DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 14, 2021, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. **Traffic Control Device Request- Cross Walk and School Signs**

   The DRC will review a request for a cross walk and school signs along 200 E.

2. **DeGraffenried Single Lot Split Preliminary/Final Review**

   A Preliminary/Final review of a single lot split located at 275 E. 100 N.

3. **Green Hollow Final Subdivision Review**

   A final review of a 22 lot subdivision located at approximately 300 W. and 500 N.

4. **Cedar Point Plat F at Summit Ridge Preliminary/Final Review**

   A preliminary/final review of a proposed 2-lot subdivision located at 1371 West Cedar Pass Drive.

5. **Grey Cliffs Subdivision Preliminary Review**

   A preliminary review of a proposed 217-lot residential subdivision with approximately 26.28 acres of commercial space; located east of State Road 198 and approximately 600 N.

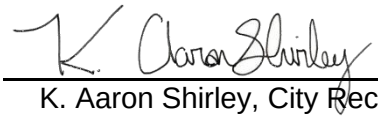
MEETING MINUTES APPROVAL

6. August 24, 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 Notice Website.

BY: 

K. Aaron Shirley, City Recorder

DEGRAFFENRIED

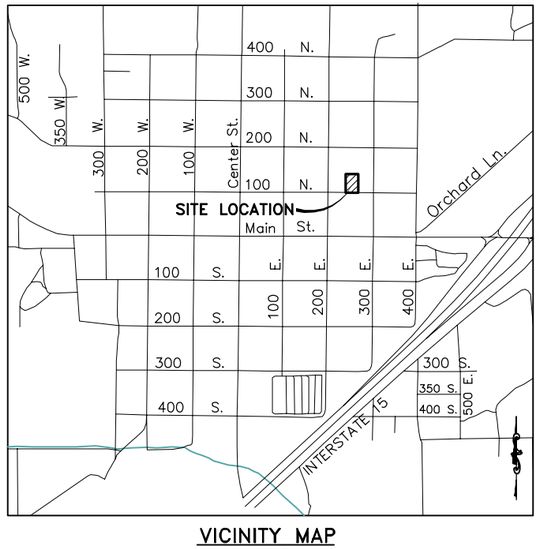
A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
AUGUST 2021

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	EXISTING TOPOGRAPHY
3	UTILITY PLAN
4	PRELIMINARY PLAT
5	FINAL PLAT
6	ROS

GENERAL NOTES:

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



VICINITY MAP
-NTS-

LEGEND

LEGEND APPLIES TO ALL SHEETS

- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET/STOP SIGN
- PROPOSED 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
- PI — PROPOSED PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER LINE

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
8/31/21
STATE OF UTAH

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

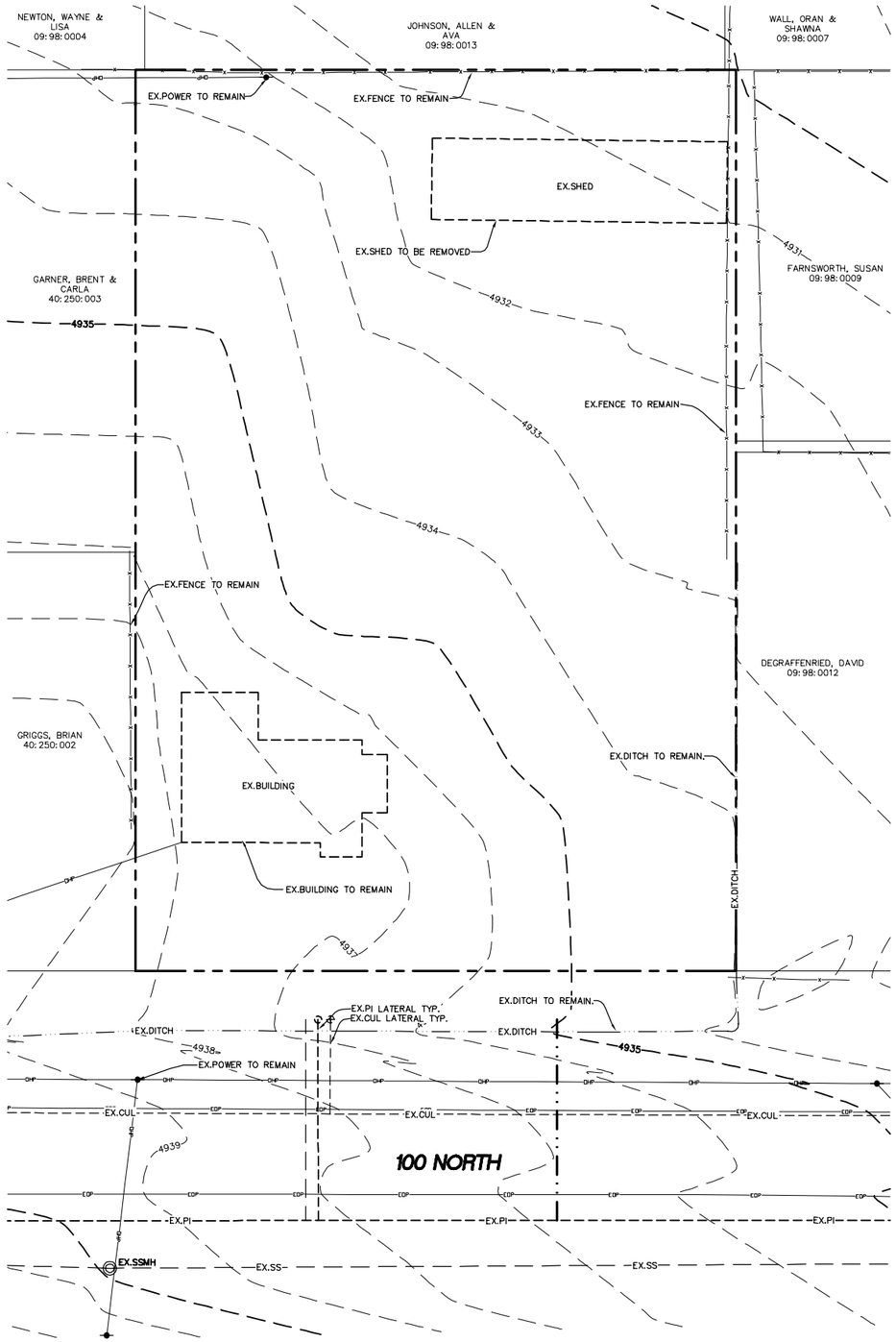
OWNER/DEVELOPER
JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com

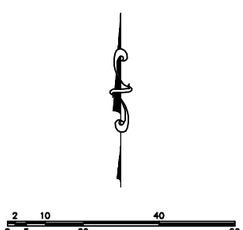
Z:\2021\21-015 Block 33 Santaquin Degraf\CADD\PRELIMINARY\01-COVER.dwg 8/31/2021 9:37:19 AM MDT

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
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EX.GAS — EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EX. SS — EXISTING SANITARY SEWER W/MANHOLE
- 2"ABS — 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





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

SHEET NO. 2

EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

DEGRAFFENRIED

ATLAS ENGINEERING L.L.C.

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

NO.	REVISIONS:	BY	DATE
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12			

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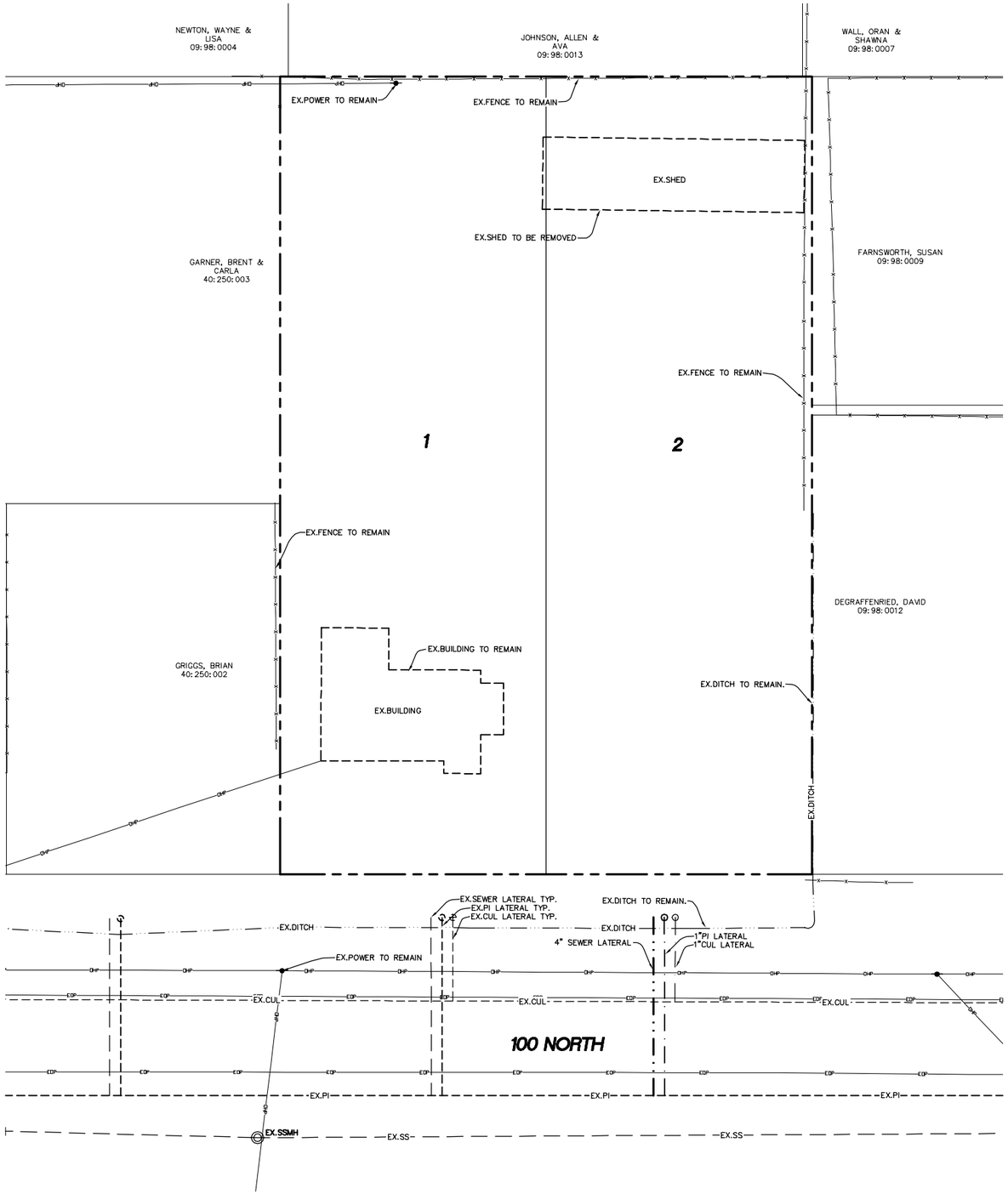

LEGEND

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
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- ~~EX.GAS~~ EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- ~~EX. SS~~ EXISTING SANITARY SEWER W/MANHOLE
- ~~2"IRR~~ 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

2 10 40
0 5 20 60

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

SHEET NO. 3

Item 2.

UTILITY PLAN

SANTAQUIN CITY, UTAH

DEGRAFFENRIED

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

NO.	REVISIONS	BY	DATE
1/2			
11			
10			
9			
8			
7			
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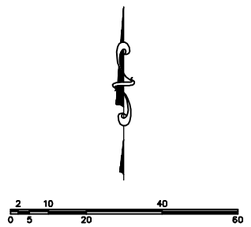
4			
3			

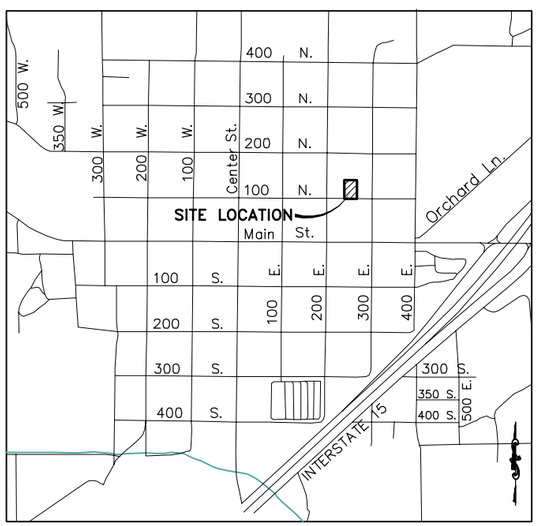
N:\2021\21-015 Block 33 Santaquin Degraf\CADD\PRELIMINARY\21-015-UTIL1.DWG PLANdrop 8/31/2021 9:28:19 AM MDT

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

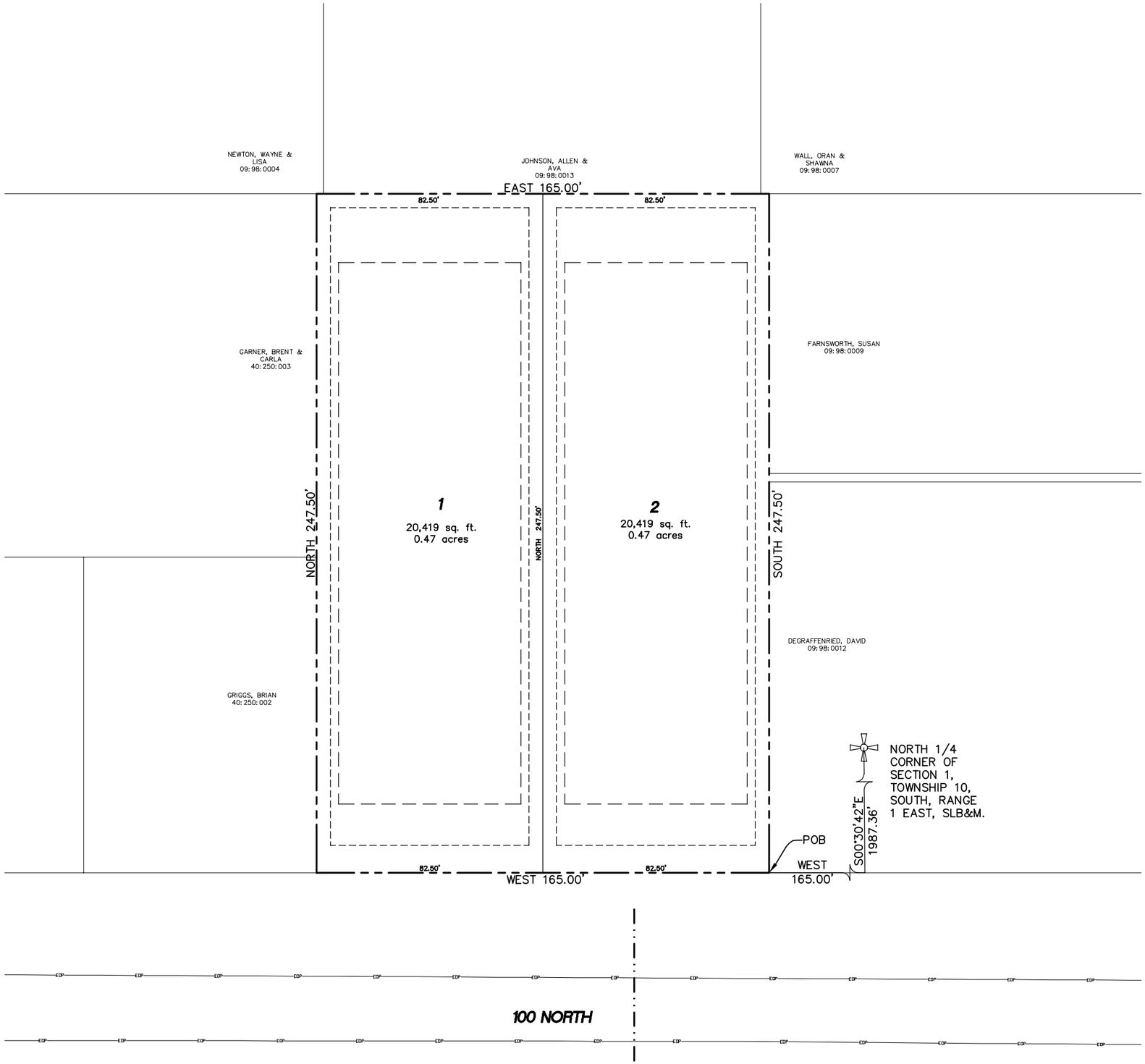
OWNER/DEVELOPER
JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



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



VICINITY MAP
-NTS-



SHEET NO. 4

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

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

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			

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LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. — ADDRESSES

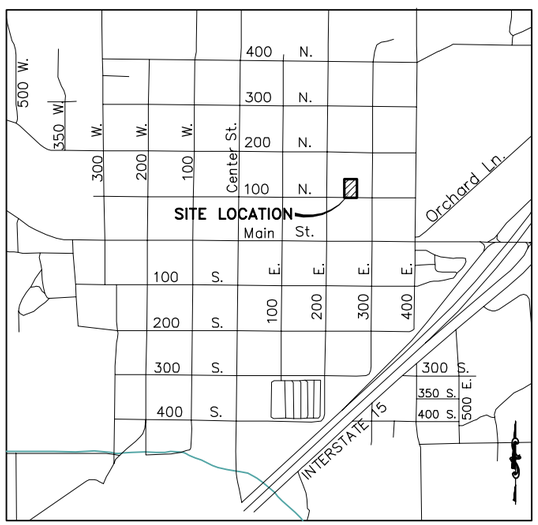
GENERAL NOTES

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

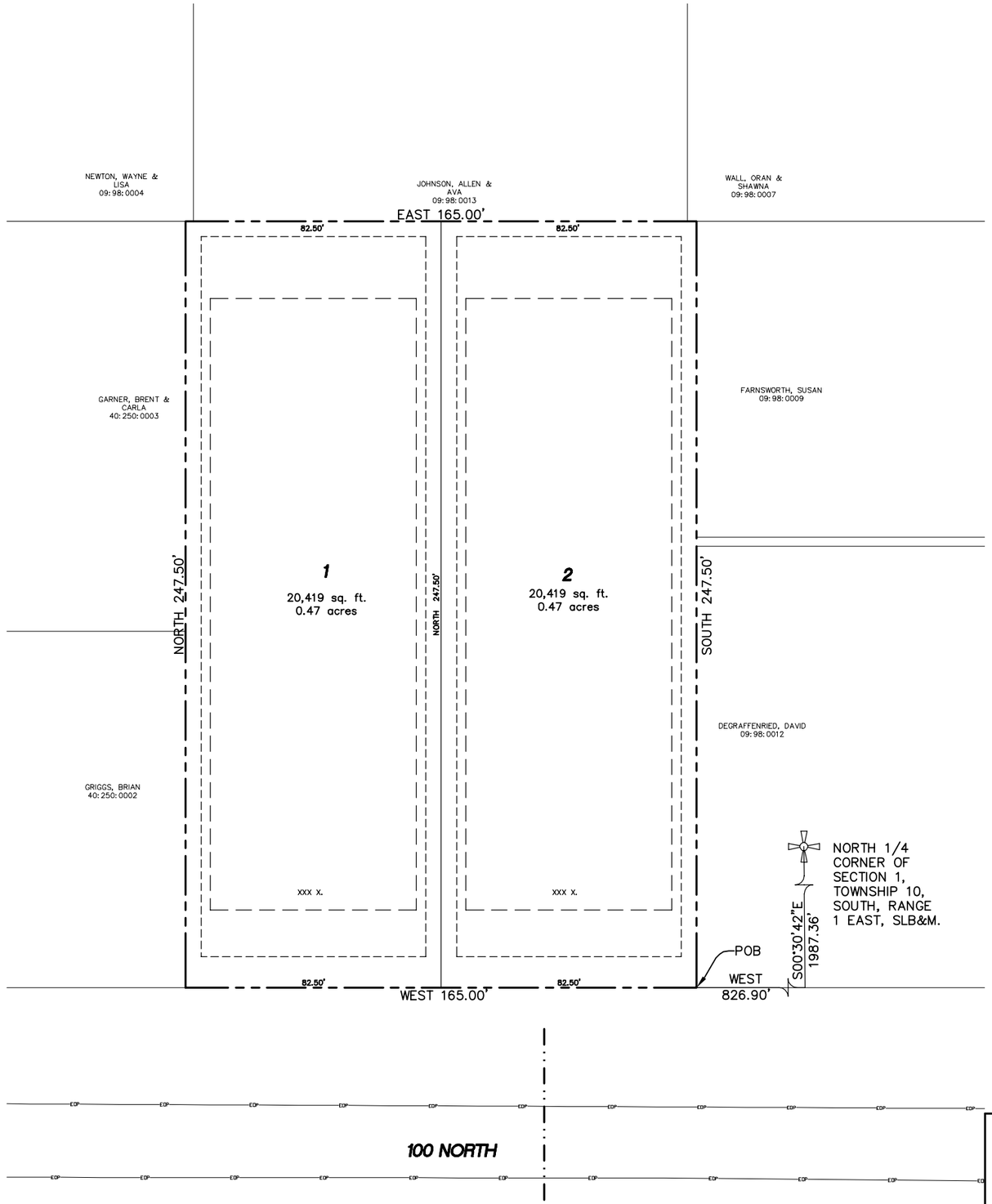
OWNER/DEVELOPER
JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com

2 0 10 5 40 20 60

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



VICINITY MAP
-NTS-



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 IT TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

OWNER'S DEDICATION

(I)WE, _____,_____ BEING THE UNDERSIGNED OWNER(S) 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(S) THIS_____ DAY OF _____. A.D. 2021.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE_____DAY OF_____, A.D. 2021 PERSONALLY APPEARED BEFORE ME_____WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES — 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. 2021.

APPROVED — CITY MANAGER
APPROVED — CITY ATTORNEY
APPROVED — ENGINEER (SEE SEAL)
ATTEST — CLERK-RECORDER
APPROVED — COMMUNITY DEVELOPMENT DIRECTOR

DEGRAFFENRIED

A RESIDENTIAL SUBDIVISION IN
SANTAQUIN, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 0.94 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL

Z:\2021\21-015 Block 33 Santaquin Degraf\CADD\PRELIMINARY\05-FINAL PLAT.dwg 8/31/2021 9:33:51 AM MDT

200 NORTH

200 EAST

300 EAST

100 NORTH

POWER POLE

LISA NEWTON
SN 09:098:0004

ALLEN JOHNSON
SN 09:098:0013

RICHARD CROOKS
SN 09:098:0006

ORAN WALL
SN 09:098:0007

BLOCK 33, PLAT "B"
SANTAQUIN TOWNSITE SURVEY

BRENT GARNER
SN 40:250:0003

GARNER SUBDIVISION PLAT "A"

FOUND DAYLEY REBAR & CAP AT PROPERTY CORNER

EAST 165.00'

OLD WOODEN BUILDING

SUSAN FARNSWORTH
SN 09:098:0009

DEGRAFFENREID PARCEL
AREA = 0.94 ACRES

JAMES DEGRAFFENRIED
SN 09:098:0002

NORTH 247.50'

SOUTH 247.50'

CONCRETE WALL

ADRIENNE HAMEL
SN 40:250:0001

BRIAN GRIGGS
SN 40:250:0002

HOUSE

DAVID DEGRAFFENREID
SN 09:098:0012

POINT OF BEGINNING

WEST 165.00'

WEST 826.90'

SURVEY MONUMENT

SSMH

NORTH 1/4 CORNER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.

S 0°38'42" E 1987.36' - QUARTER SECTION LINE - BASIS OF BEARING

SCALE: 1" = 30'

0 30 60 90

SOUTH 1/4 CORNER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.

SURVEYED BOUNDARY DESCRIPTION:

ALL OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY
BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY, WHICH POINT LIES SOUTH 0°38'42" EAST 1987.36 FEET ALONG THE QUARTER SECTION LINE AND WEST 826.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 247.50 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE EAST 165.00 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 247.50 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

REGISTERED LAND SURVEYOR
BARRY L. PRETTYMAN
3-25-21
#166406
STATE OF UTAH

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 0°38'42" E BETWEEN THE NORTH 1/4 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Barry L. Prettyman — March 25, 2021
BARRY L. PRETTYMAN — DATE

LEGEND:

- = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
- ——— DEGRAFFENRIED DEED LINES
- - - - - ADJACENT LAND OWNER DEED LINES
- ×—×—× EXISTING FENCES

SHEET No. 1 OF 1

DATE: MAR. 25, 2021
DATE REVISED:

DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 30'

JAMES DEGRAFFENRIED
RECORD OF SURVEY PLAT
SANTAQUIN, UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655 - 0566

GREEN HOLLOW SUBDIVISION

A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
FINAL PLAN SET
APRIL 2019

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	FINAL PLAT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	RECORD OF SURVEY (BY OTHERS)
PP-01	350 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50
PP-02	300 WEST - STREET PLAN & PROFILE - STA. 13+50 TO STA. 16+50
PP-03	500 NORTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 14+50
PP-04	500 NORTH - STREET PLAN & PROFILE - STA. 14+50 TO STA. 18+70.50
PP-05	200 WEST - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50
PP-06	450 NORTH - STREET PLAN & PROFILE - STA. 10+00 TO STA. 13+50
DT-01	DETAIL SHEET
DT-02	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
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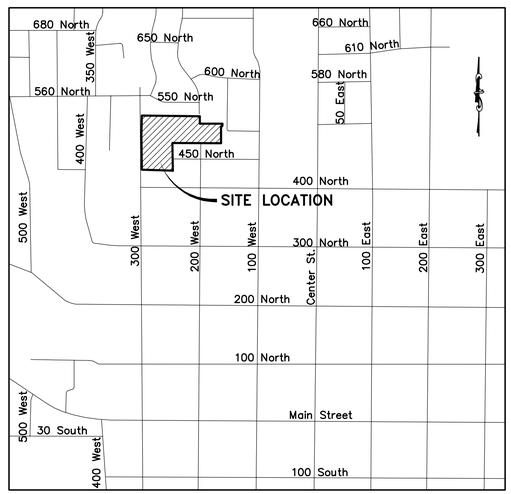
- EX.GAS — EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EX. SS — EXISTING SANITARY SEWER W/MANHOLE
- 15"ADS — PROPOSED IRRIGATION LINE
- EX.CUL — EXISTING CULINARY WATERLINE
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER LINE



VICINITY MAP
-NTS-

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
4/19/19
STATE OF UTAH

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

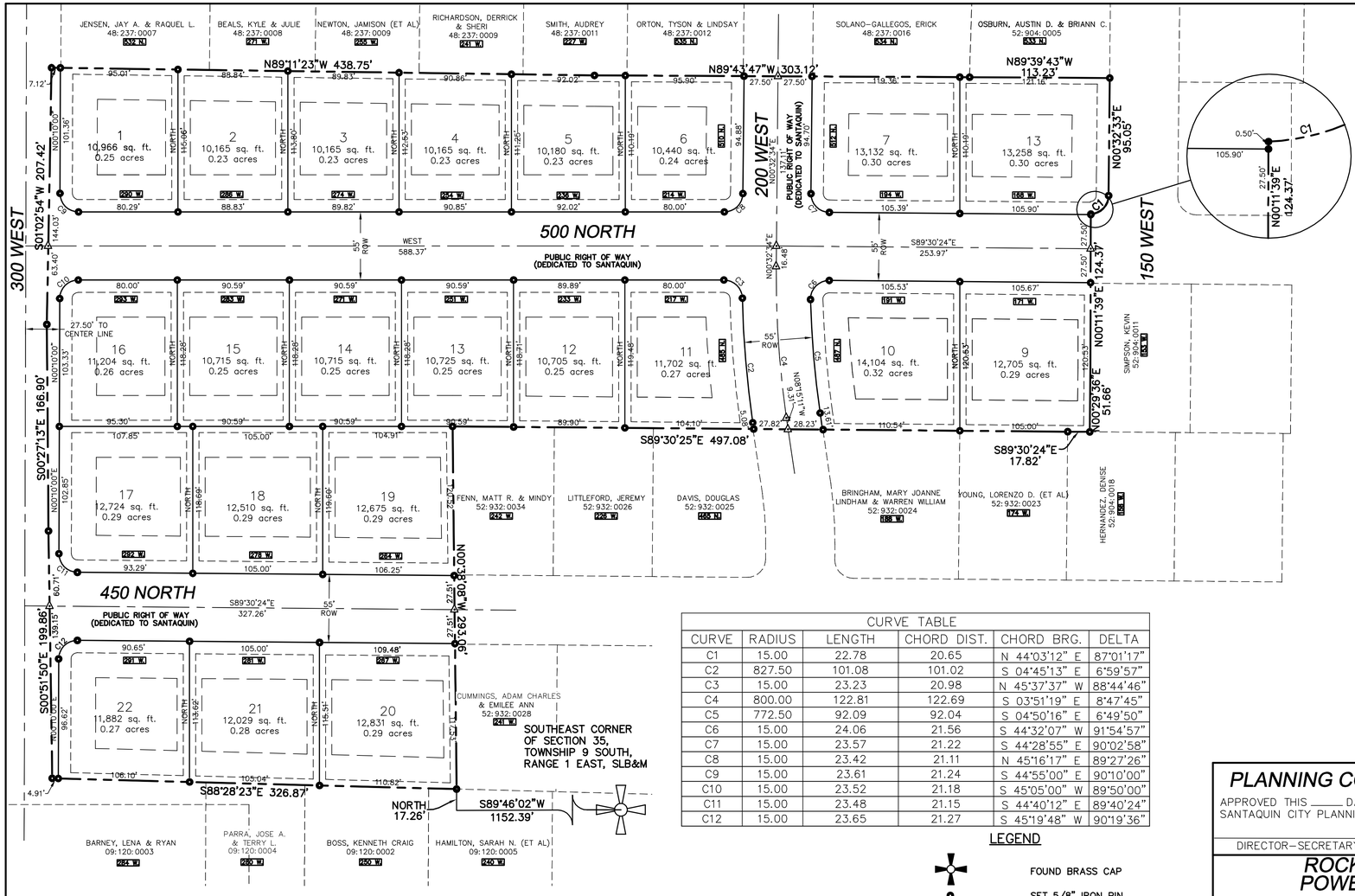
DATA TABLE:
TOTAL ACREAGE=7.73
TOTAL # OF LOTS=22
TOTAL ACREAGE IN LOTS=5.86
DENSITY UNITS/ACRE=2.85
ZONING: R-10

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.

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

Z:\2018\18-049 THOMAS PROPERTY\CADD\FINAL\01-COVERSHEET.dwg 4/18/2019 6:09:50 PM MDT

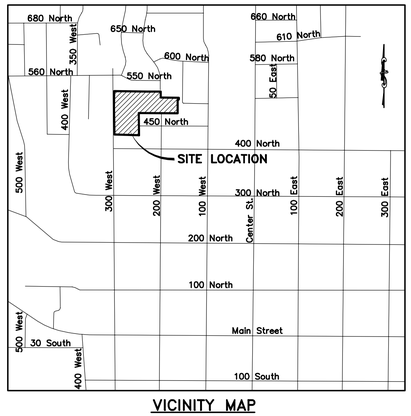


(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

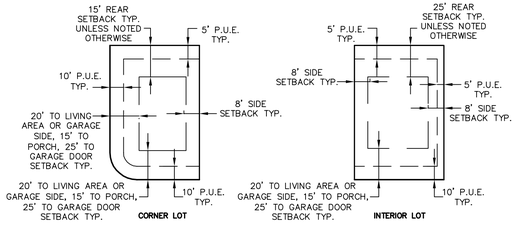
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	22.78	20.65	N 44°03'12" E	87°01'17"
C2	827.50	101.08	101.02	S 04°45'13" E	6°59'57"
C3	15.00	23.23	20.98	N 45°37'37" W	88°44'46"
C4	800.00	122.81	122.69	S 03°51'19" E	8°47'45"
C5	772.50	92.09	92.04	S 04°50'16" E	6°49'50"
C6	15.00	24.06	21.56	S 44°32'07" W	91°54'57"
C7	15.00	23.57	21.22	S 44°28'55" E	90°02'58"
C8	15.00	23.42	21.11	N 45°16'17" E	89°27'26"
C9	15.00	23.61	21.24	S 44°55'00" E	90°10'00"
C10	15.00	23.52	21.18	S 45°05'00" W	89°50'00"
C11	15.00	23.48	21.15	S 44°40'12" E	89°40'24"
C12	15.00	23.65	21.27	S 45°19'48" W	90°19'36"

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- 1 PROPOSED LOT NUMBERS
- XXX X ADDRESSES



VICINITY MAP
-NTS-



DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019.

CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019.

CENTRACOM REPRESENTATIVE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019. BY THE SANTAQUIN CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2019.

ROCKY MOUNTAIN POWER REPRESENTATIVE

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
QUESTAR

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.

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.

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 1152.39 FEET ALONG THE SECTION LINE AND NORTH 17.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°38'08"W 293.06 FEET; THENCE S89°30'25"E 497.08 FEET; THENCE S89°30'24"E 17.82 FEET, THENCE N00°29'36"E 51.66 FEET, N00°11'39"E 124.37 FEET, THENCE NORTHEAST ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.78 FEET, (THE CHORD BEARS N44°03'12"E 20.65 FEET); THENCE N00°32'33"E 95.05 FEET; THENCE N89°39'43"W 113.23 FEET; THENCE N89°43'47"W 303.12 FEET, THENCE S01°02'54"W 207.42 FEET, THENCE S00°27'13"E 166.90 FEET, THENCE S00°51'50"E 199.86 FEET, THENCE S88°28'23"E 326.87 FEET TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84606

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
251 WEST STATE ROAD
SALEM, UT 84653

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
SANTAQUIN, UTAH
801-830-5490

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. 2019.

OWNER: OWNER:

OWNER: OWNER:

ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2019 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)

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. 2019.

APPROVED BY MAYOR

APPROVED ATTEST
ENGINEER (SEE SEAL) CLERK-RECORDER

GREEN HOLLOW

PLAT "A"

SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 20 LOTS AND 7.73 ACRES

LOCATED BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 9 SOUTH RANGE 1 EAST.

