# DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 11, 2021, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

## MEETINGS HELD ONLINE ONLY

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below.

- **YouTube Live –** Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw 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. **The Hills at Summit Ridge Plat E Final Subdivision Review**

   A final review of a 38-lot subdivision located at approximately Marigold Way and Onyx Drive.

2. **Summit Ridge Towns Plat D Final Subdivision Review**

   A final review of a 97-unit townhome development located at approximately Harvest View Drive and Patchwork Drive.

3. **Cottonwood Subdivision Final Plat Review**

   A final review of an 8 lot subdivision located at approximately 300 North and 350 West.

**MEETING MINUTES APPROVAL**

4. Approval of Meeting Minutes from

   April 27, 2021

**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 Website.

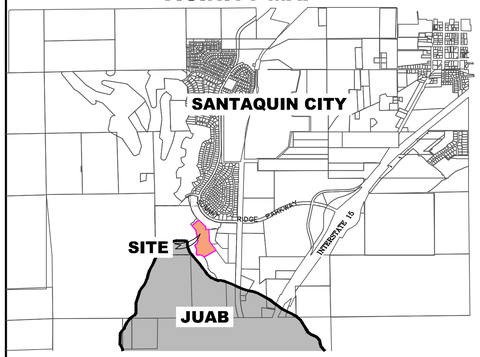
BY: K. Aaron Shirley

K. Aaron Shirley, City Recorder

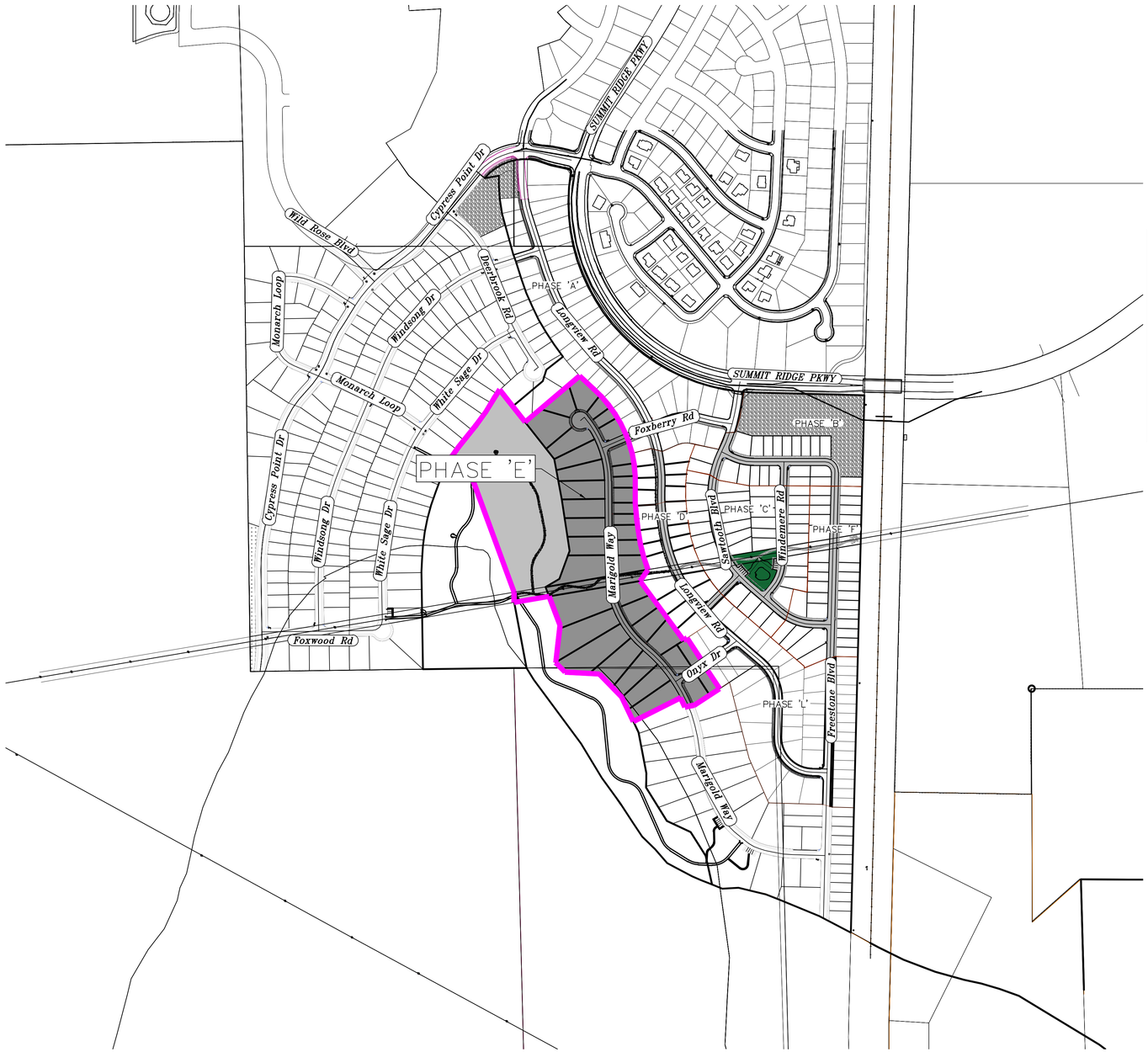
# The Hills @ Summit Ridge
## PHASE 'E'
## April 21

Santaquin, Utah County, Utah

**VICINITY MAP**




ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS




| AREA BREAKDOWN | |
|---|---|
| TOTAL PLAT ACREAGE | 24.45 ACRES |
| TOTAL LOT ACREAGE | 14.02 ACRES |
| TOTAL ROW ACREAGE | 2.14 ACRES |
| TOTAL OPEN SPACE | 8.29 ACRES |
| ZONE | PC – PLANNED COMMUNITY |
| DENSITY | 1.55 / dua |
| NUMBER OF LOTS | 38 LOTS |

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

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801) 491-9091

## INDEX OF PLAN SHEETS


| SHEET | DESCRIPTION |
|---|---|
| CS-01 | COVER SHEET & NOTES |
| PH-01 | PHASE PLANS |
| PLAT | PLAT SHEETS |
| UP-01-3 | SITE & UTILITY PLANS |
| GR-01-4 | GRADING PLANS |
| PP-01-5 | PLAN & PROFILE SHEETS |
| LS-01 | LANDSCAPE PLANS |
| EC-01 | EROSION CONTROL PLAN |
| EC-02 | EROSION CONTROL DETAILS |
| DT-01-03 | TYPICAL DETAILS |


## NOTES:

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

## NOTES TO CONTRACTOR:

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

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

NORTH

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

THE HILLS @ SUMMIT RIDGE
PHASE 'E'
LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

C:\USERS\DHORNING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE E\CS-01

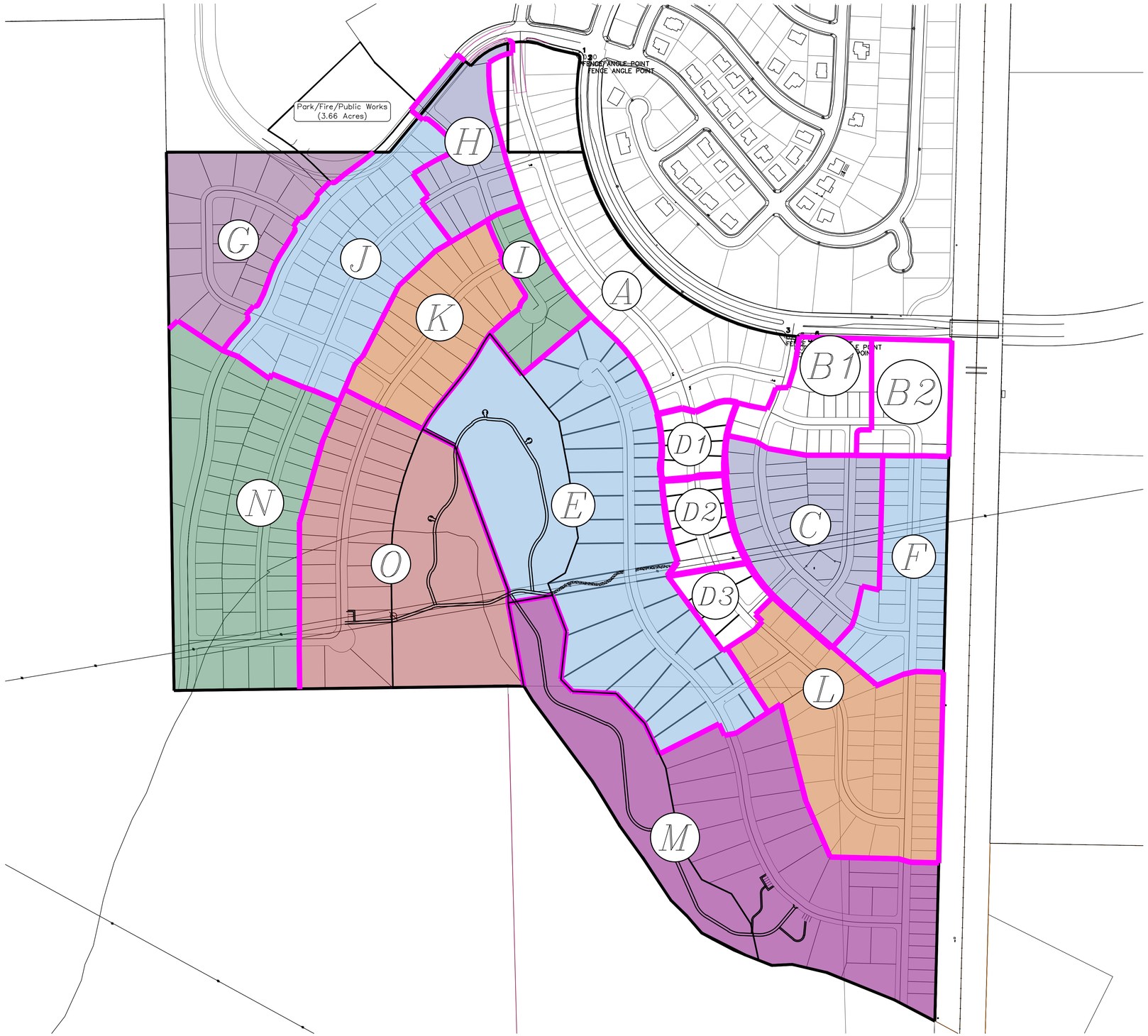
NORTH

100 0 200 400 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

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

| PHASE BREAKDOWN | |
|---|---|
| | Units |
| PHASE A | 50 |
| PHASE B1 | 13 |
| PHASE B2 | 8 |
| PHASE C | 35 |
| PHASE D1 | 8 |
| PHASE D2 | 10 |
| PHASE D3 | 6 |
| PHASE E | 38 |
| PHASE F | 32 |
| PHASE G | 22 |
| PHASE H | 10 |
| PHASE I | 9 |
| PHASE J | 41 |
| PHASE K | 21 |
| PHASE L | 41 |
| PHASE M | 34 |
| PHASE N | 55 |
| PHASE O | 28 |
| TOTAL | 461 |

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**THE HILLS @ SUMMIT RIDGE**
**PHASE 'E'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

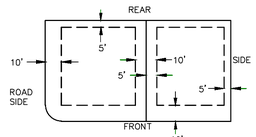
REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN
SHEET:
PH-01

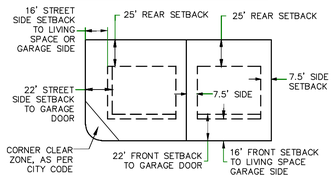
C:\USERS\SHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE E\PH-01

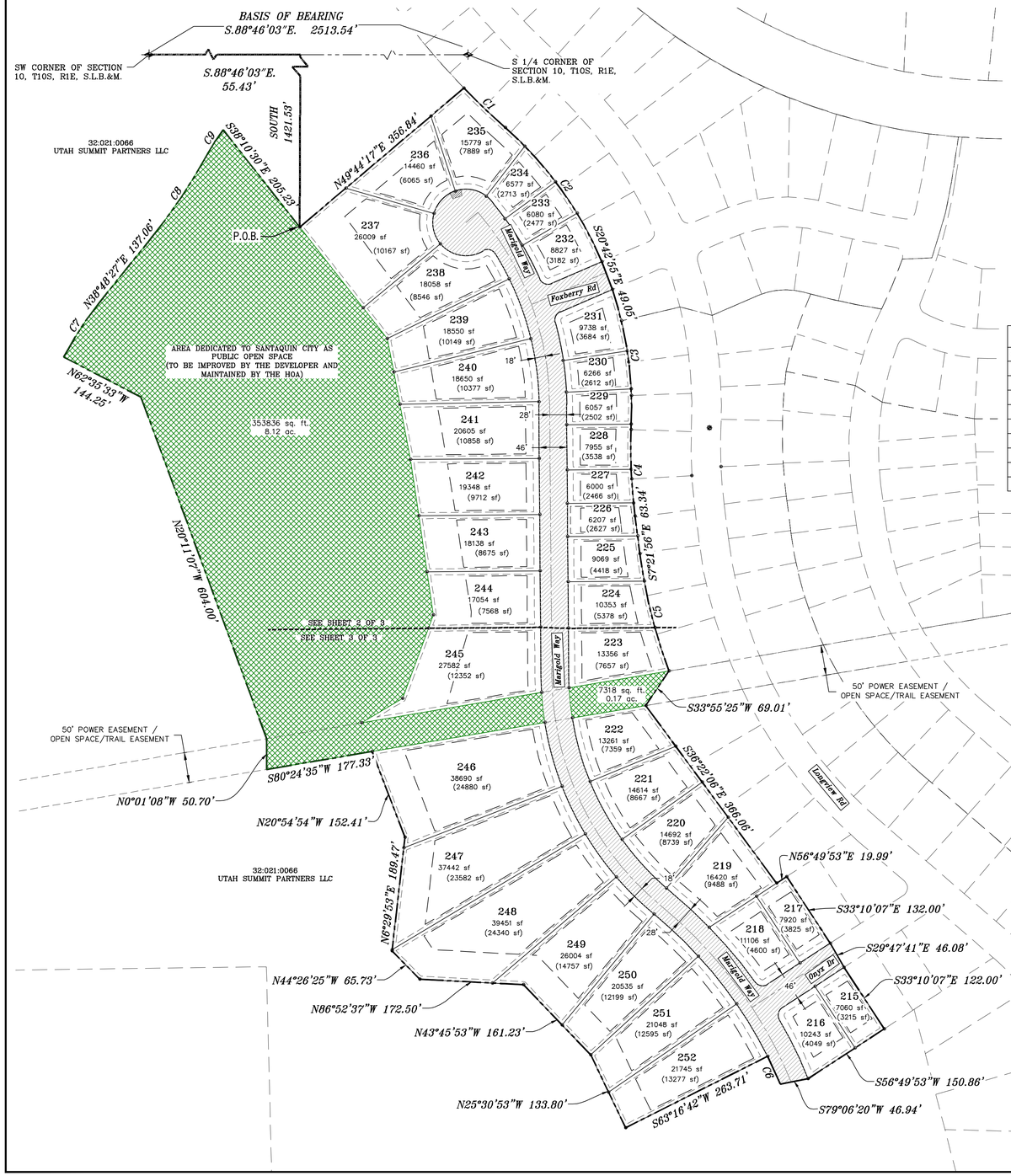
# THE HILLS @ SUMMIT RIDGE
# PHASE 'E'

## PUBLIC UTILITY EASEMENTS

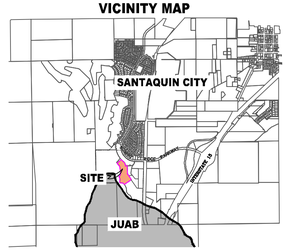



## BUILDING SETBACKS (MINIMUM)




## VICINITY MAP




## 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)

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 95.31' | 1242.56' | 95.28' | S46°18'19"E | 4°23'41" |
| C2 | 276.15' | 620.00' | 273.88' | S35°44'33"E | 25°31'13" |
| C3 | 227.28' | 620.00' | 226.01' | S7°56'47"E | 21°00'14" |
| C4 | 152.38' | 880.00' | 152.19' | S2°24'18"E | 9°55'16" |
| C5 | 200.72' | 880.00' | 200.29' | S13°54'00"E | 13°04'07" |
| C6 | 50.60' | 732.00' | 50.59' | N24°44'37"W | 3°57'37" |
| C7 | 109.43' | 550.00' | 109.25' | N33°06'27"E | 11°24'00" |
| C8 | 167.59' | 950.00' | 167.37' | N33°45'14"E | 10°06'27" |
| C9 | 47.24' | 300.00' | 47.19' | N33°12'41"E | 9°01'22" |

| AREA BREAKDOWN | |
|---|---|
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| TOTAL LOT ACREAGE | 14.02 ACRES ± |
| TOTAL ROW ACREAGE | 2.14 ACRES ± |
| TOTAL OPEN SPACE | 8.29 ACRES ± |
| ZONE | PC - PLANNED COMMUNITY |
| DENSITY | 1.55 / dug |
| NUMBER OF LOTS | 38 LOTS |

PROJECT DEVELOPER

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## BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

## 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 _____

NORTH

0 50 100 200 300

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

## 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 3

## 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

THE HILLS – PHASE E

BEGINNING AT A POINT THAT IS S.88°46'03"E. A DISTANCE OF 55.43' ALONG THE SECTION LINE AND SOUTH 1421.53' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 49° 44' 17" E FOR A DISTANCE OF 356.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 04° 23' 41", HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS S 46° 18' 19" E FOR A DISTANCE OF 95.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 31' 13", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS S 35° 44' 33" E FOR A DISTANCE OF 273.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 20° 42' 55" E FOR A DISTANCE OF 49.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 21° 00' 14", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 56' 47" E FOR A DISTANCE OF 226.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09° 55' 16", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 24' 18" E FOR A DISTANCE OF 152.19 FEET. THENCE, S 07° 21' 56" E FOR A DISTANCE OF 63.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 13° 04' 07", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 54' 00" E FOR A DISTANCE OF 200.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 33° 55' 25" W FOR A DISTANCE OF 69.01 FEET TO A POINT ON A LINE. THENCE, S 36° 22' 06" E FOR A DISTANCE OF 366.06 FEET TO A POINT ON A LINE. THENCE, N 56° 49' 53" E FOR A DISTANCE OF 19.99 FEET TO A POINT ON A LINE. THENCE, S 33° 10' 07" E FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE. THENCE, S 29° 47' 41" E FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE. THENCE, S 33° 10' 07" E FOR A DISTANCE OF 122.00 FEET TO A POINT ON A LINE. THENCE, S 56° 49' 53" W FOR A DISTANCE OF 150.86 FEET TO A POINT ON A LINE. THENCE, S 79° 06' 20" W FOR A DISTANCE OF 46.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 57' 37", HAVING A RADIUS OF 732.00 FEET, AND WHOSE LONG CHORD BEARS N 24° 44' 37" W FOR A DISTANCE OF 50.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 63° 16' 42" W FOR A DISTANCE OF 263.71 FEET TO A POINT ON A LINE. THENCE, N 25° 30' 53" W FOR A DISTANCE OF 133.80 FEET TO A POINT ON A LINE. THENCE, N 43° 45' 53" W FOR A DISTANCE OF 161.23 FEET TO A POINT ON A LINE. THENCE, N 86° 52' 37" W FOR A DISTANCE OF 172.50 FEET TO A POINT ON A LINE. THENCE, N 44° 26' 25" W FOR A DISTANCE OF 65.73 FEET TO A POINT ON A LINE. THENCE, N 06° 29' 53" E FOR A DISTANCE OF 189.47 FEET TO A POINT ON A LINE. THENCE, N 20° 54' 54" W FOR A DISTANCE OF 152.41 FEET TO A POINT ON A LINE. THENCE, S 80° 24' 35" W FOR A DISTANCE OF 177.33 FEET TO A POINT ON A LINE. THENCE, N 00° 01' 08" W FOR A DISTANCE OF 50.70 FEET TO A POINT ON A LINE. THENCE, N 20° 11' 07" W FOR A DISTANCE OF 604.00 FEET TO A POINT ON A LINE. THENCE, N 62° 35' 33" W FOR A DISTANCE OF 144.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 24' 00", HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS N 33° 06' 27" E FOR A DISTANCE OF 109.25 FEET. THENCE, N 38° 48' 27" E FOR A DISTANCE OF 137.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10° 06' 27", HAVING A RADIUS OF 950.00 FEET, AND WHOSE LONG CHORD BEARS N 33° 45' 14" E FOR A DISTANCE OF 167.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 01' 22", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 33° 12' 41" E FOR A DISTANCE OF 47.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 38° 10' 30" E A DISTANCE OF 205.23 FEET TO THE POINT OF BEGINNING

CONTAINING 24.45 ACRES OF LAND AND 38 LOTS

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

_____ DATE

_____ SURVEYOR

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS 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 HILLS @ SUMMIT RIDGE
# PHASE 'E'

_____ UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

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

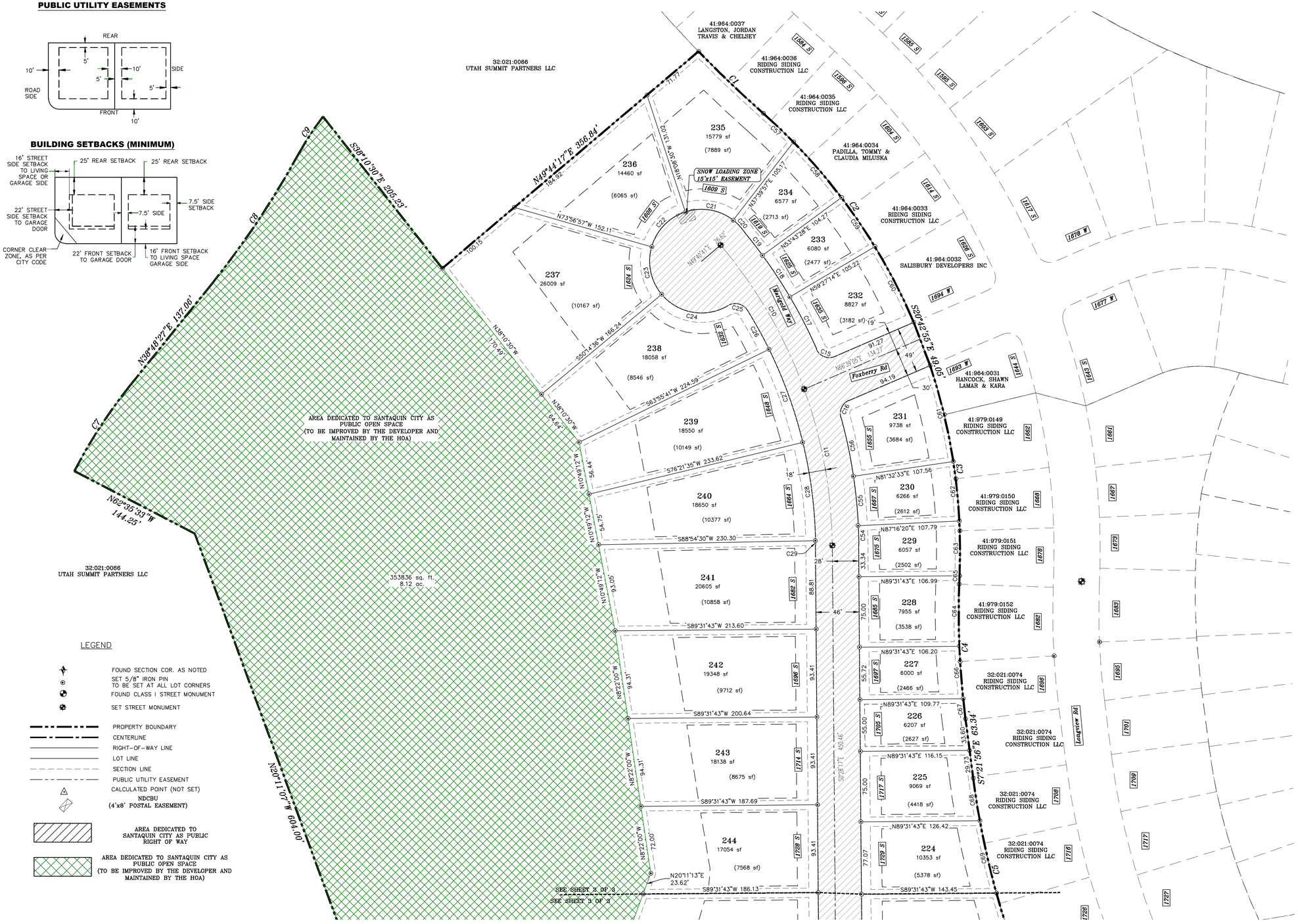
This form approved by Utah County and the municipalities therein.

## PUBLIC UTILITY EASEMENTS




## BUILDING SETBACKS (MINIMUM)




## 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)

### CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 95.31' | 1242.56' | 95.28' | S46°18'19"E | 4°23'41" |
| C2 | 276.15' | 620.00' | 273.88' | S35°44'33"E | 25°31'13" |
| C3 | 227.28' | 620.00' | 226.01' | S7°56'47"E | 21°00'14" |
| C4 | 152.38' | 880.00' | 152.19' | S2°24'18"E | 9°55'16" |
| C5 | 200.72' | 880.00' | 200.29' | S13°54'00"E | 13°04'07" |
| C6 | 50.60' | 732.00' | 50.59' | N24°44'37"W | 3°57'37" |
| C7 | 109.43' | 550.00' | 109.25' | N33°06'27"E | 11°24'00" |
| C8 | 167.59' | 950.00' | 167.37' | N33°45'14"E | 10°06'27" |
| C9 | 47.24' | 300.00' | 47.19' | N33°12'41"E | 9°01'22" |
| C10 | 178.05' | 500.00' | 177.11' | S30°07'14"E | 20°24'09" |
| C11 | 169.71' | 500.00' | 168.90' | S10°11'43"E | 19°26'52" |
| C12 | 436.10' | 500.00' | 422.41' | S25°27'29"E | 49°58'24" |
| C13 | 226.14' | 750.00' | 225.29' | S41°48'24"E | 17°16'34" |
| C14 | 139.99' | 750.00' | 139.78' | S27°49'18"E | 10°41'39" |
| C15 | 23.45' | 15.00' | 21.13' | S68°33'52"E | 89°34'06" |
| C16 | 21.49' | 15.00' | 19.70' | S25°36'58"W | 82°04'14" |
| C17 | 62.35' | 528.00' | 62.31' | S27°09'48"E | 6°45'57" |
| C18 | 52.80' | 528.00' | 52.78' | S33°24'39"E | 5°43'46" |
| C19 | 30.45' | 528.00' | 30.45' | S37°55'40"E | 3°18'16" |
| C20 | 18.39' | 55.00' | 18.30' | S42°45'28"E | 19°09'09" |
| C21 | 53.57' | 55.00' | 51.48' | S80°14'16"E | 55°48'27" |
| C22 | 53.57' | 55.00' | 51.48' | N43°57'16"E | 55°48'27" |
| C23 | 53.57' | 55.00' | 51.48' | N11°51'11"W | 55°48'27" |
| C24 | 77.85' | 55.00' | 71.51' | N80°18'19"W | 81°05'50" |
| C25 | 23.31' | 15.00' | 21.03' | N76°20'12"W | 89°02'04" |
| C26 | 47.37' | 482.00' | 47.35' | N29°00'15"W | 5°37'51" |
| C27 | 105.56' | 482.00' | 105.35' | N19°54'52"W | 12°32'55" |
| C28 | 105.56' | 482.00' | 105.35' | N7°21'58"W | 12°32'55" |
| C29 | 5.22' | 482.00' | 5.22' | N0°46'54"W | 0°37'13" |
| C33 | 26.79' | 518.00' | 26.79' | N1°57'12"W | 2°57'50" |
| C34 | 50.11' | 518.00' | 50.09' | N6°12'22"W | 5°32'32" |
| C35 | 110.12' | 518.00' | 109.92' | N15°04'04"W | 12°10'51" |
| C36 | 87.96' | 518.00' | 87.86' | N26°01'22"W | 9°43'46" |
| C37 | 87.96' | 518.00' | 87.86' | N35°45'08"W | 9°43'46" |
| C38 | 87.96' | 518.00' | 87.86' | N45°28'54"W | 9°43'46" |
| C39 | 0.89' | 518.00' | 0.89' | N50°23'44"W | 0°05'54" |
| C40 | 100.59' | 732.00' | 100.51' | N46°30'29"W | 7°52'25" |
| C41 | 101.22' | 732.00' | 101.14' | N38°36'35"W | 7°55'23" |
| C42 | 101.24' | 732.00' | 101.16' | N30°41'09"W | 7°55'27" |
| C43 | 108.74' | 778.00' | 108.65' | S26°03'23"E | 8°00'29" |
| C44 | 22.75' | 15.00' | 20.63' | S13°23'08"W | 86°53'30" |
| C45 | 22.94' | 15.00' | 20.77' | S79°21'40"E | 87°36'54" |
| C46 | 118.56' | 778.00' | 118.45' | S39°55'10"E | 8°43'53" |
| C47 | 83.64' | 778.00' | 83.60' | S47°21'54"E | 6°09'35" |
| C48 | 12.29' | 472.00' | 12.29' | S49°41'56"E | 1°29'31" |
| C49 | 109.96' | 472.00' | 109.71' | S42°16'43"E | 13°20'54" |
| C50 | 109.91' | 472.00' | 109.66' | S28°56'01"E | 13°20'32" |
| C51 | 109.91' | 472.00' | 109.67' | S15°35'29"E | 13°20'32" |
| C52 | 50.13' | 472.00' | 50.10' | S5°52'39"E | 6°05'06" |
| C53 | 19.47' | 472.00' | 19.47' | S1°39'12"E | 2°21'50" |
| C54 | 20.79' | 528.00' | 20.79' | S1°35'59"E | 2°15'23" |
| C55 | 52.80' | 528.00' | 52.78' | S5°35'34"E | 5°43'46" |
| C56 | 64.15' | 528.00' | 64.12' | S11°56'18"E | 6°57'42" |
| C57 | 44.34' | 620.00' | 44.34' | S46°27'13"E | 4°05'53" |
| C58 | 78.00' | 620.00' | 77.95' | S40°48'01"E | 7°12'30" |
| C59 | 63.28' | 620.00' | 63.26' | S34°16'20"E | 5°50'53" |
| C60 | 90.53' | 620.00' | 90.45' | S27°09'55"E | 8°21'56" |
| C61 | 105.06' | 620.00' | 104.94' | S13°35'37"E | 9°42'33" |
| C62 | 63.57' | 620.00' | 63.54' | S5°48'06"E | 5°52'29" |
| C63 | 58.39' | 620.00' | 58.37' | S0°09'58"E | 5°23'47" |
| C64 | 74.77' | 880.00' | 74.75' | S0°07'17"W | 4°52'06" |
| C65 | 0.25' | 620.00' | 0.25' | S2°32'38"W | 0°01'25" |
| C66 | 55.84' | 880.00' | 55.83' | S4°07'50"E | 3°38'08" |
| C67 | 21.77' | 880.00' | 21.76' | S6°39'25"E | 1°25'02" |
| C68 | 45.98' | 880.00' | 45.97' | S8°51'44"E | 2°59'37" |
| C69 | 78.96' | 880.00' | 78.93' | S12°55'46"E | 5°08'27" |
| C70 | 75.79' | 880.00' | 75.76' | S17°58'01"E | 4°56'04" |

NORTH

0 25 50 100 150

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

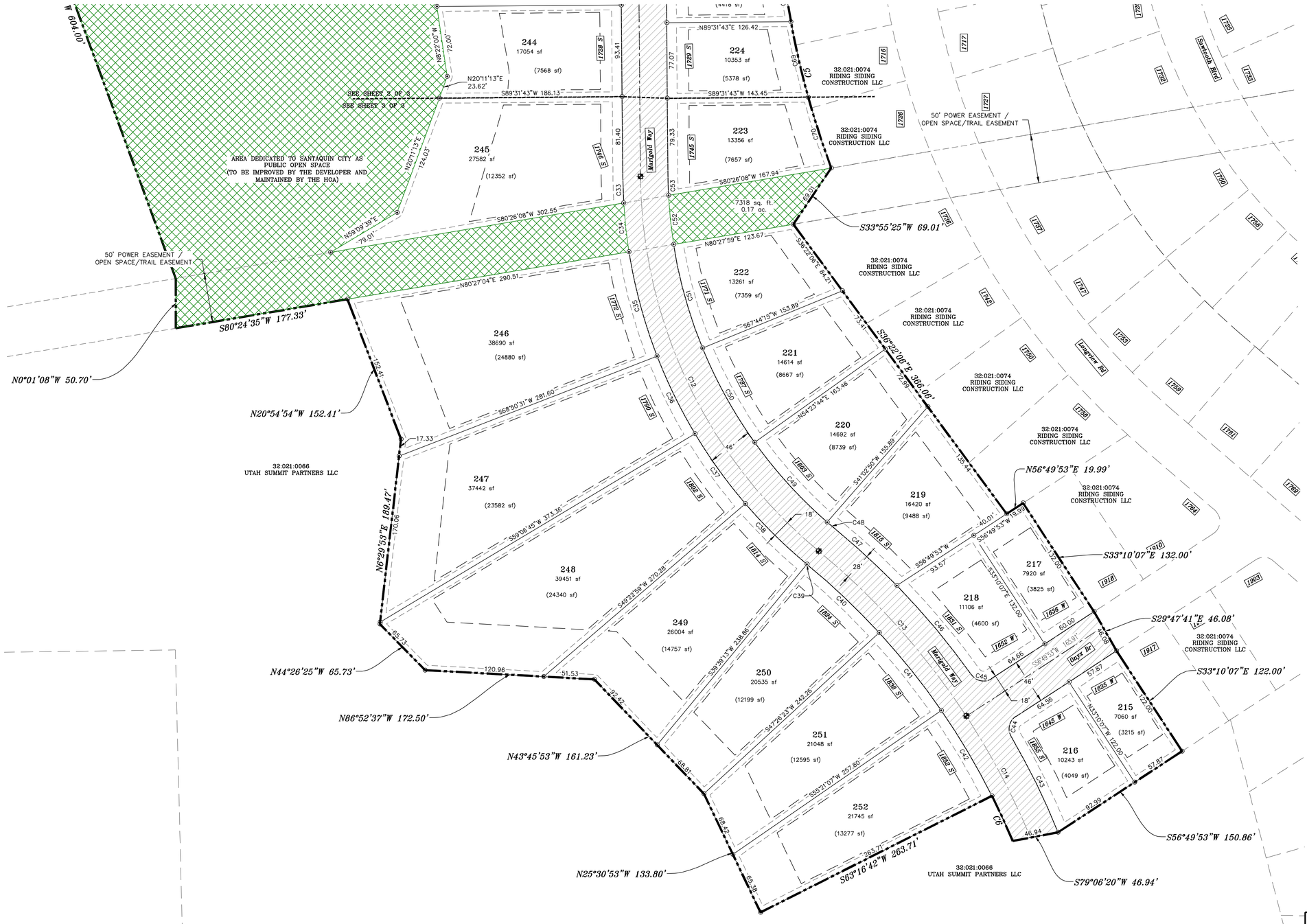
# THE HILLS @ SUMMIT RIDGE
# PHASE 'E'

UTAH COUNTY, UTAH

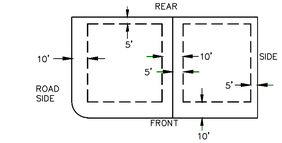
SCALE: 1" = 50 FEET

This form approved by Utah County and the municipalities therein.

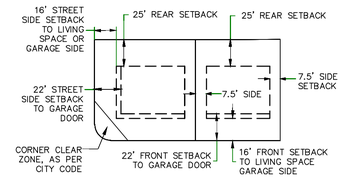
SHEET 2 of 3




## PUBLIC UTILITY EASEMENTS




## BUILDING SETBACKS (MINIMUM)




## 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)

NORTH

0 25 50 100 150

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

# THE HILLS @ SUMMIT RIDGE
# PHASE 'E'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

This form approved by Utah County and the municipalities therein.

