE 1.32 AC
641 CE 0.93 AC
640 CE 0.66 AC
639 CE 0.53 AC
638 CE 0.55 AC
637 CE 0.54 AC
636 CE 0.53 AC
635 CE 0.51 AC
718 CE 0.87 AC
719 CE 1.84 AC
720 CE 2.79 AC
721 CE 1.44 AC
722 CE 1.02 AC

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

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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 0 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

NO.	DATE	DESCRIPTION
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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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MAP KEY



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LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- 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

CARRANZA

SR 198

ROCKY CRAG RD

GREY CLIFFS DRIVE

GREY STEEP RD

ASHEN POINT

HIGH BLUFF STREET

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

PARK C
DEDICATED TO SANTAQUIN CITY
2.91 AC

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
511		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
531	13,213 SF	BP 6,600 SF
532	12,485 SF	BP 6,055 SF
533	13,778 SF	BP 5,160 SF
211	16,378 SF	BP 9,304 SF
210	13,698 SF	BP 6,381 SF
209	11,631 SF	BP 5,364 SF
208	11,332 SF	BP 4,802 SF
207	11,003 SF	BP 4,639 SF
206	11,753 SF	BP 5,209 SF
205	21,321 SF	BP 5,989 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
317	21,290 SF	BP 10,867 SF
318	16,575 SF	BP 8,911 SF
319	14,570 SF	BP 7,287 SF
320	14,410 SF	BP 5,449 SF
321	12,077 SF	BP 4,566 SF
322	10,521 SF	BP 3,378 SF
323	17,584 SF	BP 9,466 SF
324	14,519 SF	BP 7,393 SF
325	10,112 SF	BP 3,914 SF
326	10,425 SF	BP 3,779 SF
308	12,860 SF	BP 5,292 SF
309	13,848 SF	BP 5,926 SF
310		
401	18,479 SF	BP 10,212 SF
402	19,923 SF	BP 11,473 SF
403	27,183 SF	BP 16,922 SF
404	27,439 SF	BP 16,872 SF
405	25,219 SF	BP 14,522 SF
406	35,248 SF	BP 23,007 SF
407	13,209 SF	BP 5,567 SF
408	13,511 SF	BP 6,157 SF
409	14,174 SF	BP 6,459 SF
410	17,000 SF	BP 8,232 SF
411	11,593 SF	BP 4,674 SF
412	12,433 SF	BP 5,186 SF
413	10,015 SF	BP 3,610 SF
414	10,878 SF	BP 3,676 SF
415	14,050 SF	BP 4,995 SF
416	10,079 SF	BP 3,578 SF
417	10,000 SF	BP 3,600 SF
419	12,482 SF	BP 6,030 SF
420	12,883 SF	BP 6,359 SF
421	1,914 SF	BP 5,131 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
651	32,132 SF	BP 19,317 SF
652	10,222 SF	BP 3,825 SF
653	12,146 SF	BP 5,358 SF
402 CE	0.39 AC	
403 CE	0.41 AC	
404 CE	0.45 AC	
405 CE	0.61 AC	

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	*C2.4*

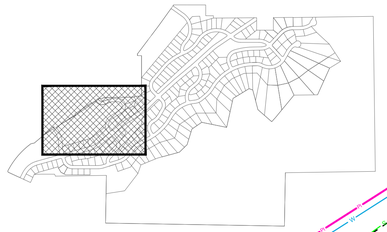
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LEGEND

- 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



PARCEL E
HOA OPEN SPACE
0.32 AC

COMMERCIAL AREA B
9.44 AC

GREY STEEP RD

GREY CLIFFS DRIVE

HIGH BLUFF STREET

122	12,562 SF BP 4,292 SF	
121	10,841 SF BP 4,655 SF	
120	11,393 SF BP 4,973 SF	
119	10,000 SF BP 4,199 SF	
118	10,282 SF BP 4,364 SF	
201	12,451 SF BP 5,569 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	
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	13,698 SF BP 6,381 SF	
211	16,378 SF BP 9,304 SF	
212	10,003 SF BP 4,151 SF	
213	13,858 SF BP 5,304 SF	
214	11,814 SF BP 3,686 SF	
215	16,592 SF BP 5,379 SF	
216	15,338 SF BP 3,650 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	
223	11,609 SF BP 4,621 SF	
224	13,464 SF BP 4,565 SF	
225	10,612 SF BP 4,563 SF	
226	12,527 SF BP 5,210 SF	
229	22,274 SF BP 8,460 SF	
312	14,178 SF BP 6,827 SF	
311	11,478 SF BP 5,064 SF	
114	13,201 SF BP 3,550 SF	
115	11,969 SF BP 4,486 SF	
116	12,096 SF BP 4,888 SF	
117	11,053 SF BP 4,777 SF	
113	14,933 SF BP 5,154 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	

PAR
DEDICATED TO S
2.5

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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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

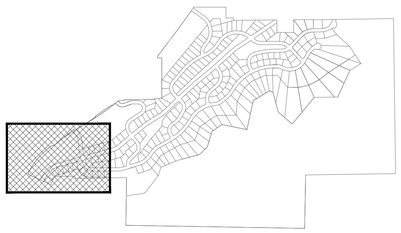
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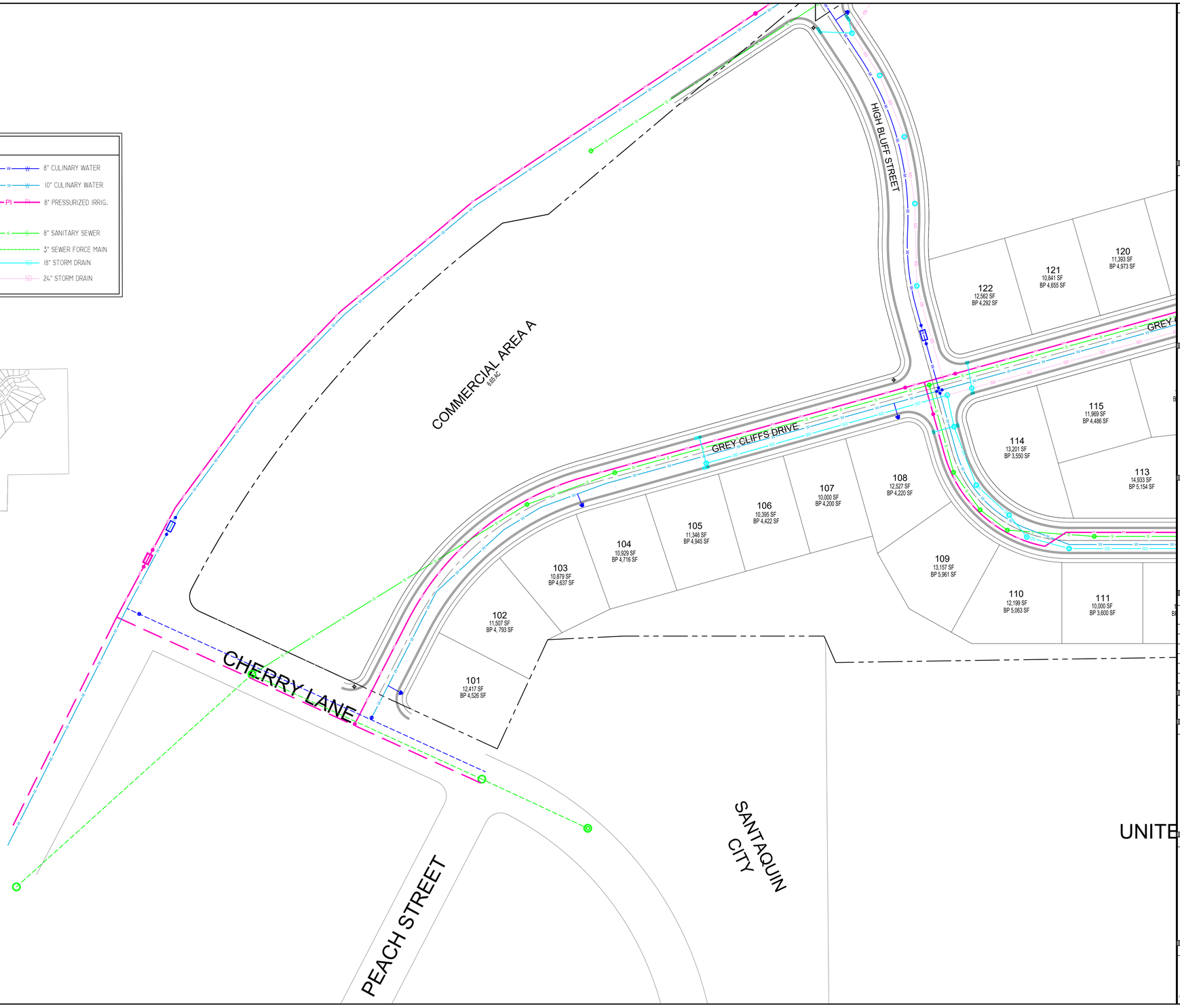
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LEGEND

- 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





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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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			KENNETH R. BERG, 343602, 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	*C2.6*

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PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

HIGH BLUFF STREET

GREY CLIFFS DRIVE

GREY STEEP RD

HIGH BLUFF STREET

HIGH BLUFF STREET

PARK A
DEDICATED TO SANTAQUIN CITY
5.82 AC

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	12,096 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	12,982 SF BP 4,292 SF	
201	12,451 SF BP 5,569 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	
212	10,003 SF BP 4,151 SF	
213	13,858 SF BP 5,304 SF	
214	11,614 SF BP 3,686 SF	
215	16,592 SF BP 5,379 SF	
216	15,338 SF BP 3,650 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	
223	11,809 SF BP 4,821 SF	
224	13,464 SF BP 4,565 SF	
225	10,612 SF BP 4,563 SF	
226	12,527 SF BP 5,210 SF	
227	10,075 SF BP 3,583 SF	
228	13,082 SF BP 5,215 SF	
229	22,274 SF BP 8,460 SF	
229	0.70 AC	
301	13,639 SF BP 6,220 SF	
301 CE	0.35 AC	
302	12,611 SF BP 5,606 SF	
302 CE	0.50 AC	
303	12,573 SF BP 5,582 SF	
311	11,478 SF BP 5,064 SF	
312	14,178 SF BP 6,827 SF	
313	15,180 SF BP 7,864 SF	
314	17,028 SF BP 9,343 SF	
315	10,441 SF BP 3,266 SF	
316	15,800 SF BP 7,440 SF	

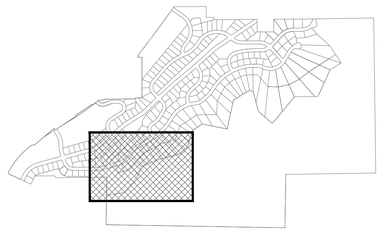
LEGEND

- 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

NO.	DATE	DESCRIPTION
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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	*C2.7*

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GREY CLIFFS DRIVE

ROCKY CRAG RD

HIGH BLUFF STREET

211
16,378 SF
BP 9,304 SF

210
13,698 SF
BP 6,381 SF

209
11,631 SF
BP 5,364 SF

328
13,082 SF
BP 5,132 SF

329
17,803 SF
BP 8,544 SF

330
12,496 SF
BP 5,358 SF

331
10,204 SF
BP 4,329 SF

321
12,077 SF
BP 4,566 SF

320
14,410 SF
BP 5,449 SF

319
14,570 SF
BP 7,287 SF

318
16,575 SF
BP 8,911 SF

317
21,290 SF
BP 10,867 SF

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

316
15,800 SF
BP 7,440 SF

315
10,441 SF
BP 3,266 SF

314
17,028 SF
BP 9,343 SF

313
15,180 SF
BP 7,864 SF

312
14,178 SF
BP 6,827 SF

311
11,478 SF
BP 5,064 SF

410
17,000 SF
BP 8,232 SF

409
14,174 SF
BP 6,459 SF

408
13,511 SF
BP 6,157 SF

407
13,209 SF
BP 5,567 SF

308
12,860 SF
BP 5,292 SF

309
13,848 SF
BP 5,926 SF

310
15,413 SF
BP 5,781 SF

307
23,673 SF
BP 14,255 SF

306
22,476 SF
BP 11,185 SF

305
15,780 SF
BP 7,893 SF

304
12,700 SF
BP 5,676 SF

303
12,573 SF
BP 5,582 SF

302
12,611 SF
BP 5,606 SF

301
13,639 SF
BP 6,220 SF

229
0.70 AC

402
19,923 SF
BP 11,473 SF

401
18,479 SF
BP 10,212 SF

403
27,183 SF
BP 16,922 SF

404
27,439 SF
BP 16,872 SF

405
25,219 SF
BP 14,522 SF

406
35,248 SF
BP 23,007 SF

651
32,132 SF
BP 19,317 SF

641 CE
0.93 AC

642 CE
1.32 AC

406 CE
0.97 AC

405 CE
0.61 AC

404 CE
0.45 AC

403 CE
0.41 AC

402 CE
0.39 AC

401 CE
0.62 AC

307 CE
0.75 AC

306 CE
0.80 AC

305 CE
0.75 AC

304 CE
0.61 AC

303 CE
0.54 AC

302 CE
0.50 AC

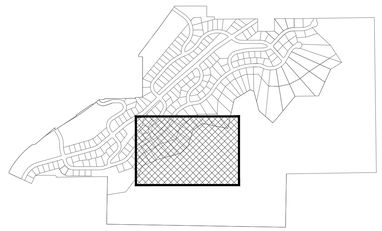
301 CE
0.35 AC

OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
4,444,677 SF
102.04 AC

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



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 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 · 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	*C2.8*

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MAP KEY

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

RETENTION POND

POND RATING TABLE - POND A

ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	af
4820	58055	0	0	0.00
4822	64658	122713	122713	2.82
4824	106427	171085	293798	6.74
4826	167932	274359	568157	13.04
4828	208957	376889	945046	21.70
High Water Mark Elevation		4822.43	195573	90th % Vol
High Water Mark Elevation		4826.34	697358	25-Y Vol
High Water Mark Elevation		4826.73	844876	100-Y Vol

POND NOTES

RETENTION POND SHOWN IS FOR PRELIMINARY SIZING ONLY. AT THE TIME OF FINAL PLATS, AND THE COMPLETION OF MASS GRADING, ACCEPTABLE AREAS FOR UNDERGROUND STORAGE WILL BE IDENTIFIED AND ADDITIONAL STORAGE LOCATIONS WILL BE SHOWN AND DESIGNED.

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNER

COMMERCIAL AREA D

ABUNDANCE AVE

SR 198

RETENTION POND
COMMERCIAL AREA C

GREY CLIFFS DR

VISTA RANGE

PARK D
3.06 AC

PARK C
3.00 AC

ROCKY CLIFFS ROAD

HIGH BLUFF STREET

ASHEN POINT

CARRANZA

PARCEL E

GREY STEEP ROAD

PARK B
2.54 AC

COMMERCIAL AREA B

SR 198

HIGH BLUFF STREET

COMMERCIAL AREA A

GREY CLIFFS DR

GREY STEEP ROAD

PARK A
5.82 AC

OPEN SPACE
PARCEL A
154.97 AC

HOA OPEN SPACE
PARCEL B
18.19 AC

SANTAQUIN CITY

UNITED STATES

UNITED STATES

PEACH STREET

CHERRY LANE

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.

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'

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Highland Ut, 84003
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH — J. R. Berg — PROFESSIONAL ENGINEER
03/02/2022
343602

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.0



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

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0 30 60 120 180

SCALE: 1"= 60'

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Highland Ut, 84003
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SEAL

STATE OF UTAH
R. BERG
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

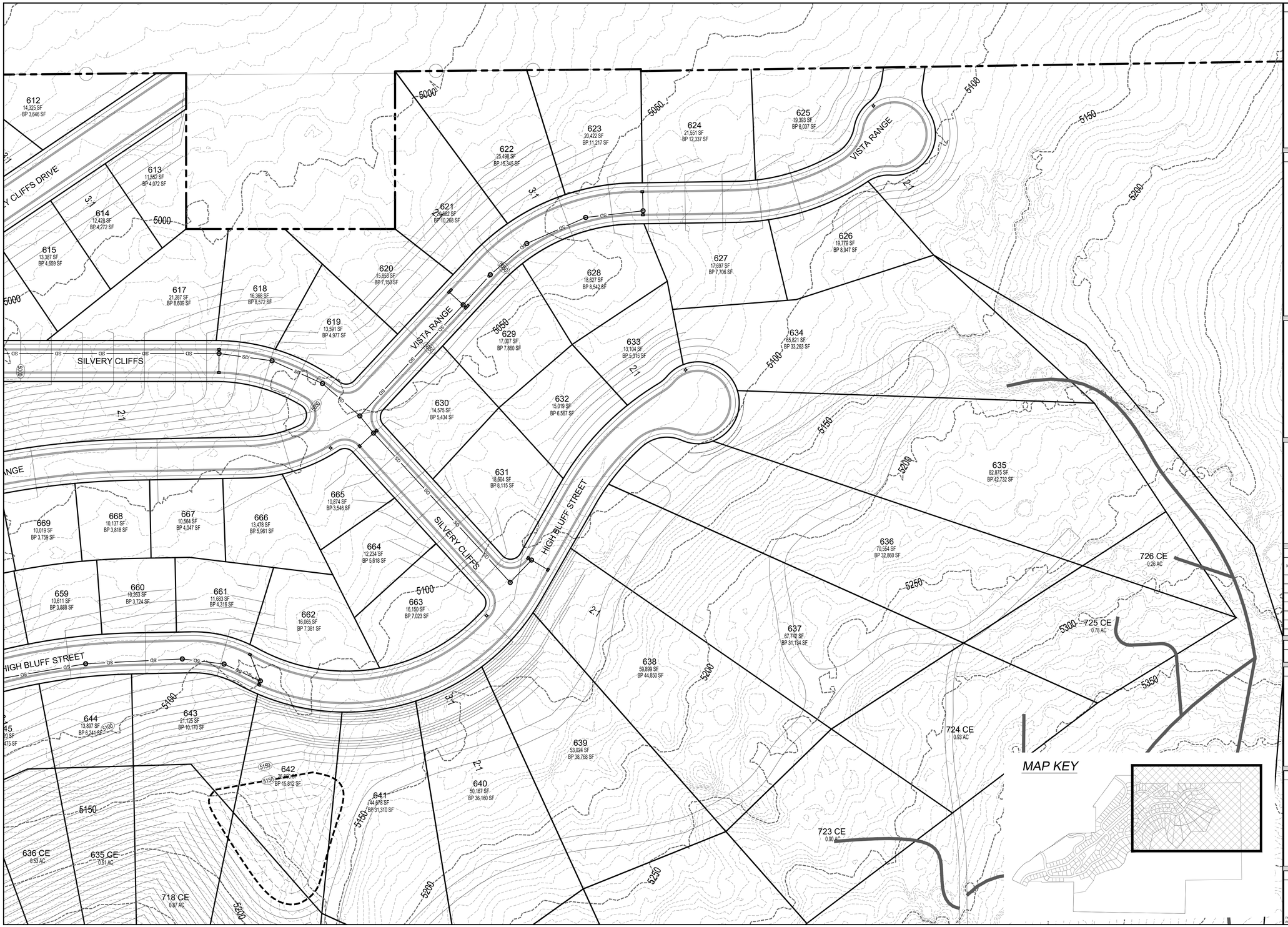
GreyCliffs ESTATES

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

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0 50 100 200 300

SCALE: 1"= 100'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH · R. Berg · REGISTERED · 03/02/2022 · 343602 · PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.2*

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MAP KEY

SR 198

CARRANZA

PARCEL E
HOA OPEN SPACE
0.32 AC

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 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	11,374 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	12,485 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
410	17,000 SF	BP 8,232 SF
321	12,[illegible] SF	BP [illegible] SF
409	14,174 SF	BP 6,459 SF
320	14,410 SF	BP 5,449 SF
408	15,511 SF	BP 9,157 SF
319	14,570 SF	BP 7,287 SF
407	13,209 SF	BP 5,367 SF
318	18,975 SF	BP 8,911 SF
403	27,183 SF	BP 16,922 SF
308	12,860 SF	BP 5,292 SF
402	19,925 SF	BP 11,473 SF
317	21,290 SF	BP 10,867 SF
309	13,648 SF	BP 5,926 SF
401	19,479 SF	BP 10,212 SF
402 CE	0.29 AC	
310	15,413 SF	BP 5,781 SF
316	15,900 SF	BP 7,440 SF
307	23,673 SF	BP 14,255 SF
401 CE	0.62 AC	
306	22,476 SF	BP 11,185 SF
315	10,441 SF	BP 3,266 SF
314	17,028 SF	BP 8,360 SF
305	15,780 SF	BP 7,693 SF
307 CE	0.75 AC	
313	15,980 SF	BP 7,864 SF
211	16,378 SF	BP 9,304 SF
328	13,082 SF	BP 5,132 SF
210	13,698 SF	BP 6,381 SF
329	17,903 SF	BP 8,544 SF
330	12,490 SF	BP 5,358 SF
331	10,204 SF	BP 4,329 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
212	10,004 SF	BP 4,151 SF
213	13,858 SF	BP 5,304 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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
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0 30 60 120 180
SCALE: 1"= 60'

berg
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REVISIONS

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SEAL

STATE OF UTAH
R. BERG
RYAN T. BERG
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.3

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GREY CLIFFS DRIVE
ASHEN POINT
HIGH BLUFF STREET

528 15,069 SF BP 7,992 SF
529 14,656 SF BP 7,686 SF
415 14,050 SF BP 4,955 SF
416 10,078 SF BP 3,578 SF
417 10,000 SF BP 3,600 SF
414 10,878 SF BP 3,876 SF
326 10,425 SF BP 3,779 SF
413 10,015 SF BP 3,610 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 17,584 SF BP 9,466 SF
411 11,583 SF BP 4,674 SF
321 12,075 SF BP 6,286 SF
410 17,000 SF BP 8,232 SF
409 14,174 SF BP 6,459 SF
408 15,511 SF BP 7,157 SF
422 13,562 SF BP 6,383 SF
423 11,981 SF BP 4,549 SF
424 10,077 SF BP 3,602 SF
425 10,087 SF BP 3,638 SF
429 11,892 SF BP 4,452 SF
426 11,182 SF BP 4,058 SF
428 10,754 SF BP 3,927 SF
427 16,441 SF BP 5,859 SF
655 28,500 SF BP 15,947 SF
654 21,861 SF BP 12,337 SF
653 10,246 SF BP 3,358 SF
652 10,222 SF BP 3,825 SF
650 17,683 SF BP 7,927 SF
651 32,132 SF BP 15,817 SF
406 35,898 SF BP 23,007 SF
405 25,219 SF BP 14,522 SF
404 27,439 SF BP 16,872 SF
403 27,183 SF BP 16,922 SF
402 19,928 SF BP 11,473 SF
401 18,479 SF BP 10,212 SF
307 23,673 SF BP 14,255 SF
647 15,258 SF BP 5,623 SF
646 13,656 SF BP 6,030 SF
645 13,120 SF BP 5,475 SF
644 13,897 SF BP 6,241 SF
643 21,125 SF BP 10,770 SF
642 29,250 SF BP 15,812 SF
648 13,408 SF BP 5,817 SF
649 15,105 SF BP 6,949 SF
638 CE 0.55 AC
637 CE 0.54 AC
636 CE 0.53 AC
635 CE 0.51 AC
718 CE 0.87 AC
639 CE 0.53 AC
640 CE 0.86 AC
641 CE 0.93 AC
719 CE 1.84 AC
642 CE 1.32 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
307 CE 0.75 AC

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 50 100 200 300
SCALE: 1"= 100'

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Highland Ut, 84003
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REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, 03/02/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

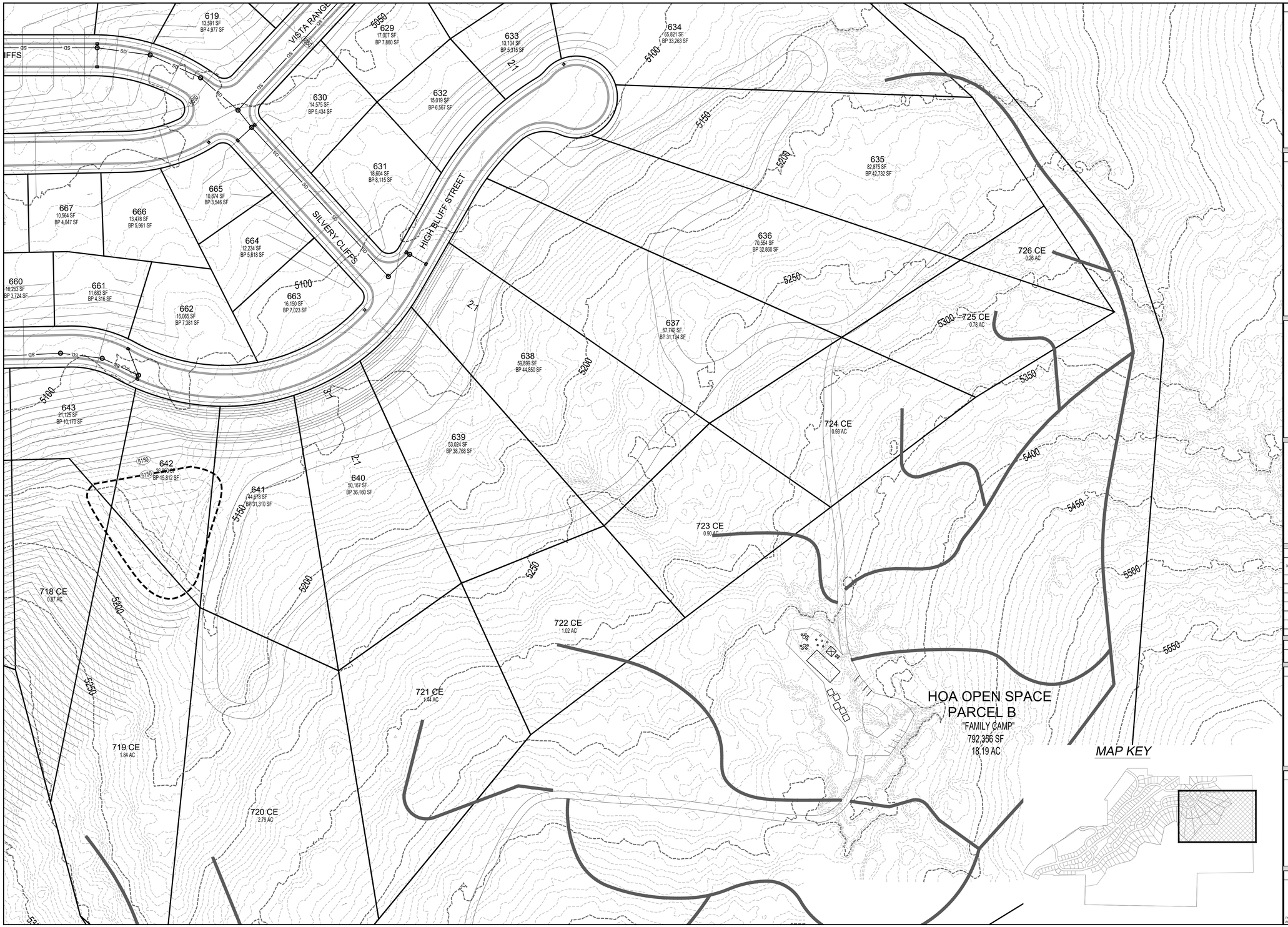
GreyCliffs ESTATES

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

N

0 50 100 200 300

SCALE: 1"= 100'

berg
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REVISIONS

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SEAL

STATE OF UTAH
R. BERG
ENGINEERING
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

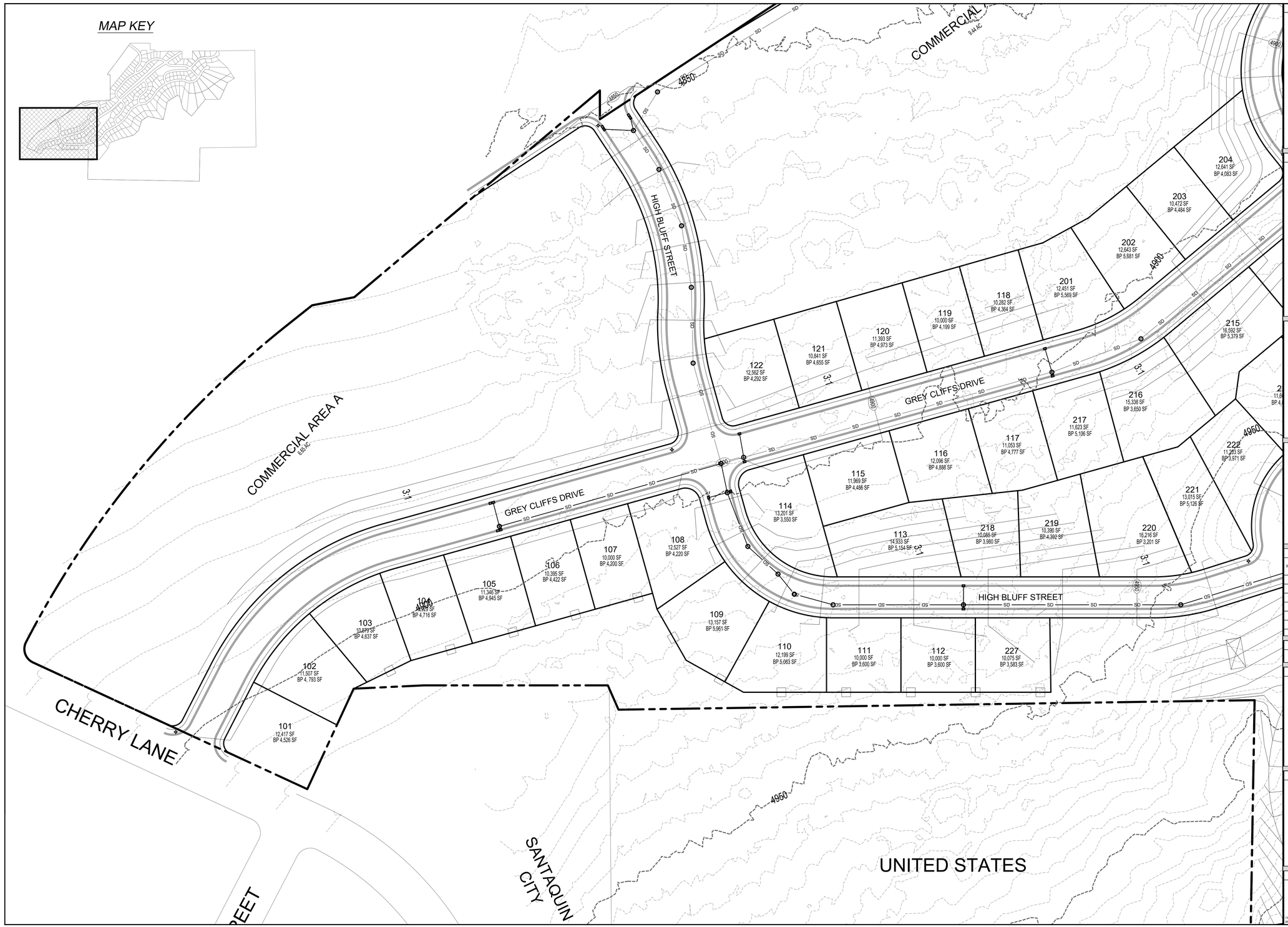
GreyCliffs ESTATES

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

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
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SEAL

STATE OF UTAH
R. Berg
REGISTERED
PROFESSIONAL ENGINEER
03/02/2022
343602

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.6

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GREY STEEP RD
ROCKY CRAG RD
HIGH BLUFF STREET
PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC
PARK A
204 12,641 SF BP 4,083 SF
205 21,821 SF BP 5,989 SF
206 11,785 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 5,363 SF
212 10,004 SF BP 4,151 SF
213 13,855 SF BP 5,304 SF
214 11,614 SF BP 3,686 SF
215 16,592 SF BP 5,379 SF
222 11,203 SF BP 3,971 SF
223 11,609 SF BP 4,821 SF
224 13,464 SF BP 4,565 SF
225 10,612 SF BP 4,563 SF
226 12,587 SF BP 5,210 SF
227 13,082 SF BP 5,215 SF
229 22,274 SF BP 8,460 SF
229 0.76 AC
301 13,639 SF BP 6,220 SF
301 CE 0.35 AC
302 12,641 SF BP 5,606 SF
302 CE 0.50 AC
303 12,573 SF BP 5,582 SF
303 CE 0.54 AC
304 12,700 SF BP 5,676 SF
304 CE 0.61 AC
305 15,780 SF BP 7,893 SF
305 CE 0.76 AC
306 22,476 SF BP 11,165 SF
306 CE 0.80 AC
307 23,873 SF BP 14,255 SF
307 CE 0.75 AC
308 12,860 SF BP 5,292 SF
309 13,848 SF BP 5,926 SF
310 15,413 SF BP 5,781 SF
311 11,478 SF BP 5,664 SF
312 14,178 SF BP 6,827 SF
313 15,180 SF BP 7,864 SF
314 17,028 SF BP 9,393 SF
315 10,441 SF BP 3,266 SF
316 15,800 SF BP 7,440 SF
317 21,293 SF BP 10,867 SF
318 16,575 SF BP 8,911 SF
401 18,479 SF BP 10,212 SF
401 CE 0.62 AC
402 19,928 SF BP 11,473 SF
402 CE 0.39 AC
403 27,183 SF BP 16,922 SF
403 CE 0.41 AC
404 CE 0.45 AC
405 CE 0.61 AC
407 13,209 SF BP 5,967 SF
14,570 SF BP 7,287 SF
10,204 SF BP 4,329 SF
BP 16,872 SF
4950
5000
5050
5100
5150
5200
5250
5300
5350
2:1
3:1
SD

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'

berg
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REVISIONS

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SEAL

STATE OF UTAH
R. Berg
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

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

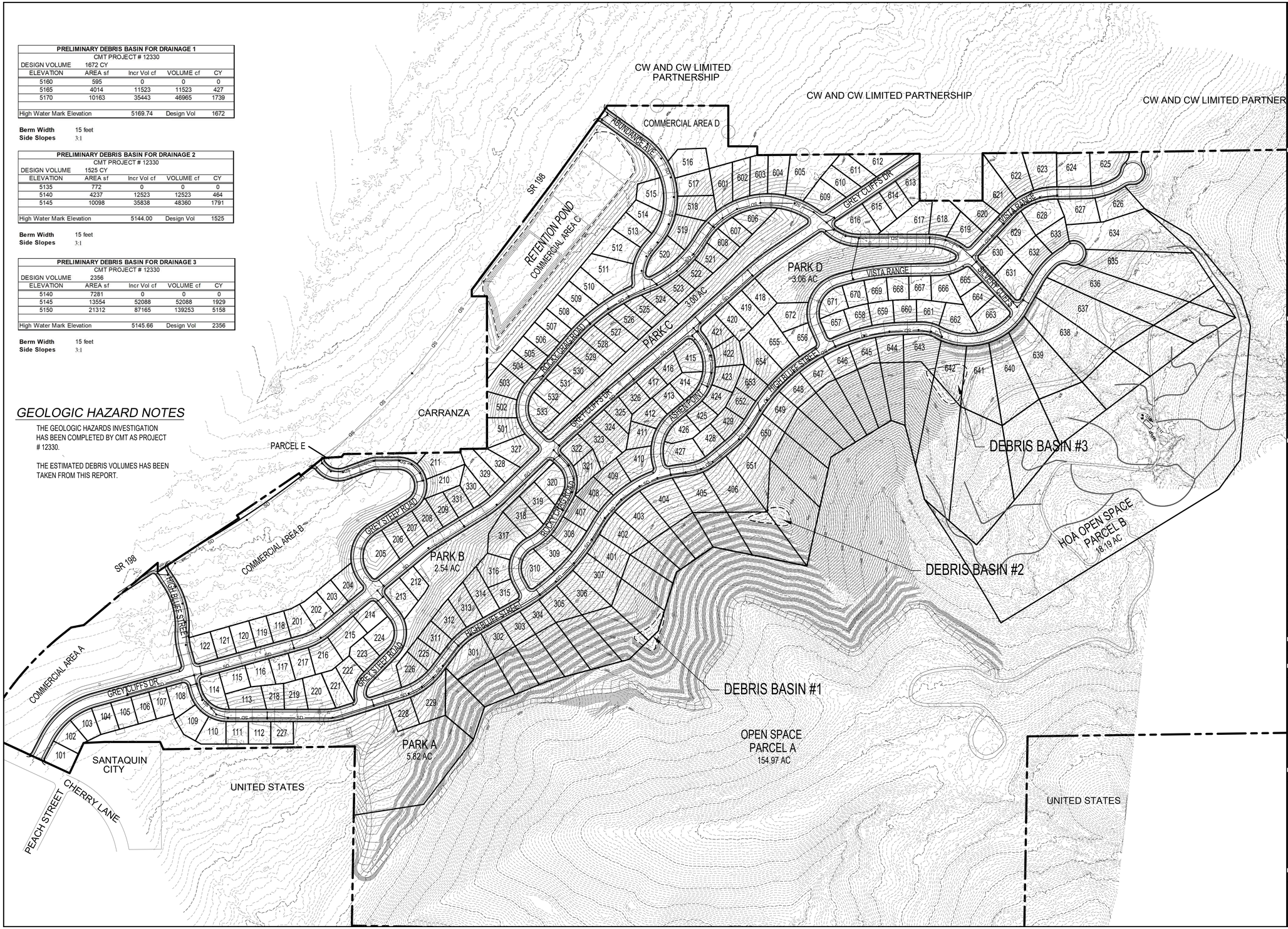
PRELIMINARY DEBRIS BASIN FOR DRAINAGE 3				
CMT PROJECT # 12330				
DESIGN VOLUME	2356			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5140	7281	0	0	0
5145	13554	52088	52088	1929
5150	21312	87165	139253	5158
High Water Mark Elevation		5145.66	Design Vol	2356

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'

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
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

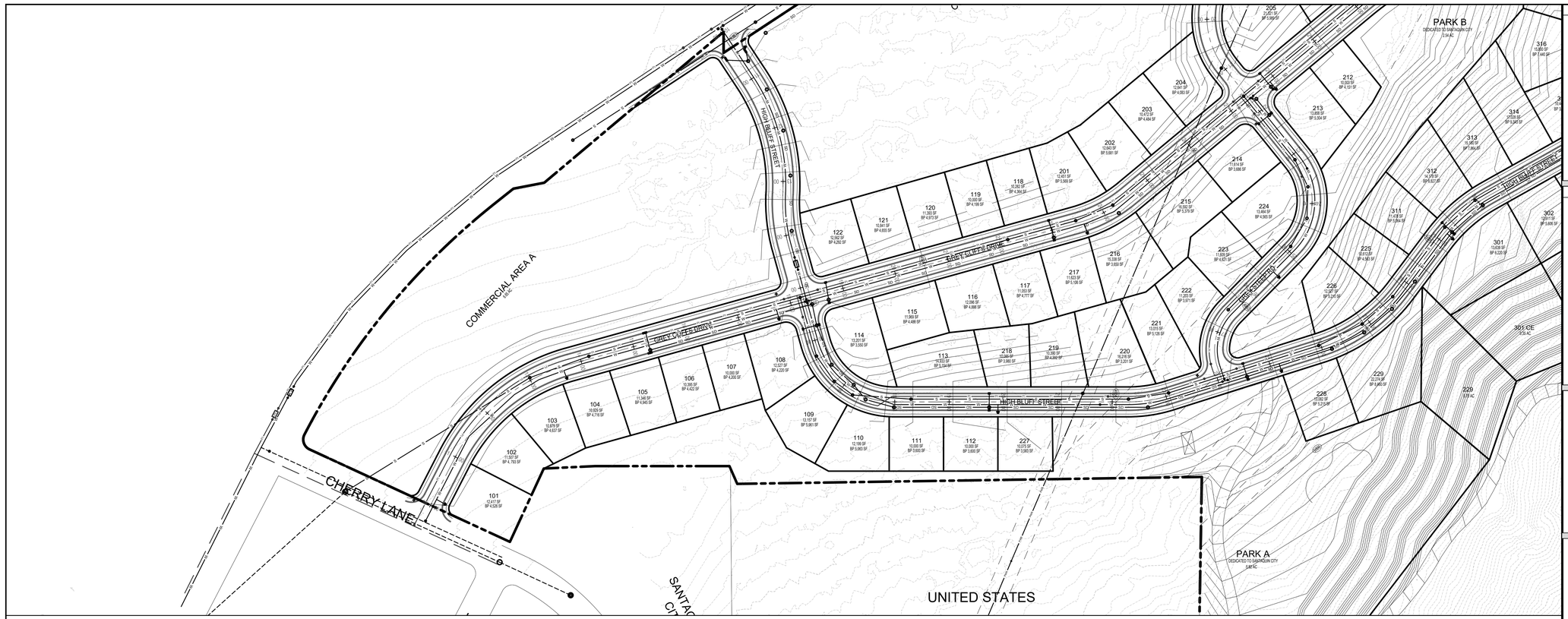
GreyCliffs ESTATES

DESCRIPTION

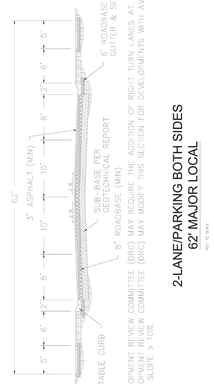
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.8*

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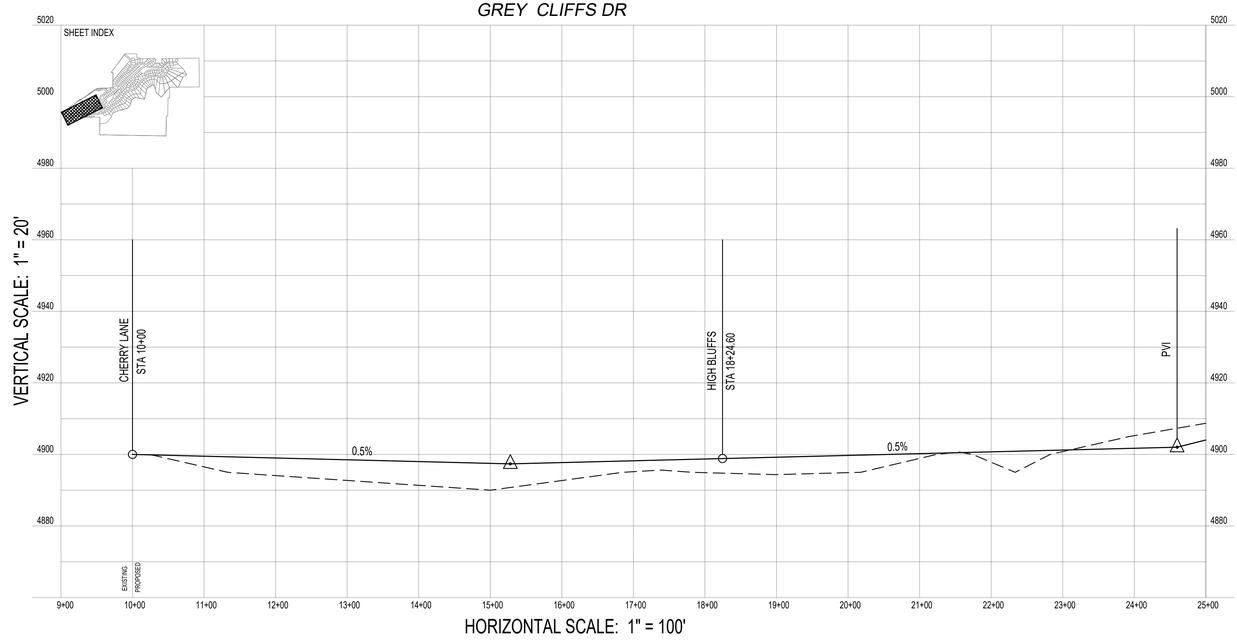
ROADWAY CROSS SECTION



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 BUILDABLE SLOPE > 10%.