SHEET 1 OF 1

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

Z:\2018\18-049 THOMAS PROPERTY\CADD\FINAL\02-FINAL PLAT.dwg 4/18/2019 2:13:31 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
- EDGE OF PAVEMENT
- 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

WILLIAM C. BROST & CLEONE A. BROST FAMILY TRUST 06-16-1995 (ET AL) 29:040:0152

JENSEN, JAY A. & RAQUEL L. 48:237:0007
BEALS, KYLE & JULIE 48:237:0008
NEWTON, JAMISON (ET AL) 48:237:0009
RICHARDSON, DERRICK & SHERI 48:237:0009
SMITH, AUDREY 48:237:0011
ORTON, TYSON & LINDSAY 48:237:0012
SOLANO-GALLEGOS, ERICK 48:237:0016
OSBURN, AUSTIN D. & BRIANN C. 52:904:0005
SIMPSON, KEVIN 52:904:0011

WRIGHT, JOEL M. & CINDY 29:040:0038
JUDD, KEITH L. & CHRISTINE H. 29:040:0035
BARNEY, LENA & RYAN 09:120:0003
PARRA, JOSE A. & TERRY L. 09:120:0004
BOSS, KENNETH CRAIG 09:120:0002
HAMILTON, SARAH N. (ET AL) 09:120:0005
FENN, MATT R. & MINDY 52:932:0034
LITTLEFORD, JEREMY 52:932:0026
DAVIS, DOUGLAS 52:932:0025
BRINGHAM, MARY JOANNE LINDHAM & WARREN WILLIAM 52:932:0024
YOUNG, LORENZO D. (ET AL) 52:932:0023
HERNANDEZ, DENISE 52:904:0018
CUMMINGS, ADAM CHARLES & EMILEE ANN 52:932:0028

1 10,966 sq. ft. 0.25 acres
2 10,165 sq. ft. 0.23 acres
3 10,165 sq. ft. 0.23 acres
4 10,165 sq. ft. 0.23 acres
5 10,180 sq. ft. 0.23 acres
6 10,440 sq. ft. 0.24 acres
7 13,132 sq. ft. 0.30 acres
13 13,258 sq. ft. 0.30 acres
16 11,204 sq. ft. 0.26 acres
15 10,715 sq. ft. 0.25 acres
14 10,715 sq. ft. 0.25 acres
13 10,725 sq. ft. 0.25 acres
12 10,705 sq. ft. 0.25 acres
11 11,702 sq. ft. 0.27 acres
10 14,104 sq. ft. 0.32 acres
9 12,705 sq. ft. 0.29 acres
17 12,724 sq. ft. 0.29 acres
18 12,510 sq. ft. 0.29 acres
19 12,675 sq. ft. 0.29 acres
22 11,882 sq. ft. 0.27 acres
21 12,029 sq. ft. 0.28 acres
20 12,831 sq. ft. 0.29 acres

SHEET PP-01
SHEET PP-02
SHEET PP-03
SHEET PP-04
SHEET PP-05
SHEET PP-06

300 WEST
200 WEST
500 NORTH
450 NORTH

STORMBRIXX CLEANOUT ACCESS
PROPOSED STORMBRIXX
PI LATERAL TYP.
CULINARY LATERAL TYP.
SEWER LATERAL TYP.
EX.ELEC BOX
EX.HYDRANT
EX.WATER METER
EX.IRR MH
WATER MH

CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
9. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
10. EXISTING FENCE TO BE REMOVED.
11. INSTALL 11.25° BEND.
12. INSTALL STREET LIGHT POWER SERVICE.
13. PROPOSED MBU MAILBOX LOCATION.

0 10 40 120 (5 20 80)

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

SHEET NO. 3

UTILITY PLAN

SANTAQUIN CITY, UTAH

GREEN HOLLOW
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

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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JENSEN, JAY A. & RAQUEL L.
48: 237: 0007

BEALS, KYLE & JULIE
48: 237: 0008

NEWTON, JAMISON (ET AL)
48: 237: 0009

RICHARDSON, DERRICK & SHERI
48: 237: 0009

SMITH, AUDREY
48: 237: 0011

ORTON, TYSON & LINDSAY
48: 237: 0012

SOLANO–GALLEGOS, ERICK
48: 237: 0016

OSBURN, AUSTIN D. & BRIANN C.
52: 904: 0005

WILLIAM C. BROST & CLEONE A. BROST FAMILY TRUST 06–16–1995 (ET AL)
29: 040: 0152

1
10,966 sq. ft.
0.25 acres

2
10,165 sq. ft.
0.23 acres

3
10,165 sq. ft.
0.23 acres

4
10,165 sq. ft.
0.23 acres

5
10,180 sq. ft.
0.23 acres

6
10,440 sq. ft.
0.24 acres

7
13,132 sq. ft.
0.30 acres

13
13,258 sq. ft.
0.30 acres

52 (2) LAYERS STORMBRIXX

STORMBRIXX CLEANOUT ACCESS

CB#5 CB#6 CB#7 CB#8 CB#9 CB#10 CB#11 CB#12 CB#13

15" ADS

4882 4883 4884 4885 4886 4887 4888 4889 4890

500 NORTH

200 WEST

EX.SDMH EX.CB

WRIGHT, JOEL M. & CINDY
29: 040: 0038

JUDD, KEITH L. & CHRISTINE H.
29: 040: 0035

16
11,204 sq. ft.
0.26 acres

15
10,715 sq. ft.
0.25 acres

14
10,715 sq. ft.
0.25 acres

13
10,725 sq. ft.
0.25 acres

12
10,705 sq. ft.
0.25 acres

11
11,702 sq. ft.
0.27 acres

10
14,104 sq. ft.
0.32 acres

9
12,705 sq. ft.
0.29 acres

SIMPSON, KEVIN
52: 904: 0011

300 WEST

17
12,724 sq. ft.
0.29 acres

18
12,510 sq. ft.
0.29 acres

19
12,675 sq. ft.
0.29 acres

FENN, MATT R. & MINDY
52: 932: 0034

LITTLEFORD, JEREMY
52: 932: 0026

DAVIS, DOUGLAS
52: 932: 0025

BRINGHAM, MARY JOANNE LINDHAM & WARREN WILLIAM
52: 932: 0024

YOUNG, LORENZO D. (ET AL)
52: 932: 0023

HERNANDEZ, DENISE
52: 904: 0018

49 (2) LAYERS STORMBRIXX

4891 4892 4893 4894 4895

400 NORTH

22
11,882 sq. ft.
0.27 acres

21
12,029 sq. ft.
0.28 acres

20
12,831 sq. ft.
0.29 acres

CUMMINGS, ADAM CHARLES & EMILEE ANN
52: 932: 0028

BARNEY, LENA & RYAN
09: 120: 0003

PARRA, JOSE A. & TERRY L.
09: 120: 0004

BOSS, KENNETH CRAIG
09: 120: 0002

HAMILTON, SARAH N. (ET AL)
09: 120: 0005

5 20 80
0 10 40 120

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

SHEET NO. 4

GRADING PLAN

SANTAQUIN CITY, UTAH

GREEN HOLLOW

ATLAS ENGINEERING L.L.C.

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801–830–5490

PHONE: 801–655–0566
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946 E 800 N STE A
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JENSEN, JAY A. & RAQUEL L.
48:237:0007

BEALS, KYLE & JULIE
48:237:0008

NEWTON, JAMISON (ET AL)
48:237:0009

RICHARDSON, DERRICK & SHERI
48:237:0009

SMITH, AUDREY
48:237:0011

ORTON, TYSON & LINDSAY
48:237:0012

SOLANO-GALLEGOS, ERICK
48:237:0016

OSBURN, AUSTIN D. & BRIANN C.
52:904:0005

WILLIAM C. BROST & CLEONE A. BROST FAMILY TRUST 06-16-1995 (ET AL)
29:040:0152

SIMPSON, KEVIN
52:904:0011

WRIGHT, JOEL M. & CINDY
29:040:0038

JUDD, KEITH L. & CHRISTINE H.
29:040:0035

FENN, MATT R. & MINDY
52:932:0034

LITTLEFORD, JEREMY
52:932:0026

DAVIS, DOUGLAS
52:932:0025

BRINGHAM, MARY JOANNE
LINDHAM & WARREN WILLIAM
52:932:0024

YOUNG, LORENZO D. (ET AL)
52:932:0023

HERNANDEZ, DENISE
52:904:0018

CUMMINGS, ADAM CHARLES & EMILEE ANN
52:932:0028

BARNEY, LENA & RYAN
09:120:0003

PARRA, JOSE A. & TERRY L.
09:120:0004

BOSS, KENNETH CRAIG
09:120:0002

HAMILTON, SARAH N. (ET AL)
09:120:0005

300 WEST

400 NORTH

EXISTING FENCE TO BE REMOVED

WATER MH

EX.WATER METER

EX.IRR MH

EX.ELEC BOX

EX.HYDRANT

EX.SDMH

EX.SSMH

EX.CB

EX.SS

EX.CUL

EX.PI

EX.GAS

4883

4884

4885

4886

4887

4888

4889

4890

4892

4893

4894

4895

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

SHEET NO. 5

EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

GREEN HOLLOW

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

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

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550 NORTH

200 WEST

150 WEST

500 NORTH

450 NORTH

ORCHARD COVE PLAT "A"

SYDNEY POINTE PLAT "B"

SYDNEY POINTE PLAT "C"

SUBJECT PROPERTY
AREA = 7.73 ACRES

BLAKE D. KAY
SN 29:040:0123

MADGE J. THOMAS TRUST
SN 29:040:0137

MATT R. FENN
SN 52:932:0034

LORENZO YOUNG
SN 29:040:0146

GREGORY FOWKES
SN 32:007:0028

JOSE PARRA
SN 09:120:0004

KENNETH BOSS
SN 09:120:0002

BRANDON CROUDER
SN 09:120:0005

N 89°11'23" W 438.75'
N 89°43'47" W 303.12'
N 89°39'43" W 113.23'
S 1°02'54" W 207.42'
S 0°27'13" E 166.98'
S 0°51'50" E 199.86'
S 88°28'23" E 326.87'
NORTH 17.26'
S 89°46'02" W 1152.39'
N 0°38'08" W 293.06'
S 89°30'25" E 497.08'
N 0°29'36" E 51.66'
S 89°30'24" E 17.82'
N 0°11'39" E 124.37'
N 10°32'33" E 95.05'
R = 15.00'
Δ = 87°01'17"
L = 22.78'
C = 20.66'
CHD BRG = N 44°03'12" E

SOUTHEAST CORNER OF SECTION 35,
TOWNSHIP 9 SOUTH, RANGE 1 EAST, SLB&M.

SCALE: 1"= 40'

SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SYDNEY POINTE SUBDIVISION, PLAT "C", WHICH POINT LIES SOUTH 89°46'02" WEST 1152.39 FEET ALONG THE SECTION LINE AND NORTH 17.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) COURSES TO WIT: (1) NORTH 0°38'08" WEST 293.06 FEET, (2) SOUTH 89°30'25" EAST 497.08 FEET; THENCE ALONG THE BOUNDARY OF SYDNEY POINTE SUBDIVISION PLAT "B" THE FOLLOWING (6) COURSES TO WIT: (1) SOUTH 89°30'24" EAST 17.82 FEET, (2) NORTH 0°29'36" EAST 51.66 FEET, (3) NORTH 0°11'39" EAST 124.37 FEET, (4) NORTHEASTERLY 22.78 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°01'17", THE CHORD BEARS NORTH 44°03'12" EAST 20.66 FEET, (5) NORTH 0°32'33" EAST 95.05 FEET; THENCE NORTH 89°39'43" WEST 113.23 FEET; THENCE NORTH 89°43'47" WEST 303.12 FEET ALONG THE SOUTH LINE OF ORCHARD COVE PLAT "A"; THENCE NORTH 89°11'23" WEST 438.75 FEET CONTINUING ALONG SAID PLAT "A"; THENCE SOUTH 1°02' 54" WEST 207.43 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°27' 13" EAST 166.98 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°51' 50" EAST 199.86 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 88° 28'23" EAST 326.87 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES.

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 89°46'02" W BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN — DATE: Jan. 25, 2019

LEGEND:

- ● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
- THOMAS TRUST DEED LINES
- ADJACENT LAND OWNER DEED LINES
- EXISTING FENCES

REGISTERED LAND SURVEYOR — BARRY L PRETTYMAN — #166406 — STATE OF UTAH

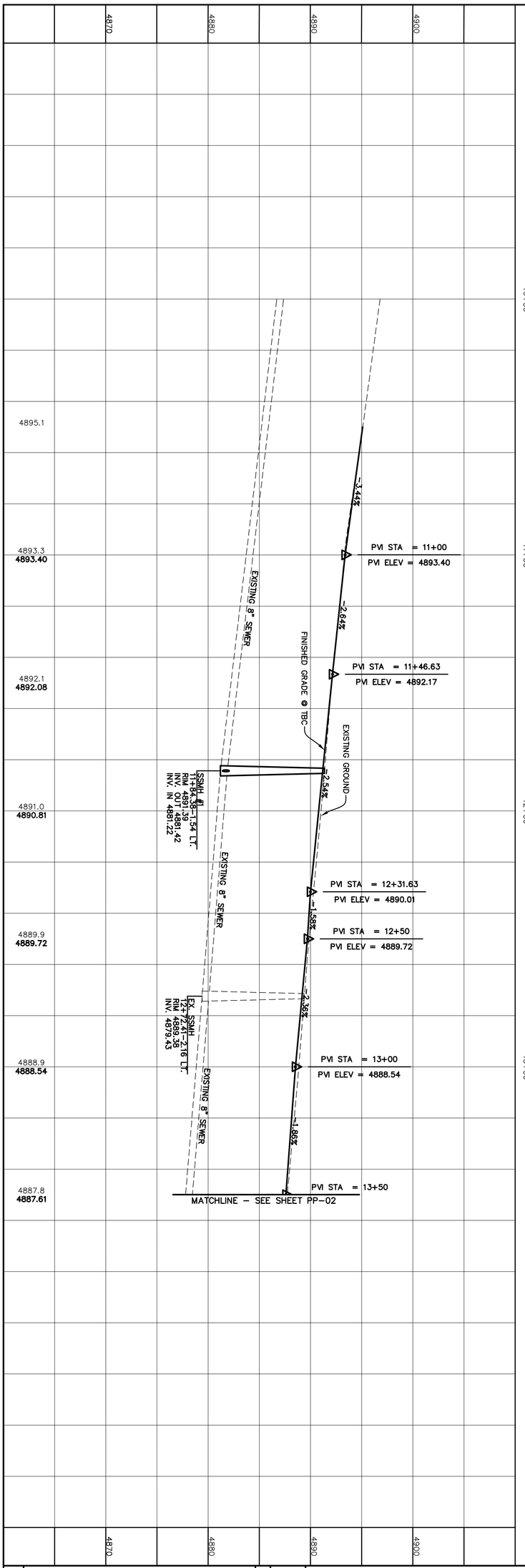
SHEET No. 1 OF 1

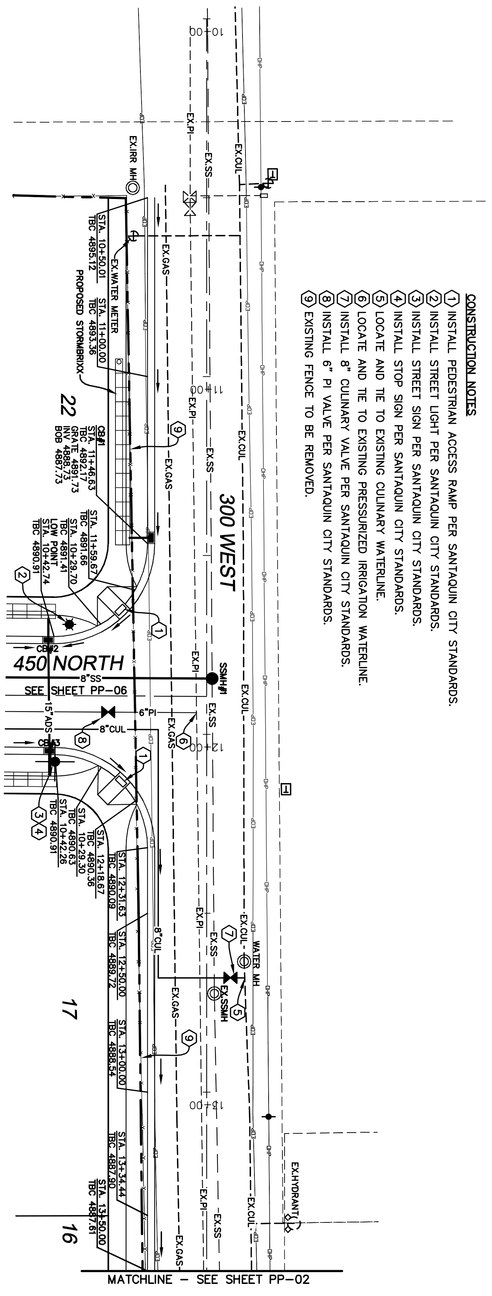
DATE: OCT. 29, 2018
DATE REVISED: JAN. 25, 2019 ADDED KAY PARCEL TO TOTAL BOUNDARY.

DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 40'

MADGE J THOMAS TRUST
RECORD OF SURVEY PLAT
SANTAQUIN , UTAH

COLE SURVEYING
946 EAST 800 NORTH - SUITE #8
SPANISH FORK , UTAH - 84660
PHONE: (801) 423 - 1040





CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
7. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
8. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
9. EXISTING FENCE TO BE REMOVED.

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

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GREEN HOLLOW

ATLAS ENGINEERING L.L.C.

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

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

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

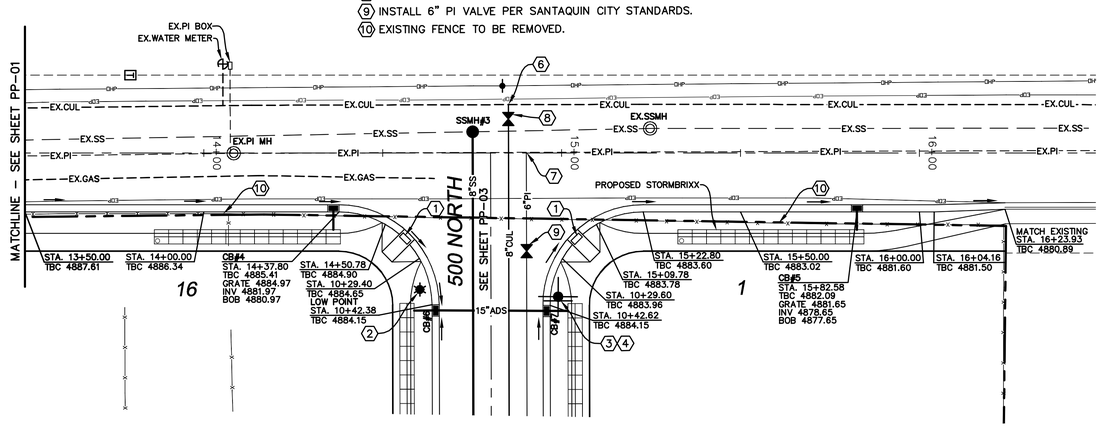
STREET PLAN & PROFILE

SHEET NO.

PP-01

CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
9. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
10. EXISTING FENCE TO BE REMOVED.



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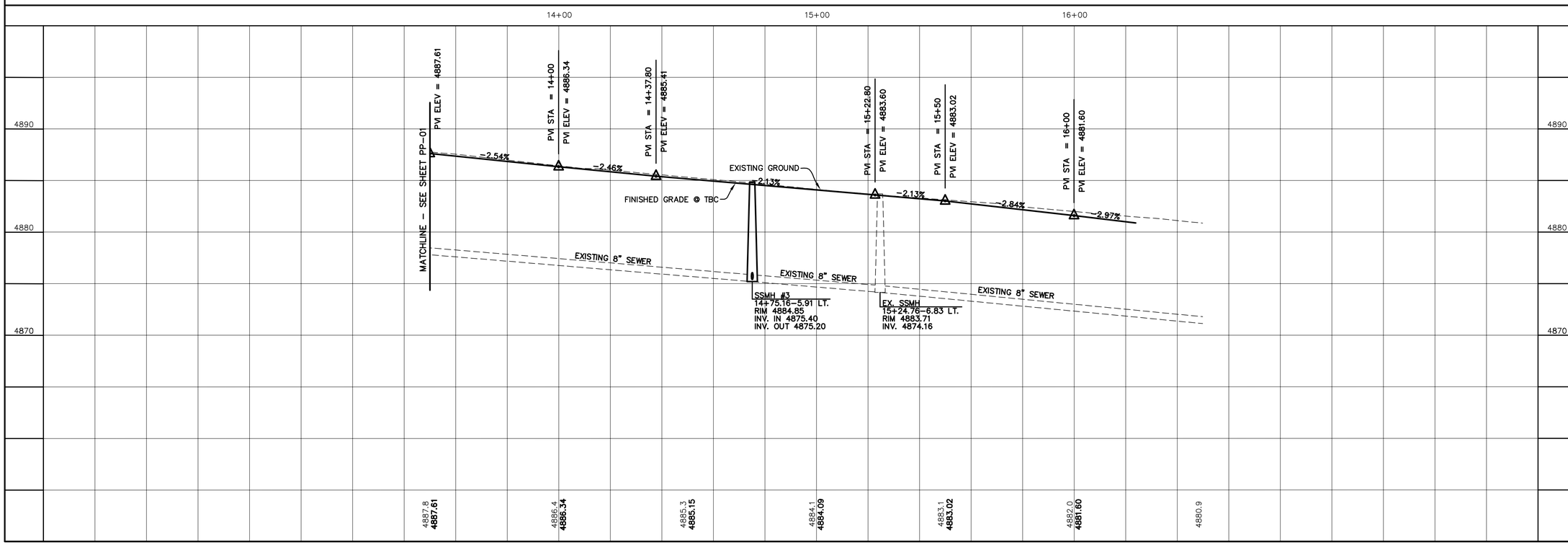
–11"x17"–
SCALE 1" = 40'



SHEET NO.
PP-02

300 WEST
STA. 13+50 TO STA. 16+50

STREET PLAN & PROFILE

GREEN HOLLOW
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
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FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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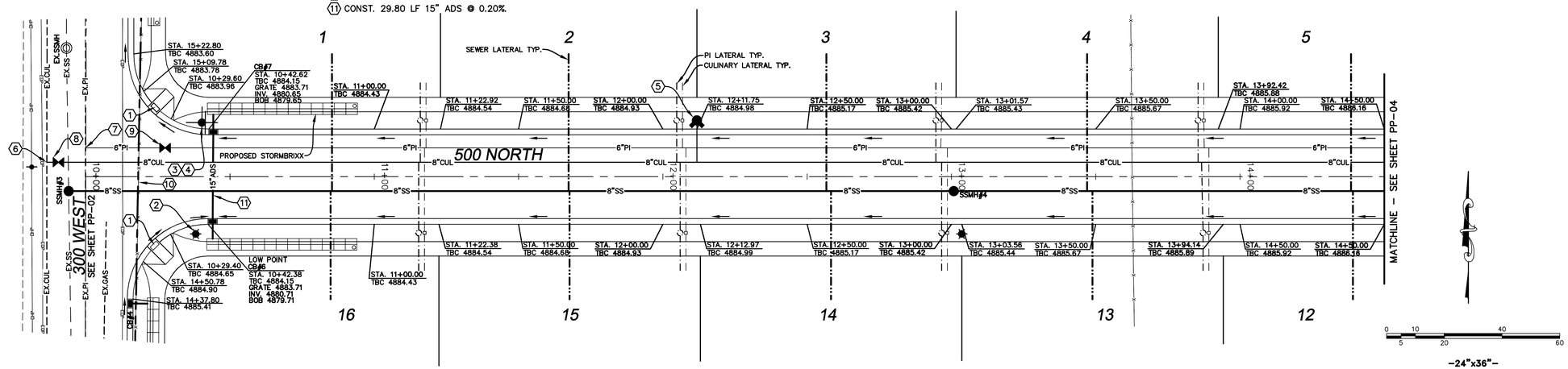
CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
8. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
9. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
10. EXISTING FENCE TO BE REMOVED.
11. CONST. 29.80 LF 15" ADS @ 0.20%.



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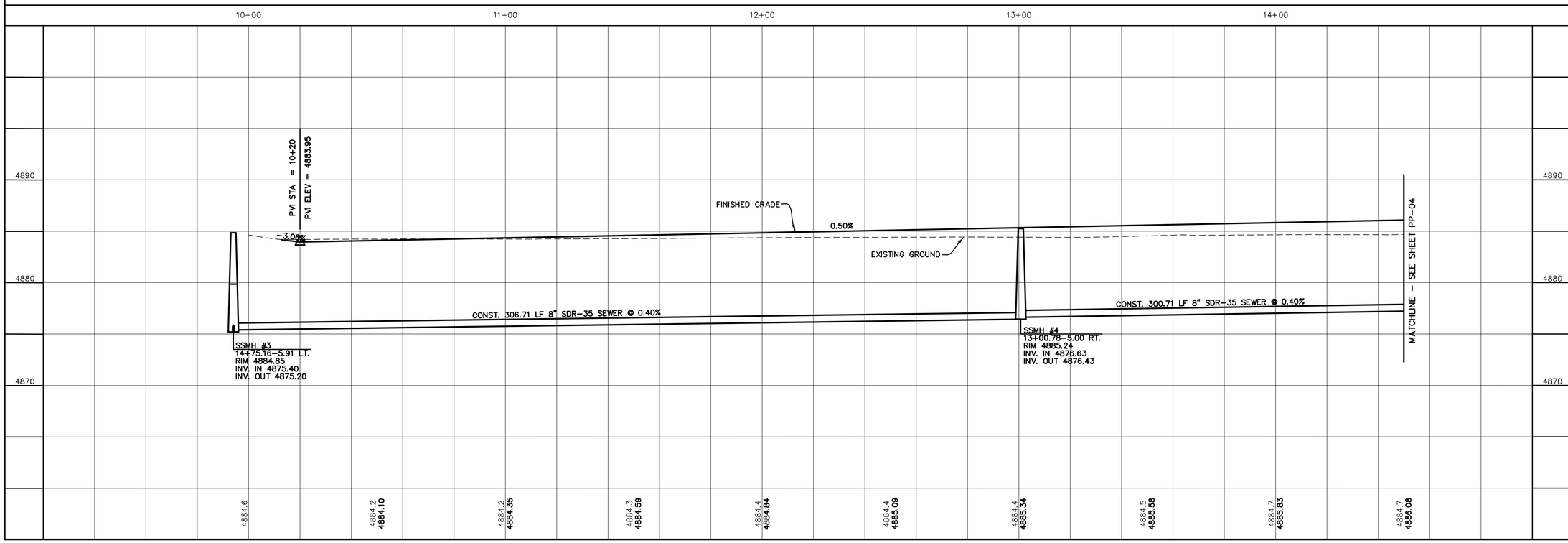
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-03

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

STREET PLAN & PROFILE

GREEN HOLLOW
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
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PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660
ATLAS ENGINEERING L.L.C.

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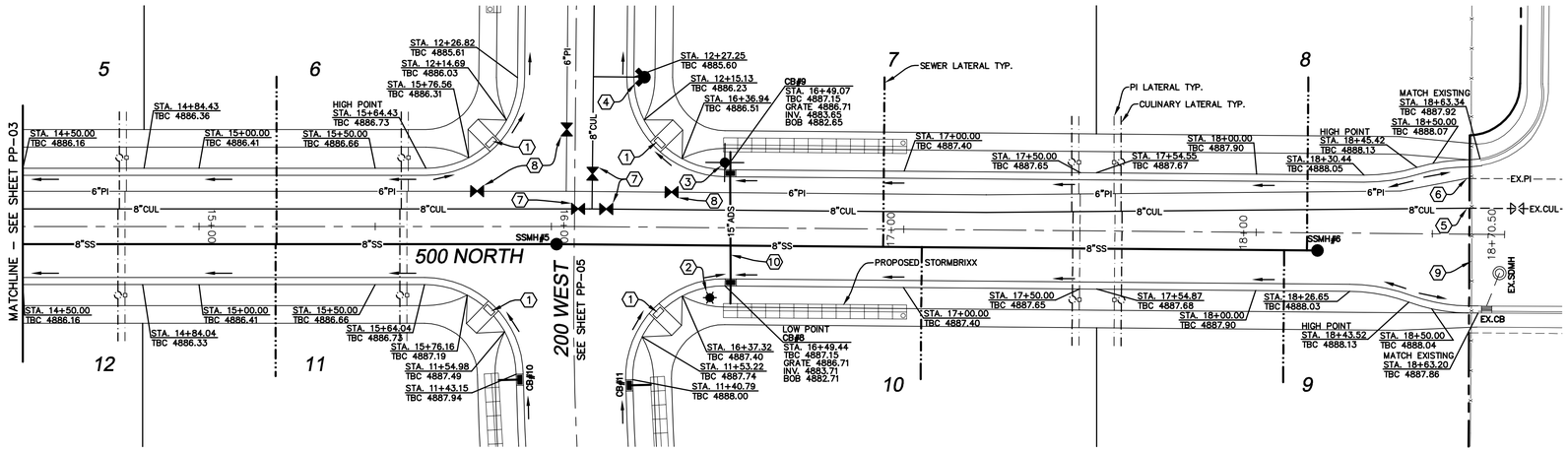
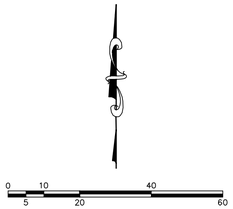
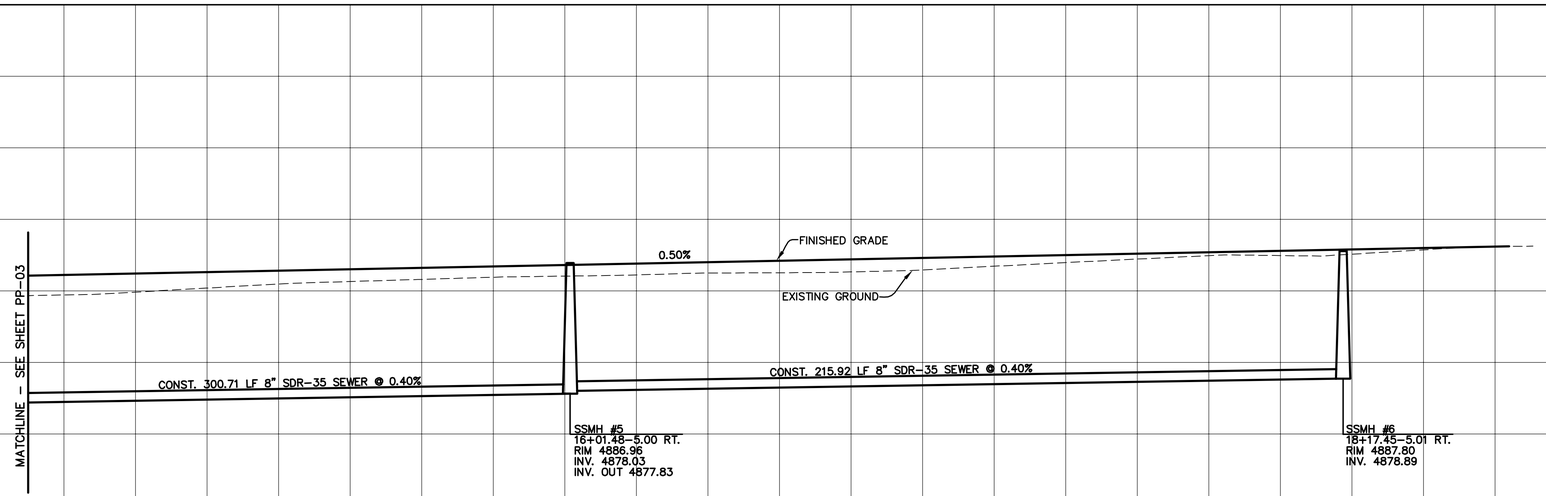
CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
7. INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
8. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
9. EXISTING FENCE TO BE REMOVED.
10. CONST. 29.40 LF 15" ADS @ 0.20%.





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



SHEET NO. PP-04

500 NORTH
STA. 14+50 TO STA. 18+70.50

STREET PLAN & PROFILE

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
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PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

GREEN HOLLOW
ATLAS ENGINEERING L.L.C.

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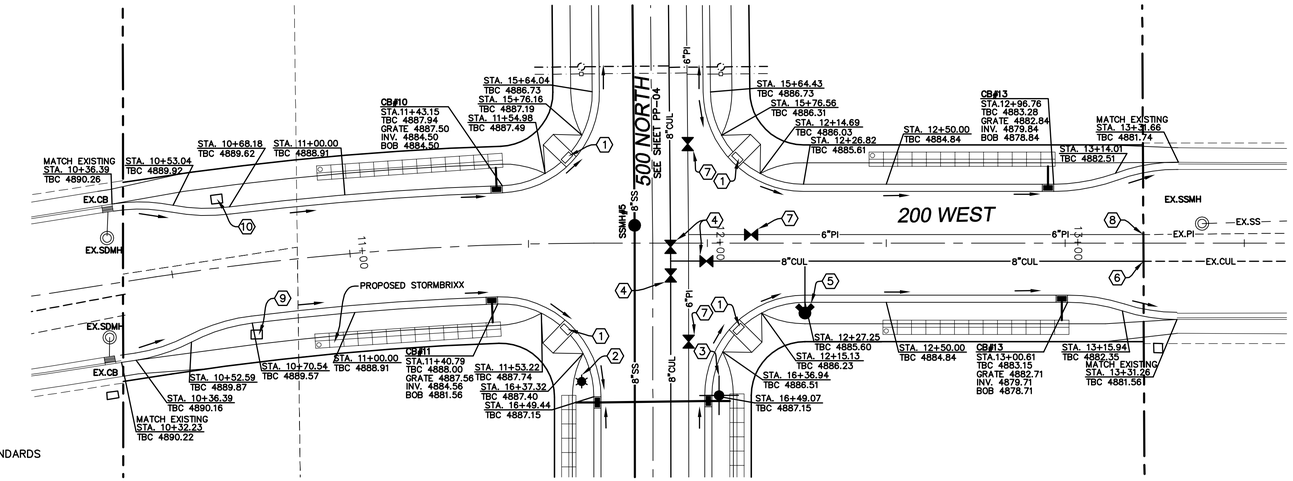

CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL 8"CUL WATER VALVE PER SANTAQUIN CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. INSTALL 6" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
9. INSTALL STREET LIGHT POWER SERVICE.
10. PROPOSED MBU MAILBOX.

