



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 11, 2022, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

### ADA NOTICE

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

## AGENDA

### NEW BUSINESS

**1. Green Hollow Final Subdivision Review**

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

**2. The Hills at Summit Ridge Plat H Final Review**

A final review of a 10-lot subdivision located at approximately Deerbrook Road and Windsong Drive.

**3. The Hills at Summit Ridge Plat I Final Review**

A final review of a 9-lot subdivision located at approximately Deerbrook Road and White Sage Drive.

**4. The Hills at Summit Ridge Plat J Final Review**

A final review of a 41-lot subdivision located at approximately Cypress Point Drive and Monarch Loop.

**5. The Hills at Summit Ridge Plat K Final Review**

A final review of a 21-lot subdivision located at approximately Monarch Loop and White Sage Drive.

**6. Traffic Control Request for Striping on Highland Drive**

The DRC will review a traffic control request for roadway striping on Highland Drive.

### MEETING MINUTES APPROVAL

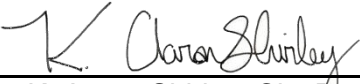
**7.** December 14, 2021

**8.** January 4, 2022

## AJOURNMENT

### CERTIFICATE OF MAILING/POSTING

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

BY:   
K. Aaron Shirley, City Recorder



GREEN HOLLOW SUBDIVISION  
A RESIDENTIAL SUBDIVISION  
SANTAQUIN, UTAH COUNTY, UTAH  
FINAL PLAN SET  
DECEMBER 2021








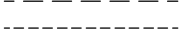
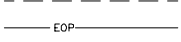

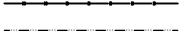

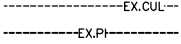
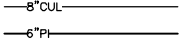
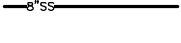










-SHEET INDEX-  
SHEET NAME

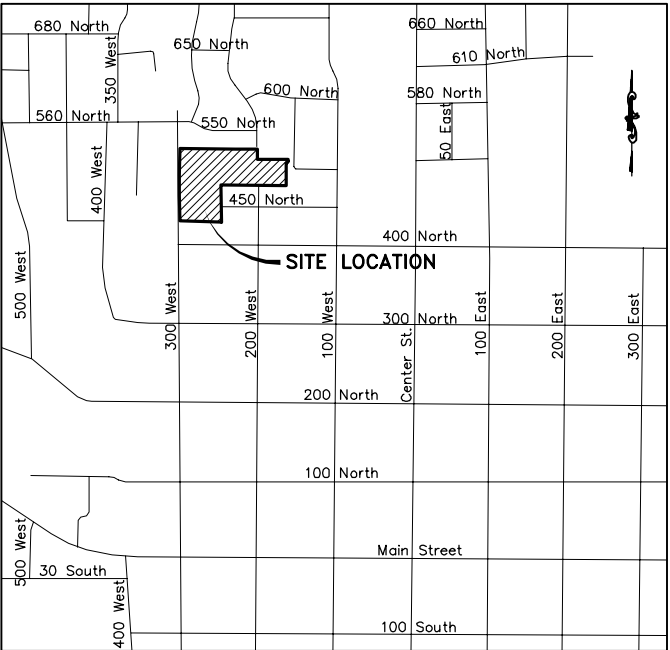
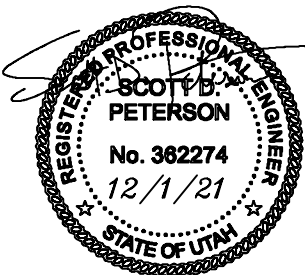
SHEET

1	COVER & INDEX
2	FINAL PLAT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	RECORD OF SURVEY (BY OTHERS)
PP-01	350 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
PP-02	300 WEST – STREET PLAN & PROFILE – STA. 13+50 TO STA. 16+50
PP-03	500 NORTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 14+50
PP-04	500 NORTH – STREET PLAN & PROFILE – STA. 14+50 TO STA. 18+70.50
PP-05	200 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
PP-06	450 NORTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

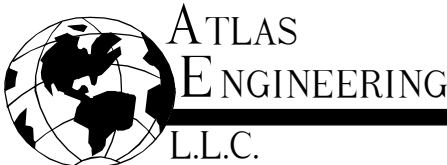


OWNER/DEVELOPER  
JIMMY DEGRAFFENREID  
WOODLAND HILLS, UTAH  
801-830-5490

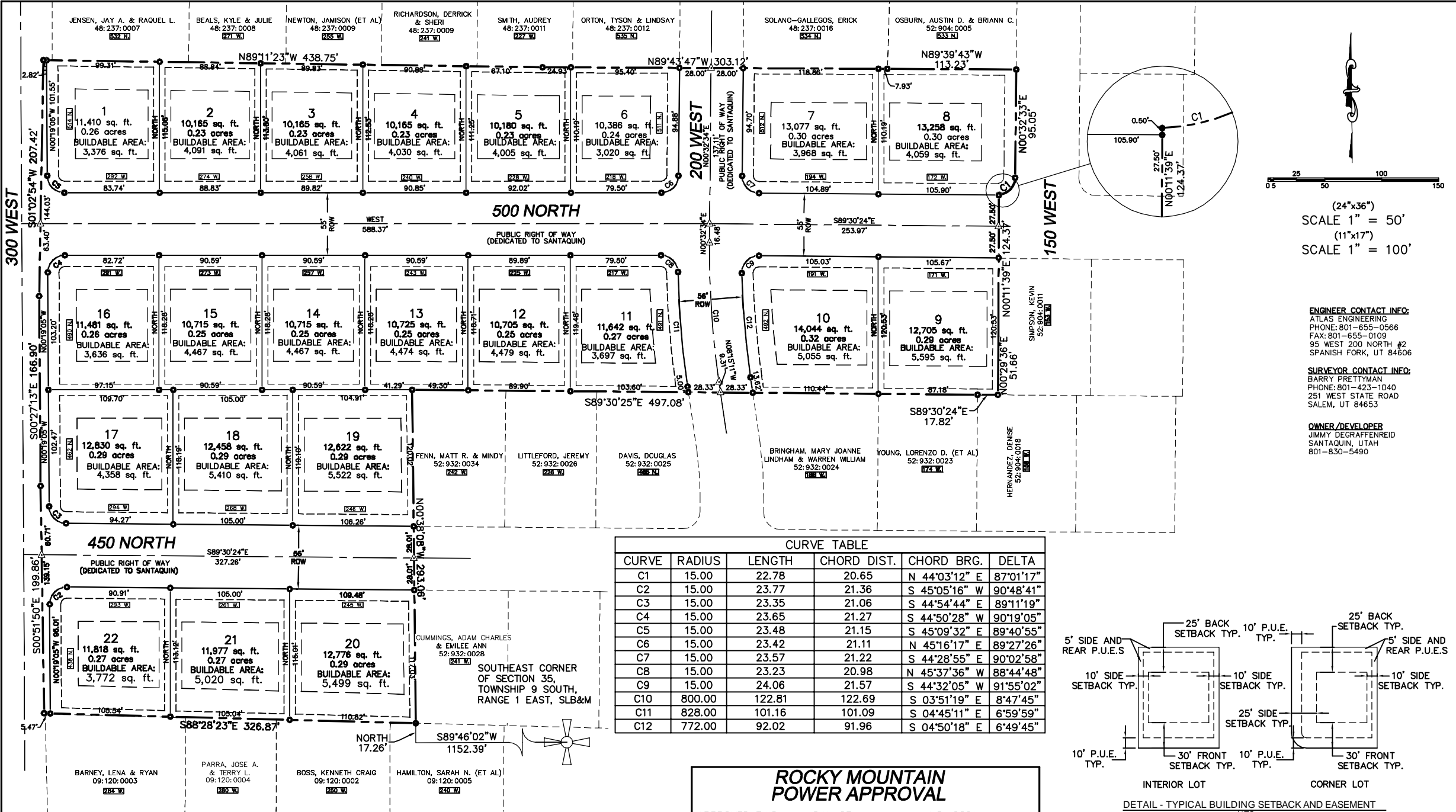
DATA TABLE:  
TOTAL ACREAGE=7.73  
TOTAL # OF LOTS=22  
TOTAL ACREAGE IN LOTS=5.86  
TOTAL ACREAGE OF ROW=1.86  
DENSITY UNITS/ACRE=2.85  
ZONING: R-10

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

NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:  
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.



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



**SURVEYOR'S CERTIFICATE**

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH LIES S89°46'02"W 1152.39 FEET ALONG THE SECTION LINE AND NORTH 17.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°38'08"W 293.06 FEET; THENCE S89°30'25"E 497.08 FEET; THENCE S89°30'24"E 17.82 FEET, THENCE N00°29'36"E 51.66 FEET, N00°11'39"E 124.37 FEET, THENCE NORTHEAST ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.78 FEET, (THE CHORD BEARS N44°03'12"E 20.65 FEET); THENCE N00°32'33"E 95.05 FEET; THENCE N89°39'43"W 113.23 FEET; THENCE N89°43'47"W 303.12 FEET, THENCE 89°11'23"W 438.75 FEET; THENCE S01°02'54"W 207.42 FEET, THENCE S00°27'13"E 166.90 FEET, THENCE S00°51'50"E 199.86 FEET, THENCE S88°28'23"E 326.87 FEET TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES.

**OWNER'S DEDICATION**

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF UTAH S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES \_\_\_\_\_ NOTARY PUBLIC (PRINTED NAME) \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF SANTIQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_

ENGINEER (SEE SEAL) \_\_\_\_\_ CLERK-RECORDER \_\_\_\_\_

**GREEN HOLLOW**

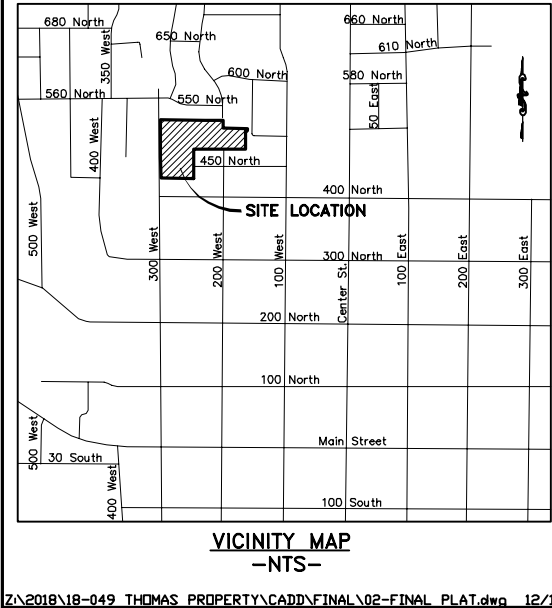
PLAT "A"

SANTIQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 20 LOTS AND 7.73 ACRES

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

**SHEET 1 OF 1**





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

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

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

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

BEALS, KYLE & JULIE  
48:237:0008

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

RICHARDSON, DERRICK  
& SHERI  
48:237:0009

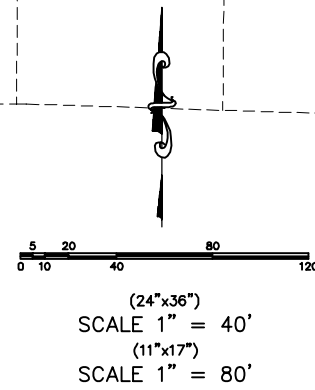
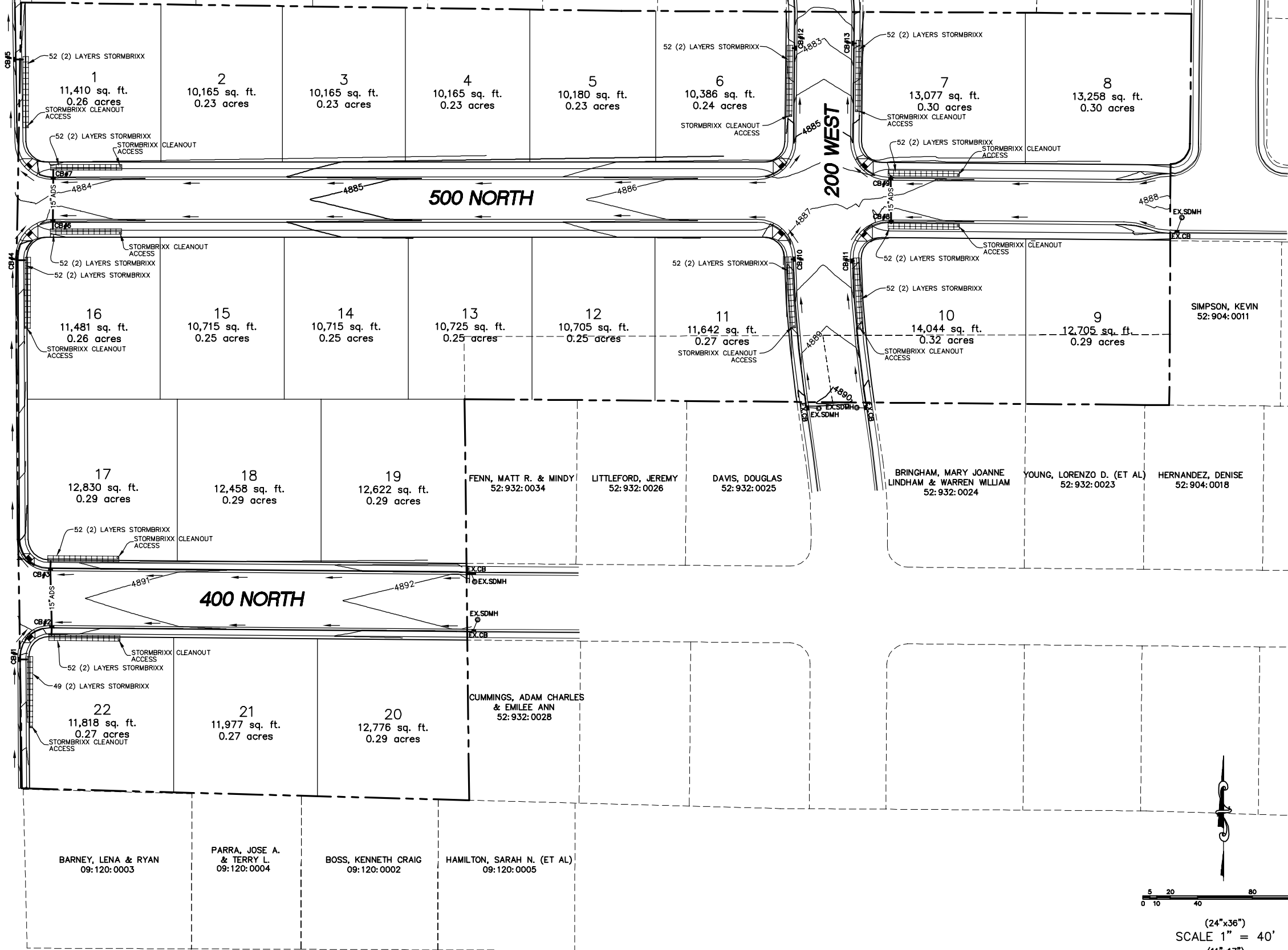
SMITH, AUDREY  
48:237:0011

ORTON, TYSON & LINDSAY  
48:237:0012

SOLANO-GALLEGOS, ERICK  
48:237:0016

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

EX.SDMH  
EX.SDMH  
EX.CB



SHEET NO. 4  
GRADING PLAN  
SANTAQUIN CITY, UTAH

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

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
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9			
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11			
12			









# GREEN HOLLOW

## STREET PLAN & PROFILE

 **ATLAS  
ENGINEERING  
L.L.C.**

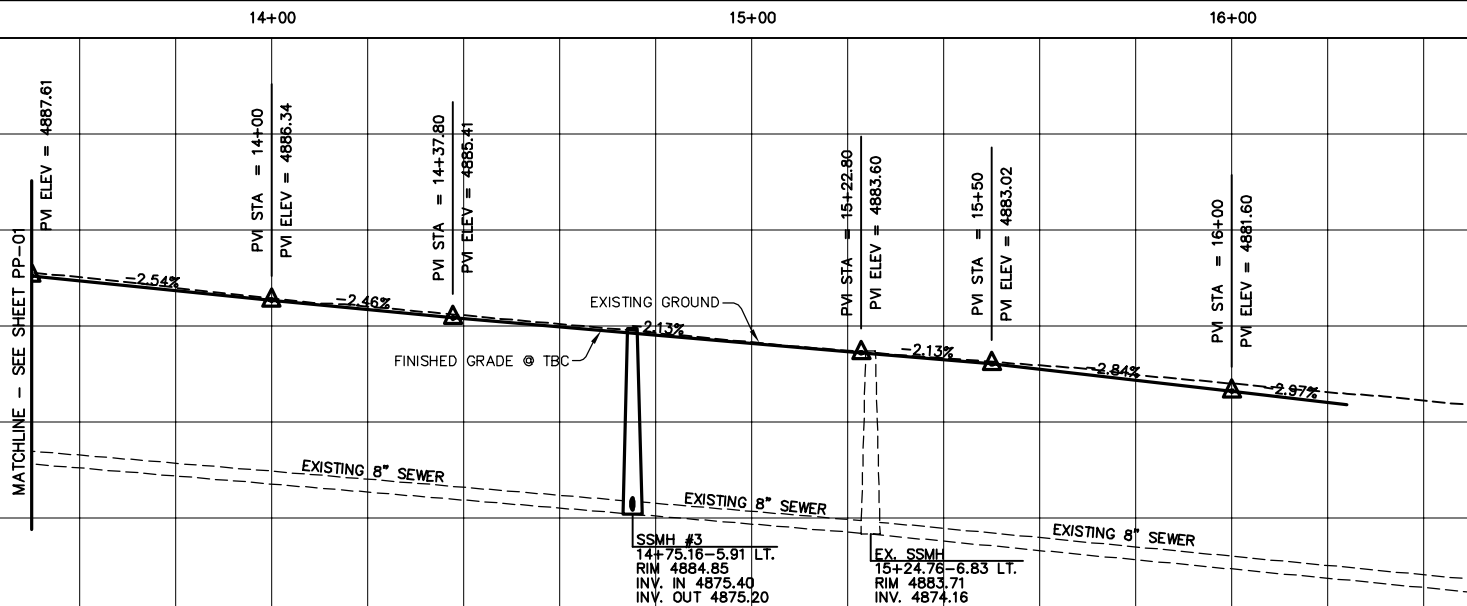
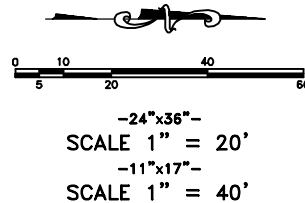
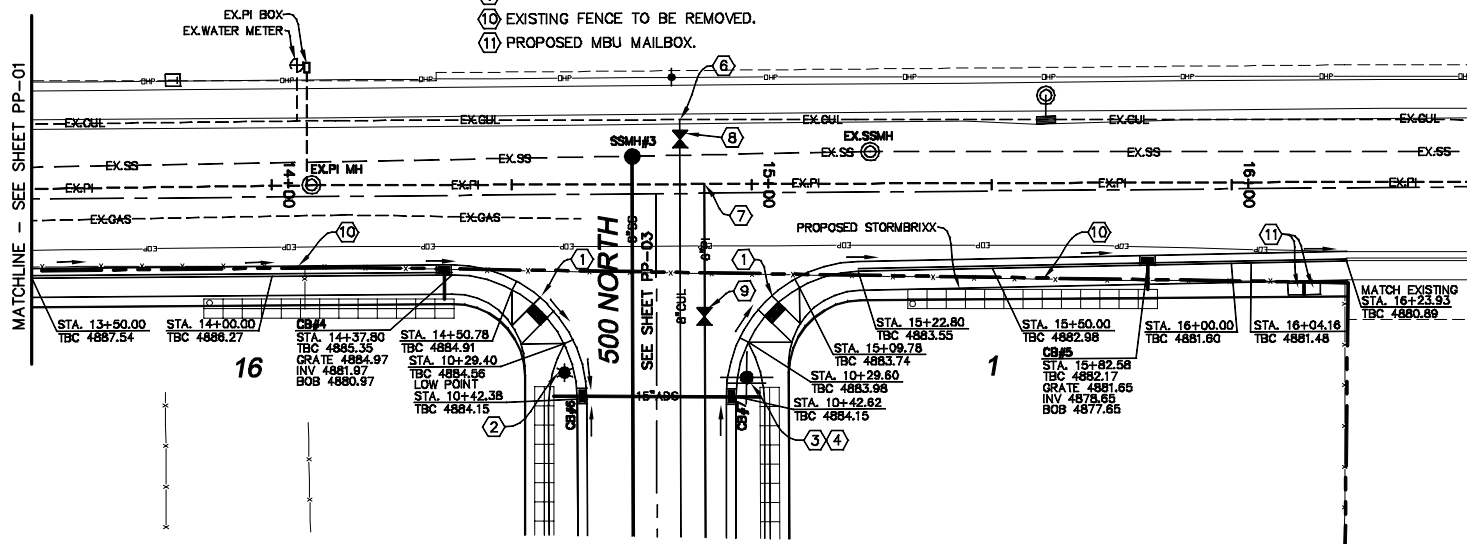
**OWNER/DEVELOPER**  
JIMMY DEGRAFFENREID  
WOODLAND HILLS, UTAH  
801-830-5490

**PHONE: 801-655-0566**  
**FAX: 801-655-0109**  
946 E 800 N STE A  
SPANISH FORK, UT 84666

N		REVISIONS		BY	DATE
7/1/2018\18-048		TUDMAS		DD-03	12/1/2021

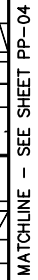
10

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

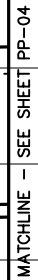
[illegible]



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



$-24'' \times 36'' -$   
 SCALE 1" = 20'  
 $-11'' \times 17'' -$   
 SCALE 1" = 40'



# GREEN HOLLOW

# ATLAS

# ENGINEERING

LLC.

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

**PHONE: 801-655-0566**  
**FAX: 801-655-0109**  
946 E 800 N STE A  
SPANISH FORK, UT 84643

340 E. 600 N. JIL R  
SPANISH FORK, UT 84660

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

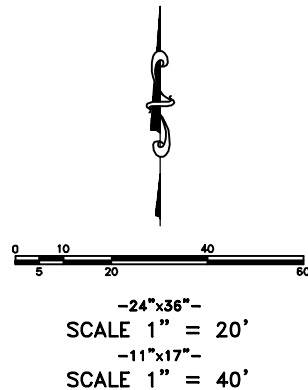
## STREET PLAN & PROFILE

SHEET NO.

Item 1.

[illegible]

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

[illegible]

**OWNER/DEVELOPER**  
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WOODLAND HILLS, UTAH  
801-830-5490

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

## STREET PLAN & PROFILE

**OWNER/DEVELOPER**  
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**SPANISH FORK, UT 84660**

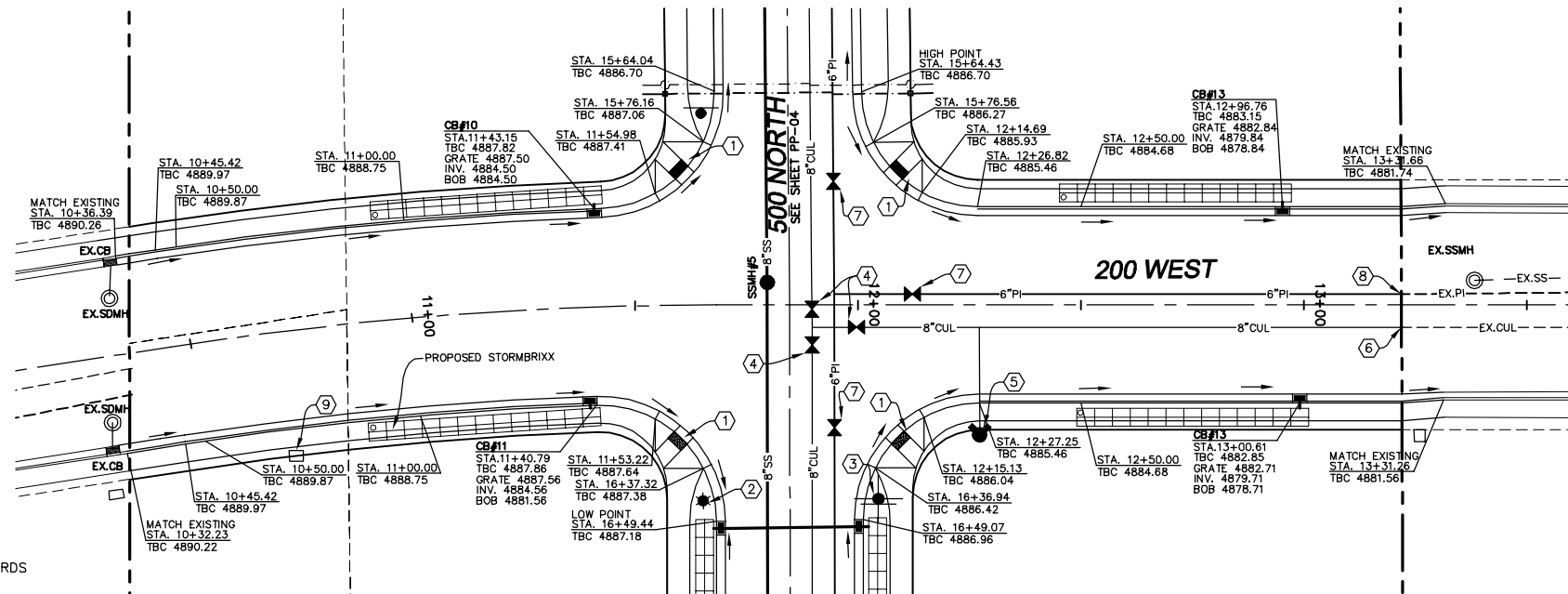
# GREEN HOLLOW

# ATLAS



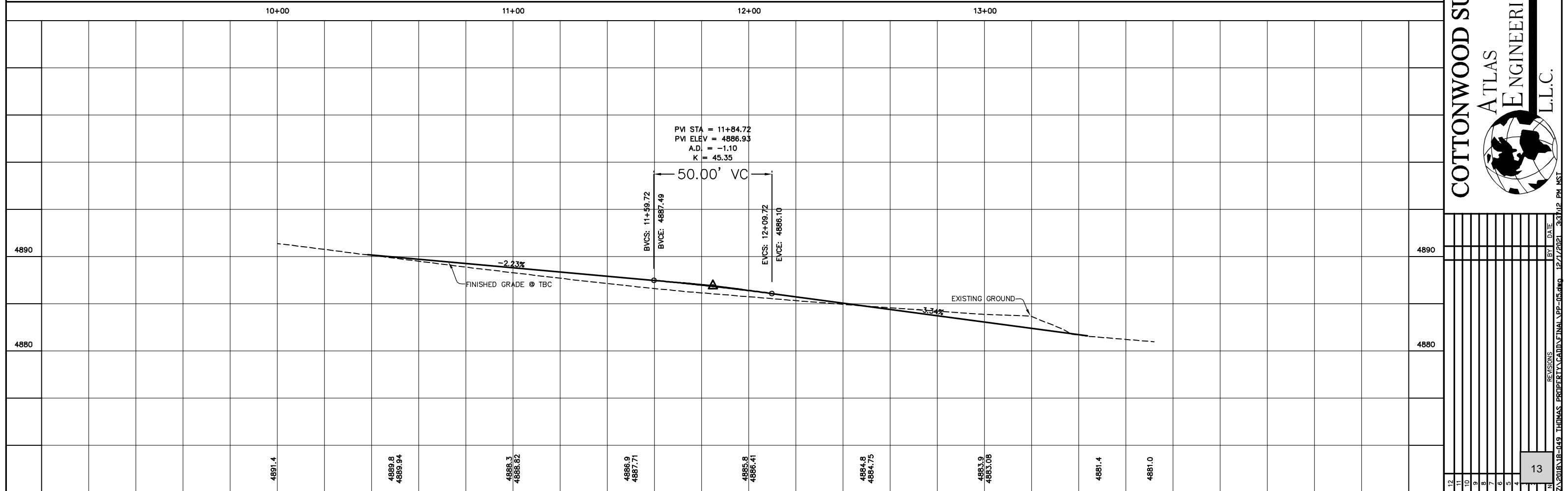
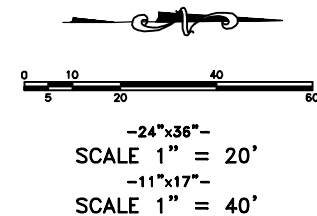
GLOBAL ENGINEERING  
L.L.C.

12

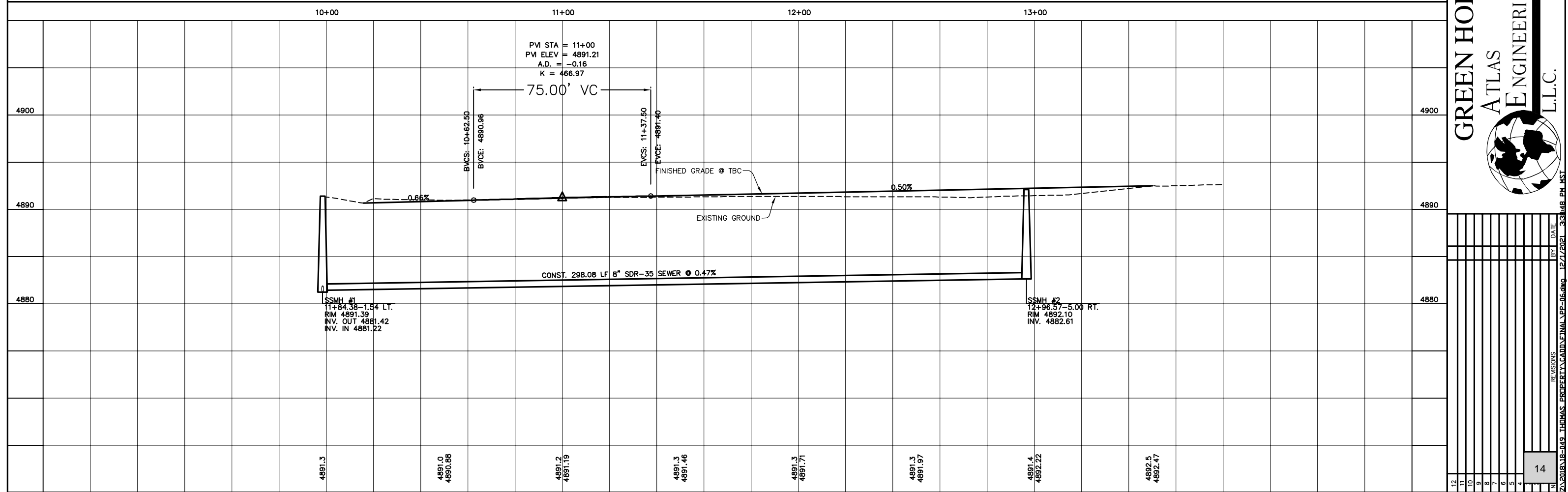
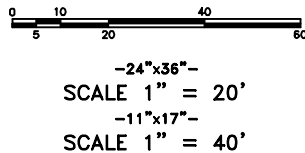


### CONSTRUCTION NOTES

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

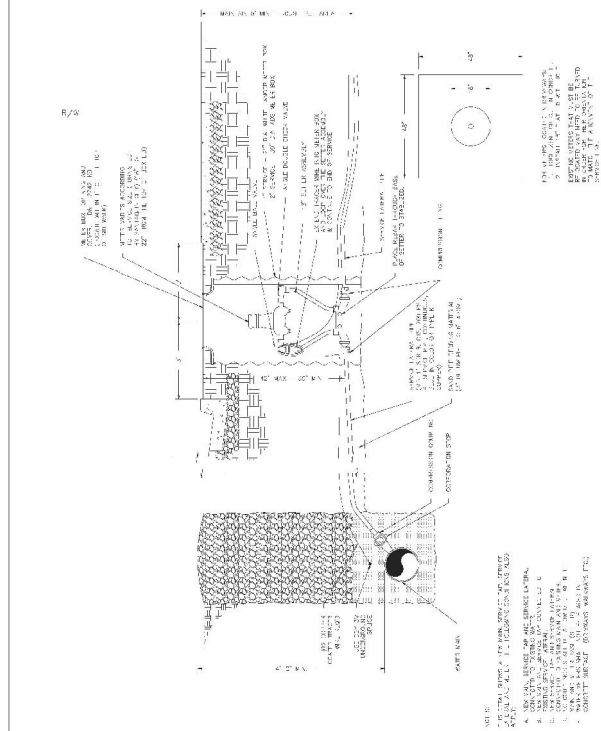


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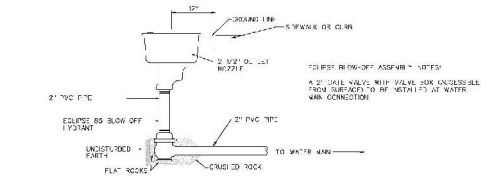




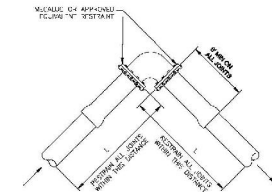
# CULINARY WATER SERVICE CONNECTION

CULINARY WATER SERVICE CONNECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET

W1

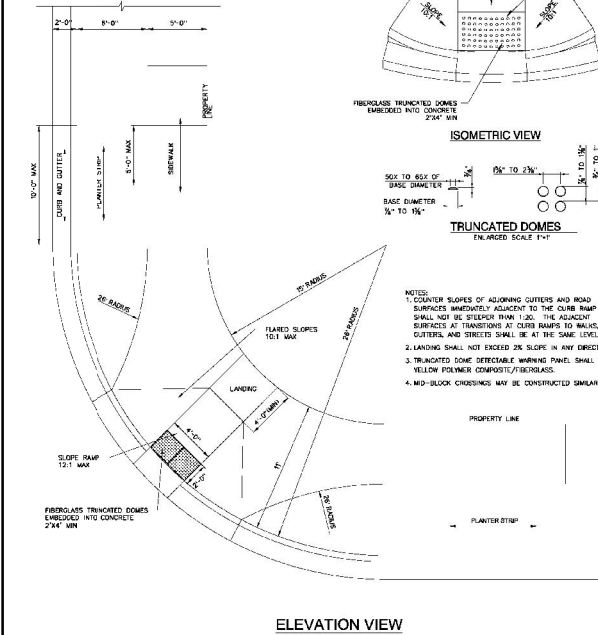


ECLIPSE HYDRANT BLOW-OFF ASSEMBLY



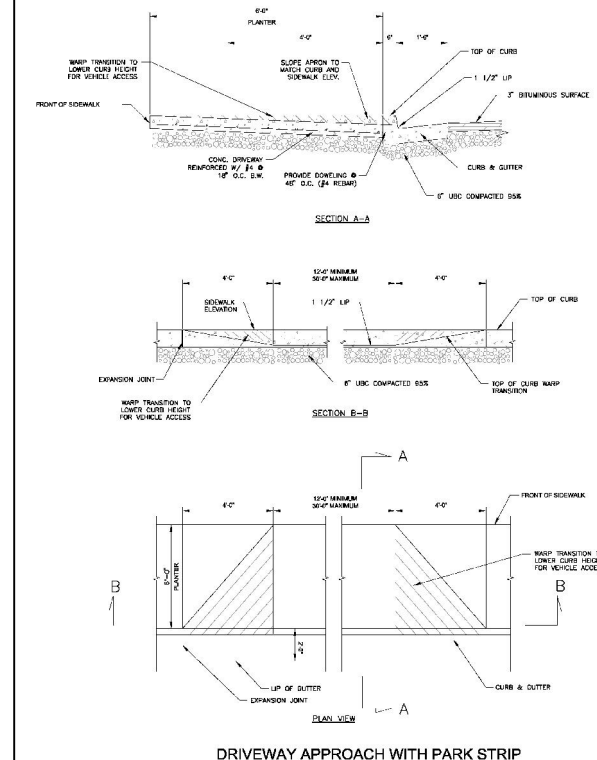
MEGALUG RESTRAINING SYSTEM DETAILS

ITEM	DESCRIPTION	QUANTITY
1	MEGALUG RESTRAINING SYSTEM & ECLIPSE HYDRANT BLOW-OFF ASSEMBLY	1
2	SANTAQUIN CITY	1
3	275 WEST MAIN STREET	1



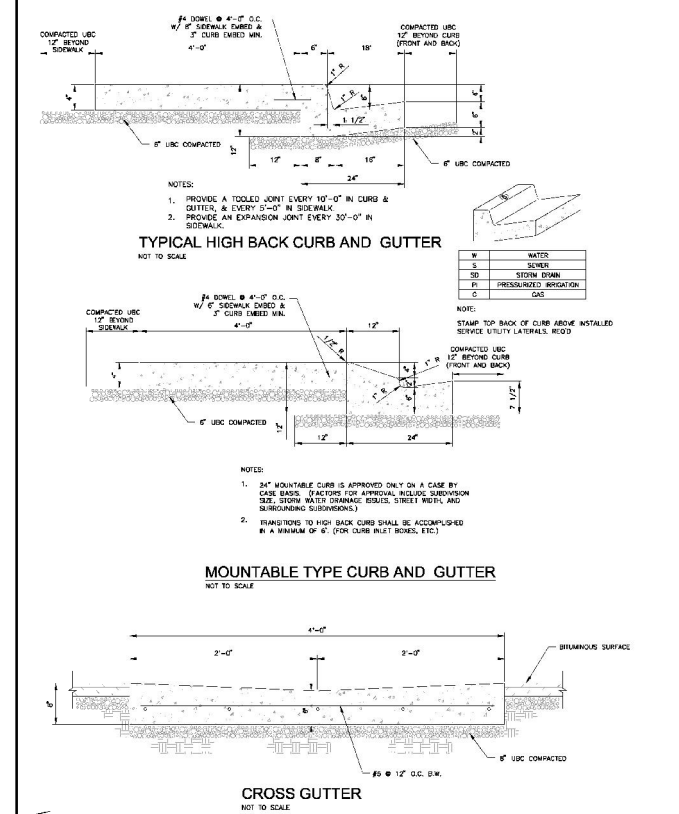
ELEVATION VIEW

ITEM	DESCRIPTION	QUANTITY
1	DRIVEWAY APPROACH WITH PARK STRIP	1
2	SANTAQUIN CITY	1
3	275 WEST MAIN STREET	1

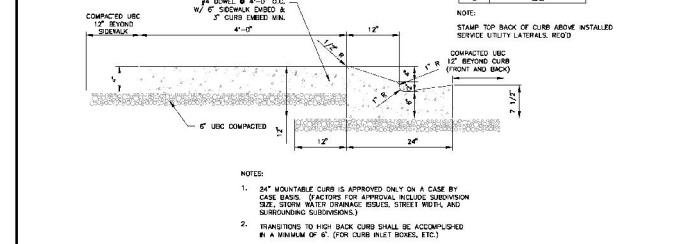


DRIVEWAY APPROACH WITH PARK STRIP

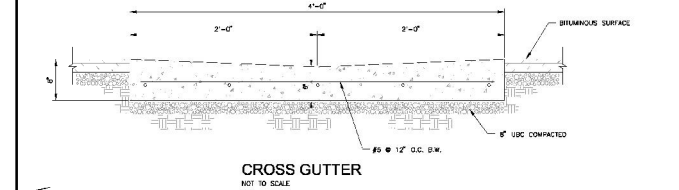
ITEM	DESCRIPTION	QUANTITY
1	DRIVEWAY APPROACH WITH PARK STRIP	1
2	SANTAQUIN CITY	1
3	275 WEST MAIN STREET	1



TYPICAL HIGH BACK CURB AND GUTTER

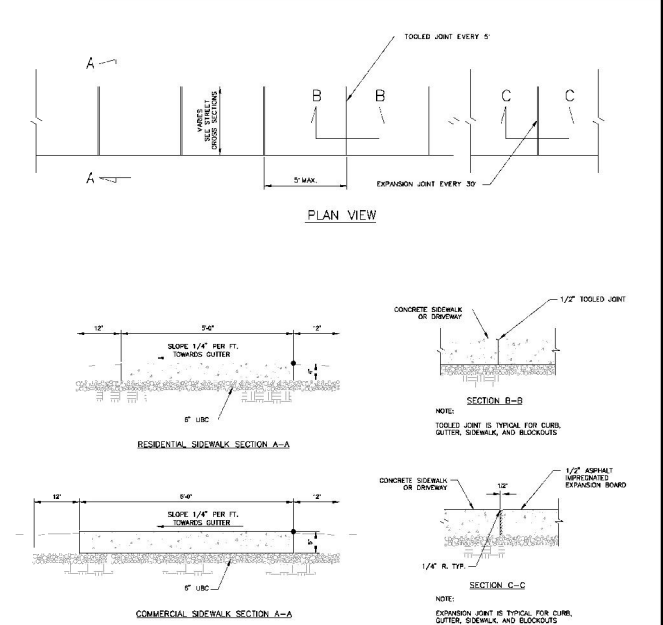


MOUNTABLE TYPE CURB AND GUTTER



CROSS GUTTER

ITEM	DESCRIPTION	QUANTITY
1	CURB & GUTTER AND CROSS GUTTER DETAILS	1
2	SANTAQUIN CITY	1
3	275 WEST MAIN STREET	1



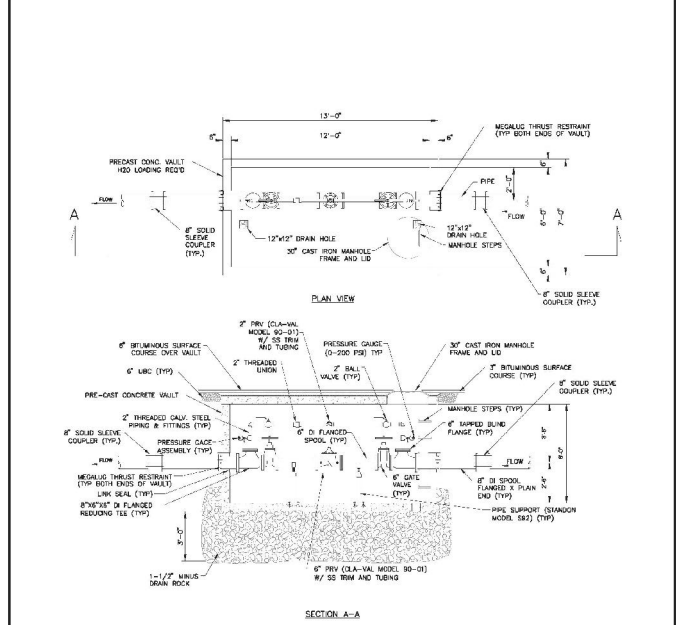
PLAN VIEW

RESIDENTIAL SIDEWALK SECTION A-A

COMMERCIAL SIDEWALK SECTION A-A

SIDEWALK DETAILS

ITEM	DESCRIPTION	QUANTITY
1	SIDEWALK DETAILS	1
2	SANTAQUIN CITY	1
3	275 WEST MAIN STREET	1



PLAN VIEW

SECTION A-A

PRV DETAILS

ITEM	DESCRIPTION	QUANTITY
1	PRESSURE REDUCING VALVE DETAILS	1
2	SANTAQUIN CITY	1
3	275 WEST MAIN STREET	1

SHEET NO.

Item 1.

DETAIL SHEET

SANTAQUIN CITY, UTAH

GREEN HOLLOW

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

ATLAS  
ENGINEERING  
L.L.C.

NO.	REVISIONS	DATE
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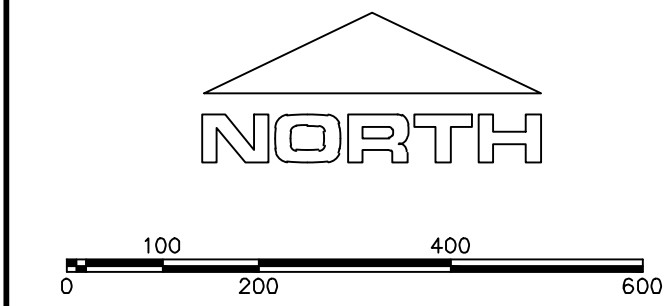


DATE: 6.2.2021	
PROJECT #	
REVISIONS:	
<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">1</div>	
<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">2</div>	
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SHEET NAME:	
COVER SHEET & NOTES	
SHEET:	CS-01

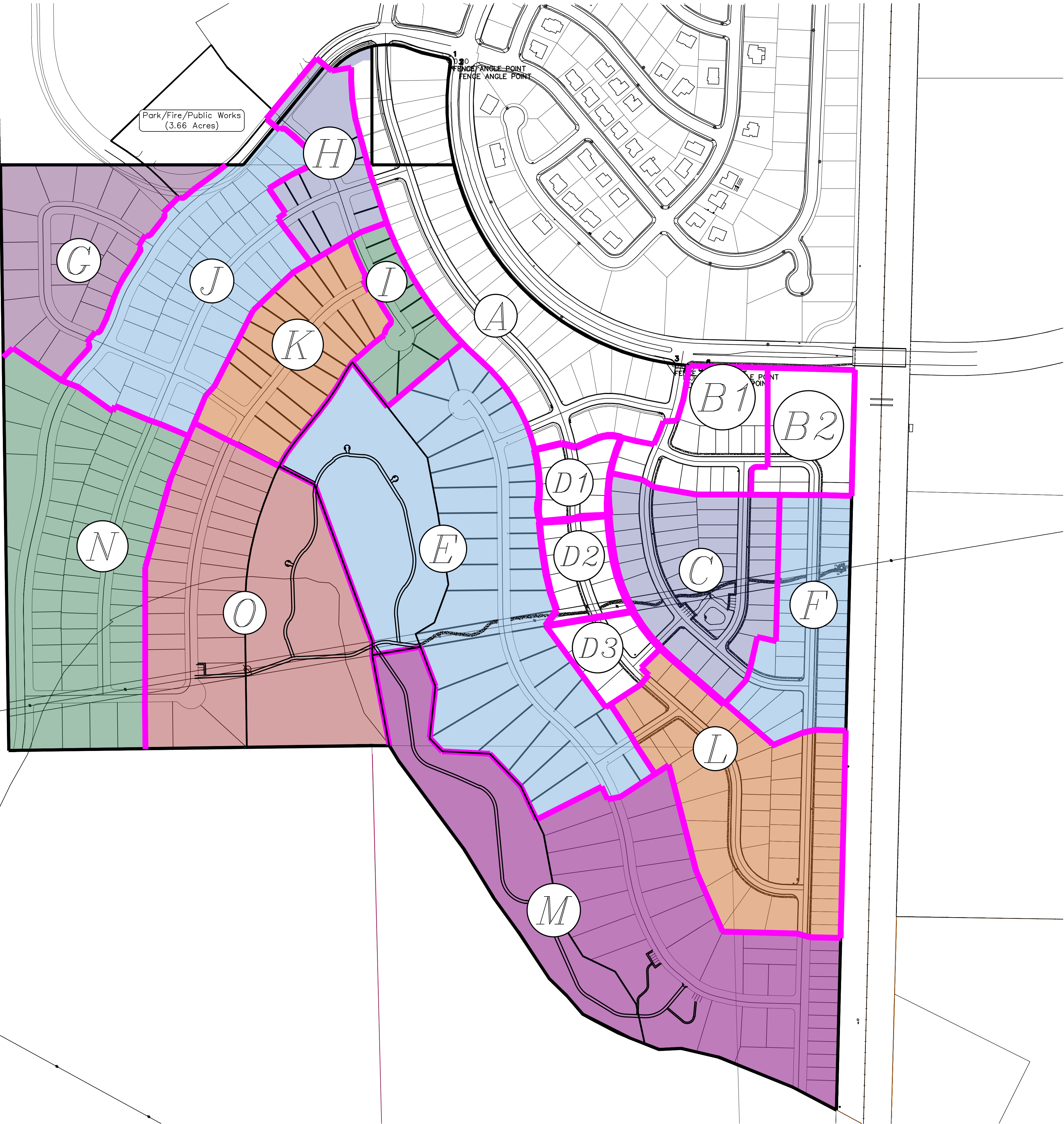




(24"x36")  
SCALE 1" = 200'  
(11"x17")  
SCALE 1" = 400'

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

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



Engineering & Surveying

region

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

THE HILLS @ SUMMIT RIDGE

PHASE 'H'

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

DATE:6.2.2021  
PROJECT #

REVISIONS:

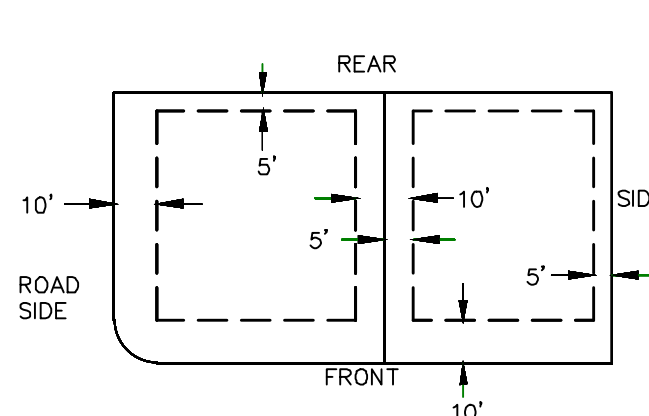
1	
2	
3	

SHEET NAME:  
PHASE PLAN

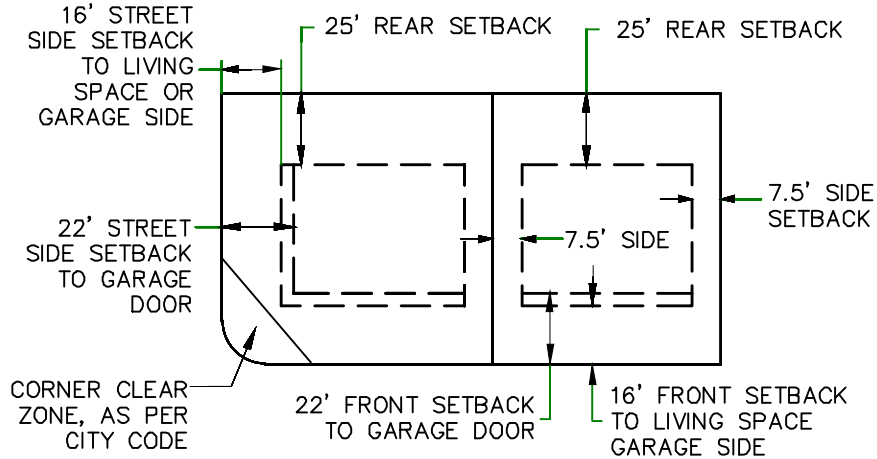
SHEET:  
PH-01



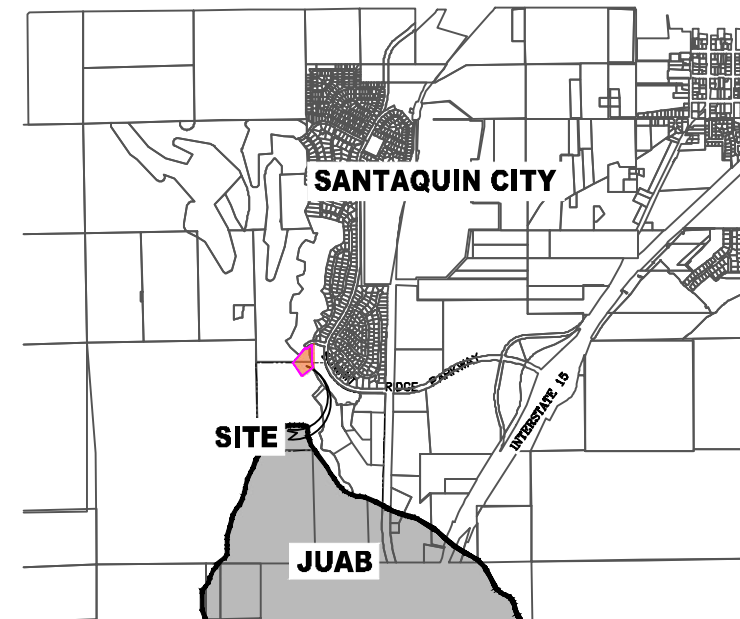
## PUBLIC UTILITY EASEMENTS



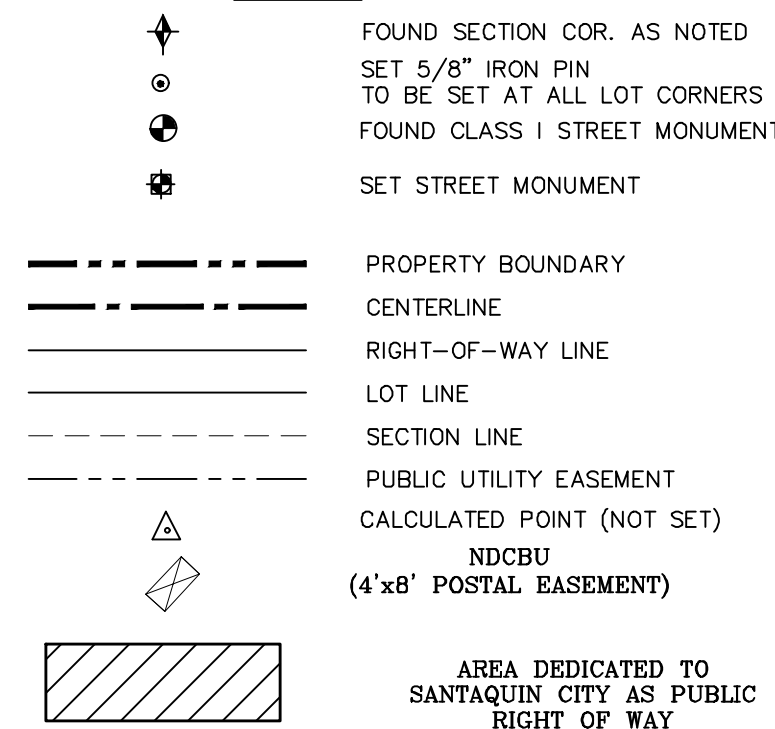
## BUILDING SETBACKS (MINIMUM)

THE HILLS @ SUMMIT RIDGE  
PHASE 'H'

## VICINITY MAP



## LEGEND



## BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M WITH THE BEARING BEING S0°01'14\"/>

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

## UTILITIES APPROVAL

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

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

CENTURY LINK \_\_\_\_\_

**NORTH**

0 25 50 100 150

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

## 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.

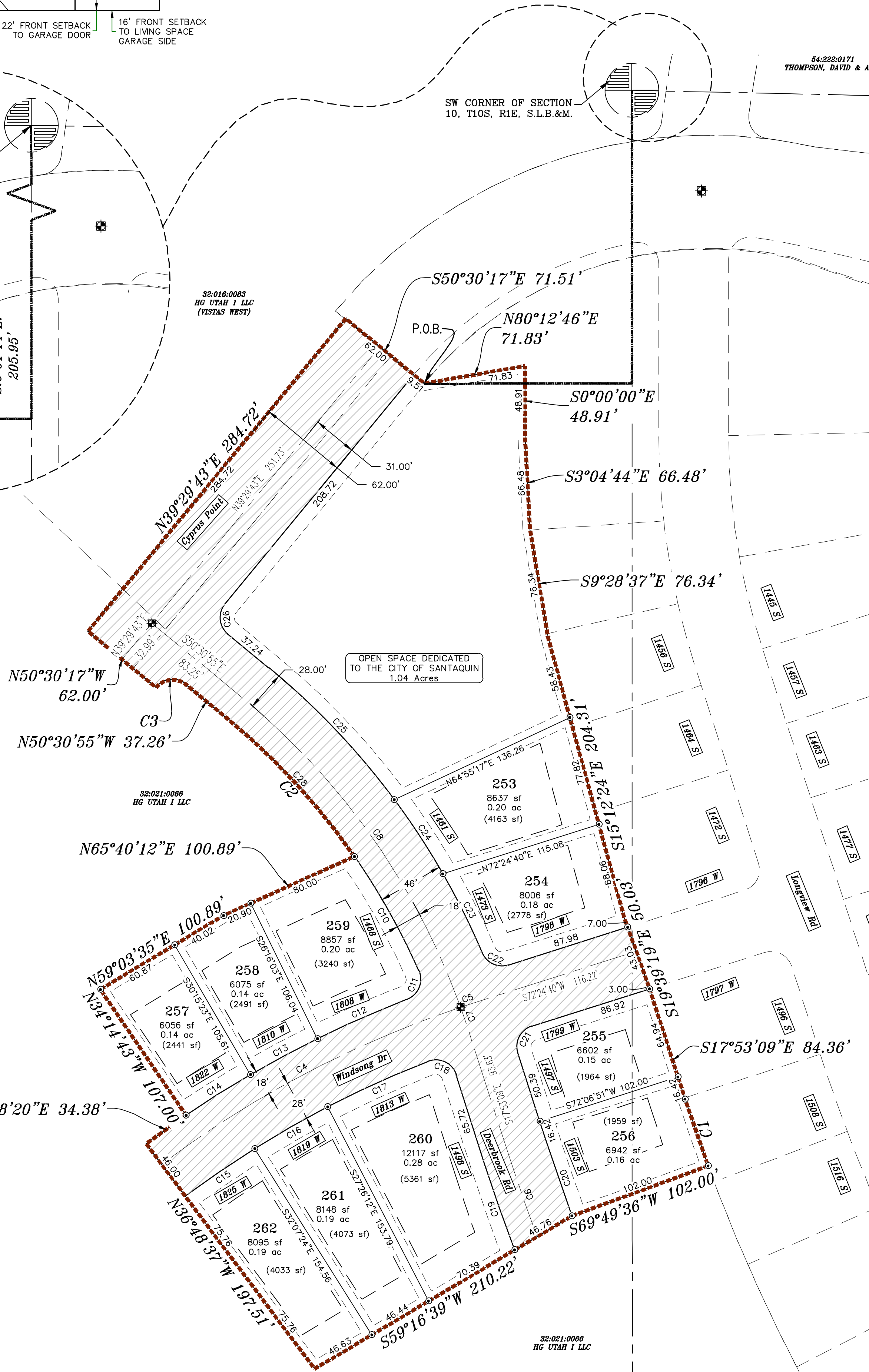
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

DOMINION ENERGY COMPANY

BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	49.60'	1242.56'	49.60'	S19°01'47"E	21°17'14"
C2	132.41'	482.00'	131.99'	N42°38'44"W	15°44'23"
C3	23.56'	15.00'	21.21'	S84°29'21"W	89°59'28"
C4	238.33'	750.00'	237.33'	S62°17'36"W	181°2'25"
C5	13.28'	750.00'	13.28'	S71°54'15"W	1°00'52"
C6	60.01'	1372.56'	60.00'	S19°08'18"E	2°30'17"
C7	16.29'	500.00'	16.29'	S18°49'10"E	1°52'01"
C8	268.45'	500.00'	265.24'	S35°08'03"E	30°45'44"
C10	92.38'	482.00'	92.23'	N29°17'07"W	10°58'51"
C11	24.25'	15.00'	21.70'	N22°31'36"E	92°38'37"
C12	68.57'	768.00'	68.55'	N66°17'26"E	5°06'57"
C13	53.47'	768.00'	53.46'	N61°44'17"E	3°59'20"
C14	53.47'	768.00'	53.46'	N57°44'57"E	3°59'20"
C15	59.06'	722.00'	59.04'	S55°32'00"W	4°41'12"
C16	59.06'	722.00'	59.04'	S60°31'12"W	4°41'12"
C17	77.31'	722.00'	77.27'	S65°37'51"W	6°08'06"
C18	24.46'	15.00'	21.84'	N64°35'37"W	93°24'56"
C19	64.07'	1390.56'	64.07'	N19°12'21"W	2°38'24"
C20	53.68'	1344.56'	53.67'	S19°01'47"E	21°17'14"
C21	23.64'	15.00'	21.27'	S27°15'46"W	90°17'50"
C22	22.12'	15.00'	20.17'	S65°20'11"E	84°30'17"
C23	62.22'	528.00'	62.18'	S26°27'35"E	6°45'05"
C24	62.33'	528.00'	62.30'	S33°13'03"E	6°45'50"
C25	128.24'	528.00'	127.92'	S43°33'27"E	13°54'57"
C26	23.56'	15.00'	21.22'	S5°30'36"E	90°00'38"
C28	132.41'	482.00'	131.99'	N42°38'44"W	15°44'23"