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
801.785.8458

N

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

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, REGISTERED, 03/02/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

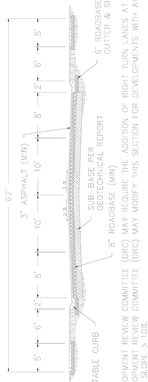
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.1

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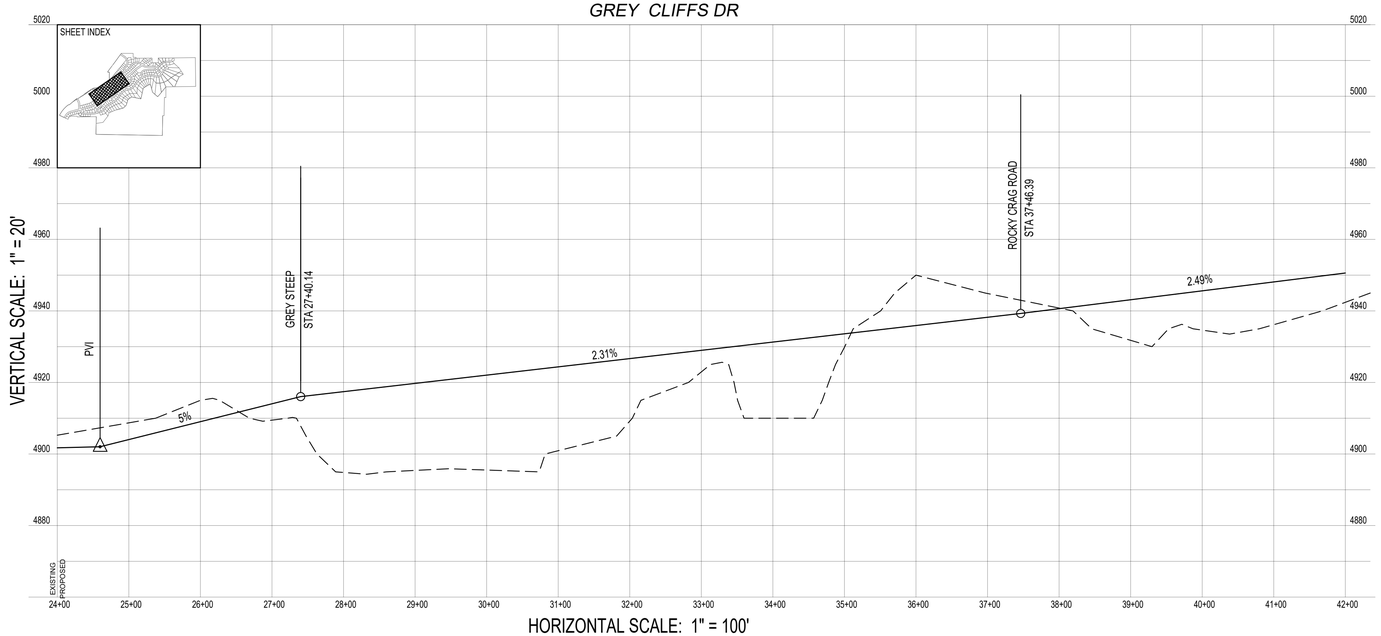


ROADWAY CROSS SECTION



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

N

0 50 100 200 300

SCALE: 1"= 100'

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SEAL

STATE OF UTAH
R. BERG
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

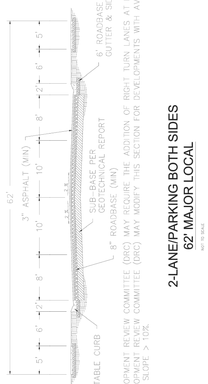
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.2

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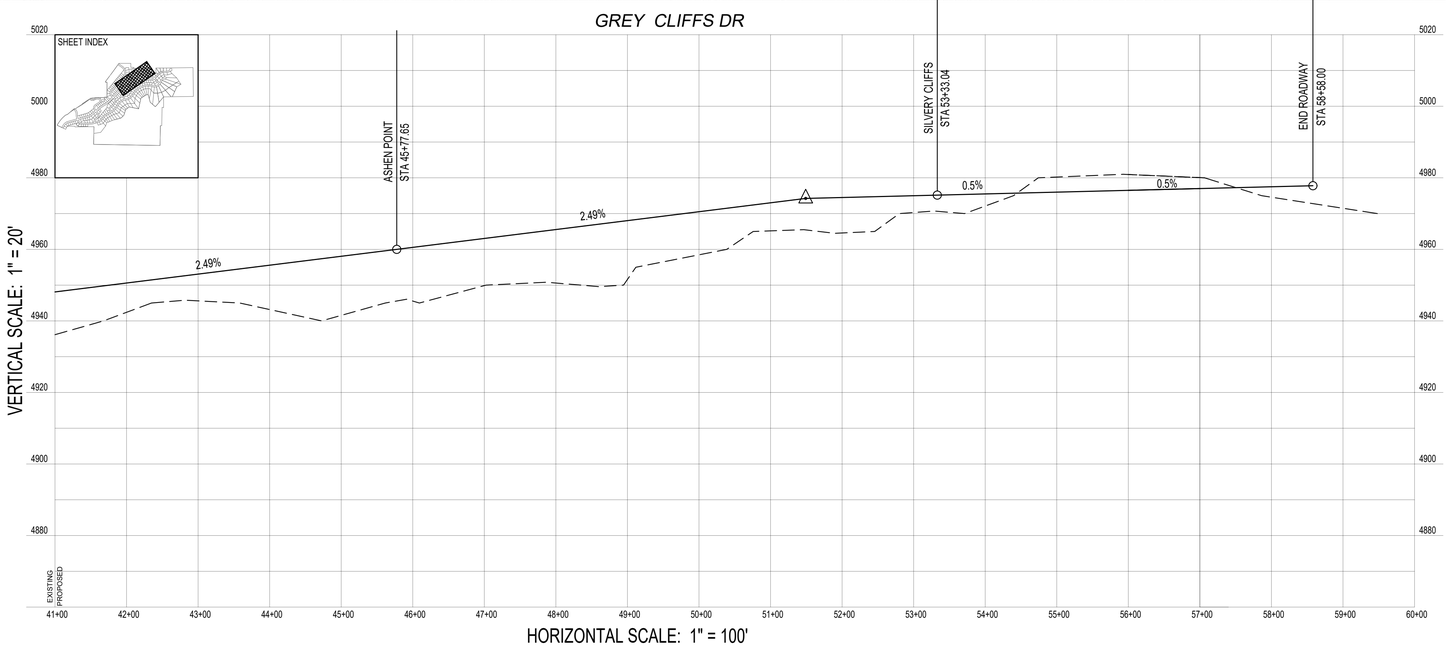


ROADWAY CROSS SECTION



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'

CIVIL ENGINEERING
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SEAL

STATE OF UTAH
R. R-Berg
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

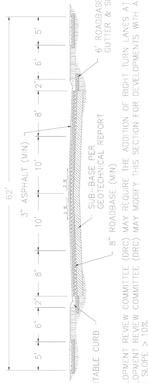
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.3

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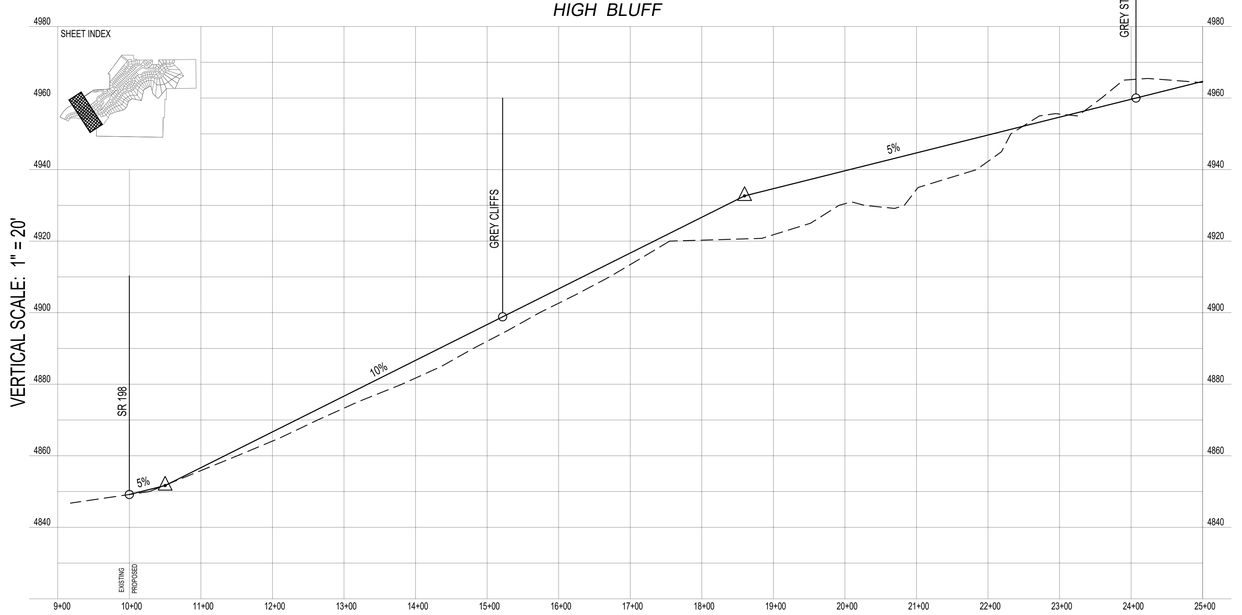


ROADWAY CROSS SECTION

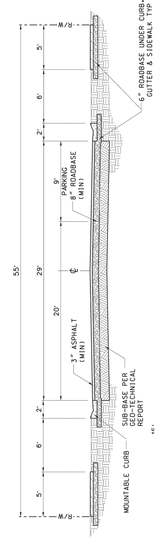


2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

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

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

REVISIONS

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SEAL

STATE OF UTAH
R. BERG
RYAN T. BERG
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

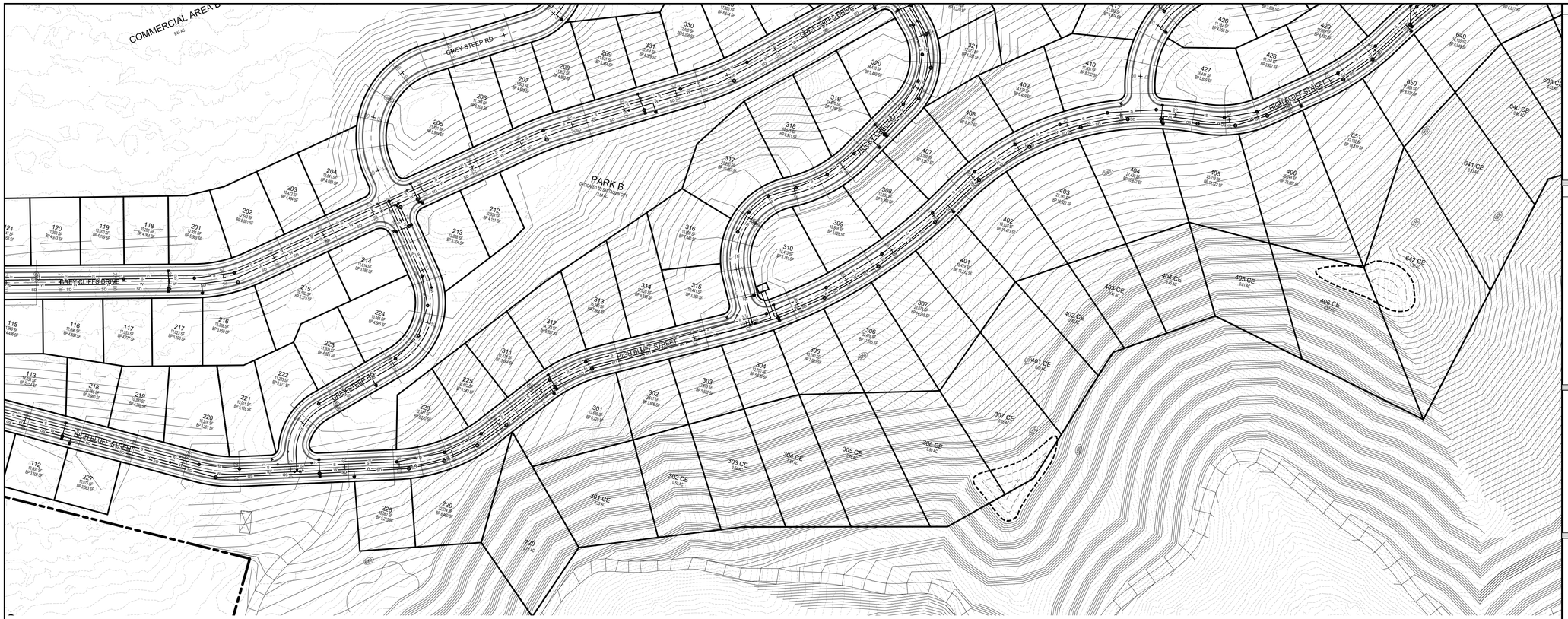
PROJECT

GreyCliffs ESTATES

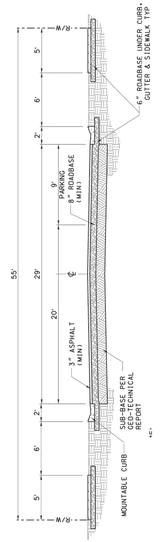
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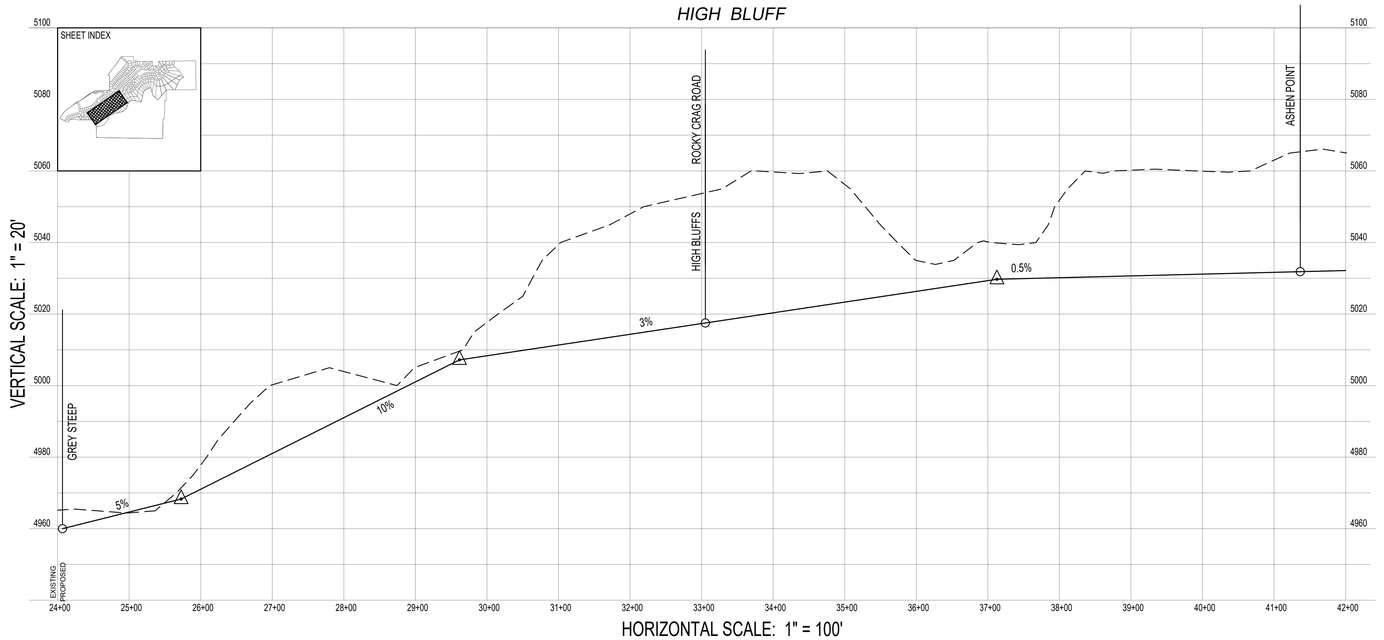
SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.1



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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

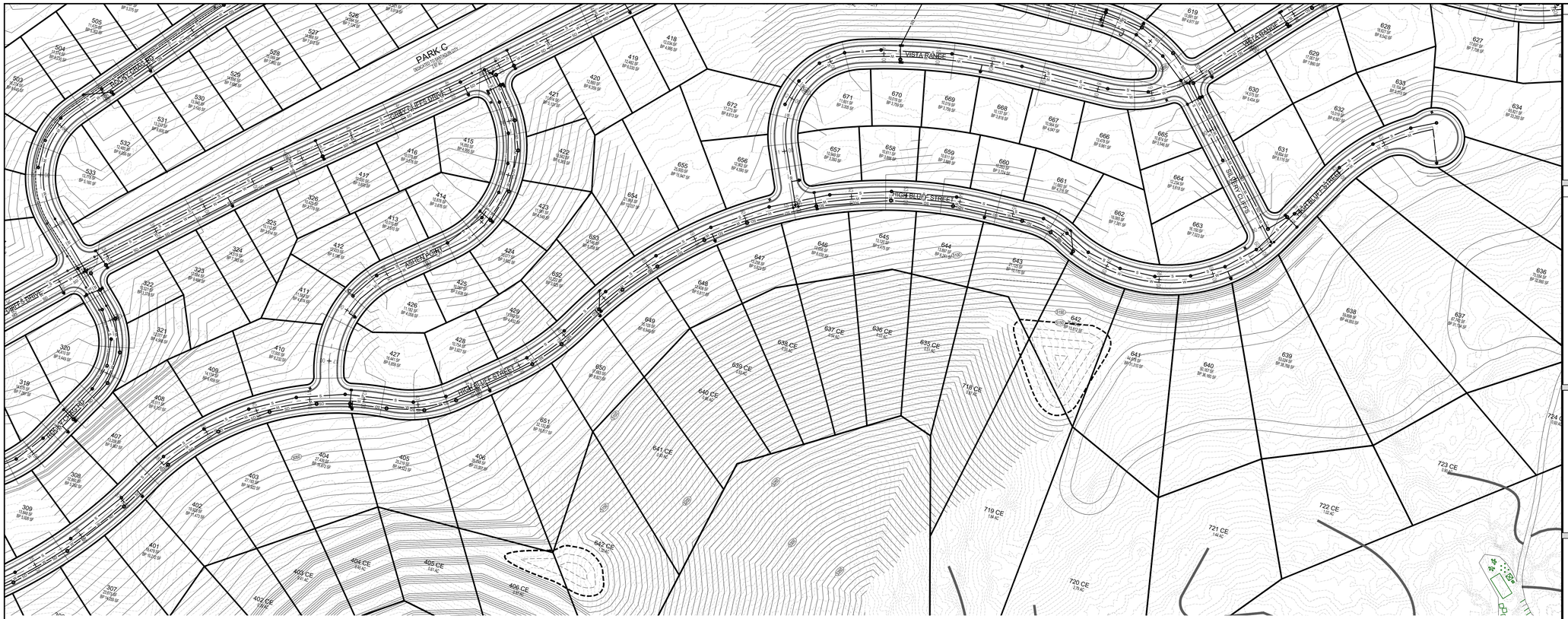
GreyCliffs ESTATES

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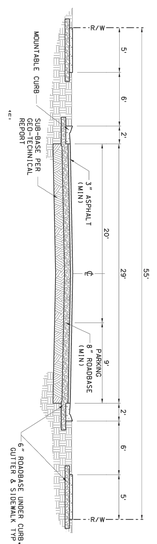
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.2

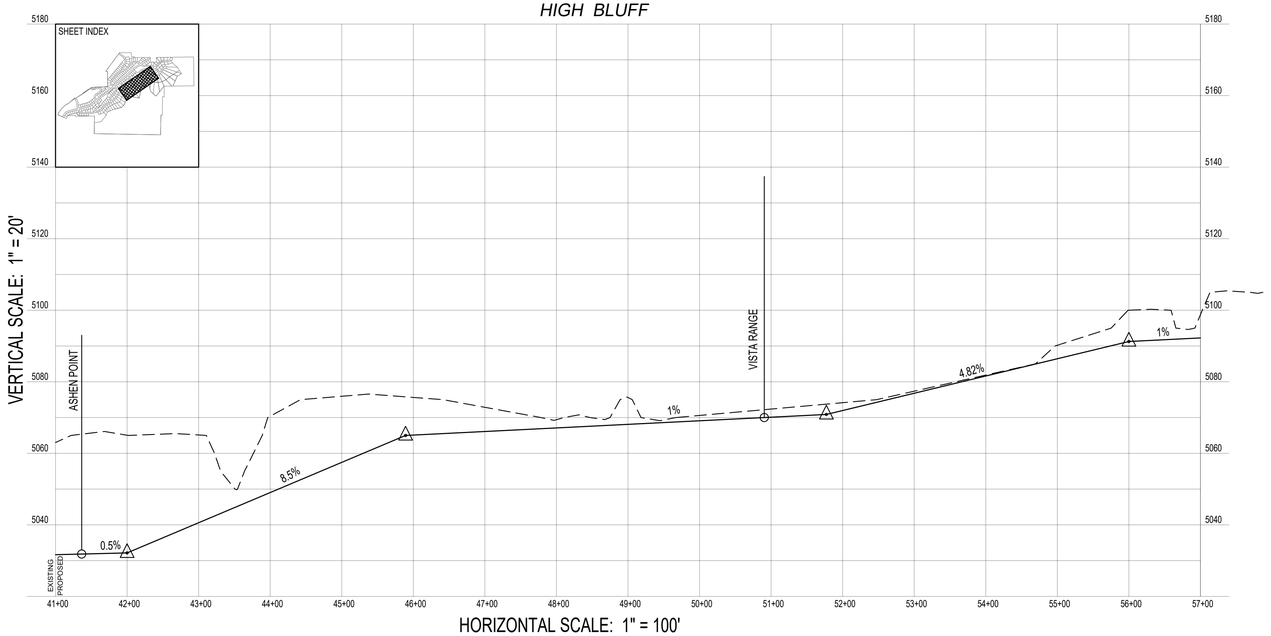
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ROADWAY CROSS SECTION



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

N

0 50 100 200 300

SCALE: 1"= 100'

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, REGISTERED, 03/02/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

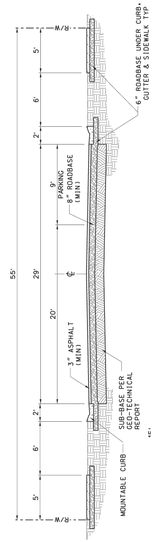
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.3*

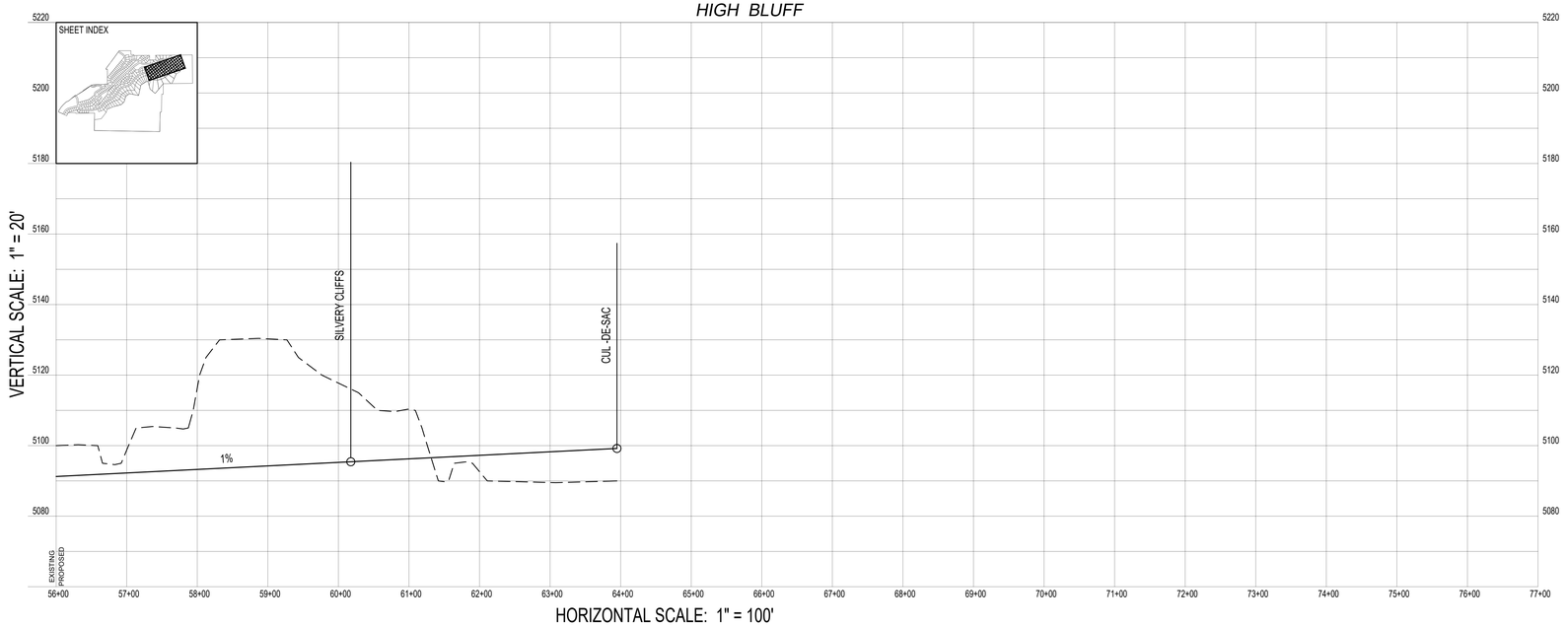
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ROADWAY CROSS SECTION



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 CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO	DATE	DESCRIPTION	
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STATE OF UTAH — R. Berg — REGISTERED — 03/02/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

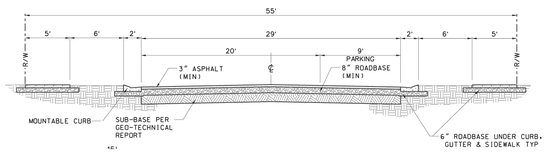
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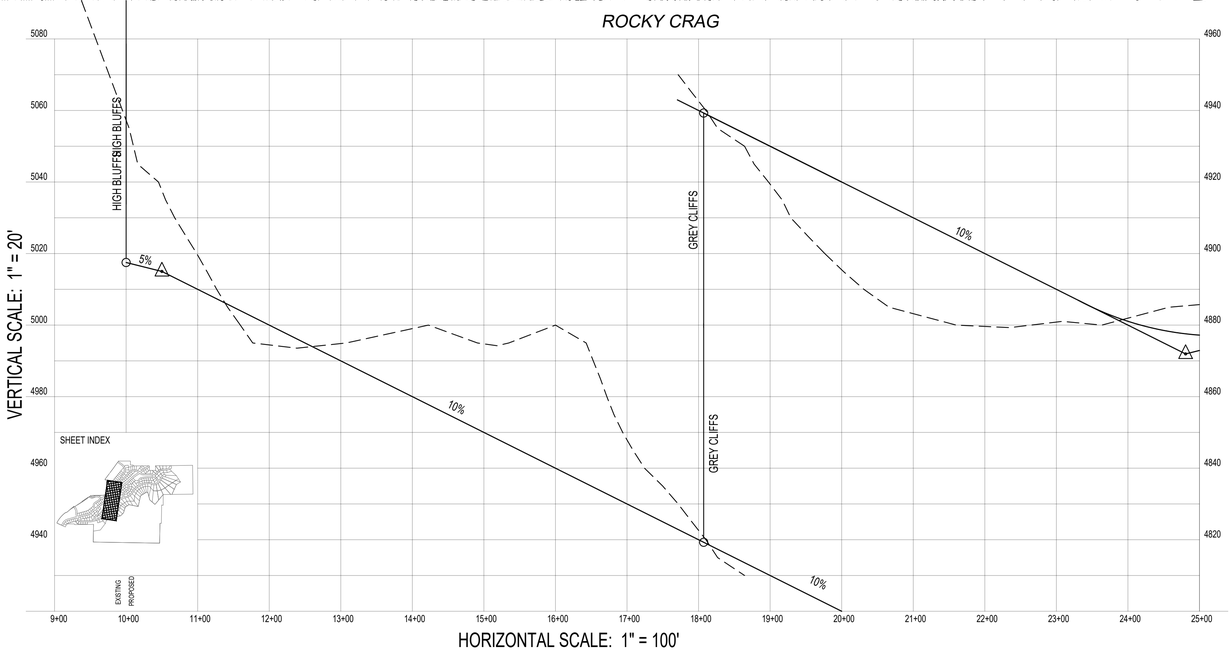

CARRANZA
SR-198
PARCEL E
PARK B
PARK A
GREY CLIFFS DRIVE
GREY CLIFFS LOOP
GREY CLIFFS CIRCLE
GREY CLIFFS COURT
GREY STEEP ROAD
GREY CLIFFS ROAD
GREY STEEP CIRCLE
GREY STEEP COURT
GREY STEEP LOOP
GREY STEEP DRIVE
GREY STEEP WAY
GREY STEEP



ROADWAY CROSS SECTION



ROCKY CRAG



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

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0 50 100 200 300

SCALE: 1"= 100'

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REVISIONS		
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SEAL

STATE OF UTAH
R. R. BERG
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

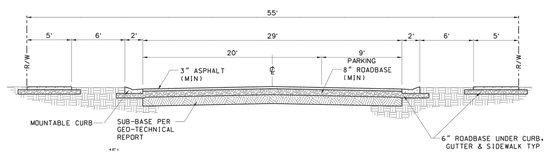
PRELIMINARY PLAN

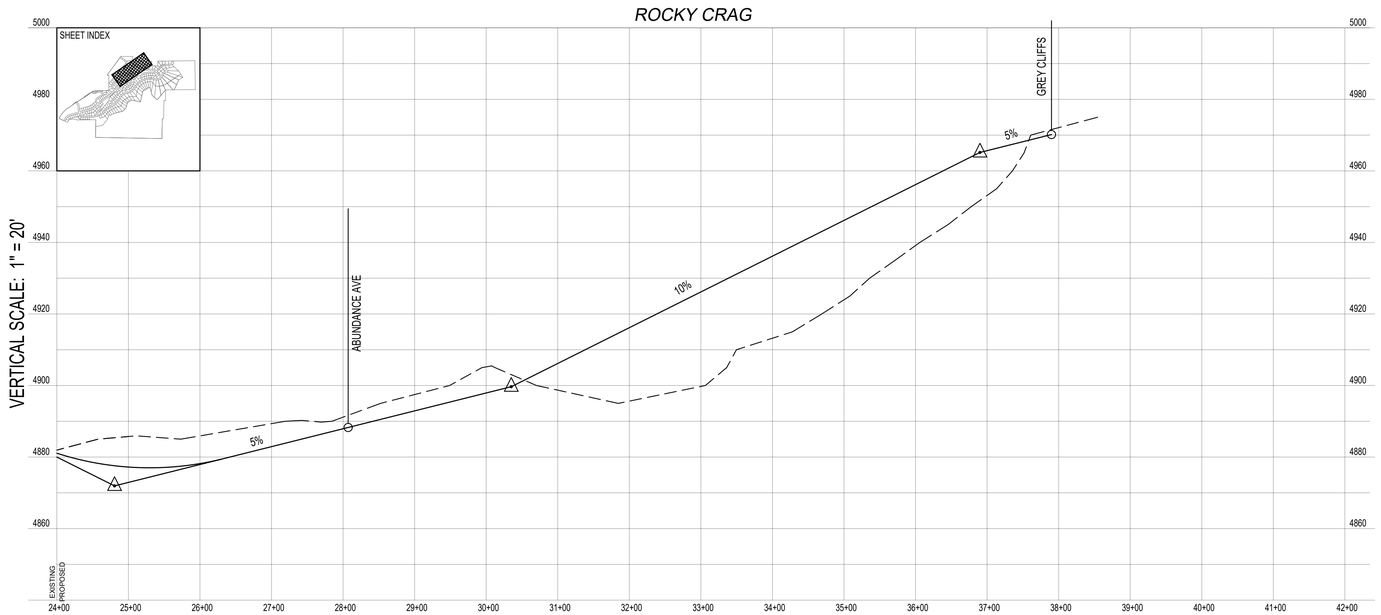
SHEET NAME	SHEET NUMBER
ROCKY CRAG	C7.1

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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'

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PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

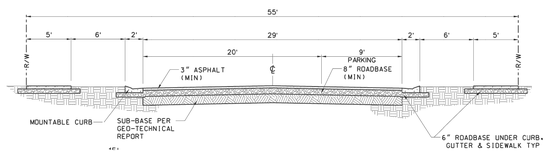
SHEET NAME	SHEET NUMBER
ROCKY CRAG	C7.2

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CW AND CW LIMITED PARTNERSHIP
COMMERCIAL AREA D
2.24AC
COMMERCIAL AREA C
1.91AC
PARK C
0.25AC
ROCKY CRAG ROAD
SILVER CREEK DRIVE
SILVER CREEK CIRCLE
SILVER CREEK COURT
SILVER CREEK LANE
SILVER CREEK ROAD
SILVER CREEK WAY
SILVER CREEK PLACE



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

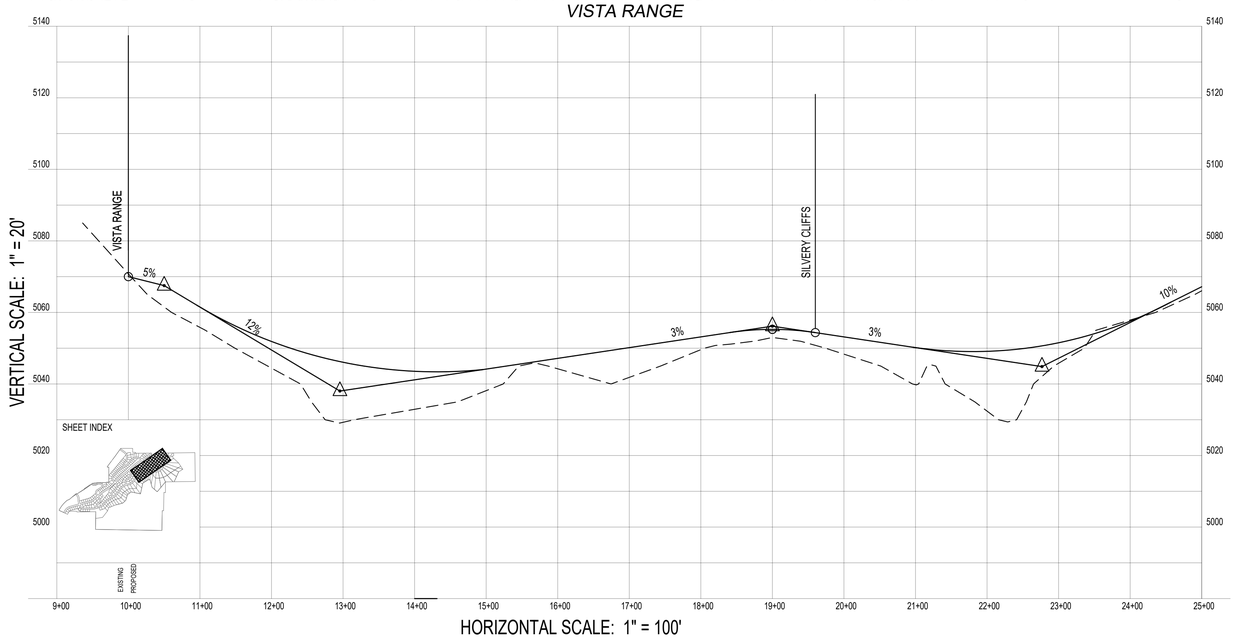
DESCRIPTION

PRELIMINARY PLAN

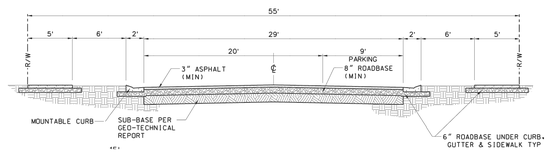
SHEET NAME	SHEET NUMBER
ASHEN POINT	C9.1

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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
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. Berg
REGISTERED
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
VISTA RANGE	C10.1

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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

N

0 50 100 200 300

SCALE: 1"= 100'

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, 03/02/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

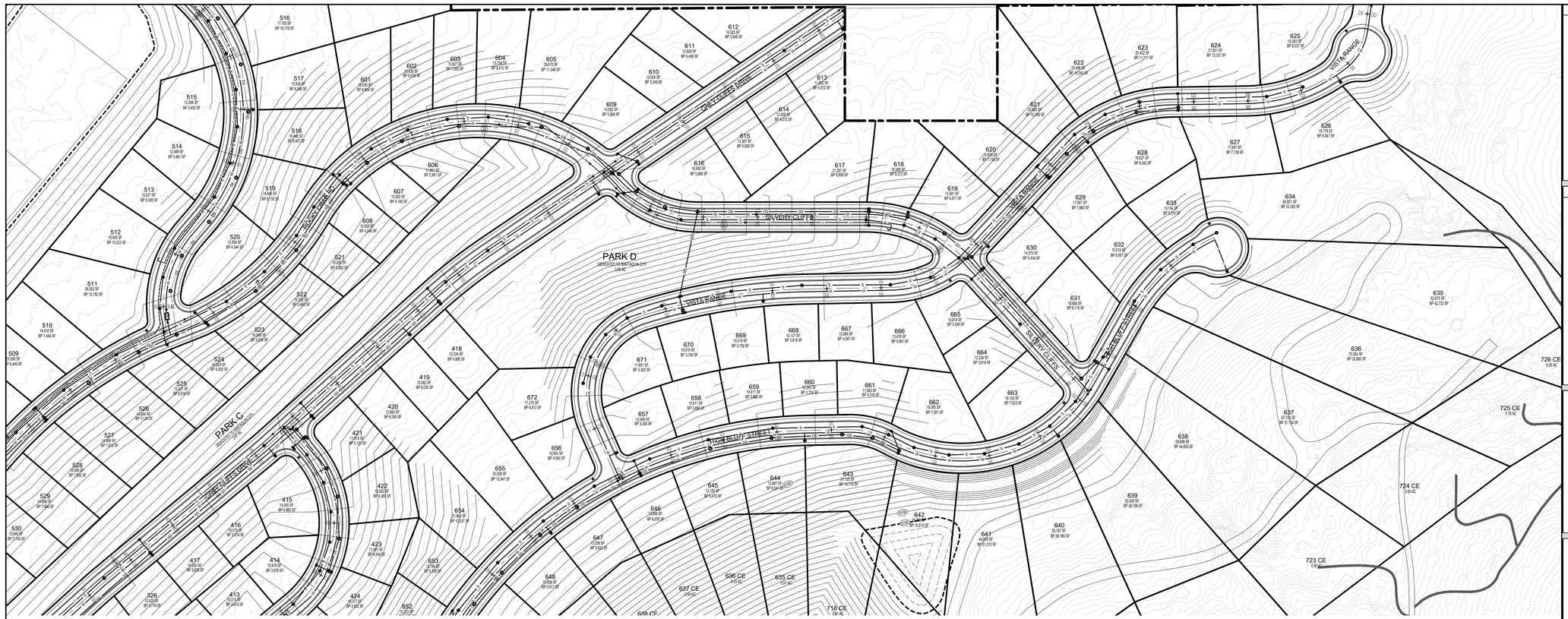
GreyCliffs ESTATES

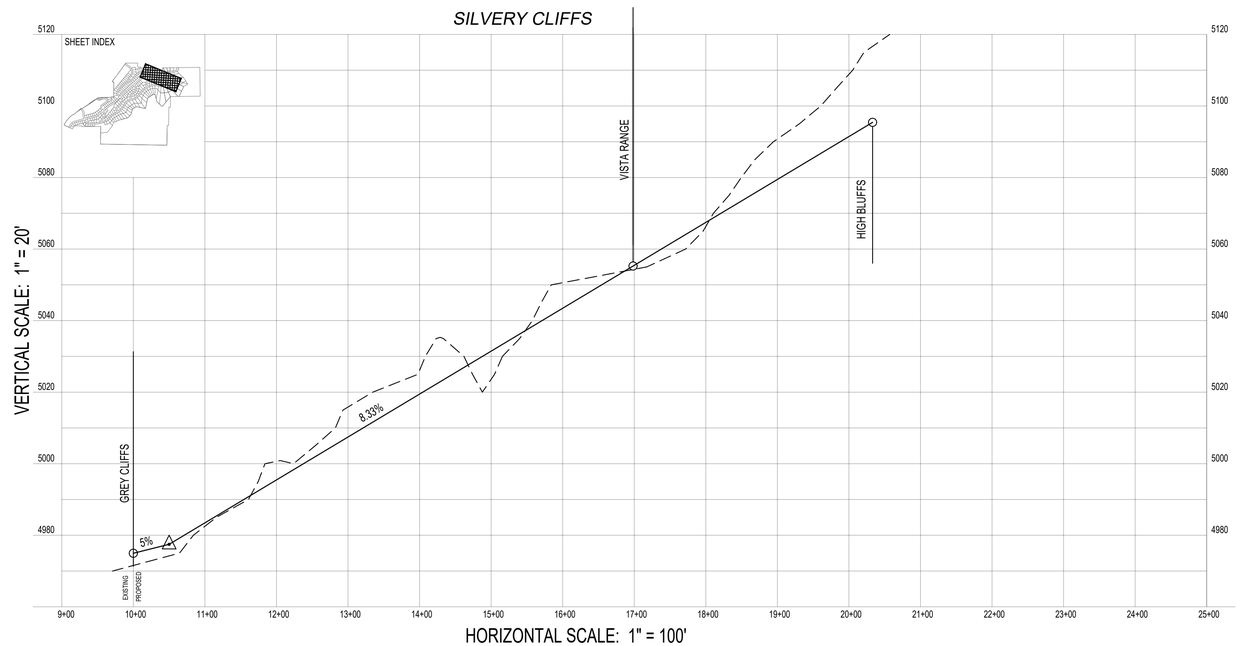
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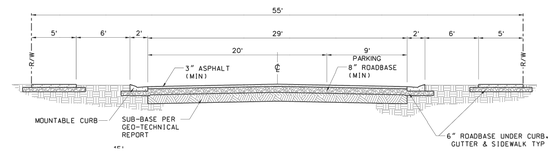
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VISTA RANGE	C10.2

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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

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 PROFESSIONAL ENGINEER 343602 03/02/2022
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

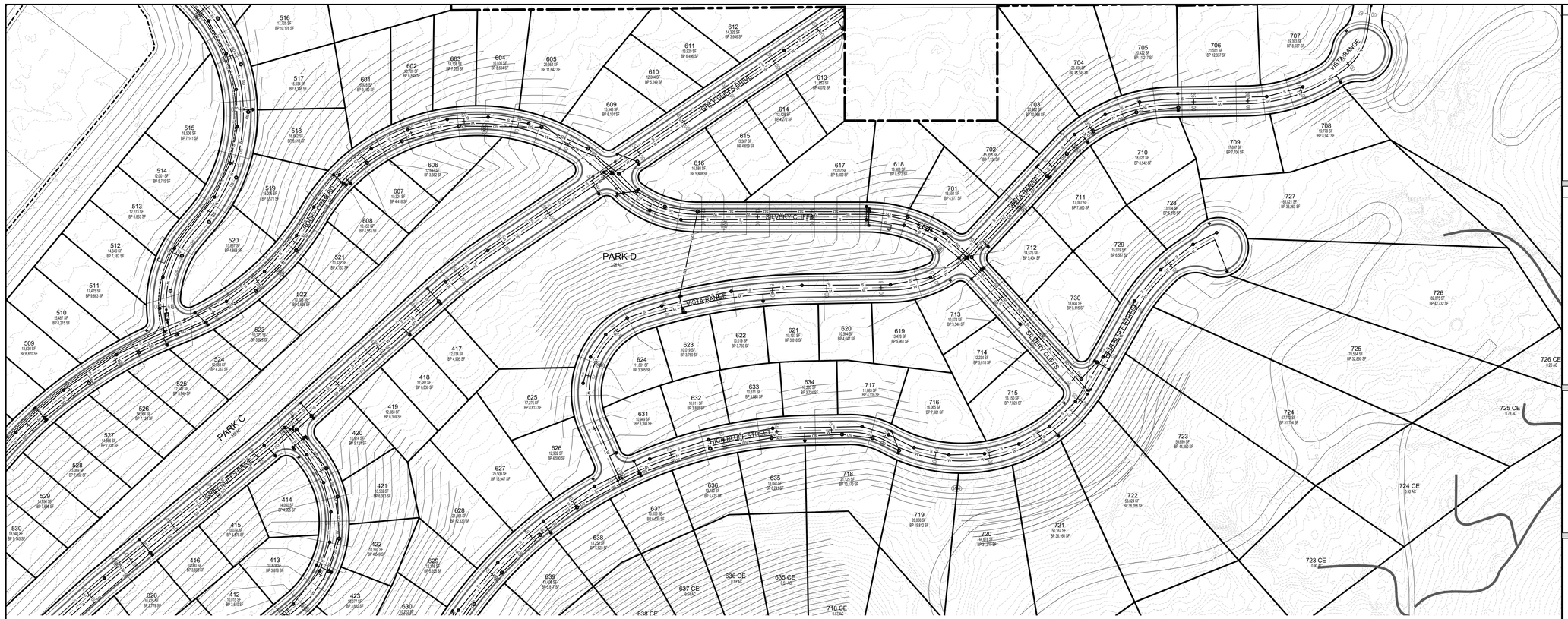
GreyCliffs ESTATES

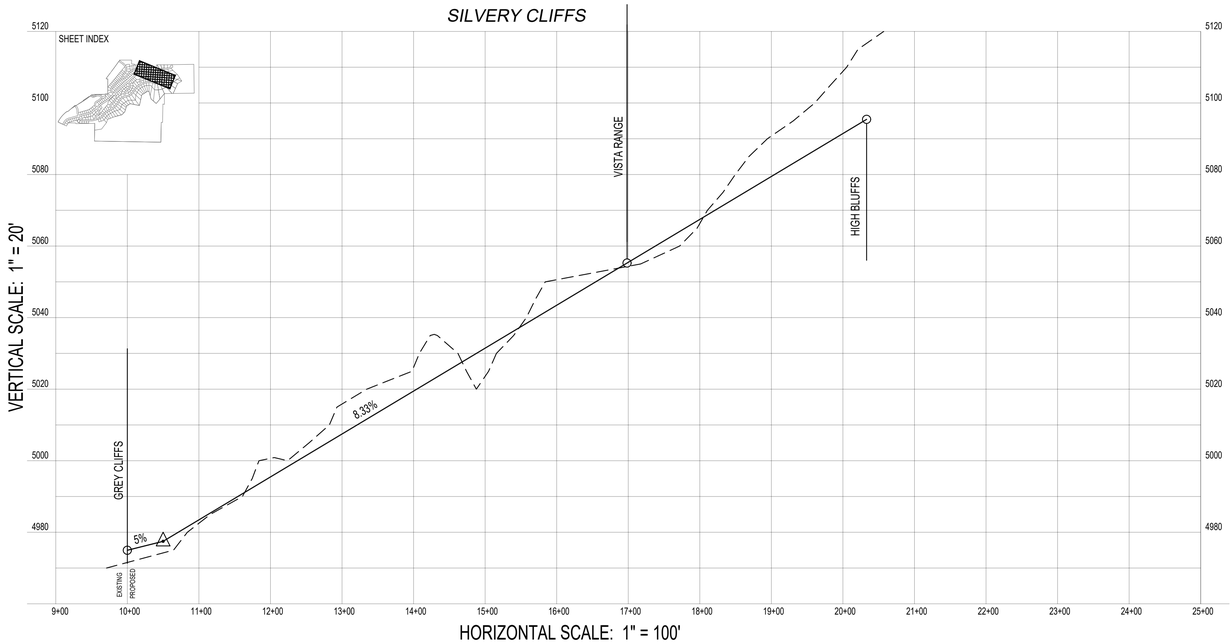
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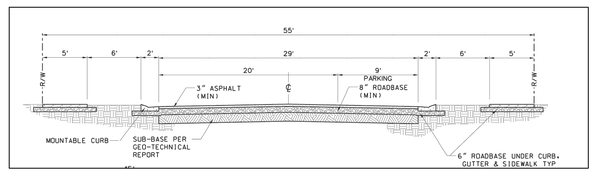
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	C11.1