SHEET 3 of 3

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

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

NORTH

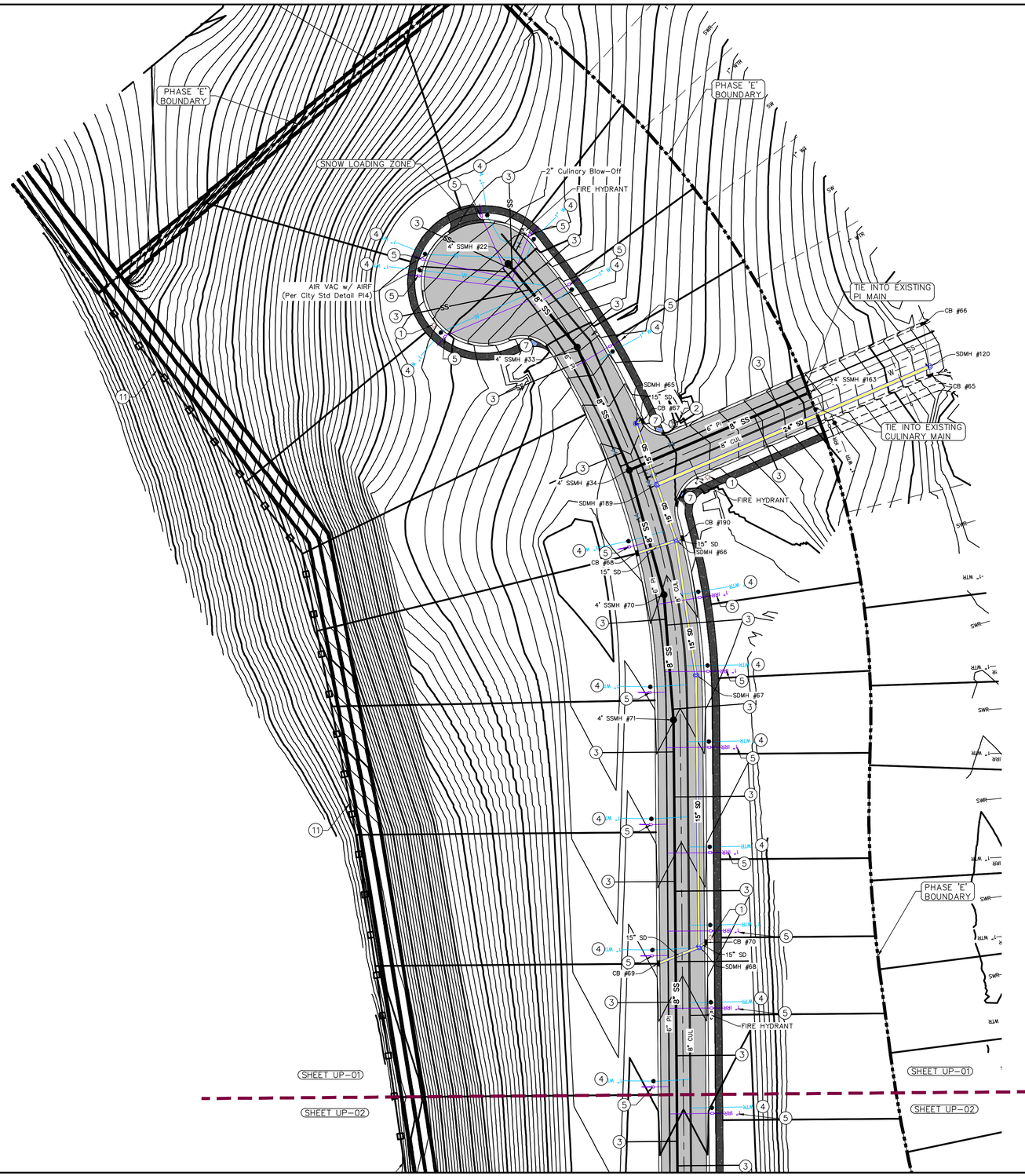
0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

## LEGEND

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




C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE E\UTILITY PLANS

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

Donald L. Ignter 187023 PROFESSIONAL ENGINEER STATE OF UTAH 4/19/2021

# THE HILLS @ SUMMIT RIDGE PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-01

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

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

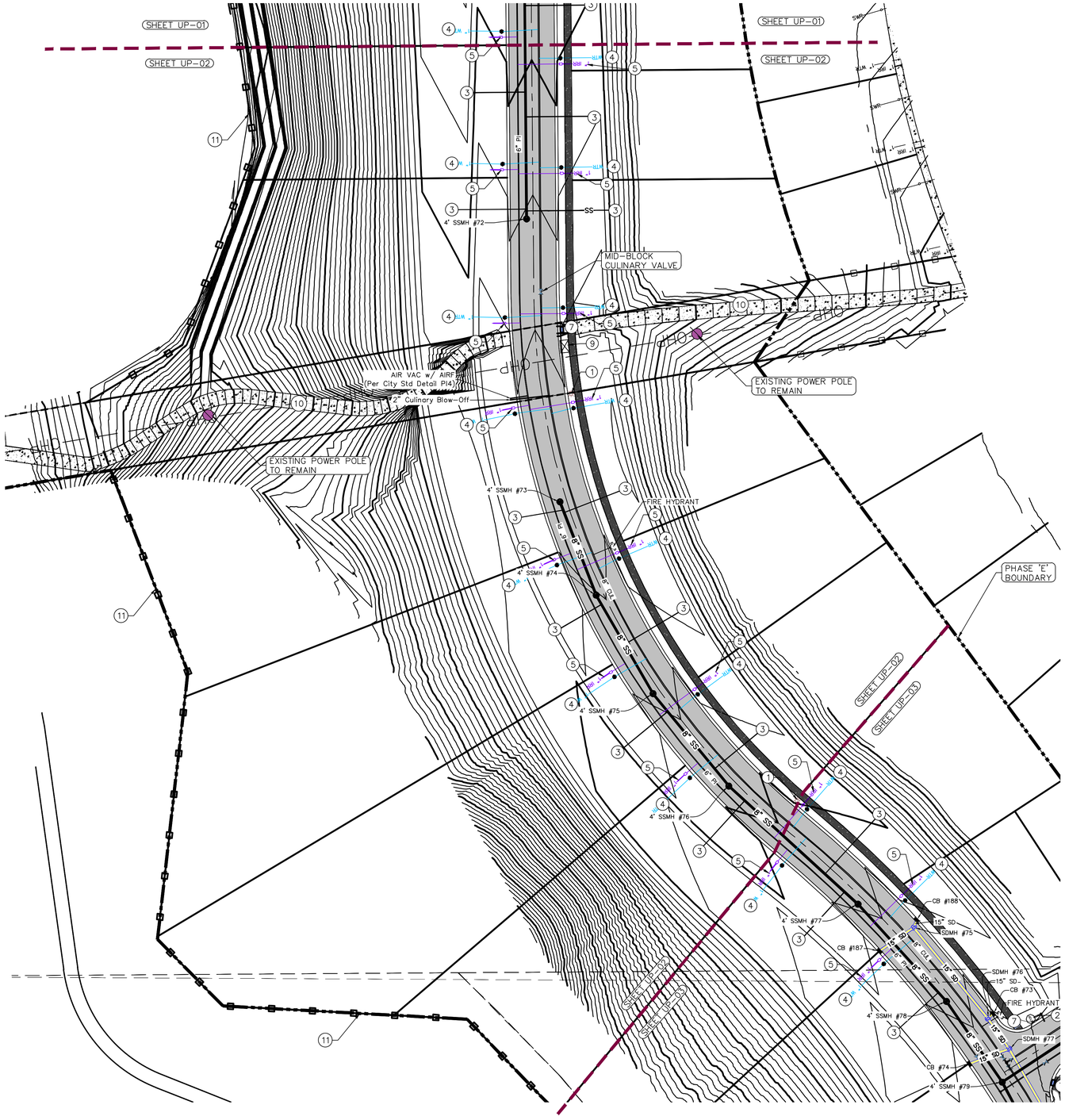
NORTH

0 20 40 80 120

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

## LEGEND

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




## NOTES TO CONTRACTOR:

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

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

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE E\UTILITY PLANS

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LICENSED LAND SURVEYOR 187023 Donald L. Ipsen P.L.S. STATE OF UTAH 4/19/2021

# THE HILLS @ SUMMIT RIDGE PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |

SHEET NAME: UTILITY PLANS

SHEET: UP-02

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

(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)

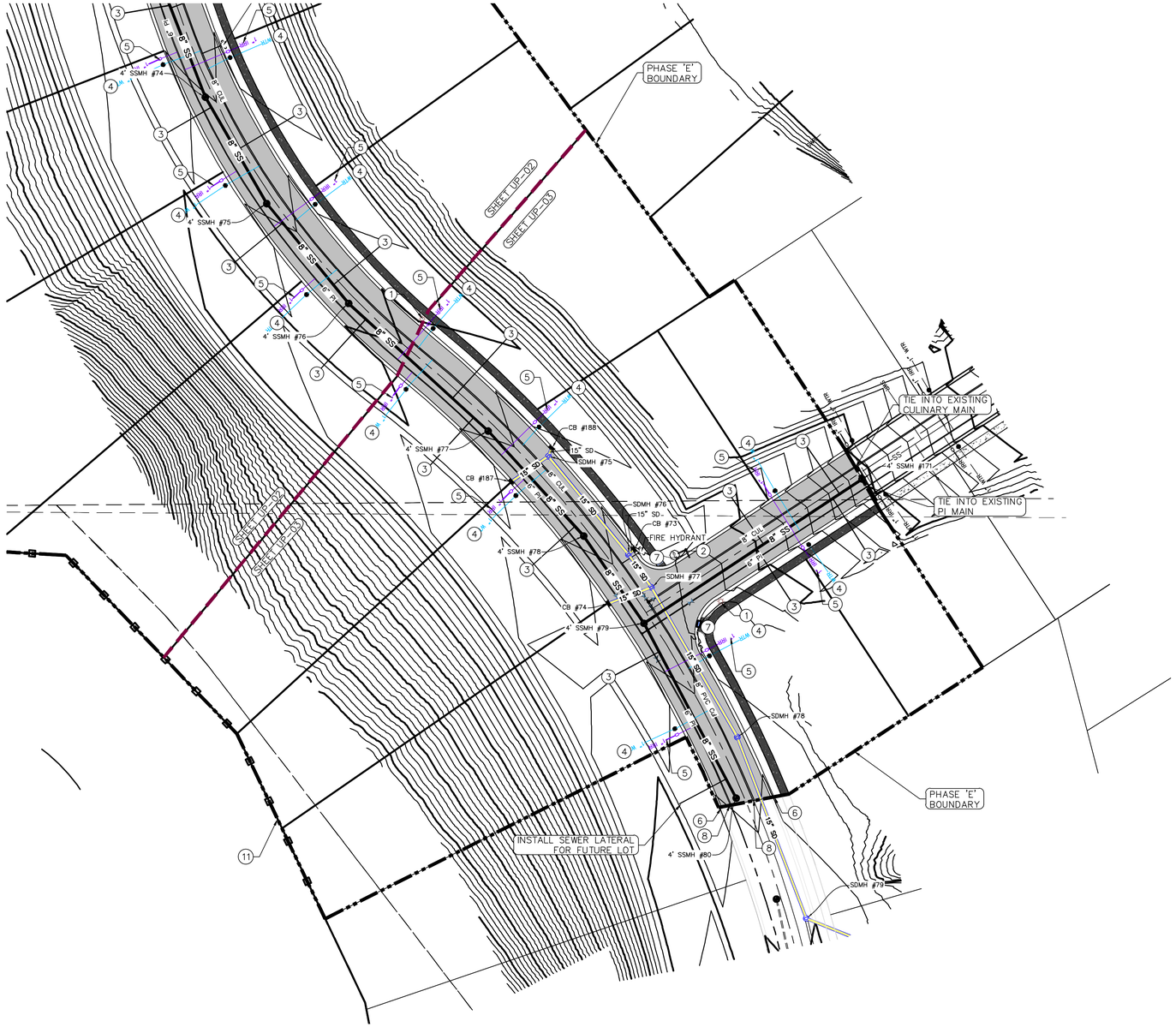
(10) 10' TRAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

0 20 40 80 120

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




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
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- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
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- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
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- SECTION LINE

**NOTES TO CONTRACTOR:**

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

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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**THE HILLS @ SUMMIT RIDGE**
**PHASE 'E'**
LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

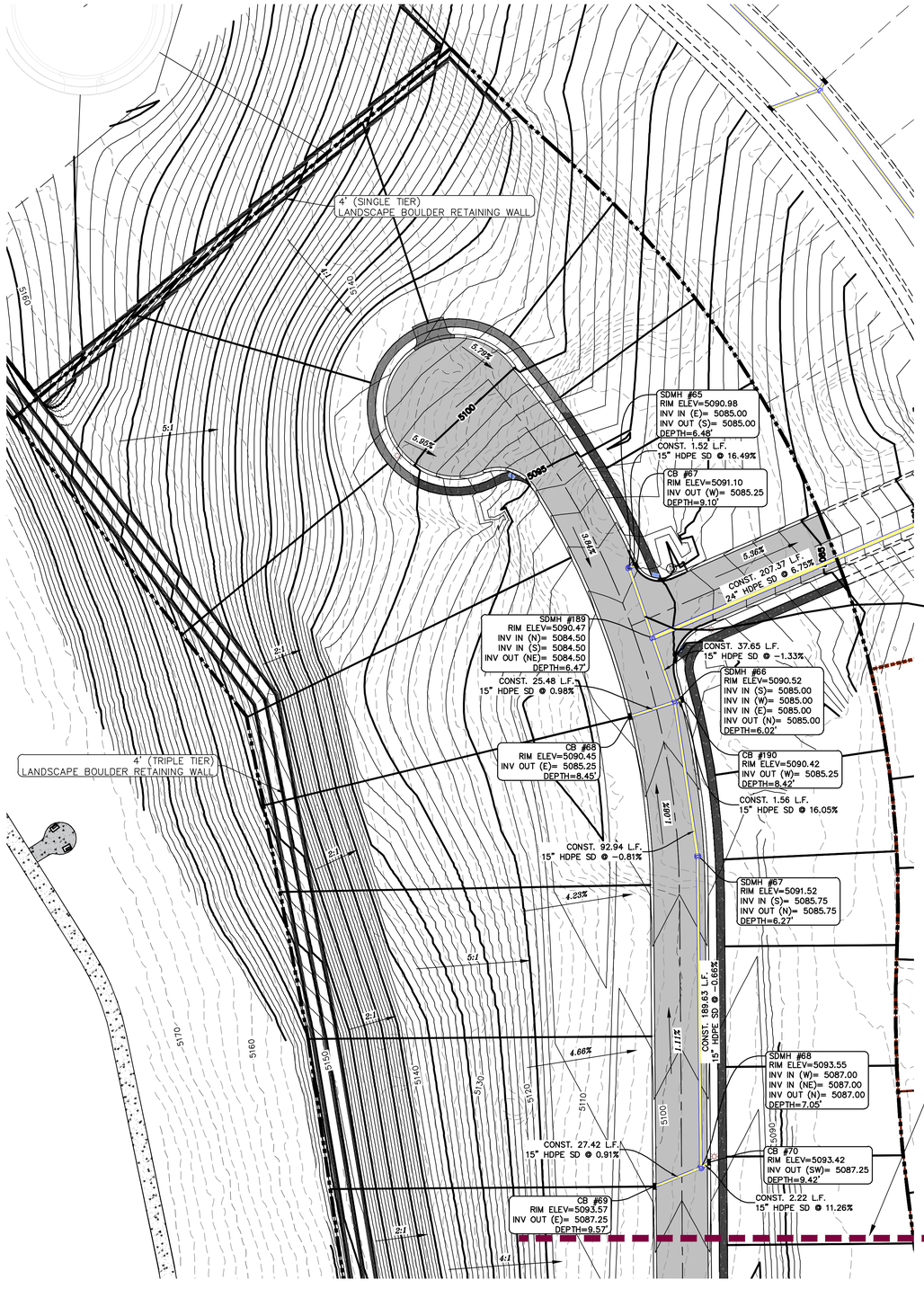
DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-03

C:\USERS\SHORRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE E\UTILITY PLANS

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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

NORTH

0 20 40 80 120

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

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# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
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3

SHEET NAME:
GRADING PLANS

SHEET:
GR-01

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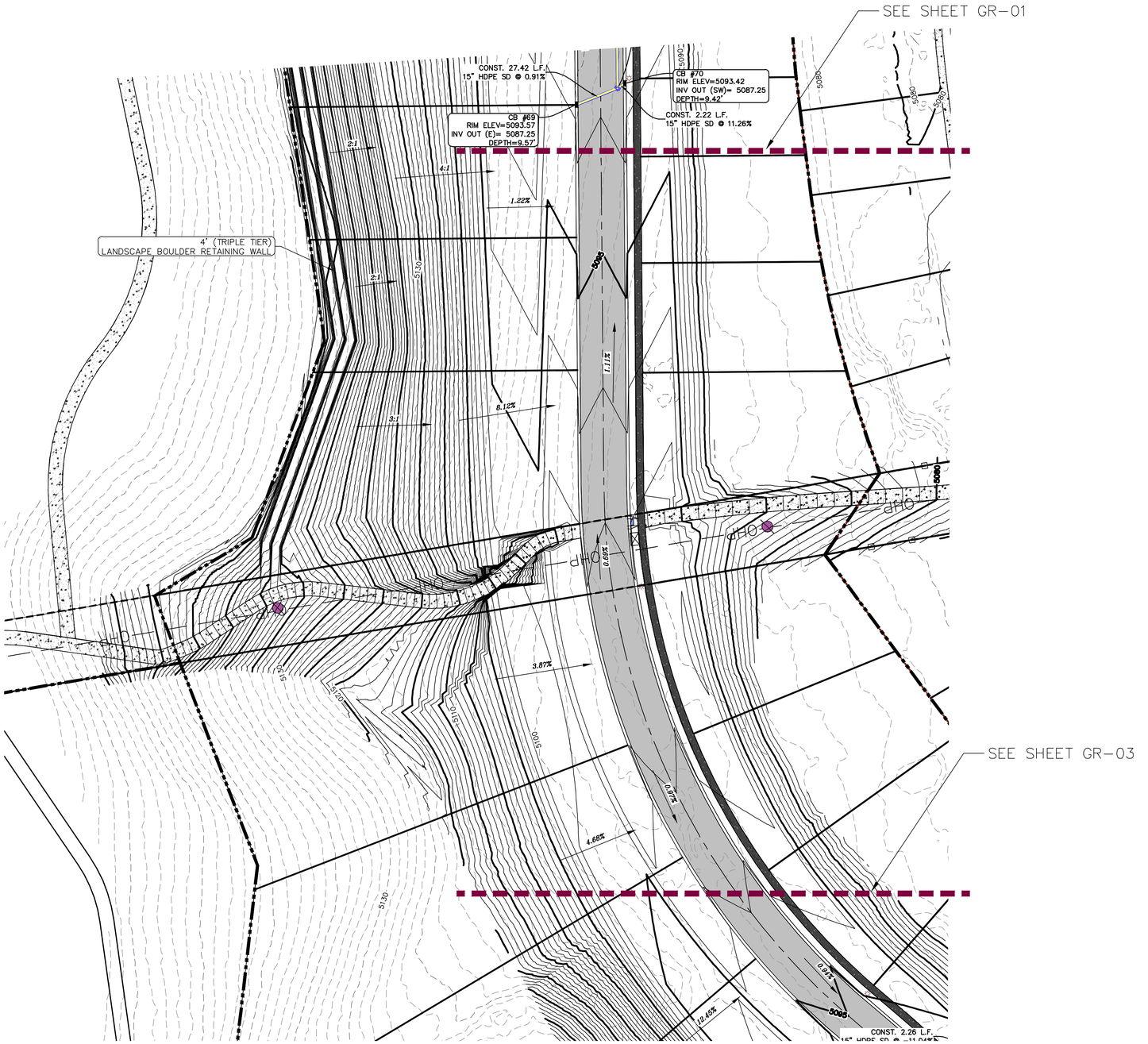


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# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

LOCATED IN PORTIONS OF SECTIONS 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NORTH

0 20 40 80 120

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

| | |
|---|---|
| DATE: | 4.19.2021 |
| PROJECT # | |
| REVISIONS: | |
| 1 | |
| 2 | |
| 3 | |

SHEET NAME: GRADING PLANS

SHEET: GR-02

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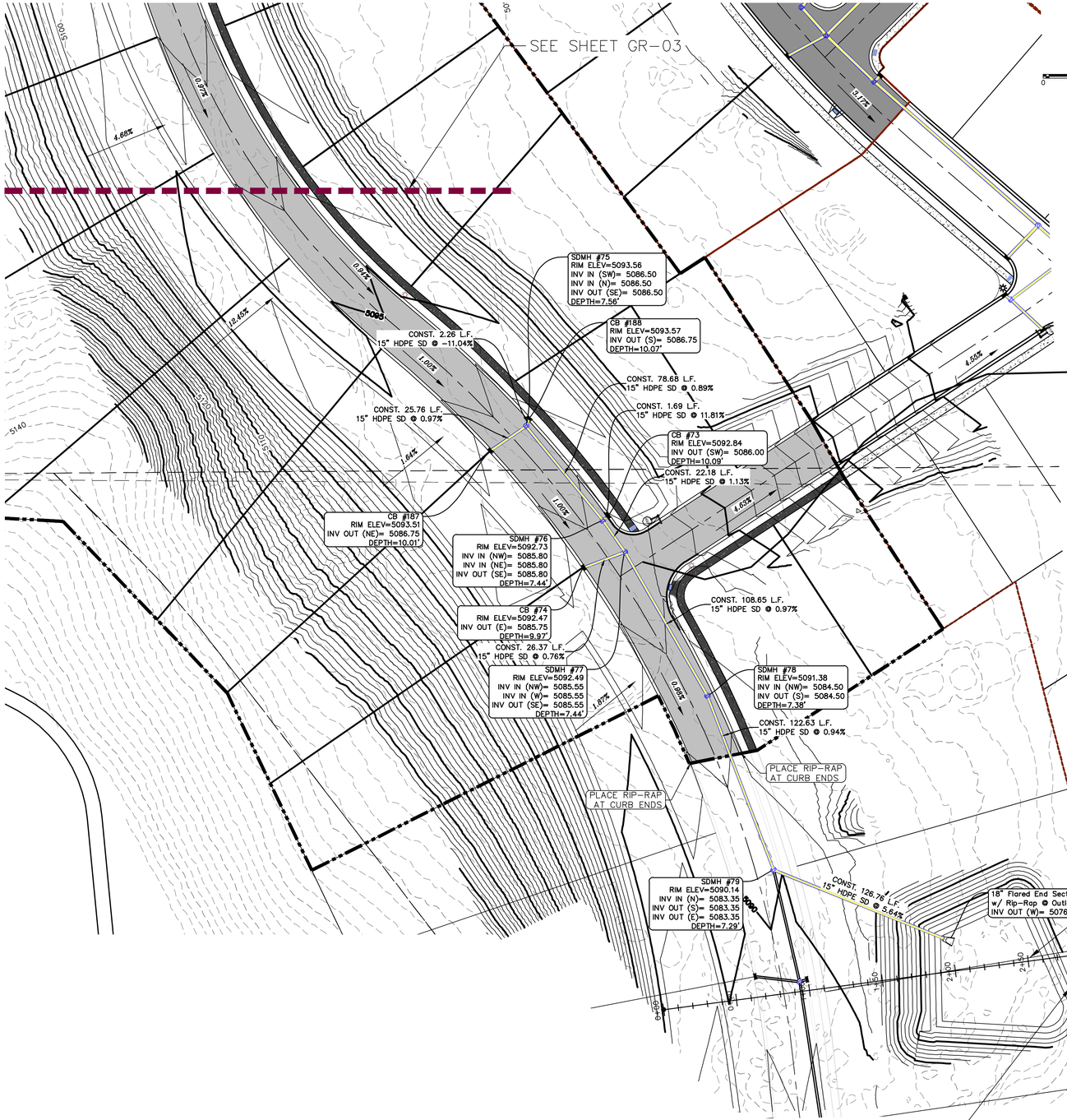


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LAND SURVEYOR
157023
Donald L. Ipsen
UTAH
4/19/2021

# THE HILLS @ SUMMIT RIDGE PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
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SHEET NAME: GRADING PLANS
SHEET: GR-03

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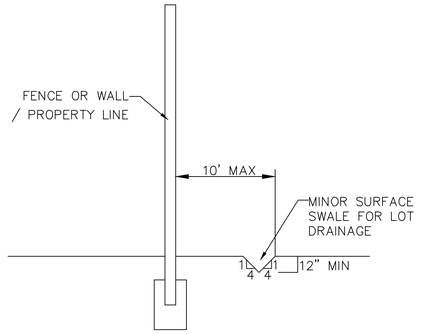
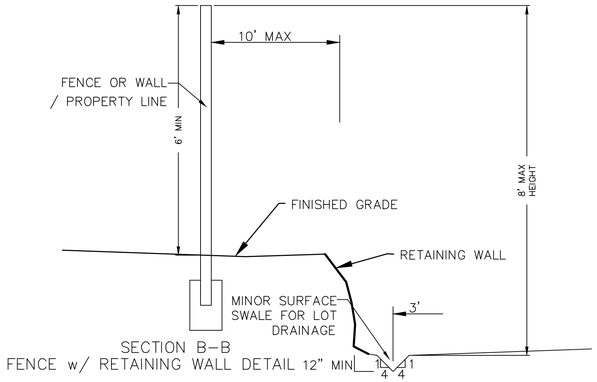
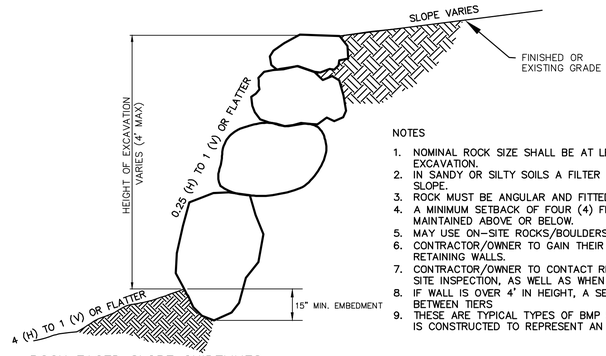



SECTION C–C
FENCE DETAIL



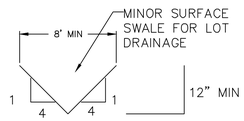

SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



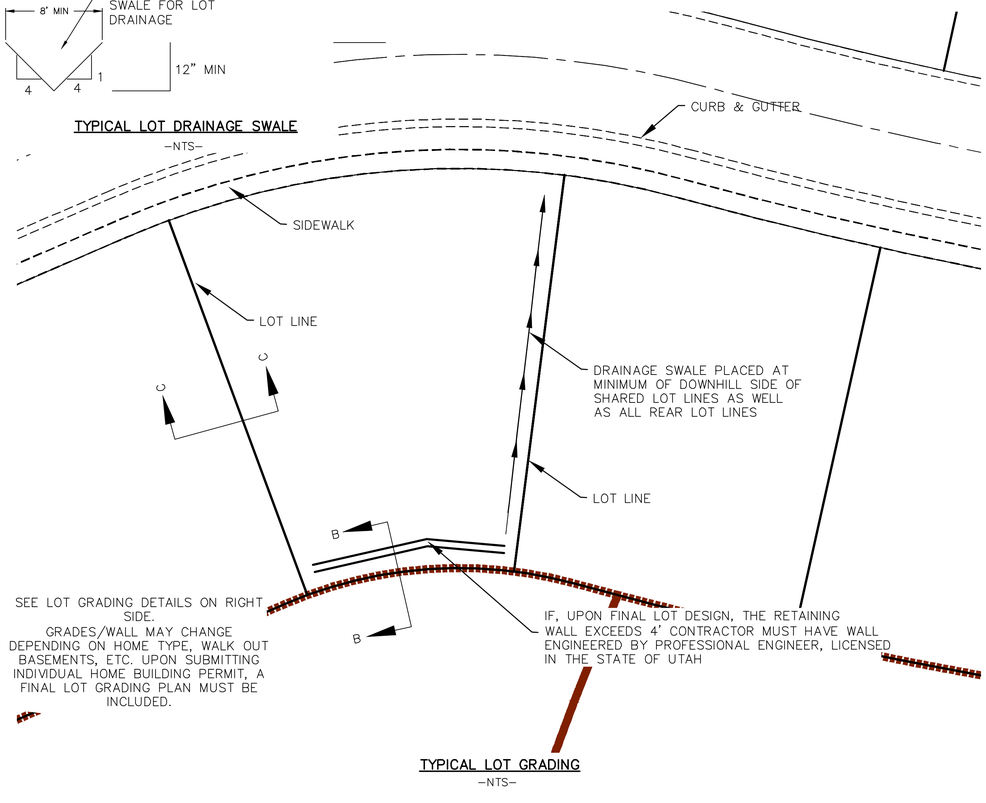

ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

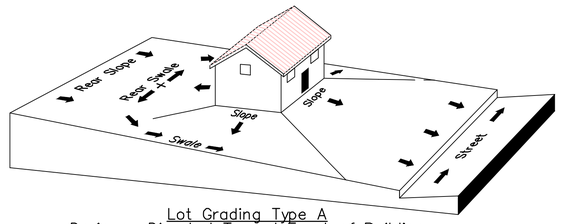
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



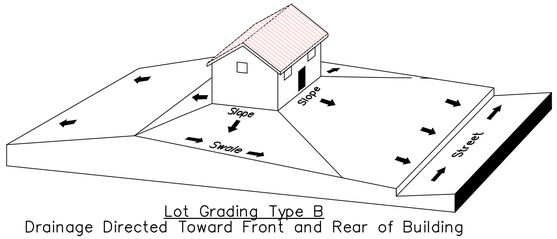

TYPICAL LOT DRAINAGE SWALE
–NTS–



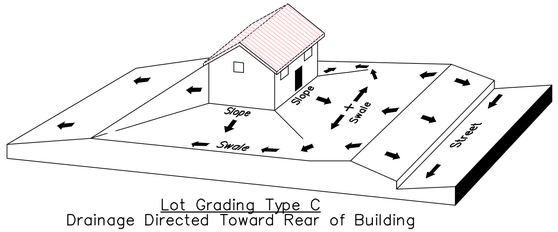

TYPICAL LOT GRADING
–NTS–




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 HILLS @ SUMMIT RIDGE
PHASE 'E'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-04

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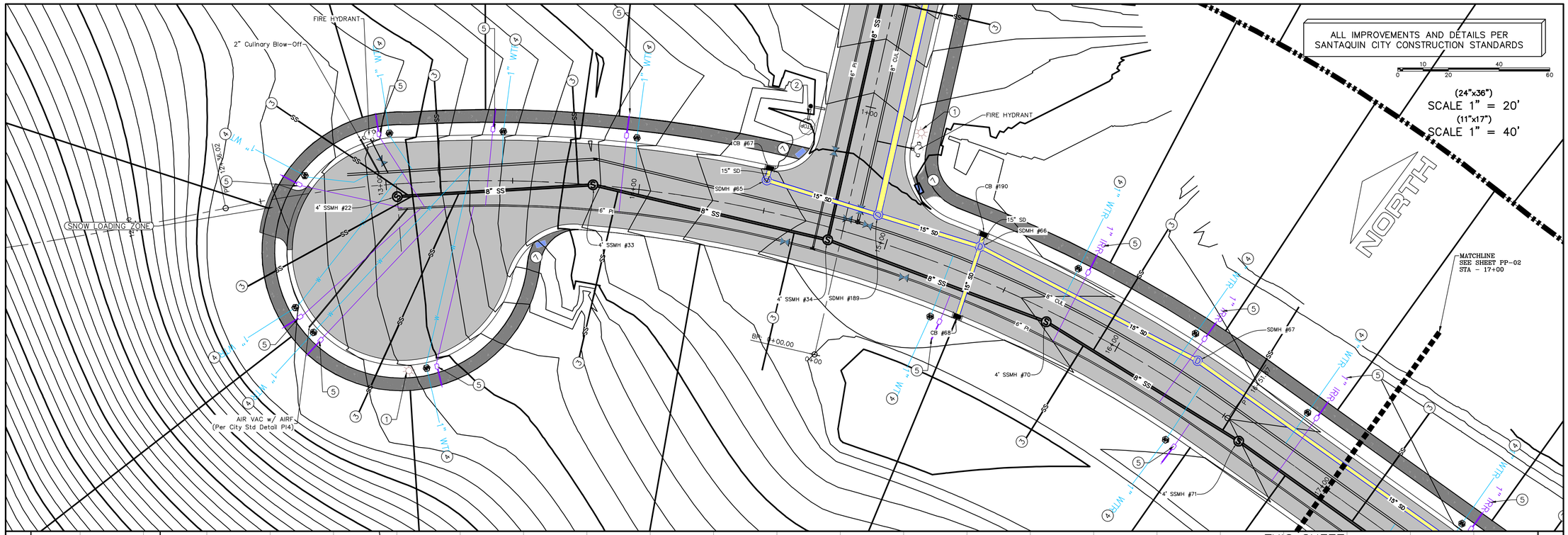


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3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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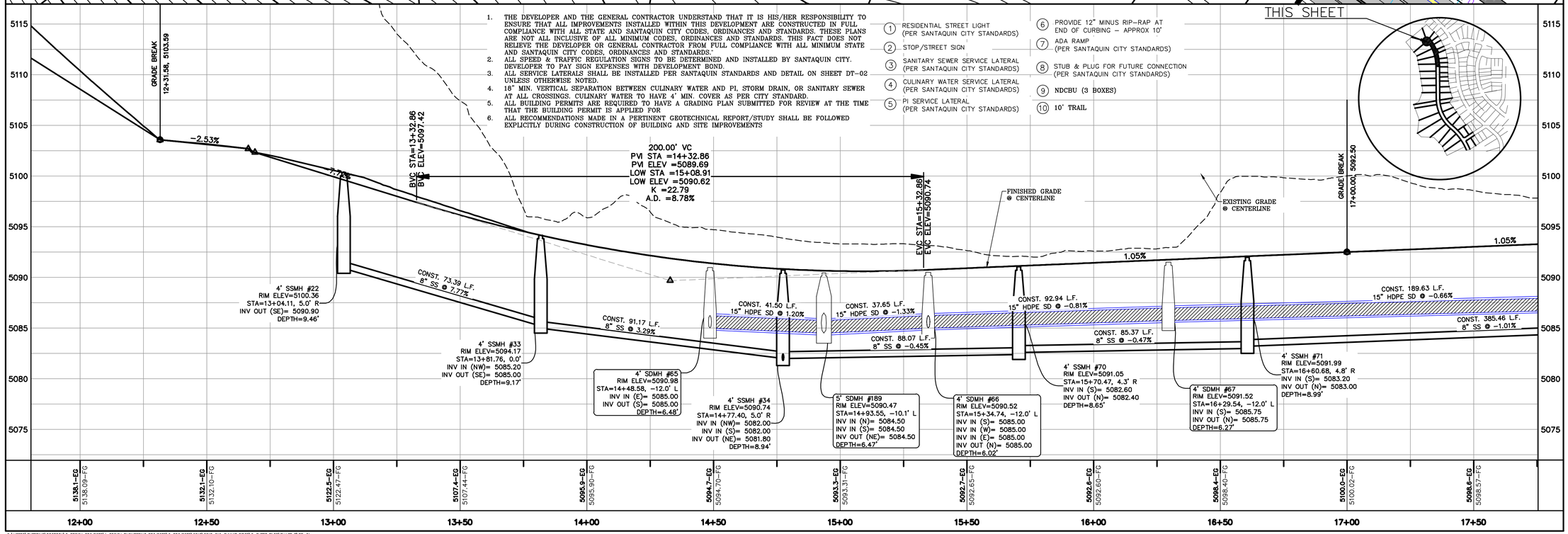
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 10' TRAIL

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF UTAH
187023
Donald L. Ignter
P.E.L.S.
REGISTERED

# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
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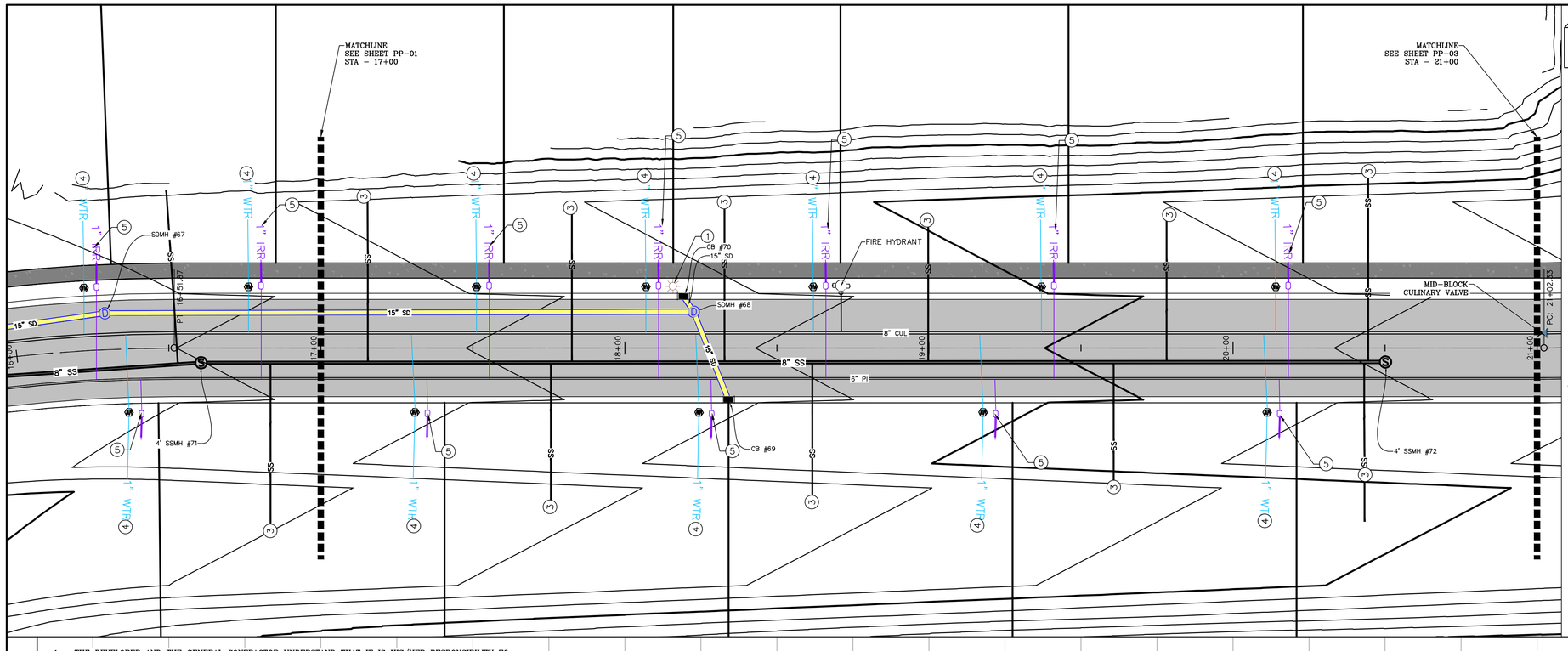
SHEET:
PP-01



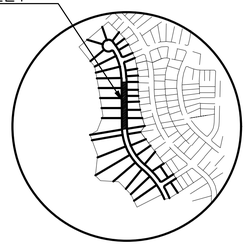

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

0 10 20 40 60

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

NORTH

THIS SHEET



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LAND SURVEYOR
# 187023
Donald L. Lyster
P.L.S.
STATE OF UTAH
4/19/2021

**THE HILLS @ SUMMIT RIDGE**
**PHASE 'E'**

LOCATED IN PORTIONS OF SECTION 12 AND 13,
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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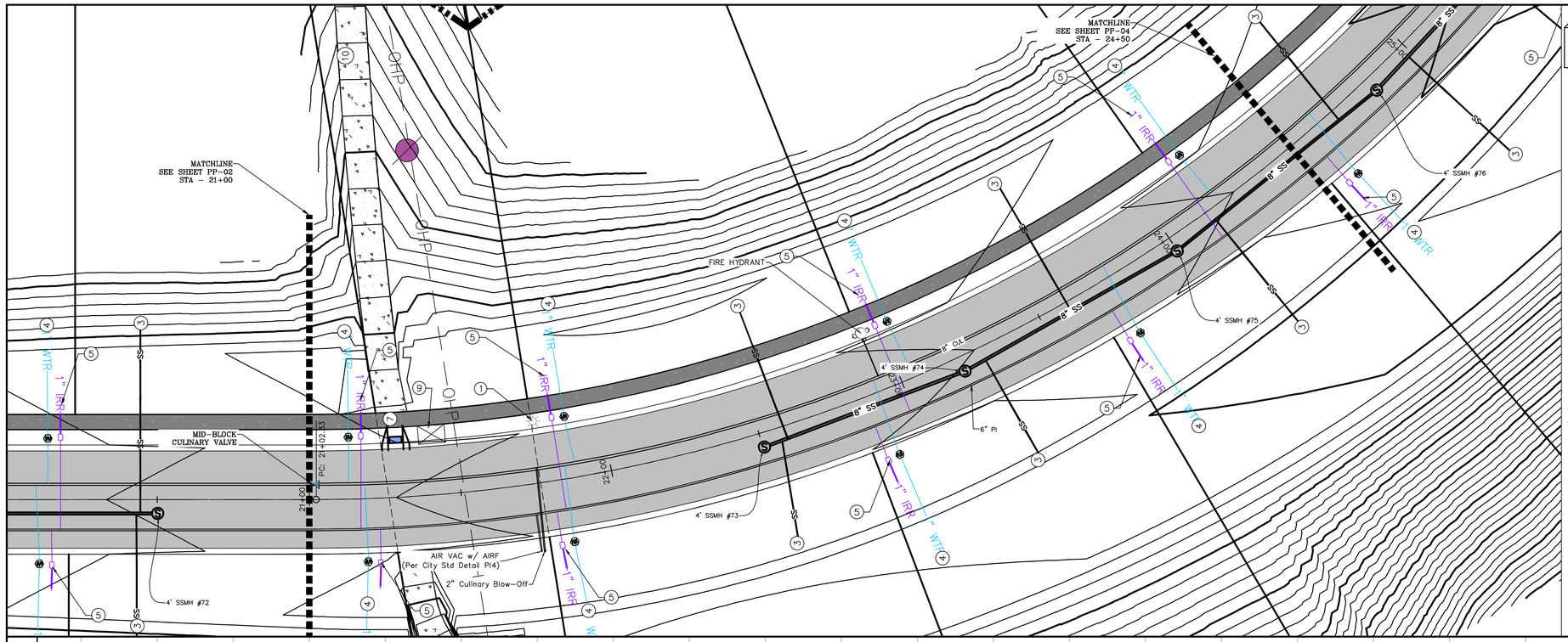
SHEET NAME: PLAN & PROFILE
SHEET: PP-02

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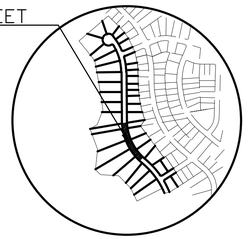
NORTH

THIS SHEET



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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

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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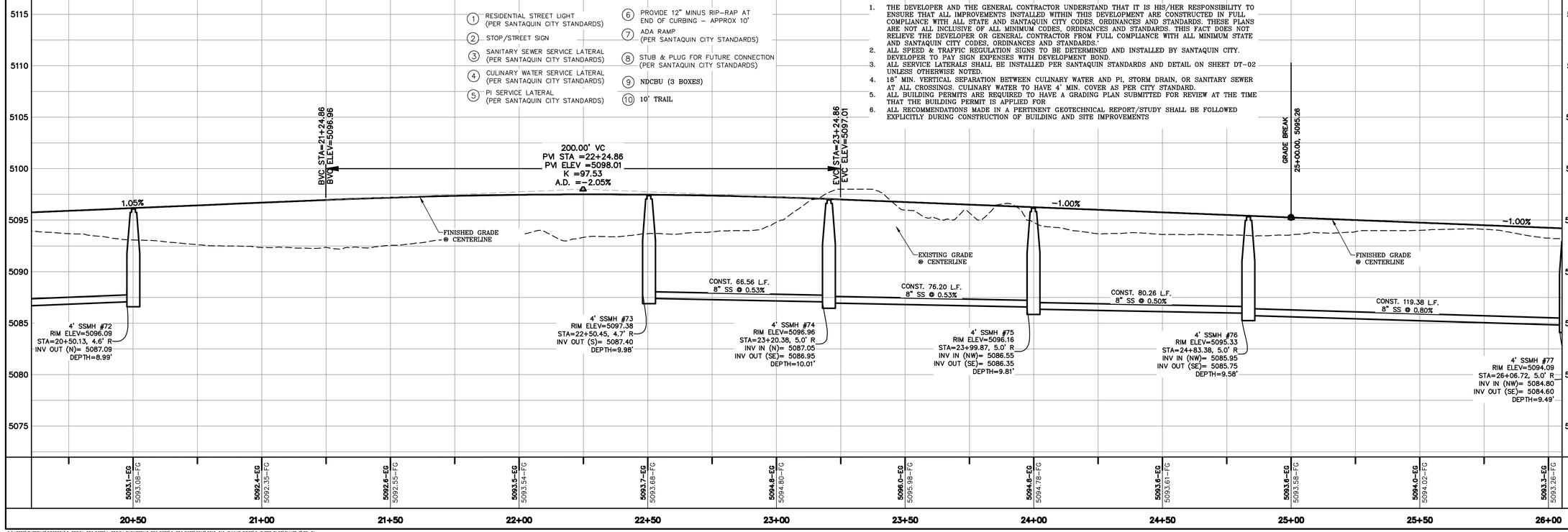
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING 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\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE E\PP-01

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



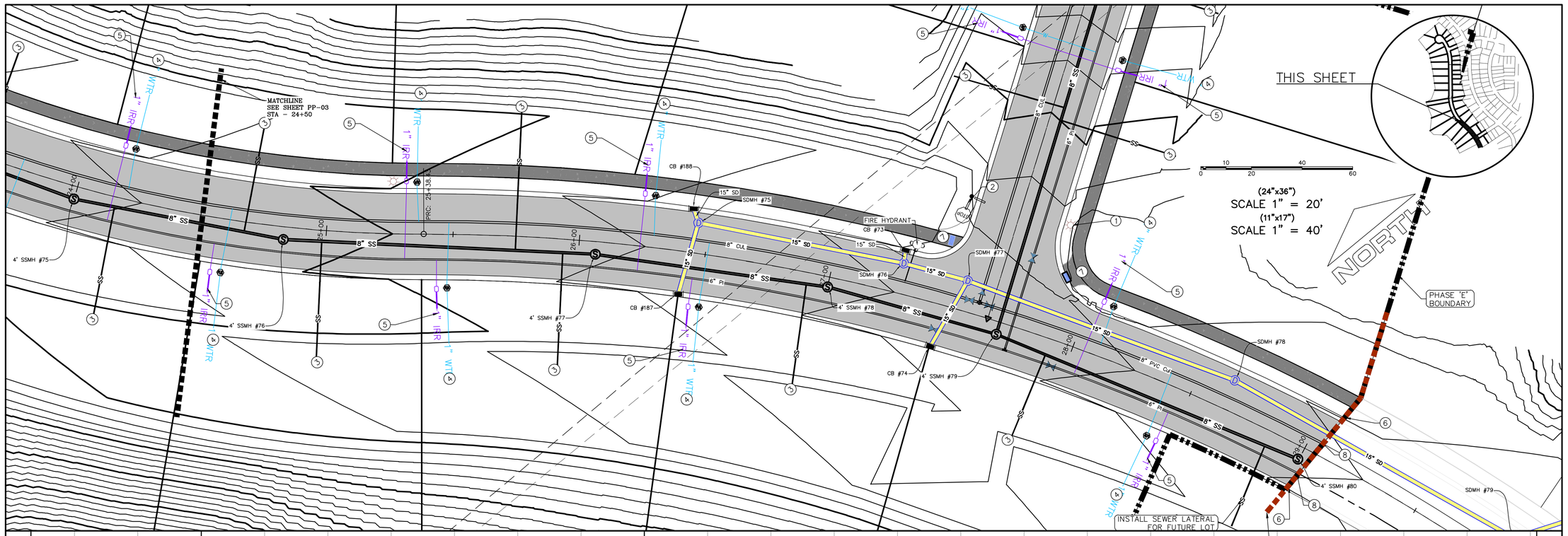

**SUMMIT RIDGE**
**PHASE 'E'**

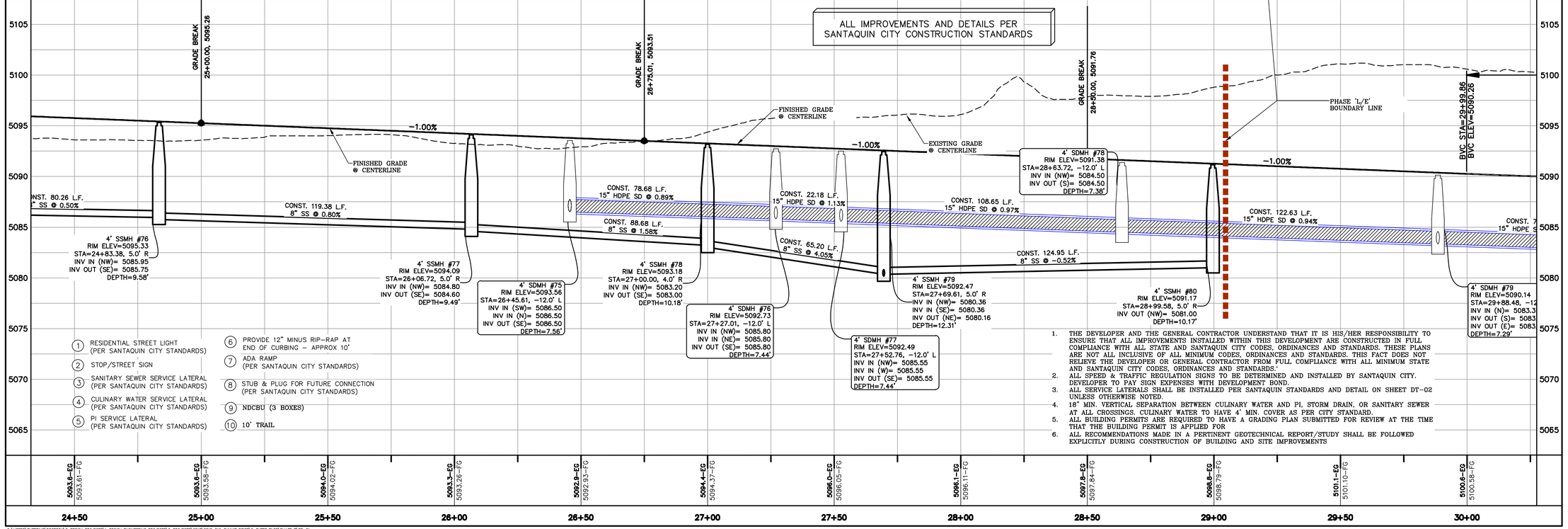
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

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LICENSED LAND SURVEYOR
# 187023
Donald L. Ignter
P.L.S.
STATE OF UTAH

# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-04

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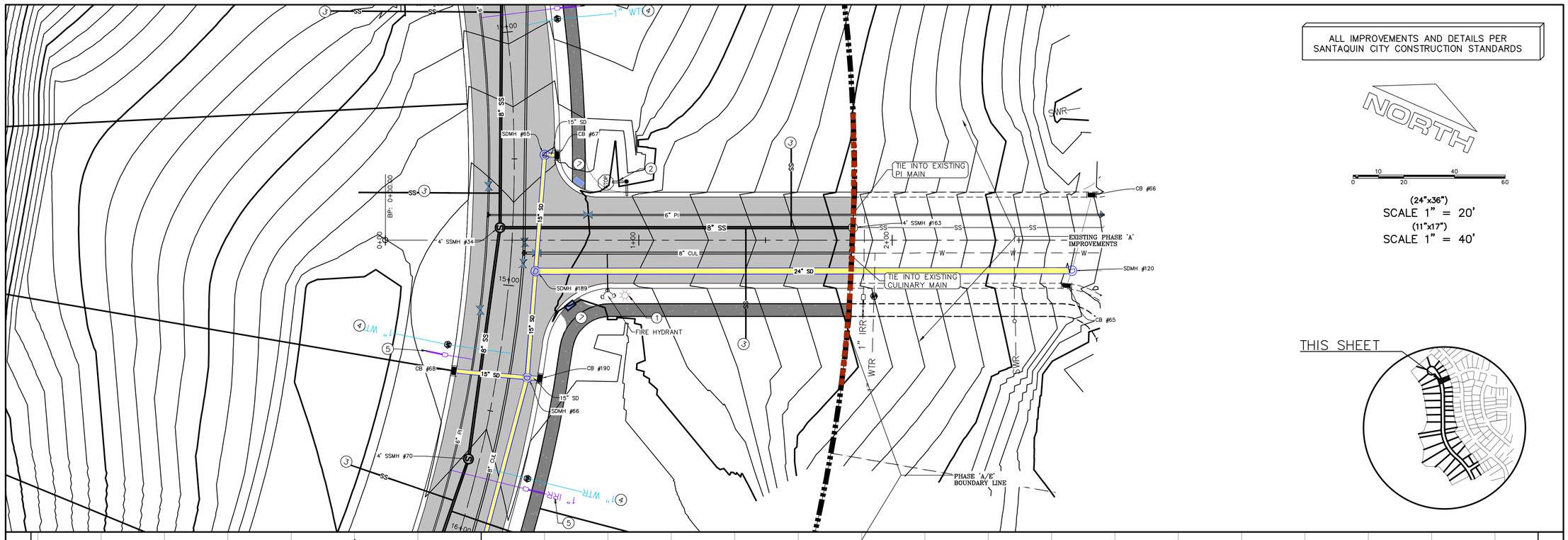



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

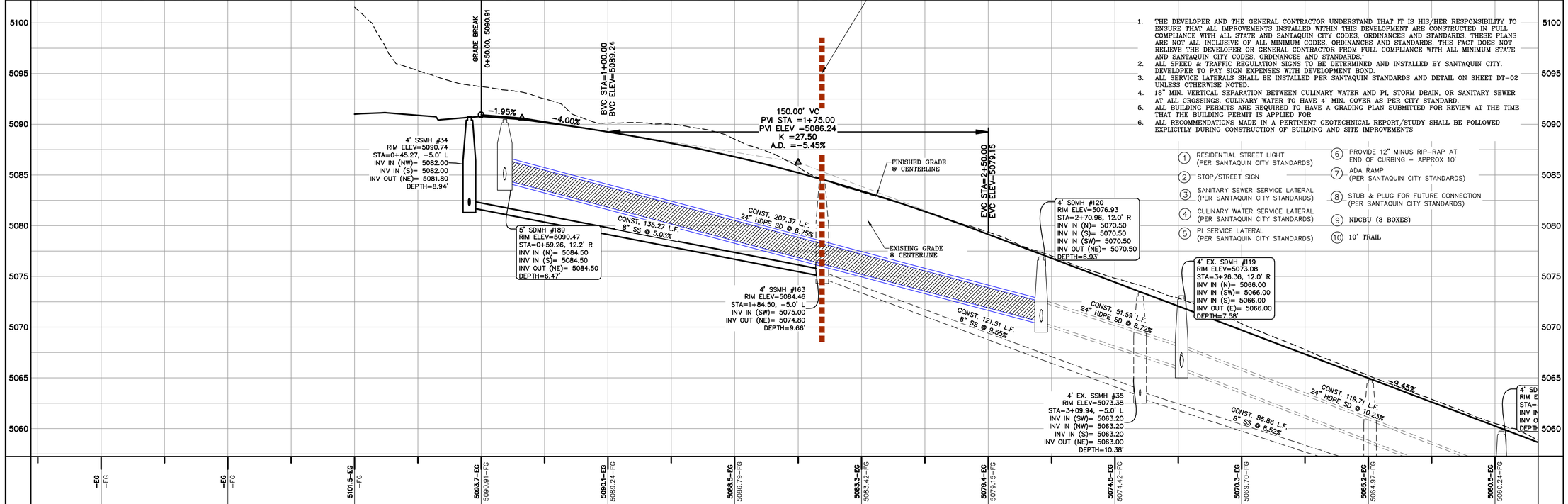
NORTH

0 10 20 40 60

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

THIS SHEET



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10. 10' TRAIL

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LICENSED LAND SURVEYOR
187023
Donald L. Ipsen
P.E.L.S.
STATE OF UTAH
4/19/2021

# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-05

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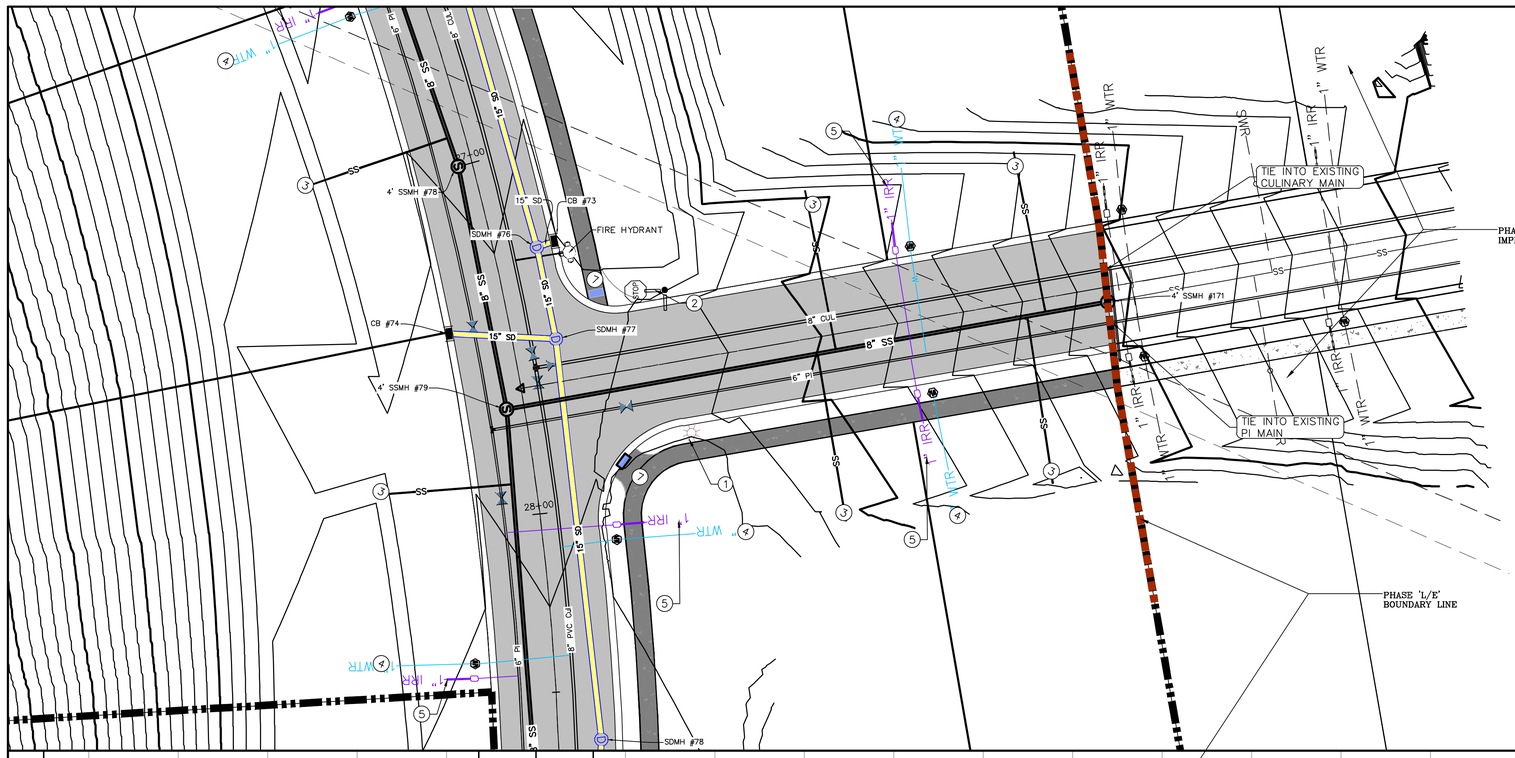
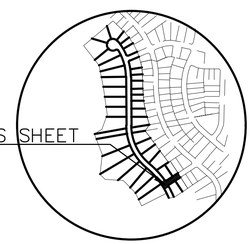



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS




NORTH

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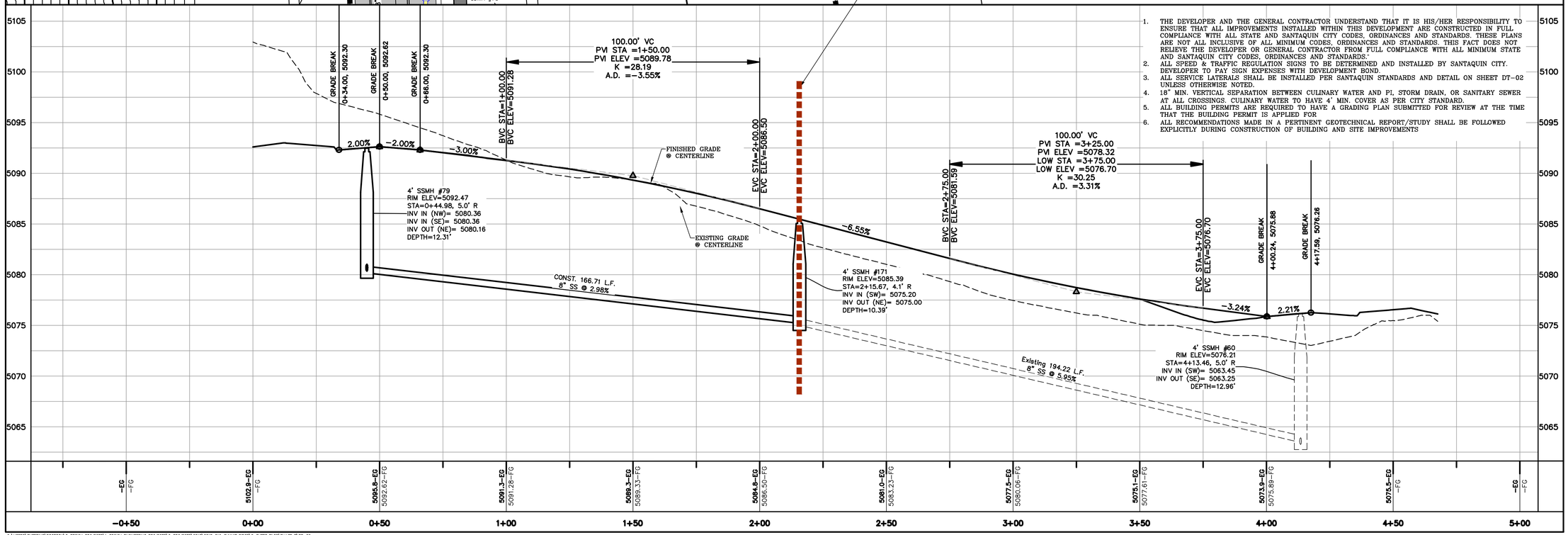


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PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
187023
Donald L. Ipsen
P.L.S.
4/19/2021

# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-06

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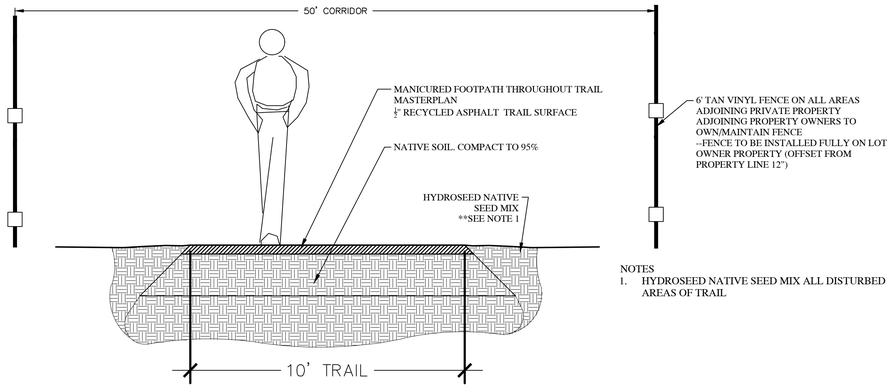
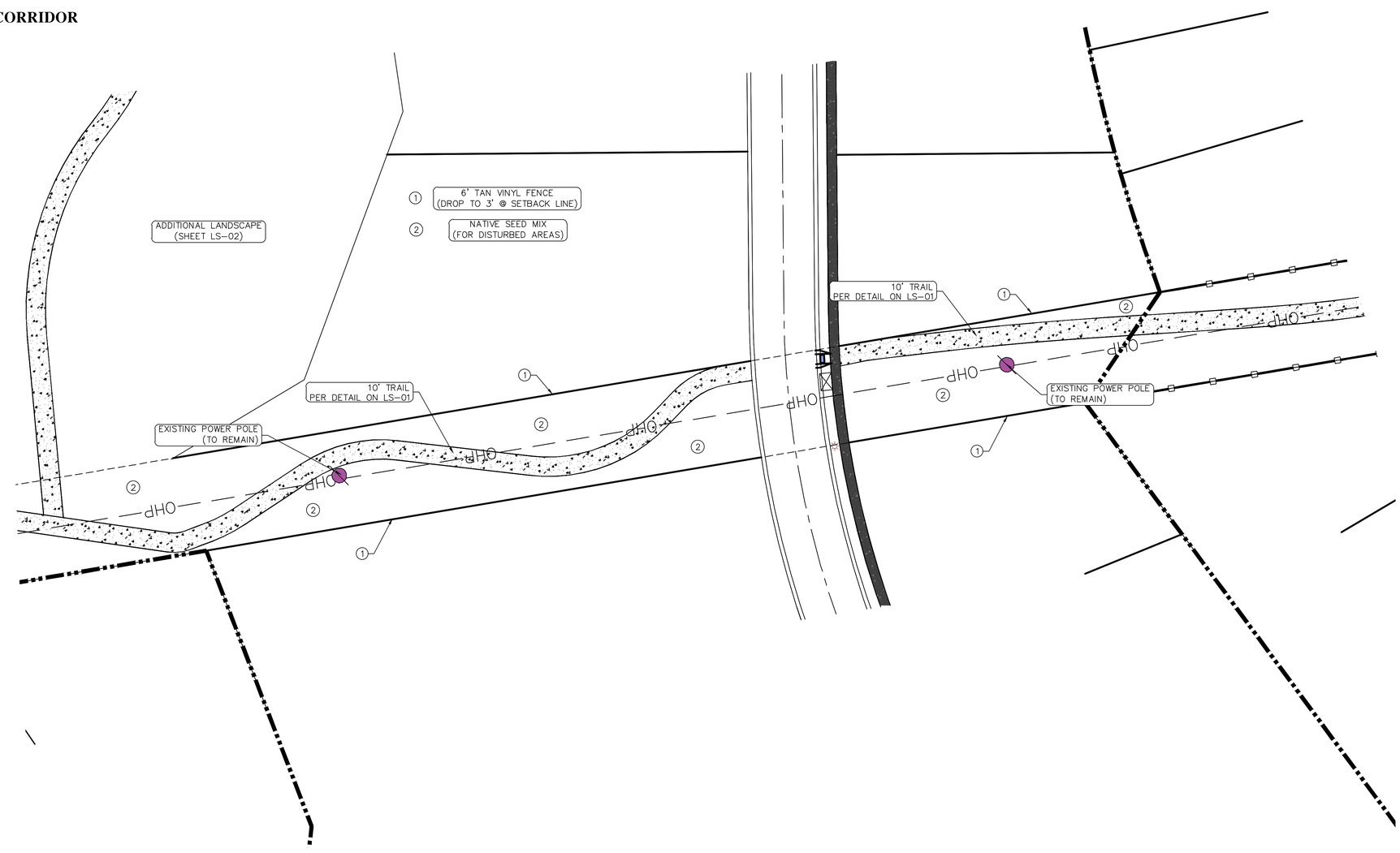
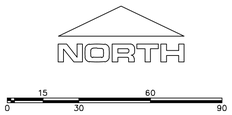



**TRAIL CORRIDOR**

NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL




(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

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**THE HILLS @ SUMMIT RIDGE**
**PHASE 'E'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01

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NORTH

0 25 50 100 150

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

NATIVE SEED MIX TO BE APPLIED
WHERE ANY LAND DISTURBANCE TAKES PLACE

LOOKOUT AREA
(SEE DETAIL – RIGHT)

10' TRAIL
PER DETAIL ON LS-01
(FOR FUTURE CONNECTION
TO ROADWAY)

LOOKOUT AREA
(SEE DETAIL – RIGHT)

10' TRAIL
(FUTURE CONNECTION)

NATIVE SEED MIX TO BE APPLIED
WHERE ANY LAND DISTURBANCE TAKES PLACE

10' TRAIL
PER DETAIL ON LS-01

ADDITIONAL LANDSCAPE
(SHEET LS-02)

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

② NATIVE SEED MIX
(FOR DISTURBED AREAS)

10' TRAIL
PER DETAIL ON LS-01

10' TRAIL
PER DETAIL ON LS-01

EXISTING POWER POLE
(TO REMAIN)

EXISTING PO
(TO REMAIN

10' TRAIL
(FUTURE CONNECTION)

OHP

20.00'

30.00'

10.00'

10.00'

PARK BENCH w/ TRASH CAN

4" CONCRETE PAD

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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLANS

SHEET:
LS-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
(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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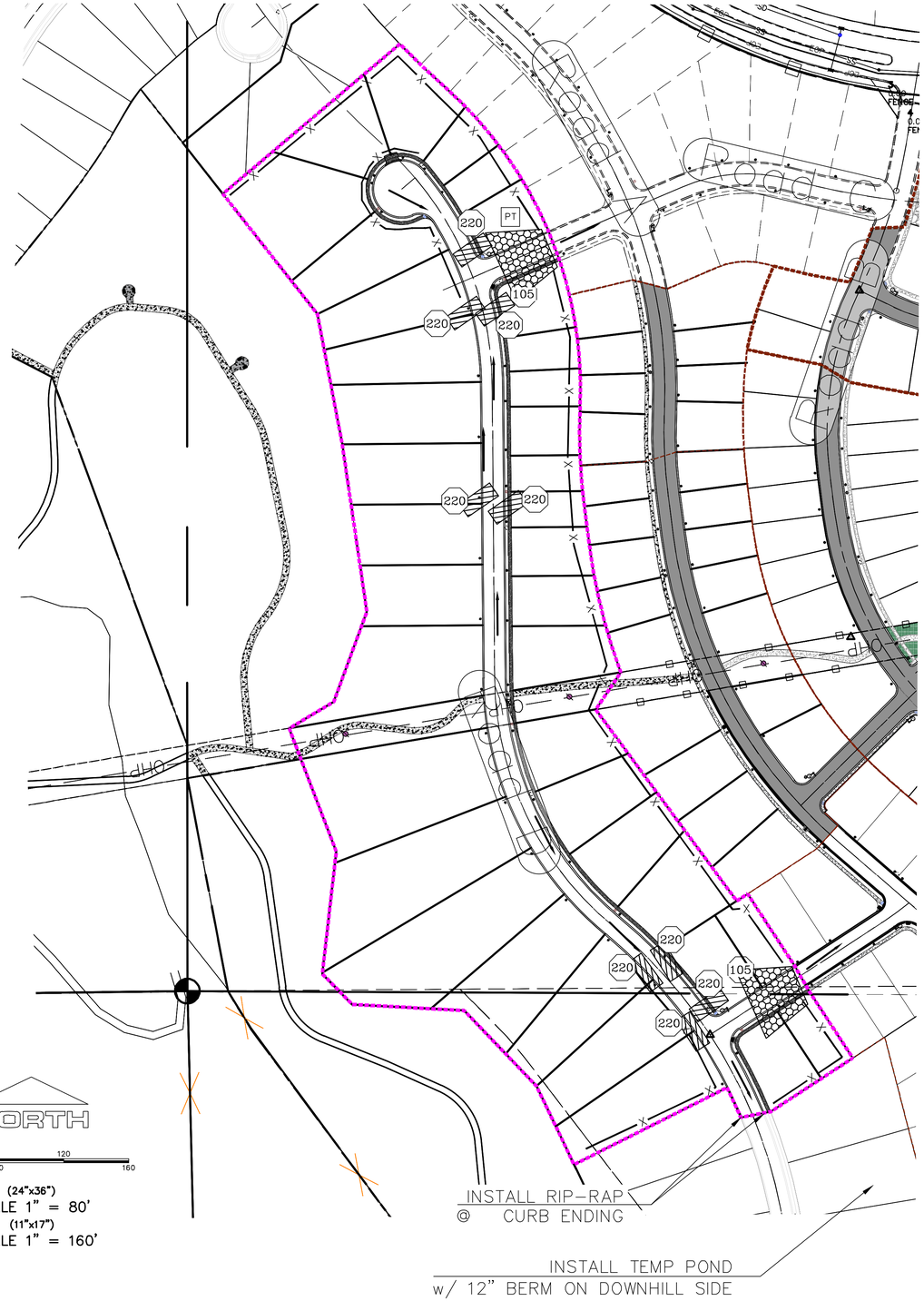
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
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 40 80 120 160