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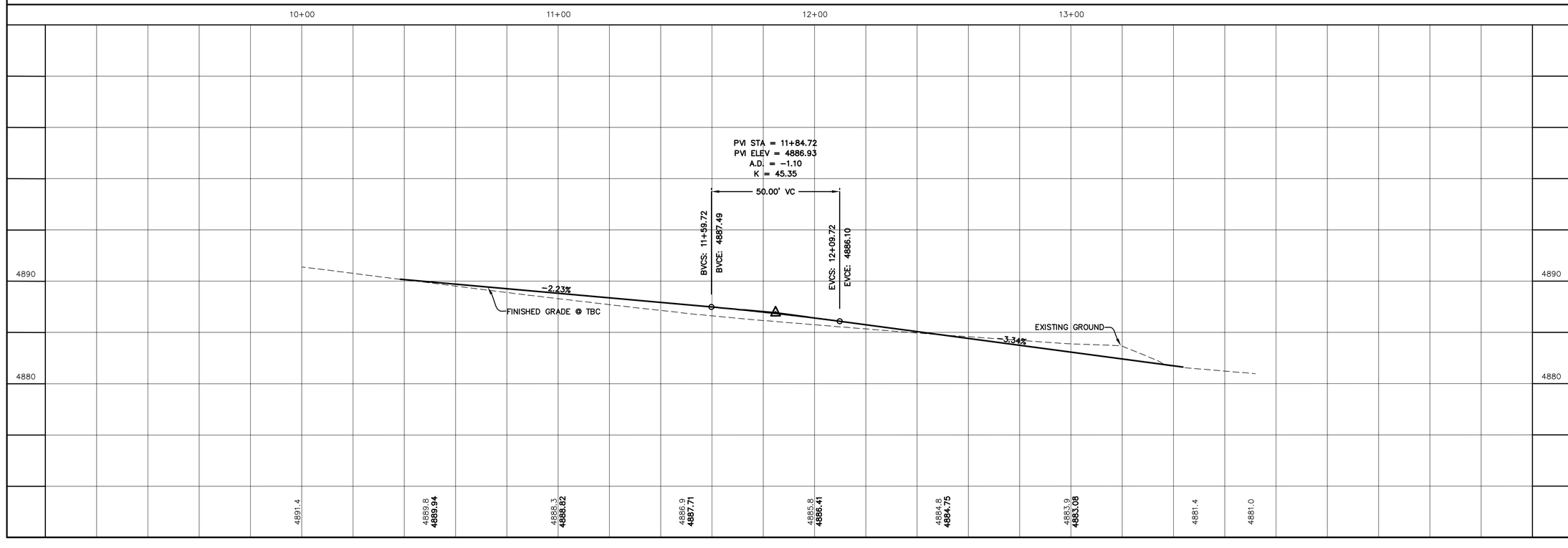
-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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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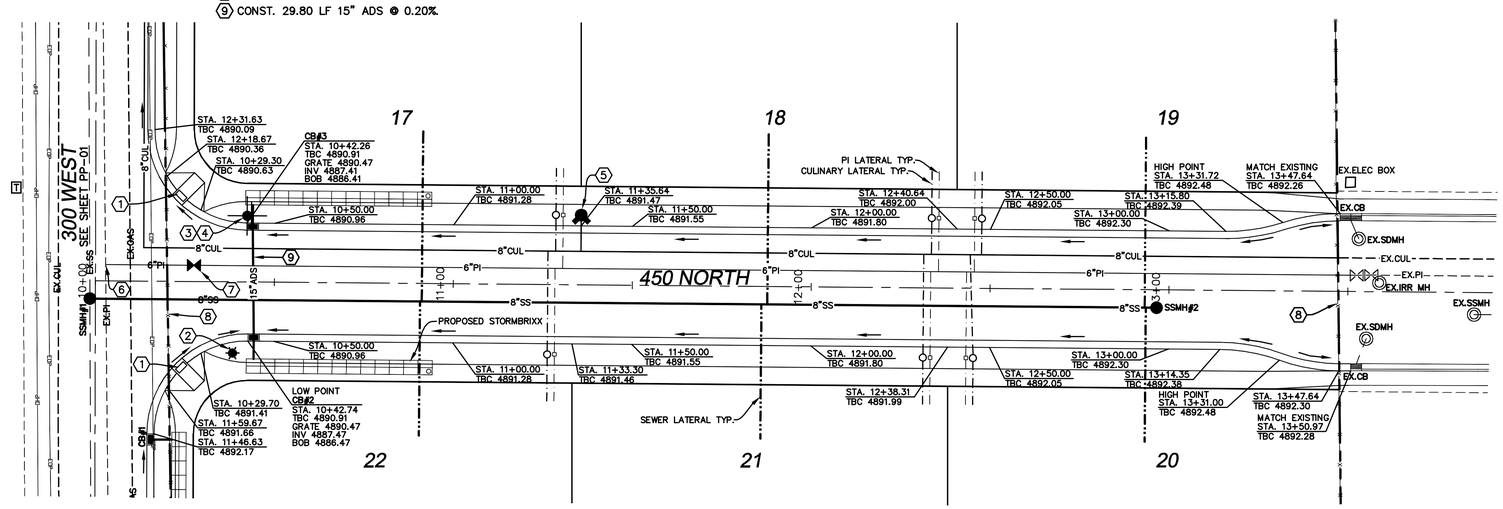
STREET PLAN & PROFILE

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

SHEET NO.
PP-05

CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
2. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
3. INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS.
4. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
7. INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
8. EXISTING FENCE TO BE REMOVED.
9. CONST. 29.80 LF 15" ADS @ 0.20%.



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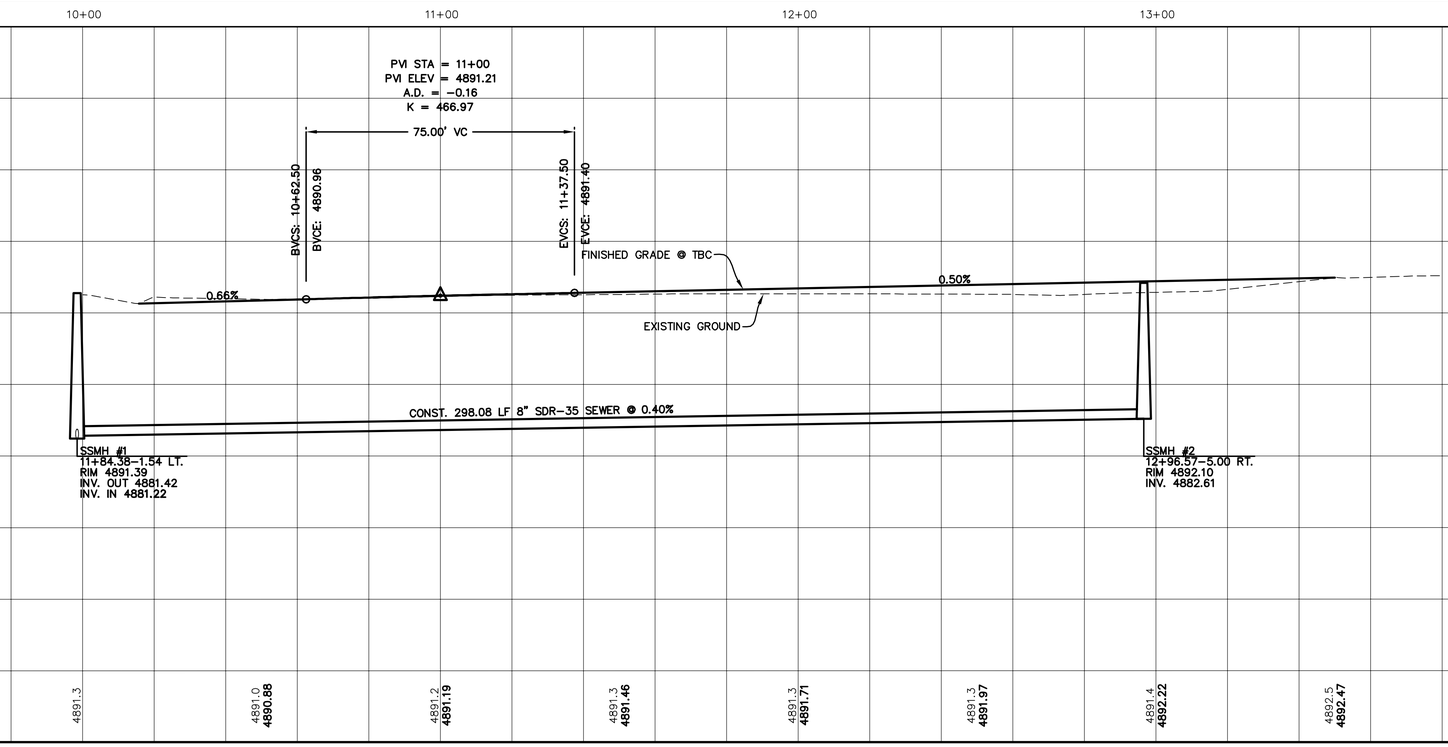
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-06

450 NORTH
STA. 10+00 TO STA. 13+50

STREET PLAN & PROFILE

GREEN HOLLOW
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

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 20" smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26/B. 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 shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially 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 Ø3" x 3" tall tenon with a transitional donut shall be provided for Lexsalve mounting.

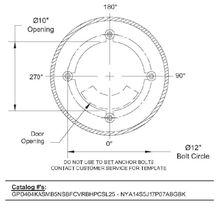
INSTALLATION
The post shall install with four, stainless steel Ledge anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

FINISH
The entire assembly shall have a standard Inolophane 'black' finish.

LUMINAIRE DESCRIPTION
- Granville Fresier 81.ED
- 40W 215mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 20ft Prewired Leads

For complete specifications see LUM_GPO.

Anchorage Detail



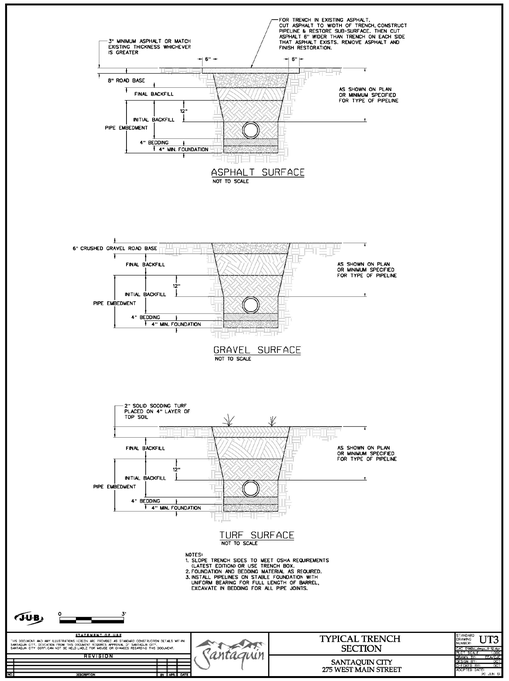
DO NOT USE TO SET ANCHOR BOLTS! CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:
GPD3404KA35MB5NSBFCVRBHPCSL25 - NYA145SJ1TP07ABGBK

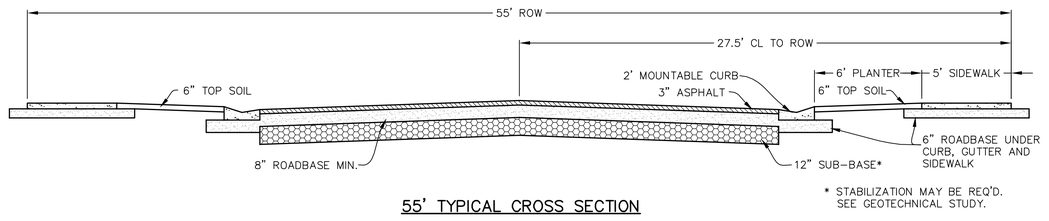
STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY ENGINEER. SANTAQUIN CITY ITSELF, AND NOT BE HELD LIABLE FOR MISUSE OF DETAILS OR ANY CHANGES MADE HEREIN BY OTHERS.

NO.	REVISION	BY	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS	L1
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE 15 – OCT – 16

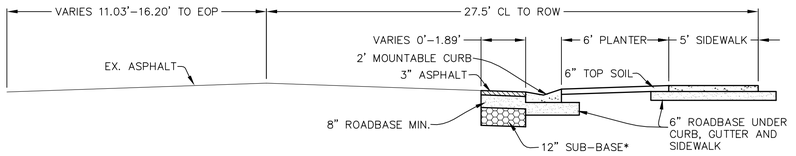


TYPICAL TRENCH SECTION	UT3
SANTAQUIN CITY 275 WEST MAIN STREET	



55' TYPICAL CROSS SECTION
– NTS –

* STABILIZATION MAY BE REQ'D. SEE GEOTECHNICAL STUDY.



300 WEST CROSS SECTION
– NTS –

* STABILIZATION MAY BE REQ'D. SEE GEOTECHNICAL STUDY.

SHEET NO. DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

GREEN HOLLOW
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
SANTAQUIN, UTAH
801-830-5490
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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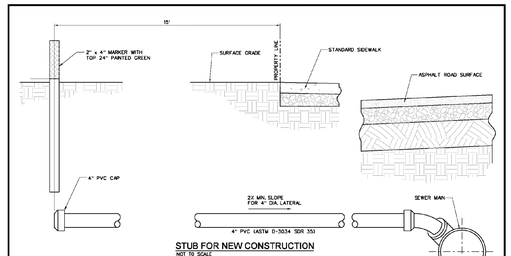
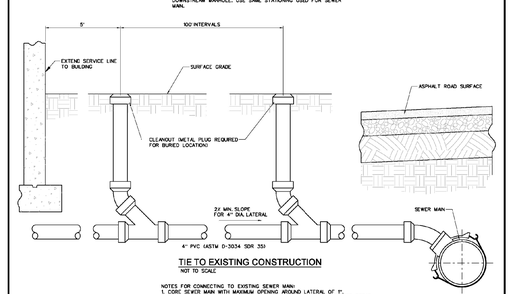


STUB FOR NEW CONSTRUCTION
NOT TO SCALE

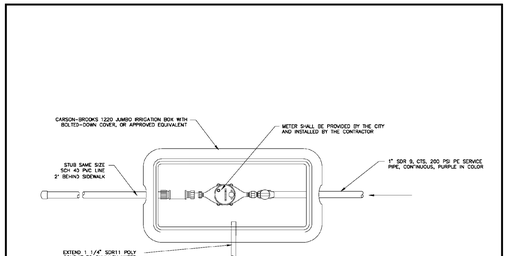
NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE 10'+/-MILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.



TIE TO EXISTING CONSTRUCTION
NOT TO SCALE

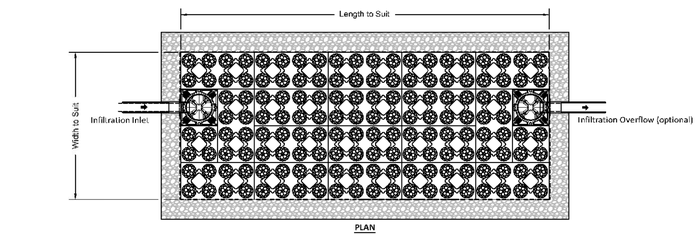
NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".
2. INSTALL CAST IRON SADDMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
3. GROUT AROUND CONNECTION TO SEWER MAIN.
4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

TYPICAL SEWER LATERAL	S2
SANTAQUIN CITY 275 WEST MAIN STREET	



PRESSURE IRRIGATION METER BOX
NOT TO SCALE

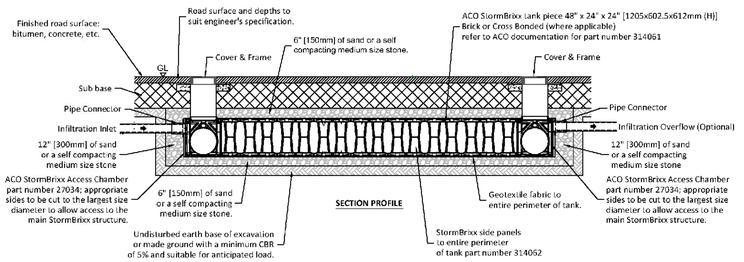
PRESSURE IRRIGATION METER BOX	PI 2
SANTAQUIN CITY 275 WEST MAIN STREET	



PLAN

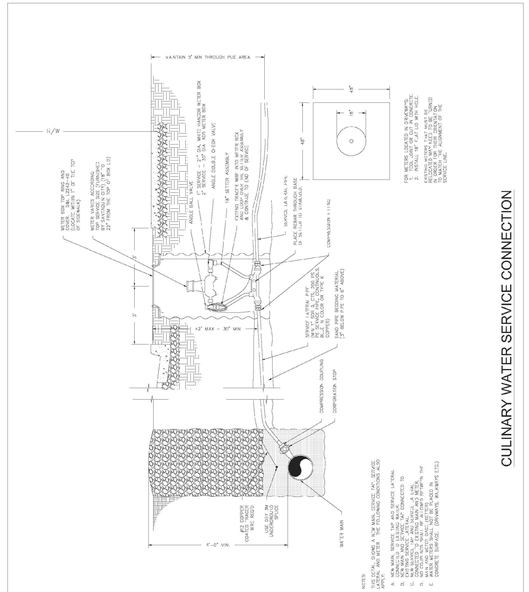
Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (2) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 22 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location



This drawing is for guidance purposes only.
This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at http://www.acostormbrixx.us/, or email us at info@acousa.com

SBD-1L-RA	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)	ACO Polymer Products, Inc.
DATE: 11/24/15	INSTALLATION DRAWING - ACO STORMBRIXX	850 W. Bradford Rd Cena Grande, AZ 85122 Tel. 520-421-9668 Fax: 520-421-9860
ISSUE: A	Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764	5419 Hinsdale Drive Marion, OH 43302 Tel. 440-639-7200 Fax: 440-635-7935
		4211 Pleasant Rd. Fort Mill, SC 29708 Tel. 419-639-7230 Fax: 803-802-8663



CULINARY WATER SERVICE CONNECTION

STATEMENT OF USE
THIS DOCUMENT AND ANY ILLUSTRATIONS PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY'S JURISDICTION SHALL NOT BE USED AS TRAINING OR GUIDANCE WITHOUT THE EXPRESS APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CODE, CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

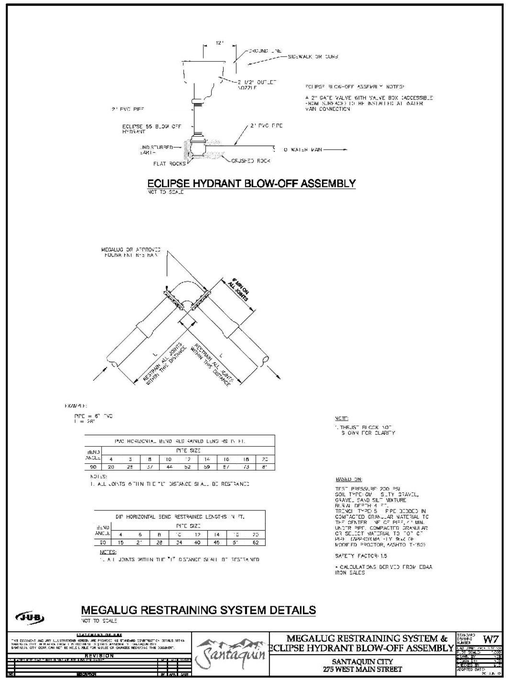
REVISION

NO.	DESCRIPTION	BY	DATE

CULINARY WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

W1

ADOPTED DATE: 9 - OCT - 14



ECLIPSE HYDRANT BLOW-OFF ASSEMBLY
NOT TO SCALE

NOTES:
PVC = 6" "PC"
I" = 24"

PVC MECHANICAL JOINT RESTRAINED LENGTHS (in ft.)

ELBOW ANGLE	PIPE SIZE							
	4	6	8	10	12	14	16	18	20
90	20	25	32	40	52	59	67	73	81
45	8	10	13	16	21	24	27	30	33
22 1/2	4	5	6	8	10	12	13	15	16
11 1/4	2	2	3	4	5	6	6	7	8

NOTES:
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

DIP HORIZONTAL BEND RESTRAINED LENGTHS (in ft.)

ELBOW ANGLE	PIPE SIZE							
	4	6	8	12	14	16	18	20
90	15	21	28	42	49	56	63	70
45	6	8	11	17	20	23	25	28
22 1/2	3	4	5	8	9	10	12	13
11 1/4	2	2	2	4	4	5	5	6

NOTES:
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

NOTE:
1. "THRUST" BLOCK NOT SHOWN FOR CLARITY

MEGALUG DIP
STEEL BARRIER MIN. 200 PSI SOIL TYPE-DIP 3, CITY STANDARD GRAVEL, SAND SILT MIXTURE IN 6-8" DEPTH 2 1/2" TO CLAY TYPE-3 PIPE BEDDED IN SAND OR GRAVEL MIN. 4" BELOW AND 6" ABOVE PIPE OR CONCRETE BLOCK AT ALL BENDS, TEES, OR DEAD ENDS UNDISTURBED OR COMPACTED EARTH AT 95% DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR, ASSHTO T-99)

SAFETY FACTOR-1.5
* CALCULATIONS DERIVED FROM EBAA IRON SALES

MEGALUG RESTRAINING SYSTEM DETAILS
NOT TO SCALE

STATEMENT OF USE
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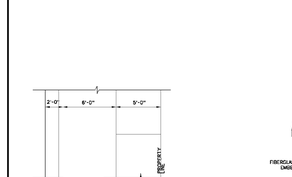
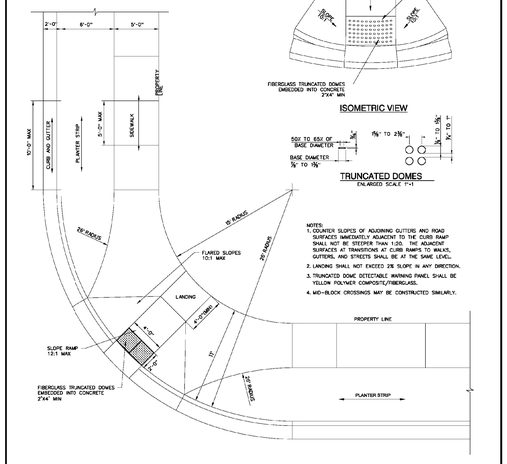
REVISION

NO.	DESCRIPTION	BY	DATE

MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET

W7





NOTES:
1. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.
2. LANDING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
3. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/FIBERGLASS.
4. MID-BLOCK CROSSINGS MAY BE CONSTRUCTED SIMILARLY.

ELEVATION VIEW
NOT TO SCALE

STATEMENT OF USE
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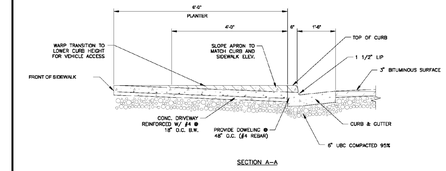
REVISION

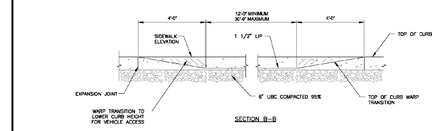
NO.	DESCRIPTION	BY	DATE

RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
275 WEST MAIN STREET

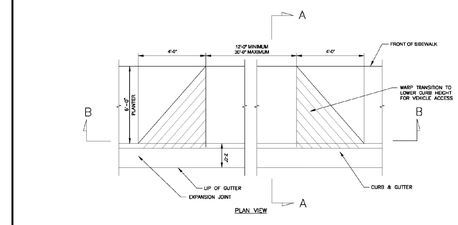
CG2A



SECTION A-A



SECTION B-B



PLAN VIEW

DRIVEWAY APPROACH WITH PARK STRIP
NOT TO SCALE

STATEMENT OF USE
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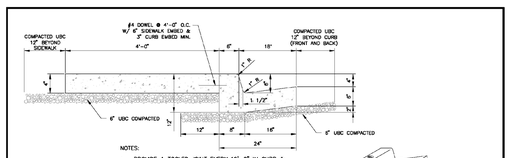
REVISION

NO.	DESCRIPTION	BY	DATE

DRIVEWAY APPROACH WITH PARK STRIP
SANTAQUIN CITY
275 WEST MAIN STREET

CG3

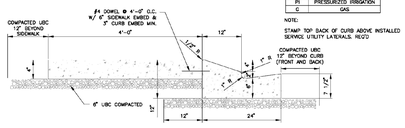


NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER
NOT TO SCALE

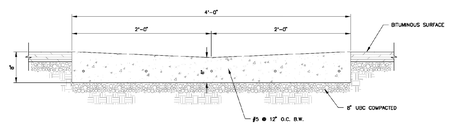
W	WATER
S	SEWER
SD	STORM DRAIN
PI	PRESSURIZED IRRIGATION
G	GAS

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 8'. (FOR CURB INLET BOXES, ETC.)

MOUNTABLE TYPE CURB AND GUTTER
NOT TO SCALE



CROSS GUTTER
NOT TO SCALE

STATEMENT OF USE
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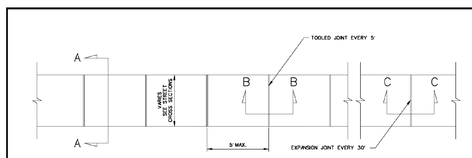
REVISION

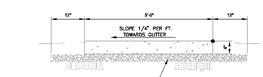
NO.	DESCRIPTION	BY	DATE

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

CG4

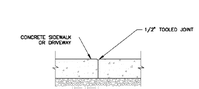


PLAN VIEW



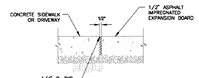
RESIDENTIAL SIDEWALK SECTION A-A

COMMERCIAL SIDEWALK SECTION A-A



SECTION B-B

NOTE:
TOOLED JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS



SECTION C-C

NOTE:
EXPANSION JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

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

SIDEWALK DETAILS
NOT TO SCALE

STATEMENT OF USE
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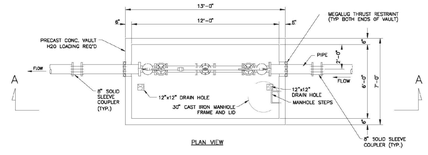
REVISION

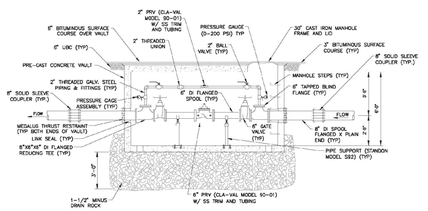
NO.	DESCRIPTION	BY	DATE

SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

CG5



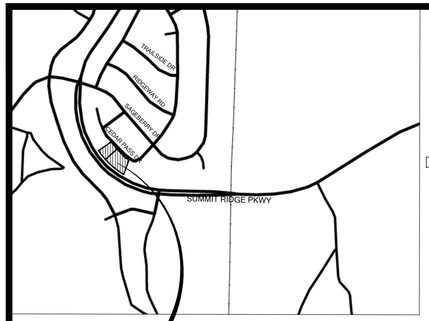
PLAN VIEW


2" PRV (CLA-VAL MODEL 90-01) W/ SS TRIM AND TUBING
6" BITUMINOUS SURFACE COURSE OVER VAULT
2" THREADED UNION
PRESSURE GAUGE (0-200 PSI) TYP
30" CAST IRON MANHOLE FRAME AND LID
6" UBC (TYP)
2" BALL VALVE (TYP)
2" BITUMINOUS SURFACE COURSE (TYP)
PRE-CAST CONCRETE VAULT
MANHOLE STEPS (TYP)
8" SOLID SLEEVE COUPLER (TYP.)
2" THREADED GALV. STEEL PIPING & FITTINGS (TYP)
8" TAPPED BLIND FLANGE (TYP)
8" SOLID SLEEVE COUPLER (TYP.)
PRESSURE GAGE ASSEMBLY (TYP)
8" DI FLANGED SPOOL (TYP)
FLOW
FLOW
MEGALUG THRUST RESTRAINT (TYP BOTH ENDS OF VAULT)
6'-0"
LINK SEAL (TYP.)
8"x6"x6" DI FLANGED REDUCING TEE (TYP)
6" GATE VALVE (TYP)
8" DI SPOOL W/ FLANGED X PLAIN END (TYP)
PIPE SUPPORT (STANDON MODEL 592) (TYP)
1'-0"
1'-6"
1'-6"
1'-6

CEDAR POINT AT SUMMIT RIDGE PLAT "F"

NW¼ SECTION 15, TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED



LOCATION OF PROJECT

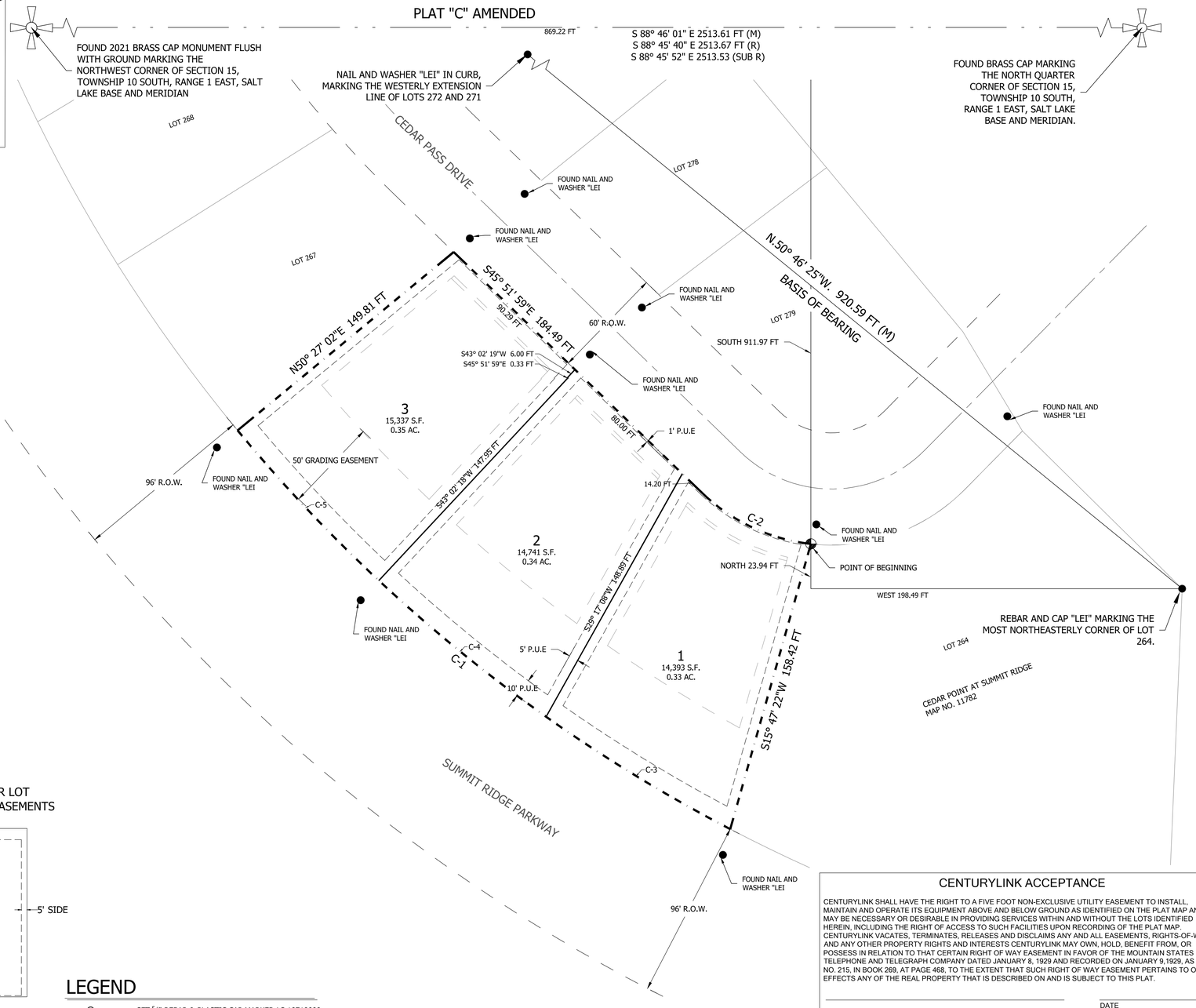
VICINITY MAP

SCALE: N.T.S.

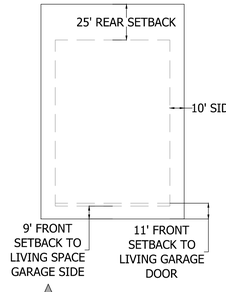
NOTES:

1) NO LOT OR RESIDENTIAL ACCESS IS ALLOWED ONTO SUMMIT RIDGE PARKWAY
2) THE LOTS ARE SUBJECT TO SPECIFIC GRADING AND DRAINAGE REQUIREMENTS. DETAILS MAY BE OBTAINED FROM SANTAQUIN CITY.

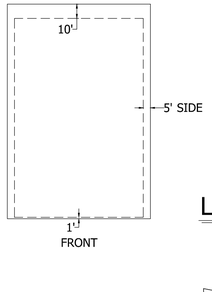
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C4	115.40	852.00	7.76	115.32	N50° 50' 31"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W



TYPICAL INTERIOR LOT BUILDING SETBACK (MINIMUM)



TYPICAL INTERIOR LOT PUBLIC UTILITY EASEMENTS



TYPICAL SETBACKS

SCALE: 1" = 50'

0 50 100

NORTH

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

LEGEND

- SET ⅝" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- FOUND GOVERNMENT MONUMENT (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- DEED LINES
- EASEMENT LINE/P.U.E
- RIGHT OF WAY LINE
- CENTER LINE
- BUILDING SETBACK
- SECTION LINE

NORTH SCALE: 1' = 30'

0 30 60 90

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.

_____ DATE

_____ DATE

CENTURYLINK ACCEPTANCE

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

_____ DATE

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS_____DAY OF _____, 20___

DOMINION ENERGY COMPANY

BY:_____

TITLE:_____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING OF 1.02 ACRES .35 OF AN ACRES OF LOT 266 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782 AND 0.67 OF AN ACRE OF LOT 265 OF THE SAID CEDAR POINT SUBDIVISION. BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR N 50° 46' 25" W 920.59 FEET, MEASURED, BETWEEN THE FOUND MONUMENTS MONUMENTING THE EXTENSION LINE OF LOTS 272 AND 271 AND THE MOST NORTHEASTERLY CORNER OF LOT 265 OF SAID SUBDIVISION . SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,471 SQUARE FEET OR 1.021ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS CEDAR POINT AT SUMMIT RIDGE PLAT "F", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.
THIS _____ DAY OF _____, 2021.

_____ _____
ANTHONY BRYAN OLAYO DATE

_____ _____
KYLE STEVEN OLAYO DATE

_____ _____
PEGUY JACQUES, MANAGER DATE
JACQUES CONSTRUCTION LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, ANTHONY BRYAN OLAYO AND KYLE STEVEN OLAYO, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

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

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, PEGUY JACQUES, MANAGER OF JACQUES CONSTRUCTION LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

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

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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:

_____ _____
MAYOR

ATTEST:

_____ _____
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

CEDAR POINT AT SUMMIT RIDGE

PLAT "F"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT"C" AMENDMENT

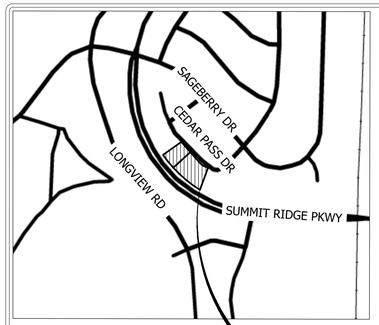
RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL
		PRELIMINARY No.10719099 Spencer J. McCutcheon 8-31-2021 STATE OF UTAH

UTAH COUNTY RECORDING CERTIFICATE

CEDAR POINT AT SUMMIT RIDGE

PEGUY JACQUES

SANTAQUIN, UTAH



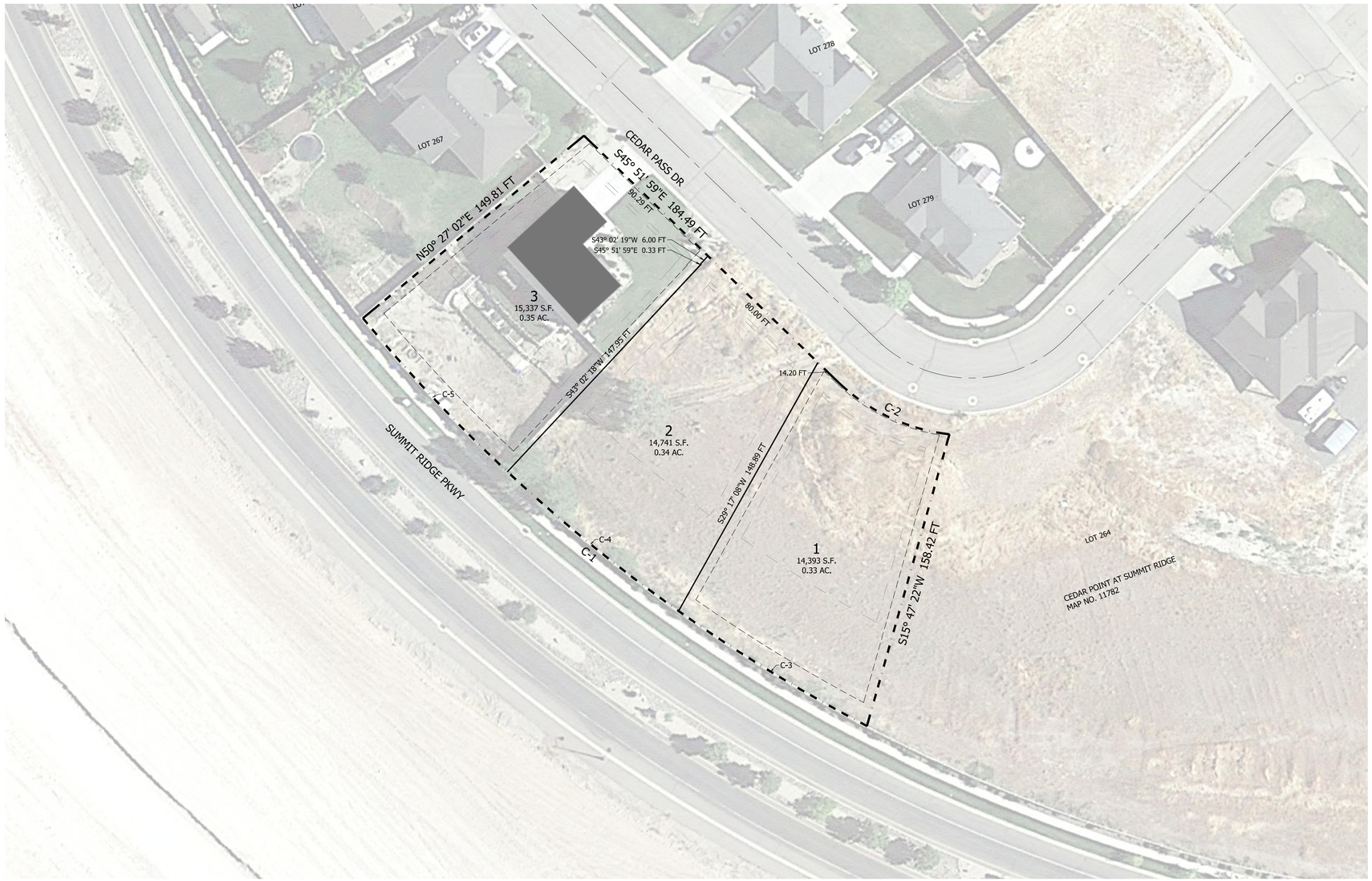
NORTH

VICINITY MAP

SCALE: N.T.S.