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.14 ACRES
TOTAL LOT ACREAGE	1.83 ACRES
TOTAL ROW ACREAGE	1.27 ACRES
TOTAL OPEN SPACE	1.04 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.52 / Acre
NUMBER OF LOTS	10 LOTS

## PROJECT DEVELOPER

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

## PROJECT ENGINEER &amp; SURVEYOR

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

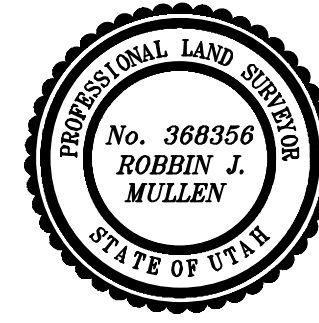
## Surveyor's Certificate

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

BEGINNING AT A POINT ON A LINE THAT IS S.0°01'14"E. A DISTANCE OF 205.95' ALONG THE SECTION LINE AND WEST 145.93' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
THENCE, N 80° 12' 46" E FOR A DISTANCE OF 71.83 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 48.91 FEET TO A POINT ON A LINE. THENCE, S 03° 04' 44" E FOR A DISTANCE OF 66.48 FEET TO A POINT ON A LINE.  
THENCE, S 09° 28' 37" E FOR A DISTANCE OF 76.34 FEET TO A POINT ON A LINE. THENCE, S 15° 12' 24" E FOR A DISTANCE OF 204.31 FEET TO A POINT ON A LINE. THENCE, S 19° 39' 19" E FOR A DISTANCE OF 50.03 FEET TO A POINT ON A LINE.  
THENCE, S 17° 53' 09" E FOR A DISTANCE OF 84.36 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 17' 14", HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS S 19° 01' 47" E FOR A DISTANCE OF 49.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 69° 49' 36" W FOR A DISTANCE OF 102.00 FEET TO A POINT ON A LINE. THENCE, S 59° 16' 39" W FOR A DISTANCE OF 210.22 FEET TO A POINT ON A LINE.  
THENCE, N 36° 48' 37" W FOR A DISTANCE OF 75.76 FEET TO A POINT ON A LINE. THENCE, N 36° 48' 37" W FOR A DISTANCE OF 75.76 FEET TO A POINT ON A LINE. THENCE, N 36° 48' 37" W FOR A DISTANCE OF 46.00 FEET TO A POINT ON A LINE.  
THENCE, N 54° 28' 20" E FOR A DISTANCE OF 34.38 FEET TO A POINT ON A LINE. THENCE, N 34° 14' 43" W FOR A DISTANCE OF 53.50 FEET TO A POINT ON A LINE. THENCE, N 34° 14' 43" W FOR A DISTANCE OF 53.50 FEET TO A POINT ON A LINE.  
THENCE, N 59° 03' 35" E FOR A DISTANCE OF 100.89 FEET TO A POINT ON A LINE. THENCE, N 65° 40' 12" E FOR A DISTANCE OF 100.89 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15° 44' 23", HAVING A RADIUS OF 482.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 38' 44" W FOR A DISTANCE OF 131.99 FEET.  
THENCE, N 50° 30' 55" W FOR A DISTANCE OF 37.26 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 59' 28", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 84° 29' 21" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 50° 30' 17" W FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE. THENCE, N 39° 29' 43" E FOR A DISTANCE OF 284.72 FEET TO A POINT ON A LINE.  
THENCE S 50° 30' 17" E A DISTANCE OF 71.51 FEET TO THE POINT OF BEGINNING

CONTAINING 4.14 ACRES OF LAND AND 10 LOTS



DATE

## OWNERS DEDICATION

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 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.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

THE HILLS @ SUMMIT RIDGE  
PHASE 'H'

UTAH COUNTY, UTAH

SCALE: 1" = 50 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. 16" 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

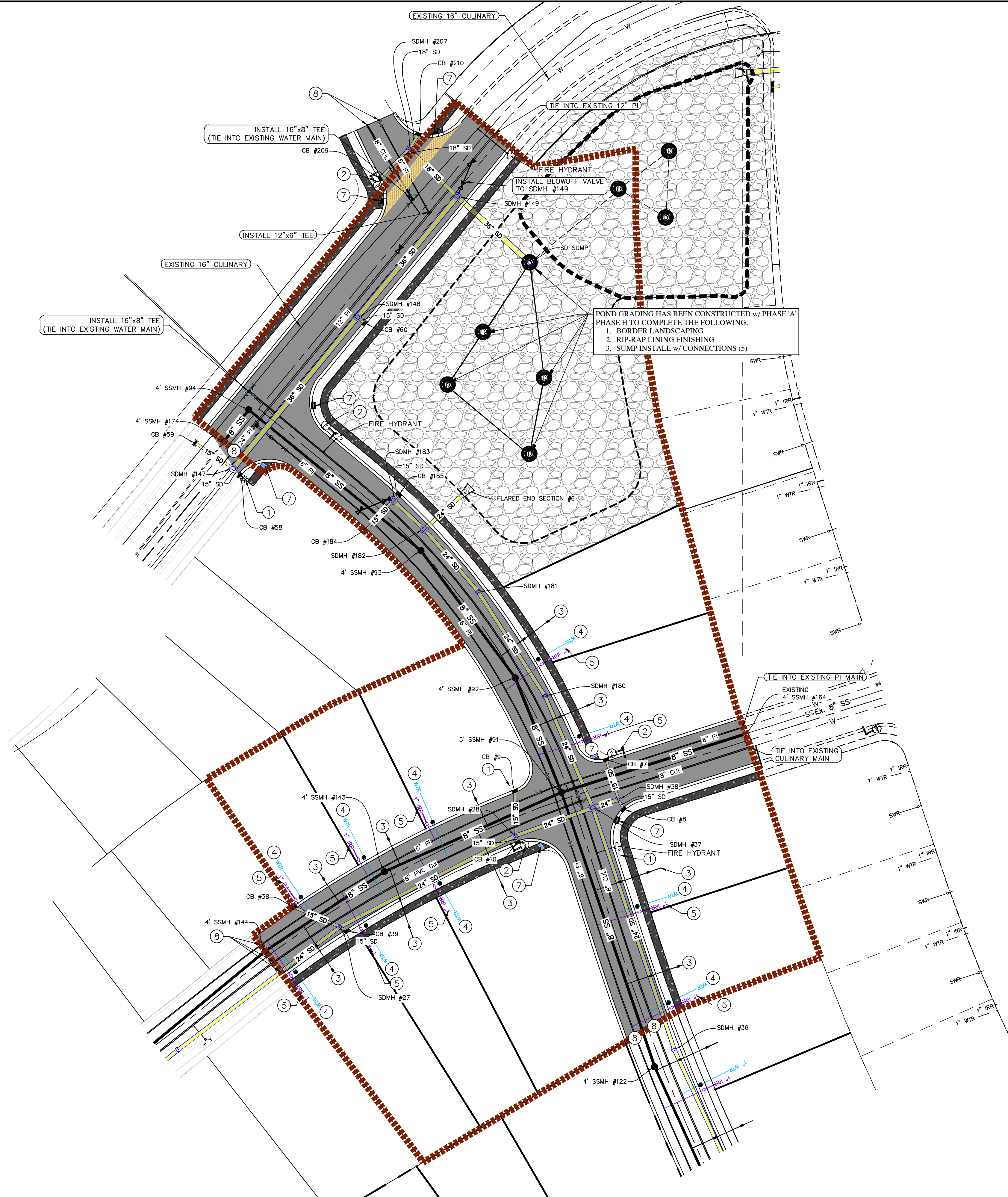
LEGEND

- EXISTING CONTOUR MAJOR  
--- EXISTING CONTOUR MINOR  
--- EXISTING DEED LINE  
--- SD  
--- SS  
--- 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  
--- 1" WTR  
--- 1" IRR  
--- SWR
- ⊙ RESIDENTIAL STREET LIGHT  
⊙ PROPOSED VALVE (WAT/PI)  
⊙ PROPOSED SEWER MANHOLE  
⊙ PROPOSED STORM INLET/MANHOLE  
⊙ PROPOSED ADA RAMP  
⊙ PROPOSED STOP/STREET SIGN  
⊙ PROPOSED FIRE HYDRANT  
⊙ FOUND SECTION COR. AS NOTED  
⊙ SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
⊙ FOUND CLASS I STREET MONUMENT  
⊙ SET STREET MONUMENT  
--- CENTERLINE  
--- RIGHT-OF-WAY LINE  
--- LOT LINE  
--- PUBLIC UTILITY EASEMENT  
--- SECTION LINE

NOTES TO CONTRACTOR:

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

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



region  
Engineering  
& Surveying

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regiondesignllc.com



THE HILLS @ SUMMIT RIDGE  
PHASE 'H'

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

DATE: 6.2.2021

PROJECT #

REVISIONS:

- 1  
2  
3

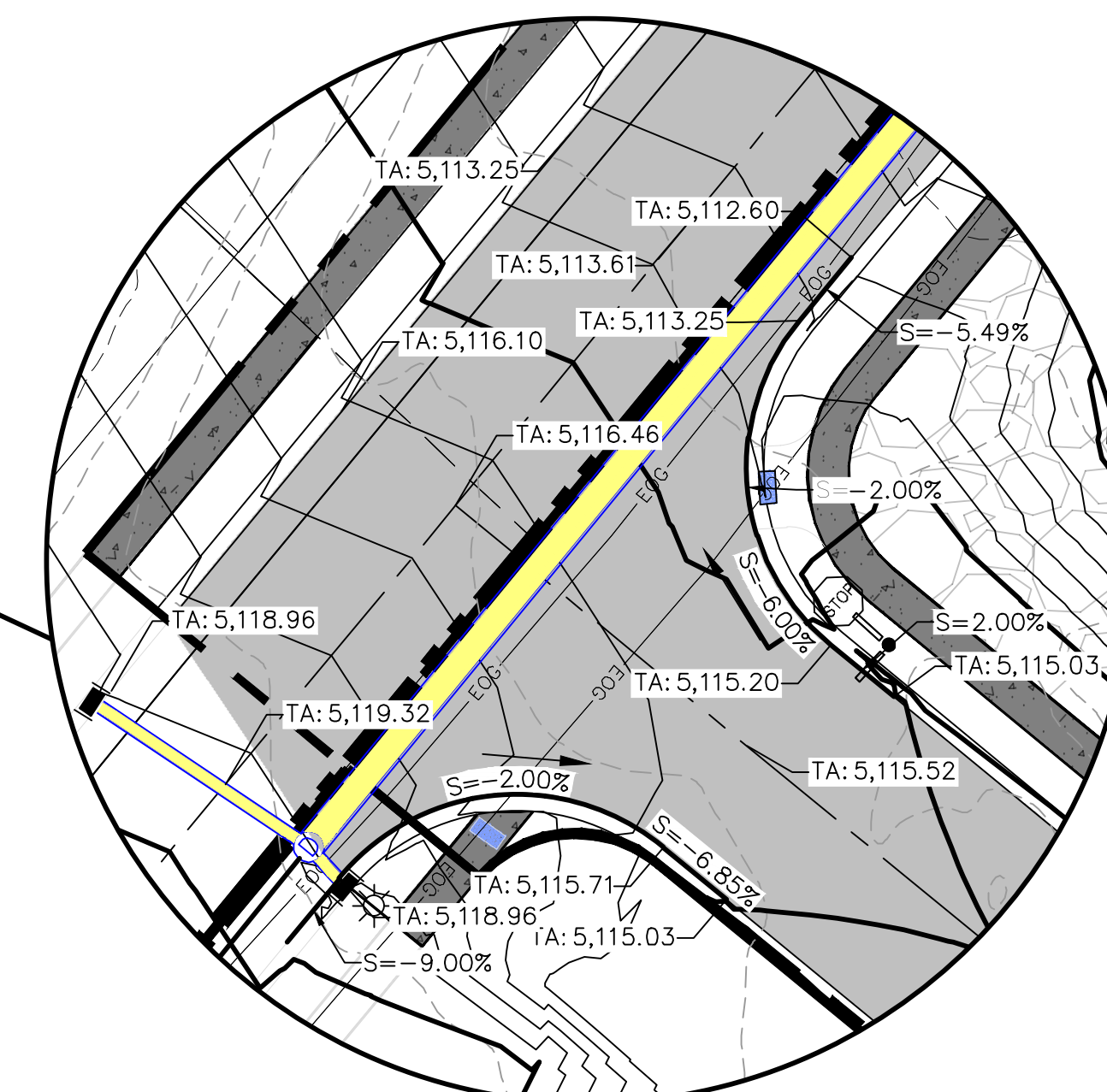
SHEET NAME:

UTILITY PLANS

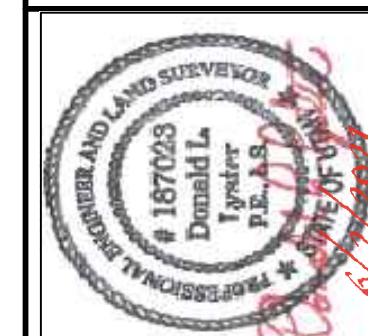
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UP-01





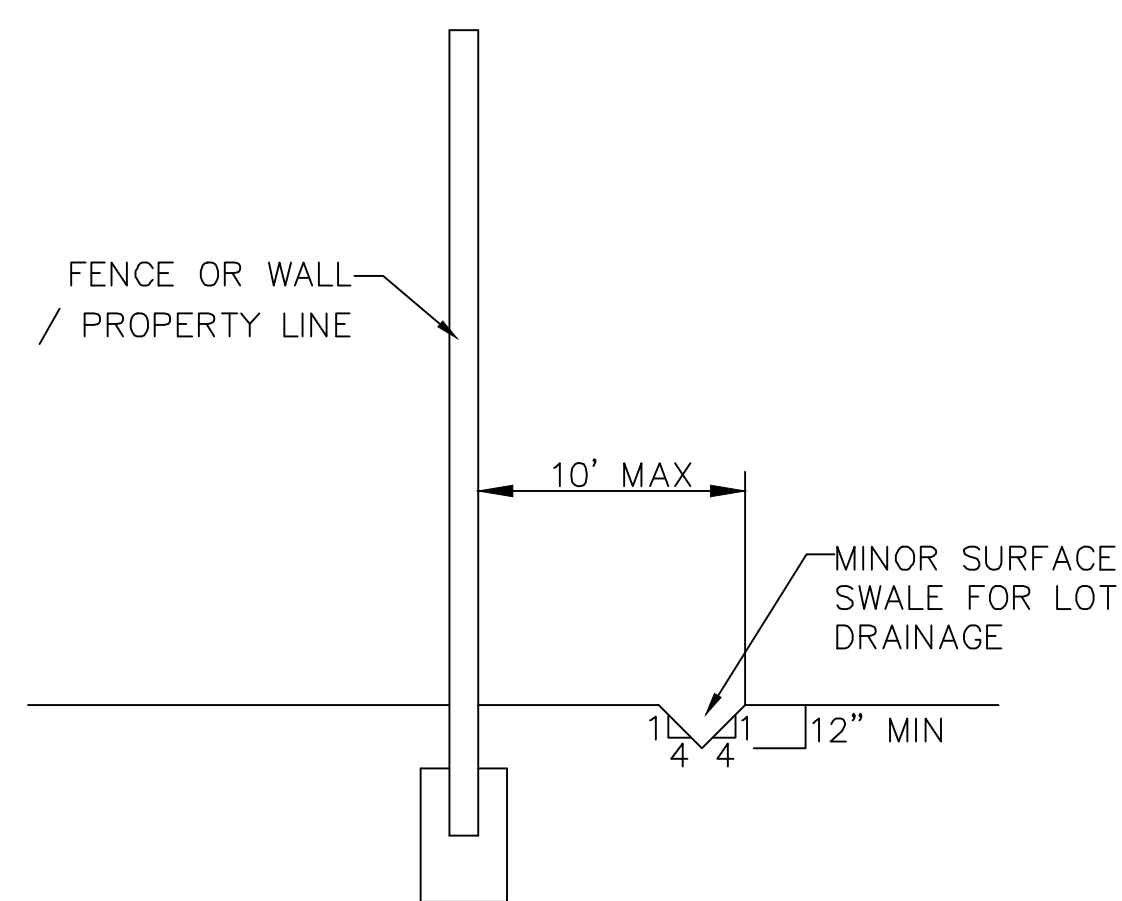
SCALE 1" = 80'



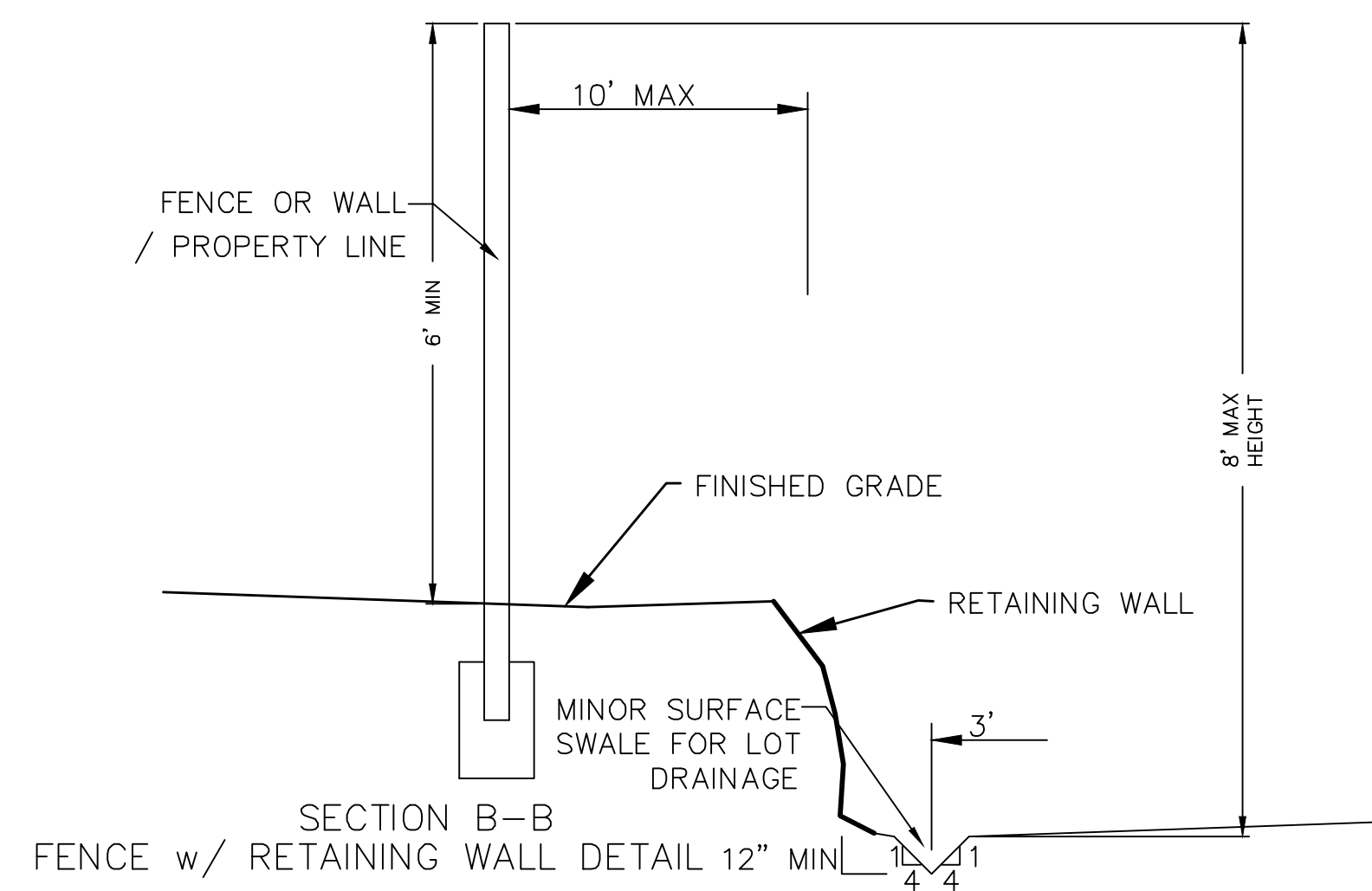
**11**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

GR-01

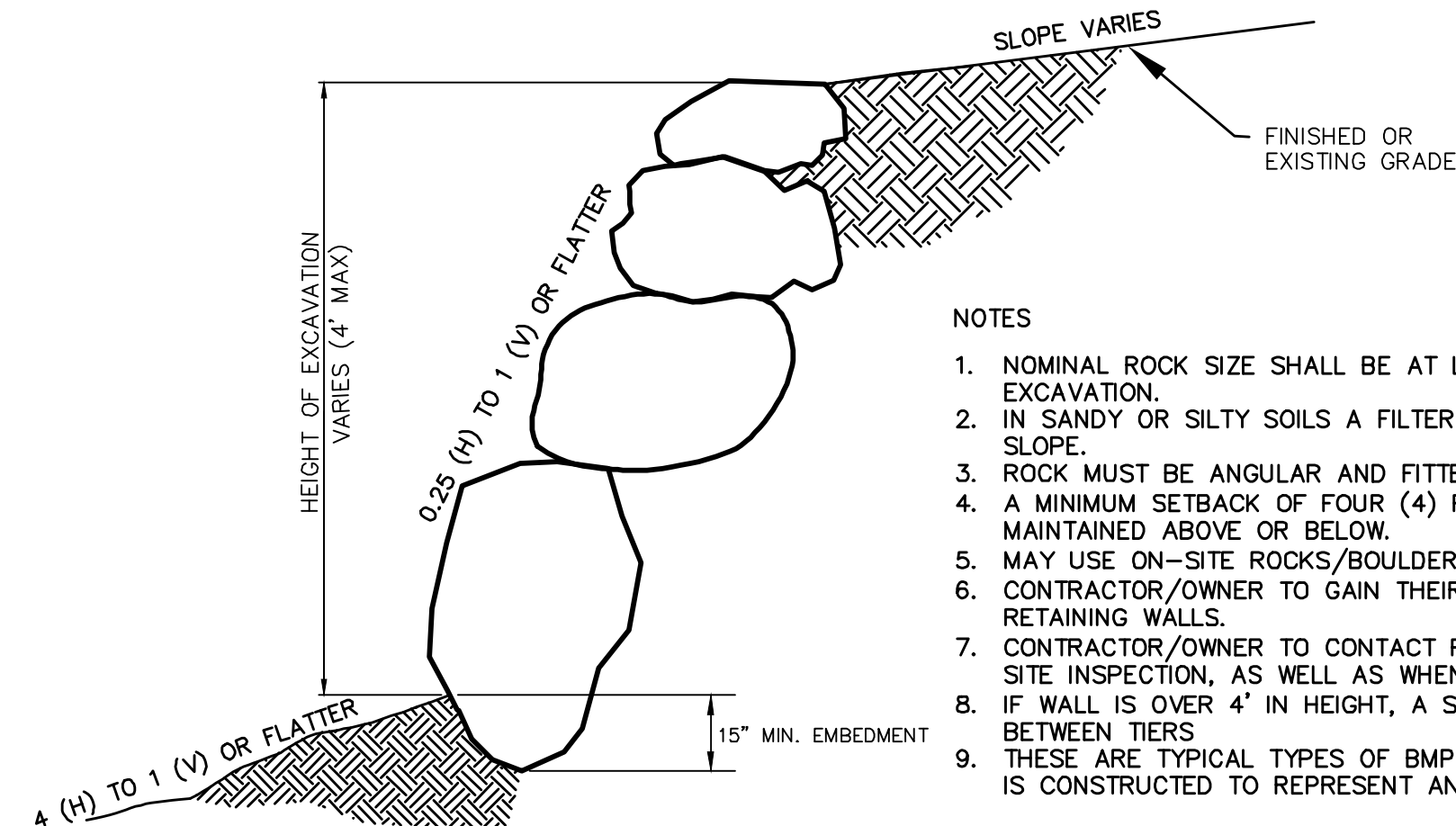




SECTION C-C  
FENCE DETAIL



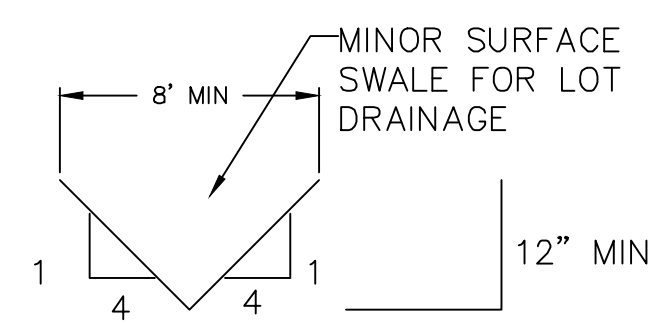
SECTION B-B  
FENCE w/ RETAINING WALL DETAIL 12" MIN



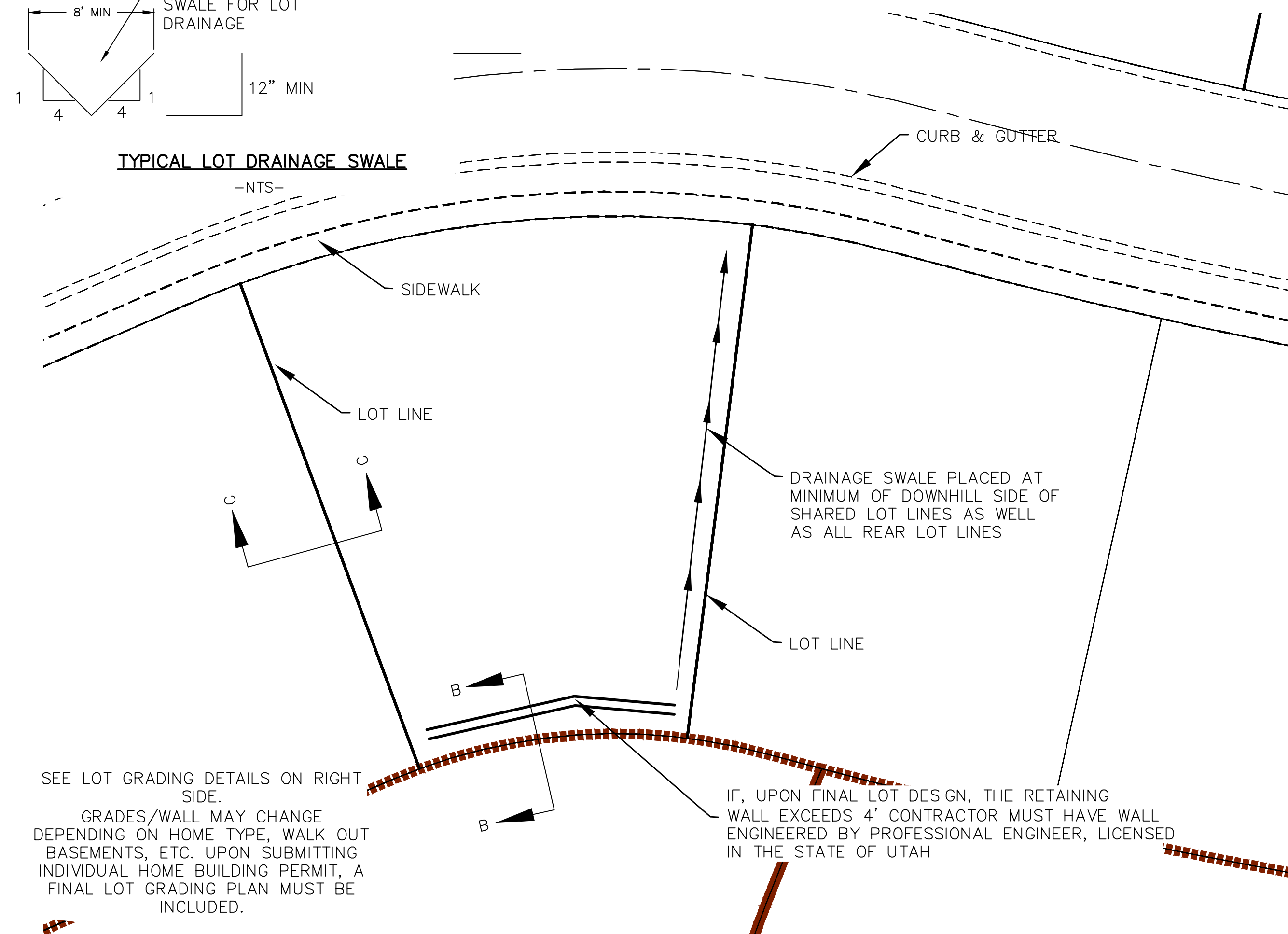
ROCK FACED SLOPE GUIDELINES  
EXCAVATION  
-NTS-

#### NOTES

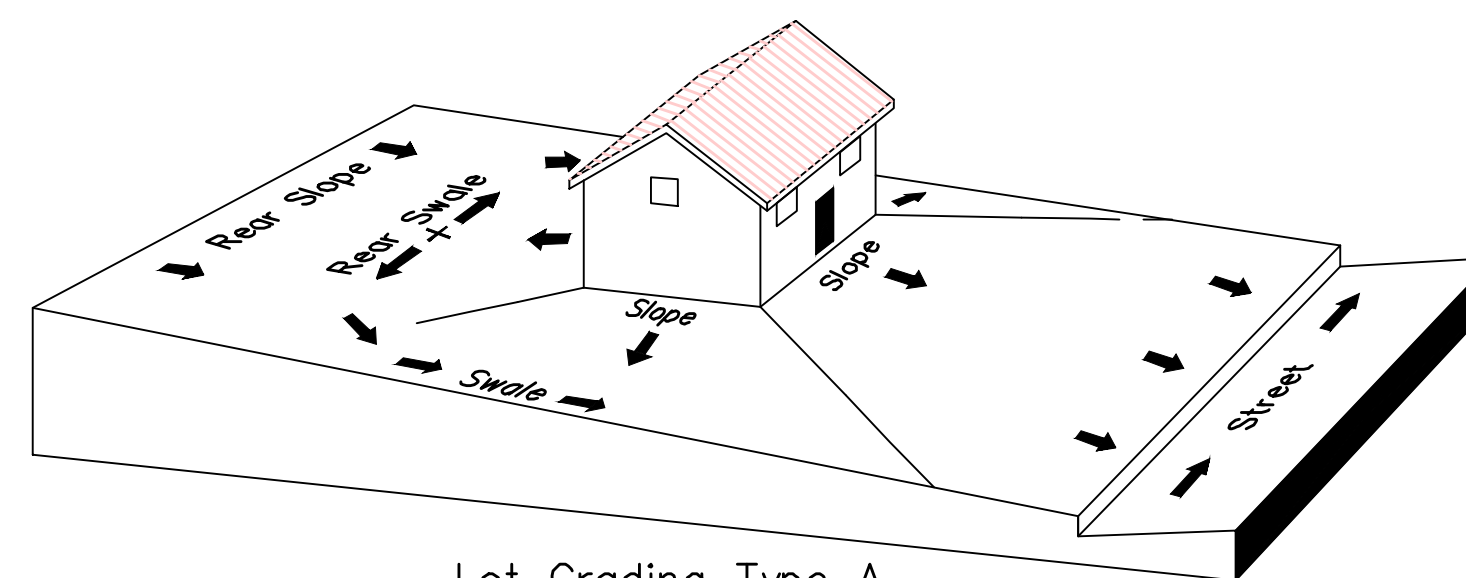
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



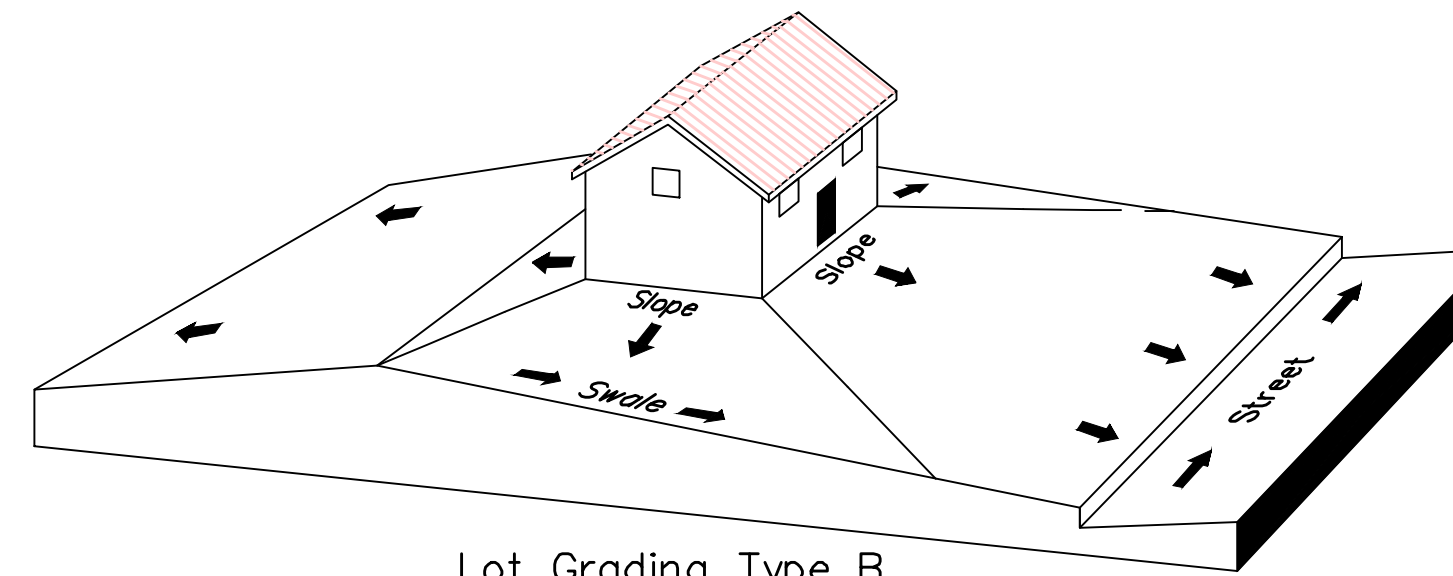
TYPICAL LOT DRAINAGE SWALE  
-NTS-



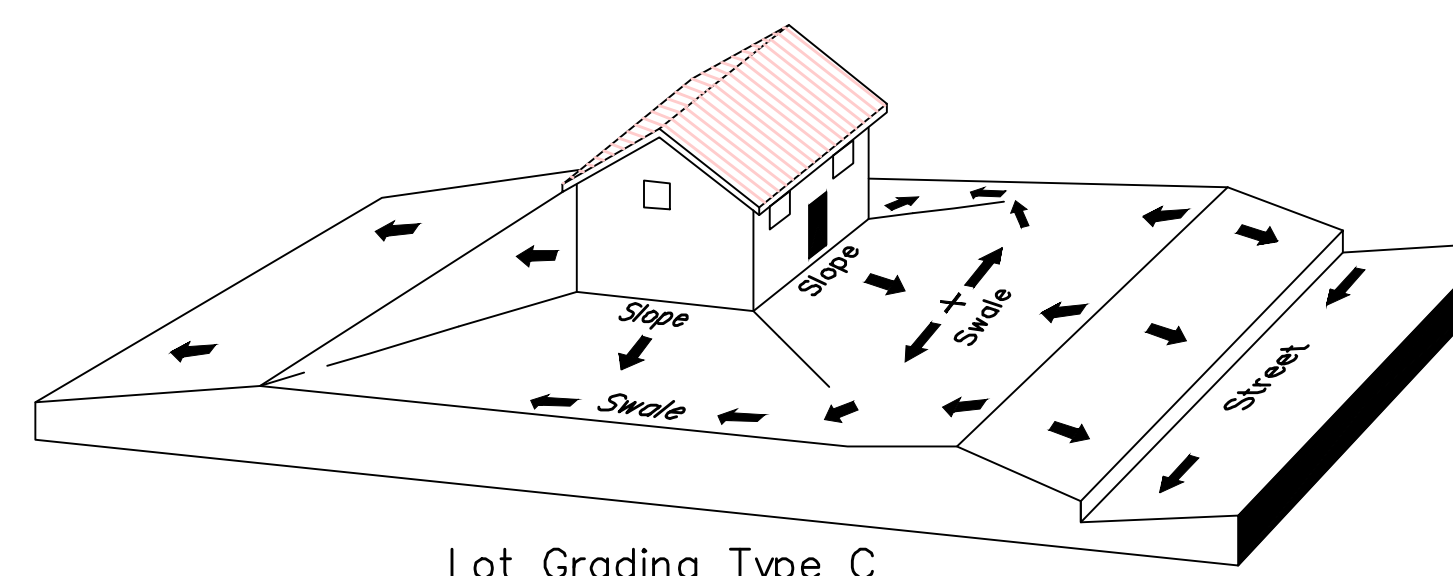
TYPICAL LOT GRADING  
-NTS-



Lot Grading Type A  
Drainage Directed Toward Front of Building



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



Lot Grading Type C  
Drainage Directed Toward Rear of Building

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

#### Lot Drainage -

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

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND 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

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regiondesignllc.com

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

DATE: 6.2.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-02









SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-02

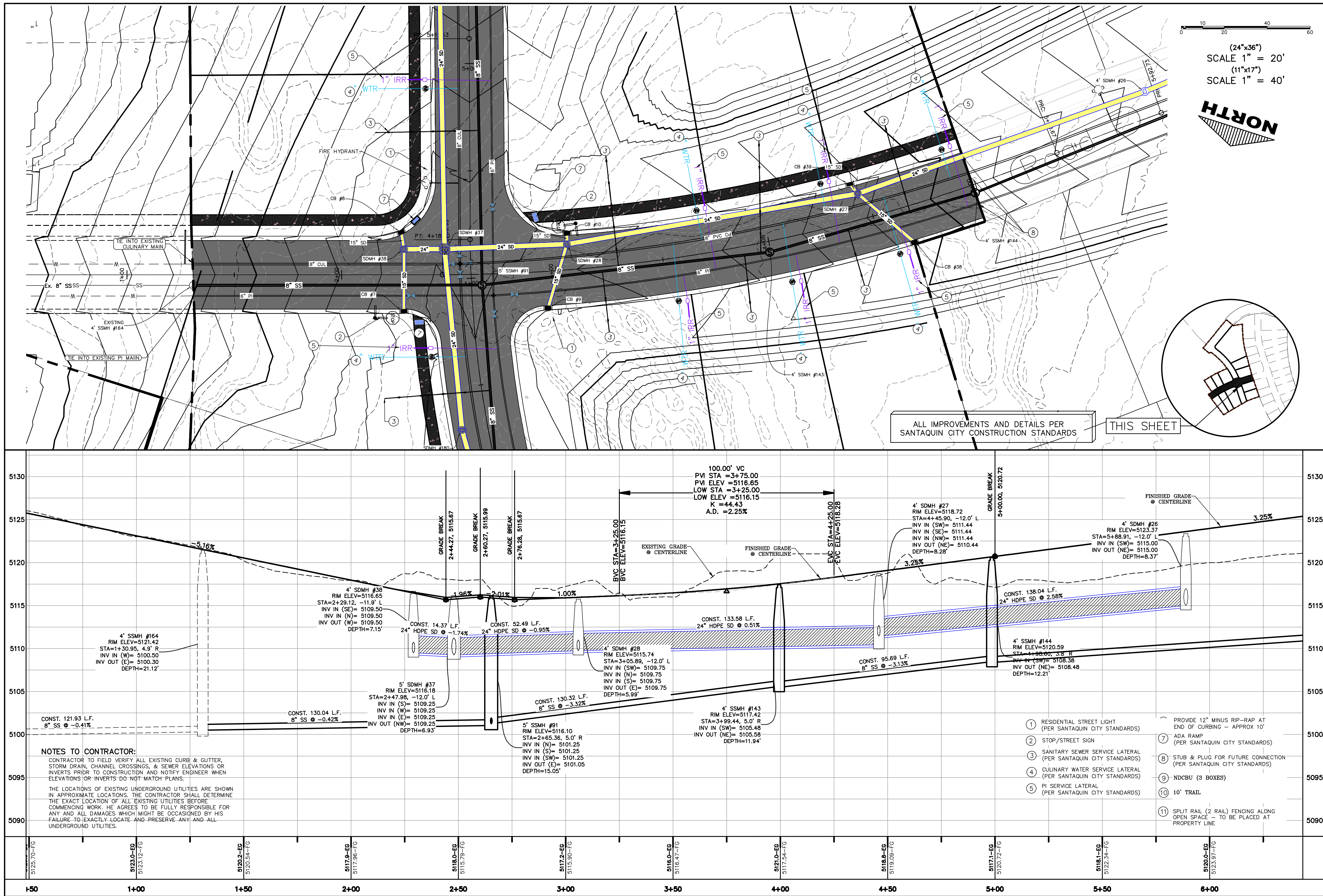




SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-03





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

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

DATE: 6.2.2021

PROJECT #

REVISIONS:

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2	
3	

SHEET NAME:

PLAN &amp; PROFILE

SHEET:

PP-04





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THE HILLS @ SUMMIT RIDGE

PHASE 'H'

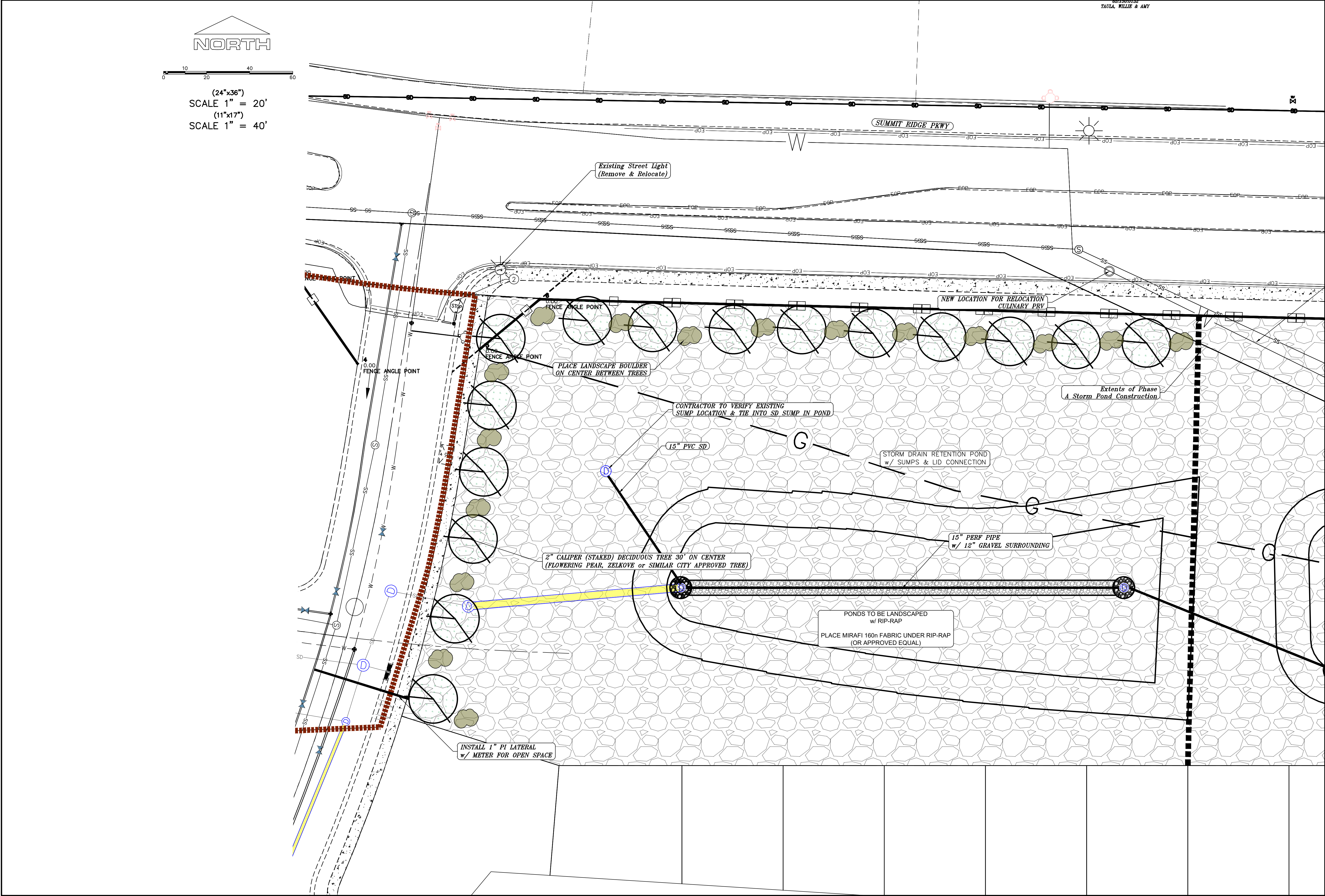
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.2.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:  
LANDSCAPE PLANS


SHEET:  
LS-01






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THE HILLS @ SUMMIT RIDGE  
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DATE: 6.2.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
LANDSCAPE PLANS

SHEET:  
LS-02



X

X

PROPOSED SILT FENCE  
(SEE SHEET EC-02)

FLOW ARROW

105

PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

220

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

PT

PORTABLE TOILETS

NOTES:

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

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

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)

PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
HICKORY AVENUE  
(3" Uppercase Bold Letters and 3" Bold Numbers)

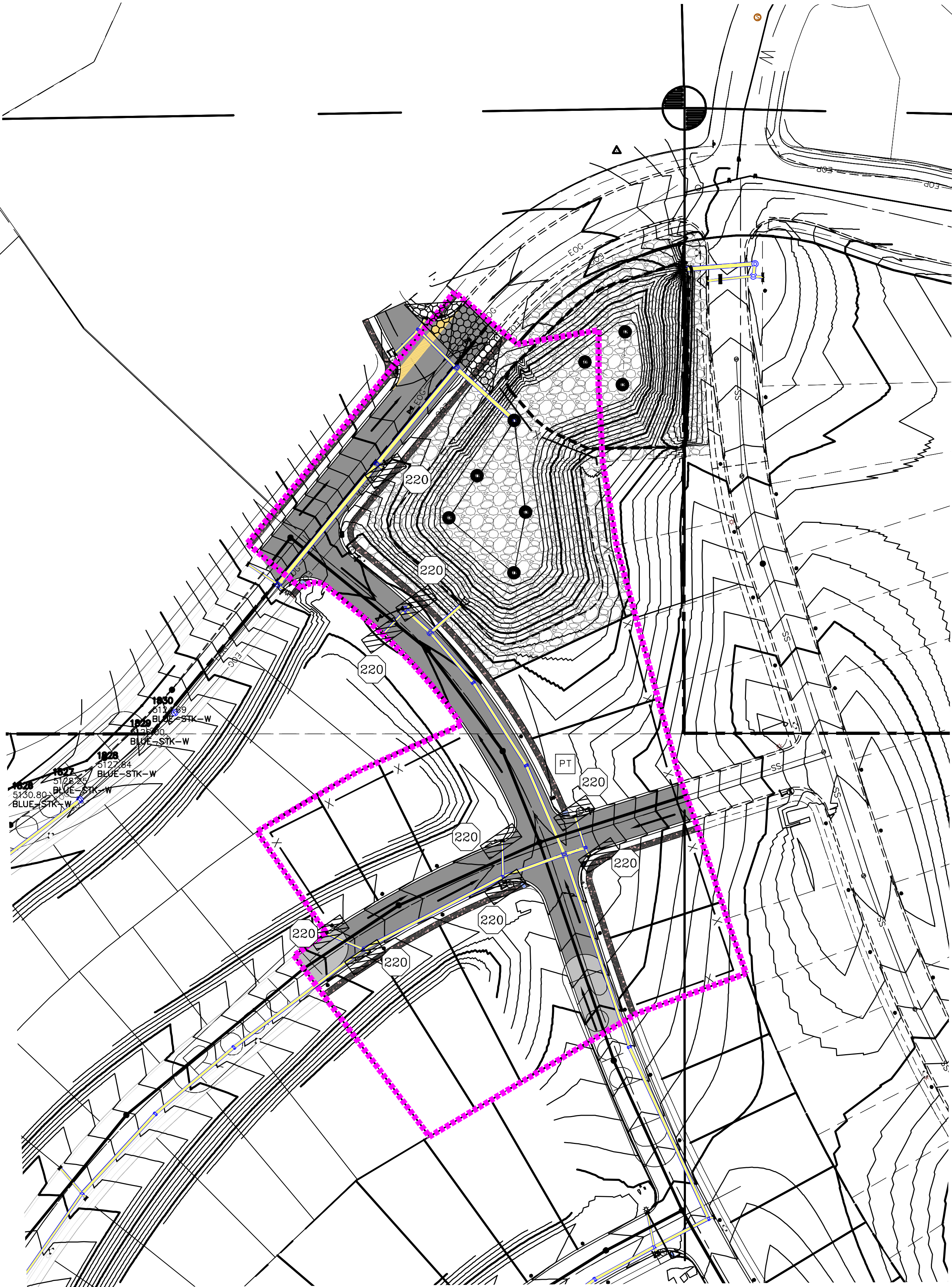
- THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
- THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS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

- 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 DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
- 16" 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.
- 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

NORTH

0 30 60 120 180

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



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THE HILLS @ SUMMIT RIDGE  
PHASE 'H'

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

DATE:6.2.2021

PROJECT #

REVISIONS:

- 1
- 2
- 3

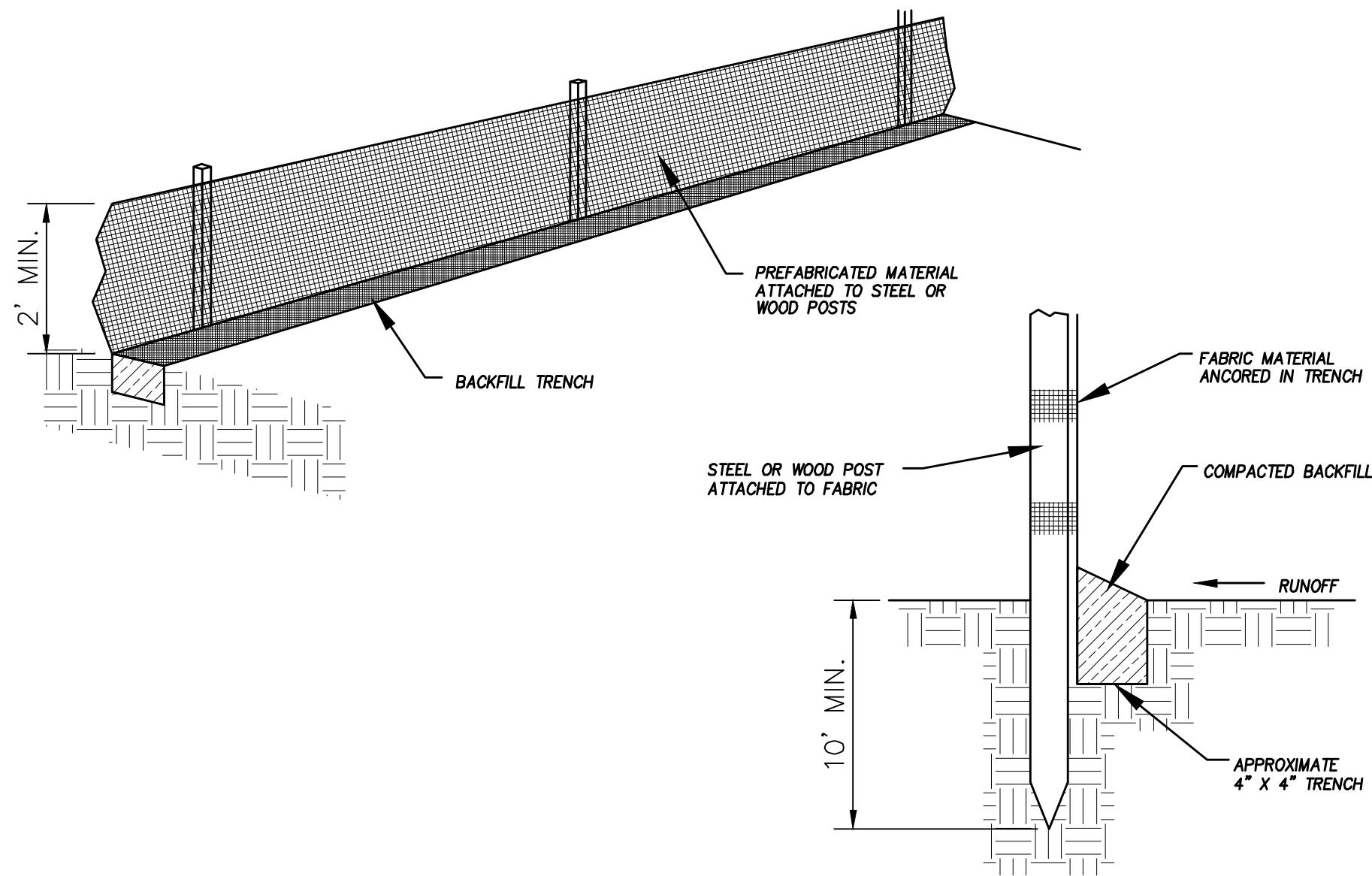
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EROSION CONTROL PLAN

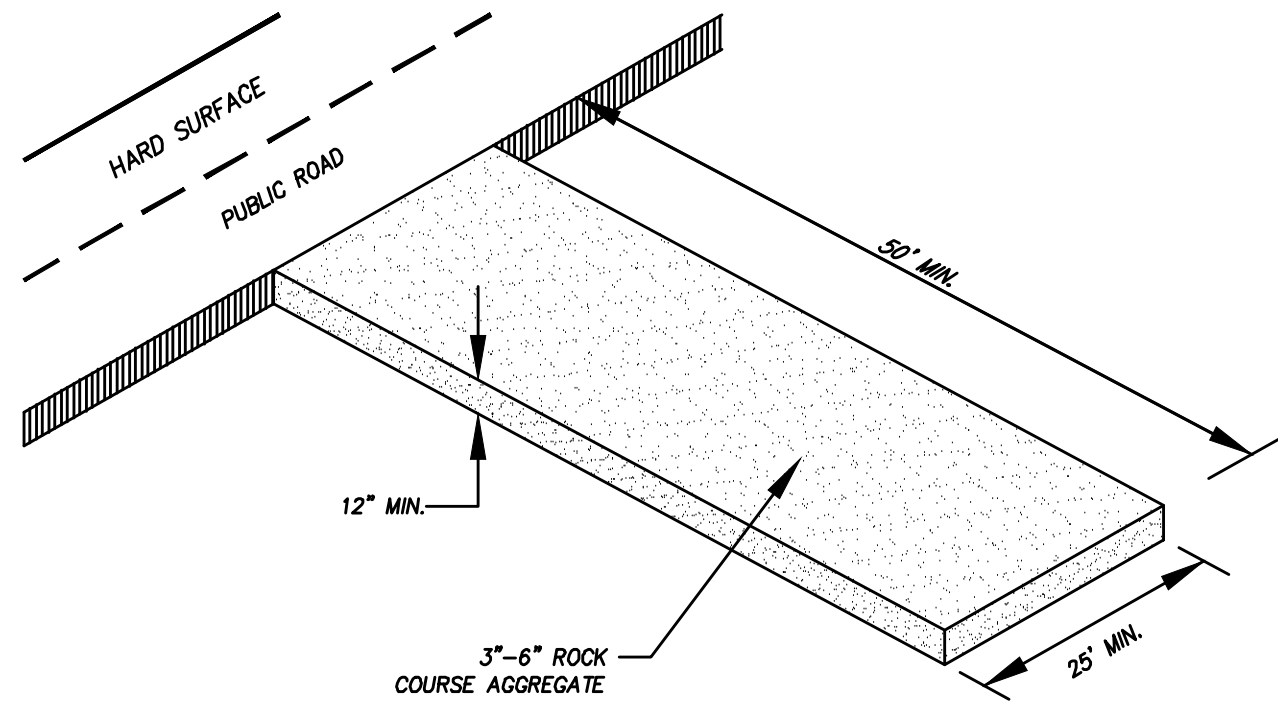
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EC-01