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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

N

0 50 100 200 300

SCALE: 1"= 100'

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, REGISTERED, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

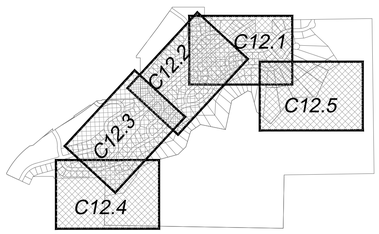
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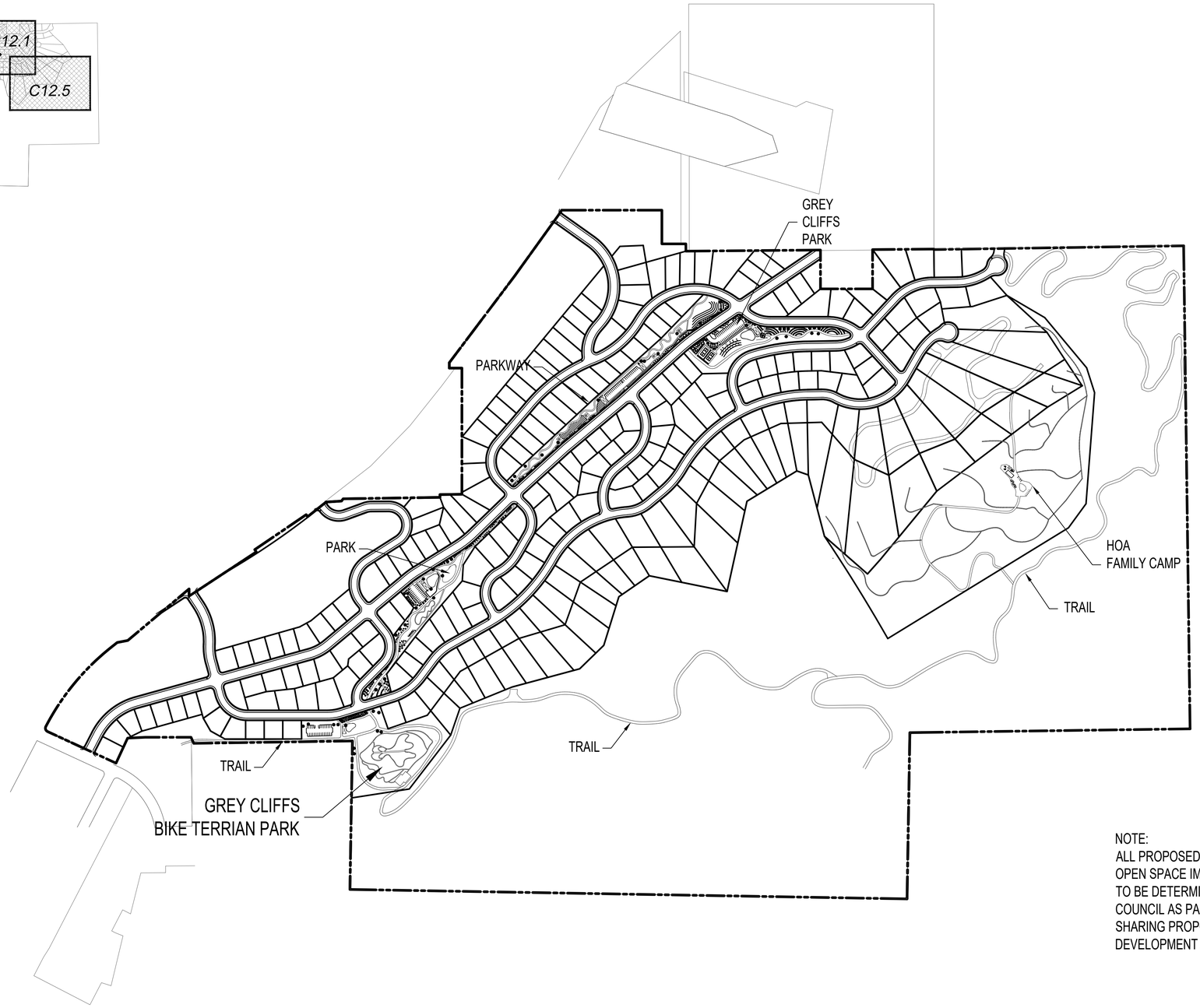
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	*C11.1*

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MAP KEY





NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

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, KEVIN T. BERG, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
AMENITIES	*C12.0*

602
13,709 SF
BP 6,845 SF

603
14,108 SF
BP 7,265 SF

604
16,035 SF
BP 8,634 SF

605
29,954 SF
BP 11,642 SF

612
14,325 SF
BP 3,646 SF

611
13,929 SF
BP 6,496 SF

610
12,004 SF
BP 5,249 SF

609
15,343 SF
BP 6,101 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

702
15,853 SF
BP 7,150 SF

701
13,591 SF
BP 4,977 SF

606
12,647 SF
BP 3,382 SF

607
10,324 SF
BP 4,418 SF

5060

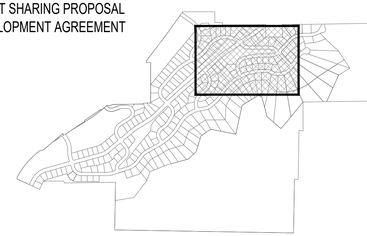
5000

5050

PARK D
3.06 AC

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

MAP KEY



417
12,034 SF
BP 4,995 SF

418
12,482 SF
BP 6,030 SF

419
883 SF
6,359 SF

625
17,275 SF
BP 8,813 SF

626
12,902 SF
BP 4,590 SF

624
11,601 SF
BP 3,305 SF

623
10,019 SF
BP 3,759 SF

622
10,019 SF
BP 3,759 SF

621
10,137 SF
BP 3,818 SF

620
10,564 SF
BP 4,047 SF

619
13,478 SF
BP 5,961 SF

713
10,874 SF
BP 3,546 SF

714
12,234 SF
BP 5,618 SF

631
10,949 SF
BP 3,393 SF

632
10,611 SF
BP 3,888 SF

633
10,611 SF
BP 3,888 SF

634
10,263 SF
BP 3,724 SF

717
11,683 SF
BP 4,316 SF

716
16,065 SF
BP 7,381 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 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

STATE OF UTAH
R. BERG
REGISTERED
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

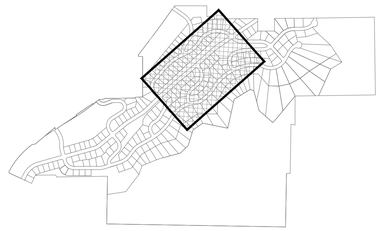
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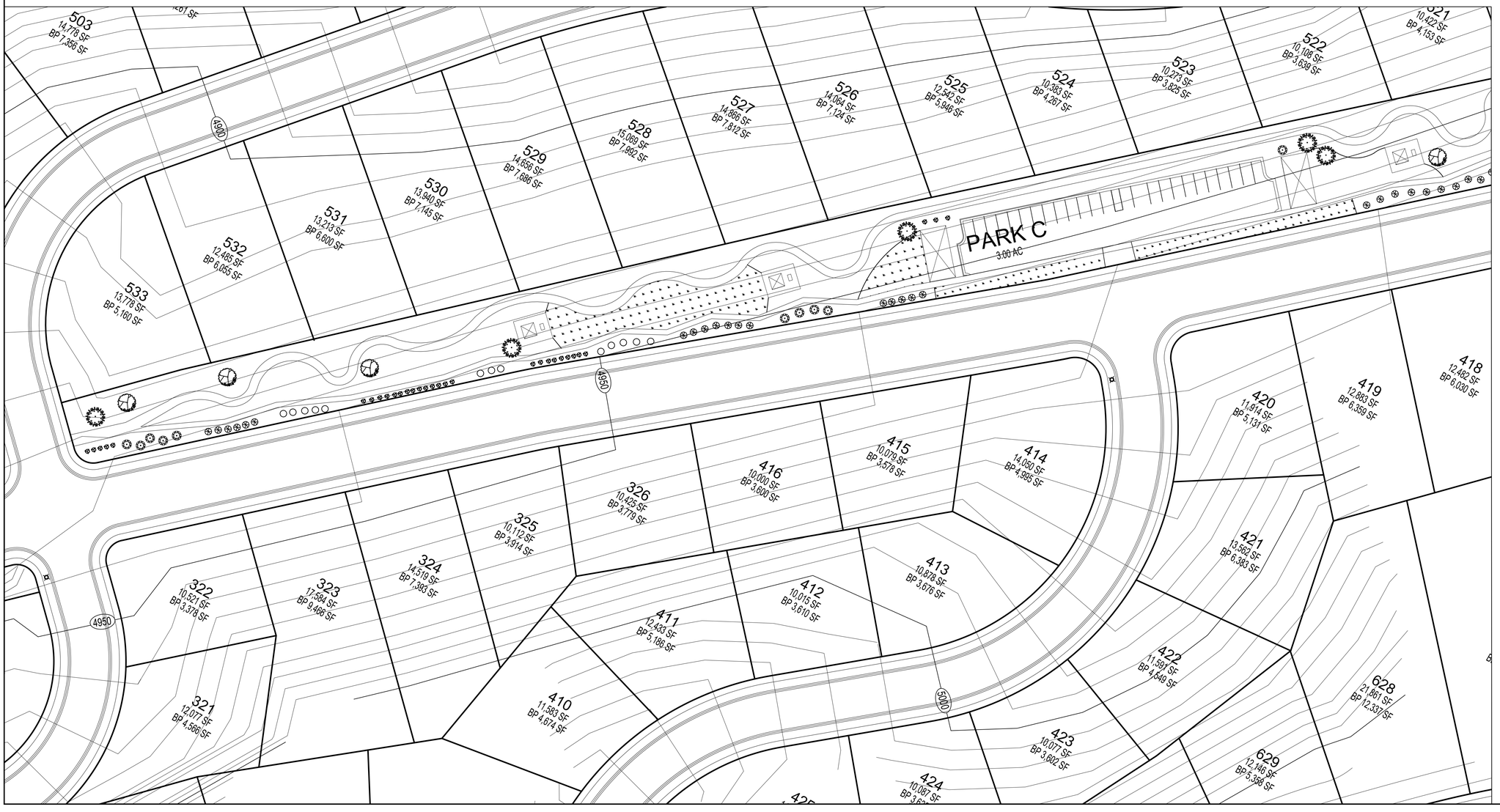
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
LOWER TRAILHEAD	C12.1

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

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

STATE OF UTAH
KEVIN C. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

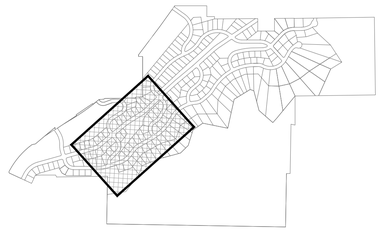
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
MIDDLE TRAILHEAD	C12.2

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

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			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH · K. BERG · 07/22/2021 · 343602 · PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

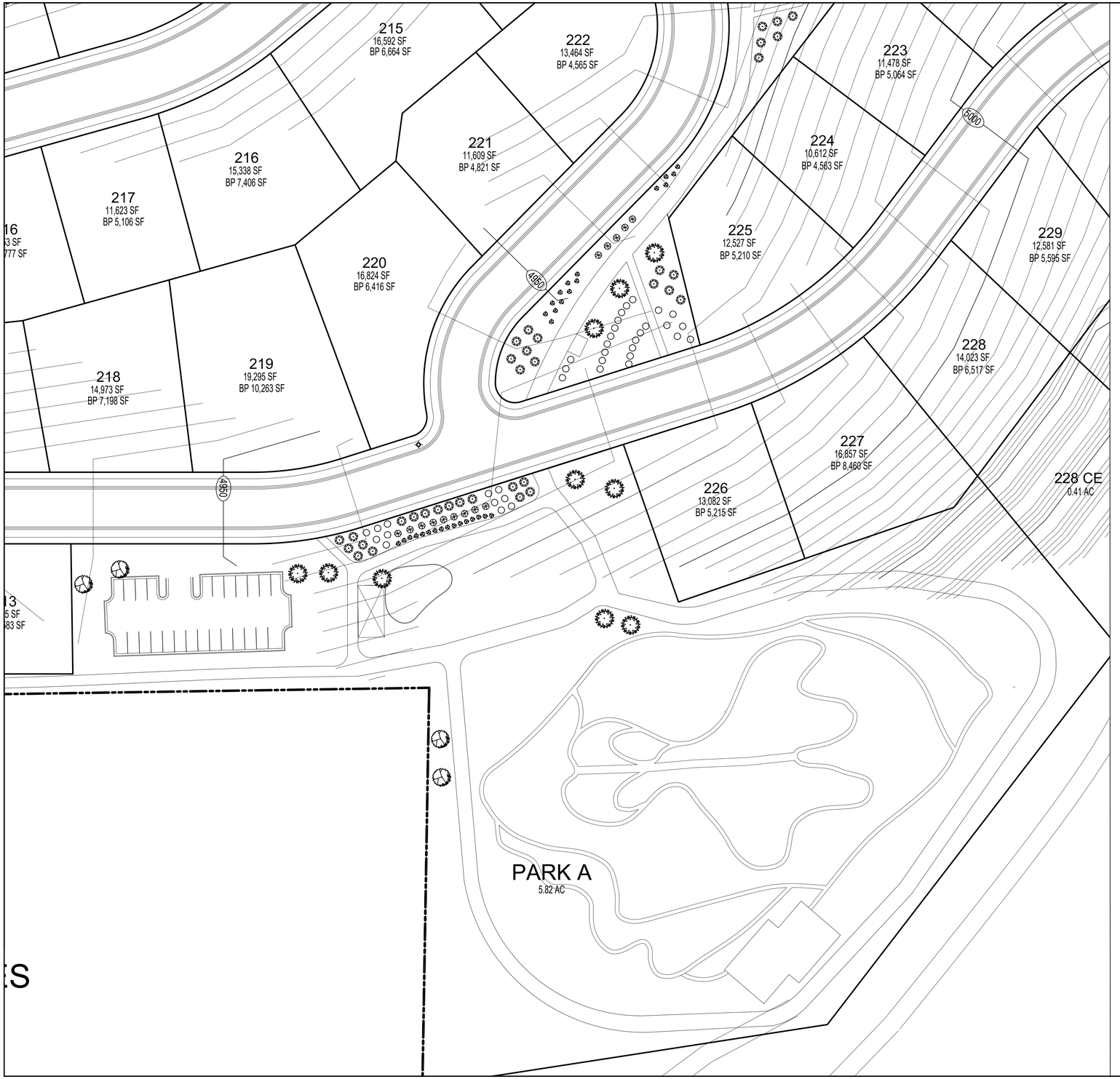
GreyCliffs ESTATES

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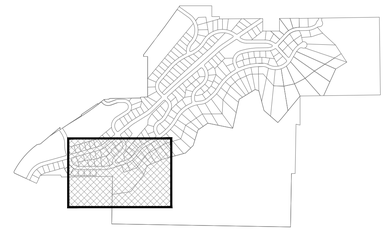
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CLIFF TRAILHEAD	C12.3

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MAP KEY



NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

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

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SEAL

STATE OF UTAH
R. Berg
CIVIL ENGINEERING
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	*C12.4*

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BP 44,850 SF

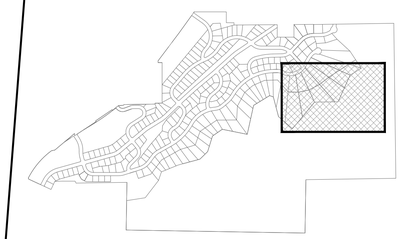
724 CE
0.93 AC

723 CE
0.90 AC

722 CE
1.02 AC

HOA OPEN SPACE
PARCEL B
"FAMILY CAMP"
792,356 SF
18.19 AC

MAP KEY



NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

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

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SEAL

STATE OF UTAH
K. BERG
KYLE M. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

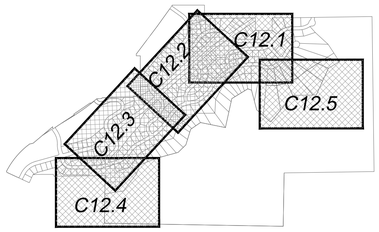
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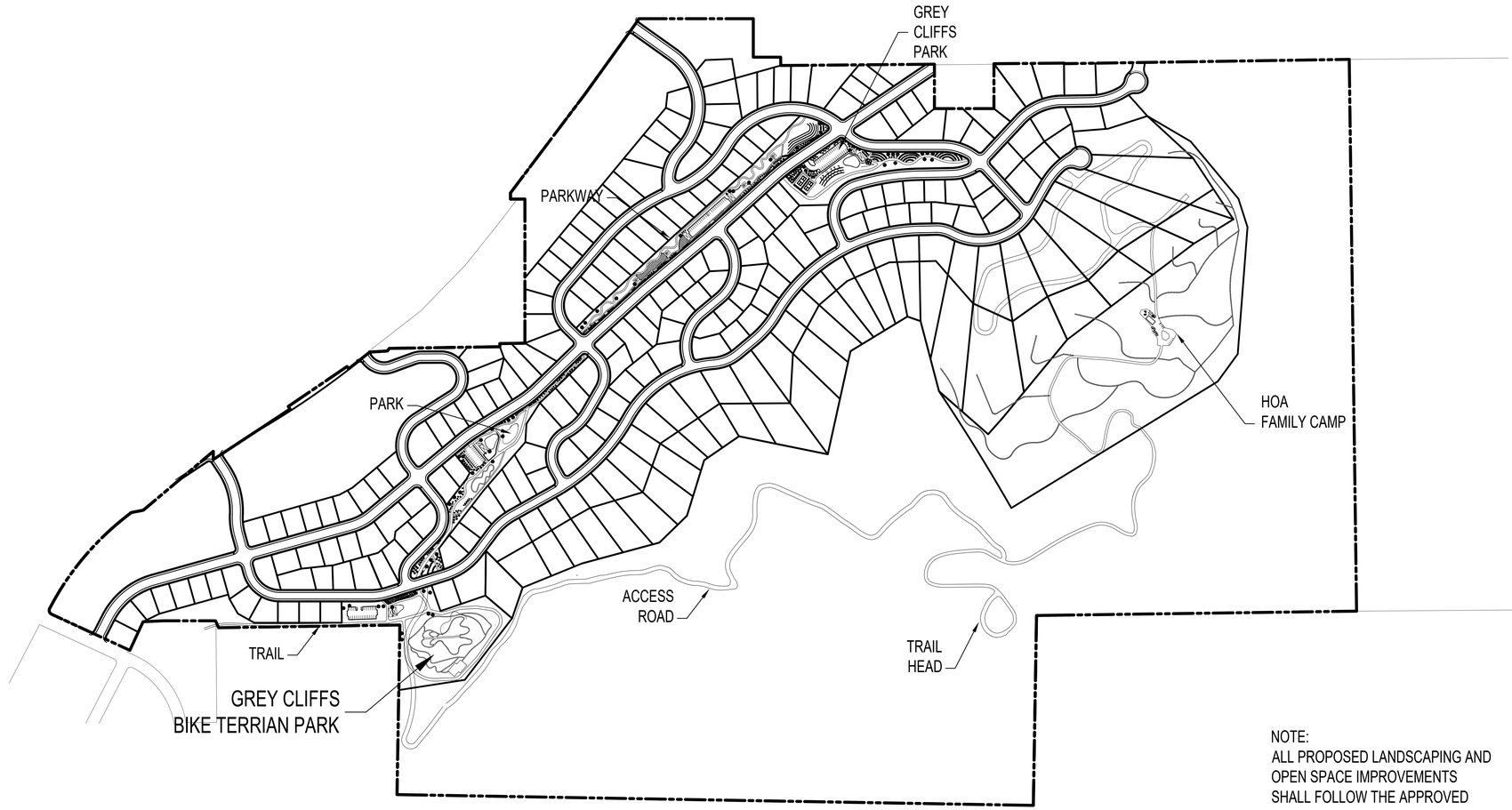
PRELIMINARY PLAN

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

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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

REVISIONS

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SEAL

STATE OF UTAH
KEVIN T. BERG
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
AMENITIES	*C12.0*

dwg drawings cad/2021/greg cliffs/preliminary plan/grey_park 12 amenities.dwg

602
13,428 SF
BP 6,638 SF

603
13,827 SF
BP 7,055 SF

604
15,754 SF
BP 8,412 SF

605
29,670 SF
BP 11,548 SF

612
14,325 SF
BP 3,646 SF

611
13,929 SF
BP 6,496 SF

610
12,004 SF
BP 5,249 SF

609
14,992 SF
BP 5,908 SF

GREY CLIFFS DRIVE

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

620
15,853 SF
BP 7,150 SF

619
13,591 SF
BP 4,977 SF

606
11,901 SF
BP 2,981 SF

607
10,002 SF
BP 4,180 SF

SILVERY CLIFFS

PARK D
DEDICATED TO SANTAQUIN CITY
3.06 AC

VISTA RANGE

665
10,874 SF
BP 3,546 SF

664
12,234 SF
BP 5,618 SF

669
10,019 SF
BP 3,759 SF

668
10,137 SF
BP 3,818 SF

667
10,564 SF
BP 4,047 SF

666
13,478 SF
BP 5,961 SF

670
10,019 SF
BP 3,759 SF

671
11,601 SF
BP 3,305 SF

659
10,611 SF
BP 3,888 SF

660
10,263 SF
BP 3,724 SF

661
11,683 SF
BP 4,316 SF

662
16,065 SF
BP 7,381 SF

658
10,611 SF
BP 3,888 SF

657
10,949 SF
BP 3,393 SF

HIGH BLUFF STREET

418
12,034 SF
BP 4,995 SF

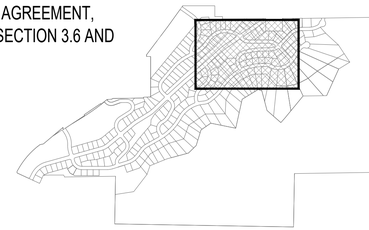
419
12,482 SF
BP 6,030 SF

672
17,275 SF
BP 8,813 SF

656
12,902 SF
BP 4,590 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
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SEAL

STATE OF UTAH
R. BERG
REGISTERED
PROFESSIONAL ENGINEER
03/02/2022
343602

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

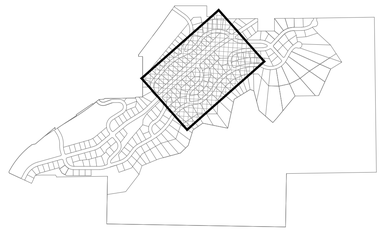
PRELIMINARY PLAN

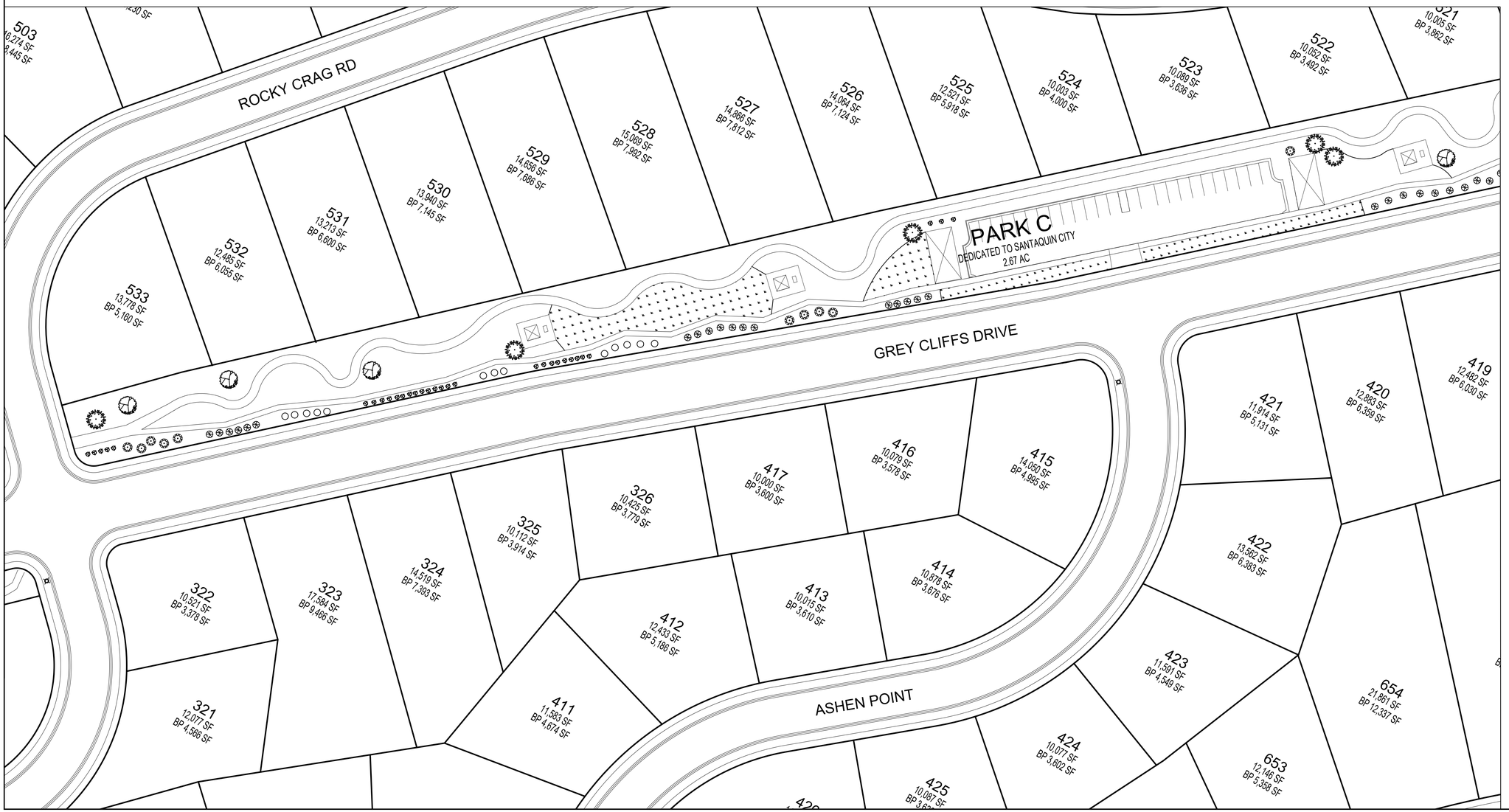
SHEET NAME	SHEET NUMBER
LOWER TRAILHEAD	*C12.1*

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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

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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6		
7		

SEAL

STATE OF UTAH
KYLE C. SMITH
SMITH - BERG
03/02/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

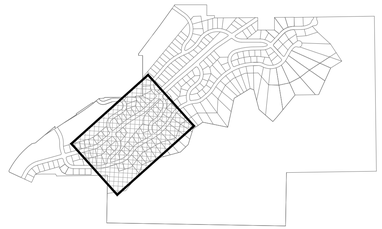
PRELIMINARY PLAN

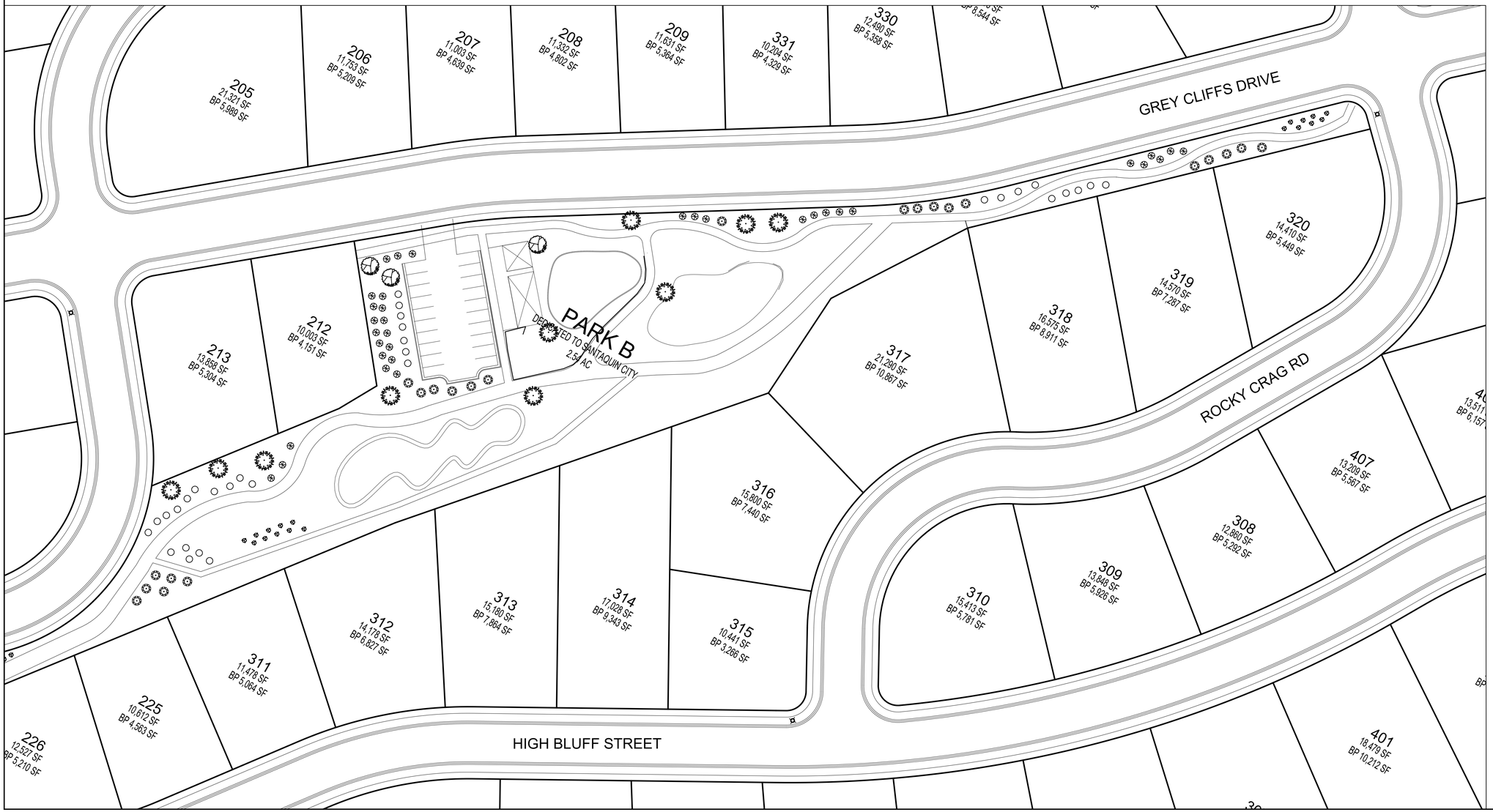
SHEET NAME	SHEET NUMBER
MIDDLE TRAILHEAD	*C12.2*

Jobs drawberg civil/2021/grey cliffs/preliminary plan/grey_plan 12 sheet/dwg dwg

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'

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, LEVI R. BERG, 343602, 03/02/2022, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

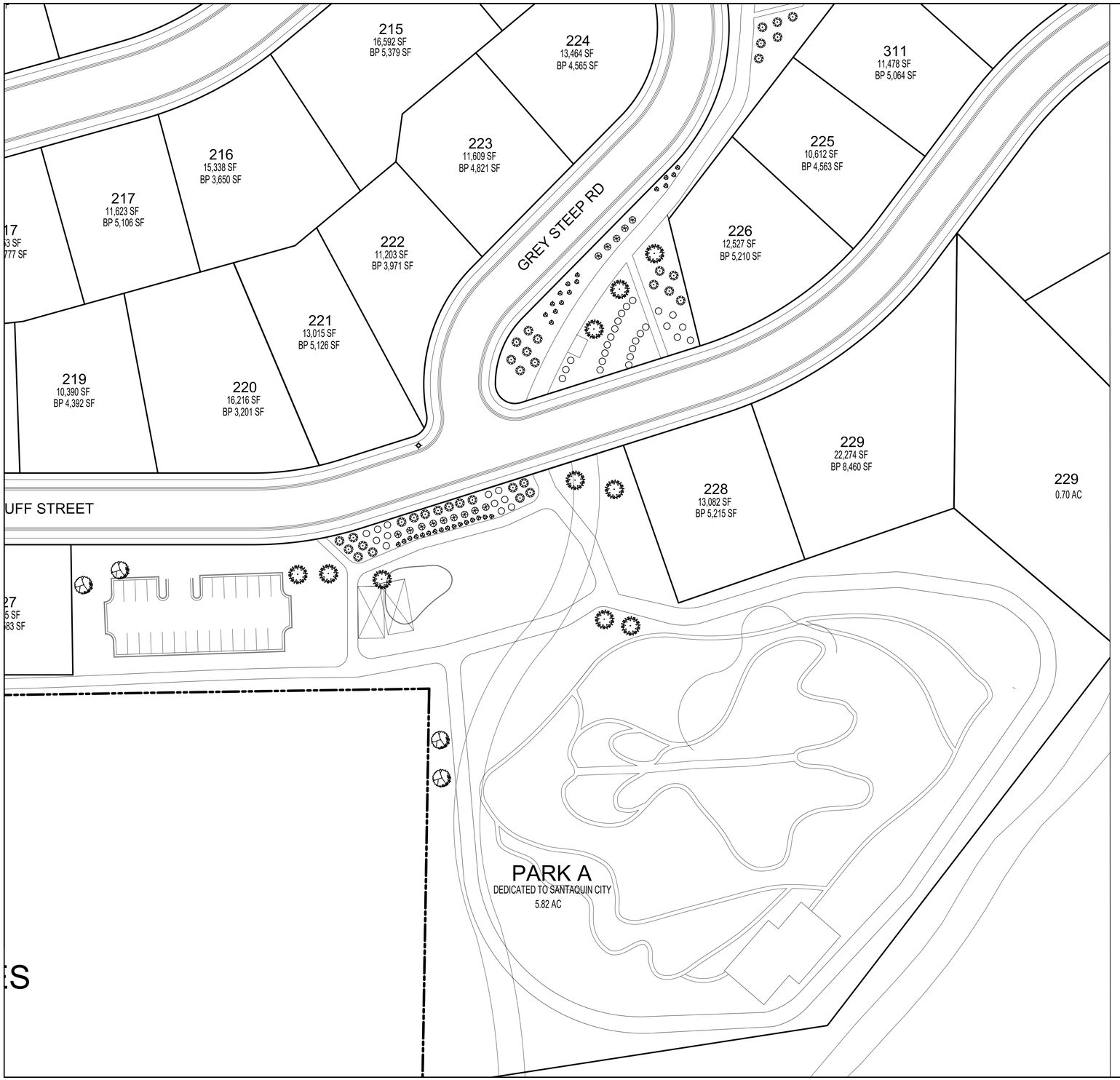
PROJECT

GreyCliffs ESTATES

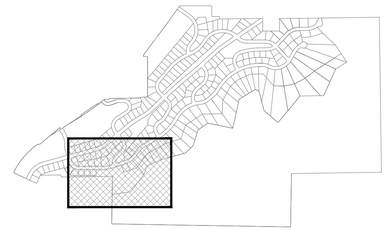
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CLIFF TRAILHEAD	C12.3



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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, 343602, REGISTERED, 03/02/2022, PROFESSIONAL ENGINEER
1			
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ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	*C12.4*

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BP 44,850 SF

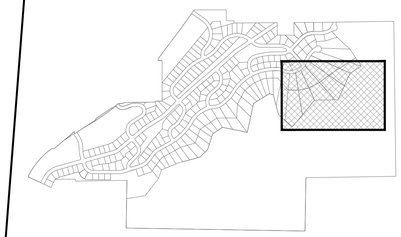
724 CE
0.93 AC

723 CE
0.90 AC

722 CE
1.02 AC

HOA OPEN SPACE
PARCEL B
"FAMILY CAMP"
792,356 SF
18.19 AC

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

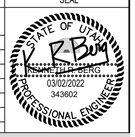
0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL



ACTION	DATE
PRELIMINARY PLAN	03/02/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

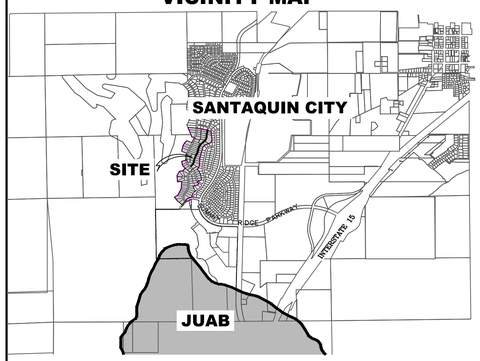
SHEET NAME	SHEET NUMBER
HOA FAMILY CAMP	*C12.5*

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

Santaquin, Utah County, Utah

VICINITY MAP

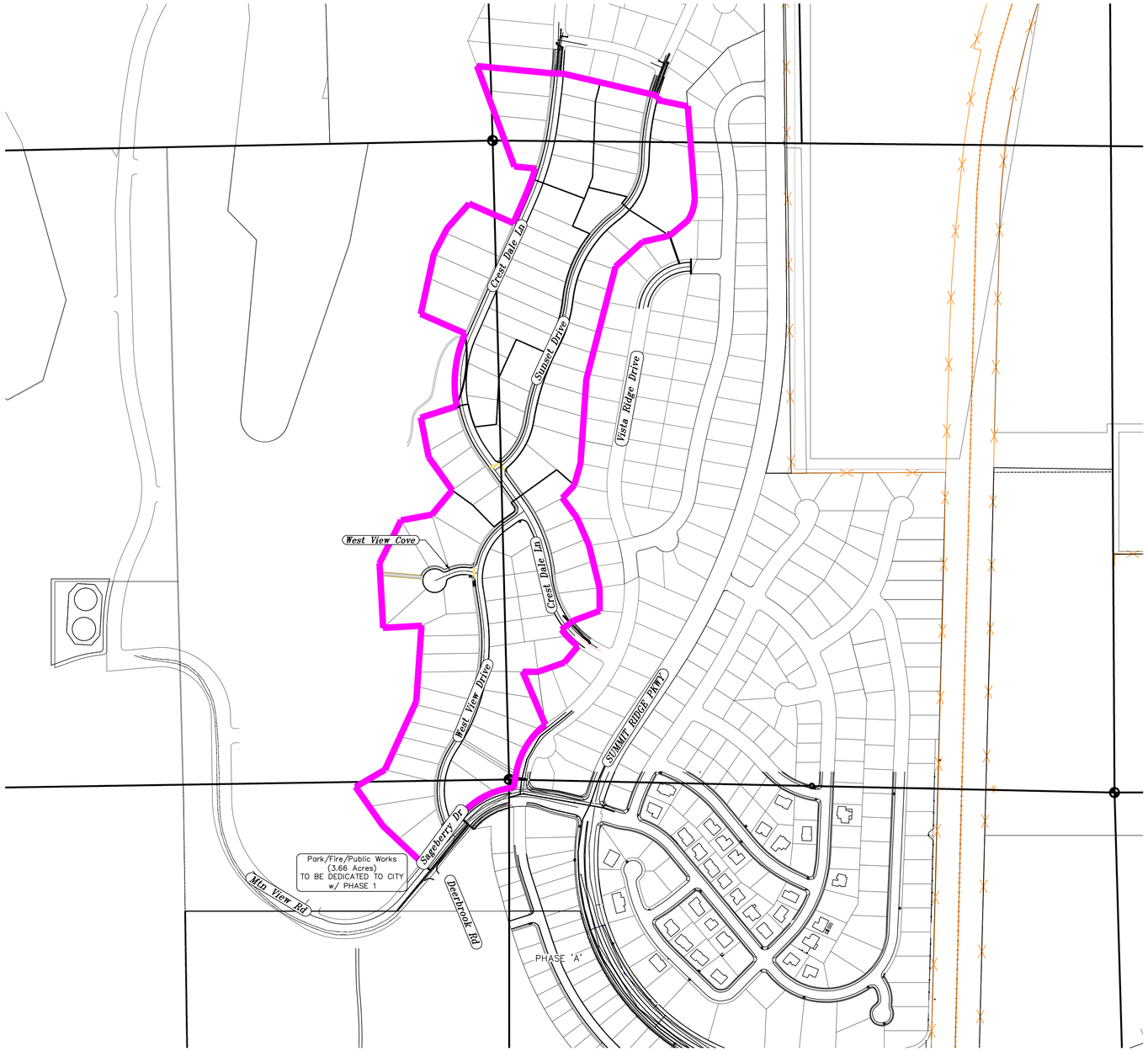


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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	48.19 ACRES
TOTAL LOT ACREAGE	40.28 ACRES
TOTAL ROW ACREAGE	6.22 ACRES
TOTAL OPEN SPACE	1.69 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.97 / dua
NUMBER OF LOTS	95 LOTS

PROJECT DEVELOPER

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

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

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.