SHEET INDEX

C-1	COVER SHEET
C-2	DEMOLITION PLAN
C-3	UTILITY PLAN
C-4	GRADING AND DRAINAGE PLAN
D-1	DETAIL SHEET



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C4	115.40	852.00	7.76	115.32	N50° 50' 31"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W

NORTH

COVER SHEET

SCALE: 1" = 30' 0 30 60

APEX Engineering, Inc.
661 N. Main St. Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

Richard A Hatfield
2774512
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

CEDAR POINT AT SUMMIT RIDGE
COVER SHEET

DATE: 8-31-2021

LOCATION: SANTAQUIN, UTAH

FOR: PEGUY JACQUES

DRAWING: C-1

NORTH

DEMOLITION PLAN

SCALE: 1" = 20' 0 20 40

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

LICENSED PROFESSIONAL ENGINEER
Richard A Hatfield
2774512
STATE OF UTAH

CEDAR POINT AT SUMMIT RIDGE
DEMOLITION PLAN

DATE: 8-31-2021

LOCATION: SANTAQUIN, UTAH

FOR: PEGUY JACQUES

DRAWING: C-2

NORTH

UTILITY PLAN

SCALE: 1" = 20' 0 20 40

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

LICENSED PROFESSIONAL ENGINEER
Richard A Hatfield
2774512
STATE OF UTAH

CEDAR POINT AT SUMMIT RIDGE
UTILITY PLAN

DATE: 8-31-2021

LOCATION: SANTAQUIN, UTAH

FOR: PEGUY JACQUES

DRAWING: C-3

NORTH

GRADING & DRAINAGE PLAN

SCALE: 1" = 20' 0 20 40

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

Richard A Hatfield
2774512
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

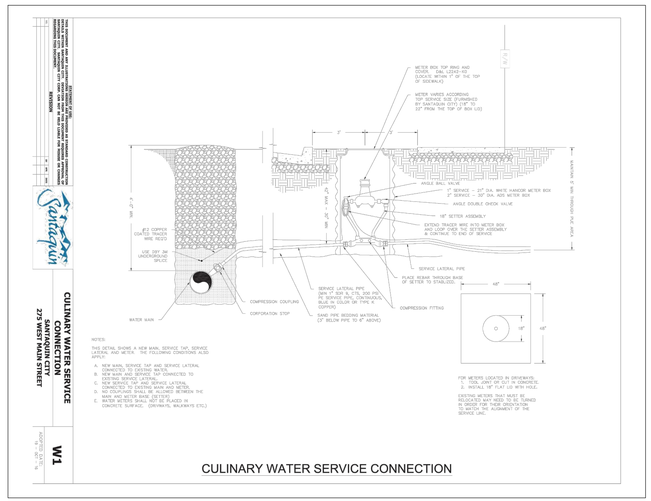
CEDAR POINT AT SUMMIT RIDGE
GRADING & DRAINAGE PLAN

DATE: 8-31-2021

LOCATION: SANTAQUIN, UTAH

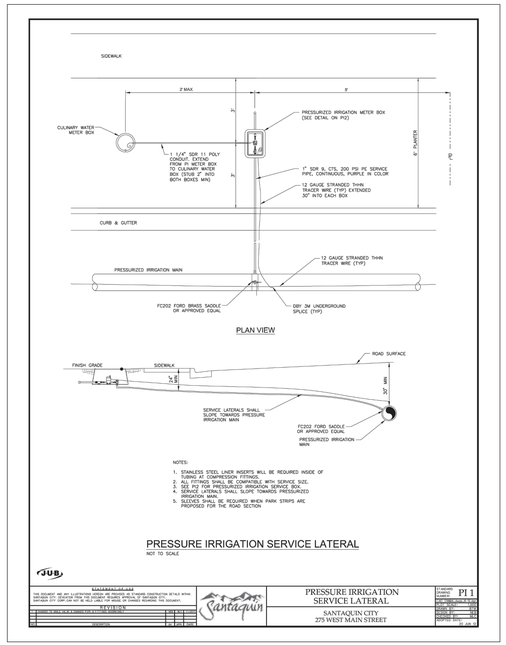
FOR: PEGUY JACQUES

DRAWING: C-4

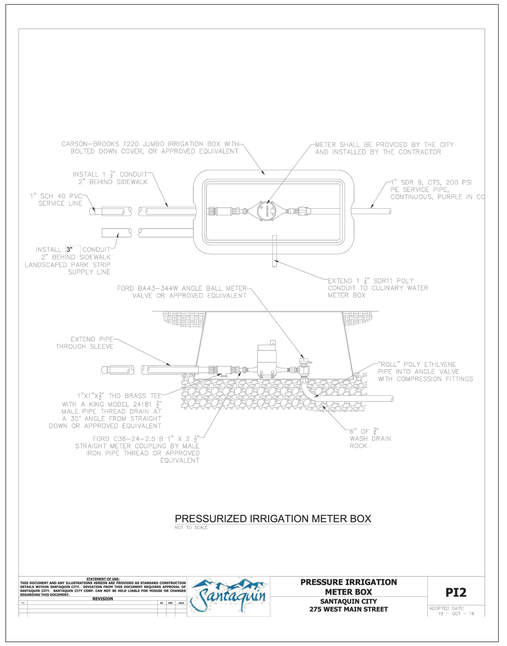


CULINARY WATER SERVICE CONNECTION

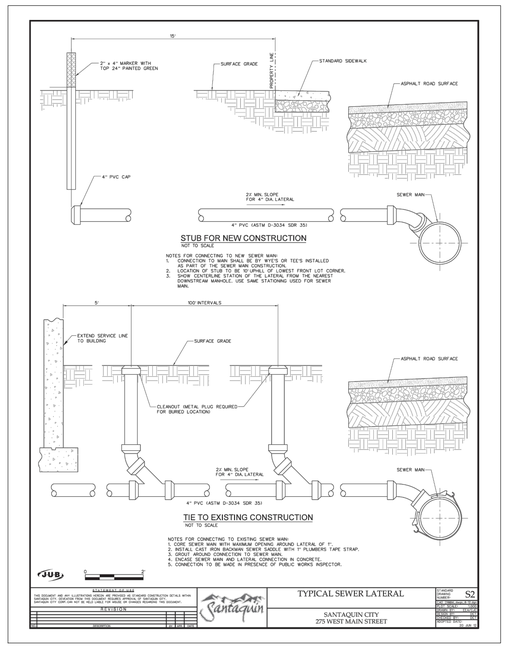
1 CULINARY WATER SERVICE CONNECTION



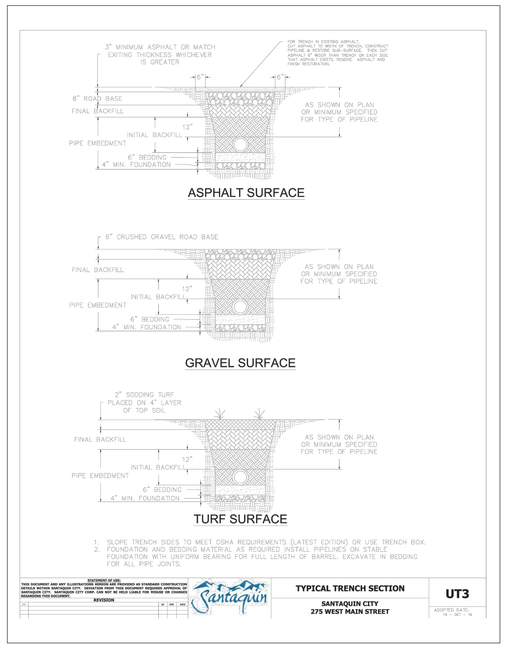
2 PRESSURE IRRIGATION SERVICE LATERAL



3 PRESSURIZED IRRIGATION METER BOX



4 TYPICAL SEWER LATERAL



5 TYPICAL TRENCH SECTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

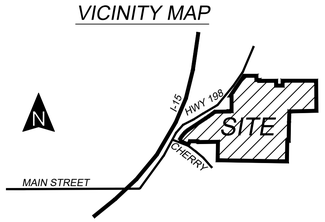
LICENSED PROFESSIONAL ENGINEER
Richard A Hatfield
2774512
STATE OF UTAH

CEDAR POINT AT SUMMIT RIDGE
DETAIL SHEET

DATE: 8-31-2021
LOCATION: SANTAQUIN, UTAH
FOR: PEGUY JACQUES

DRAWING: D-1

VICINITY MAP

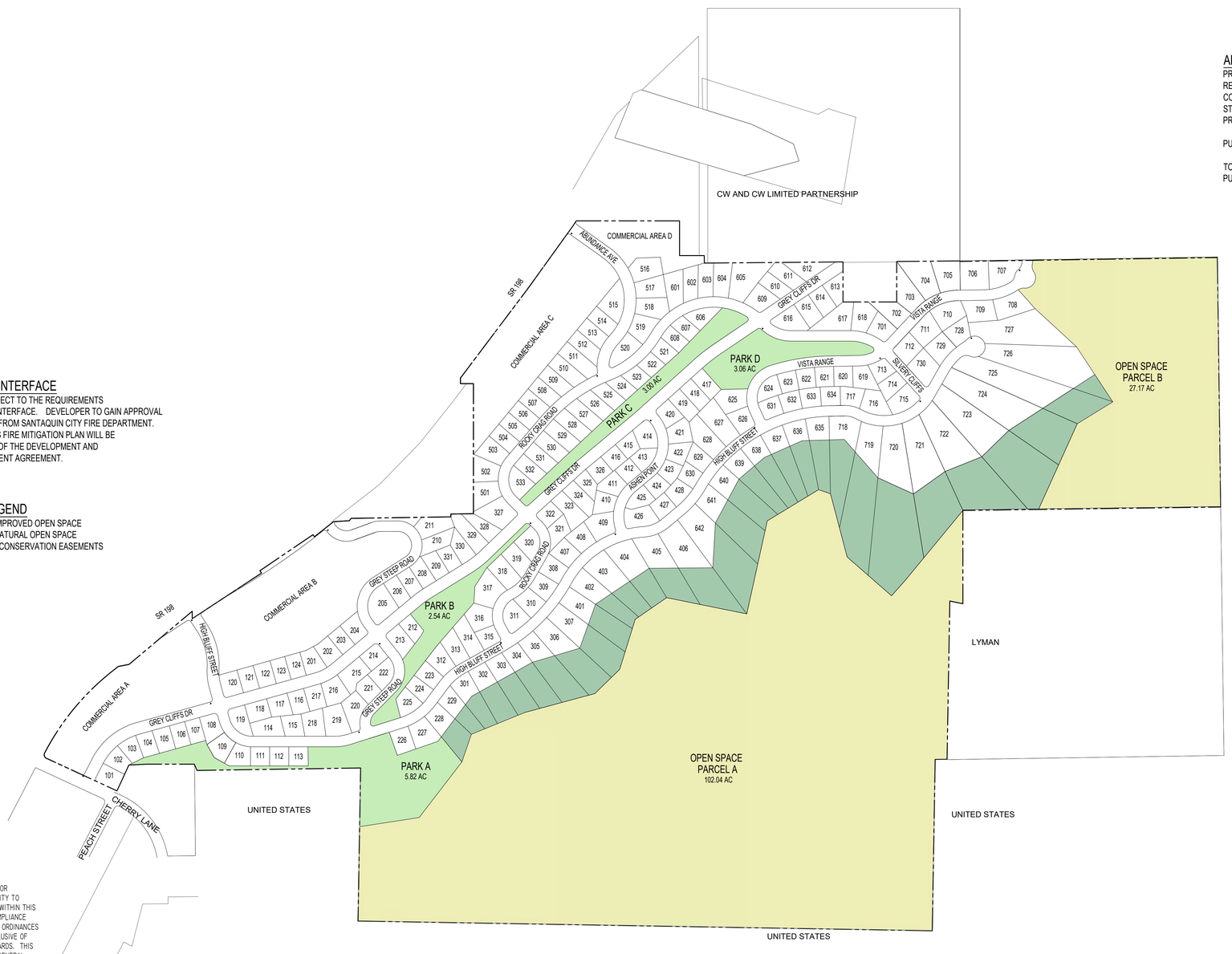


WILDLAND / URBAN INTERFACE

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

OPEN SPACE LEGEND

- PUBLIC IMPROVED OPEN SPACE
- PUBLIC NATURAL OPEN SPACE
- PRIVATE CONSERVATION EASEMENTS



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

DENSITY TABULATIONS

ZONING		R-10 PUD / C-1
RESIDENTIAL LOTS		
PHASE A		24 LOTS
PHASE B		29 LOTS
PHASE C		31 LOTS
PHASE D		28 LOTS
PHASE E		33 LOTS
PHASE F		42 LOTS
PHASE G		30 LOTS
TOTAL		217 LOTS
COMMERCIAL LOTS		4 LOTS
DENSITY	(217+4) / 298.73	0.74 DU/AC

AREA CALCULATIONS

PROJECT ACREAGE	=	298.73 AC (100.0%)
RESIDENTIAL LOTS (SINGLE FAMILY)	=	76.48 AC (25.6%)
COMMERCIAL LOTS	=	26.28 AC (8.8%)
STREET DEDICATIONS	=	25.52 AC (8.5%)
PRIVATE CONSERVATION EASEMENTS / SENSITIVE LANDS OVER 30% SLOPE	=	26.82 AC (9.0%)
PUBLIC NATURAL OPEN SPACE / SENSITIVE LANDS OVER 30% SLOPE	=	129.21 AC (43.3%)
TOTAL SENSITIVE LANDS	=	156.03 AC (52.2%)
PUBLIC IMPROVED OPEN SPACE	=	14.42 AC (4.8%)

SHEET INDEX

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 150 300 600 900

SCALE: 1"= 300'

berg

CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 07/22/2021 343602 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

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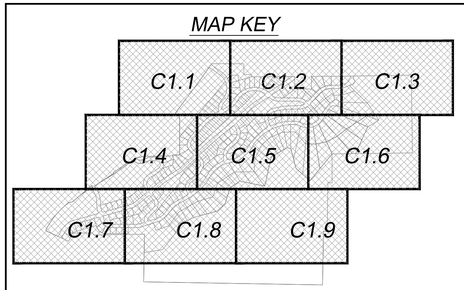
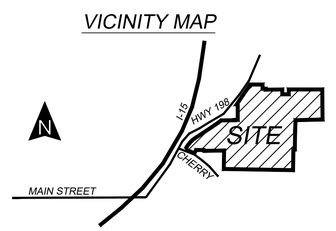
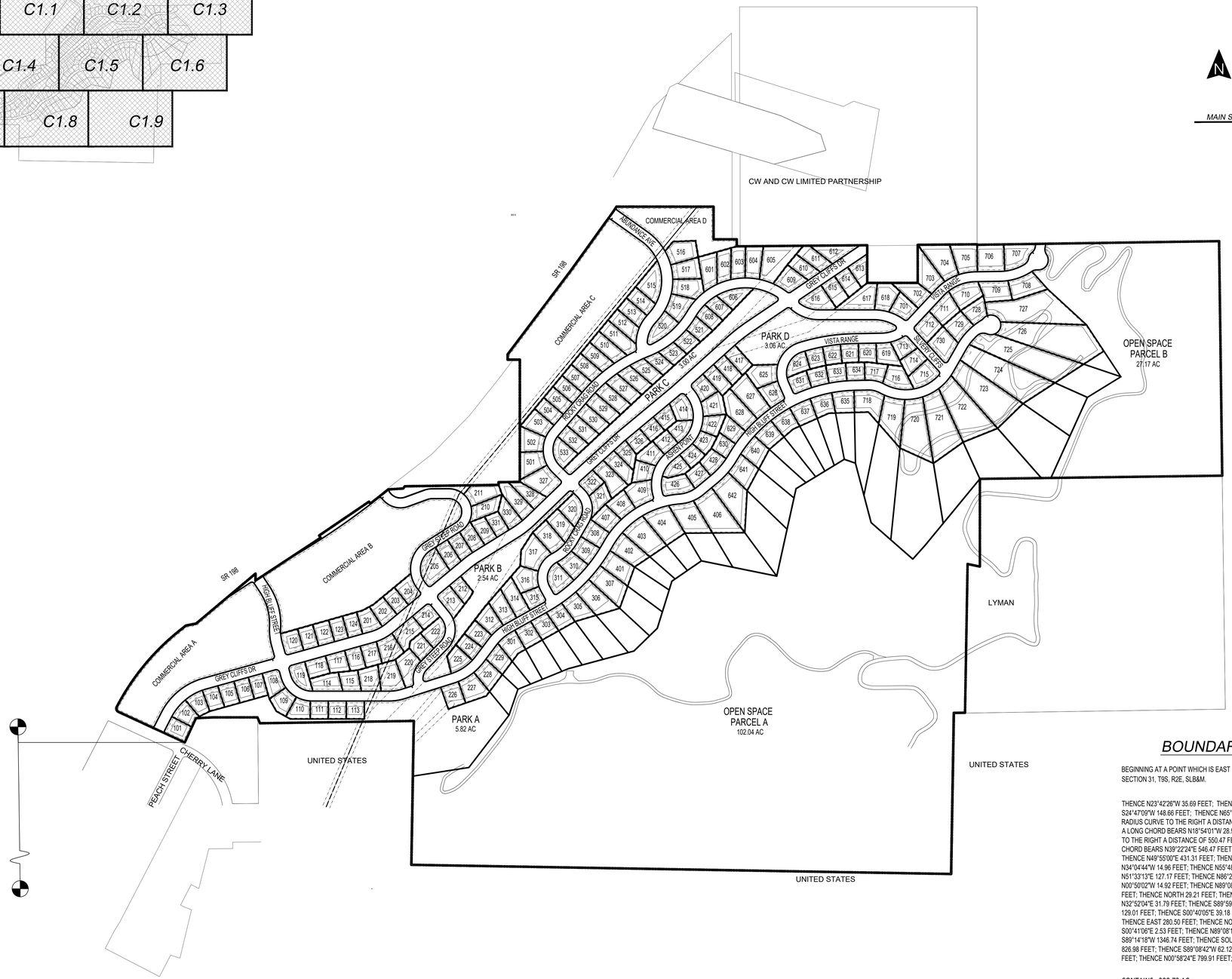
MAP KEY



VICINITY MAP





BOUNDARY DESCRIPTION

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

THENCE N23°42'26"W 35.69 FEET; THENCE S89°59'52"W 247.45 FEET; THENCE S87°17'34"W 94.19 FEET; THENCE S24°47'09"W 148.66 FEET; THENCE N65°12'35"W 405.95 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 32.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 92°37'07" AND A LONG CHORD BEARS N18°54'01"W 28.92 FEET; THENCE ALONG THE ARC OF A 1318.03 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 550.47 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°55'45" AND A LONG CHORD BEARS N39°22'24"E 546.47 FEET; THENCE N51°30'22"E 48.19 FEET; THENCE N79°06'48"E 57.71 FEET; THENCE N49°55'00"E 431.31 FEET; THENCE SOUTH 38.68 FEET; THENCE N56°40'00"E 433.28 FEET; THENCE N34°04'44"W 14.96 FEET; THENCE N55°49'24"E 335.00 FEET; THENCE S34°11'02"E 13.34 FEET; THENCE N51°33'13"E 127.17 FEET; THENCE N86°27'29"E 82.97 FEET; THENCE N36°45'54"E 521.27 FEET; THENCE N00°50'02"W 14.92 FEET; THENCE N89°08'25"E 118.27 FEET; THENCE NORTH 679.59 FEET; THENCE WEST 67.90 FEET; THENCE NORTH 29.21 FEET; THENCE N36°59'25"E 584.90 FEET; THENCE N35°43'03"E 403.54 FEET; THENCE N32°52'04"E 31.79 FEET; THENCE S89°59'58"E 539.74 FEET; THENCE S00°00'03"E 181.50 FEET; THENCE EAST 129.01 FEET; THENCE S00°40'05"E 39.18 FEET; THENCE N89°31'08"E 724.44 FEET; THENCE SOUTH 209.38 FEET; THENCE EAST 280.50 FEET; THENCE NORTH 211.73 FEET; THENCE N89°31'10"E 330.01 FEET; THENCE S00°41'06"E 2.53 FEET; THENCE N89°08'16"E 1344.96 FEET; THENCE S00°45'44"E 1303.88 FEET; THENCE S89°14'18"W 1346.74 FEET; THENCE SOUTH 487.61 FEET; THENCE N78°14'30"W 69.74 FEET; THENCE S00°59'42"W 826.98 FEET; THENCE S89°08'42"W 62.12 FEET; THENCE S00°57'58"W 895.70 FEET; THENCE N89°01'35"W 3000.00 FEET; THENCE N00°58'24"E 799.91 FEET; THENCE S89°08'35"W 854.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 298.73 AC

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 150 300 600 900

SCALE: 1"= 300'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH R. Berg 07/22/2021 343602 PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.0

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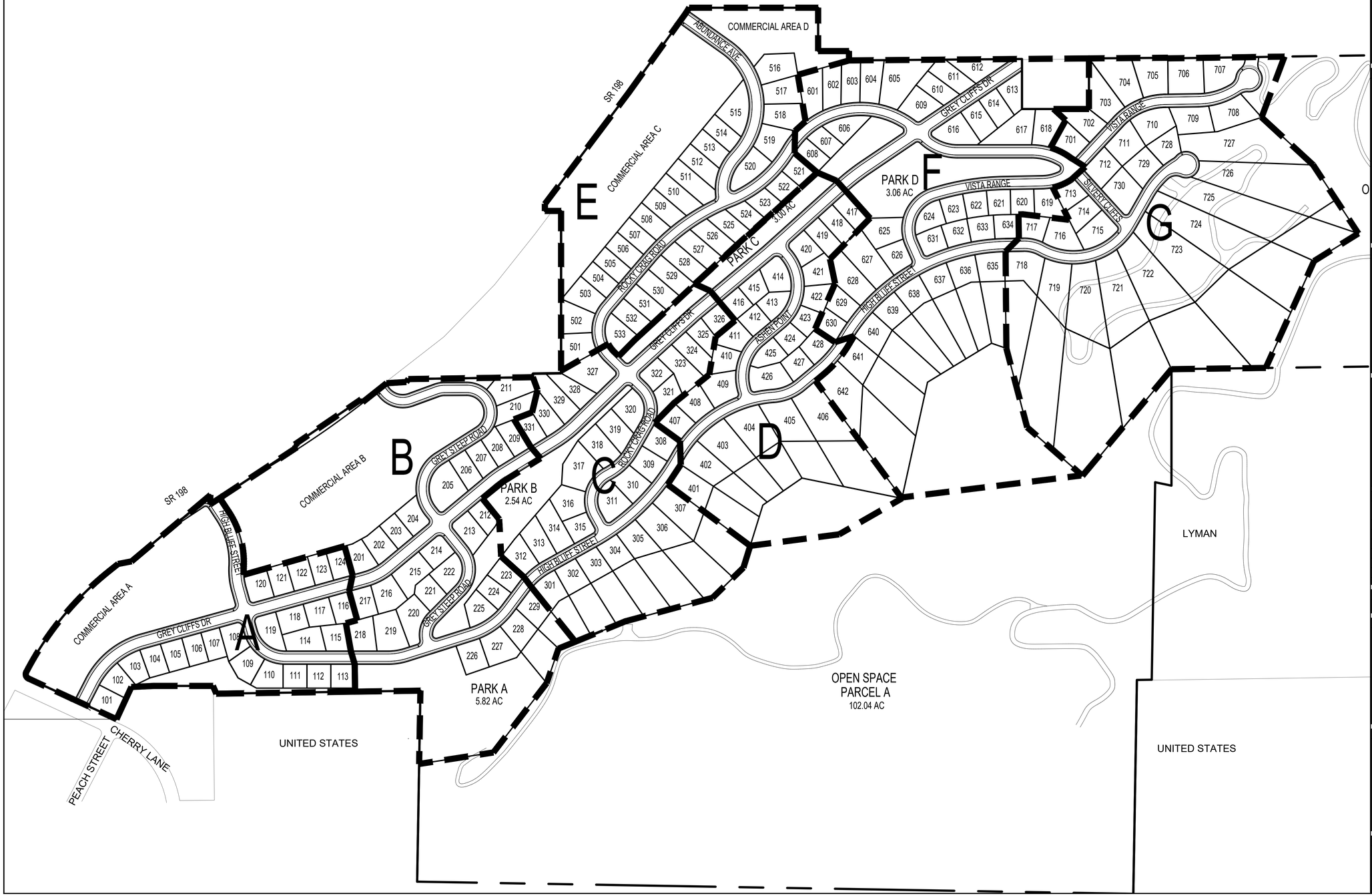
CW AND CW LIMITED PARTNERSHIP



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
1			STATE OF UTAH R. Berg BERG 07/22/2021 343602 PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

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

MAP KEY

COMMERCIAL AREA D
2.28 AC

COMMERCIAL AREA C
7.91 AC

PARK C
3.00 AC

PARK D
3.06 AC

516 17,705 SF BP 10,176 SF
517 15,934 SF BP 8,346 SF
518 16,662 SF BP 8,618 SF
519 15,205 SF BP 6,571 SF
520 15,867 SF BP 4,868 SF
521 10,422 SF BP 4,153 SF
522 10,108 SF BP 3,639 SF
523 10,273 SF BP 3,825 SF
524 10,383 SF BP 4,267 SF
525 12,542 SF BP 5,946 SF
526 14,064 SF BP 7,124 SF
527 14,866 SF BP 7,812 SF
528 15,069 SF BP 7,992 SF
529 14,656 SF BP 7,686 SF
530 13,940 SF BP 7,145 SF
601 16,928 SF BP 9,100 SF
602 13,709 SF BP 6,845 SF
603 14,108 SF BP 7,265 SF
604 16,035 SF BP 8,634 SF
605 29,994 SF BP 11,642 SF
606 12,647 SF BP 3,382 SF
607 10,324 SF BP 4,418 SF
608 10,452 SF BP 4,553 SF
609 15,343 SF BP 6,101 SF
610 12,004 SF BP 5,249 SF
414 14,050 SF BP 4,995 SF
415 10,079 SF BP 3,578 SF
417 12,034 SF BP 4,995 SF
418 12,482 SF BP 6,030 SF
419 12,883 SF BP 6,359 SF
420 11,914 SF BP 5,131 SF
421 13,562 SF BP 6,383 SF
624 11,601 SF BP 3,305 SF
625 17,275 SF BP 8,813 SF
626 12,902 SF BP 4,590 SF
627 25,500 SF BP 15,947 SF
628 21,861 SF BP 12,337 SF
631 10,949 SF BP 3,393 SF
637 13,656 SF BP 6,030 SF
638
501 10,000 SF BP 5,000 SF
502 10,000 SF BP 5,000 SF
503 10,000 SF BP 5,000 SF
504 11,414 SF BP 5,261 SF
505 11,511 SF BP 5,333 SF
506 11,608 SF BP 5,405 SF
507 11,775 SF BP 5,522 SF
508 12,403 SF BP 5,979 SF
509 13,630 SF BP 6,870 SF
510 15,487 SF BP 8,215 SF
511 17,475 SF BP 9,663 SF
512 14,349 SF BP 7,182 SF
513 12,273 SF BP 5,853 SF
514 12,001 SF BP 5,715 SF
515 18,506 SF BP 7,141 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.1

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.2*

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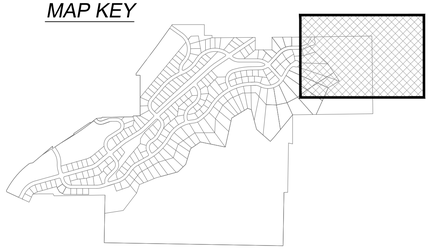
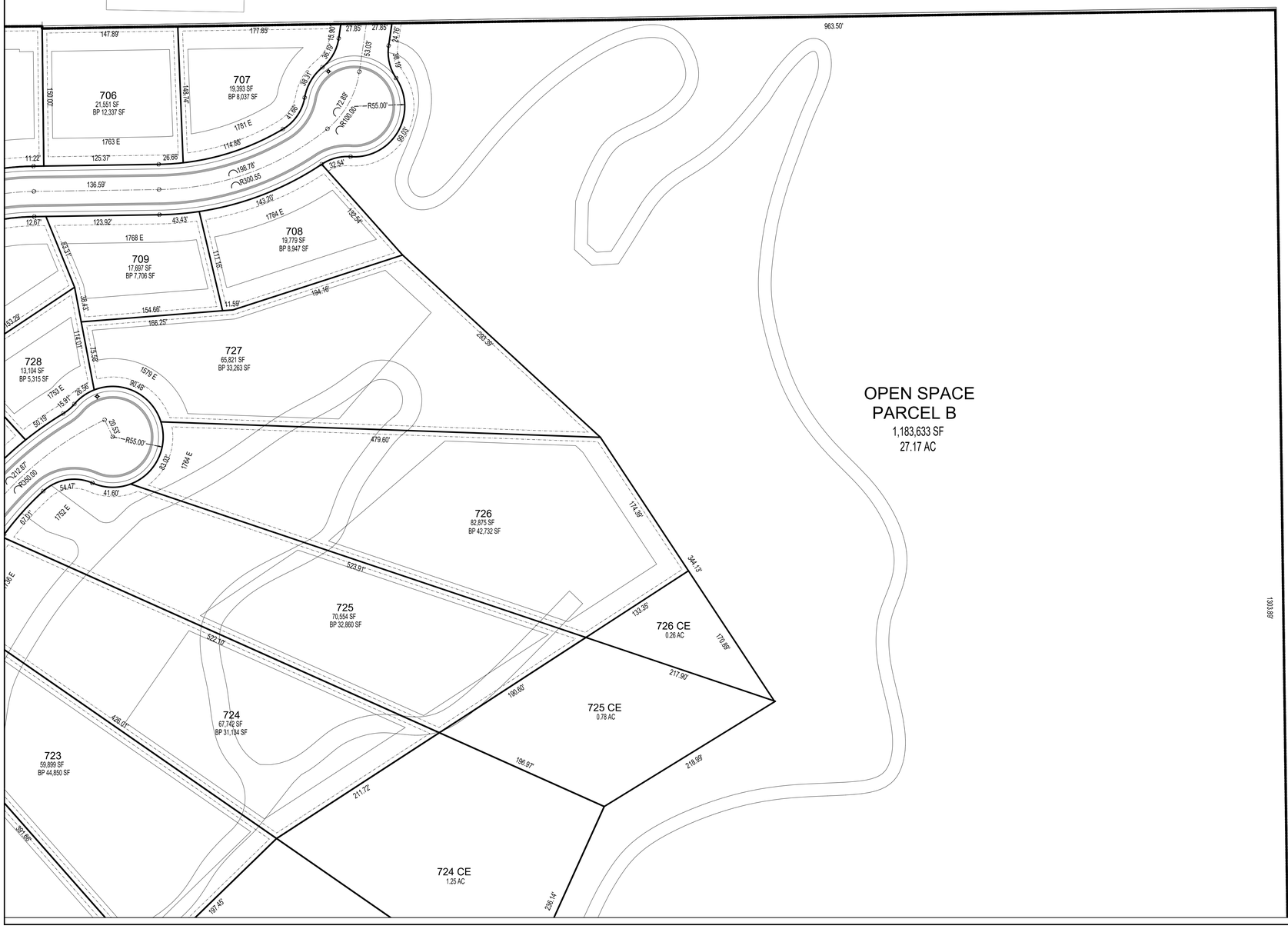
MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg

CIVIL ENGINEERING

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

REVISIONS			SEAL
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STATE OF UTAH · R. Berg · REGISTERED · 07/22/2021 · 343602 · PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.3*