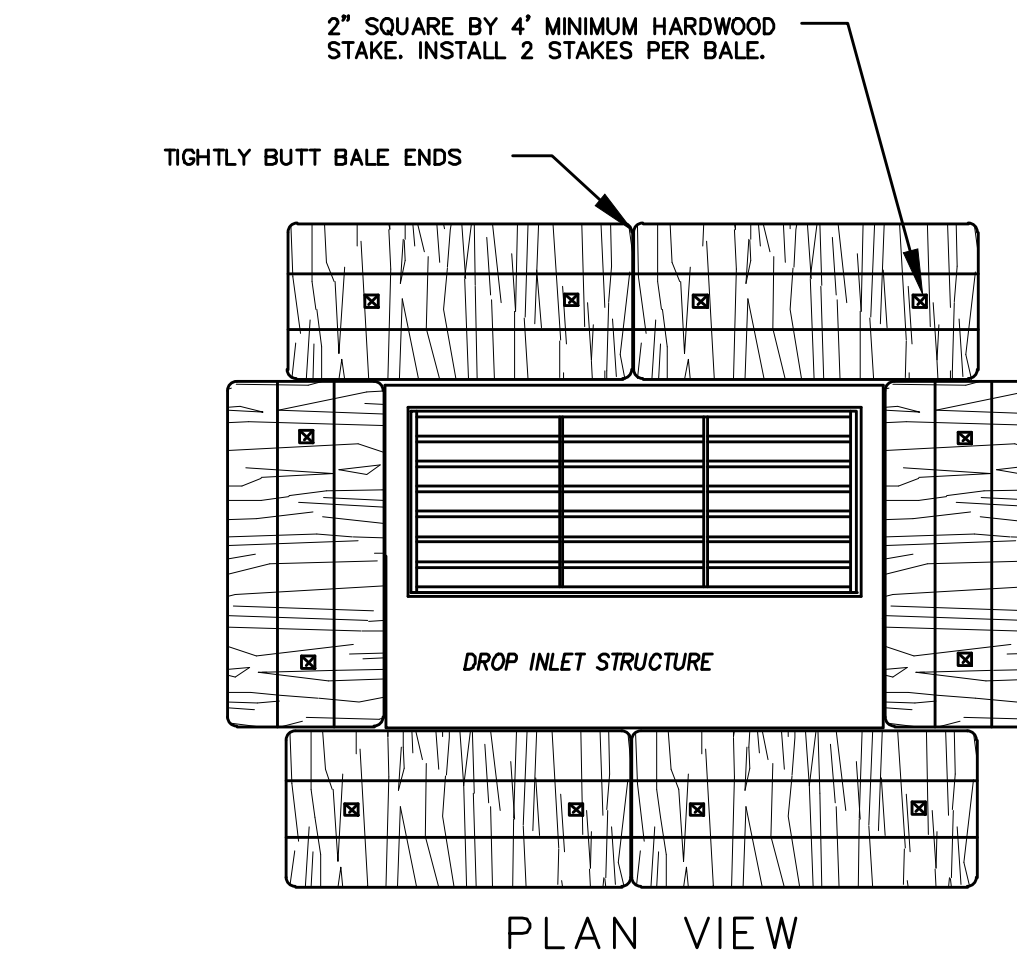




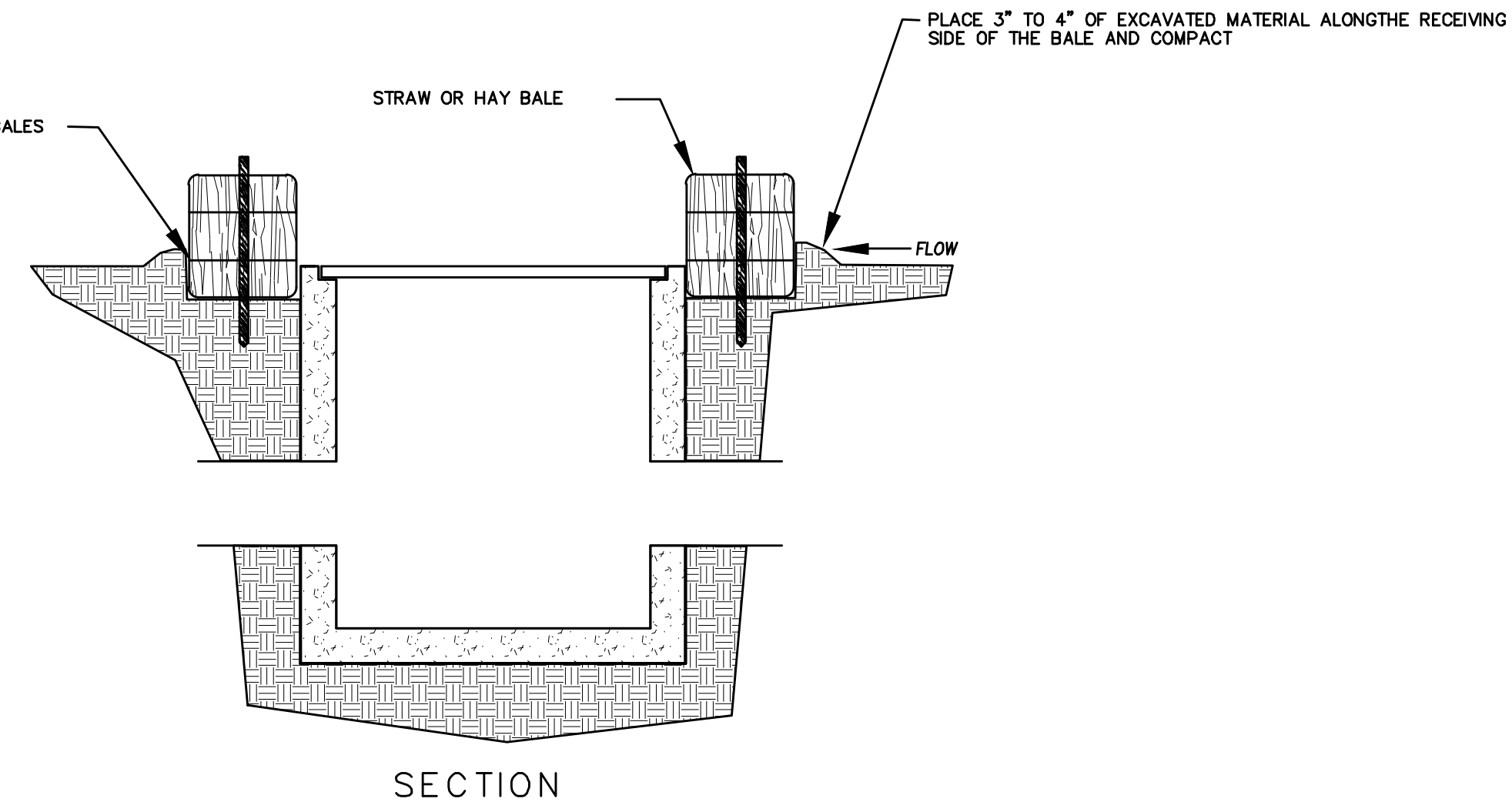
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

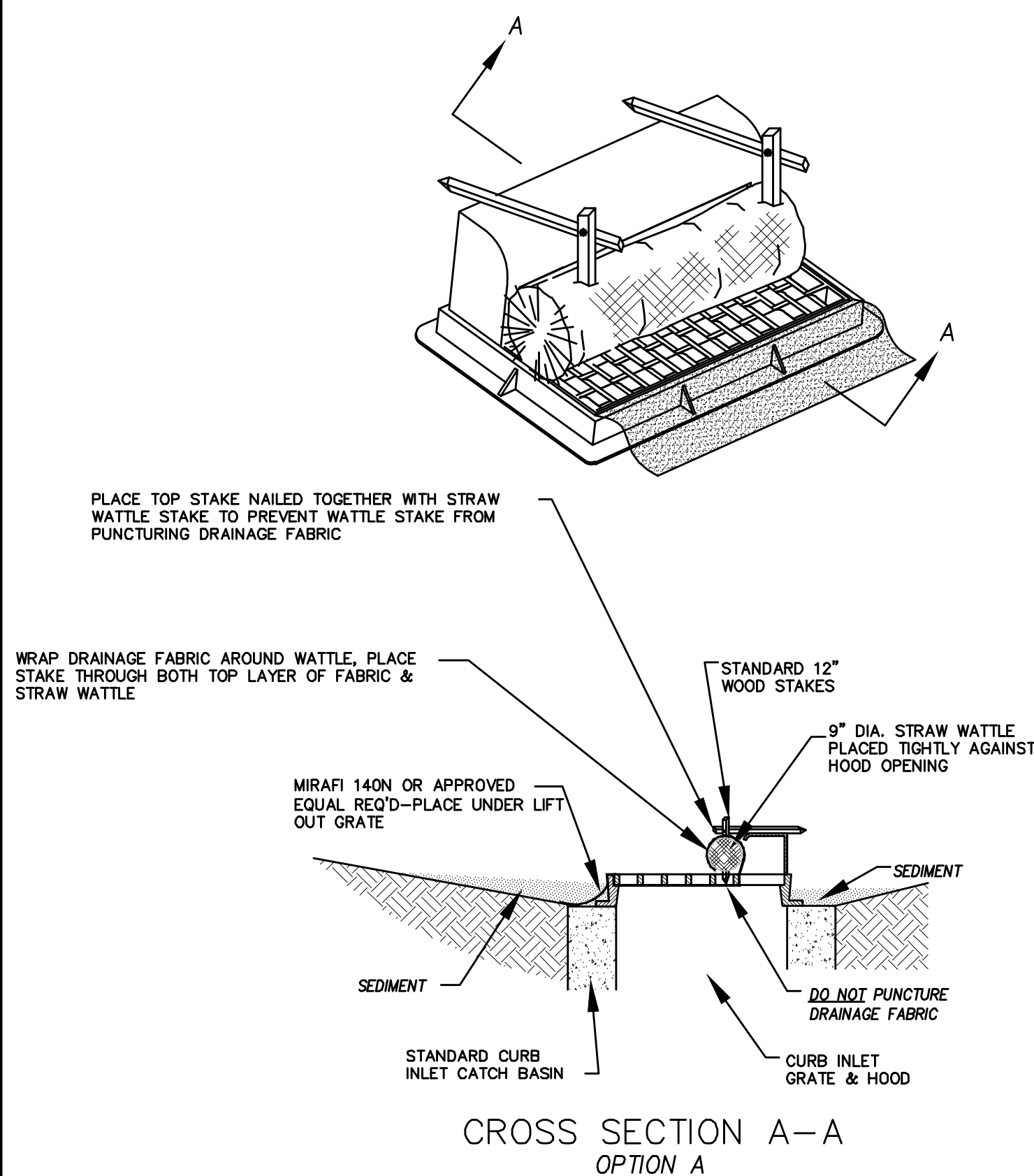


SECTION

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

### EROSION CONTROL NOTES

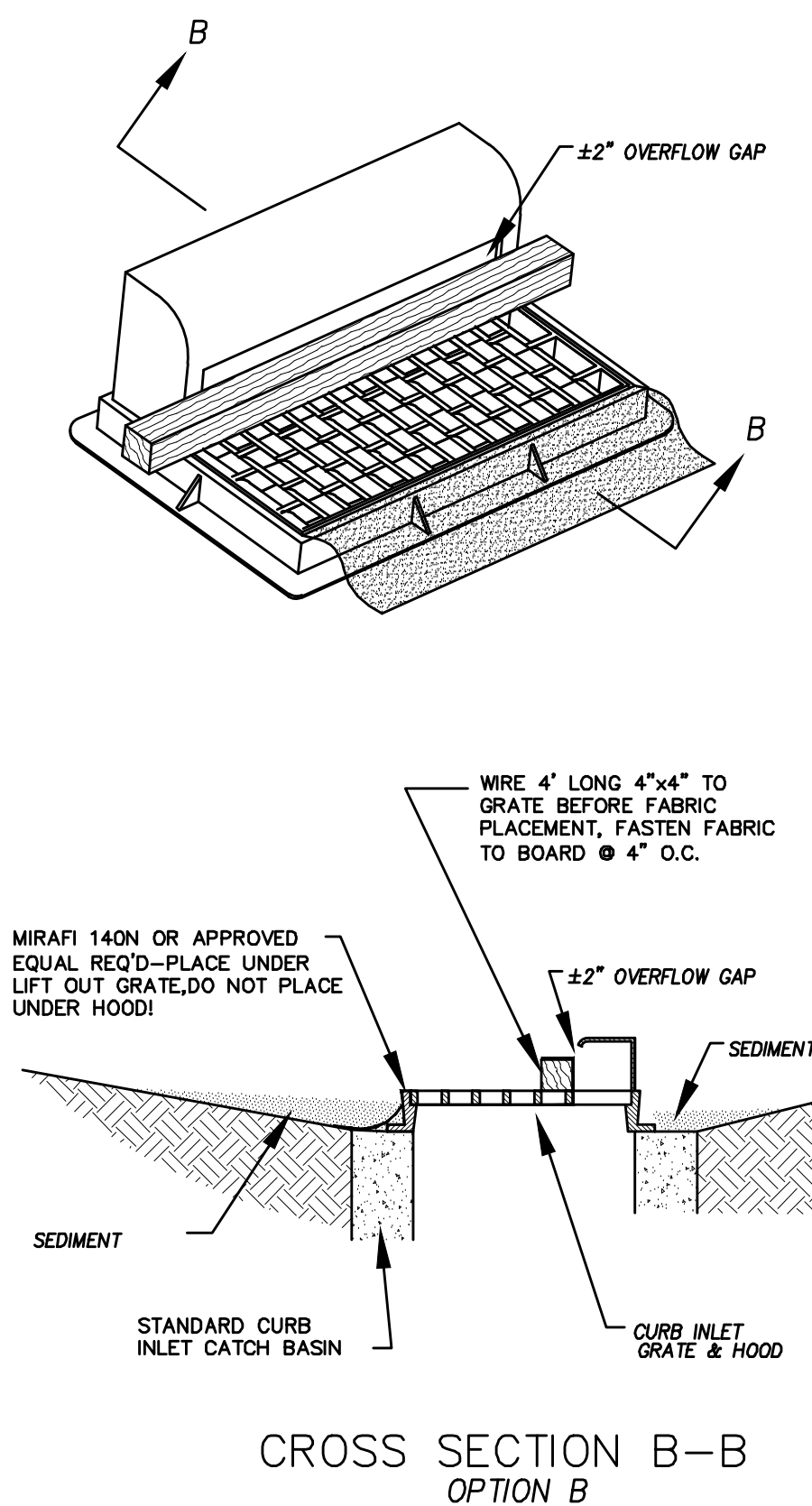
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR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



CROSS SECTION A-A  
OPTION A

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

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



CROSS SECTION B-B  
OPTION B

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

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

DATE: 6.2.2021

PROJECT #

REVISIONS:

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3	

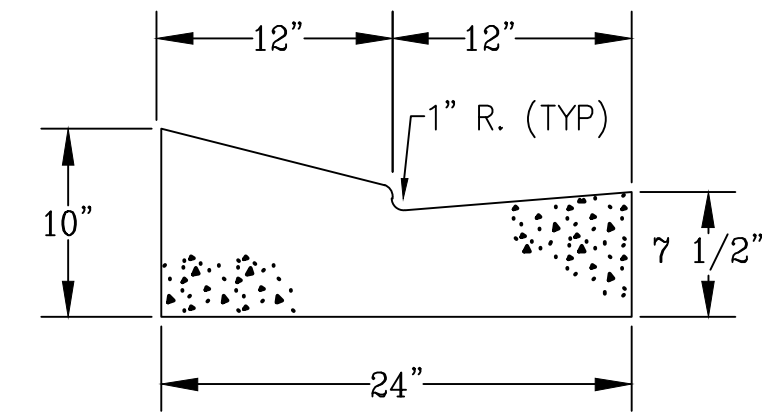
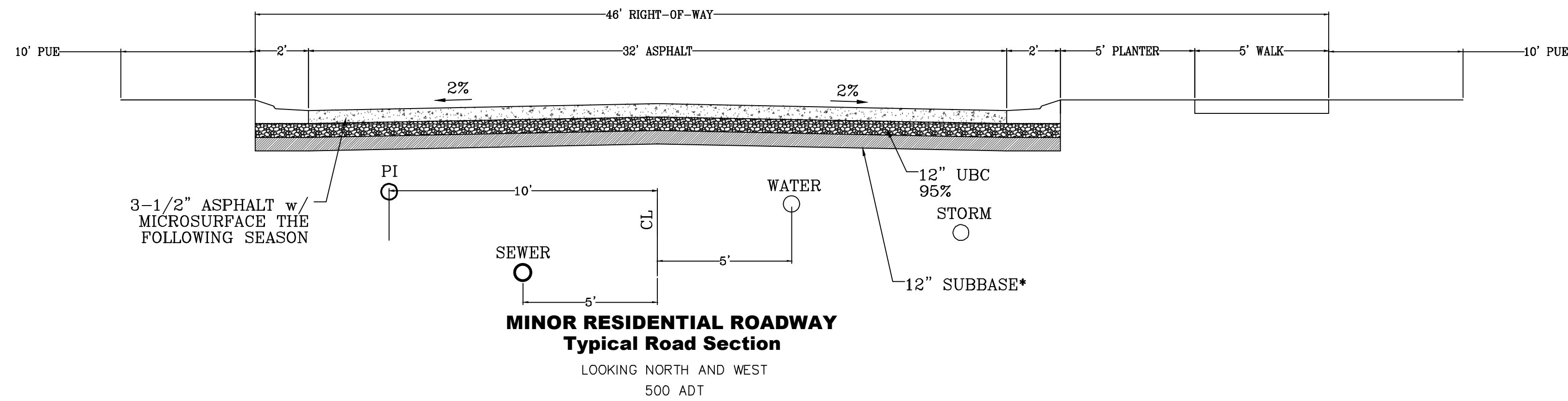
SHEET NAME:

EROSION CONTROL DETAILS

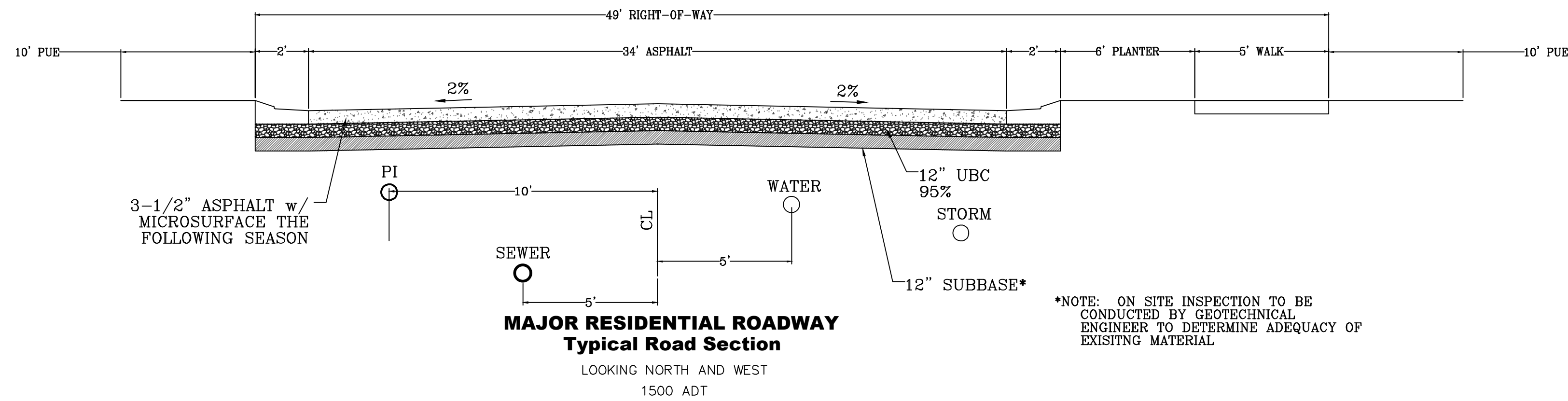
SHEET:

EC-02

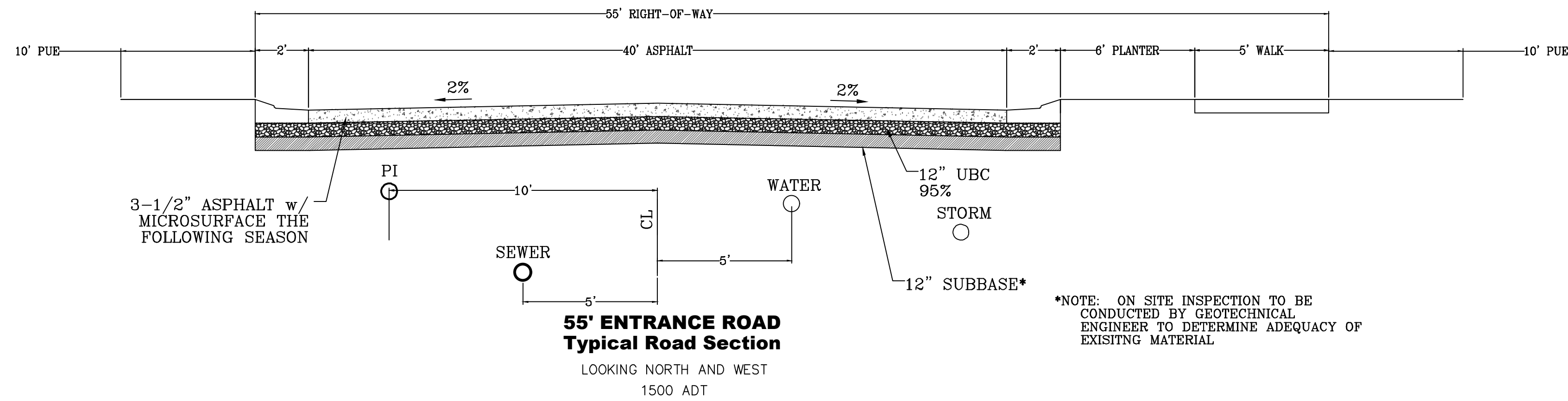
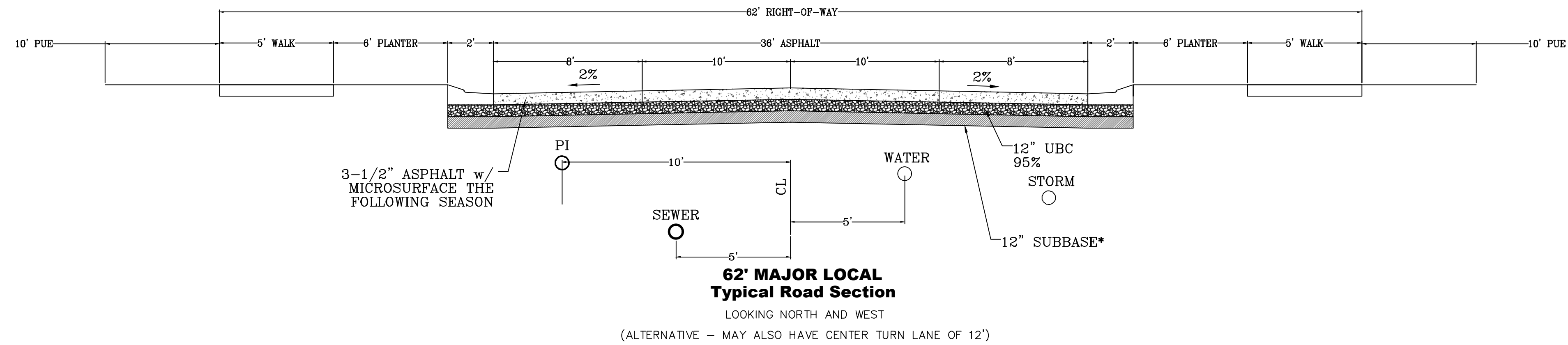




\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



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

region  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
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THE HILLS @ SUMMIT RIDGE  
PHASE 'H'

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

DATE: 6.2.2021

PROJECT #

REVISIONS:

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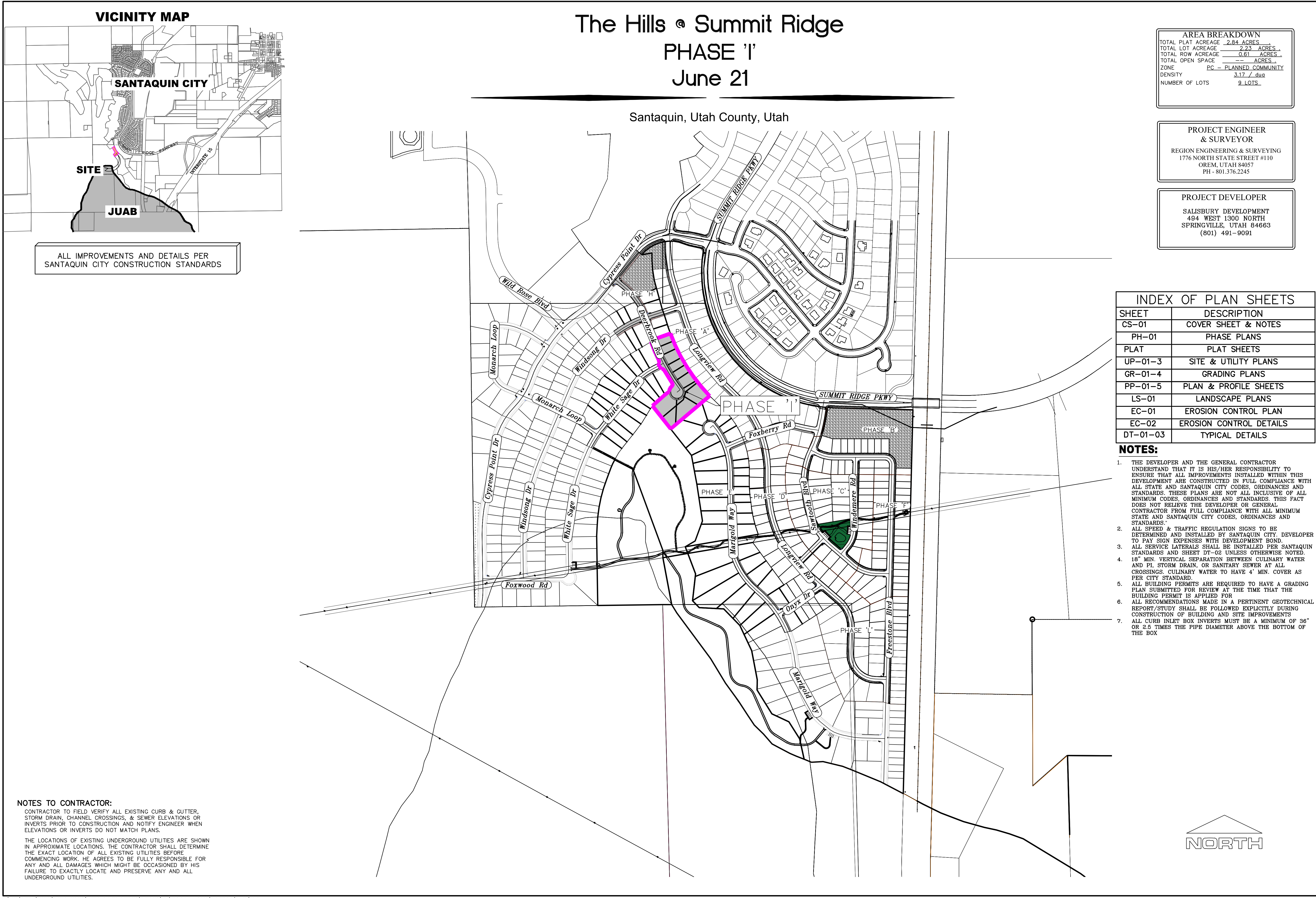
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TYPICAL DETAILS

SHEET:  
DT-01















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region  
Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
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**THE HILLS @ SUMMIT RIDGE**  
**PHASE 'I'**

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

DATE:6.2.2021  
PROJECT #

REVISIONS:

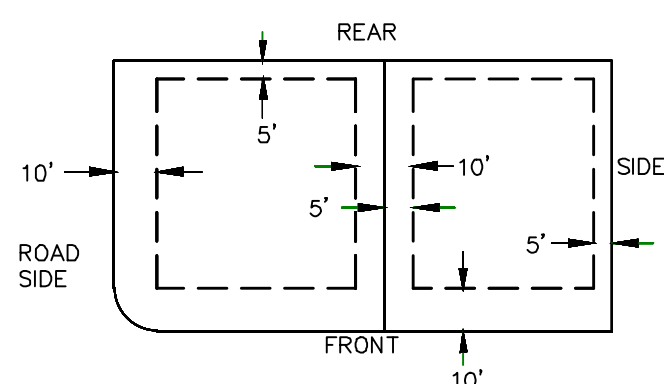
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SHEET NAME:  
PHASE PLAN

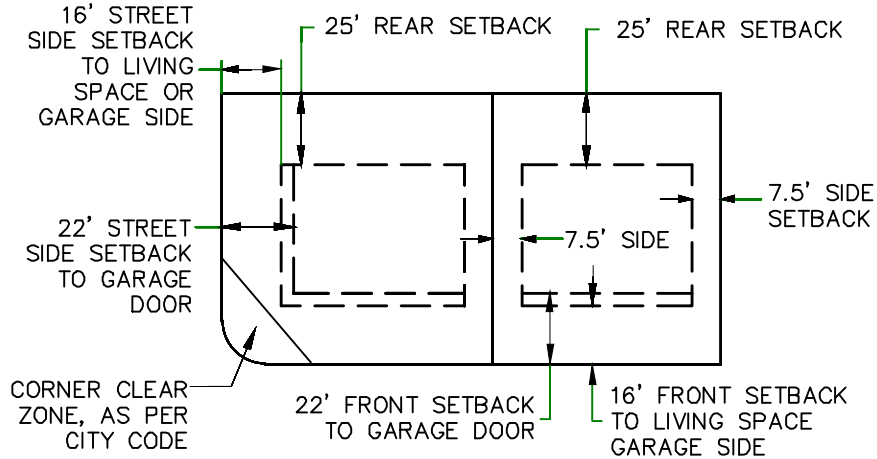
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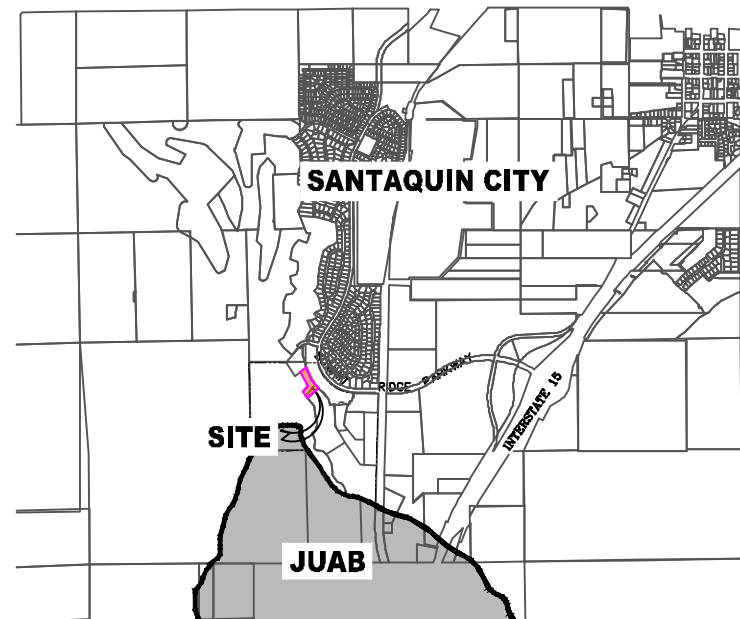
## PUBLIC UTILITY EASEMENTS



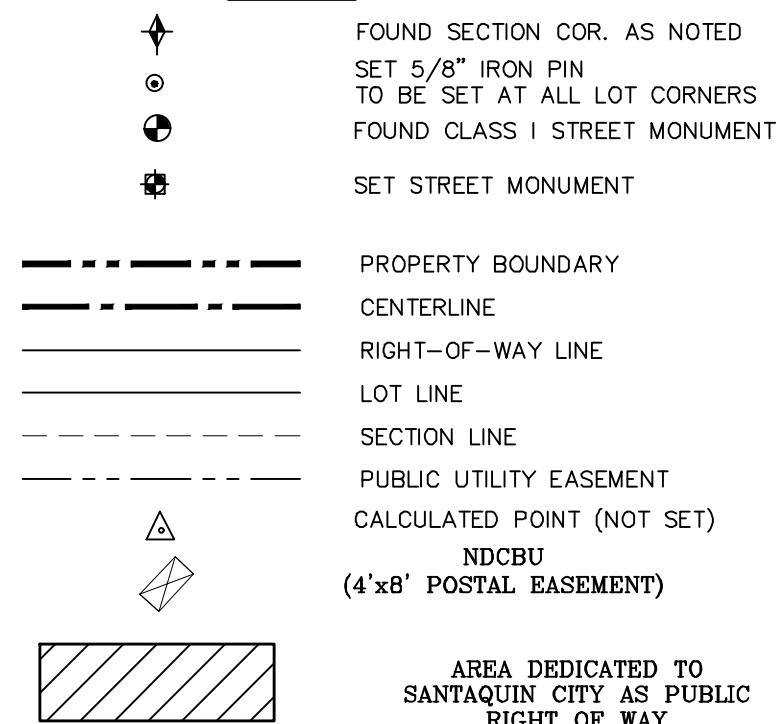
## BUILDING SETBACKS (MINIMUM)

THE HILLS @ SUMMIT RIDGE  
PHASE 'I'

## VICINITY MAP



## LEGEND



## BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

## NOTES:

1.  $\odot$  ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. XXXX ... PROPOSED RESIDENTIAL ADDRESS.
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

## UTILITIES APPROVAL

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

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

CENTURY LINK \_\_\_\_\_



0 25 50 100 150

(24"x36")

SCALE 1" = 50'

(11"x17")

SCALE 1" = 100'

## DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

DOMINION ENERGY COMPANY

BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

SHEET 1 of 1

## Surveyor's Certificate

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

## PHASE I

## Boundary Description

BEGINNING AT A POINT ON A CURVE THAT IS S.0°01'14"E, A DISTANCE OF 755.78' ALONG THE SECTION LINE AND WEST 53.31' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 38° 10' 30" W FOR A DISTANCE OF 205.23 FEET TO A POINT ON A LINE.

THENCE, N 48° 28' 34" E FOR A DISTANCE OF 111.95 FEET TO A POINT ON A LINE.

THENCE, N 52° 35' 26" E FOR A DISTANCE OF 40.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 56' 05", HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS S 32° 08' 26" E FOR A DISTANCE OF 515.30 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 49° 44' 17" W FOR A DISTANCE OF 356.84 FEET TO A POINT ON A LINE.

THENCE, N 38° 10' 30" W FOR A DISTANCE OF 205.23 FEET TO A POINT ON A LINE.

THENCE, N 48° 28' 34" E FOR A DISTANCE OF 111.95 FEET TO A POINT ON A LINE.

THENCE, N 52° 35' 26" E FOR A DISTANCE OF 40.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 56' 05", HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS S 32° 08' 26" E FOR A DISTANCE OF 515.30 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH 83° 39' 07", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 50' 40" E FOR A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 04° 31' 01", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS N 31° 43' 23" W FOR A DISTANCE OF 109.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 85° 45' 35", HAVING A RADIUS OF 15.69 FEET, AND WHOSE LONG CHORD BEARS N 72° 20' 40" W FOR A DISTANCE OF 21.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 28° 01' 17" W FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

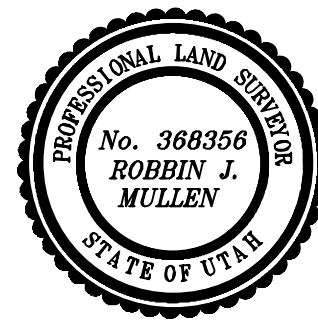
SAID CURVE TURNING TO THE LEFT THROUGH 86° 39' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 59' 17" E FOR A DISTANCE OF 20.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 48' 48", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS N 23° 25' 57" W FOR A DISTANCE OF 141.03 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 59° 16' 39" E FOR A DISTANCE OF 46.76 FEET TO A POINT ON A LINE.

THENCE N 69° 49' 36" E A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING

CONTAINING 2.84 ACRES OF LAND AND 9 LOTS



DATE \_\_\_\_\_

## OWNERS DEDICATION

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 HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

THE HILLS @ SUMMIT RIDGE  
PHASE 'I'

UTAH COUNTY, UTAH

SCALE: 1" = 50 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	43.79'	55.00'	42.64'	N26°51'48"E	45°36'50"
C2	21.90'	15.00'	20.01'	N7°50'40"E	83°39'07"
C3	109.63'	1390.56'	109.60'	N31°43'23"W	4°31'01"
C4	23.49'	15.69'	21.36'	N72°20'40"W	85°45'35"
C5	23.21'	15.00'	20.96'	N17°59'17"E	88°39'17"
C6	141.09'	1390.56'	141.03'	N23°25'57"W	5°48'48"
C7	519.07'	1242.56'	515.30'	S32°08'26"E	23°56'05"
C8	174.73'	1372.56'	174.61'	S24°02'16"E	71°7'37"
C9	218.61'	1372.56'	218.38'	S32°14'51"E	9°07'33"
C10	142.13'	1242.56'	142.06'	S40°49'51"E	6°33'14"
C11	78.95'	1242.56'	78.93'	S35°44'02"E	3°38'25"
C12	56.50'	1242.56'	56.50'	S32°36'39"E	2°36'20"
C13	56.50'	1242.56'	56.50'	S30°00'19"E	2°36'20"
C14	71.97'	1242.56'	71.96'	S27°02'36"E	3°19'07"
C15	56.50'	1242.56'	56.50'	S24°04'53"E	2°36'20"
C16	56.50'	1242.56'	56.50'	S21°28'33"E	2°36'20"
C17	89.33'	55.37'	79.95'	N41°06'53"W	92°25'49"
C18	60.08'	55.37'	57.17'	S61°35'21"W	62°09'43"
C19	60.61'	55.37'	57.63'	S0°50'47"E	62°42'34"
C20	4.47'	55.37'	4.47'	S34°30'58"E	4°37'47"
C22	69.46'	1344.56'	69.45'	S35°23'37"E	2°57'36"
C23	61.14'	1344.56'	61.14'	S32°36'39"E	2°36'20"
C24	61.14'	1344.56'	61.14'	S30°00'19"E	2°36'20"
C25	77.87'	1344.56'	77.86'	S27°02'36"E	3°19'07"
C26	61.14'	1344.56'	61.14'	S24°04'53"E	2°36'20"
C27	61.14'	1344.56'	61.14'	S21°28'33"E	2°36'20"

## LINE TABLE

LINE	LENGTH	DIRECTION
L1	32.51'	N62°18'56"E
L2	27.00'	N52°07'31"E

N52°35'26"E 40.86'

N48°28'34"E 111.95'

N39°10'30"W 205.23'

N52°01'17"W 46.00'

N69°49'36"E 102.00'

N59°16'39"E 46.76'

32-021-0066

BY UTAH 1 LLC

32-021-0065

UTAH SUMMIT PARTNERS LLC

## AREA BREAKDOWN

TOTAL PLAT ACREAGE 2.84 ACRES  
TOTAL LOT ACREAGE 2.23 ACRES  
TOTAL ROW ACREAGE 0.61 ACRES  
TOTAL OPEN SPACE --- ACRES  
ZONE PC - PLANNED COMMUNITY  
DENSITY 3.17 / Acre  
NUMBER OF LOTS 9 LOTS

## PROJECT DEVELOPER

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

PROJECT ENGINEER  
& SURVEYOR

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



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. 16" 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

#### LEGEND

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

#### NOTES TO CONTRACTOR:

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

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

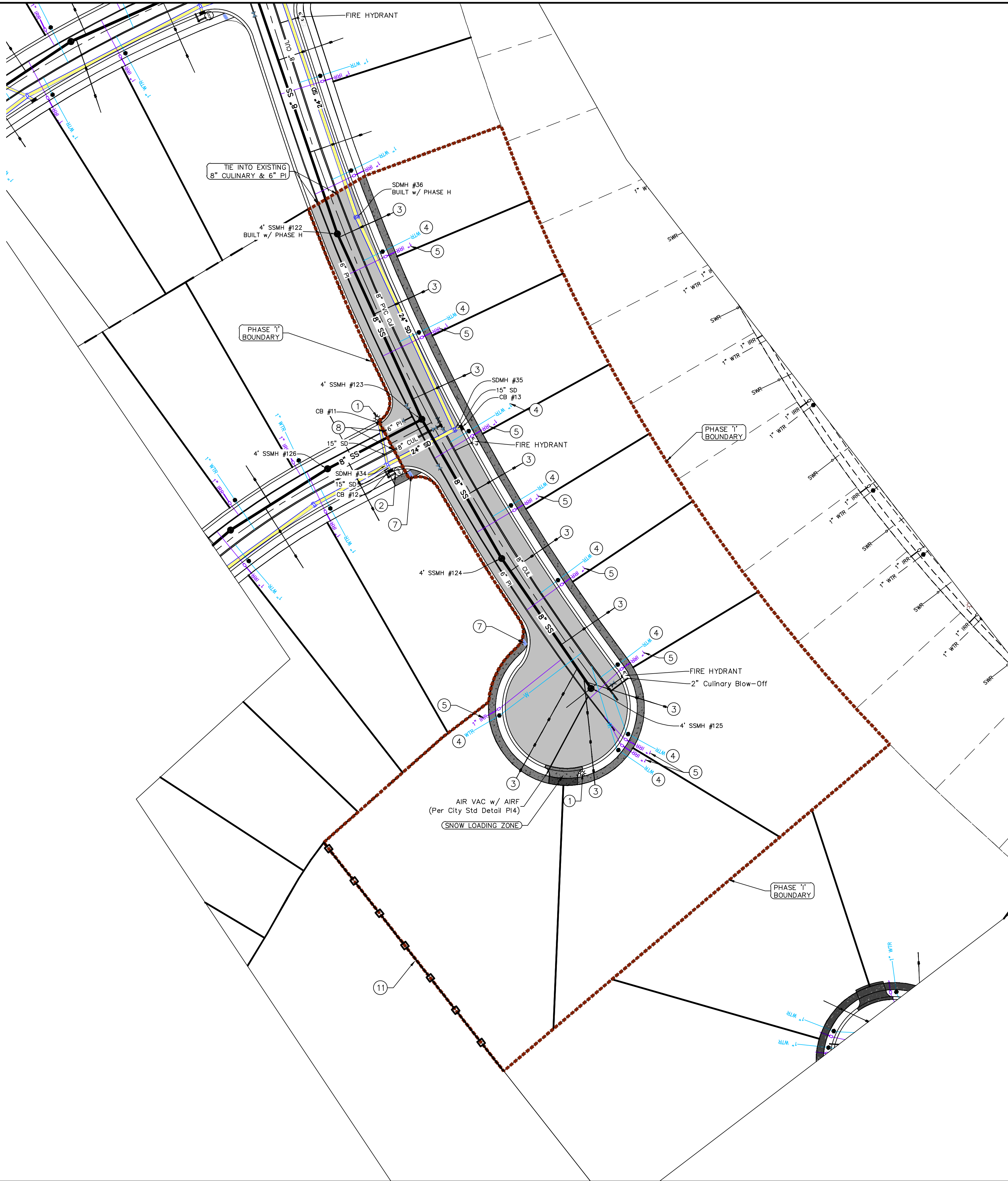
NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



Engineering  
& Surveying

**region**

1776 N. State St. #110  
Orem, UT 84057  
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regiondesignllc.com



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

DATE: 6.2.2021
PROJECT #
REVISIONS:
1
2
3

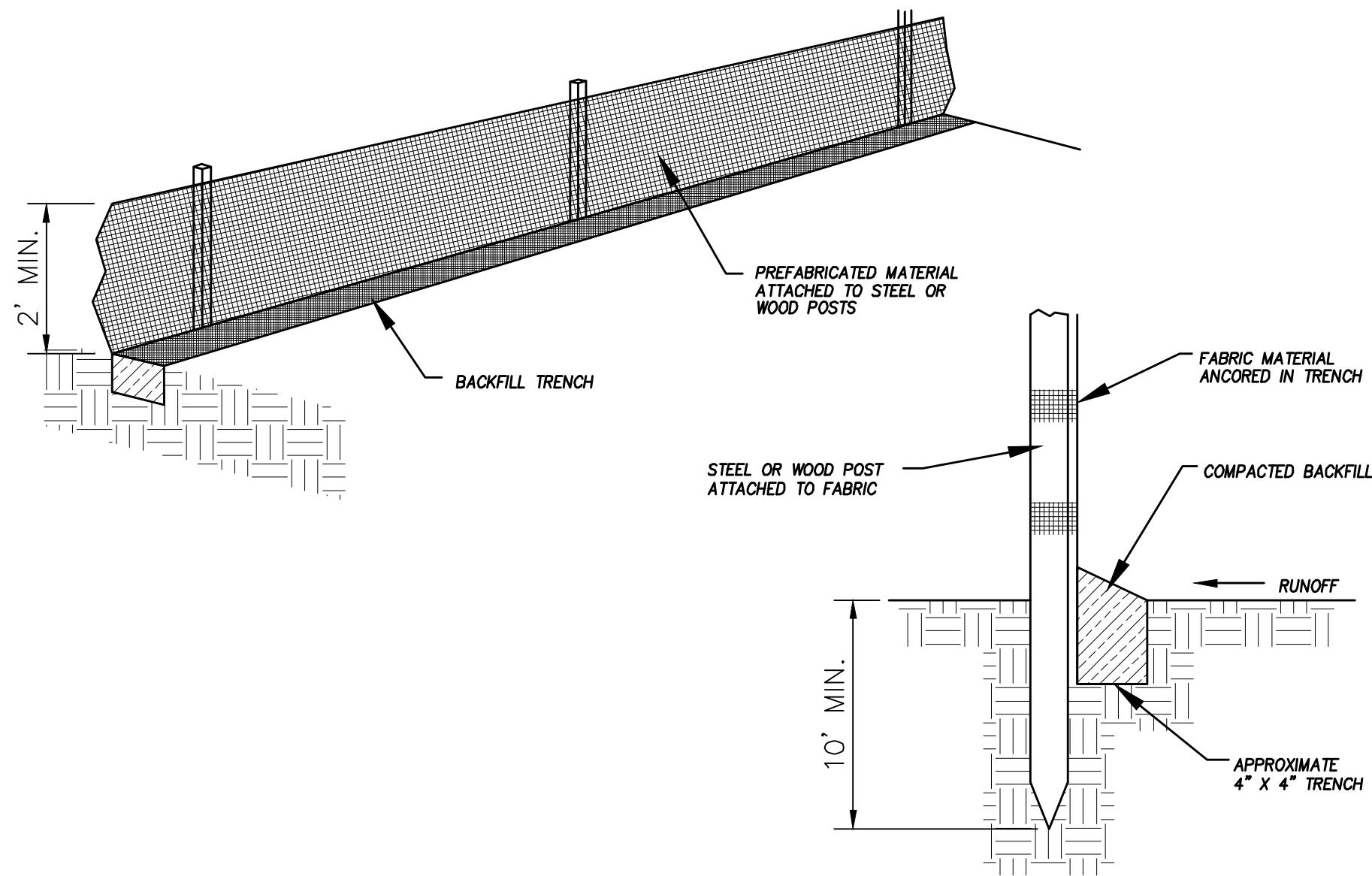
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UTILITY PLANS

SHEET:  
UP-01

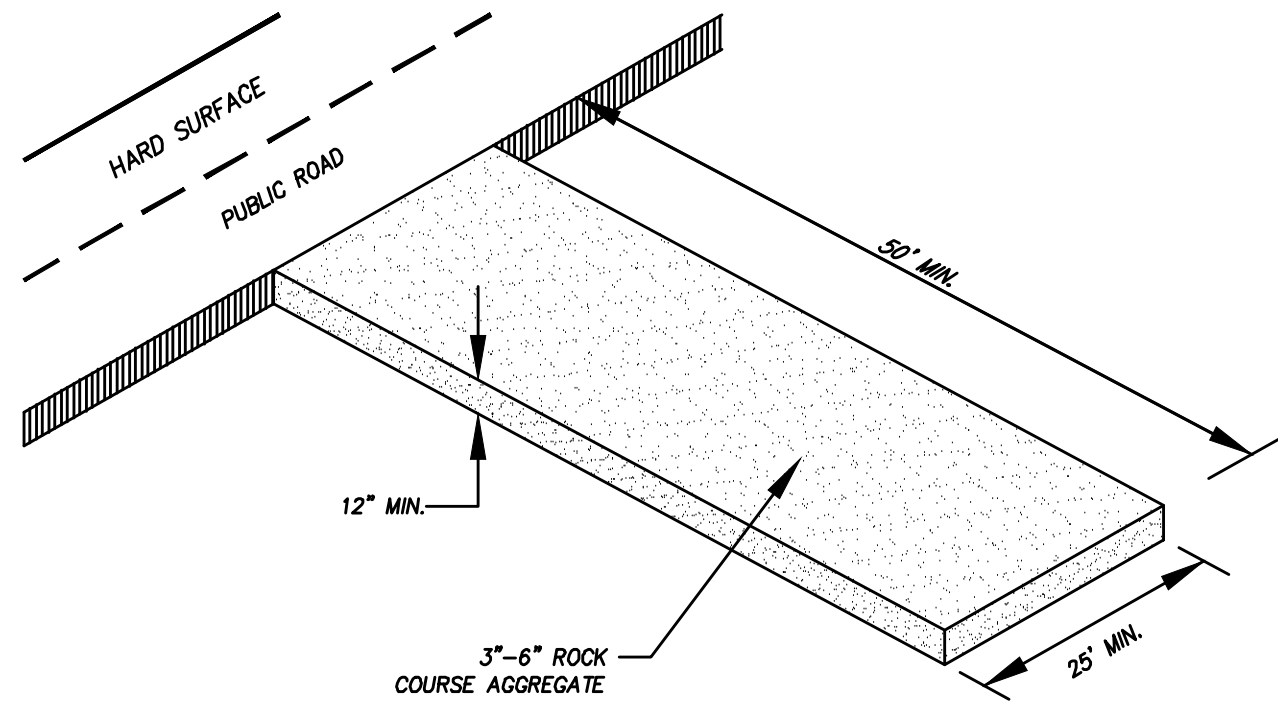




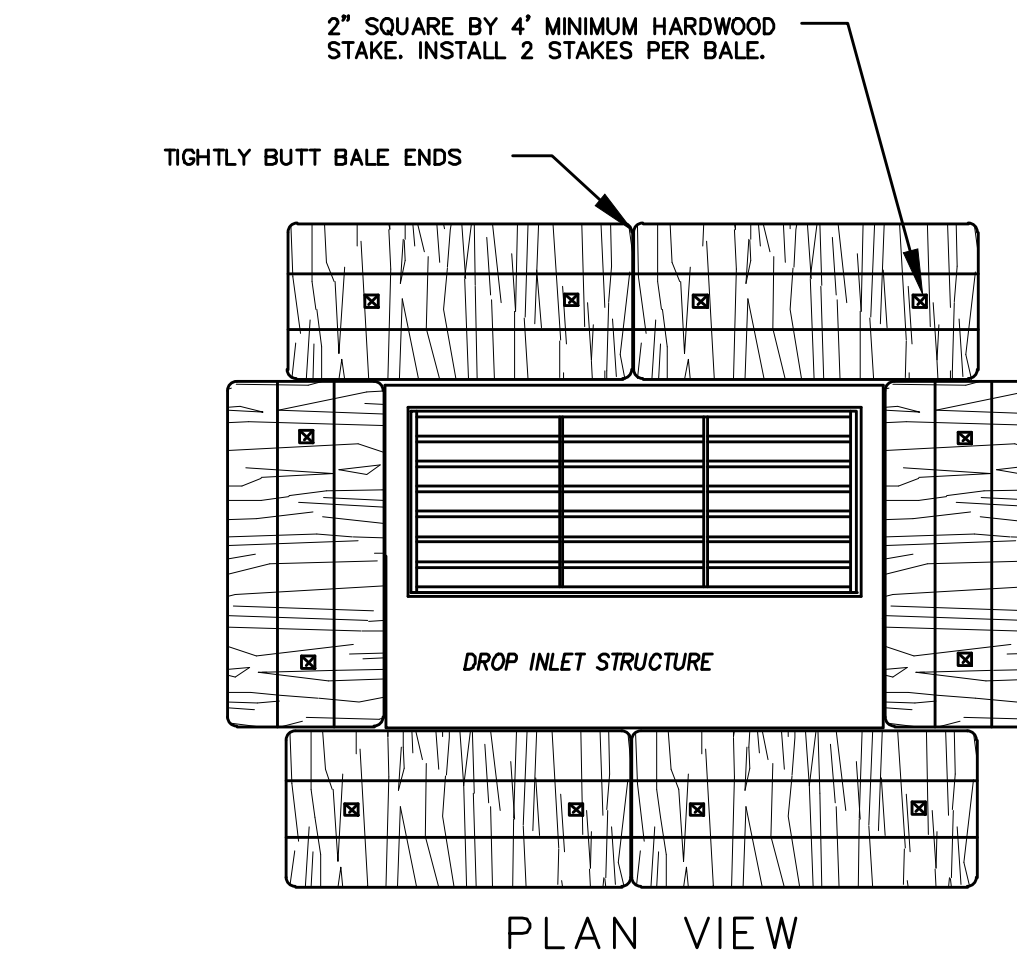




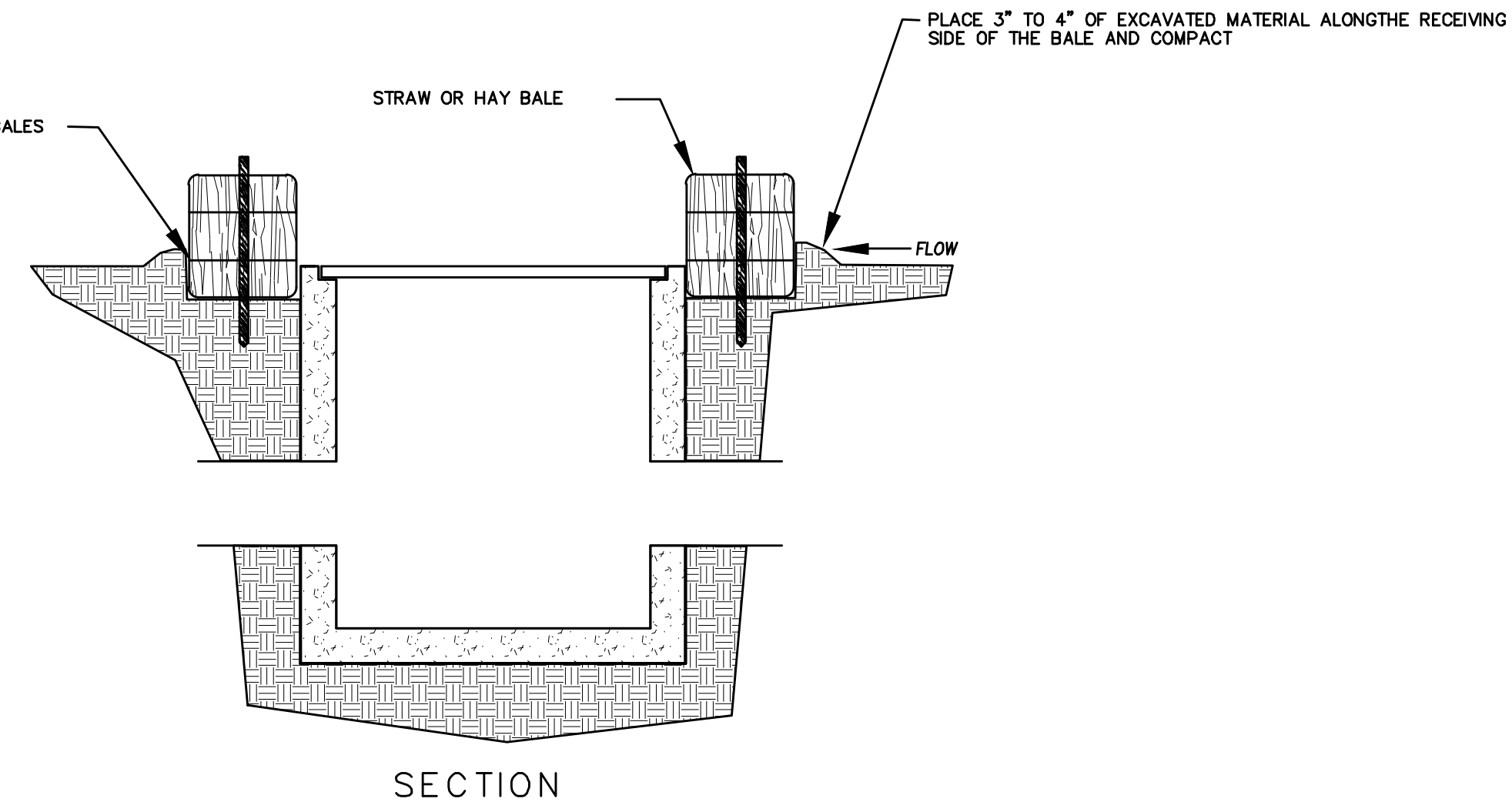
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



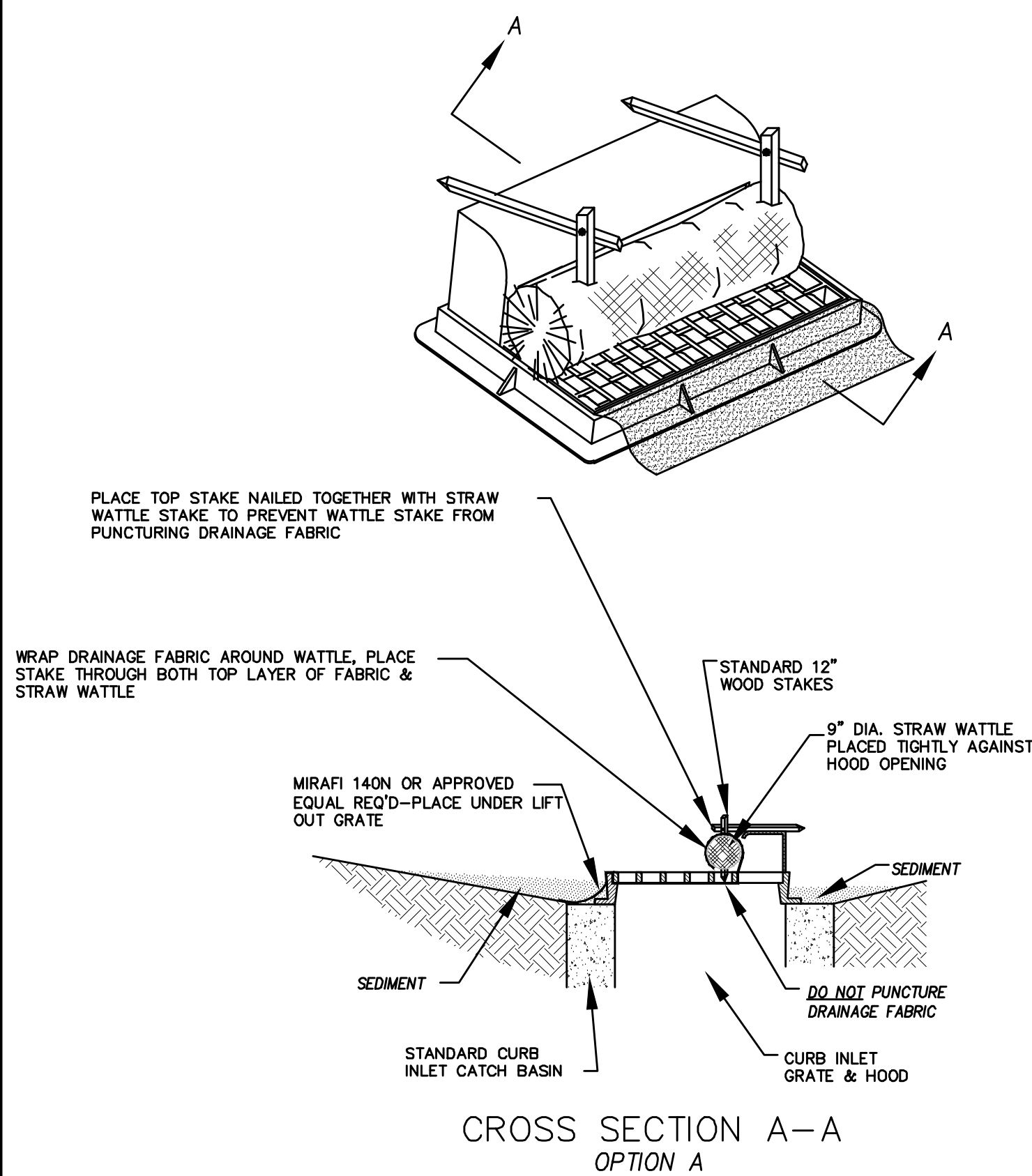
PLAN VIEW



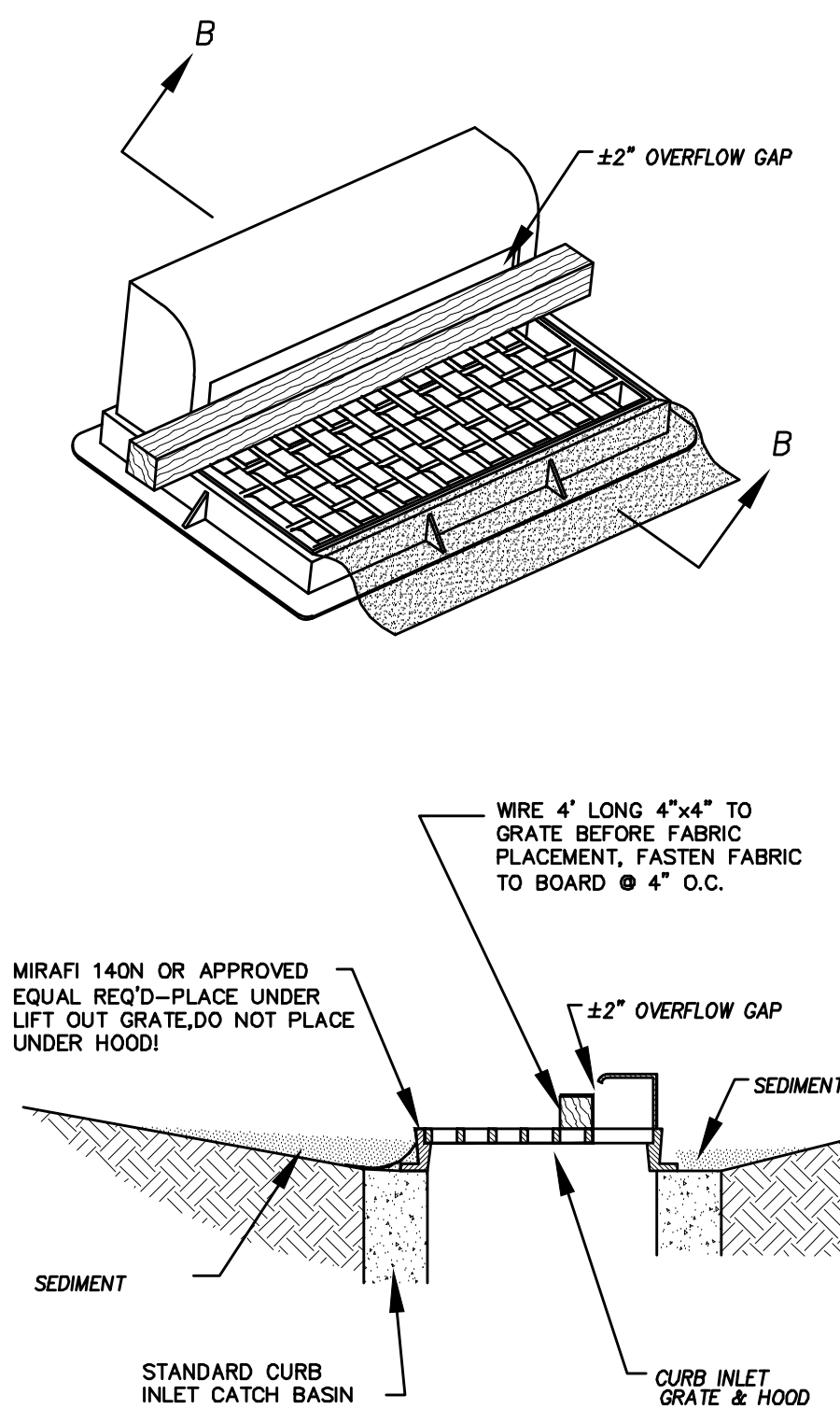
DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

