



PLANNING COMMISSION

Tuesday, April 26, 2022, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETING PARTICIPATION

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

Comments may be submitted to PublicComment@Santaquin.org for consideration.

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

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

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [Vistas West at Summit Ridge Subdivision Preliminary Review](#)

[The Planning Commission will review a preliminary plan of a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.](#)

2. [Adcock's Acre Subdivision Final Review](#)

[The Planning Commission will review a final plan of a proposed 2-lot subdivision located at approximately 295 North 200 East.](#)

3. **Santaquin City Zoning Code Land Use Table Review**

The Planning Commission will discuss the land use table (10.20.190) and associated definitions (10.08) in the Main Street Business Districts Zone which includes the Central Business District (CBD), Main Street Commercial Area (MSC), and the Main Street Residential Area (MSR).

OTHER BUSINESS

4. [Approval of Meeting Minutes](#)

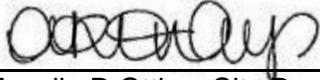
[April 12, 2022](#)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:



Amalie R Ottley, City Recorder

MEMO



To: Planning Commission
 From: Ryan Harris, Staff Planner
 Date: April 22, 2022
 RE: **Vistas West at Summit Ridge Subdivision Preliminary Major Change Review**

Zone: PC
Size: 48.19 Acres
Lots: 95

The Vistas West at Summit Ridge Subdivision is located at approximately Crest Dale Lane and Vista Ridge Drive. The preliminary plan for Vistas West was approved by the City Council on October 18, 2017. Since then, there have been an extension for the preliminary approval, and they have been approved to do mass grading.

On February 21, 2022, the applicant submitted final plans for all 5 phases of Vistas West. Staff started reviewing the plans and saw that there were some changes to the plans. During the original preliminary review, they were required to provide storm retention. The final plans showed that they removed 3 lots in phase 3 and replaced the lots with a storm retention basin to meet the storm retention requirements. They added the 3 lots to different phases in the development. They had to reduce the size of several lots to be able to fit the additional lots lost due to the retention basin.

[Santaquin City Code 11.20.090](#) states:

“Changes From Approved Preliminary Plats: It is recognized that through the final review process the design of street grades, **stormwater facilities**, and utilities may necessitate changes from preliminary plats approved by the City Council.

1. Minor Changes: The Development Review Committee may, in their discretion, approve minor changes from approved preliminary plats. The types of minor changes contemplated by this section include legal description mistakes, minor boundary changes, reduction of the number of parcels, modifications to road alignments and items that should have been included on the preliminary plat. In such a case, the Community Development Director shall provide written notice to the Planning Commission and City Council of such changes at each body's next meeting.
2. Major Changes: Major changes from approved preliminary plats, including an increase in the total lots within the development, **reduction of approved lot sizes**, change of public open space locations, elimination or increase in the number of roads, **shall be submitted for review by the Planning Commission and City Council.**

Due to the reduction of approved lot sizes the change to the preliminary plan is considered a major change and is required to be reviewed by the Planning Commission and City Council.

The proposed subdivision is in the Summit Ridge Development and is subject to the Summit Ridge Development Agreement and Santaquin City Code. All lot sizes meet the requirements of the Development Agreement and Santaquin City Code. The smallest lot is 11,107 square feet (.25 acres) and the largest lot is 34,002 square feet (.78 acres).

The storm retention basin will be in phase 3 of the development and is 1.63 acres. Part of the retention basin will be improved with a pavilion, tot lot, and grass. Phase 3 of the preliminary plans (Attachment 1) has an exhibit (Sheet LS-01) that shows a concept plan of the park. This is not the final plans for the park and landscaping. Final plans for the park and landscaping are required when final plans are submitted. The exhibit in the preliminary plans will give us a good idea of what the improvements will look like.

The Planning Commission will need to forward a recommendation to the City Council and the City Council will review and determine if the preliminary plan meets the necessary requirements.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning.

Recommended Motion: “Motion to recommend approval of the Vistas West and Summit Ridge Preliminary Plan with the following conditions:

1. All planning and engineering comments be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary Plans

Attachment 1: Zoning and location Map

Item 1.

Project Location

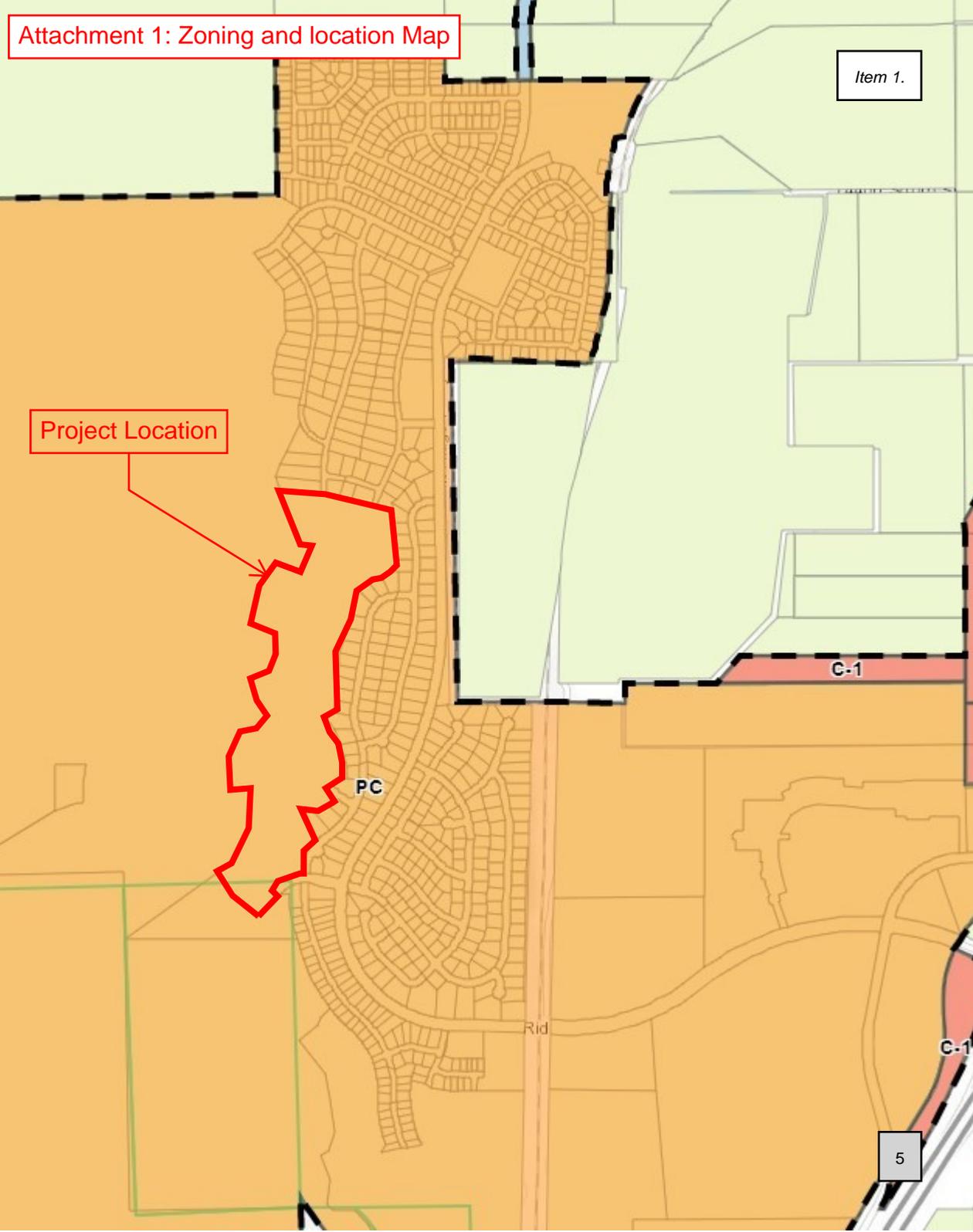


PC

C-1

Rid

C-1



The Vistas West @ Summit Ridge

- PRELIMINARY PLAT -

March 22

Santaquin, Utah County, Utah

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

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

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

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




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

DATE: 3.25.2022

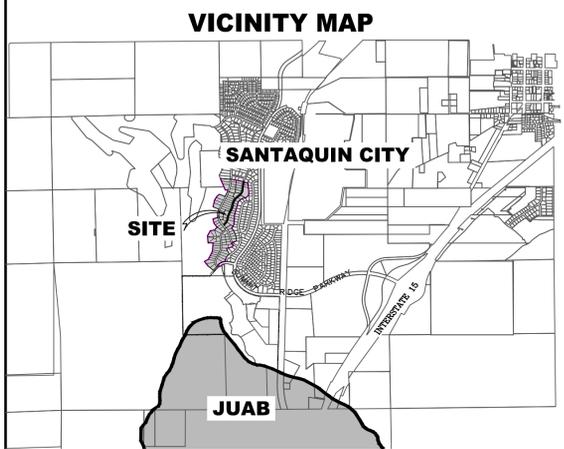
PROJECT #

REVISIONS:

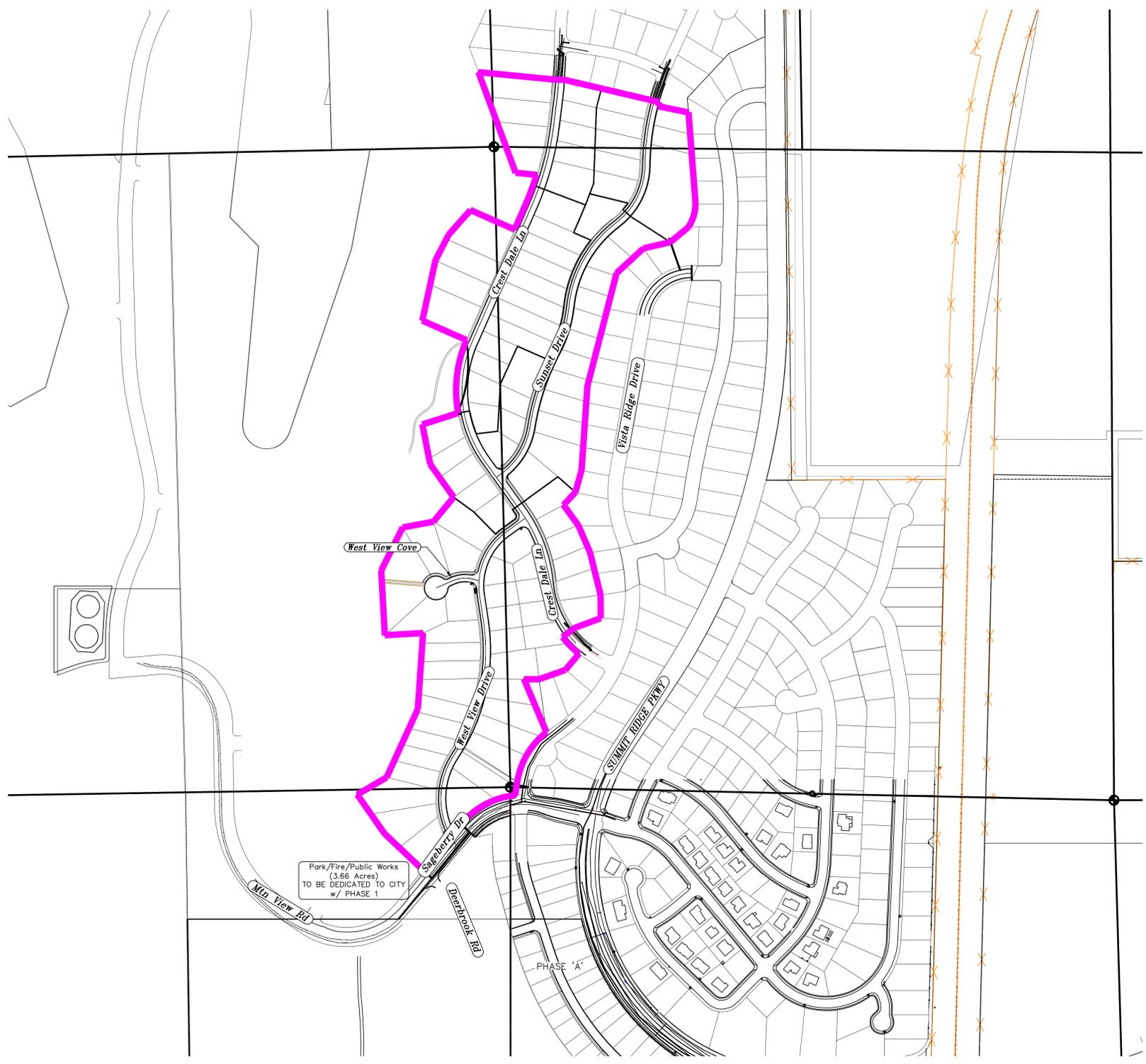
1	
2	
3	

SHEET NAME:
 COVER SHEET & NOTES

SHEET:
 CS-01



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



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

NOTES TO CONTRACTOR:

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

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

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



TITLE DESCRIPTION

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

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

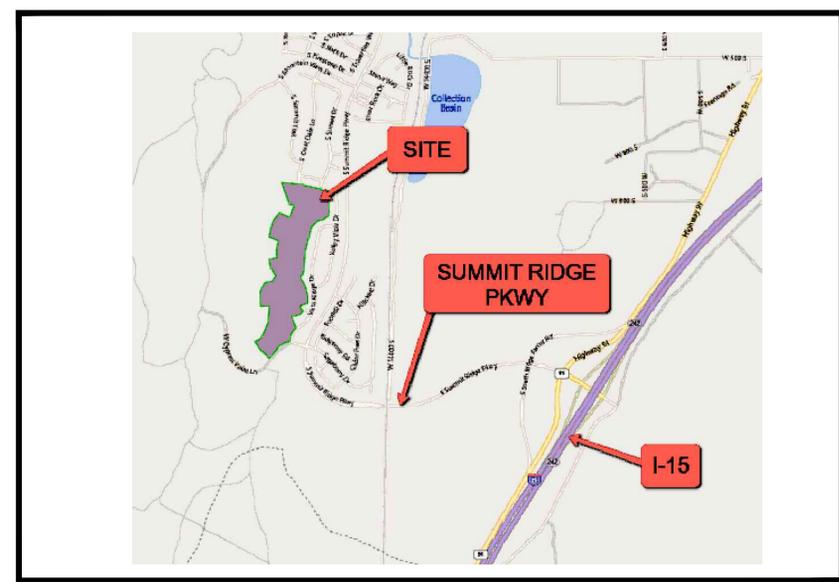
THENCE SOUTH 39° 29' 43" WEST FOR A DISTANCE OF 245.43 FEET TO A POINT ON A LINE; THENCE NORTH 46° 40' 43" WEST FOR A DISTANCE OF 230.22 FEET TO A POINT ON A LINE; THENCE NORTH 34° 58' 36" WEST FOR A DISTANCE OF 196.81 FEET TO A POINT ON A LINE; THENCE NORTH 59° 34' 28" EAST FOR A DISTANCE OF 141.33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

THE VISTAS WEST AT SUMMIT RIDGE

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

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1-8. GENERAL EXCEPTIONS, NOT PLOTTED
- 9. MECHANICS' AND/OR MATERIALMEN'S LIEN CLAIMS IF EITHER WORK IS STARTED, ANY MATERIAL DELIVERED OR SERVICE RENDERED, PRIOR TO THE RECORDATION OF THE SECURITY INSTRUMENT TO BE INSURED.
LOSS OF PRIORITY UNDER THIS PROVISION MAY JEOPARDIZE THE COMPANY'S ABILITY TO INSURE UNDER AN ALTA OWNER'S OR LENDERS POLICY.
THE STATE CONSTRUCTION REGISTRY DISCLOSES THE FOLLOWING PRELIMINARY NOTICE(S): (A) ENTRY NO. 9256871, FILED JANUARY 3, 2022, BY GSH GEOTECHNICAL, INC.. (SURVEYOR NOTES: THIS DOCUMENT CALLS OUT PARCELS 32:015:0035 AND 32:0022:0007. THESE PARCELS LIE TO THE WEST AND SOUTH OF THIS PARCEL, BUT DO NOT INCLUDE IT. DOES NOT AFFECT THIS PARCEL, NOT SHOWN ON PLAT)
- 10. RIGHTS OF WAY IN FAVOR OF UTAH POWER AND LIGHT COMPANY FOR THE SANTAQUIN TINTIC TRANSMISSION LINE, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED, RECORDED ON FEBRUARY 10, 1913, AS ENTRY NO. 821, IN BOOK 137, AT PAGE 79, UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER THE SOUTHERN PORTION OF THIS PROPERTY THAT FALLS IN SECTION 15, SHOWN ON PLAT)
- 11. THE TERMS, CONDITIONS, EFFECTS, AND STIPULATIONS OF A GRANT OF EASEMENT AND AGREEMENT DATED JANUARY 18, 2001, BY AND BETWEEN SOUTH COUNTY DEVELOPMENT, LC AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION. SAID GRANT OF EASEMENT AND AGREEMENT WAS RECORDED ON JANUARY 25, 2001, AS ENTRY NO. 6254:2001 IN THE UTAH COUNTY RECORDER'S OFFICE.
(A) TERMINATION AND AMENDMENT TO GRANT OF EASEMENT AND AGREEMENT, RECORDED ON SEPTEMBER 4, 2002, AS ENTRY NO. 102768:2002 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS EASEMENT IS LOCATED IN THE SOUTHERLY PORTION OF THIS PROPERTY, SHOWN ON PLAT)
- 12. A TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF SANTAQUIN CITY FOR A NON-EXCLUSIVE AND TEMPORARY RIGHT-OF-WAY AND EASEMENT TO FACILITATE THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN THE SUMMIT RIDGE PLANNED COMMUNITY. SAID TEMPORARY CONSTRUCTION EASEMENT WAS RECORDED ON DECEMBER 5, 2001, AS ENTRY NO. 126549:2001, UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON DECEMBER 24, 2001 AS ENTRY NO. 225902 IN BOOK 430 AT PAGE 892 IN THE JUAB COUNTY RECORDER'S OFFICE) (SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER SECTIONS 9, 10, 15 & 16, NOT SHOWN ON PLAT)
- 13. AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY KNOWN AS ORDINANCE NO. 12-1-2000 WHICH WAS RECORDED ON DECEMBER 26, 2000 AS ENTRY NO. 102458:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.
(A) FIRST AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 144933:2006 IN THE UTAH COUNTY RECORDER'S OFFICE AND THEN RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 00245622 IN BOOK 0499 AT PAGE 0125 IN THE JUAB COUNTY RECORDER'S OFFICE.
(B) SECOND AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON APRIL 21, 2020 AS ENTRY NO. 52340:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.
(C) AGREEMENT OF EXPIRATION OF ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON DECEMBER 18, 2020 AS ENTRY NO. 202292:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: ALL OF PROPERTY INCLUDED IN DESCRIPTION)
- 14. THE RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION OF THE SUBJECT LAND UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.(SURVEYOR NOTES: NOT A SURVEY MATTER)
- 15. MATTERS AS SET FORTH ON THE CERTAIN SURVEY FOR LGI HOMES UTAH, A UTAH LIMITED LIABILITY COMPANY, PRO-TITLE AND ESCROW, INC., AND FIRST AMERICAN TITLE COMPANY, PREPARED BY ROBBIN J. MULLEN, DATED DECEMBER 14, 2021, AS PROJECT NO. UNKNOWN. (SURVEYOR NOTES: THIS SURVEY IS A PORTION OF THAT LARGER SURVEY)
- 16. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
- 17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
- 18. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES, RECORDED ON SEPTEMBER 1, 2006 AS ENTRY NO. 115136:2006 IN THE UTAH COUNTY RECORDER'S OFFICE.
(A) FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 77782:2019 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 291619 IN BOOK 591 AT PAGE 16 IN THE JUAB COUNTY RECORDER'S OFFICE)
(B) SECOND AMENDMENT TO RESIDENTIAL DESIGN GUIDELINES FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 132794:2020 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 295982 IN BOOK 600 AT PAGE 1135 IN THE JUAB COUNTY RECORDER'S OFFICE)
(C) SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 2 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON FEBRUARY 8, 2021 AS ENTRY NO. 23190:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON FEBRUARY 8, 2021 AS ENTRY NO. 298710 IN BOOK 605 AT PAGE 1623 IN THE JUAB COUNTY RECORDER'S OFFICE)
(D) SECOND SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 3 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 17, 2021 AS ENTRY NO. 161723:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS DOCUMENT INCLUDES ALL OF THIS PROPERTY. THE EASEMENTS ARE NOT DESCRIBED SO CANNOT BE PLOTTED, NOT SHOWN ON PLAT)
- 19-26. VARIOUS EXCEPTIONS THAT DO NOT HAVE SPECIFIC EASEMENTS TO PLOT. NOT PLOTTABLE, NOT SHOWN.



Vicinity Map

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

Surveyor's Certification

To PRO-TITLE AND ESCROW, INC.:

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

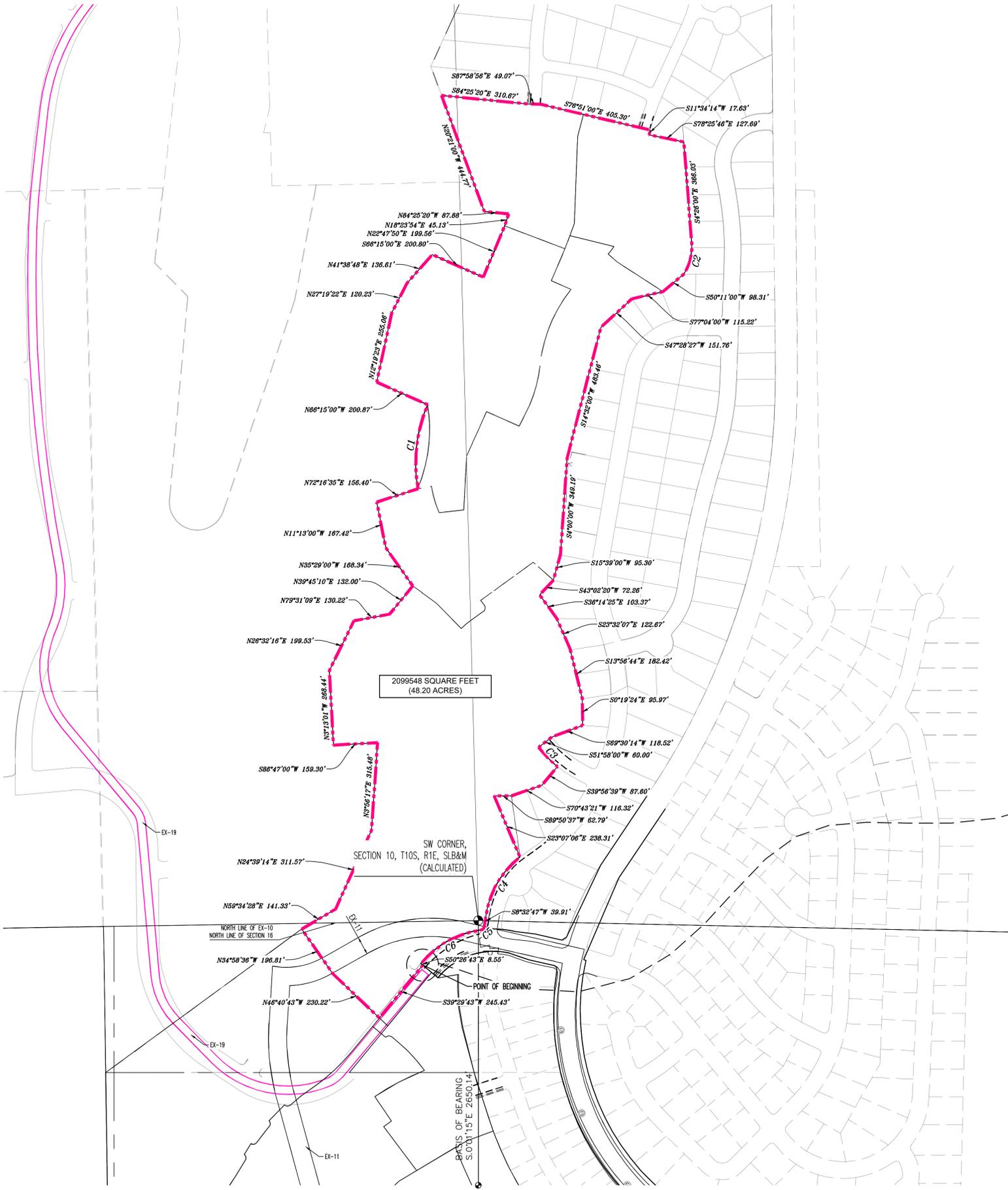
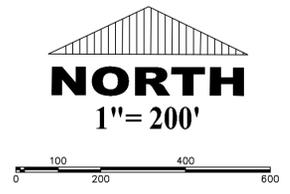
Robbin J. Mullen

Surveyor's signature

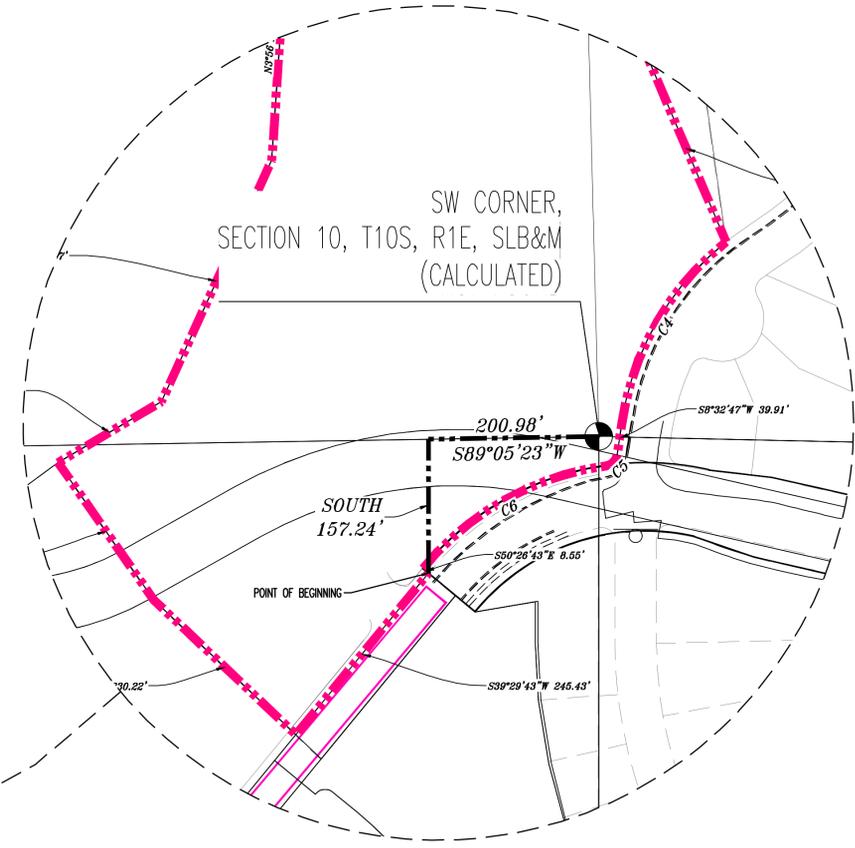
Robbin J. Mullen
1776 North State St #110
Orem, UT 84057
(801) 367-5274

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

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

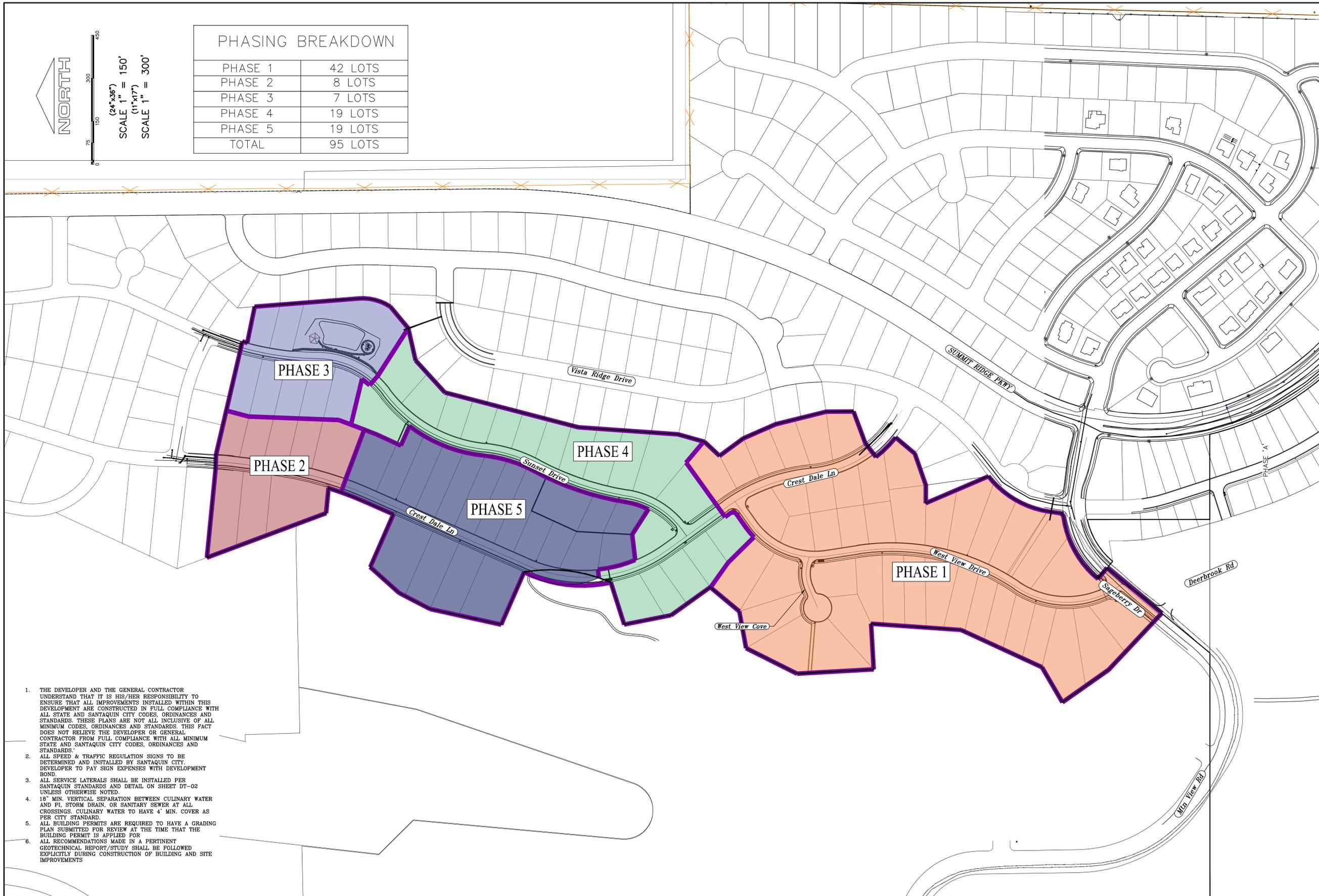


2099548 SQUARE FEET
(48.20 ACRES)



Legend of Symbols & Abbreviations

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



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

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



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

DATE: 4.19.2022
 PROJECT #

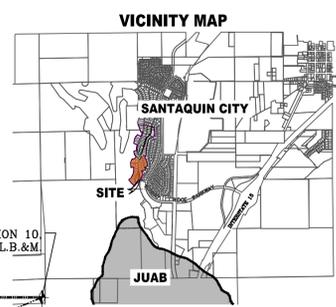
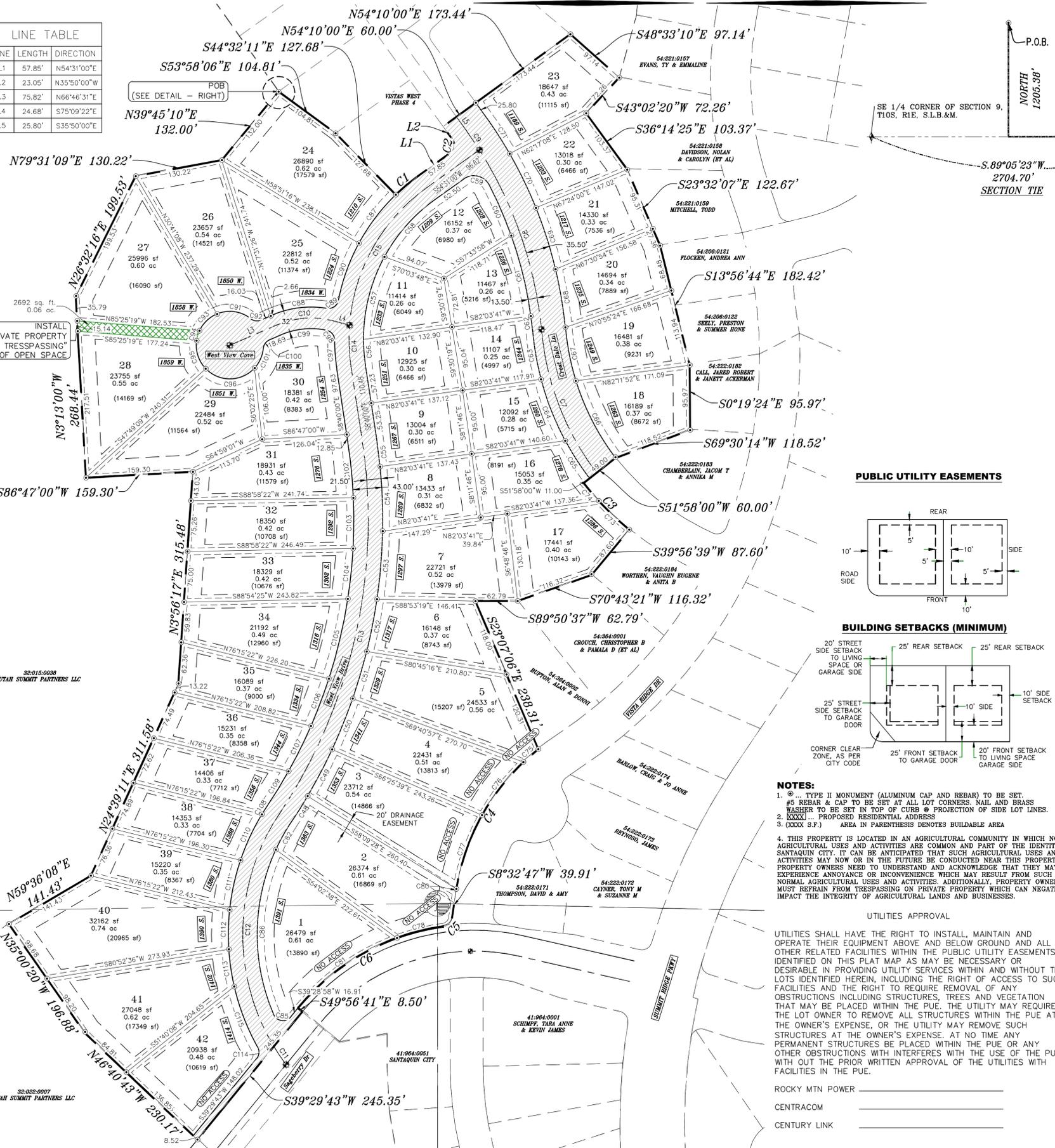
REVISIONS:

1	
2	
3	

SHEET NAME:
 PHASE PLAN
 SHEET:
 PH-01

THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

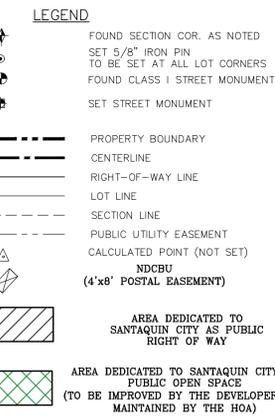
LINE	LENGTH	DIRECTION
L1	57.85'	N54°31'00"E
L2	23.05'	N35°50'00"W
L3	75.82'	N66°46'31"E
L4	24.68'	S75°09'22"E
L5	25.80'	S35°50'00"E



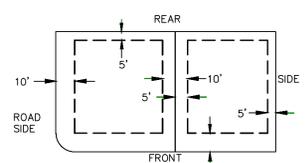
AREA BREAKDOWN	
TOTAL PLAT ACREAGE	20.50 ACRES
TOTAL LOT ACREAGE	18.09 ACRES
TOTAL ROW ACREAGE	2.35 ACRES
TOTAL OPEN SPACE	0.06 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.05 / DU
NUMBER OF LOTS	42 LOTS

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

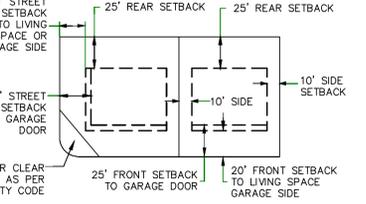
PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



PUBLIC UTILITY EASEMENTS



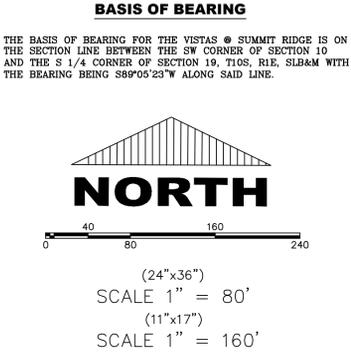
BUILDING SETBACKS (MINIMUM)



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

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

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____



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

APPROVED THIS _____ DAY OF _____, 20____
DOMINION ENERGY COMPANY
BY- _____
TITLE- _____

Surveyor's Certificate

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

Boundary Description

VISTAS WEST - PHASE 1
BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23\"/>



OWNERS DEDICATION
DATE _____ SURVEYOR (See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER (See Seal Below) _____ ATTEST _____ CLERK-RECORDER (See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

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

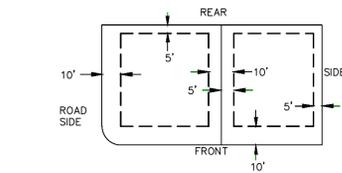
THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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

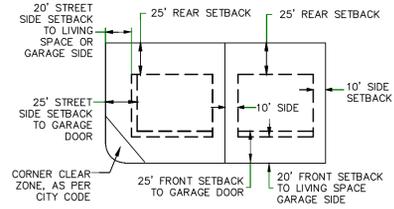
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C33	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C34	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C35	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C36	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"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

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

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

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

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

- ① RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑤ P.I. SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑦ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL (SEE DETAIL ON DT-01)
- ⑪ SPLIT RAIL (3 RAIL) FENCING - TO BE PLACED AT PROPERTY LINE



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

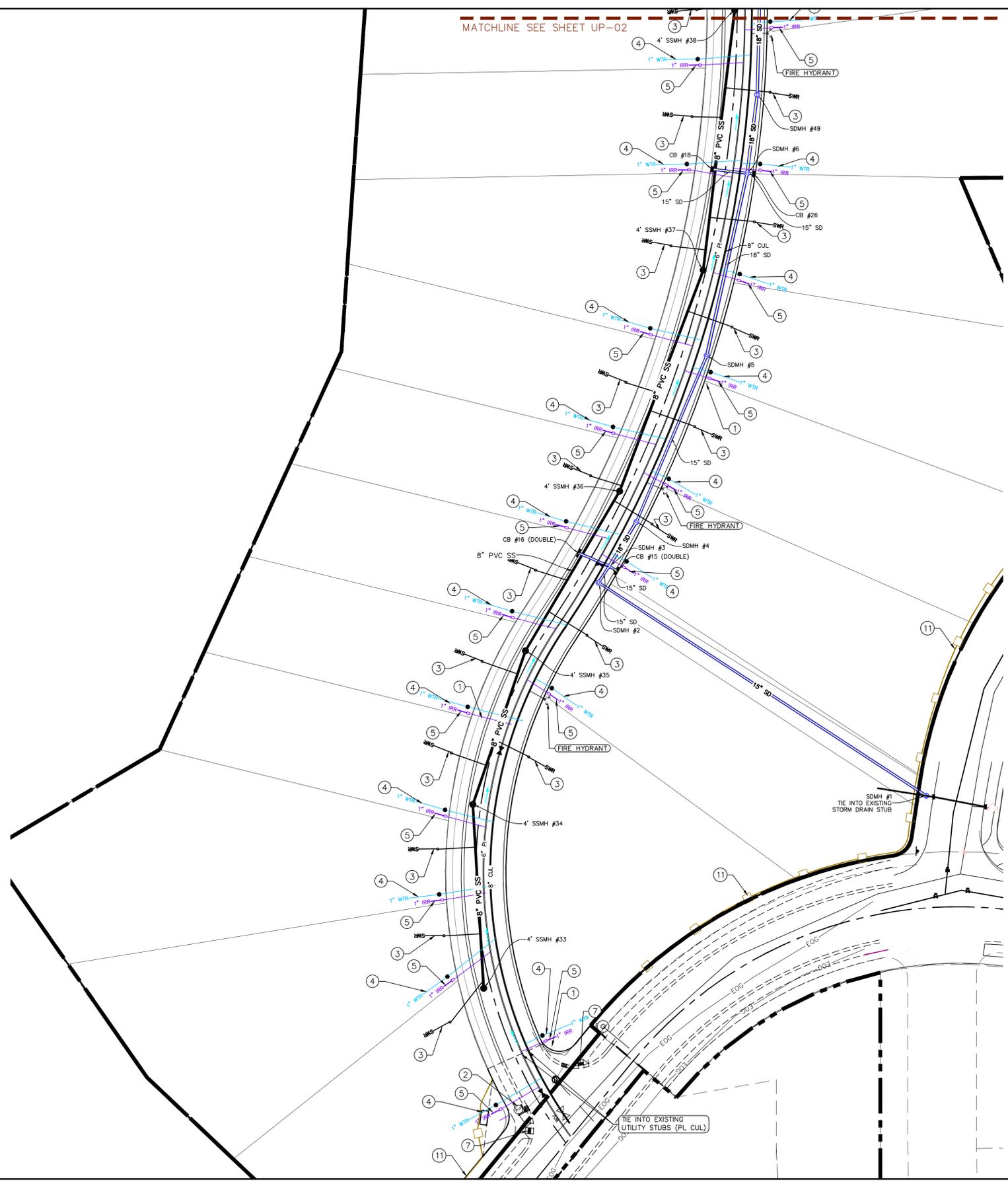
LEGEND

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

NOTES TO CONTRACTOR:

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P: 801.376.2245
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

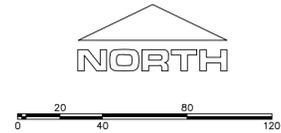
PROJECT #

REVISIONS:

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SHEET NAME:
UTILITY PLANS
SHEET:
UP-01

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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.