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



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

DATE:3.2.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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

THE VISTAS WEST AT SUMMIT RIDGE

LOCATED IN THE WEST ½ OF SECTION 15, NE ¼ SECTION 16, E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santiquin, Utah County, UT

TITLE DESCRIPTION

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

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

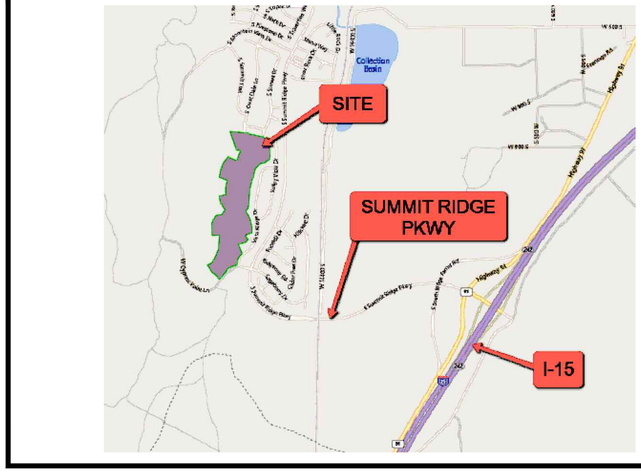
THENCE SOUTH 39° 29' 43" WEST FOR A DISTANCE OF 245.43 FEET TO A POINT ON A LINE; THENCE NORTH 46° 40' 43" WEST FOR A DISTANCE OF 230.22 FEET TO A POINT ON A LINE; THENCE NORTH 34° 58' 36" WEST FOR A DISTANCE OF 196.81 FEET TO A POINT ON A LINE; THENCE NORTH 59° 34' 28" EAST FOR A DISTANCE OF 141.33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

ITEMS CORRESPONDING TO SCHEDULE B-II

1-8. GENERAL EXCEPTIONS, NOT PLOTTED

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

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



Vicinity Map

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

Surveyor's Certification

To PRO-TITLE AND ESCROW, INC.;

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

Surveyor's signature

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

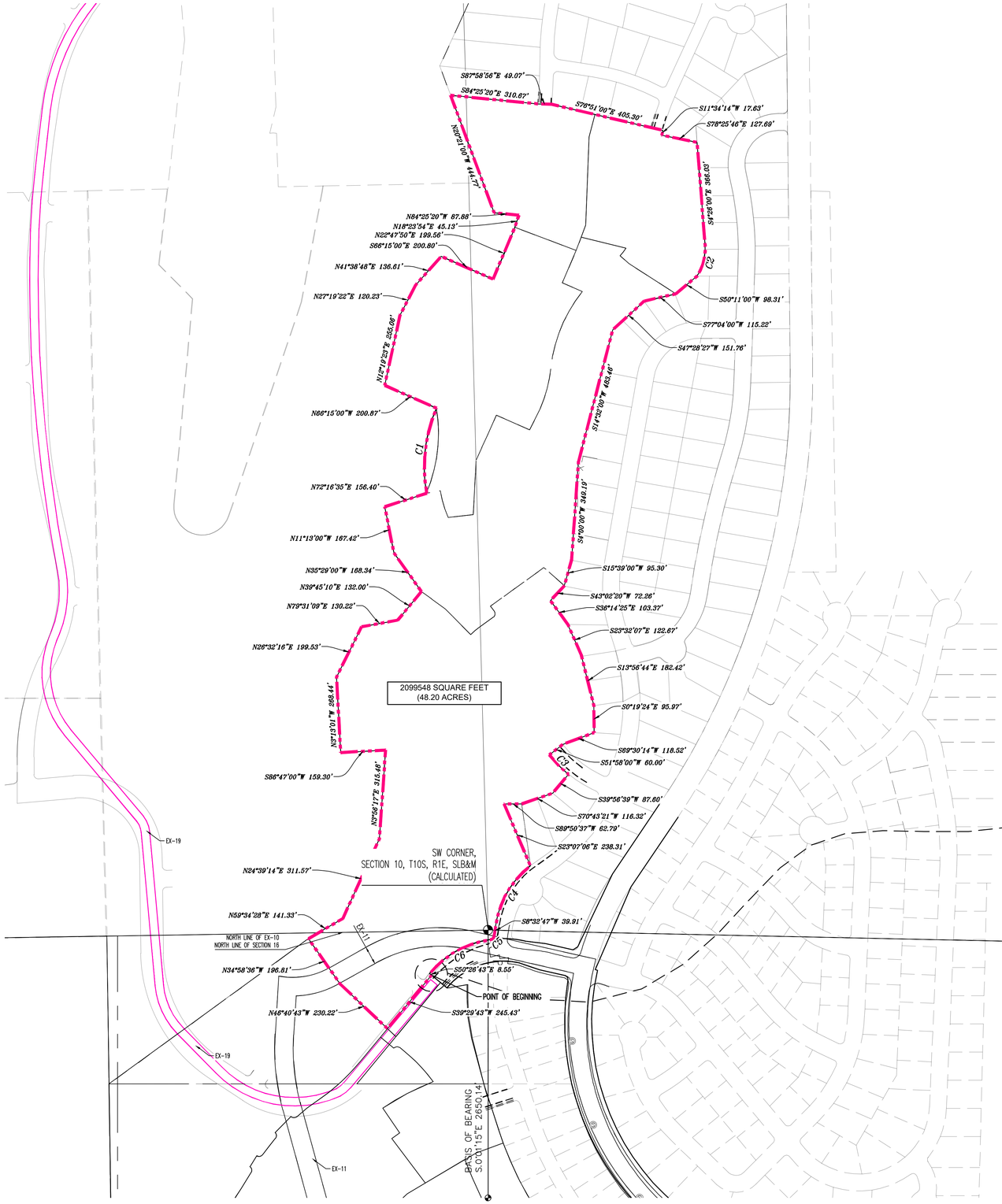
Robbin J. Mullen
1776 North State St. #110
Orem, UT 84057
(801) 367-5274

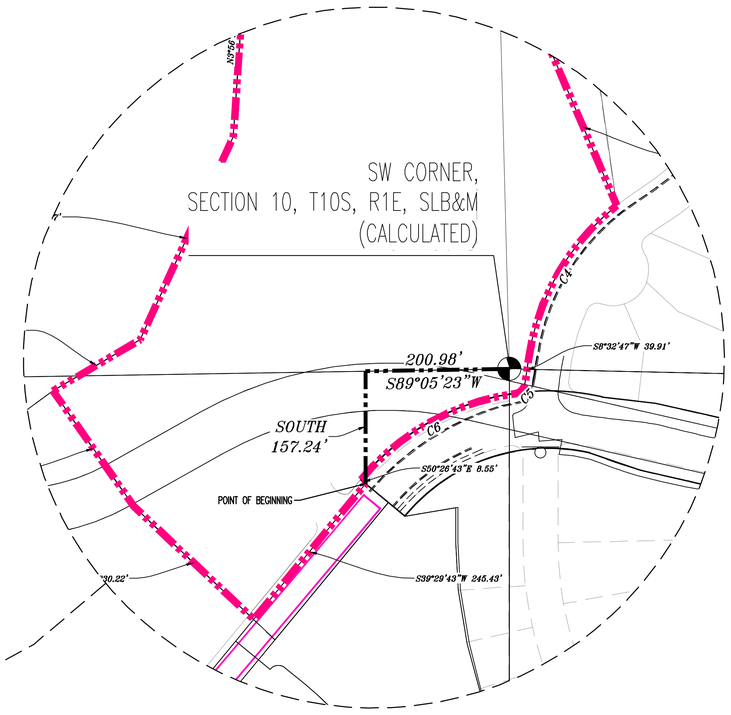
Surveyor License #:368356
Date of last revision:Jan. 06, 2022

SHEET 1 of 2

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

NORTH
1"= 200'
0 100 200 400 600





Legend of Symbols & Abbreviations

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

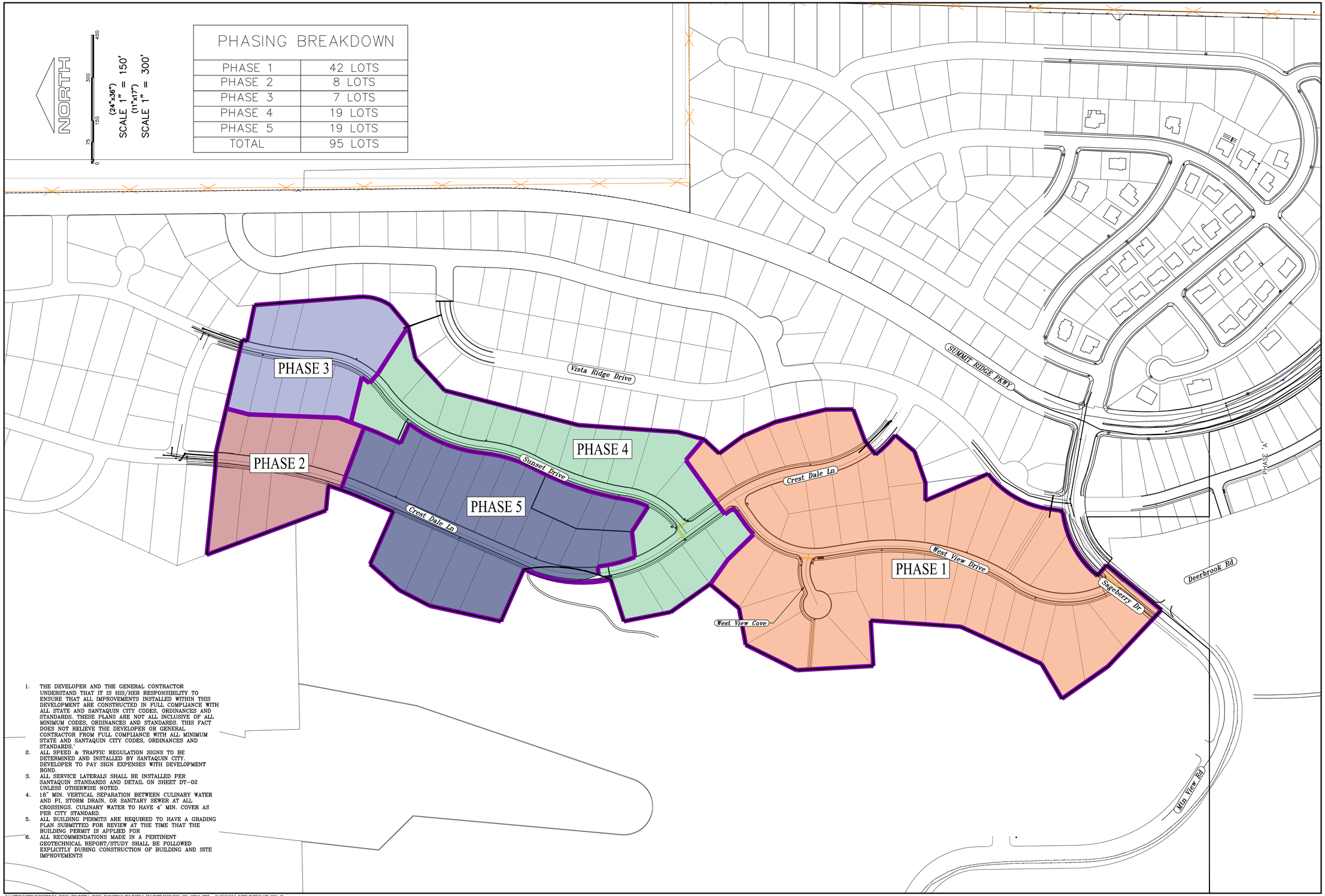
SHEET 2 of 2

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
Daniel L. Imlay
P.E. 187703
STATE OF UTAH
4/27/2022

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:2.21.2022
PROJECT #

REVISIONS:

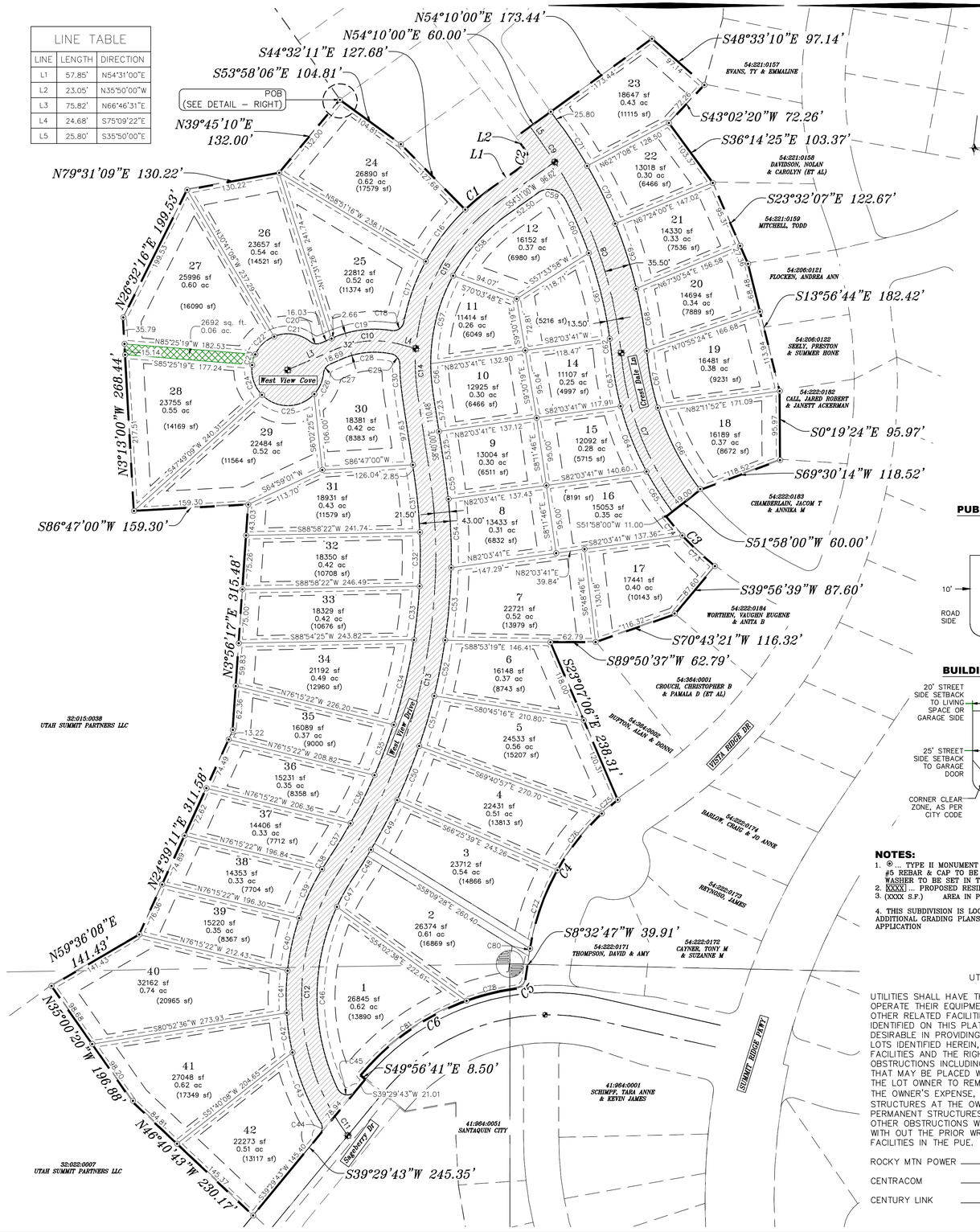
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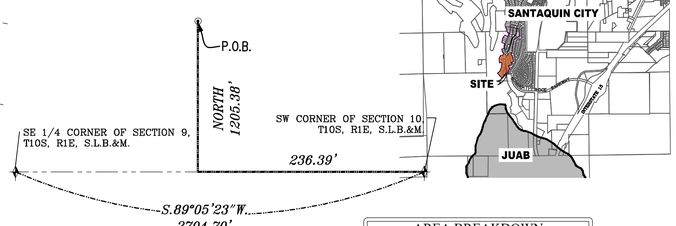
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

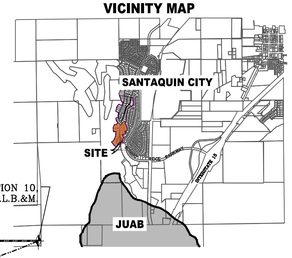
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

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





VICINITY MAP



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

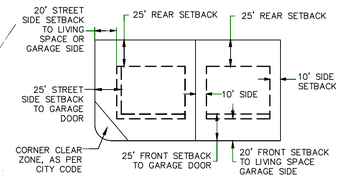
LEGEND

- 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 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 _____

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- _____

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 0° 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, S 39° 29' 43" W FOR A DISTANCE OF 245.35 FEET TO A POINT ON A LINE.
THENCE, N 46° 40' 43" W FOR A DISTANCE OF 230.17 FEET TO A POINT ON A LINE.
THENCE, N 35° 00' 20" W FOR A DISTANCE OF 196.88 FEET TO A POINT ON A LINE.
THENCE, N 59° 36' 08" E FOR A DISTANCE OF 141.43 FEET TO A POINT ON A LINE.
THENCE, N 24° 39' 11" E FOR A DISTANCE OF 311.58 FEET TO A POINT ON A LINE.
THENCE, N 03° 56' 17" E FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE.
THENCE, S 86° 47' 00" W FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE.
THENCE, N 03° 13' 00" W FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE.
THENCE, N 26° 32' 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

_____ _____

_____ _____

_____ _____

_____ ATTEST_____
ENGINEER (See Seal Below) — 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.

SHEET 1 of 2

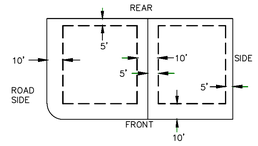
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

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"
C16	90.90'	296.50'	90.54'	N37°20'50"E	17°33'54"
C17	90.14'	296.50'	89.80'	N19°51'19"E	17°25'10"
C18	23.05'	15.00'	20.85'	N55°10'37"E	88°03'48"
C19	82.65'	146.00'	81.55'	N82°59'31"E	32°26'00"
C20	16.10'	15.00'	15.34'	S82°28'01"E	61°30'55"
C21	52.71'	50.00'	50.30'	S81°54'37"E	60°24'08"
C22	36.94'	50.00'	36.10'	N46°43'30"E	42°19'38"
C23	15.40'	50.00'	15.34'	N16°44'06"E	17°39'10"
C24	45.36'	50.00'	43.82'	N18°04'55"W	51°58'52"
C25	81.63'	50.00'	72.86'	S89°09'26"W	93°32'26"
C26	32.40'	50.00'	31.84'	S23°49'25"W	37°07'37"
C27	16.10'	15.00'	15.34'	S36°01'04"W	61°30'55"
C28	69.28'	114.00'	68.21'	S84°11'03"W	34°49'03"
C29	20.44'	15.00'	18.90'	N39°21'46"W	78°05'19"
C30	43.20'	296.50'	43.16'	N4°29'34"W	8°20'54"

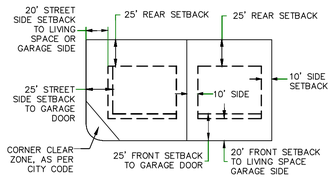
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	81.47'	758.50'	81.43'	N5°35'23"W	6°09'15"
C32	75.03'	758.50'	75.00'	N0°19'17"E	5°40'04"
C33	75.03'	758.50'	75.00'	N5°59'20"E	5°40'04"
C34	121.52'	758.50'	121.39'	N13°24'45"E	9°10'46"
C35	75.03'	758.50'	75.00'	N20°50'10"E	5°40'04"
C36	75.03'	758.50'	75.00'	N26°30'14"E	5°40'04"
C37	60.07'	758.50'	60.06'	N31°36'24"E	4°32'17"
C38	14.94'	341.50'	14.94'	N32°37'19"E	2°30'26"
C39	75.15'	341.50'	75.00'	N25°03'50"E	12°36'31"
C40	75.15'	341.50'	75.00'	N12°27'19"E	12°36'31"
C41	58.57'	341.50'	58.50'	N1°14'15"E	9°49'38"
C42	55.78'	341.50'	55.72'	N8°21'20"W	9°21'32"
C43	105.21'	341.50'	104.80'	N21°51'41"W	17°39'09"
C44	18.37'	15.00'	17.25'	N4°24'14"E	70°10'59"
C45	30.17'	15.00'	25.33'	S82°53'16"E	115°14'02"
C46	261.20'	298.50'	252.95'	S0°12'09"E	50°08'13"
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"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	122.85'	591.69'	122.63'	N13°45'23"W	11°53'47"
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"

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.

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
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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)
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7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
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

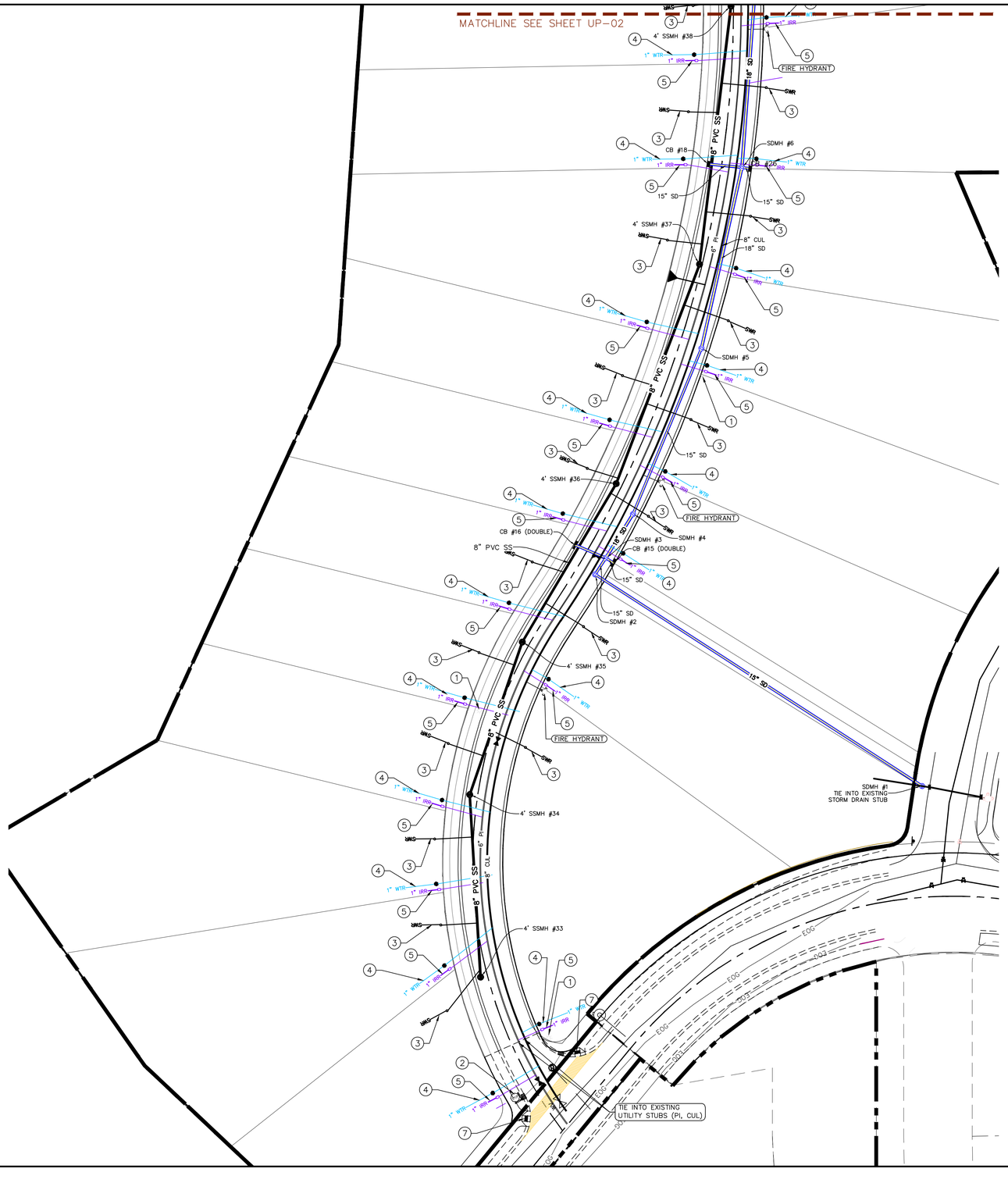
LEGEND

- 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
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- PROPOSED SEWER MANHOLE
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- SET STREET MONUMENT
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- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

NOTES TO CONTRACTOR:

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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 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:
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 1\UTILITY PLANS

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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

NORTH

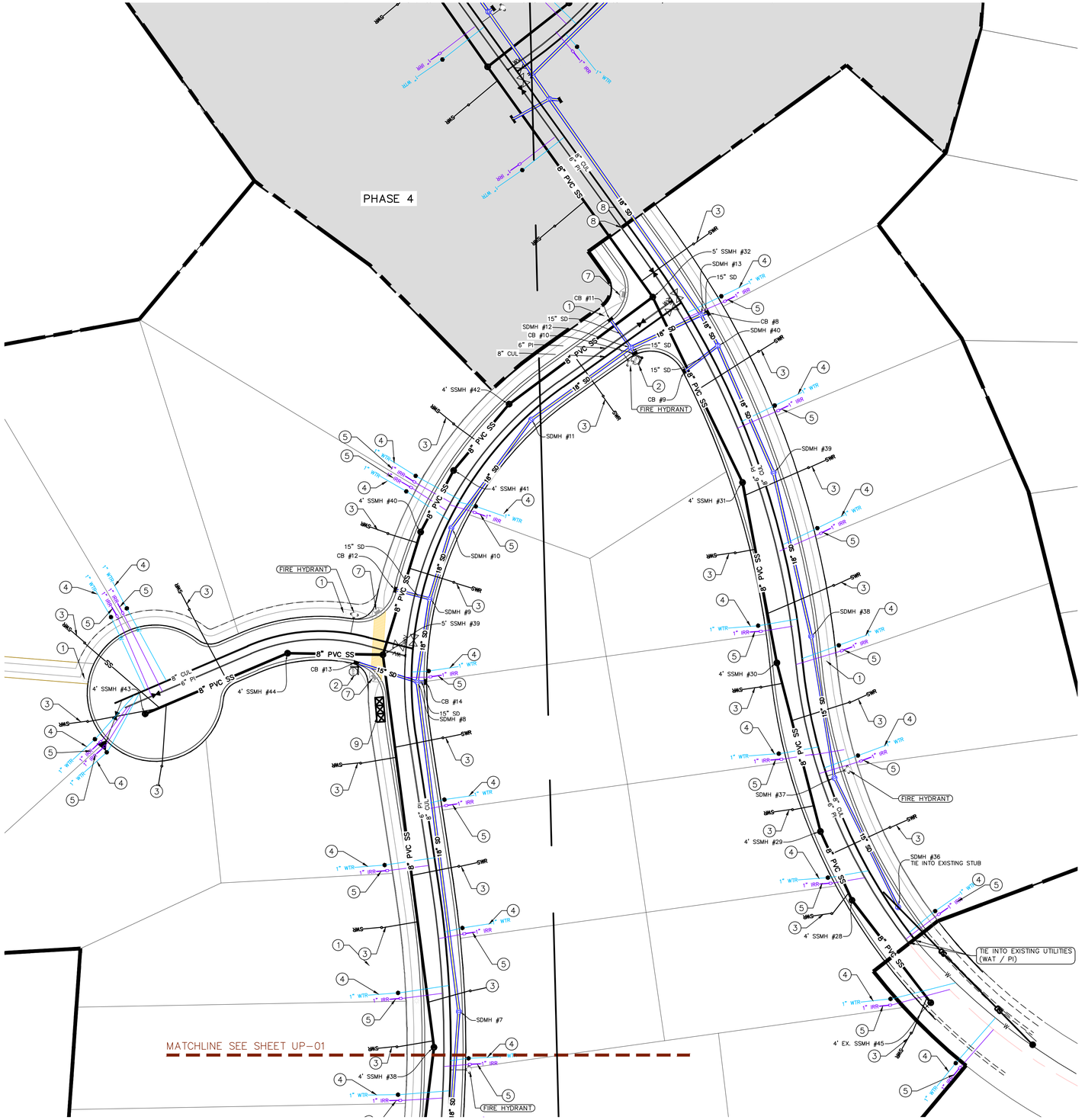
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(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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LEGEND

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regiondesignllc.com

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
2-17-2022

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 #

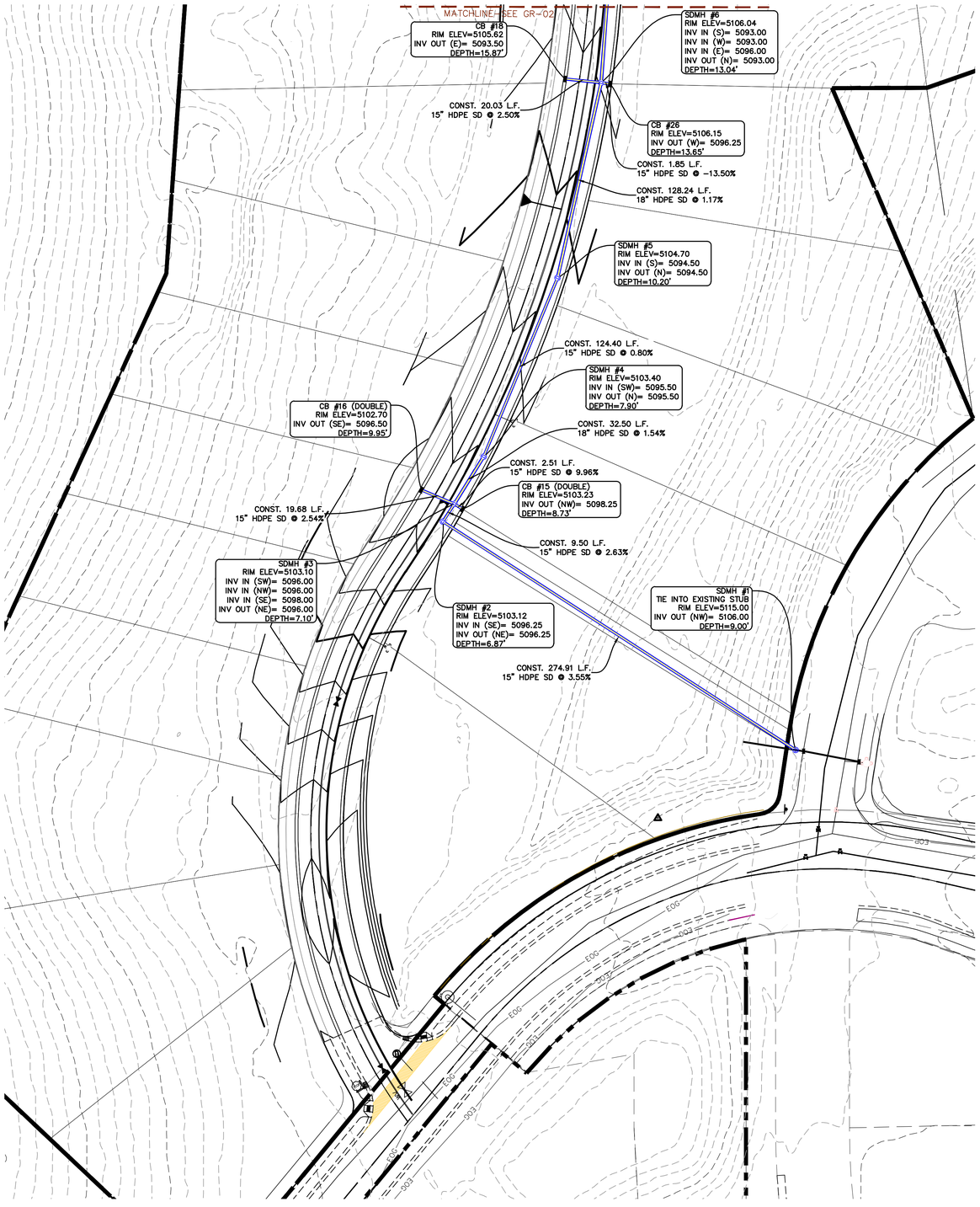
REVISIONS:

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2	
3	

SHEET NAME:
UTILITY PLANS

SHEET:
UP-02

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

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:2.21.2022
PROJECT #

REVISIONS:
1
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3

SHEET NAME:
GRADING PLANS
SHEET:
GR-01

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PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
187023
Donald L. Lyster
PLS
11 JAN 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

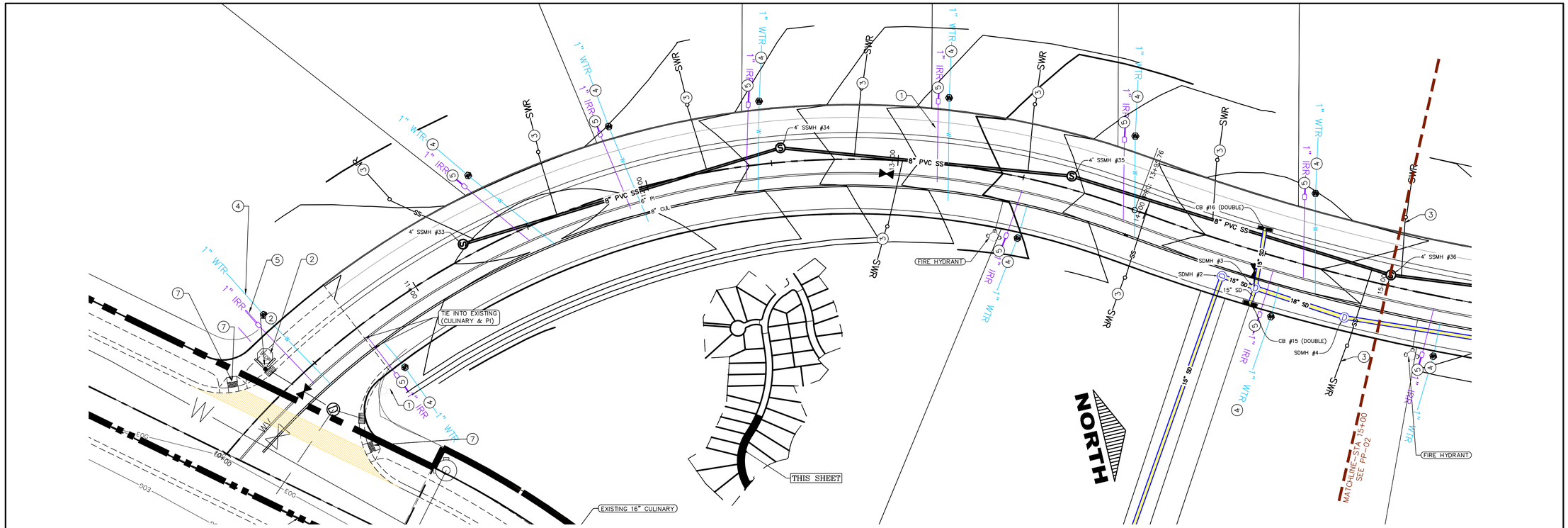
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PROJECT #

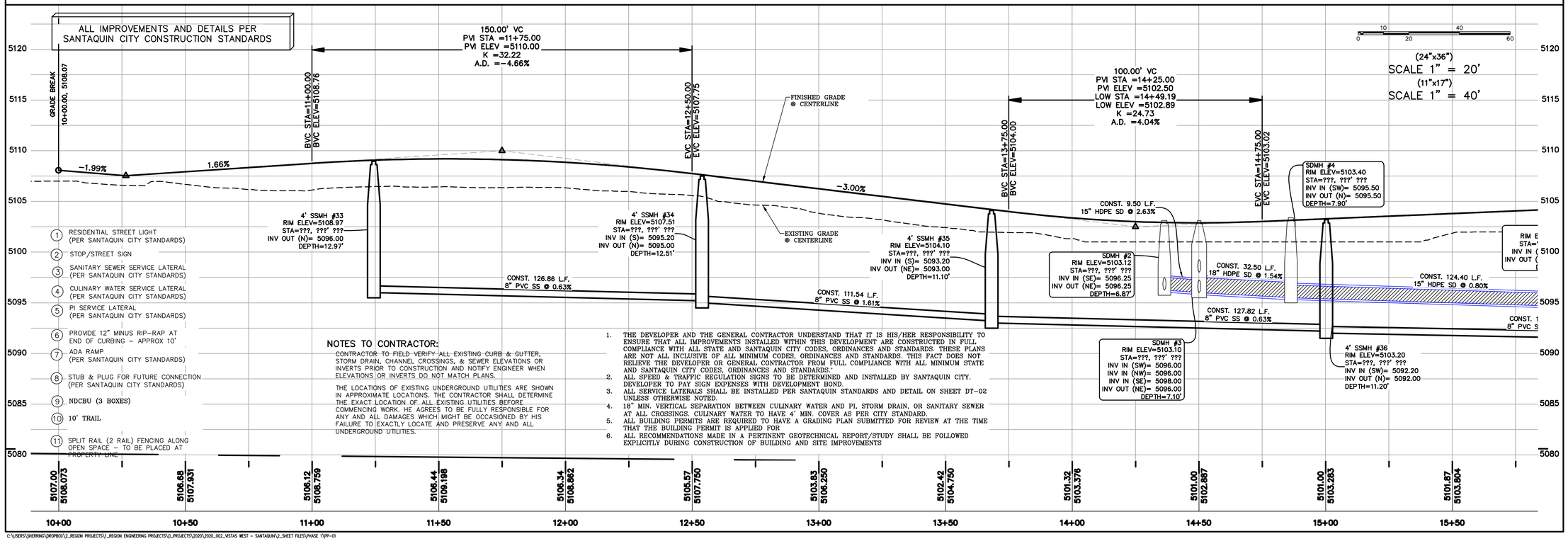
REVISIONS:
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SHEET NAME:
GRADING PLANS

SHEET:
GR-02

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PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster P.L.S. STATE OF UTAH
11 JULY 2022

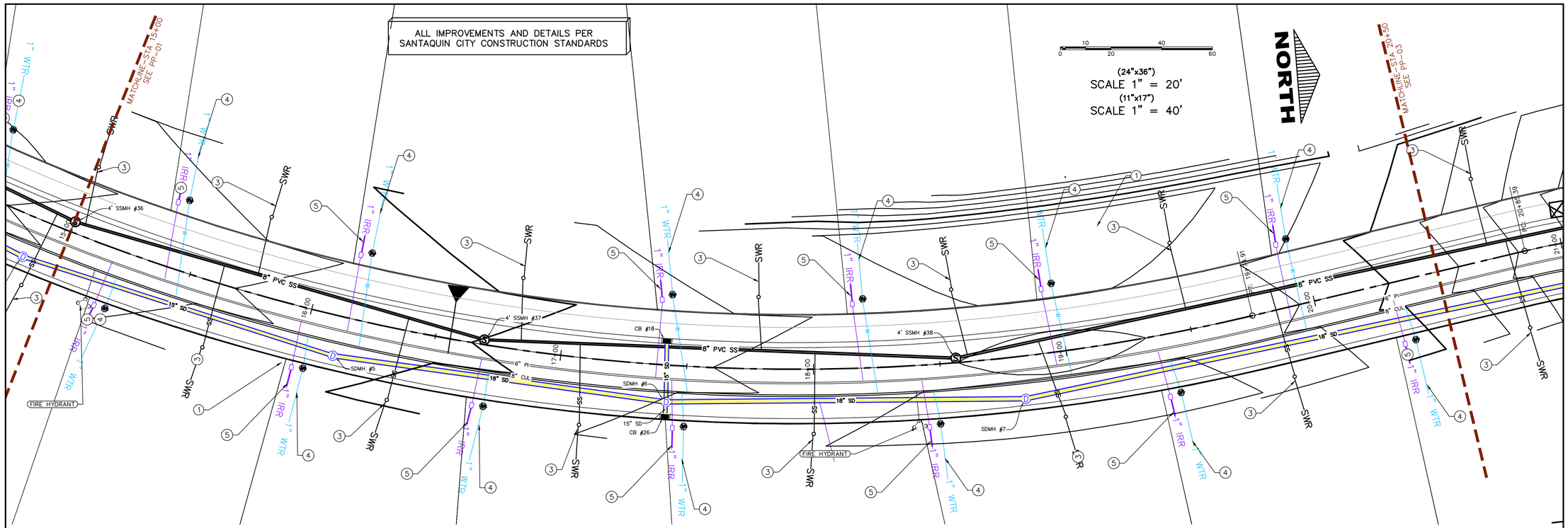
THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

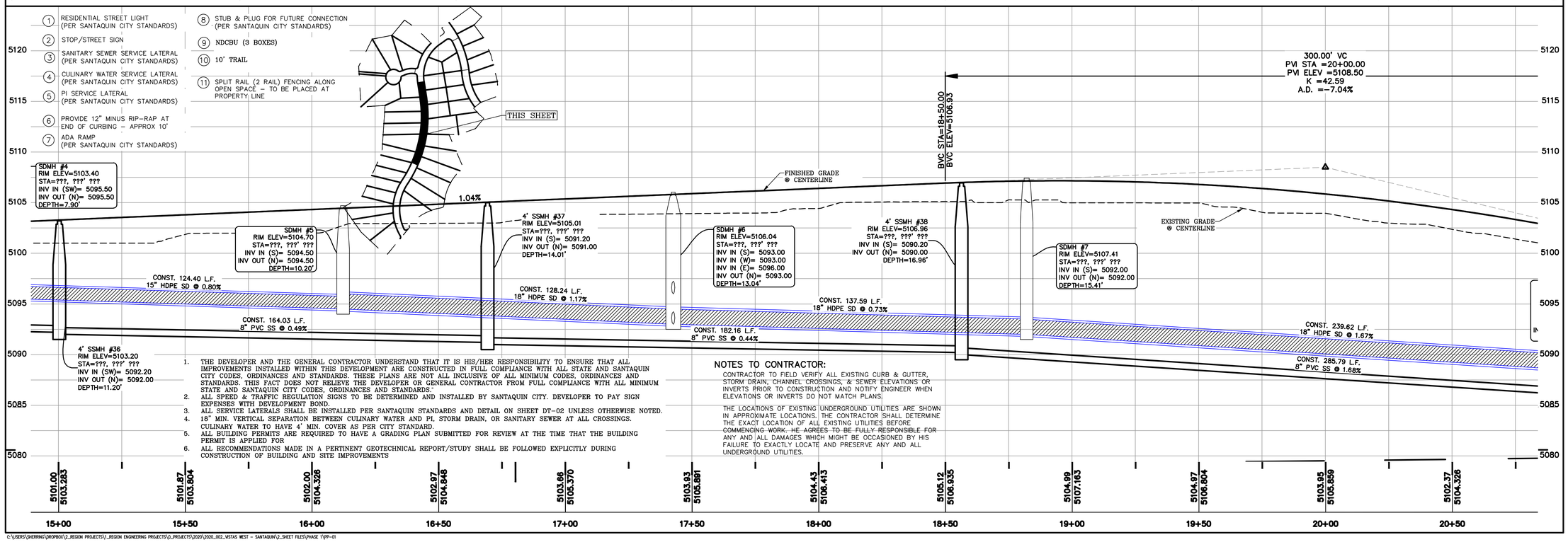
LOCATED IN SW PORTION SECTION 10, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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

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PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster UTAH
Donald L. Lyster 2.21.2022

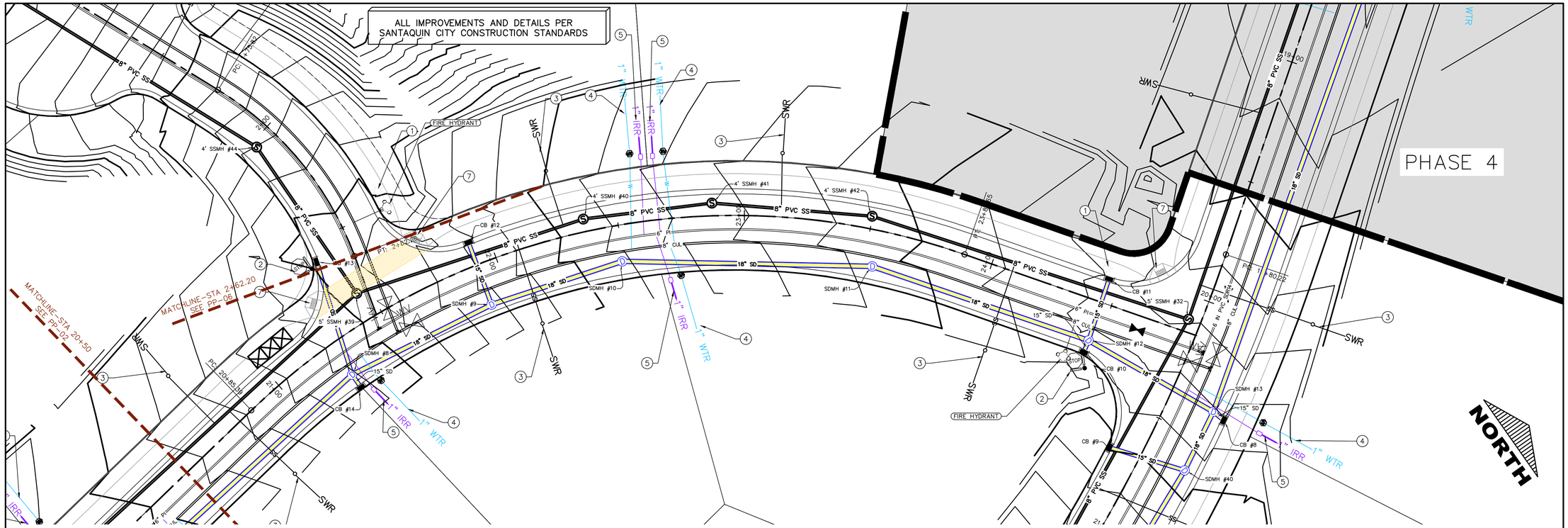
THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

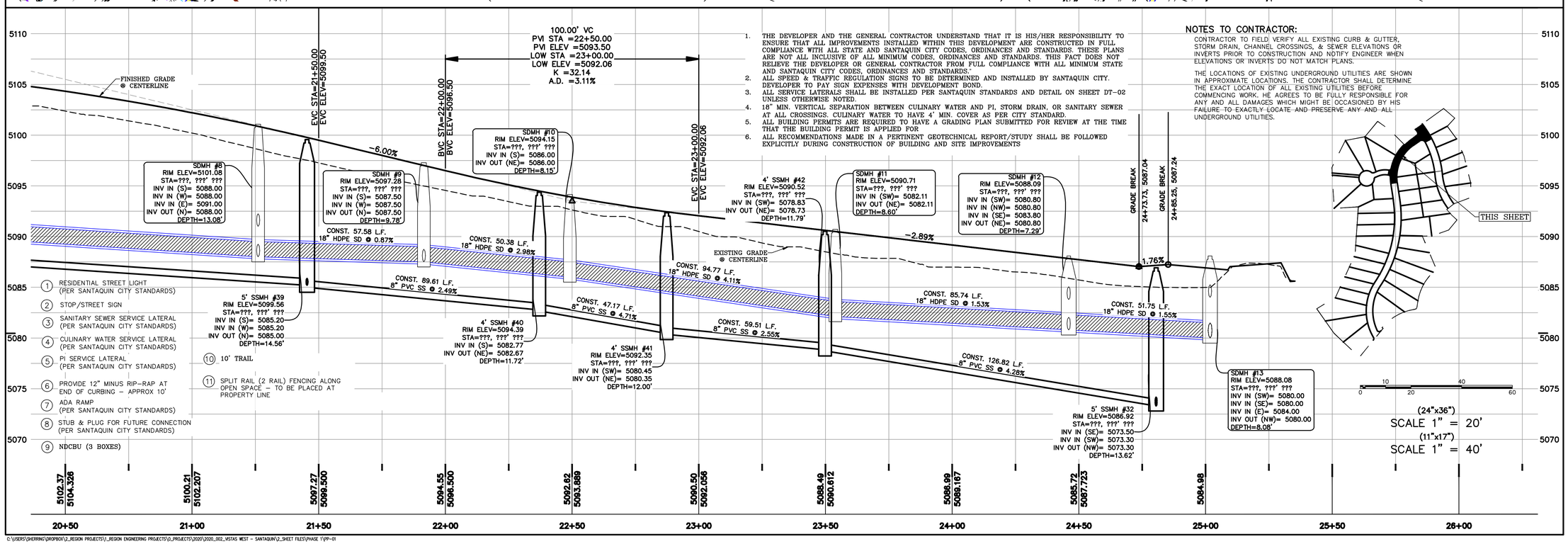
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DATE:2.21.2022
PROJECT #
REVISIONS:
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SHEET NAME: PLAN & PROFILE
SHEET: PP-02

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

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Donald L. Lyster PLS 187023 PROFESSIONAL LAND SURVEYOR STATE OF UTAH
2.21.2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

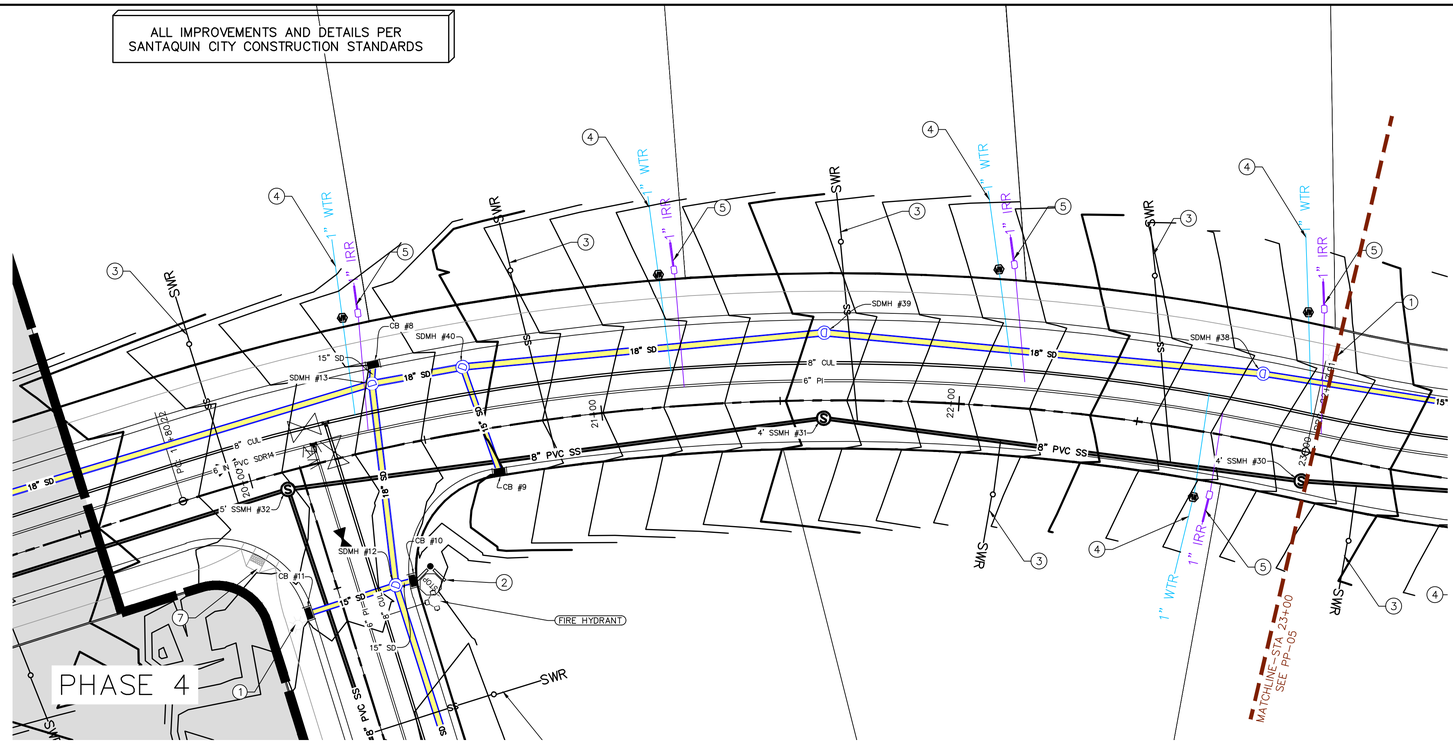
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
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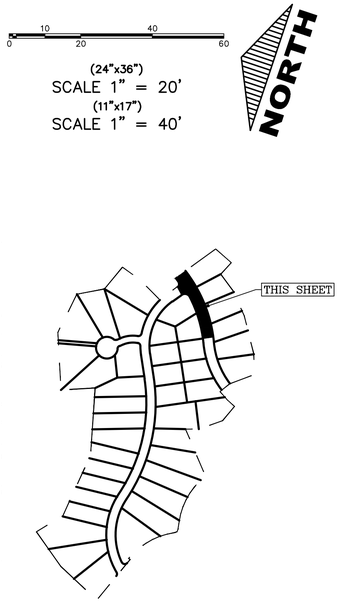
DATE:2.21.2022
PROJECT #
REVISIONS:
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PLAN & PROFILE
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