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



CROSS SECTION A-A  
OPTION A



CROSS SECTION B-B  
OPTION B

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

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



DATE: 6.2.2021

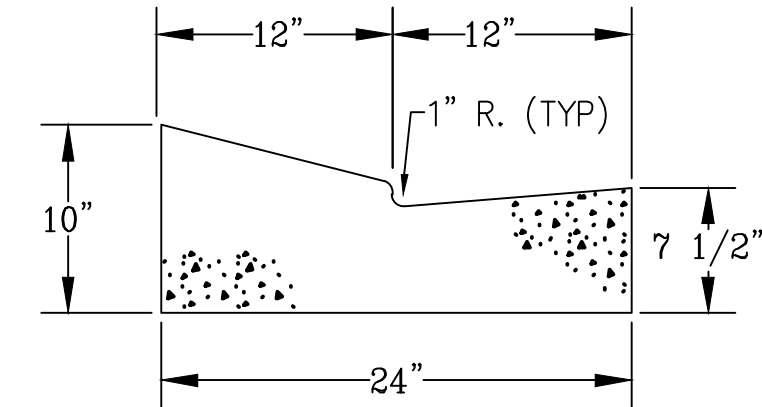
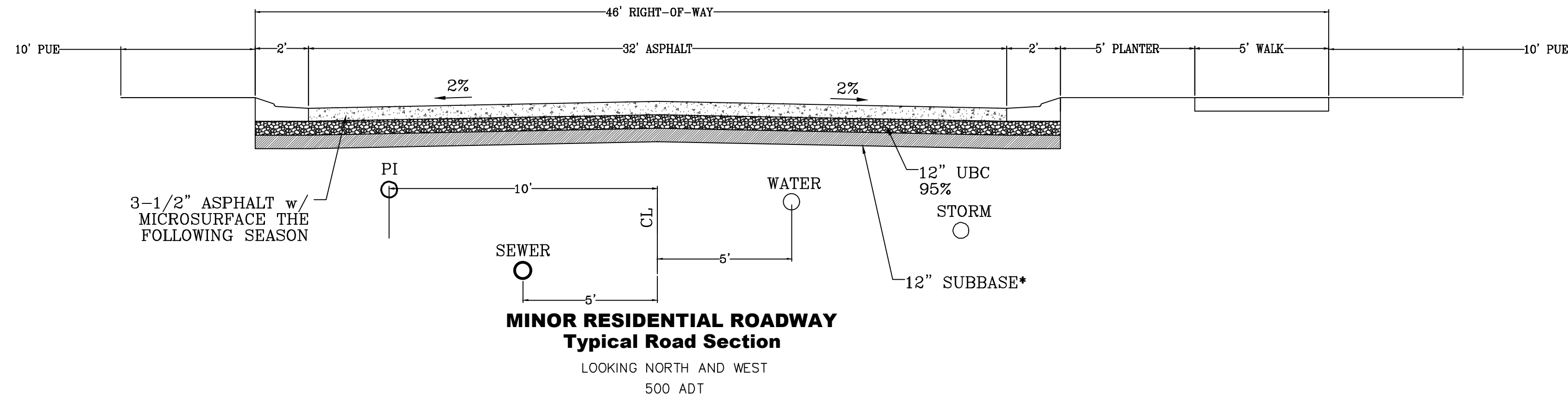
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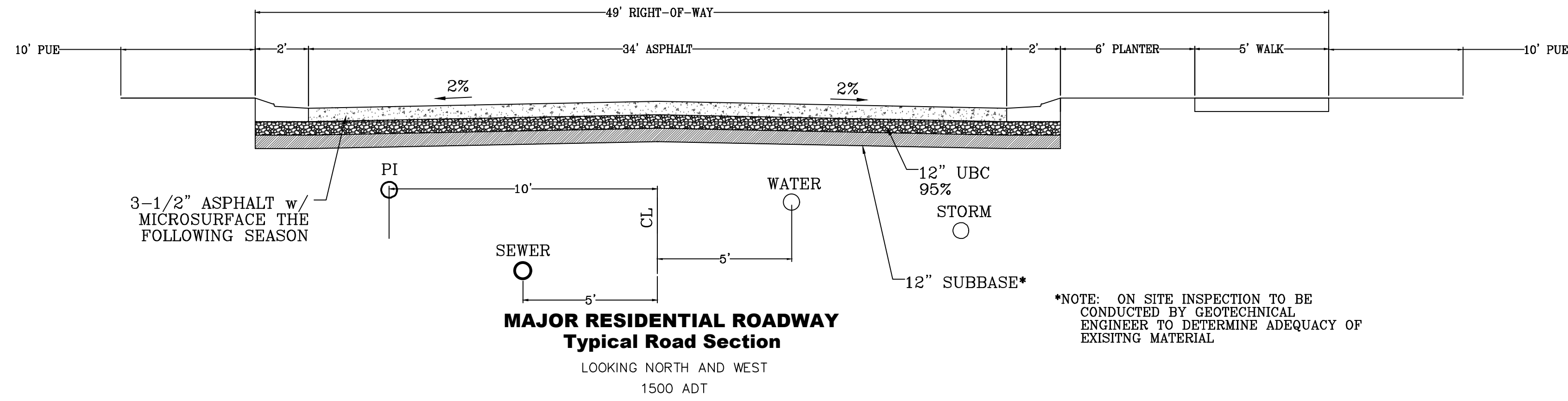
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SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
**EC-02**

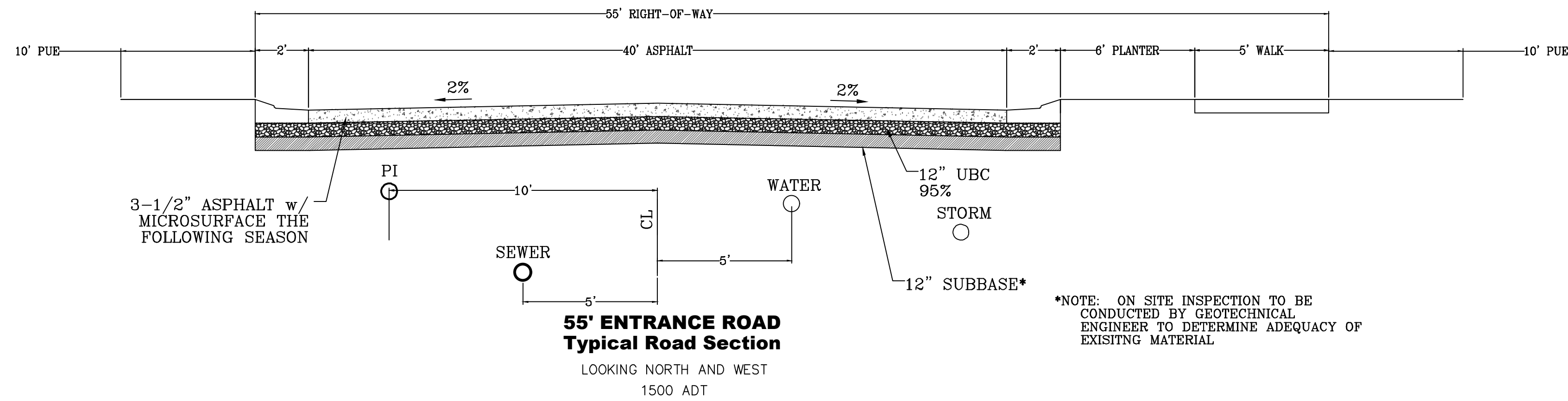
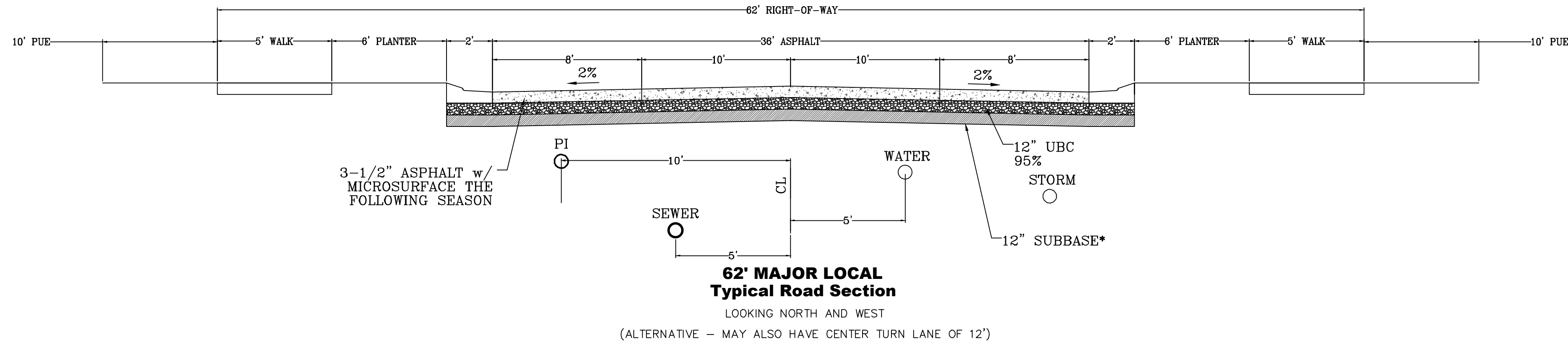




\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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

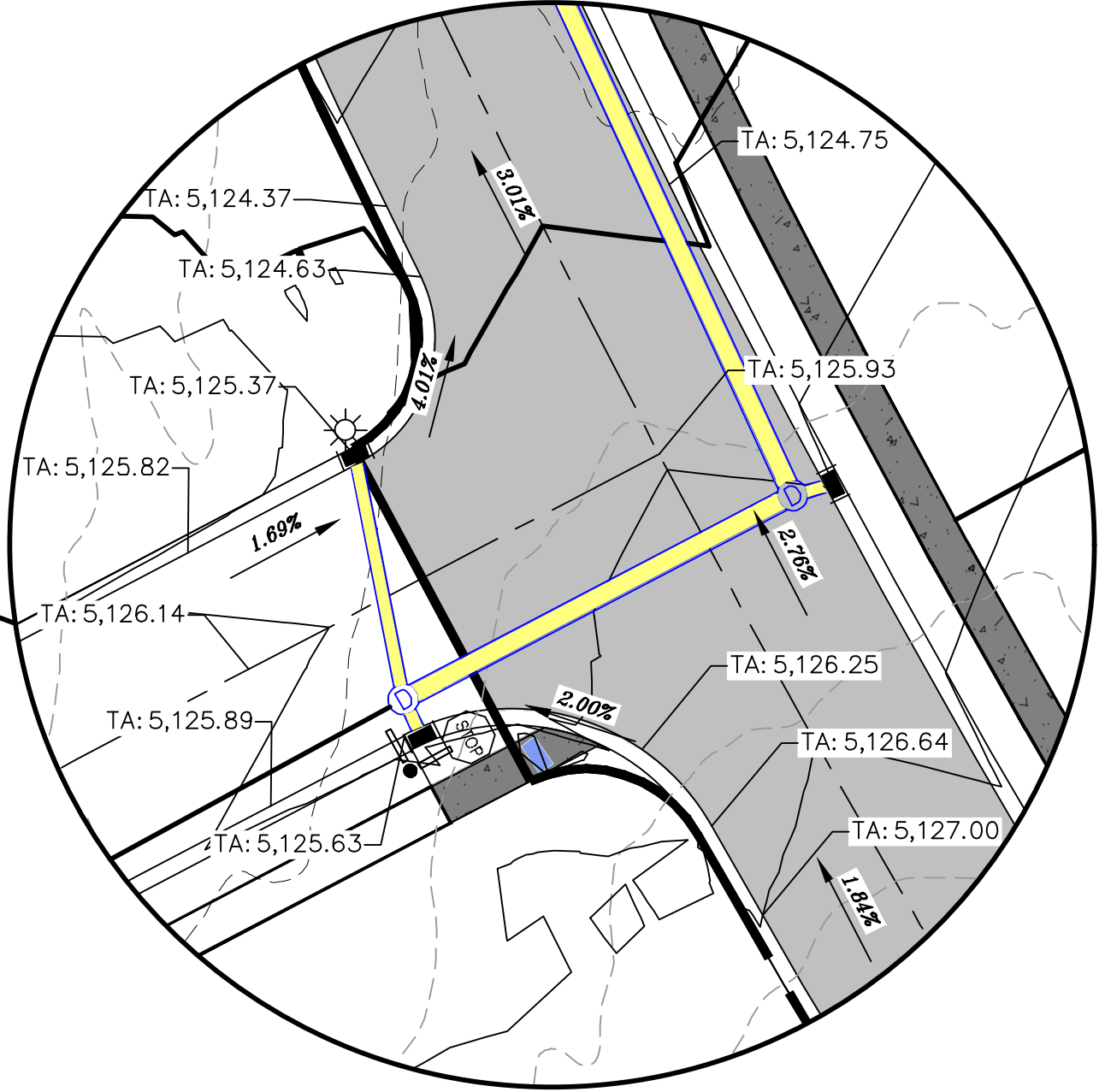
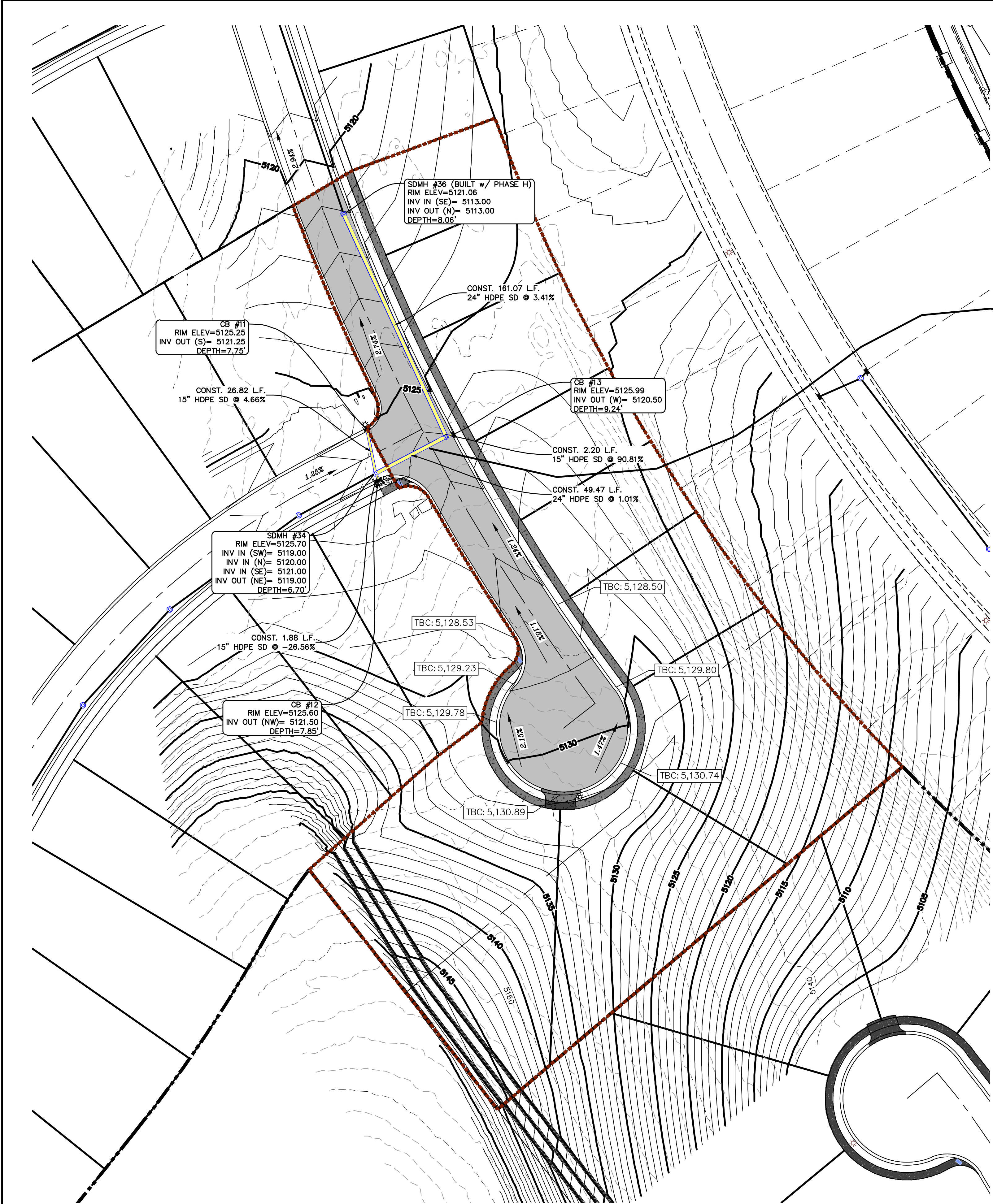
DATE: 6.2.2021	
PROJECT #	
REVISIONS:	
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TYPICAL DETAILS  
SHEET:  
DT-01

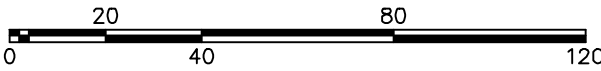








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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 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



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

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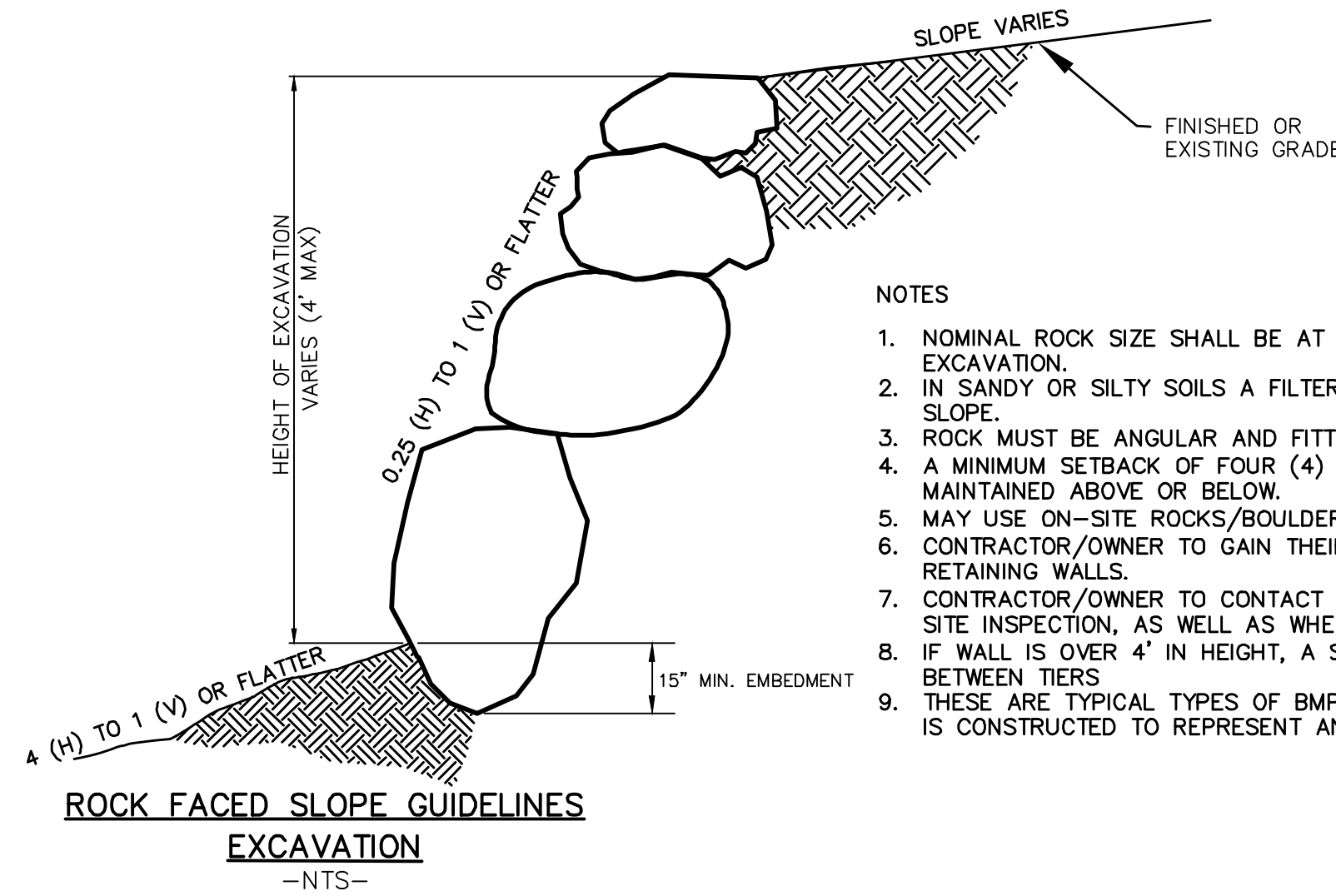
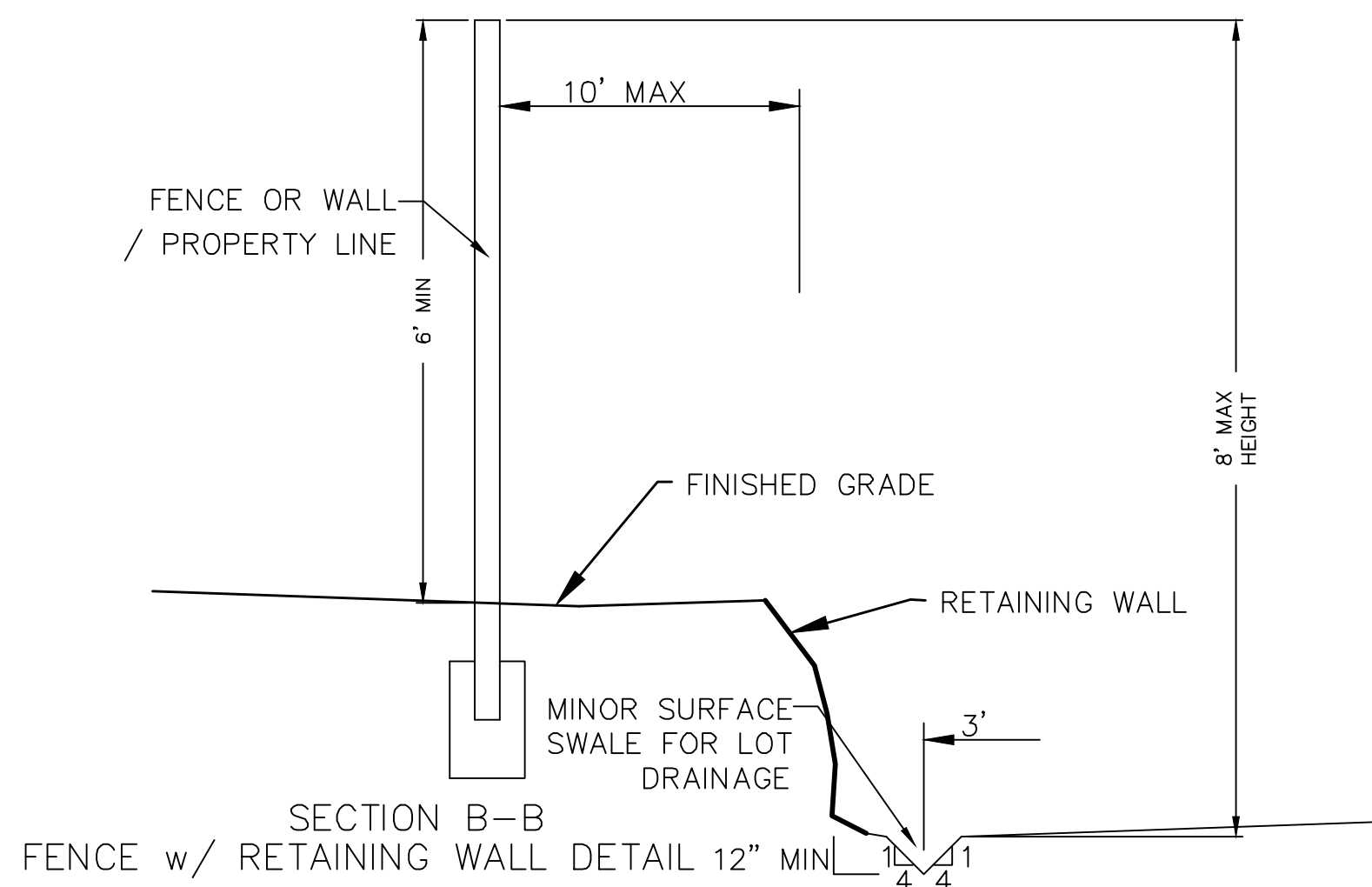
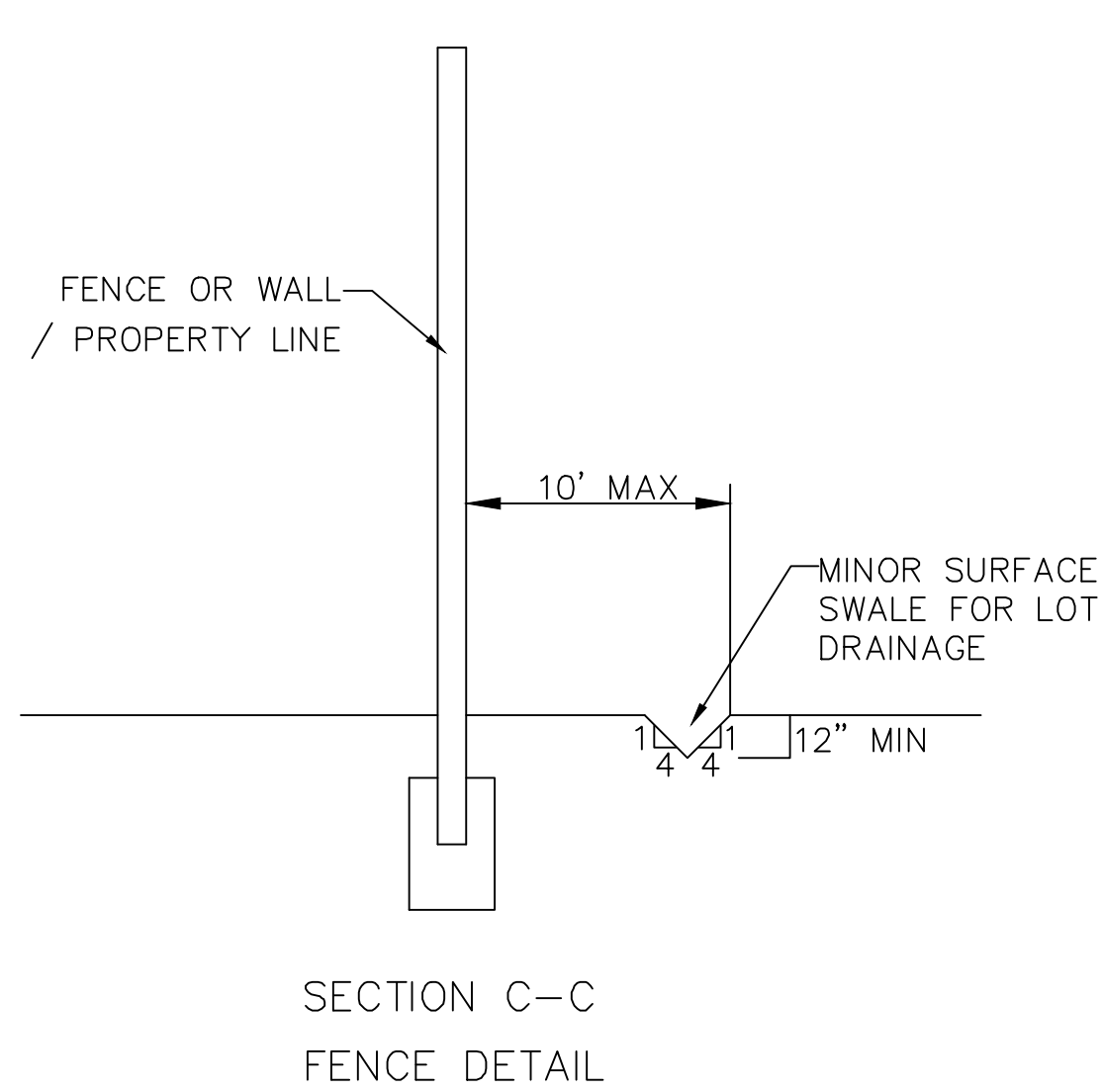


**THE HILLS @ SUMMIT RIDGE  
PHASE 'I'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.2.2021	
PROJECT #	
REVISIONS:	
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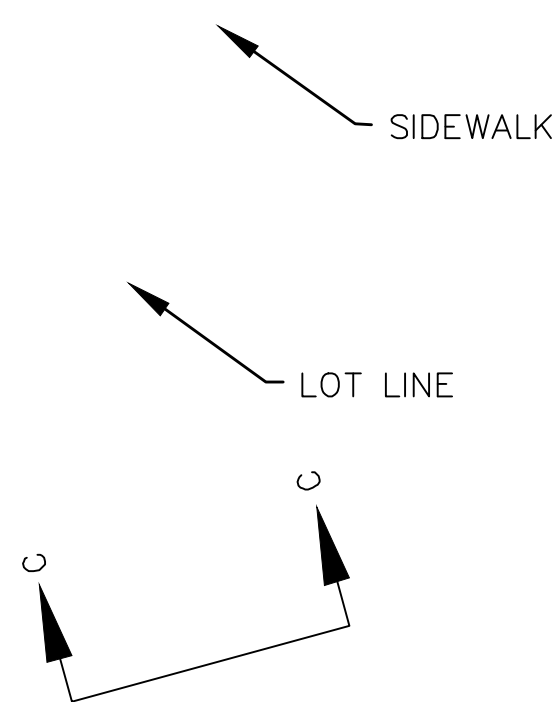
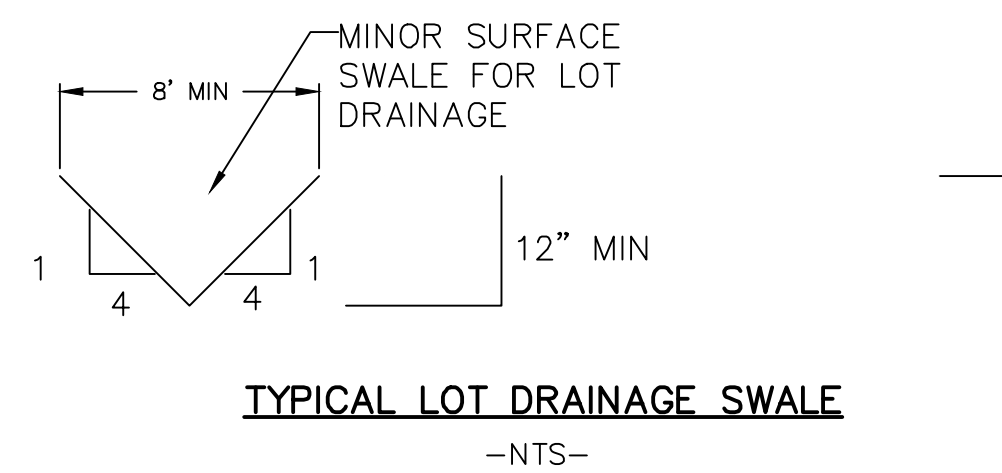
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SHEET:  
GR-01



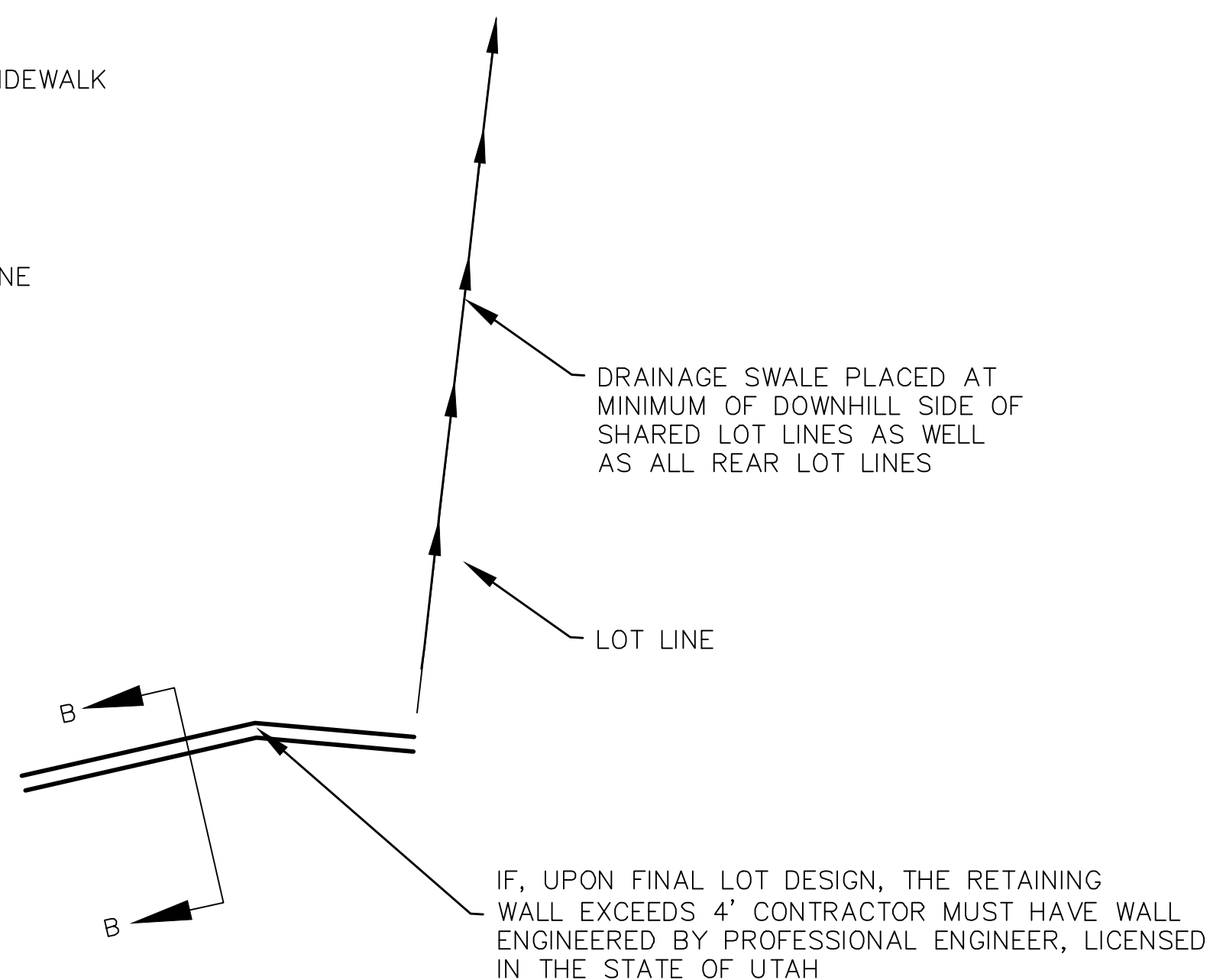


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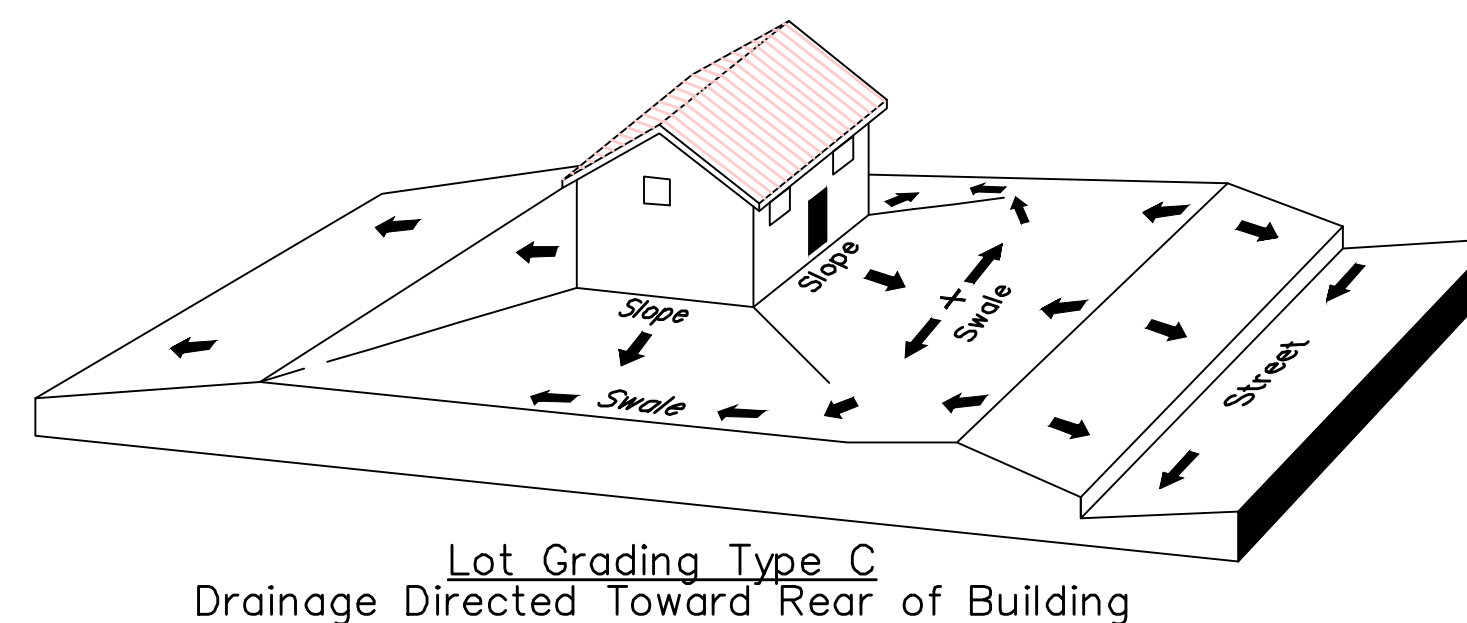
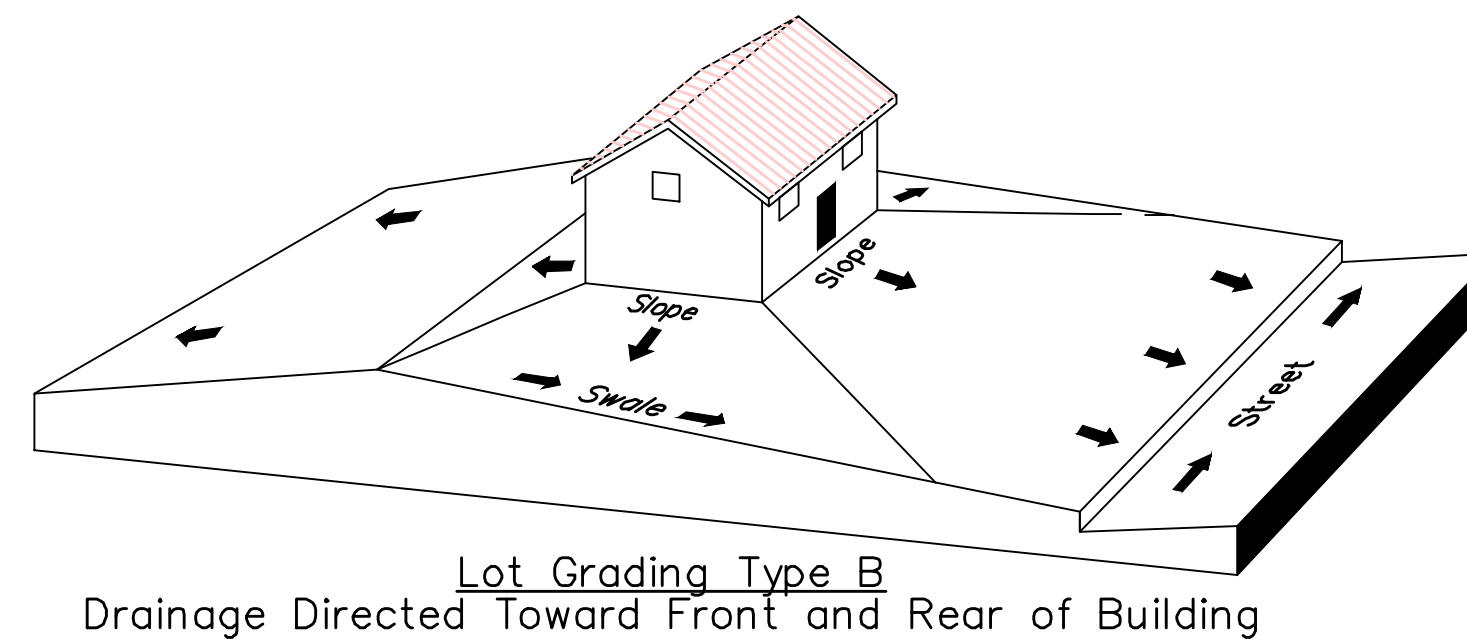
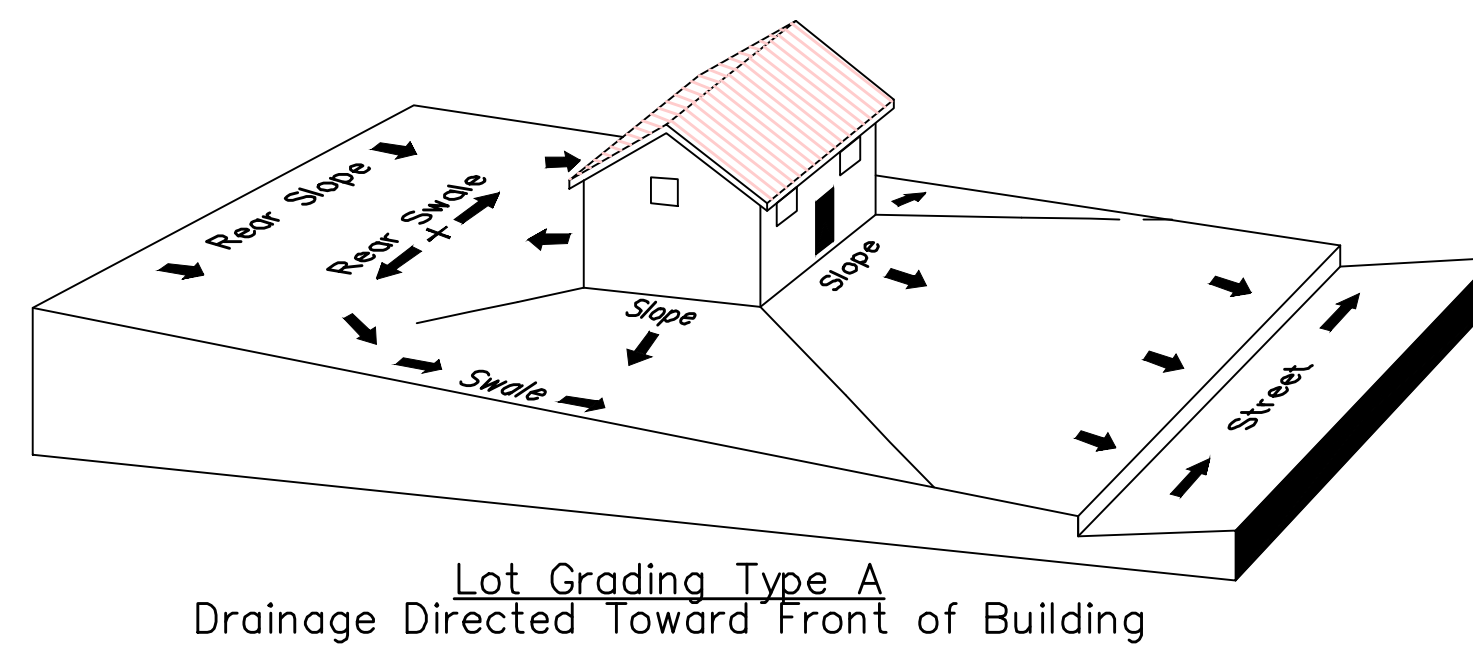
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



TYPICAL LOT GRADING  
-NTS-



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

Lot Drainage -

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

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
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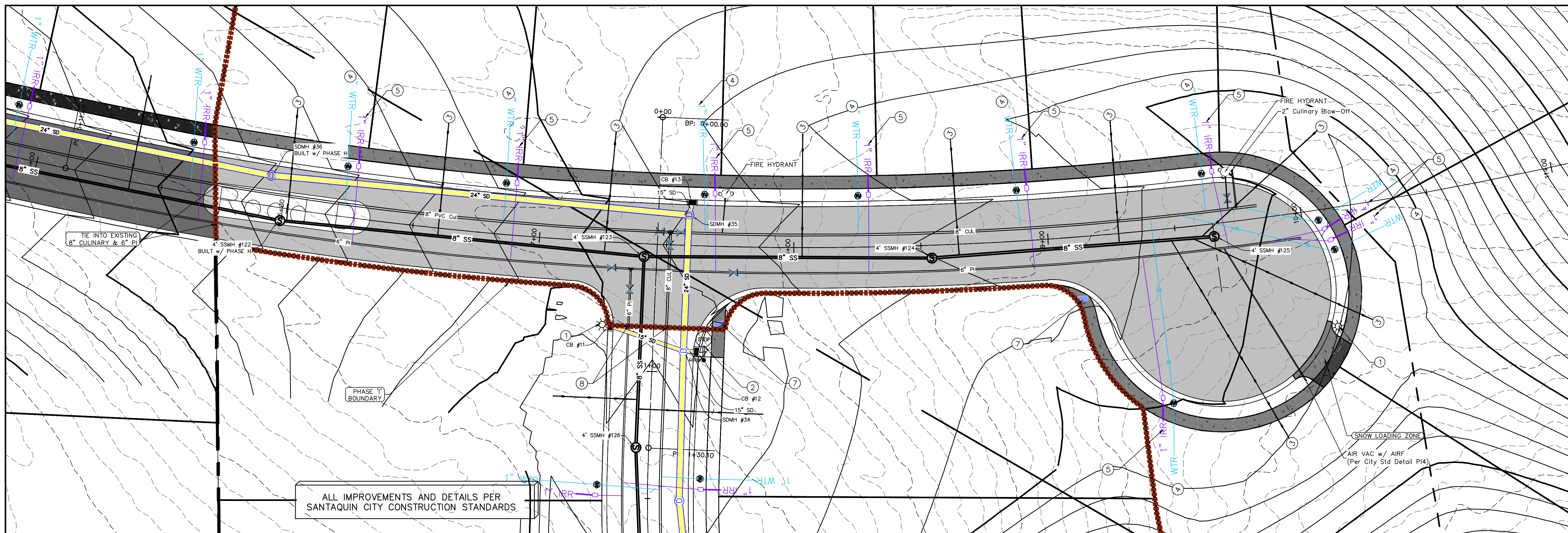


THE HILLS @ SUMMIT RIDGE  
PHASE 'I'  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.2.2021
PROJECT #
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2
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SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-02



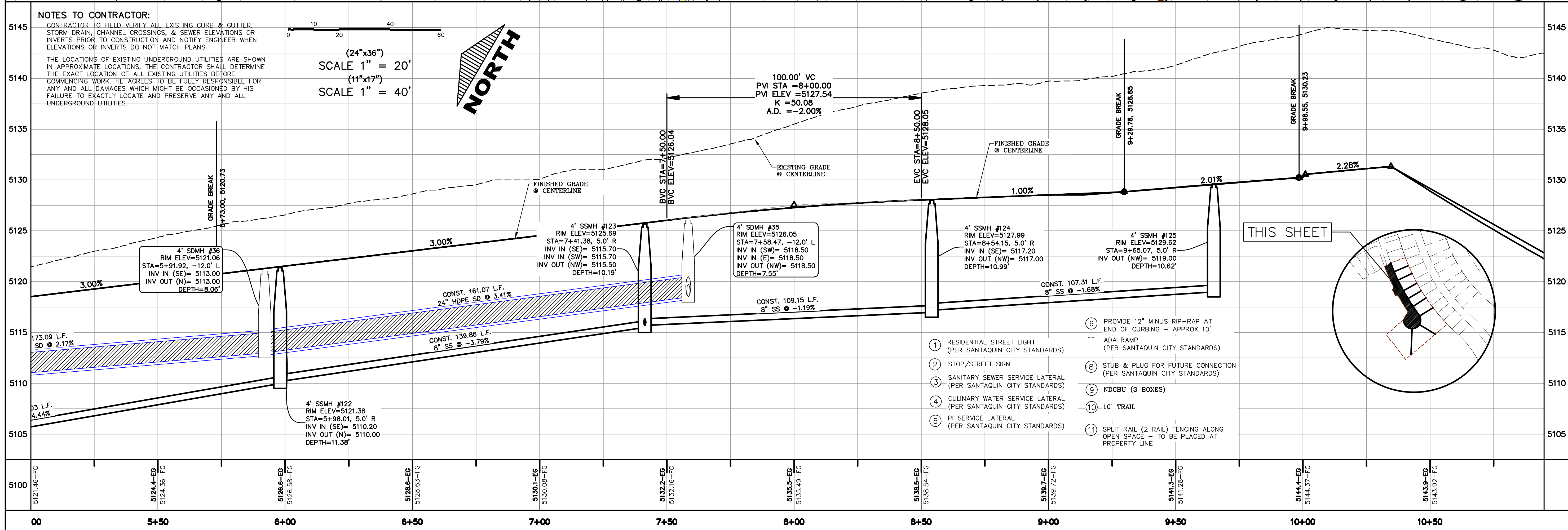
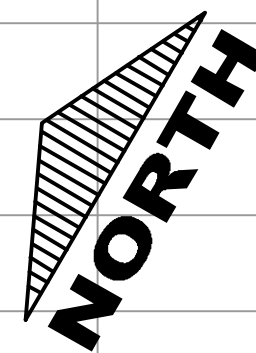


## NOTES TO CONTRACTOR:

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.