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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

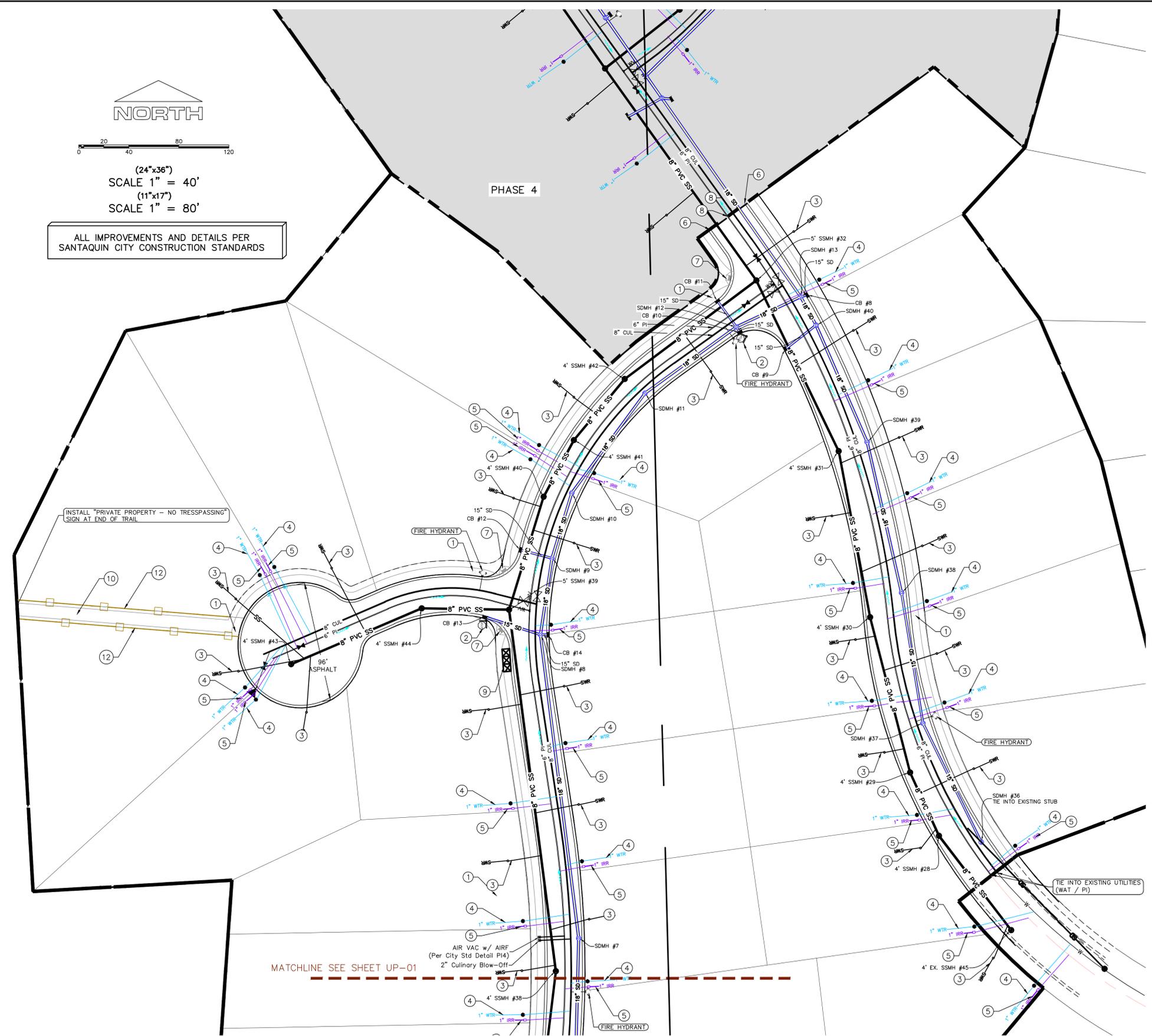
LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
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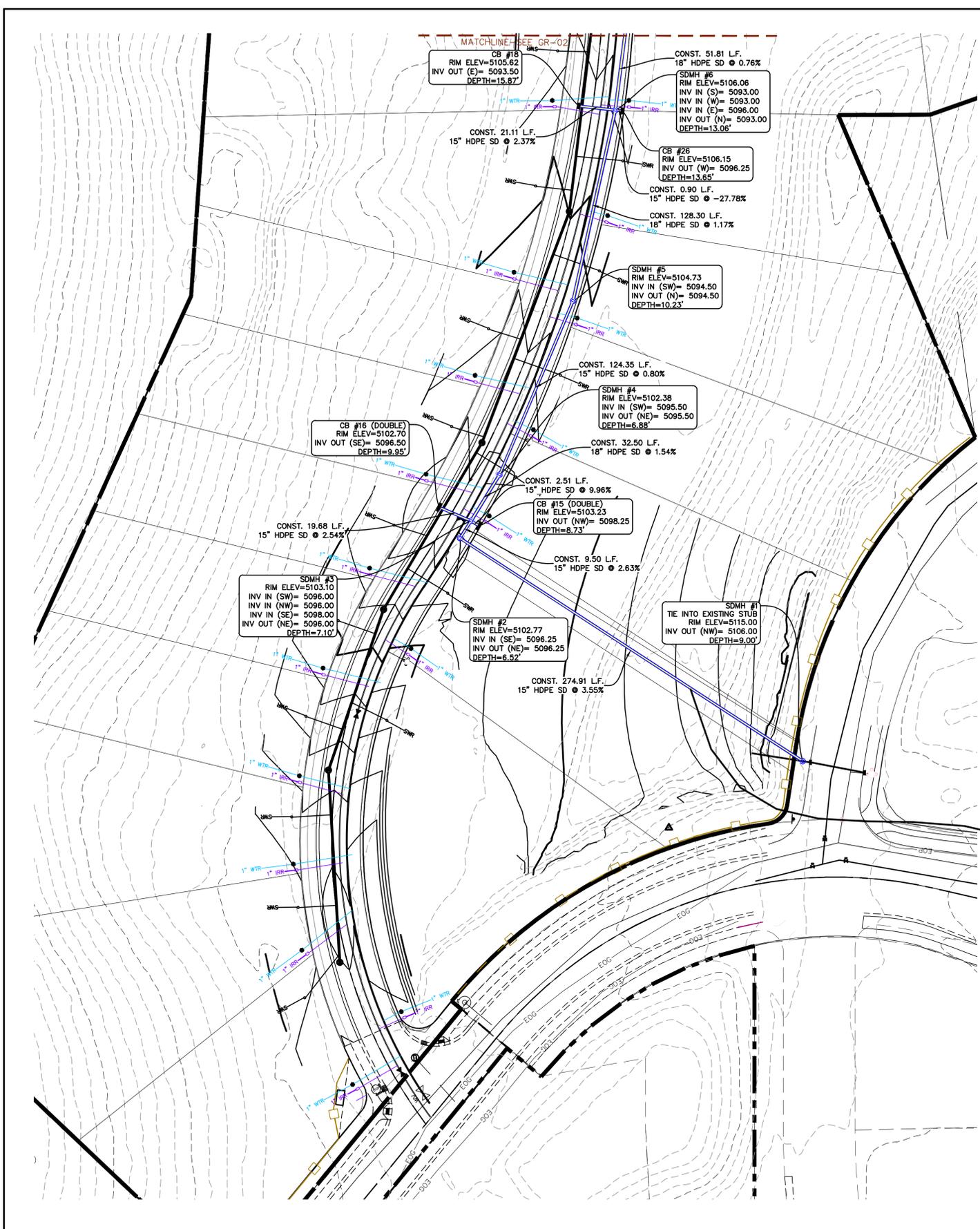
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

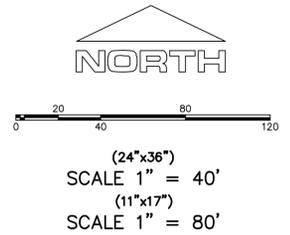
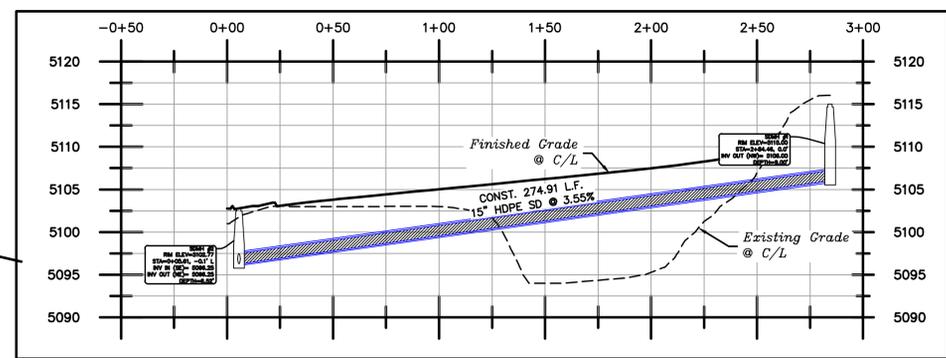
REVISIONS:

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SHEET NAME:
UTILITY PLANS
SHEET:
UP-02



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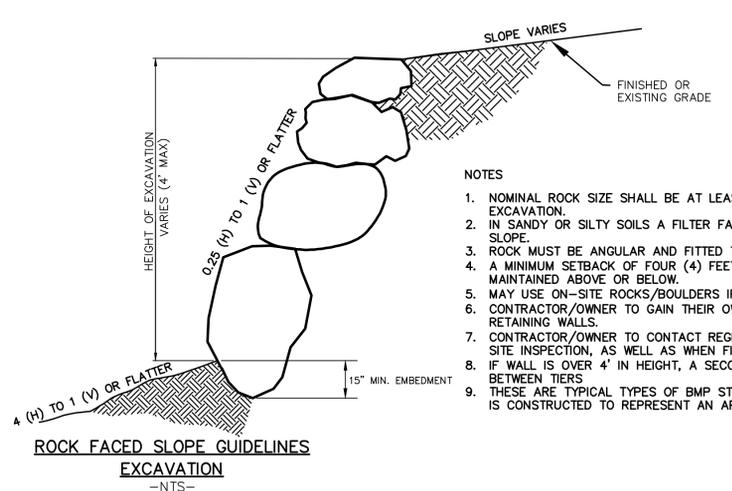
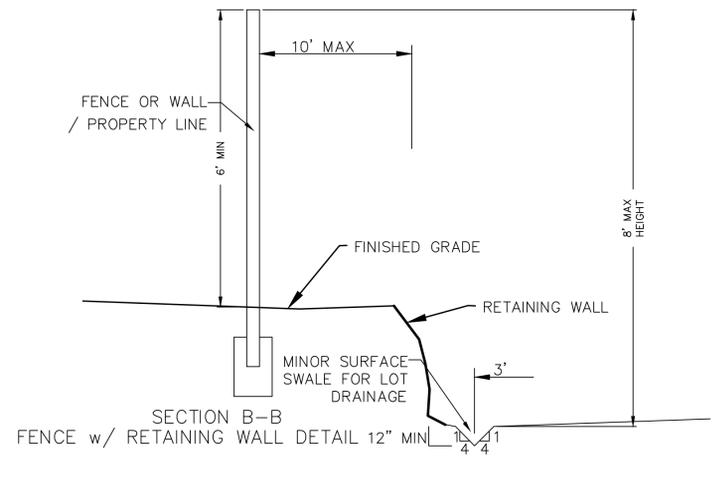
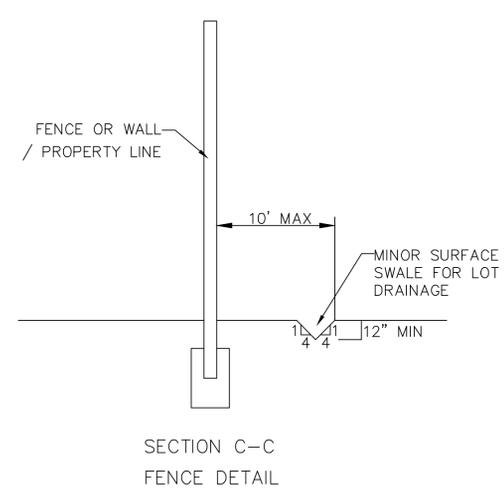
DATE: 4.19.2022

PROJECT #

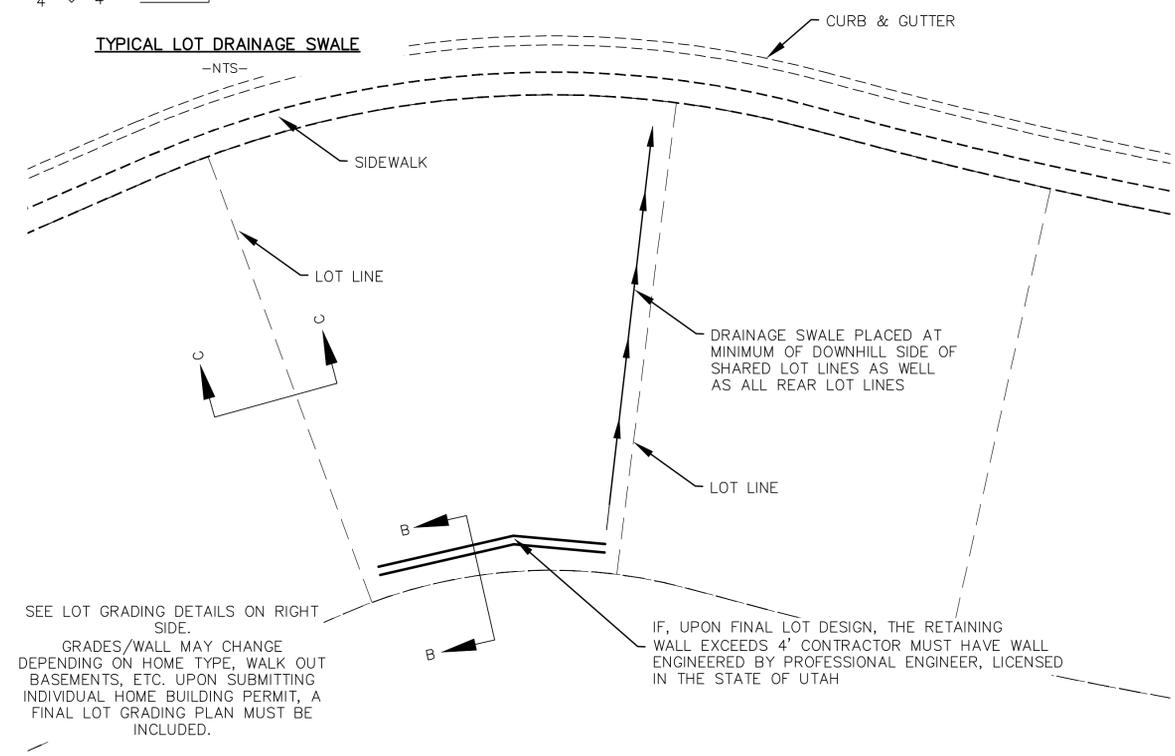
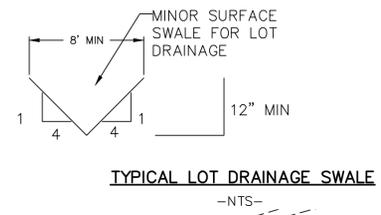
REVISIONS:

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SHEET NAME:
GRADING PLANS
SHEET:
GR-01



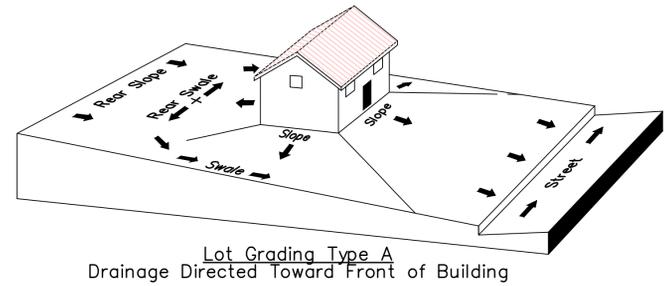
- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
 2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
 3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
 4. A MINIMUM SETBACK OF FOUR (4) FEET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



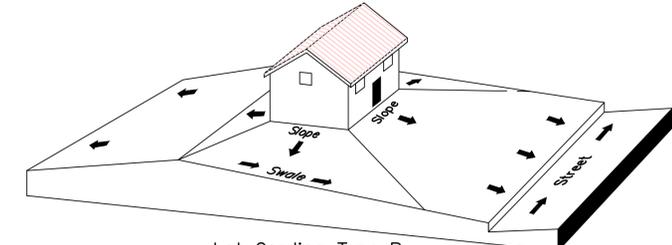
SEE LOT GRADING DETAILS ON RIGHT SIDE.
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

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

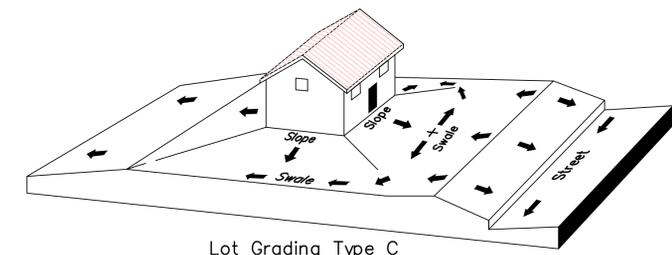
TYPICAL LOT GRADING
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

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

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

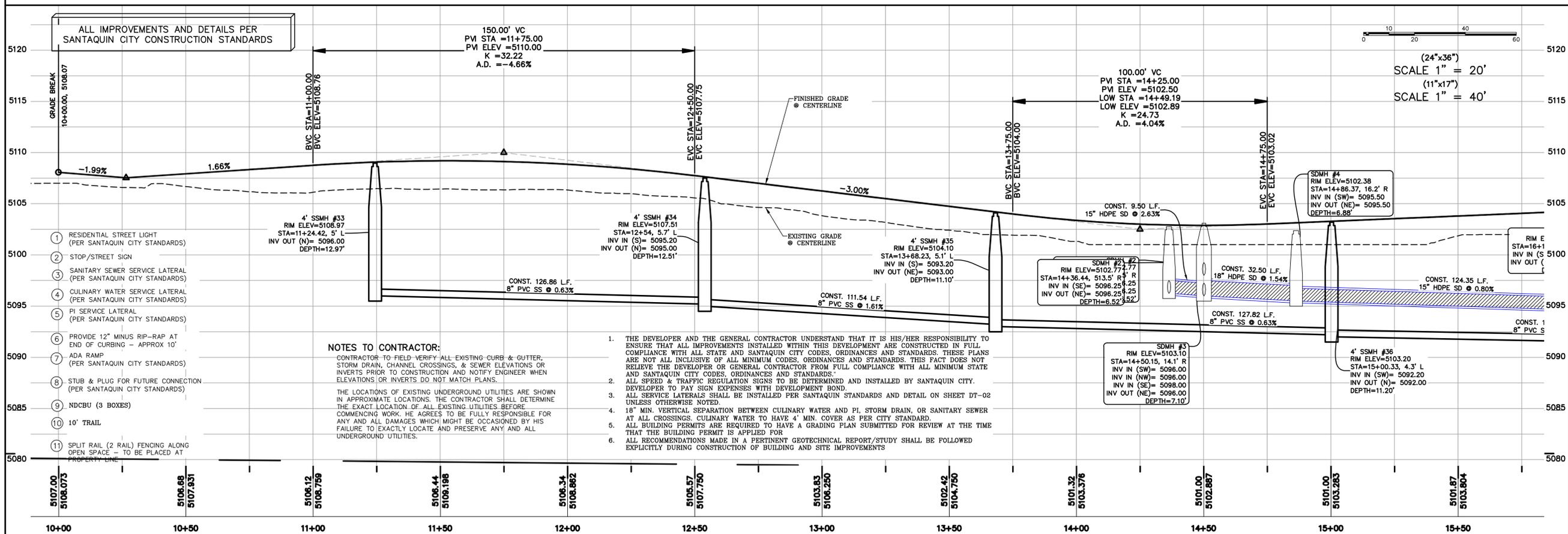
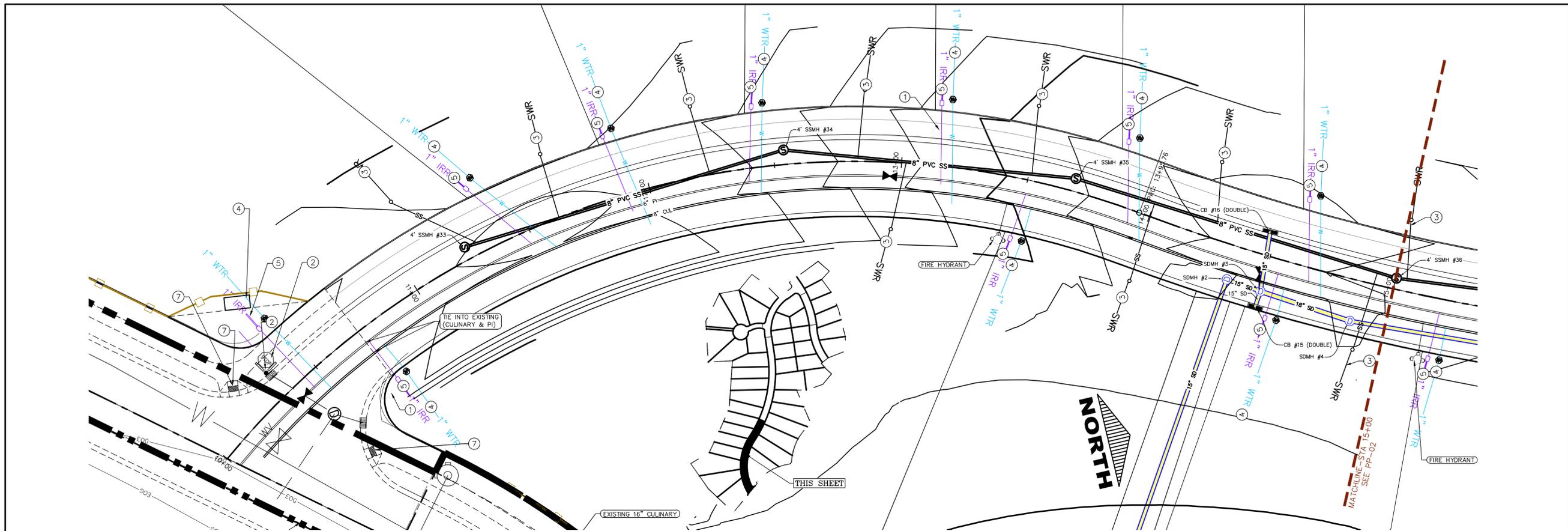
DATE: 4.19.2022

PROJECT #

REVISIONS:

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SHEET NAME:
GRADING PLANS
SHEET:
GR-03



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THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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

DATE: 4.19.2022

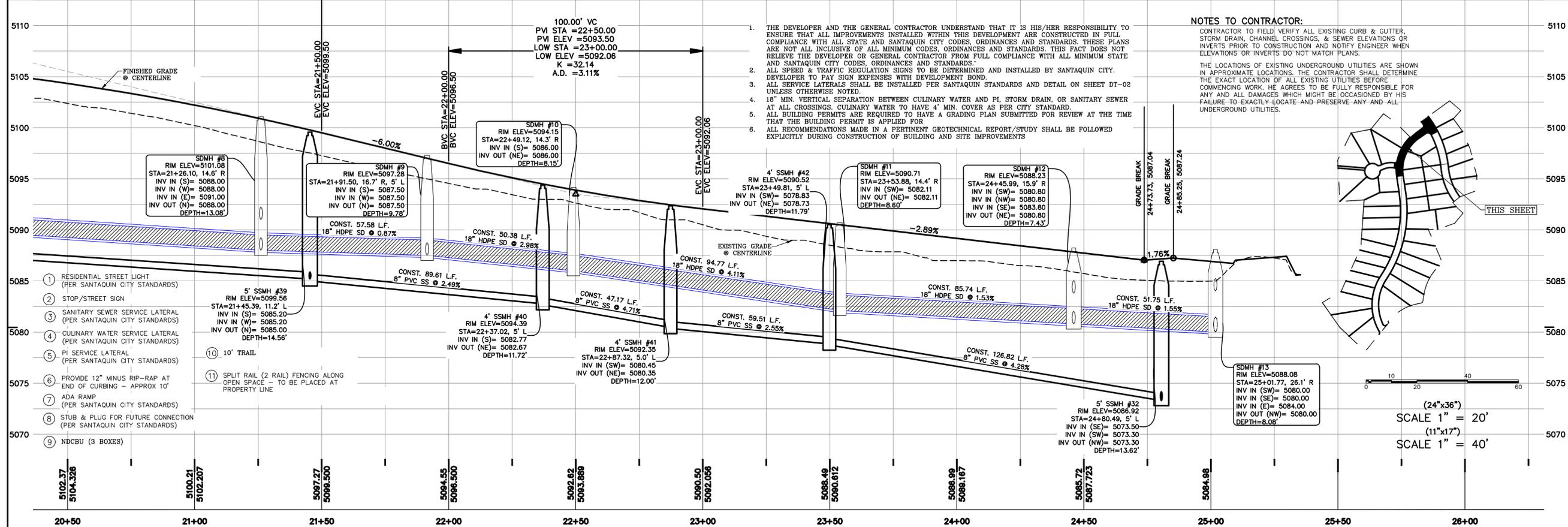
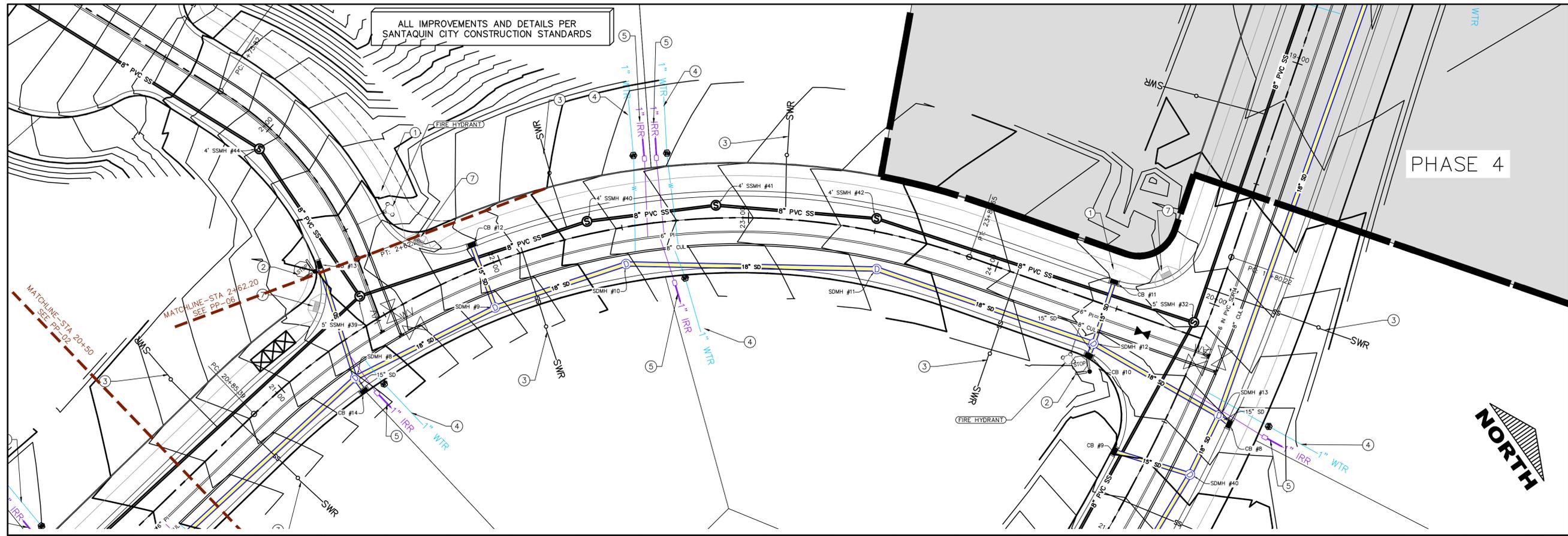
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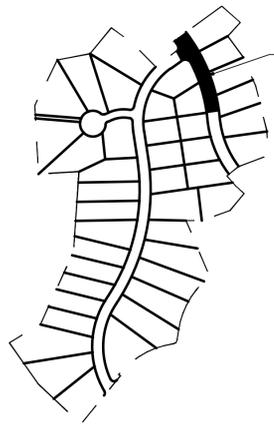
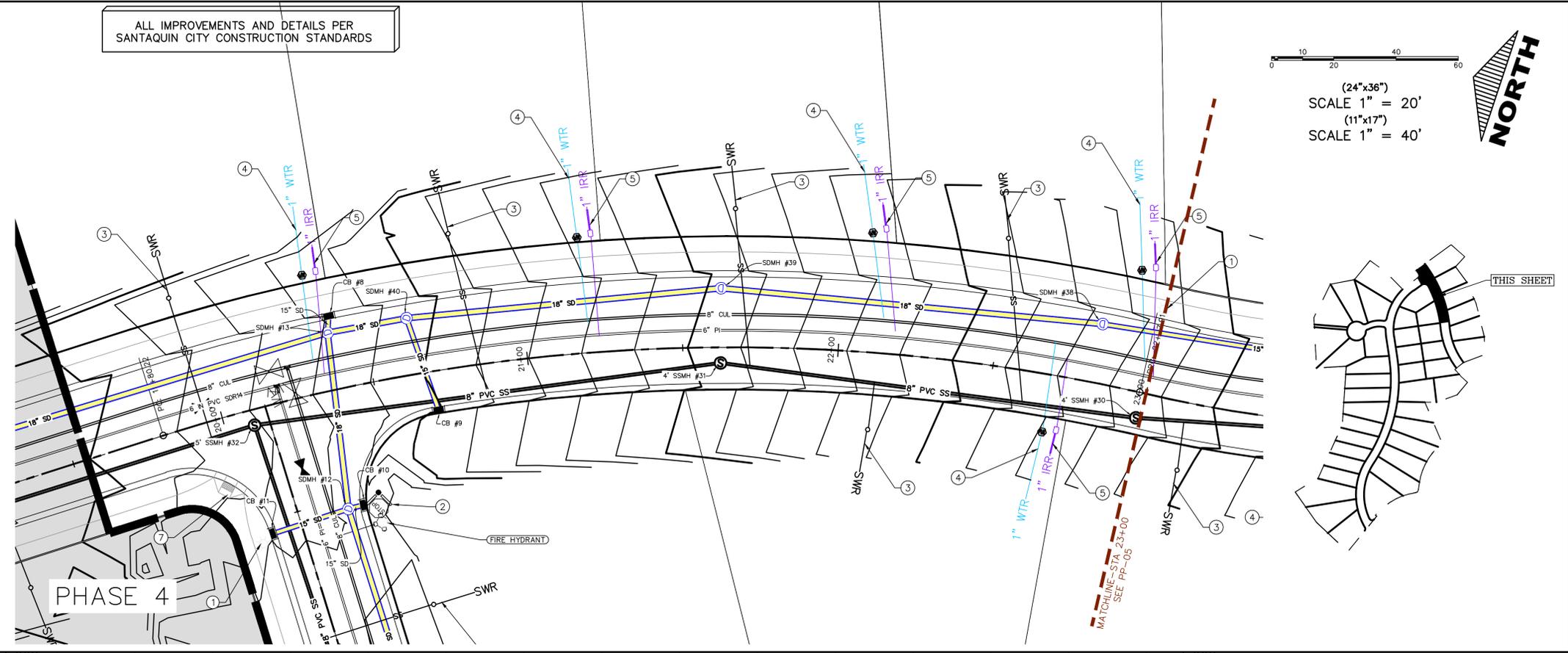
SHEET NAME:
PLAN & PROFILE

SHEET:
PP-01



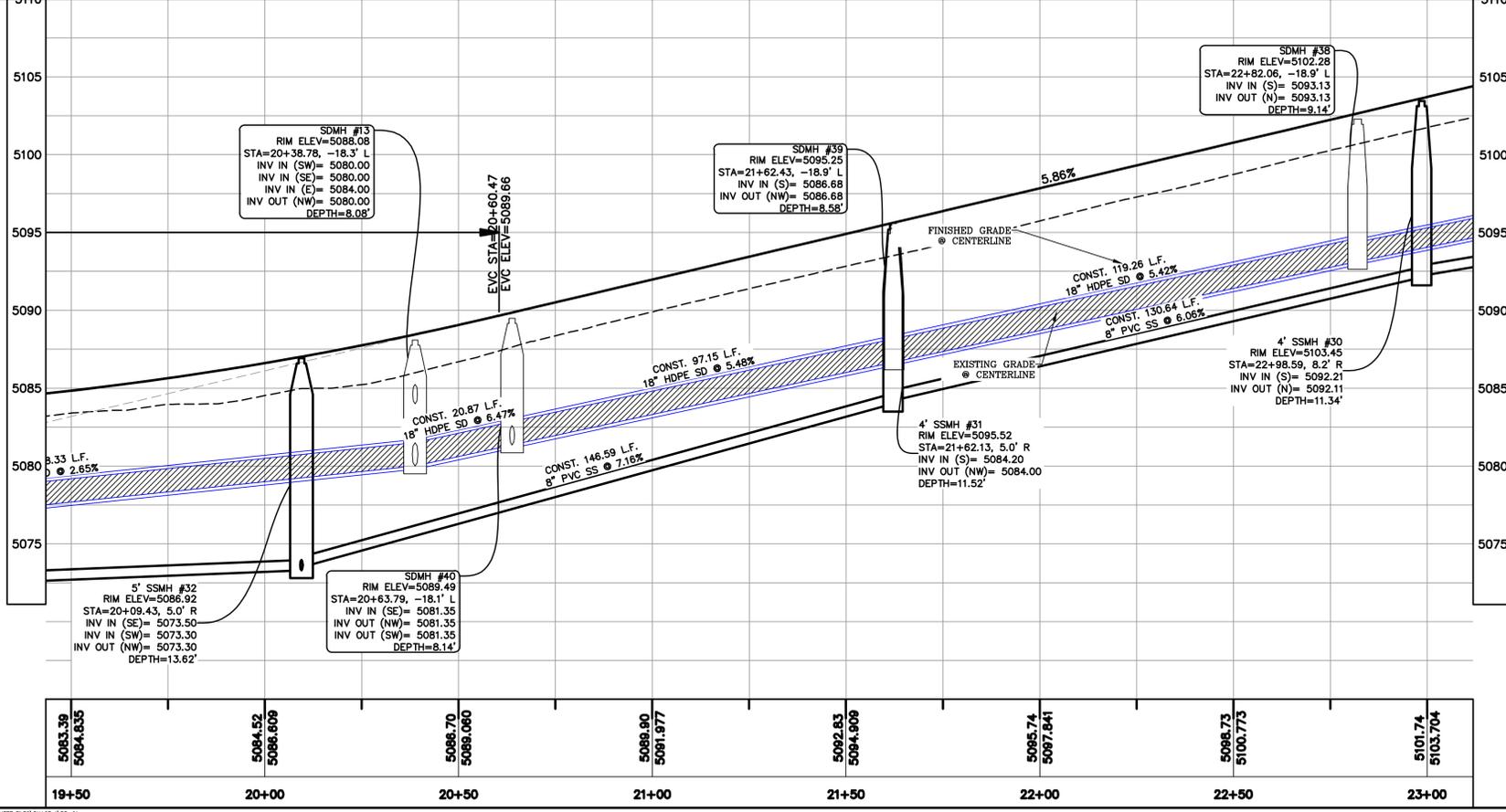
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



PHASE 4

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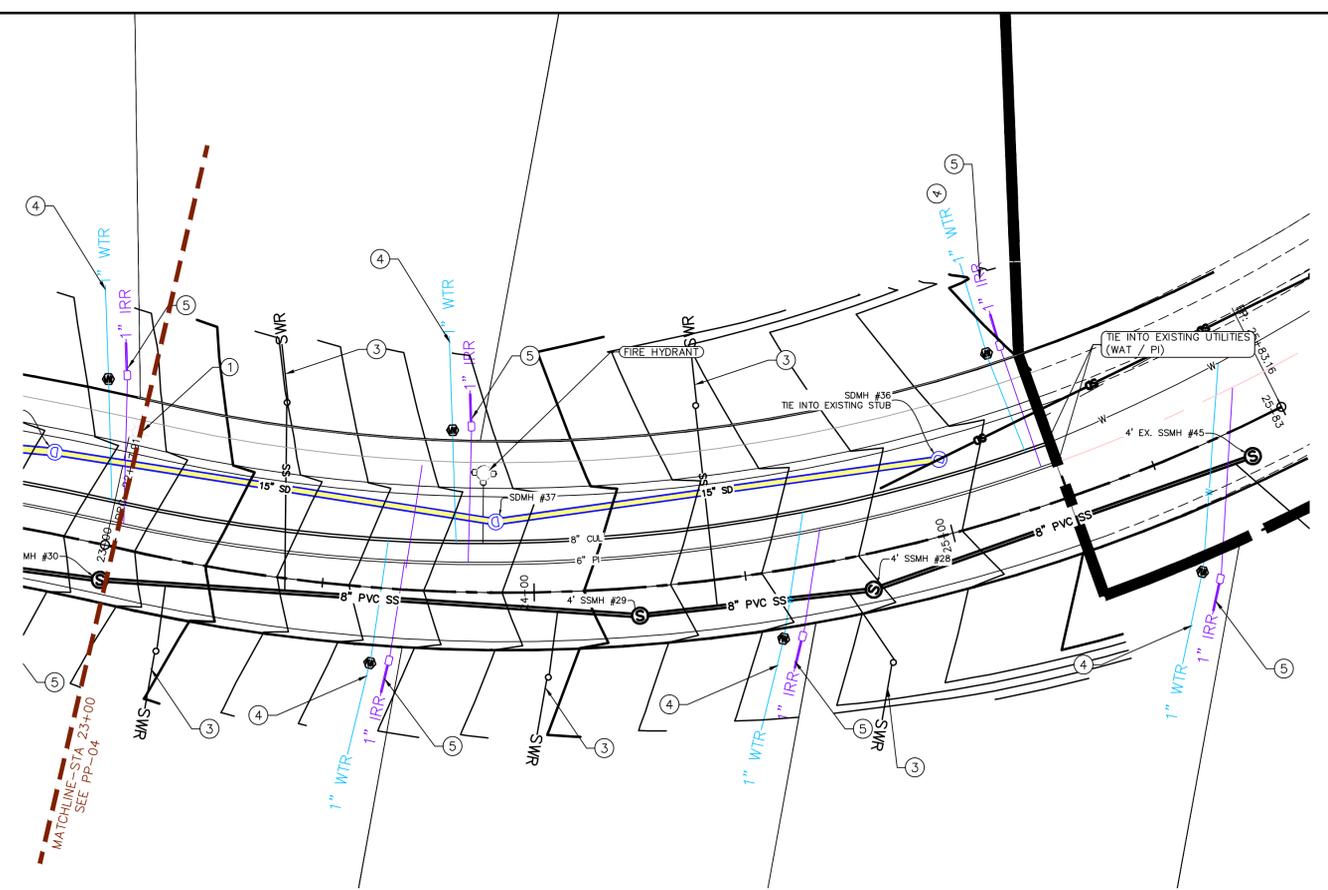
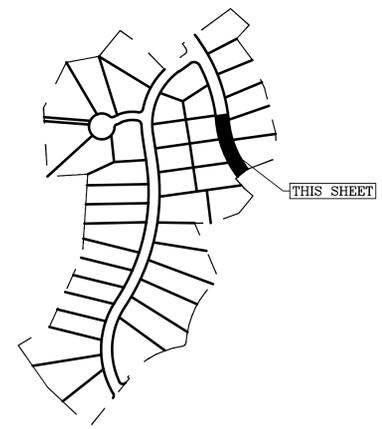
SHEET:
PP-04