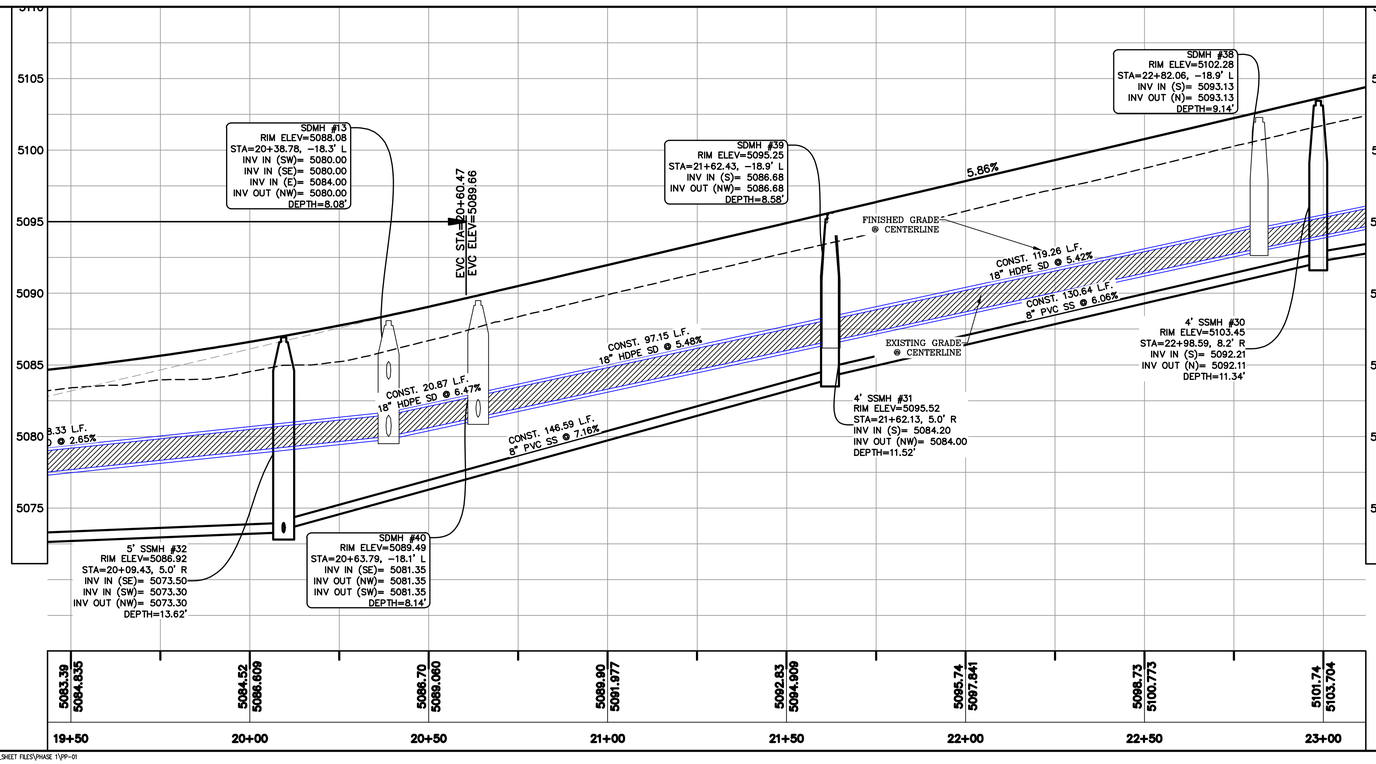




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SCALE 1" = 20'
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NORTH

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Donald L. Lyster PLS 187023 REGISTERED LAND SURVEYOR
2/21/2022

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:2.21.2022
PROJECT #

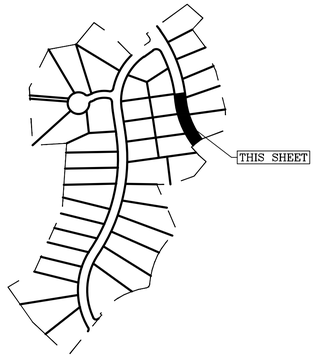
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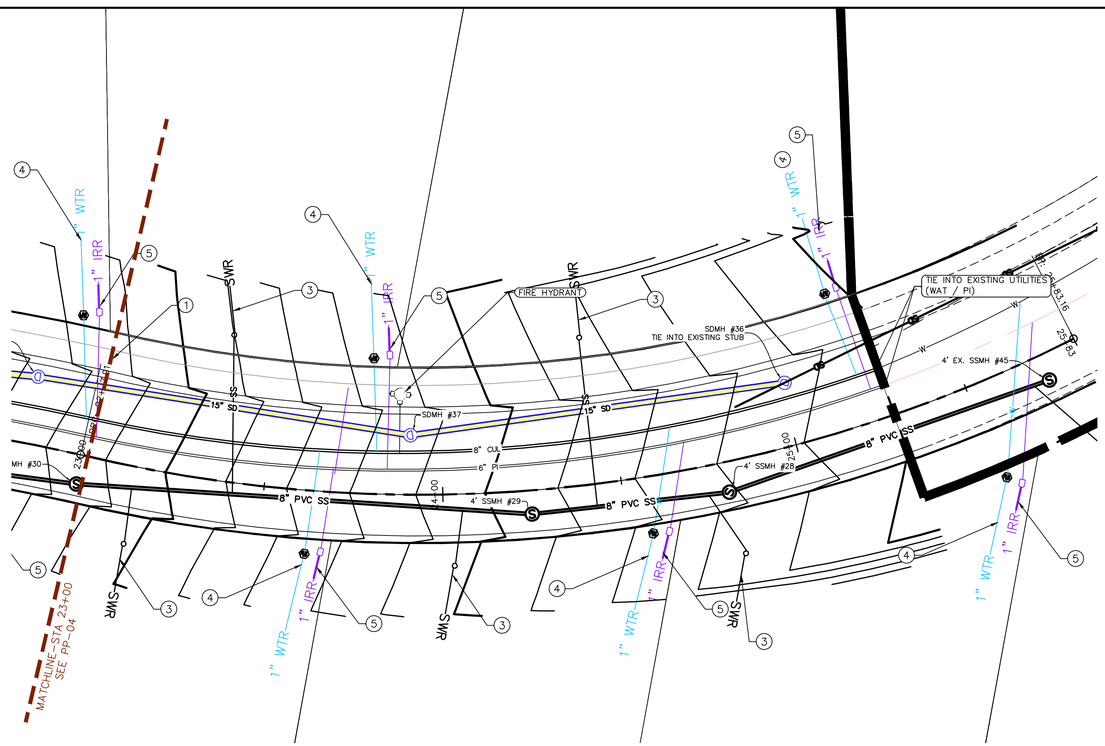
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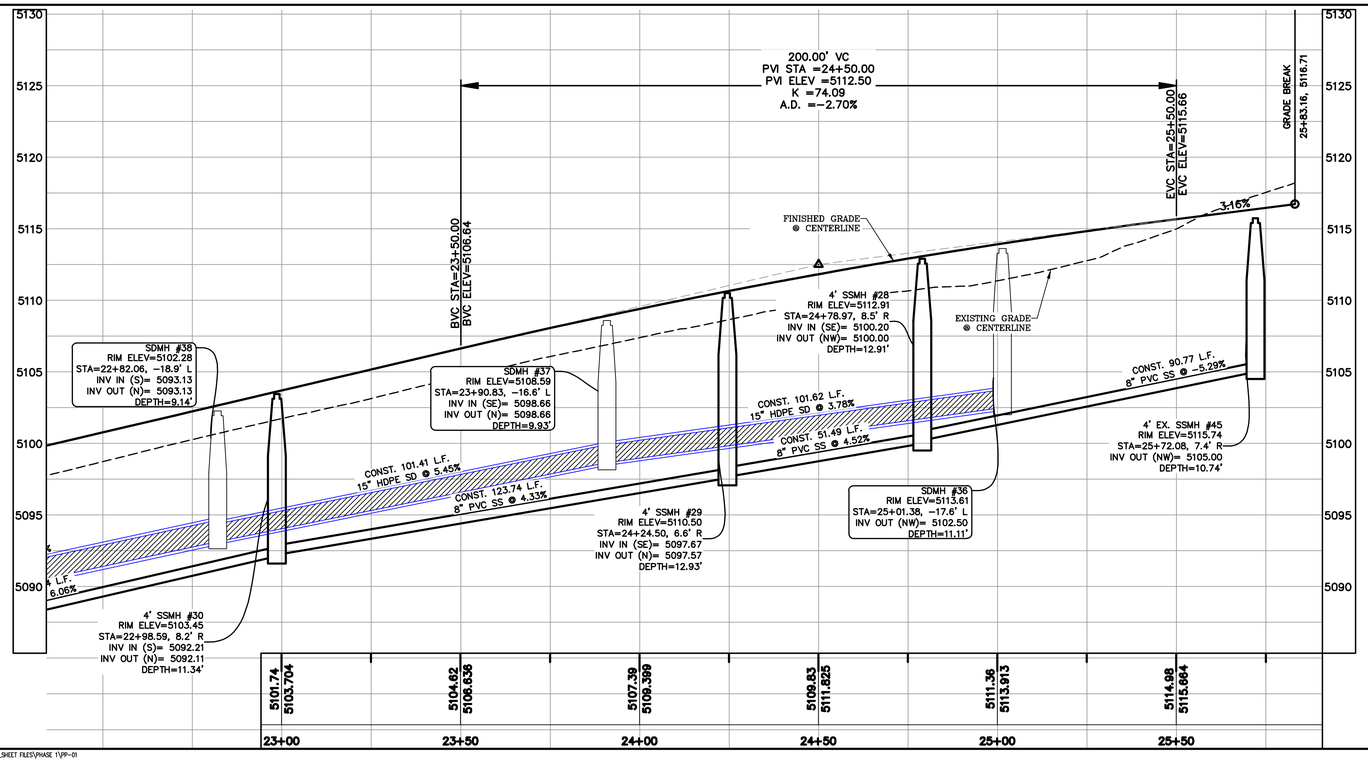
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS







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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E. L.S.
STATE OF UTAH
Approved
As Of 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

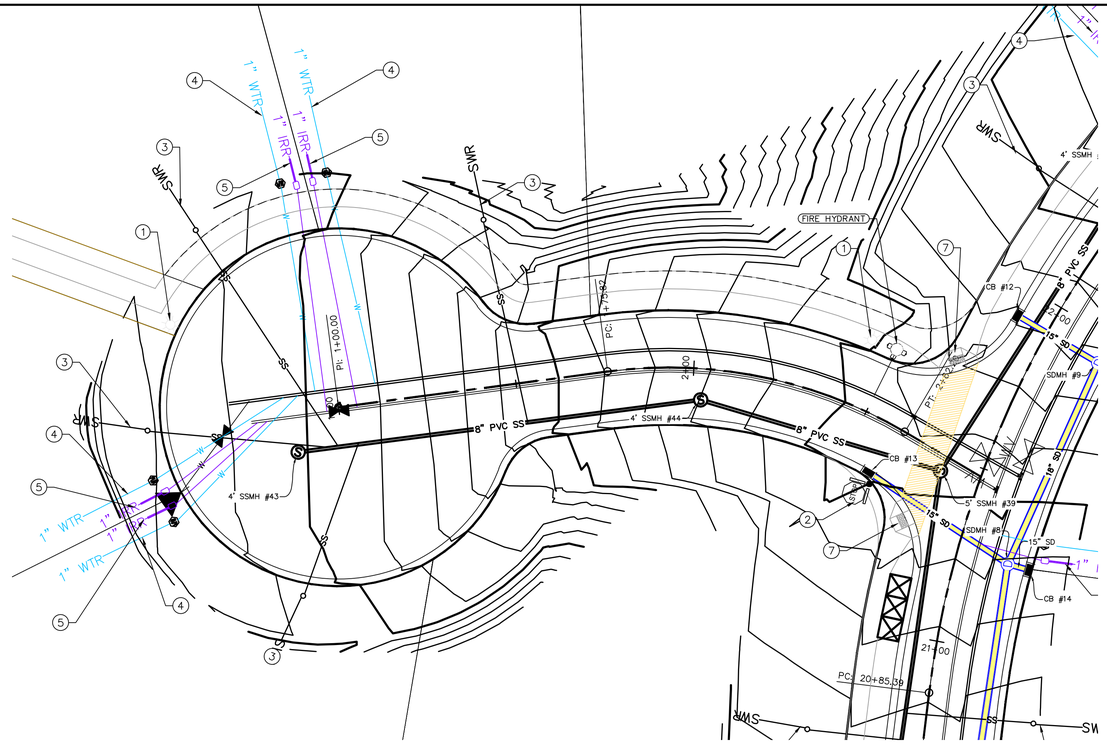
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PROJECT #

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PLAN & PROFILE
SHEET:
PP-05

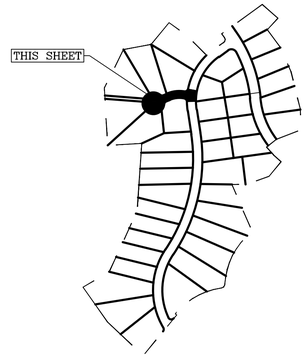
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

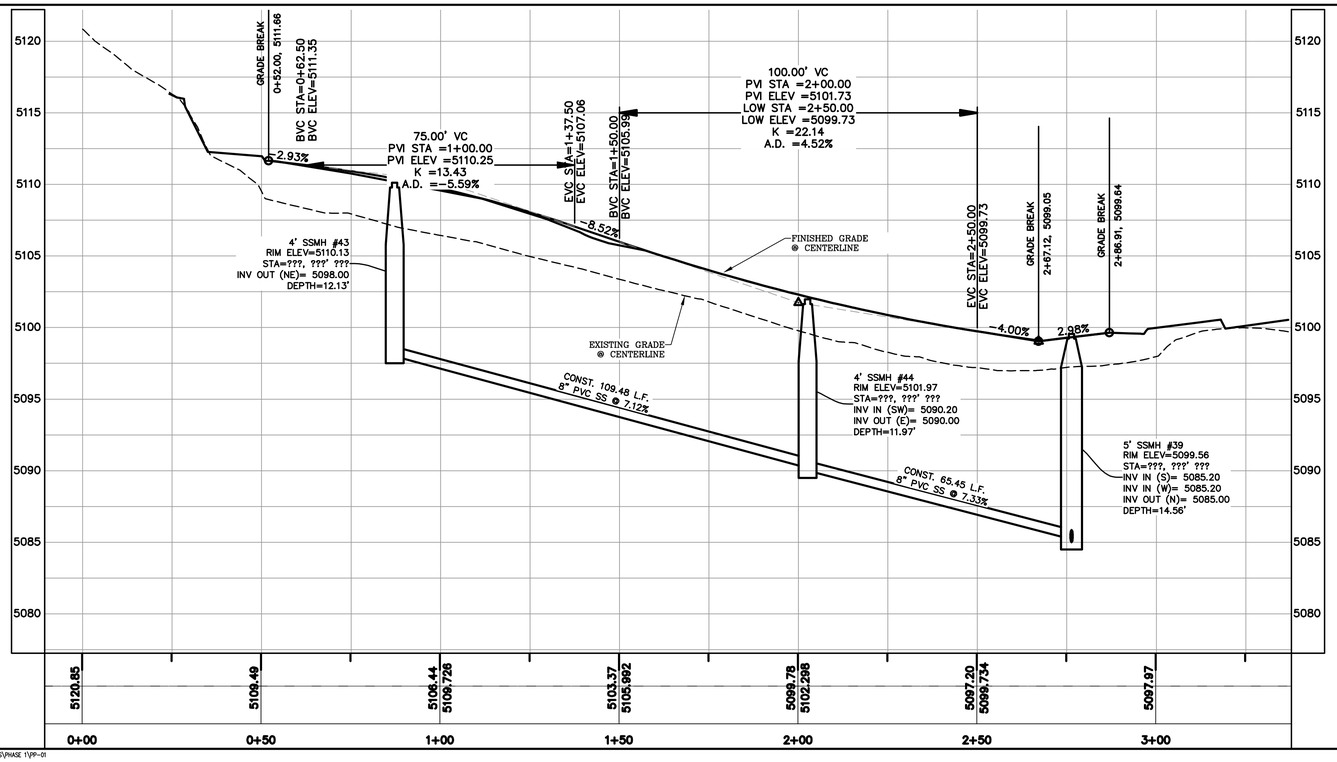




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THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-06

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 1\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.
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PROJECT INFORMATION SIGN

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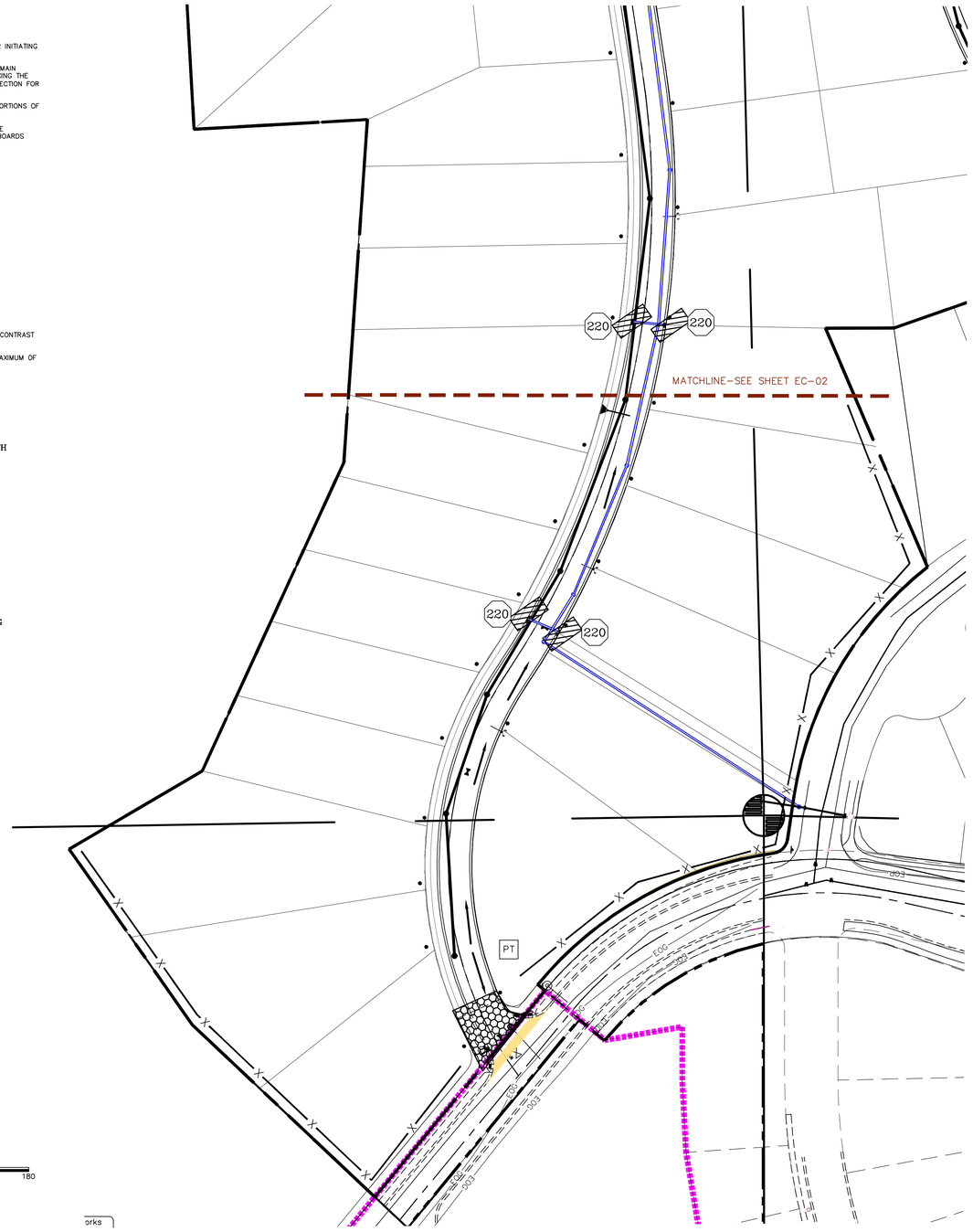
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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.
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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

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'

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

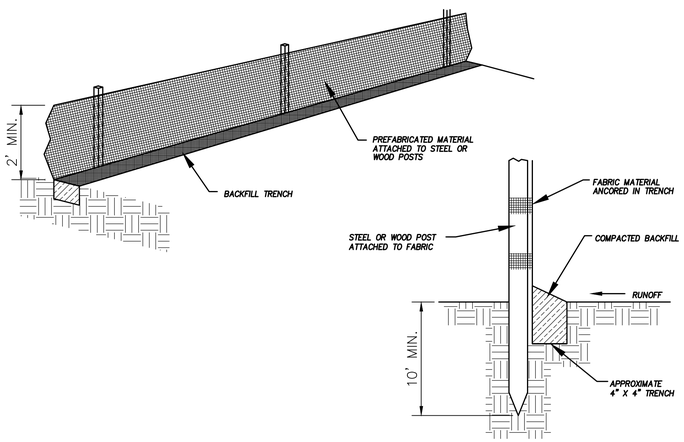
PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
STATE OF UTAH
2/21/2022

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

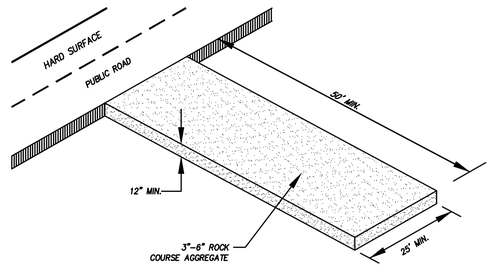
DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

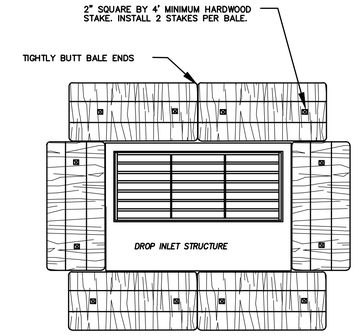
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DETAIL–A
SILT FENCE DETAIL
–NTS–

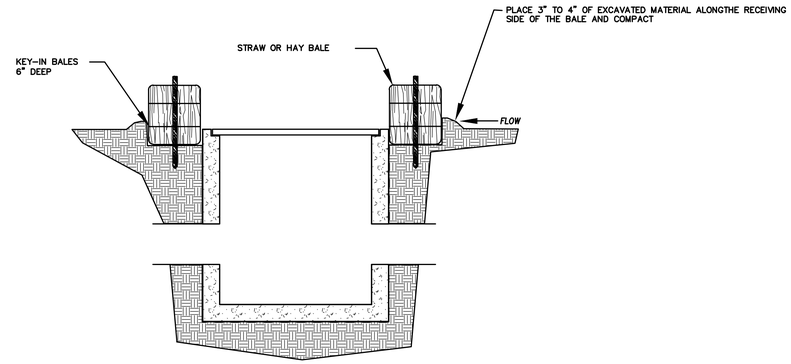


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



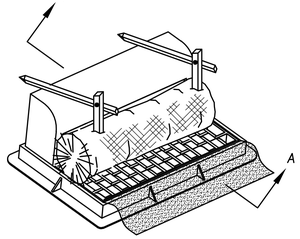
PLAN VIEW

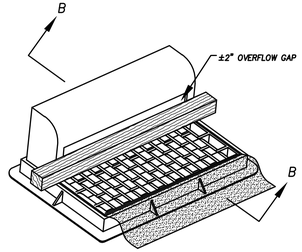
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT 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.

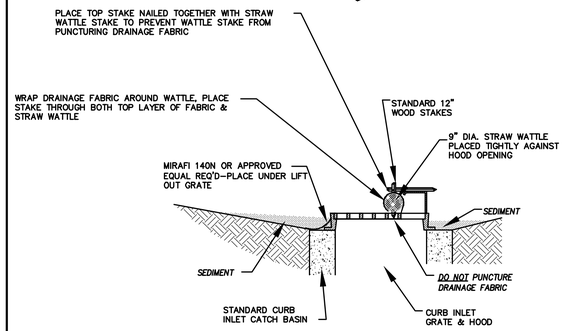


SECTION

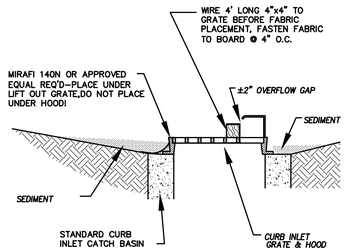
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







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.

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:2.21.2022
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

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DAVID SIMPSON

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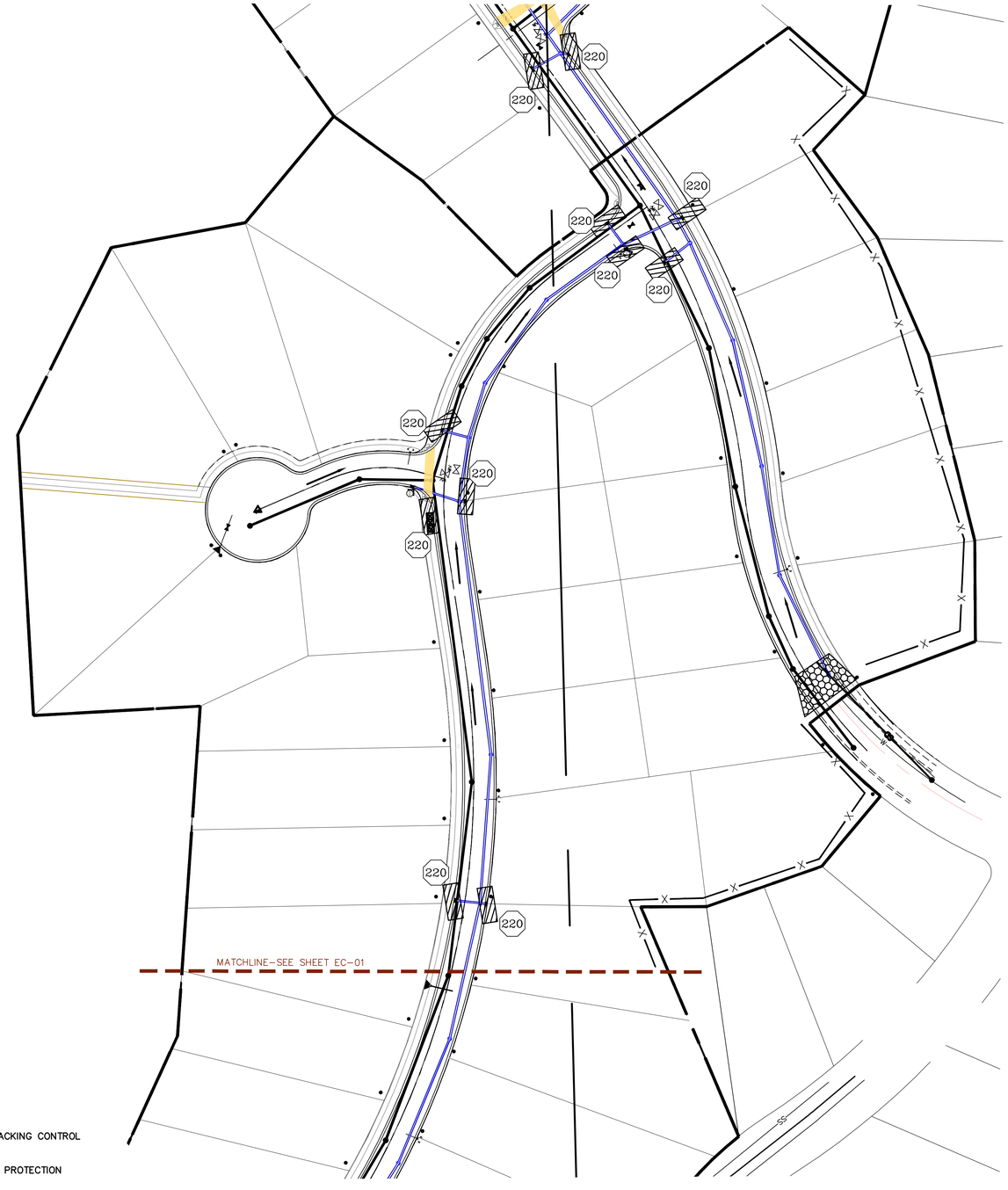
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CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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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")
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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

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

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

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

THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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

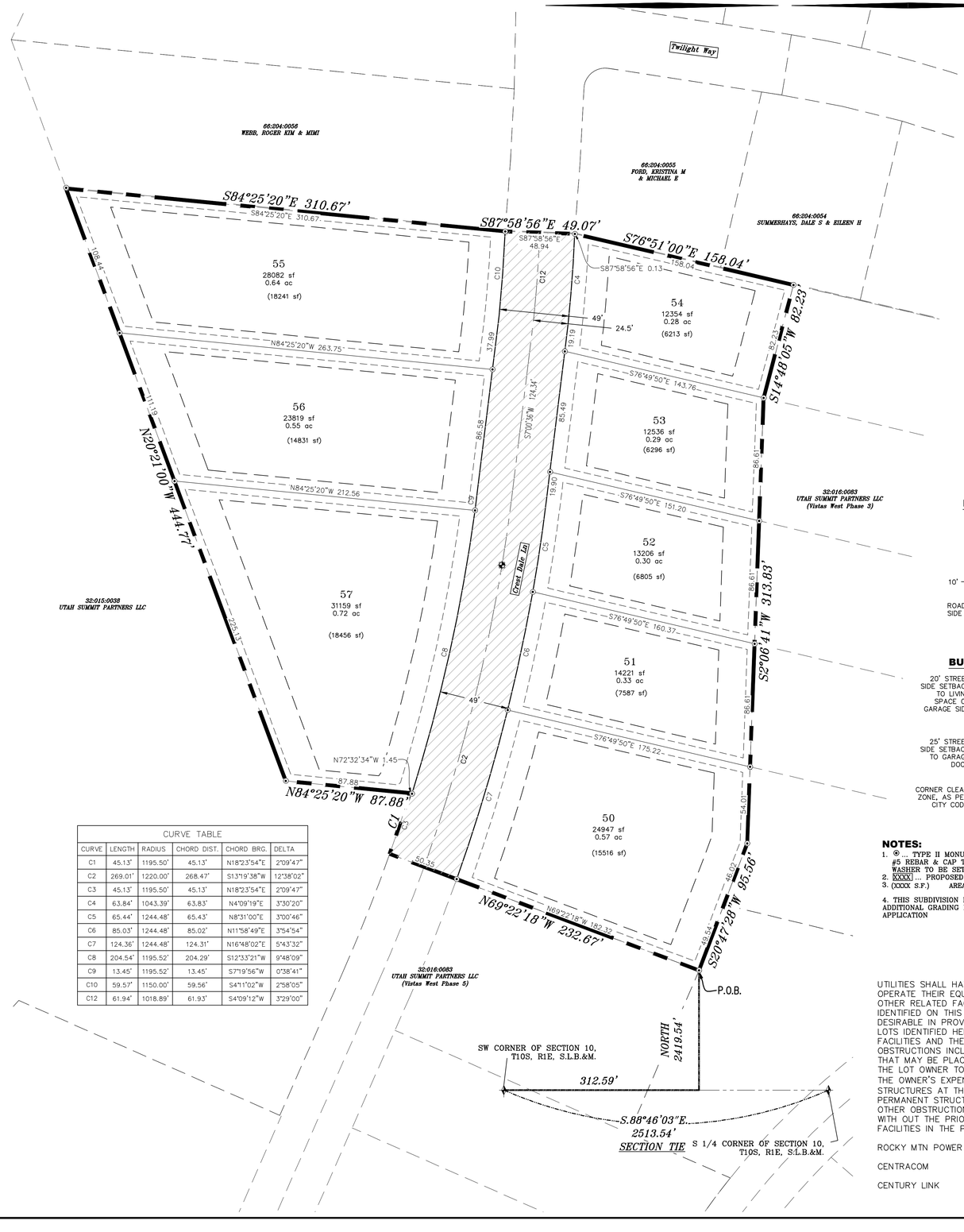
DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02

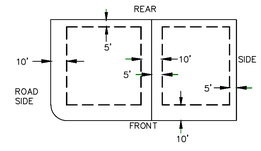
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2

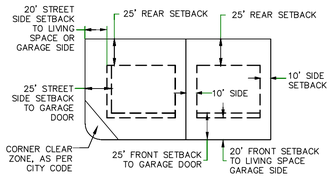


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	45.13'	1195.50'	45.13'	N18°23'54"E	2°09'47"
C2	269.01'	1220.00'	268.47'	S13°19'38"W	12°38'02"
C3	45.13'	1195.50'	45.13'	N18°23'54"E	2°09'47"
C4	63.84'	1043.39'	63.83'	N4°09'19"E	3°30'20"
C5	65.44'	1244.48'	65.43'	N8°31'00"E	3°00'46"
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

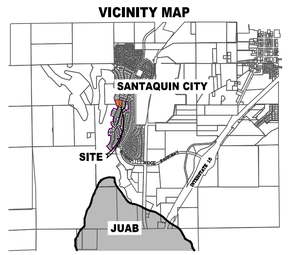
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

Ccentury 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

_____ _____

_____ _____

_____ _____

_____ _____

ENGINEER (See Seal Below) _____ ATTEST_____ 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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5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
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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:

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region Engineering & Surveying
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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
2.21.2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

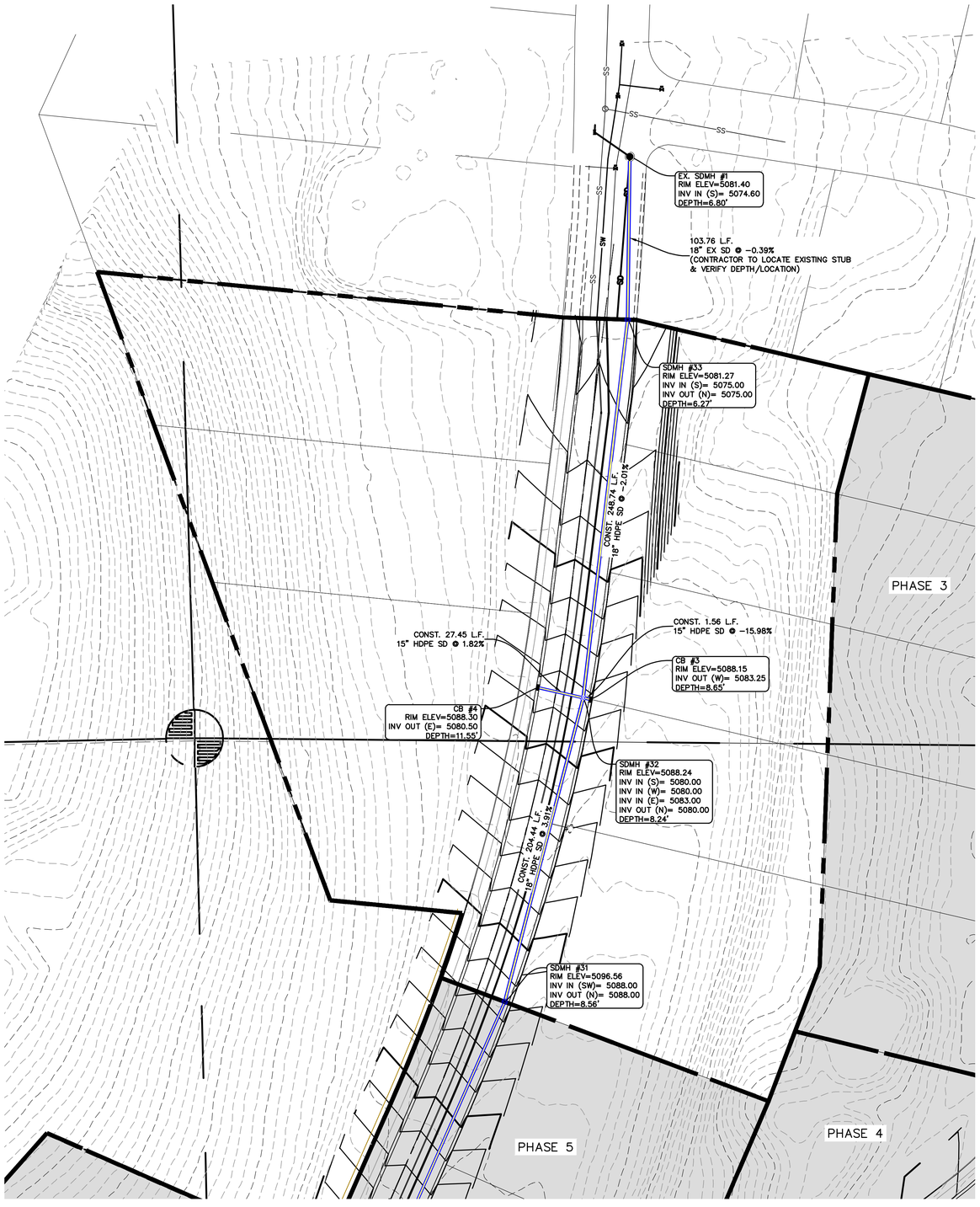
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01

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LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
167023
Donald L. Lyster
P.E./L.S.
STATE OF UTAH
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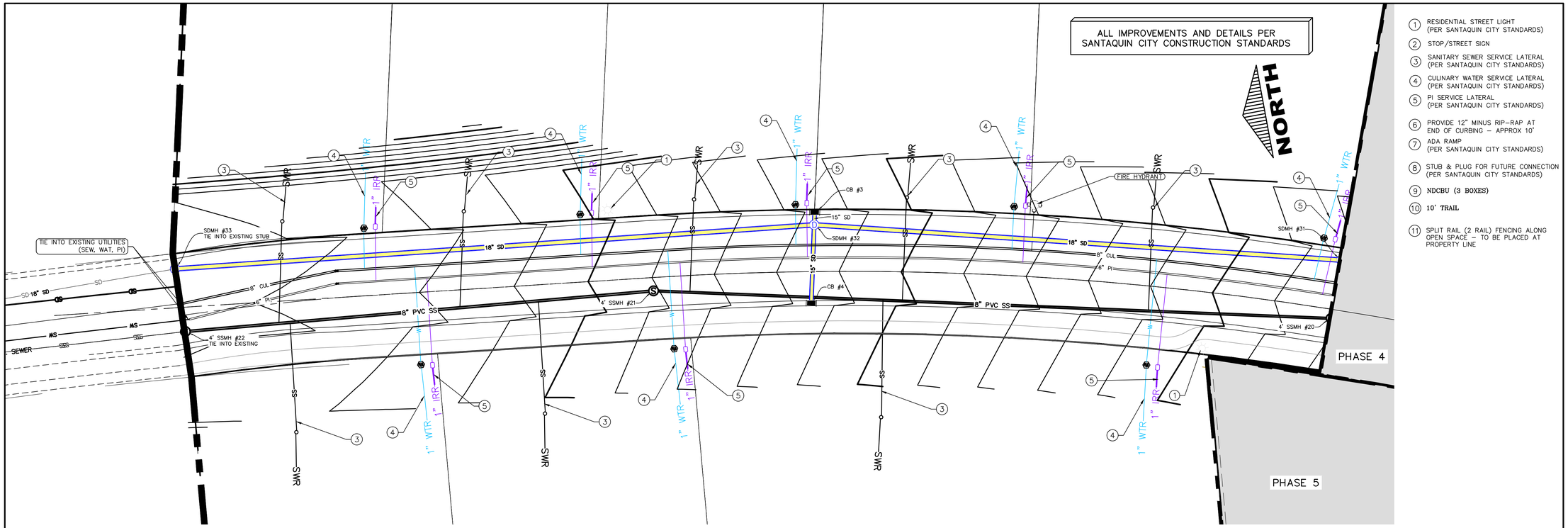
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2
LOCATED IN SW PORTION SECTION 10,
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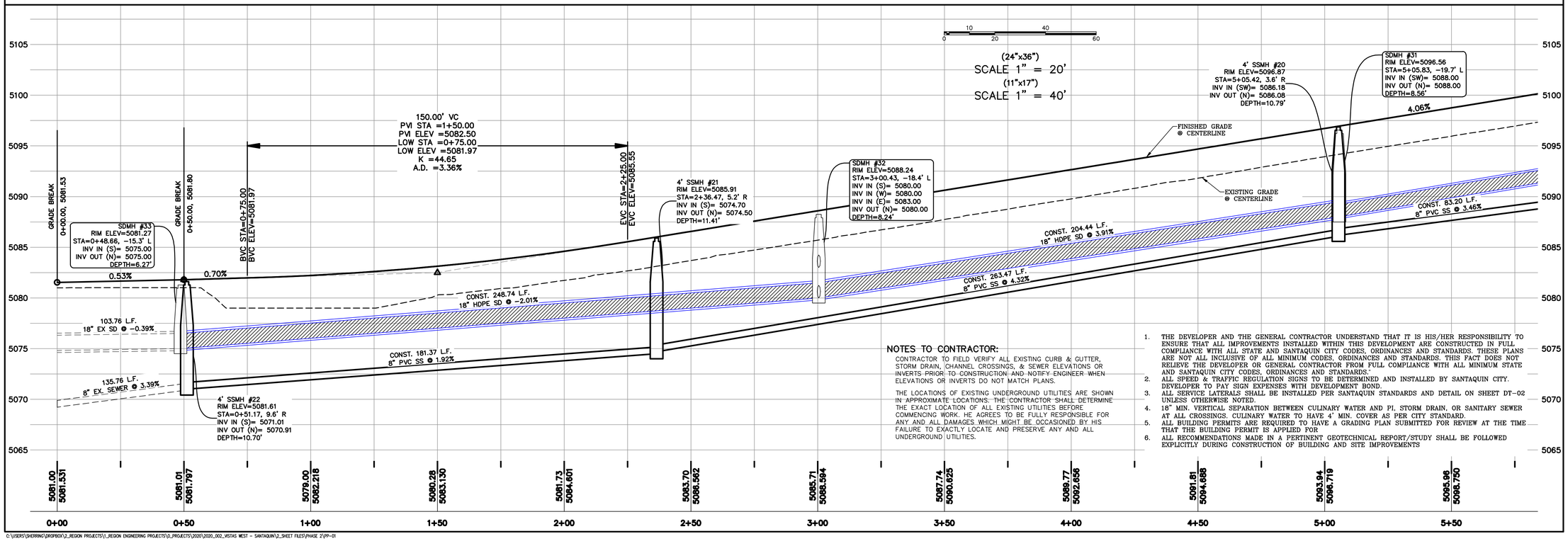
DATE:2.21.2022
PROJECT #

REVISIONS:
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SHEET NAME:
GRADING PLANS
SHEET:
GR-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:
1
2
3

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
(5" Uppercase Bold Letters)

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

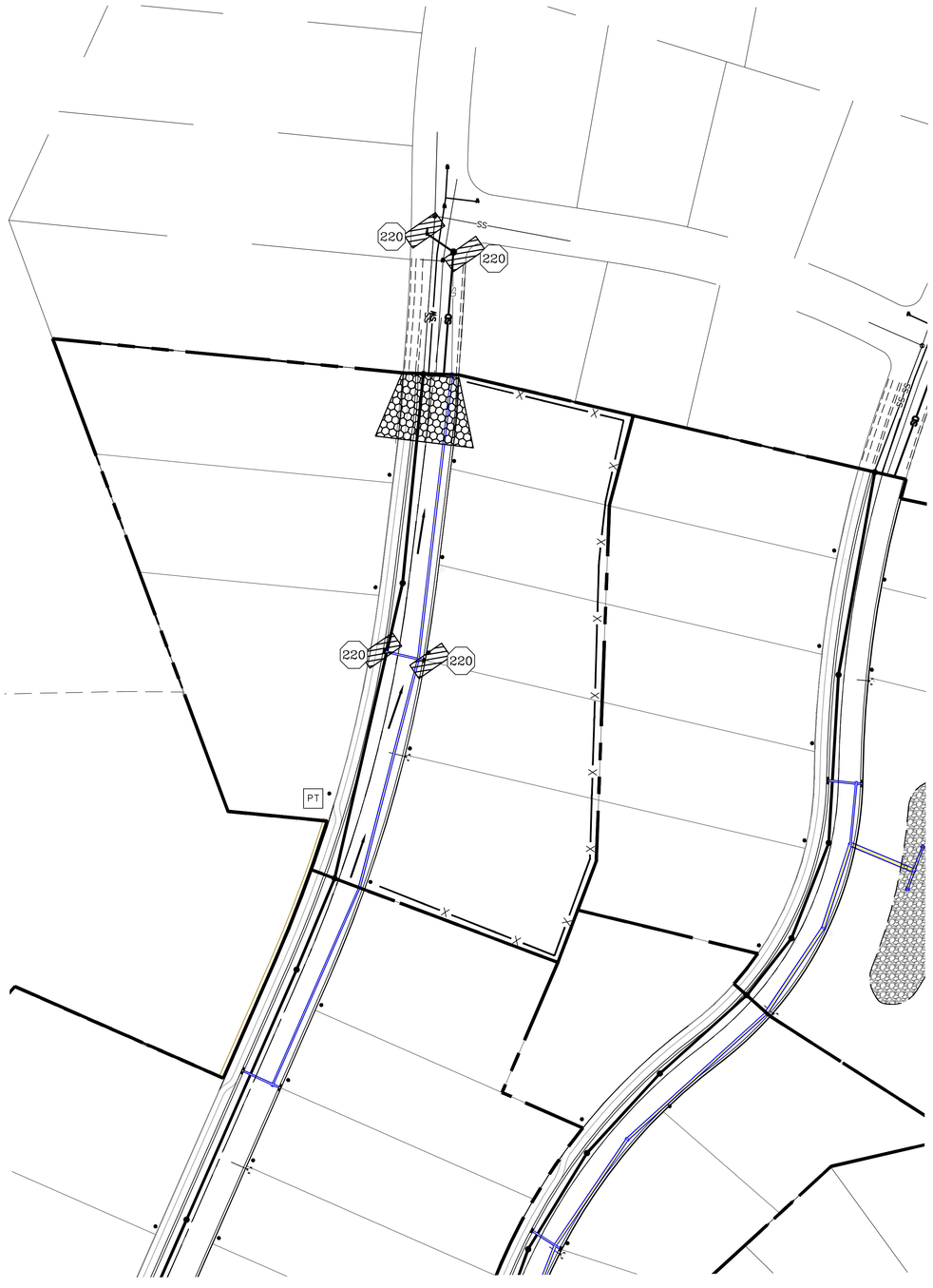
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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..