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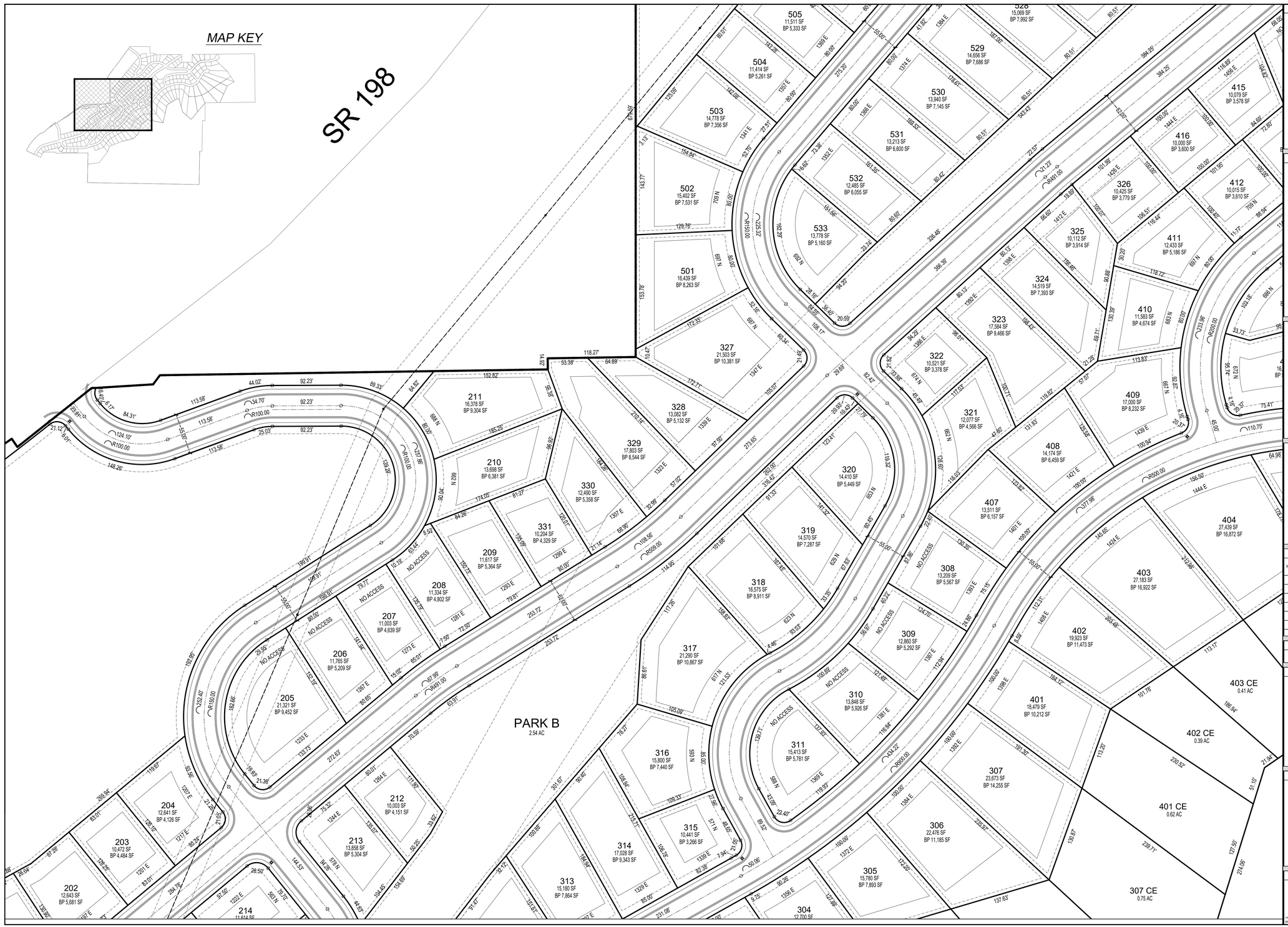
MAP KEY
SR 198
PARK B
2.54 AC
501
16,439 SF
BP 8,283 SF
502
15,402 SF
BP 7,531 SF
503
14,778 SF
BP 7,356 SF
504
11,414 SF
BP 5,261 SF
505
11,511 SF
BP 5,333 SF
327
21,503 SF
BP 10,381 SF
328
13,082 SF
BP 5,132 SF
329
17,803 SF
BP 8,544 SF
330
12,490 SF
BP 5,358 SF
331
10,204 SF
BP 4,329 SF
211
16,378 SF
BP 9,304 SF
210
13,698 SF
BP 6,381 SF
209
11,617 SF
BP 5,364 SF
208
11,334 SF
BP 4,802 SF
207
11,003 SF
BP 4,639 SF
206
11,765 SF
BP 5,209 SF
205
21,321 SF
BP 9,452 SF
204
12,641 SF
BP 4,126 SF
203
10,472 SF
BP 4,484 SF
202
12,643 SF
BP 5,681 SF
212
10,003 SF
BP 4,151 SF
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13,858 SF
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BP 6,600 SF
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BP 6,055 SF
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BP 5,160 SF
415
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416
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BP 3,600 SF
326
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BP 3,914 SF
411
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BP 5,186 SF
324
14,519 SF
BP 7,393 SF
410
11,583 SF
BP 4,674 SF
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BP 9,466 SF
322
10,521 SF
BP 3,378 SF
409
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BP 8,232 SF
321
12,077 SF
BP 4,566 SF
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BP 6,459 SF
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13,511 SF
BP 6,157 SF
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16,575 SF
BP 8,911 SF
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21,290 SF
BP 10,867 SF
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15,800 SF
BP 7,440 SF
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10,441 SF
BP 3,266 SF
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17,028 SF
BP 9,343 SF
313
15,180 SF
BP 7,864 SF
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13,848 SF
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15,413 SF
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12,860 SF
BP 5,202 SF
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22,476 SF
BP 11,185 SF
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23,673 SF
BP 14,255 SF
305
15,780 SF
BP 7,893 SF
304
12,700 SF
404
27,439 SF
BP 16,872 SF
403
27,183 SF
BP 16,922 SF
402
19,923 SF
BP 11,473 SF
401
18,479 SF
BP 10,212 SF
403 CE
0.41 AC
402 CE
0.39 AC
401 CE
0.62 AC
307 CE
0.75 AC
NO ACCESS
674.59'
143.77'
153.76'
118.27'
64.89'
53.38'
64.85'
152.82'
185.25'
210.14'
97.50'
273.65'
182.66'
253.72'
272.63'
301.97'
231.06'
317.26'
316.42'
262.00'
R599.00
R500.00
R600.00
R150.00
R100.00
N67.09°E
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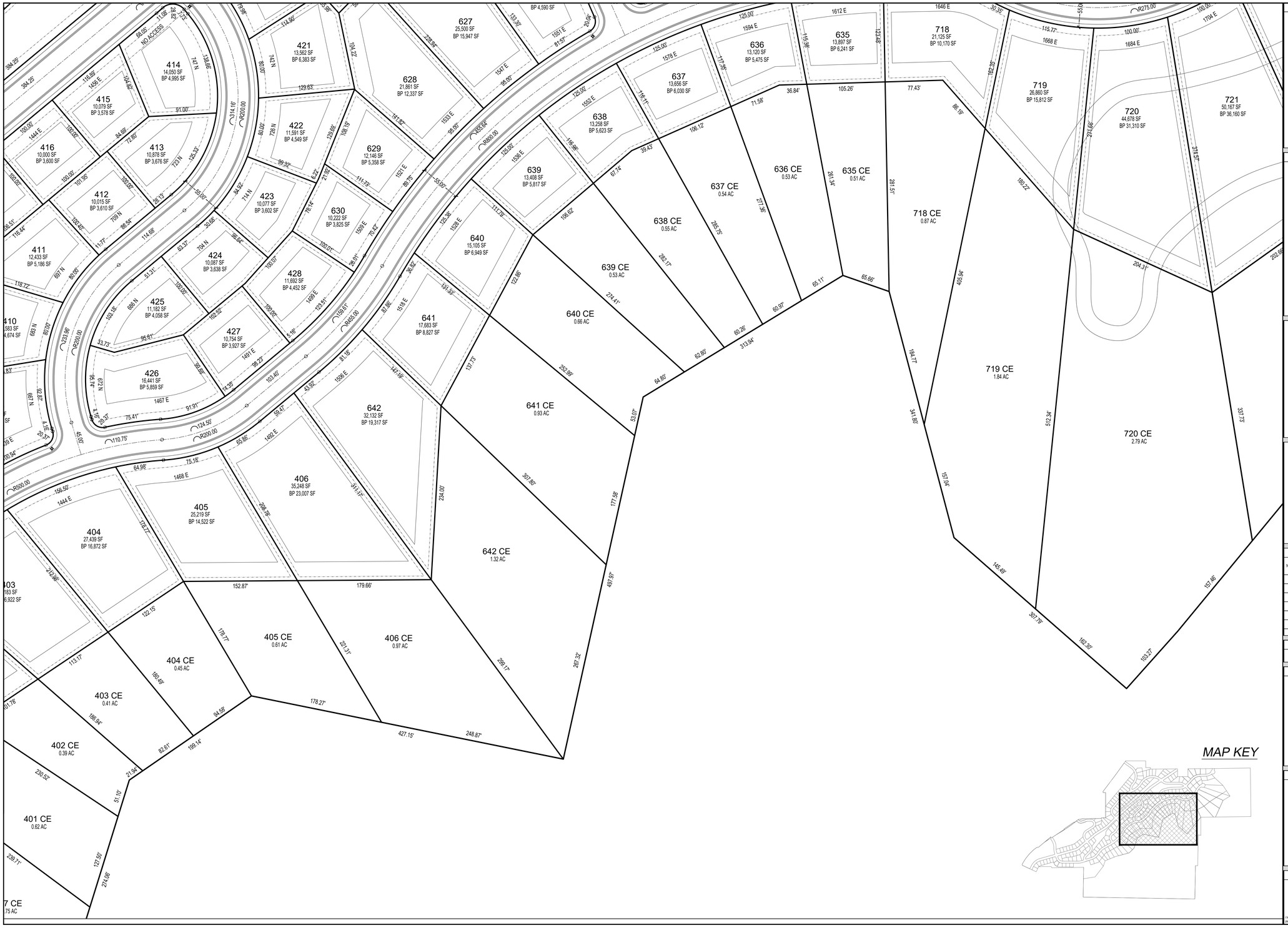
N67.09°E



MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

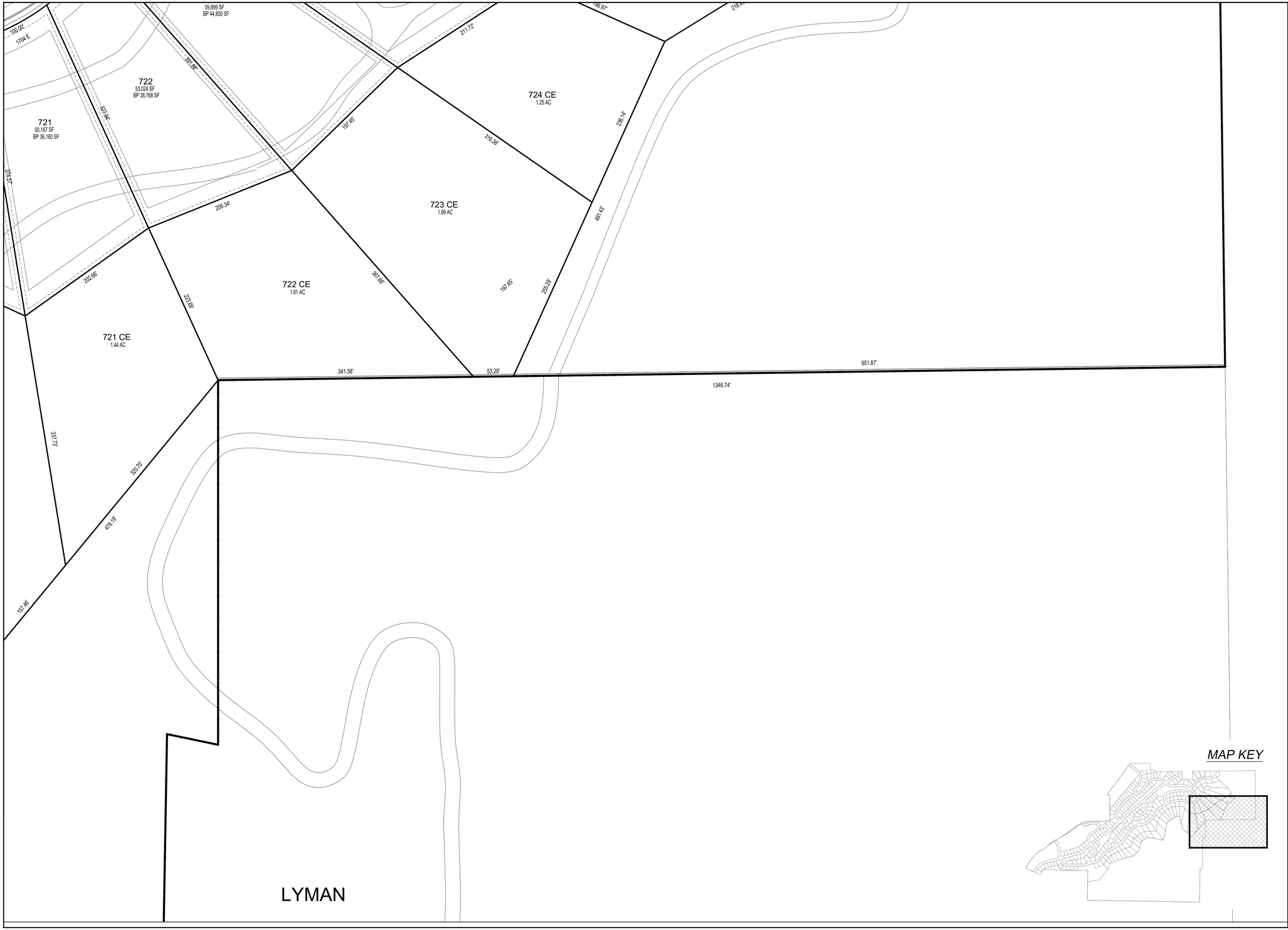
PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.5



MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

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801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.6*

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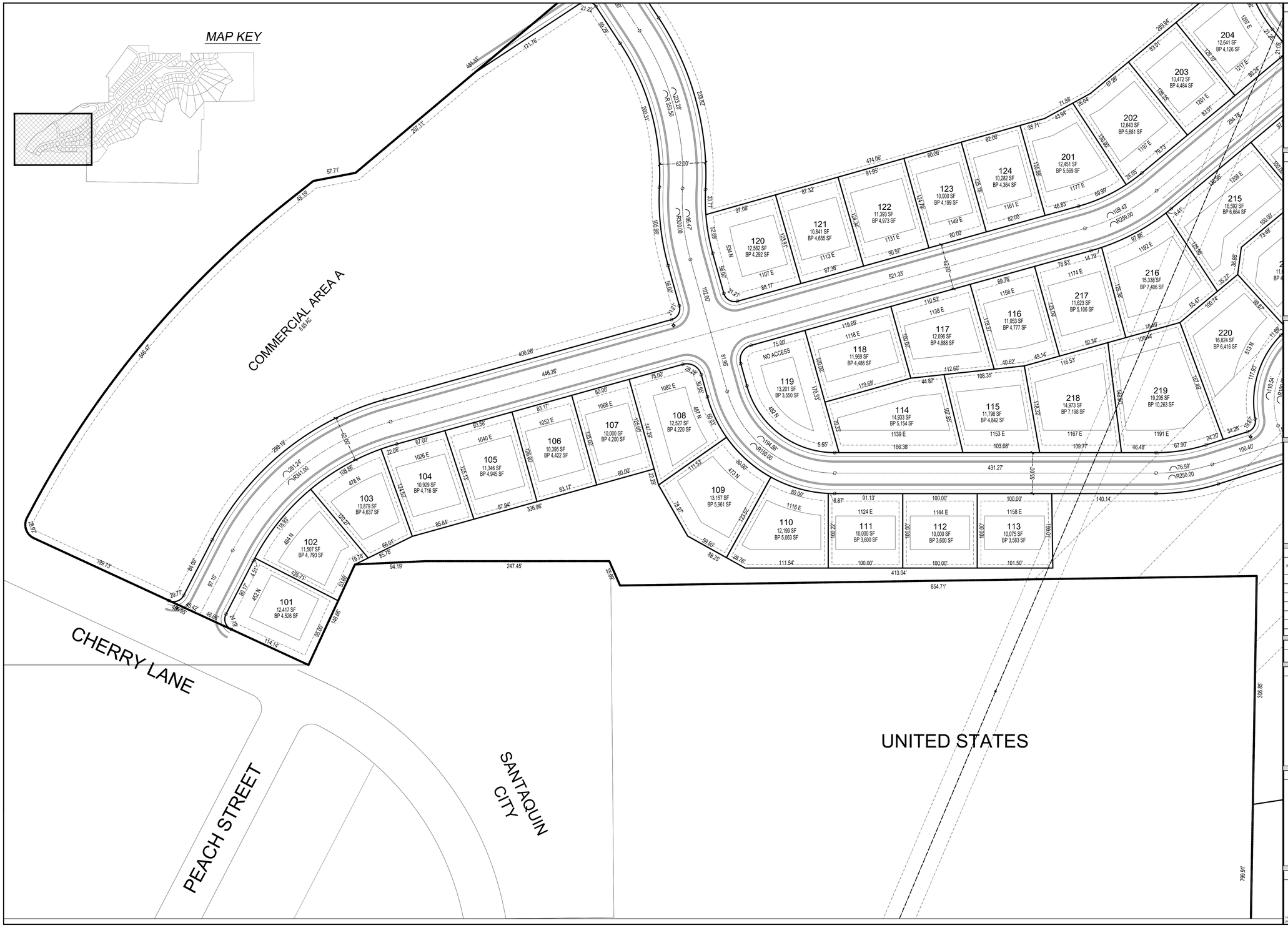

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg
CIVIL ENGINEERING
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Highland, UT, 84003
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.7

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

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

REVISIONS		
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.8

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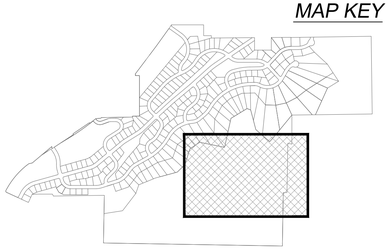
82.61

198.

OPEN SPACE
PARCEL A
4,444,677 SF
102.04 AC

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. Berg 343602 REGISTERED PROFESSIONAL ENGINEER 07/22/2021
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.9*

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GREY CLIFFS

8/14/2021

PRIVATE SEWER LIFT STATION

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

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

0.34 cfs

FLOWRATE **154 gpm**

LIFT STATION ELEVATION 4825
CONNECTION POINT 4930

HEAD **105 FEET**

ReliaSource® 6x6 Above-Ground Lift Station

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

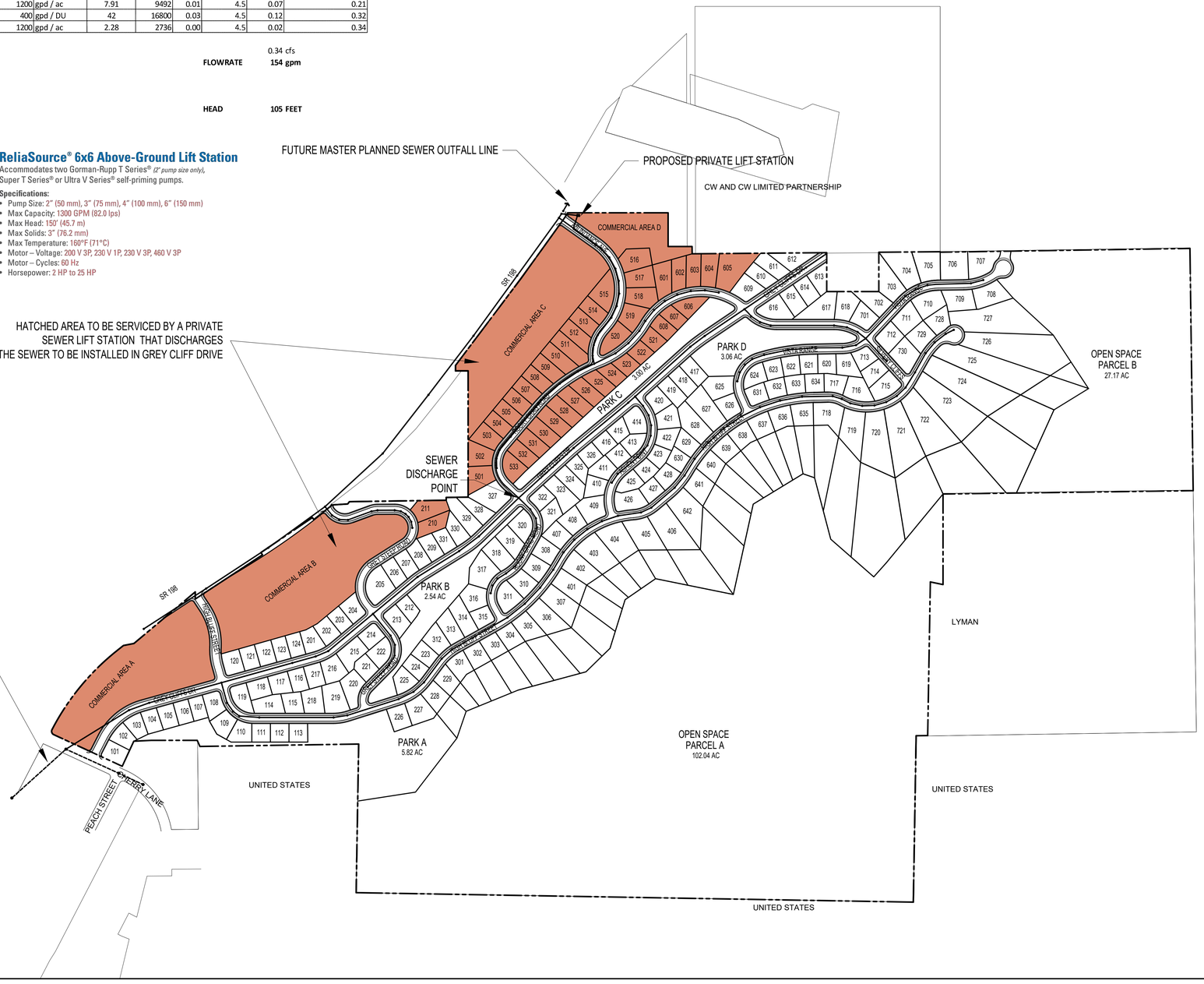
Specifications:

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

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

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

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



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS

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SEAL

STATE OF UTAH
KENNETH F. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL SEWER	C2.01

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UDOT NOTE

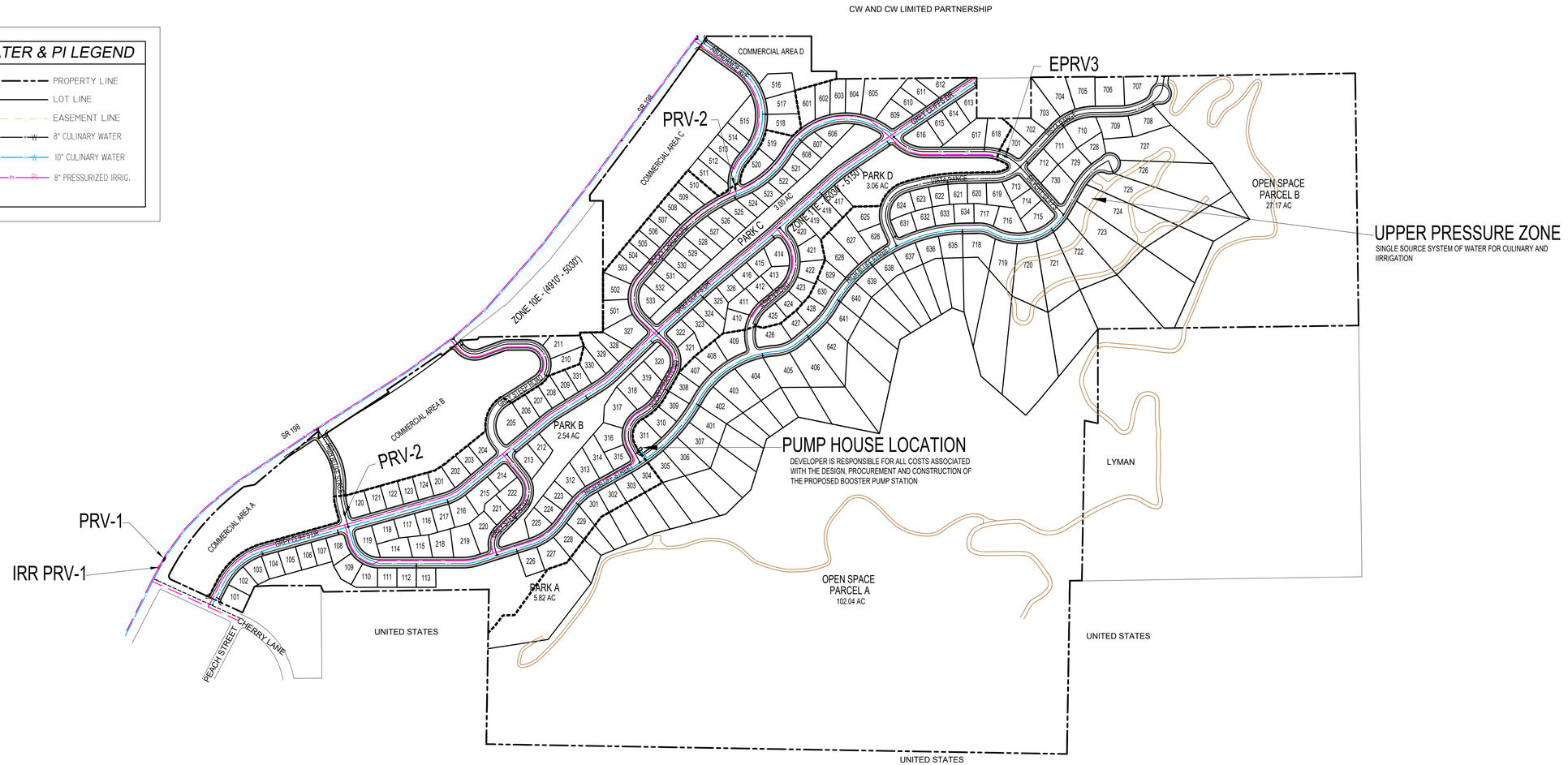
ALL IMPROVEMENTS LOCATED WITHIN SR198 RIGHT-OF-WAY MUST HAVE WRITTEN APPROVAL FROM UDOT

PRESSURIZED IRRIGATION ZONES

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

WATER & PI LEGEND

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



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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS			SEAL
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STATE OF UTAH — JEFFREY E. BERG — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
WATER ZONES	*C2.02*

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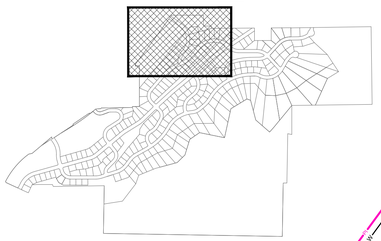
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES,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

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

LEGEND

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

MAP KEY



COMMERCIAL AREA D
2.28 AC

COMMERCIAL AREA C
7.91 AC

PARK C
3.00 AC

PAR
3.06 A

505	11,511 SF	BP 5,333 SF
506	11,608 SF	BP 5,405 SF
507	11,775 SF	BP 5,522 SF
508	12,403 SF	BP 5,979 SF
509	13,630 SF	BP 6,870 SF
510	15,487 SF	BP 8,215 SF
511	17,475 SF	BP 9,663 SF
512	14,349 SF	BP 7,182 SF
513	12,273 SF	BP 5,853 SF
514	12,001 SF	BP 5,715 SF
515	18,506 SF	BP 7,141 SF
516	17,705 SF	BP 10,176 SF
517	15,934 SF	BP 8,346 SF
518	16,662 SF	BP 8,618 SF
519	15,205 SF	BP 6,571 SF
520	15,867 SF	BP 4,868 SF
521	10,422 SF	BP 4,153 SF
522	10,108 SF	BP 3,639 SF
523	10,273 SF	BP 3,825 SF
524	10,383 SF	BP 4,267 SF
525	12,542 SF	BP 5,946 SF
526	14,064 SF	BP 7,124 SF
527	14,866 SF	BP 7,812 SF
528	15,069 SF	BP 7,992 SF
529	14,656 SF	
601	16,928 SF	BP 9,100 SF
602	13,709 SF	BP 6,845 SF
603	14,108 SF	BP 7,265 SF
604	16,035 SF	BP 8,634 SF
605	29,954 SF	BP 11,642 SF
606	12,647 SF	BP 3,382 SF
607	10,324 SF	BP 4,418 SF
608	10,462 SF	BP 4,553 SF
609	15,343 SF	BP 6,101 SF
414		
417	12,034 SF	BP 4,995 SF
418	12,482 SF	BP 6,030 SF
419	12,883 SF	BP 6,559 SF
420	11,914 SF	BP 5,131 SF
421	13,562 SF	BP 6,383 SF
625	17,275 SF	BP 8,813 SF
626	12,902 SF	BP 4,590 SF
627	25,500 SF	BP 15,947 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS

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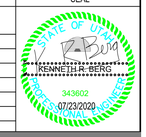
SEAL



ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

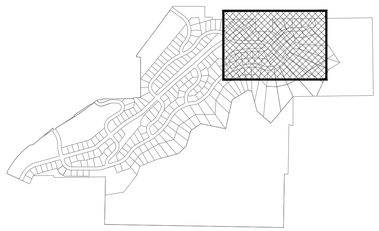
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

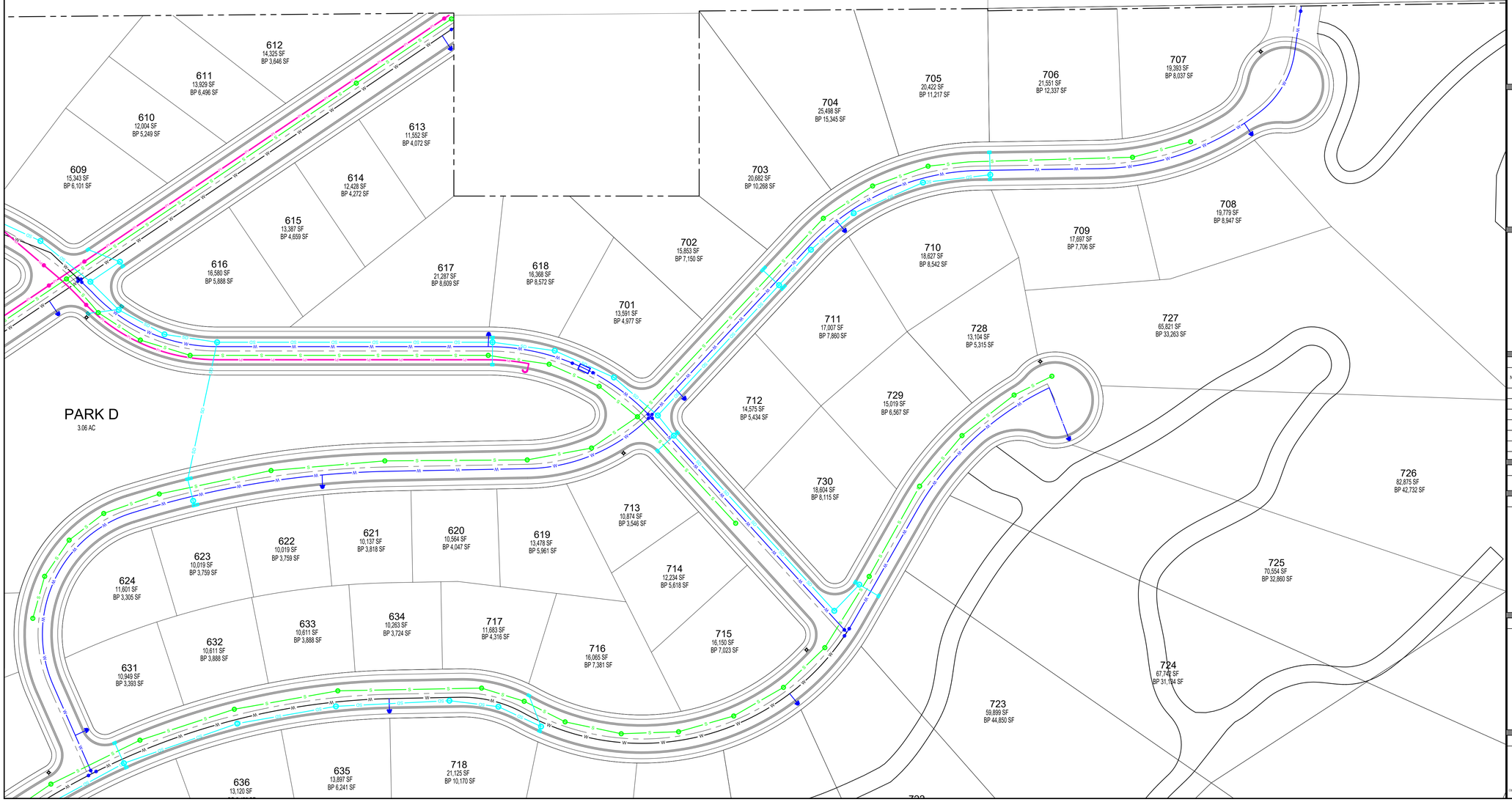
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES,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

MAP KEY



LEGEND

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



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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

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

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*

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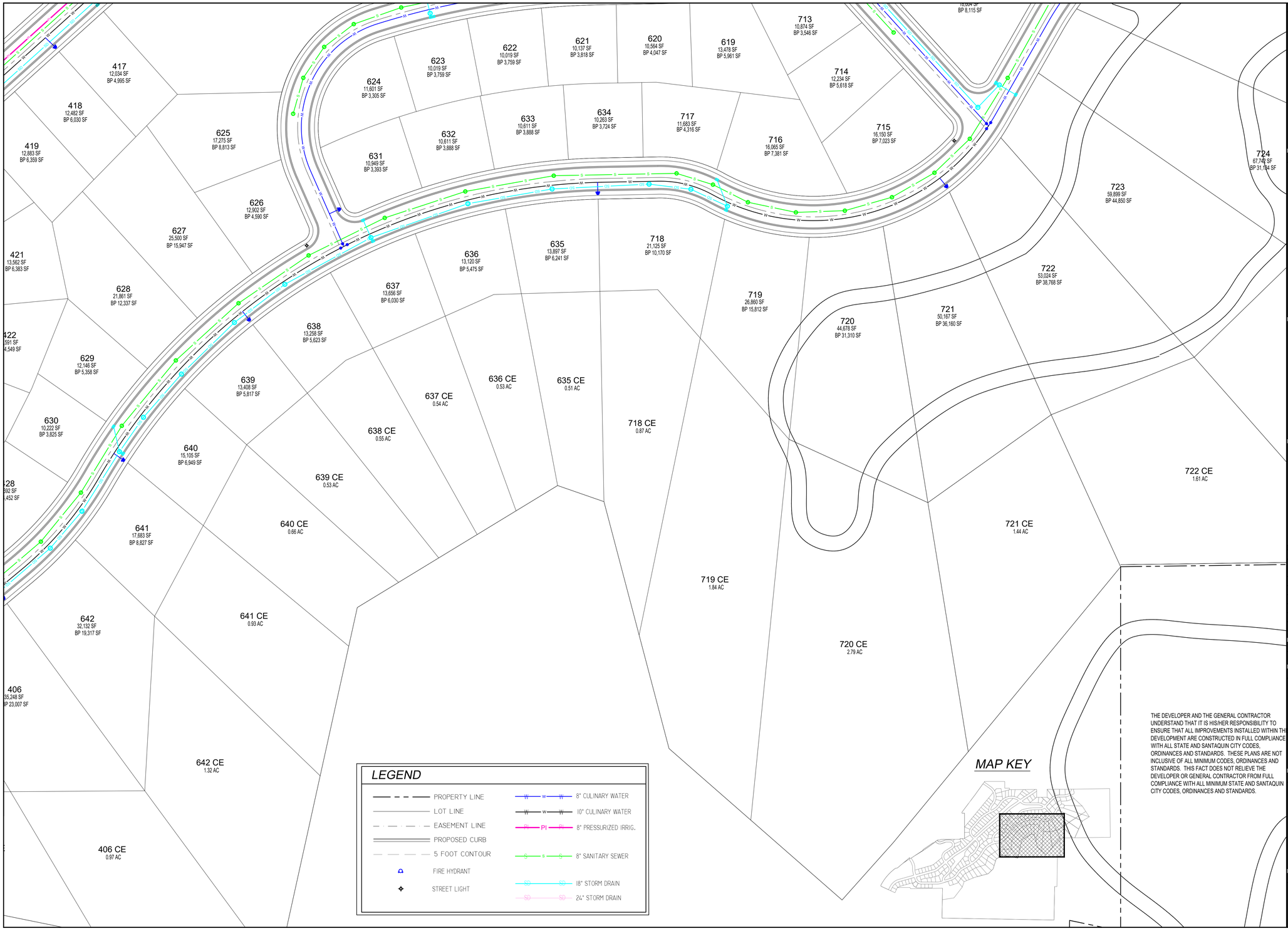