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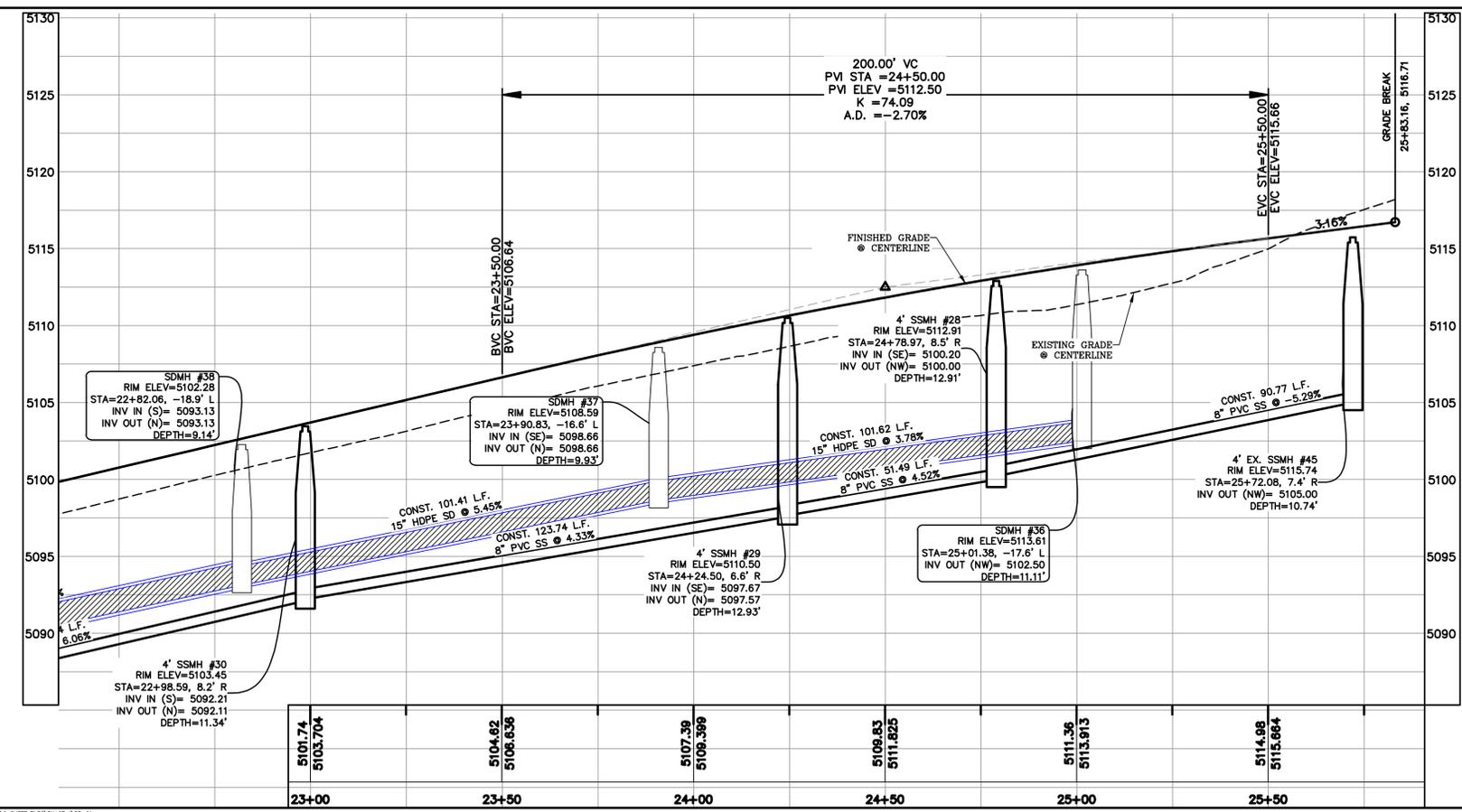
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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



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

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



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

DATE: 4.19.2022

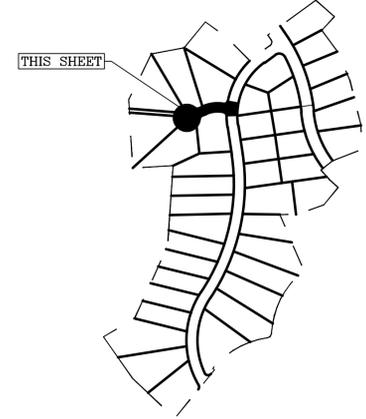
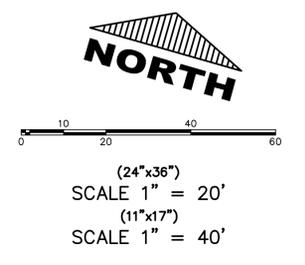
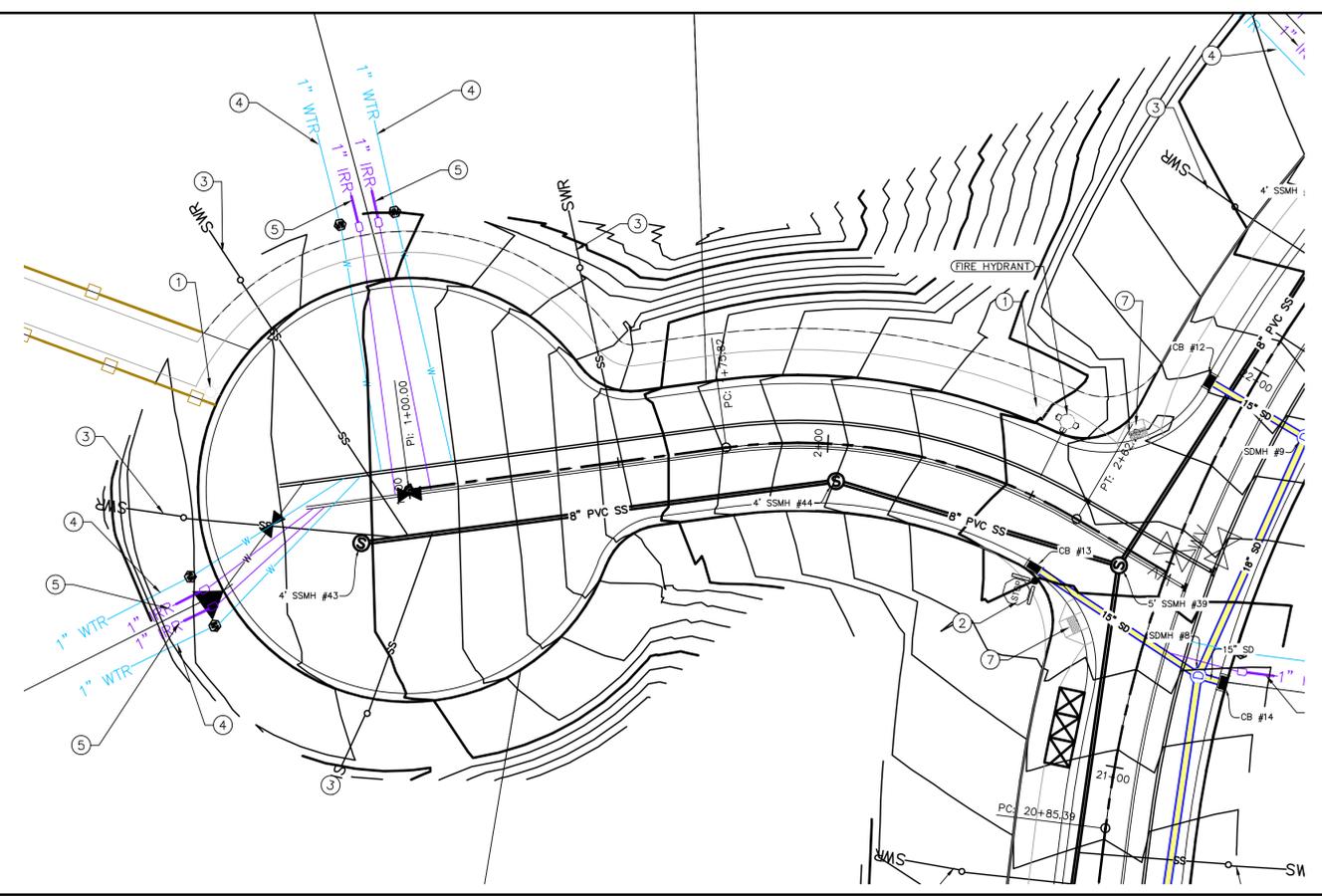
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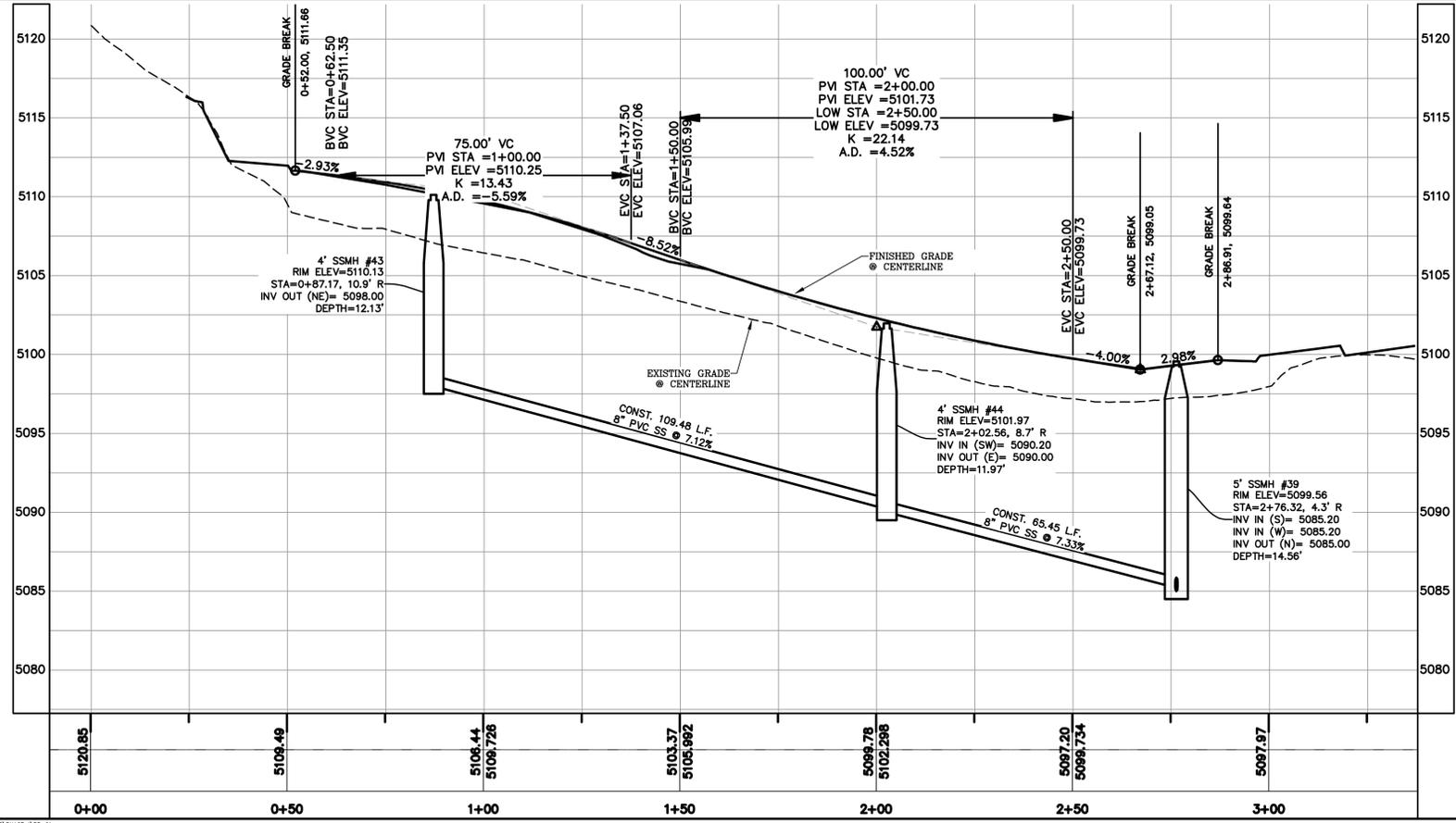
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SHEET NAME:
 PLAN & PROFILE
 SHEET:
 PP-05

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
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- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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NOTES TO CONTRACTOR:

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

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

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

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

DATE: 4.19.2022

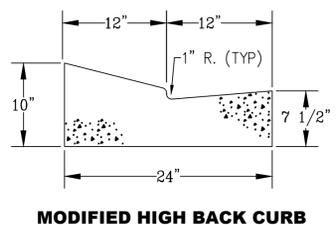
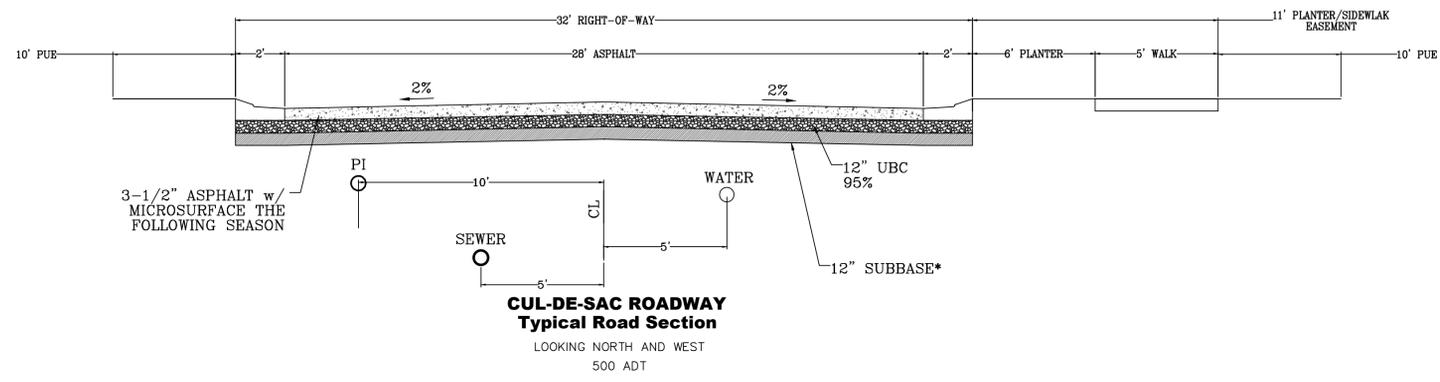
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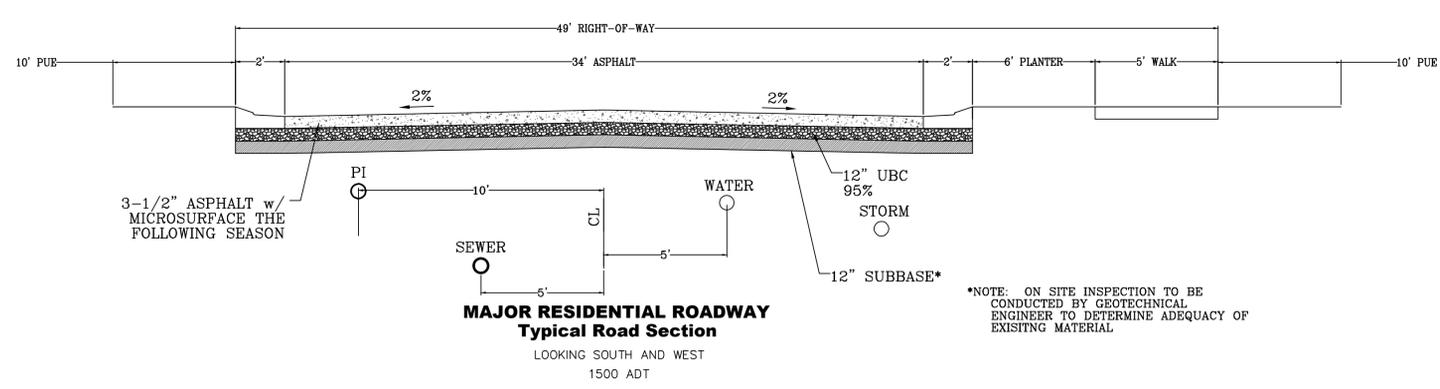
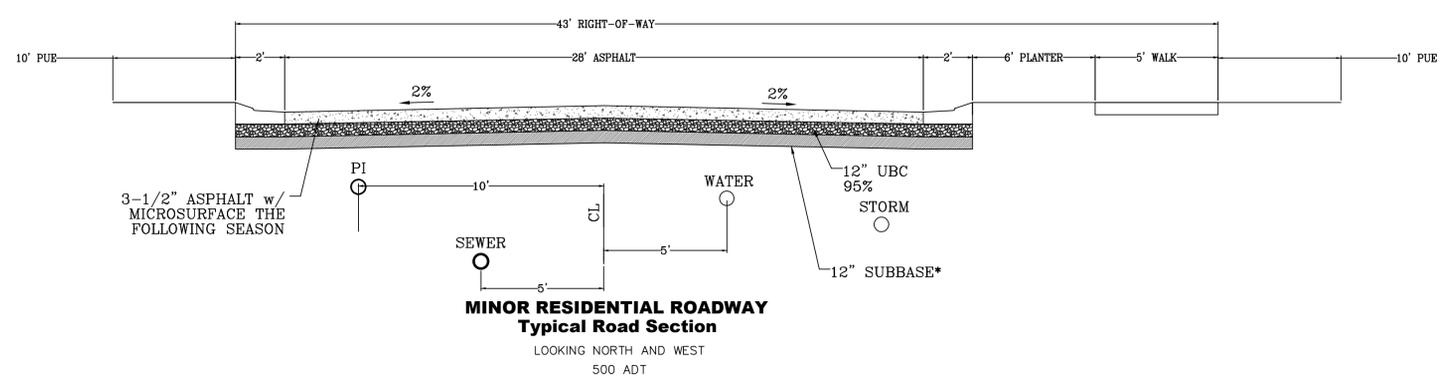
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SHEET NAME:
PLAN & PROFILE

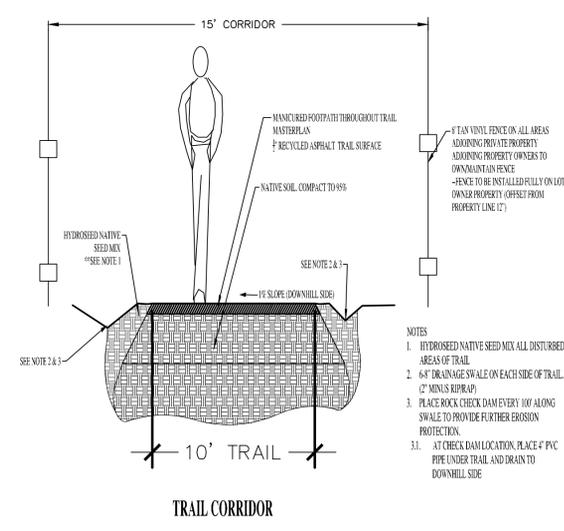
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PP-06



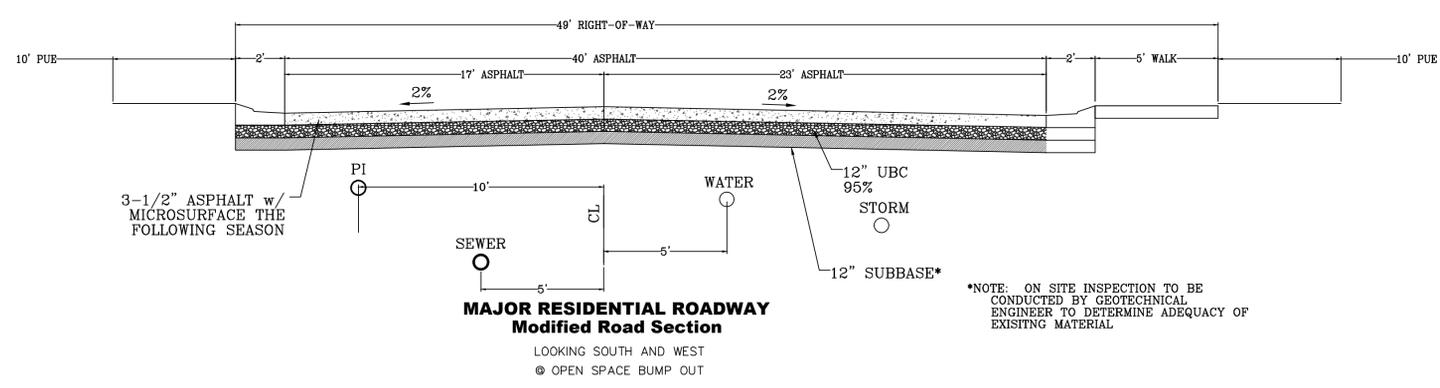
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6" DRAINAGE SWALE ON EACH SIDE OF TRAIL (2" MIN. DEPTH)
 3. PLACE ROCK CHECK DAM EVERY 10' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE



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

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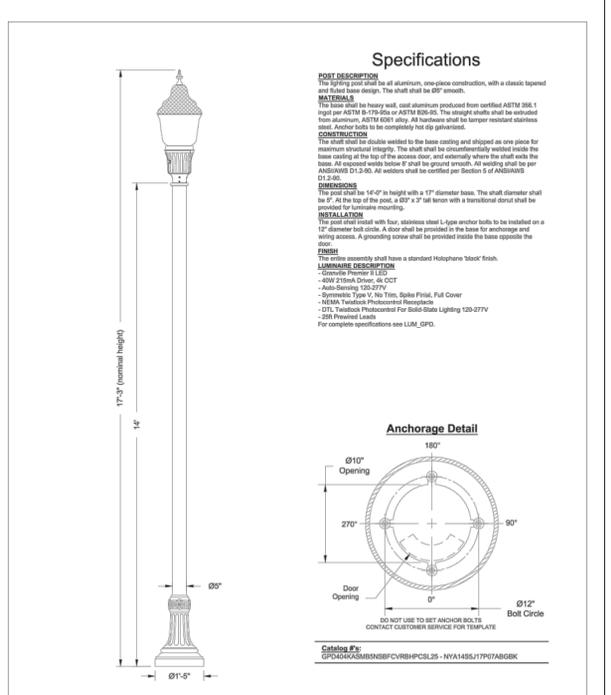
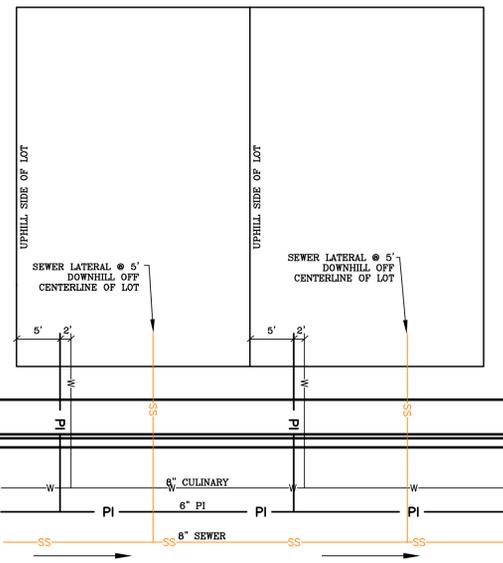
**THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1**
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

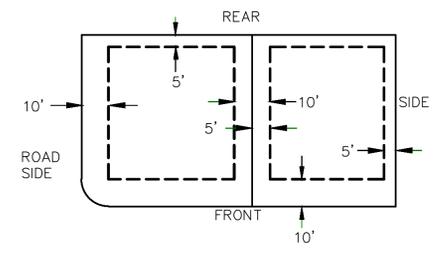
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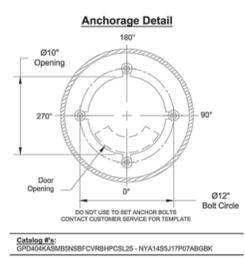
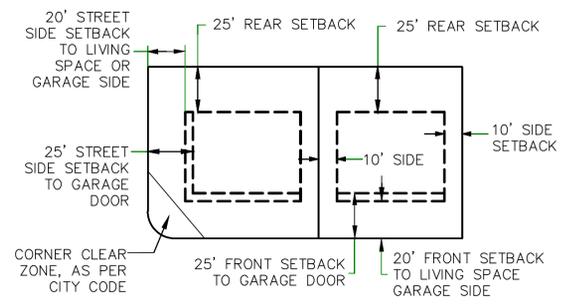
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TYPICAL DETAILS
SHEET:
DT-01



PUBLIC UTILITY EASEMENTS



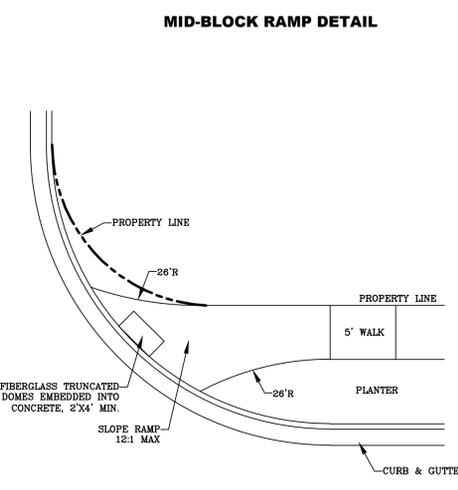
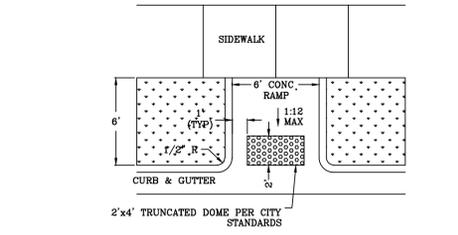
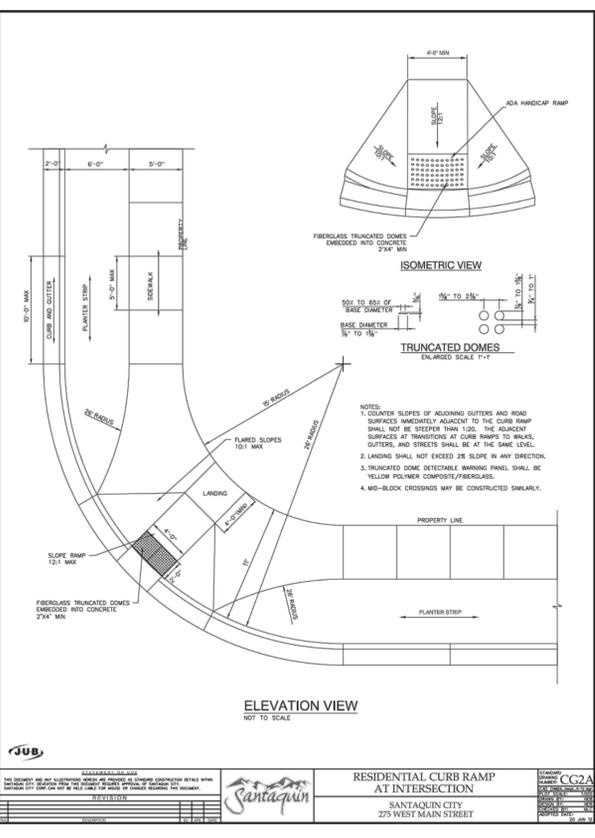
BUILDING SETBACKS (MINIMUM)



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

L1

ADOPTED DATE: 10-1-2018



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region
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 regiondesignllc.com

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

DATE: 4.19.2022

PROJECT #

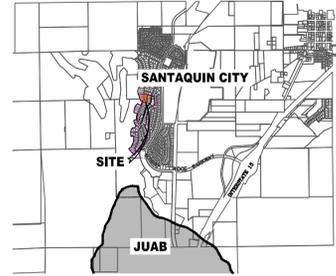
REVISIONS:

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SHEET NAME:
 TYPICAL DETAILS
 SHEET:
 DT-02

THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

VICINITY MAP



Surveyor's Certificate

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

Boundary Description

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

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

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

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



DATE _____ SURVEYOR (See Seal Below)
OWNERS DEDICATION

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER (See Seal Below) _____ ATTEST _____ CLERK-RECORDER (See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

UTAH COUNTY, UTAH

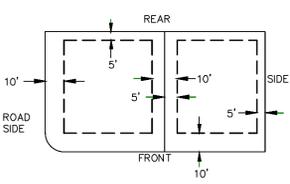
SCALE: 1" = 40 FEET

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

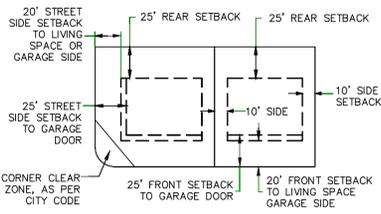
This form approved by Utah County and the municipalities therein.

VISTAS WEST PHASE 1, 3, 4, 5 & 6 SEWER AND STORM DRAIN MUST BE CONSTRUCTED AT THE SAME TIME AS OR PRIOR TO PHASE 2

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)

BASIS OF BEARING

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



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

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY
BY- _____
TITLE- _____

NOTES:

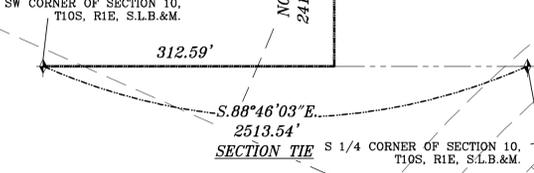
1. @ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS PROPERTY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

UTILITIES APPROVAL

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

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

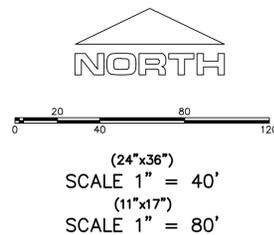
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	45.13'	1195.50'	45.13'	N18°23'54"E	2°09'47"
C2	269.01'	1220.00'	268.47'	S13°19'38"W	12°38'02"
C3	45.13'	1195.50'	45.13'	N18°23'54"E	2°09'47"
C4	63.85'	1040.89'	63.84'	N4°16'08"E	3°30'52"
C5	65.44'	1244.48'	65.43'	N8°31'00"E	3°00'46"
C6	85.03'	1244.48'	85.02'	N11°58'49"E	3°54'54"
C7	124.36'	1244.48'	124.31'	N16°48'02"E	5°43'32"
C8	204.41'	1194.82'	204.16'	S12°56'16"W	9°48'07"
C9	13.45'	1194.82'	13.45'	S74°25'51"W	0°38'43"
C10	59.57'	1150.00'	59.56'	S4°11'02"W	2°58'05"
C12	61.94'	1018.89'	61.93'	S4°09'12"W	3°29'00"



S.88°46'03"E.
2513.54'
SECTION TIE S 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M.

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

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



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

LEGEND

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

NOTES TO CONTRACTOR:

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

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



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



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

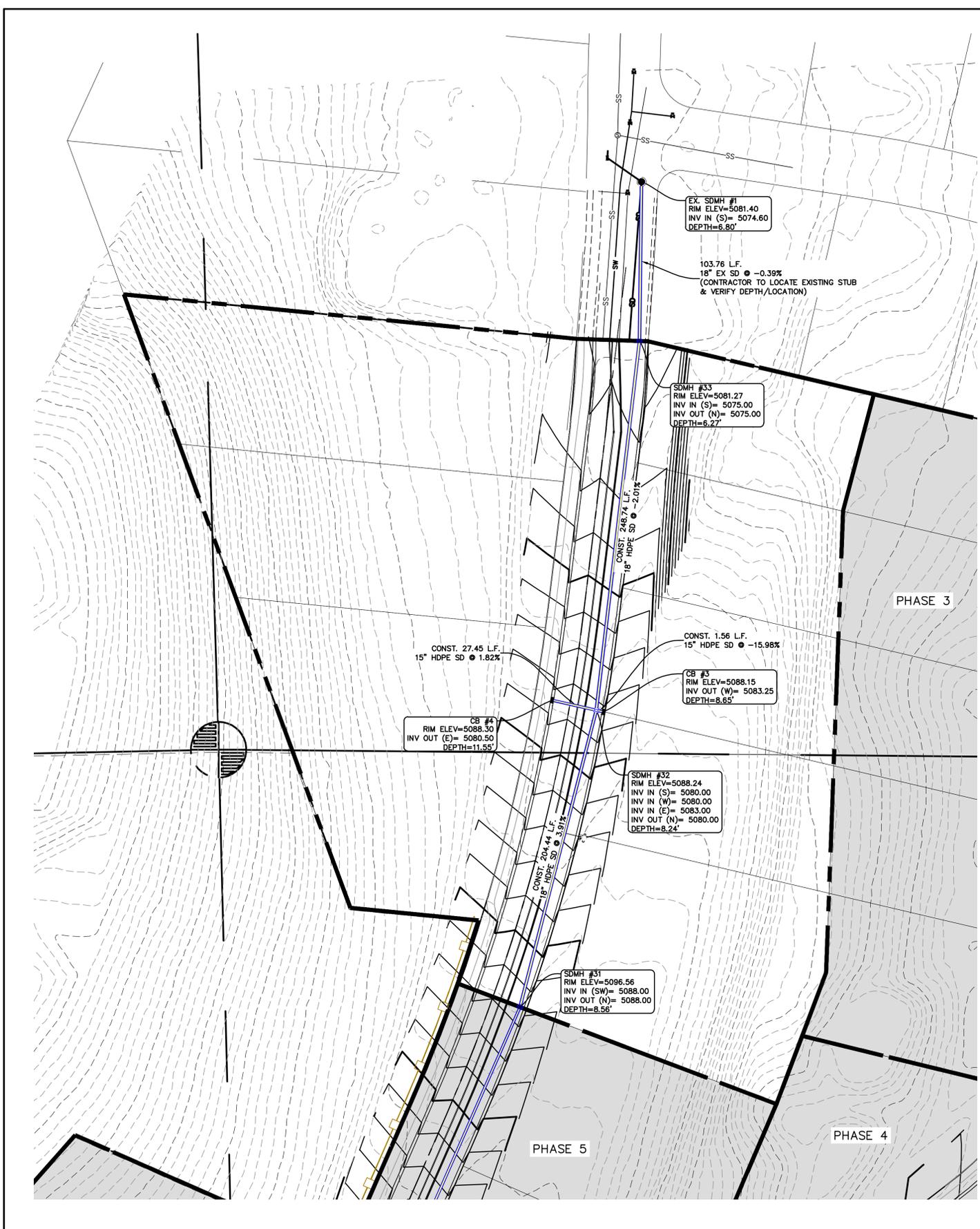
DATE: 4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01



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

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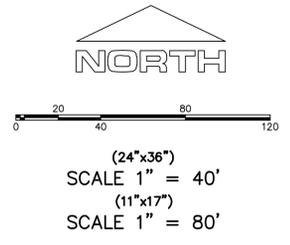
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

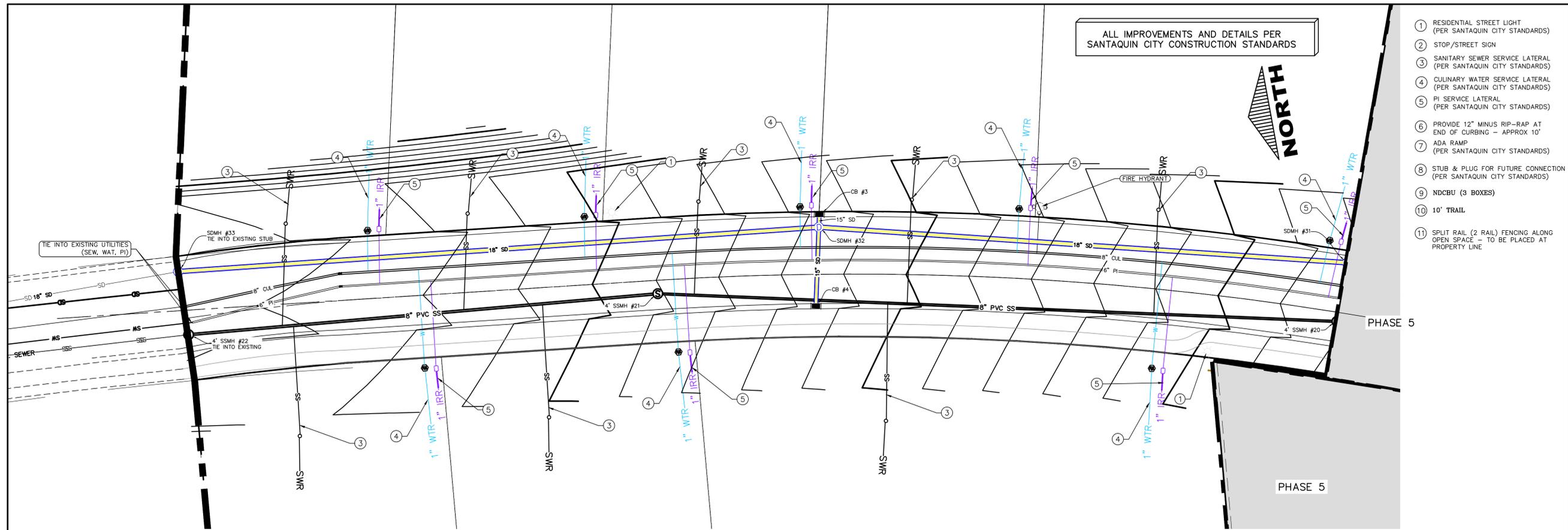
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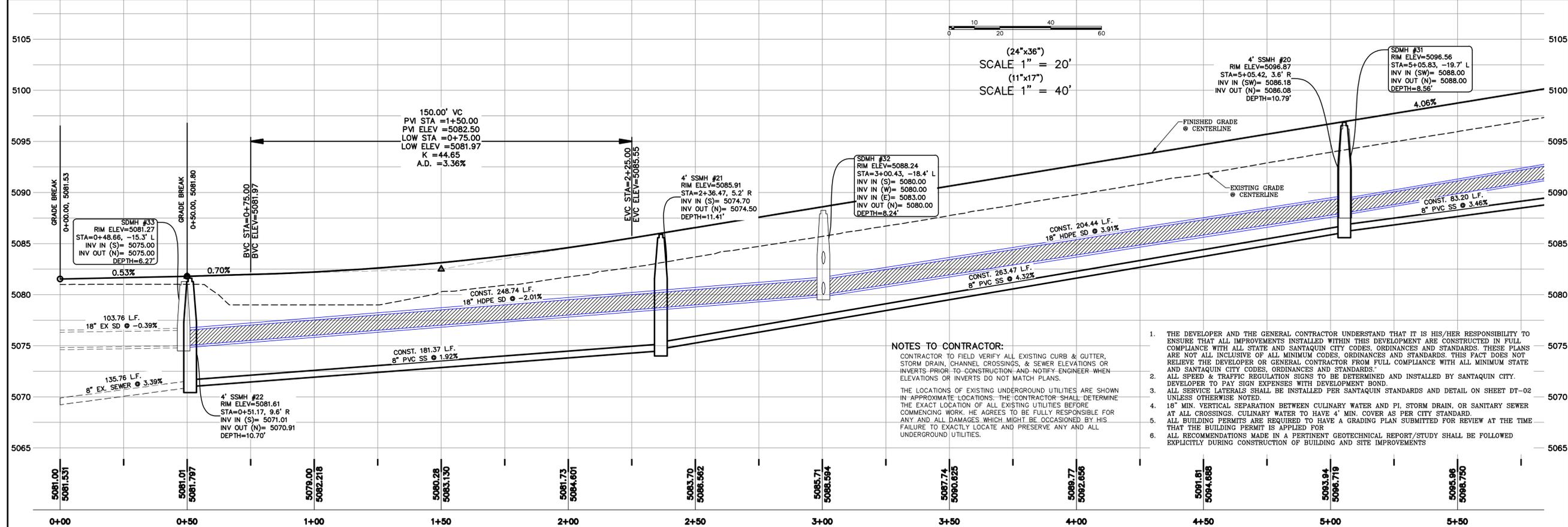