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

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

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



NORTH

0 30 60 120 180

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

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

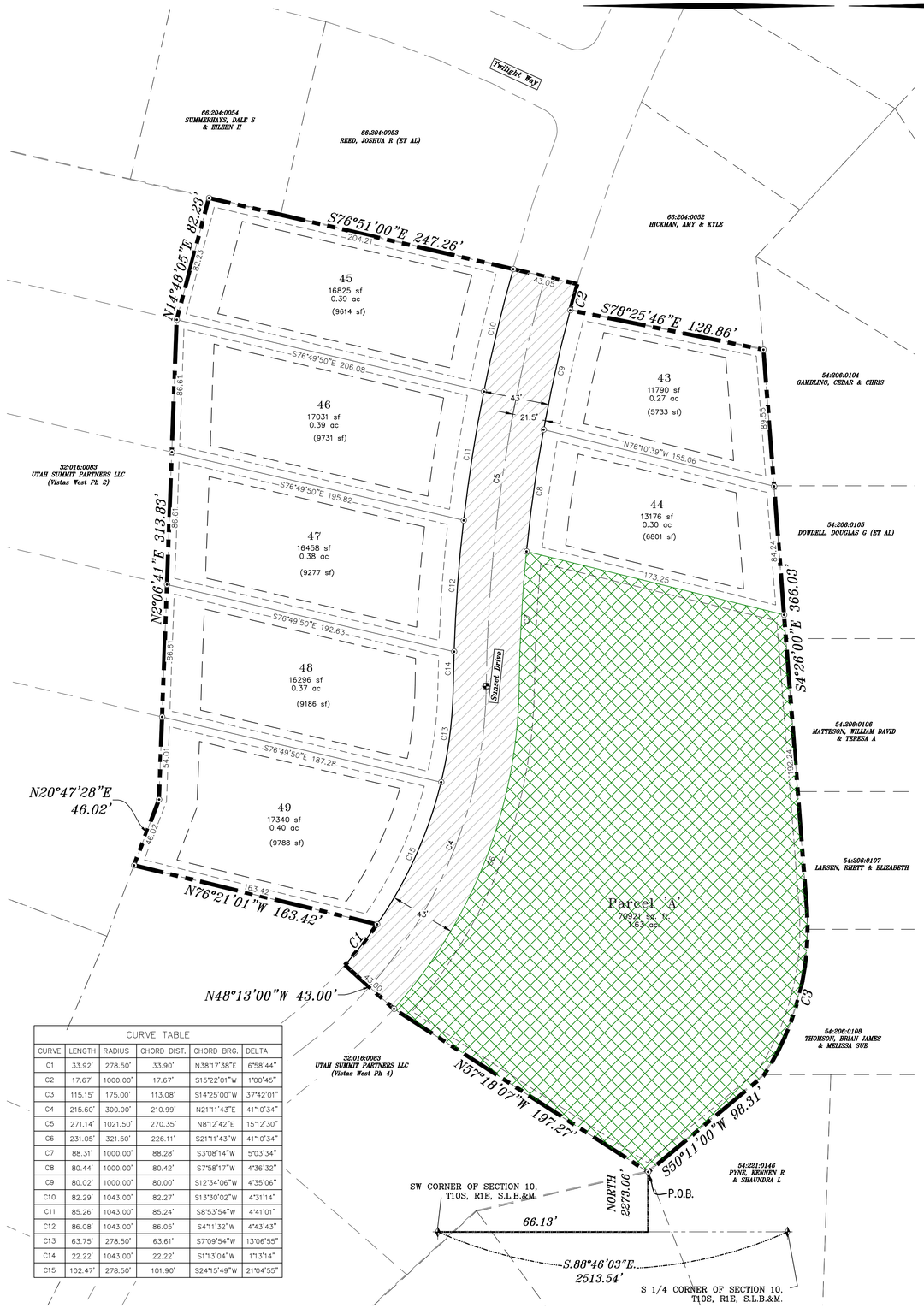
DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

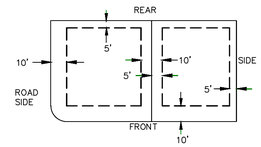
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 2\EC-01

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3

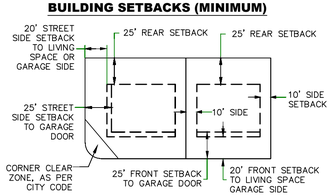


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.92'	278.50'	33.90'	N38°17'38"E	6°58'44"
C2	17.67'	1000.00'	17.67'	S15°22'01"W	1°00'45"
C3	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C4	215.60'	300.00'	210.99'	N21°11'43"E	41°10'34"
C5	271.14'	1021.50'	270.35'	N8°12'42"E	15°12'30"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

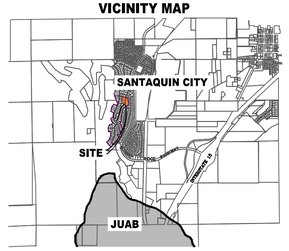
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

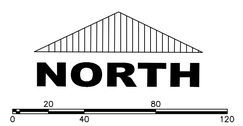
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

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

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

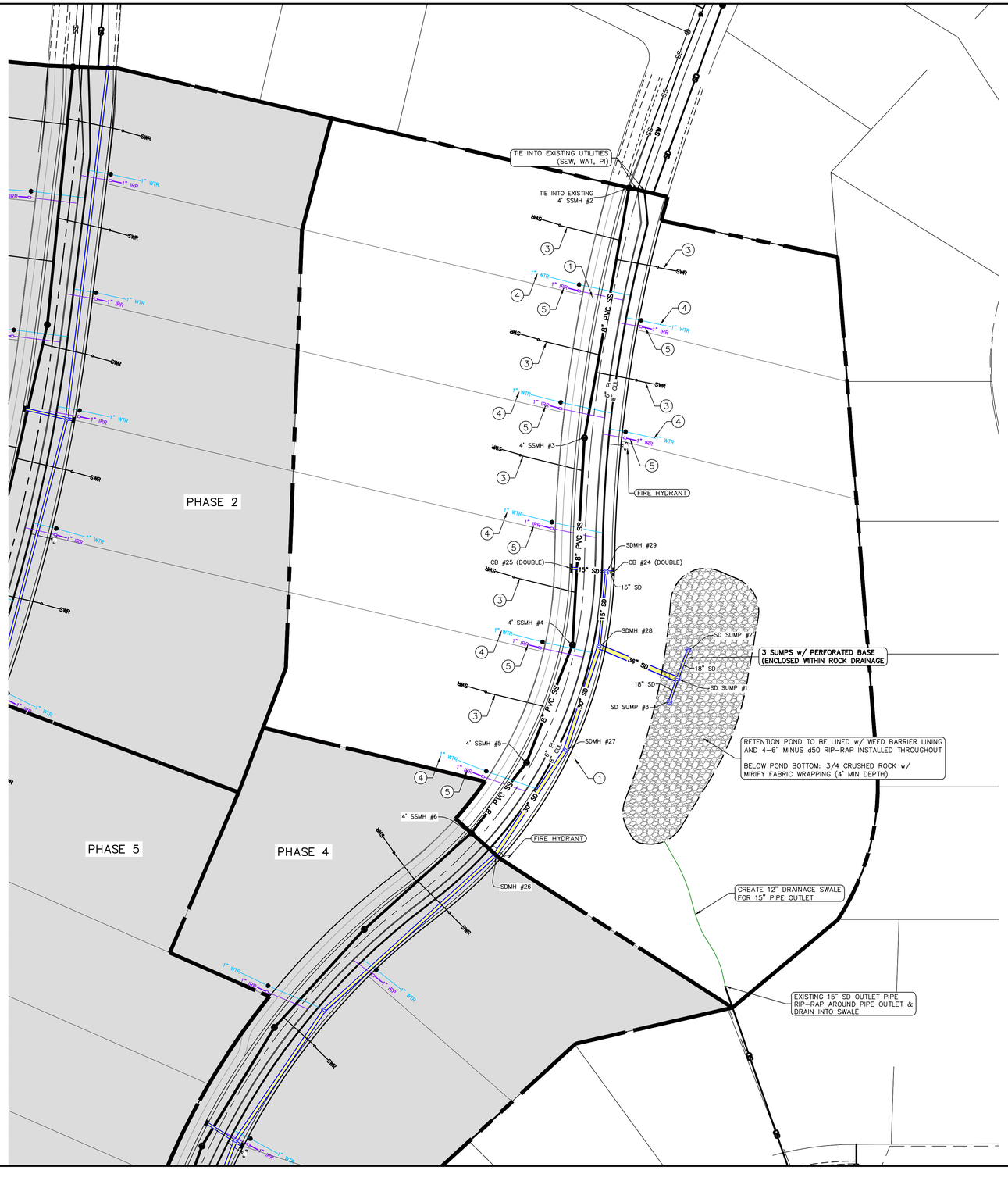
LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- 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
- 1" WTR 1" IRR SWR 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
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

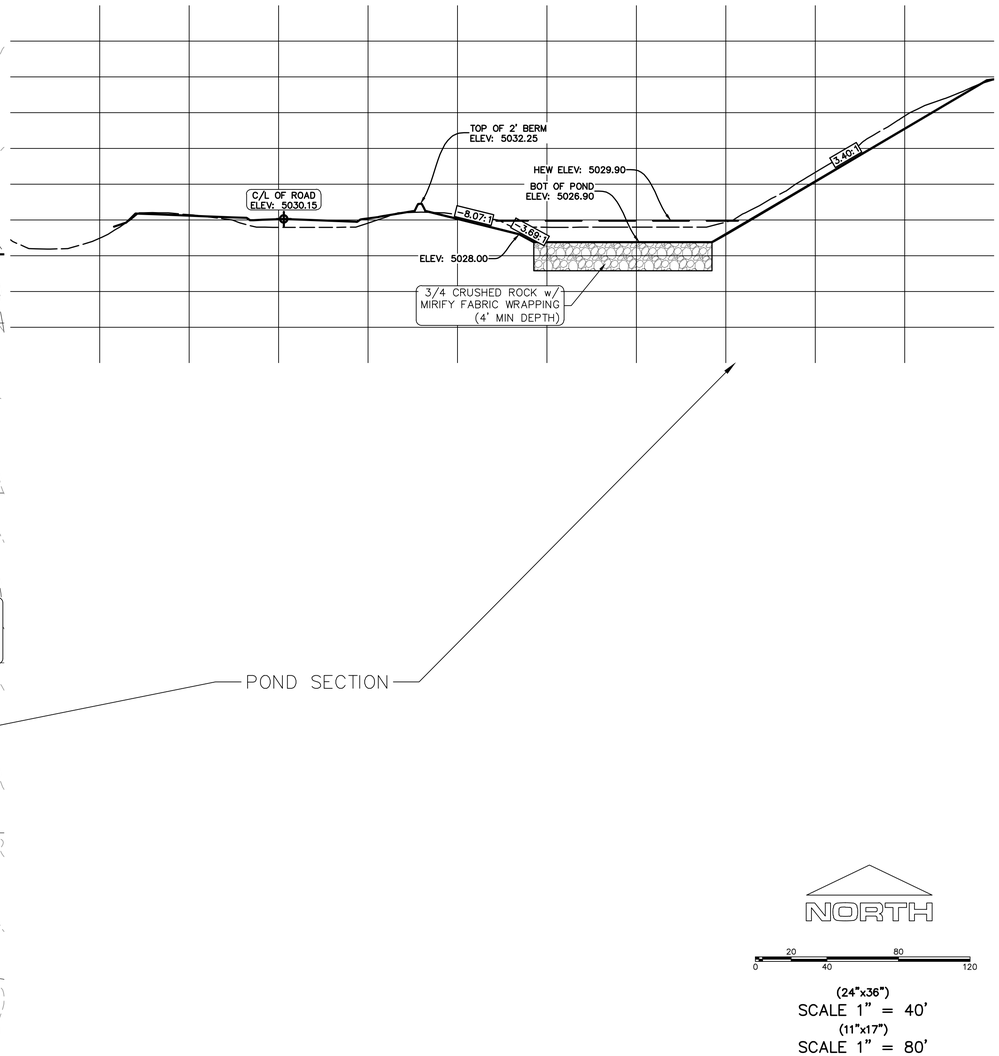
SHEET NAME:
UTILITY PLANS

SHEET:
UP-01

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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.'
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



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
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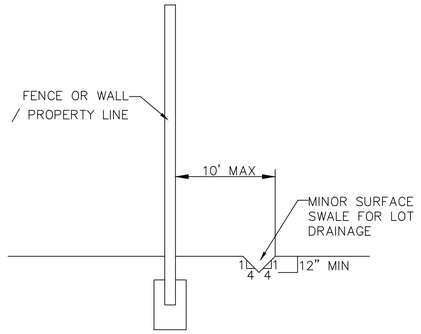
LOCATED IN SW PORTION SECTION 10,
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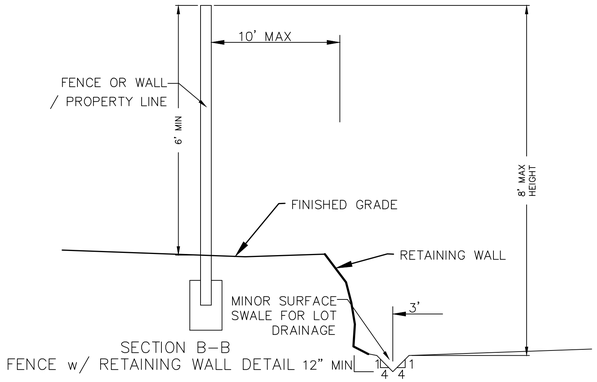
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SHEET NAME:
GRADING PLANS
SHEET:
GR-01

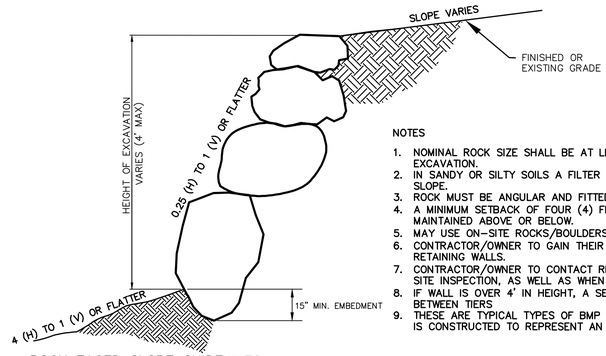
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SECTION C–C
FENCE DETAIL



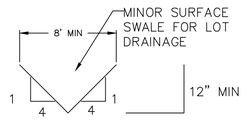
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



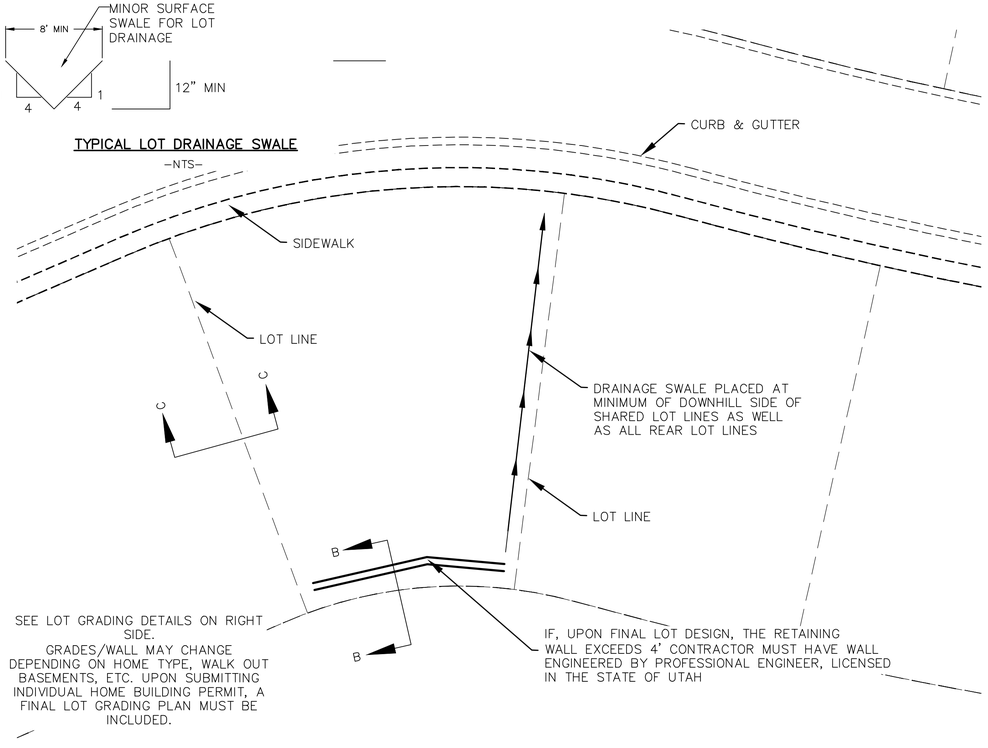
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

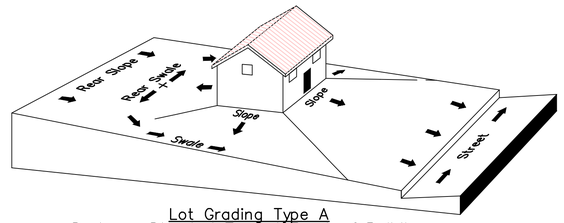
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



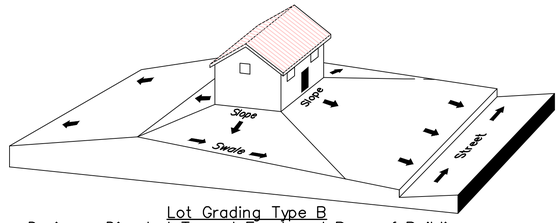
TYPICAL LOT DRAINAGE SWALE
–NTS–



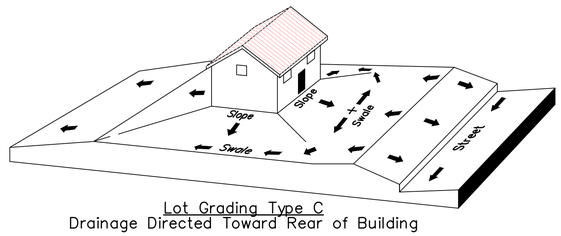
TYPICAL LOT GRADING
–NTS–



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

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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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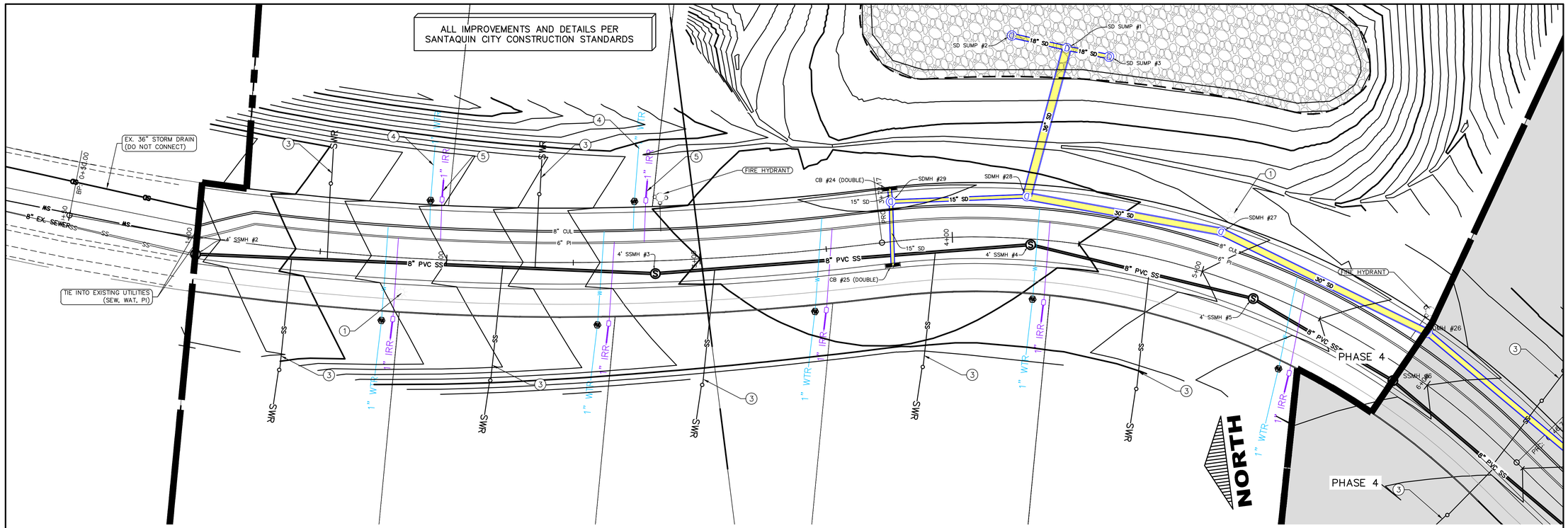
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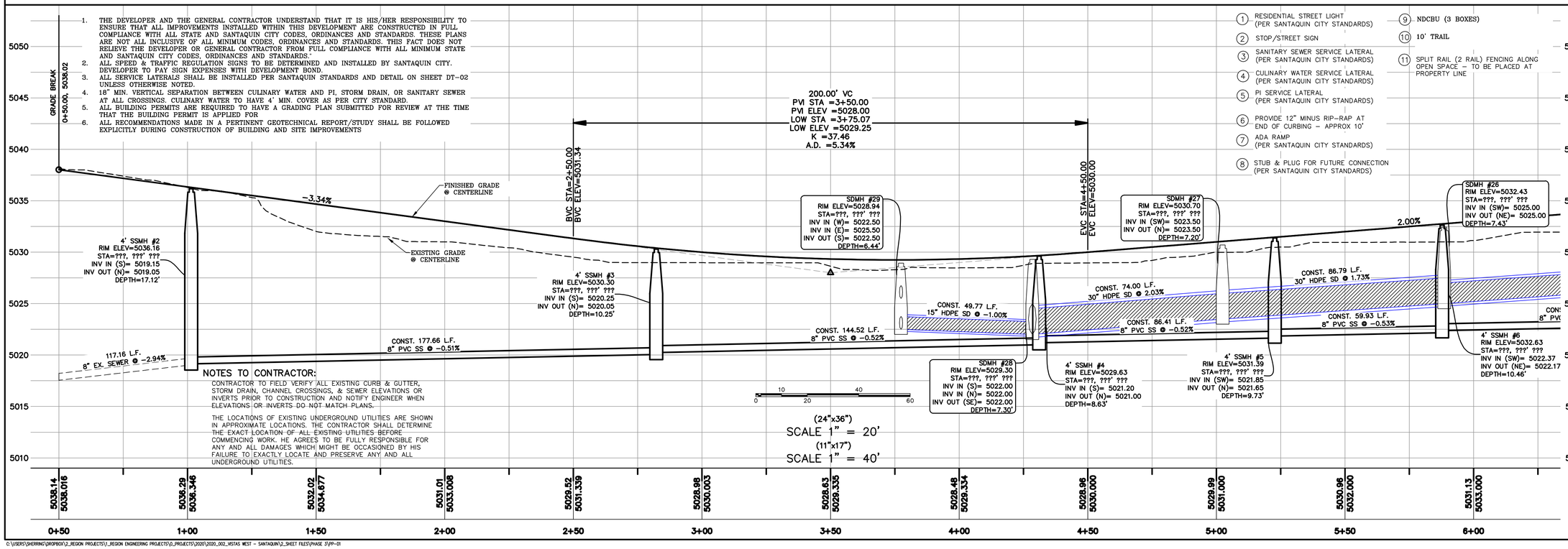
SHEET:
GR-02

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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.

0 10 20 40 60

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

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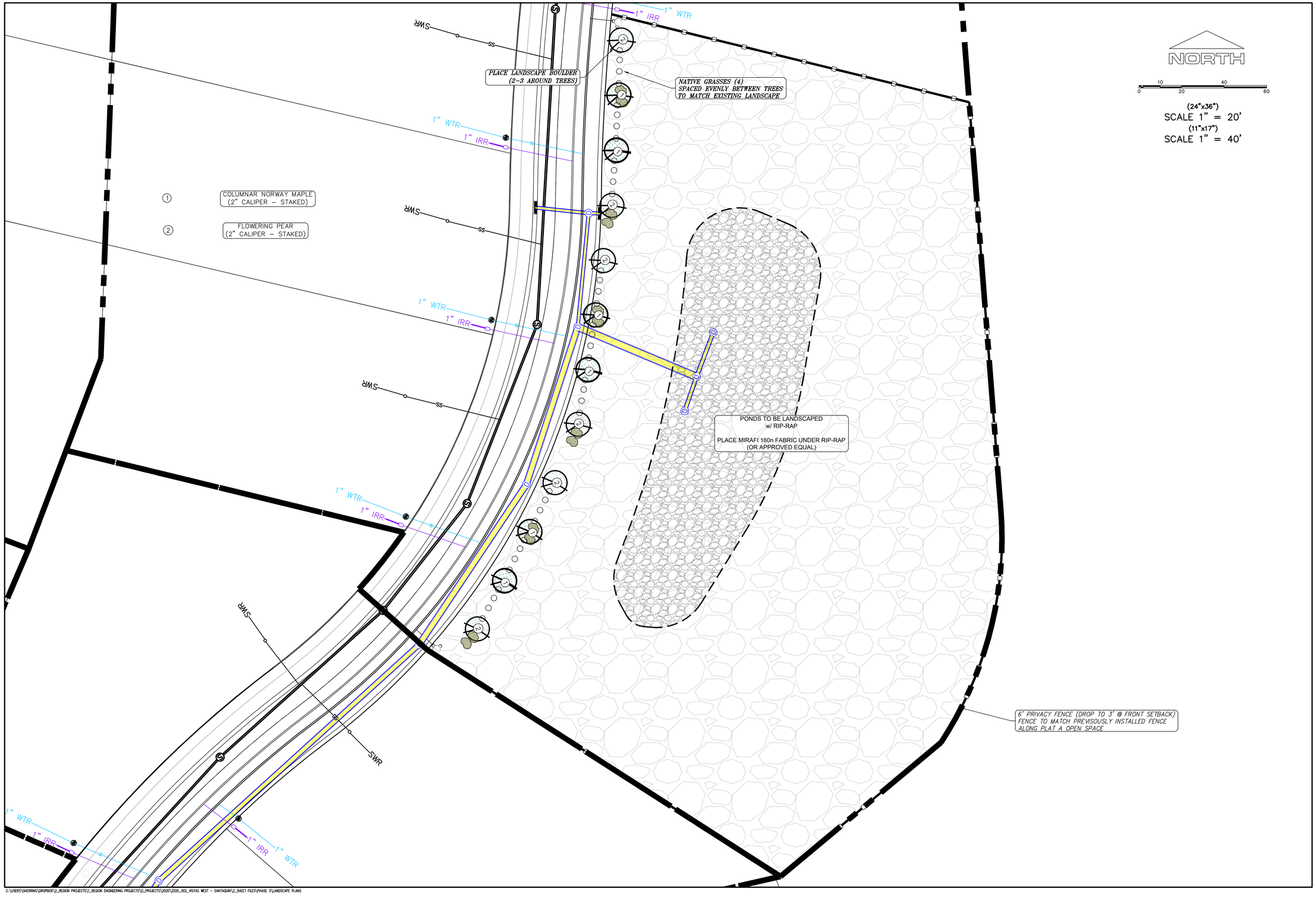


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PHASE 3

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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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PLAN & PROFILE
SHEET:
PP-01



NORTH

0 10 20 40 60

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

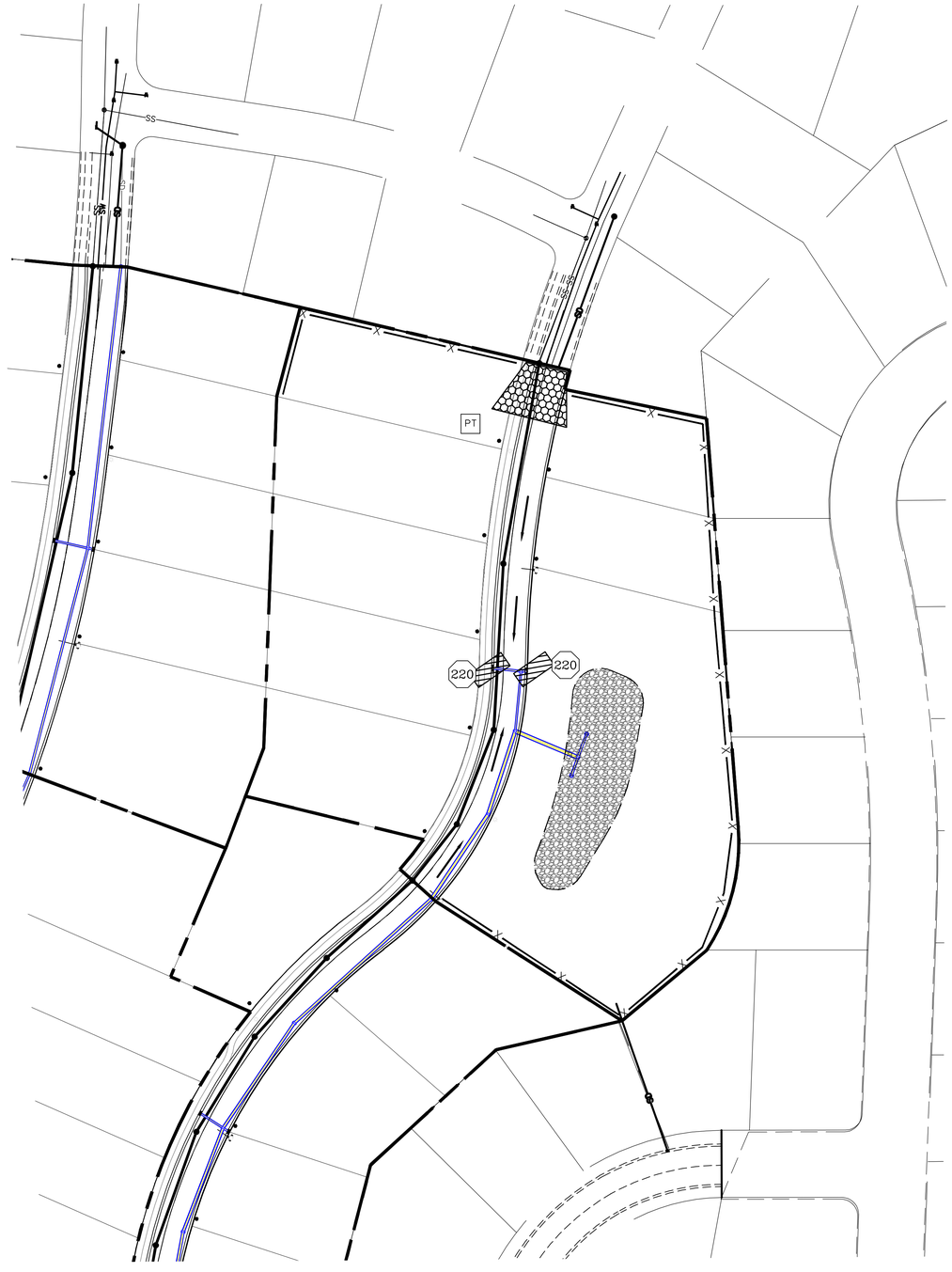
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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



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LICENSED LAND SURVEYOR # 167023 Donald L. Lyster PLS STATE OF UTAH — 2.17.2022

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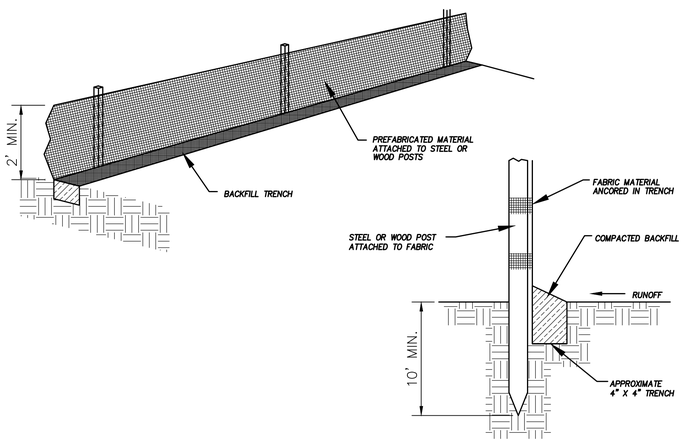
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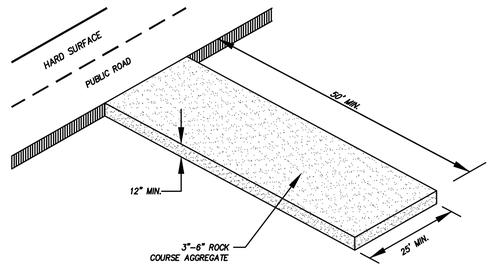
SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01

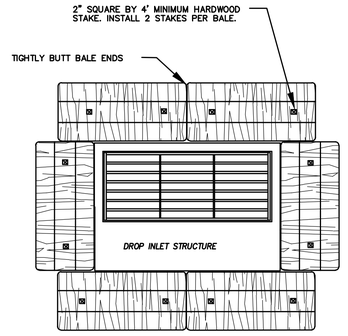
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DETAIL–A
SILT FENCE DETAIL
–NTS–

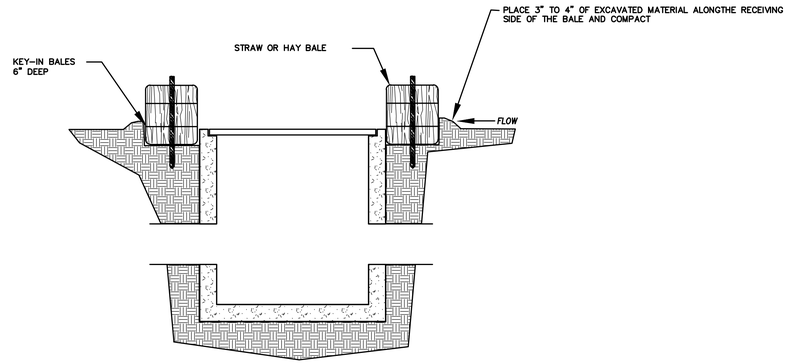


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



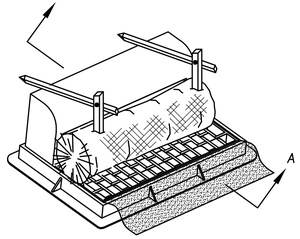
PLAN VIEW

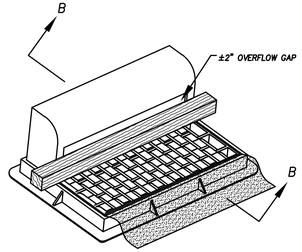
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT 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.

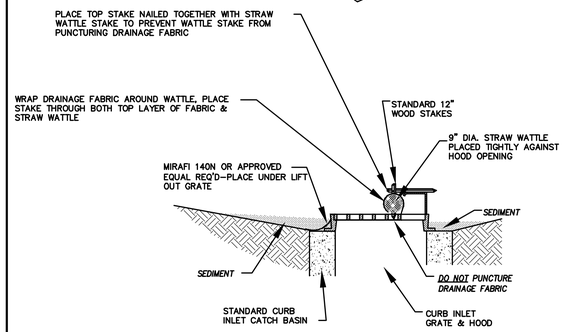


SECTION

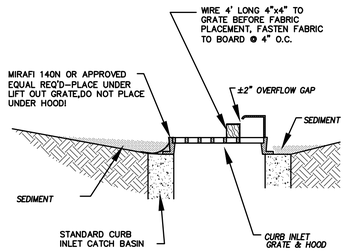
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







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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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 #
REVISIONS:
1
2
3

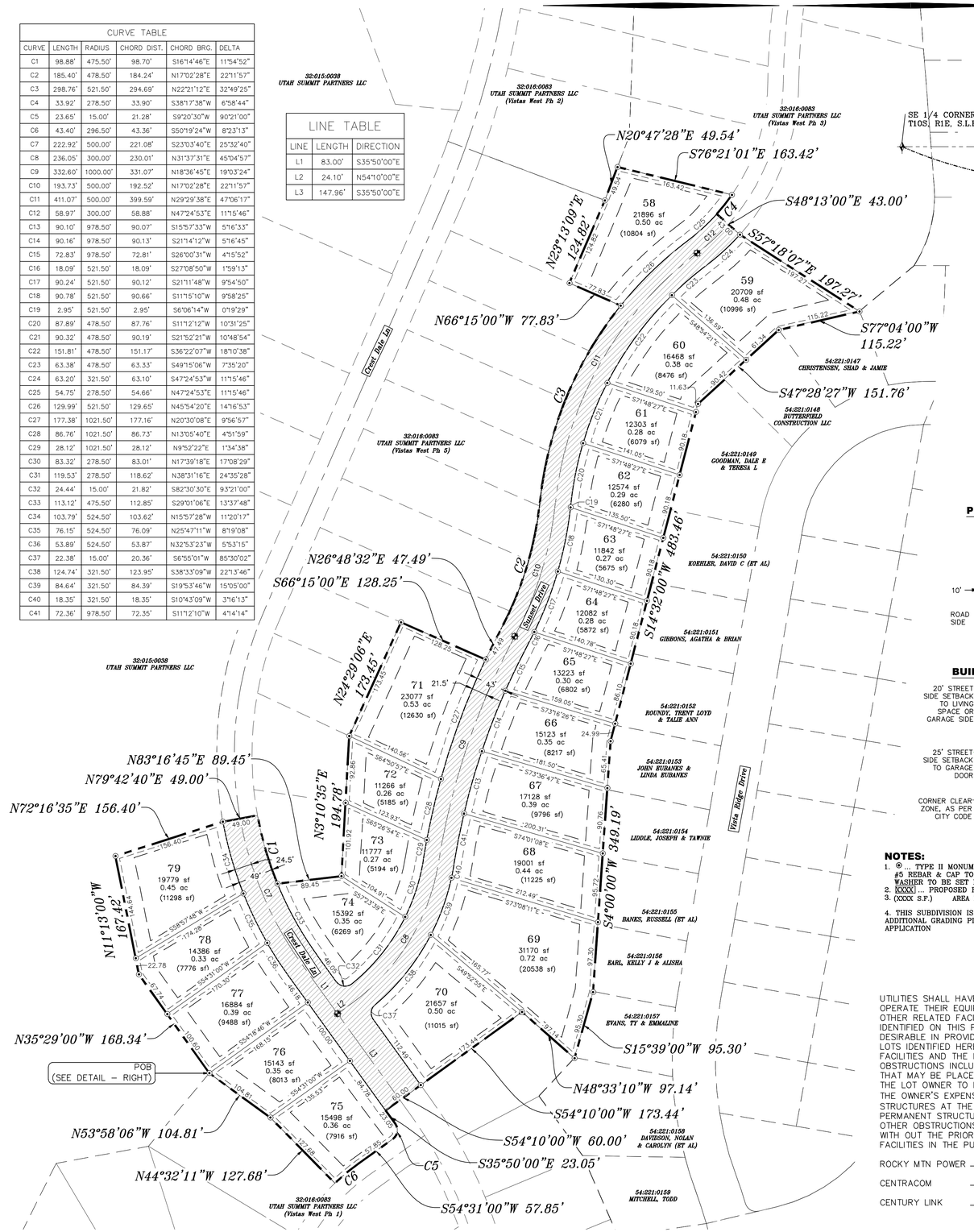
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EROSION CONTROL DETAILS
SHEET:
EC-02

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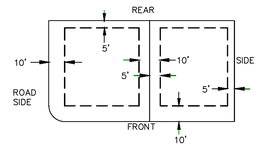
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

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	85°30'02"
C38	124.74'	321.50'	123.95'	S38°33'09"W	22°13'46"
C39	84.64'	321.50'	84.39'	S19°53'46"W	15°05'00"
C40	18.35'	321.50'	18.35'	S10°43'09"W	3°16'13"
C41	72.36'	978.50'	72.35'	S11°12'10"W	4°14'14"

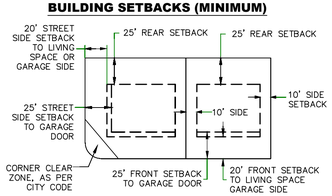
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	83.00'	S35°50'00"E
L2	24.10'	N54°10'00"E
L3	147.96'	S35°50'00"E



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

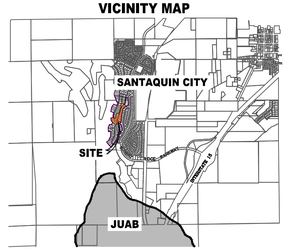
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

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.