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 0 60 120 180

SCALE: 1"= 60'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.3

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

MAP KEY

SR 198

LEGEND

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

PARK C
3.00 AC

PARK B
2.54 AC

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.4*

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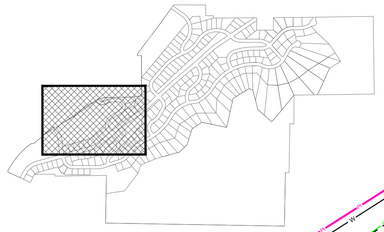
LEGEND

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

MAP KEY



COMMERCIAL AREA B
9.44 AC

REA A

211	16,378 SF	BP 9,304 SF
210	13,698 SF	BP 6,381 SF
209	11,617 SF	BP 5,364 SF
208	11,334 SF	BP 4,802 SF
207	11,003 SF	BP 4,639 SF
206	11,765 SF	BP 5,209 SF
205	21,321 SF	BP 9,452 SF
204	12,641 SF	BP 4,126 SF
203	10,472 SF	BP 4,484 SF
202	12,643 SF	BP 5,681 SF
201	12,451 SF	BP 5,569 SF
124	10,282 SF	BP 4,364 SF
123	10,000 SF	BP 4,199 SF
122	11,393 SF	BP 4,973 SF
121	10,841 SF	BP 4,655 SF
120	12,562 SF	BP 4,292 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
119	13,201 SF	BP 3,550 SF
118	11,969 SF	BP 4,486 SF
117	12,096 SF	BP 4,888 SF
116	11,053 SF	BP 4,777 SF
114	14,933 SF	BP 5,154 SF
115	11,798 SF	BP 4,842 SF
217	11,623 SF	BP 5,106 SF
216	15,338 SF	BP 7,406 SF
218	14,973 SF	BP 7,198 SF
219	19,295 SF	BP 10,263 SF
215	16,592 SF	BP 6,664 SF
214	11,614 SF	BP 3,686 SF
222	13,464 SF	BP 4,565 SF
221	11,609 SF	BP 4,821 SF
220	16,824 SF	BP 6,416 SF
213	13,858 SF	BP 5,304 SF
212	10,003 SF	BP 4,151 SF
312	14,178 SF	BP 6,827 SF
223	11,478 SF	BP 5,064 SF
224	10,612 SF	BP 4,563 SF
225	12,827 SF	BP 5,210 SF
228	14,023 SF	BP 6,517 SF
227	16,857 SF	BP 8,460 SF

PAR
2.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING
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REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.5

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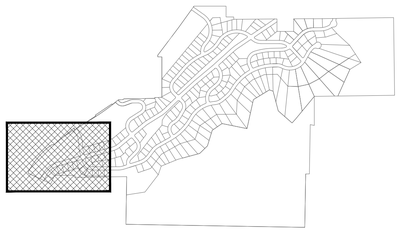
LEGEND

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

MAP KEY



COMMERCIAL AREA A
6.65 AC

101	12,417 SF	BP 4,526 SF
102	11,507 SF	BP 4, 793 SF
103	10,879 SF	BP 4,637 SF
104	10,929 SF	BP 4,716 SF
105	11,346 SF	BP 4,945 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
114	14,933 SF	BP 5,154 SF
118	11,969 SF	BP 4,486 SF
119	13,201 SF	BP 3,550 SF
120	12,562 SF	BP 4,292 SF
121	10,841 SF	BP 4,655 SF
122	11,393 SF	BP 4,973 SF

CHERRY LANE

PEACH STREET

SANTAQUIN CITY

UNITE

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg

CIVIL ENGINEERING

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office (801) 492-1277
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REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.6

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PARK B
2.54 AC

PARK A
5.82 AC

UNITED STATES

107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
112	10,000 SF	BP 3,600 SF
113	10,075 SF	BP 3,583 SF
114	14,933 SF	BP 5,154 SF
115	11,798 SF	BP 4,842 SF
116	11,053 SF	BP 4,777 SF
117	12,096 SF	BP 4,888 SF
118	11,969 SF	BP 4,486 SF
119	13,201 SF	BP 3,550 SF
120	12,962 SF	BP 4,292 SF
121	10,841 SF	BP 4,655 SF
122	11,393 SF	BP 4,973 SF
123	10,000 SF	BP 4,199 SF
124	10,282 SF	BP 4,364 SF
201	12,451 SF	BP 5,569 SF
202	12,643 SF	BP 5,681 SF
203	10,472 SF	BP 4,484 SF
204	12,641 SF	BP 4,126 SF
212	10,003 SF	BP 4,151 SF
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215	16,592 SF	BP 6,664 SF
216	15,338 SF	BP 7,406 SF
217	11,623 SF	BP 5,106 SF
218	14,973 SF	BP 7,198 SF
219	19,295 SF	BP 10,263 SF
220	16,824 SF	BP 6,416 SF
221	11,609 SF	BP 4,821 SF
222	13,464 SF	BP 4,565 SF
223	11,478 SF	BP 5,064 SF
224	10,612 SF	BP 4,563 SF
225	12,527 SF	BP 5,210 SF
226	13,082 SF	BP 5,215 SF
227	16,857 SF	BP 8,460 SF
228	14,023 SF	BP 6,517 SF
229	12,581 SF	BP 5,595 SF
301	13,639 SF	BP 6,093 SF
302	12,611 SF	BP 5,606 SF
303	12,573 SF	BP 5,582 SF
312	14,178 SF	BP 6,827 SF
313	15,180 SF	BP 7,864 SF
314	17,028 SF	BP 9,343 SF
315	10,441 SF	BP 3,266 SF
316	15,800 SF	BP 7,440 SF
228 CE	0.41 AC	
229 CE	0.26 AC	
301 CE	0.35 AC	
302 CE	0.50 AC	

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
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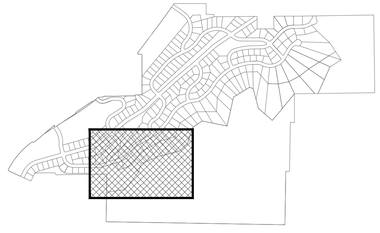
MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 25 50 100 150

SCALE: 1"= 50'

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

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

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.7*

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211
16,378 SF
BP 9,304 SF

328
13,092 SF
BP 5,132 SF

329
17,803 SF
BP 8,544 SF

210
13,698 SF
BP 6,381 SF

330
12,496 SF
BP 5,358 SF

331
10,204 SF
BP 4,329 SF

209
11,617 SF
BP 5,364 SF

320
14,410 SF
BP 5,449 SF

321
12,077 SF
BP 4,566 SF

409
17,000 SF
BP 8,232 SF

642
32,132 SF
BP 19,317 SF

641 CE
0.93 AC

408
14,174 SF
BP 6,459 SF

406
35,248 SF
BP 23,007 SF

407
13,511 SF
BP 6,157 SF

405
25,219 SF
BP 14,522 SF

319
14,570 SF
BP 7,287 SF

404
27,439 SF
BP 16,872 SF

642 CE
1.32 AC

318
16,575 SF
BP 8,911 SF

308
13,209 SF
BP 5,567 SF

403
27,183 SF
BP 16,922 SF

317
21,290 SF
BP 10,867 SF

309
12,860 SF
BP 5,292 SF

402
19,923 SF
BP 11,473 SF

405 CE
0.61 AC

406 CE
0.97 AC

404 CE
0.45 AC

PARK B
2.54 AC

310
13,848 SF
BP 5,926 SF

401
18,479 SF
BP 10,212 SF

403 CE
0.41 AC

402 CE
0.39 AC

316
15,800 SF
BP 7,440 SF

311
15,413 SF
BP 5,781 SF

307
23,673 SF
BP 14,255 SF

401 CE
0.62 AC

315
10,441 SF
BP 3,266 SF

306
22,476 SF
BP 11,185 SF

314
17,028 SF
BP 9,343 SF

305
15,780 SF
BP 7,893 SF

307 CE
0.75 AC

313
15,180 SF
BP 7,864 SF

304
12,700 SF
BP 5,676 SF

312
14,178 SF
BP 6,827 SF

303
12,573 SF
BP 5,582 SF

306 CE
0.80 AC

223
11,478 SF
BP 5,064 SF

302
12,611 SF
BP 5,606 SF

305 CE
0.75 AC

304 CE
0.61 AC

301
13,639 SF
BP 6,093 SF

303 CE
0.54 AC

229
12,581 SF
BP 5,595 SF

302 CE
0.50 AC

301 CE
0.35 AC

228
14,023 SF
BP 6,517 SF

229 CE
0.26 AC

228 CE
0.41 AC

OPEN SPACE
PARCEL A
4,444,677 SF
102.04 AC

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
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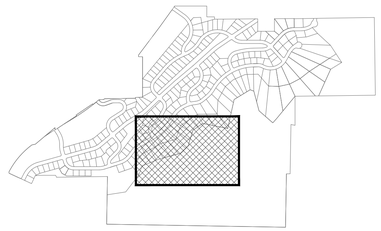
MAP KEY



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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH KENNETH R. BERG 343602 07/23/2020 PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.8*

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MAP KEY

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

RETENTION POND

POND RATING TABLE - POND A

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

POND NOTES

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

CW AND CW LIMITED PARTNERSHIP

COMMERCIAL AREA D

RETENTION POND
COMMERCIAL AREA C

ABUNDANCE AVE

SR 198

PARK D
3.06 AC

PARK C
3.00 AC

VISTA RANGE

GREY CLIFFS DR

ROCKY CREEK ROAD

HIGH BLUFF STREET

OPEN SPACE
PARCEL
27.17 AC

COMMERCIAL AREA B

GREAT STEEP ROAD

PARK B
2.54 AC

ROCKY CREEK ROAD

COMMERCIAL AREA A

PARK A
5.82 AC

OPEN SPACE
PARCEL A
102.04 AC

LYMAN

UNITED STATES

UNITED STATES

PEACH STREET

CHERRY LANE

GRADING NOTES

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

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

3. TYPICAL CUT SLOPES ARE SHOWN AS 2:1

4. FILL SLOPES SHOWN AS 2:1 TYPICAL.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH · K. B. Berg · REGISTERED · 07/22/2021 · 343602 · PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.1

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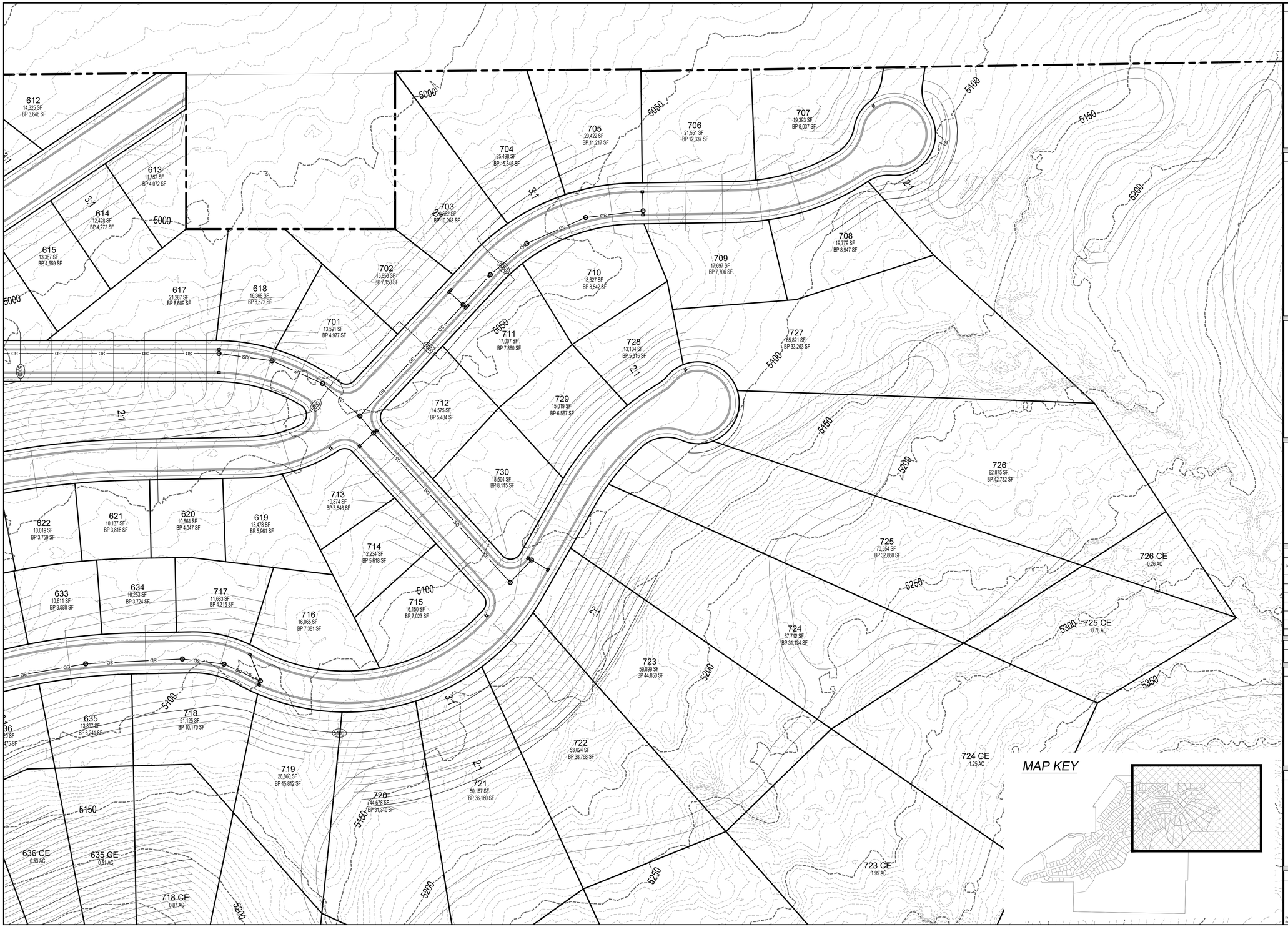

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.2

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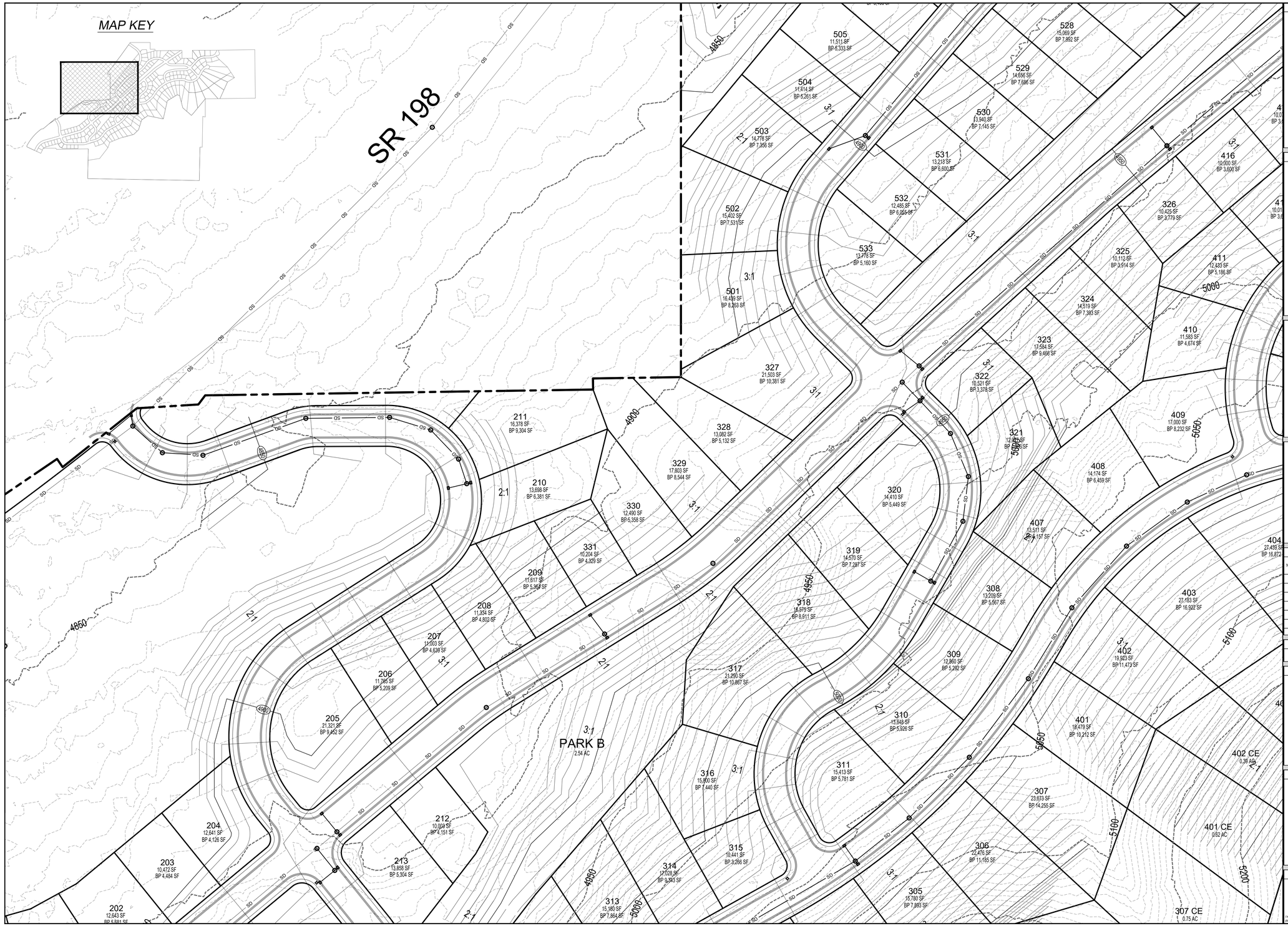

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.3

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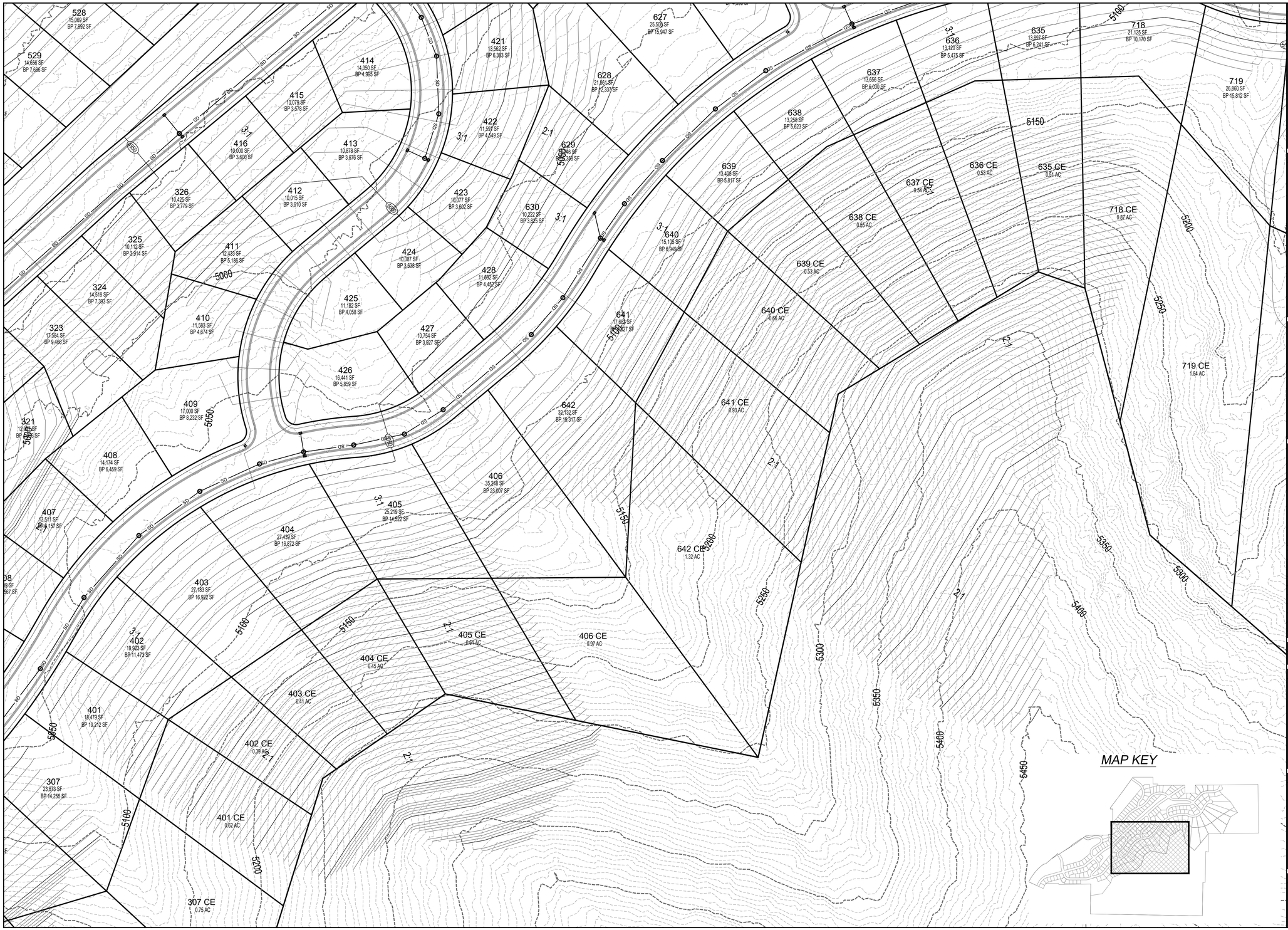

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

MAP KEY

SHEET NAME	SHEET NUMBER
GRADING	C3.4

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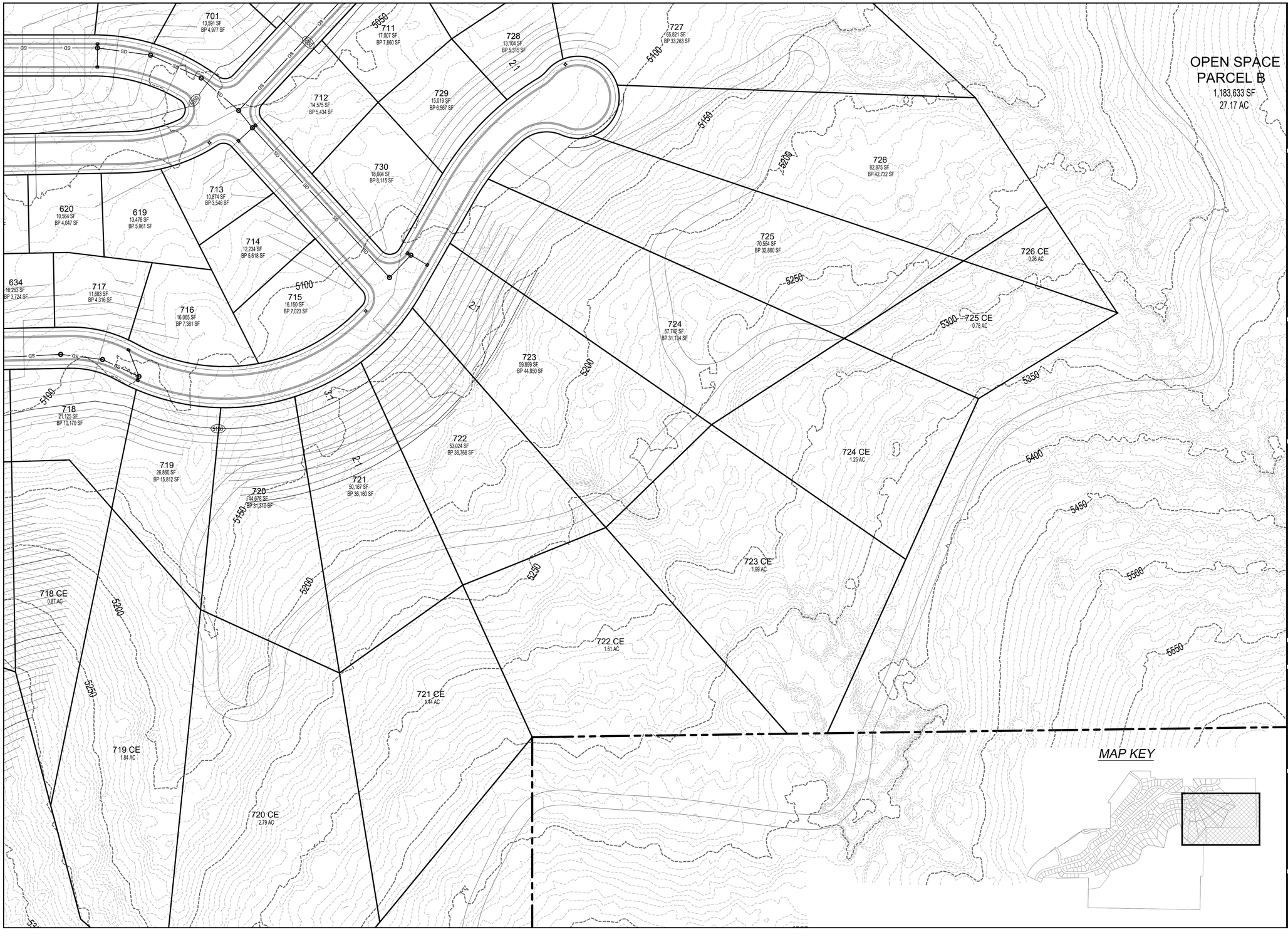

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

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CIVIL ENGINEERING
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NO.	DATE	DESCRIPTION	STATE OF UTAH · R. Berg · CIVIL ENGINEERING · 07/22/2021 · 343602 · PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.5

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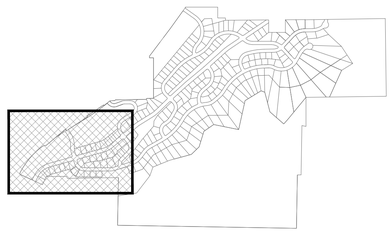
MAP KEY



COMMERCIAL 9.44 AC

COMMERCIAL AREA A 6.65 AC

CHERRY LANE

UNITED STATES

SANTA

101	12,417 SF	BP 4,526 SF
102	11,507 SF	BP 4, 793 SF
103	10,845 SF	BP 4,637 SF
104	9,939 SF	BP 4,716 SF
105	11,346 SF	BP 4,945 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
112	10,000 SF	BP 3,600 SF
113	10,075 SF	BP 3,583 SF
114	14,333 SF	BP 5,154 SF
115	11,798 SF	BP 4,842 SF
116	11,053 SF	BP 4,777 SF
117	12,096 SF	BP 4,888 SF
118	11,969 SF	BP 4,486 SF
119	13,201 SF	BP 3,550 SF
120	12,562 SF	BP 4,292 SF
121	10,841 SF	BP 4,655 SF
122	11,393 SF	BP 4,973 SF
123	10,000 SF	BP 4,199 SF
124	10,282 SF	BP 4,364 SF
201	12,451 SF	BP 5,569 SF
202	12,643 SF	BP 5,881 SF
203	10,472 SF	BP 4,484 SF
204	12,641 SF	BP 4,126 SF
215	16,592 SF	BP 6,664 SF
216	15,338 SF	BP 7,406 SF
217	11,623 SF	BP 5,106 SF
218	14,973 SF	BP 7,198 SF
219	19,295 SF	BP 10,263 SF
220	16,324 SF	BP 6,416 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.6

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PARK B
2.54 AC

PARK A

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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SEAL

STATE OF UTAH
R. Berg
CHAD L. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.7*

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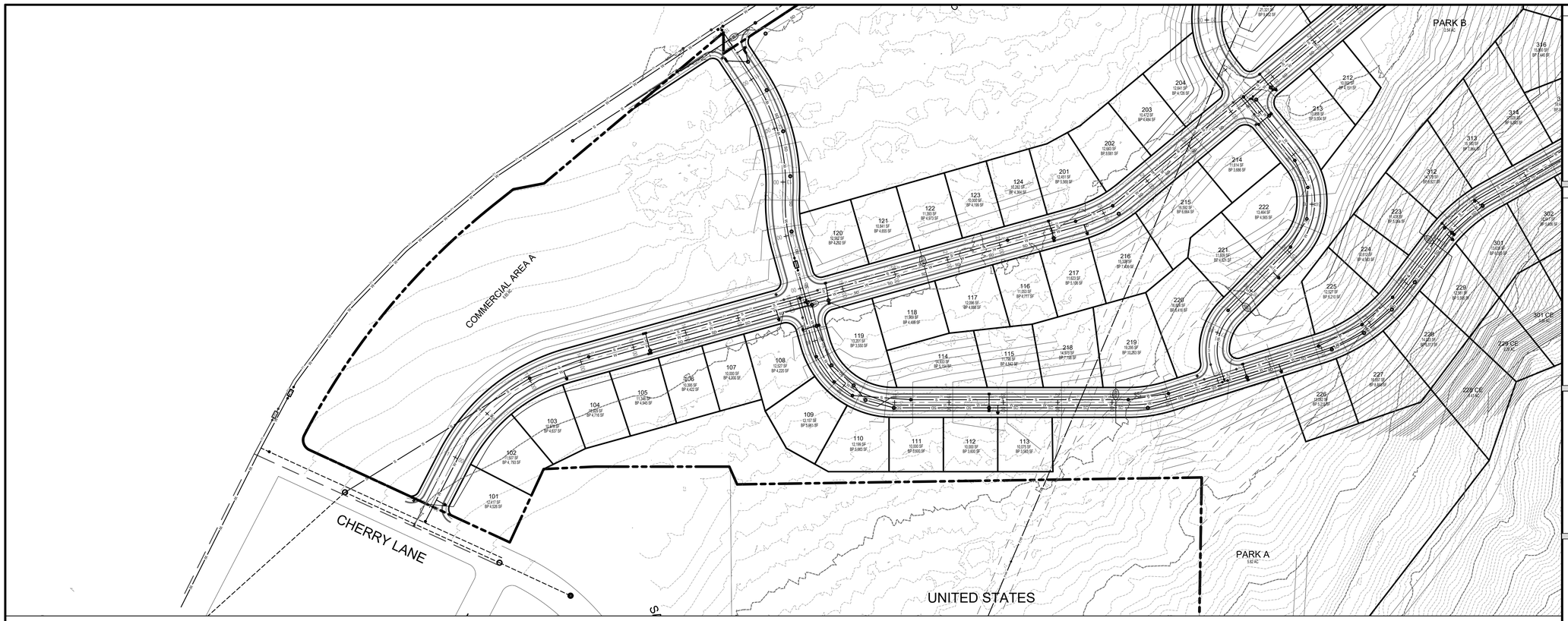
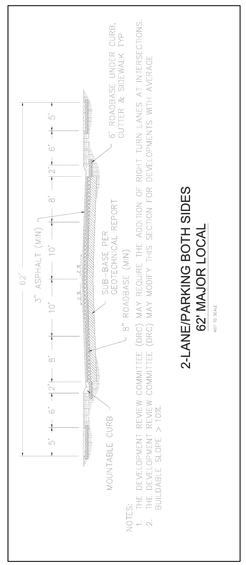
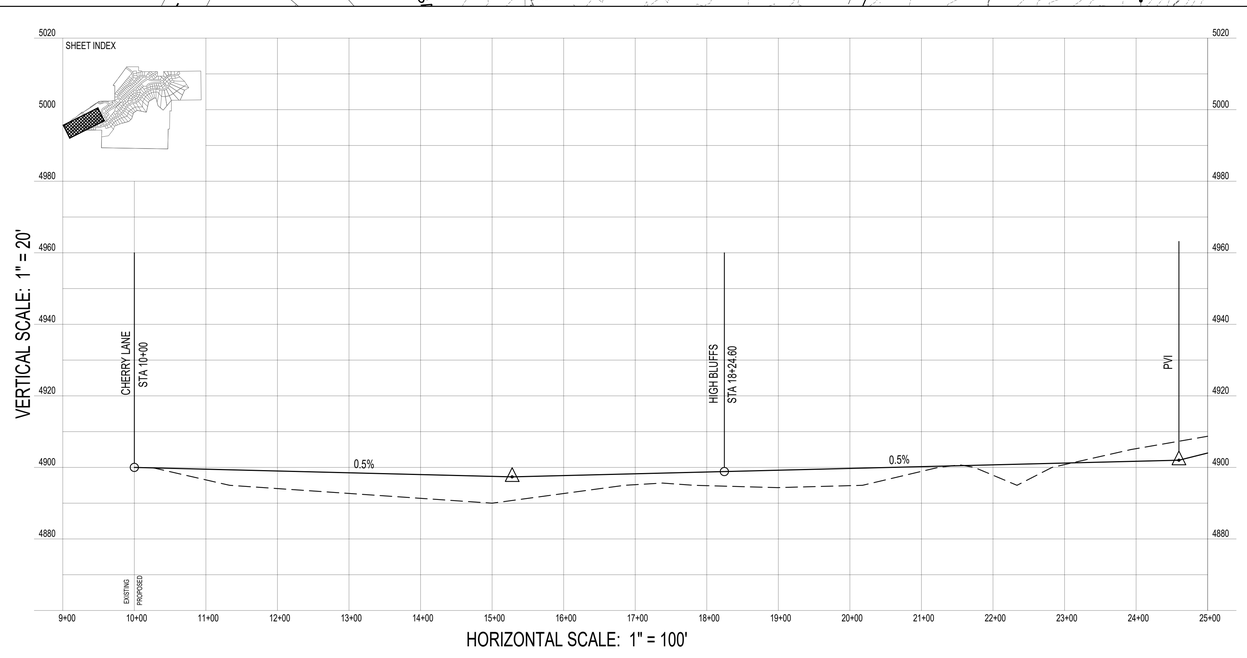




2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
NOT TO SCALE



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

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SCALE: 1"= 100'

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.1

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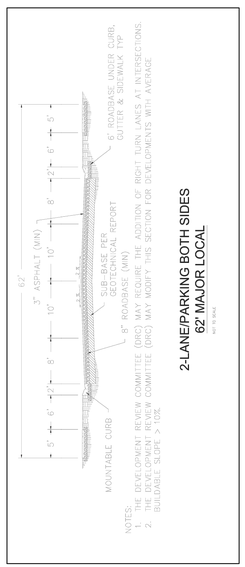