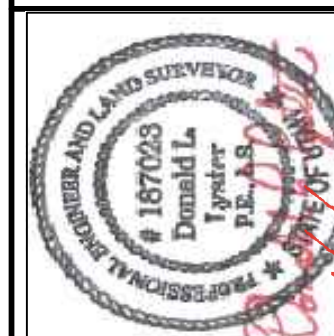
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(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



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THE HILLS @ SUMMIT RIDGE  
PHASE 'I'

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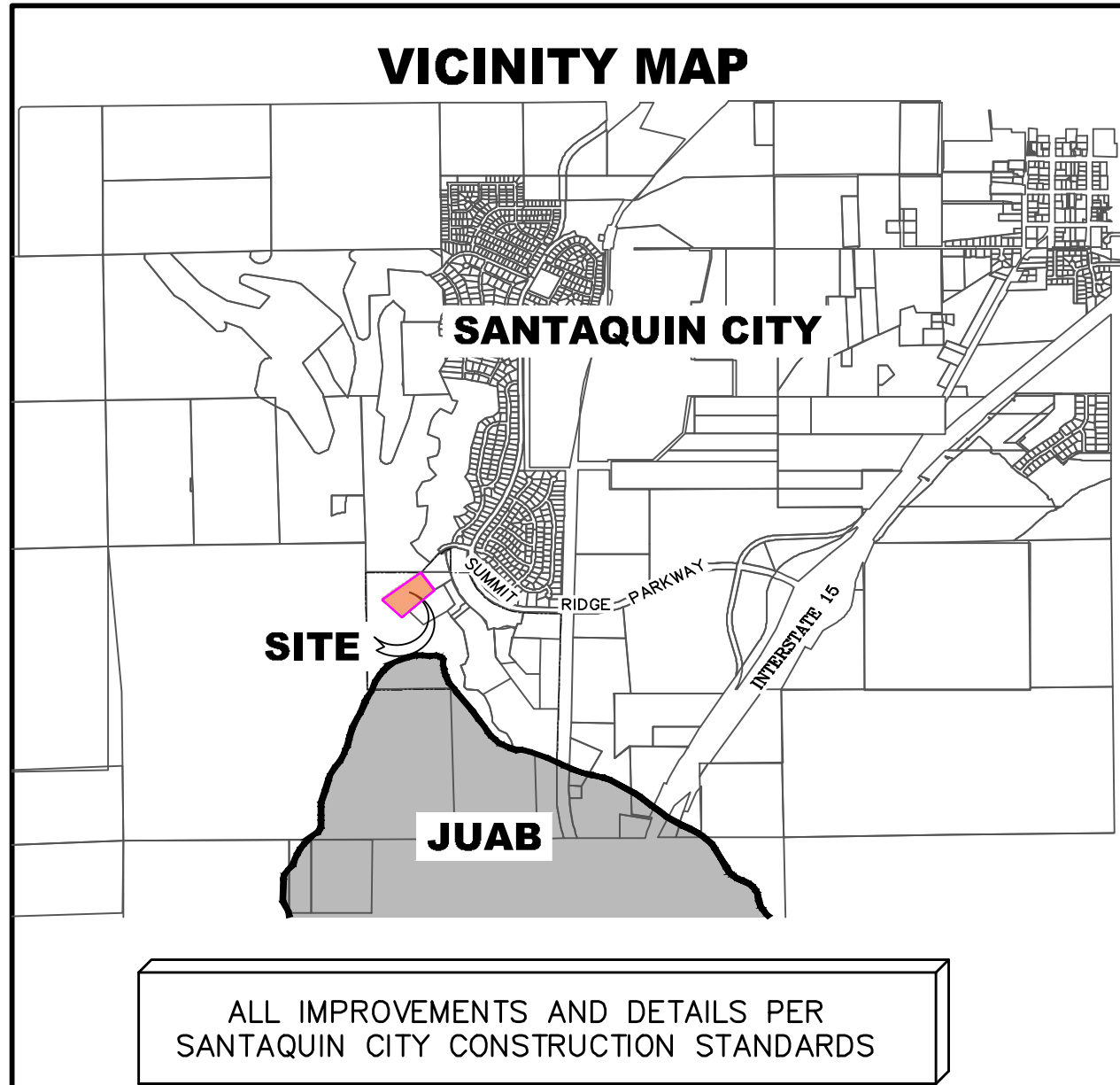
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PLAN &amp; PROFILE

SHEET:

PP-02





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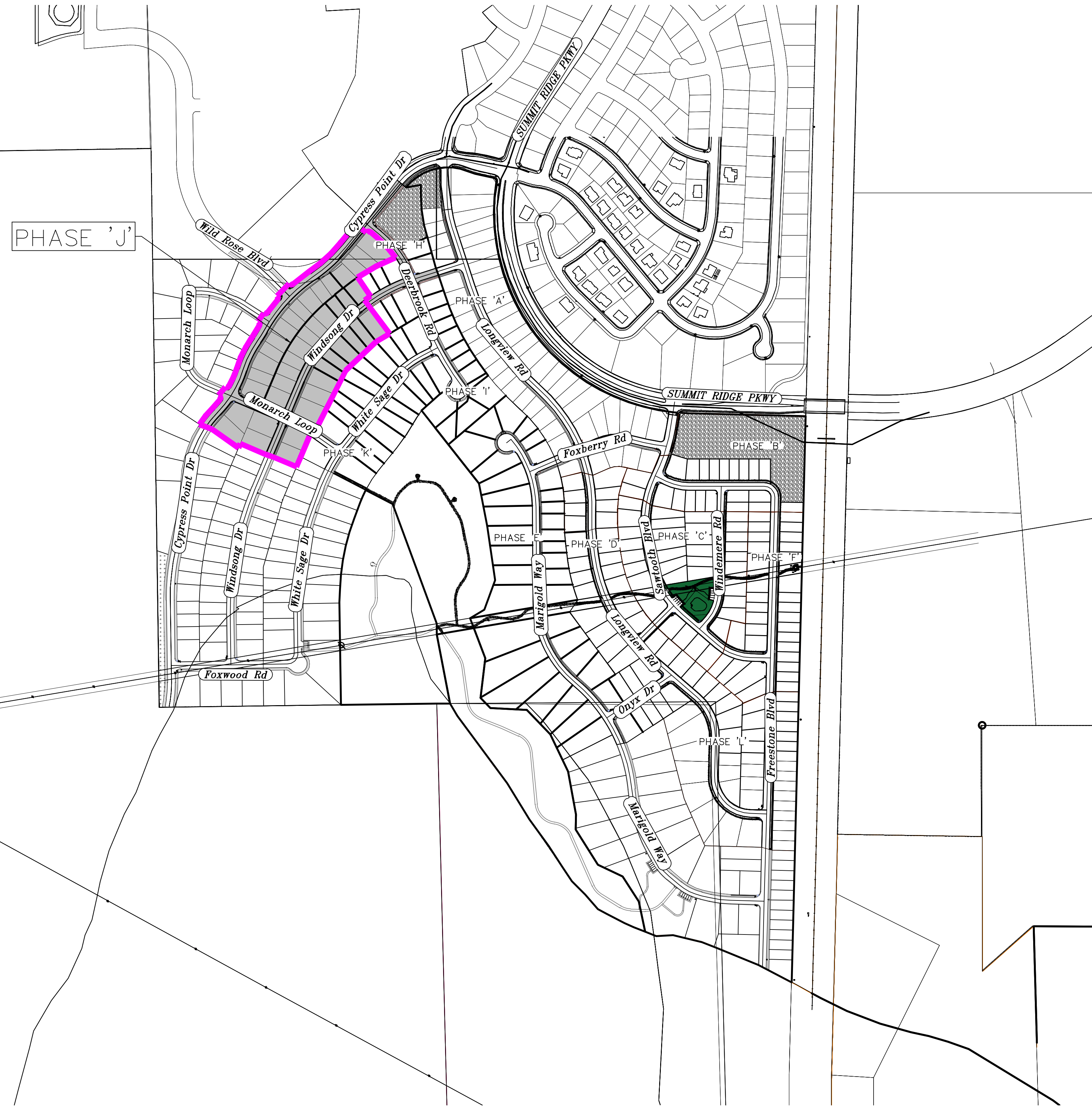
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# The Hills @ Summit Ridge

## PHASE 'J'

June 21

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	10.89 ACRES
TOTAL LOT ACREAGE	7.81 ACRES
TOTAL ROW ACREAGE	3.08 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	3.76 / du
NUMBER OF LOTS	41 LOTS

**PROJECT ENGINEER & SURVEYOR**

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

**PROJECT DEVELOPER**

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLAN
PLAT	PLAT SHEETS (2)
UP-01-02	SITE & UTILITY PLANS
GR-01-3	GRADING PLANS
PP-01-6	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

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**THE HILLS @ SUMMIT RIDGE**

**PHASE 'J'**

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

DATE: 6.7.2021

PROJECT #

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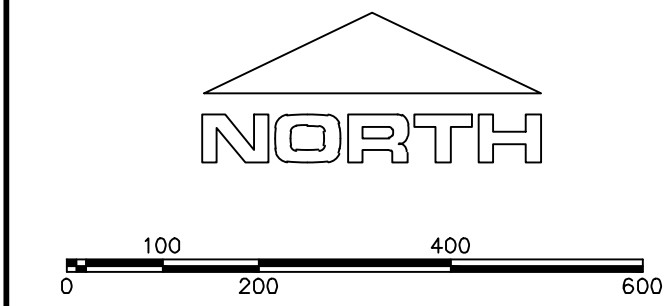
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COVER SHEET & NOTES

SHEET:

**CS-01**

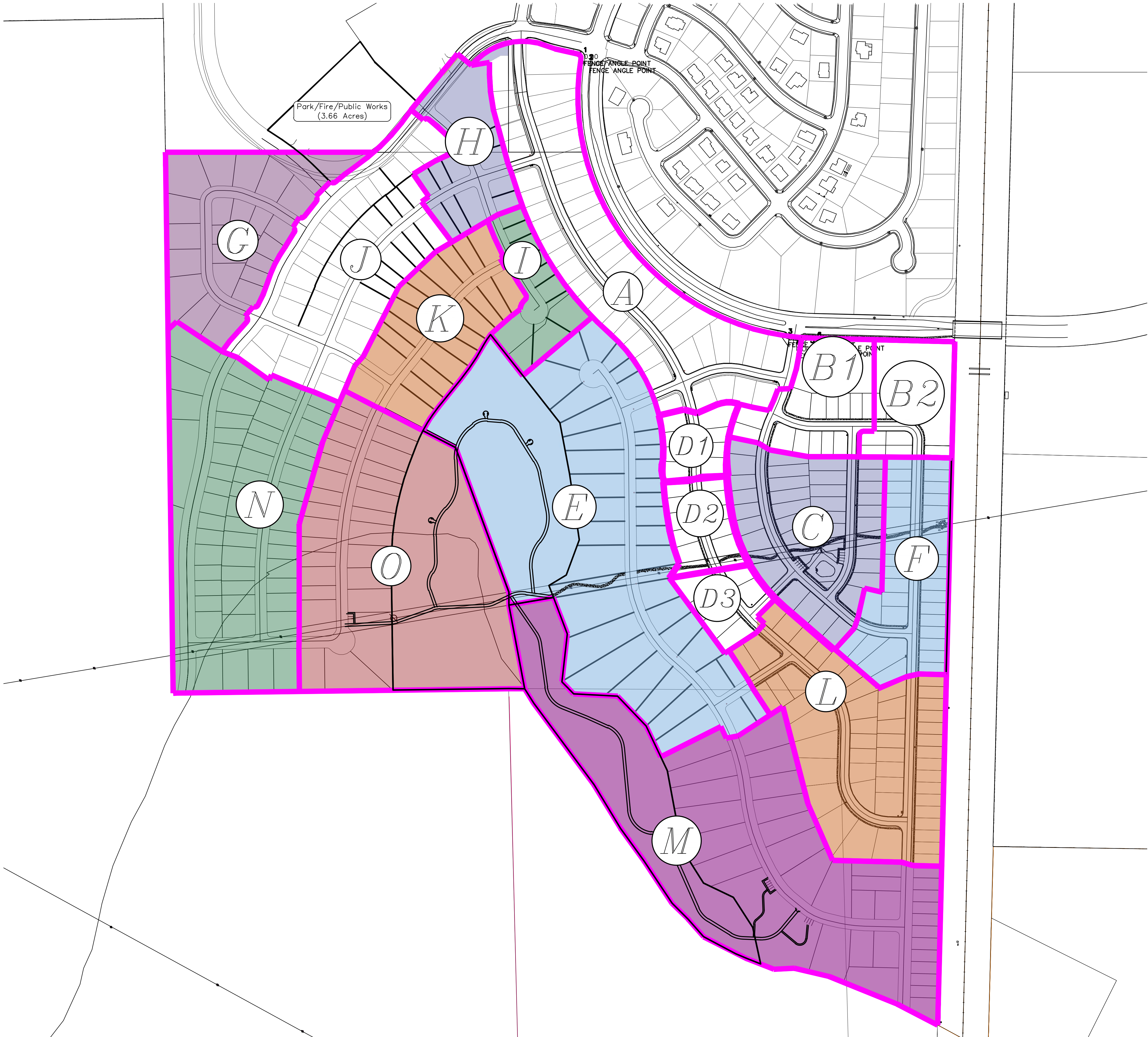




(24"x36")  
SCALE 1" = 200'  
(11"x17")  
SCALE 1" = 400'

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

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



region

Engineering & Surveying

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

THE HILLS @ SUMMIT RIDGE

PHASE 'J'

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

DATE:6.7.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

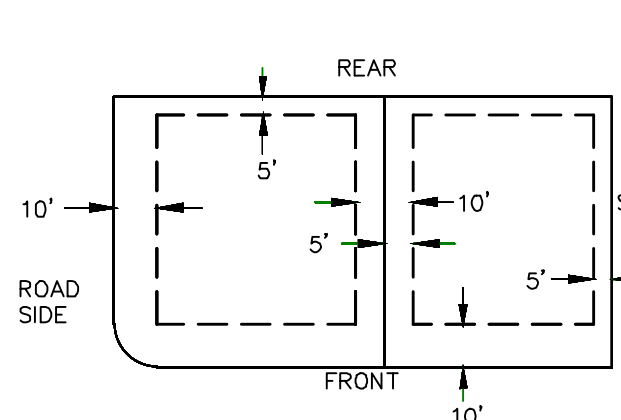
PHASE PLAN

SHEET:

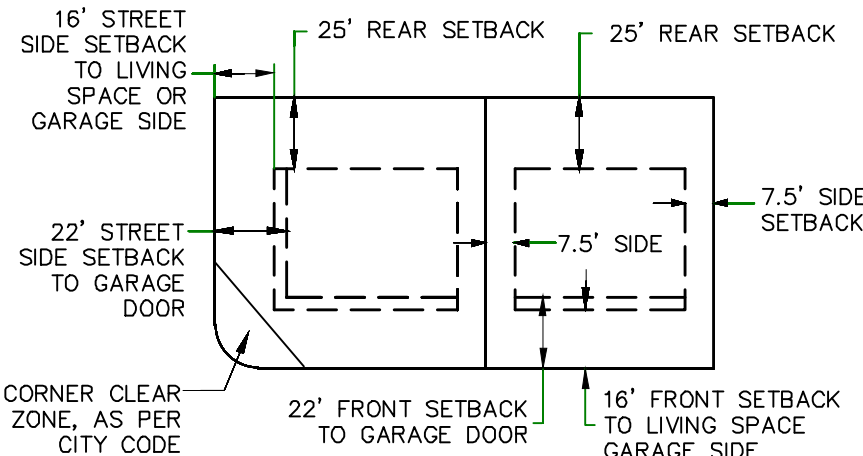
PH-01



## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)

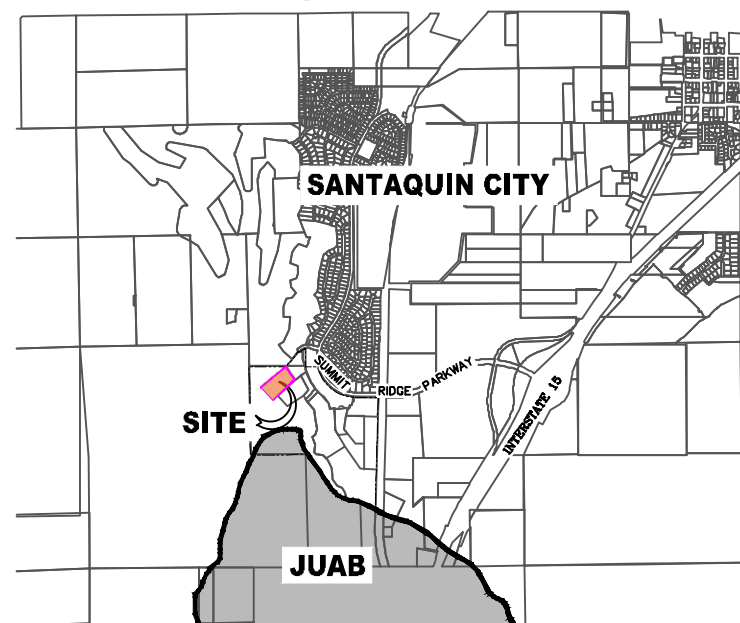


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	34.38'	768.00'	34.38'	S54°28'20"W
C2	101.61'	531.00'	101.46'	N39°04'15"E
C3	28.11'	14.44'	23.87'	N14°15'26"W
C4	22.45'	14.04'	20.13'	N70°51'30"E
C5	91.72'	469.00'	91.57'	N23°06'06"E
C6	161.41'	531.00'	160.79'	N26°12'27"E
C7	22.75'	15.00'	20.63'	N13°34'21"W
C8	22.94'	15.00'	20.77'	N79°09'50"E
C9	73.50'	781.00'	73.48'	N38°02'53"E
C10	22.52'	15.00'	20.47'	N21°6'30"W
C11	22.52'	15.00'	20.47'	S88°18'46"E
C12	94.85'	781.00'	94.79'	N52°08'51"E
C13	202.43'	719.00'	201.76'	N47°33'39"E
C14	23.56'	15.00'	21.21'	N84°29'21"E
C15	89.50'	536.84'	89.39'	S40°05'47"E
C16	156.10'	500.00'	155.46'	N26°26'35"E
C17	42.89'	482.00'	42.87'	S47°57'58"E
C18	136.60'	500.00'	136.17'	N25°19'33"E
C19	99.49'	500.00'	99.33'	N38°51'10"E
C20	88.61'	500.00'	88.50'	N39°28'33"E
C21	101.87'	500.00'	101.69'	N61°09'04"W
C22	393.26'	750.00'	388.77'	S37°55'17"W
C23	52.05'	1005.00'	52.05'	S51°27'34"W
C24	42.07'	750.00'	42.07'	S51°34'58"W
C25	211.16'	750.00'	210.46'	N47°33'39"E
C26	142.95'	750.00'	142.73'	N50°09'59"E
C27	153.55'	750.00'	153.28'	N38°50'27"E
C28	51.01'	750.00'	51.00'	N31°01'38"E
C29	55.05'	500.00'	55.02'	N32°13'57"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	112.00'	N67°06'00"W
L2	46.08'	N70°30'55"W
L3	129.50'	N67°06'00"W
L4	21.99'	S22°54'00"W
L5	49.45'	S22°54'00"W
L6	32.95'	S22°54'00"W
L7	89.59'	S22°54'00"W
L8	84.91'	N22°54'00"E
L9	5.97'	N22°54'00"E
L10	15.40'	N22°54'00"E
L11	13.51'	N22°54'00"E

# THE HILLS @ SUMMIT RIDGE PHASE 'J'

## VICINITY MAP



## LEGEND

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

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M WITH THE BEARING BEING S0°01'14"E 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 ADDRESSES
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

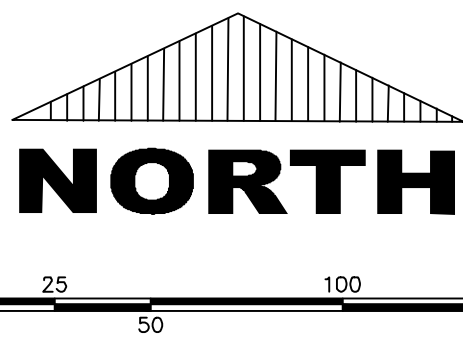
## UTILITIES APPROVAL

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

ROCKY MTN POWER

CENTRACOM

CENTURY LINK



## 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-\_\_\_\_\_

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	10.89 ACRES
TOTAL LOT ACREAGE	7.81 ACRES
TOTAL ROW ACREAGE	3.08 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	3.76 / du
NUMBER OF LOTS	41 LOTS

## PROJECT DEVELOPER

SALSBURY DEVELOPMENT  
 494 WEST 1300 NORTH  
 SPRINGVILLE, UTAH 84663  
 (801) 491-9091

## PROJECT ENGINEER &amp; SURVEYOR

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

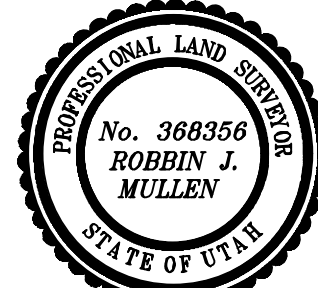
## Surveyor's Certificate

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

BEGINNING AT A POINT ON A LINE THAT IS S0°01'14"E, A DISTANCE OF 538.35' ALONG THE SECTION LINE AND WEST 195.16' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;  
 THENCE, S 65° 40' 12" W FOR A DISTANCE OF 100.89 FEET TO A POINT ON A LINE, THENCE, S 59° 03' 35" W FOR A DISTANCE OF 100.89 FEET TO A POINT ON A LINE, THENCE, S 34° 14' 43" E FOR A DISTANCE OF 107.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 33' 53", HAVING A RADIUS OF 768.00 FEET, AND WHOSE LONG CHORD BEARS S 54° 28' 20" W FOR A DISTANCE OF 34.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 36° 48' 37" E FOR A DISTANCE OF 197.51 FEET TO A POINT ON A LINE, THENCE, S 59° 08' 49" W FOR A DISTANCE OF 74.07 FEET TO A POINT ON A LINE, THENCE, S 46° 25' 42" W FOR A DISTANCE OF 198.92 FEET TO A POINT ON A LINE, THENCE, S 24° 55' 07" W FOR A DISTANCE OF 307.92 FEET TO A POINT ON A LINE, THENCE, S 43° 06' 04" W FOR A DISTANCE OF 46.49 FEET TO A POINT ON A LINE, THENCE, S 22° 54' 00" W FOR A DISTANCE OF 159.25 FEET TO A POINT ON A LINE, THENCE, N 67° 06' 00" W FOR A DISTANCE OF 112.00 FEET TO A POINT ON A LINE, THENCE, N 70° 30' 55" W FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE, THENCE, N 67° 06' 00" W FOR A DISTANCE OF 129.50 FEET TO A POINT ON A LINE, THENCE, S 22° 54' 00" W FOR A DISTANCE OF 21.99 FEET TO A POINT ON A LINE, THENCE, N 54° 40' 53" W FOR A DISTANCE OF 153.97 FEET TO A POINT ON A LINE, THENCE, N 69° 13' 56" W FOR A DISTANCE OF 63.80 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 57' 51", HAVING A RADIUS OF 531.00 FEET, AND WHOSE LONG CHORD BEARS N 39° 04' 15" E FOR A DISTANCE OF 101.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 41° 30' 47" E FOR A DISTANCE OF 49.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 32' 27", HAVING A RADIUS OF 14.44 FEET, AND WHOSE LONG CHORD BEARS N 14° 15' 26" W FOR A DISTANCE OF 23.87 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 86° 54' 12", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 34' 21" W FOR A DISTANCE OF 20.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 91° 34' 38", HAVING A RADIUS OF 14.04 FEET, AND WHOSE LONG CHORD BEARS N 70° 51' 30" E FOR A DISTANCE OF 20.13 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 11° 12' 17", HAVING A RADIUS OF 469.00 FEET, AND WHOSE LONG CHORD BEARS N 23° 06' 06" E FOR A DISTANCE OF 91.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 17° 24' 59", HAVING A RADIUS OF 531.00 FEET, AND WHOSE LONG CHORD BEARS N 26° 12' 27" E FOR A DISTANCE OF 160.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, THENCE, N 31° 58' 25" E FOR A DISTANCE OF 66.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 86° 54' 12", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 34' 21" W FOR A DISTANCE OF 20.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE, THENCE, N 32° 22' 50" E FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 87° 37' 26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 79° 09' 50" E FOR A DISTANCE OF 20.77 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 05° 23' 32", HAVING A RADIUS OF 781.00 FEET, AND WHOSE LONG CHORD BEARS N 38° 02' 53" E FOR A DISTANCE OF 73.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 86° 02' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 16' 30" W FOR A DISTANCE OF 20.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 44° 42' 22" E FOR A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 86° 02' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 86° 18' 46" E FOR A DISTANCE OF 87.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 05° 05' 54", HAVING A RADIUS OF 531.00 FEET, AND WHOSE LONG CHORD BEARS S 86° 18' 46" E FOR A DISTANCE OF 87.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 06° 57' 51", HAVING A RADIUS OF 781.00 FEET, AND WHOSE LONG CHORD BEARS N 52° 08' 51" E FOR A DISTANCE OF 94.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16° 07' 53", HAVING A RADIUS OF 719.00 FEET, AND WHOSE LONG CHORD BEARS N 47° 33' 39" E FOR A DISTANCE OF 201.76 FEET TO A POINT ON A LINE, THENCE, S 50° 10' 17" E FOR A DISTANCE OF 62.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 59' 28", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 84° 29' 21" E FOR A DISTANCE OF 21.21 FEET, THENCE, S 50° 30' 55" E FOR A DISTANCE OF 37.26 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 05° 05' 54", HAVING A RADIUS OF 462.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 57' 58" E FOR A DISTANCE OF 42.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 09° 33' 06", HAVING A RADIUS OF 536.84 FEET, AND WHOSE LONG CHORD BEARS S 40° 05' 47" E FOR A DISTANCE OF 89.39 FEET TO THE POINT OF BEGINNING

CONTAINING 10.89 ACRES OF LAND AND 41 LOTS



DATE

## OWNERS DEDICATION

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 HERETO SET OUR HANDS THIS  
 DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

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

## THE HILLS @ SUMMIT RIDGE PHASE 'J'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	34.38'	768.00'	34.38'	S54°28'20"W	2°33'53"
C2	101.61'	531.00'	101.46'	N39°04'15"E	10°57'51"
C3	28.11'	14.44'	23.87'	N14°15'28"W	111°32'27"
C4	22.45'	14.04'	20.13'	N70°51'30"E	91°34'38"
C5	91.72'	469.00'	91.57'	N23°06'06"E	11°12'17"
C6	161.41'	531.00'	160.79'	N26°12'27"E	17°24'59"
C7	22.75'	15.00'	20.63'	N13°34'21"W	86°54'12"
C8	22.94'	15.00'	20.77'	N79°09'50"E	87°37'26"
C9	73.50'	781.00'	73.48'	N38°02'53"E	5°23'32"
C10	22.52'	15.00'	20.47'	N2°16'30"W	86°02'17"
C11	22.52'	15.00'	20.47'	S88°18'46"E	86°02'17"
C12	94.85'	781.00'	94.79'	N52°08'51"E	6°57'31"
C13	202.43'	719.00'	201.76'	N47°33'39"E	16°07'53"
C14	23.56'	15.00'	21.21'	N84°29'21"E	89°59'28"
C15	89.50'	536.84'	89.39'	S40°05'47"E	9°33'06"
C16	156.10'	500.00'	155.46'	N26°26'35"E	17°53'14"
C17	42.89'	482.00'	42.87'	S47°57'58"E	5°05'54"
C18	136.60'	500.00'	136.17'	N25°19'33"E	15°39'10"
C19	99.49'	500.00'	99.33'	N38°51'10"E	11°24'03"
C20	88.61'	500.00'	88.50'	N39°28'33"E	10°09'16"
C21	101.87'	500.00'	101.69'	N61°09'04"W	11°40'24"
C22	393.26'	750.00'	388.77'	S37°55'17"W	30°02'36"
C23	52.05'	1005.00'	52.05'	S51°27'34"W	2°58'03"
C24	42.07'	750.00'	42.07'	S51°34'58"W	3°12'51"
C25	211.16'	750.00'	210.46'	N47°33'39"E	16°07'53"
C26	142.95'	750.00'	142.73'	N50°09'59"E	10°55'14"
C27	153.55'	750.00'	153.28'	N38°50'27"E	11°43'49"
C28	51.01'	750.00'	51.00'	N31°01'38"E	3°53'50"
C29	55.05'	500.00'	55.02'	N32°13'57"E	6°18'29"
C30	3.87'	875.00'	3.87'	N55°37'40"E	0°15'13"
C31	79.20'	875.00'	79.17'	N52°54'29"E	5°11'09"
C32	3.77'	875.00'	3.77'	N50°11'31"E	0°14'48"
C33	1.42'	875.00'	1.42'	N50°01'20"E	0°05'35"
C34	45.58'	880.00'	45.57'	N51°27'34"E	2°58'03"
C35	3.04'	875.00'	3.04'	N52°50'37"E	0°11'57"
C36	14.16'	875.00'	14.16'	N52°16'49"E	0°55'39"
C37	46.76'	875.00'	46.75'	N50°17'09"E	3°03'42"
C38	11.10'	875.00'	11.10'	N48°23'29"E	0°43'37"
C39	68.77'	875.00'	68.75'	N45°46'35"E	4°30'10"
C40	3.20'	875.00'	3.20'	N43°25'13"E	0°12'34"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C41	47.36'	875.00'	47.36'	N41°45'53"E	3°06'05"
C42	13.55'	875.00'	13.55'	N39°46'13"E	0°53'15"
C43	36.49'	875.00'	36.49'	N38°07'54"E	2°23'22"
C44	24.43'	875.00'	24.43'	N36°08'14"E	1°35'58"
C45	43.85'	875.00'	43.85'	N33°54'06"E	2°52'18"
C46	39.22'	875.00'	39.21'	N31°10'55"E	2°34'04"
C47	20.53'	875.00'	20.53'	N29°13'33"E	1°20'40"
C48	40.39'	875.00'	40.38'	N27°13'53"E	2°38'41"
C49	11.93'	875.00'	11.93'	N25°31'06"E	0°46'53"
C50	34.02'	875.00'	34.02'	N24°00'50"E	2°13'40"
C51	38.53'	768.00'	38.53'	N51°45'09"E	2°52'29"
C52	4.55'	768.00'	4.55'	N50°08'43"E	0°20'23"
C53	51.12'	987.00'	51.11'	N51°27'34"E	2°58'03"
C54	2.67'	768.00'	2.67'	N52°50'37"E	0°11'57"
C55	53.47'	768.00'	53.46'	N50°44'58"E	3°59'20"
C56	72.91'	768.00'	72.88'	N46°02'07"E	5°26'22"
C57	53.47'	768.00'	53.46'	N41°19'16"E	3°59'20"
C58	53.47'	768.00'	53.46'	N37°19'55"E	3°59'20"
C59	72.91'	768.00'	72.88'	N32°37'04"E	5°26'22"
C60	53.47'	768.00'	53.46'	N27°54'13"E	3°59'20"
C61	40.34'	768.00'	40.33'	N24°24'16"E	3°00'33"
C62	23.59'	15.00'	21.23'	N67°57'22"E	90°06'45"
C63	24.80'	15.00'	22.07'	S19°37'21"E	94°43'49"
C64	64.34'	531.00'	64.30'	S24°16'17"W	6°56'33"
C65	30.59'	531.00'	30.59'	S19°08'59"W	3°18'03"
C66	24.28'	469.00'	24.28'	S18°58'57"W	2°57'59"
C67	83.73'	469.00'	83.62'	S25°34'48"W	10°13'43"
C68	38.41'	469.00'	38.40'	S33°02'28"W	4°41'32"
C69	18.91'	531.00'	18.91'	S34°21'59"W	2°02'25"
C70	39.55'	531.00'	39.54'	S31°12'45"W	4°16'04"
C71	14.25'	719.00'	14.25'	S29°38'46"W	1°08'07"
C72	80.52'	719.00'	80.48'	S33°25'19"W	6°25'00"
C73	59.08'	719.00'	59.06'	S38°59'03"W	4°42'28"
C74	59.57'	719.00'	59.55'	S43°42'41"W	4°44'48"
C75	80.52'	719.00'	80.48'	S49°17'35"W	6°25'00"
C76	39.22'	719.00'	39.21'	S54°03'51"W	3°07'31"
C77	21.32'	781.00'	21.32'	S54°50'41"W	1°33'50"
C78	56.98'	781.00'	56.96'	S51°58'23"W	4°10'47"
C79	72.95'	781.00'	72.92'	S47°12'26"W	5°21'05"
C80	53.49'	781.00'	53.48'	S42°34'10"W	3°55'28"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C81	15.16'	781.00'	15.16'	S40°03'05"W	1°08'43"
C86	75.59'	469.00'	75.51'	S39°56'09"W	9°14'04"
C87	12.70'	531.00'	12.70'	S43°52'05"W	1°22'12"
C88	68.25'	531.00'	68.20'	S39°30'04"W	7°21'51"
C89	20.21'	15.00'	18.72'	S74°24'56"W	77°11'36"
C90	23.53'	15.00'	21.19'	N22°02'38"W	89°53'15"
C91	23.59'	15.00'	21.23'	S67°57'22"W	90°06'45"
C92	95.54'	482.00'	95.38'	N61°18'34"W	11°21'24"
C93	111.71'	528.00'	111.50'	S60°55'35"E	12°07'21"
C94	23.53'	15.00'	21.19'	S22°02'38"E	89°53'15"
C96	82.03'	722.00'	81.89'	S26°09'17"W	6°30'36"
C97	59.06'	722.00'	59.04'	S31°45'11"W	4°41'12"
C98	59.06'	722.00'	59.04'	S36°26'24"W	4°41'12"
C99	80.50'	722.00'	80.46'	S41°58'38"W	6°23'17"
C100	59.06'	722.00'	59.04'	S47°30'53"W	4°41'12"
C101	38.88'	722.00'	38.87'	S51°24'02"W	3°05'06"
C102	17.95'	1033.00'	17.95'	S52°26'43"W	0°59'44"
C103	35.55'	1033.00'	35.55'	S50°57'42"W	1°58'19"
C104	40.50'	722.00'	40.50'	S51°34'58"W	3°12'51"

THE HILLS @ SUMMIT RIDGE  
PHASE 'J'

UTAH COUNTY, UTAH

SCALE: 1" = 50 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 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)

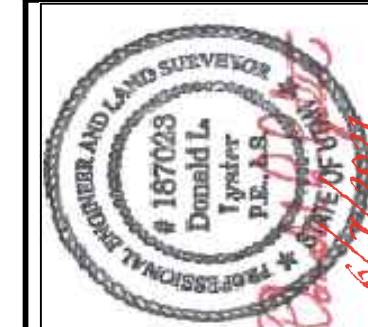
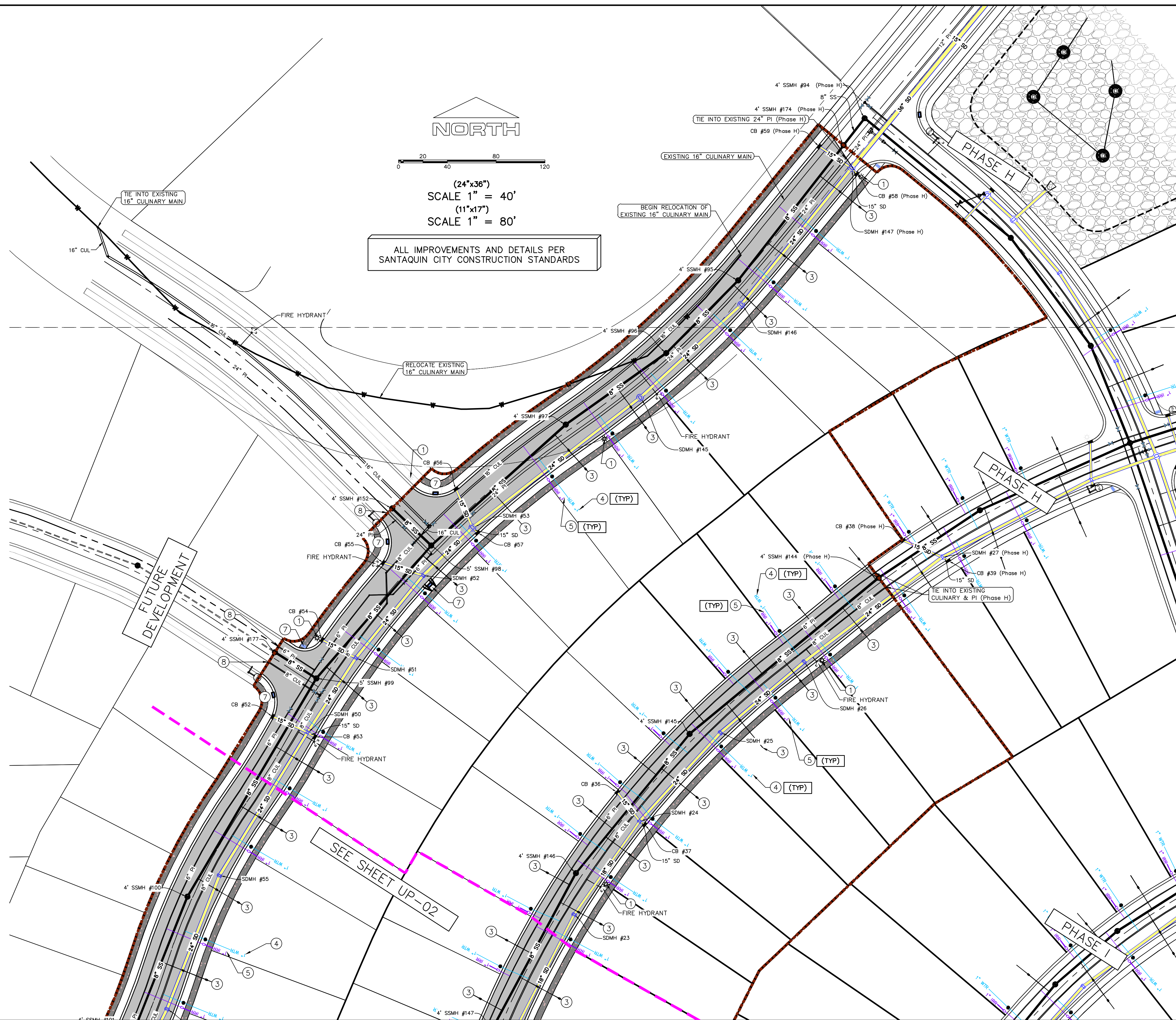
#### LEGEND

- |     |   |
|-----|---|
| --- | 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<br>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<br>TO BE SET AT ALL LOT CORNERS |
| --- | FOUND CLASS 1 STREET MONUMENT                     |
| --- | SET STREET MONUMENT                               |
| --- | CENTERLINE  |
| --- | RIGHT-OF-WAY LINE                                 |
| --- | LOT LINE  |
| --- | PUBLIC UTILITY EASEMENT<br>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.



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

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

DATE: 6.7.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

UTILITY PLANS

SHEET:

UP-01



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- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- SD
- SS
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
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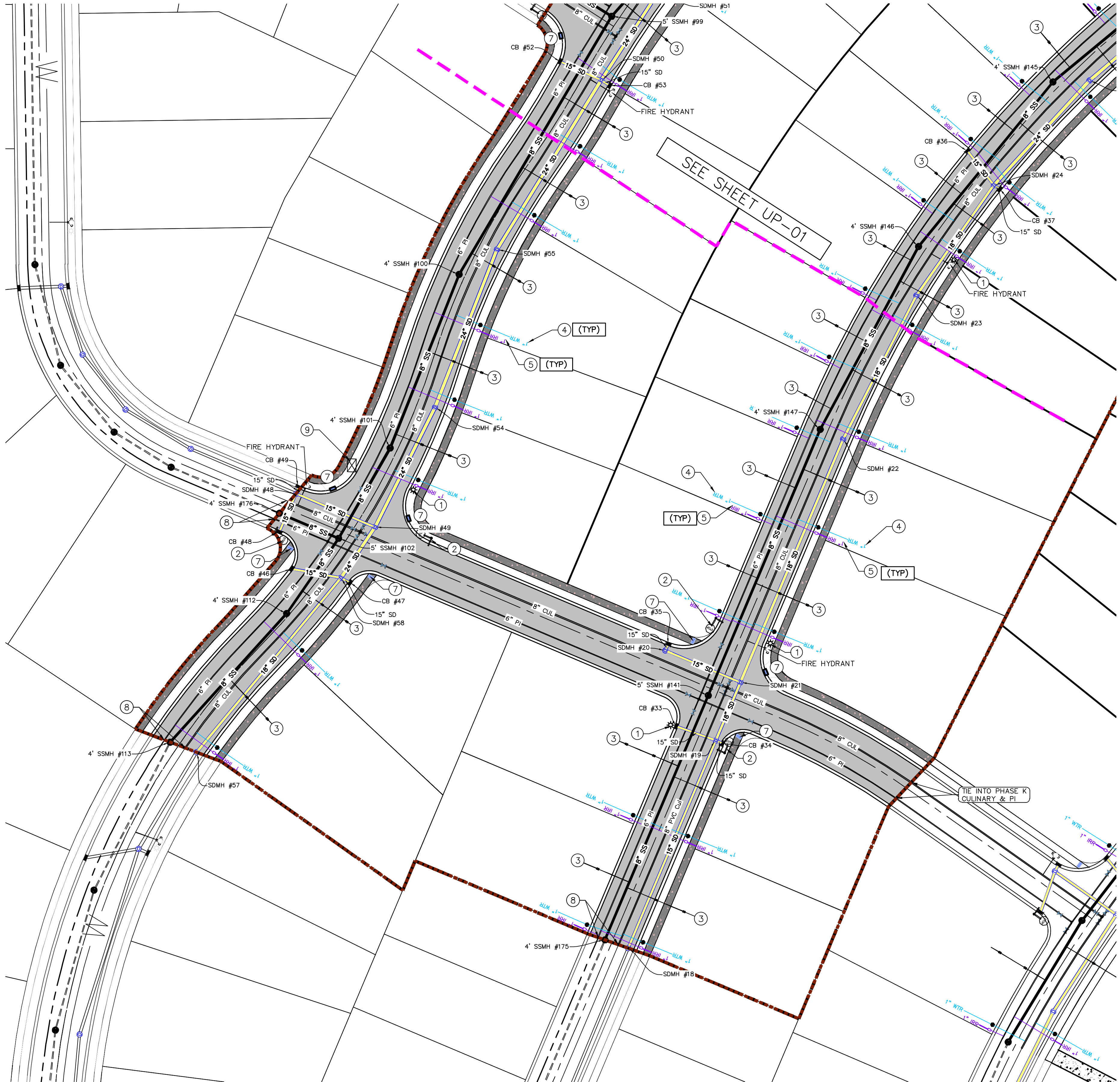
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NORTH

0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



Engineering  
& Surveying



THE HILLS @ SUMMIT RIDGE  
PHASE 'J'

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

DATE: 6.7.2021

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:

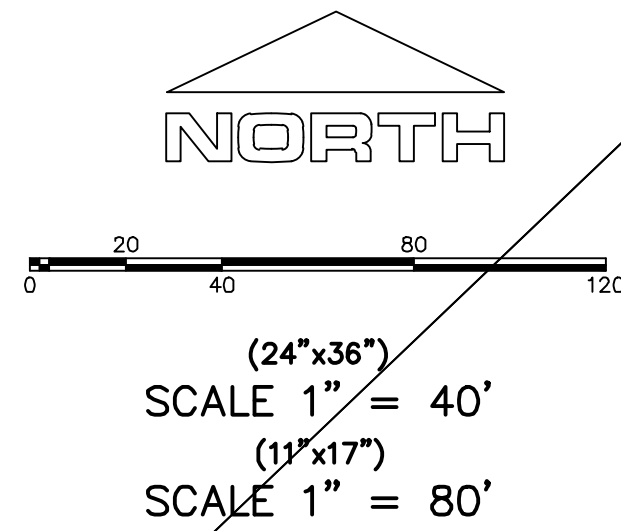
UTILITY PLANS

SHEET:

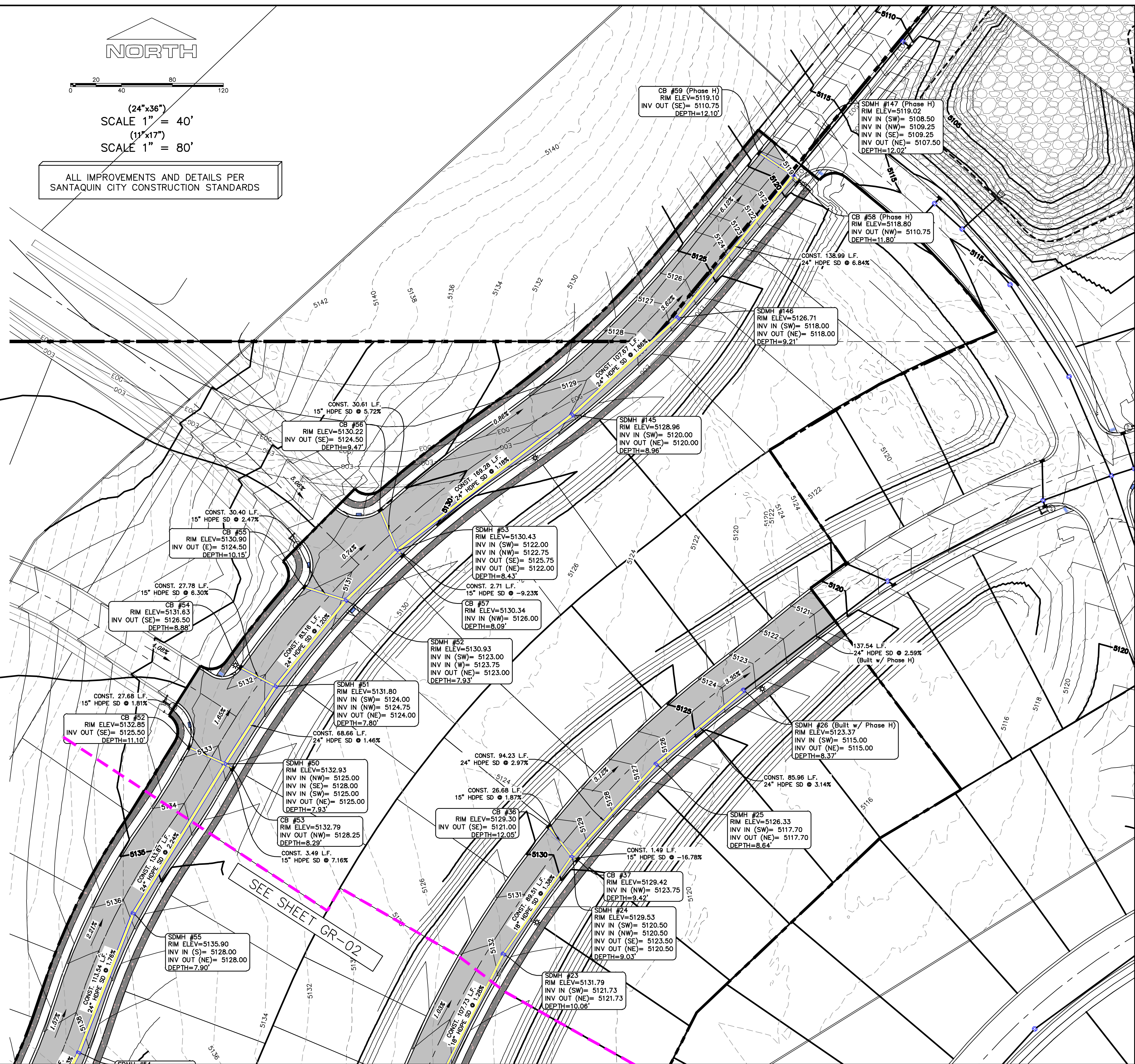
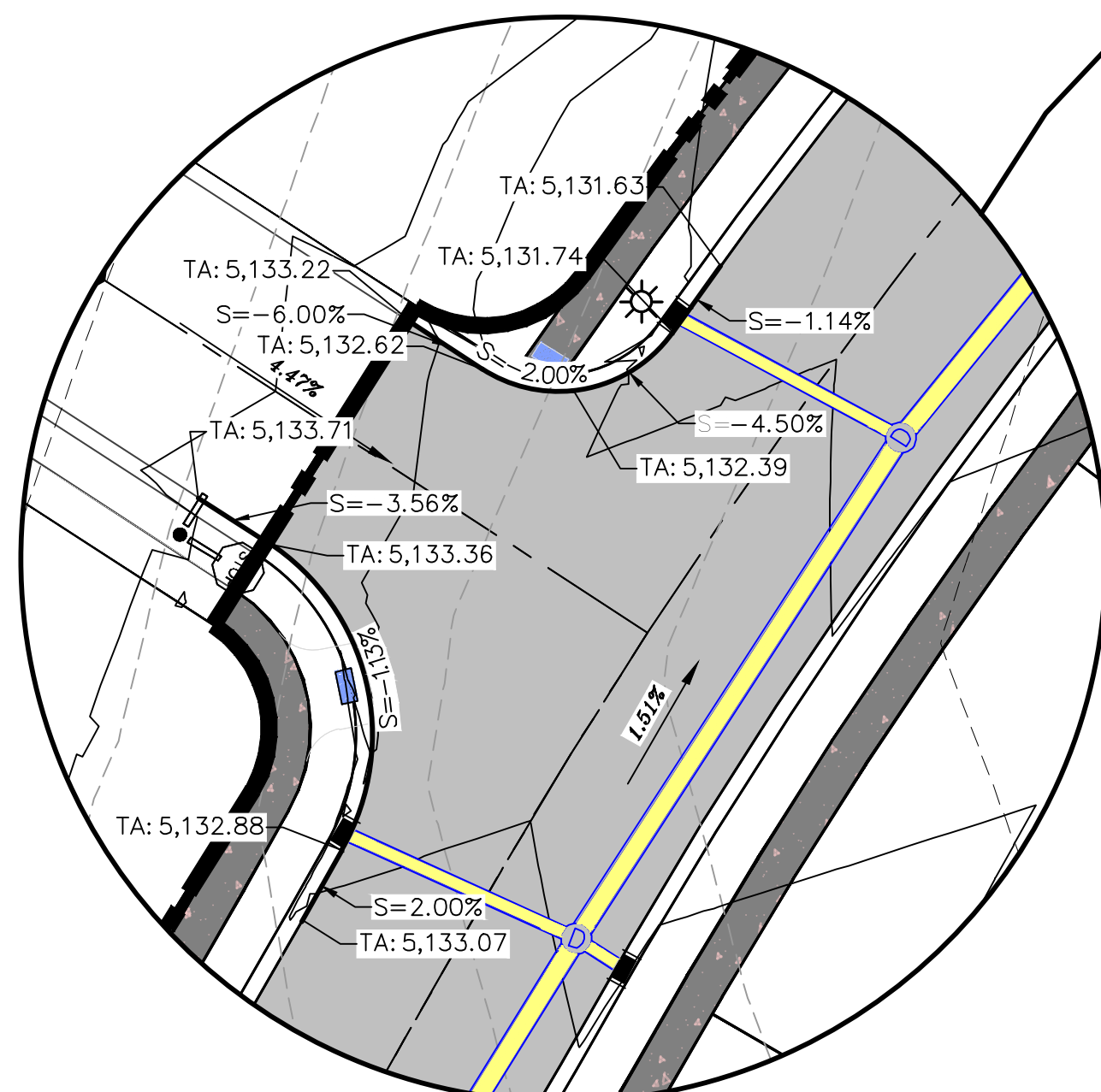
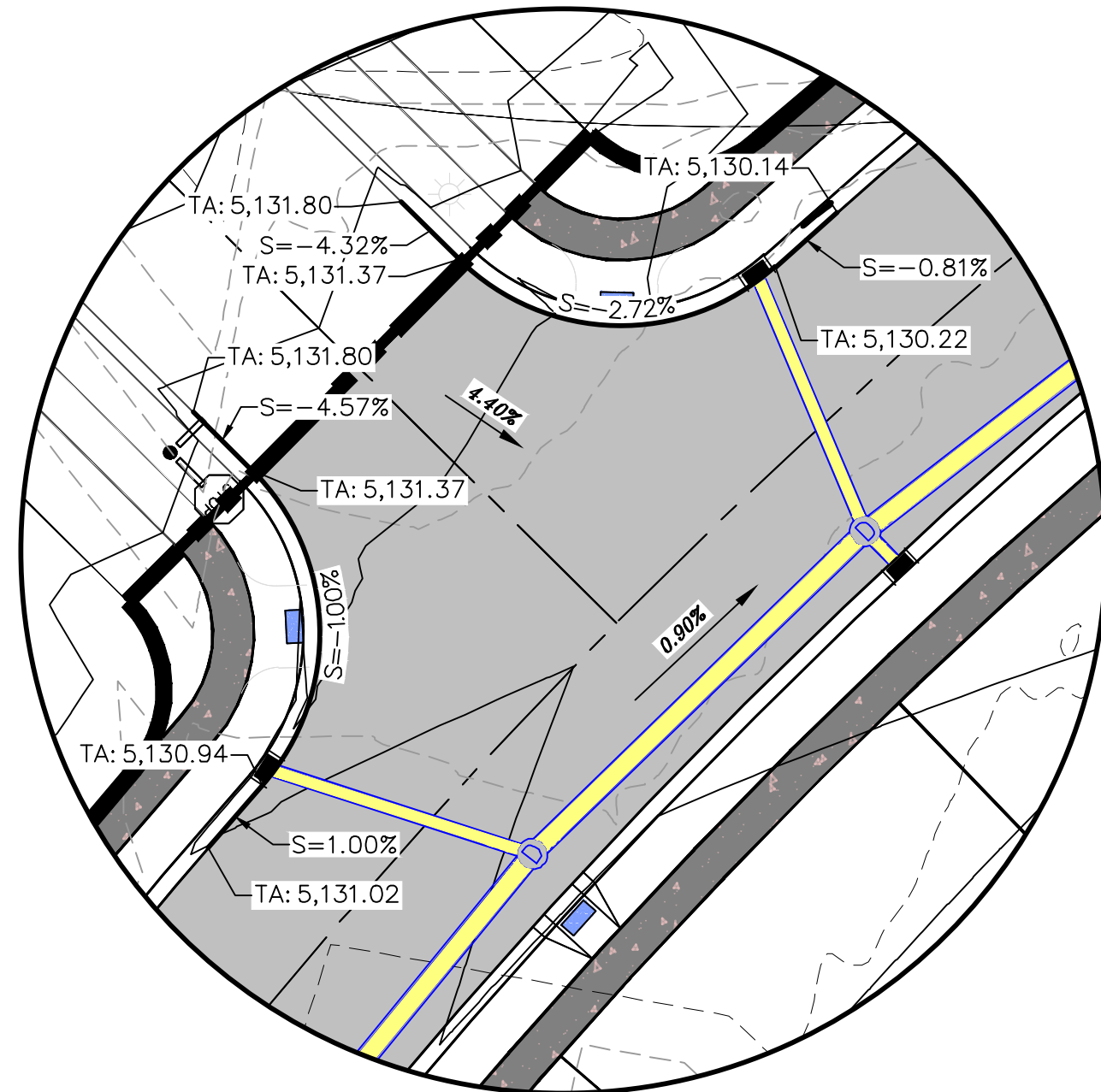
UP-02



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ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

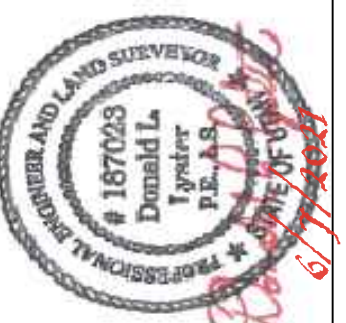


SEE SHEET GR-02

Engineering  
& Surveying

region

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



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

DATE: 6.7.2021

PROJECT #

REVISIONS:

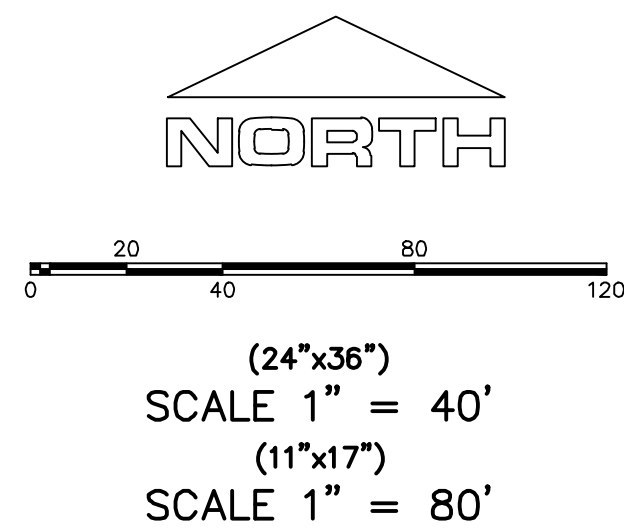
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SHEET NAME:  
GRADING PLANS

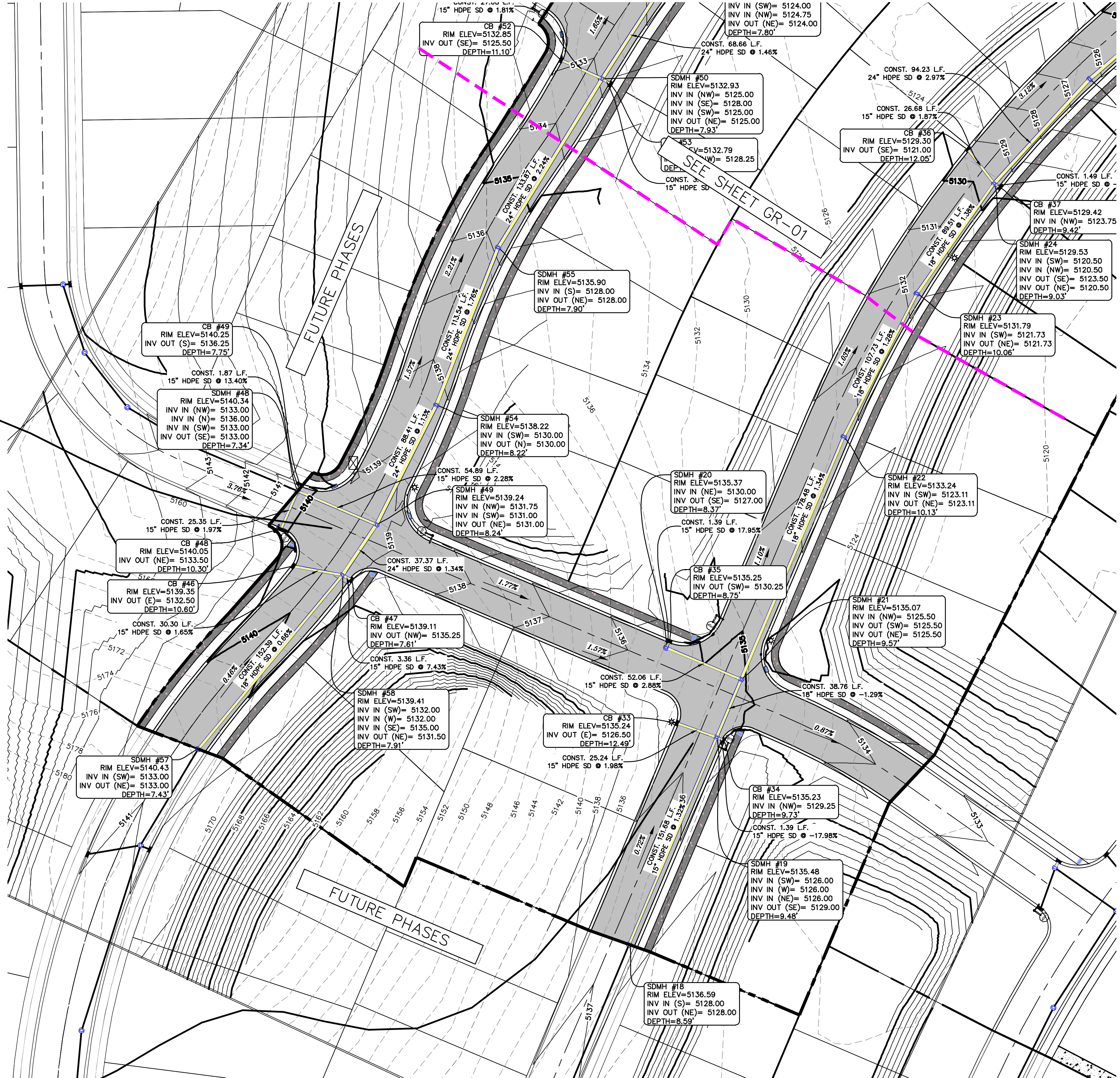
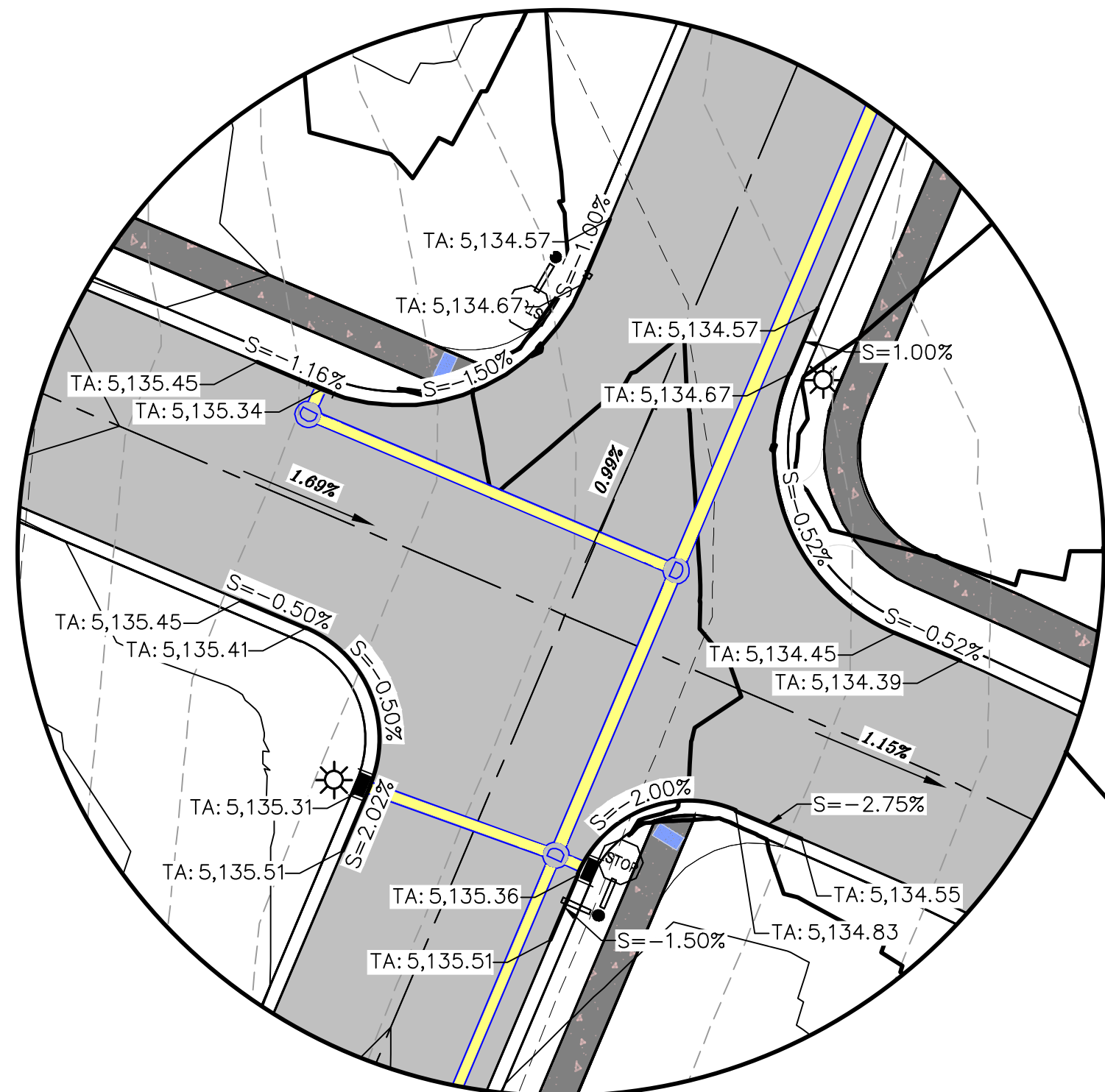
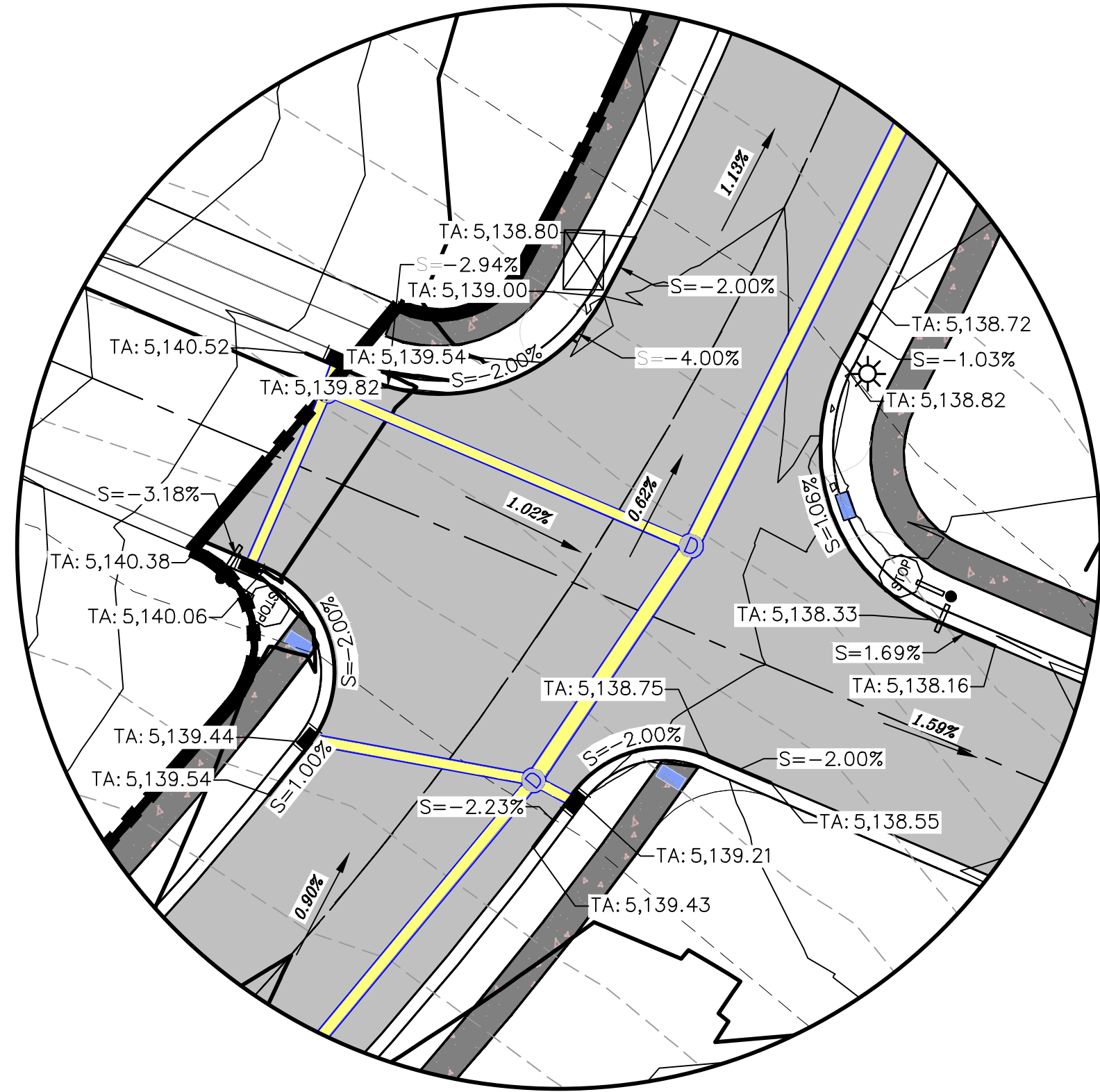
SHEET:  
GR-01