SHEET NAME:
GRADING PLANS
SHEET:
GR-01



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

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



DATE: 4.19.2022

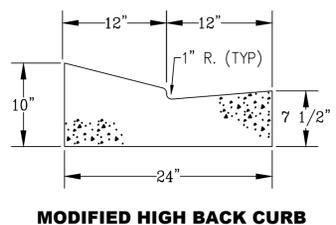
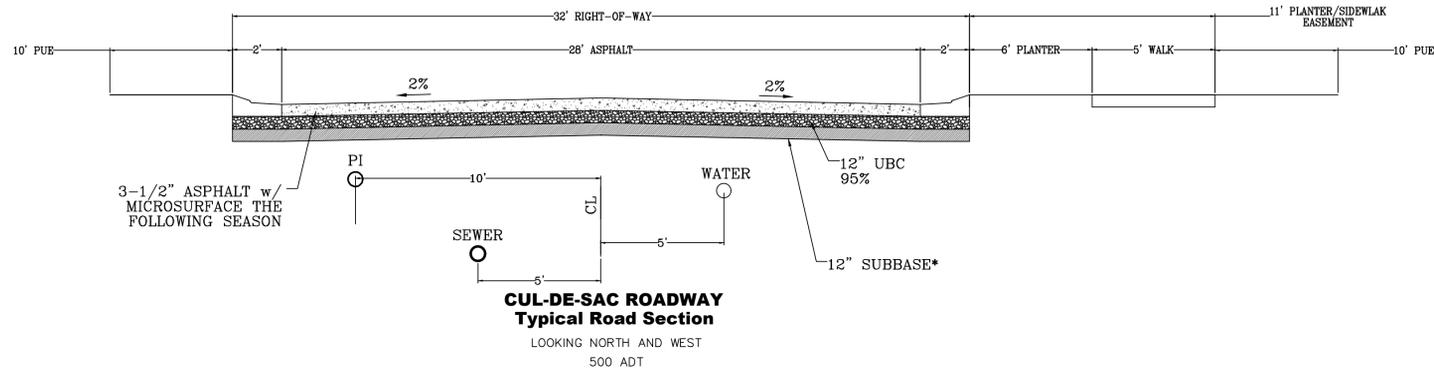
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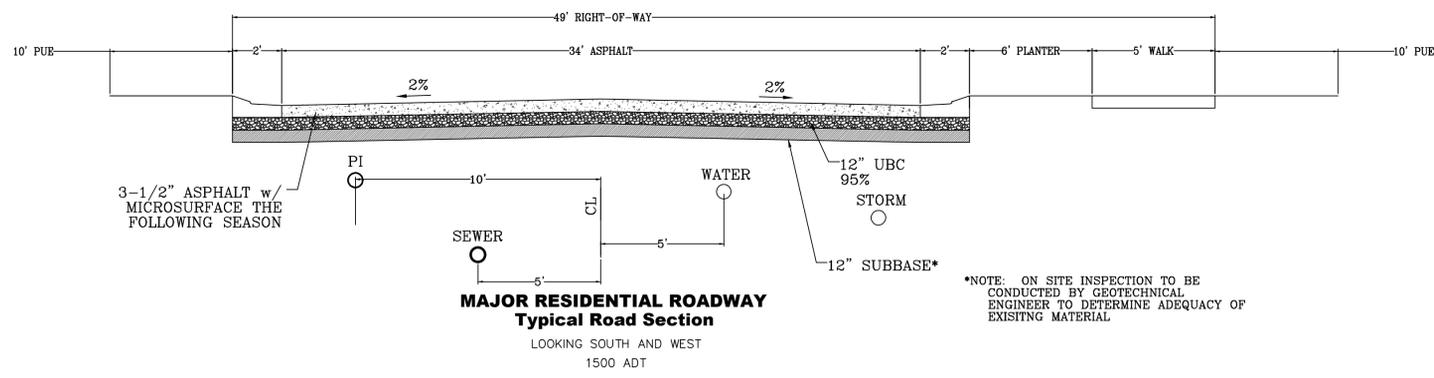
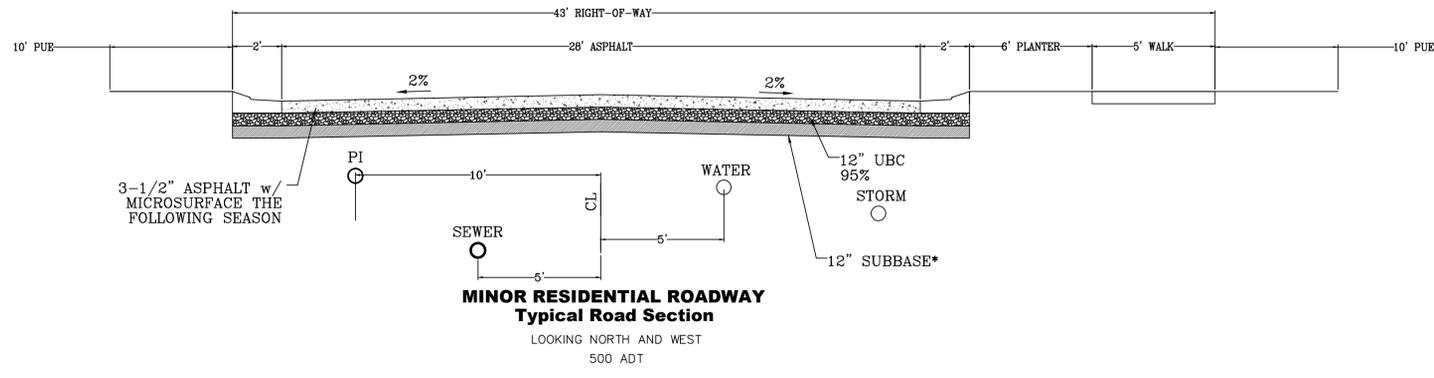
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SHEET NAME:
 PLAN & PROFILE

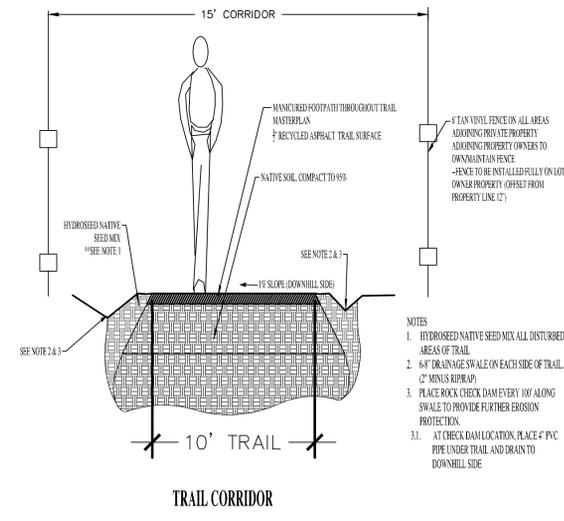
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 PP-01



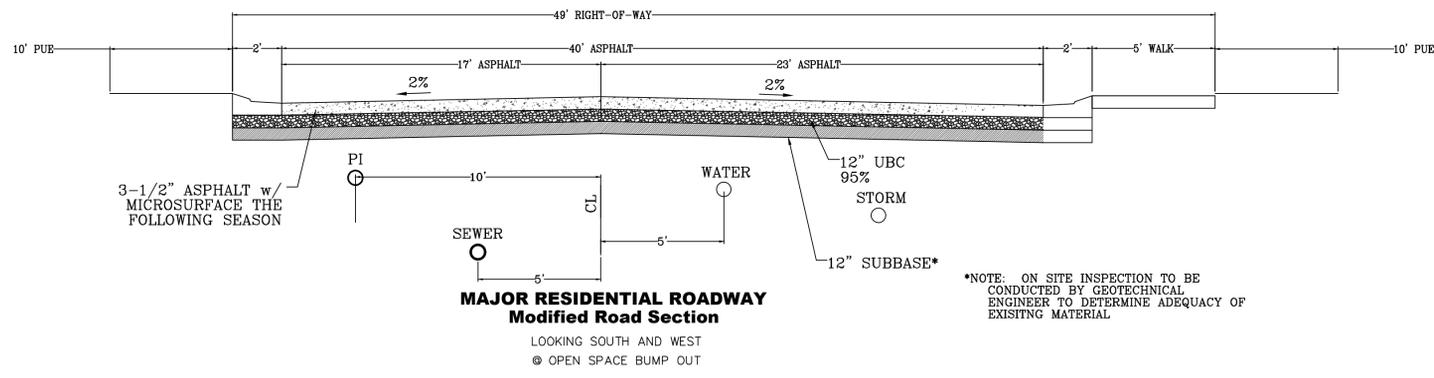
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6" DRAINAGE SWALE ON EACH SIDE OF TRAIL (2" MIN. SLOPE)
 3. PLACE ROCK CHECK DAM EVERY 10' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE



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

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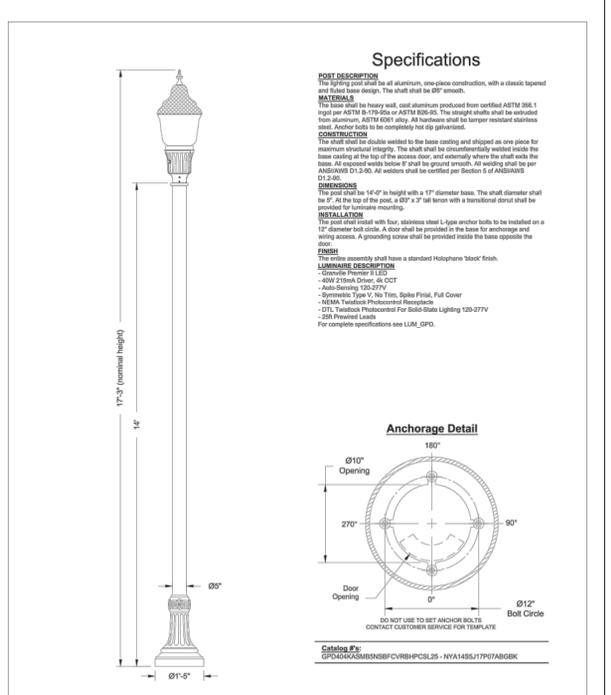
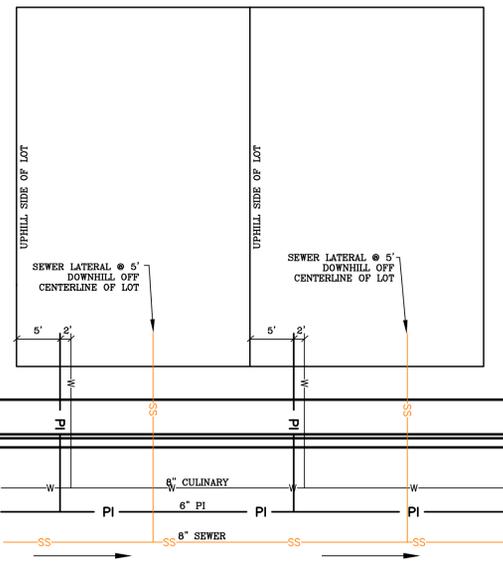
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

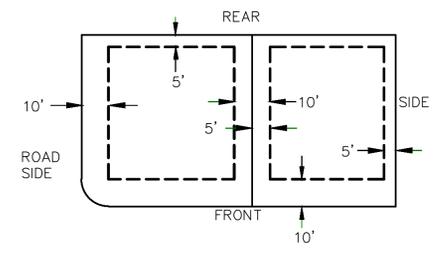
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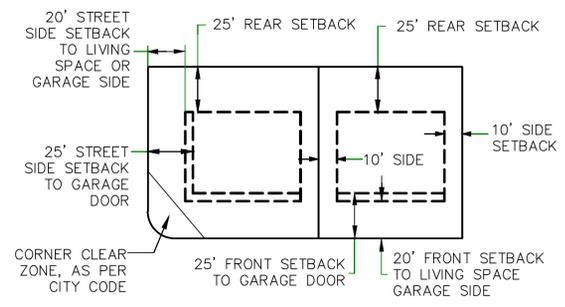
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



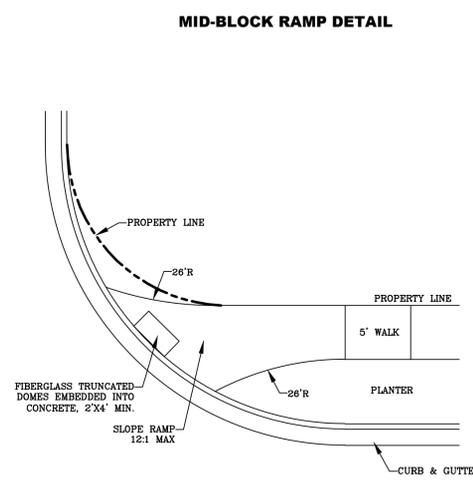
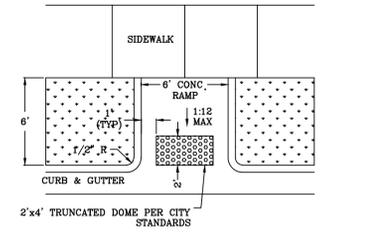
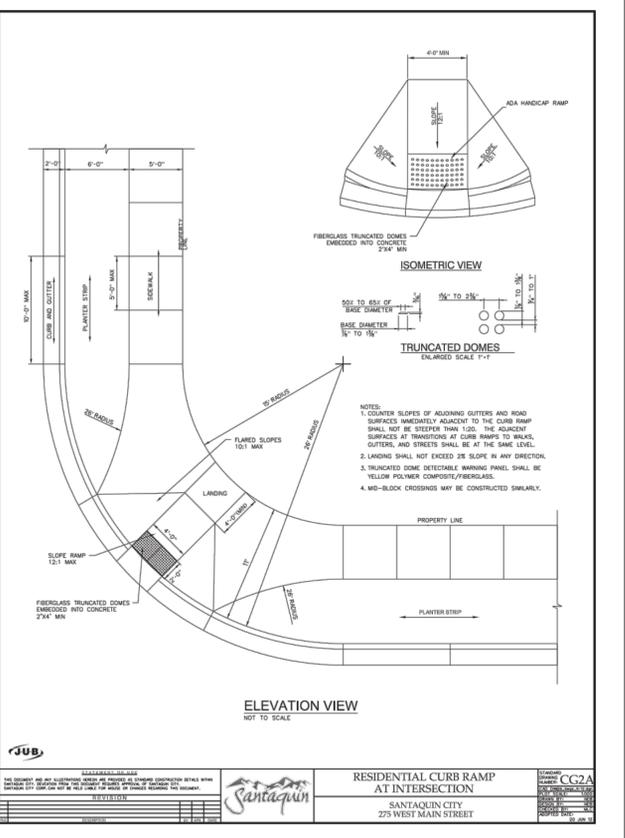
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LOCAL AND COLLECTOR STREET LIGHTING DETAILS
 SANTAQUIN CITY
 275 WEST MAIN STREET
 ADOPTED DATE: 10-1-2018



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region
 Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
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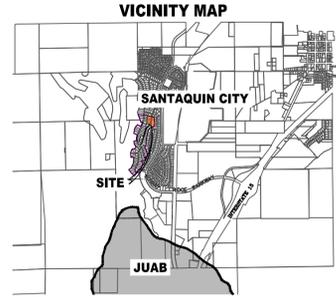
THE VISTAS WEST @ SUMMIT RIDGE PHASE 2
 LOCATED IN SW PORTION SECTION 10,
 TOWNSHIP 6 SOUTH
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
 PROJECT #
 REVISIONS:

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2	
3	

SHEET NAME:
 TYPICAL DETAILS
 SHEET:
 DT-02

THE VISTAS WEST @ SUMMIT RIDGE PHASE 3



Surveyor's Certificate

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

Boundary Description

VISTAS WEST - PHASE 3
BEGINNING AT A POINT ON A LINE THAT IS S 88°46'03"E, A DISTANCE OF 66.13 FEET ALONG THE SECTION LINE AND NORTH 2273.06 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
THENCE N 57° 15' 07" W FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE.
THENCE N 48° 13' 00" W FOR A DISTANCE OF 43.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 58' 44", HAVING A RADIUS OF 278.50 FEET, AND WHOSE LONG CHORD BEARS N 38° 17' 38" E FOR A DISTANCE OF 33.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 76° 21' 01" W FOR A DISTANCE OF 163.42 FEET TO A POINT ON A LINE.
THENCE N 20° 47' 28" E FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.
THENCE N 02° 06' 41" E FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE.
THENCE N 14° 48' 05" E FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE.
THENCE S 78° 51' 00" E FOR A DISTANCE OF 247.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 00' 45", HAVING A RADIUS OF 1000.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 22' 01" W FOR A DISTANCE OF 17.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 78° 25' 44" E FOR A DISTANCE OF 128.86 FEET TO A POINT ON A LINE.
THENCE S 04° 28' 00" E FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 42' 01", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 14° 25' 00" W FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 50° 11' 00" W A DISTANCE OF 98.31 FEET TO THE POINT OF BEGINNING
CONTAINING 4.61 ACRES OF LAND AND 7 LOTS

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

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

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



DATE _____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER (See Seal Below) _____ ATTEST _____ CLERK-RECORDER (See Seal Below)

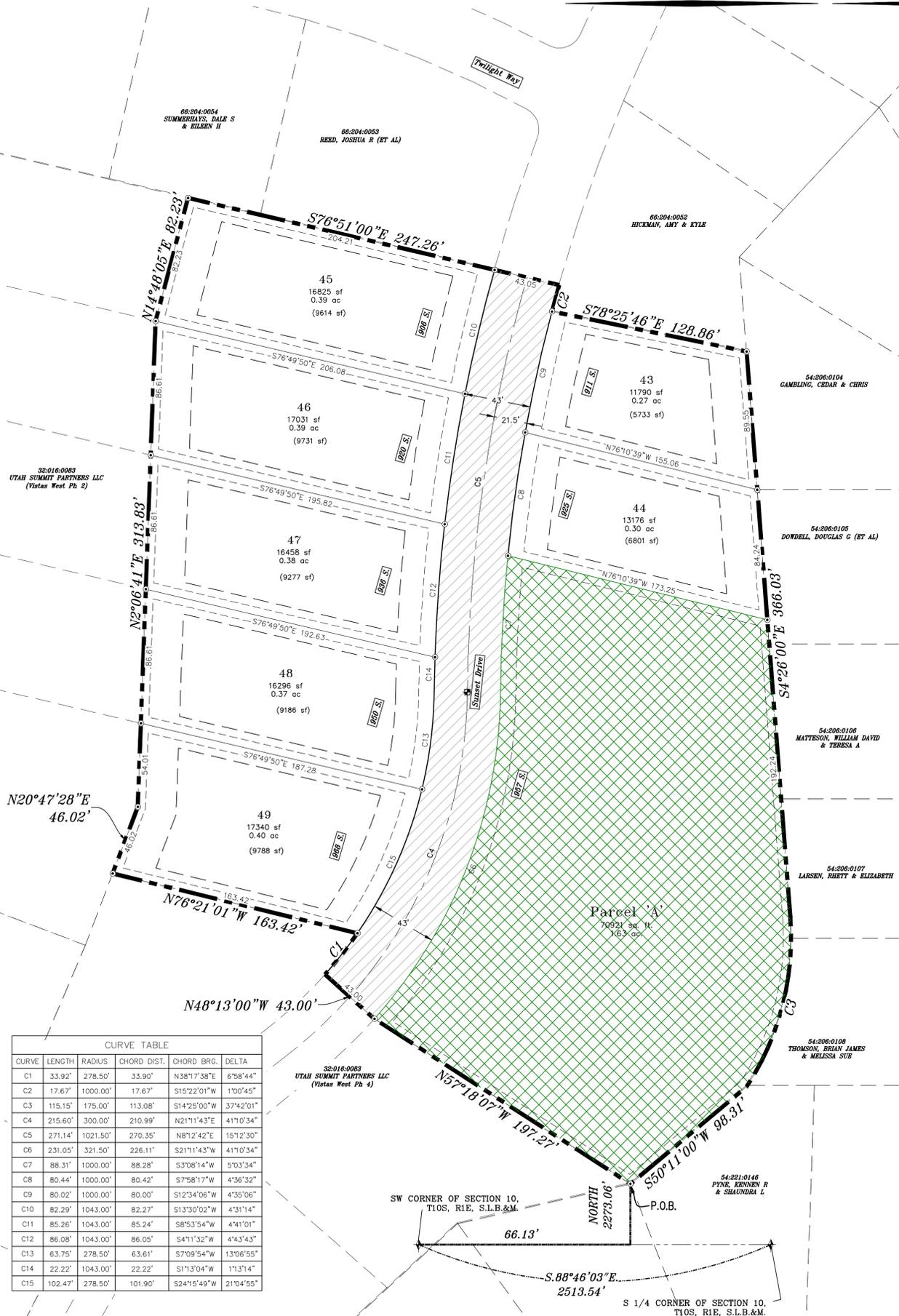
THE VISTAS WEST @ SUMMIT RIDGE PHASE 3

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

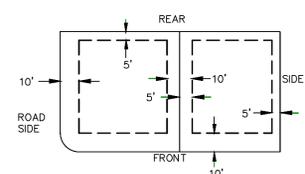
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

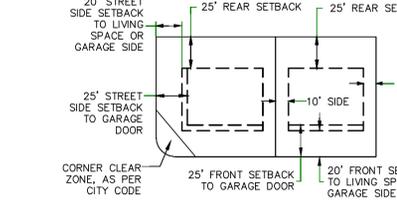


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.92'	278.50'	33.90'	N38°17'38"E	6°58'44"
C2	17.67'	1000.00'	17.67'	S15°22'01"W	1°00'45"
C3	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C4	215.60'	300.00'	210.99'	N21°11'43"E	41°10'34"
C5	271.14'	1021.50'	270.35'	N8°12'42"E	15°12'30"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

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

UTILITIES APPROVAL

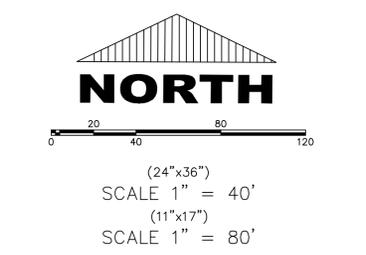
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

- LEGEND**
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS I STREET MONUMENT
 - SET STREET MONUMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - CALCULATED POINT (NOT SET)
 - NDCBU (4'x8' POSTAL EASEMENT)
 - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
 - AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)

BASIS OF BEARING

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



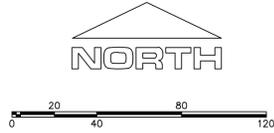
DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20____
DOMINION ENERGY COMPANY
BY _____
TITLE _____

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

- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 P.I. SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

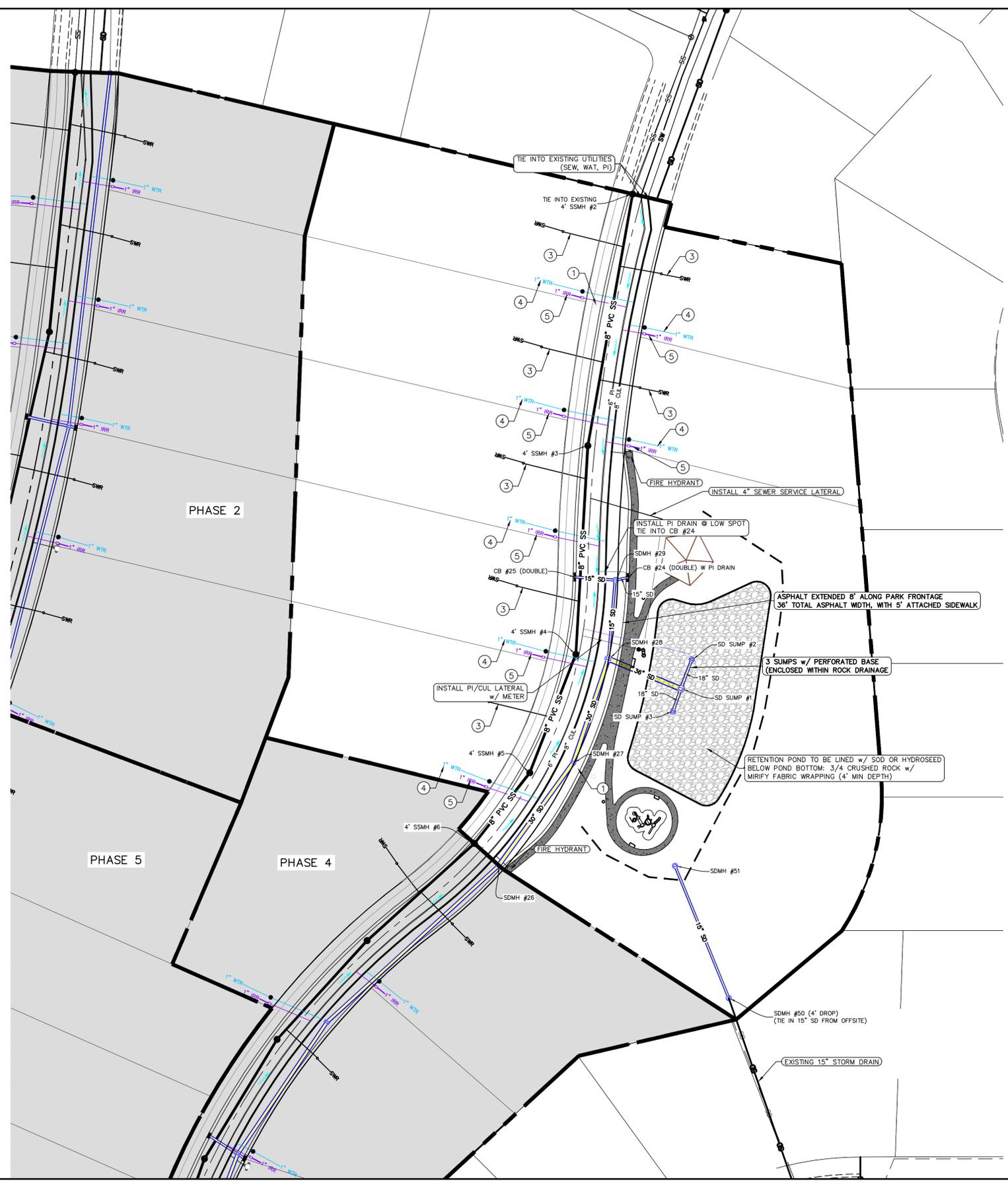
LEGEND

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

NOTES TO CONTRACTOR:

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

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



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

DATE: 4.19.2022

PROJECT #

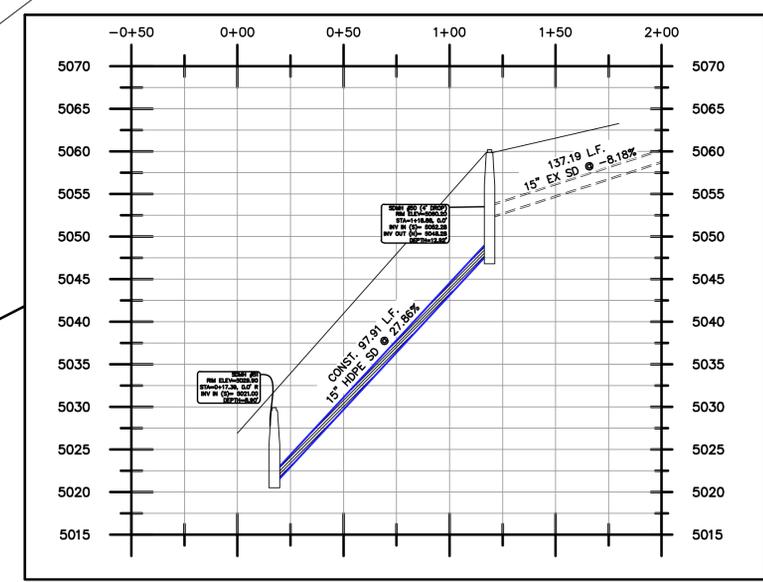
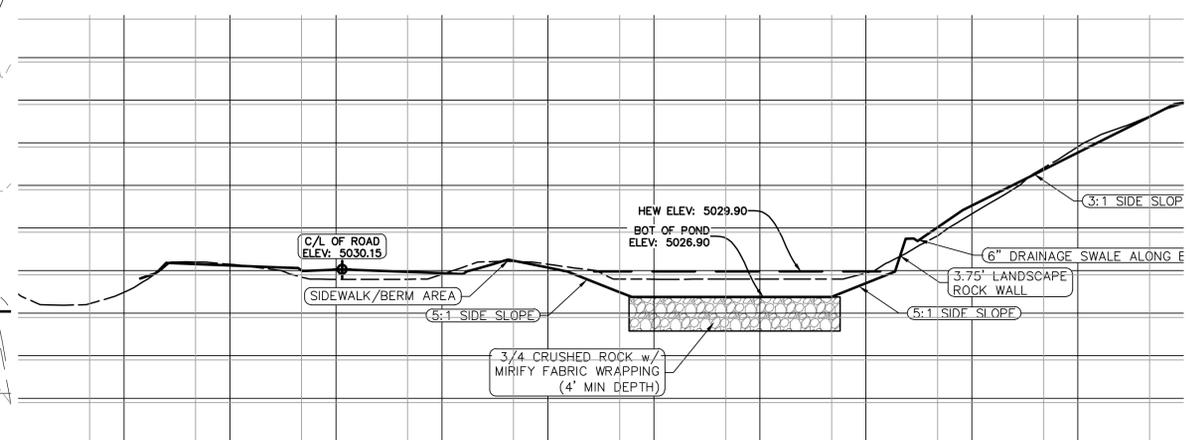
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SHEET NAME:
UTILITY PLANS
SHEET:
UP-01



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



NORTH

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

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THE VISTAS WEST @ SUMMIT RIDGE
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

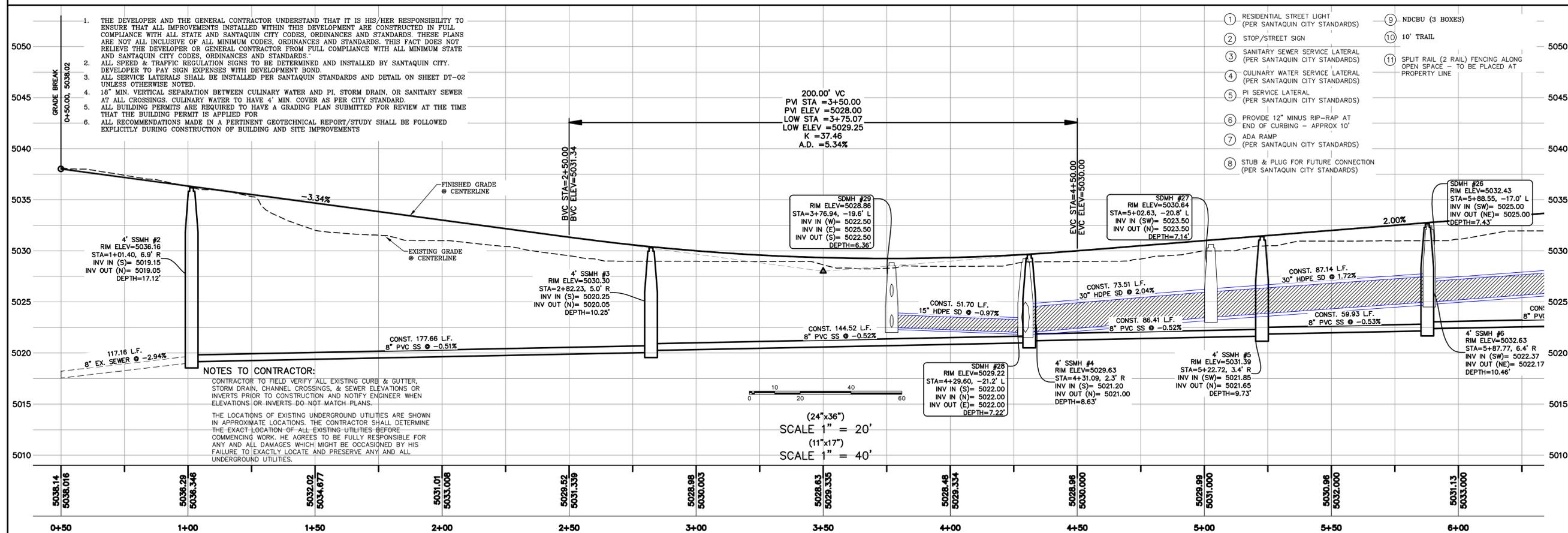
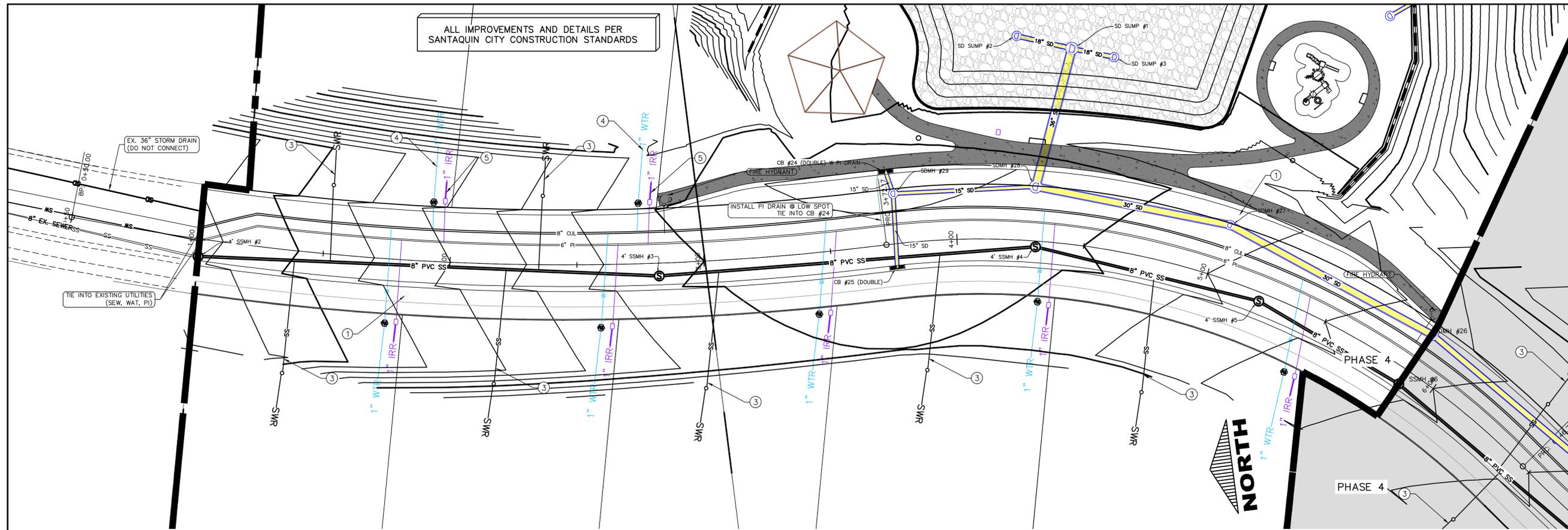
DATE: 4.19.2022

PROJECT #

REVISIONS:

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SHEET NAME:
GRADING PLANS
SHEET:
GR-01



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

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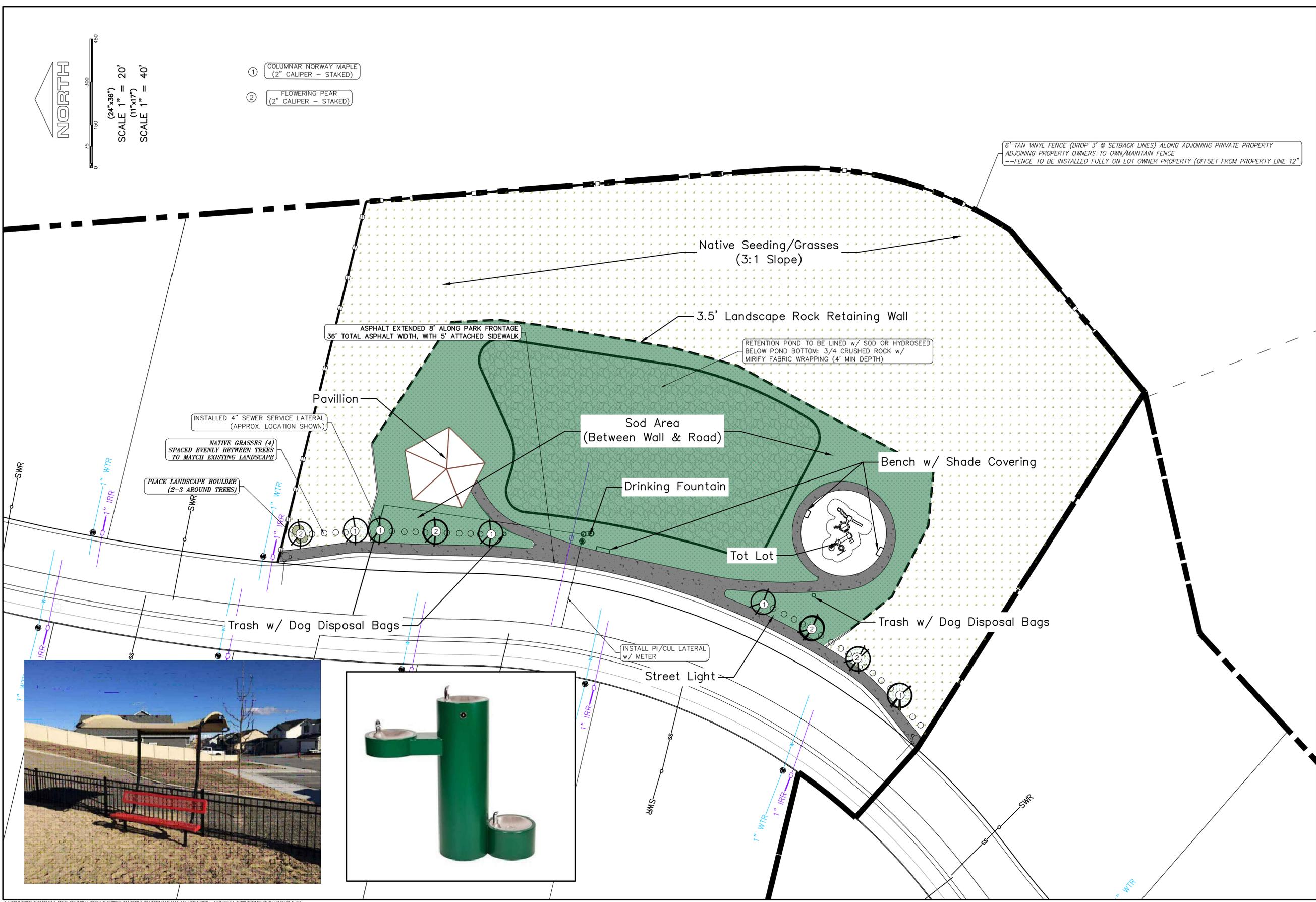


THE VISTAS WEST @ SUMMIT RIDGE PHASE 3
 LOCATED IN SW PORTION SECTION 10,
 TOWNSHIP 6 SOUTH
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
 PROJECT #
 REVISIONS:

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SHEET NAME:
 PLAN & PROFILE
 SHEET:
 PP-01



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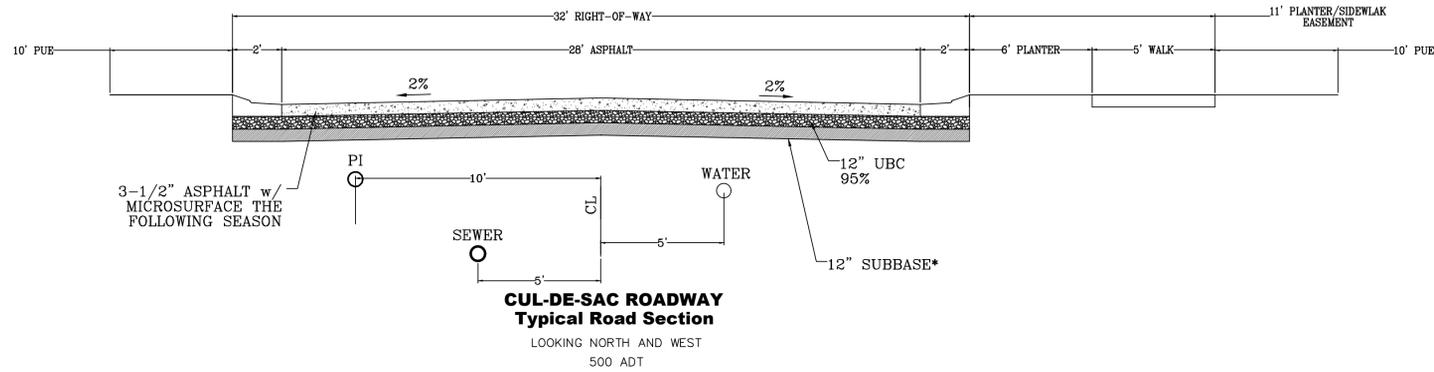
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
 LOCATED IN SW PORTION SECTION 10,
 TOWNSHIP 6 SOUTH
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
 PROJECT #

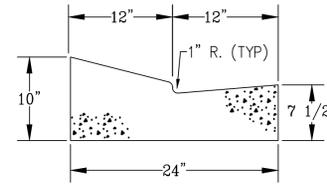
REVISIONS:

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SHEET NAME:
 LANDSCAPE PLANS
 SHEET:
 LS-01

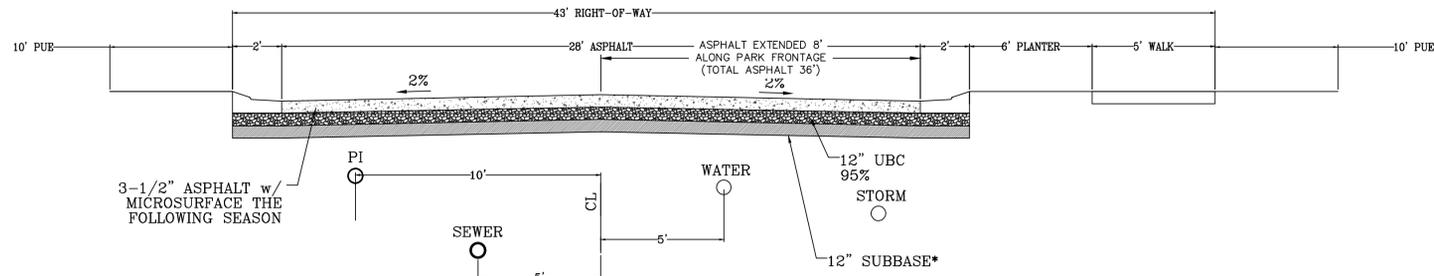


CUL-DE-SAC ROADWAY
Typical Road Section
LOOKING NORTH AND WEST
500 ADT

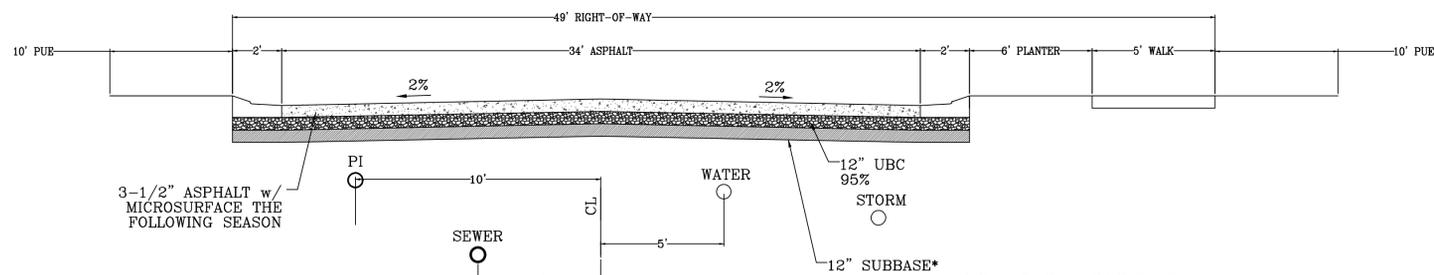


MODIFIED HIGH BACK CURB

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

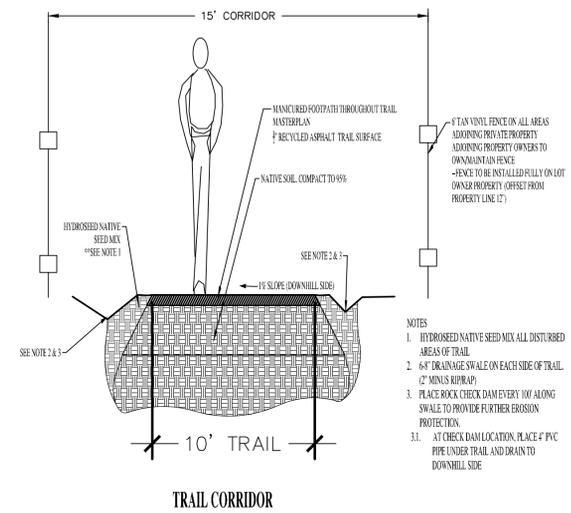


MINOR RESIDENTIAL ROADWAY
Typical Road Section
LOOKING NORTH AND WEST
500 ADT



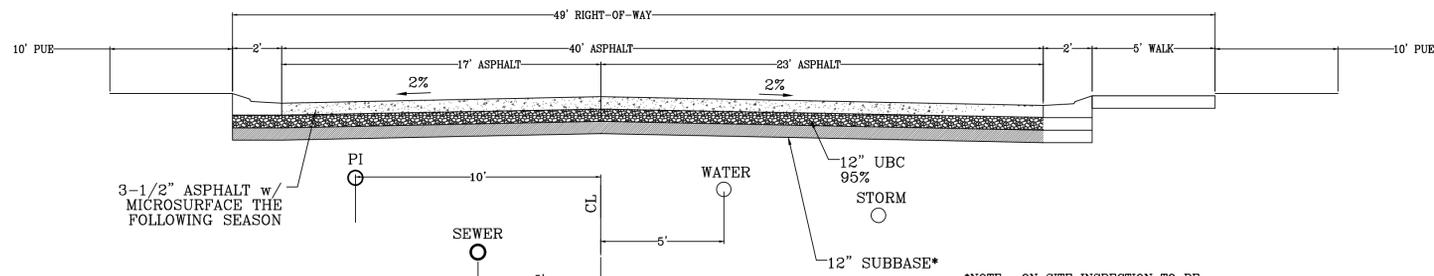
MAJOR RESIDENTIAL ROADWAY
Typical Road Section
LOOKING SOUTH AND WEST
1500 ADT

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



TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6" DRAINAGE SWALE ON EACH SIDE OF TRAIL (2" MINUS REPAIR)
 3. PLACE ROCK CHECK DAM EVERY 10' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE



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

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

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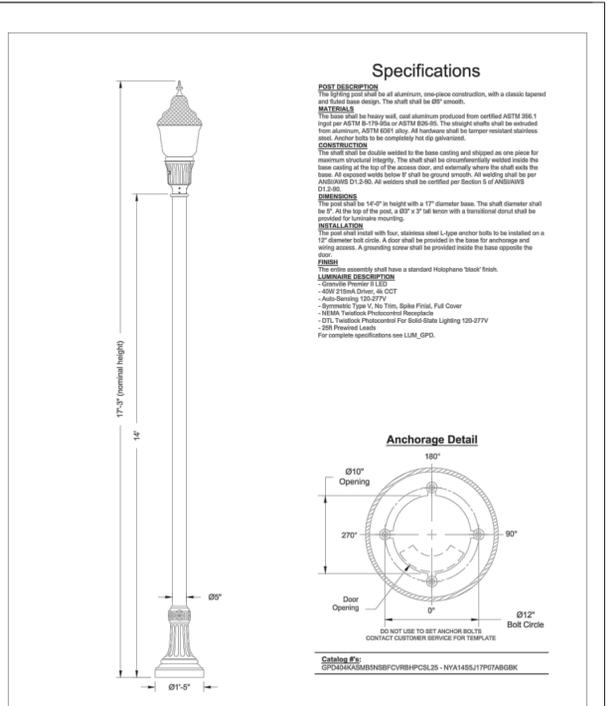
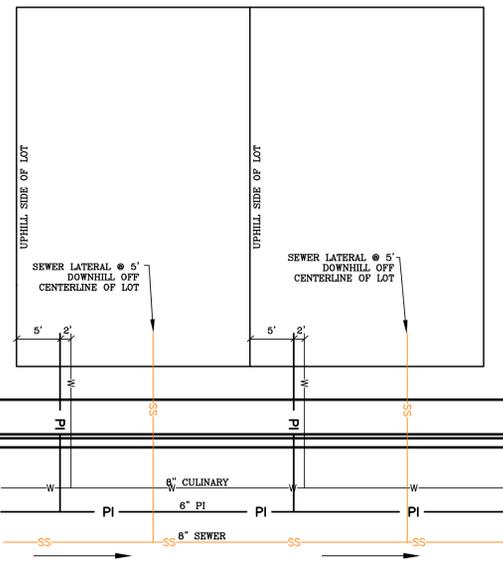
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

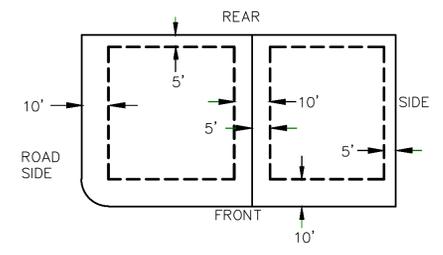
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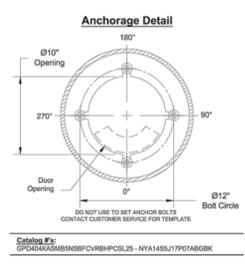
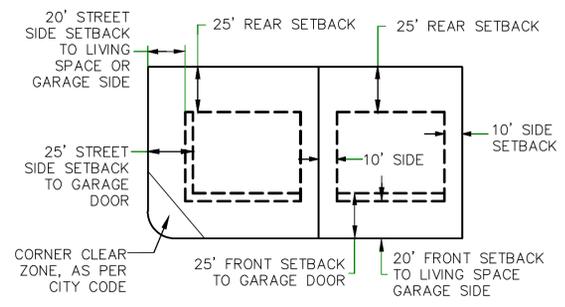
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



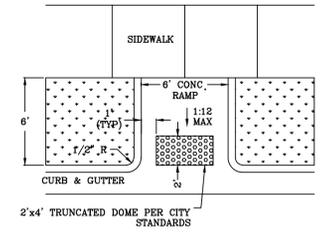
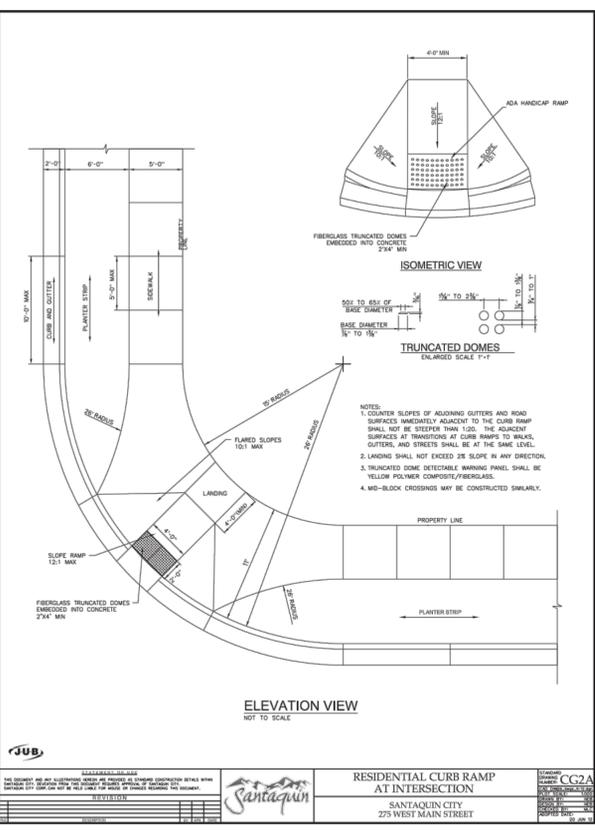
PUBLIC UTILITY EASEMENTS



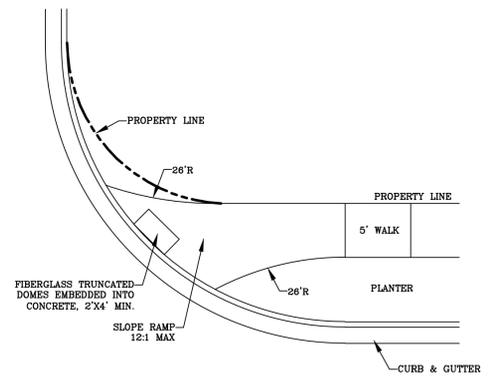
BUILDING SETBACKS (MINIMUM)



LOCAL AND COLLECTOR STREET LIGHTING DETAILS
 SANTAQUIN CITY
 275 WEST MAIN STREET
 L1
 ADOPTED DATE: 10-1-2018



MID-BLOCK RAMP DETAIL



RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 4.19.2022
 PROJECT #
 REVISIONS:

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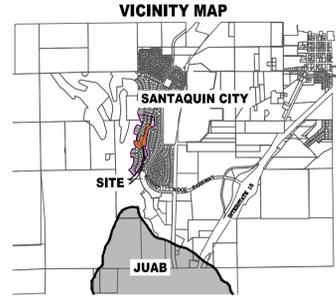
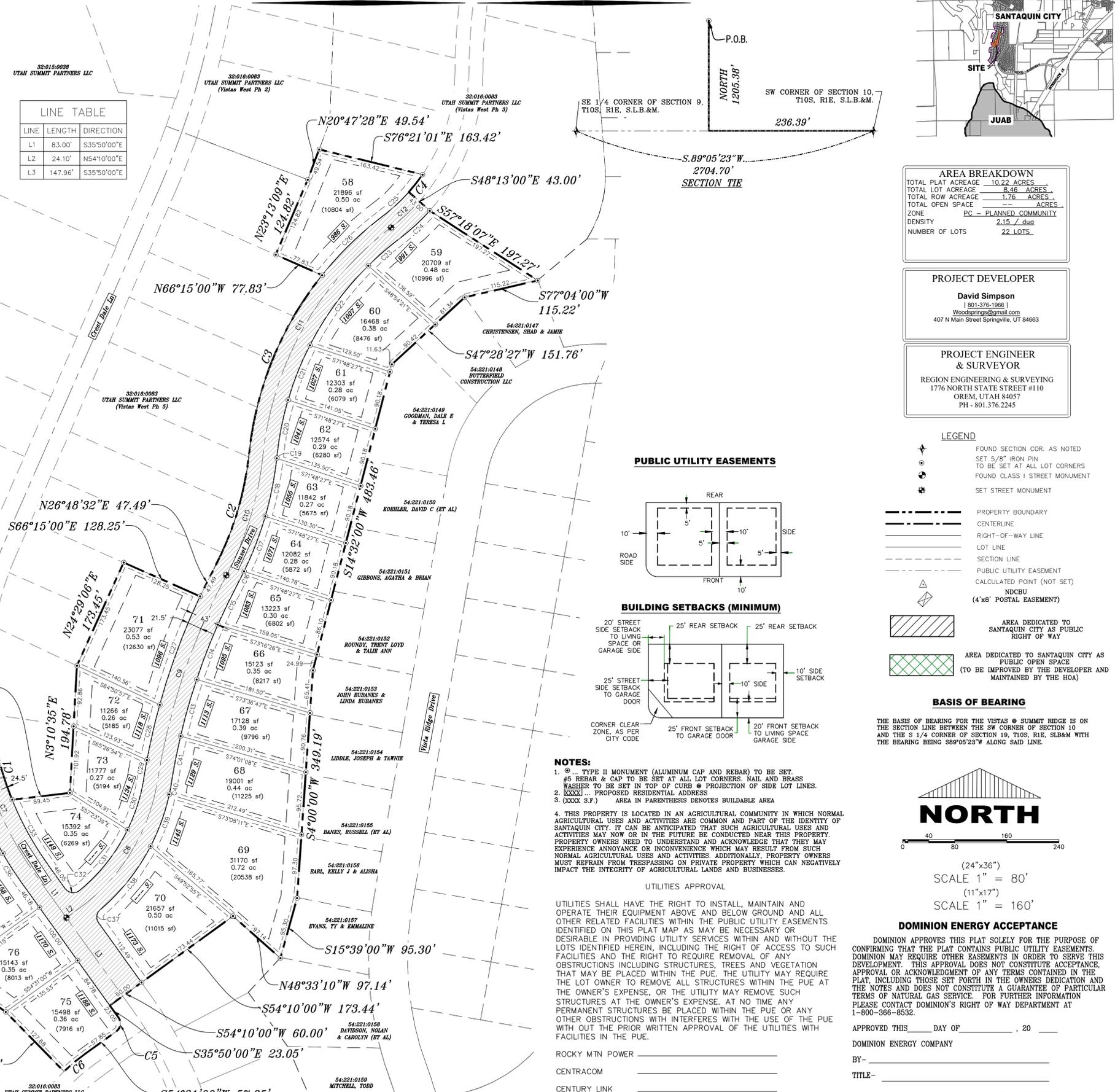
SHEET NAME:
 TYPICAL DETAILS
 SHEET:
 DT-02

THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	98.88'	475.50'	98.70'	S161°4'46"E	115°4'52"
C2	185.40'	478.50'	184.24'	N17°02'28"E	221°1'57"
C3	298.76'	521.50'	294.69'	N22°21'12"E	32°49'25"
C4	33.92'	278.50'	33.90'	S38°17'38"W	6°58'44"
C5	23.65'	15.00'	21.28'	S92°03'00"W	90°21'00"
C6	43.40'	296.50'	43.36'	S50°19'24"W	82°3'13"
C7	222.92'	500.00'	221.08'	S23°03'40"E	25°32'40"
C8	236.05'	300.00'	230.01'	N31°37'31"E	45°04'57"
C9	332.60'	1000.00'	331.07'	N18°36'45"E	19°03'24"
C10	193.73'	500.00'	192.52'	N17°02'28"E	221°1'57"
C11	411.07'	500.00'	399.59'	N29°29'38"E	47°06'17"
C12	58.97'	300.00'	58.88'	N47°24'53"E	11°15'46"
C13	90.10'	978.50'	90.07'	S15°57'33"W	5°16'33"
C14	90.16'	978.50'	90.13'	S21°14'12"W	5°16'45"
C15	72.83'	978.50'	72.81'	S26°00'31"W	4°15'52"
C16	18.09'	521.50'	18.09'	S27°08'50"W	1°59'13"
C17	90.24'	521.50'	90.12'	S21°11'48"W	9°54'50"
C18	90.78'	521.50'	90.66'	S11°15'10"W	9°58'25"
C19	2.95'	521.50'	2.95'	S6°06'14"W	0°19'29"
C20	87.89'	478.50'	87.76'	S11°12'12"W	10°31'25"
C21	90.32'	478.50'	90.19'	S21°52'21"W	10°48'54"
C22	151.81'	478.50'	151.17'	S36°22'07"W	18°10'38"
C23	63.38'	478.50'	63.33'	S49°15'06"W	7°35'20"
C24	63.20'	321.50'	63.10'	S47°24'53"W	11°15'46"
C25	54.75'	278.50'	54.66'	N47°24'53"E	11°15'46"
C26	129.99'	521.50'	129.65'	N45°54'20"E	14°16'53"
C27	177.38'	1021.50'	177.16'	N20°30'08"E	9°56'57"
C28	86.76'	1021.50'	86.73'	N13°05'40"E	4°51'59"
C29	28.12'	1021.50'	28.12'	N8°52'22"E	1°34'38"
C30	83.32'	278.50'	83.01'	N17°39'18"E	17°08'29"
C31	119.53'	278.50'	118.62'	N38°31'16"E	24°35'28"
C32	24.44'	15.00'	21.82'	S82°30'30"E	93°21'00"
C33	113.12'	475.50'	112.85'	S29°01'06"E	13°37'48"
C34	103.79'	524.50'	103.62'	N15°57'28"W	11°20'17"
C35	76.15'	524.50'	76.09'	N25°47'11"W	8°19'08"
C36	53.89'	524.50'	53.87'	N32°53'23"W	5°53'15"
C37	22.38'	15.00'	20.36'	S6°55'01"W	85°30'02"
C38	124.74'	321.50'	123.95'	S38°33'09"W	22°13'46"
C39	84.64'	321.50'	84.39'	S19°53'46"W	15°05'00"
C40	18.35'	321.50'	18.35'	S10°43'09"W	3°16'13"
C41	72.36'	978.50'	72.35'	S11°21'10"W	4°14'14"

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	98.88'	475.50'	98.70'	S161°4'46"E	115°4'52"
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C17	90.24'	521.50'	90.12'	S21°11'48"W	9°54'50"
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C26	129.99'	521.50'	129.65'	N45°54'20"E	14°16'53"
C27	177.38'	1021.50'	177.16'	N20°30'08"E	9°56'57"
C28	86.76'	1021.50'	86.73'	N13°05'40"E	4°51'59"
C29	28.12'	1021.50'	28.12'	N8°52'22"E	1°34'38"
C30	83.32'	278.50'	83.01'	N17°39'18"E	17°08'29"
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C34	103.79'	524.50'	103.62'	N15°57'28"W	11°20'17"
C35	76.15'	524.50'	76.09'	N25°47'11"W	8°19'08"
C36	53.89'	524.50'	53.87'	N32°53'23"W	5°53'15"
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C40	18.35'	321.50'	18.35'	S10°43'09"W	3°16'13"
C41	72.36'	978.50'	72.35'	S11°21'10"W	4°14'14"

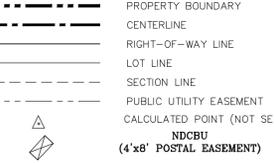


AREA BREAKDOWN	
TOTAL PLAT ACREAGE	10.22 ACRES
TOTAL LOT ACREAGE	8.46 ACRES
TOTAL ROW ACREAGE	1.76 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.15 / du
NUMBER OF LOTS	22 LOTS

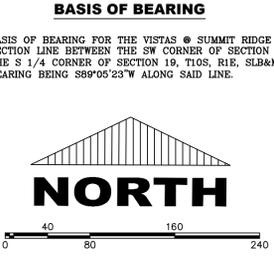
PROJECT DEVELOPER
David Simpson
801-376-1966 |
Woods@svs@gmail.com
407 N Main Street, Springville, UT 84663

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

LEGEND
 FOUND SECTION COR. AS NOTED
 SET 5/8" IRON PIN
 SET SET AT ALL LOT CORNERS
 FOUND CLASS I STREET MONUMENT
 SET STREET MONUMENT



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



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

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

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

Surveyor's Certificate

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

Boundary Description

VISTAS WEST - PHASE 4
BEGINNING AT A POINT ON A LINE THAT IS S 89°05'23"W, A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
THENCE, N 35° 29' 00" W FOR A DISTANCE OF 168.34 FEET TO A POINT ON A LINE.
THENCE, N 11° 13' 00" W FOR A DISTANCE OF 167.42 FEET TO A POINT ON A LINE.
THENCE, N 72° 16' 35" E FOR A DISTANCE OF 156.40 FEET TO A POINT ON A LINE.
THENCE, N 79° 42' 40" E FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 54' 52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS S 16° 14' 46" E FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 83° 16' 45" E FOR A DISTANCE OF 89.45 FEET TO A POINT ON A LINE.
THENCE, N 03° 10' 35" E FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE.
THENCE, N 24° 29' 08" E FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE.
THENCE, S 66° 15' 00" E FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE.
THENCE, N 26° 48' 32" E FOR A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 11' 57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS N 17° 02' 28" E FOR A DISTANCE OF 184.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 32° 49' 25", HAVING A RADIUS OF 521.50 FEET, AND WHOSE LONG CHORD BEARS N 22° 21' 12" E FOR A DISTANCE OF 294.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 66° 15' 00" W FOR A DISTANCE OF 77.83 FEET TO A POINT ON A LINE.
THENCE, N 23° 13' 09" E FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.
THENCE, N 20° 47' 28" E FOR A DISTANCE OF 49.54 FEET TO A POINT ON A LINE.
THENCE, S 76° 21' 01" E FOR A DISTANCE OF 163.42 FEET TO THE BEGINNING OF A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS S 38° 17' 38" W FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 48° 13' 00" E FOR A DISTANCE OF 43.00 FEET TO A POINT ON A LINE. THENCE, S 57° 18' 07" E FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE. THENCE, S 77° 04' 00" W FOR A DISTANCE OF 115.22 FEET TO A POINT ON A LINE.
THENCE, S 47° 28' 27" W FOR A DISTANCE OF 151.76 FEET TO A POINT ON A LINE. THENCE, S 14° 32' 00" W FOR A DISTANCE OF 483.46 FEET TO A POINT ON A LINE. THENCE, S 04° 00' 00" W FOR A DISTANCE OF 349.19 FEET TO A POINT ON A LINE.
THENCE, S 15° 39' 00" W FOR A DISTANCE OF 95.30 FEET TO A POINT ON A LINE. THENCE, N 48° 33' 10" W FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE. THENCE, S 54° 10' 00" W FOR A DISTANCE OF 173.44 FEET TO A POINT ON A LINE.
THENCE, S 54° 10' 00" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE. THENCE, S 35° 50' 00" E FOR A DISTANCE OF 23.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 09° 20' 30" W FOR A DISTANCE OF 21.28 FEET. THENCE, S 54° 31' 00" W FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS S 50° 19' 24" W FOR A DISTANCE OF 43.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 44° 32' 11" W FOR A DISTANCE OF 127.68 FEET TO A POINT ON A LINE. THENCE, N 53° 58' 06" W, A DISTANCE OF 104.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.22 ACRES OF LAND AND 22 LOTS

OWNERS DEDICATION SURVEYOR (See Seal Below)

DATE _____

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER (See Seal Below) _____ ATTEST: CLERK-RECORDER (See Seal Below) _____

THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

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

APPROVED THIS _____ DAY OF _____, 20____

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

BY _____
TITLE _____

SHEET 1 of 1

This form approved by Utah County and the municipalities therein.

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

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



0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

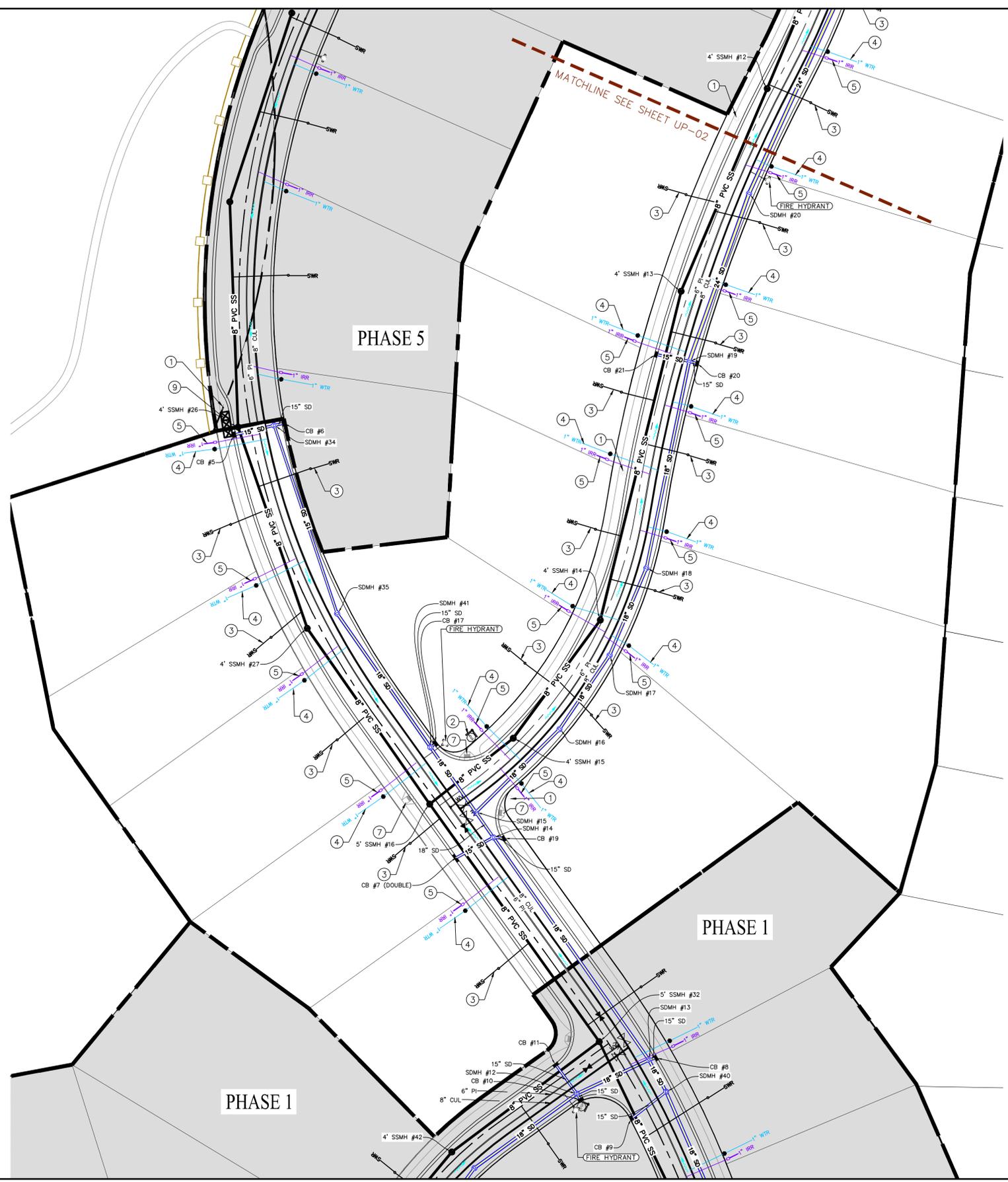
LEGEND

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

NOTES TO CONTRACTOR:

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

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



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



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

DATE: 4.19.2022

PROJECT #

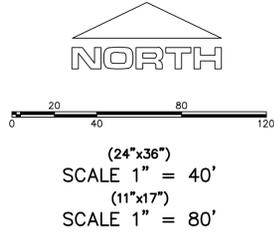
REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01

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

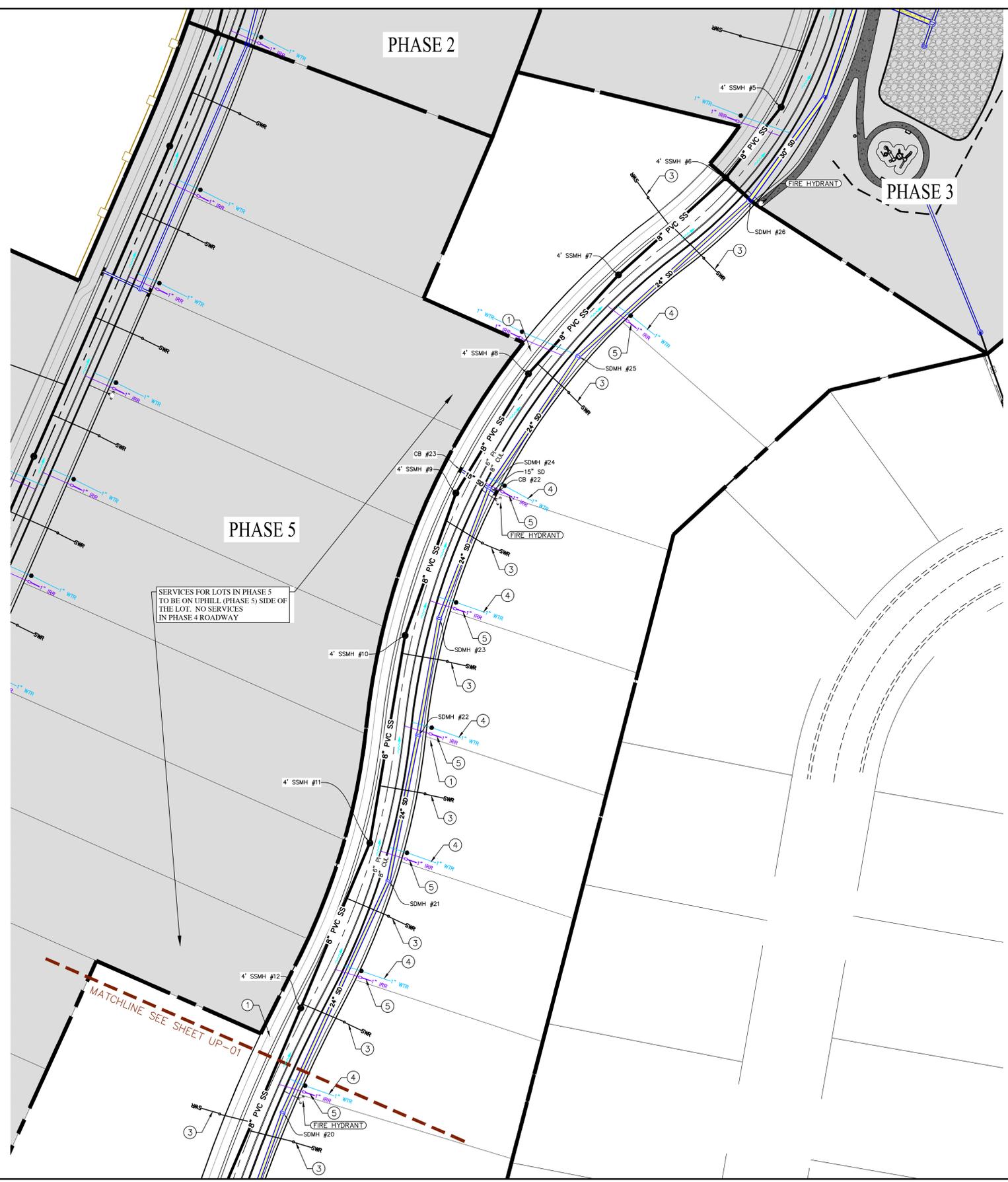
LEGEND

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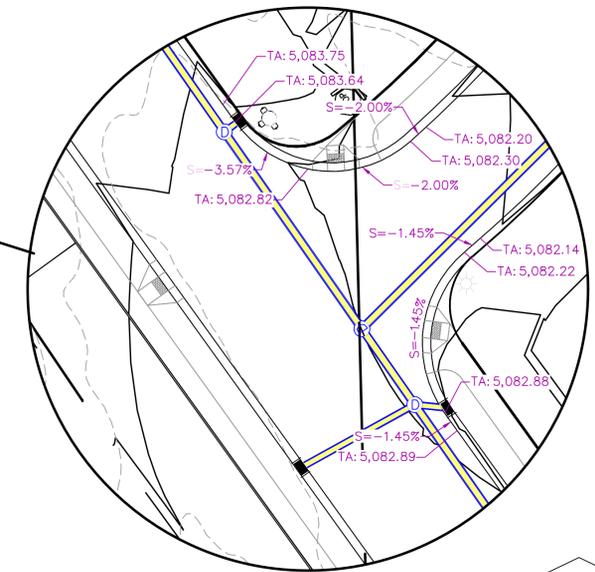
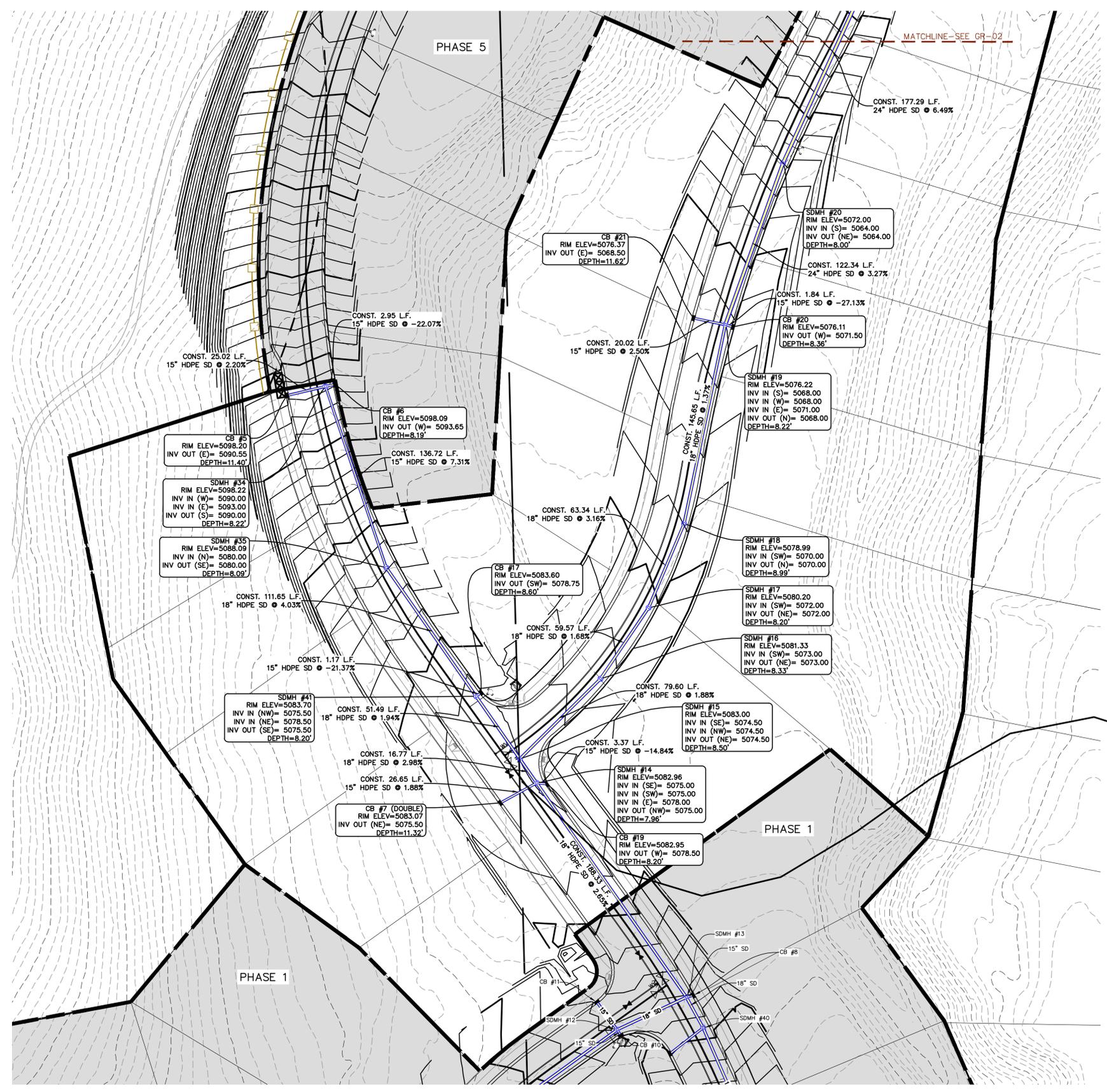
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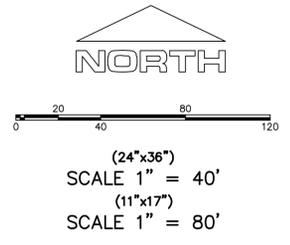
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:	UTILITY PLANS
SHEET:	UP-02



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS
SHEET:
GR-01



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHRET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

region
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4

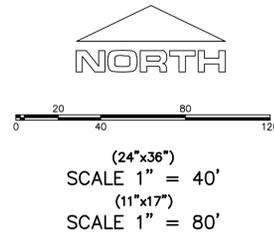
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022

PROJECT #

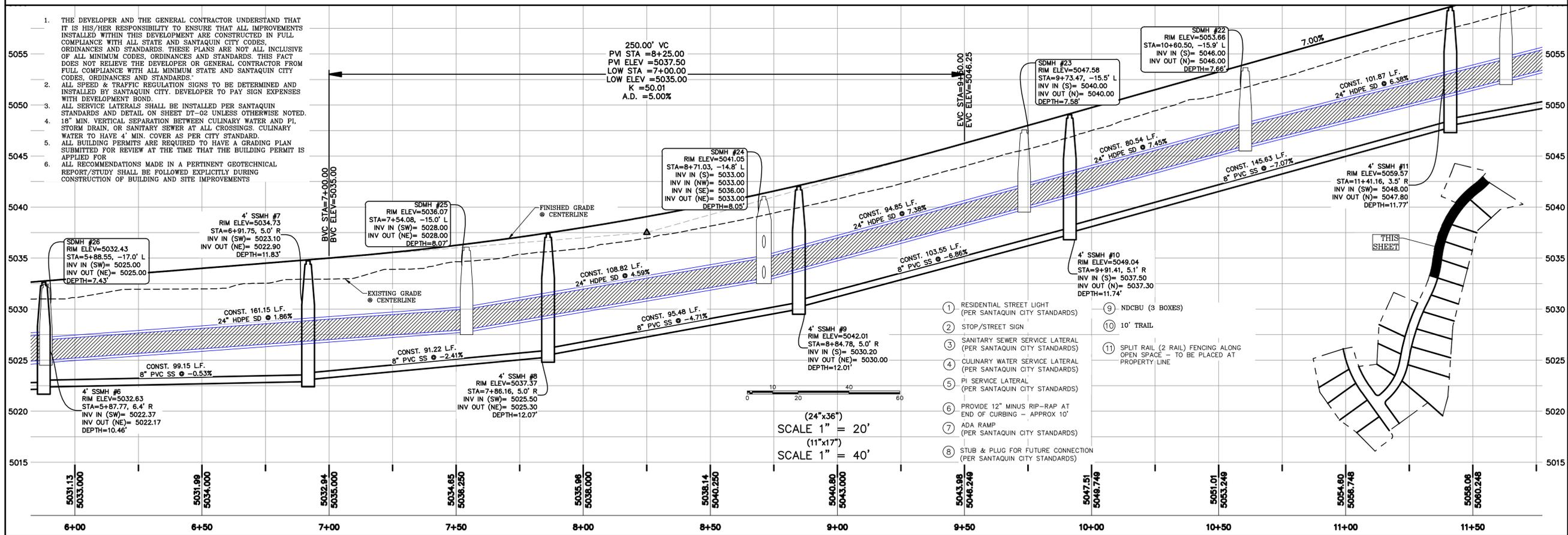
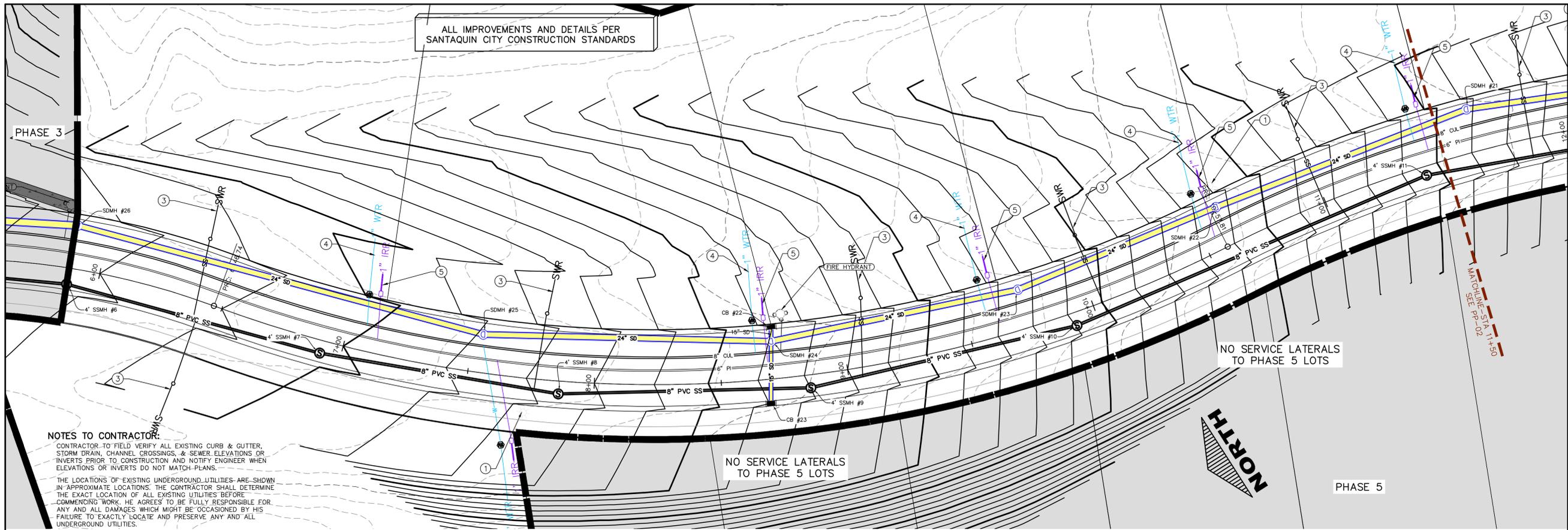
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SHEET NAME:
GRADING PLANS

SHEET:
GR-02

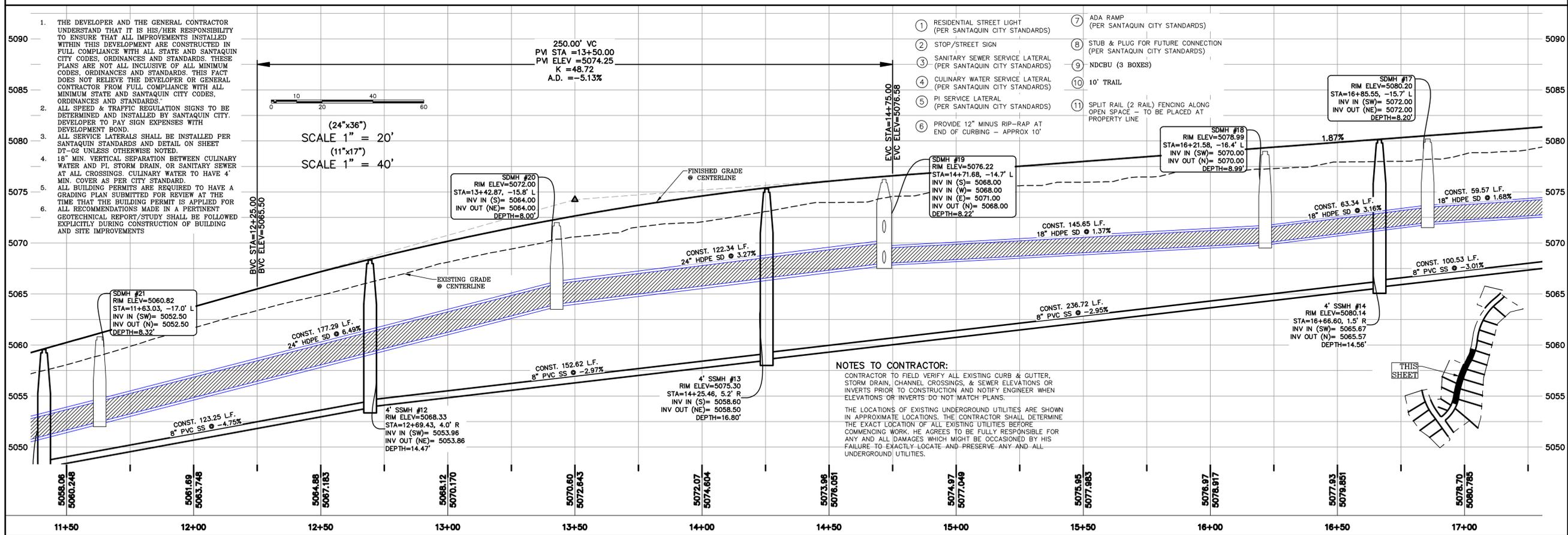
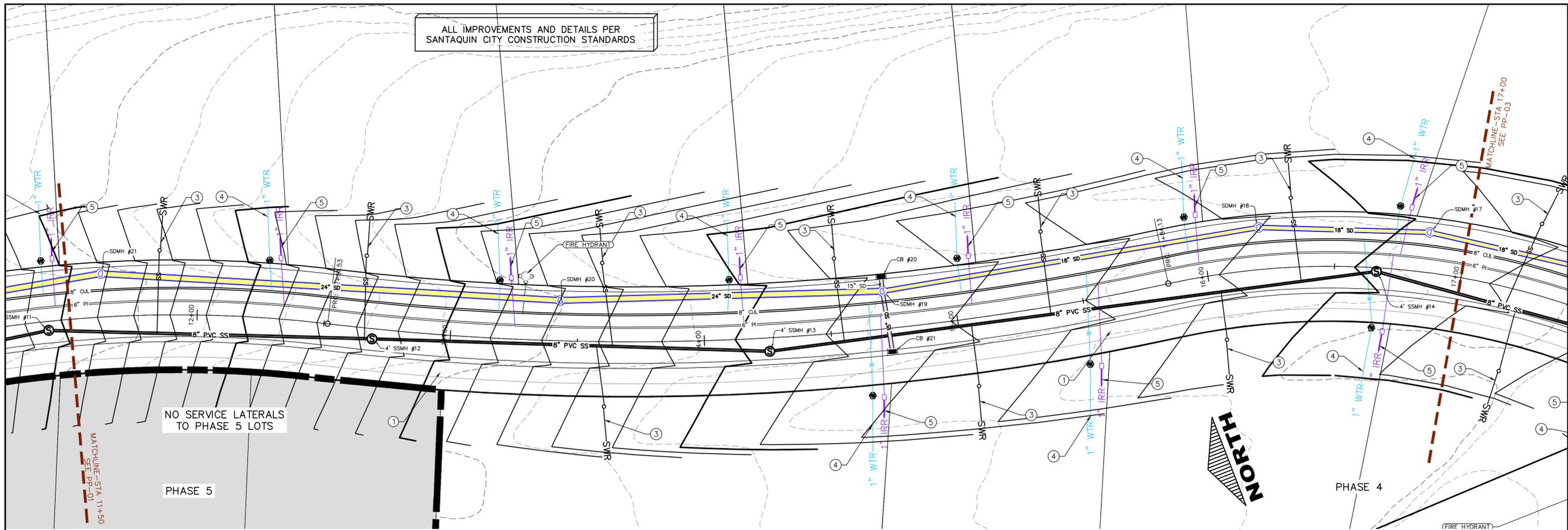


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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
 LOCATED IN SW PORTION SECTION 10,
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 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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



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

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

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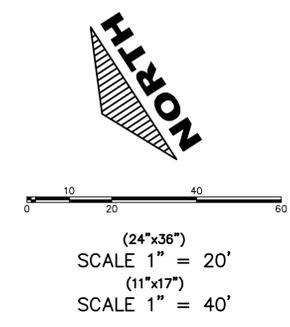
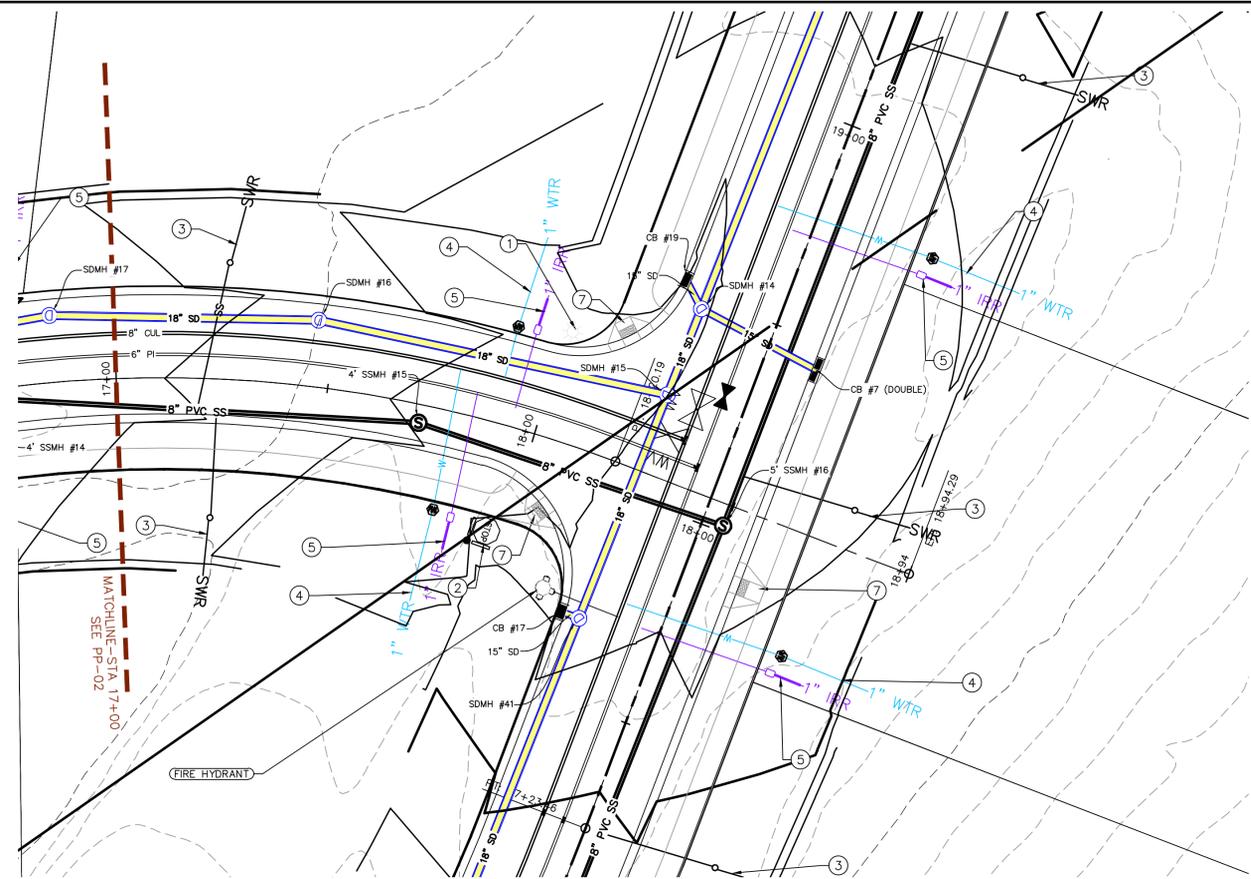
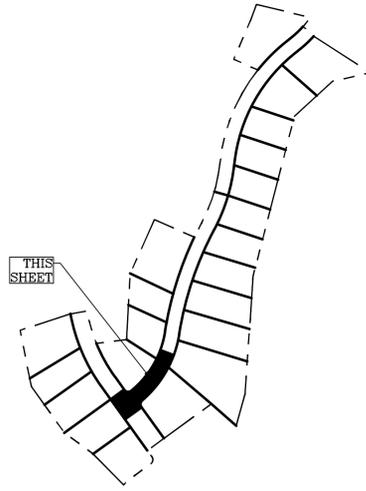


THE VISTAS WEST @ SUMMIT RIDGE PHASE 4
 LOCATED IN SW PORTION SECTION 10,
 TOWNSHIP 6 SOUTH
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
 PROJECT #
 REVISIONS:

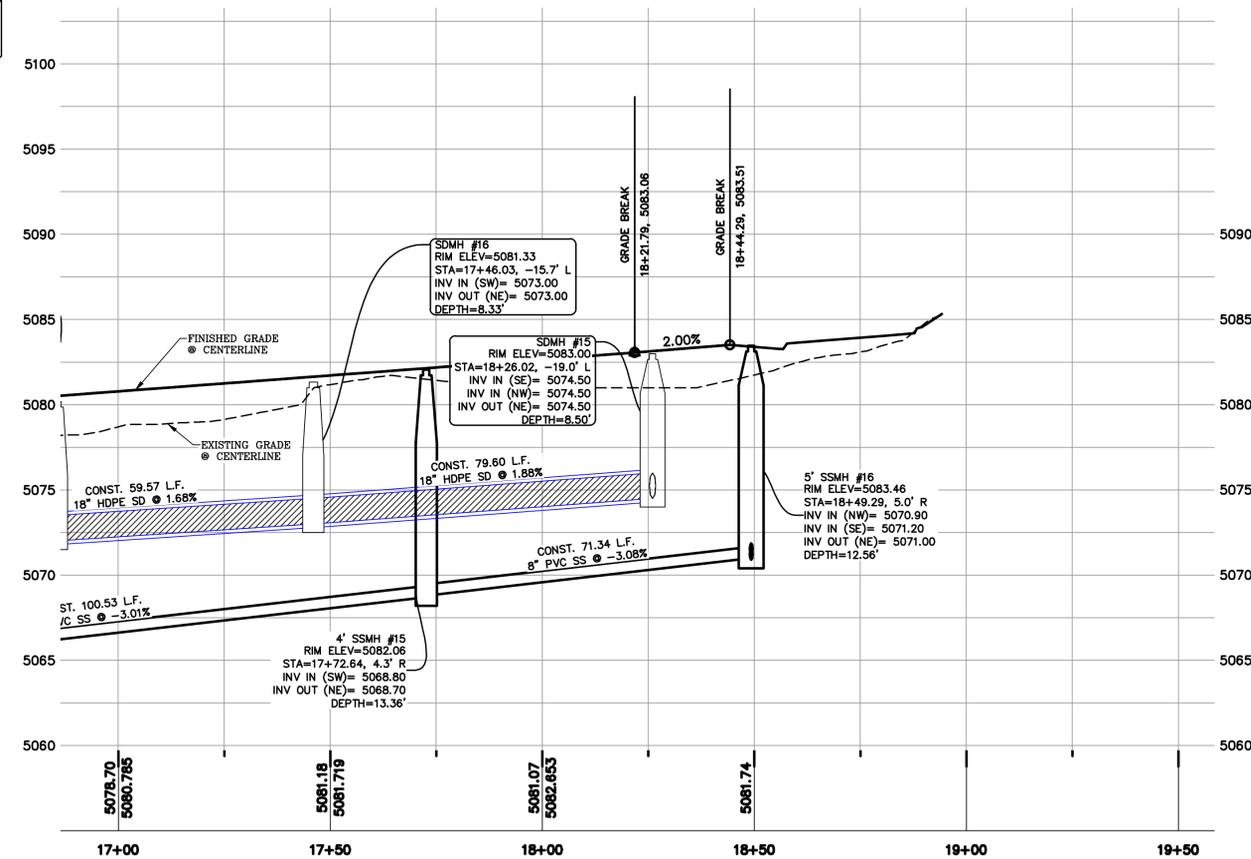
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 PLAN & PROFILE
 SHEET:
 PP-02



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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
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NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

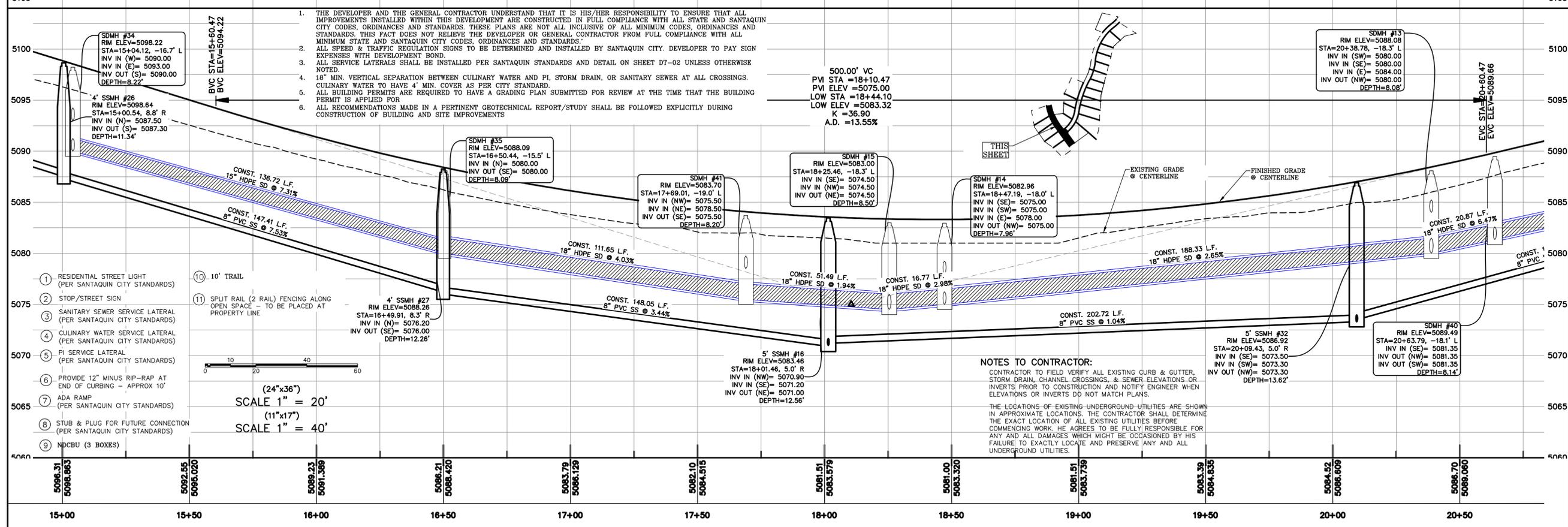
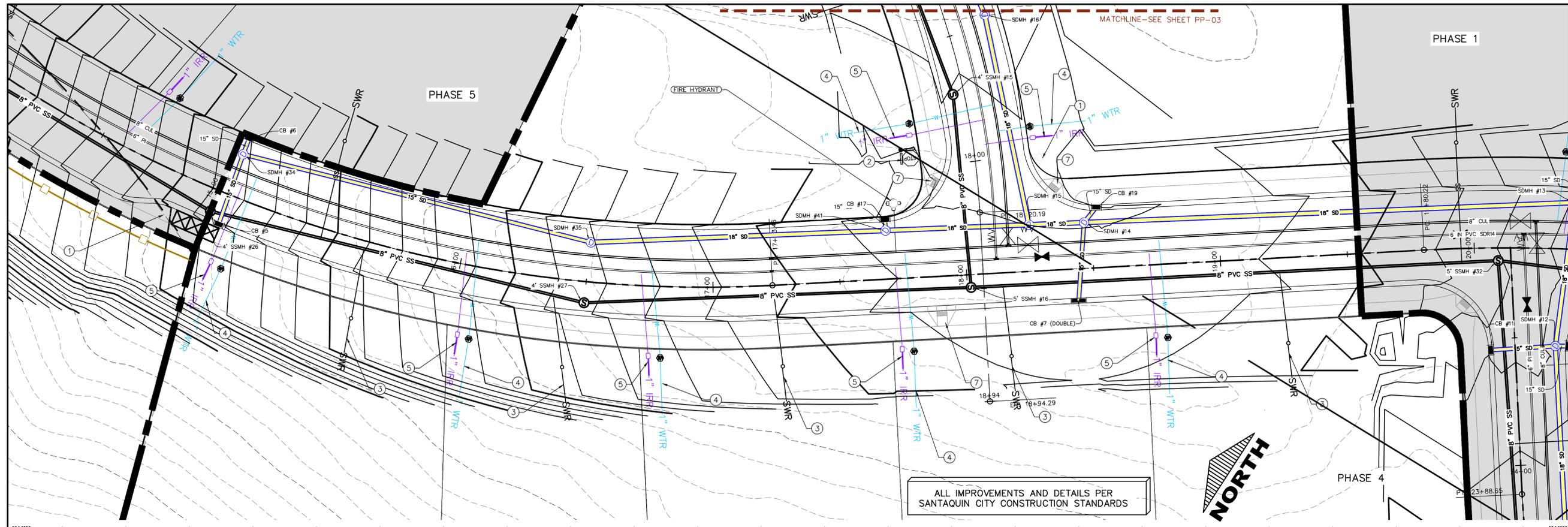
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PROJECT #

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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03



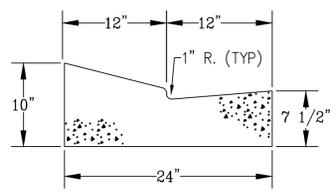
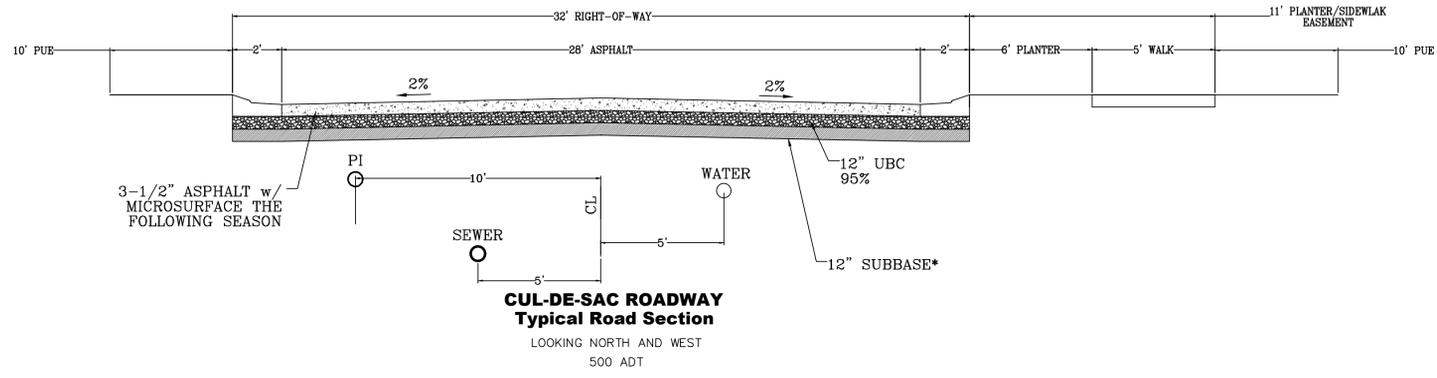
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THE VISTAS WEST @ SUMMIT RIDGE PHASE 4
 LOCATED IN SW PORTION SECTION 10,
 TOWNSHIP 6 SOUTH
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

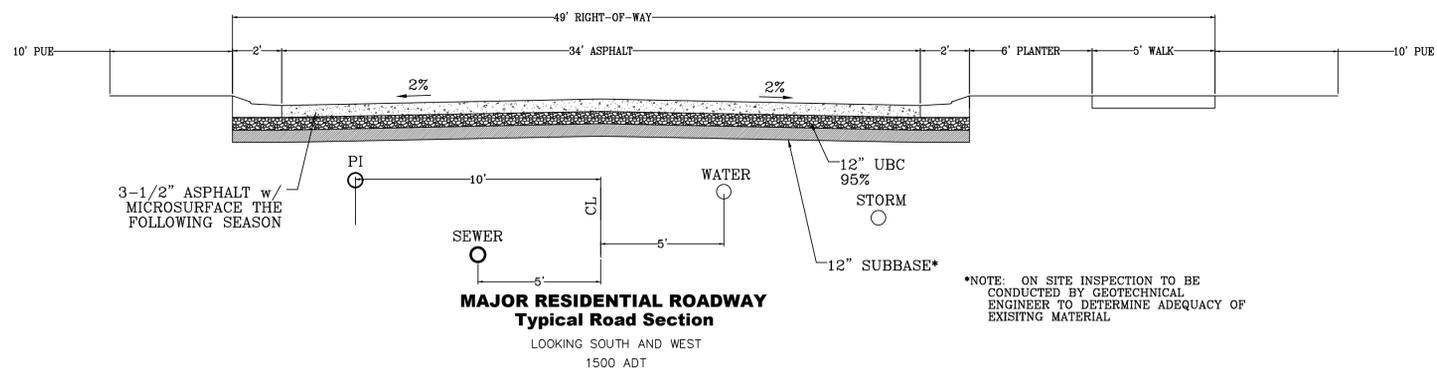
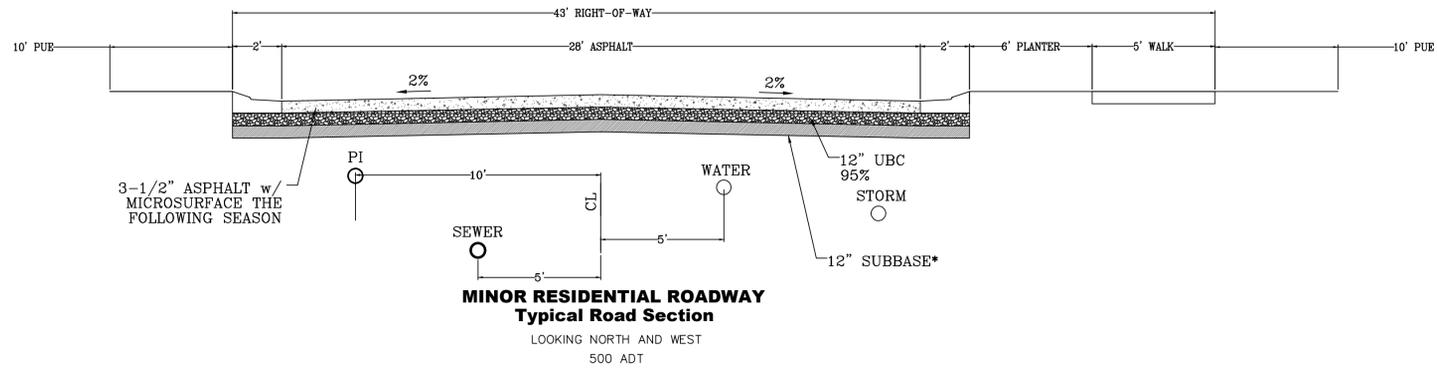
DATE: 4.19.2022
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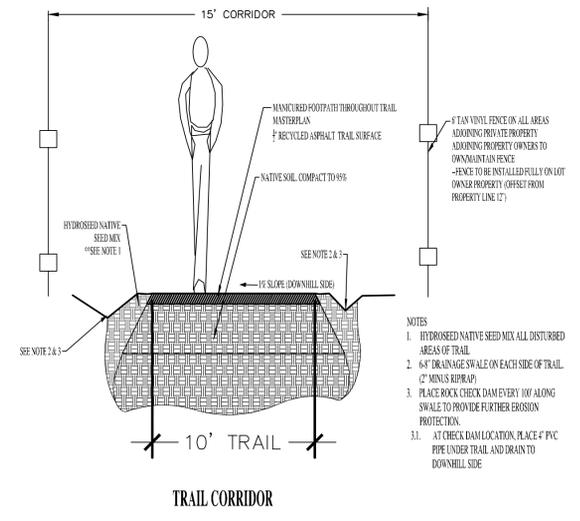
SHEET NAME: PLAN & PROFILE
 SHEET: PP-04



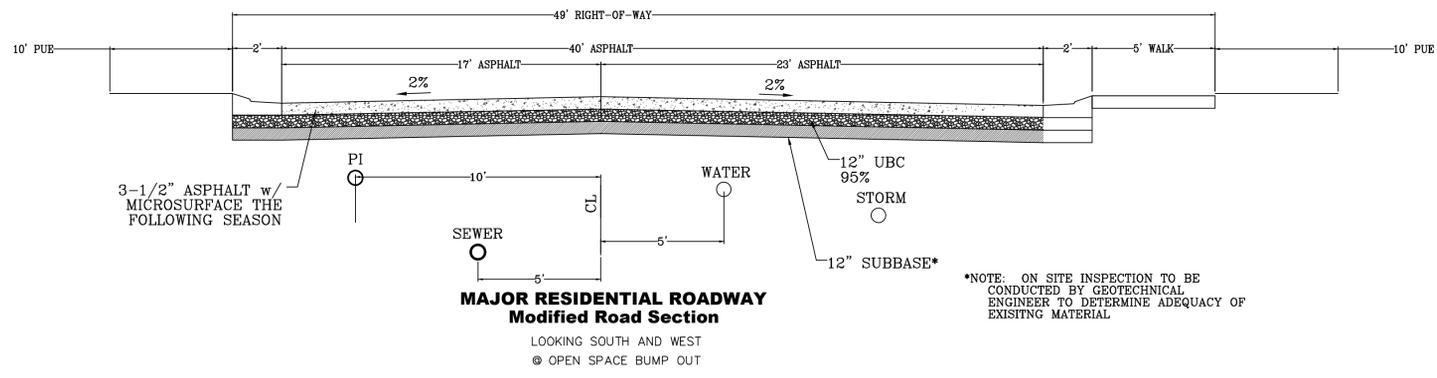
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6\"/>



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

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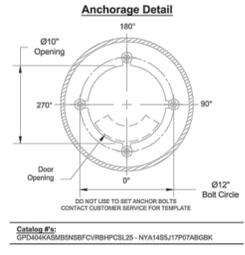
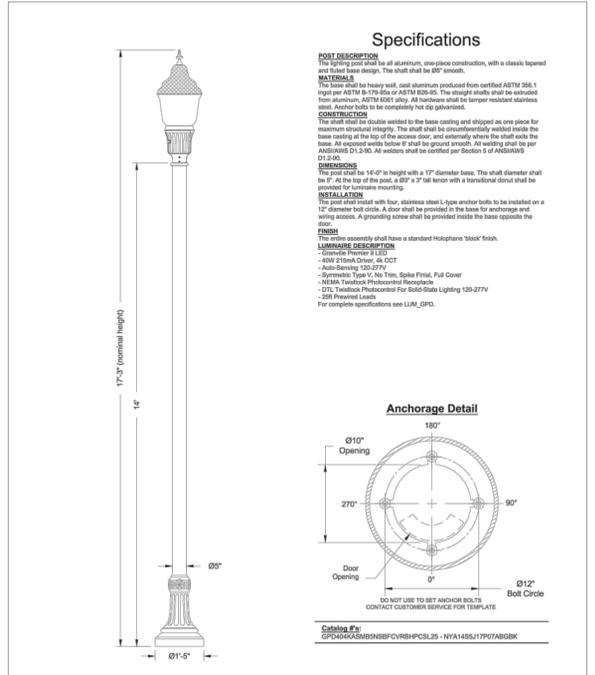
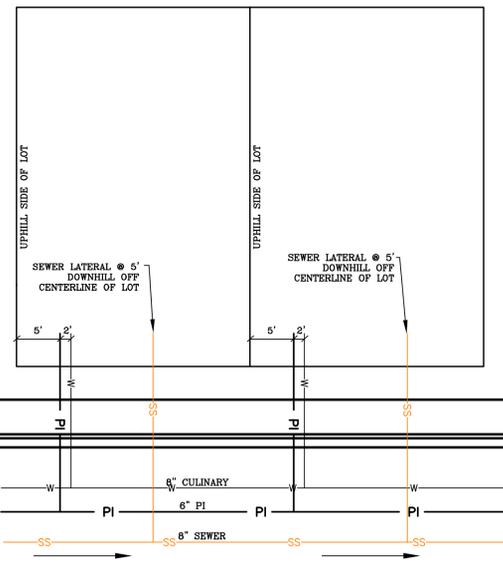
**THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4**
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

REVISIONS:

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SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



REVISIONS TABLE

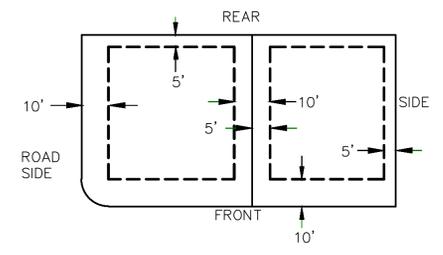
THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS PROVIDED AS PRELIMINARY INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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

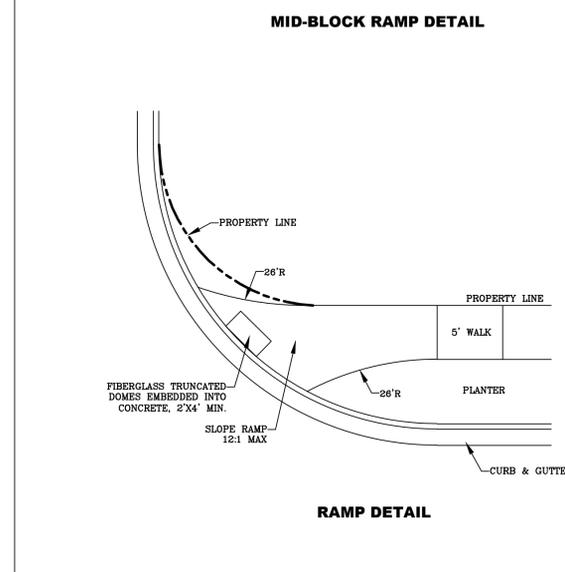
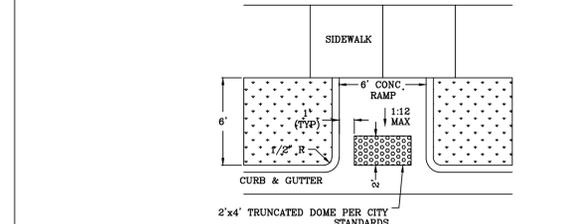
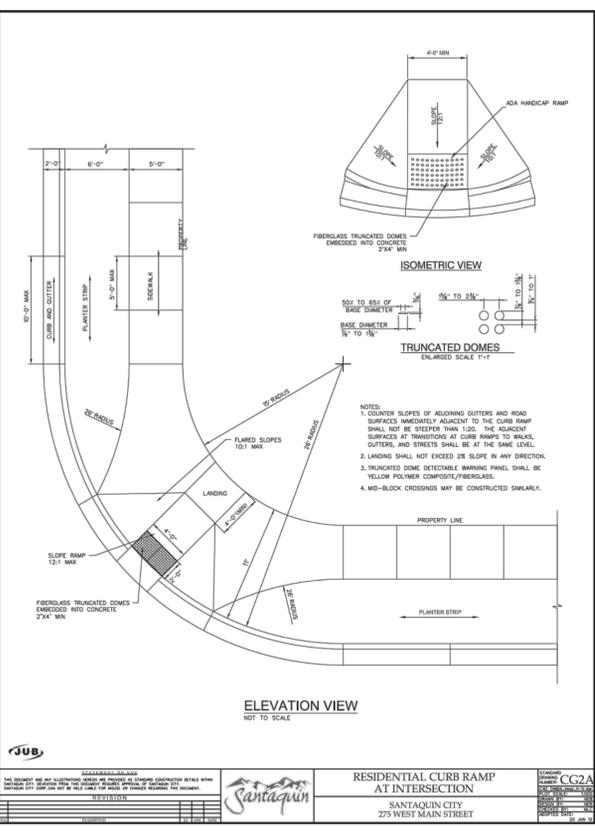
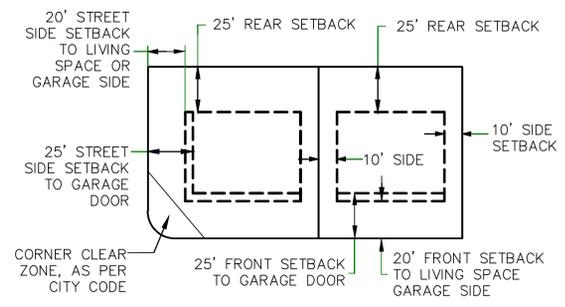
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ADOPTED DATE: 10-1-2021

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 4.19.2022

PROJECT #

REVISIONS:

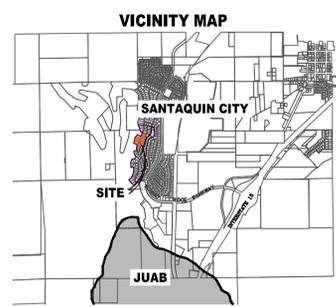
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.76'	521.50'	294.69'	S22°21'12"W	32°49'25"
C2	185.40'	478.50'	184.24'	S17°02'28"W	22°11'57"
C3	98.88'	475.50'	98.70'	N16°14'46"W	11°54'52"
C4	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C5	89.10'	1195.50'	89.08'	N21°36'54"E	4°16'13"
C6	87.43'	1220.00'	87.41'	S21°41'49"W	4°06'21"
C7	297.04'	500.00'	292.70'	S6°43'50"W	34°02'20"
C8	27.61'	478.50'	27.61'	S26°29'16"W	3°18'22"
C9	75.21'	478.50'	75.13'	S20°19'54"W	9°00'21"
C10	76.91'	478.50'	76.83'	S11°3'27"W	9°12'34"
C11	5.66'	478.50'	5.66'	S6°16'50"W	0°40'40"
C12	71.75'	521.50'	71.69'	S9°52'58"W	7°52'57"
C13	75.45'	521.50'	75.38'	S17°58'07"W	8°17'22"
C14	75.14'	521.50'	75.07'	S26°14'27"W	8°15'18"
C15	76.43'	521.50'	76.36'	S34°34'00"W	8°23'48"
C16	3.01'	524.50'	3.01'	N23°35'08"E	0°19'43"
C17	36.17'	475.50'	36.16'	S8°06'35"E	4°21'29"
C18	134.68'	475.50'	134.23'	S21°1'00"W	16°13'41"
C19	86.01'	475.50'	85.89'	S15°28'46"W	10°21'50"
C20	25.63'	475.50'	25.63'	S22°2'20"W	3°05'19"
C21	88.76'	1244.48'	88.74'	S21°42'24"W	4°05'12"



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

Boundary Description
VISTAS WEST - PHASE 5
BEGINNING AT A POINT ON A LINE THAT IS S 88°46'03"E A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
THENCE S 23°13'09" W FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.
THENCE S 66°15'00" E FOR A DISTANCE OF 77.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22°11'57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS S 22°21'12" W FOR A DISTANCE OF 294.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22°11'57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS S 17°02'28" W FOR A DISTANCE OF 184.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 26°48'32" W FOR A DISTANCE OF 47.49 FEET TO A POINT ON A LINE.
THENCE N 66°15'00" W FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE.
THENCE S 24°29'08" W FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE.
THENCE S 03°10'35" W FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE.
THENCE S 83°16'45" W FOR A DISTANCE OF 89.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11°54'52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS N 16°14'46" W FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 79°42'40" W FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33°42'36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS N 6°33'58" E FOR A DISTANCE OF 304.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE N 12°19'23" E FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE.
THENCE N 27°19'22" E FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE.
THENCE N 41°38'48" E FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE.
THENCE S 66°15'00" E FOR A DISTANCE OF 200.87 FEET TO A POINT ON A LINE.
THENCE N 23°45'00" E FOR A DISTANCE OF 110.52 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04°16'13", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 21°36'54" E FOR A DISTANCE OF 89.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE S 69°22'18" E A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING
CONTAINING 8.67 ACRES OF LAND AND 16 LOTS

AREA BREAKDOWN

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

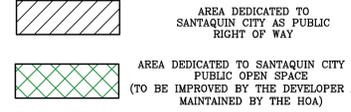
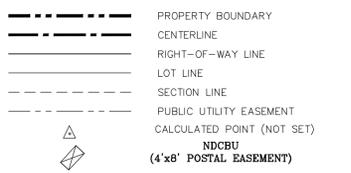
PROJECT DEVELOPER
David Simpson
801-376-1966 |
woodsprings@gmail.com
407 N Main Street Springville, UT 84663

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

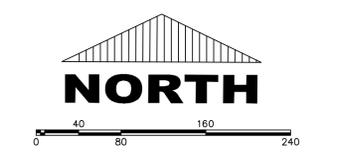


OWNERS DEDICATION
DATE _____ SURVEYOR (See Seal Below)
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO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

LEGEND
FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN
TO BE SET AT ALL LOT CORNERS
FOUND CLASS I STREET MONUMENT
SET STREET MONUMENT



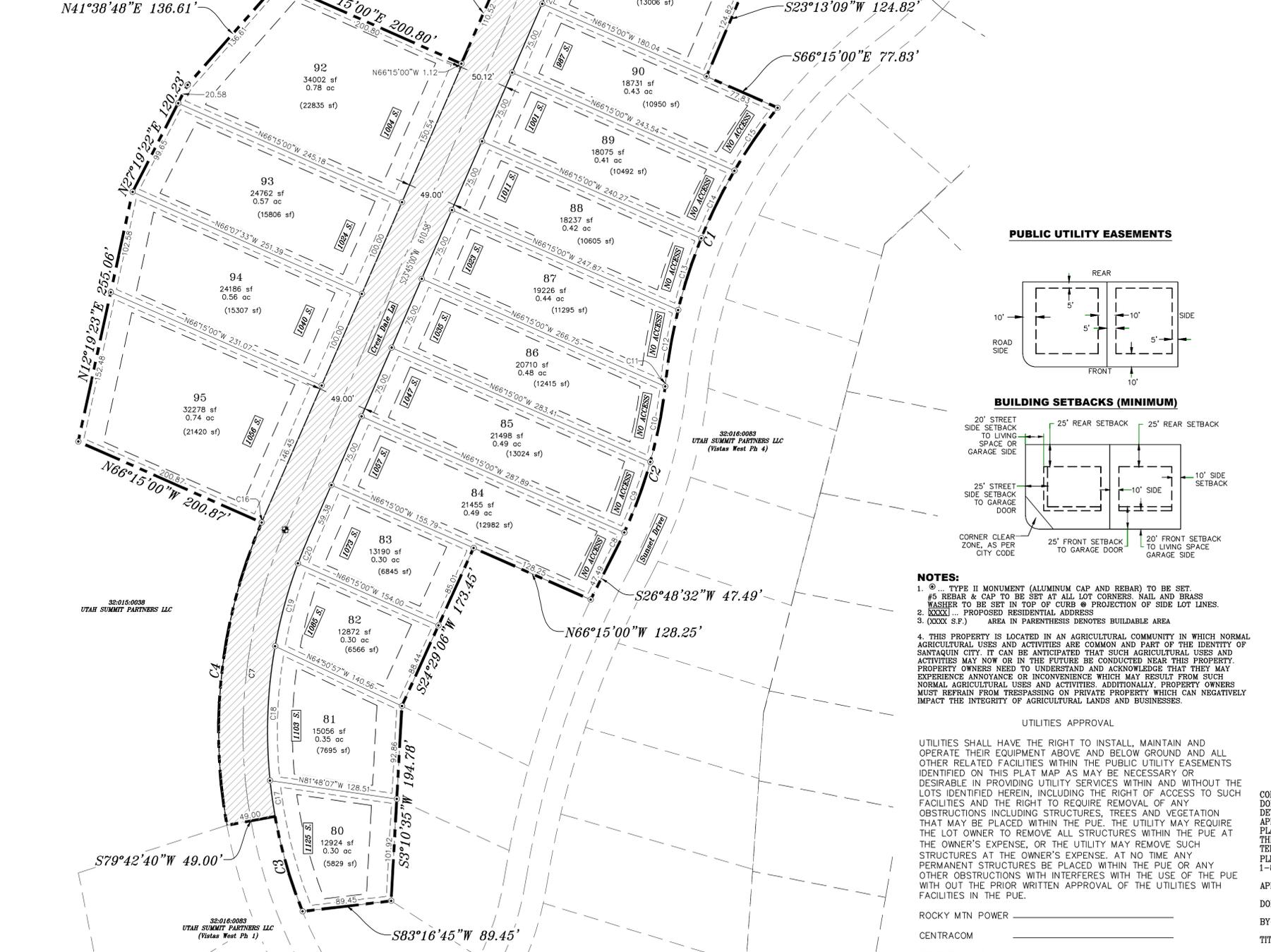
BASIS OF BEARING
THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



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

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

APPROVED THIS _____ DAY OF _____, 20____
DOMINION ENERGY COMPANY
BY- _____
TITLE- _____



32-015-0038
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 2)

32-015-0039
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 3)

32-015-0040
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 4)

32-015-0041
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 5)

32-015-0042
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 6)

32-015-0043
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 7)

32-015-0044
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 8)

32-015-0045
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 9)

32-015-0046
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 10)

32-015-0047
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 11)

32-015-0048
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 12)

32-015-0049
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 13)

32-015-0050
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 14)

32-015-0051
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 15)

32-015-0052
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 16)

32-015-0053
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 17)

32-015-0054
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 18)

32-015-0055
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 19)

32-015-0056
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 20)

32-015-0057
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 21)

32-015-0058
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 22)

32-015-0059
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 23)

32-015-0060
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 24)

32-015-0061
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 25)

32-015-0062
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 26)

32-015-0063
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 27)

32-015-0064
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 28)

32-015-0065
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 29)

32-015-0066
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 30)

32-015-0067
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 31)

32-015-0068
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 32)

32-015-0069
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 33)

32-015-0070
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 34)

32-015-0071
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 35)

32-015-0072
UTAH SUMMIT PARTNERS LLC
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32-015-0073
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 37)

32-015-0074
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 38)

32-015-0075
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 39)

32-015-0076
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 40)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 41)

32-015-0078
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 42)

32-015-0079
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 43)

32-015-0080
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 44)

32-015-0081
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 45)

32-015-0082
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32-015-0083
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32-015-0084
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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 49)

32-015-0086
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 50)

32-015-0087
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 51)

32-015-0088
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 52)

32-015-0089
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 53)

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(Vistas West Ph. 54)

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UTAH SUMMIT PARTNERS LLC
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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 60)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 61)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 62)

32-015-0099
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 63)

32-015-0100
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 64)

32-015-0101
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 65)

32-015-0102
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 66)

32-015-0103
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 67)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 68)

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(Vistas West Ph. 69)

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(Vistas West Ph. 70)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 78)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 79)

32-015-0116
UTAH SUMMIT PARTNERS LLC
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32-015-0117
UTAH SUMMIT PARTNERS LLC
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UTAH SUMMIT PARTNERS LLC
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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 83)

32-015-0120
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 84)

32-015-0121
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 85)

32-015-0122
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 86)

32-015-0123
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 87)

32-015-0124
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 88)

32-015-0125
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 89)

32-015-0126
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 90)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 91)

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UTAH SUMMIT PARTNERS LLC
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32-015-0129
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 93)

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UTAH SUMMIT PARTNERS LLC
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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 95)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 96)

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UTAH SUMMIT PARTNERS LLC
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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 98)

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UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 100)

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UTAH SUMMIT PARTNERS LLC
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32-015-0144
UTAH SUMMIT PARTNERS LLC
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32-015-0145
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 109)

32-015-0146
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 110)

32-015-0147
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 111)

32-015-0148
UTAH SUMMIT PARTNERS LLC
(Vistas West Ph. 112)

32-015-0149
UT

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- ① RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑤ P1 SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑦ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

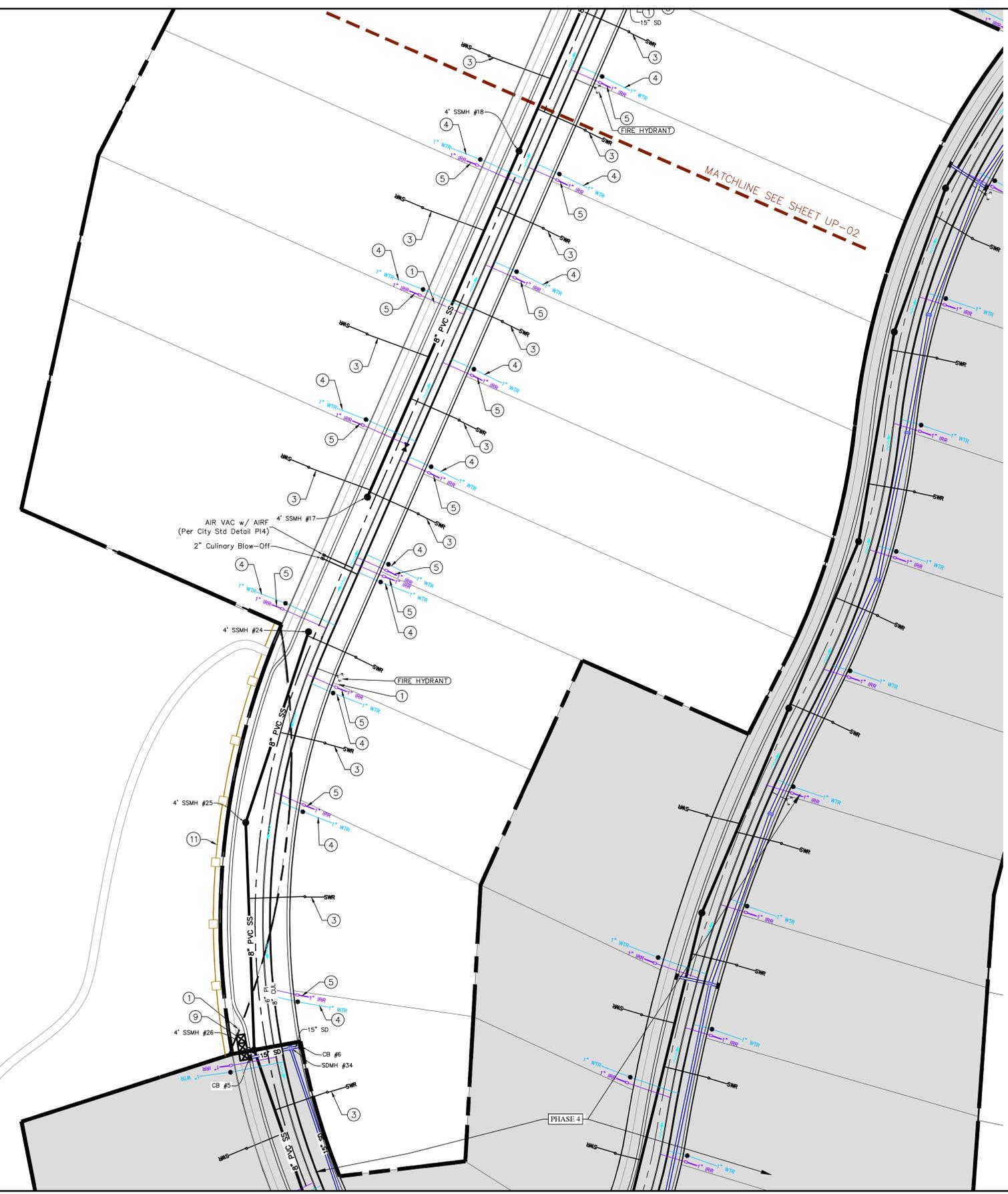
LEGEND

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

NOTES TO CONTRACTOR:

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

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



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

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

DATE: 4.19.2022

PROJECT #

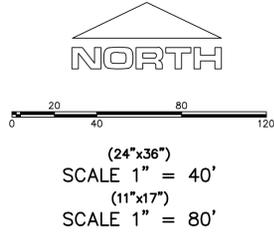
REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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- 1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 5 P.I. SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 7 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

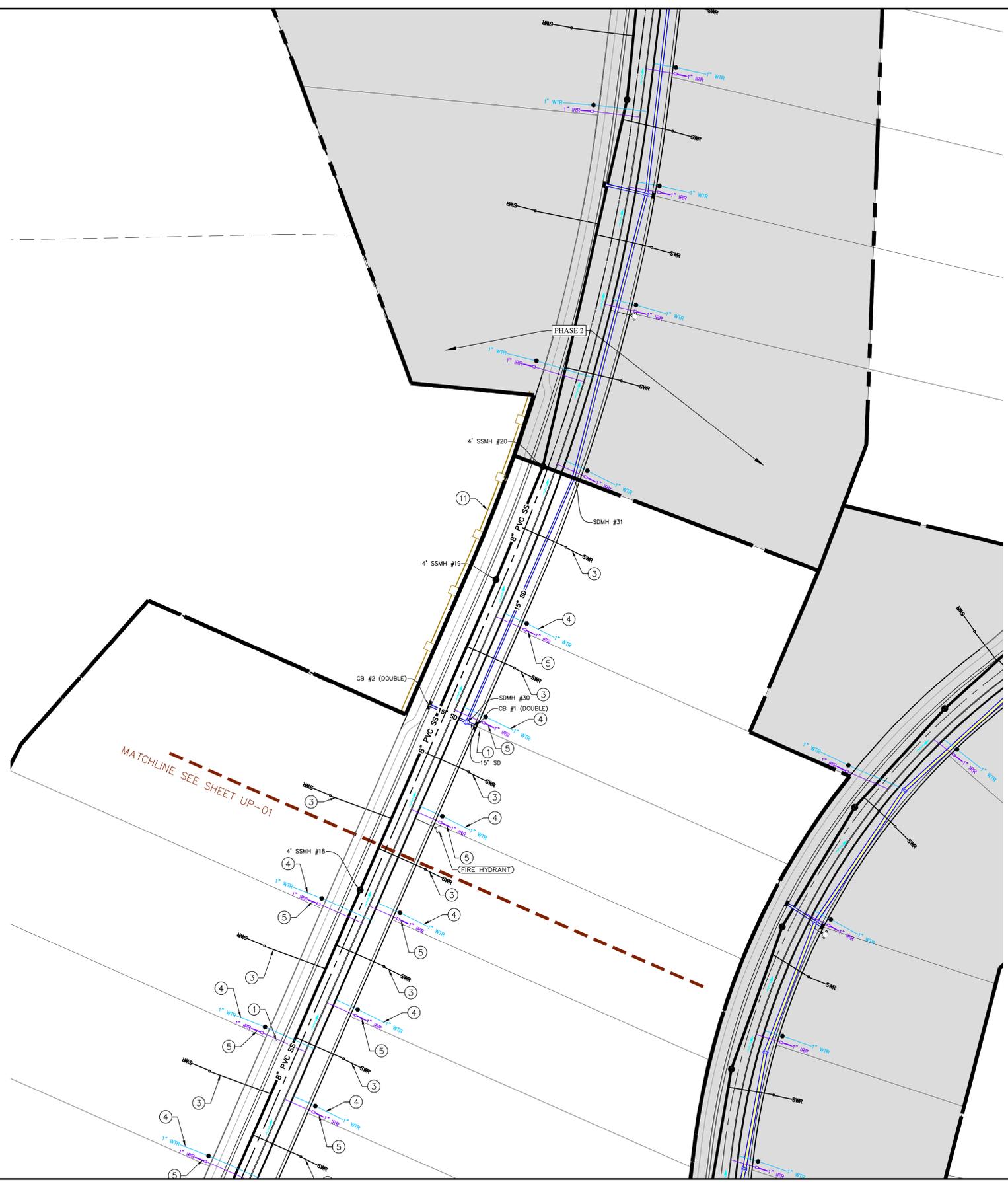
LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- SD- EXISTING STORM MAIN
- SS- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
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- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
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- BOUNDARY LINE
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- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS
SHEET:
UP-02

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

MATCHLINE-SEE GR-02

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHRET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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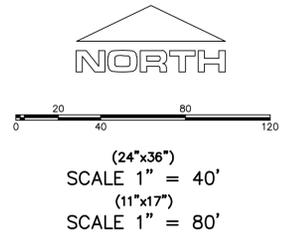

**THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5**
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS
SHEET:
GR-01



CONST. 25.02 L.F.
15" HDPE SD @ 2.20%

CONST. 2.95 L.F.
15" HDPE SD @ -22.07%

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

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

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

PHASE 4

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

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



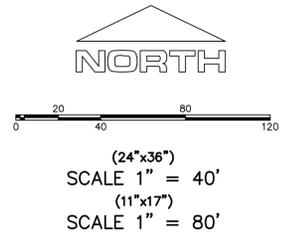

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

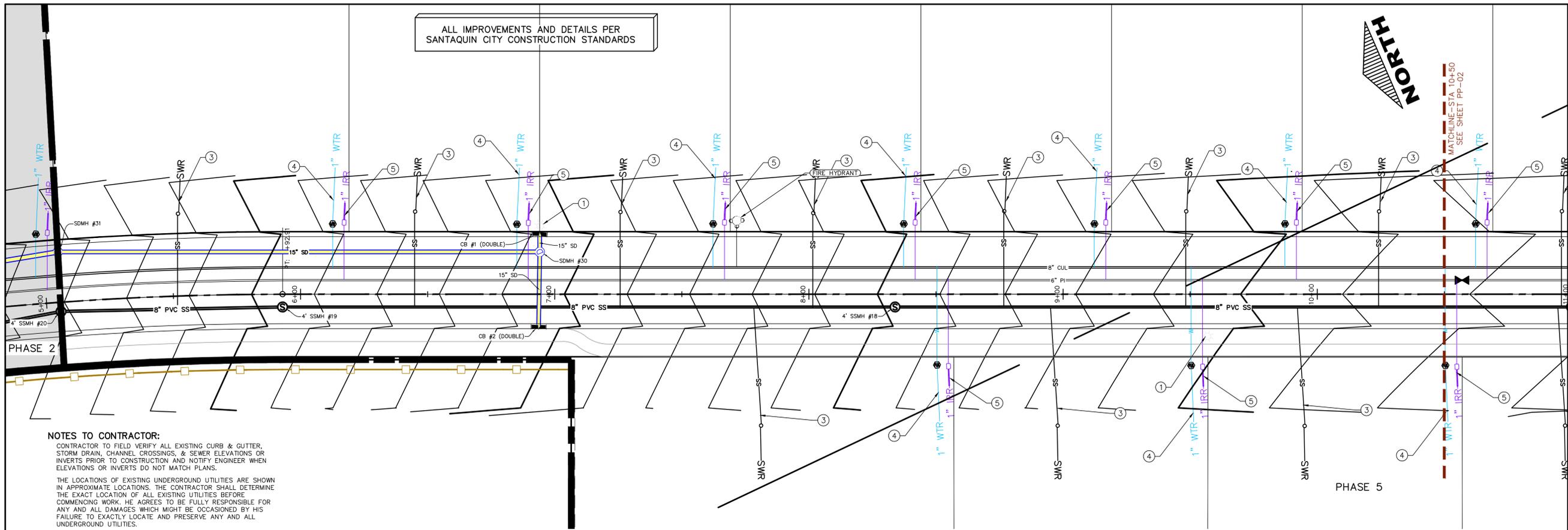
DATE: 4.19.2022
PROJECT #

REVISIONS:

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SHEET NAME:
GRADING PLANS
SHEET:
GR-02





ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

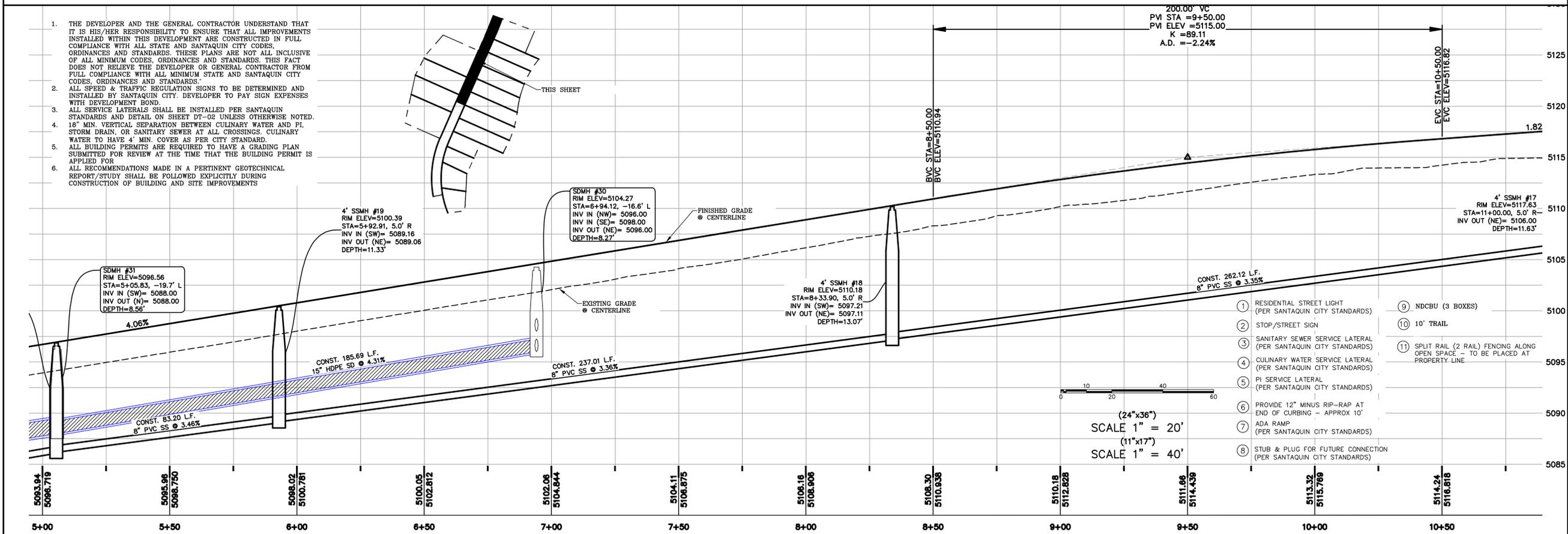
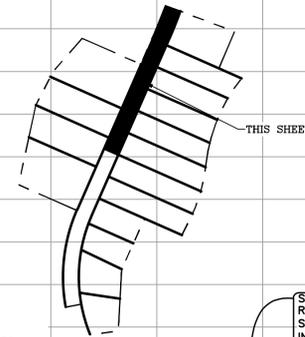


NOTES TO CONTRACTOR:

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

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

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



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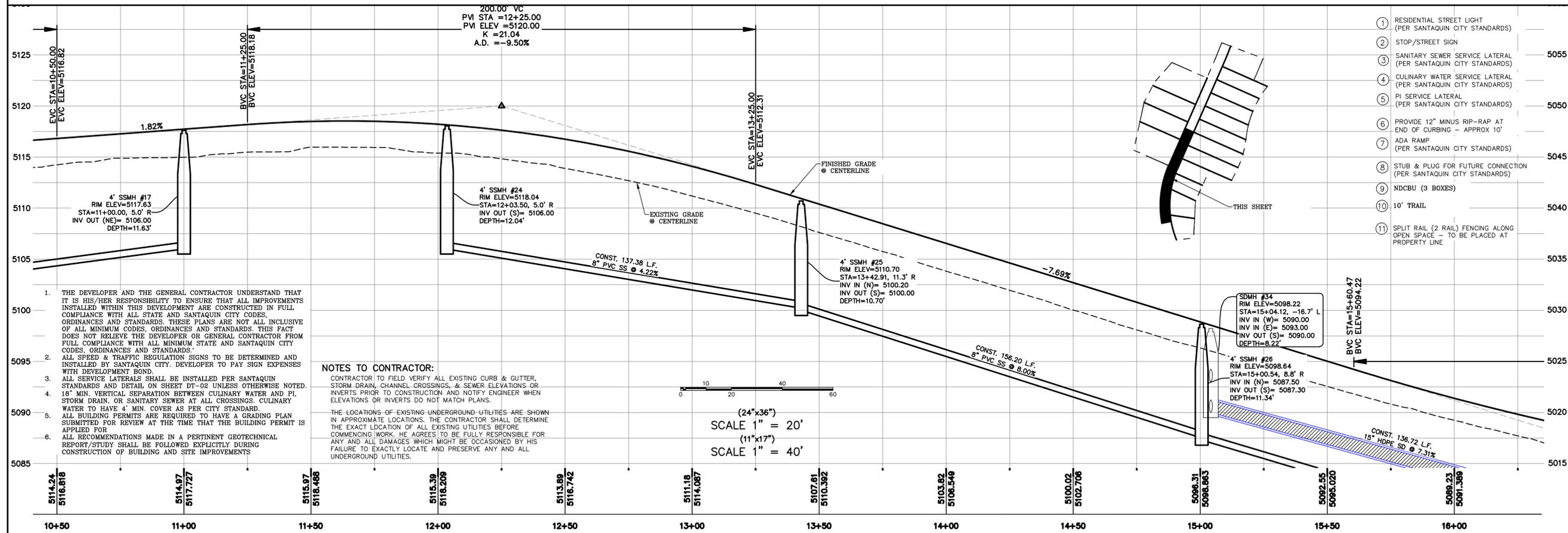
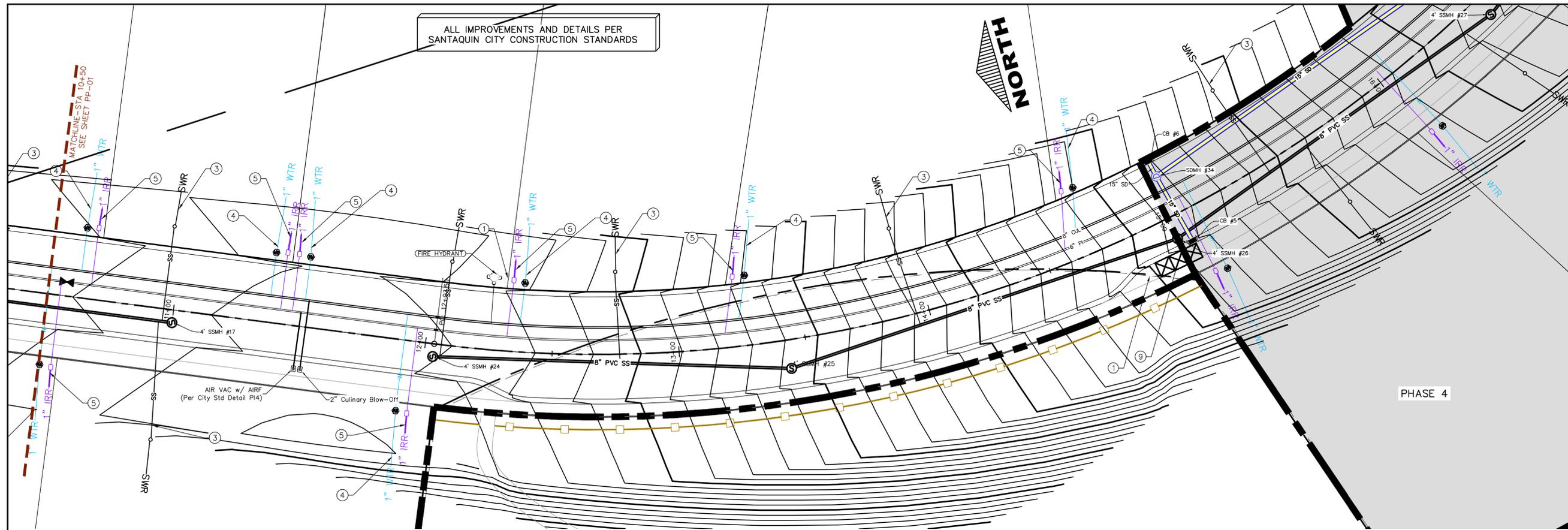
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

REVISIONS:

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3	

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01



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

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Engineering & Surveying

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Orem, UT 84057
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

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

DATE: 4.19.2022

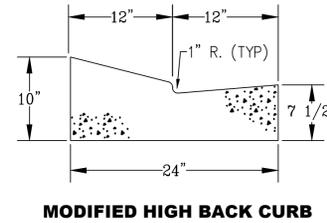
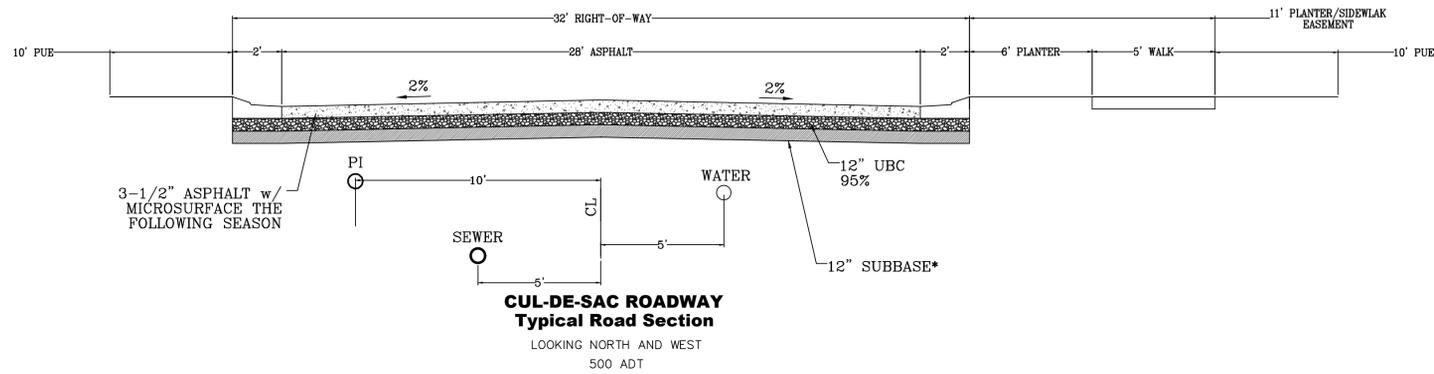
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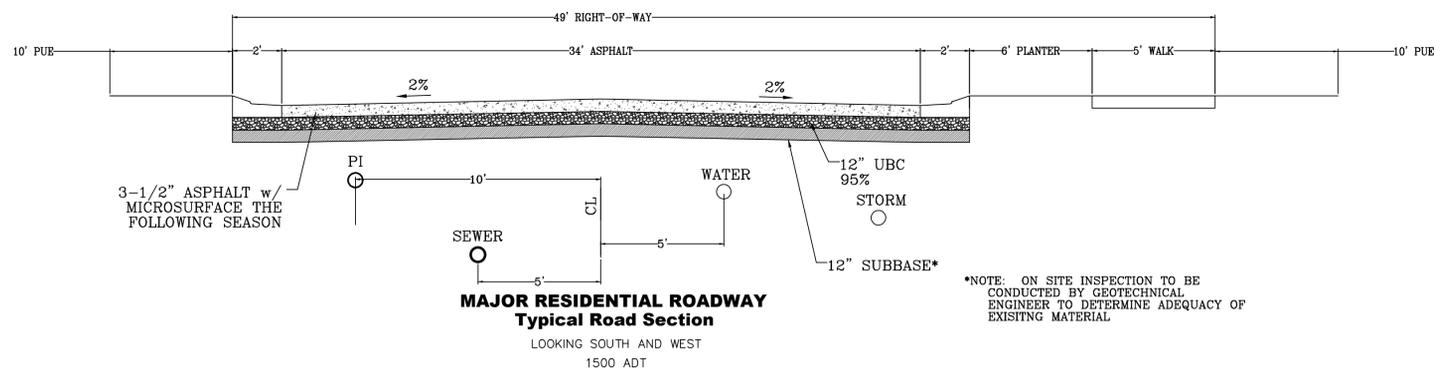
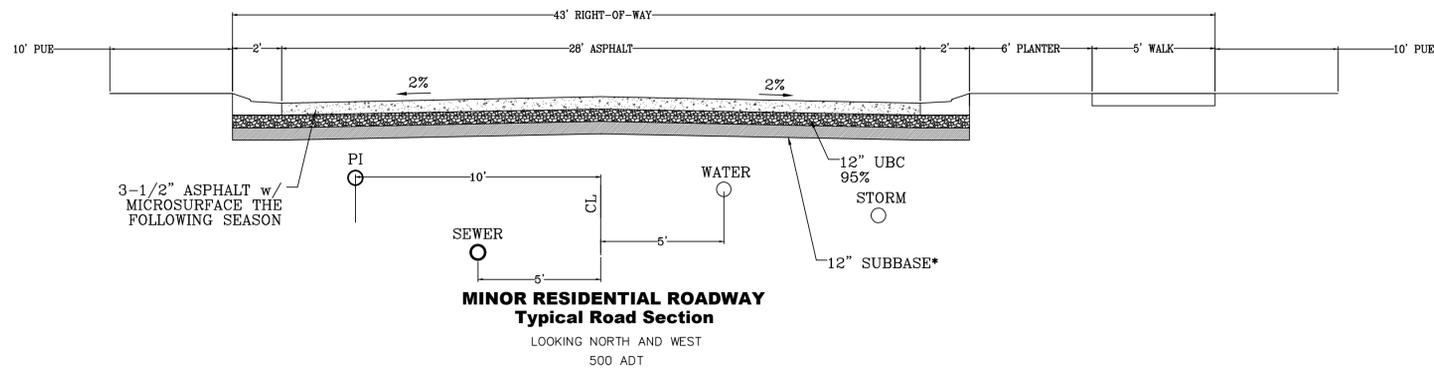
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SHEET NAME:
PLAN & PROFILE

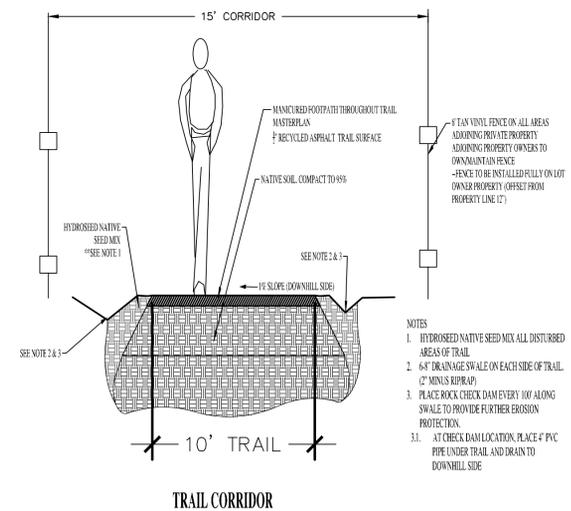
SHEET:
PP-02



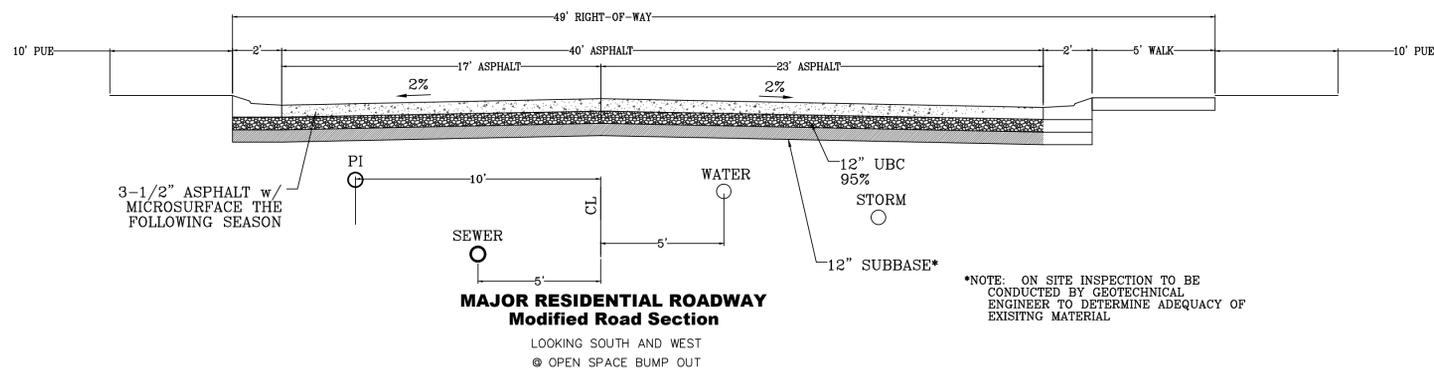
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6" DRAINAGE SWALE ON EACH SIDE OF TRAIL (2" MIN. SLOPE)
 3. PLACE ROCK CHECK DAM EVERY 10' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE



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

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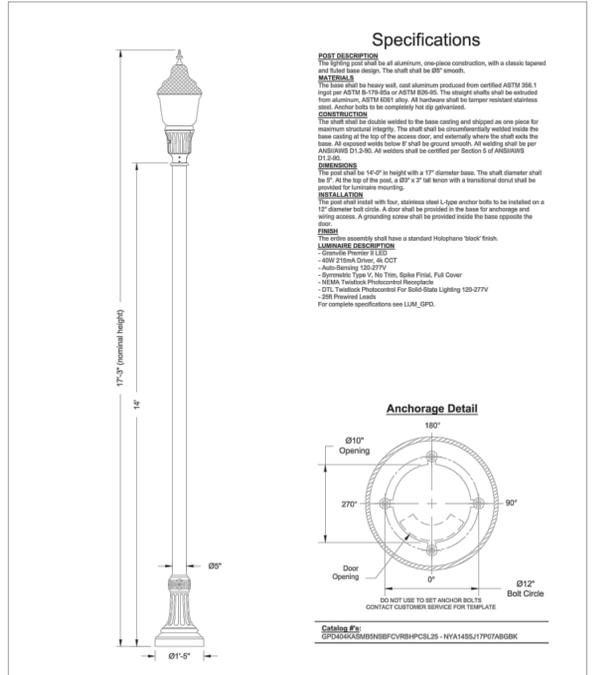
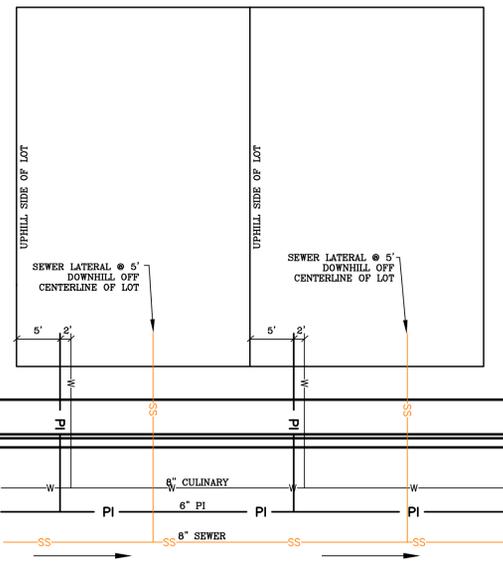
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PHASE 5
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

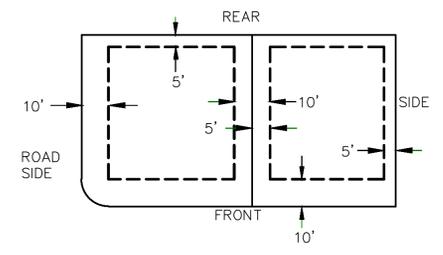
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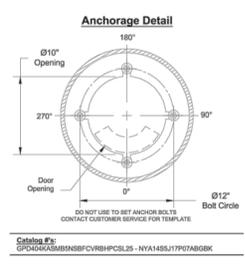
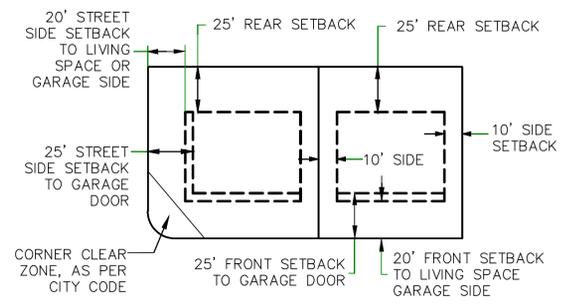
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



PUBLIC UTILITY EASEMENTS

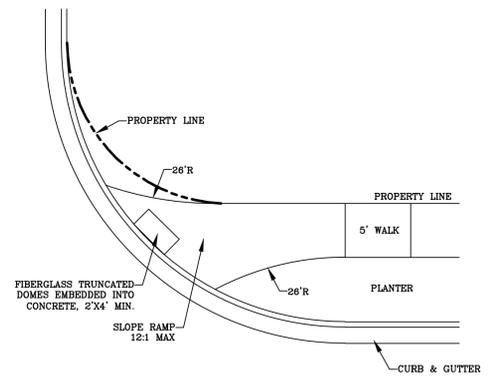
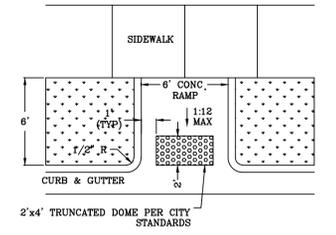
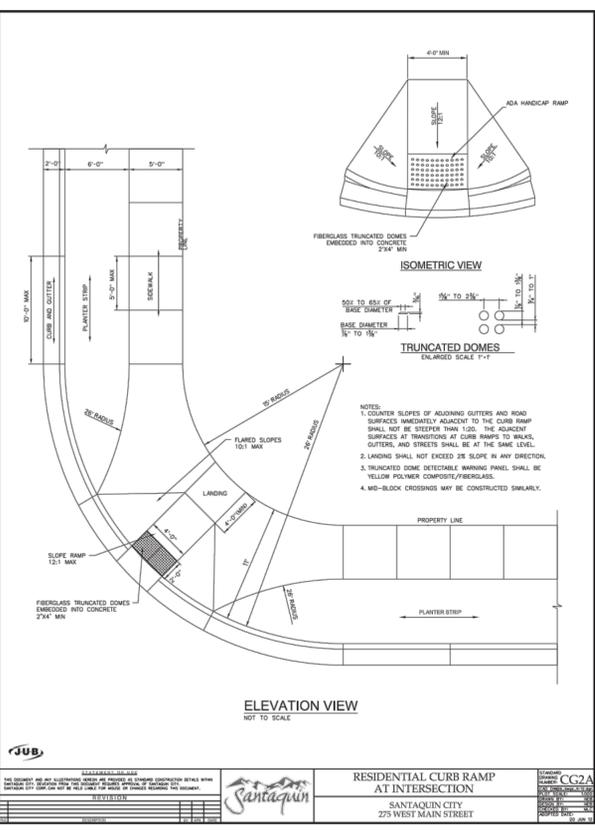


BUILDING SETBACKS (MINIMUM)



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

L1



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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

DATE: 4.19.2022
PROJECT #

REVISIONS:

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2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 22, 2022

RE: **Adcock's Acre Subdivision Final Review**

Zone: R-8
Size: .95 Acres
Lots: 2

Adcock's Acre Subdivision is located at 295 North 200 East. The proposed subdivision is in the R-8 zone and consists of 2 lots on .95 acres. The applicant is proposing to split the existing lot into two lots. The R-8 zone requires each lot to have minimum frontage of 80 feet and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot, which will meet all required setbacks.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer requested a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved the deferral agreement on March 15, 2022.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. These plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

Recommended Motion: "Motion to approve the Adcock's Acre Subdivision with the following condition:

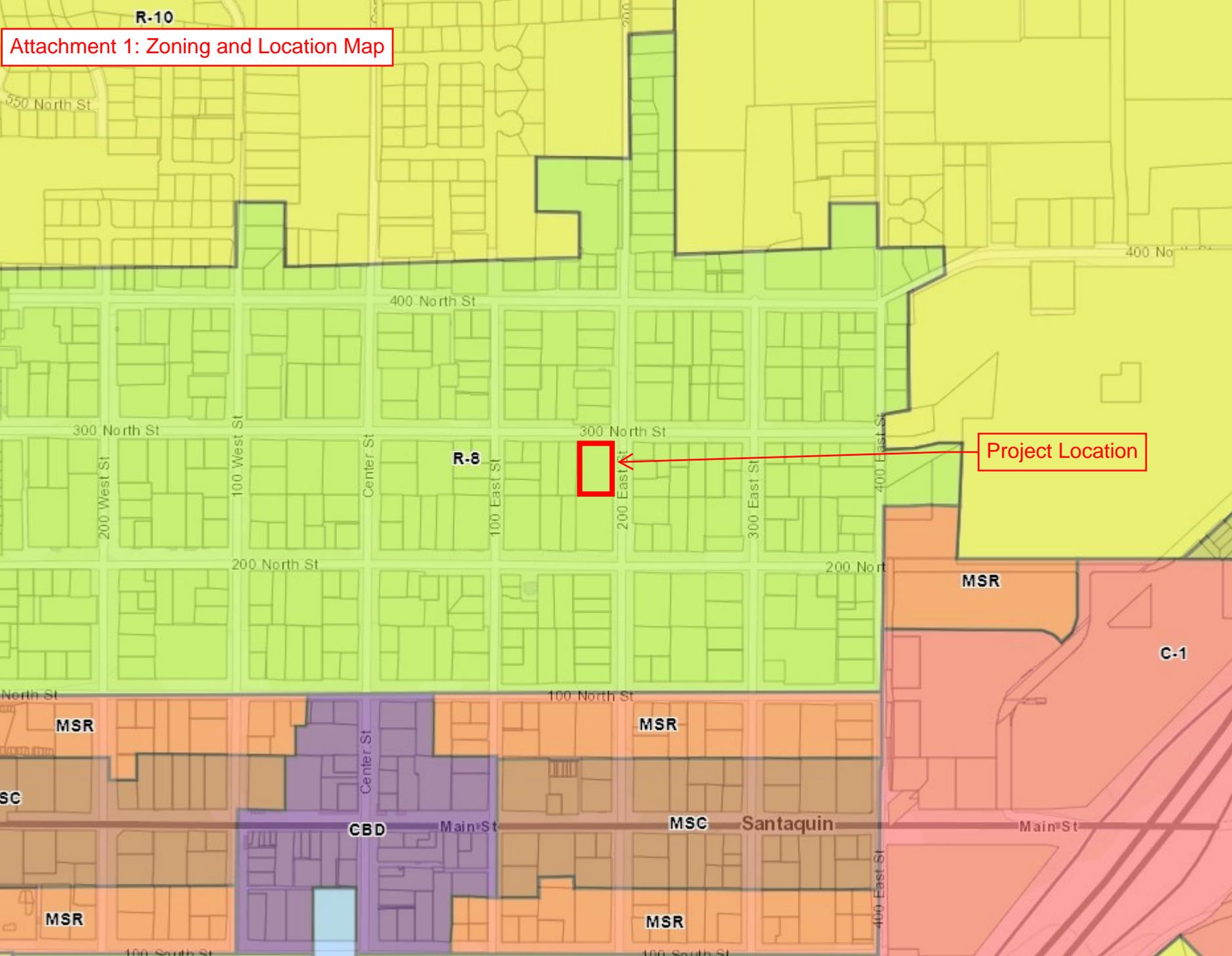
- All planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Final Plans

R-10

Attachment 1: Zoning and Location Map



Project Location

R-8

MSR

C-1

MSR

MSR

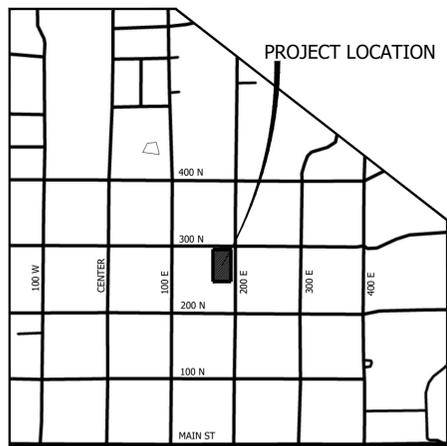
CBD

MSC

Santaquin

MSR

MSR



ADCOCK'S ACRE SUBDIVISION

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

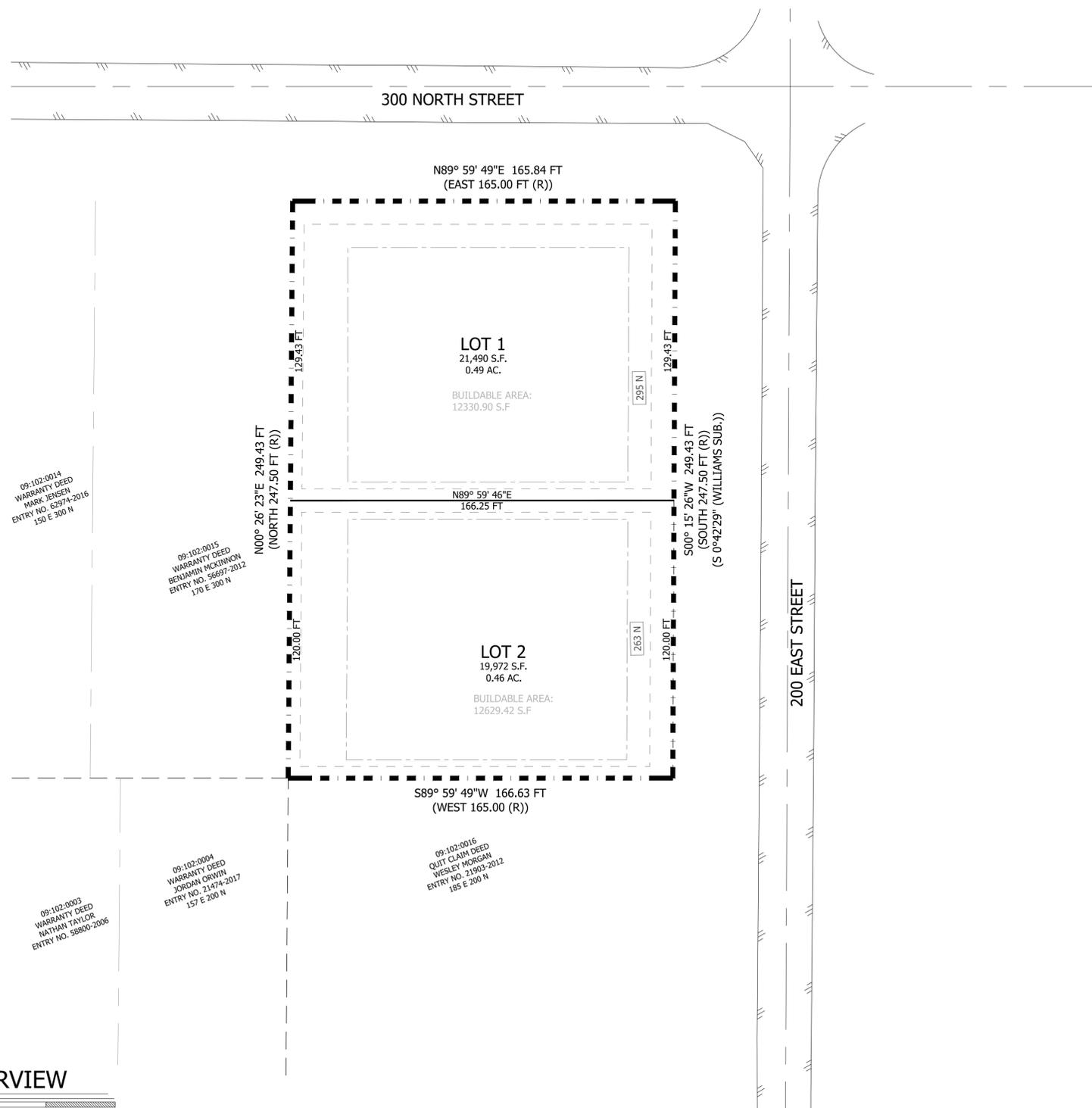
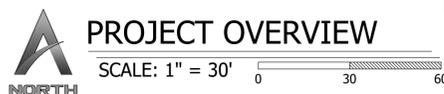


SHEET INDEX

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

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

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



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

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

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



DATE: 4-18-2022

ADCOCK'S ACRE
COVER SHEET

LOCATION: SANTAQUIN, UT

FOR: BART GIBB

DRAWING: C-1

PRELIMINARY- NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	REMARKS





LEGEND

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

REVISIONS

DATE	BY	REMARKS



DATE: 4-18-2022

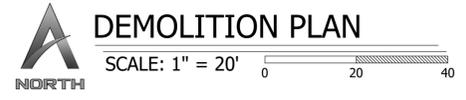
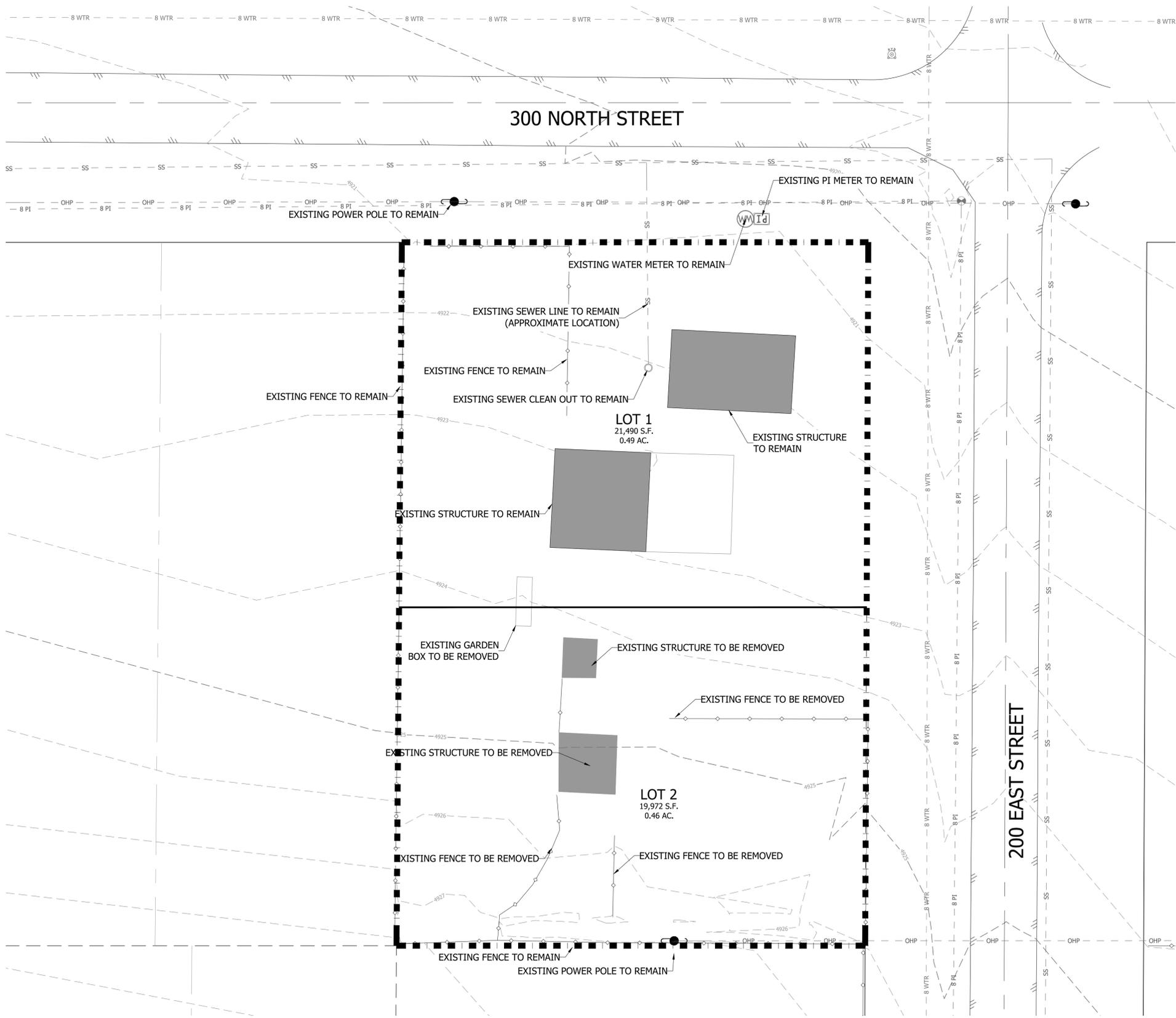
ADCOCK'S ACRE
DEMOLITION PLAN

LOCATION: SANTAQUIN, UT

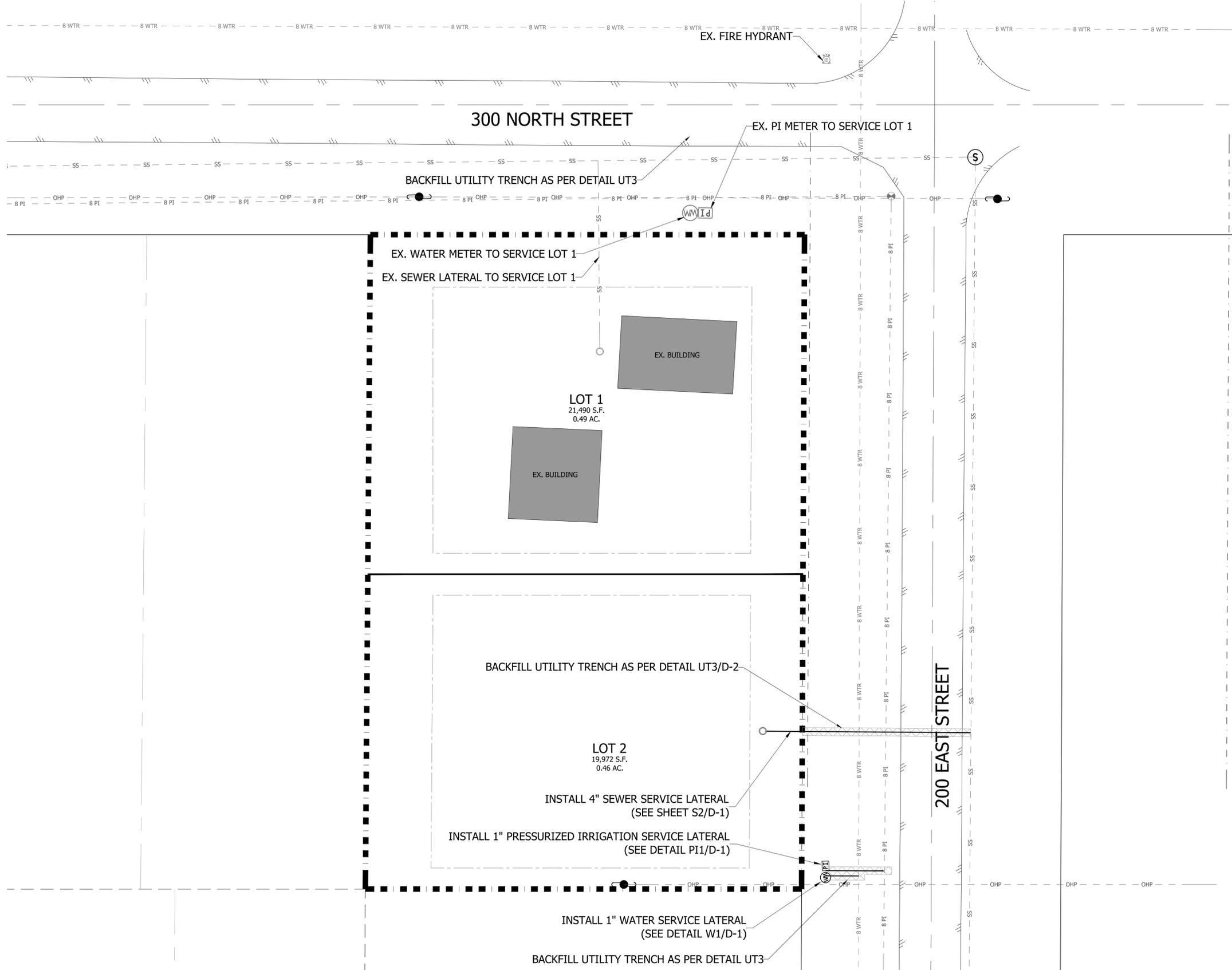
FOR: BART GIBB

DRAWING:

C-2



PRELIMINARY- NOT FOR CONSTRUCTION



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



DATE	BY	REVISIONS	REMARKS



**ADCOCK'S ACRE
UTILITY PLAN**

FOR: **BART GIBB**

LOCATION: **SANTAQUIN, UT**

DATE: **4-18-2022**

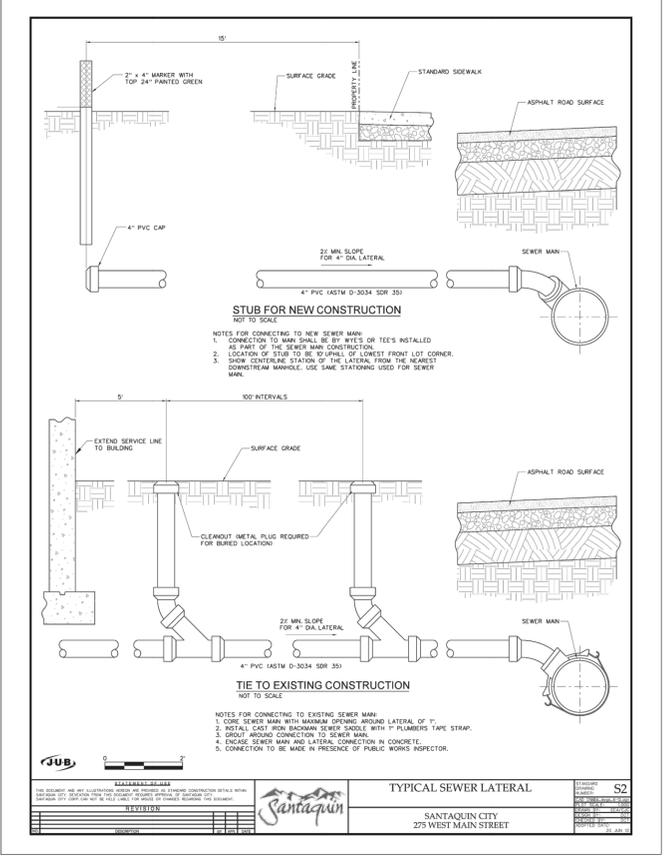
DRAWING: **C-3**

UTILITY PLAN

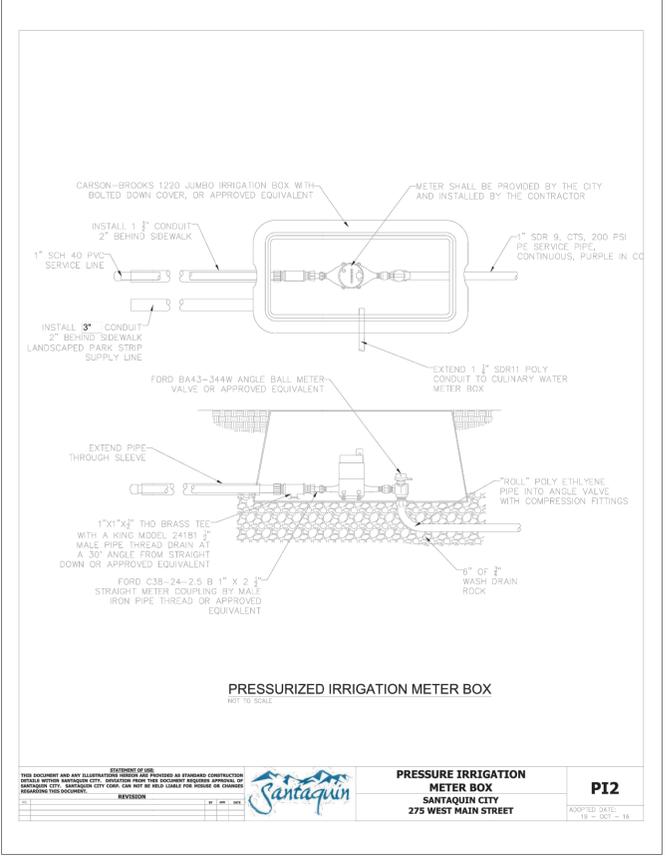
SCALE: 1" = 20'

NORTH

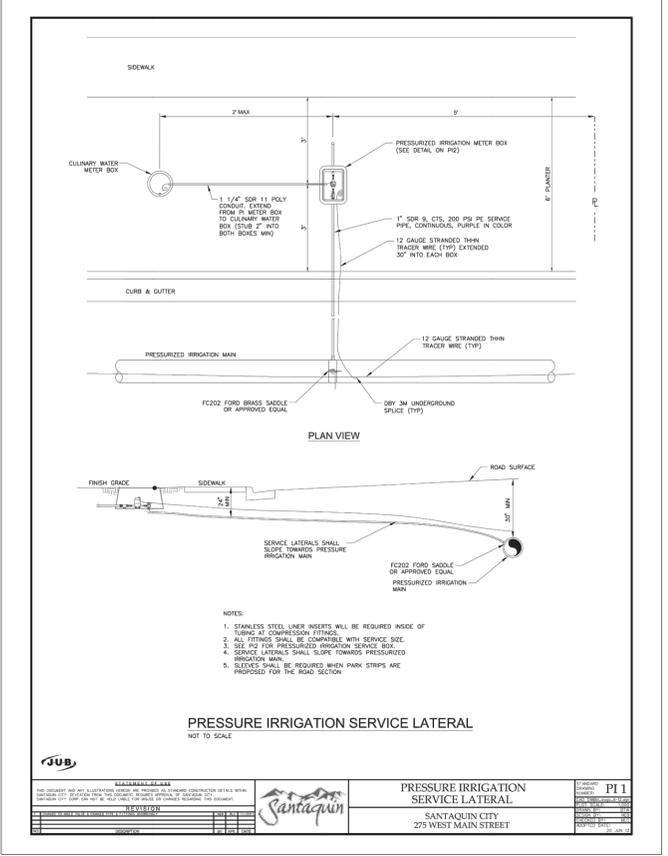
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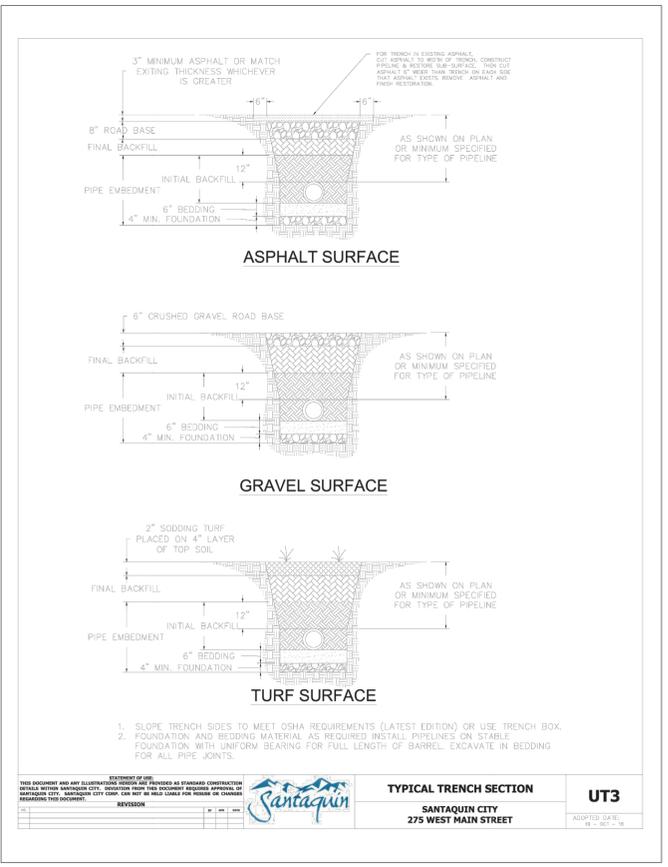
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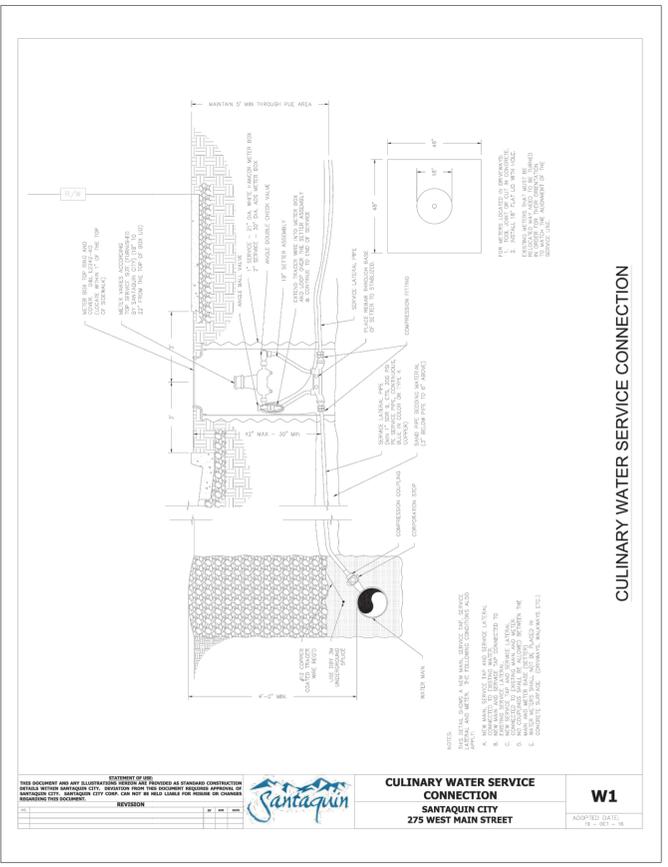
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REVISIONS	DATE	BY	REMARKS



ADCOCK'S ACRE
DETAIL SHEET

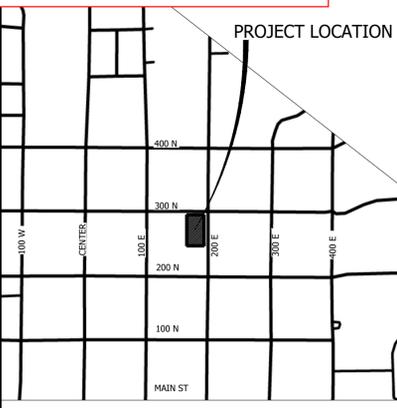
LOCATION: SANTAQUIN, UT

DATE: 4-18-2022

FOR: BART GIBB

DRAWING: D-1

PRELIMINARY- NOT FOR CONSTRUCTION



ADCOCK'S ACRE SUBDIVISION, PLAT "A"

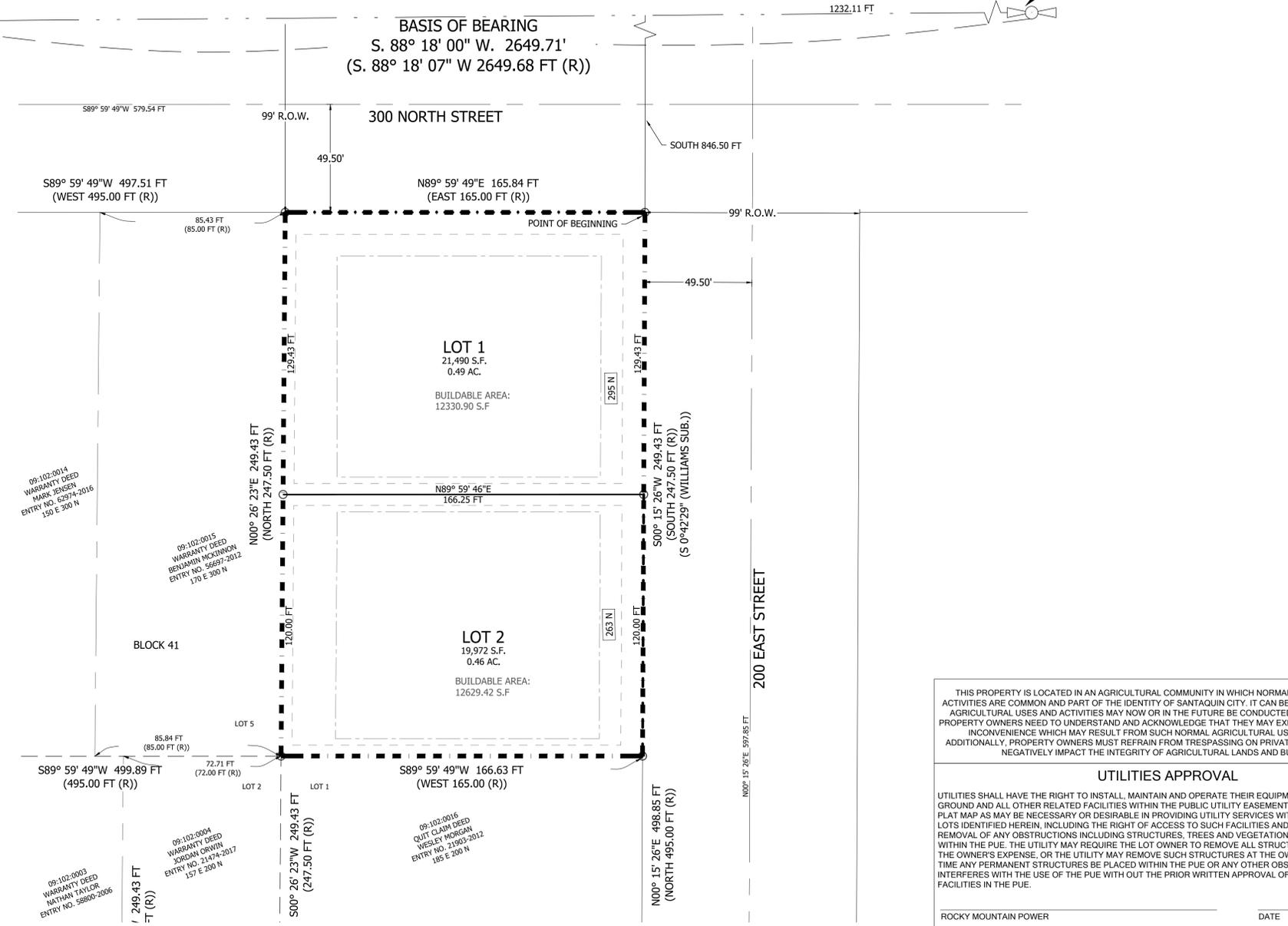
NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

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

FOUND NORTHWEST QUARTER CORNER, 3" UNDER GROUND MARKING SECTION 1, TOWNSHIP 10 S, RANGE 1 E, SLB&M

FOUND NORTH QUARTER CORNER, FLUSH WITH ASPHALT MARKING SECTION 1, TOWNSHIP 10 S, RANGE 1 E, SLB&M

BASIS OF BEARING
S. 88° 18' 00" W. 2649.71'
(S. 88° 18' 07" W 2649.68 FT (R))



09-102-0014
WARRANTY DEED
MARK JENSEN
ENTRY NO. 63974-2016
150 E 300 N

09-102-0015
WARRANTY DEED
BENJAMIN WICKHAM
ENTRY NO. 56697-2012
170 E 300 N

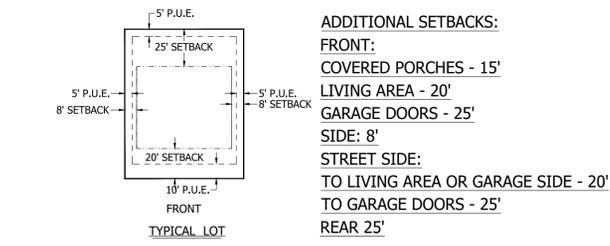
09-102-0003
WARRANTY DEED
NATHAN TAYLOR
ENTRY NO. 58800-2006

09-102-0004
WARRANTY DEED
JORDAN ORWIN
ENTRY NO. 21474-2017
157 E 200 N

09-102-0016
QUIT CLAIM DEED
WESLEY MORGAN
ENTRY NO. 21903-2012
185 E 200 N



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

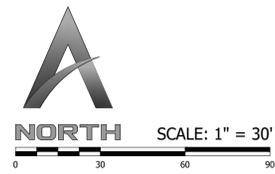


SETBACK AND EASEMENT DETAIL
ZONE R-8

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

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

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



PLOT DATE: 22 FEBRUARY 2022

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

UTILITIES APPROVAL

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

ROCKY MOUNTAIN POWER _____ DATE _____

CENTRACOM _____ DATE _____

CENTURYLINK ACCEPTANCE

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

CENTURYLINK _____ DATE _____

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

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

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

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

OWNER'S DEDICATION

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

ARTHUR LEE ADCOCK, OWNER _____ DATE _____

SHERRY DIANE ADCOCK, OWNER _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH §

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

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

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

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR-SECRETARY _____ DATE _____

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

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

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE



Planning Commission Members in Attendance: Trevor Wood, Nicci McNeff, Andrea Howard, Michael Weight, Drew Hoffman, Michael Romero.

Others in Attendance: Community Development Director Jason Bond, City Councilor Jeff Siddoway, Mark Openshaw.

Commission Chair Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATION THOUGHT

Director Bond offered an invocation.

PLEDGE OF ALLEGIANCE – Michael Romero led the Pledge of Allegiance.

PUBLIC FORUM

Public Forum opened at 7:03 p.m. No members of the public wished to address the Planning Commission. Public Forum closed at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

PUBLIC HEARING –Amendment to I-1 Industrial Zone to Allow for Heavy Commercial

Director Bond introduced the proposed modification of Santaquin City Code Title 10 Chapter 20 Section 130 to change the land use table in the Industrial Zone to allow for Heavy Commercial uses as defined in Santaquin City Code. Director Bond asked the Planning Commission to consider potential businesses that would fall under the new definition.

Commissioner Wood opened the public hearing at 7:06 p.m.

Mark Openshaw addressed the Planning Commission with concerns regarding Heavy Commercial zones that in his experience could create future problems on frontage roads within the city. Mr. Openshaw suggested that the Planning Commission consider having two distinct industrial zones in the land use table to avoid semi-truck traffic and flow problems. Mr. Openshaw also suggested having buffer zones to separate resident travel and industrial or heavy machinery type traffic.

Commissioner Wood closed the hearing at 7:11 p.m.

Commissioner Wood echoed some concerns of Mr. Openshaw’s regarding the connotation of the word “heavy” in the city code and inquired if the code currently had a land use definition that would allow for a landscaping supply business.

Director Bond stressed the importance of defining “heavy commercial” versus “heavy industrial” and showed the two areas of the city where I-1 zones currently exist. Director Bond stated that the intent of the industrial zone definition fits within the change proposed.

Commissioner Hoffman inquired if heavy commercial is a current use in the city's C-1 zone. Commissioner Hoffman stated his support for bringing landscaping supply types of businesses to the city and agreed with the proposed changes to the land use table.

Commissioner McNeff echoed Mr. Openshaw's statements to possibly create buffer areas in industrial type zones.

Commissioner Weight inquired about other zones or freeway exits in the future as well as future annexation possibilities.

Commissioner McNeff made a motion to make a positive recommendation to the City Council to approve the amendment of an I-1 zone to allow for heavy commercial. Commissioner Andrea Howard seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Wood	Yes

The vote passed unanimously in favor.

Request for Sign on Rear Elevation of Commercial Building (Edward Jones Financial Services)

Director Bond reviewed the request from Edward Jones Financial Services to install a sign on the rear elevation of their building located at 471 E. Main St.

Commissioner Hoffman made a motion to approve the request for a sign on the rear elevation of a commercial building. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Wood	Yes

Motion passed unanimously in favor.

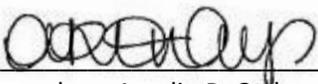
Meeting Minutes Approval – March 8, 2022

Motion made by Commissioner Romero to approve the Planning Commission Minutes from March 8, 2022, to include the change in the spelling of Commissioner Gunnell's name. Commissioner Weight seconded. The motion passed unanimously in favor.

Staff Reports: Director Bond introduced the new City Recorder Amalie R. Ottley. Director Bond advised of the need to update the definitions included in the city’s land use tables stating recent ordinance changes that needed additional definitions should a dispute arise. Director Bond emphasized that land use terms need to be updated to reflect what the city wants specifically stated in the code. Commission Chair Wood agreed that grouping similar zones together and reviewing the changes at future meetings is a positive use of time for the commission. Commissioner McNeff inquired what specifically the Planning Commission should look at in order to prepare notes ahead of time. Director Bond encouraged the Planning Commission members to start with Title 10 Chapter 8. Commissioner Romero inquired if the approval of the General Plan would require future code amendments.

Adjournment:

Commissioner Hoffman motioned to adjourn at 7:43 p.m.



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood

DRAFT