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

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P.L.S.
STATE OF UTAH
4/19/2021

# THE HILLS @ SUMMIT RIDGE
## PHASE 'E'

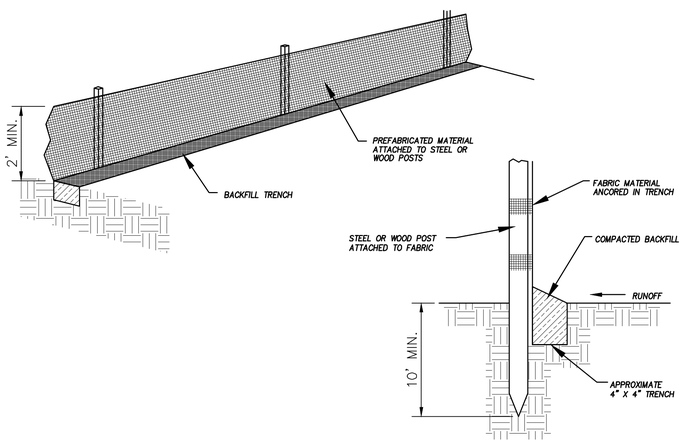
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #

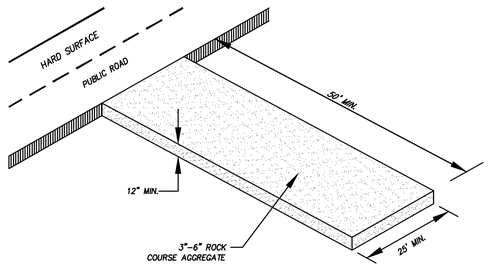
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

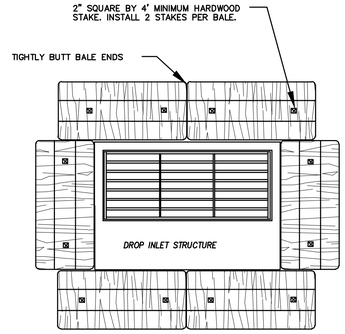
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE E\EC-01




DETAIL–A
SILT FENCE DETAIL
*–NTS–*

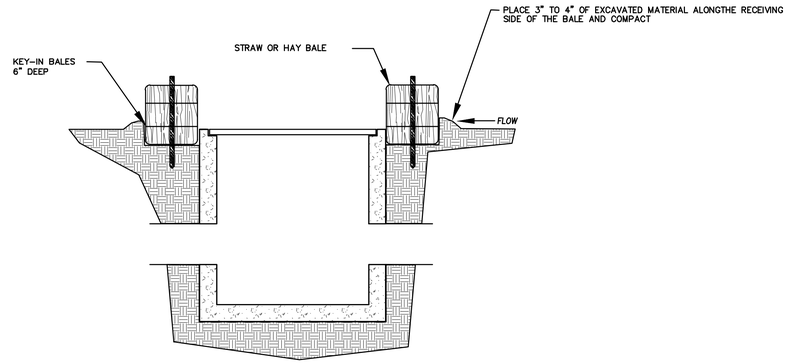



DETAIL–B
VEHICLE TRACKING DETAIL
*NOT TO SCALE*



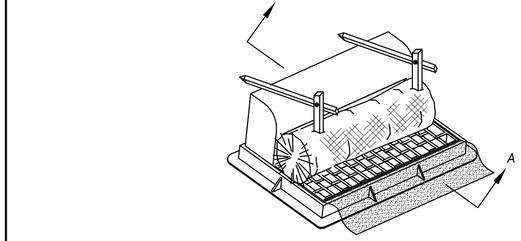

PLAN VIEW

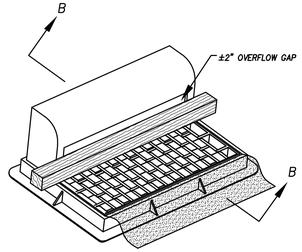
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

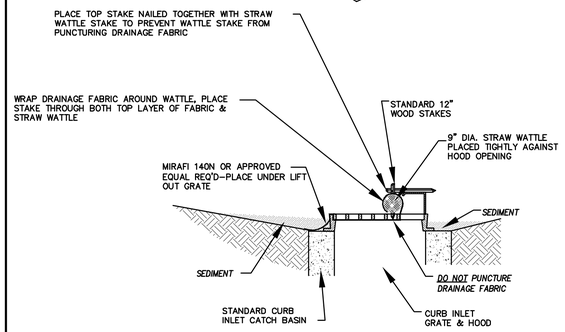



SECTION

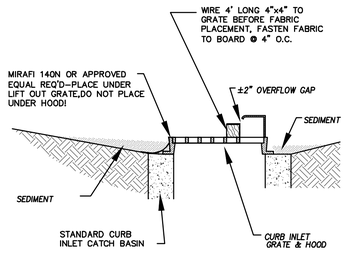
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
*–NTS–*




CROSS SECTION A–A
*OPTION A*




CROSS SECTION B–B
*OPTION B*

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

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

## EROSION CONTROL NOTES

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

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**THE HILLS @ SUMMIT RIDGE**
**PHASE 'E'**
LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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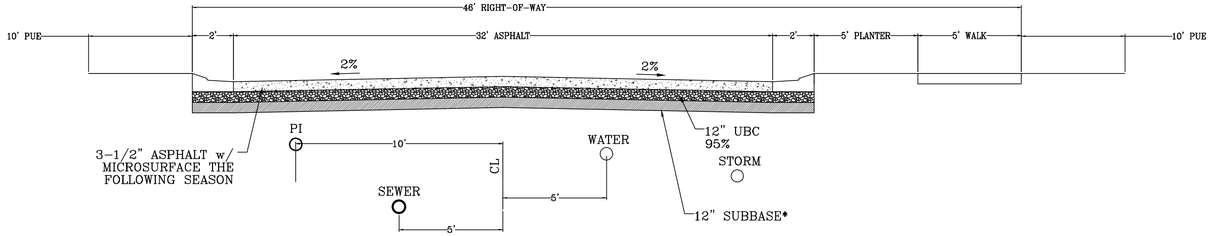
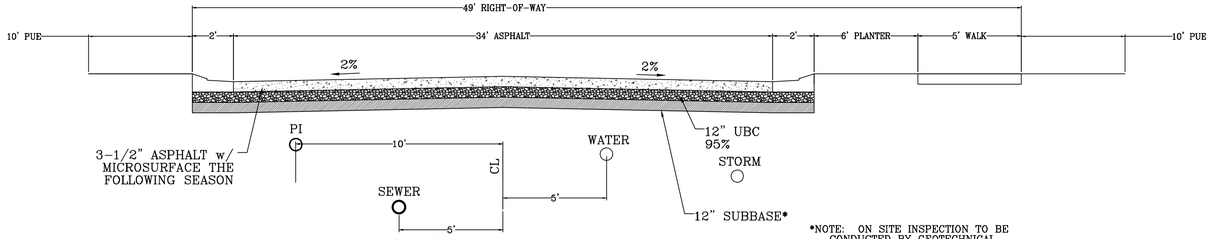



**MINOR RESIDENTIAL ROADWAY**
**Typical Road Section**

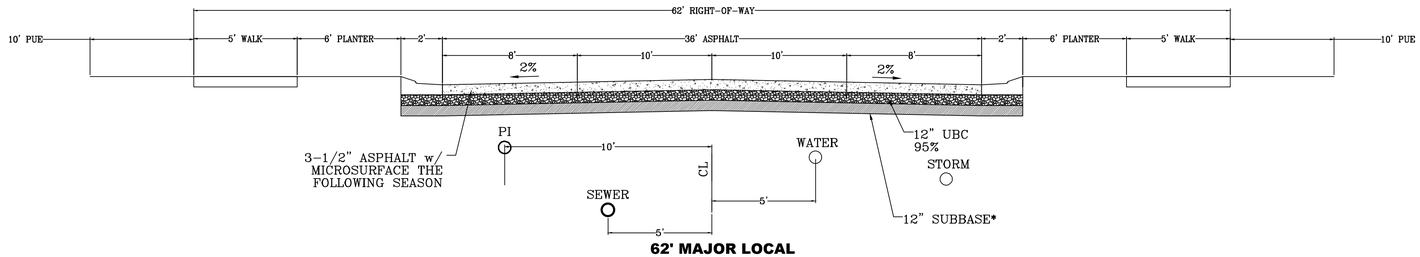
LOOKING NORTH AND WEST
500 ADT




**MAJOR RESIDENTIAL ROADWAY**
**Typical Road Section**

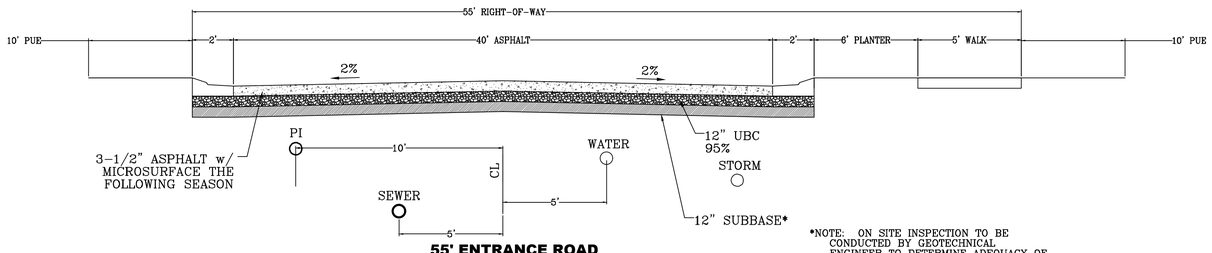
LOOKING NORTH AND WEST
1500 ADT

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




**62' MAJOR LOCAL**
**Typical Road Section**

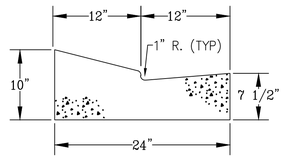
LOOKING NORTH AND WEST
(ALTERNATIVE – MAY ALSO HAVE CENTER TURN LANE OF 12')




**55' ENTRANCE ROAD**
**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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PE/LS
STATE OF UTAH
4/19/2021

**THE HILLS @ SUMMIT RIDGE**
**PHASE 'E'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2021
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REVISIONS:
1
2
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SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01

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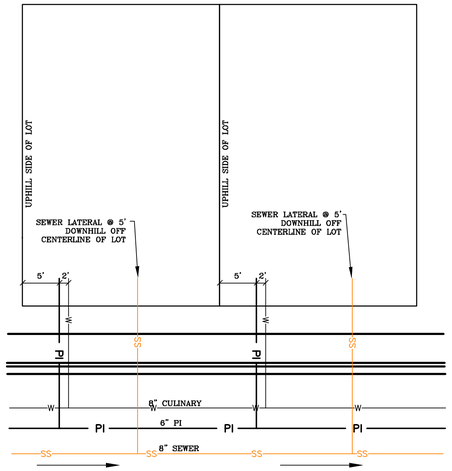


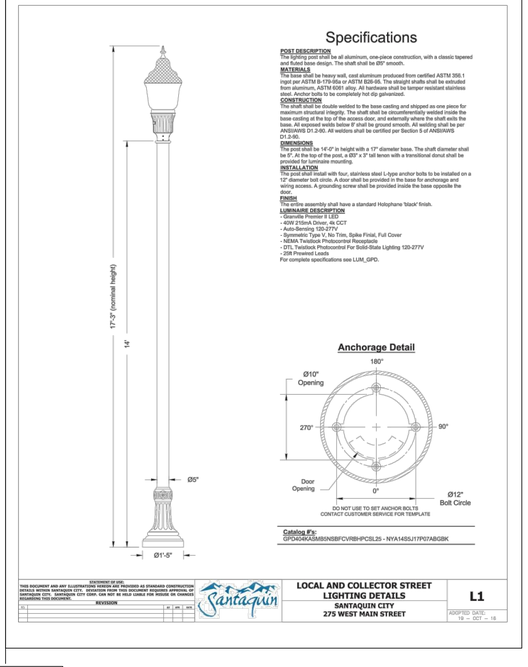


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REVISION

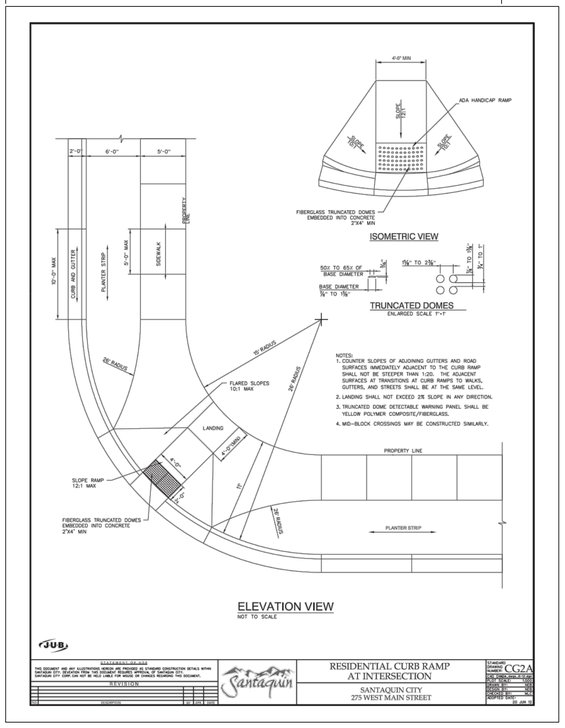
| NO. | REVISION | BY | APP. | MM-DD-YY |
|---|---|---|---|---|

Santaquin

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

L1

ADOPTED DATE:
19 — OCT — 18

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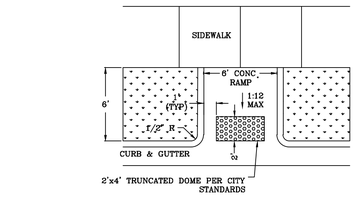
REVISION

| NO. | REVISION | BY | APP. | MM-DD-YY |
|---|---|---|---|---|

Santaquin

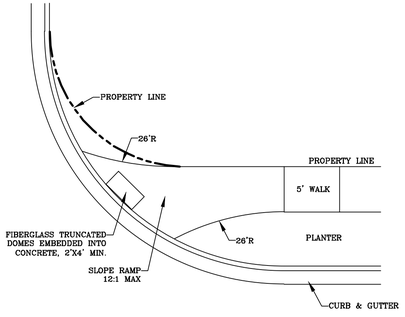
RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD NUMBER: CG2A
DRAWN BY: CMS
CHECKED BY: MEH
APPROVED BY: JAS
ADOPTED DATE: 05 JAN 16



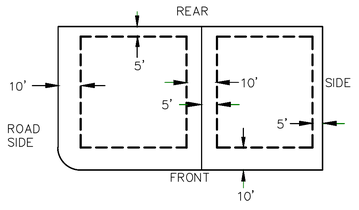

**MID-BLOCK RAMP DETAIL**

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

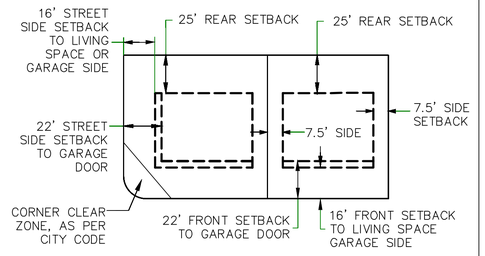



**RAMP DETAIL**

## PUBLIC UTILITY EASEMENTS




## BUILDING SETBACKS (MINIMUM)

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DATE:4.19.2021
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REVISIONS:

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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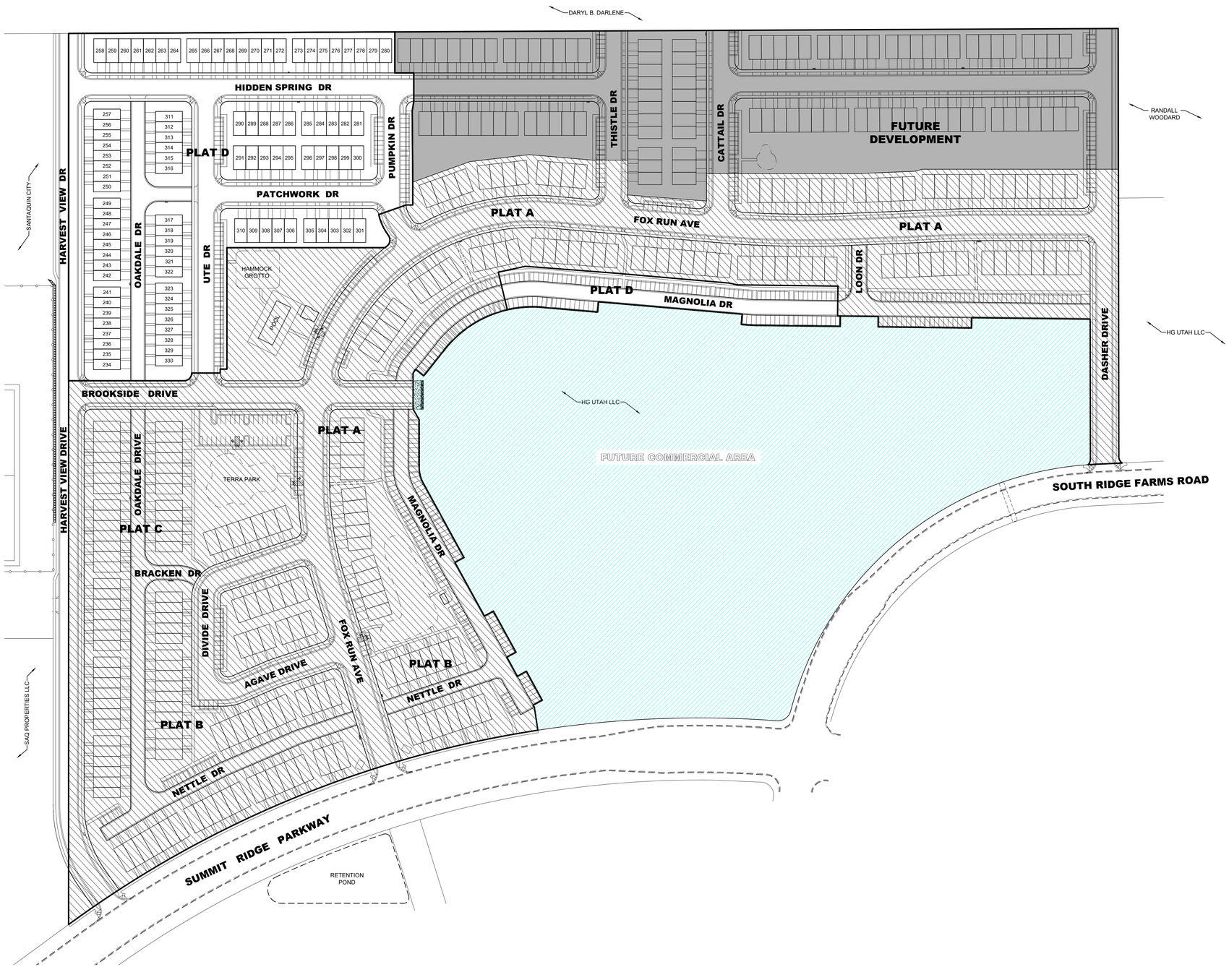
# SUMMIT RIDGE TOWNHOMES

## SANTAQUIN, UTAH COUNTY, UTAH

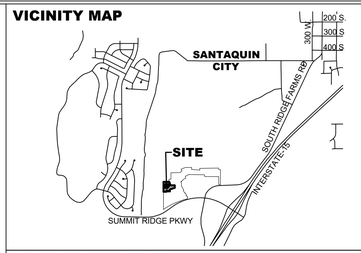



NORTH

SCALE: 1"=100'

100 50 0 100

## VICINITY MAP

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| | PLAT | SHEET 601 | DETAILS |
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| SHEET 202 | UTILITY PLAN | | |
| SHEET 301 | GRADING PLAN | | |
| SHEET 302 | GRADING PLAN | | |
| SHEET 401 | HARVEST DRIVE P&P | | |
| SHEET 402 | HARVEST DRIVE P&P | | |
| SHEET 403 | OAKDALE DRIVE P&P | | |
| SHEET 404 | OAKDALE DRIVE P&P | | |
| SHEET 405 | UTE DRIVE P&P | | |
| SHEET 406 | UTE DRIVE & PUMPKIN DRIVE P&P | | |
| SHEET 407 | HIDDEN SPRING DRIVE P&P | | |
| SHEET 408 | HIDDEN SPRING DRIVE P&P | | |
| SHEET 409 | PATCHWORK DRIVE P&P | | |
| SHEET 410 | MAGNOLIA DRIVE P&P | | |


## TABULATIONS

| | |
|---|---|
| ZONE | PC (PLANNED COMMUNITY) |
| TOTAL AREA | 9.01 ACRES± |
| TOTAL OPEN SPACE | 1.35 ACRES± |
| TOTAL ACRES IN ROADS | 3.01 ACRES± |
| TOTAL AREA IN LOTS | 3.23 ACRES± |
| TOTAL UNITS: | 97 UNITS |
| TOWN HOMES | 97 UNITS |
| DENSITY | 12 UNITS/ACRE |
| REQUIRED PARKING (PLATS A, B, C & D) | |
| TOWN HOMES (330x2) | 660 STALLS |
| GUEST PARKING | 90 STALLS |
| TOTAL PARKING REQUIRED | 750 STALLS |
| PROVIDED PARKING (PLATS A, B, C & D) | |
| TOWN HOMES W/ DOUBLE GARAGE | 0 STALLS |
| TOWN HOMES W/ SINGLE GARAGE (330X1) | 330 STALLS |
| EXTERIOR PARKING | 502 STALLS |
| TOTAL PARKING PROVIDED | 832 STALLS |

## NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B.& M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRATA FOR THESUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
5. 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4' MIN COVER AS PER CITY STANDARD.
6. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT 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 STANDARDS.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
8. ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
9. ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
10. ALL PRIVATE ROADS SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
11. PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM.
12. SHALLOW SEWER DEPTHS EXIST IN THIS PHASE. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH PRIOR TO HOUSE CONSTRUCTION. SOME UNITS MAY REQUIRE EJECTOR PUMPS.
13. PI AND WATER LINES TO BE PVC UNLESS NOTED OTHERWISE. SANITARY SEWER TO BE SDR-35 UNLESS NOTED OTHERWISE.
14. ALL PARKING STALLS ASSOCIATED WITH THE PROJECT ARE TO BE MAINTAINED BY THE HOA.

## LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | BOUNDARY LINE |
| | | STREET CENTERLINE |
| | | EASEMENT LINE |
| | | LOT LINES |
| EX SS | SS | SEWER PIPE |
| Ⓢ | Ⓢ | SEWER MANHOLE |
| | | SEWER SERVICE |
| EX SD | SD | STORM DRAIN PIPE (RCP) |
| Ⓓ | Ⓓ | STORM DRAIN MANHOLE |
| | | CURB INLET |
| | | COMBO BOX |
| | | 4'x4' CATCH BASIN |
| | | 3'x3' CATCH BASIN |
| | | INLET/OUTLET W/ GRATE |
| EX W | W | CULINARY WATER PIPE |
| | | 45° PIPE ELBOW (W) |
| | | 22.5° PIPE ELBOW (W) |
| | | 11.25° PIPE ELBOW (W) |
| | | FIRE HYDRANT |
| | | SERVICE & METER (W) |
| | | PRV(W) |
| | | AIR-VAC VALVE (W) |
| | | BLOW-OFF (W) |
| | | TEMP. BLOW-OFF (W) |
| | | VALVE (W & SW) |
| | | TEE |
| | | CROSS |
| EX-PI | PI | PRESSURIZED IRRIGATION |
| | | 45° PIPE ELBOW (PI) |
| | | 22.5° PIPE ELBOW (PI) |
| | | 11.25° PIPE ELBOW (PI) |
| | | SINGLE SW SERVICE |
| | | DUAL SW SERVICE |
| | | AIR-VAC VALVE (PI) |
| | | BLOW-OFF (SW) |
| | | TEMP. BLOW-OFF (PI) |
| STOP | STOP | STOP SIGN |
| | | STREET SIGN |
| | | MONUMENT |
| X | X | FENCE |
| | | STREET LIGHT |
| | | POWER POLE |
| | | DITCH |
| EX-FO | | FIBER OPTIC |
| EX GAS | | GAS |
| | OHP | OVERHEAD POWER |
| | | FLOW ARROW |
| | | CONTOURS |

## DEVELOPER / OWNER

DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

## ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

## PROJECT NAME

SUMMIT RIDGE TOWNS


LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com


NOT FOR CONSTRUCTION

# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

COVER

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 03/08/2021

SHEET 101

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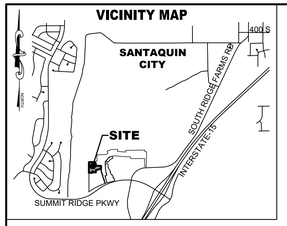
## VICINITY MAP




## LEGEND

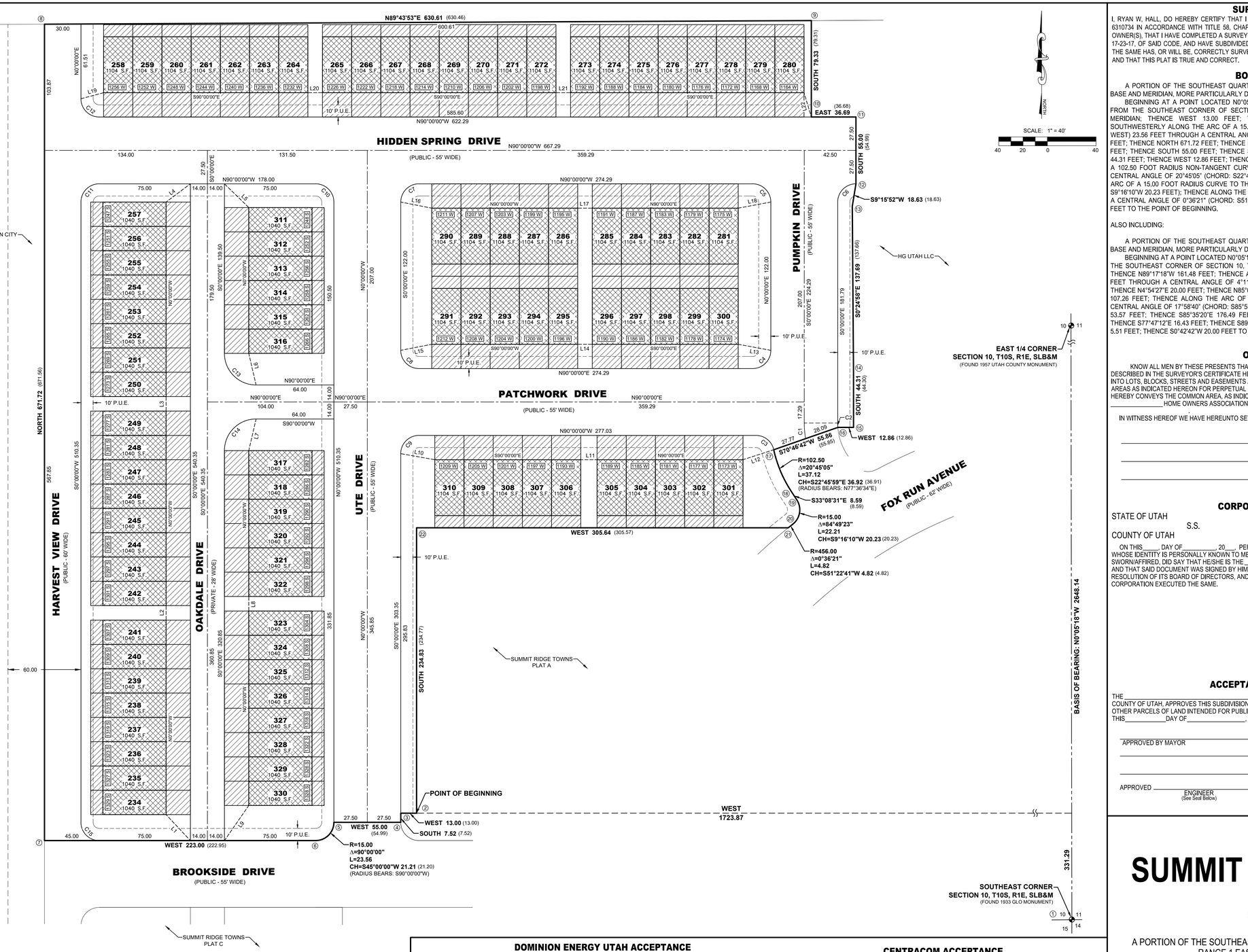
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA / P.U.E. (LESS PUBLIC ROADWAYS)

## LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N43°07'38"W | 29.26 |
| L2 | N0°00'00"W | 12.00 |
| L3 | N0°00'00"W | 12.00 |
| L4 | S53°07'48"W | 25.00 |
| L5 | S45°43'31"E | 27.93 |
| L6 | N12°59'41"W | 26.68 |
| L7 | S12°59'41"W | 26.68 |
| L8 | S0°00'00"E | 12.00 |
| L9 | S34°43'46"W | 35.11 |
| L10 | S79°52'31"E | 28.44 |
| L11 | N90°00'00"E | 13.40 |
| L12 | N71°59'28"E | 26.58 |
| L13 | N79°26'06"W | 27.27 |
| L14 | N90°00'00"W | 12.00 |
| L15 | S78°54'01"W | 25.97 |
| L16 | S78°54'01"E | 25.97 |
| L17 | N90°00'00"E | 12.00 |
| L18 | N79°26'06"E | 27.27 |
| L19 | N74°57'24"E | 19.27 |
| L20 | N90°00'00"E | 12.00 |
| L21 | S90°00'00"E | 12.00 |
| L22 | S16°41'56"E | 20.88 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 75.00 | 9°51'59" | 12.92 | S4°56'00"E 12.90 |
| C2 | 47.50 | 4°20'58" | 3.61 | S2°10'29"E 3.60 |
| C3 | 15.00 | 77°36'34" | 20.32 | N51°11'43"W 18.80 |
| C4 | 15.00 | 90°00'00" | 23.56 | N45°00'00"E 21.21 |
| C5 | 15.00 | 90°00'00" | 23.56 | N45°00'00"W 21.21 |
| C6 | 15.00 | 90°00'00" | 23.56 | S45°00'00"W 21.21 |
| C7 | 15.00 | 90°00'19" | 23.56 | S45°00'00"W 21.21 |
| C8 | 15.00 | 90°00'00" | 23.56 | S45°00'00"E 21.21 |
| C9 | 15.00 | 90°00'00" | 23.56 | S45°00'00"W 21.21 |
| C10 | 15.00 | 90°00'00" | 23.56 | N45°00'00"W 21.21 |
| C11 | 15.00 | 90°00'00" | 23.56 | S45°00'00"W 21.21 |
| C12 | 15.00 | 90°00'00" | 23.56 | N45°00'00"W 21.21 |
| C13 | 26.00 | 90°00'00" | 40.84 | S45°00'00"E 36.77 |
| C14 | 26.00 | 90°00'00" | 40.84 | S45°00'00"W 36.77 |
| C15 | 15.00 | 90°00'00" | 23.56 | S45°00'00"E 21.21 |
| C16 | 237.00 | 18°01'00" | 74.52 | S85°53'57"W 74.22 |
| C17 | 252.00 | 18°02'29" | 79.35 | S85°53'12"W 79.02 |
| C18 | 267.00 | 18°03'49" | 84.18 | S85°52'32"W 83.83 |
| C19 | 233.00 | 4°11'45" | 17.06 | S87°11'25"E 17.06 |
| C20 | 248.00 | 4°11'45" | 18.16 | S87°11'25"E 18.16 |
| C21 | 263.00 | 4°11'45" | 19.26 | S87°11'25"E 19.25 |




## NOTES

1. ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.
2. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.
3. ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.
4. ◉ TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
5. ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

LEI
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ENGINEERS
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PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.8555
office@lei-eng.com
www.lei-eng.com

DRAWING DATE: JANUARY 18, 2021

**OWNER/DEVELOPER**
DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

## SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

## BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 331.29 FEET AND WEST 1723.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 13.00 FEET; THENCE SOUTH 7.52 FEET; THENCE WEST 55.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: WEST) 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"W 21.21 FEET); THENCE WEST 223.00 FEET; THENCE NORTH 671.72 FEET; THENCE N89°43'53"E 630.61 FEET; THENCE SOUTH 79.33 FEET; THENCE EAST 36.69 FEET; THENCE SOUTH 55.00 FEET; THENCE S9°15'52"W 18.63 FEET; THENCE S0°24'58"E 137.69 FEET; THENCE SOUTH 44.31 FEET; THENCE WEST 12.86 FEET; THENCE S70°46'42"W 55.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 102.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N77°36'34"E) 37.12 FEET THROUGH A CENTRAL ANGLE OF 20°45'05" (CHORD: S22°45'59"E 36.92 FEET); THENCE S33°08'31"E 8.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.21 FEET THROUGH A CENTRAL ANGLE OF 84°49'23" (CHORD: S9°16'10"W 20.23 FEET); THENCE ALONG THE ARC OF A 456.00 FOOT RADIUS CURVE TO THE LEFT 4.82 FEET THROUGH A CENTRAL ANGLE OF 0°36'21" (CHORD: S51°22'41"W 4.82 FEET); THENCE WEST 305.64 FEET; THENCE SOUTH 234.83 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 413.76 FEET AND WEST 538.07 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°17'18"W 161.48 FEET; THENCE ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE RIGHT 20.72 FEET THROUGH A CENTRAL ANGLE OF 4°11'45" (CHORD: N87°11'25"W 20.72 FEET); THENCE N85°05'33"W 9.31 FEET; THENCE N4°54'27"E 20.00 FEET; THENCE N85°05'33"W 278.54 FEET; THENCE S4°54'27"W 20.00 FEET; THENCE N85°05'33"W 107.26 FEET; THENCE ALONG THE ARC OF A 217.00 FOOT RADIUS CURVE TO THE LEFT 68.09 FEET THROUGH A CENTRAL ANGLE OF 17°58'40" (CHORD: S86°55'07"W 67.81 FEET); THENCE N13°14'47"W 75.13 FEET; THENCE N77°44'48"E 53.57 FEET; THENCE S85°35'20"E 176.49 FEET; THENCE S85°01'53"E 26.75 FEET; THENCE S85°02'14"E 192.00 FEET; THENCE S77°47'12"E 16.43 FEET; THENCE S89°17'18"E 194.20 FEET; THENCE S0°42'42"W 57.96 FEET; THENCE S89°17'18"E 5.51 FEET; THENCE S0°42'42"W 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.01 NET ACRES

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY _____ DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

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

_____ _____
_____ _____
_____ _____
_____ _____

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS___ DAY OF_____ 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ OF _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

## 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 BY MAYOR _____
_____ _____
_____ _____

APPROVED _____ ATTEST_____
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

## DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF _____, 20____

BY- _____

TITLE- _____

## CENTRACOM ACCEPTANCE

APPROVED THIS_____ DAY OF_____, 2021
CENTRACOM COMPANY

BY: _____ TITLE: _____

## CENTURY LINK ACCEPTANCE

APPROVED THIS_____ DAY OF_____, 2021
CENTURY LINK COMPANY

BY: _____ TITLE: _____

## ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS_____ DAY OF_____, 2021
CENTURY LINK COMPANY

BY: _____ TITLE: _____

PLAT "D"

# SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 40'

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

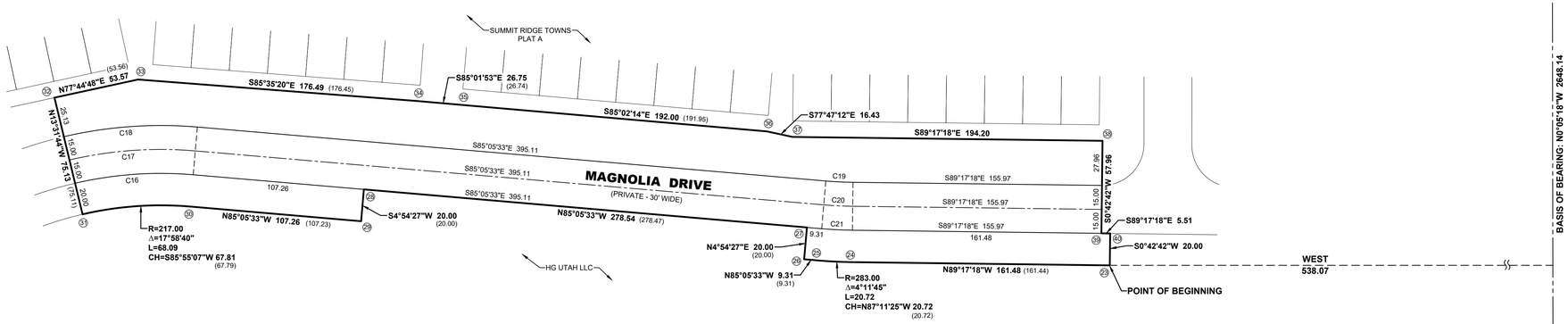
This form approved by Utah County and the municipalities therein. LEI JOB #19-0

## LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA / P.U.E. (LESS PUBLIC ROADWAYS)

## NOTES

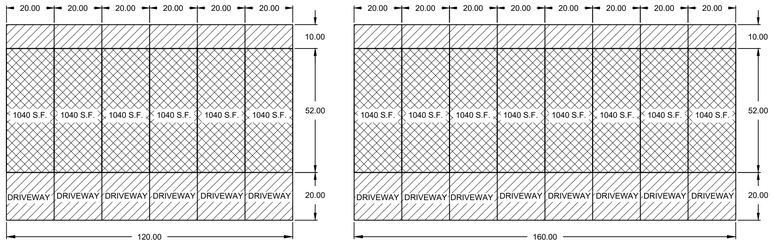
1. ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.
2. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.
3. ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.
4. ◉ TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
5. ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.