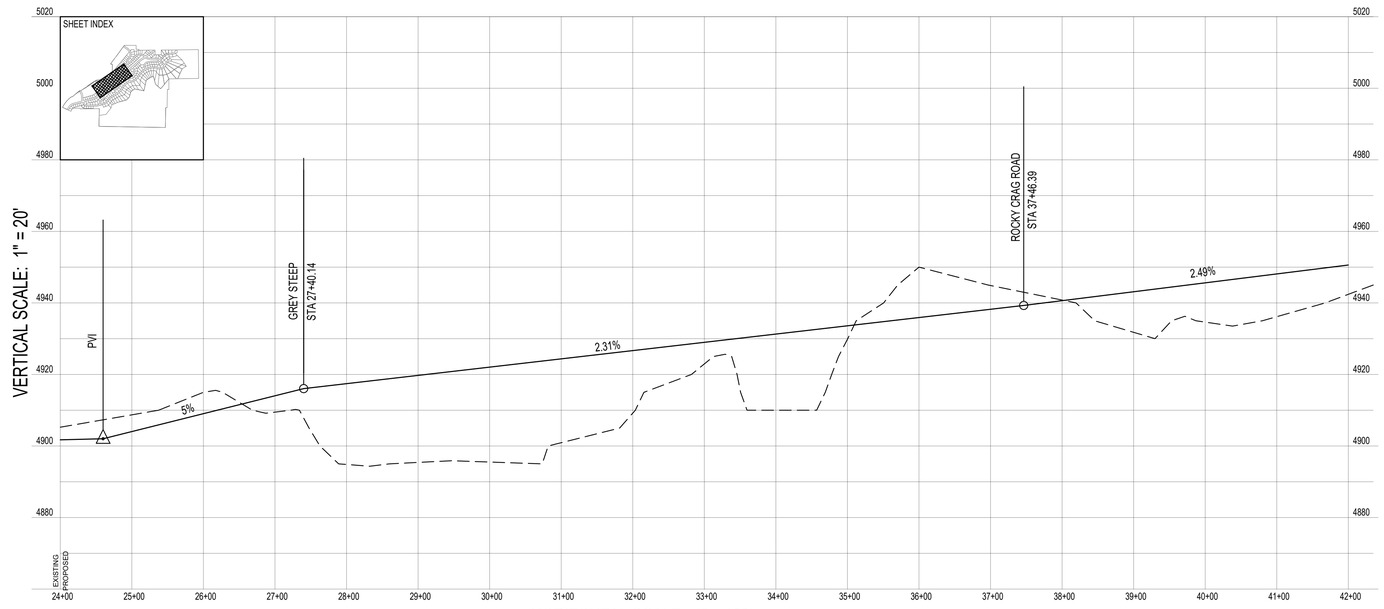

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.2

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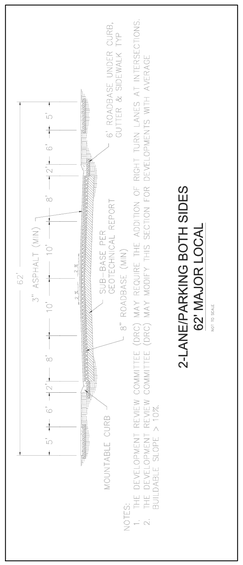
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3" ASPHALT (MIN)
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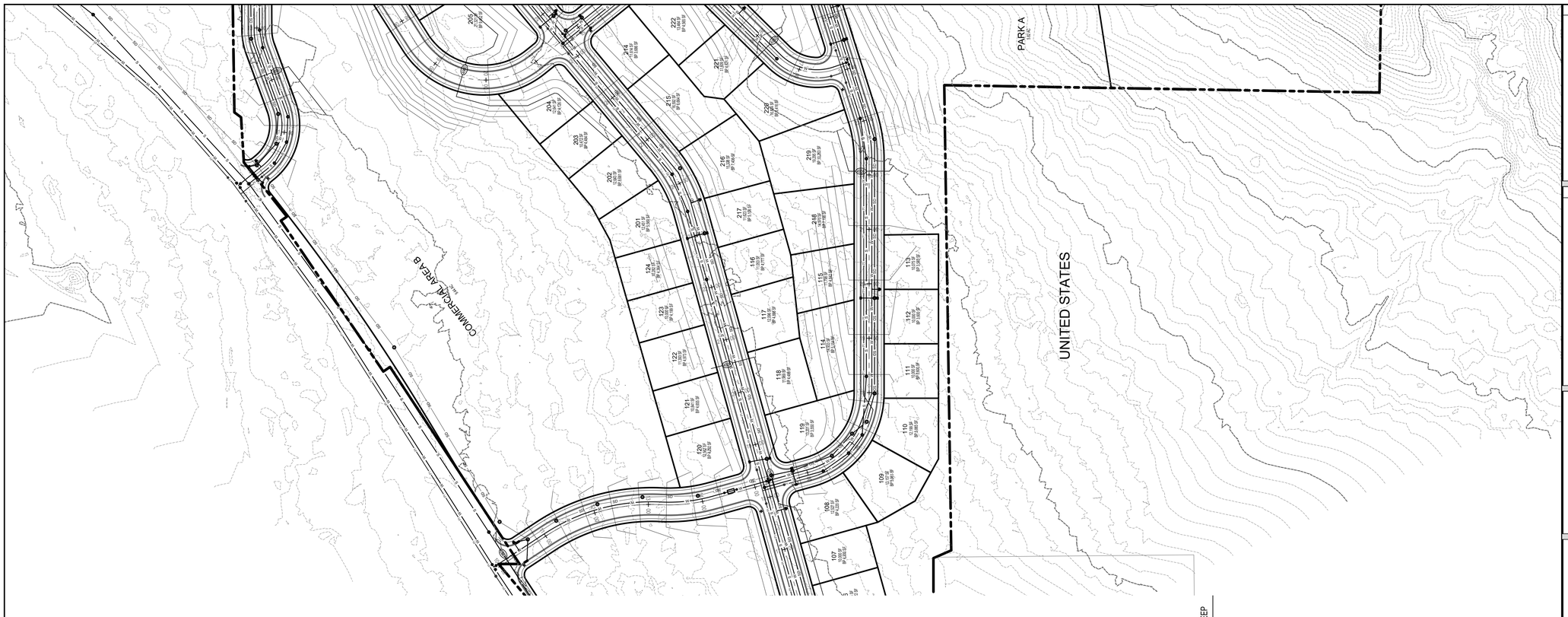
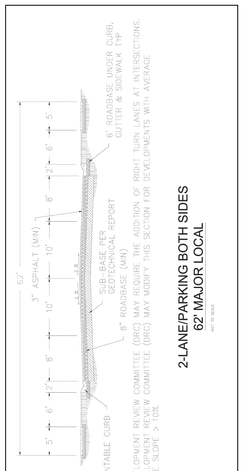
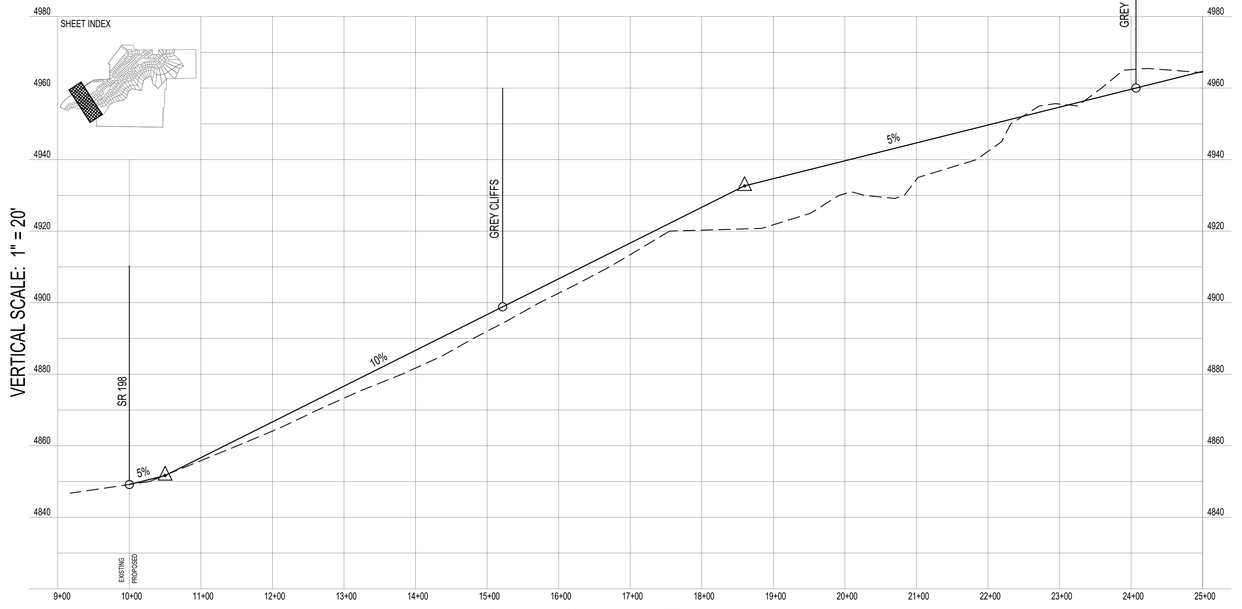
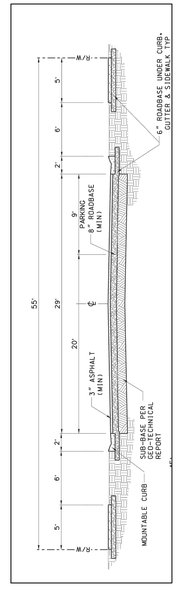




2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, KENNETH BERG, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

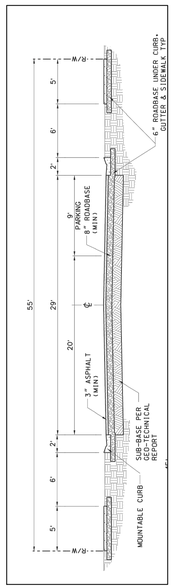
PROJECT

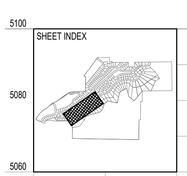
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.1*





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.2*

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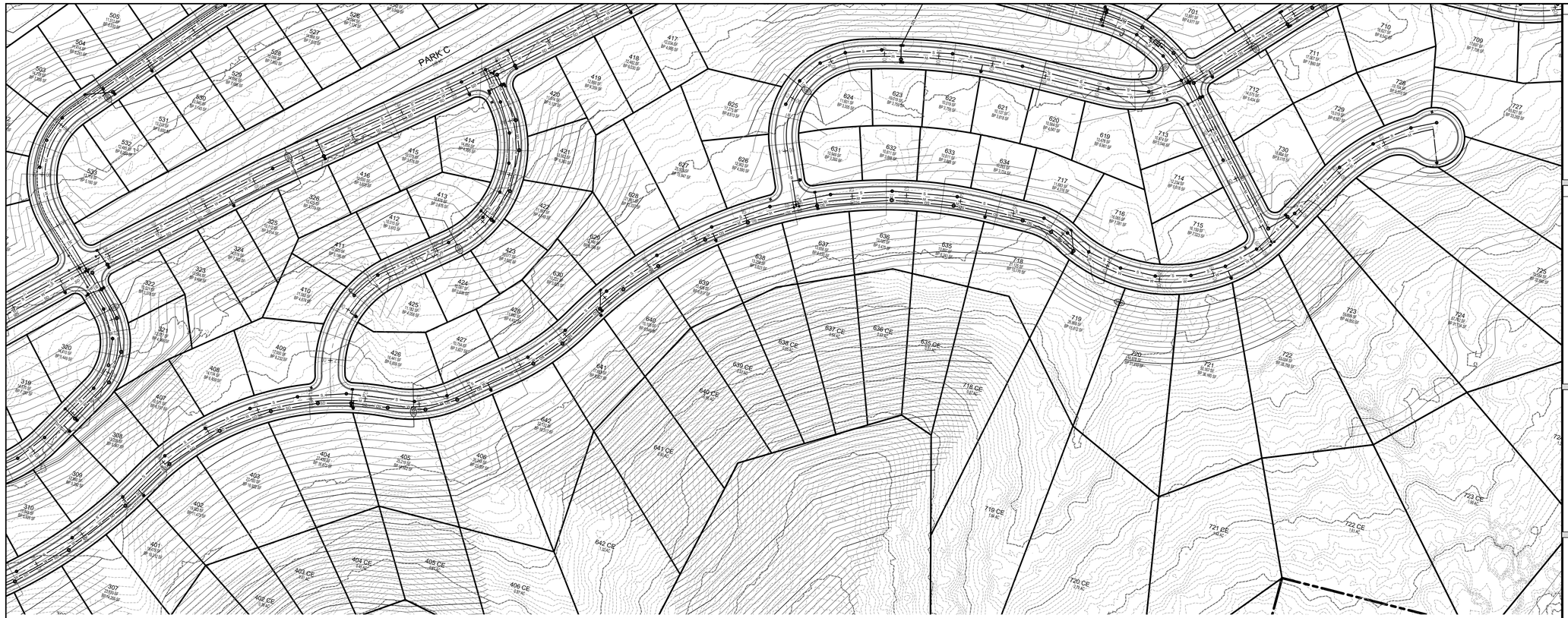

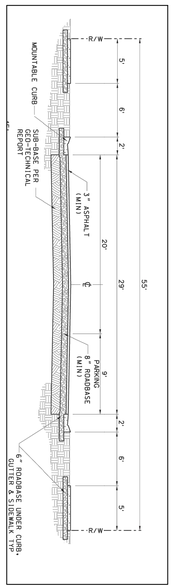

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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Highland Ut, 84003
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.3*

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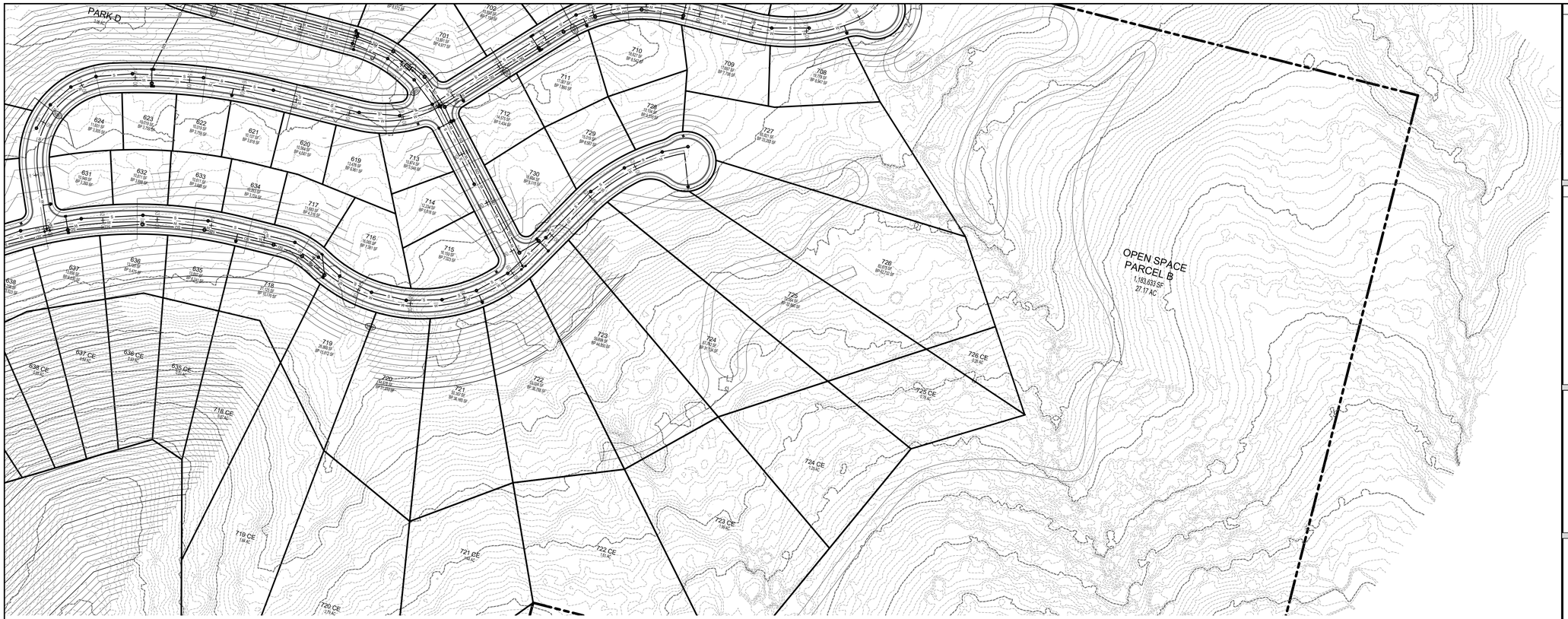

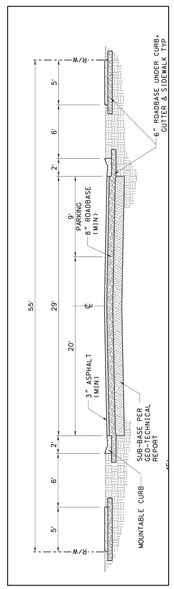

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.4*

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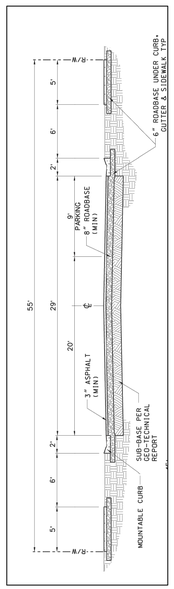

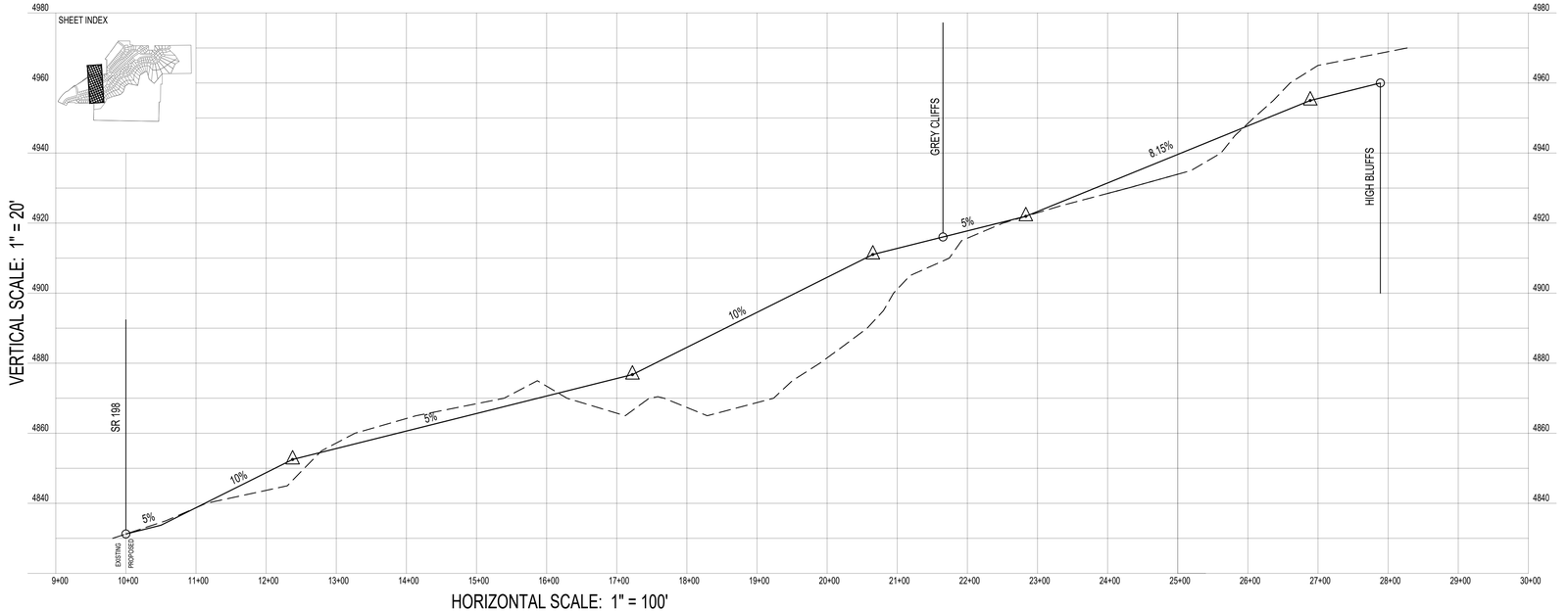

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY STEEP	*C6.1*

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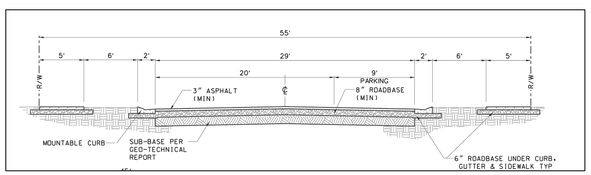

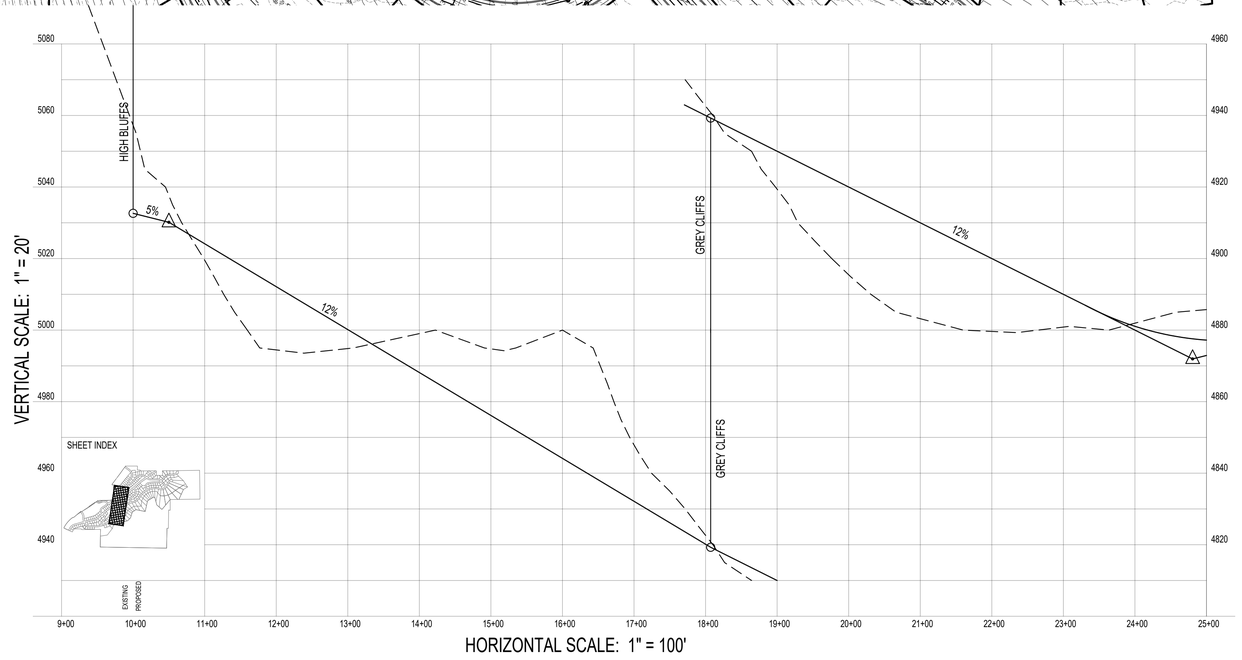

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
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Highland Ut, 84003
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ROCKY CRAG	C7.1

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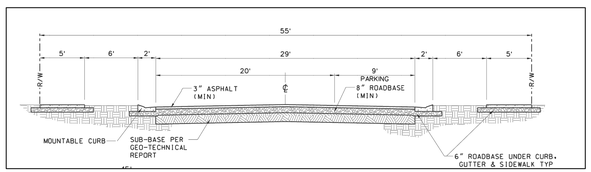

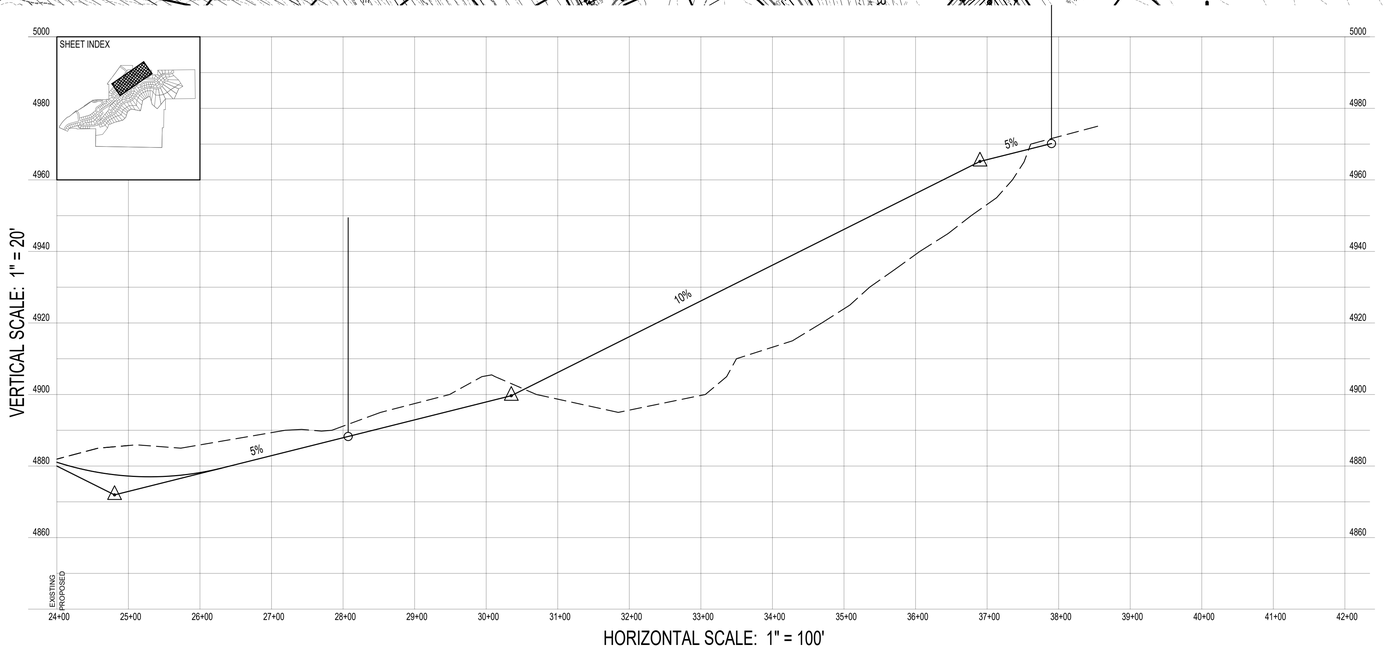

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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11038 N Highland Blvd Suite 400
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ROCKY CRAG	*C7.2*

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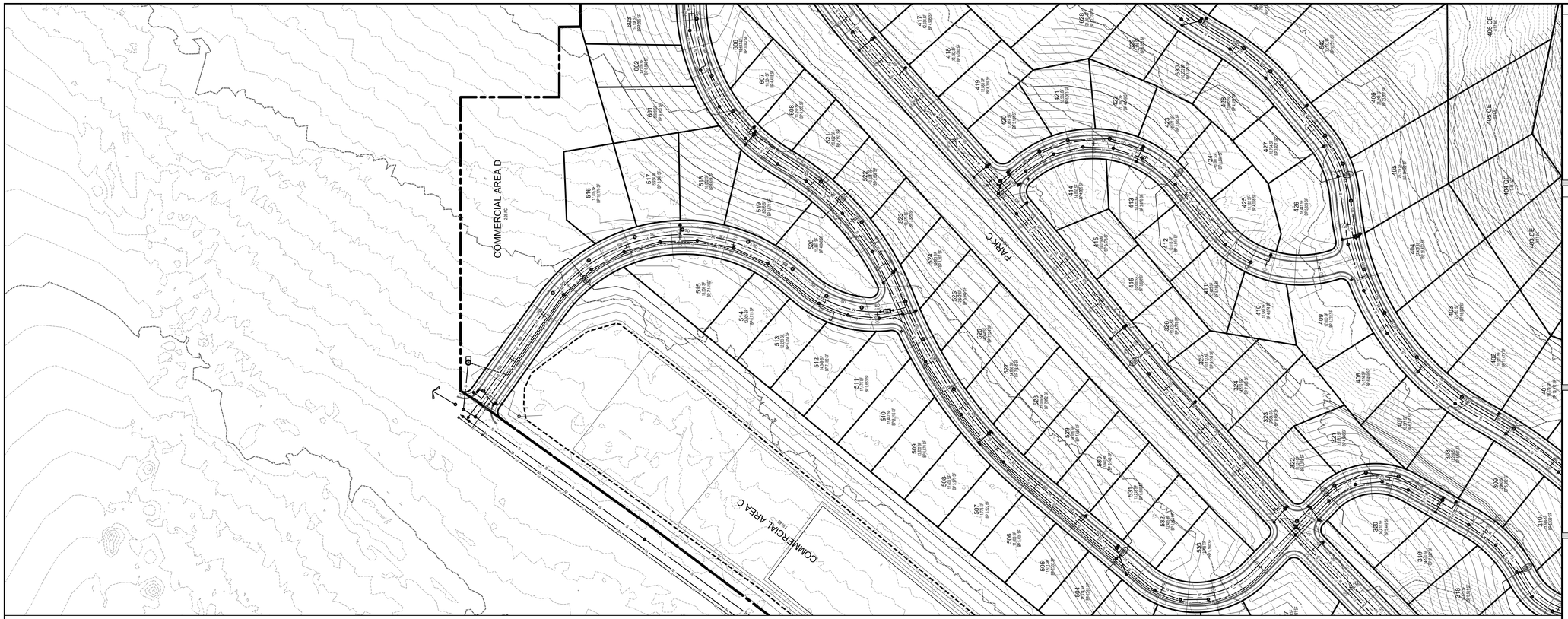

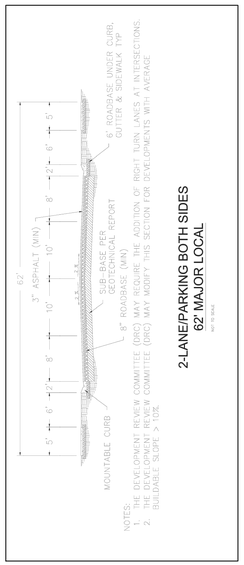

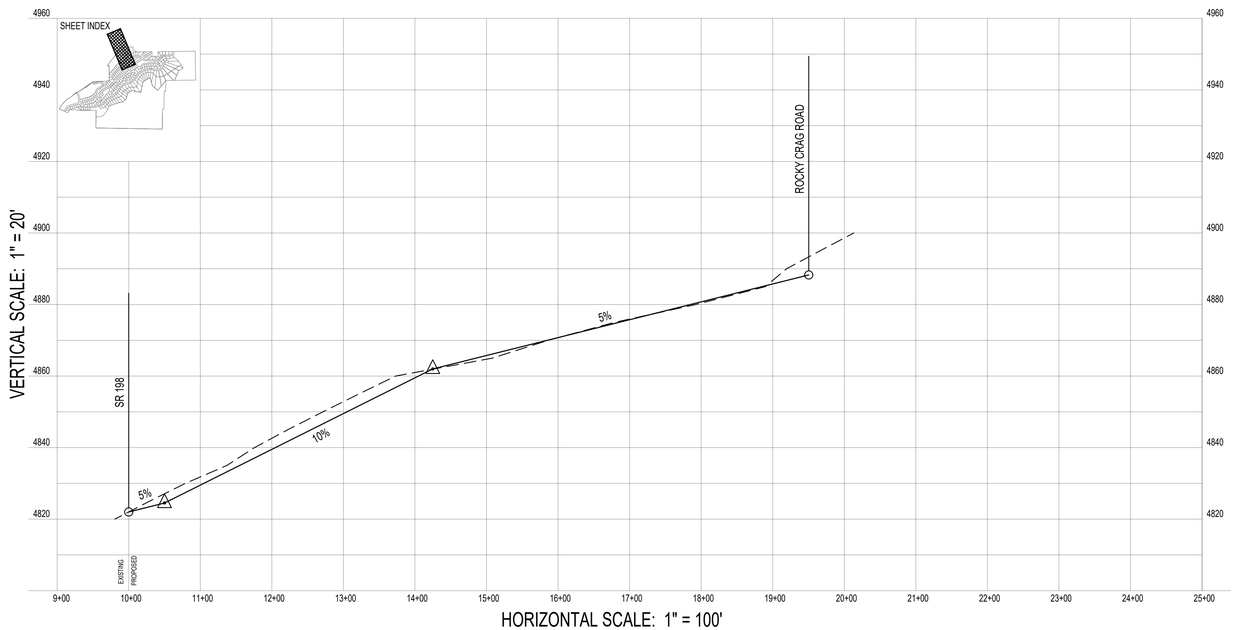

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ABUNDANCE	*C8.1*

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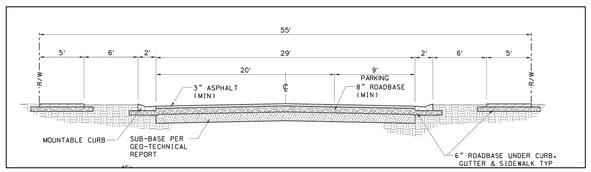

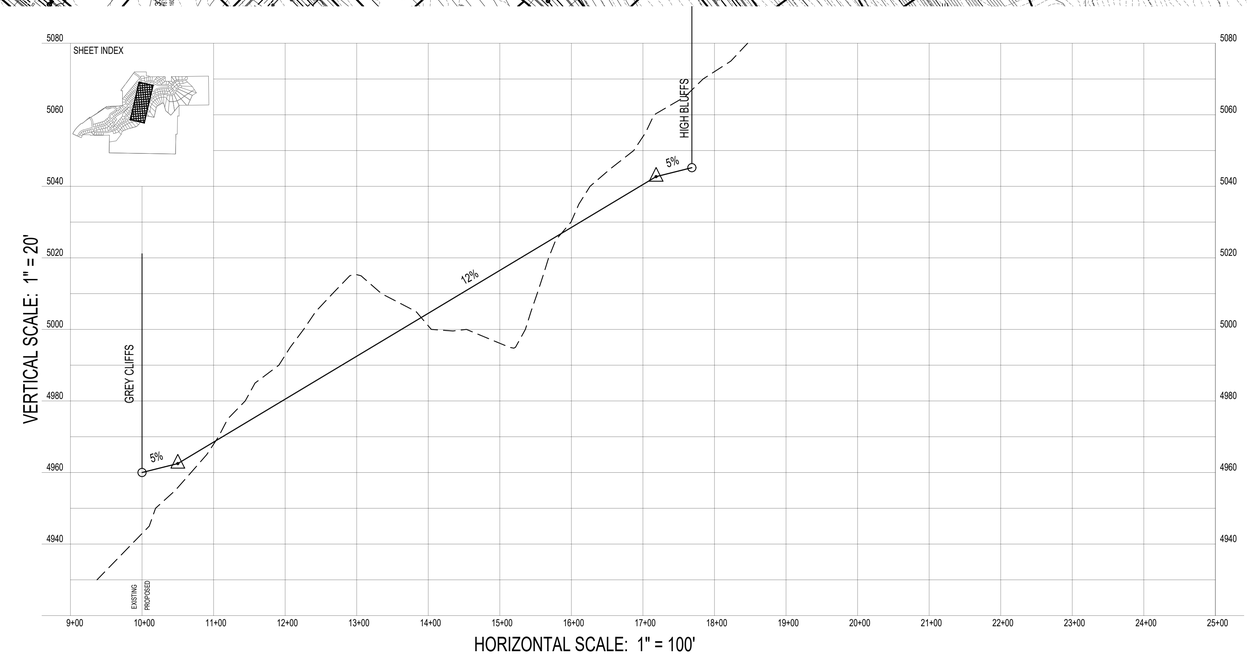

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ASHEN POINT	*C9.1*

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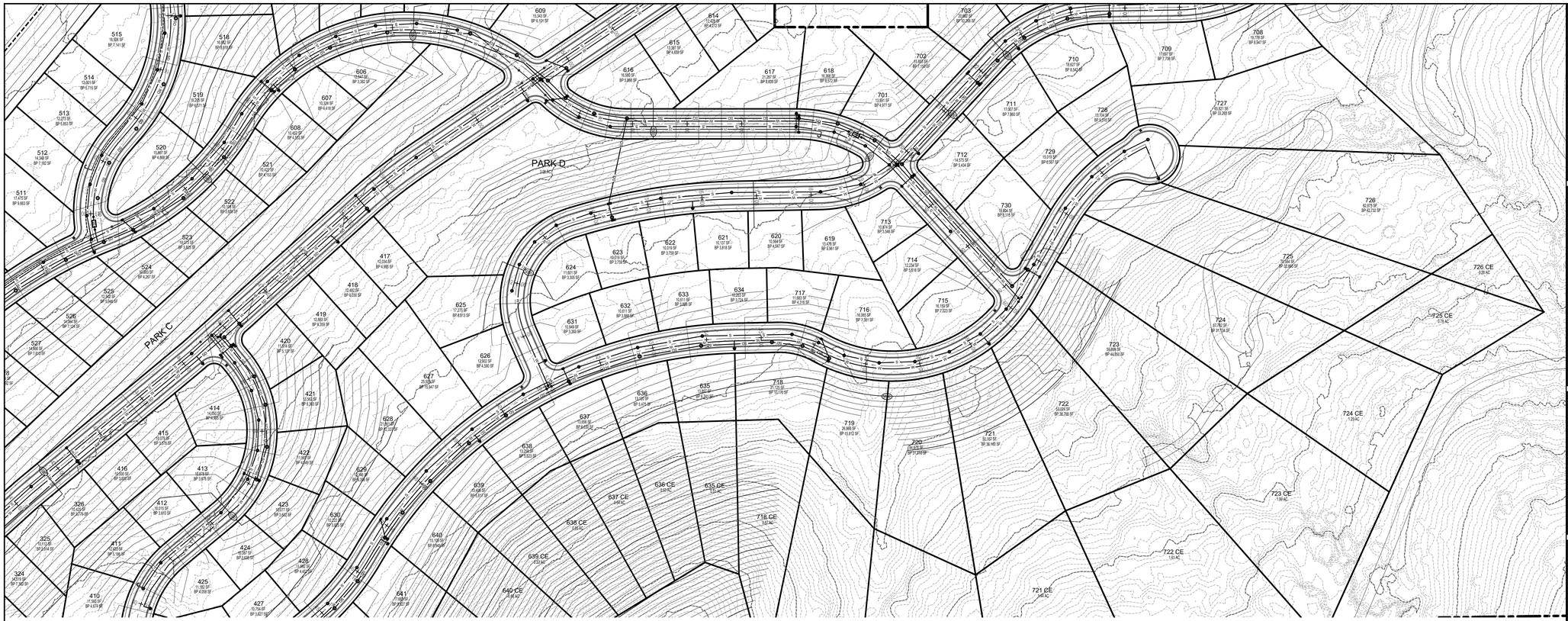

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED PROFESSIONAL ENGINEER, 07/22/2021, 343602
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
VISTA RANGE	*C10.1*

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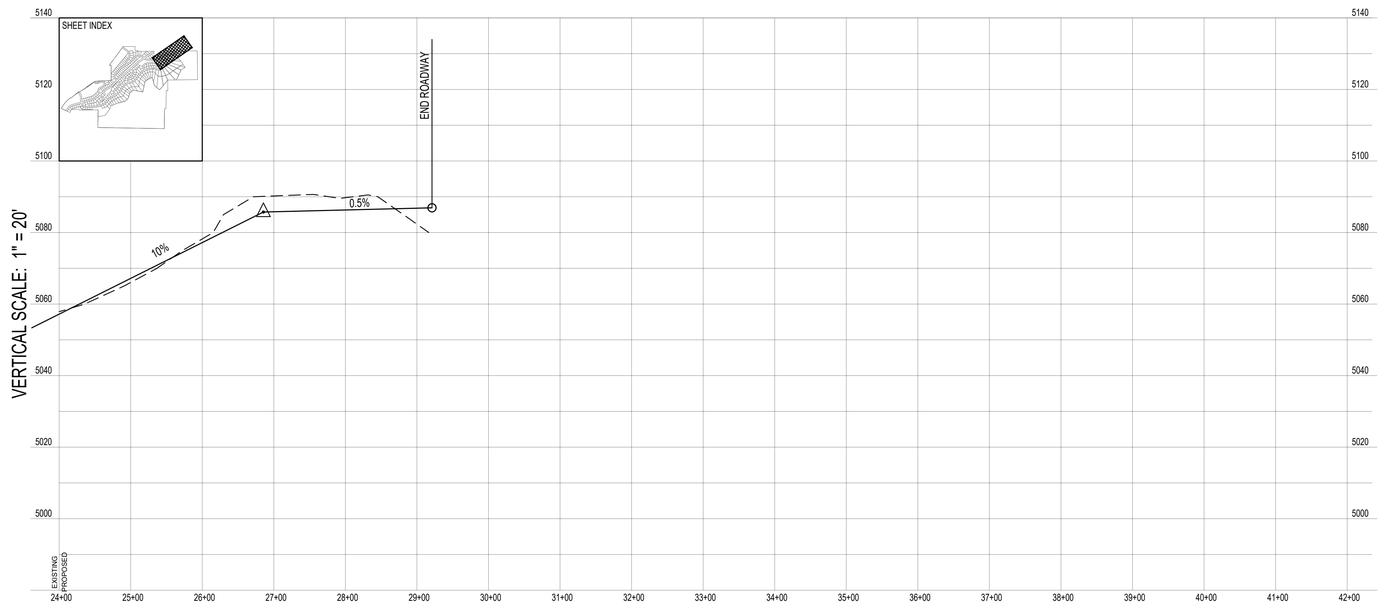

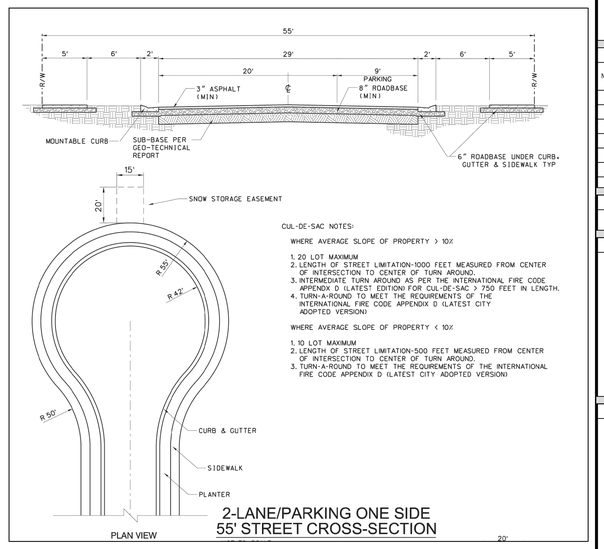

CUL-DE-SAC NOTES:

WHERE AVERAGE SLOPE OF PROPERTY > 10%

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

WHERE AVERAGE SLOPE OF PROPERTY < 10%

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
VISTA RANGE	*C10.2*

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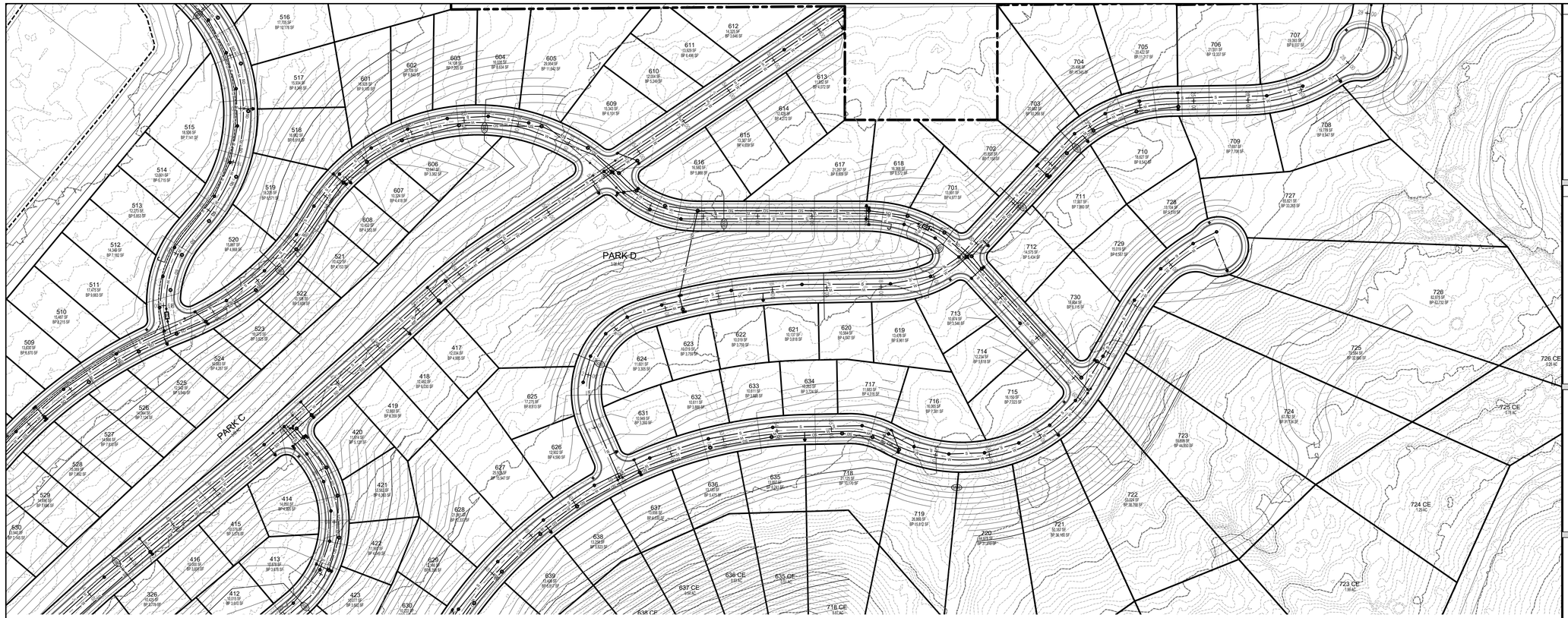

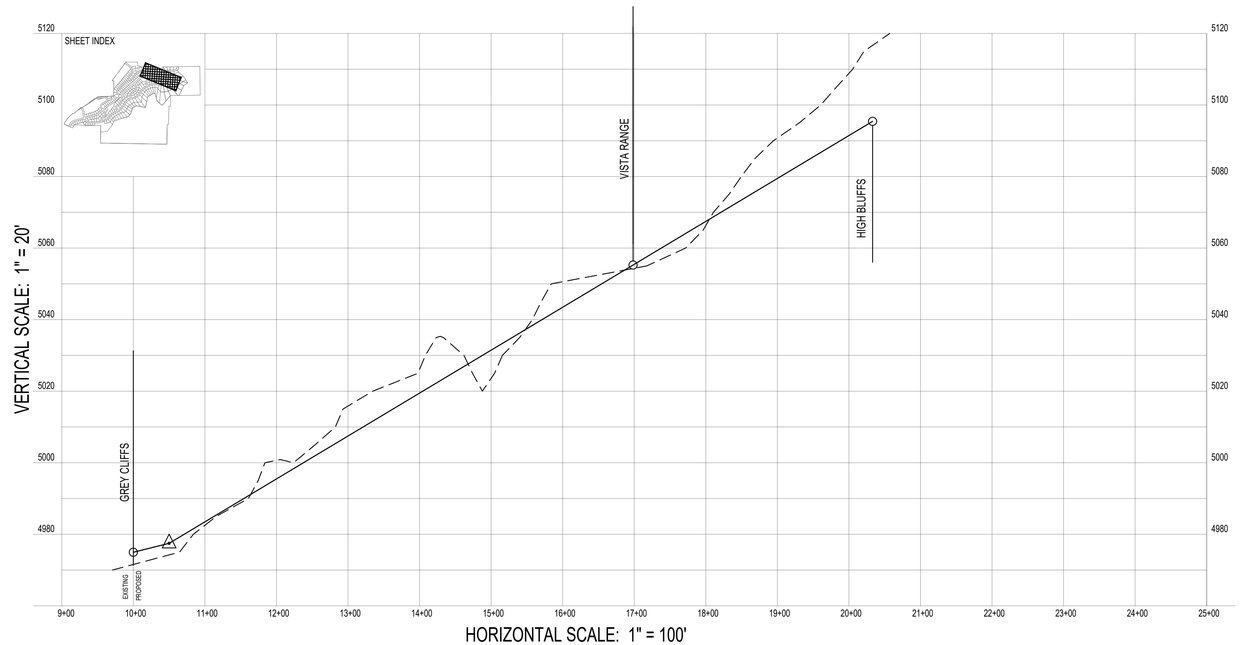

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
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Highland Ut, 84003
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STATE OF UTAH — R. Berg — REGISTERED — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	*C11.1*

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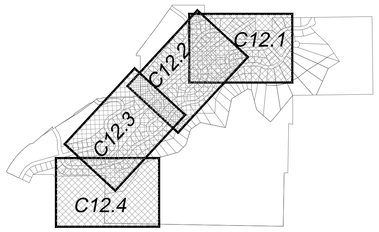
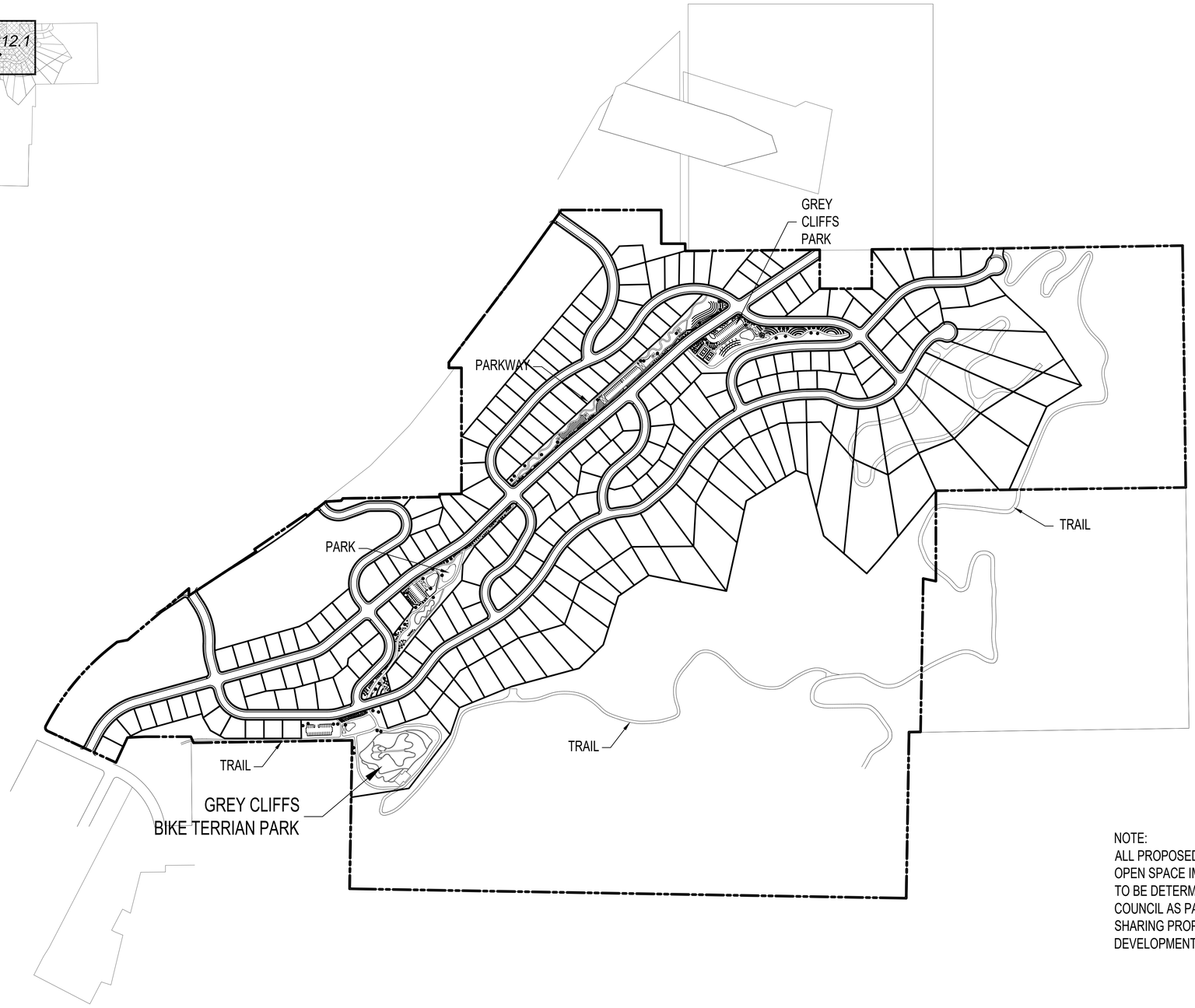
MAP KEY





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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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SCALE: 1"= 300'

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

REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
AMENITIES	C12.0

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602
13,709 SF
BP 6,845 SF

603
14,108 SF
BP 7,265 SF

604
16,035 SF
BP 8,634 SF

605
29,954 SF
BP 11,642 SF

612
14,325 SF
BP 3,646 SF

611
13,929 SF
BP 6,496 SF

610
12,004 SF
BP 5,249 SF

609
15,343 SF
BP 6,101 SF

613
11,552 SF
BP 4,072 SF

614
12,428 SF
BP 4,272 SF

615
13,387 SF
BP 4,659 SF

616
16,580 SF
BP 5,888 SF

617
21,287 SF
BP 8,609 SF

618
16,368 SF
BP 8,572 SF

702
15,853 SF
BP 7,150 SF

701
13,591 SF
BP 4,977 SF

606
12,647 SF
BP 3,382 SF

607
10,324 SF
BP 4,418 SF

5060

5000

5050

PARK D
3.06 AC

417
12,034 SF
BP 4,995 SF

418
12,482 SF
BP 6,030 SF

419
883 SF
6,359 SF

625
17,275 SF
BP 8,813 SF

626
12,902 SF
BP 4,590 SF

624
11,601 SF
BP 3,305 SF

623
10,019 SF
BP 3,759 SF

622
10,019 SF
BP 3,759 SF

621
10,137 SF
BP 3,818 SF

620
10,564 SF
BP 4,047 SF

619
13,478 SF
BP 5,961 SF

713
10,874 SF
BP 3,546 SF

714
12,234 SF
BP 5,618 SF

633
10,611 SF
BP 3,888 SF

634
10,263 SF
BP 3,724 SF

717
11,683 SF
BP 4,316 SF

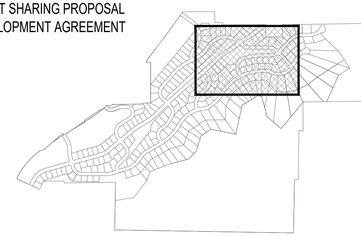
716
16,065 SF
BP 7,381 SF

632
10,611 SF
BP 3,888 SF

631
10,949 SF
BP 3,393 SF

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

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 20 40 80 120

SCALE: 1"= 40'

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

REVISIONS

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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

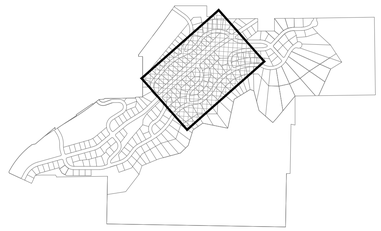
DESCRIPTION

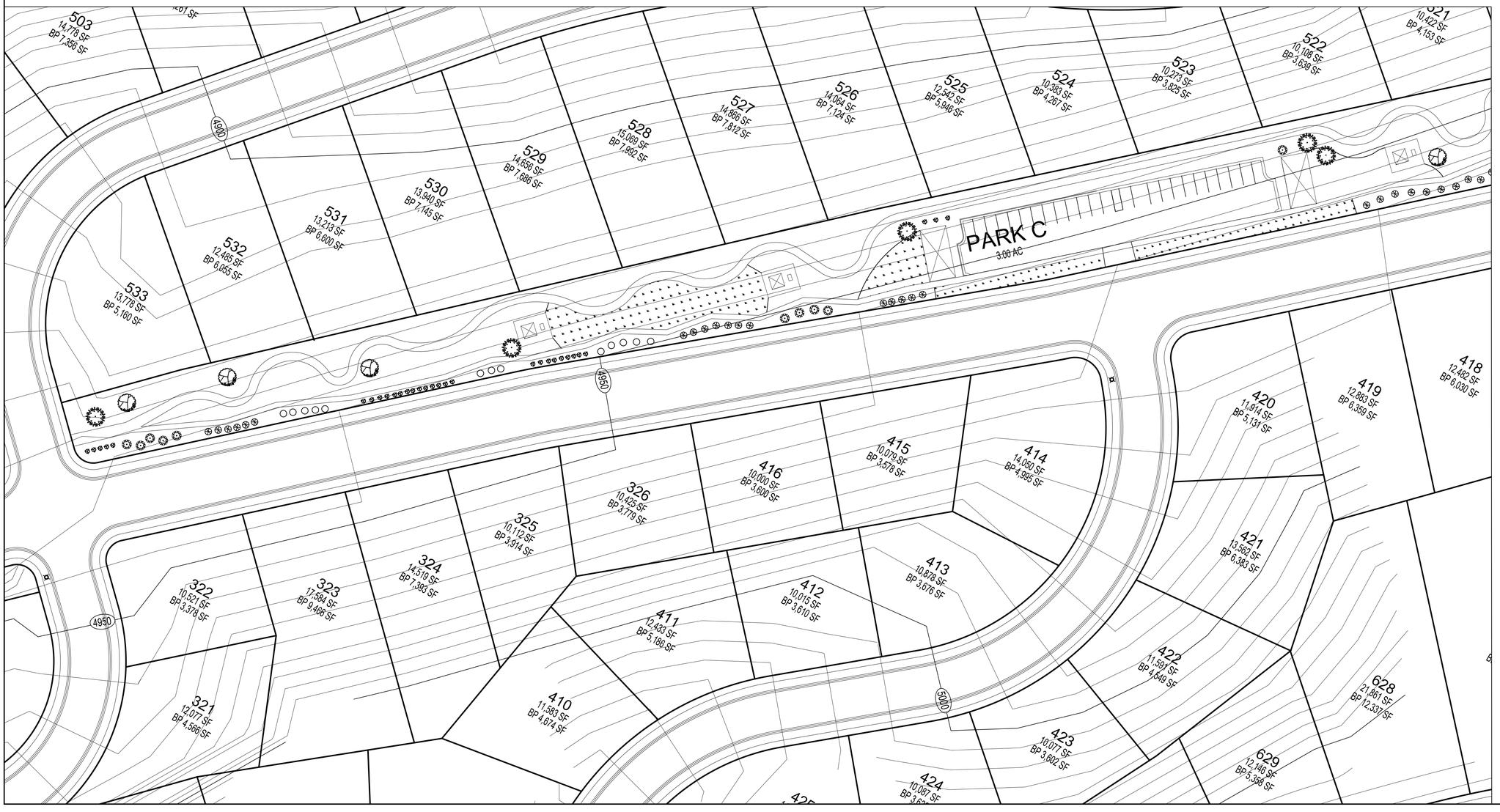
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
LOWER TRAILHEAD	*C12.1*

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

MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS

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SEAL

STATE OF UTAH
KENNETH BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
MIDDLE TRAILHEAD	*C12.2*

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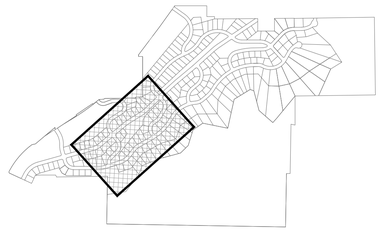
NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS ARE TO BE DETERMINED BY THE CITY COUNCIL AS PART OF THE COST SHARING PROPOSAL WITHIN THE DEVELOPMENT AGREEMENT

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CLIFF TRAILHEAD	C12.3

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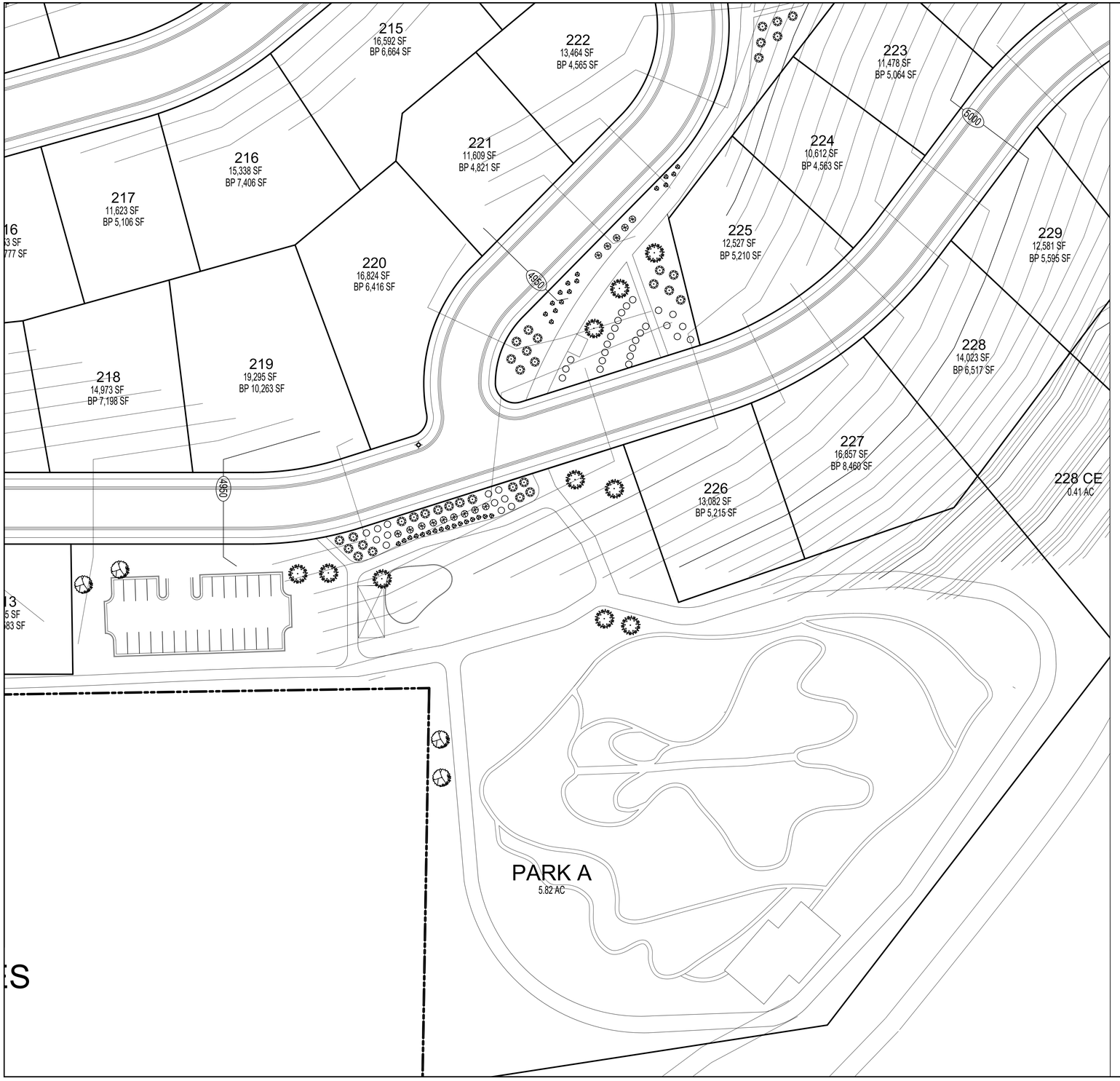
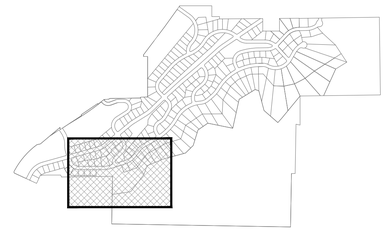


MAP KEY



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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS

NO.	DATE	DESCRIPTION
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2		
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SEAL

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

ACTION	DATE
PRELIMINARY PLAN	8/12/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	*C12.4*

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DRC Meeting Minutes

Tuesday, August 24, 2021

DRC Members in Attendance: Engineer Jon Lundell, Police Chief Rod Hurst, Public Works Director Jason Callaway, Community Development Director Jason Bond, City Manager Ben Reeves.

Others in Attendance: Officer Russ Woodland, Operations Manager Dennis Marker, Staff Planner Ryan Harris. Shawn Young and Jared Mitchell representing Fiiz Drinks Site Plan.

Mr. Lundell called the meeting to order at 3:02 p.m.

DeGraffenried Single Lot Split Concept Review

A concept review of a single lot split located at 245 E. 100 N.

Mr. Lundell explained that there is an existing home located on the parcel. The developer is proposing to split the lot into two with each lot being just under a half an acre. They are proposing to build a new single-family home on the new lot.

Public Works: Mr. Callaway noted that a road cut will be needed for the sewer.

Planning and Zoning: Mr. Bond explained that there will be no action taken today since this is a concept. The Planning Commission will hold a Public Hearing tonight.

Engineering: Mr. Lundell explained that curb gutter and sidewalk is required with any subdivision. Since it is located within the core area of town a deferral agreement could be requested. This would require City Council approval. Mr. Lundell indicated that the basic requirements within the R-8 zone will need to be met for this lot split. Mr. Marker asked if the setbacks have been checked? Mr. Lundell answered that the setbacks have been verified with the addition of a new lot.

No comments from Police, Fire and Administration.

Ridley's Pad Site A (Fiiz Drinks) Site Plan Review

A site plan review of a commercial building located at approximately 30 N. 400 E.

Mr. Lundell noted that this site plan was previously tabled, due to concerns regarding queuing for the drive through, and the trash enclosure location. He pointed out that the developer has addressed those concerns by including a single lane drive through and a different location for the trash enclosure.

Police: Officer Woodland pointed out a proposed tree in the northeast corner of the entrance he recommended that the tree not be put there to preserve visibility.

Planning and Zoning: Mr. Bond encouraged the developer to place the order menu for the drive through as close to the pickup window as possible. He explained that if the menu board is set too far back, there won't be very much room for cars to que.

Administration: Mr. Reeves noted that he likes this configuration better.

Mr. Marker suggested that the 3 parking stalls to the east be extended to eliminate island parking. Mr. Bond noted that since there isn't a proposed layout from Pad Site B that may not work if there is an entrance to another drive through in that area. Mr. Young explained that with the current market each tenant wants a drive through. Mr. Lundell noted that the parking count is met with this proposal.

Mr. Bond asked if a railing is shown between the patio area and the drive through lane? Mr. Lundell confirmed that the developer has proposed a hand rail in that area. Mr. Marker expressed concern that people will walk through the drive through lane and landscaping. Mr. Young confirmed that the railing goes the length of the patio area to discourage pedestrians from walking through. He also noted that there are grading challenges in the area.

Engineering: Mr. Lundell indicated that the dumpster enclosure needs to have architectural elements that match the building. He noted that the trash enclosure is located too closely to the back of curb. He suggested that it be shifted down and possibly rotated to provide the required 5-foot separation. Mr. Lundell asked that the area to the northeast of the development not be blocked to provide access for emergency services. Chief Hurst stated that he doesn't think that it will be an issue until pad site B is being built, etc. Mr. Lundell suggested the developer could provide signage or red curbing. He stated that the proposed tree located at the entrance of the development needs to be moved. Another tree needs to be added on the southwest corner.

No comments from Public Works, or Fire.

Motion: Mr. Bond motioned to approve Ridley's Pad Site A (Fiiz Drinks) Site Plan with the condition that the redlines be addressed and that the applicant work with the city on the optimal location for the menu boards. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

Traffic Control Device Request- 4 Way Stop Sign

The DRC will review a request for a 4 way stop at 400 S. and 100 W.

Mr. Lundell explained that currently there are stop signs for west and east bound traffic on 400 S. There are no northbound or southbound stop signs on 100 W.

Police: Chief Hurst explained that they ran a few tests on this road. Each test was run for 7 days. He explained that they tried to isolate the traffic coming out of the Morley Meadow's Subdivision. They set the tolerated speed at 35 mph because the complaint noted multiple vehicles going more than 35 mph. See Attachment 'A' for the test results.

Public Works: Mr. Callaway noted that there is a 4 way stop, two blocks away on 200 S. which should slow down the traffic in the area.

Administration: Mr. Reeves stated that stop signs are not used as a method to prevent speeding.

Engineering: Mr. Lundell explained that the city uses as a guidebook *The Manual on Uniform Traffic Control Devices* (MUTCD) to determine if a traffic control device is warranted. He explained that the MUTCD provides recommendations for when a 4-way stop is warranted and the recommended average daily trips (ADT) for a 4-way stop is 6,000 vehicles per day. According to the traffic counts for this intersection there are not nearly that many vehicles per day. Mr. Lundell explained that stop signs are not a good method to control speeds. Studies have shown that drivers will speed up faster after stop signs. Based on those two criteria Mr. Lundell recommended that a 4-way stop wouldn't be warranted in the intersection of 400 S. and 100 W.

No comments from Planning and Zoning and Fire.

Motion: Chief Hurst motioned to deny the request for a 4 -way stop located at 400 S. and 100 W. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

Traffic Control Device Request- Cross Walk and School Signs

The DRC will review a request for a cross walk and school signs along 200 E.

Mr. Lundell explained that this request is for a pedestrian crossing on 200 E at 610 north. He noted that there has been additional street signage and crosswalks added in the area around Apple Valley Elementary specifically on 770 and 730 N.

Police: Chief Hurst asked if anything has changed since a similar request was previously denied? Mr. Lundell noted that a study was conducted last summer, there has been no new development in the area since that study. Mr. Reeves clarified that the previous request was denied because there was no sidewalk located on the east side of the road.

Administration: Mr. Reeves indicated that he is sensitive to having east/west corridors. He stated that the challenge with painted surface is creating a perceived safe zone.

Engineering: Mr. Lundell explained that using guidance from MUTCD an uncontrolled cross walk needs to meet certain criteria; the traffic count and number of pedestrians at the location. He stated that in this case it is anticipated that most of the pedestrian traffic is from children attending Apple Valley. He explained that it is unknown how many children are coming from the area south of 400 North to the school. Mr. Lundell clarified that this information has been requested from the school district but has not yet been received. Previous traffic counts indicate about 500-600 vehicle trips per day which wouldn't warrant a stop sign.

Mr. Lundell added that it may be prudent to come up with an overall route that children should use to get to Apple Valley Elementary. He noted that this may need to be done in conjunction with Apple Valley Elementary and the school district. Chief Hurst stated that 200 E. is a safe route to school, but it is indicated on the west side of the street where the existing sidewalk is located. Mr. Reeves asked if it make more sense to have a cross walk on 400 N. to tie onto the west side of 200 E. Mr. Callaway asked if enough data has been gathered? He suggested that if the land to the east develops, it makes sense to conduct a study then and come up with a plan at that time. Mr. Reeves explained that the School District can provide GIS data showing where the children are coming from to have a better understanding of the number of pedestrians. He suggested that this item be tabled until this data can be obtained. Mr. Marker stated that between a half and a quarter mile is the usual walking distance. Chief Hurst noted that 1 and a half miles from the school is not within bussing distance. Mr. Lundell noted that Apple Valley Elementary is directing students to cross at 2 locations, Center Street, and the intersection of 100 E. and 770 N.

No comments from Public Works, Planning and Zoning or Fire.

Motion: Mr. Reeves motioned to table The Cross Walk and School Sign request at 200 E. Seek GIS data from the School District to consider the requested cross walk; and plan a safe route for children and the location of future sidewalk in the community within financial restraints. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

August 10, 2021

Motion: Mr. Reeves motioned to approve the minutes from August 10, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

AJOURNMENT
Mr. Bond motioned to adjourn at 3:55 p.m.