SHEET 1 of 1

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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

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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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

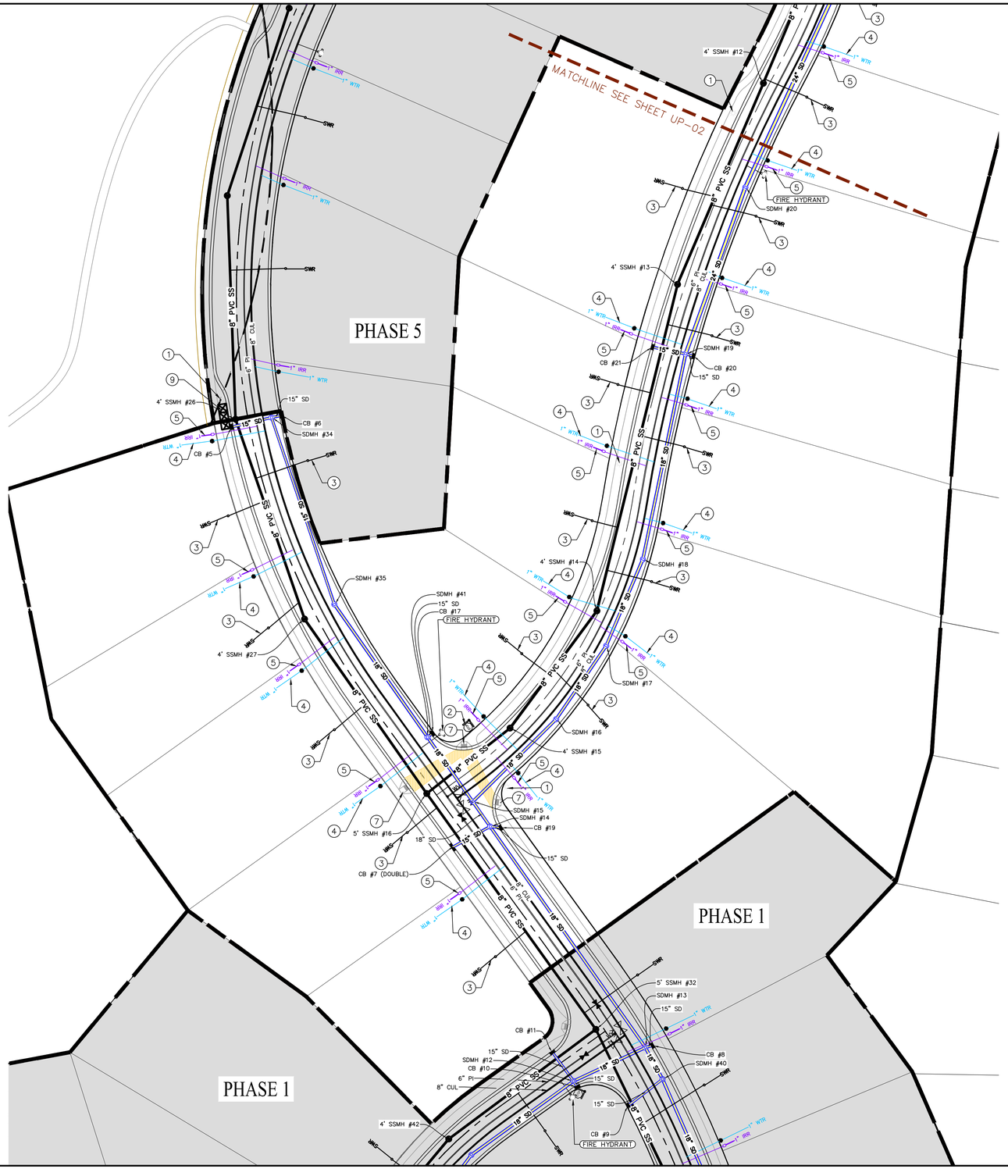
0 20 40 80 120

(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
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- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE



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LICENSED LAND SURVEYOR
187023
Donald L. Lyster
PE LS
STATE OF UTAH
PROFESSIONAL ENGINEER AND LAND SURVEYOR
21 DEC 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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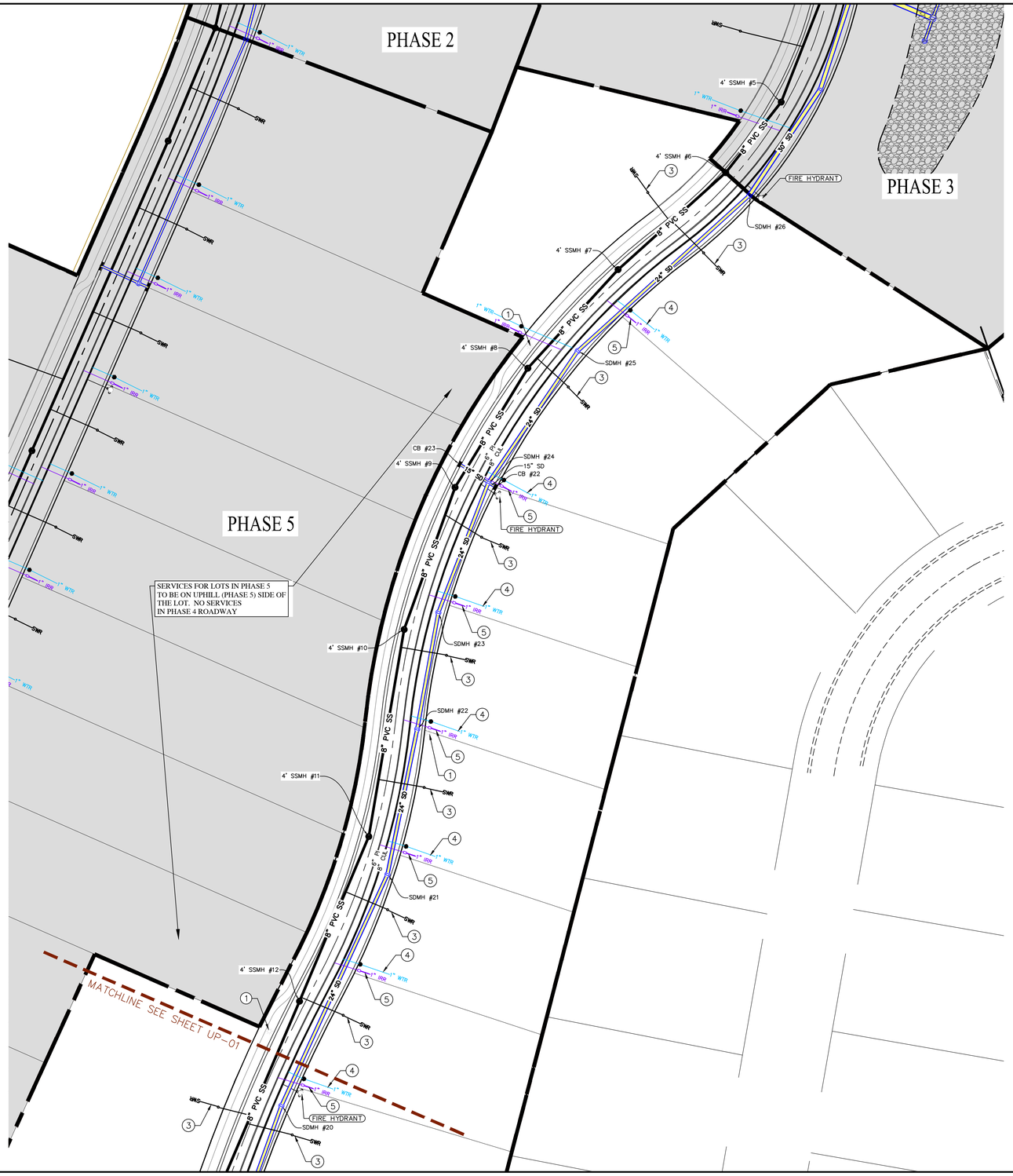
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LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
167023
Donald L. Lyster
P.E. L.S.
STATE OF UTAH
21 DEC 2022

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 #

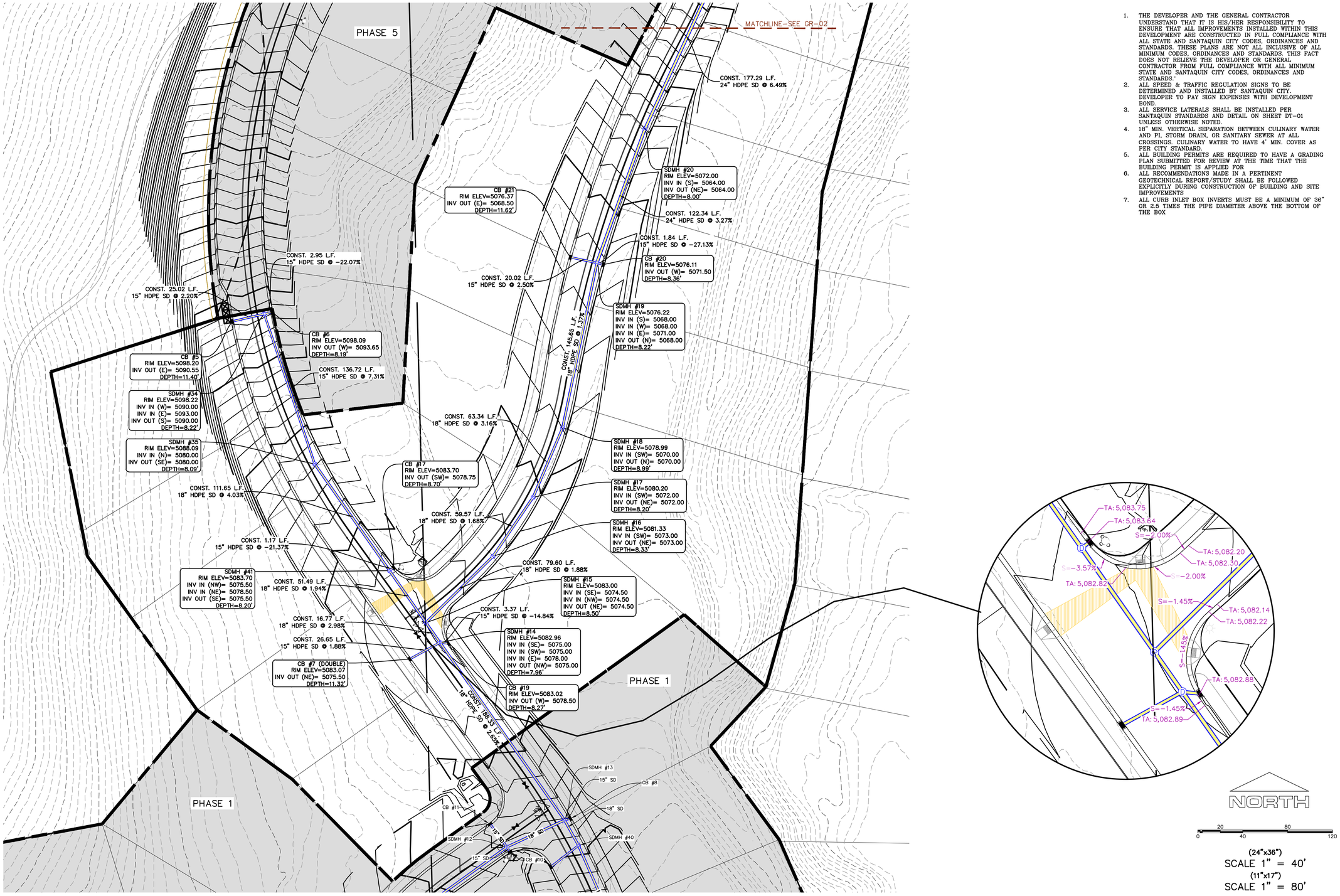
REVISIONS:

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



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

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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

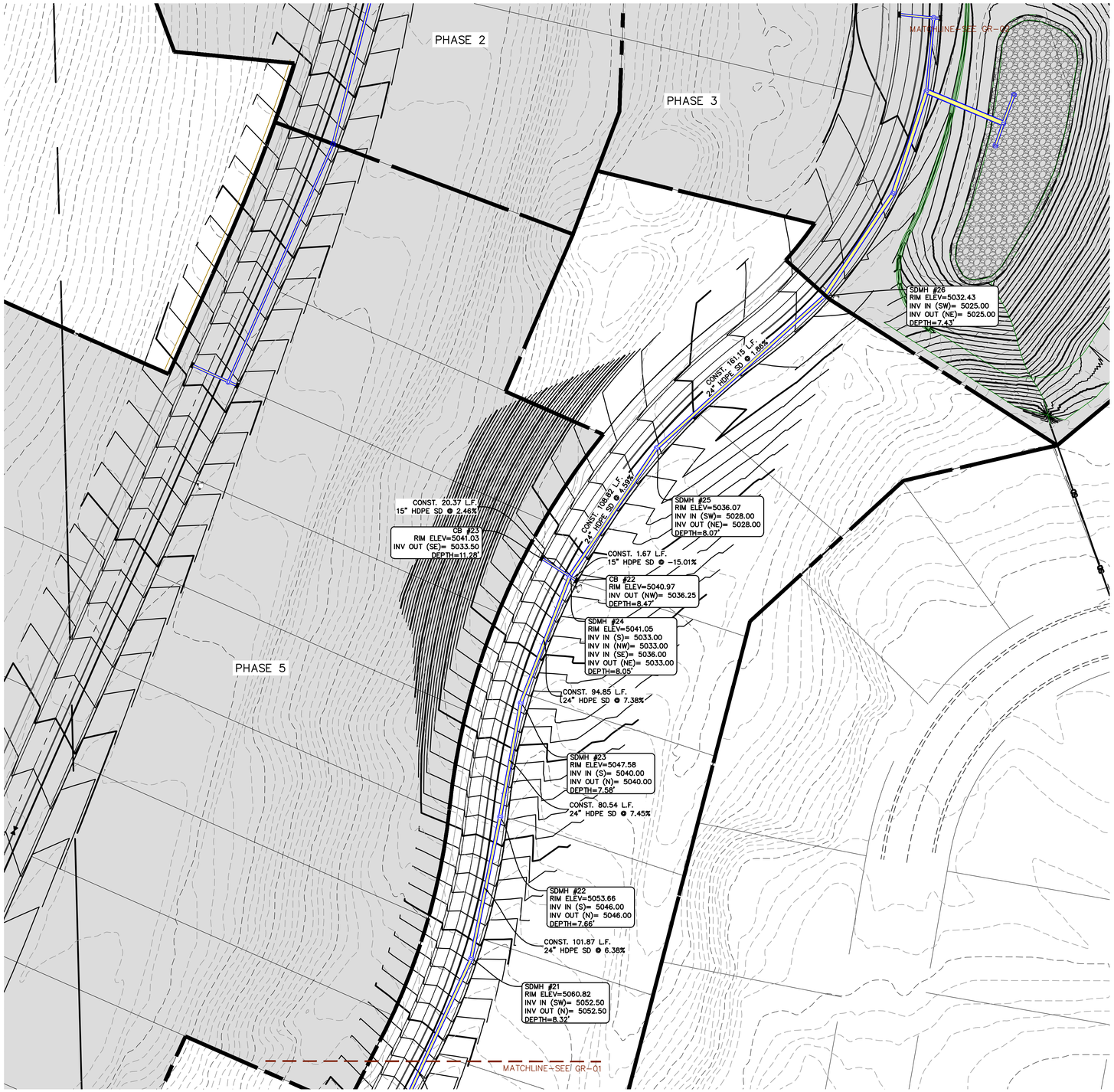
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-01

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UTAH
2/21/2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

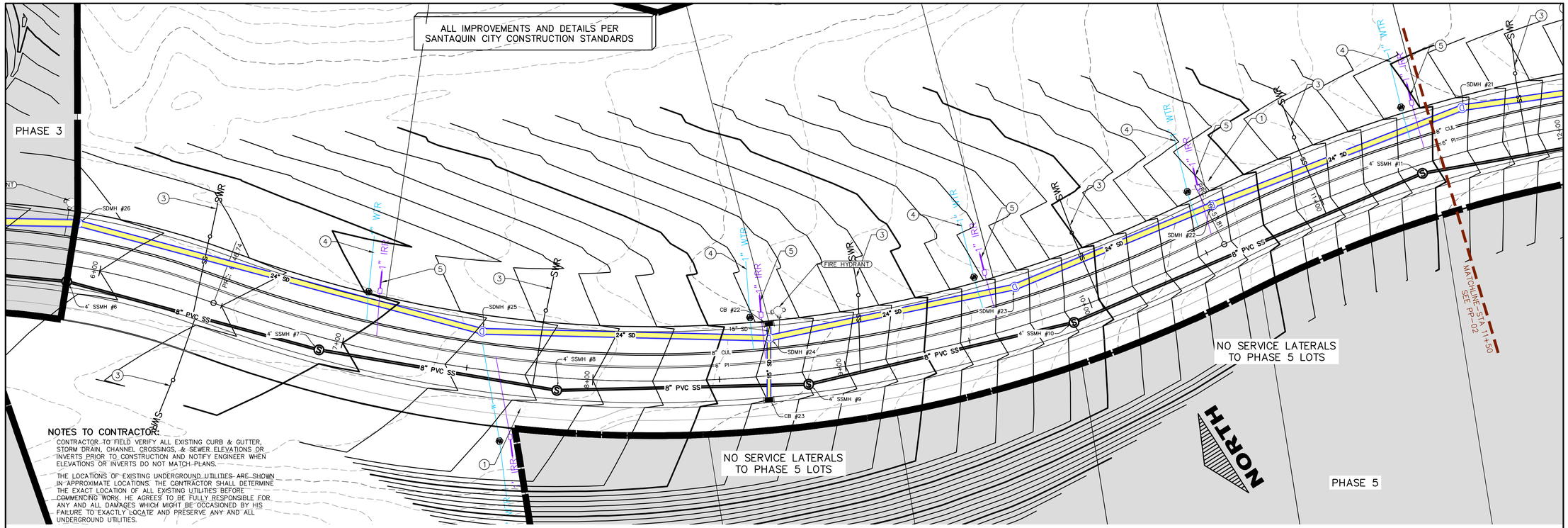
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02

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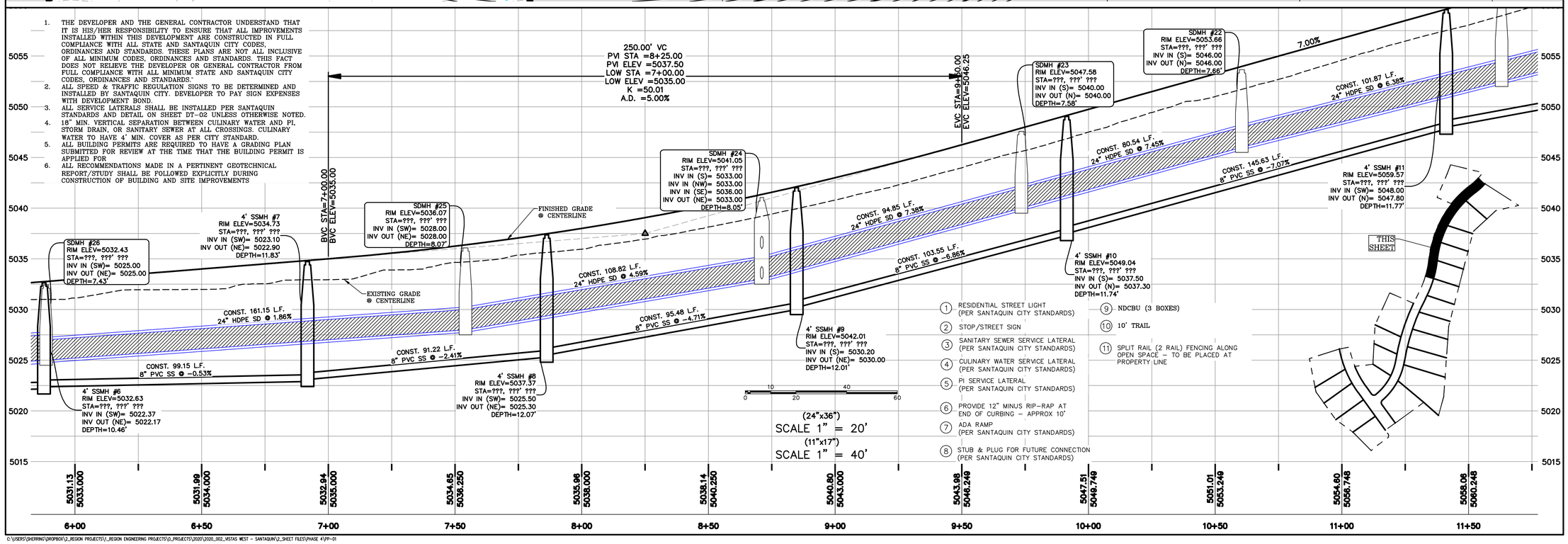


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(11"x17")
SCALE 1" = 40'

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THIS SHEET

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PROFESSIONAL LAND SURVEYOR
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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: PLAN & PROFILE
SHEET: PP-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\PP-01

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NO SERVICE LATERALS TO PHASE 5 LOTS

PHASE 5

PHASE 4

NORTH

MATCHLINE-STA 11+50 SEE PP-01

MATCHLINE-STA 17+00 SEE PP-03

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

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

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

(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

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

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

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

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

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'

1.87%

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%

5090
5085
5080
5075
5070
5065
5060
5055
5050

5058.06 5060.248
5061.69 5063.748
5064.88 5067.183
5068.12 5070.170
5070.60 5072.643
5072.07 5074.604
5073.96 5076.051
5074.97 5077.049
5075.95 5077.983
5076.97 5078.917
5077.93 5079.851
5078.70 5080.785

11+50 12+00 12+50 13+00 13+50 14+00 14+50 15+00 15+50 16+00 16+50 17+00

THIS SHEET

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 4\PP-01

region Engineering & Surveying
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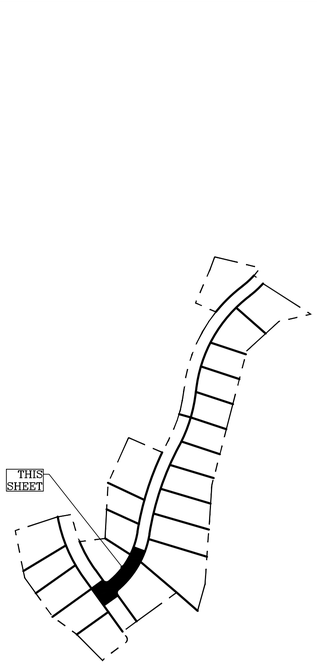
PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH
ALTA/NSPS

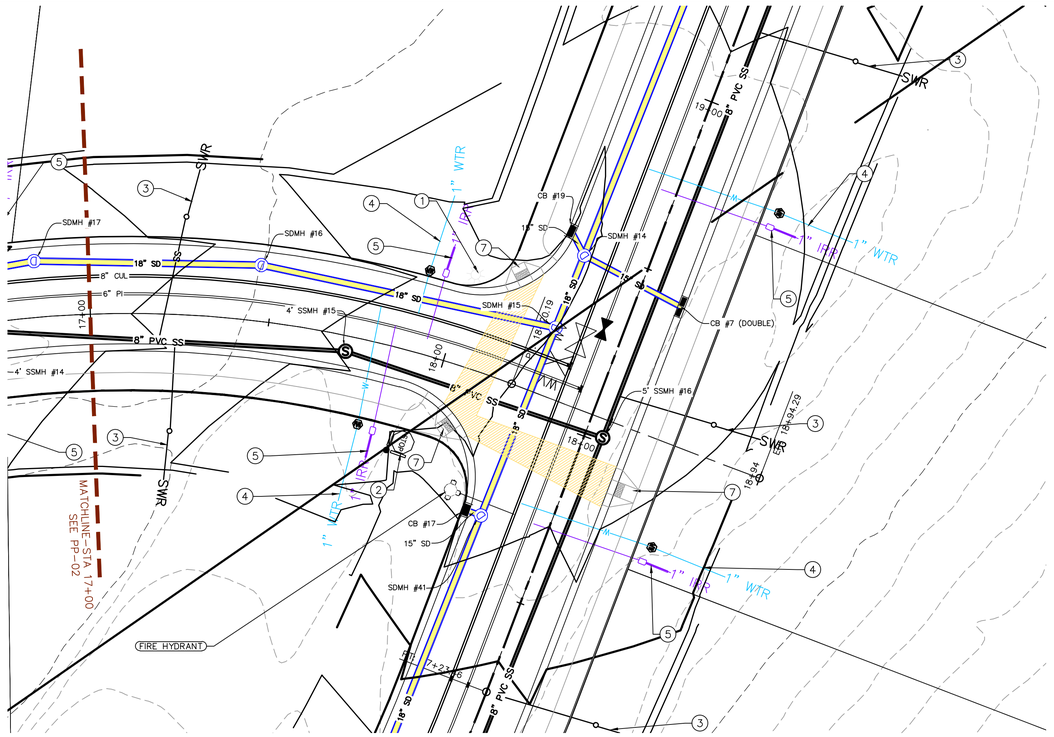
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

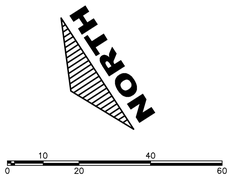
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02



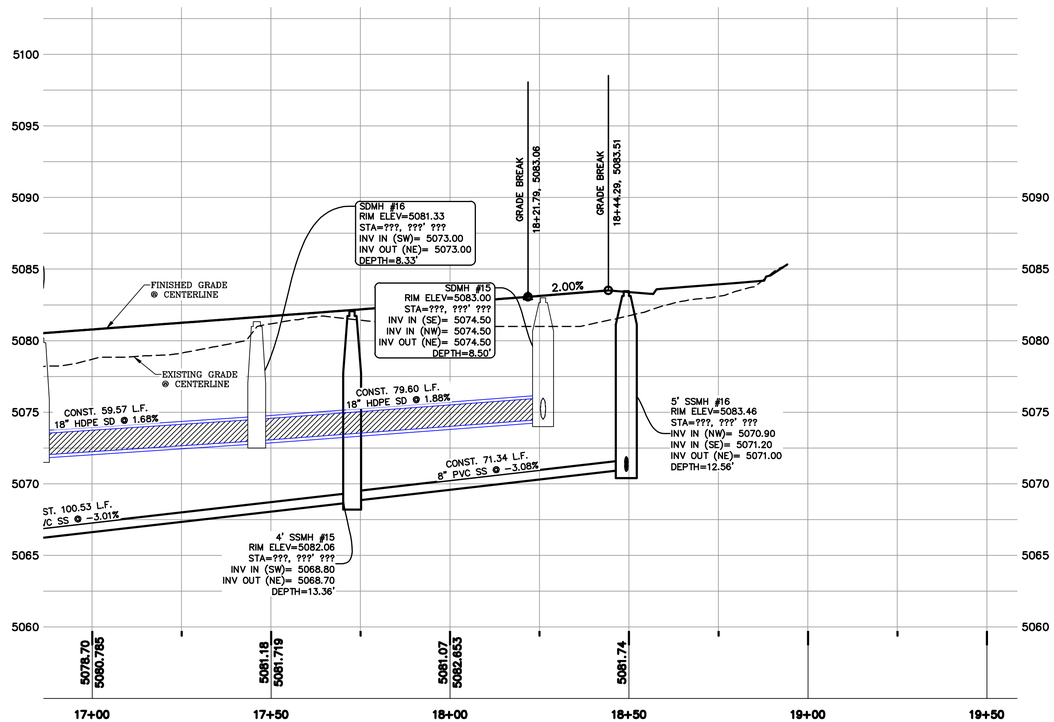




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SCALE 1" = 20'
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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
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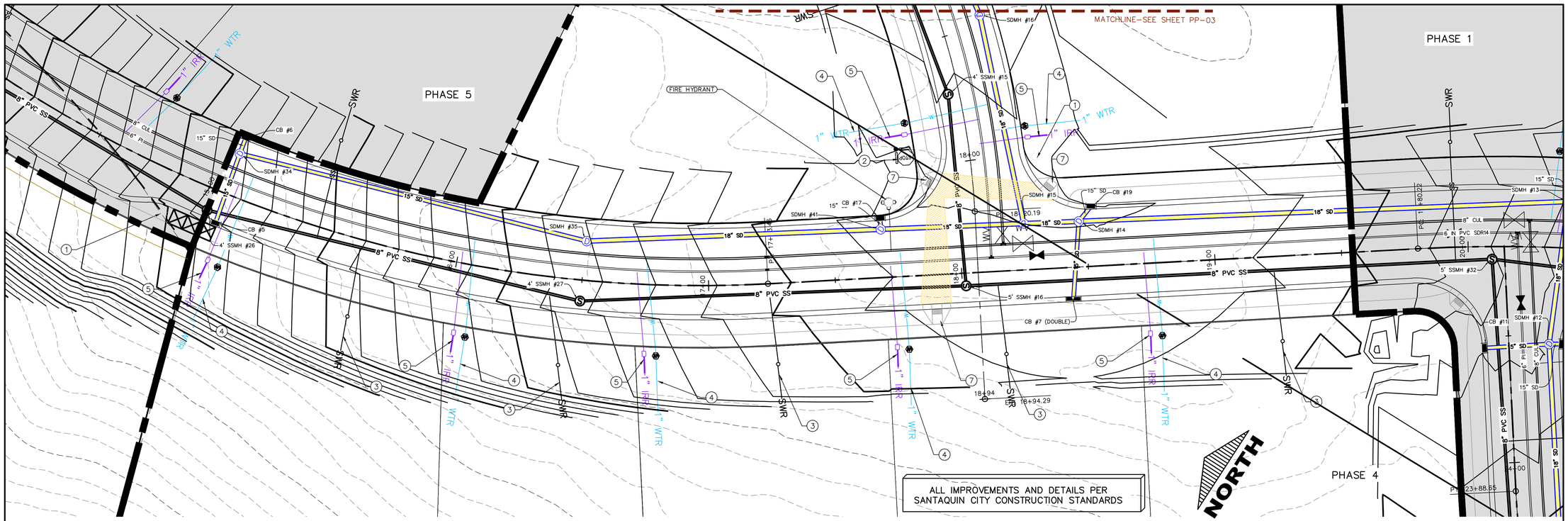
THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

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

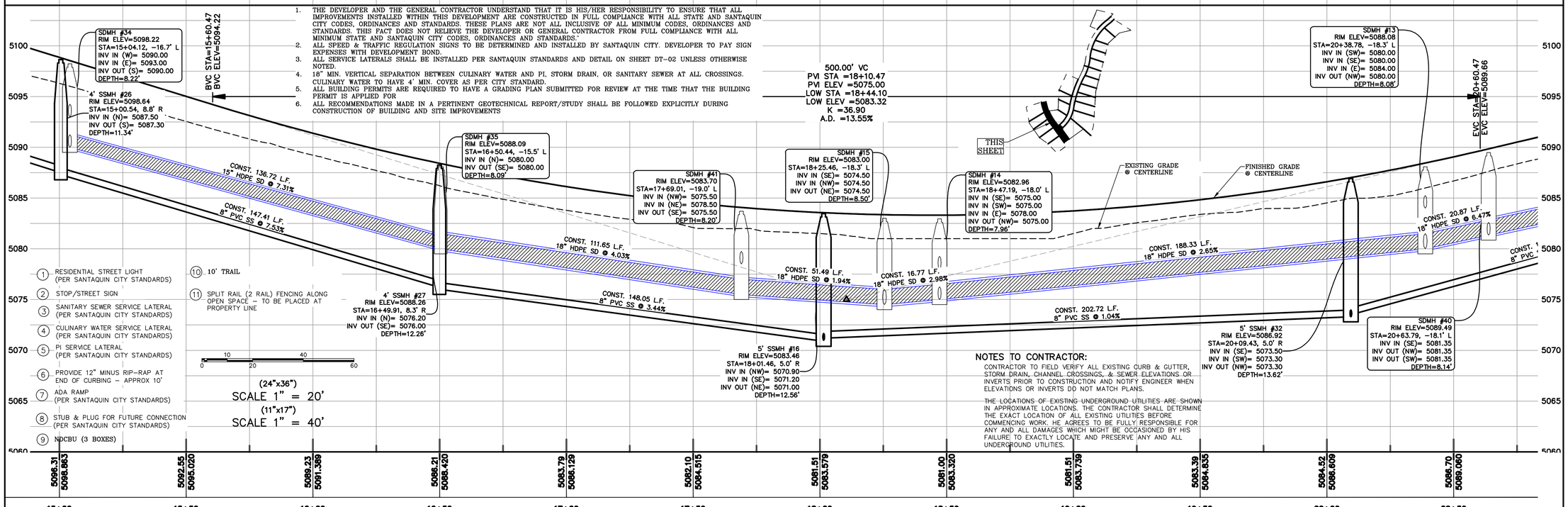
DATE:2.21.2022
PROJECT #
REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

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



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0 10 20 40 60

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STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
157023
Donald L. Ignelzi
P.E./L.S.
Date of Signature
11/29/2022

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

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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)

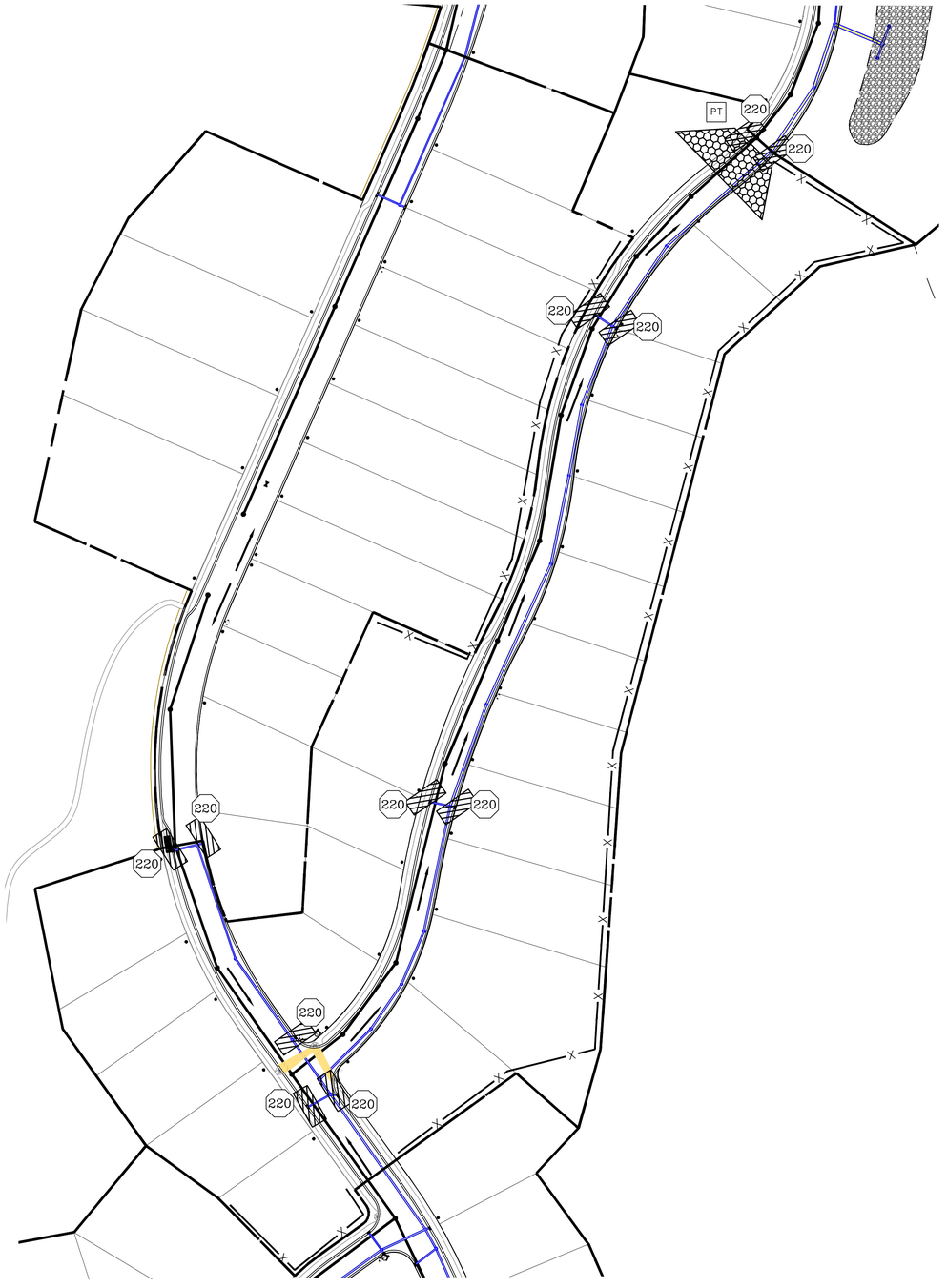
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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 40 80 160 240

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

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11-17-2022

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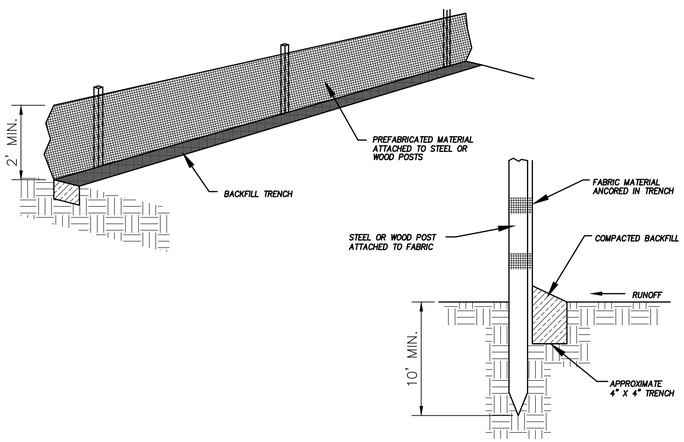
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2
3

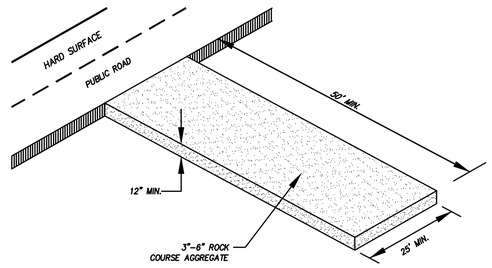
SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01

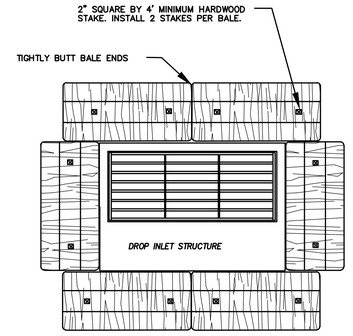
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DETAIL–A
SILT FENCE DETAIL
–NTS–

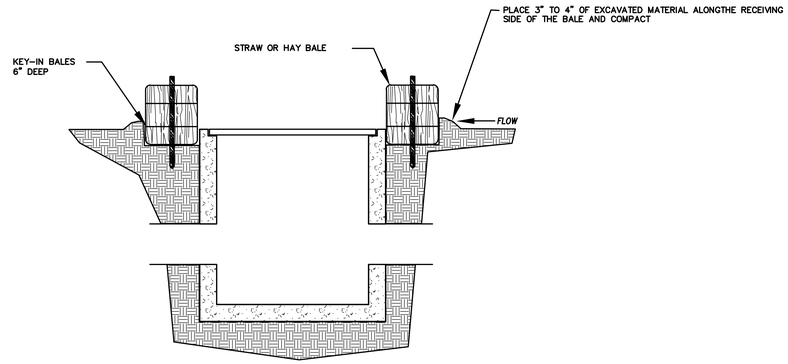


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



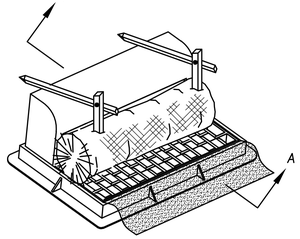
PLAN VIEW

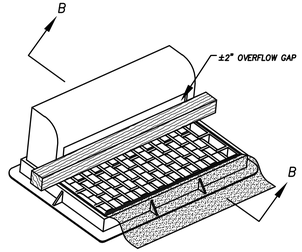
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT 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.

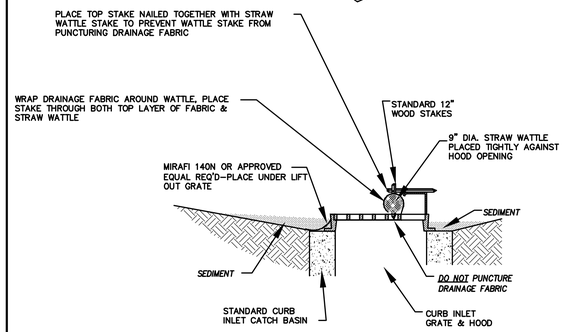


SECTION

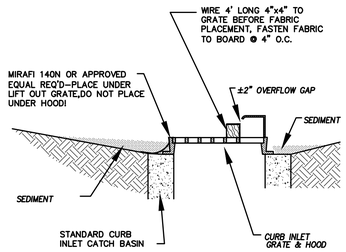
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







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.

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



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

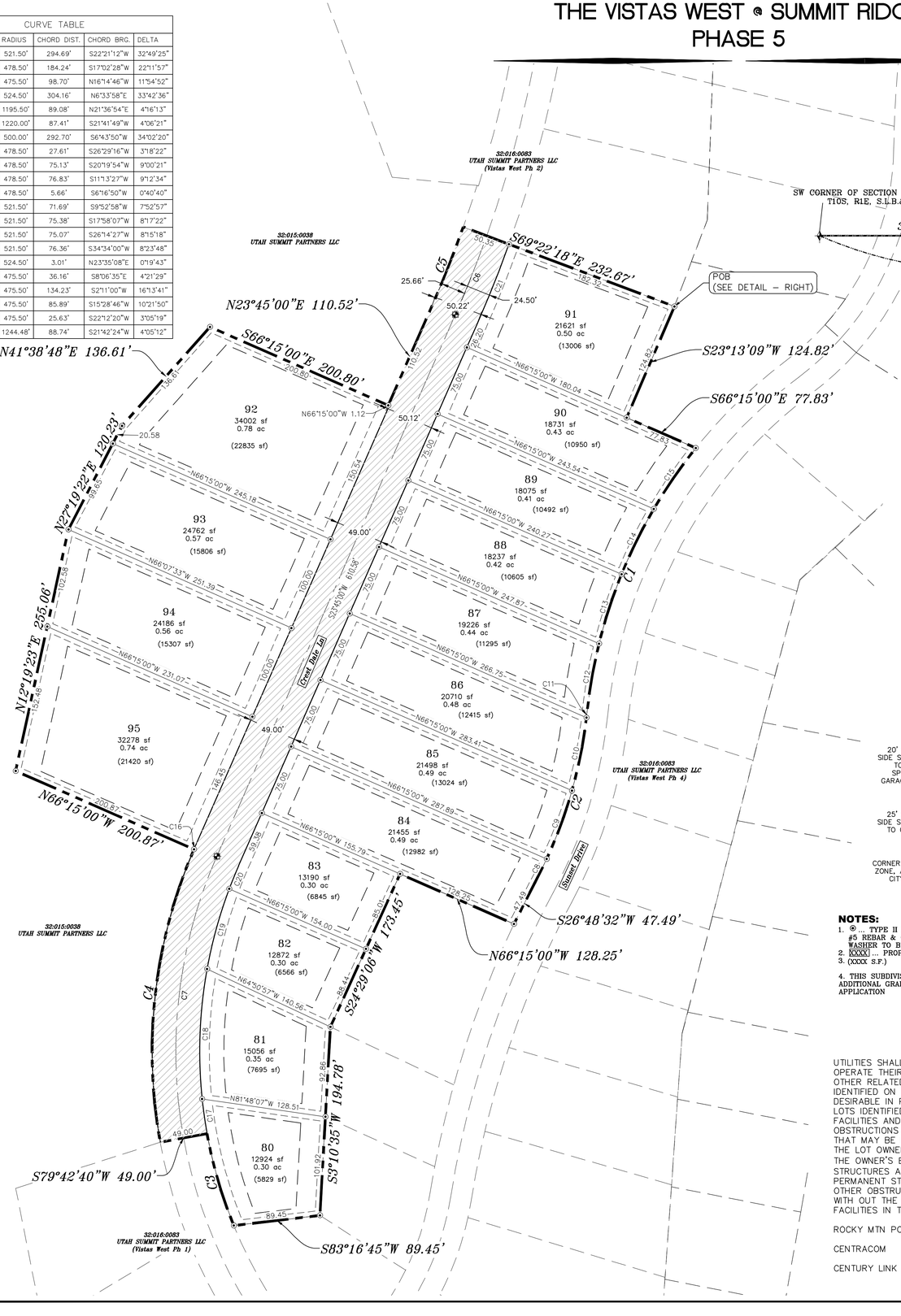
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PROJECT #
REVISIONS:
1
2
3

SHEET NAME: EROSION CONTROL DETAILS
SHEET: EC-02

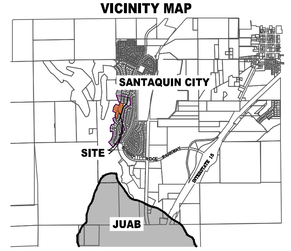
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

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"



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

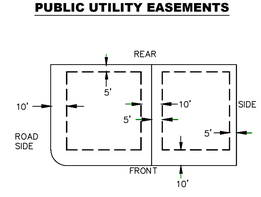
PROJECT DEVELOPER

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

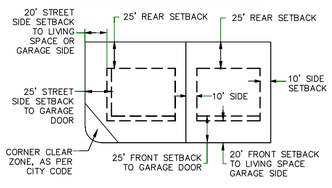
PROJECT ENGINEER & SURVEYOR

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

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 _____

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.