## NAD27 STATE PLANE COORDINATES

| | Northing | Easting |
|---|---|---|
| 1 | 590161.95 | 1914757.36 |
| 2 | 590493.16 | 1913033.40 |
| 3 | 590493.16 | 1913020.40 |
| 4 | 590485.64 | 1913020.40 |
| 5 | 590485.64 | 1912965.41 |
| 6 | 590470.64 | 1912950.42 |
| 7 | 590470.64 | 1912727.47 |
| 8 | 591142.20 | 1912727.47 |
| 9 | 591145.16 | 1913357.93 |
| 10 | 591065.85 | 1913357.93 |
| 11 | 591065.85 | 1913394.60 |
| 12 | 591010.86 | 1913394.60 |
| 13 | 590992.48 | 1913391.61 |
| 14 | 590854.82 | 1913392.61 |
| 15 | 590810.52 | 1913392.61 |
| 16 | 590810.52 | 1913379.75 |
| 17 | 590792.13 | 1913327.01 |
| 18 | 590758.10 | 1913341.29 |
| 19 | 590750.90 | 1913345.99 |
| 20 | 590730.94 | 1913342.73 |
| 21 | 590727.93 | 1913338.96 |
| 22 | 590727.93 | 1913033.40 |
| 23 | 590575.61 | 1914218.78 |
| 24 | 590577.62 | 1914057.35 |
| 25 | 590578.63 | 1914036.66 |
| 26 | 590579.43 | 1914027.38 |
| 27 | 590599.35 | 1914029.09 |
| 28 | 590623.18 | 1913751.64 |
| 29 | 590603.25 | 1913749.93 |
| 30 | 590612.43 | 1913643.10 |
| 31 | 590607.60 | 1913575.47 |
| 32 | 590680.63 | 1913557.90 |
| 33 | 590692.00 | 1913610.24 |
| 34 | 590678.43 | 1913786.16 |
| 35 | 590676.11 | 1913812.80 |
| 36 | 590659.50 | 1914004.04 |
| 37 | 590656.03 | 1914020.10 |
| 38 | 590653.62 | 1914214.24 |
| 39 | 590595.68 | 1914213.52 |
| 40 | 590595.61 | 1914219.03 |

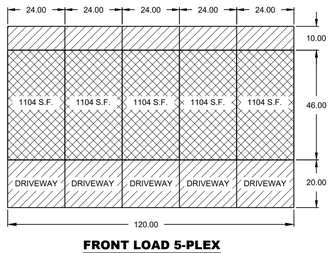
GRID FACTOR: 0.99976



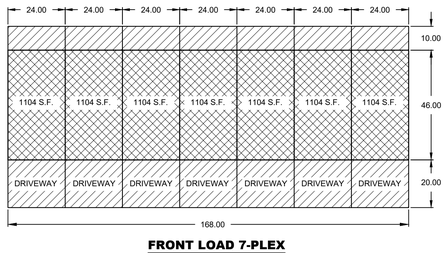

**REAR LOAD 6-PLEX**
UNITS 311-322



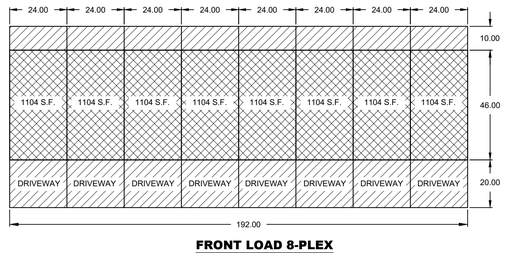

**REAR LOAD 8-PLEX**
UNITS 234-257, 323-330




**FRONT LOAD 5-PLEX**
UNITS 290-310




**FRONT LOAD 7-PLEX**
UNITS 258-264




**FRONT LOAD 8-PLEX**
UNITS 265-280

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PLAT "D"

# SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

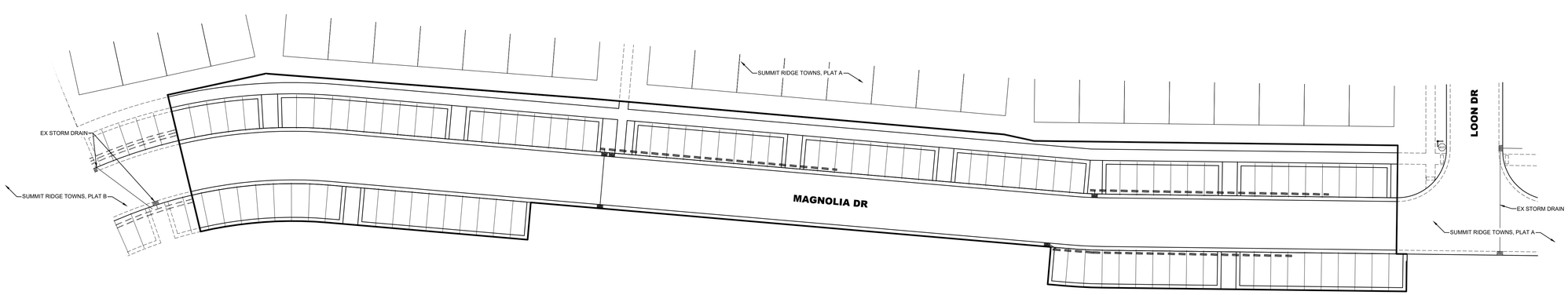
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

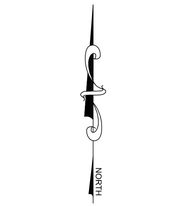
SHEET 2 OF 2

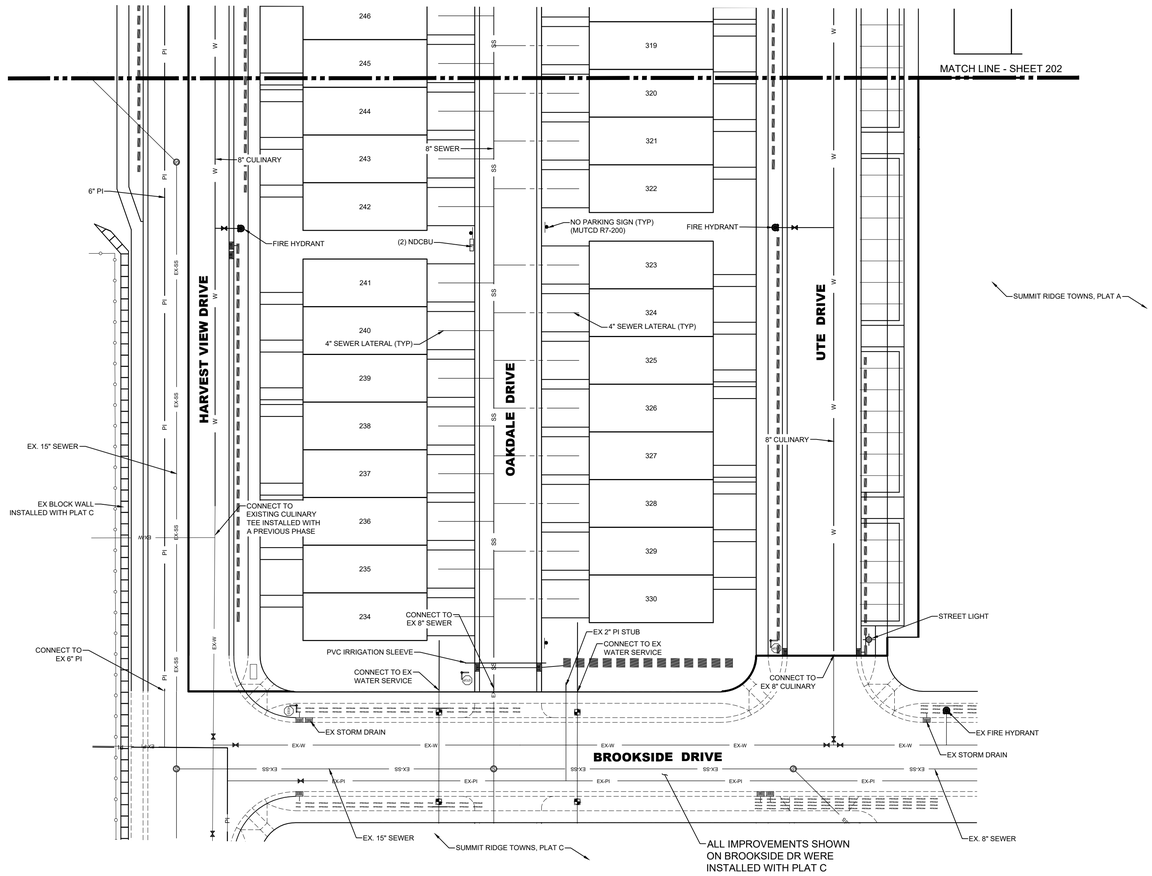
SANTAQUIN — UTAH COUNTY, UTAH

SCALE: 1" = 40'

LEI JOB #19-




**UTILITY NOTES**

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## UTILITY PLAN 1

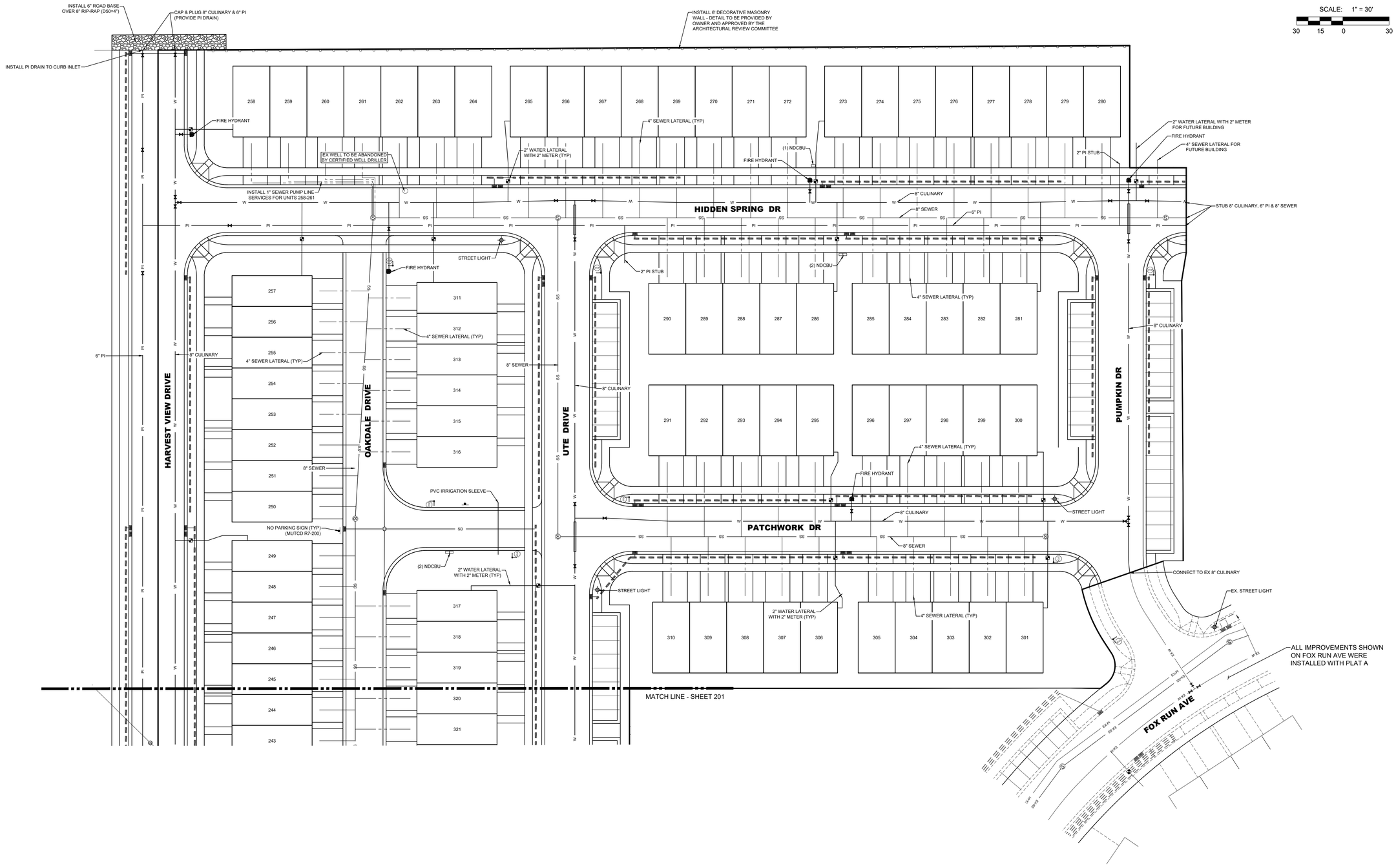
| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 30'
DATE: 03/08/2021

SHEET 201



V:\0 LEI PROJECTS\2019\2019-0081 SUMMIT RIDGE TOWNS ST\DWGS\FINAL\S19-0081 PHASE D PLANS.DWG 4/28/2021 4:45 PM




SCALE: 1" = 30'

30 15 0 30

NORTH

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## UTILITY PLAN 2

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 30'
DATE: 03/08/2021

SHEET 202

**UTILITY NOTES**

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.

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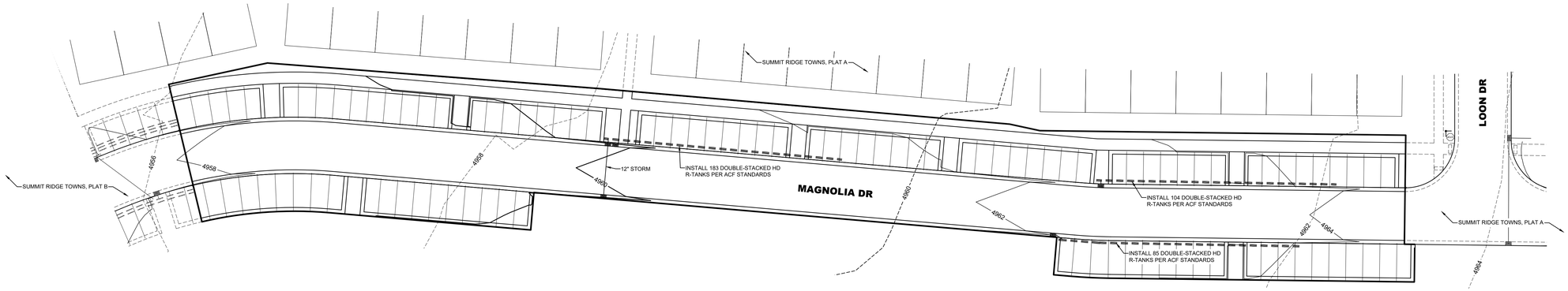


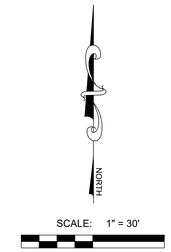


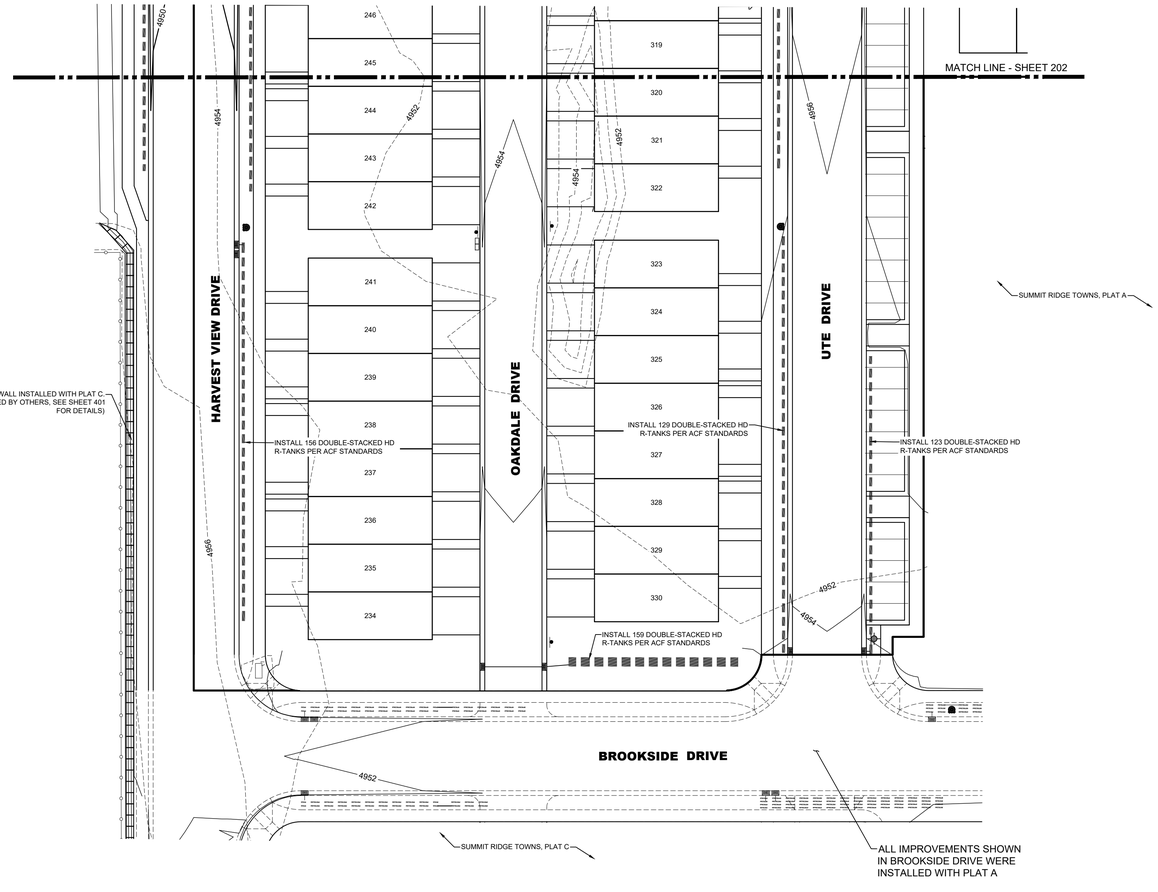


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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## GRADING PLAN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 30'
DATE: 03/08/2021

SHEET 301

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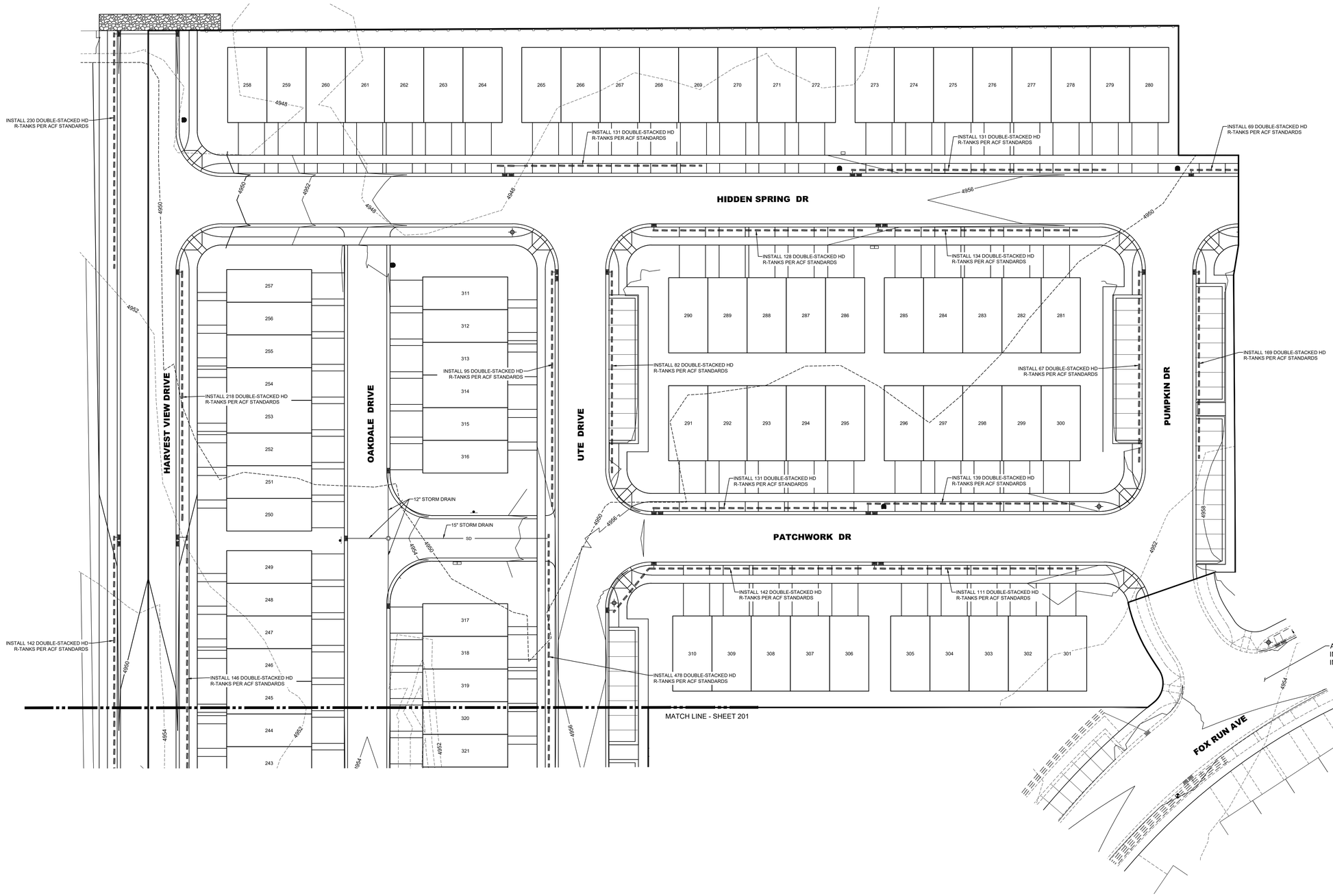


NORTH

SCALE: 1" = 30'

30 15 0 30

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## GRADING PLAN 2

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 30'
DATE: 03/08/2021

SHEET 302

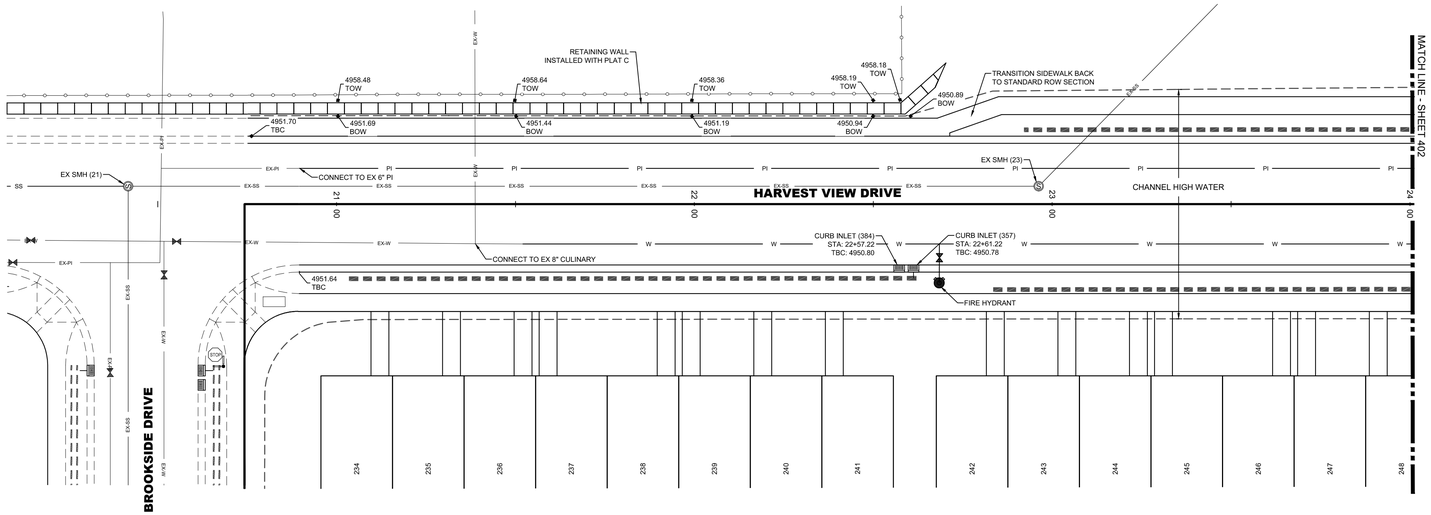
I:\0_LEI PROJECTS\2019\2019-0081 SUMMIT RIDGE TOWNS STONCASH\FINALS\19-0081 PHASE D PLANS.DWG 4/26/2021 1:45 PM

NORTH

SCALE: 1"=20'

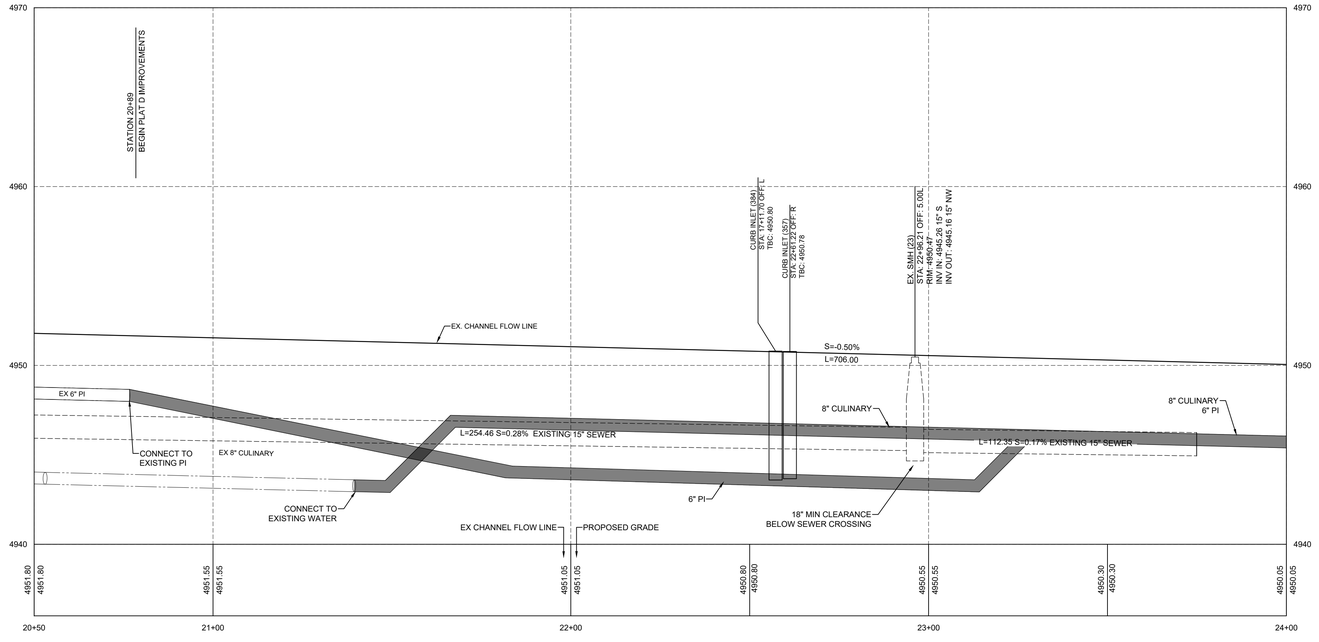
20 10 0 20

| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 357, 384 | 4949.11 |




**HARVEST VIEW DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY




**HARVEST VIEW DRIVE PROFILE**

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## HARVEST VIEW DRIVE 20+89 TO 24+00 PLAN & PROFILE

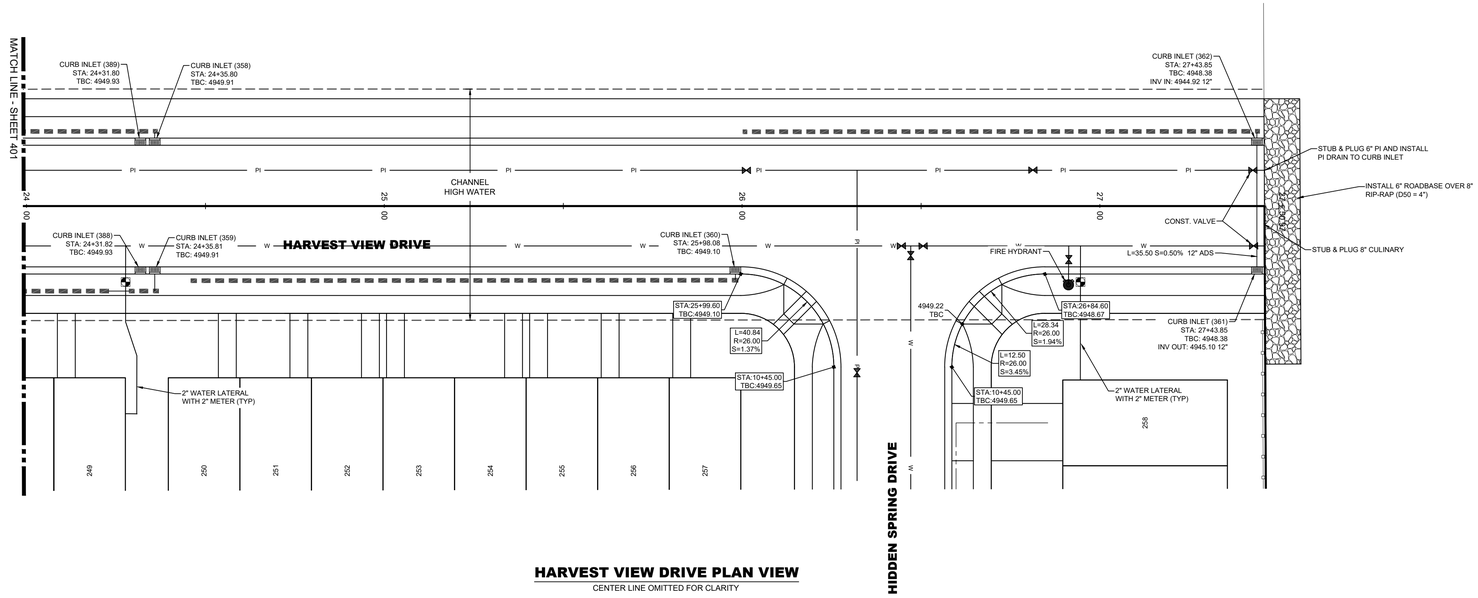
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET 401

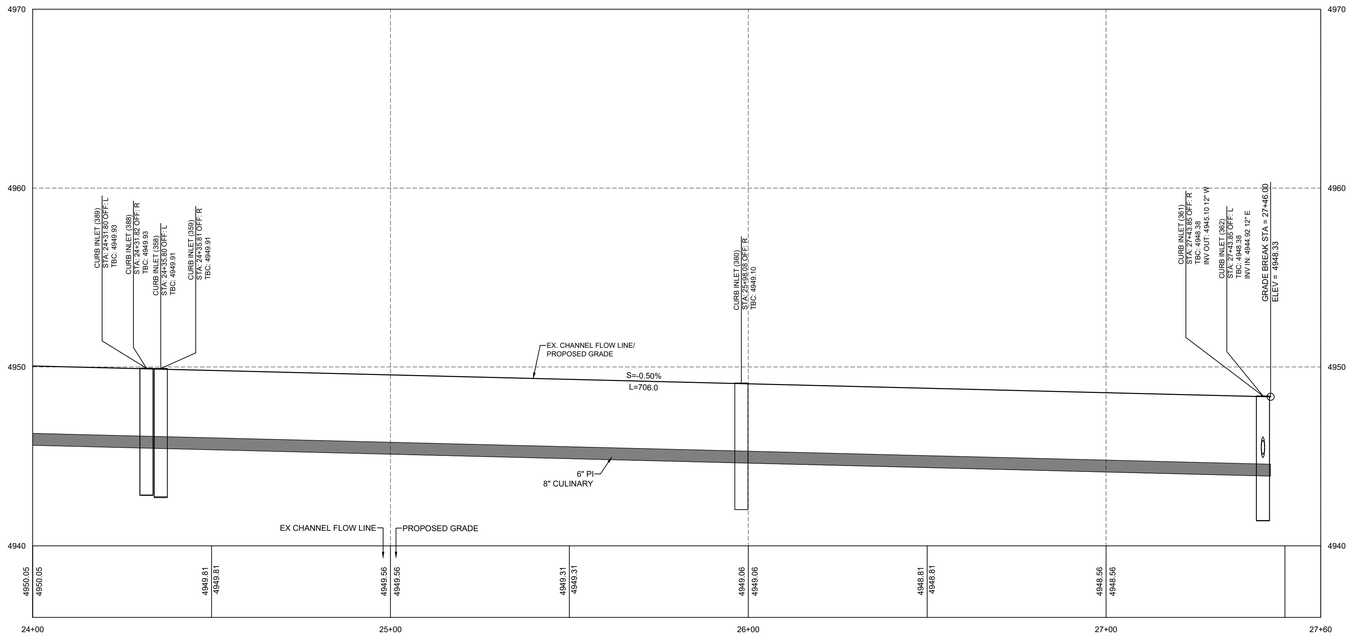
\\10_LEI PROJECTS\2019\2019-0081 SUMMIT RIDGE TOWNS STONCASTPAALS\19-0081 PHASE D PLANS.DWG 4/8/2021 1:48 PM

| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 358,359 | 4948.24 |
| 360 | 4947.43 |
| 361, 362 | 4946.71 |




**HARVEST VIEW DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY




**HARVEST VIEW DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## HARVEST VIEW DRIVE 24+00 TO 27+50 PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

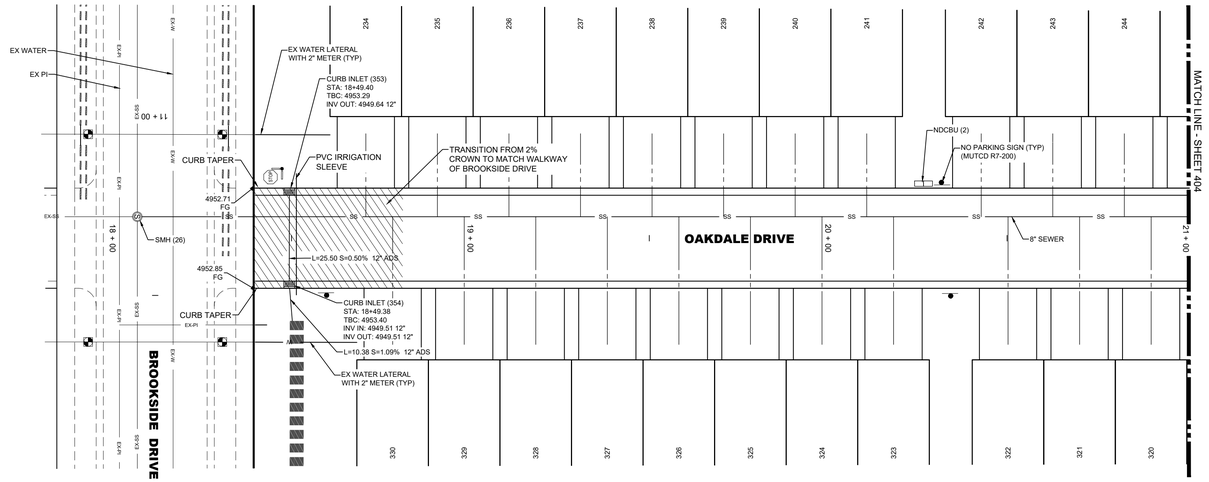
SHEET 402

N:_LEI\1 PROJECTS\2019\2019-0081 (SUMMIT RIDGE TOWNS - PLAT D)\DRAWINGS\1 CIVIL\1 PLAT D\2019-0081 PLAT D.DWG 3/8/2021 1:24:47 PM

NORTH

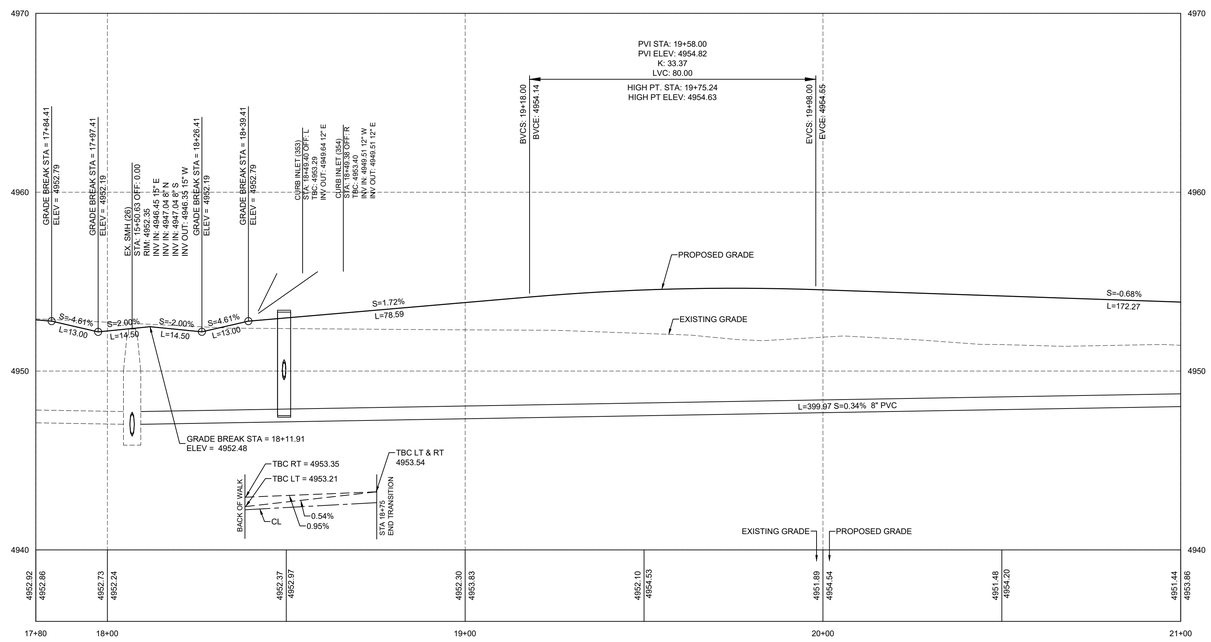
SCALE: 1"=20'

20 10 0 20




## OAKDALE DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY




## OAKDALE DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

# OAKDALE DRIVE 18+40 TO 21+00 PLAN & PROFILE

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

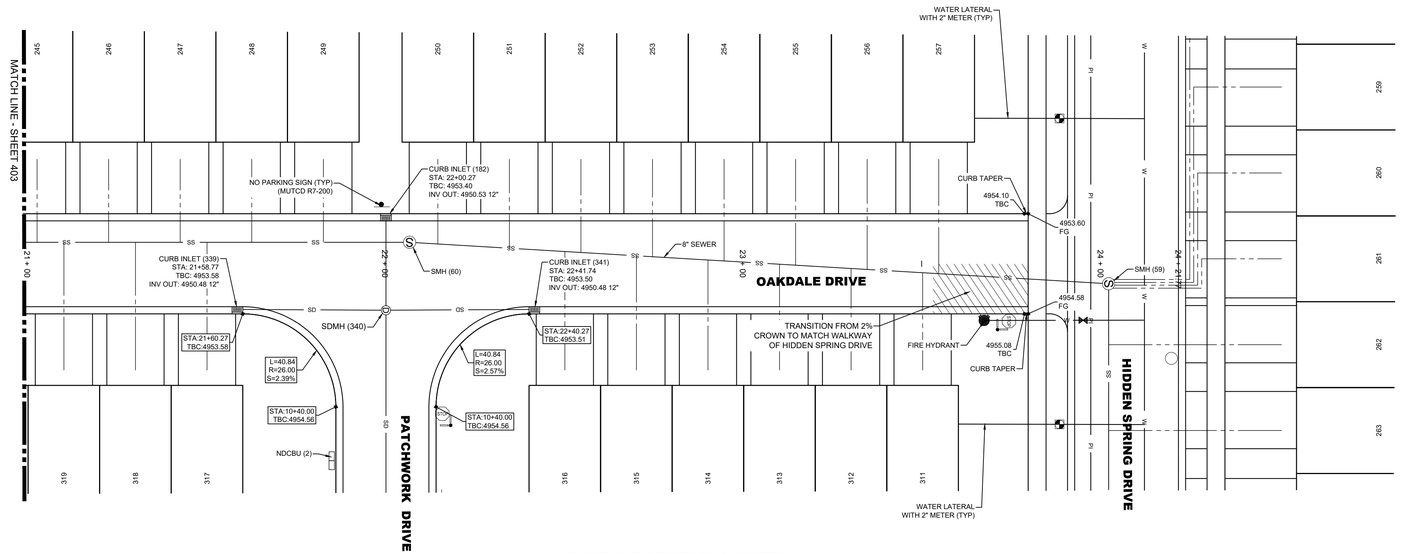
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET 403

NORTH

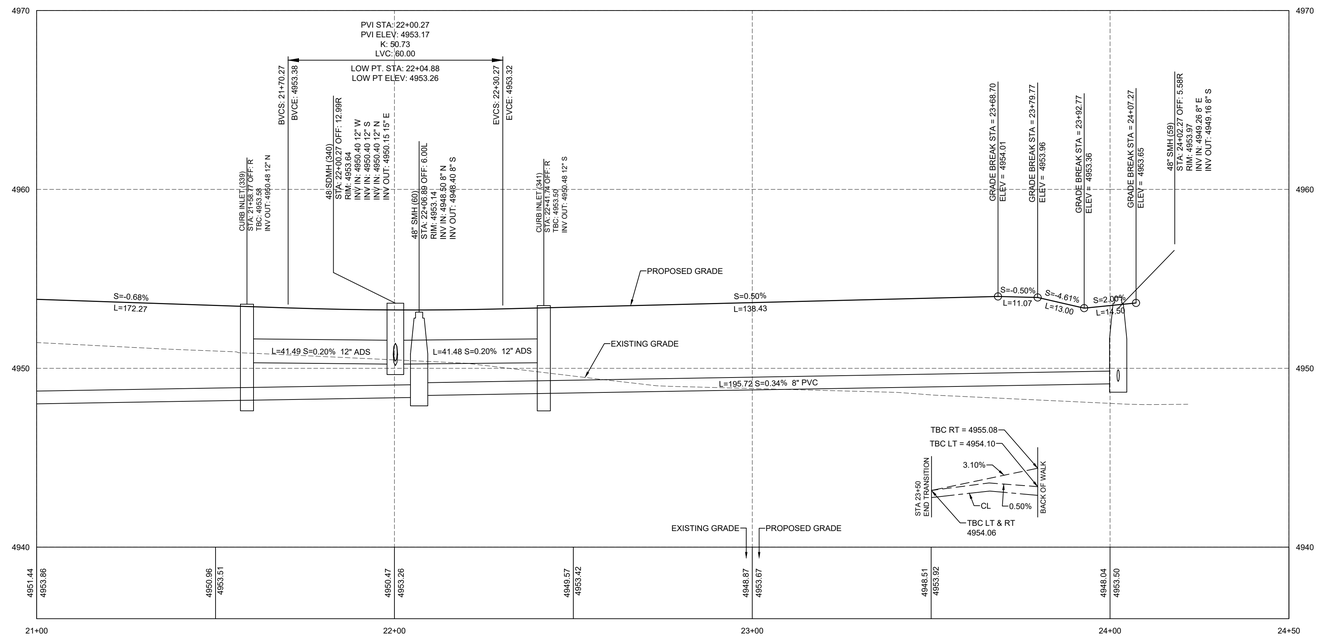
SCALE: 1"=20'

20 10 0 20




## OAKDALE DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY




## OAKDALE DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## OAKDALE DRIVE 21+00 TO 24+00 PLAN & PROFILE

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET 404

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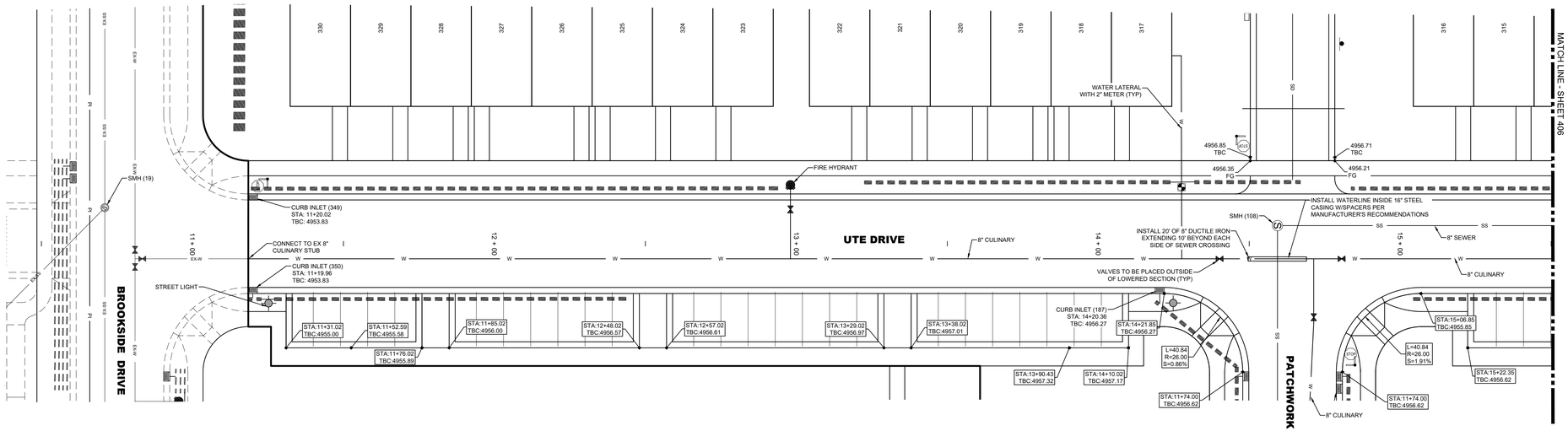
NORTH

SCALE: 1"=20'

20 10 0 20

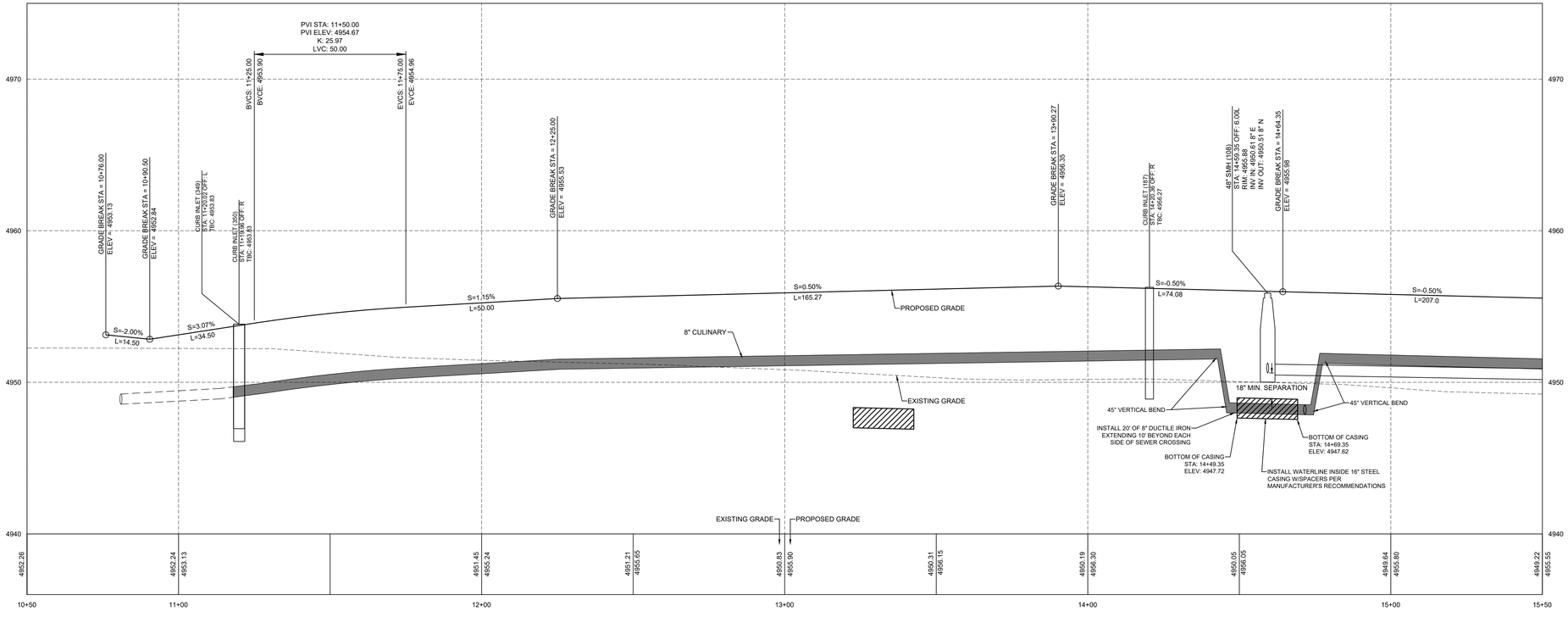



## R-TANK ELEVATIONS

| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
|---|---|
| 349, 350 | 4952.16 |
| 187 | 4954.07 |

**UTE DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY




**UTE DRIVE PROFILE**

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## UTE DRIVE 11+00 TO 15+50 PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET 405

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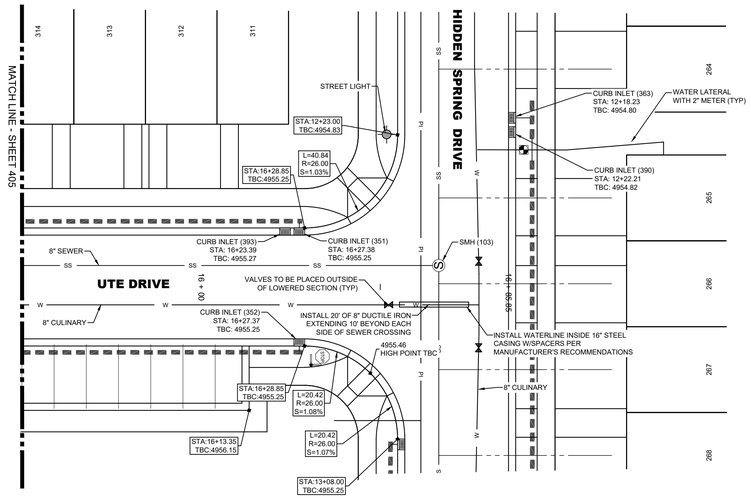
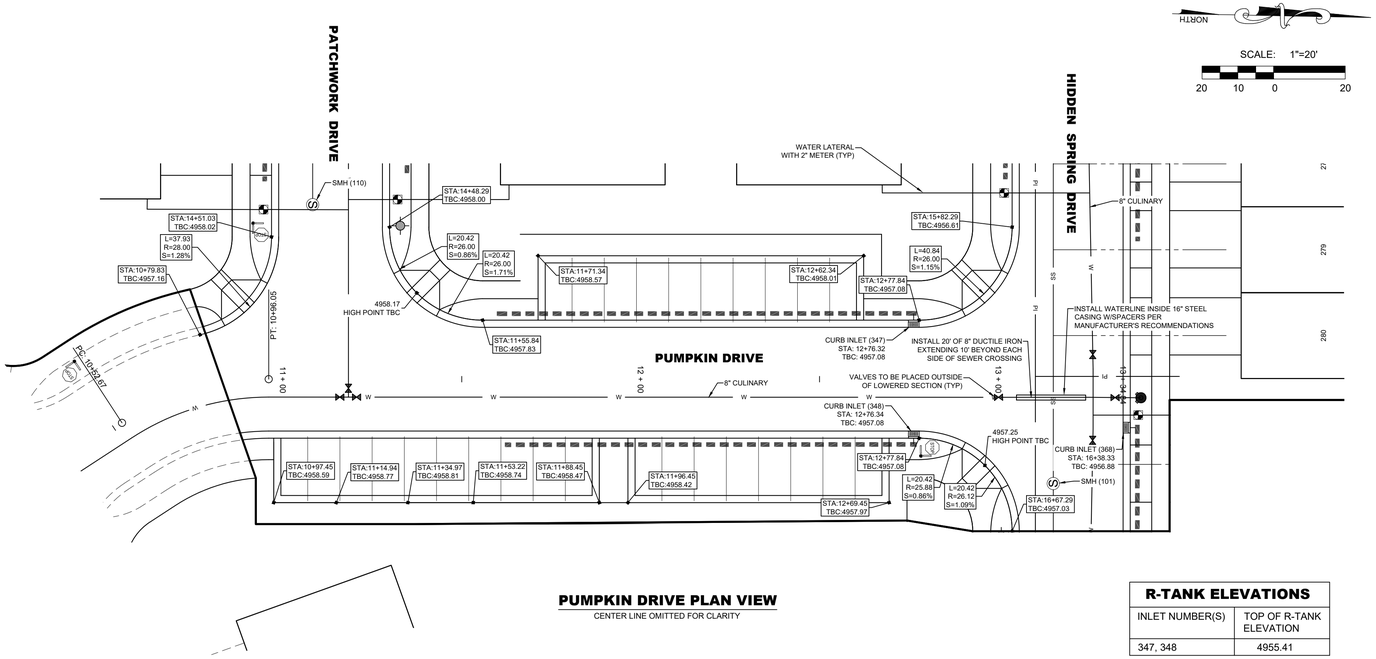



**UTE DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY

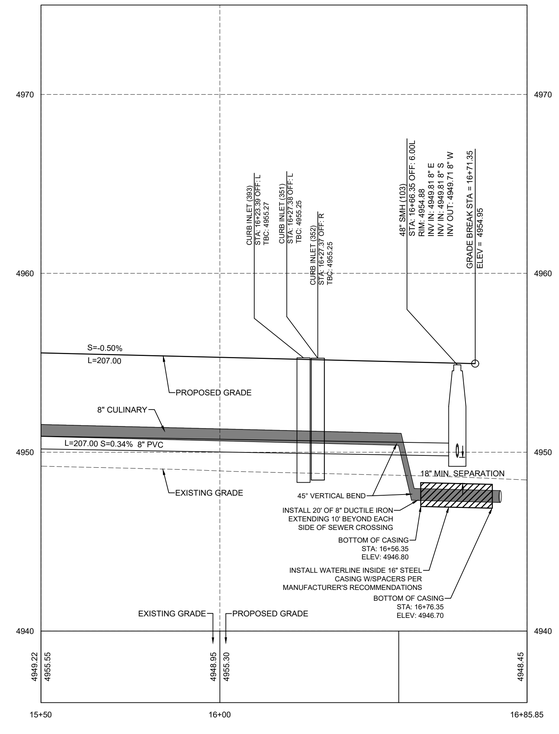
| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 351, 352, 393 | 4953.58 |



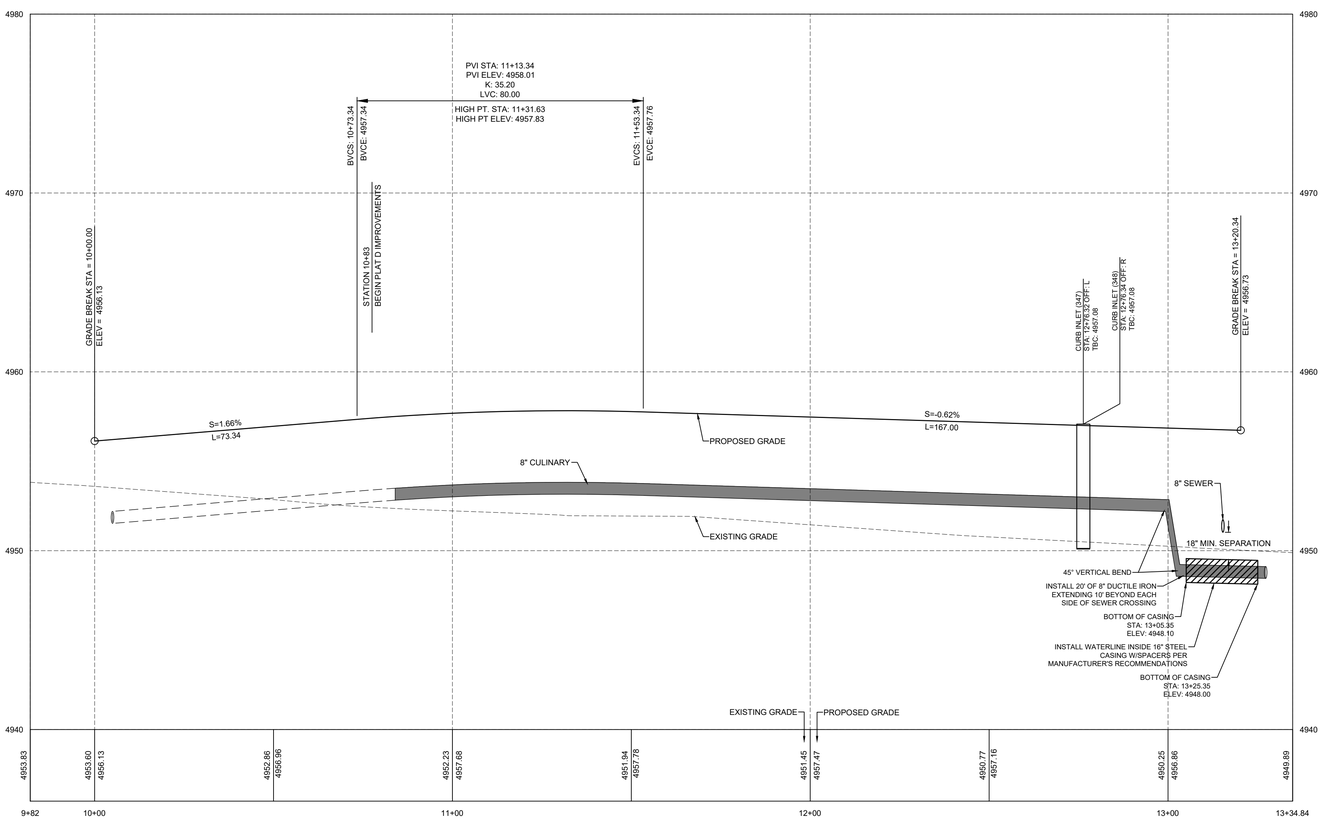

**PUMPKIN DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY

| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 347, 348 | 4955.41 |




**UTE DRIVE PROFILE**




**PUMPKIN DRIVE PROFILE**

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## UTE DRIVE 15+50 TO 16+80 PLAN & PROFILE
## PUMPKIN DRIVE PLAN & PROFILE

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021
SHEET 406

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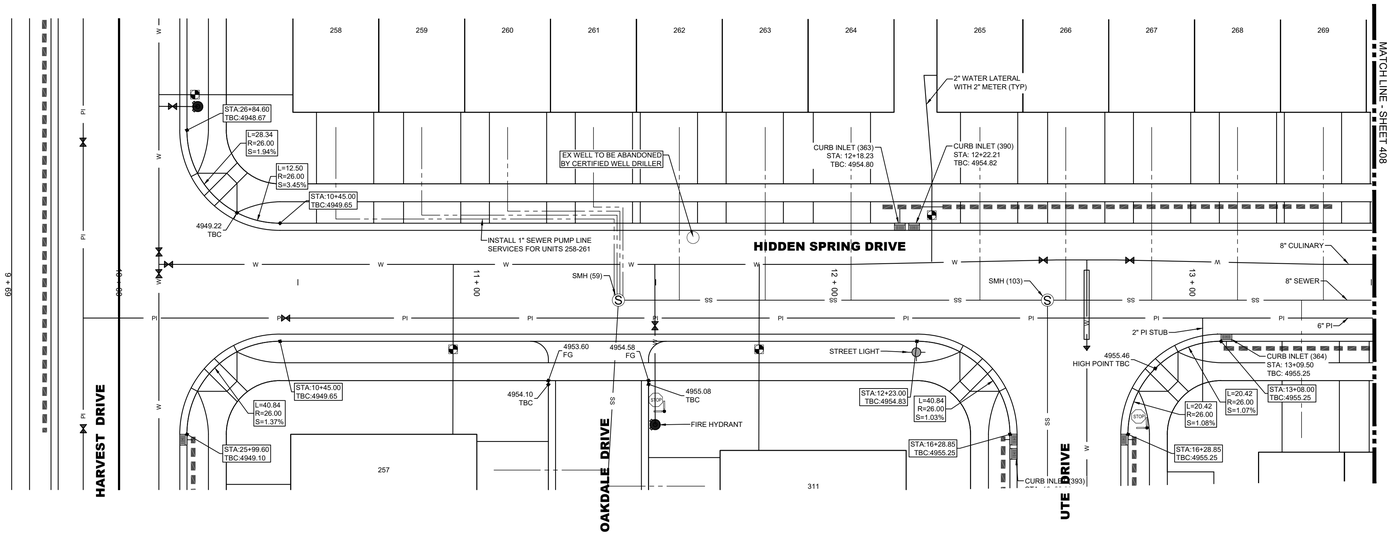
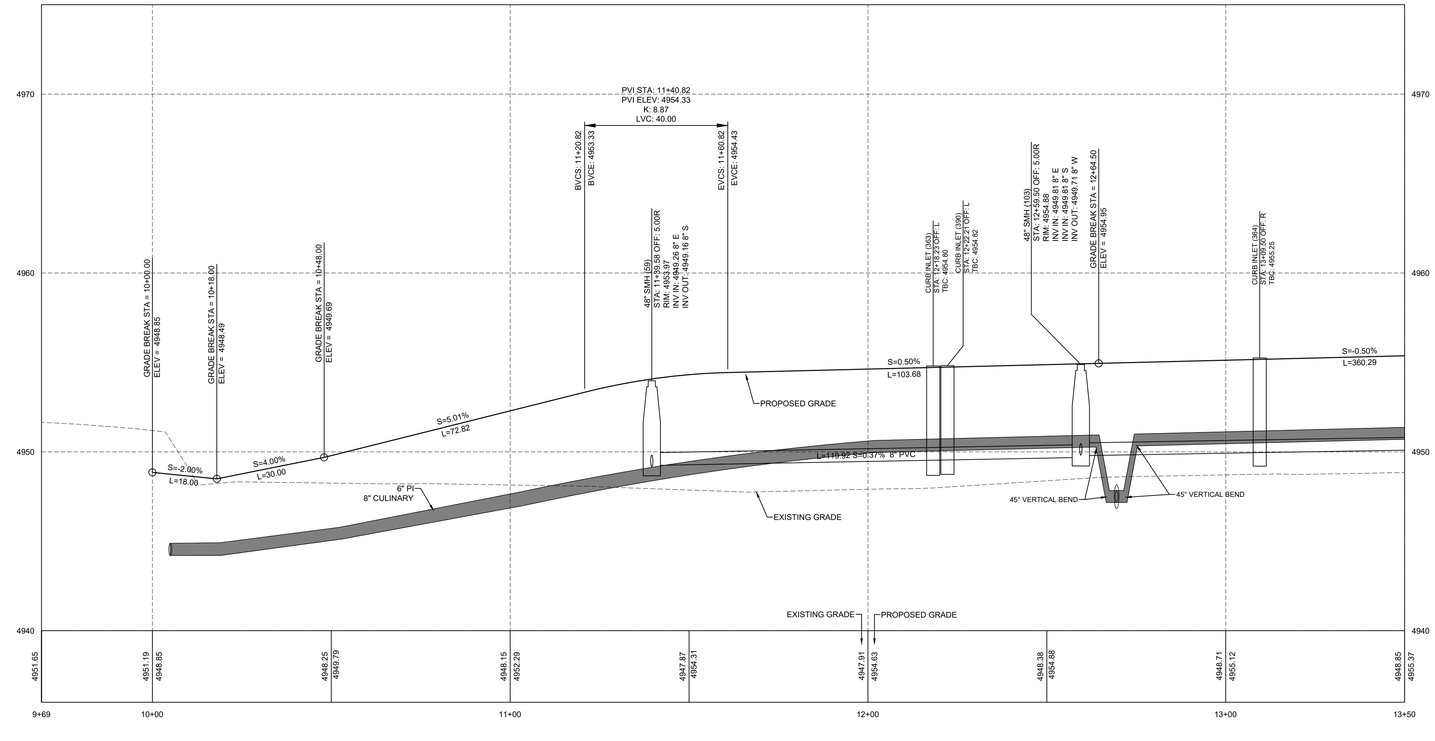



## HIDDEN SPRING DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY

| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 363, 390 | 4953.14 |
| 364 | 4953.58 |




## HIDDEN SPRING DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

SCALE: 1"=20'

20 10 0 20

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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## HIDDEN SPRING DRIVE 10+00 TO 13+50 PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET 407

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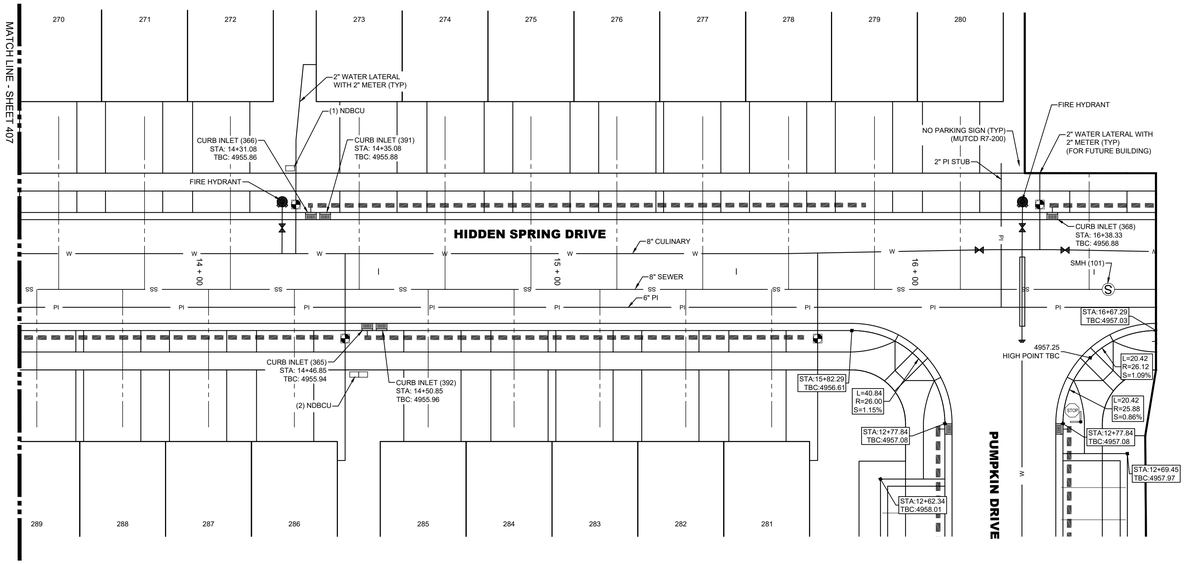
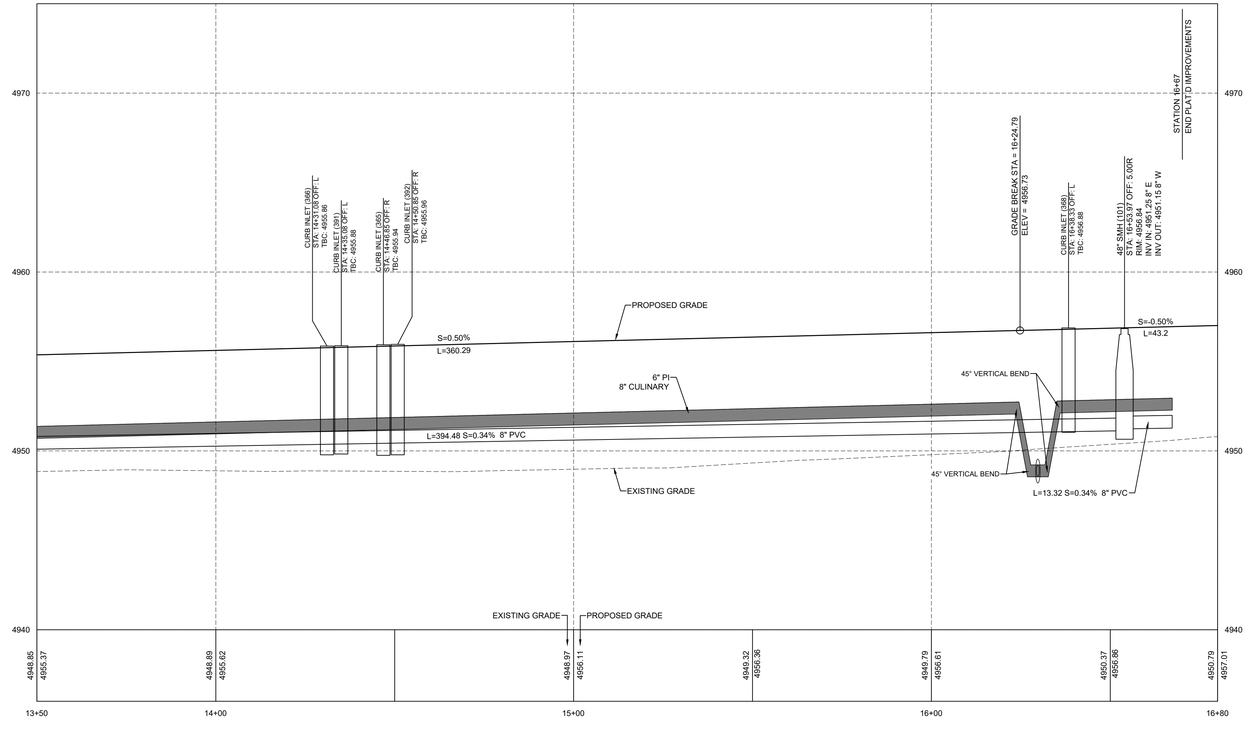



**HIDDEN SPRING DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY

| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 366, 391 | 4954.20 |
| 365, 392 | 4954.27 |
| 368 | 4955.21 |




**HIDDEN SPRING DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

SCALE: 1"=20'

20 10 0 20

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

# SUMMIT RIDGE TOWNS - PLAT D

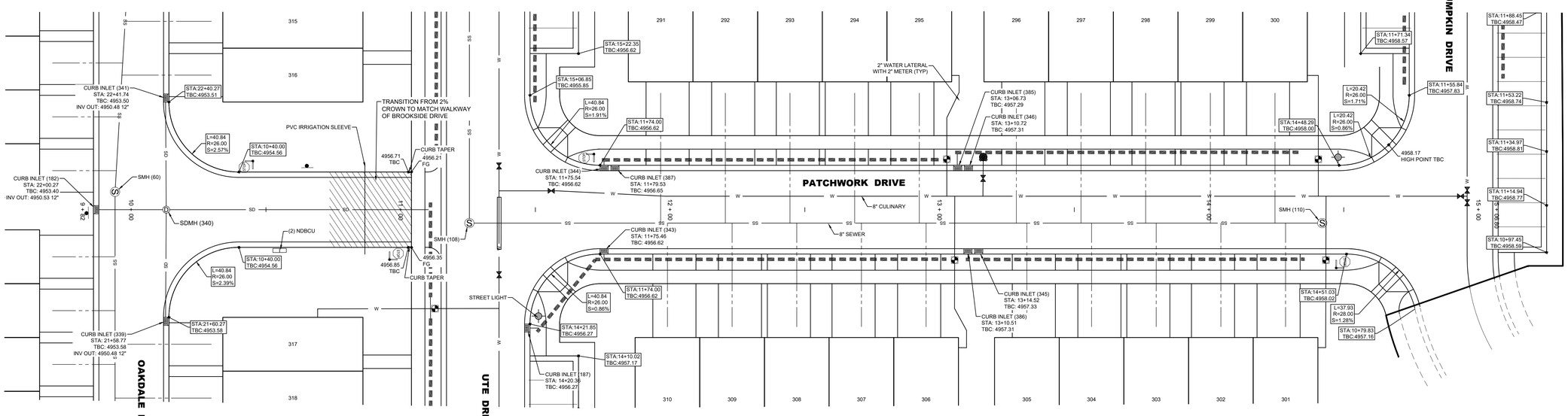
SANTAQUIN, UTAH COUNTY, UTAH

## HIDDEN SPRING DRIVE 13+50 TO 16+67 PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021
SHEET: 408

THE ABOVE STRUCTURES EXHIBIT DRAWING IS PROVIDED TO YOU AS AN INSTRUMENT OF SERVICE IN CONNECTION WITH THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO LEI. ALL RIGHTS RESERVED




NORTH

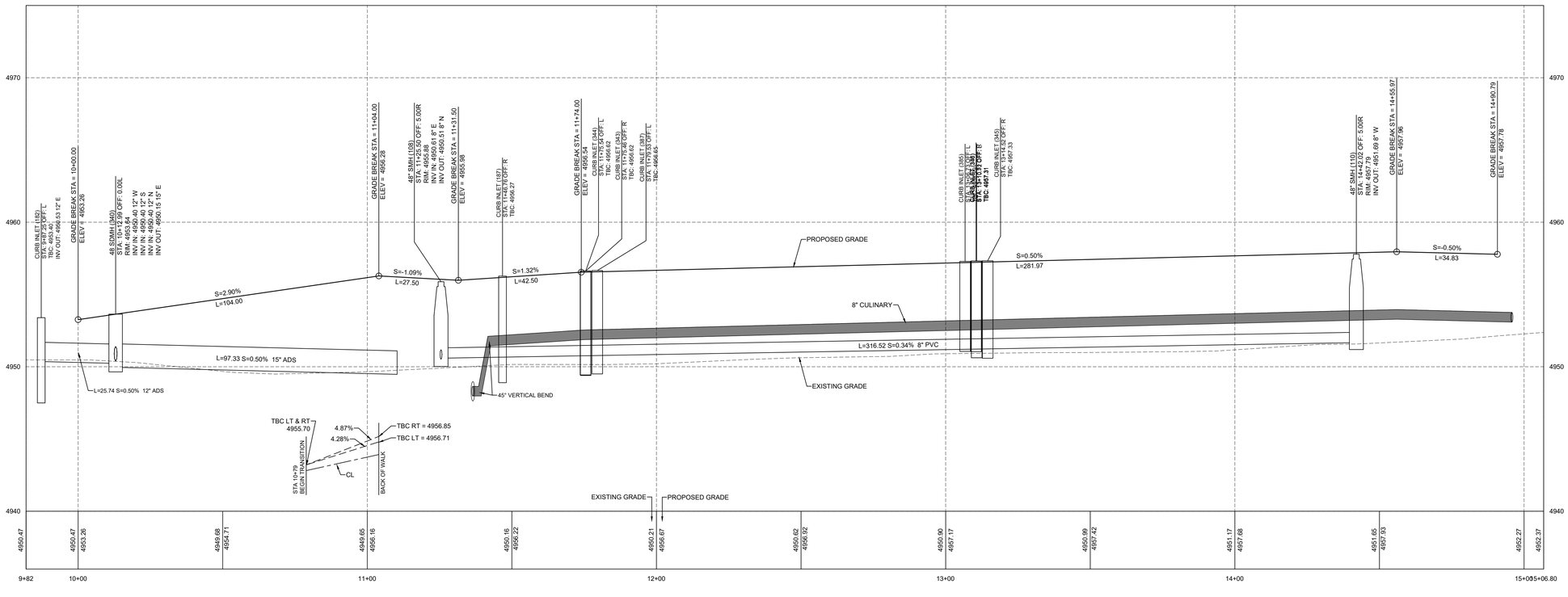
SCALE: 1"=20'

20 10 0 20

**PATCHWORK DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY

| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 343, 344, 387 | 4954.95 |
| 345, 346, 385, 386 | 4955.64 |




**PATCHWORK DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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# SUMMIT RIDGE TOWNS - PLAT D

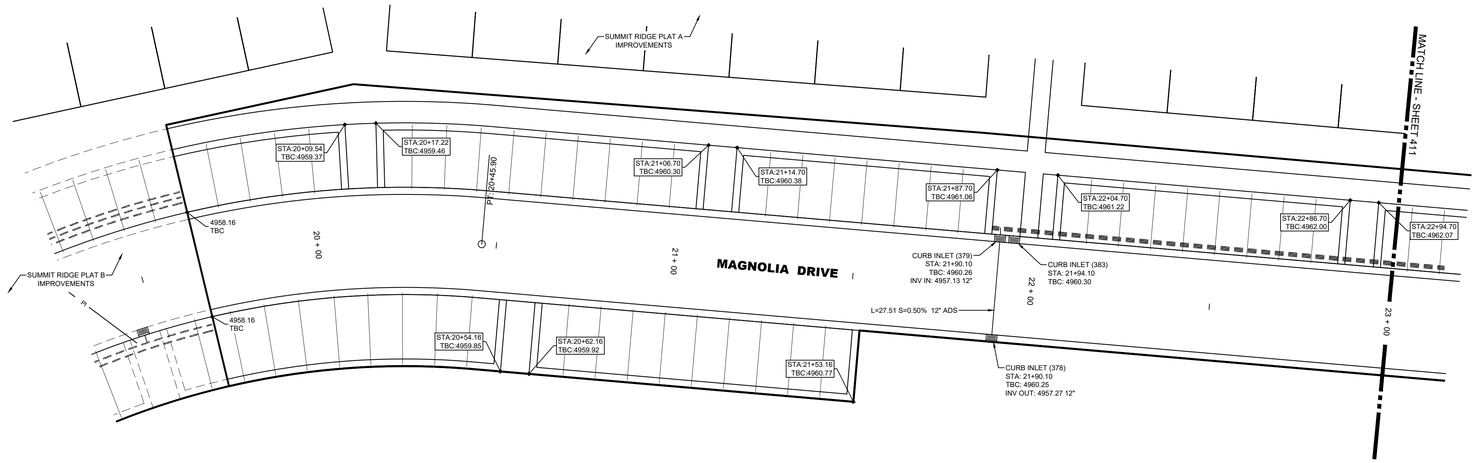
SANTAQUIN, UTAH COUNTY, UTAH

## PATCHWORK DRIVE PLAN & PROFILE

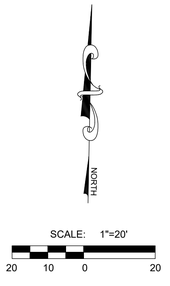
| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

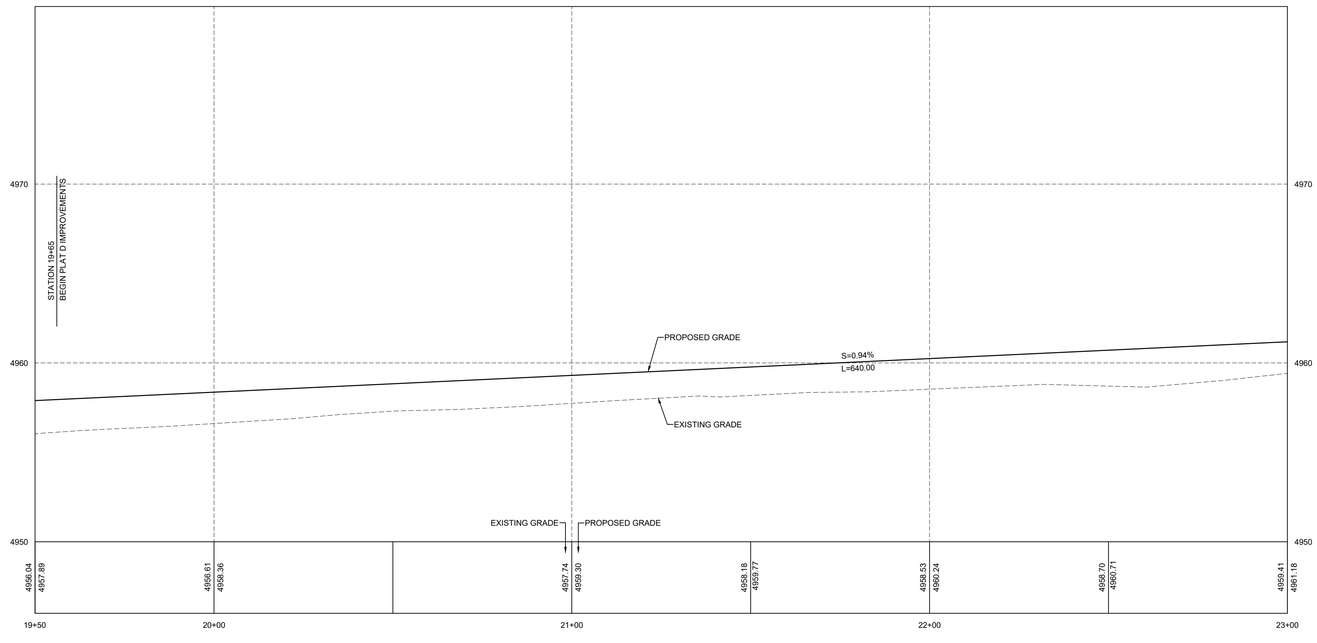
SHEET 409




**MAGNOLIA DRIVE PLAN VIEW**
CENTER LINE OMITTED FOR CLARITY




| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 378, 379, 383 | 4958.58 |




**MAGNOLIA DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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# SUMMIT RIDGE TOWNS - PLAT D
SANTAQUIN, UTAH COUNTY, UTAH

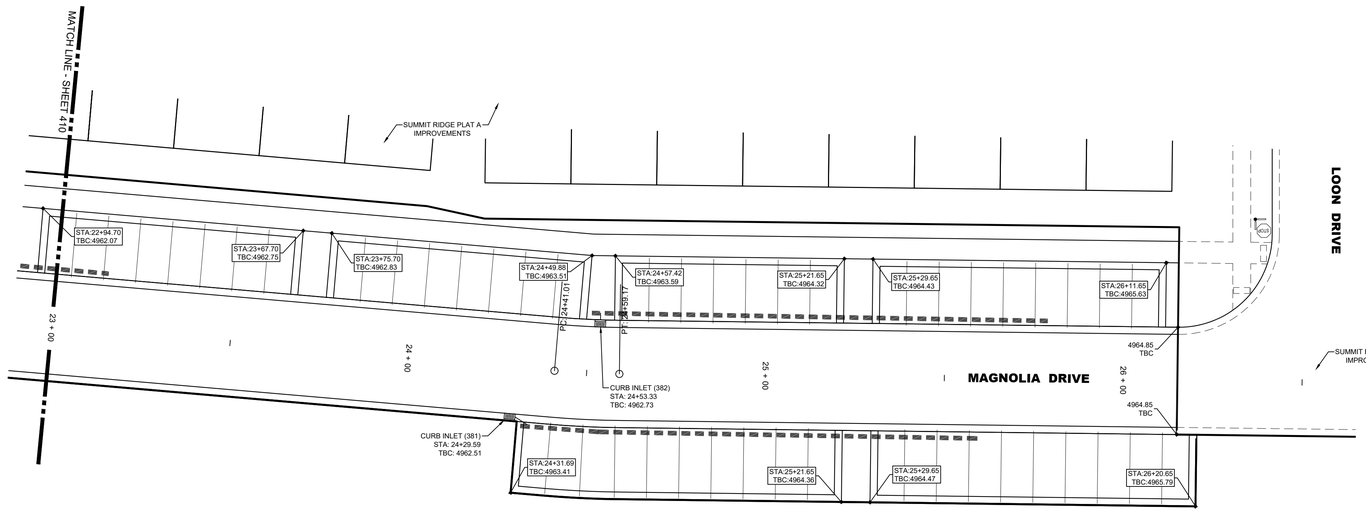
## MAGNOLIA DRIVE 19+65 TO 23+00 PLAN & PROFILE

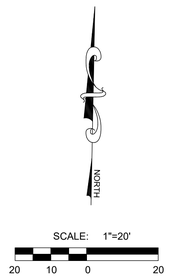
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET
410

G:\PROJECTS\2019\2019-0081\DRAWINGS\PLAT D\SHEETS\410 MAGNOLIA DRIVE PLAN & PROFILE.DWG, 3/8/2021 2:47:14 PM, RYAN

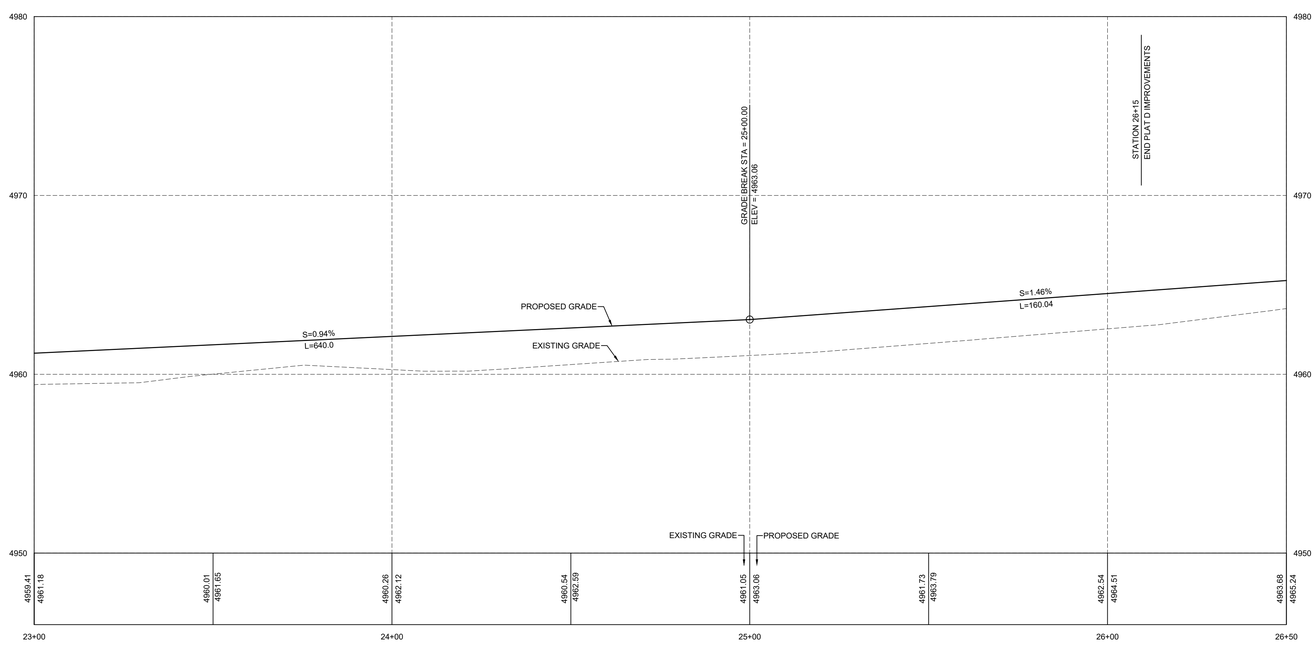



| R-TANK ELEVATIONS | |
|---|---|
| INLET NUMBER(S) | TOP OF R-TANK ELEVATION |
| 381 | 4960.84 |
| 382 | 4961.06 |

**MAGNOLIA DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY




**MAGNOLIA DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

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# SUMMIT RIDGE TOWNS - PLAT D

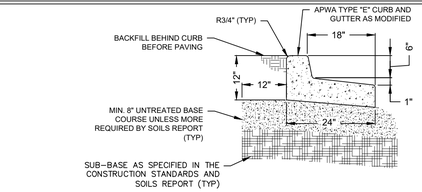
SANTAQUIN, UTAH COUNTY, UTAH

## MAGNOLIA DRIVE 23+00 TO 26+15 PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

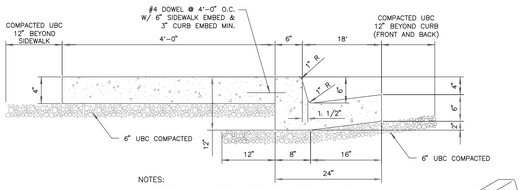
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1"=20'
DATE: 03/08/2021

SHEET 411




## SHED CURB & GUTTER

NOT TO SCALE

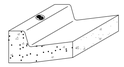



NOTES:

1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.

## TYPICAL HIGH BACK CURB & GUTTER

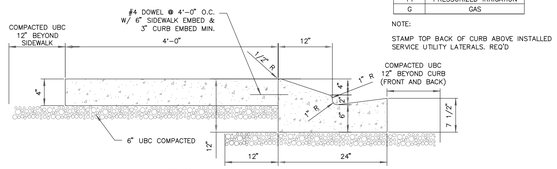
NOT TO SCALE



| | |
|---|---|
| W | WATER |
| S | SEWER |
| SD | STORM DRAIN |
| PI | PRESSURIZED IRRIGATION |
| G | GAS |

NOTE:

STAMP TOP BACK OF CURB ABOVE INSTALLED SERVICE UTILITY LATERALS. REQ'D



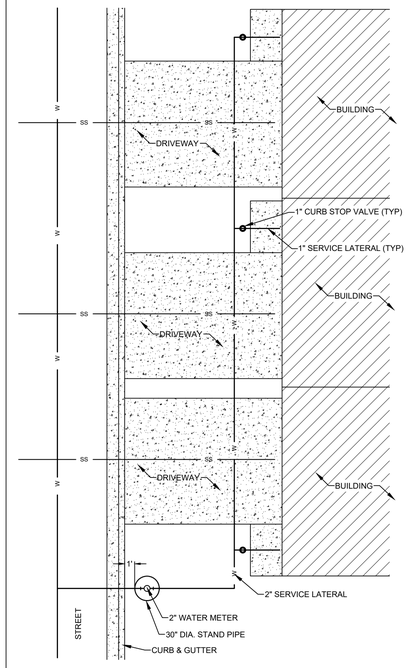

NOTES:

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

## MOUNTABLE TYPE CURB & GUTTER

NOT TO SCALE

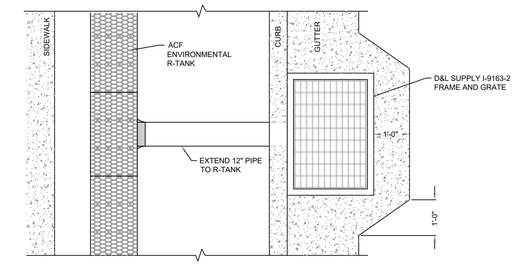
**1 | CURB & GUTTER DETAILS**

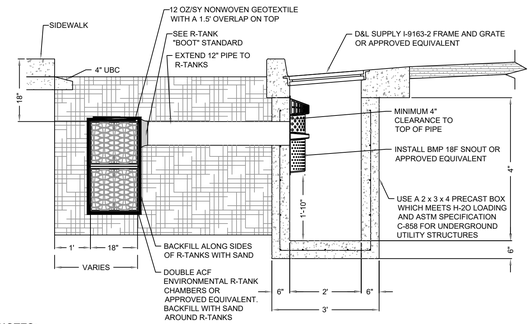



**NOTES**

1. ALL WATER SERVICES AND METERS TO BE CONSTRUCTED PER SANTAQUIN CITY STANDARDS DRAWING W-1.
2. 1" SERVICE LATERALS ARE NOT TO BE INSTALLED DIRECTLY ABOVE SEWER LATERALS TO AVOID CONFLICT WITH SEWER CLEAN OUT.

**2 | WATER SERVICE DETAIL**

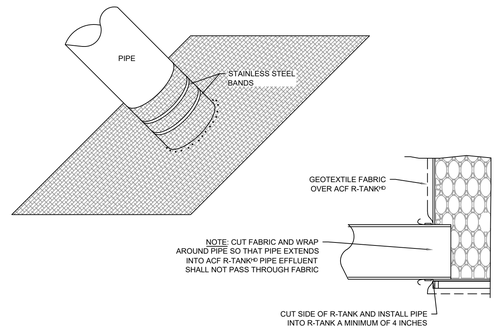


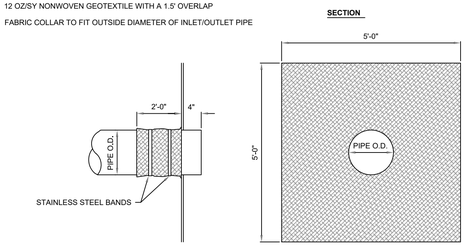

**NOTES:**

1. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
2. ALL R-TANKS INSTALLED SHALL BE THE HEAVY DUTY (HD) MODULE PER ACF STANDARDS.
3. ALL PIPES CONNECTING TO R-TANKS SHALL BE ADS PIPE.
4. CLEAN-OUT IS REQUIRED AT THE ENDS OF EACH R-TANK BANK.

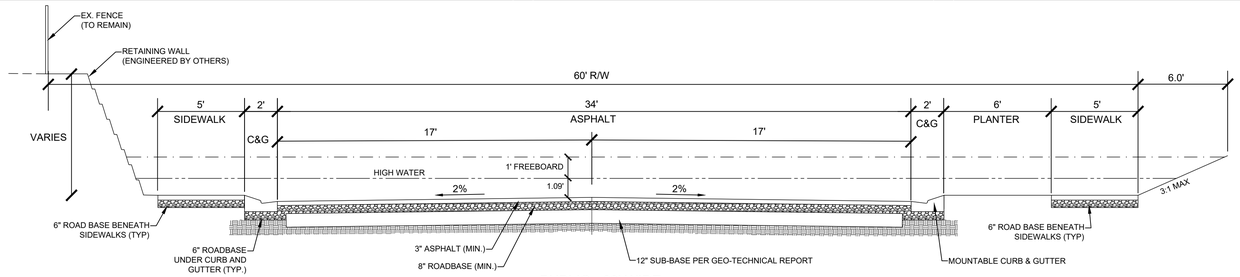
**3 | LOW IMPACT DEVELOPMENT RESIDENTIAL STREET INLET BOX**




- 12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

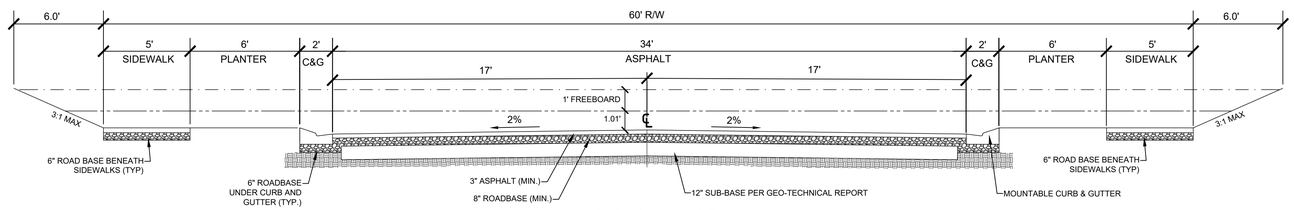



**4 | R-TANK PIPE BOOT**



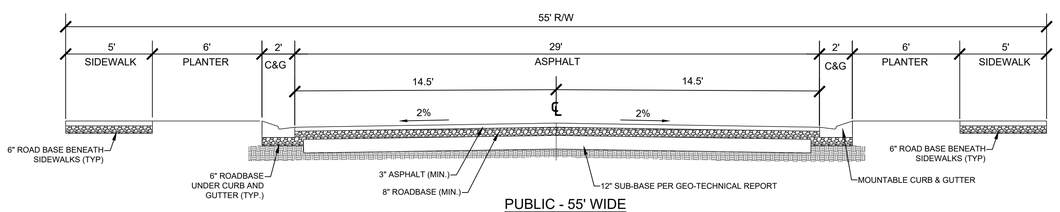

## PUBLIC - 60' WIDE

HARVEST DRIVE STA 17+00 - 22+60




## PUBLIC - 60' WIDE

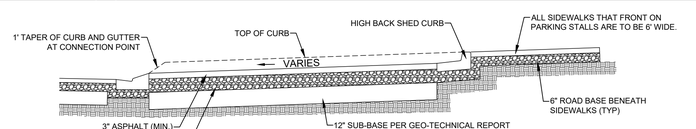
HARVEST DRIVE STA 22+85 - 27+46



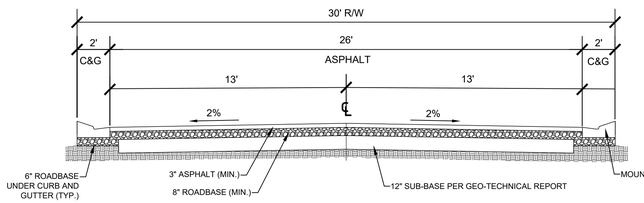

## PUBLIC - 55' WIDE

HIDDEN SPRING DRIVE, PUMPKIN DRIVE, PATCHWORK DRIVE, UTAH DRIVE

**5 | STREET CROSS-SECTIONS**



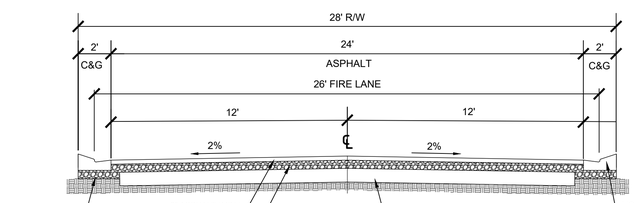

## PARKING STALLS ALONG ROADWAYS




## PRIVATE - 30' WIDE

MAGNOLIA DRIVE

NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY




## PRIVATE - 28' WIDE

OAKDALE DRIVE
PATCHWORK DRIVE 10+00 TO 11+05

NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY

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NOT FOR CONSTRUCTION

# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## DETAILS

| REVISIONS |
|---|
| 1 - |
| 2 - |
| 3 - |
| 4 - |
| 5 - |

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: N.T.S.
DATE: 03/08/2021

SHEET 601

THE LAST 3 DIGITS ON ANY DRAWING NUMBER TOTAL THE NUMBER OF DRAWINGS THROUGH WHICH THAT SHEET'S TOPIC IS EXPLAINED

# COTTONWOOD SUBDIVISION

## A RESIDENTIAL SUBDIVISION
## SANTAQUIN, UTAH COUNTY, UTAH
## FINAL PLAN SET
## APRIL 2021

---

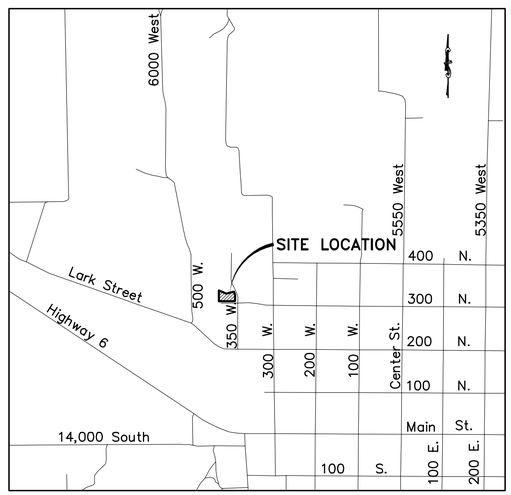
## -SHEET INDEX-


| SHEET | SHEET NAME |
|---|---|
| 1 | COVER & INDEX |
| 2 | FINAL PLAN |
| 3 | UTILITY PLAN |
| 4 | GRADING PLAN |
| 5 | EXISTING TOPOGRAPHY |
| PP-01 | 350 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50 |
| PP-02 | 350 WEST - STREET PLAN & PROFILE - STA. 13+50 TO STA. 14+88.25 |
| PP-03 | 300 NORTH - STREET PLAN & PROFILE - STA. 11+00 TO STA. 14+50 |
| DT-01 | DETAIL SHEET |
| DT-02 | DETAIL SHEET |
| DT-03 | DETAIL SHEET |


LEGEND

LEGEND APPLIES TO ALL SHEETS

- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING SIGN
- EXISTING STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EX.GAS — EXISTING GAS
- X — EXISTING FENCE LINE
- EXISTING DITCH
- EX. SS — EXISTING SANITARY SEWER W/MANHOLE
- 21"ADS — PROPOSED IRRIGATION LINE
- EX.CUL — EXISTING CULINARY WATERLINE
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"CUL — PROPOSED CULINARY WATERLINE
- 4"PI — PROPOSED PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER LINE




VICINITY MAP
-NTS-


ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

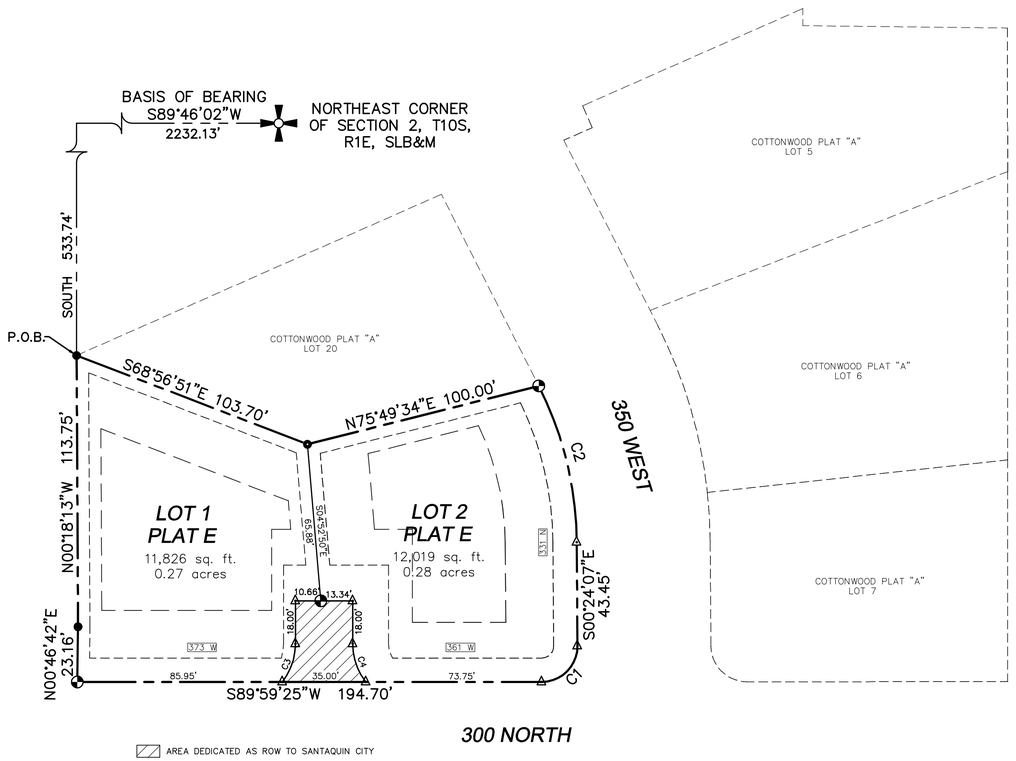
OWNER/DEVELOPER
RAY ROWLEY
801-367-1037
6092 W LARK STREET
SANTAQUIN, UT 84655
rayrow11@gmail.com

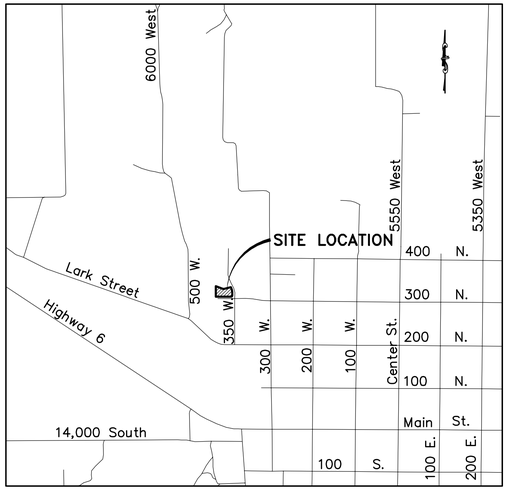

REGISTERED PROFESSIONAL ENGINEER
SCOTT B. PETERSON
No. 362274
4/15/21
STATE OF UTAH

DATA TABLE:
TOTAL ACREAGE=2.16
TOTAL # OF LOTS=8
TOTAL ACREAGE IN LOTS=2.16
DENSITY UNITS/ACRE=3.17
ZONING: R-10

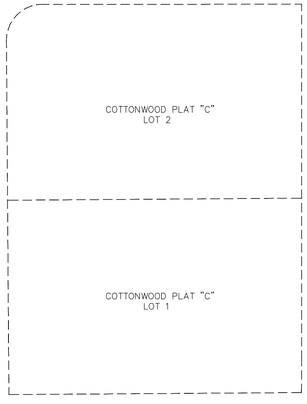
GENERAL NOTES:
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT SHALL BE FOLLOWED.
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2012.
3. NAD 83 COORDINATE SYSTEM.

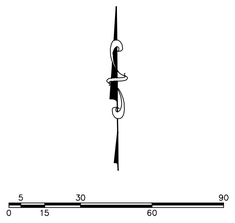
NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT 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 STANDARDS.




VICINITY MAP
–NTS–



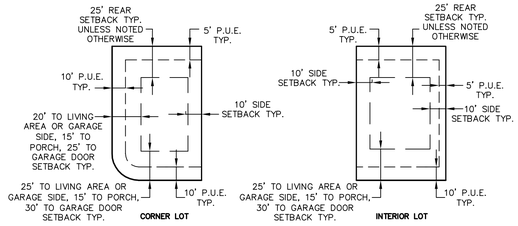

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

**ENGINEER/SURVEYOR CONTACT INFO:**
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

**OWNER/DEVELOPER**
RAY ROWLEY
801-367-1037
6092 W LARK STREET
SANTAQUIN, UT 84655
rayrow11@gmail.com

## LEGEND

- FOUND BRASS CAP
- SET 5/8" REBAR & CAP LABELED ATLAS ENGINEERING
- CALCULATED POINT, NOT SET
- CURB PINS
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- 1 — PROPOSED LOT NUMBERS
- XXX X — ADDRESSES




DETAIL-TYP. BUILDING SETBACK & EASEMENT
–NTS–

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 15.00 | 23.66 | 21.29 | S 44°47'39" W | 90°23'32" |
| C2 | 147.00 | 68.07 | 67.47 | N 13°40'05" W | 26°31'56" |
| C3 | 26.00 | 17.23 | 16.92 | N 18°58'48" E | 37°58'46" |
| C4 | 26.00 | 17.23 | 16.92 | S 18°59'59" E | 37°58'48" |

## SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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.

SURVEYOR DATE

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°46'02"W 2232.13 FEET ALONG THE SECTION LINE AND SOUTH 533.74 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG LOT 20 OF COTTONWOOD PLAT "A" THE FOLLOWING TWO (2) COURSES TO WIT: (1) S68°56'51"E 103.70 FEET, (2) N75°49'34"E 100.00 FEET; THENCE SOUTHEASTERLY 68.07 FEET ALONG THE ARC OF A 147.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°31'56" THE CHORD BEARS S13°40'04"E 67.47 FEET; THENCE S00°24'07"E 43.45 FEET; THENCE SOUTHWESTERLY 23.66 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°23'32" THE CHORD BEARS S44°47'39"W 21.29 FEET; THENCE S89°59'25"W 194.70 FEET; THENCE N00°46'42"E 23.16 FEET; THENCE N00°18'13"W 113.75 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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. 2021.

OWNER: OWNER:

OWNER: OWNER:

## ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL)

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021. BY THE SANTAQUIN CITY PLANNING COMMISSION.

DIRECTOR–SECRETARY CHAIRMAN, PLANNING COMMISSION

## ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2021.

ROCKY MOUNTAIN POWER REPRESENTATIVE

## DOMINION ENERGY COMPANY

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

APPROVED _____
DOMINION ENERGY

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, 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. 2021.

APPROVED BY MAYOR

APPROVED ATTEST

ENGINEER (SEE SEAL) CLERK–RECORDER

## CENTURYLINK APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2021.

CENTURYLINK REPRESENTATIVE

## CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ORCHARD PARK TOWNHOMES HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO THOMAS PROPERTY HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A" ORCHARD PARK TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

## CENTRACOM APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2021.

CENTRACOM REPRESENTATIVE

## NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A" THOMAS PROPERTY, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

# COTTONWOOD SUBDIVISION PLATE "E"

BEING AN AMENDMENT OF COTTONWOOD PLAT "A" LOTS 18 AND 19
SANTAQUIN CITY, UTAH COUNTY, UTAH
**CONTAINING 2 LOTS AND 0.55 ACRES**
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST.**

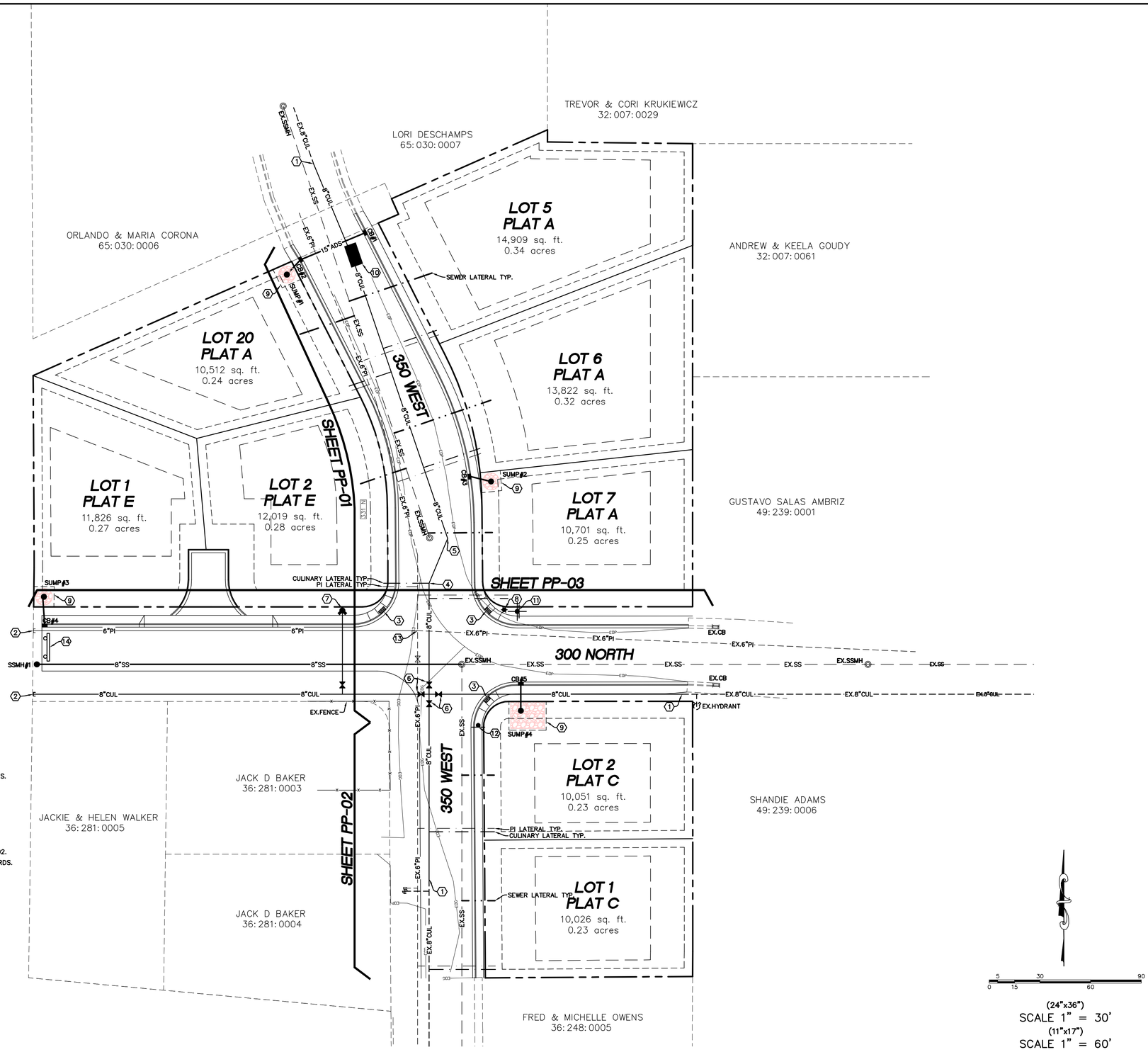
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK–RECORDER SEAL |
|---|---|---|---|
| | | | |

Z:\2017\17-035 Cottonwood Subdivision-Rowley\CADD\FINAL\02-FINAL PLAT.dwg 4/15/2021 2:40:11 PM MDT

## LEGEND

LEGEND APPLIES TO ALL SHEETS

- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING SIGN
- EXISTING STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EX.GAS — EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EX. SS — EXISTING SANITARY SEWER W/MANHOLE
- 21"ADS — PROPOSED IRRIGATION LINE
- EX.CUL — EXISTING CULINARY WATERLINE
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"CUL — PROPOSED CULINARY WATERLINE
- 4"PI — PROPOSED PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER LINE




**CONSTRUCTION NOTES**

1. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
2. CAP/PLUG & MARK TO SURFACE.
3. CONSTRUCT PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
4. INSTALL 22.5° BEND.
5. INSTALL 45° BEND.
6. INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
8. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
9. DRAINAGE EASEMENT IN FAVOR OF SANTAQUIN CITY.
10. INSTALL PRV VALVE PER SANTAQUIN CITY STANDARDS, SEE SHEET DT-02.
11. INSTALL COMBINATION STREET/STOP SIGN PER SANTAQUIN CITY STANDARDS.
12. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
13. HOT TAP INTO EXISTING PRESSURIZED IRRIGATION. ADJUST VALVE BOX TO FINISHED GRADE WITH CONCRETE COLLAR.
14. INSTALL ROAD END SIGN PER SANTAQUIN CITY STANDARDS.

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 3

UTILITY PLAN

SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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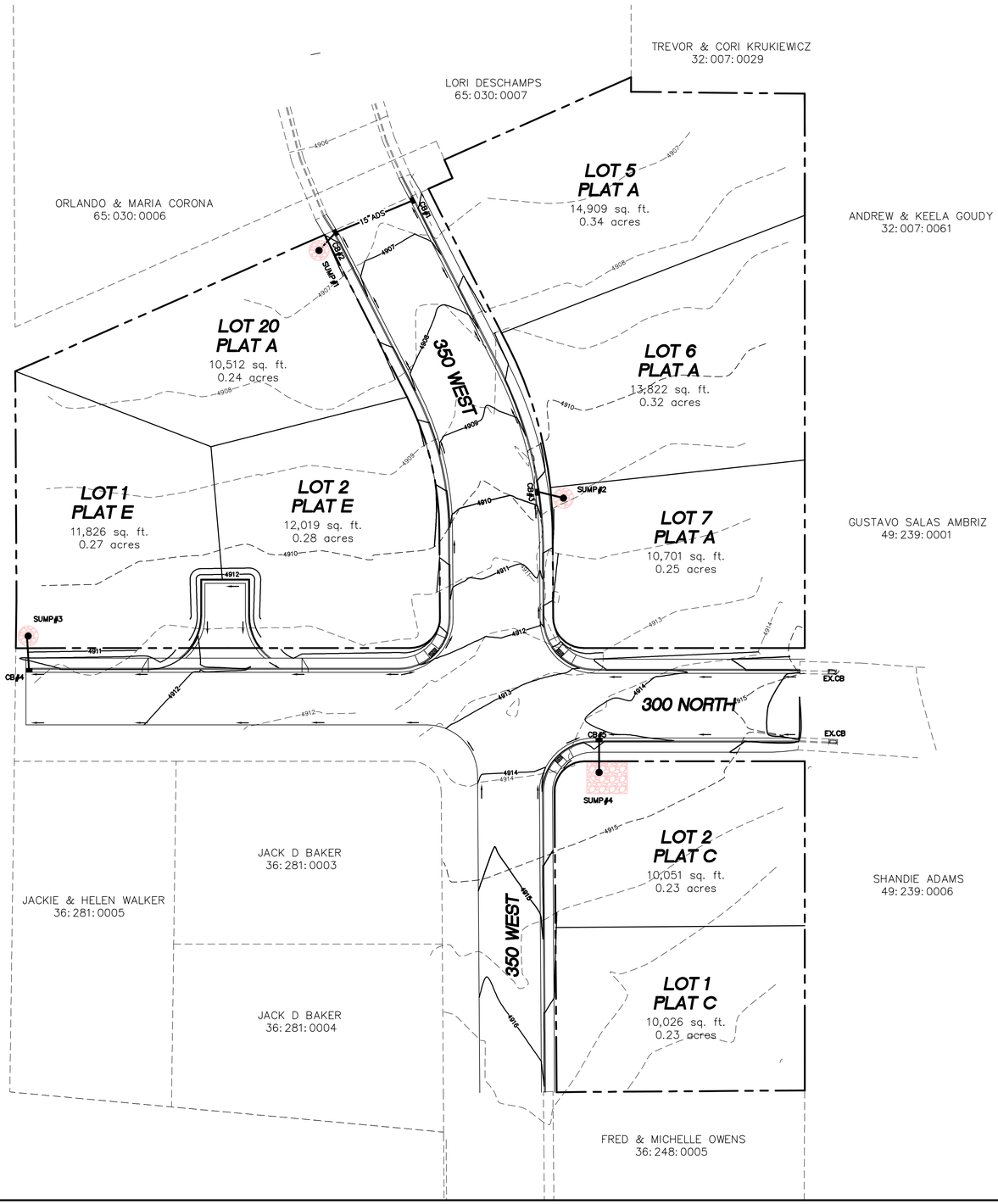


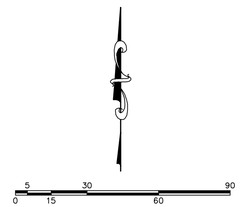


(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 4

GRADING PLAN

SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
645 S. 800 W, STE A
SPANISH FORK, UT 84660

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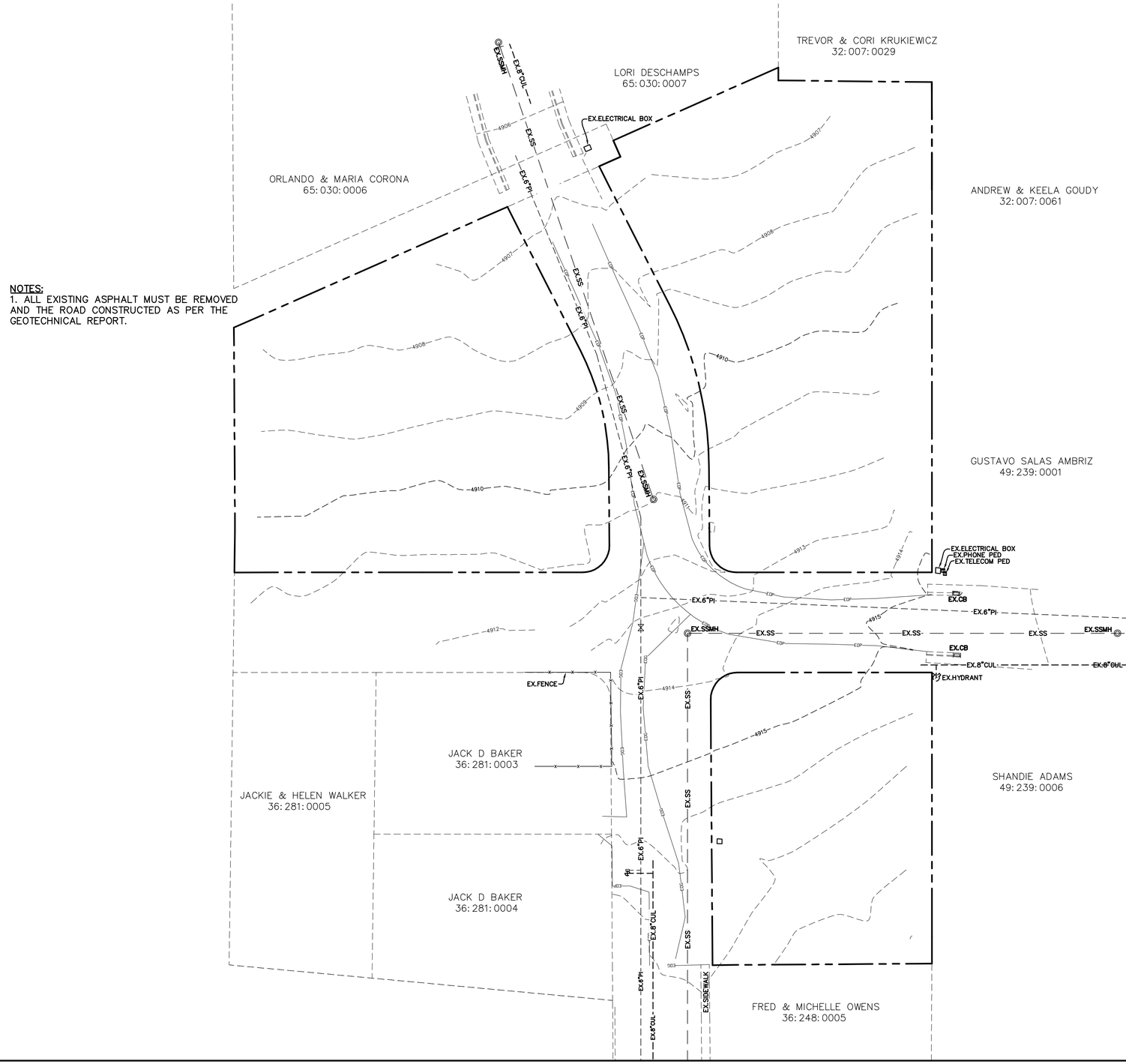


NOTES:
1. ALL EXISTING ASPHALT MUST BE REMOVED AND THE ROAD CONSTRUCTED AS PER THE GEOTECHNICAL REPORT.

0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 5

EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
646 E. 800 N. STE A
SPANISH FORK, UT 84660

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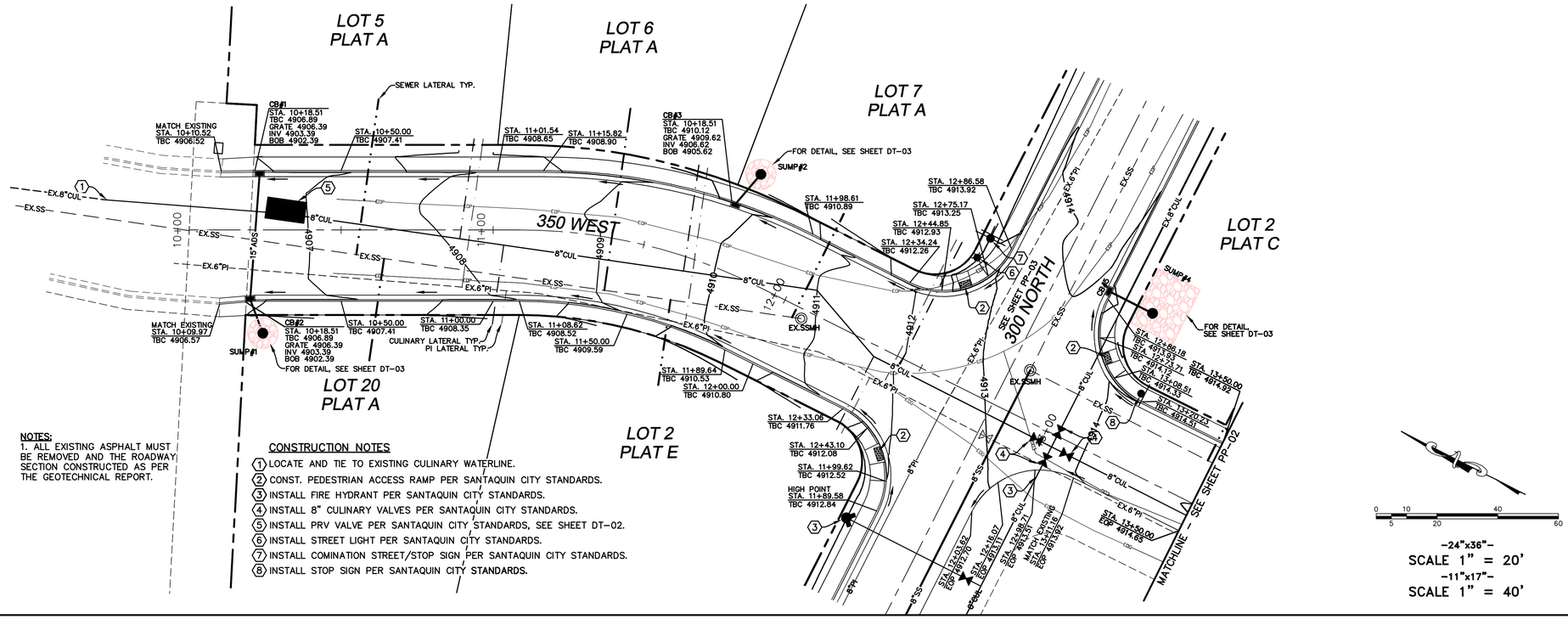


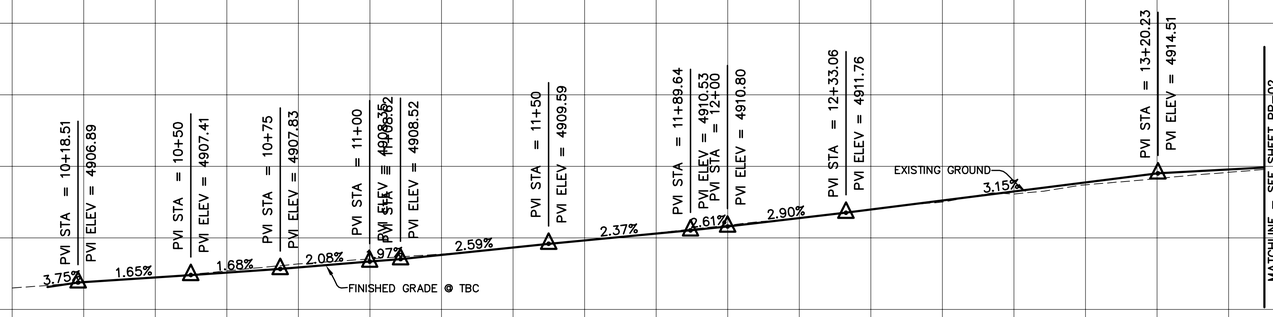

**NOTES:**
1. ALL EXISTING ASPHALT MUST BE REMOVED AND THE ROADWAY SECTION CONSTRUCTED AS PER THE GEOTECHNICAL REPORT.

**CONSTRUCTION NOTES**

1. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
2. CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
4. INSTALL 8" CULINARY VALVES PER SANTAQUIN CITY STANDARDS.
5. INSTALL PRV VALVE PER SANTAQUIN CITY STANDARDS, SEE SHEET DT-02.
6. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
7. INSTALL COMINATION STREET/STOP SIGN PER SANTAQUIN CITY STANDARDS.
8. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'




SHEET NO. PP-01

350 WEST
STA. 10+00 TO STA. 13+50

STREET PLAN & PROFILE

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'




SHEET NO.
PP-02

350 WEST
STA. 13+50 TO STA. 14+88.25

STREET PLAN & PROFILE

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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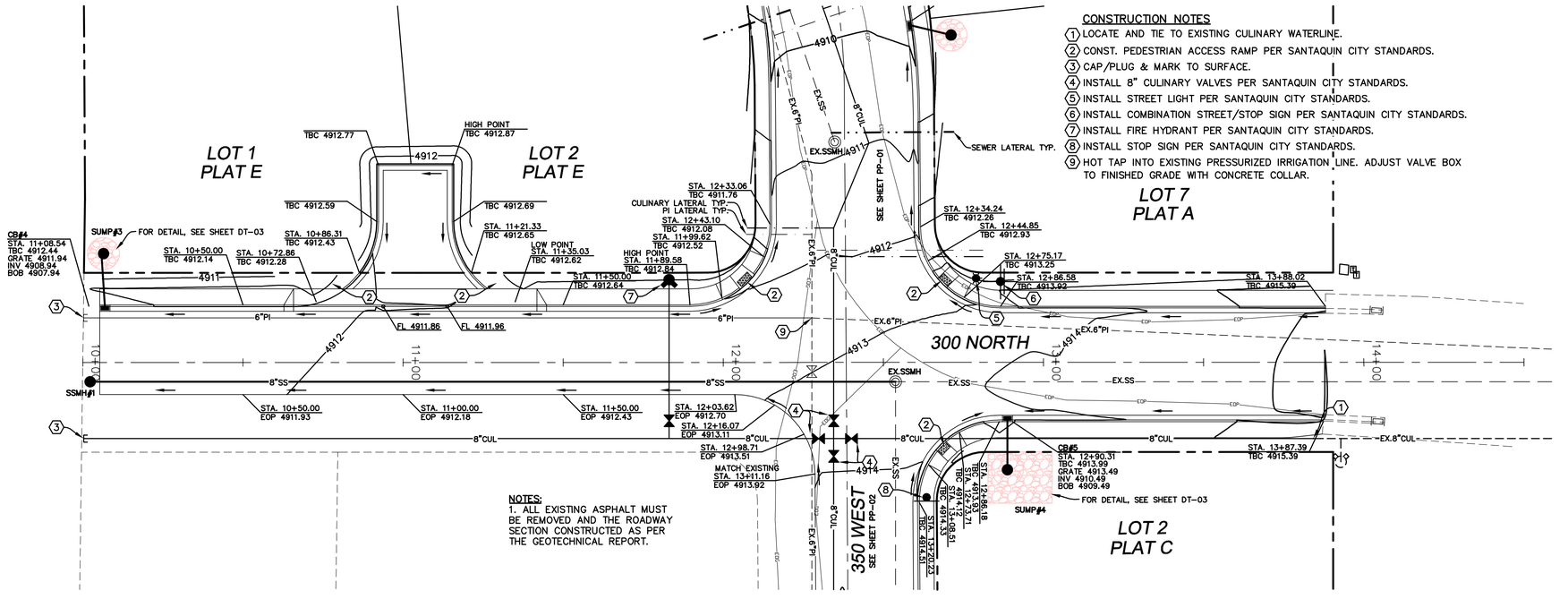


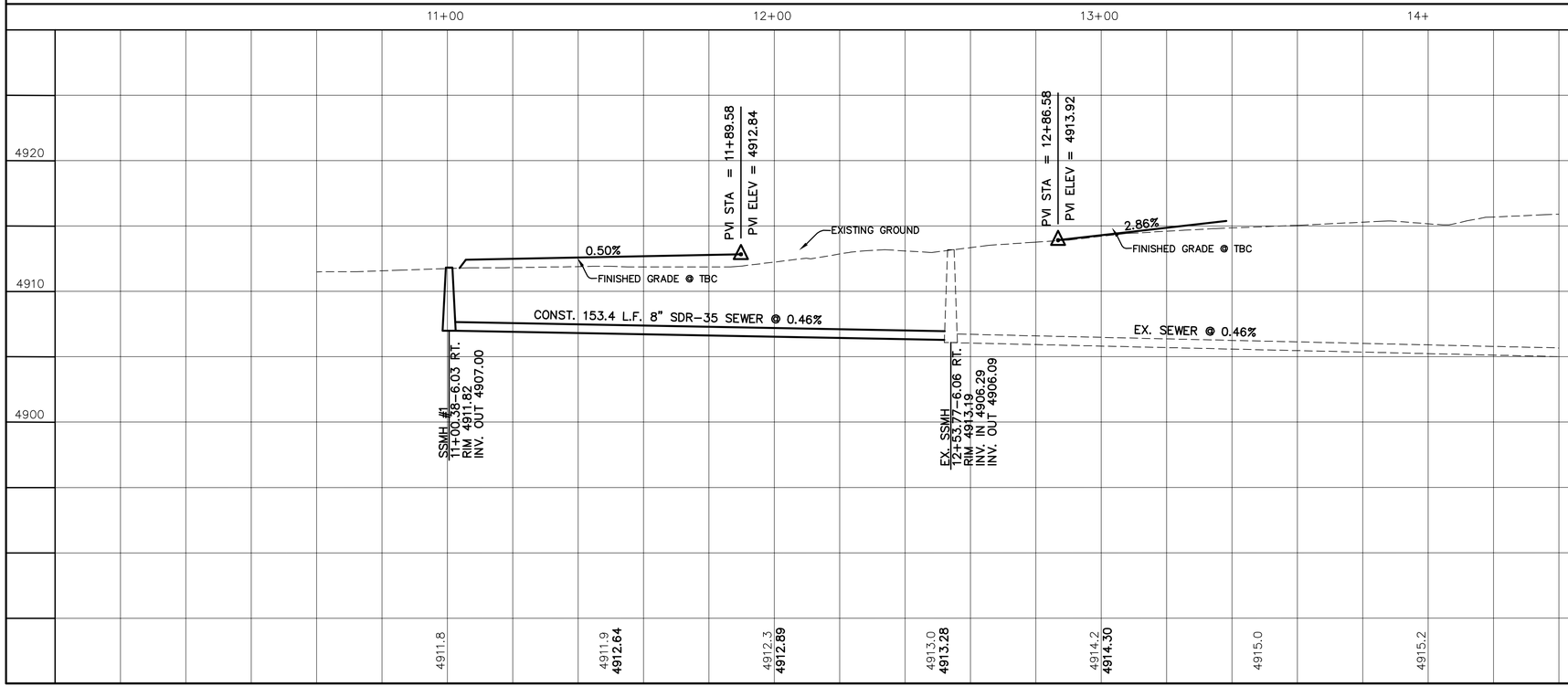


SHEET NO. PP-03

300 NORTH
STA. 10+00 TO STA. 14+50

STREET PLAN & PROFILE

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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## Specifications

**POST DESCRIPTION**
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" smooth.

**MATERIALS**
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179/65a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

**CONSTRUCTION**
The post shall be one piece double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferencially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

**DIMENSIONS**
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a 6'3" x 3" tail tenon with a transitional donut shall be provided for luminaire mounting.

**INSTALLATION**
The post shall install with four, stainless steel, L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

**FINISH**
The entire assembly shall have a standard Holophane "black" finish.

**LUMINAIRE DESCRIPTION**
- Gismotte Premier III LED
- 40W, 215mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finish, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 29ft. Prewired Leads

For complete specifications see LUM_GPD.

### Anchorage Detail




DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

**Catalog #'s:**
GPD1HXCSASNSSBFCVRBHPCSL25 - NYA1455J17P07ABGBK

STATEMENT OF USE:
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Santaquin

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

**L1**

ADOPTED DATE:
19 – 001 – 19

---




ASPHALT SURFACE
NOT TO SCALE




GRAVEL SURFACE
NOT TO SCALE




TURF SURFACE
NOT TO SCALE

NOTES:
1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. USE TRENCH BOX TO PROTECT WORKERS WITH UNIFORM BEDDING FOR FULL LENGTH OF BARREL.
EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

JUB

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Santaquin

**TYPICAL TRENCH SECTION**
**SANTAQUIN CITY**
**275 WEST MAIN STREET**

DESIGNED: MJ
DRAWN: MJ
CHECKED: MJ
QA/QC: MJ
APPROVED: MJ
DATE: 01-JAN-21

**UT3**

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PRESSURE IRRIGATION METER BOX
NOT TO SCALE

JUB

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Santaquin

**PRESSURE IRRIGATION METER BOX**
**SANTAQUIN CITY**
**275 WEST MAIN STREET**

DESIGNED: MJ
DRAWN: MJ
CHECKED: MJ
QA/QC: MJ
APPROVED: MJ
DATE: 01-JAN-21

**PI 2**

---




CULINARY WATER SERVICE CONNECTION

NOTES:
1. THIS DETAIL SHOWS A TYPICAL SERVICE CONNECTION. SEE PLAN AND PROFILE SHEETS FOR ACTUAL CONNECTION LOCATIONS AND DIRECTIONS.
2. ALL WATER SERVICE LINES SHALL BE INSTALLED TO THE PROPERTY LINE AND CAPPED OR PLUGGED UNTIL CONNECTED TO A BUILDING.
3. ALL WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" AND A MAXIMUM COVER OF 60".
4. ALL WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 10' OF HORIZONTAL SEPARATION FROM SEWER LINES.
5. ALL WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" OF VERTICAL SEPARATION FROM SEWER LINES.
6. ALL WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 10' OF HORIZONTAL SEPARATION FROM CONCRETE SEPTIC (DRAINFIELD, REPLACEMENT ETC.)

| STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY DOES CAN NOT BE HELD LIABLE FOR ERRORS OR CHANGES REGARDING THIS DOCUMENT. | | | | |
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| | (NO CHANGE) | | | |

Santaquin

**CULINARY WATER SERVICE CONNECTION**
**SANTAQUIN CITY**
**275 WEST MAIN STREET**

**W1**

ADOPTED DATE:
19 – 001 – 19

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STUB FOR NEW CONSTRUCTION
NOT TO SCALE

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYES OR TEE'S INSTALLED BY THE CONTRACTOR AT THE TIME OF MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE 10' UPHILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.




TIE TO EXISTING CONSTRUCTION
NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CONTRACTOR SHALL INSTALL A 4" DIA. STANDARD LATERAL OF 1' INSTALL EAST IRON ENDRAIN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
2. CROUT AROUND CONNECTION TO SEWER MAIN.
3. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
4. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

JUB

| STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY DOES CAN NOT BE HELD LIABLE FOR ERRORS OR CHANGES REGARDING THIS DOCUMENT. | | | | |
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| | (NO CHANGE) | | | |

Santaquin

**TYPICAL SEWER LATERAL**
**SANTAQUIN CITY**
**275 WEST MAIN STREET**

DESIGNED: MJ
DRAWN: MJ
CHECKED: MJ
QA/QC: MJ
APPROVED: MJ
DATE: 01-JAN-21

**S2**

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56' ROW–TYPICAL SECTION
–NTS–
300 NORTH




56' ROW–TYPICAL SECTION
–NTS–
350 WEST

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SHEET NO.
DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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




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DRIVEWAY APPROACH WITH PARK STRIP
SANTAQUIN CITY
275 WEST MAIN STREET
CG3




NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC
   59 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8006 OR (866) 434-0277
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 5" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 8126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending




HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

| DESCRIPTION | DATE | SCALE |
|---|---|---|
| OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/15 | NONE |
| | DRAWING NUMBER | SP-SN |




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




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SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET
CG5




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PRESSURE REDUCING VALVE DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET
W4

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COTTONWOOD SUBDIVISION

SHEET NO. DT-02

DETAIL SHEET

SANTAQUIN CITY, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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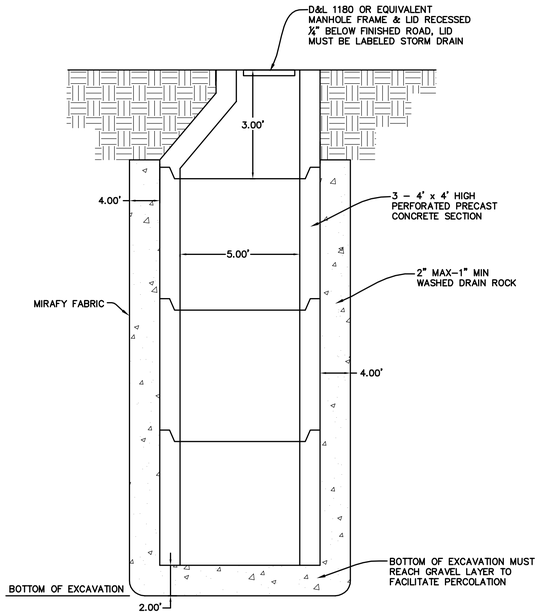
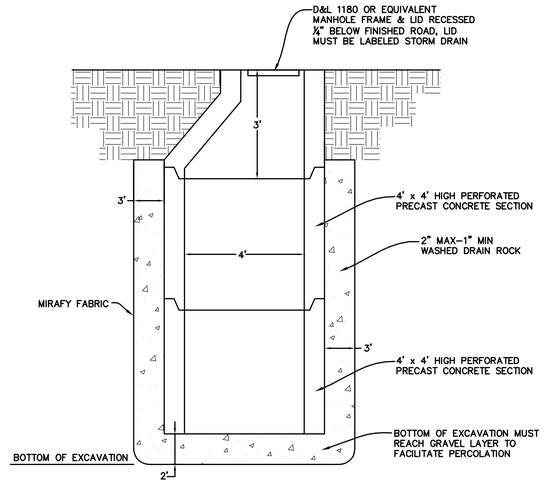



## SUMP#1 DETAIL

–NTS–

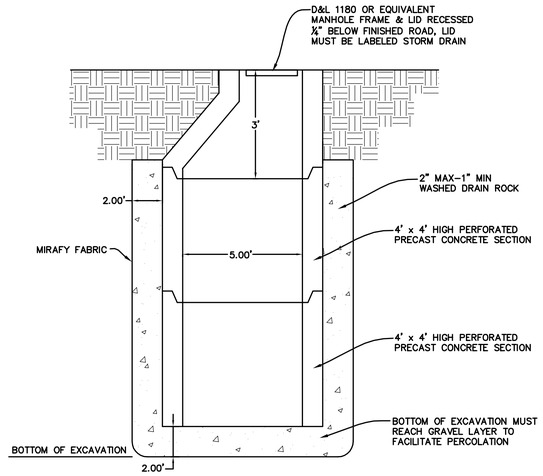
**NOTES:**
1. SUMP LID TO BE COVERED DURING CONSTRUCTION.
2. PERFORATED SECTIONS SHALL HAVE HOLES Ø 12" O.C.




## SUMP#2 DETAIL

–NTS–

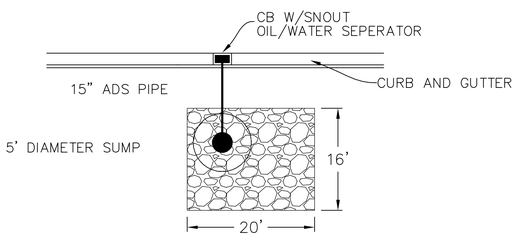
**NOTES:**
1. SUMP LID TO BE COVERED DURING CONSTRUCTION.
2. PERFORATED SECTIONS SHALL HAVE HOLES Ø 12" O.C.




## SUMP#3 DETAIL

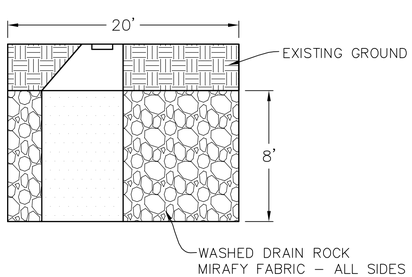
–NTS–

**NOTES:**
1. SUMP LID TO BE COVERED DURING CONSTRUCTION.
2. PERFORATED SECTIONS SHALL HAVE HOLES Ø 12" O.C.




## SUMP #4 DETAIL PLAN VIEW

–NTS–




## SUMP #4 DETAIL PROFILE - VIEW

–NTS–

NOTE:
1. ALL SUMP LIDS AND INLETS SHALL BE COVERED DURING CONSTRUCTION.
2. CONTRACTOR WILL PROVIDE EROSION CONTROL MEASURES TO PROTECT SUMPS AND CURB BOXES DURING CONSTRUCTION.
3. ALL SUMPS SHALL BE PRE–CAST CONCRETE NETTING H20 LOADING REQUIERMENTS.
4. PERFORATED SECTIONS SHALL HAVE 1" HOLES @12" O.C.

SHEET NO. DT-03

DETAIL SHEET

SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
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