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ALL IMPROVEMENTS AND DETAILS PER  
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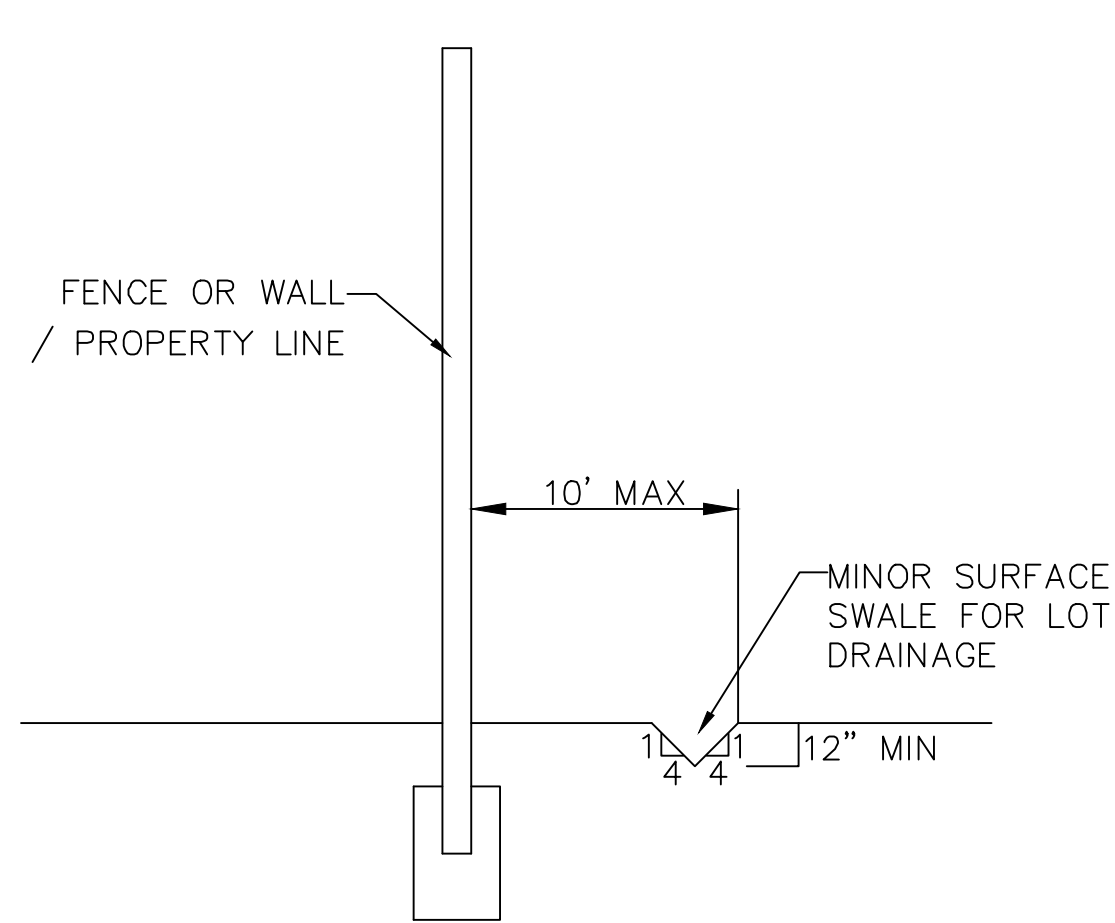
THE HILLS @ SUMMIT RIDGE  
PHASE 'J'

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

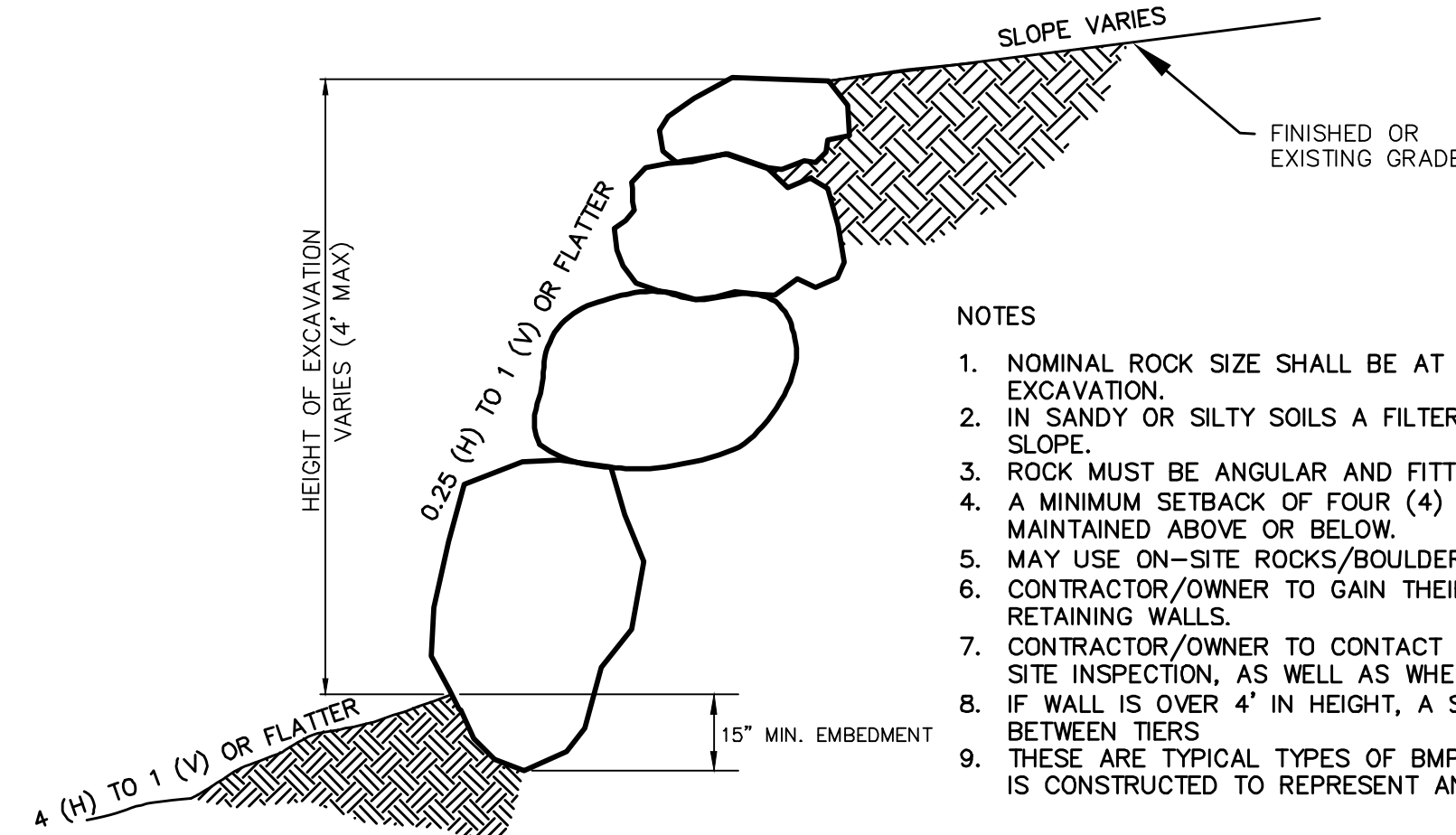
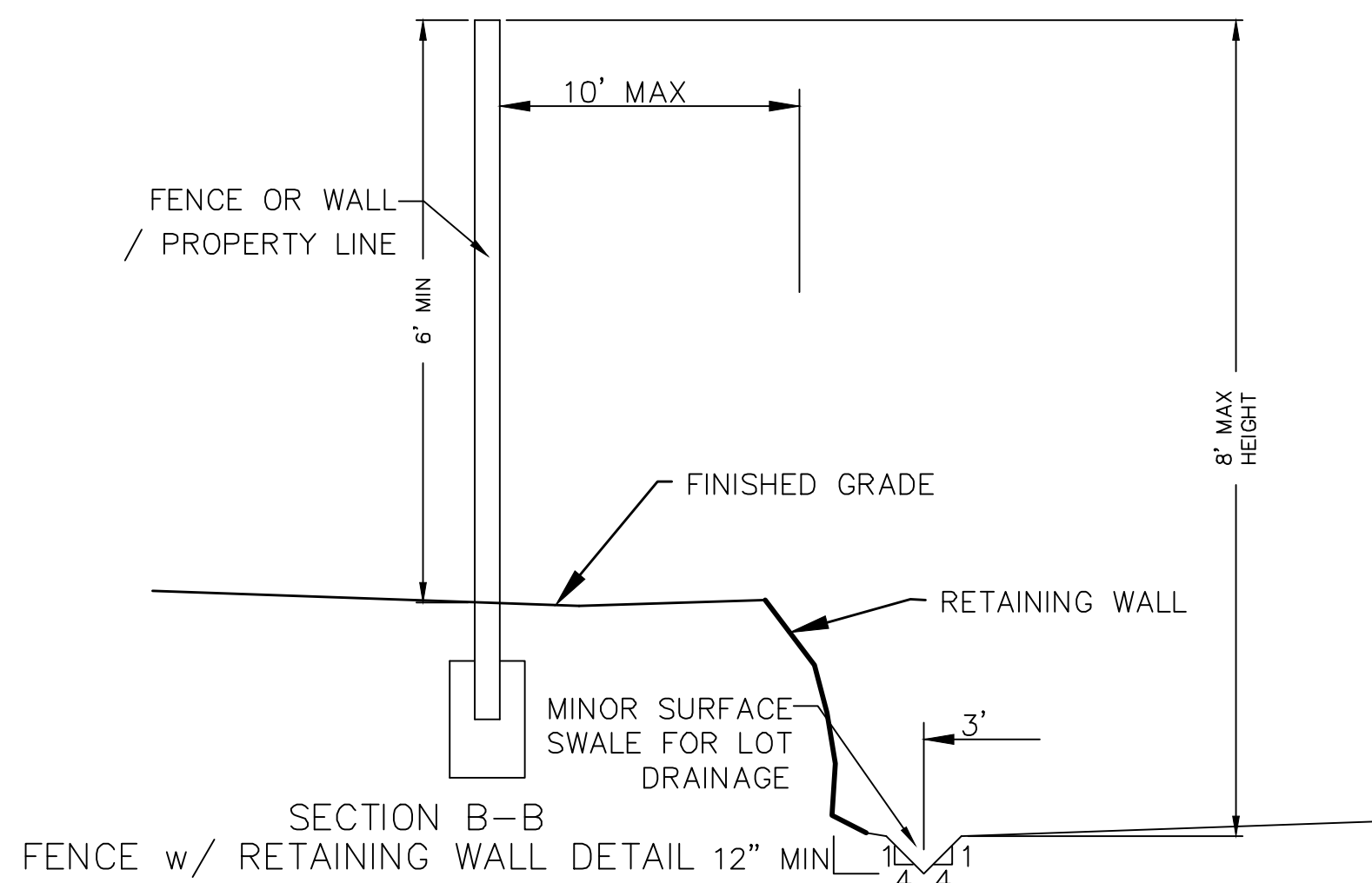
DATE: 6.7.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02





SECTION C-C  
FENCE DETAIL

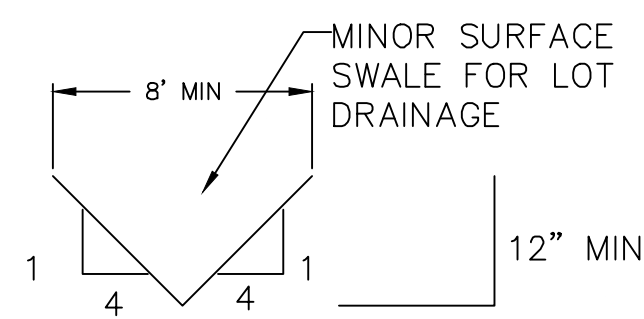


ROCK FACED SLOPE GUIDELINES  
EXCAVATION  
-NTS-

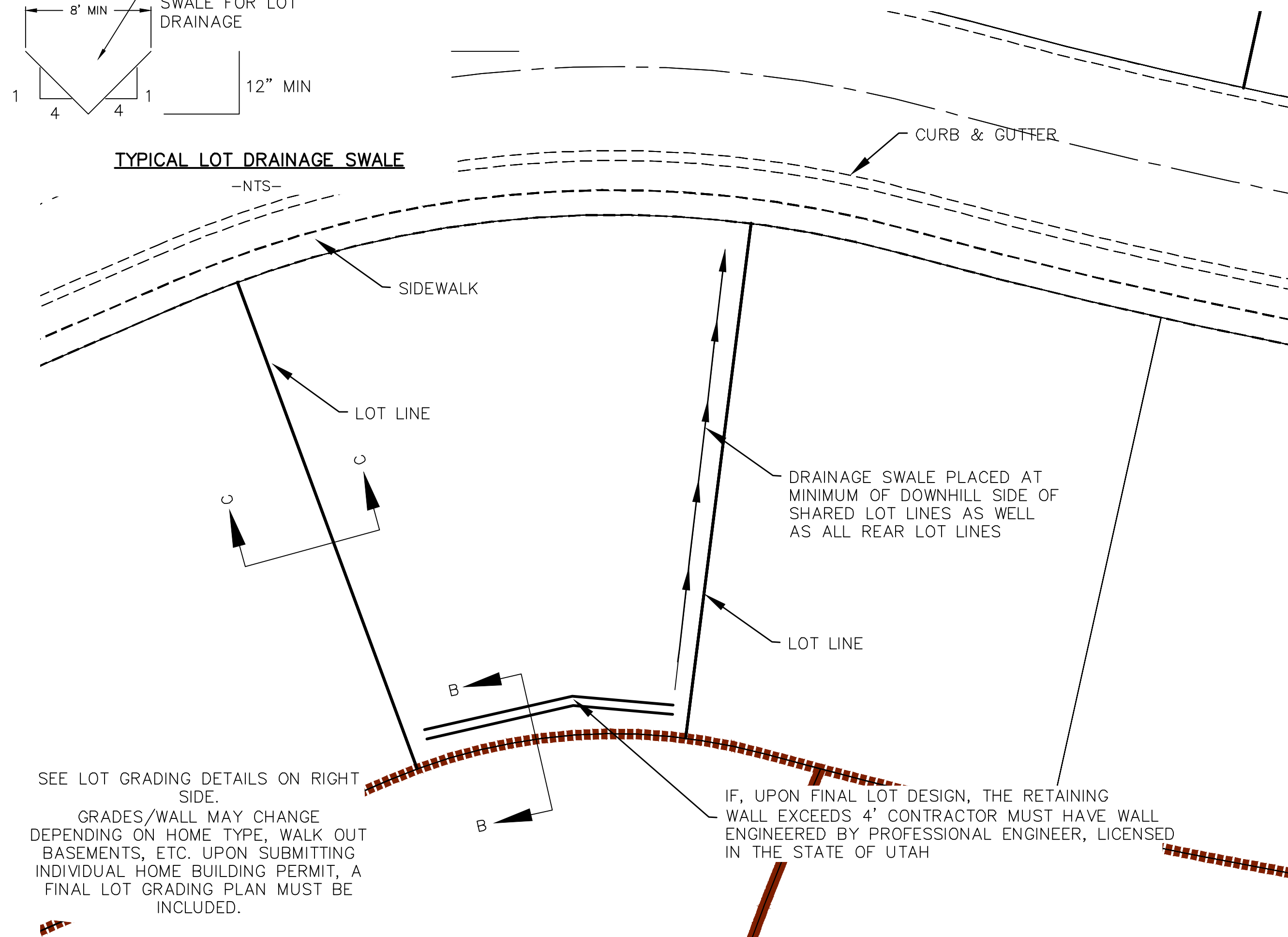
NOTES

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

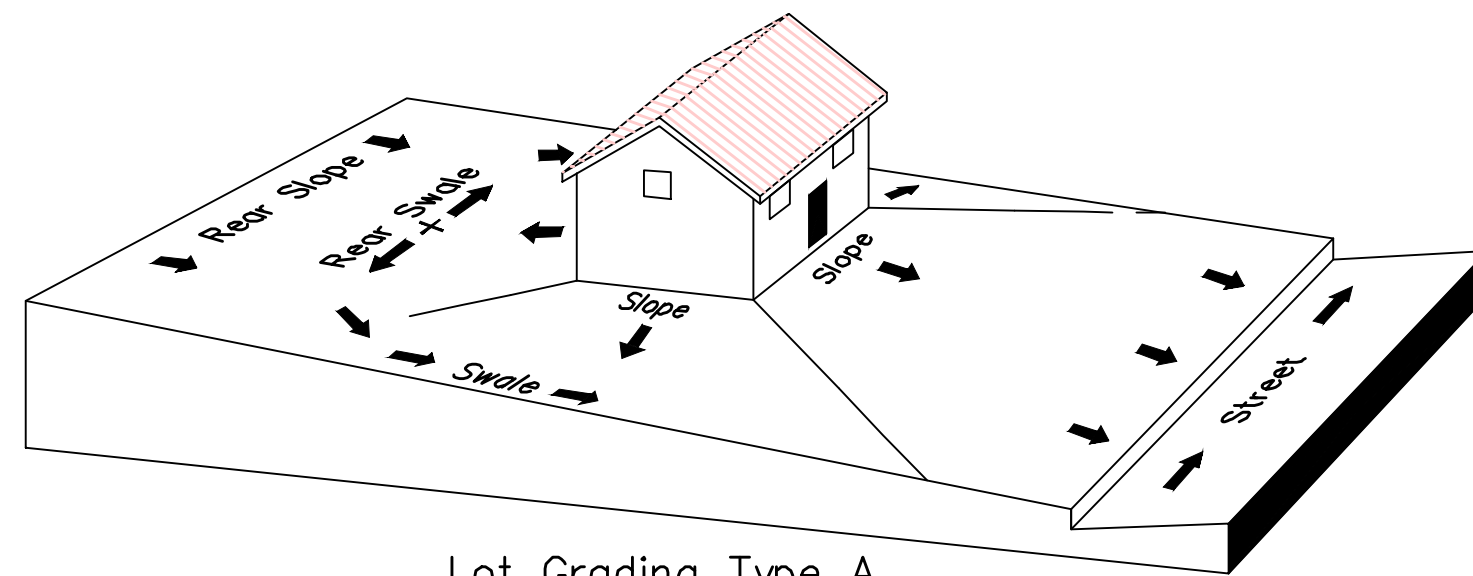
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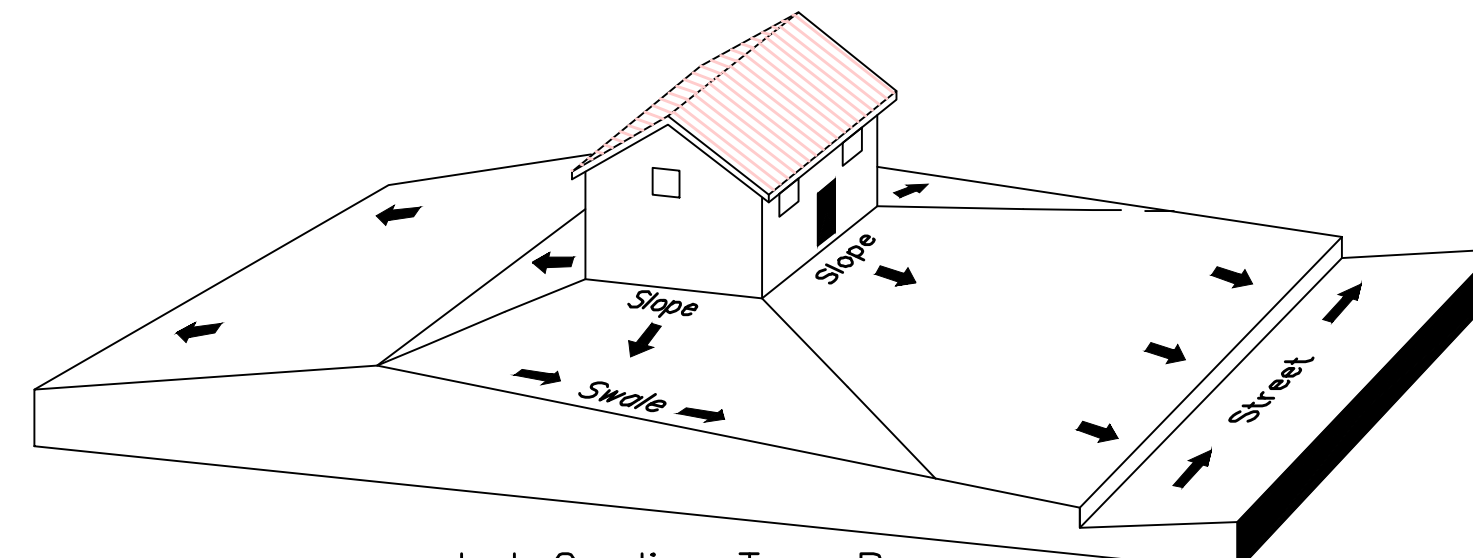
TYPICAL LOT DRAINAGE SWALE  
-NTS-



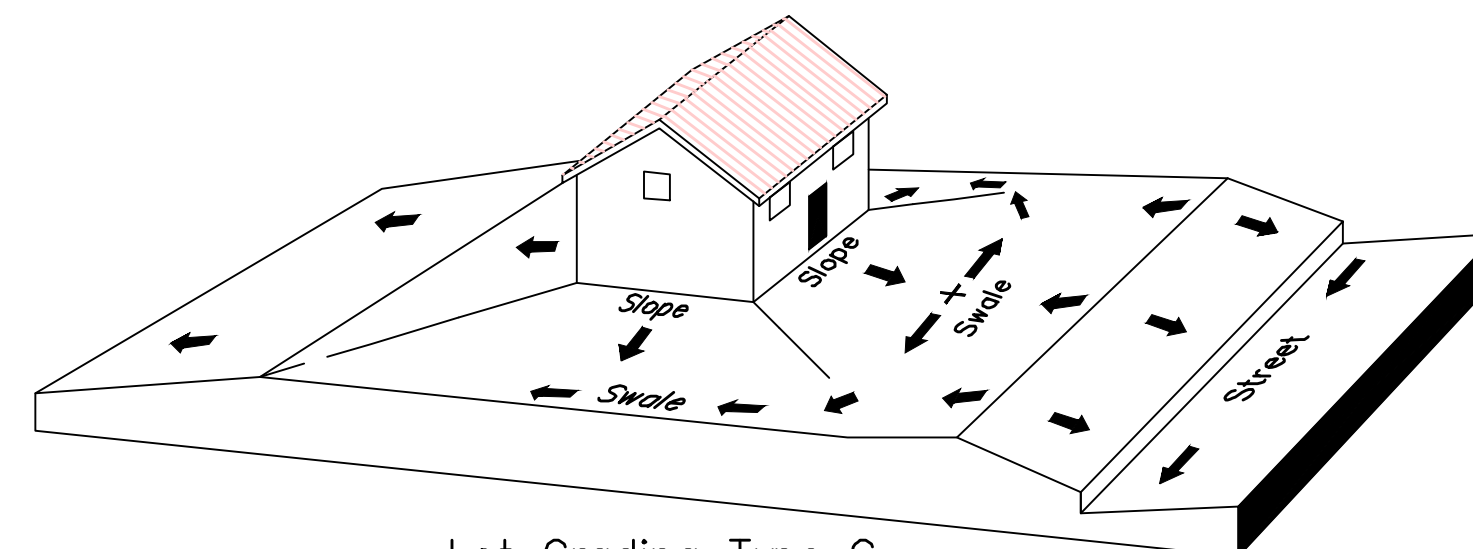
TYPICAL LOT GRADING  
-NTS-



Lot Grading Type A  
Drainage Directed Toward Front of Building



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



Lot Grading Type C  
Drainage Directed Toward Rear of Building

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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Orem, UT 84057  
P: 801.376.2245  
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THE HILLS @ SUMMIT RIDGE  
PHASE 'J'  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.7.2021

PROJECT #

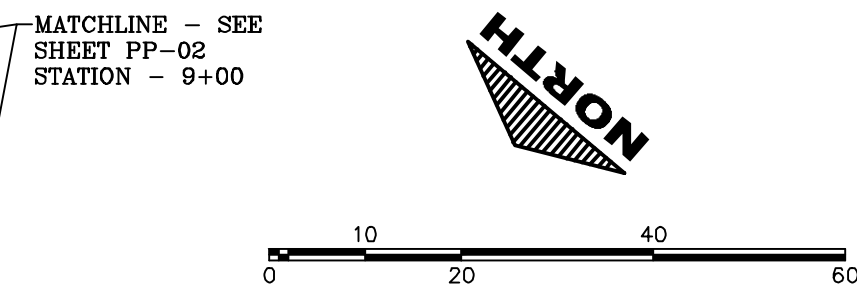
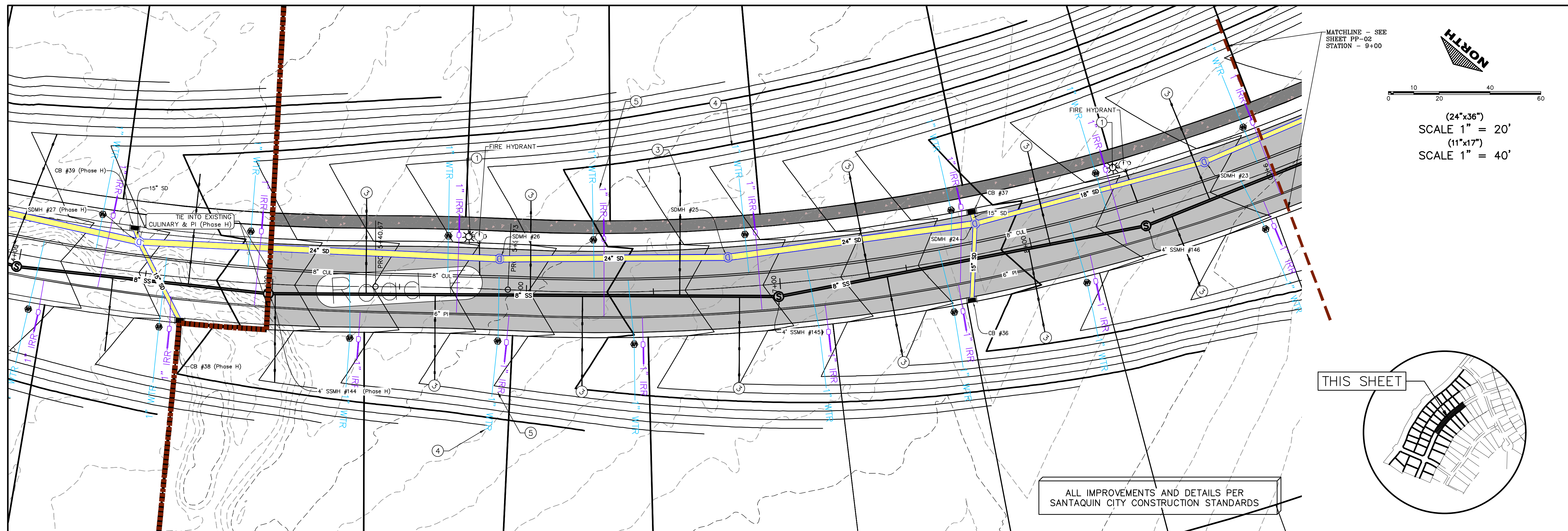
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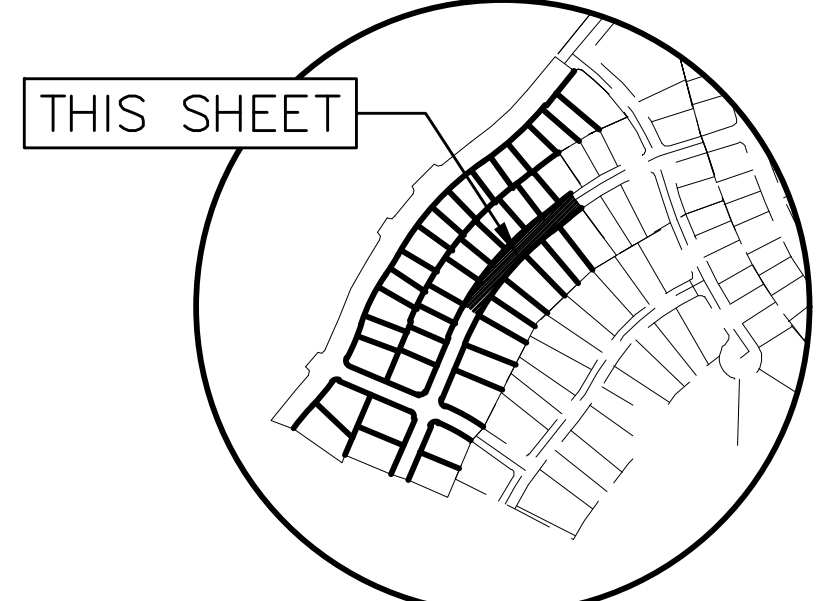
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GRADING PLANS

SHEET:  
GR-03

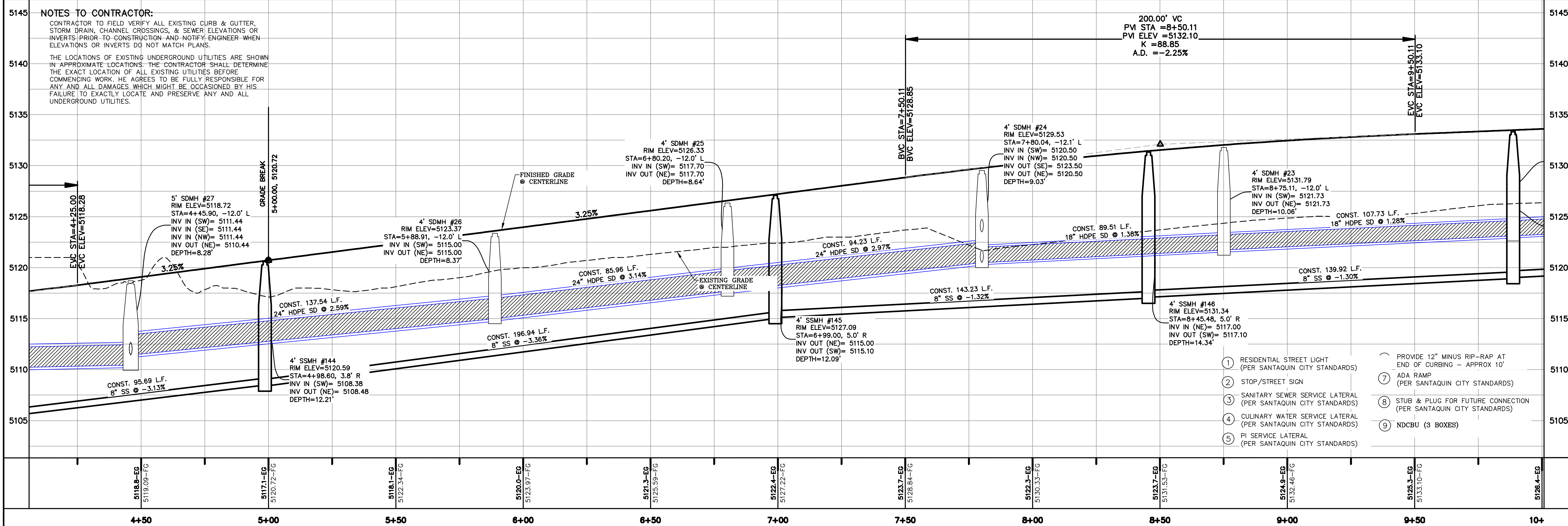




(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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

#### NOTES TO CONTRACTOR:

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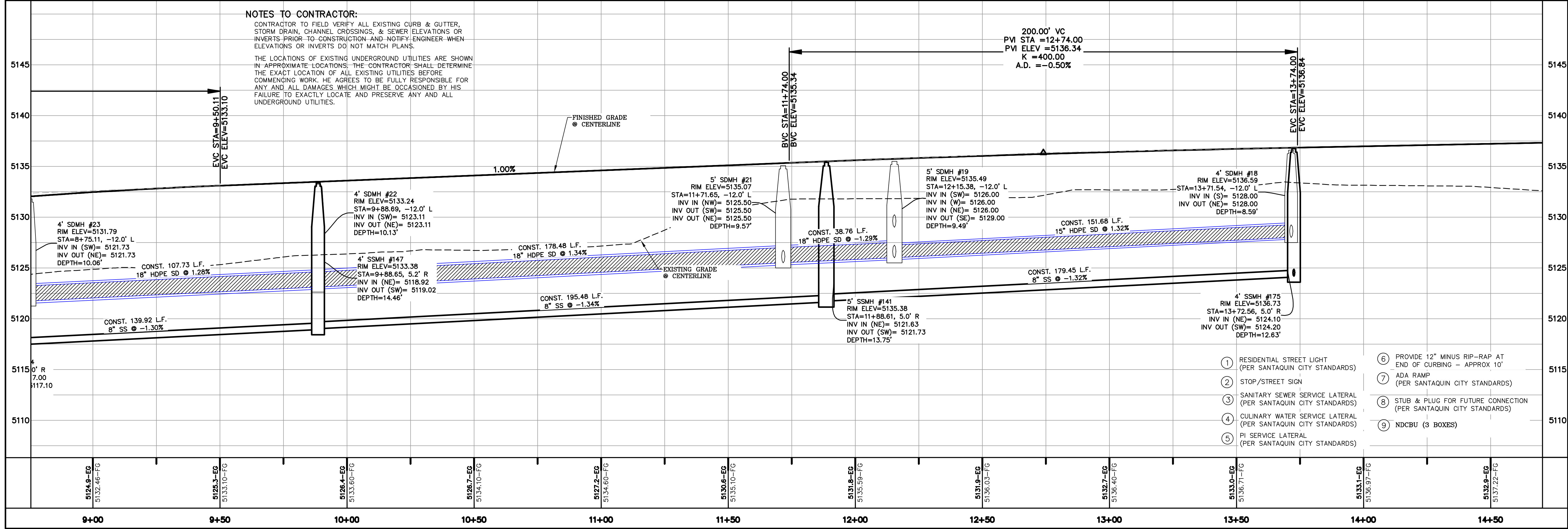
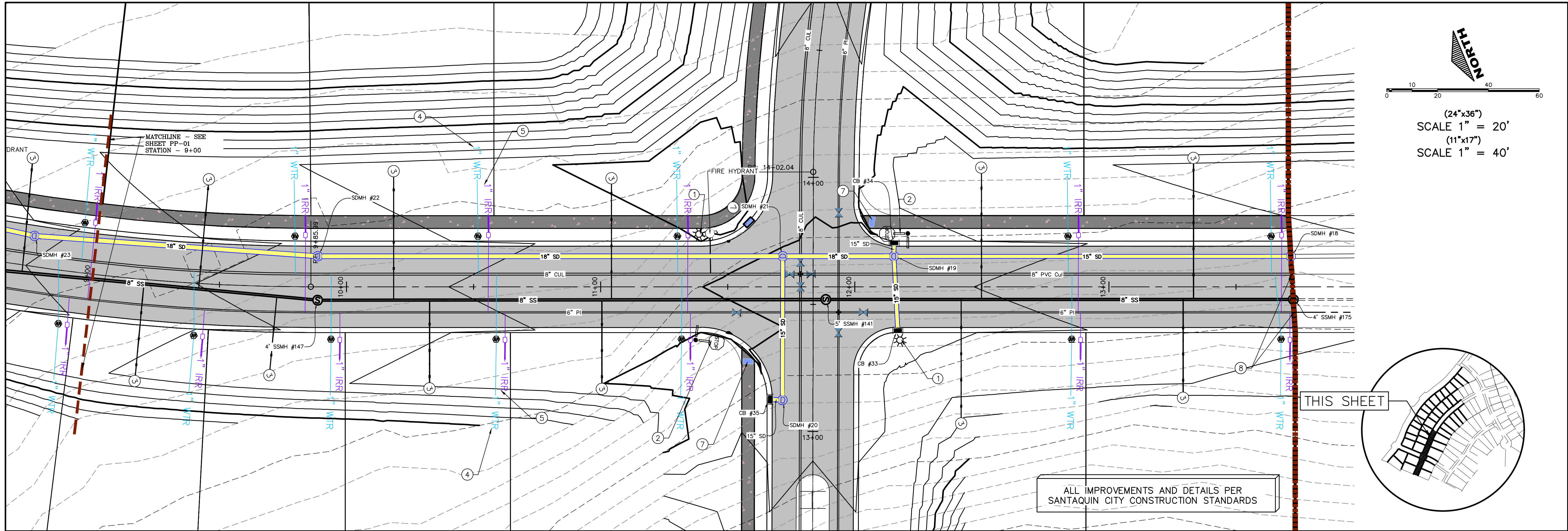
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.7.2021  
PROJECT #

REVISIONS:	
1	
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
**PP-01**





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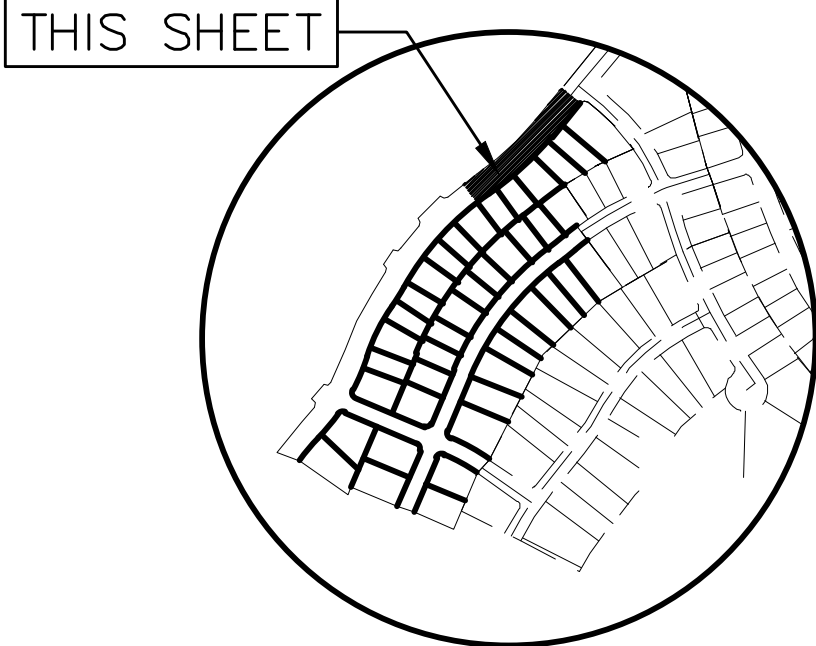
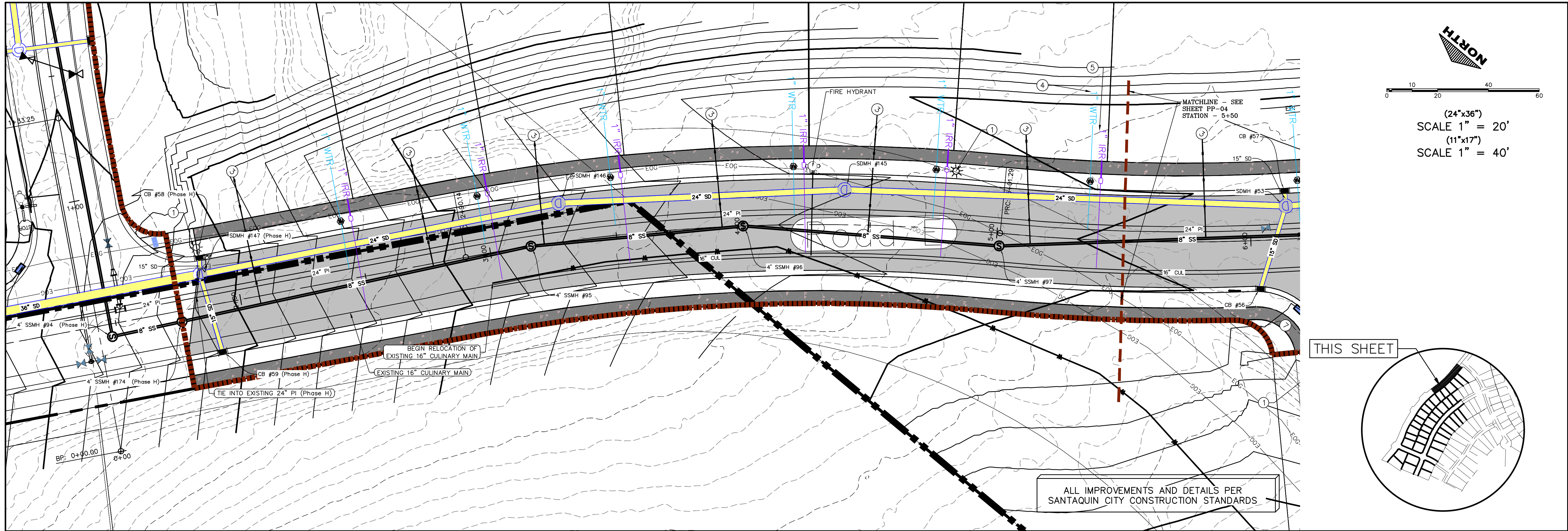
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-02



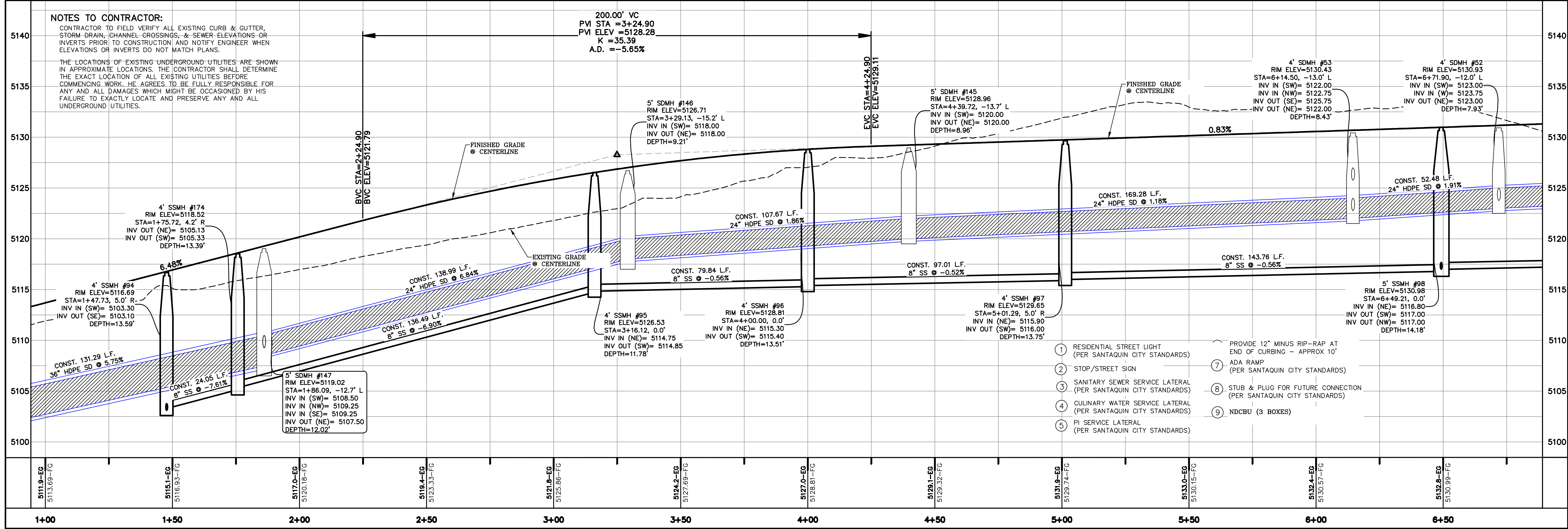


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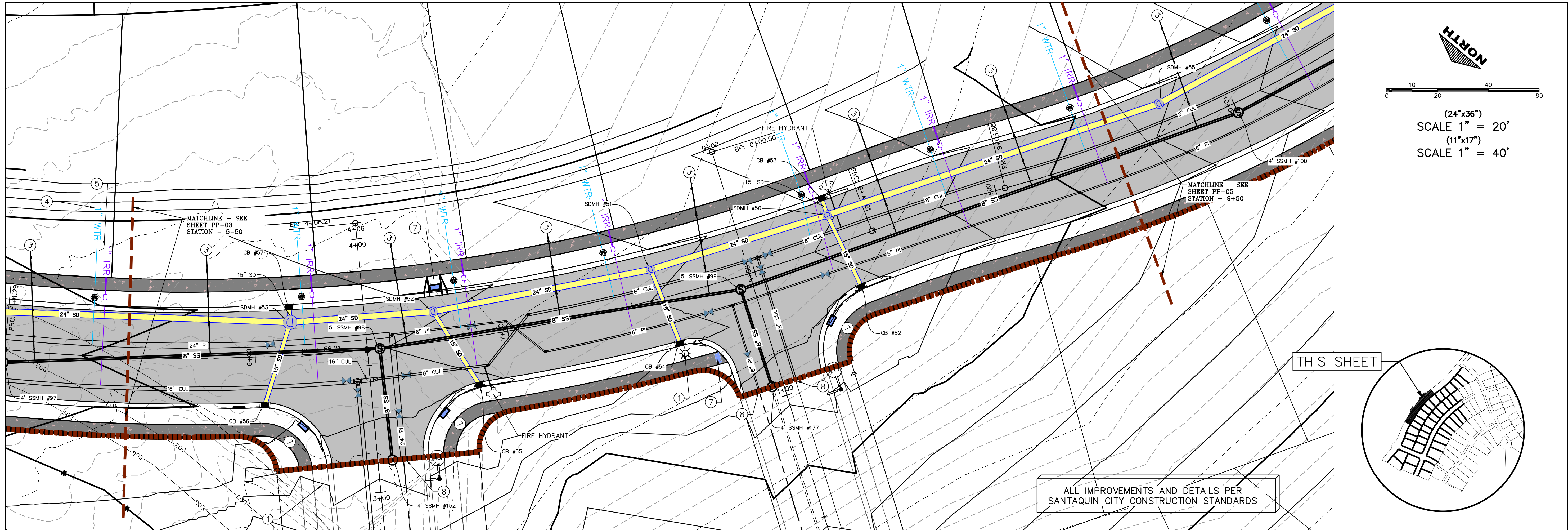


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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-03





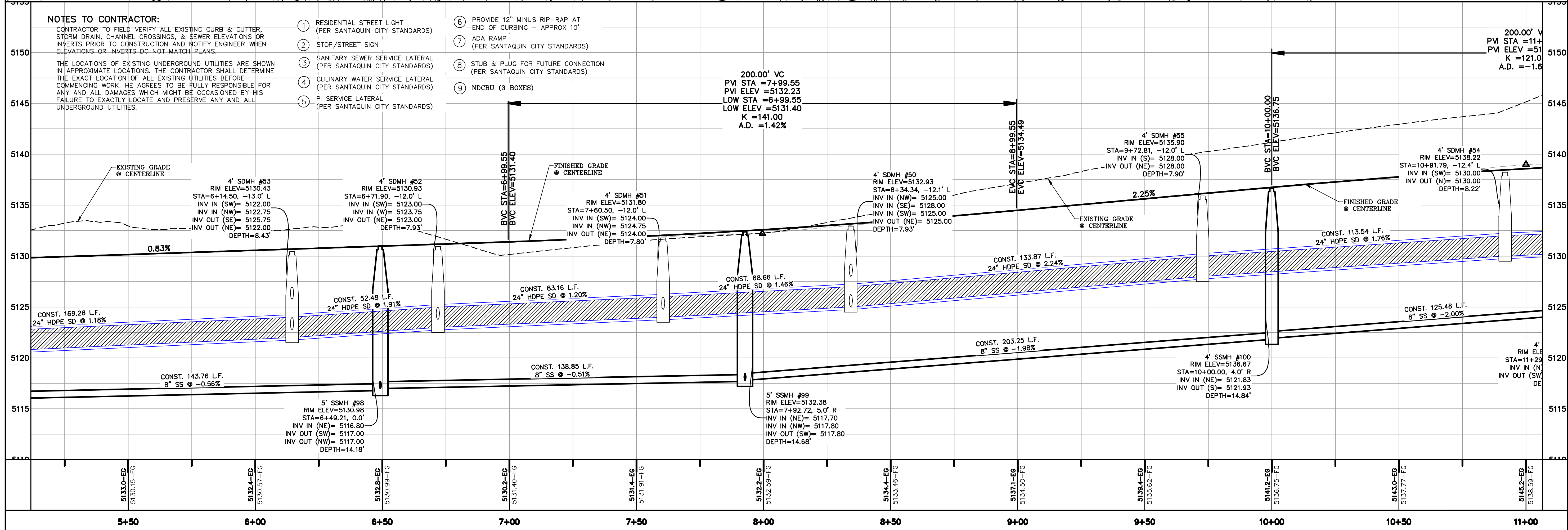
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(24"x36")  
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(11"x17")  
SCALE 1" = 40'

THIS SHEET

ALL IMPROVEMENTS AND DETAILS PER  
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& Surveying

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- 3

SHEET NAME:

PLAN & PROFILE

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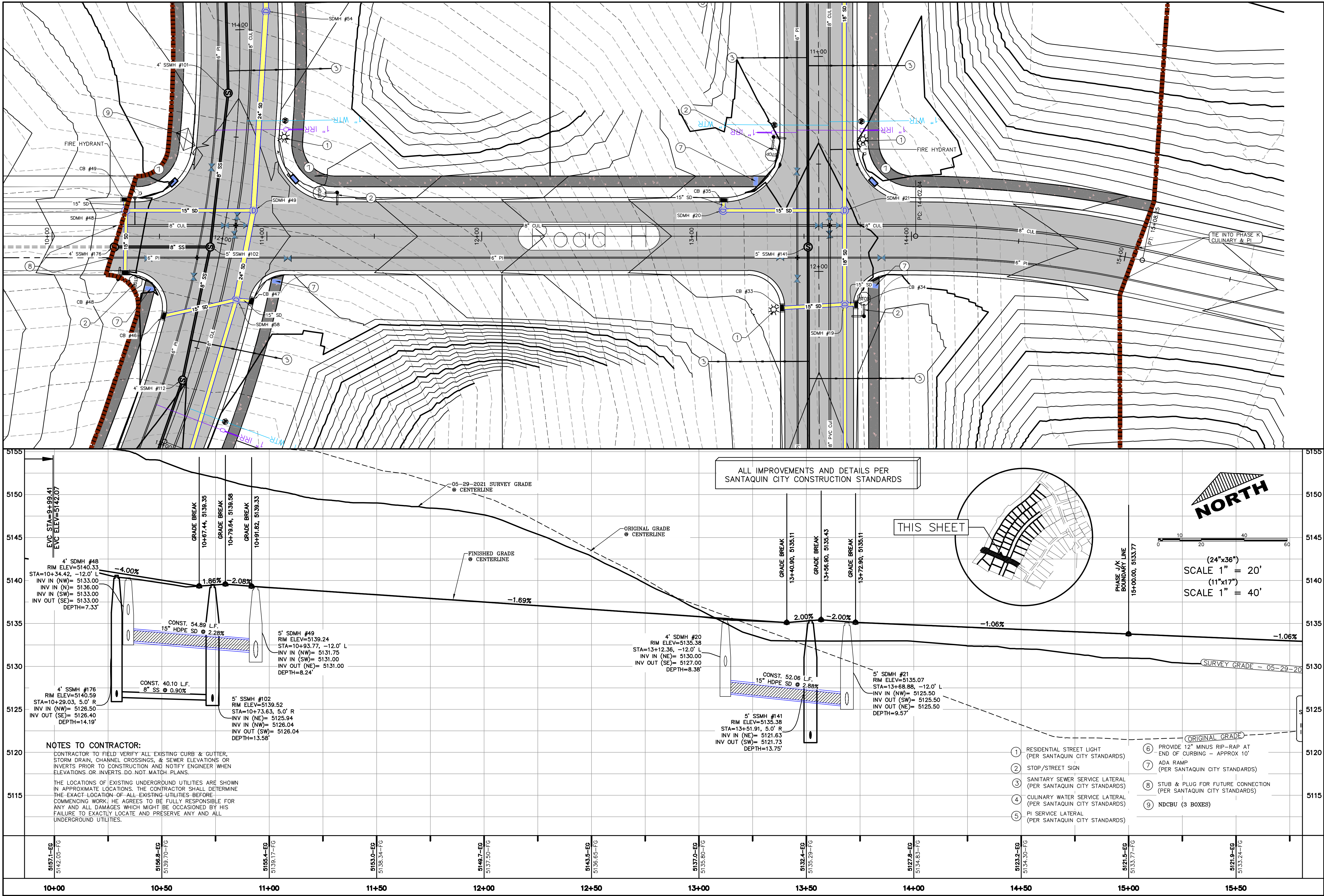
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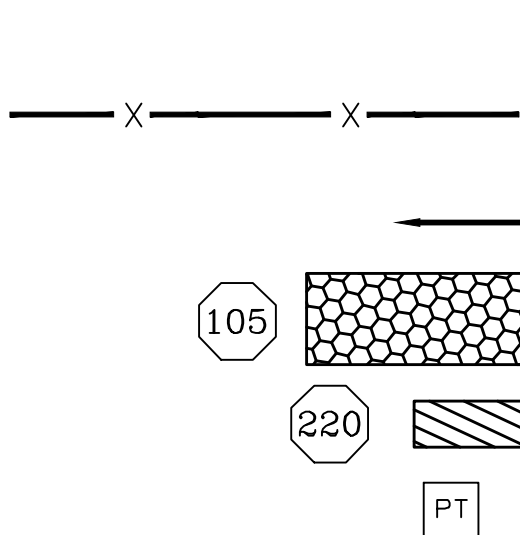
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PLAN & PROFILE  
SHEET:  
PP-05





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LEGEND:

PROPOSED SILT FENCE  
(SEE SHEET EC-02)

FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

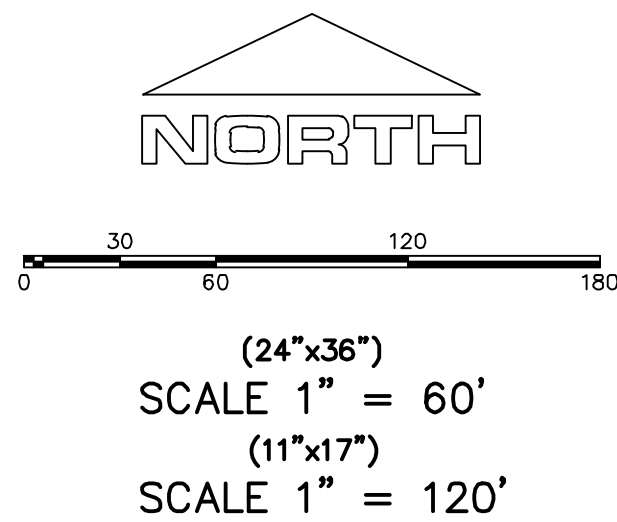
PORTABLE TOILETS

NOTES:

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

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

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



PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME  
(\* Uppercase Bold Letters)

PROJECT NAME  
(\* Uppercase Bold Letters)

PERMIT NUMBER  
(\* Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

Office Phone Contact ###-###-####  
(\* Bold Numbers)

Cell Phone Contact ###-###-####  
(\* Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
(3' Uppercase Bold Letters and 3' Bold Numbers)

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

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THE HILLS @ SUMMIT RIDGE  
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- 2
- 3

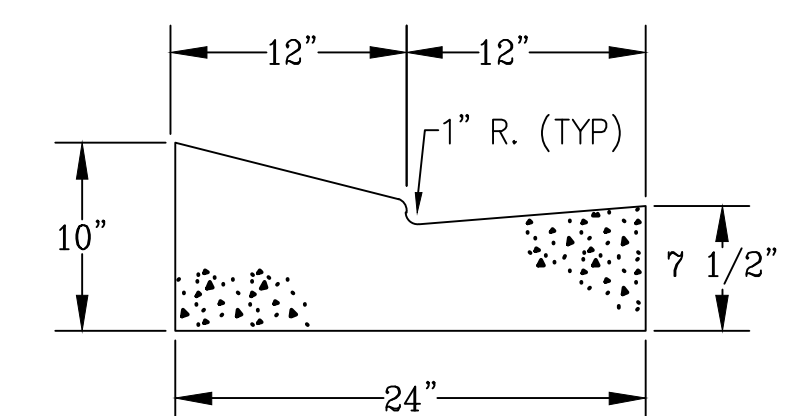
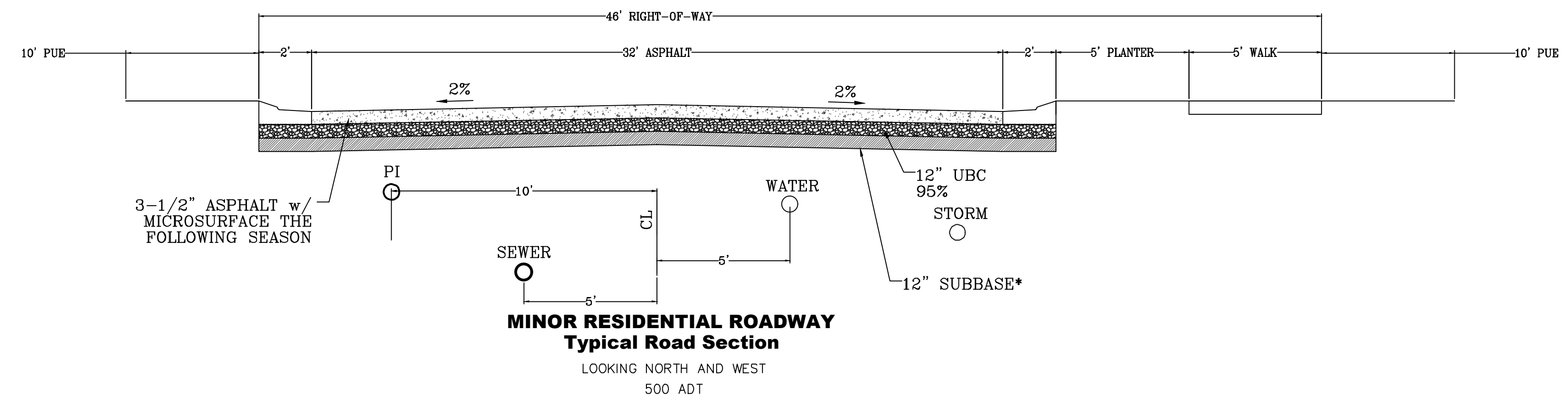
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EROSION CONTROL PLAN