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

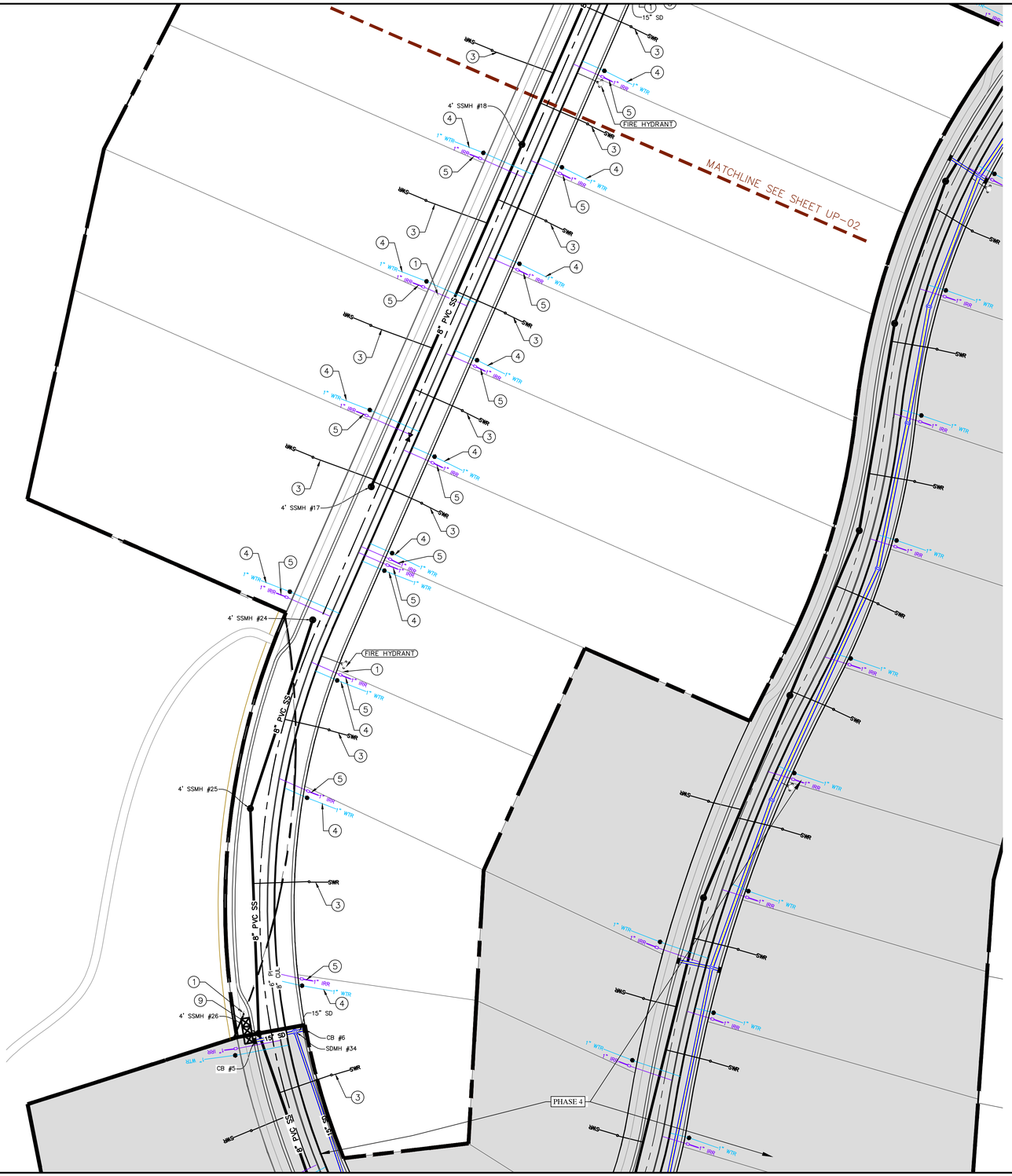
LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- 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:

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

Donald L. Lyster, PLS 167023, 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

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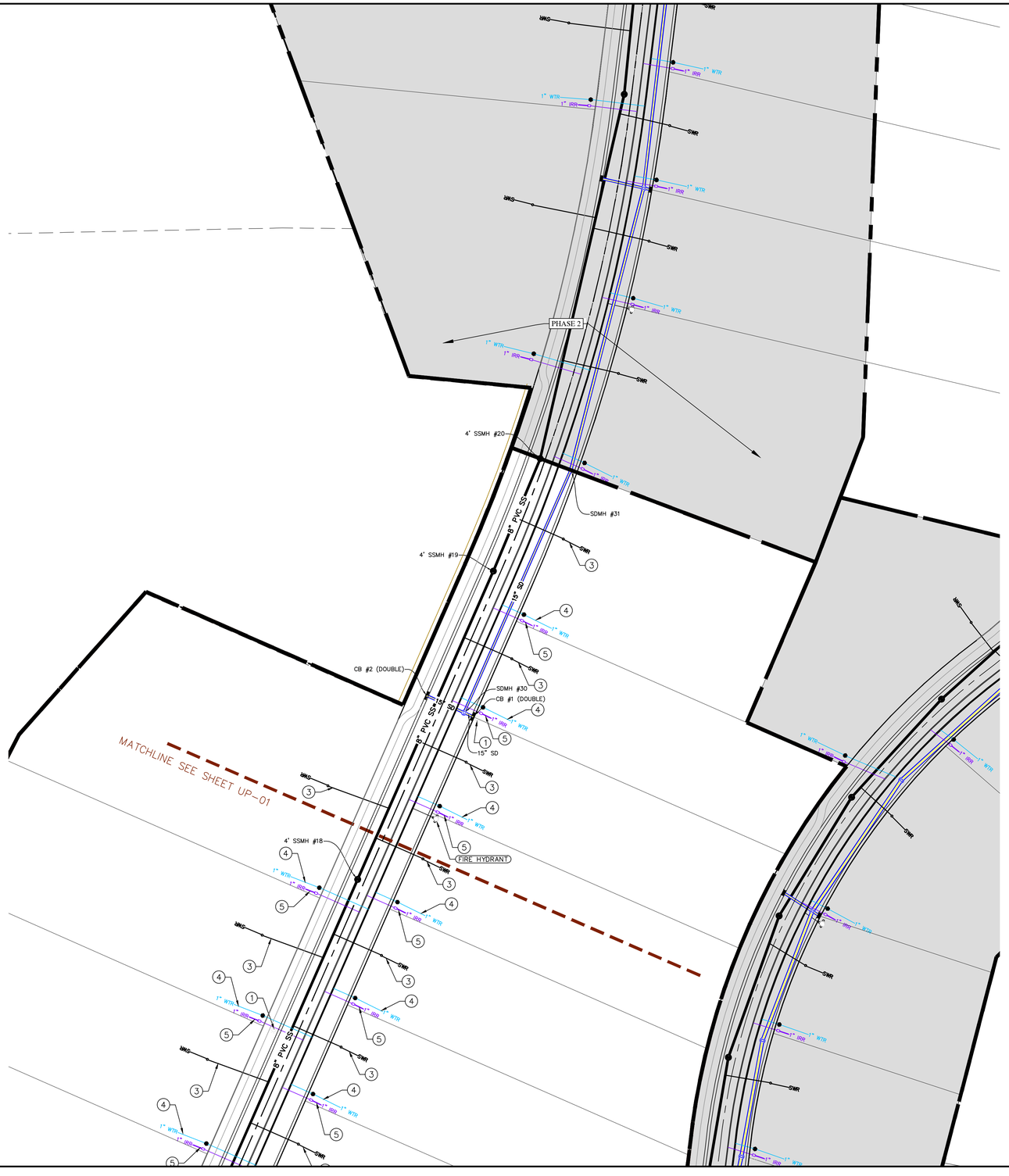
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PROFESSIONAL ENGINEER AND LAND SURVEYOR
167023
Donald L. Lyster
STATE OF UTAH
2.21.2022

THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

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

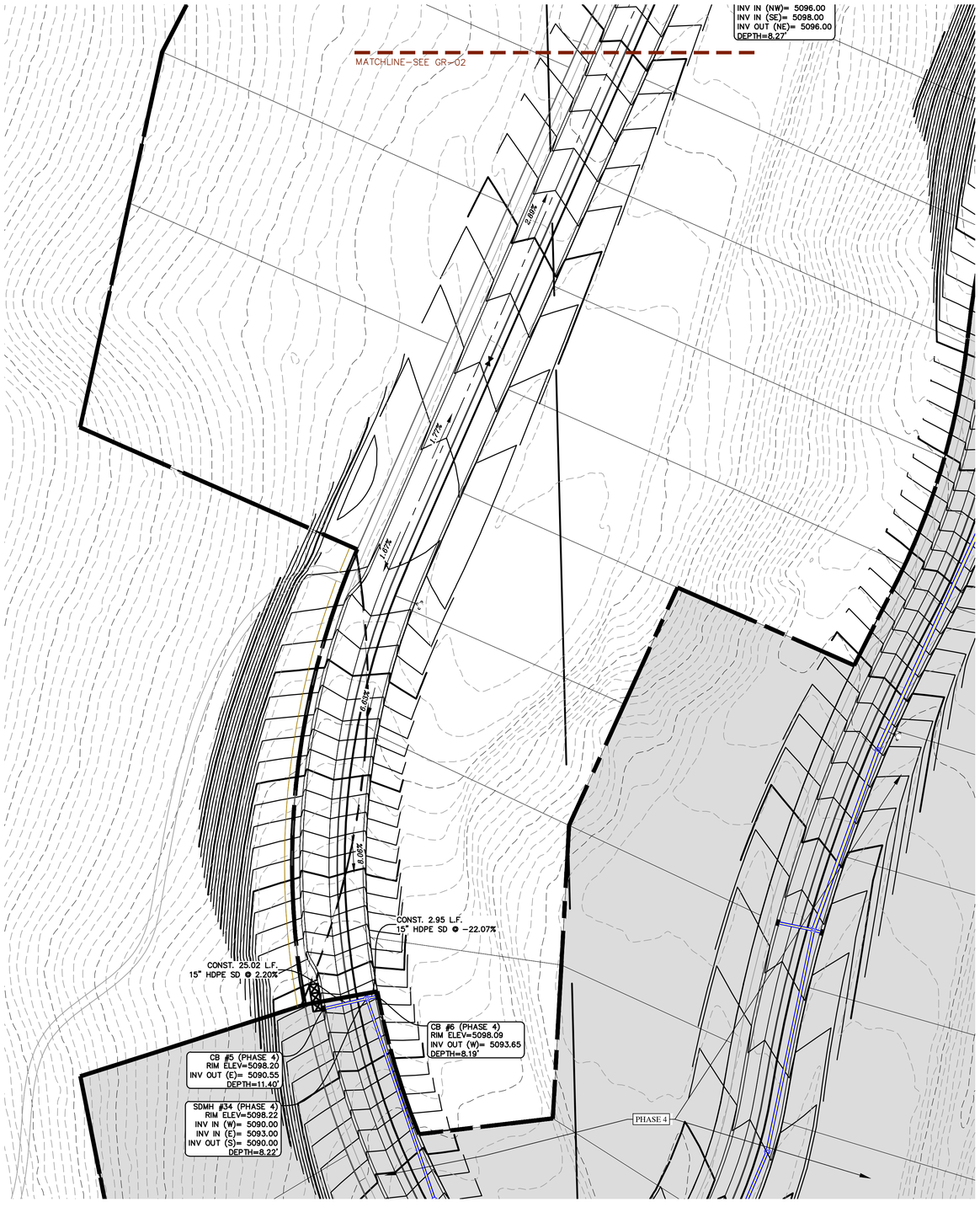
DATE:2.21.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-02

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167023
Donald L. Lyster
P.E. L.S.
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 #

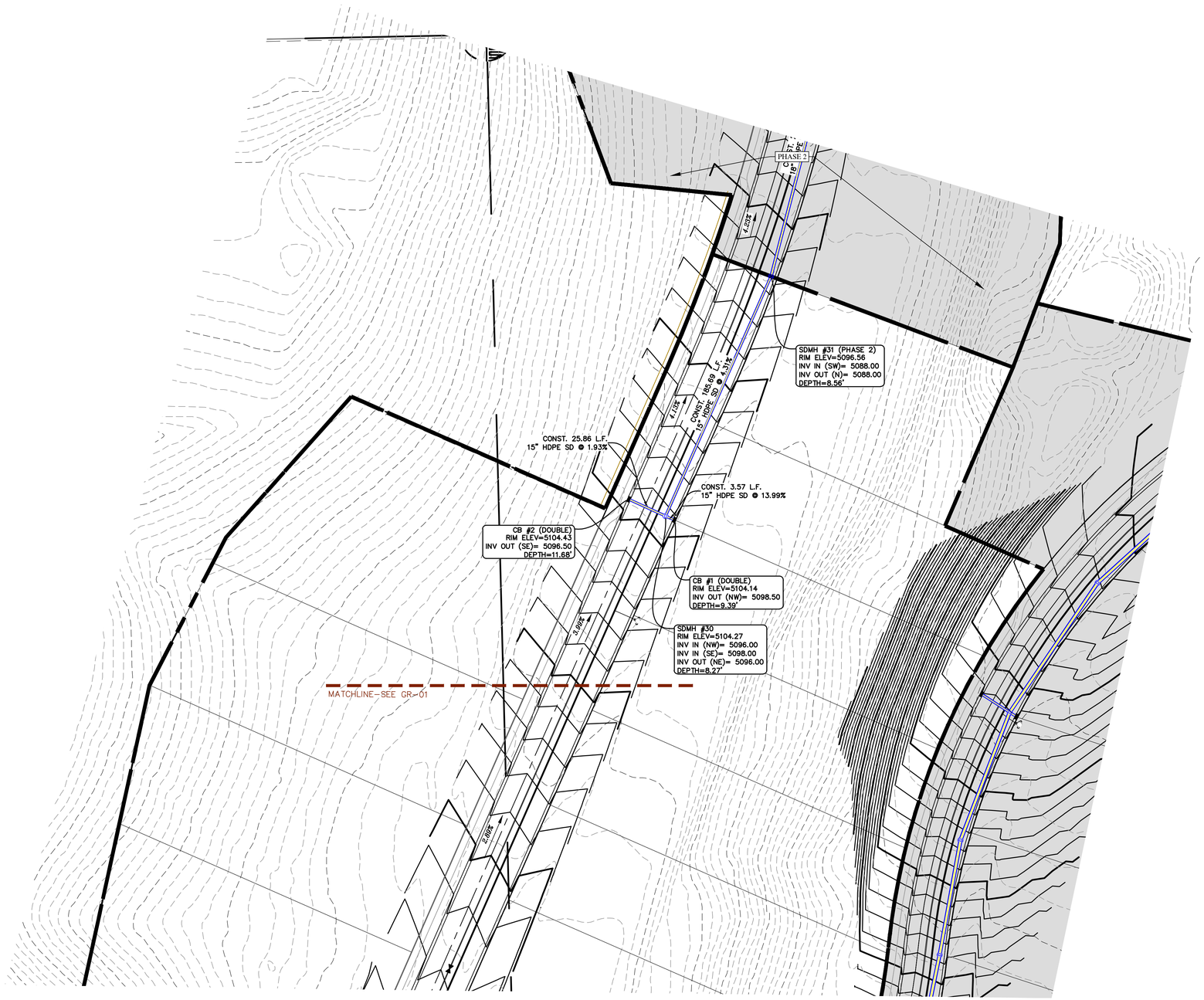
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

SHEET:
GR-01

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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

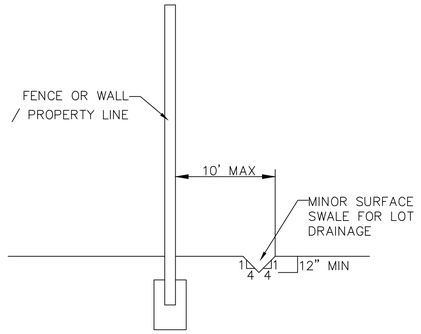
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

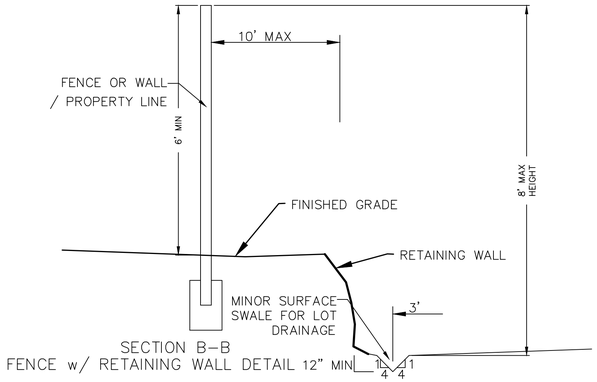
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02

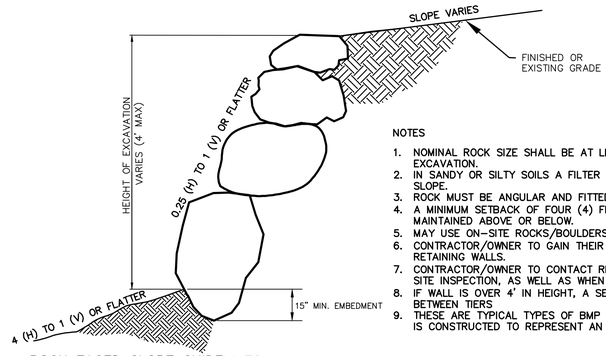
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SECTION C–C
FENCE DETAIL



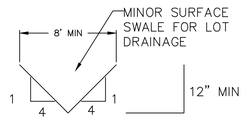
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



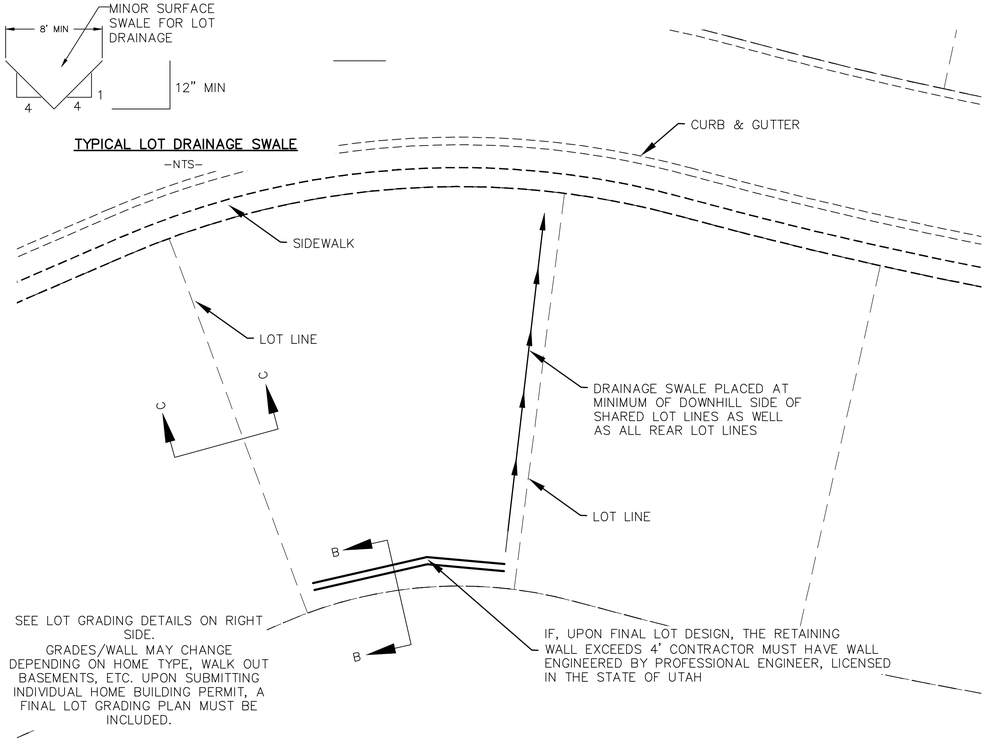
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

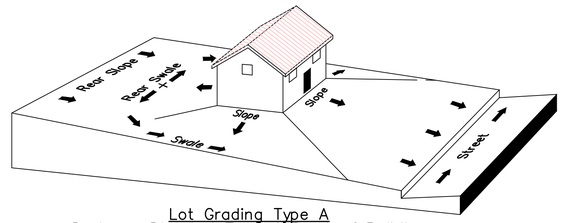
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



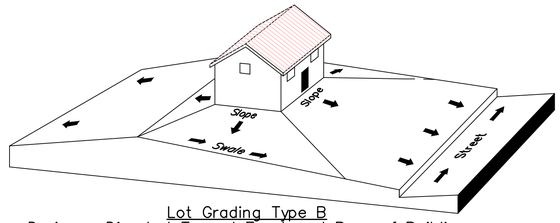
TYPICAL LOT DRAINAGE SWALE
–NTS–



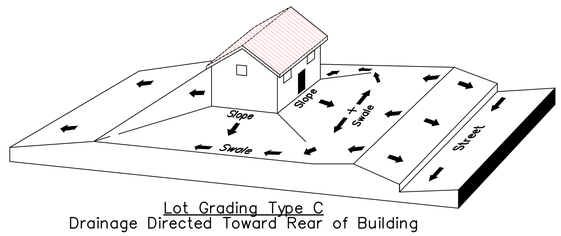
TYPICAL LOT GRADING
–NTS–



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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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

PHASE 2

PHASE 5

MATCHLINE STA 10+50
SEE SHEET PP-02

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

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%

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

THIS SHEET

FINISHED GRADE @ CENTERLINE

EXISTING GRADE @ CENTERLINE

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

(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

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.

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

region Engineering & Surveying
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P: 801.376.2245
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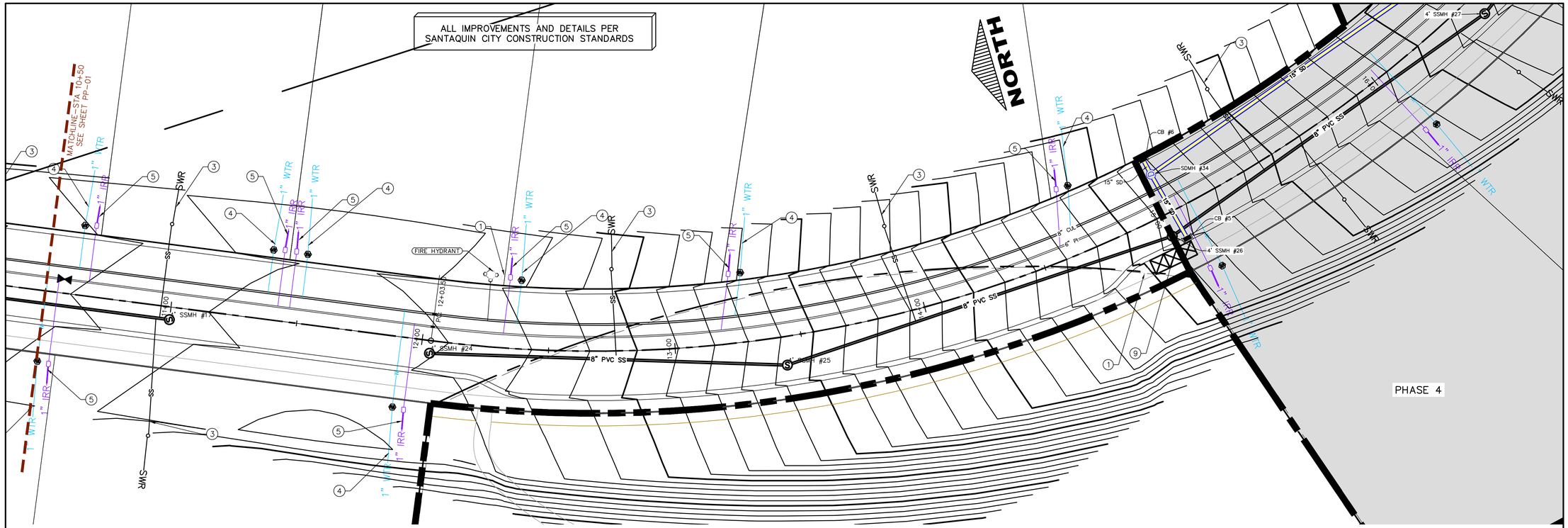
PROFESSIONAL ENGINEER & LAND SURVEYOR
187023
Donald L. Lyster
P.E. L.S.
STATE OF UTAH
2/21/2022

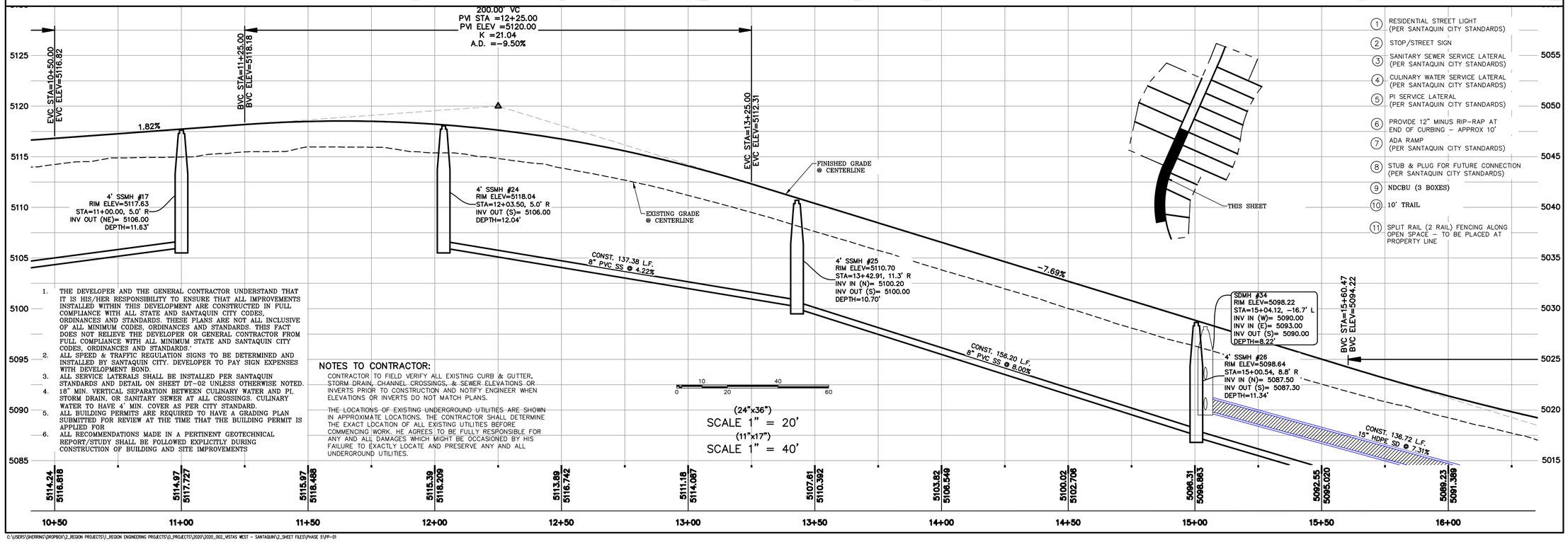
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
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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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NOTES TO CONTRACTOR:

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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: 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)

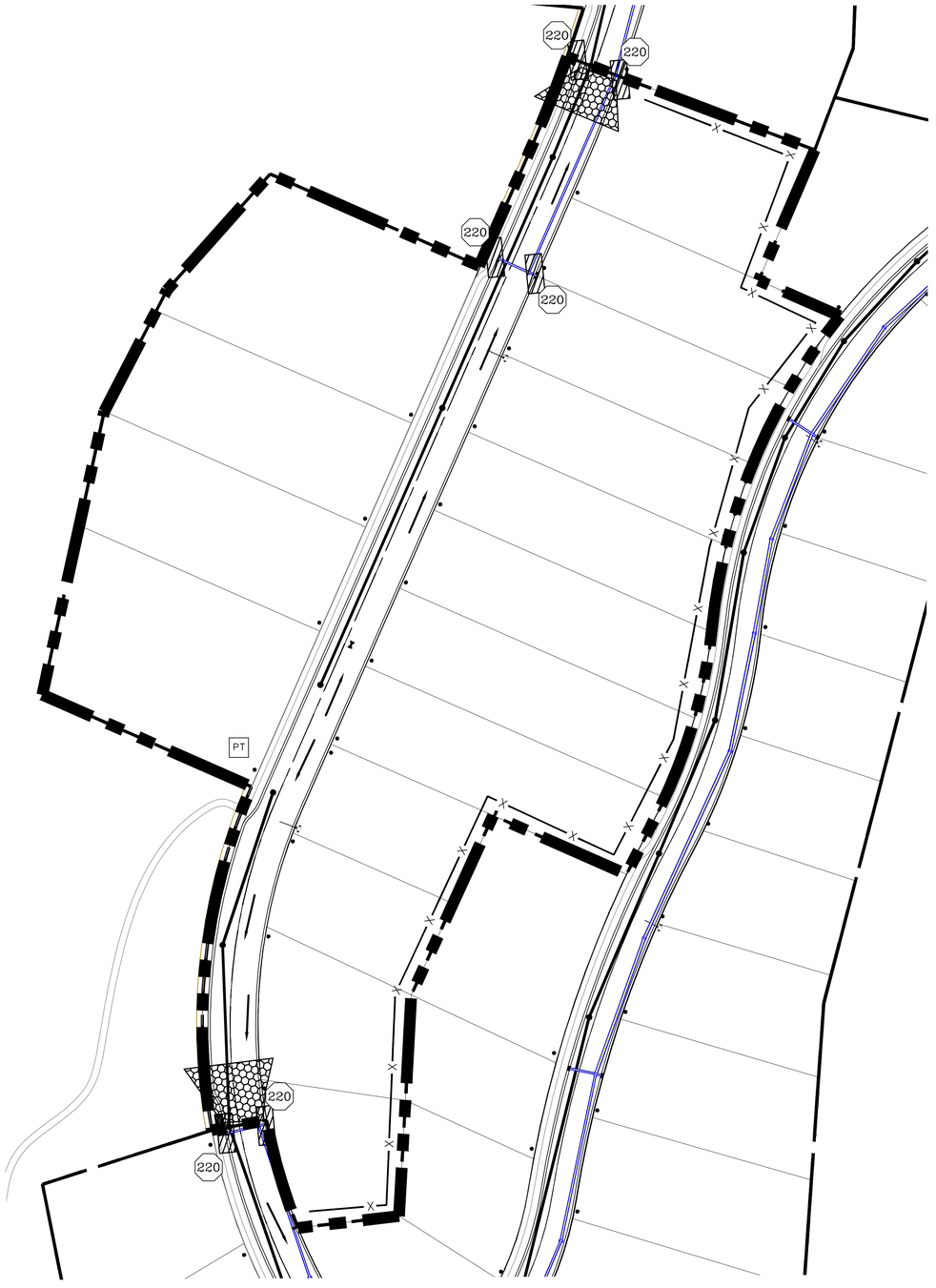
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Ignier
STATE OF UTAH
11-17-2022

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

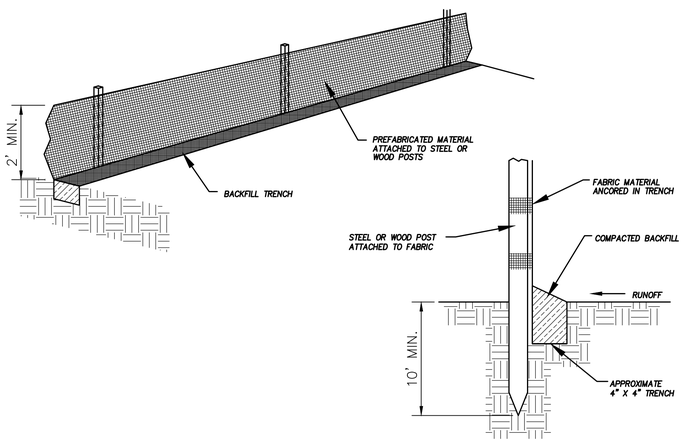
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #

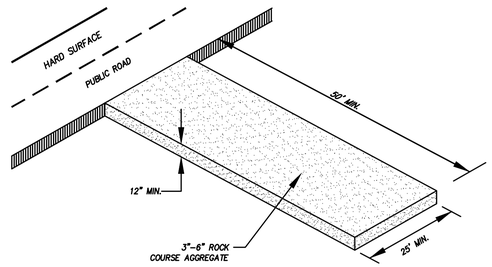
REVISIONS:
1
2
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SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

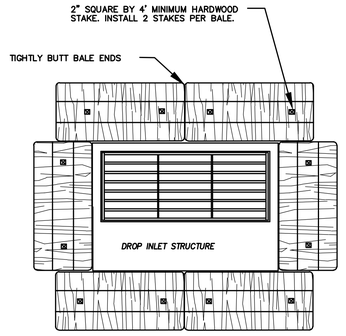
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DETAIL–A
SILT FENCE DETAIL
–NTS–

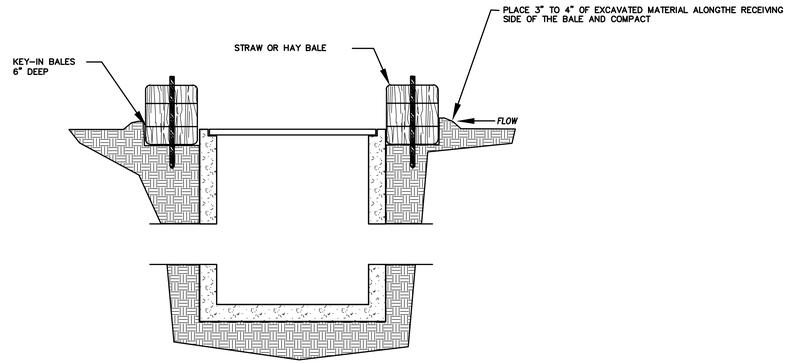


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



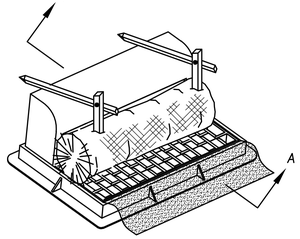
PLAN VIEW

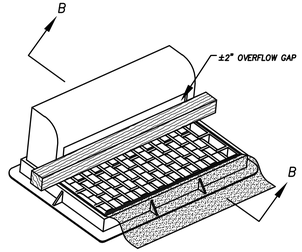
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT 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.

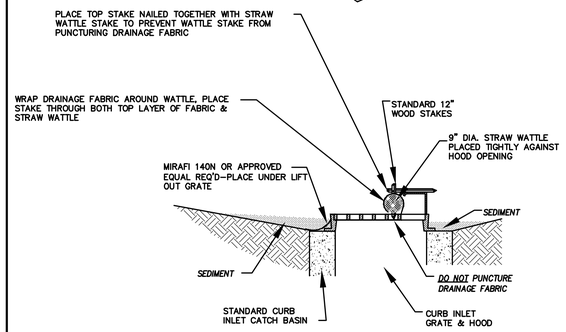


SECTION

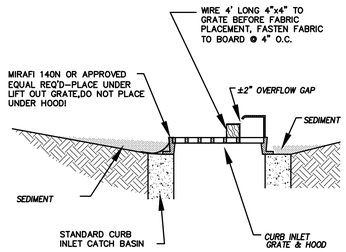
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







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.

region Engineering & Surveying
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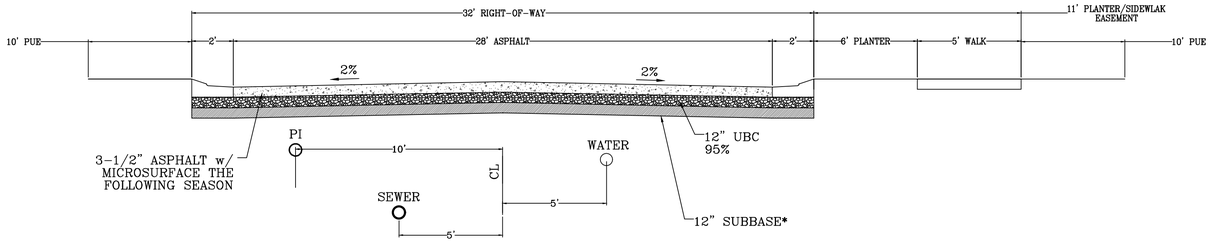


THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022
PROJECT #
REVISIONS:
1
2
3

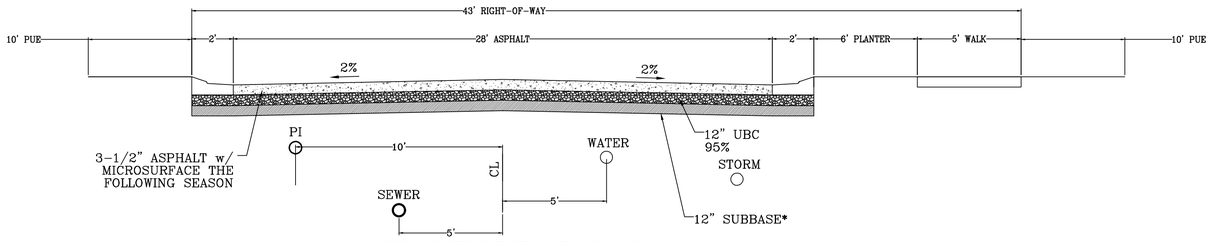
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EROSION CONTROL DETAILS
SHEET:
EC-02

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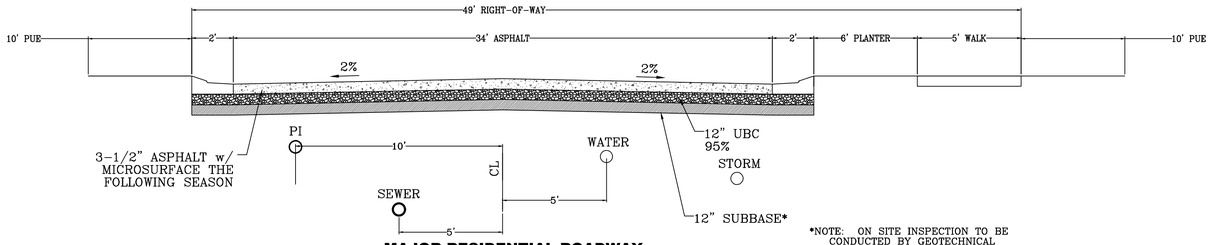
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

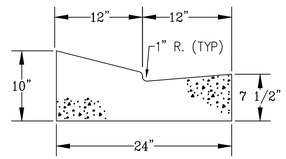
LOOKING NORTH AND WEST
500 ADT



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

THE VISTAS WEST @ SUMMIT RIDGE
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LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
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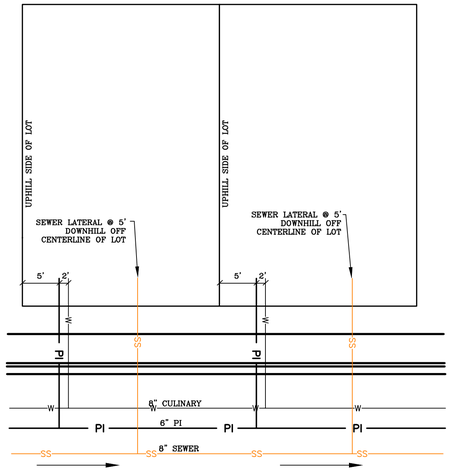
DATE:2.21.2022
PROJECT #

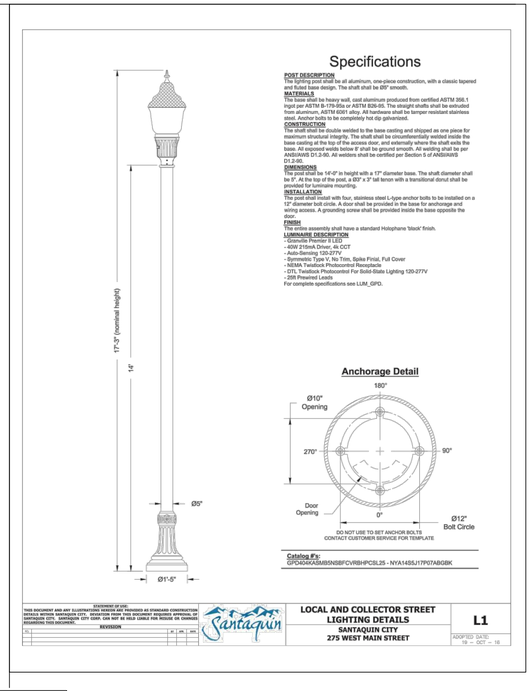
REVISIONS:
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SHEET NAME:
TYPICAL DETAILS

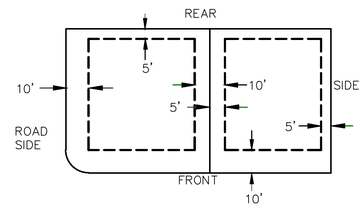
SHEET:
DT-01

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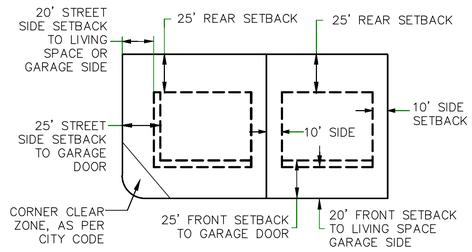


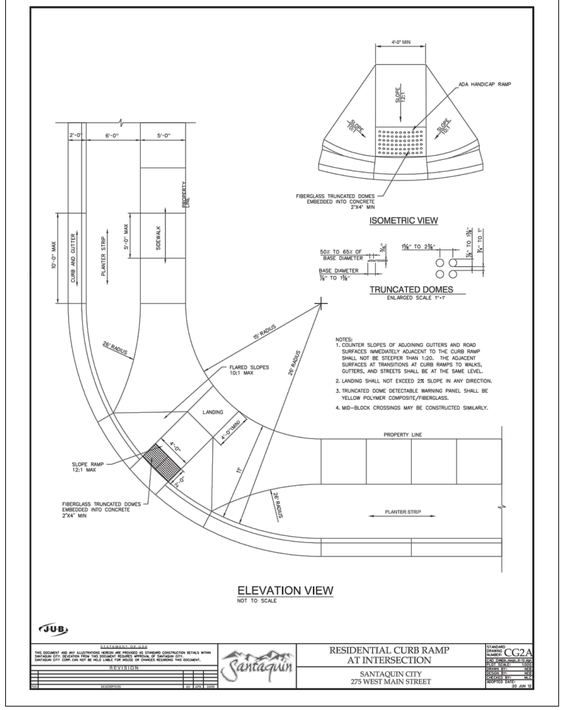


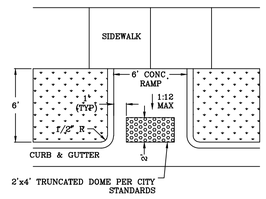
PUBLIC UTILITY EASEMENTS



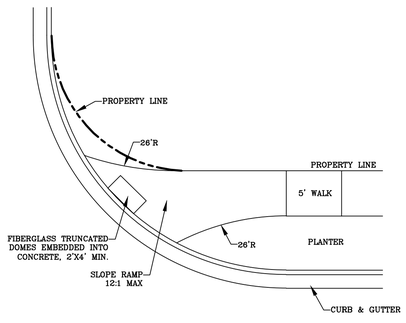
BUILDING SETBACKS (MINIMUM)







MID-BLOCK RAMP DETAIL



RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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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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2
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SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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DRC Members Present: Benjamin Reeves, Norm Beagley, Jon Lundell, Jason Bond, Randy Spadafora, Russ Woodland, Jason Callaway, Ryan Lind

Others in attendance: Dennis Marker, Ryan Harris, Art Adcock,

Jon Lundell called the meeting to order at 10:03 a.m.

1. Adcock's Acre Subdivision Concept Review

A concept review of a proposed 2-lot subdivision located at approximately 295 North 200 East. A 1 acre lot would be split into 2 half acre lots with one having an existing home.

Randy Spadafora noted that the addressing for the new lot will need to be adjusted before final approval.

Russ Woodland indicated no comments from the Police Department.

Jason Callaway noted that culinary and irrigation water lines are on the same side of the street. Sewer is on the opposite side of the road so road cuts will likely be needed.

Chief Lind indicating no issues from the Fire Department.

Jason Bond noted that the Planning Commission will review this during their March 8, 2022 meeting. A deferral agreement will need to go to the Council for approval. The deferral agreement will need to be completed before preliminary plans are submitted.

Art Adcock indicated he planned to have the agreement on the March 15 Council meeting. As a sitting City Councilor, he will recuse himself from the discussions.

Jon Lundell noted communication will be needed with the County surveyor office to confirm legal descriptions and monumentations. Mr. Lundell reviewed other plan redlines that will be provided to Mr. Adcock and his engineer. Plans need to show the closest fire hydrant.

No action was needed. Comments will be provided to the Planning Commission.

2. Ostler Subdivision Preliminary Review

A Preliminary review of a proposed 5-lot subdivision located at 421 South 100 West.

Randy Spadafora will review addressing at final plat submittal.

Russ Woodland indicated there were no comments from the Police Department.

Jason Callaway provided comments to Jon Lundell for redline discussion.

Ryan Lind had no comments from the Fire Department.

Jason Bond noted that a deferral agreement for this project would not be supported by staff due to proximity of existing improvements and length of the development.

Jon Lundell reviewed other redlines which will be provided to the applicant. The Planning Commission will need to approve one of the lots as an infill lot. Street improvements need to accommodate bulb outs at corners and coved parking along the street so on-street parking doesn't interfere with local through traffic. Jason Calloway noted that road delineators will be needed on the corner bulb outs.

Tyler Harper with Great Basin Engineering joined via zoom. He noted that a concrete ditch is on the property. The Summit Creek Irrigation company will need to be worked with to resolve easement needs, etc. Mr. Harper asked if the infill lot could be reviewed by the Planning Commission ahead of the preliminary plans. Jason Bond indicated the infill lot request would be forwarded to the Planning Commission at the same time as the preliminary plans and that there did not appear to be any concerns about the lot.

Norm Beagley moved to table action on the development until the numerous redlines are better addressed. Seconded by Ryan Lind. Vote was unanimous in favor.

3. The Hills at Summit Ridge Plat M Subdivision Final Review

A final review of a proposed 34-lot subdivision located at approximately Freestone Boulevard and Marigold Way.

Randy Spadafora provided addressing comments.

Russ Woodland asked that signage be added at the trailhead to restrict residents or long-term parking in those parking areas.

Jason Callaway deferred comments to the redline discussion.

Ryan Lind asked how many lots are within Juab County. Norm noted that the engineer will need to confirm the county line and the number of parcels in Juab. If part of the development land is in Juab County, then the plat will need to be recorded in Juab County and Utah County.

Jason Bond deferred to redline comment review.

Jon Lundell reviewed redline comments that will be given to applicant after the meeting.

Norm Beagley noted that the road widths for this project will be wider than the roads allowed by the associated development agreement. The developer was willing to work with the city to make those accommodations.

Jason Bond moved to approve the Hills @ Summit Ridge, plat M, subject to the redlines being addressed and the signage be added near the trailhead as discussed. Seconded by Norm Beagley. Vote was unanimous in favor.

4. The Hills at Summit Ridge Plat N Subdivision Final Review

A final review of a proposed 55-lot subdivision located at approximately Windsong Drive and Foxwood Road.

Randy Spadafora submitted address changes previously.

Russ Woodland noted that some of this plat is in Juab County. Roughly 11 lots will be in Juab County. There are enforcement concerns about the areas in Juab County. Norm Beagley noted that there are many questions about jails, school districts, etc.. The applicant indicated that homes would not be finished in this phase until 2023 and hopefully the county line issues will be resolved before then.

Jason Callaway had no comments

Ryan Lind raised similar concerns to the Police Department and hopes those can be resolved before any Certificate of Occupancy for a new home in Juab County is given.

Jason Bond noted concerns about unbuildable areas shown on lot 337. Preliminary plans approved by the Council showed the unbuildable area as public open space even though it won't be a park, just more lands to monitor. The area will need to be changed back to public open space. Jason Callaway asked about the landscaping. It was the consensus that the area remains natural open space and native vegetation. Jason had no concerns with that finishing plan.

Jon Lundell reviewed other redlines submitted by departments and will provide copies of the notes to the applicant.

Motion made by Norm Beagley to approve the Hills @ Summit Ridge, Plat N plans with the redlines being addressed and the open space changes noted. Seconded by Jason Callaway. Vote was unanimous in favor.

5. The Hills at Summit Ridge Plat O Final Review

A final review of a proosed 28-lot subdivision located at approximately Foxwood Road and White Sage Drive.

Randy Spadafora Randy Spadafora submitted address changes previously.

Russ Woodland noted the same concerns about the Juab County line.

Jason Callaway expressed no concerns.

Ryan Lind had no comments other than those previously raised with Plat N

Jason Bond asked for clarification about fencing styles be on the plans. He suggested similar parking signage be used in this plat as noted for Plat M.

Jon Lundell reviewed other redlines submitted by departments and will provide copies of the notes to the applicant.

Dennis Marker asked about the slopes and possible need for retaining walls or slope issues around the switchbacks indicated on part of the trail. Norm Beagley indicated that field adjustments will likely be needed as finish grading work is done on adjacent parcels.

Motion made by Jason Callaway to approve the Hills @ Summit Ridge, Plat O plans with the redlines and comments made during the meeting being addressed. Seconded by Russ Woodland. Vote was unanimous in favor.

MEETING MINUTES APPROVAL

No previous meeting minutes were available for review.

AJOURNMENT

Ryan Lind motioned to adjourn the meeting at 11:18 a.m.