SHEET:  
EC-01

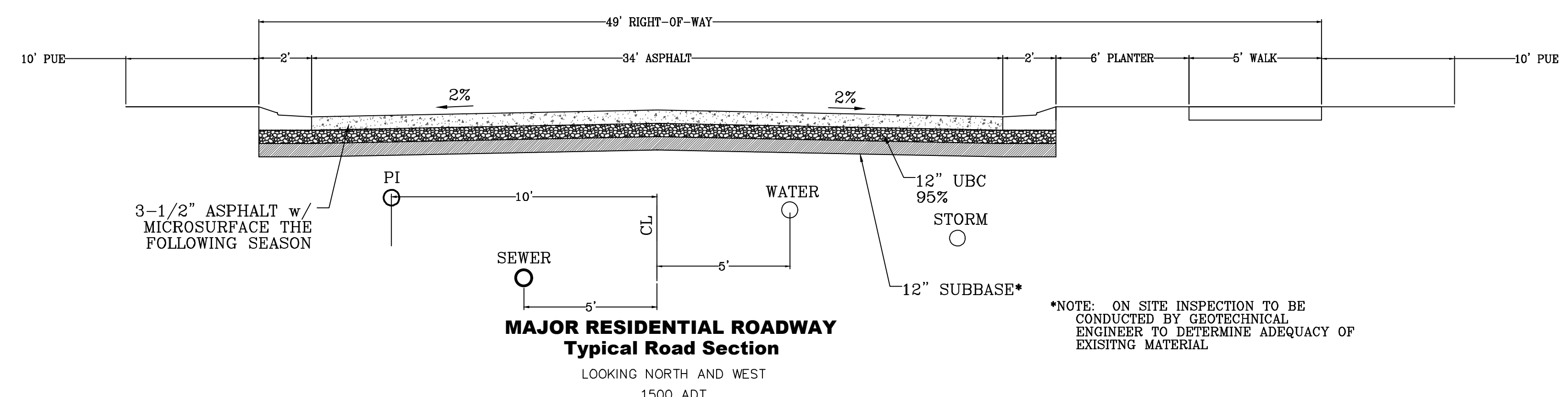




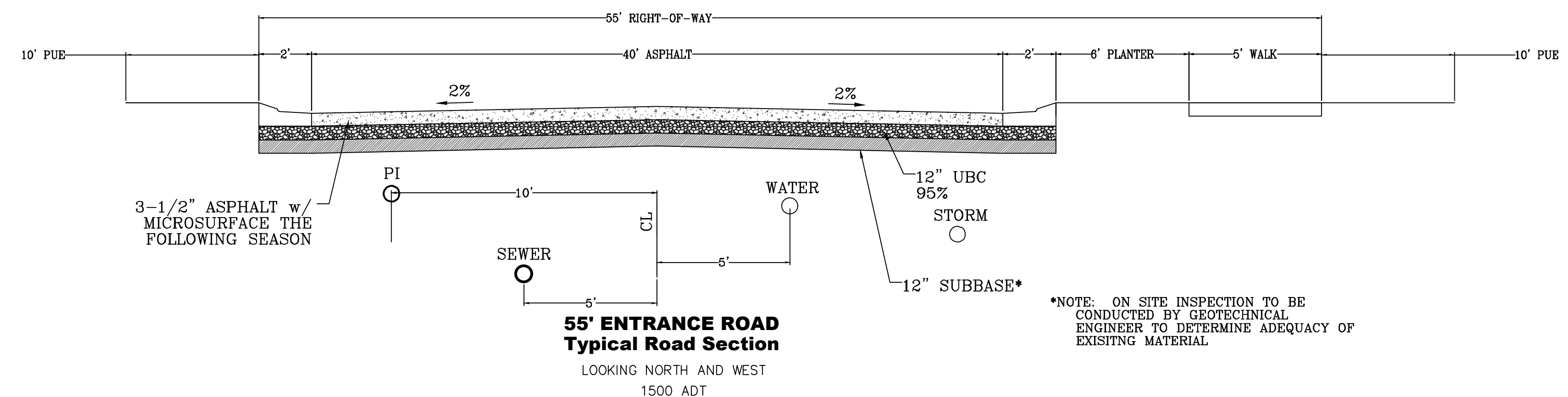
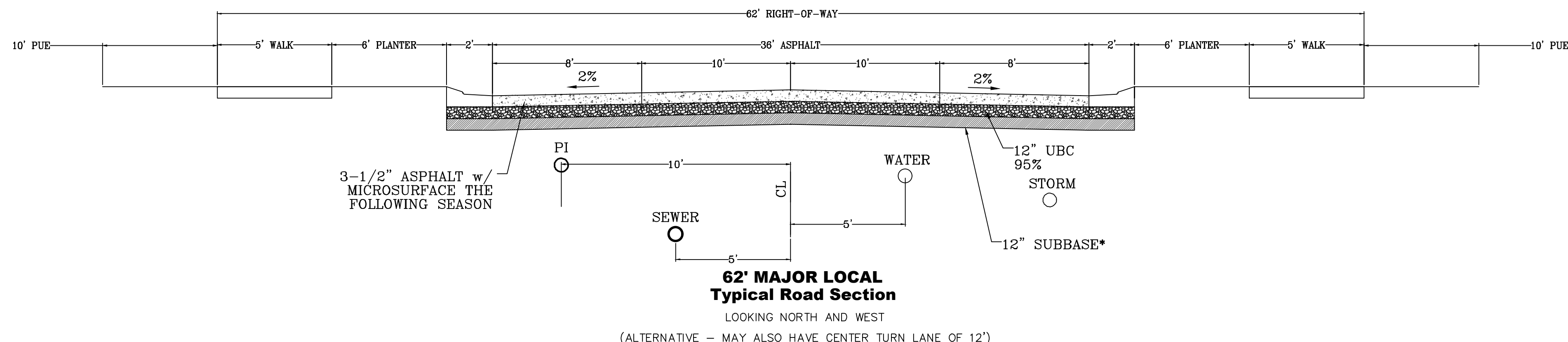




\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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Engineering & Surveying

region

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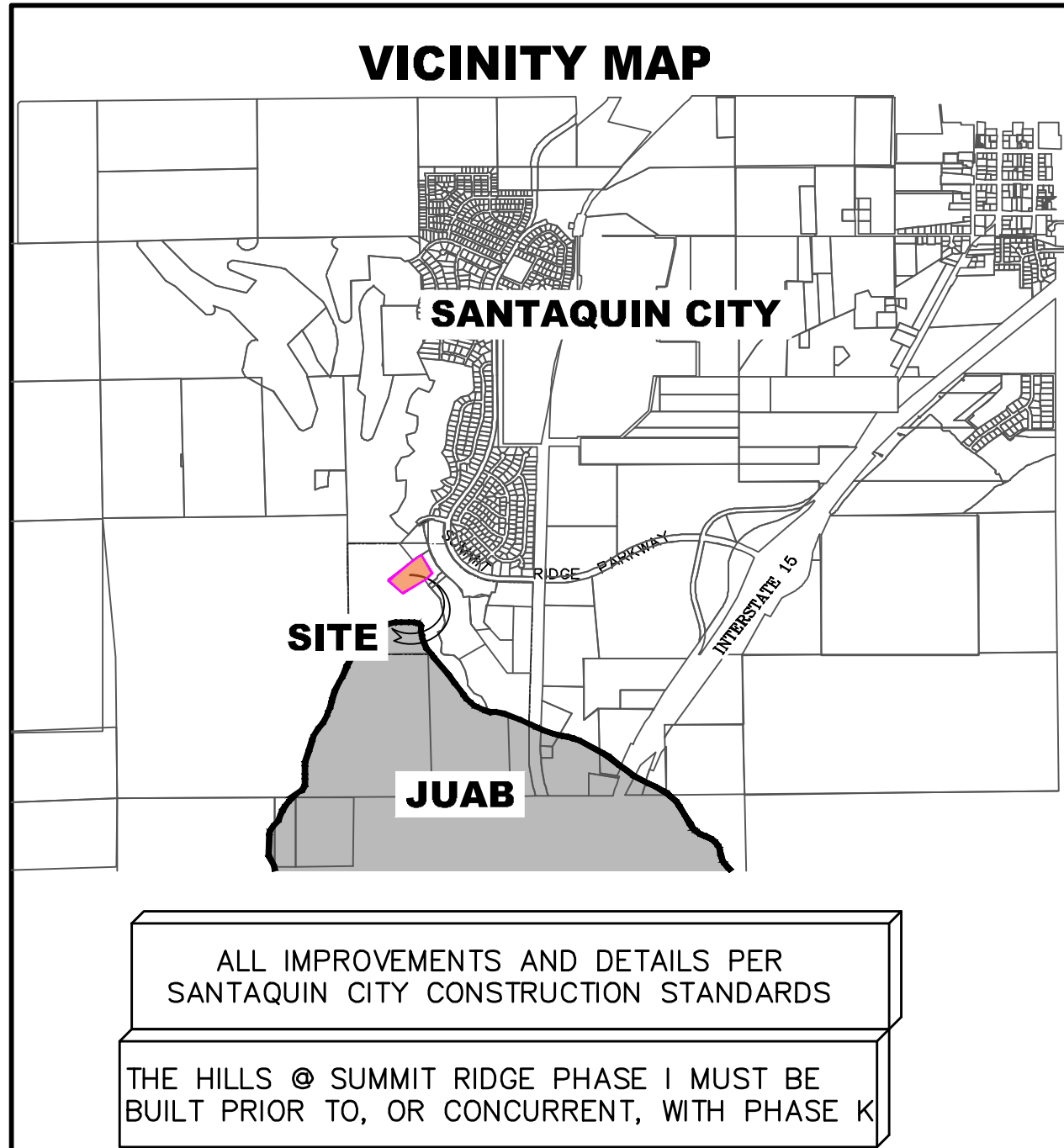
SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01









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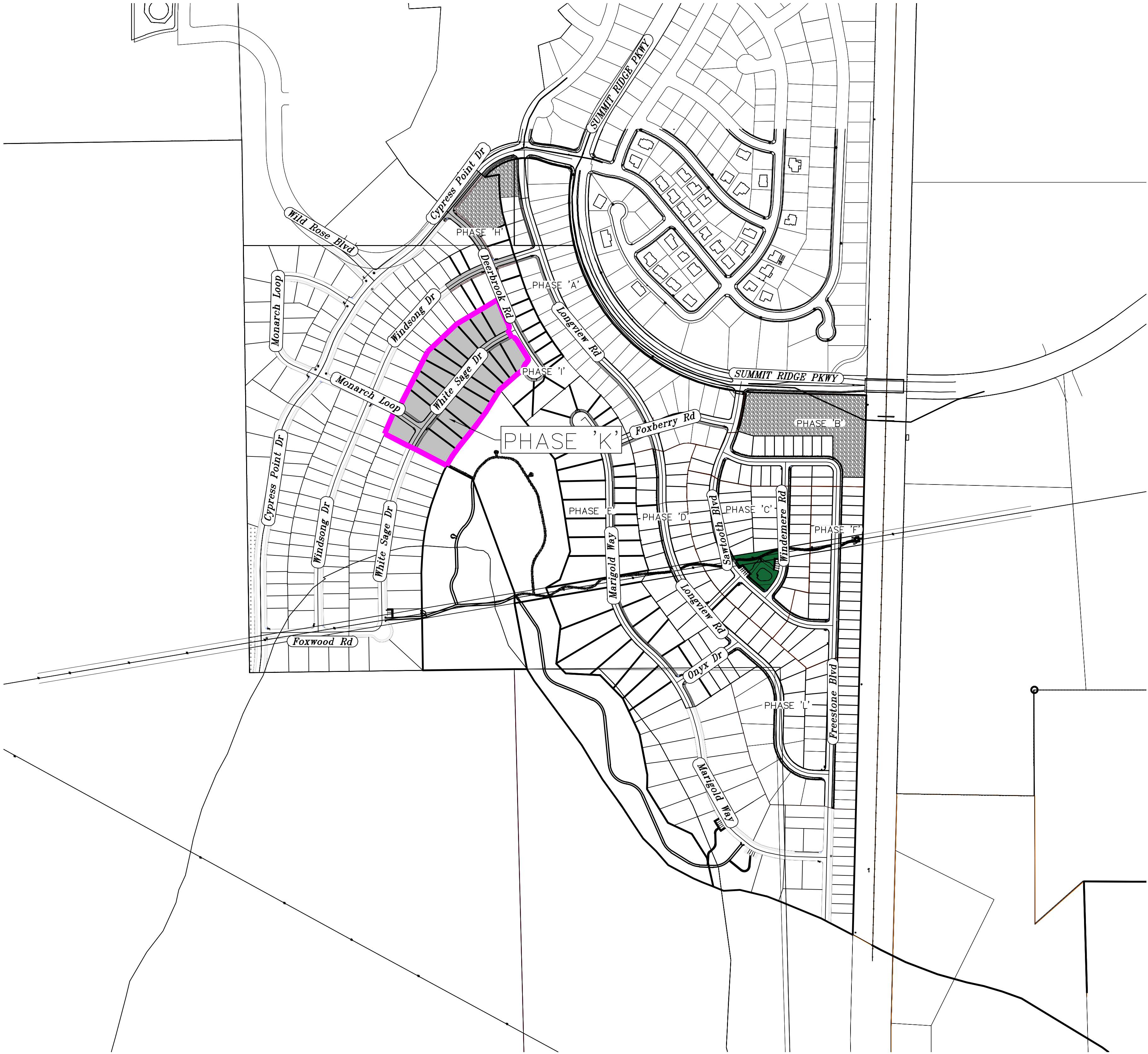
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# The Hills © Summit Ridge

## PHASE 'K'

June 21

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	.616 ACRES
TOTAL LOT ACREAGE	5.62 ACRES
TOTAL ROW ACREAGE	0.35 ACRES
TOTAL OPEN SPACE	0.04 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	3.41 / acre
NUMBER OF LOTS	21 LOTS

**PROJECT ENGINEER & SURVEYOR**

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

**PROJECT DEVELOPER**

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLAN
PLAT	PLAT SHEETS
UP-01	SITE & UTILITY PLANS
GR-01-2	GRADING PLANS
PP-01-3	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

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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.
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



Engineering & Surveying

**region**

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

**THE HILLS © SUMMIT RIDGE  
PHASE 'K'**

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

DATE:6.2.2021

PROJECT #

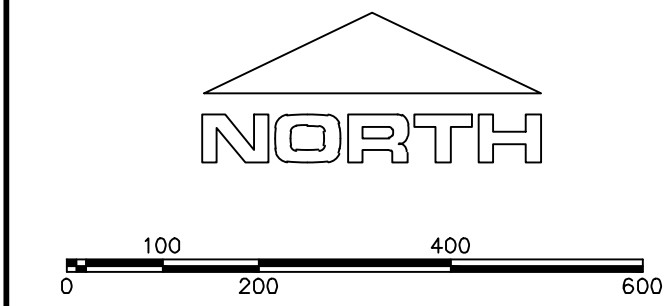
REVISIONS:

1	
2	
3	

SHEET NAME:  
COVER SHEET & NOTES

SHEET:  
CS-01

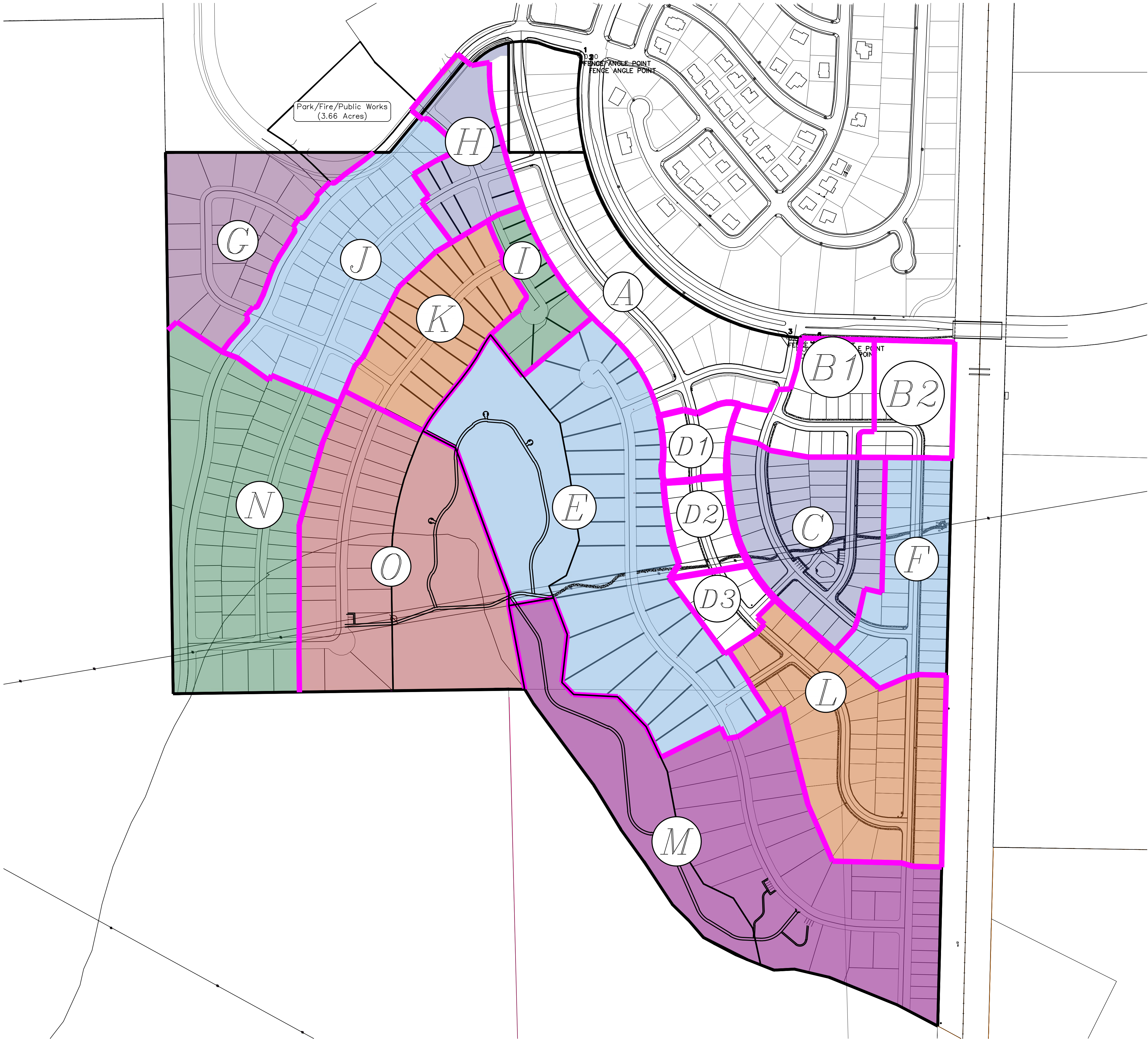




(24"x36")  
SCALE 1" = 200'  
(11"x17")  
SCALE 1" = 400'

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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PHASE BREAKDOWN		
	Units	
PHASE A		50
PHASE B1		13
PHASE B2		8
PHASE C		35
PHASE D1		8
PHASE D2		10
PHASE D3		6
PHASE E		38
PHASE F		32
PHASE G		22
PHASE H		10
PHASE I		9
PHASE J		41
PHASE K		21
PHASE L		41
PHASE M		34
PHASE N		55
PHASE O		28
TOTAL		461



region  
Engineering  
& Surveying

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THE HILLS @ SUMMIT RIDGE

PHASE 'K'

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

DATE:6.2.2021  
PROJECT #

REVISIONS:

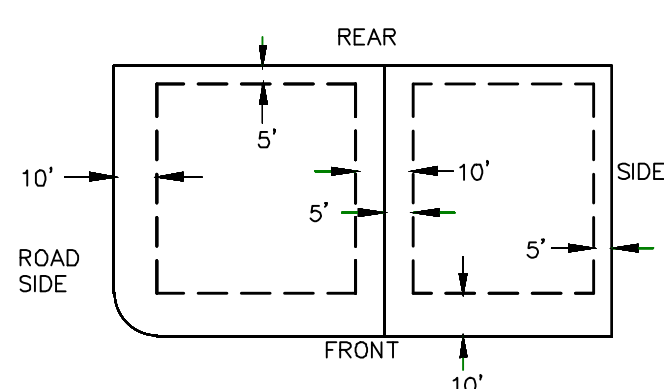
1	
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SHEET NAME:  
PHASE PLAN

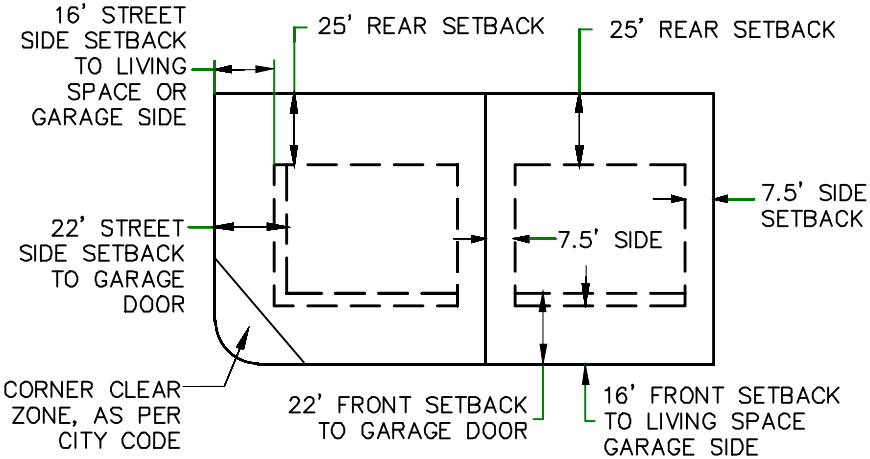
SHEET:  
PH-01



## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)

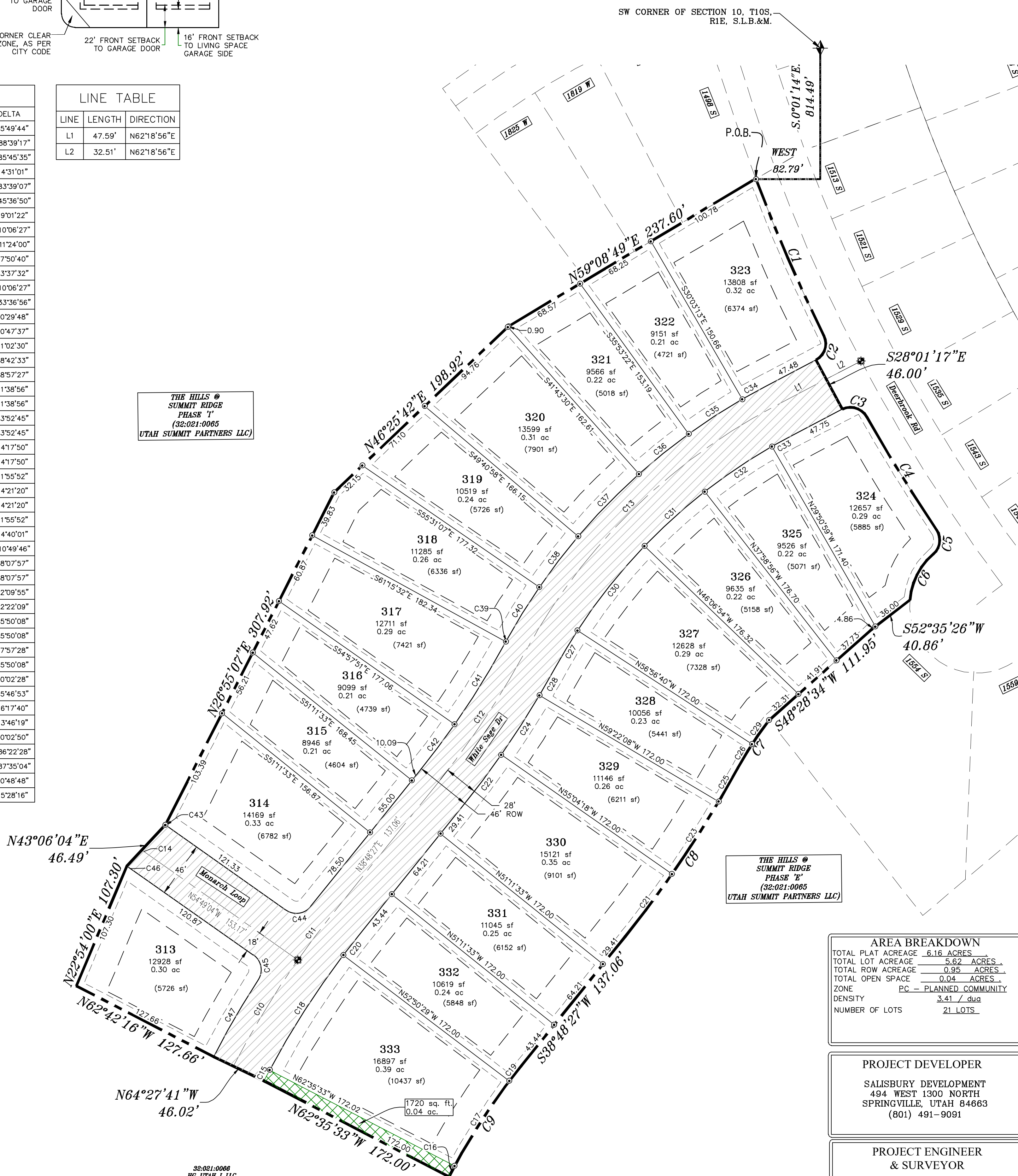


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	141.46'	1390.56'	141.40'	S23°25'29"E	5°49'44"
C2	23.21'	15.00'	20.96'	S17°59'17"W	88°39'17"
C3	23.49'	15.69'	21.36'	S72°20'40"E	85°45'35"
C4	109.63'	1390.56'	109.60'	S31°43'23"E	4°31'01"
C5	21.90'	15.00'	20.01'	S75°04'0"W	83°39'07"
C6	43.79'	55.00'	42.64'	S26°51'48"W	45°36'50"
C7	47.24'	300.00'	47.19'	S33°12'41"W	9°01'22"
C8	167.59'	950.00'	167.37'	S33°45'14"W	10°06'27"
C9	109.43'	550.00'	109.25'	S33°06'27"W	11°24'00"
C10	102.68'	750.00'	102.60'	N31°15'36"E	7°50'40"
C11	47.46'	750.00'	47.45'	N36°59'41"E	3°37'32"
C12	132.31'	750.00'	132.14'	N33°45'14"E	10°06'27"
C13	293.35'	500.00'	289.16'	N45°30'28"E	33°36'56"
C14	4.33'	500.00'	4.33'	N55°03'58"W	0°29'48"
C15	10.00'	722.00'	10.00'	N27°48'16"E	0°47'37"
C16	10.00'	550.00'	10.00'	S27°55'42"W	1°02'30"
C17	83.60'	550.00'	83.52'	S32°48'14"W	8°42'33"
C18	112.88'	722.00'	112.76'	N32°40'48"E	8°57'27"
C19	15.83'	550.00'	15.83'	S37°58'59"W	1°38'56"
C20	20.78'	722.00'	20.78'	N37°58'59"E	1°38'56"
C21	64.32'	950.00'	64.31'	S36°52'05"W	3°52'45"
C22	52.68'	778.00'	52.67'	N36°52'05"E	3°52'45"
C23	71.25'	950.00'	71.23'	S32°46'47"W	4°17'50"
C24	58.35'	778.00'	58.34'	N32°46'47"E	4°17'50"
C25	32.02'	950.00'	32.02'	S29°39'56"W	1°55'52"
C26	22.81'	300.00'	22.80'	S30°52'40"E	4°21'20"
C27	35.88'	472.00'	35.87'	N30°52'40"E	4°21'20"
C28	26.22'	778.00'	26.22'	N29°39'56"E	1°55'52"
C29	24.44'	300.00'	24.43'	S35°23'21"W	4°40'01"
C30	89.21'	472.00'	89.08'	N38°28'13"E	10°49'46"
C31	67.00'	472.00'	66.94'	N47°57'05"E	8°07'57"
C32	67.00'	472.00'	66.94'	N56°05'02"E	8°07'57"
C33	17.84'	472.00'	17.84'	N61°13'58"E	2°09'55"
C34	21.42'	518.00'	21.42'	S61°07'51"W	2°22'09"
C35	52.76'	518.00'	52.74'	S57°01'42"W	5°50'08"
C36	52.76'	518.00'	52.74'	S51°11'34"W	5°50'08"
C37	71.94'	518.00'	71.89'	S44°17'46"W	7°57'28"
C38	52.76'	518.00'	52.74'	S37°23'58"W	5°50'08"
C39	0.53'	732.00'	0.53'	S28°43'14"W	0°02'28"
C40	52.27'	518.00'	52.25'	S31°35'27"W	5°46'53"
C41	80.42'	732.00'	80.38'	S31°53'18"W	6°17'40"
C42	48.19'	732.00'	48.18'	S36°55'18"W	3°46'19"
C43	0.44'	528.00'	0.44'	N54°50'30"W	0°02'50"
C44	22.61'	15.00'	20.53'	S81°59'41"W	86°22'28"
C45	22.93'	15.00'	20.76'	S11°01'32"E	87°35'04"
C46	6.84'	482.00'	6.84'	S55°13'28"E	0°48'48"
C47	73.33'	768.00'	73.31'	S30°01'52"W	5°28'16"

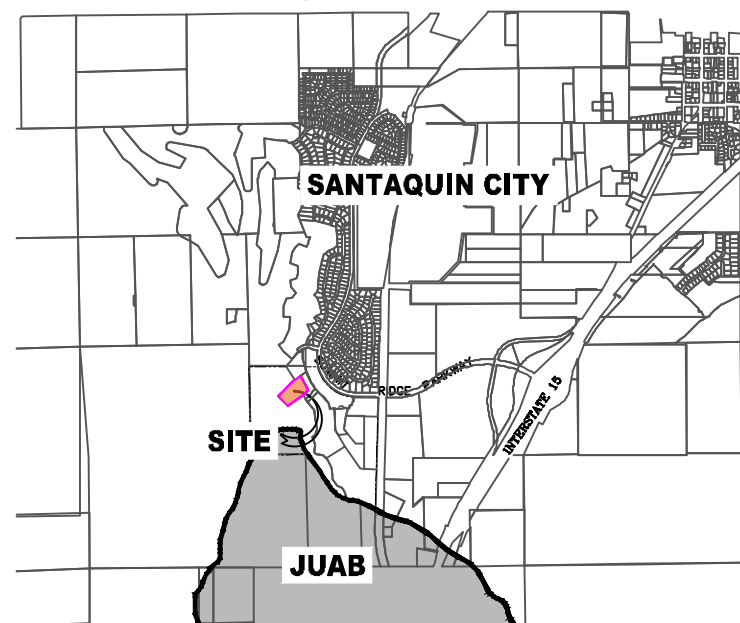
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	47.59'	N62°18'56"E
L2	32.51'	N62°18'56"E

THE HILLS @ SUMMIT RIDGE  
PHASE 'K'  
(32:021:0065  
UTAH SUMMIT PARTNERS LLC)

# THE HILLS @ SUMMIT RIDGE PHASE 'K'



## VICINITY MAP



## LEGEND

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

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

## NOTES:

- 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.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

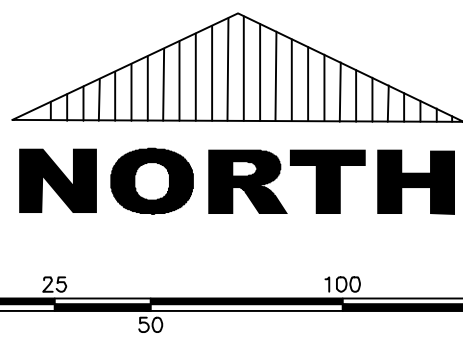
## UTILITIES APPROVAL

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

ROCKY MTN POWER

CENTRACOM

CENTURY LINK



## AREA BREAKDOWN

TOTAL PLAT ACREAGE	6.16 ACRES
TOTAL LOT ACREAGE	5.62 ACRES
TOTAL ROW ACREAGE	0.95 ACRES
TOTAL OPEN SPACE	0.04 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	3.41 / du
NUMBER OF LOTS	21 LOTS

## PROJECT DEVELOPER

SALSBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801) 491-9091

## PROJECT ENGINEER &amp; SURVEYOR

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

## 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.

## PHASE 'K'

## Boundary Description

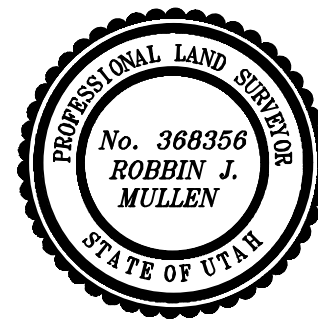
BEGINNING AT A POINT ON A CURVE THAT IS S.0°01'14"E, A DISTANCE OF 814.49' ALONG THE SECTION LINE AND WEST 82.79' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

SAID CURVE TURNING TO THE LEFT THROUGH 05° 49' 44", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS S 23° 25' 29" E FOR A DISTANCE OF 141.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 39' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 17° 59' 17" W FOR A DISTANCE OF 20.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S 28° 01' 17" E FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 85° 45' 35", HAVING A RADIUS OF 15.69 FEET, AND WHOSE LONG CHORD BEARS S 72° 20' 40" E FOR A DISTANCE OF 21.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 04° 31' 01", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS S 31° 43' 23" E FOR A DISTANCE OF 109.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 83° 39' 07", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 50' 40" W FOR A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 45° 36' 50", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS S 26° 51' 48" W FOR A DISTANCE OF 42.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S 52° 35' 26" W FOR A DISTANCE OF 40.86 FEET TO A POINT ON A LINE, THENCE S 48° 28' 34" W FOR A DISTANCE OF 111.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 09° 01' 22", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 12' 41" W FOR A DISTANCE OF 47.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 27", HAVING A RADIUS OF 950.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 45' 14" W FOR A DISTANCE OF 167.37 FEET, THENCE S 38° 48' 27" W FOR A DISTANCE OF 137.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 24' 00", HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 06' 27" W FOR A DISTANCE OF 109.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 62° 35' 33" W FOR A DISTANCE OF 172.00 FEET TO A POINT ON A LINE. THENCE, N 64° 27' 41" W FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE. THENCE, N 62° 42' 16" W FOR A DISTANCE OF 127.66 FEET TO A POINT ON A LINE. THENCE, N 22° 54' 00" E FOR A DISTANCE OF 107.30 FEET TO A POINT ON A LINE. THENCE, N 43° 06' 04" E FOR A DISTANCE OF 46.49 FEET TO A POINT ON A LINE. THENCE, N 28° 55' 07" E FOR A DISTANCE OF 307.92 FEET TO A POINT ON A LINE.

THENCE, N 46° 25' 42" E FOR A DISTANCE OF 198.92 FEET TO A POINT ON A LINE. THENCE N 59° 08' 49" E A DISTANCE OF 237.60 FEET TO THE POINT OF BEGINNING

CONTAINING 6.61 ACRES OF LAND AND 21 LOTS



DATE

## OWNERS DEDICATION

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 HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS  
DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_

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

## THE HILLS @ SUMMIT RIDGE PHASE 'K'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

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

NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

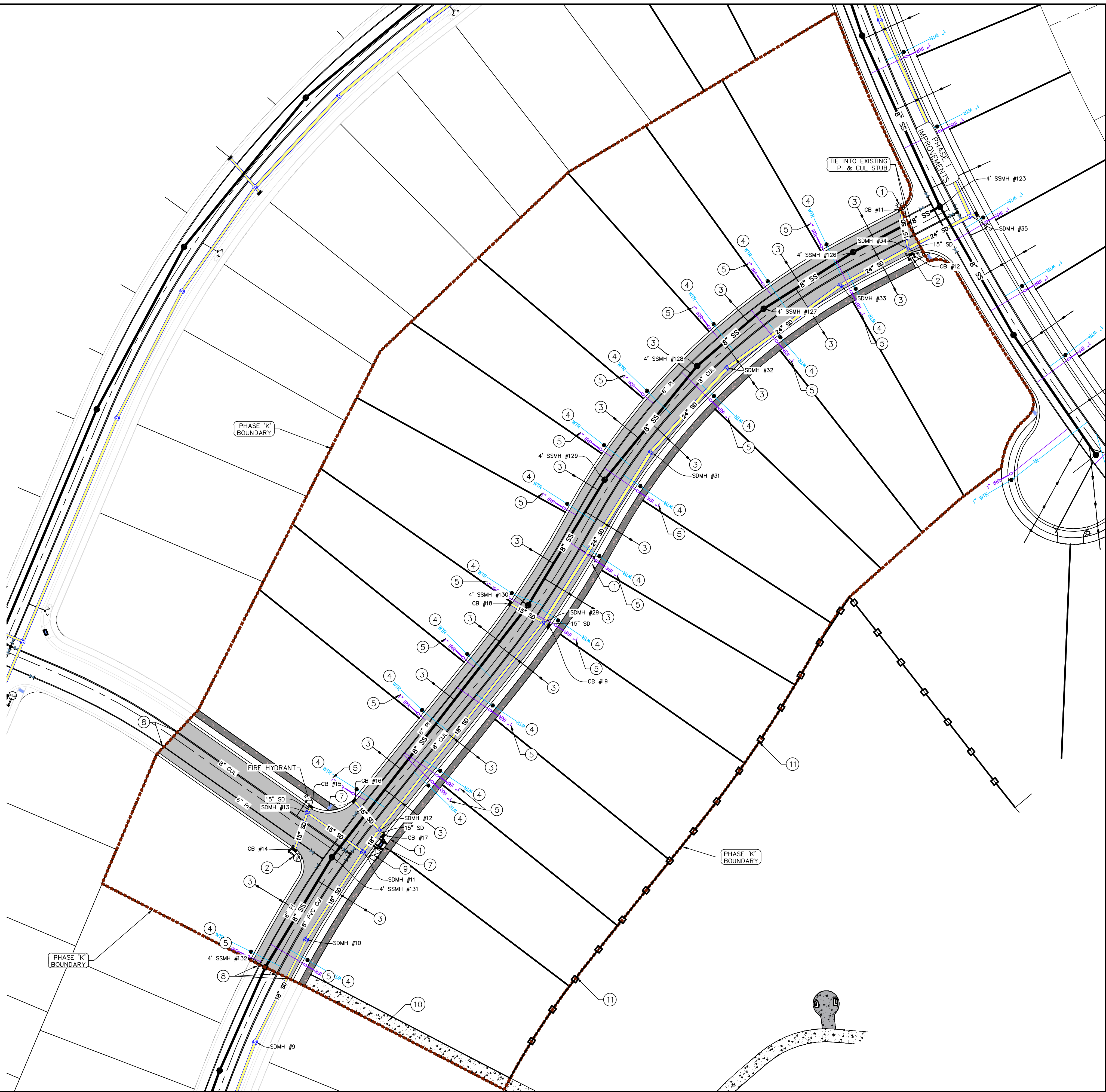
#### LEGEND

- |     |   |
|-----|---|
| --- | EXISTING CONTOUR MAJOR                            |
| --- | EXISTING CONTOUR MINOR                            |
| --- | EXISTING DEED LINE                                |
| --- | EXISTING STORM MAIN                               |
| --- | EXISTING SEWER MAIN                               |
| --- | EXISTING WATER MAIN                               |
| --- | EXISTING PI MAIN                                  |
| --- | EXISTING CONCRETE                                 |
| --- | PI/WAT/SEWER LATERAL                              |
| --- | PROPOSED ASPHALT                                  |
| --- | PROPOSED CONCRETE                                 |
| --- | PROPOSED CURB & GUTTER                            |
| --- | PROPOSED LOT LINE                                 |
| --- | BOUNDARY LINE                                     |
| --- | RIGHT OF WAY LINE                                 |
| --- | PROPOSED STORM MAIN                               |
| --- | PROPOSED CUL MAIN                                 |
| --- | PROPOSED PI MAIN                                  |
| --- | PROPOSED SEWER MAIN                               |
| --- | PROPOSED WAT/PI/SEWER<br>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<br>TO BE SET AT ALL LOT CORNERS |
| --- | FOUND CLASS 1 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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1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
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THE HILLS @ SUMMIT RIDGE  
PHASE 'K'  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.2.2021

PROJECT #

REVISIONS:

- 1
- 2
- 3

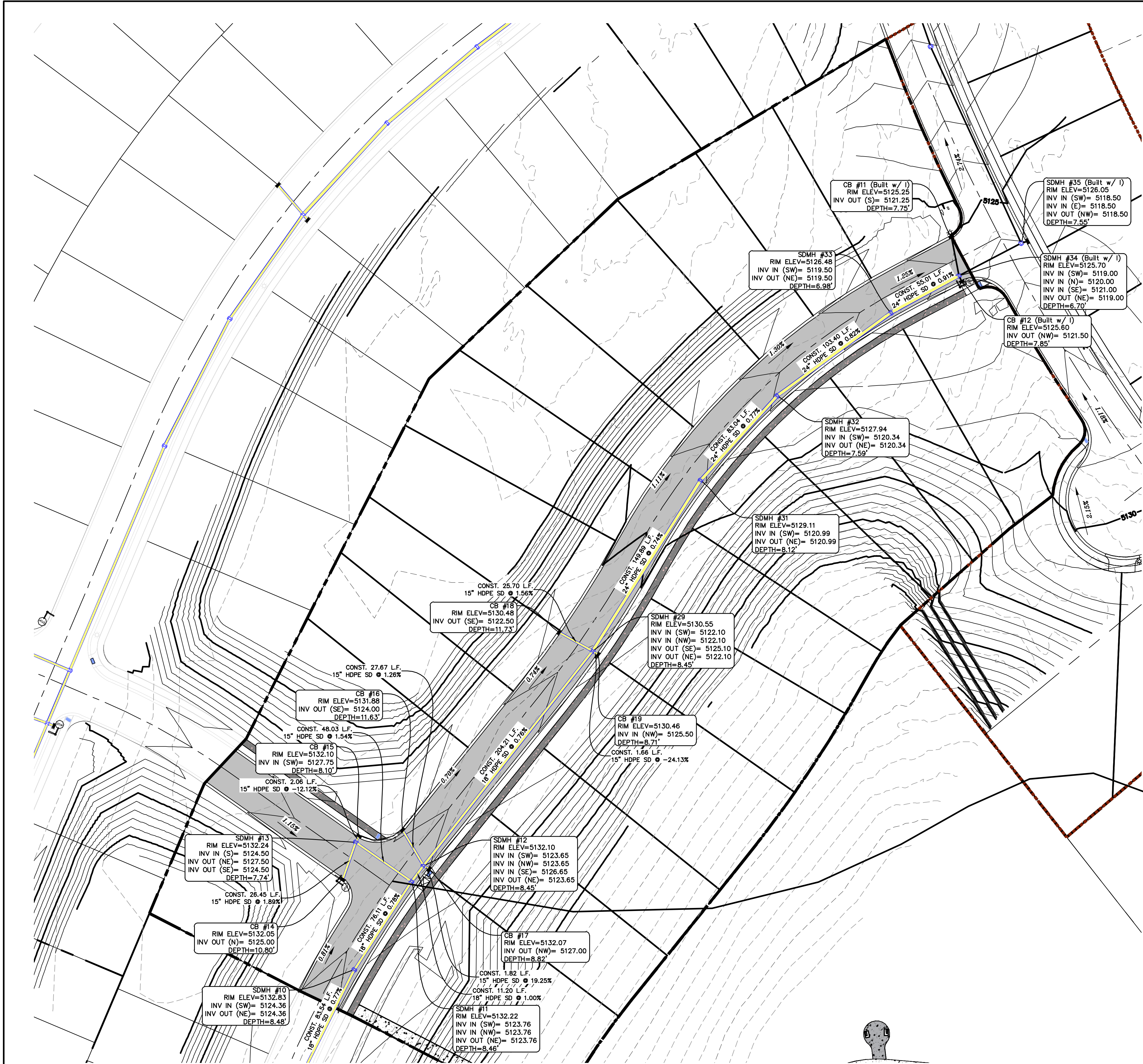
SHEET NAME:

UTILITY PLANS

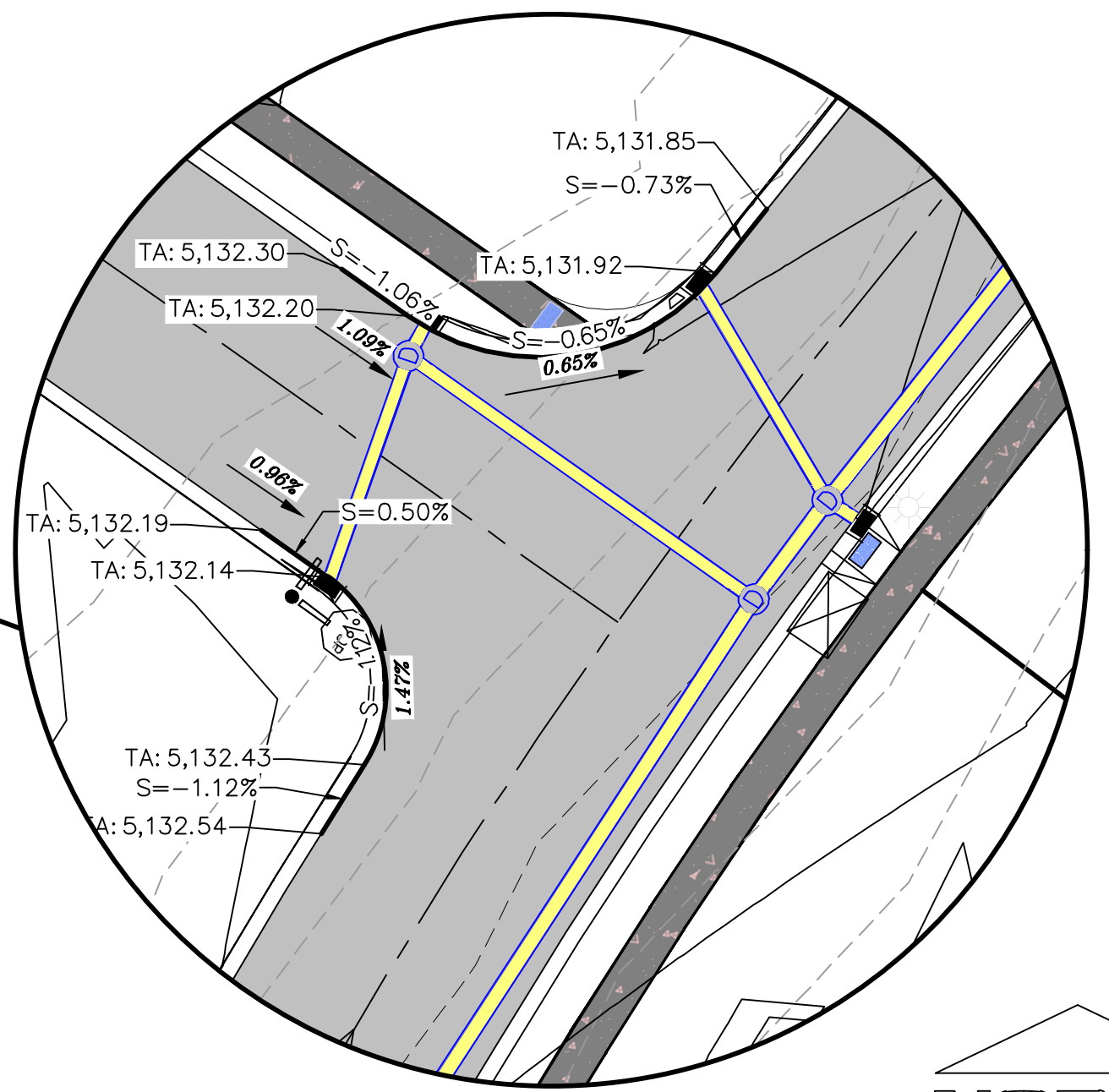
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UP-01

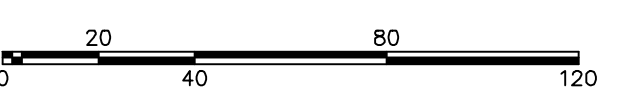




1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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 FL. 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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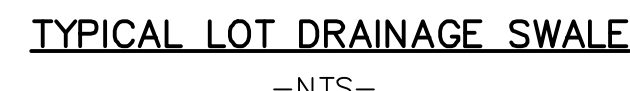
DATE: 6.2.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**





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. MINIMUM SEPARATION OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLIES
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.



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

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

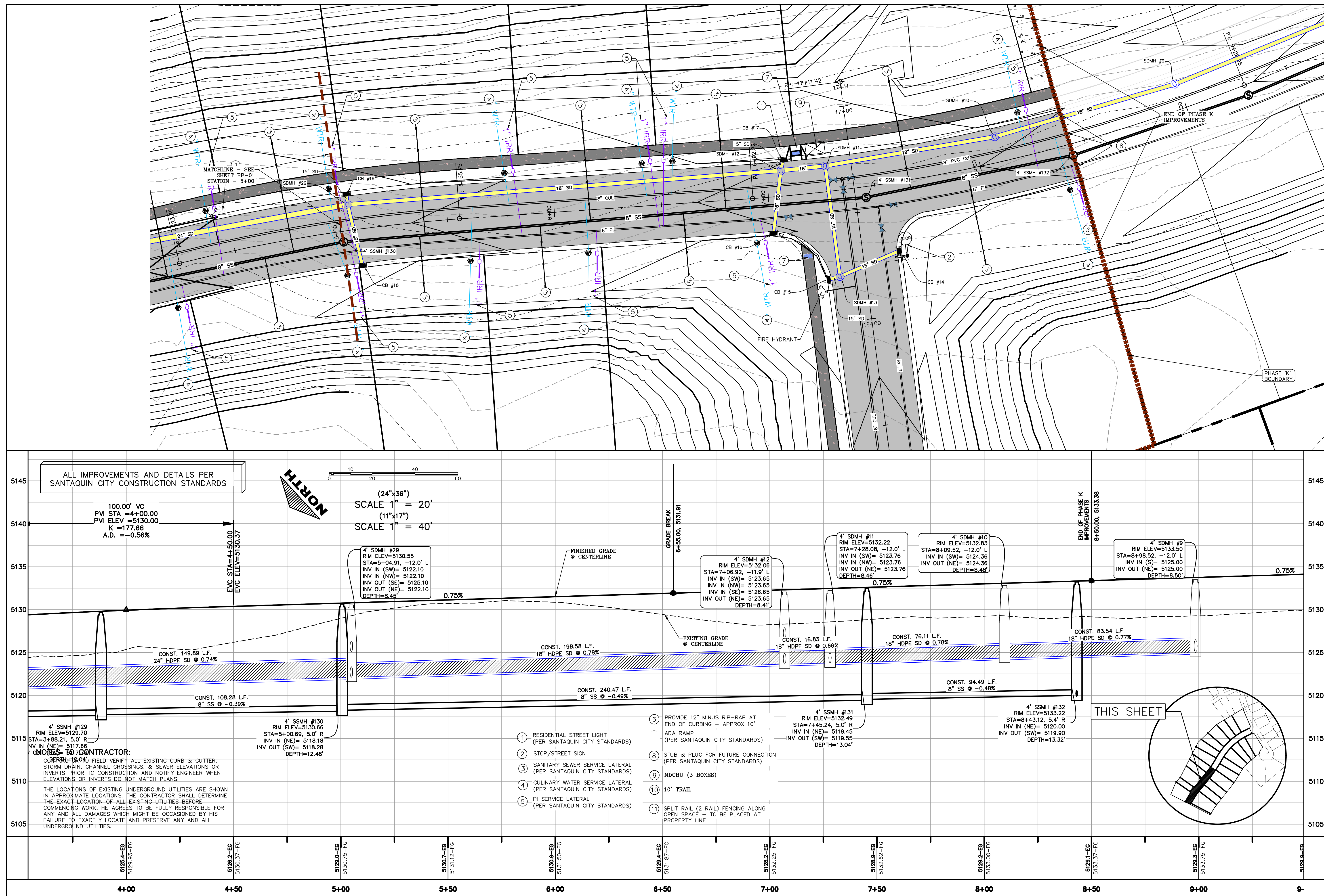
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIQUAN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P, I, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARDS.
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6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



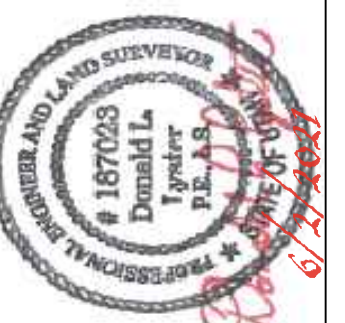


SHEET: PP-01





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DATE: 6.2.2021

PROJECT #

REVISIONS:

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2  
3

SHEET NAME:

PLAN &amp; PROFILE

SHEET:

PP-02





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

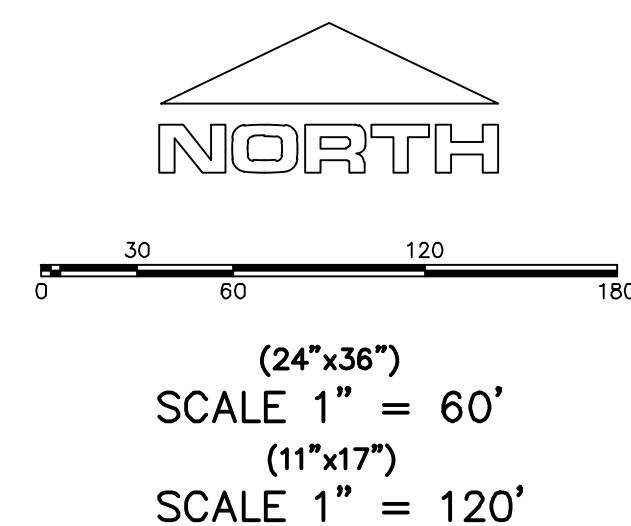
SHEET: PP-03



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

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

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



## PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)

PERMIT NUMBER  
(4<sup>th</sup> Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT  
(877) 666-6666, Field Liaison

Office Phone Contact ###-###-####

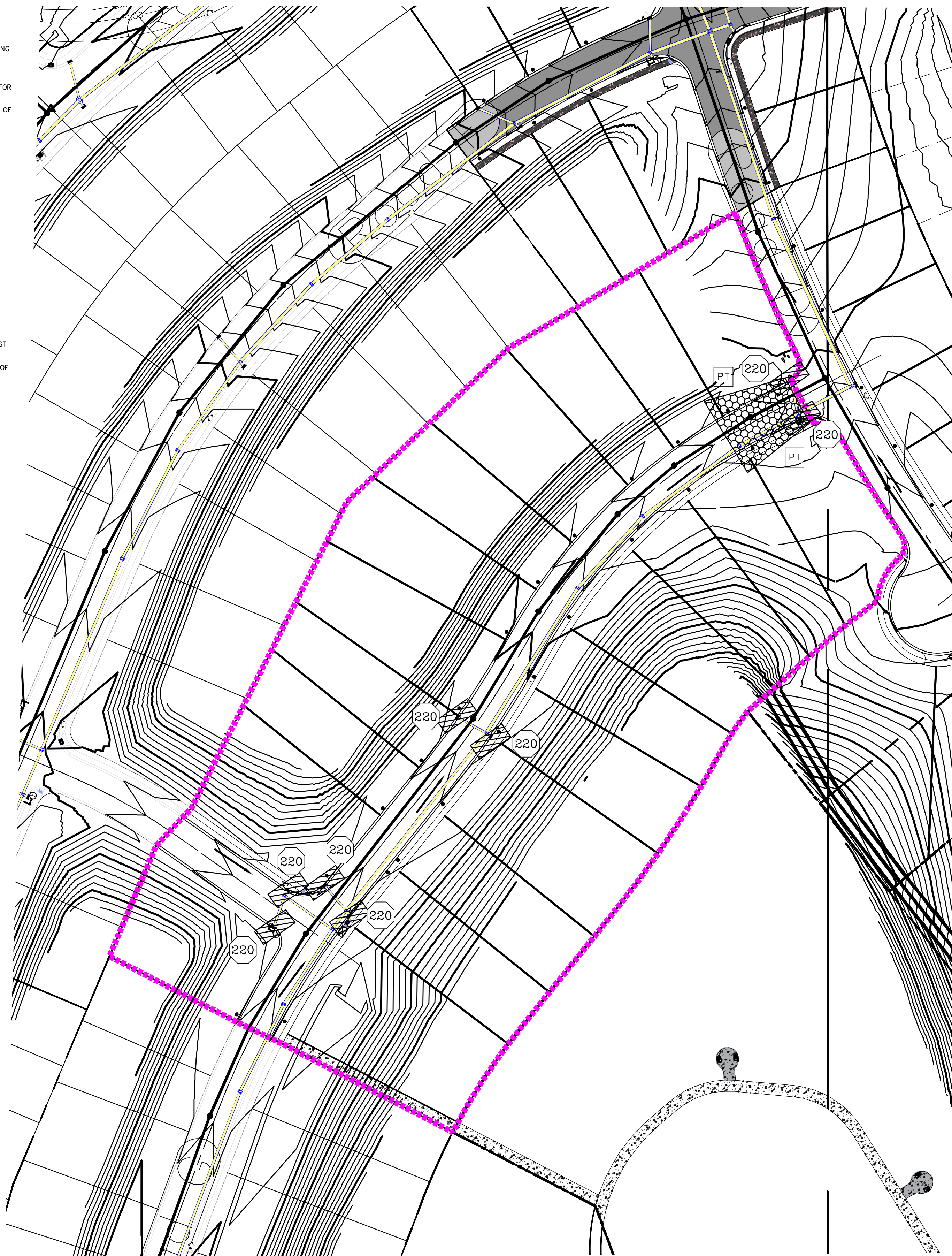
Cell Phone Contact ####-####-####

(\*) Bold Numbers)

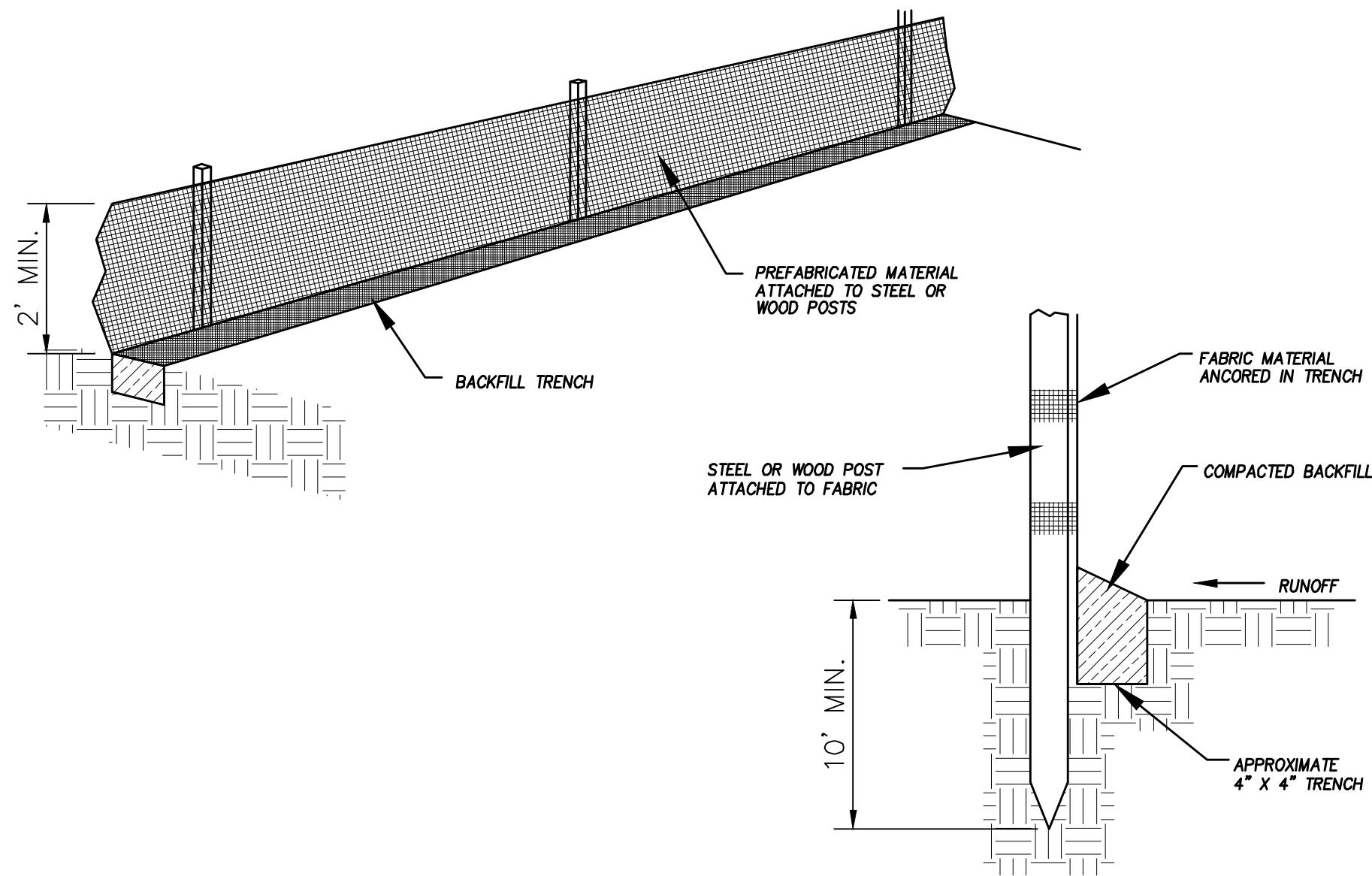
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
XXX-XXX-XXXX  
(3<sup>rd</sup> Uppercase Bold Letters and 3<sup>rd</sup> Bold Numbers)

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

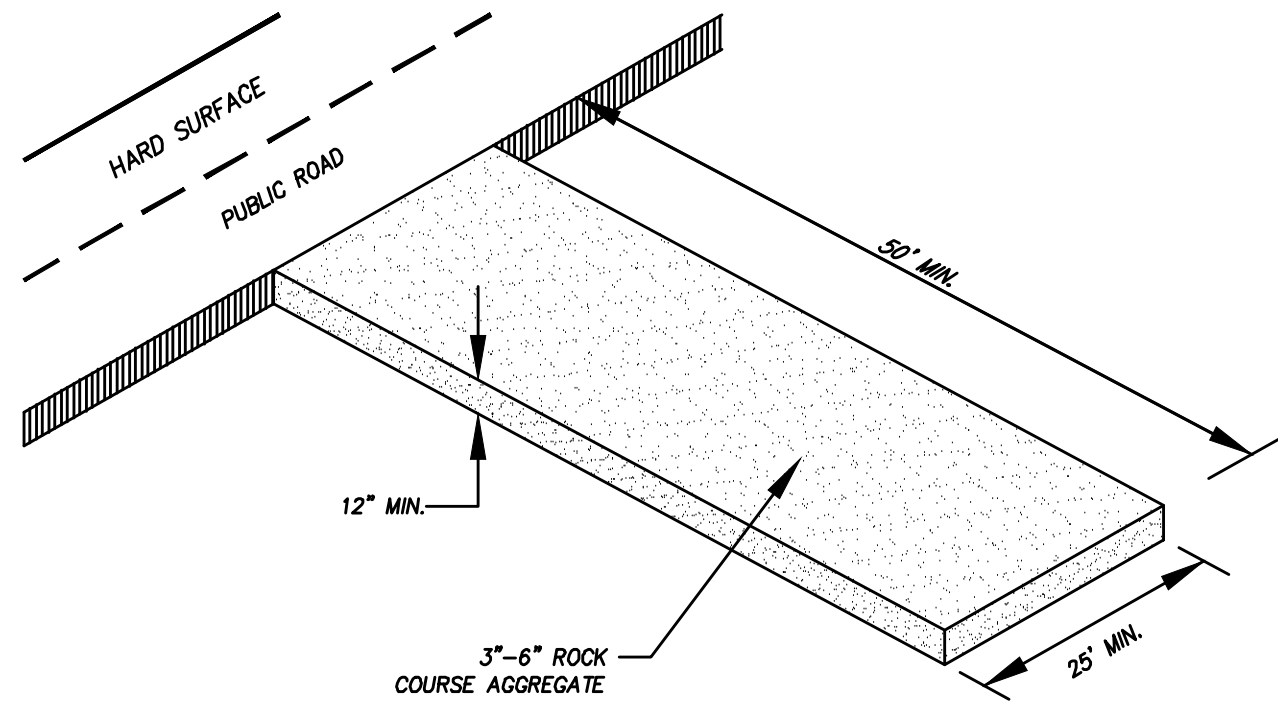
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIAGO STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
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5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED TO THE BUILDING DEPT. THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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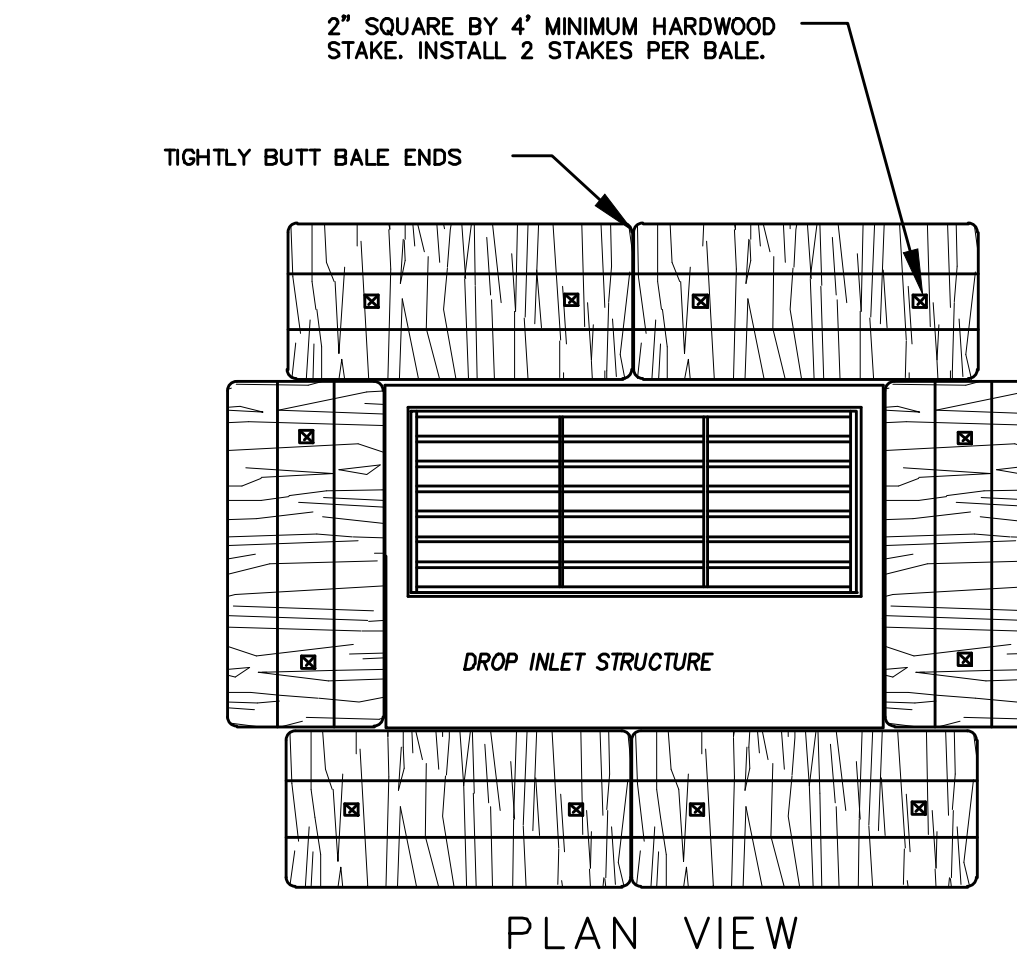




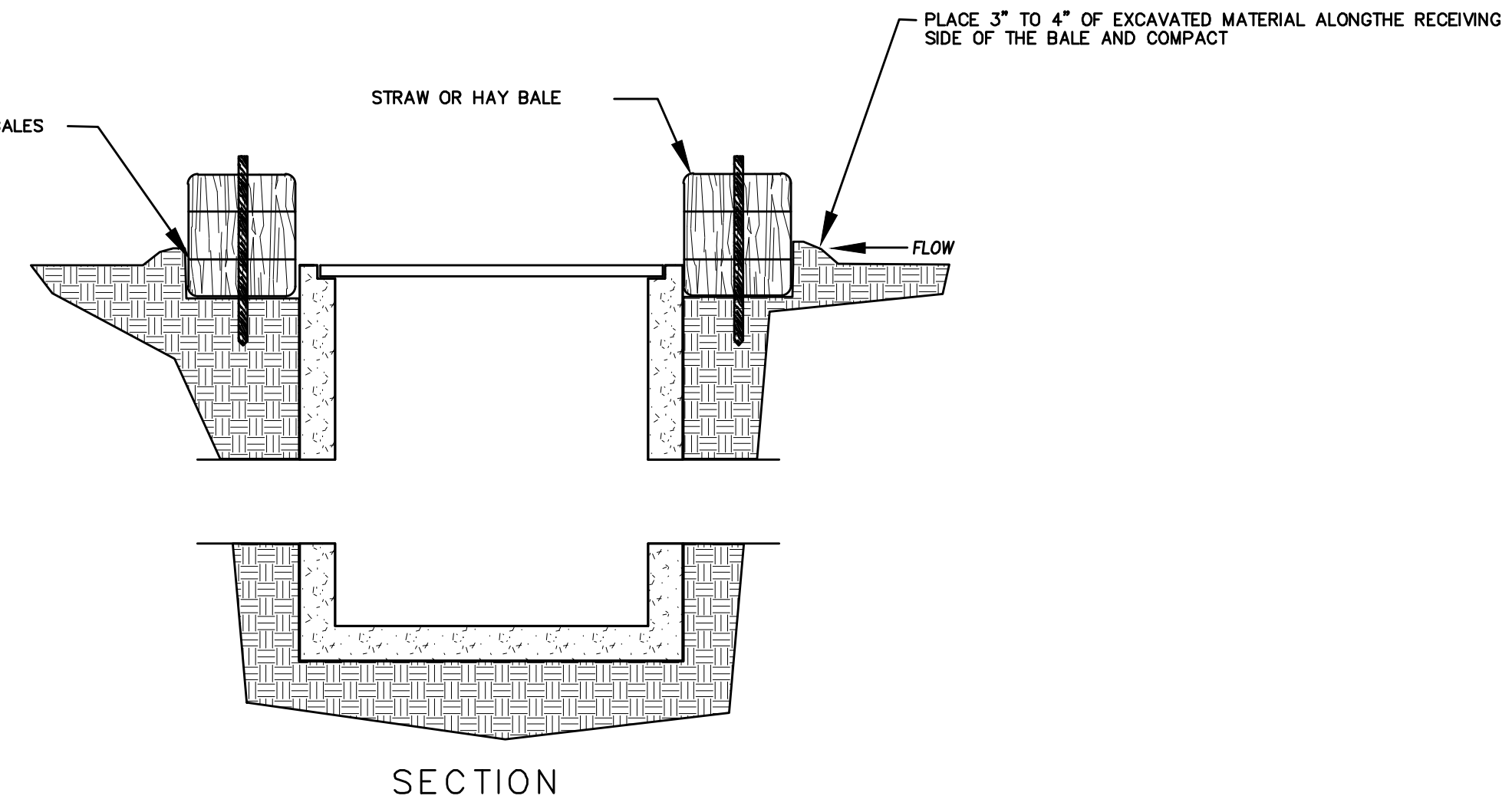
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



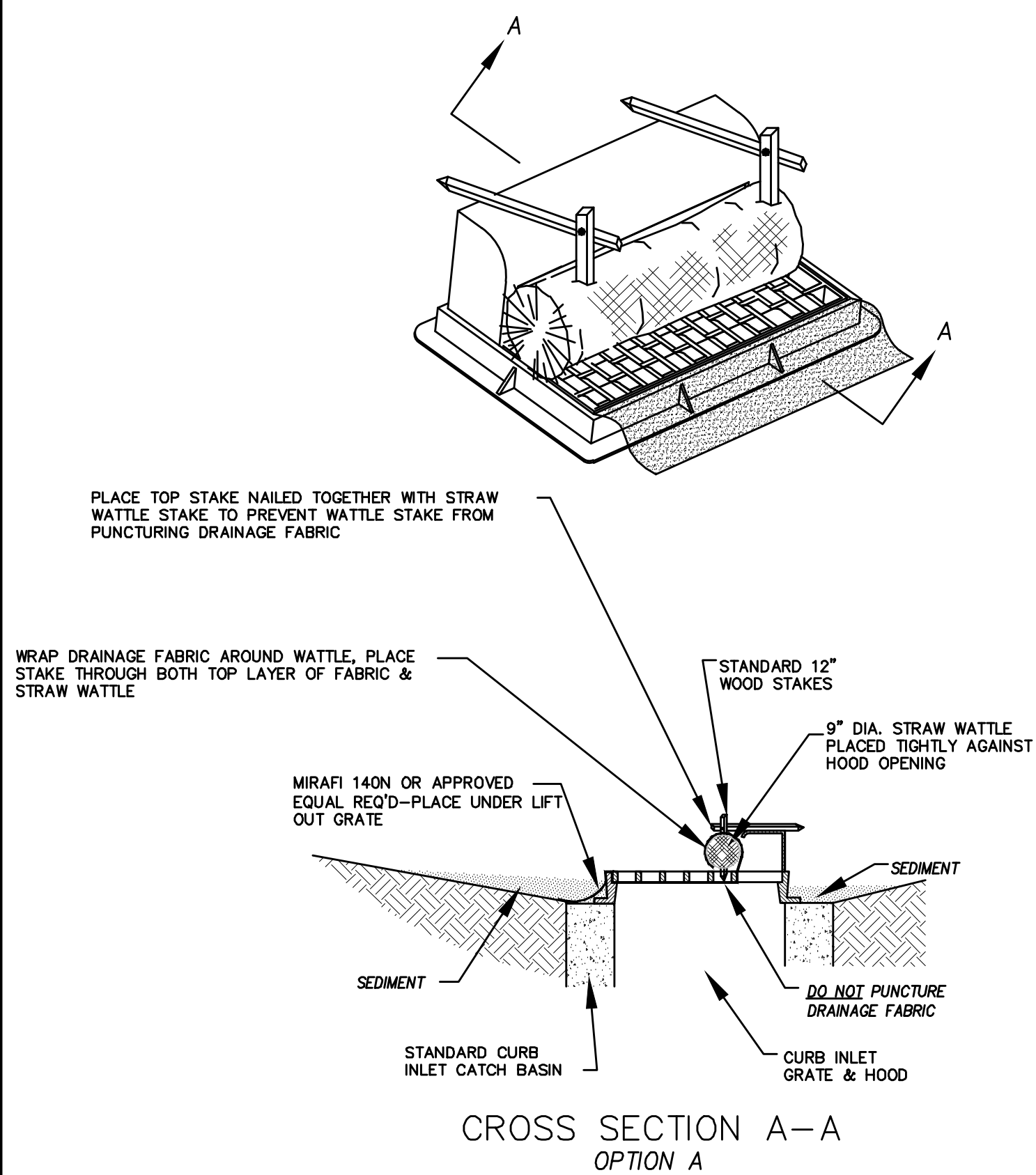
PLAN VIEW



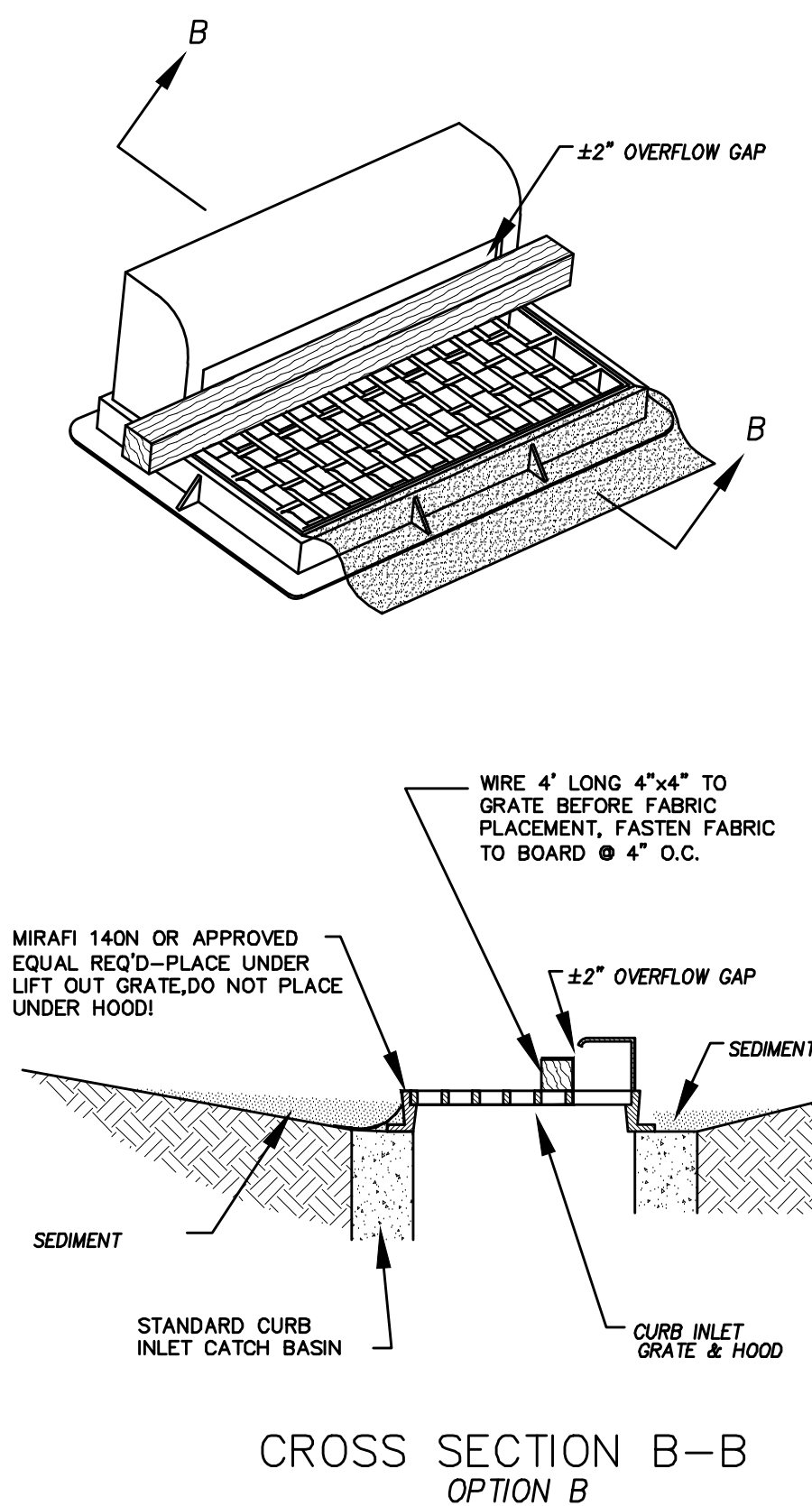
DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

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



CROSS SECTION A-A  
OPTION A



CROSS SECTION B-B  
OPTION B

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

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

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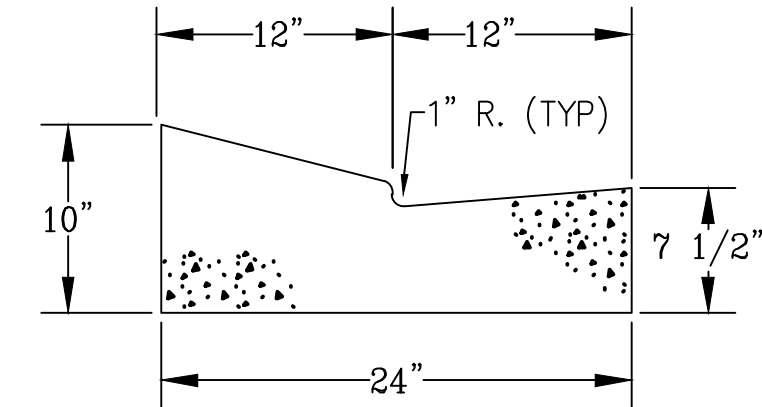
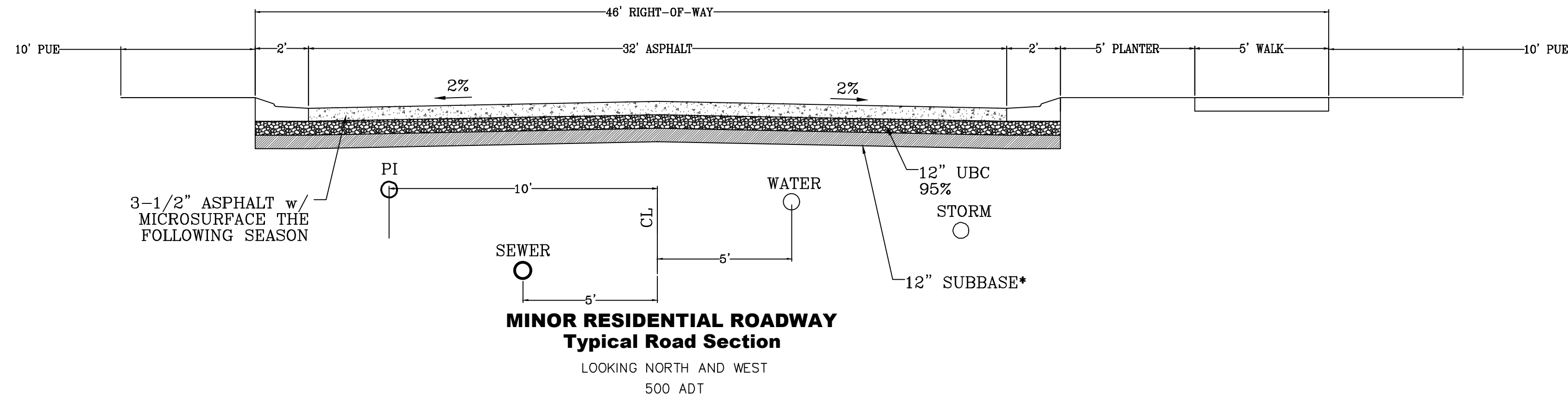
REVISIONS:

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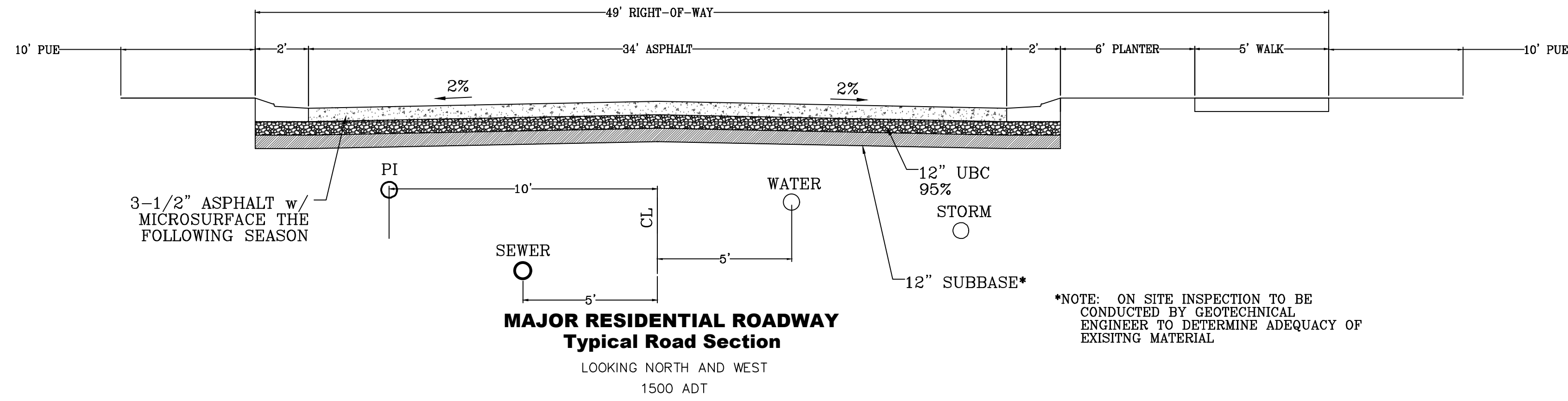
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EROSION CONTROL DETAILS

SHEET:  
EC-02

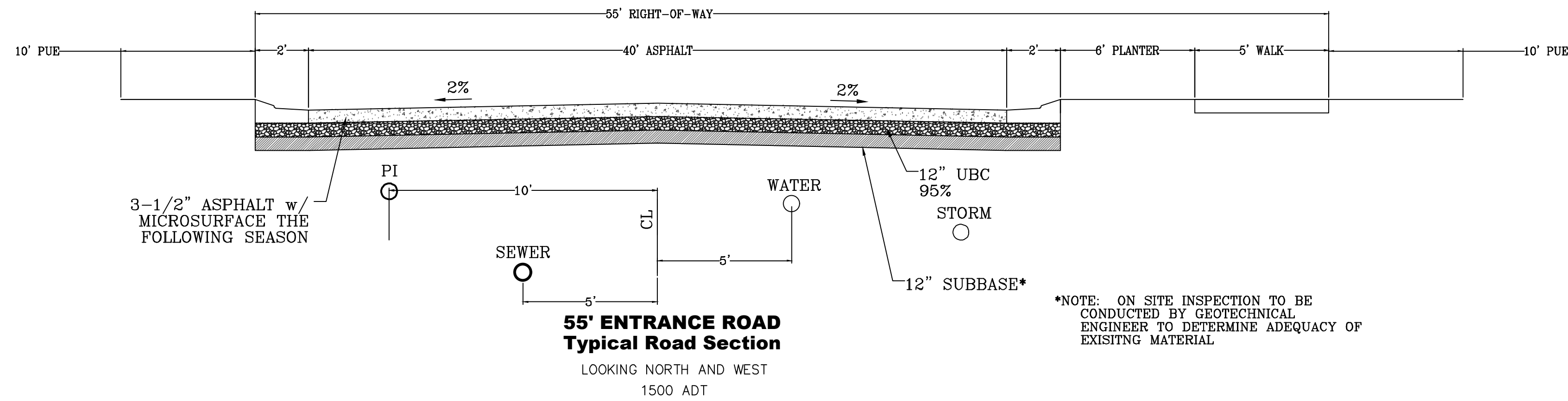
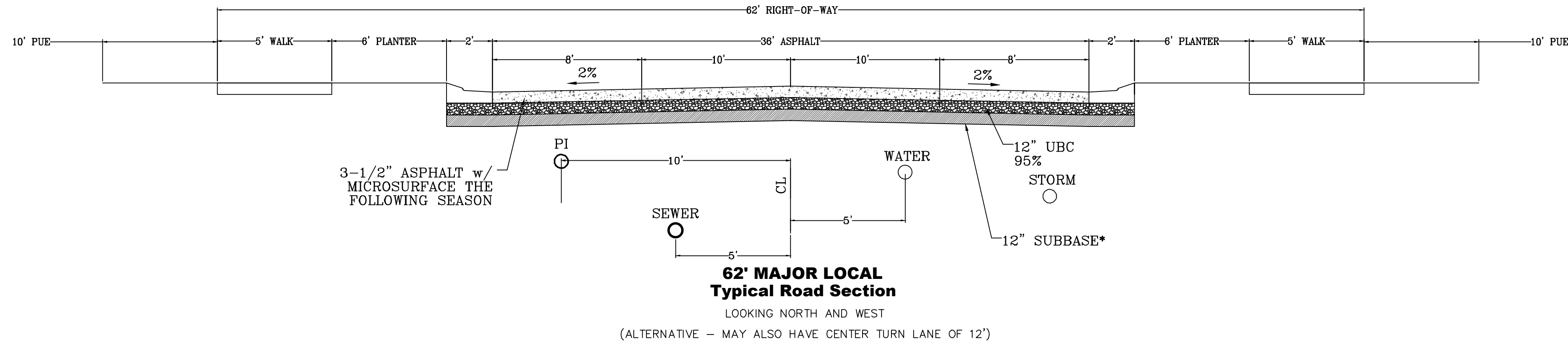




\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



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PHASE 'K'

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

DATE:6.2.2021

PROJECT #

REVISIONS:

1

2

3

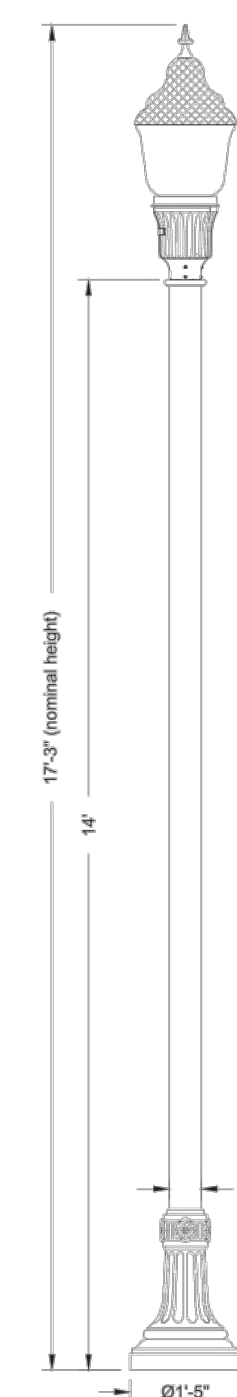
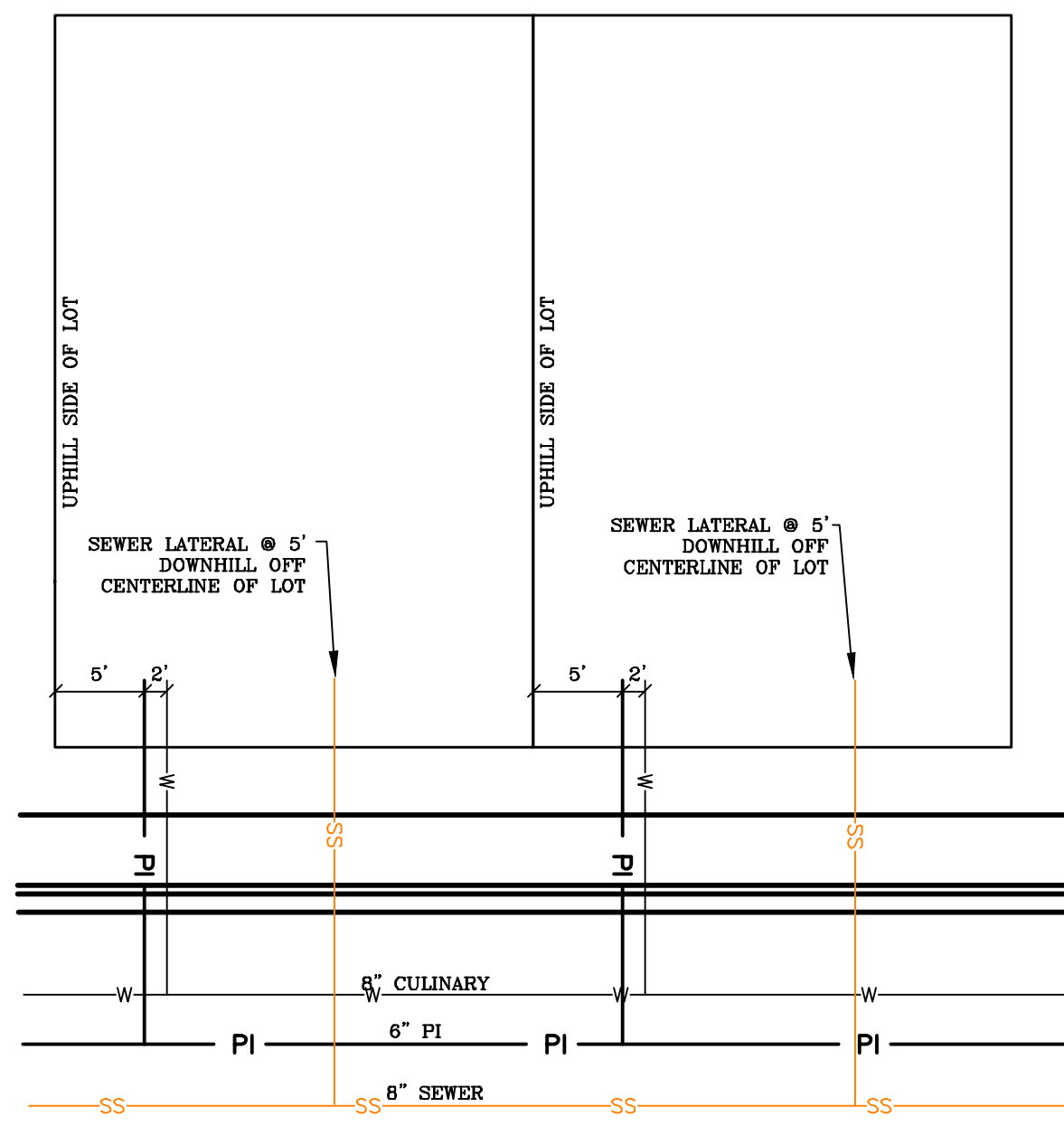
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TYPICAL DETAILS

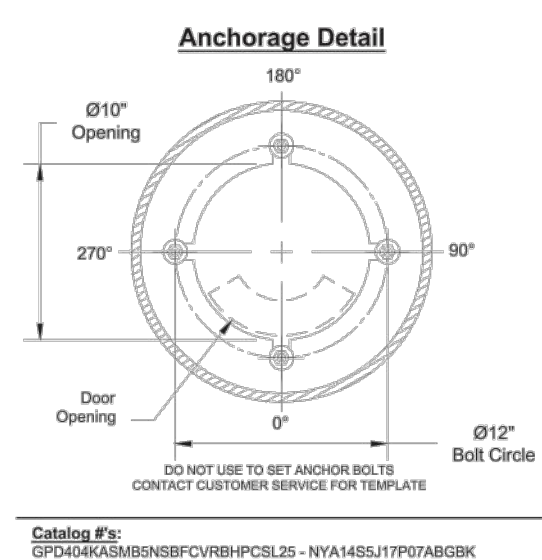
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DT-01





## Specifications

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REVISION

NO.	DATE	BY	REVISION

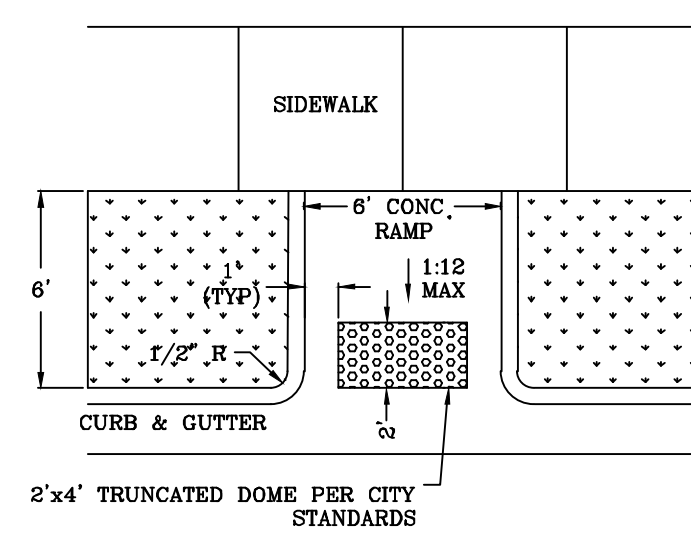
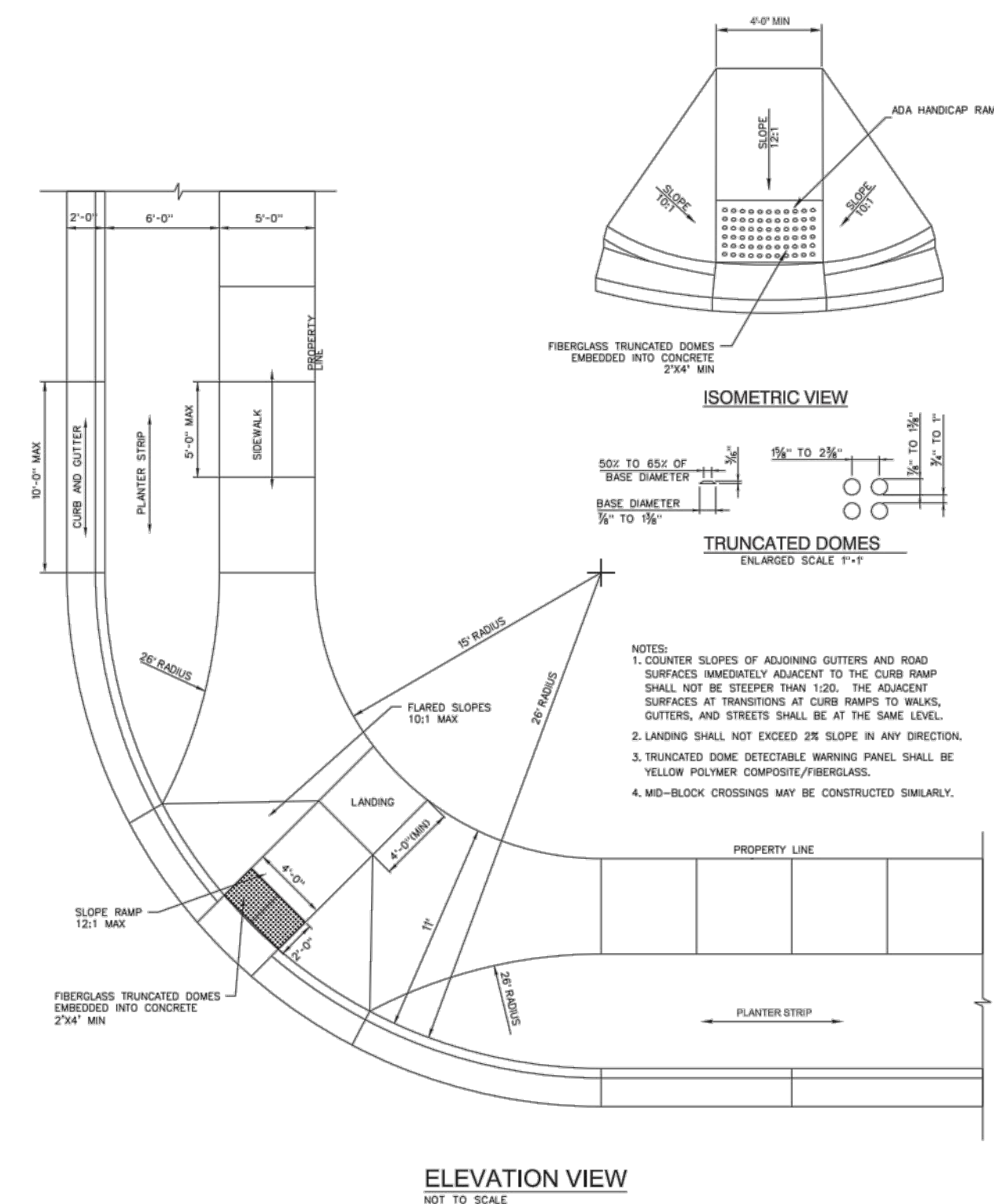
**LOCAL AND COLLECTOR STREET LIGHTING DETAILS**

**SANTAQUIN CITY**  
**275 WEST MAIN STREET**

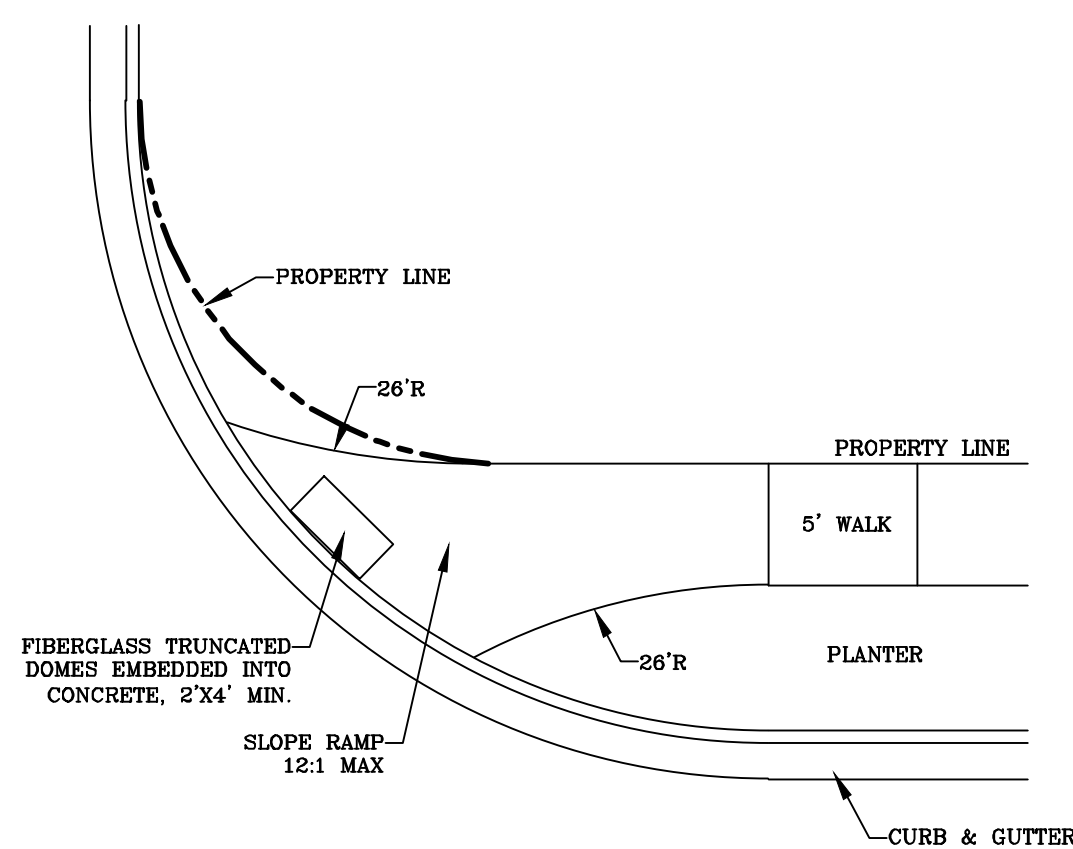
**L1**

ADOPTED DATE: 12-07-16

L1

ADOPTED DATE:  
19 - OCT -

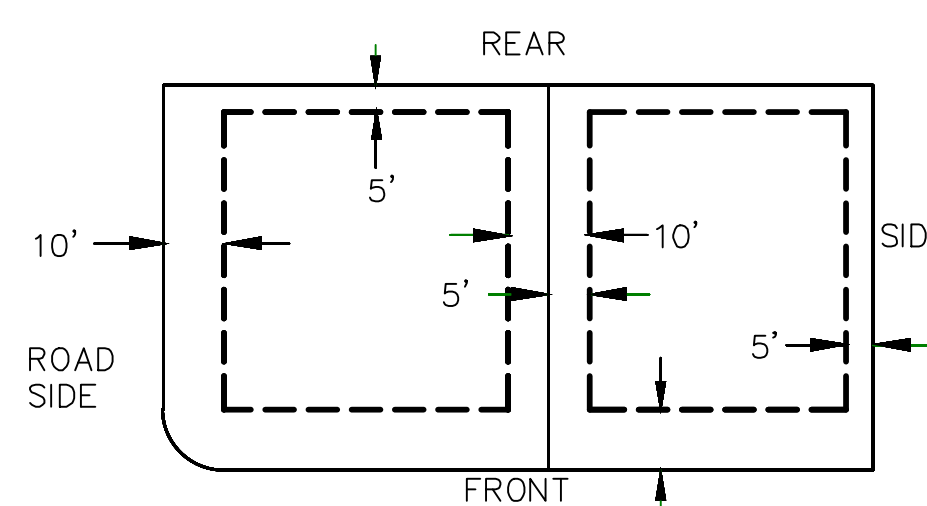
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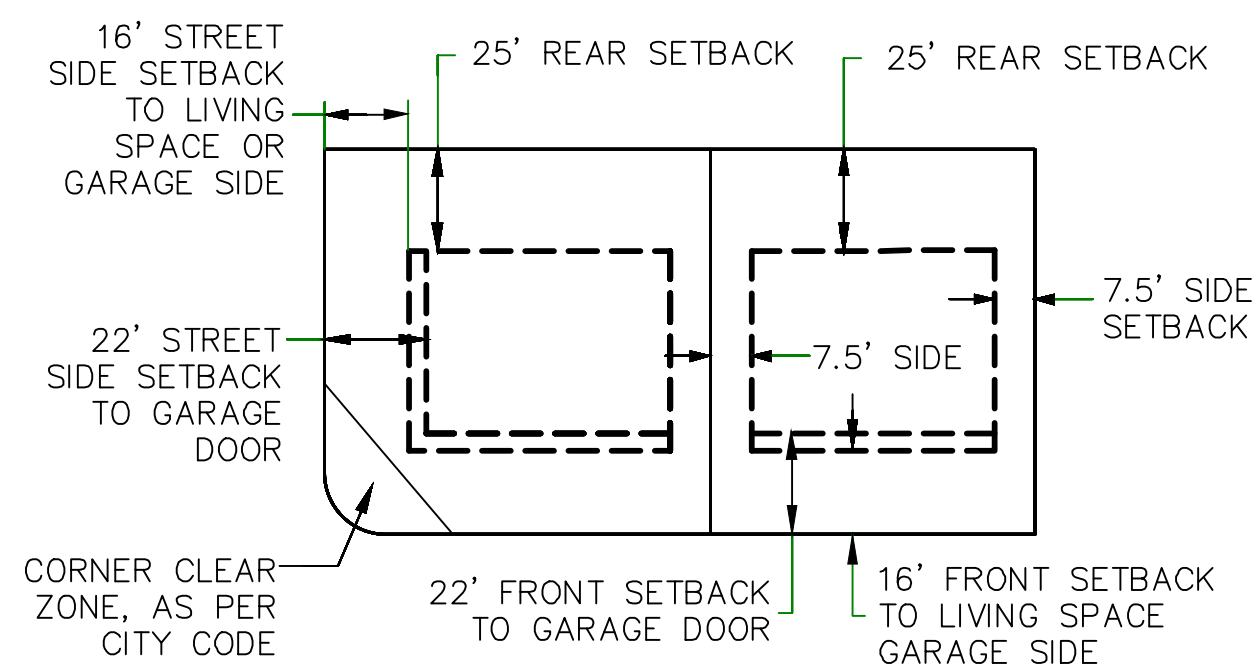
### RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

## PUBLIC UTILITY EASEMENTS



### BUILDING SETBACKS (MINIMUM)



(DATE:6.2.2021

PROJECT #

REVISIONS:

1

 $\triangle 2$ 

3

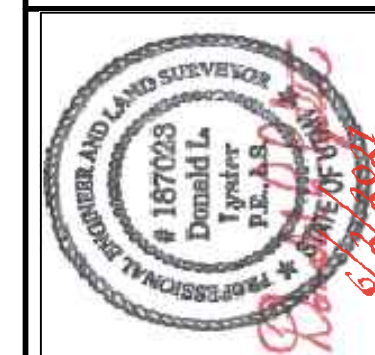
SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-02

**region** **Engineering  
& Surveying**  
1776 N. State St. #110  
Orem, UT 84057  
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**THE HILLS @ SUMMIT RIDGE  
PHASE 'K'**

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





## DRC Meeting Minutes

Tuesday, December 14, 2021

**DRC Members in Attendance:** Engineer Jon Lundell, City Manager Ben Reeves, Assistant City Manager Norm Beagley (attending Via Zoom) Community Development Director Jason Bond, Fire Chief Ryan Lind, Officer Russ Woodland, and Public Works Director Jason Callaway.

**Others in Attendance:** Shawn Young (Attending Via Zoom) representing Ridley's Phase 2. Richard Eklof representing the Tanner (Eklof) Lot Split. Ken Stephens representing the Timber Valley Subdivision. Josh Call and Joe Santos representing the Scenic Ridge Estates Subdivision. Andy Flamm (Attending Via Zoom), Cameron Spencer, and Paul Watson representing Stratton acres.

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

### Ridley's Phase 2 Preliminary/Final Plat Review

*A preliminary/final review of a 3-lot commercial subdivision located at approximated Main Street and 500 E.*

**Engineering:** Mr. Lundell noted that the easement for the water line has been provided. Mr. Lundell indicated that the developer needs to provide written approvals from Summit Creek Irrigation and the East Santaquin Irrigation Company regarding the relocation of the private irrigation line. Mr. Young explained that he is currently working with the irrigation companies regarding this.

**Fire:** Chief Lind stated that the road to the east of lot 9 is shown as part of the future development, he asked for clarification regarding this. Mr. Lundell explained that the access road would need to be constructed with the site, not the subdivision.

**Engineering:** Mr. Lundell pointed out that the plans show pipes connected to manholes and based on the elevations shown it appears that the manholes would overflow next to the existing well house. Mr. Young stated that he has been taken care of and replaced the pipes and a manhole with a PVC line and sealed fittings to address any issues. Mr. Lundell added that the easements provided are being reviewed and feedback will be provided to the developer.

No comments from Public Works, Police, Planning and Zoning or Administration.

**Motion:** Mr. Reeves motioned to recommend approval to the Planning Commission for the Ridley's Phase 2 Preliminary/Final Review, with the condition that the redlines be addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.



## **Tanner (Eklof) Lot Split Concept**

*Review A concept review of a single lot split located at approximately 439 S. 200 W.*

**Public Works:** Mr. Callaway explained that the location where the utility stubs are shown is also the location of a 30-inch reinforced concrete pipe and 20-inch steel pipe in the sidewalk. Mr.

**DRC Meeting Minutes  
December 14, 2021  
Page 2 of 5**

Lundell noted that those lines are private irrigation lines, and the applicant would need to work with the irrigation company regarding any modifications.

**Planning and Zoning:** Mr. Bond stated that he wouldn't recommend a deferral agreement for the improvements (curb, gutter sidewalk, etc.), since it is continuous with the improvements along 200 W. He expressed concern with the streetside setback and stated that the building envelope needs to be no closer than the existing building.

**Administration:** Mr. Beagley indicated that the 200 W. and 500 S. right of ways are all owned by the City. Improvements will be required of a half plus 10 road where 200 W. and 500 S. come together. He stated that there may be some City participation, but it's likely the developer will need to provide the half plus 10 asphalt improvement. Mr. Lundell explained to the developer that City Code requires that all roadway improvements be installed with any subdivision.

**Engineering:** Mr. Lundell stated that he will provide the redline comments to the applicant.

No Comments from Police or Fire.

## **Timber Valley Preliminary Review**

*A preliminary review of a proposed 3-lot subdivision located at 465 N. 500 W.*

Mr. Lundell noted that each lot exceeds the requirements for the R-10 zone. This proposal is 3 lots or less, so it fits into the streamlined process. The DRC will be providing a recommendation to the Planning Commission who would be the final approval body.

**Engineering:** Mr. Lundell noted that the existing structure is located within 3 feet of the new property lines. It would either need to meet fire ratings or be removed. Mr. Stephens explained that it is a steel pole barn with corrugated metal walls. Mr. Reeves stated that one of the building inspectors would need to verify that it meets a one-hour fire rating.

Mr. Lundell asked what the proposed fence will look like along the back of the properties? Mr. Stephens asked for some direction regarding the fencing. Mr. Bond explained that the language isn't specific regarding the type of fencing. He encouraged the applicant to propose what he would like and the city will work with him to ensure that it meets the intent of the requirement. Mr. Bond clarified that the intent is to keep people out of the orchards and provide a buffer between the residential and agricultural uses.



Mr. Lundell noted that an asphalt overlay was recently completed on 500 W. Because of this and the number of proposed road cuts for utilities, a 2-inch asphalt overlay will be required.

No comments from Public Works, Police, Fire, or Administration.

**Motion:** Mr. Bond motioned to provide a positive recommendation to the Planning Commission for the Timber Valley Preliminary Subdivision with the condition that the redlines be addressed. Mr. Reeves seconded. The motion passed unanimously in the affirmative.

**DRC Meeting Minutes**  
**December 14, 2021**  
**Page 3 of 5**

### **Scenic Ridge Estates Preliminary Review**

*A preliminary review of an 18-lot subdivision located east of 430 S., including parcel numbers: 32:040:0070, 32:040:0045, 32:040:0047, and 32:040:0042.*

Mr. Lundell explained that pressure zones and pump stations have been discussed since the concept was last seen. He added that a design is underway for a debris basin in the area, as was determined needful due to the Molly fire. He stated that the applicant has submitted a portion of the project to move forward with the proposed 18 lots.

**Public Works:** Mr. Callaway noted a waterline running behind the lots from the booster pump station. He asked if the channel will be reinforced? Mr. Santos answered that the waterline will be at the base of the channel. Mr. Callaway asked if the booster station is sized for the entire development? Mr. Lundell explained that part of the master plan includes a booster pump to service the proposed development. He explained that further discussion regarding how the booster pump would accommodate future growth will be required.

**Engineering:** Mr. Lundell pointed out that the Cul-De-Sac in the southwest of the development would need to provide connectivity further to the south according to code. Mr. Bond noted that it is based on circulation in the area and this needs to be discussed further. Mr. Lundell noted that per standard drawings, both cul-de-sac diameters are a little short. Mr. Call stated that this is a scaling issue, they should be designed to the standard drawings. Mr. Lundell pointed out that a planter strip and sidewalk are shown along the cul-de-sac; it may be beneficial to match the existing combo curb, gutter, and sidewalk with the 40 feet of asphalt. Mr. Bond added that this would require Planning Commission approval. Mr. Lundell noted that it helps with snow removal specifically in steep area. Mr. Lundell asked what the cul-de-sac to the North is for? Mr. Santos stated that it is needed to provide frontage for the pump station. Mr. Lundell recommended that the frontage improvements be installed along the pump station and future development can be accommodated later. Mr. Lundell stated that details are needed for the proposed trail along the back of the lots. He clarified that code requires the developer to install the booster pump station, and the deferred improvements for the trail. Recognizing the future improvements, Staff thinks a development agreement would be appropriate.

Mr. Lundell asked that the developer show units per acre, open space acreage and lot acreage on their plans. The booster pump station is considered open space. He noted that the plan shows dual meter laterals however, individual meters would be required for each lot. Mr. Lundell explained that the water modeling company has reviewed this development and indicated that a



10-inch line is needed to connect to Oak Summit, and a 12-inch line would be needed for the discharge to accommodate future growth. Mr. Lundell asked if they are proposing to irrigate the lots off culinary water? The developer confirmed this. Mr. Lundell stated that the streetlight proposal will need to be modified to accommodate a streetlight to the north of the development. He added that 100-year storm control calculations need to be shown as well.

**DRC Meeting Minutes**  
**December 14, 2021**  
**Page 4 of 5**

Mr. Lundell reviewed the proposed construction route for the development. He explained that a 10% slope is maximum allowed for the roads. Up to 12% can be approved by both the City Council and the City Engineer.

No comments from Police, Fire, or Administration.

**Motion:** Mr. Bond motioned to table the Scenic Ridge Estates Preliminary review until the redlines are addressed. Chief Lind seconded. The motion passed unanimously in the affirmative.

### **Stratton Acres Preliminary Review**

*A preliminary review of a 37-lot subdivision located at approximately 200 E. and Royal Lane Drive.*

Mr. Lundell noted that this is a standard proposed subdivision within the R-10 zone.

**Public Works:** Mr. Callaway explained that there are existing valves for P.I. and culinary water on the north end of 200 E., which could be left where they are to avoid having too many valves in the area.

**Police:** Officer Woodland explained that the stop signs need to be running on the North and South sides of the intersections.

**Fire:** Chief Lind stated that the hydrants appear to be in good locations.

**Planning and Zoning:** Mr. Bond noted the triangle remnant at the southwest of the property that will need to be worked out. He added that offsite storm drainage easements will be needed.

**Engineering:** Mr. Lundell explained that the remnant piece to the southwest of the development is owned by Santaquin City but not needed by the city. The developer could enter discussions regarding this remnant being incorporated into the development. Mr. Lundell explained that the County surveyor has asked that their monuments are preserved or accounted for within development. This is a process for developer to work through with the County.

Mr. Lundell noted that the density table, acreage, lot size etc. needs to be listed. He asked that details be provided with lot setbacks. He stated that it appears that the frontage on the corner lots (lots 17 and 16) are short. Mr. Lundell asked that the developer show the existing



infrastructure on the plans. He indicated concern regarding the slope of the sewer line on Ginger Gold Road. Mr. Lundell added that the general slope of the P.I. lines will also need to be provided.

Mr. Beagley asked if the property rights have been taken care of for the sewer that will run to the north of the development? Mr. Spencer explained that they have obtained a boundary line and easement from the School District and the Taylor's who own the property to the East. Mr. Beagley asked that the developer provide those agreements and easements for review. Mr.

**DRC Meeting Minutes  
December 14, 2021  
Page 5 of 5**

Lundell explained that separate manhole and inlets are required. He added that a storm drain report needs to be provided for review. Mr. Beagley noted that an offsite storm drain easement would be required as well.

**Motion:** Mr. Bond motioned to table the Stratton Acres Preliminary Review until the redlines are addressed and easement information be provided. Chief Lind seconded. The motion passed unanimously in the affirmative.

Chief Hurst explained that a resident has expressed concern regarding the speed at which residents drive into town at 300 W. and 500 S. Here, vehicles come out of a 35 MPH zone to a 25 MPH zone. Chief Hurst indicated that the design of the road, the vegetation, the driveways, and the volume of traffic coming down 300 W. are causing issues. This is a legitimate concern for the residents coming out of their driveways on the east side of the road. Chief Hurst recommended that the 25 MPH limit be moved further to the south, or that a solar speed limit sign be installed in this area. Mr. Lundell suggested that a reduced speed ahead sign could be installed. Mr. Reeves stated that the process needs to be addressed formally as an agenda item. Mr. Lundell noted that the existing speed limit sign could be switched out without official DRC action.

## **MEETING MINUTES APPROVAL**

November 2, 2021

November 9, 2021

November 16, 2021

**Motion:** Chief Lind motioned to approve the DRC minutes from November 2<sup>nd</sup>, 9<sup>th</sup>, and 16<sup>th</sup> 2021. Officer Woodland seconded. The motion passed unanimously in the affirmative.

## **Adjournment:**

Mr. Bond motioned to adjourn at 11:26 a.m.



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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder





**DRC Meeting Minutes**  
**Tuesday January 4, 2022**

**DRC Members in Attendance:** Engineer Jon Lundell, City Manager Ben Reeves, Officer Russ Woodland, Fire Department Chris Lindquist, and Staff Planner Ryan Harris.

**Others in Attendance:** Ryan Lind representing the Lind 2-Lot Subdivision.

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

**Lind 2-Lot Subdivision Preliminary/Final Review**

*A preliminary/final review of a single lot split located at 315 N. Center Street.*

**Engineering:** Mr. Lundell noted that there is record for a sewer lateral that is located closer than the one shown on the plans. He noted that the existing utilities may need to be replaced due to their age.

**Planning and Zoning:** Mr. Harris noted that Building Official Randy Spadafora has assigned the addressing. He also noted that the signature blocks for the utility companies are missing.

No comments from Police, Fire or Administration

**Motion:** Mr. Reeves motioned to recommend approval for the Lind 2-Lot Subdivision Preliminary/Final Review subject to the redlines being addressed. Mr. Lindquist seconded. The motion passed unanimously in the affirmative.

**AJOURNMENT**

Mr. Reeves motioned to adjourn at 10:05 a.m.

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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder