DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 08, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. **Adcock's Acre Subdivision Concept Review**

   A concept review of a proposed 2-lot subdivision located at approximately 295 North 200 East.

2. **Ostler Subdivision Preliminary Review**

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

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

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

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

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

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

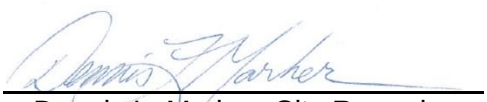
   A final review of a proosed 28-lot subdivision located at approximately Foxwood Road and White Sage Drive.

MEETING MINUTES APPROVAL

AJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY: 

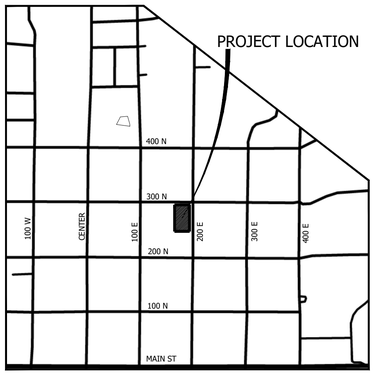
Dennis L. Marker, City Recorder

ADCOCK'S ACRE SUBDIVISION

295 N 200 E

09:102:0012

SANTAQUIN, UTAH COUNTY, UTAH



NORTH

VICINITY MAP

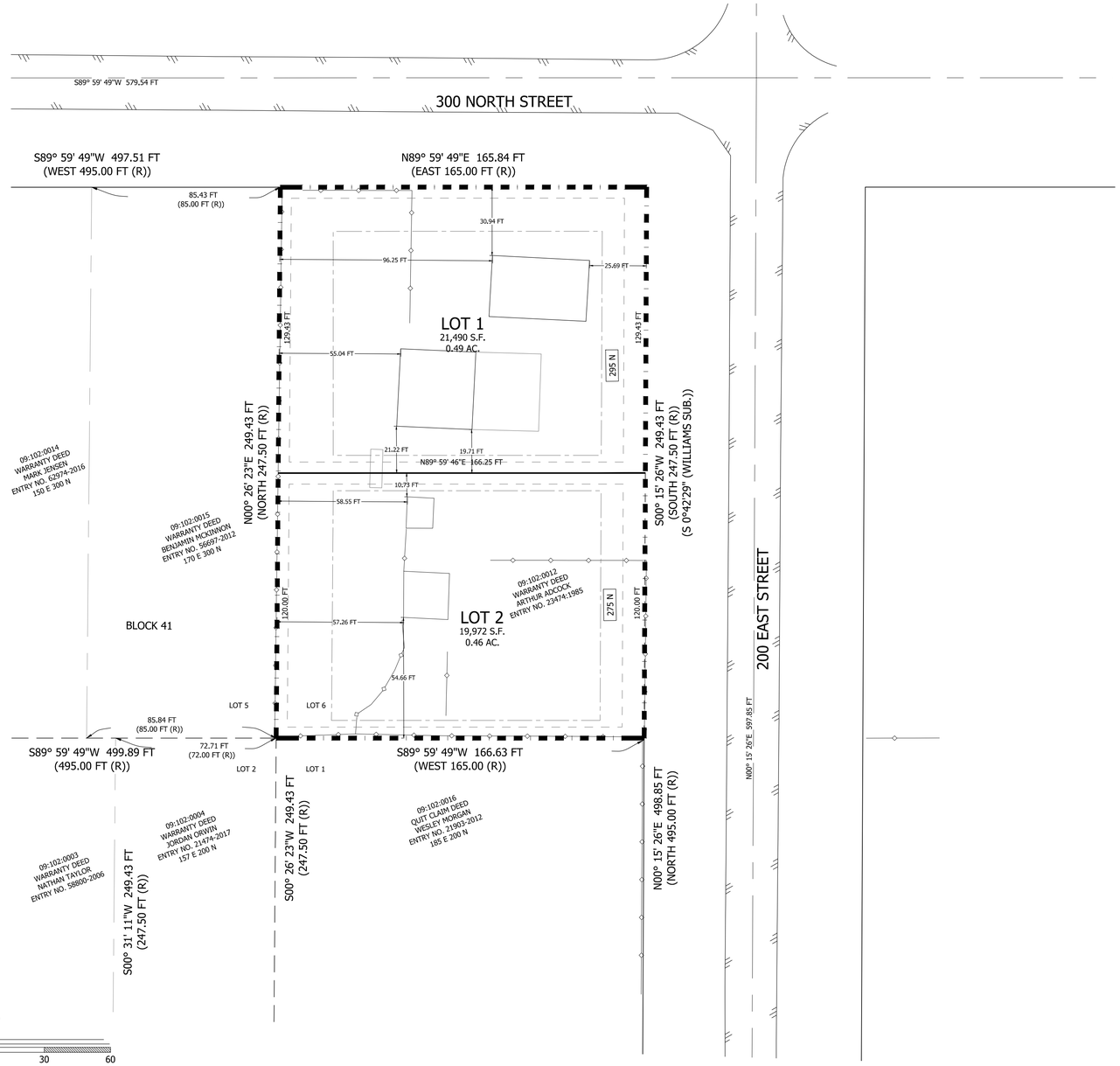
SCALE: N.T.S.

SHEET INDEX

C-1	COVER SHEET
C-2	DEMOLITION PLAN
C-3	UTILITY PLAN
D-1	DETAIL SHEET
EX-1	PLAT SHEET

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

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



NORTH

COVER SHEET

SCALE: 1" = 30'

0 30 60

PRELIMINARY- NOT FOR CONSTRUCTION

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

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

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

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

REVISIONS

DATE	BY	REMARKS

LICENSED PROFESSIONAL ENGINEER
Richard A. Hatfield
2774512
STATE OF UTAH

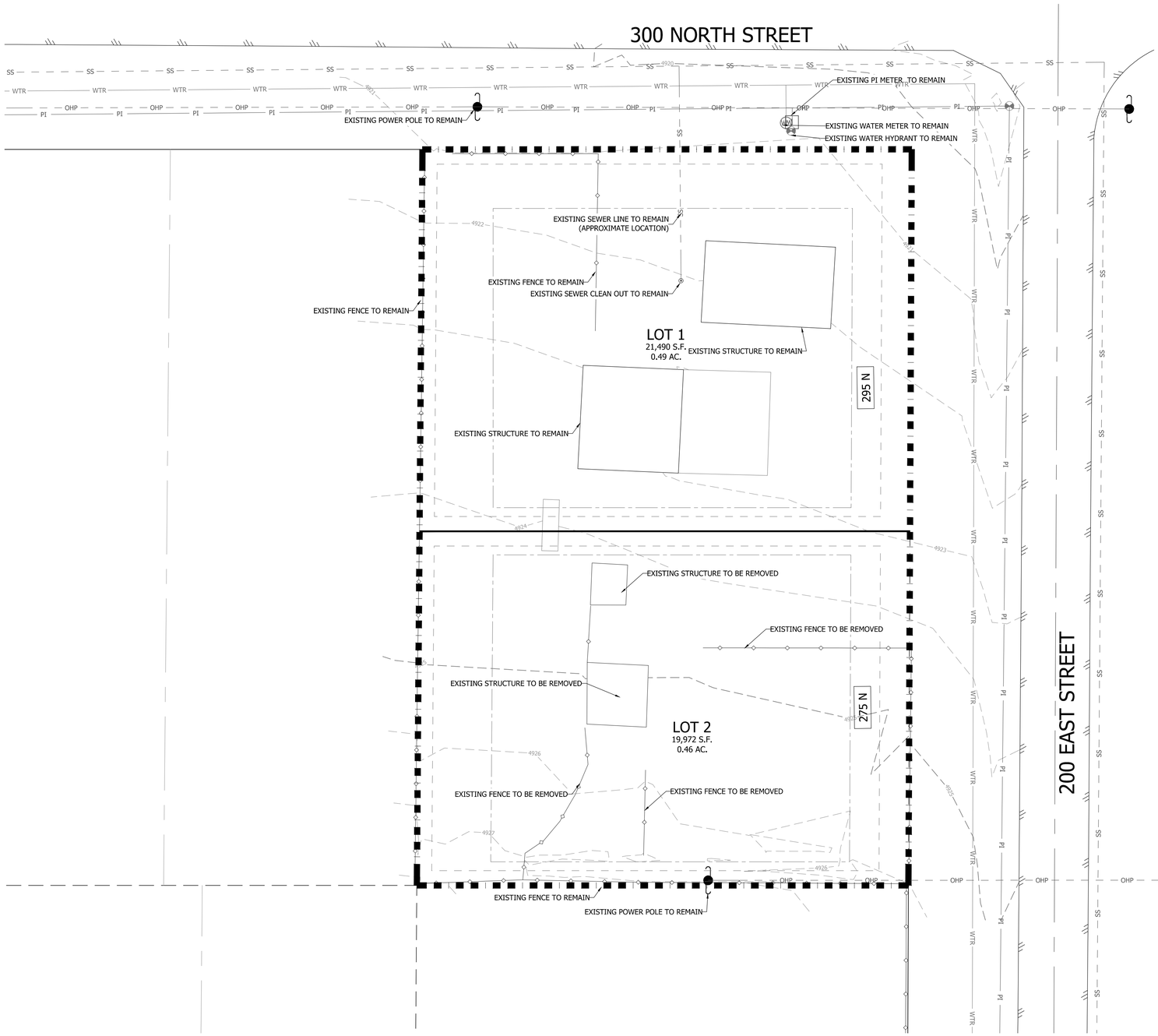
ADCOCK'S ACRE
COVER SHEET

DATE: 02-22-2022

LOCATION: SANTAQUIN, UT

FOR: BART GIBB

DRAWING: C-1



LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING PI LINE
- EXISTING POWER LINE
- EXISTING CONTOUR LINE
- EXISTING SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY

NORTH

DEMOLITION PLAN

SCALE: 1" = 20' (0, 20, 40)

PRELIMINARY- NOT FOR CONSTRUCTION

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

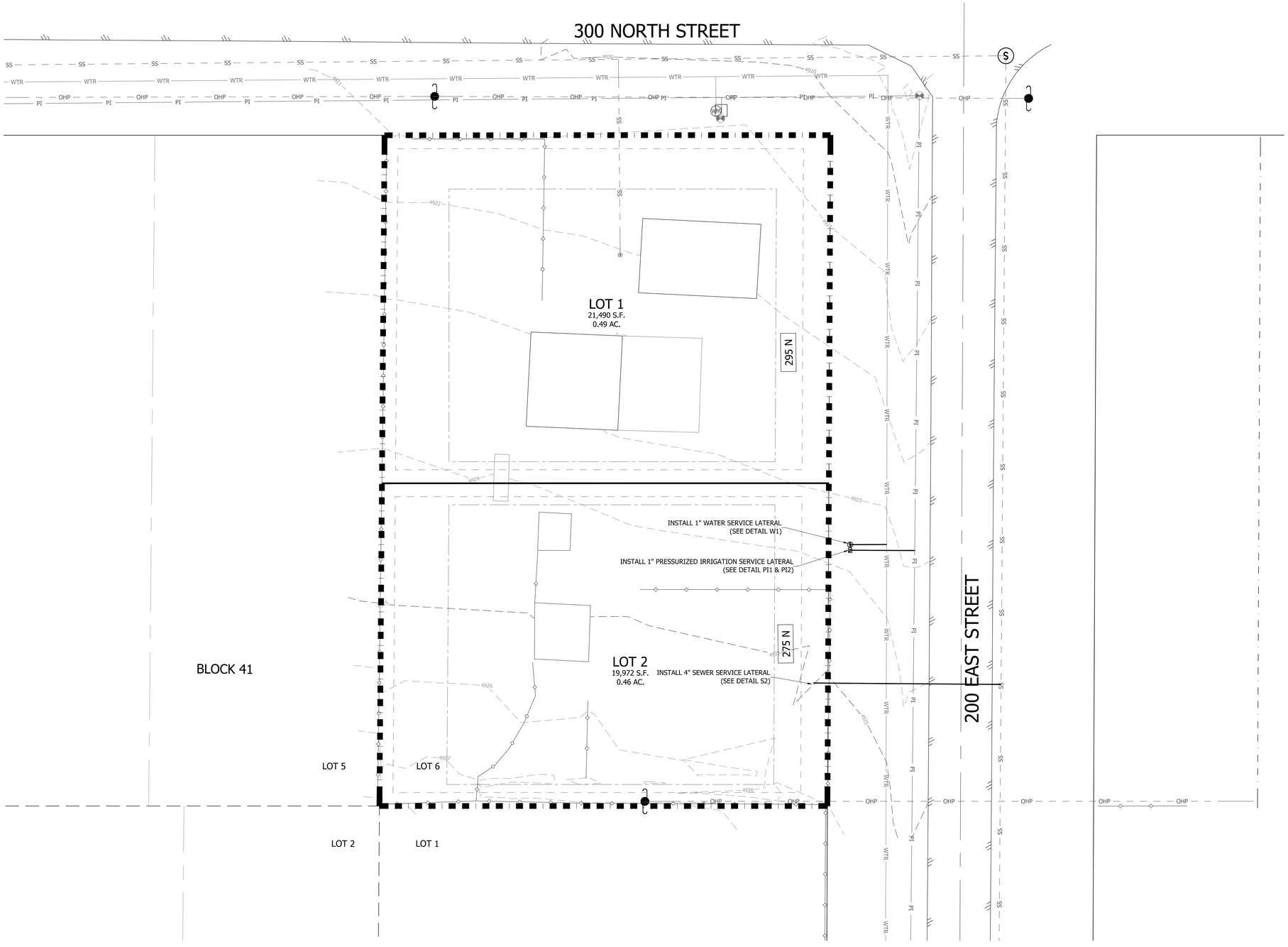
REVISIONS

DATE	BY	REMARKS

Richard A Hatfield
LICENSED PROFESSIONAL ENGINEER
2774512
STATE OF UTAH

ADCOCK'S ACRE
DEMOLITION PLAN

DATE: 02-22-2022
LOCATION: SANTAQUIN, UT
FOR: BART GIBB
DRAWING: C-2



LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING PI LINE
- EXISTING POWER LINE
- EXISTING CONTOUR LINE
- EXISTING SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY

NORTH

UTILITY PLAN

SCALE: 1" = 20' 0 20 40

PRELIMINARY- NOT FOR CONSTRUCTION

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

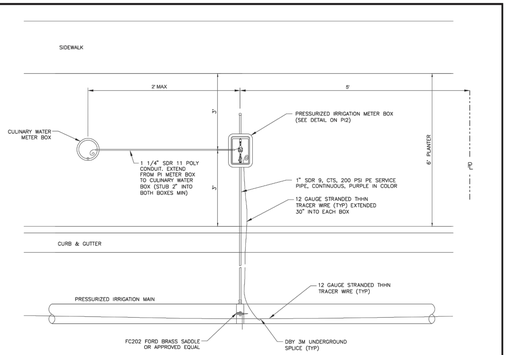
REVISIONS

DATE	BY	REMARKS

LICENSED PROFESSIONAL ENGINEER
Richard A Hatfield
2774512
STATE OF UTAH

ADCOCK'S ACRE
UTILITY PLAN

DATE: 02-22-2022
LOCATION: SANTAQUIN, UT
FOR: BART GIBB
DRAWING: C-3



NOTES:

1. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
2. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
3. SEE PI2 FOR PRESSURIZED IRRIGATION SERVICE BOX.
4. ALL LATERALS SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. SLEEVES SHALL BE REQUIRED WHEN PARK STRIPS ARE PROPOSED FOR THE ROAD SECTION

PRESSURE IRRIGATION SERVICE LATERAL

NOT TO SCALE

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

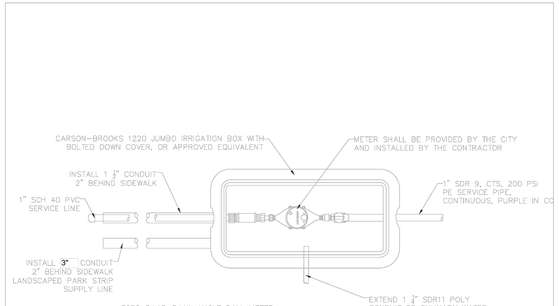
NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED NOTE #5	MLA		10-JAN-19

Santaquin

PRESSURE IRRIGATION SERVICE LATERAL

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. PI 1
APPROVED BY: MAYOR
APPROVED BY: CITY ENGINEER
ADOPTED DATE: 10 JAN 19



PRESSURIZED IRRIGATION METER BOX

NOT TO SCALE

STATEMENT OF USE:
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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

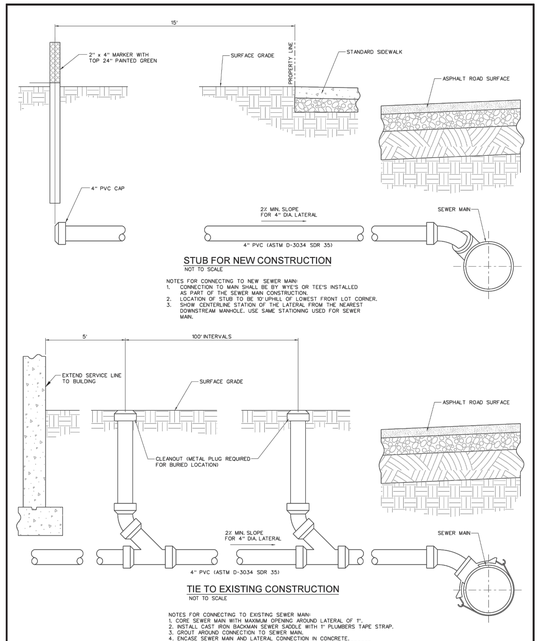
Santaquin

PRESSURE IRRIGATION METER BOX

SANTAQUIN CITY
275 WEST MAIN STREET

PI2

ADOPTED DATE: 19 - OCT - 18



STUB FOR NEW CONSTRUCTION

NOT TO SCALE

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

TIE TO EXISTING CONSTRUCTION

NOT TO SCALE

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

JUB

0 2'

STATEMENT OF USE:
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REVISION

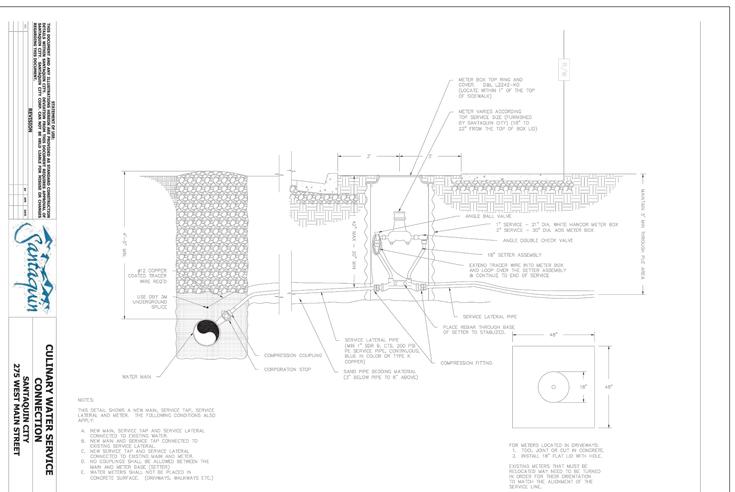
NO.	DESCRIPTION	BY	APP.	DATE

Santaquin

TYPICAL SEWER LATERAL

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. S2
APPROVED BY: MAYOR
APPROVED BY: CITY ENGINEER
ADOPTED DATE: 10 JAN 19



NOTES:
THIS DETAIL SHOWS A NEW MAIN, SERVICE TAP, SERVICE LATERAL AND METER. THE FOLLOWING CONDITIONS ALSO APPLY:

A. NEW MAIN, SERVICE TAP AND SERVICE LATERAL
B. NEW MAIN AND SERVICE TAP CONNECTED TO EXISTING SERVICE LATERAL
C. NEW SERVICE TAP AND SERVICE LATERAL CONNECTED TO EXISTING MAIN AND METER.
D. NO CONNECTION TO EXISTING MAIN BETWEEN THE MAIN AND METER BASE (SETTER)
E. WATER METERS SHALL NOT BE PLACED IN CONCRETE SURFACE. (DRIVEWAYS, WALKWAYS ETC.)

FOR METERS LOCATED IN DRIVEWAYS:
1. TOOL JOINT OR CUT IN CONCRETE.
2. INSTALL 18" FLAT LID WITH HOLE.

EXISTING METERS THAT MUST BE RELOCATED MAY NEED TO BE TURNED 90° OR 180° IN ORDER TO BE ABLE TO MATCH THE ALIGNMENT OF THE SERVICE LINE.

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APP.	DATE

Santaquin

CULINARY WATER SERVICE CONNECTION

SANTAQUIN CITY
275 WEST MAIN STREET

W1

ADOPTED DATE: 10 JAN 19

CULINARY WATER SERVICE CONNECTION

PRELIMINARY- NOT FOR CONSTRUCTION

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

REVISIONS

DATE	BY	REMARKS

DRAWING: D–1

FOR: BART GIBB

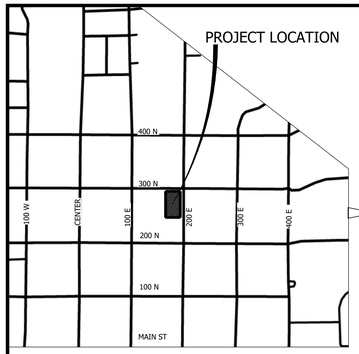
LOCATION: SANTAQUIN, UT

DATE: 02–22–2022

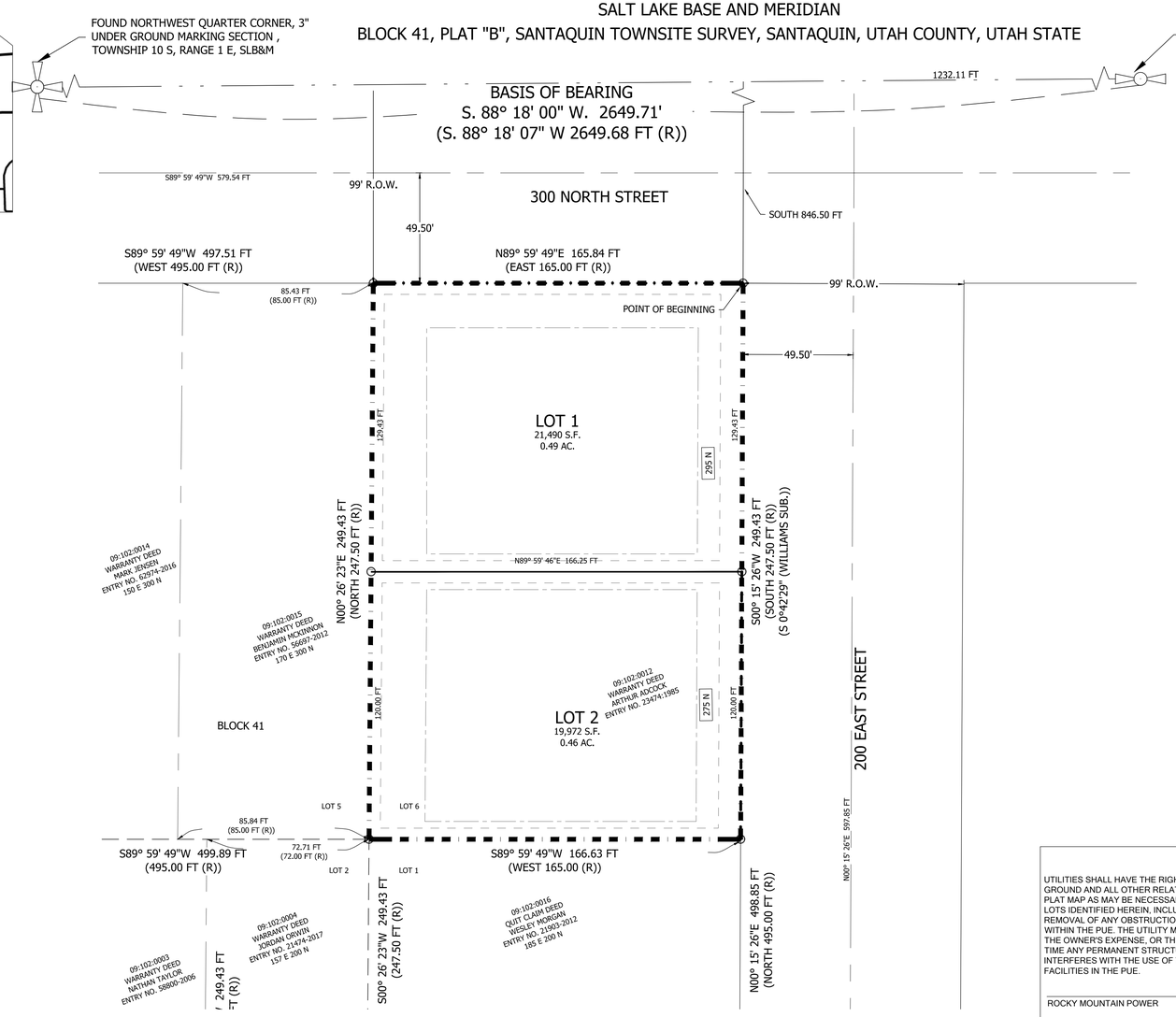
ADCOCK'S ACRE
DETAIL SHEET

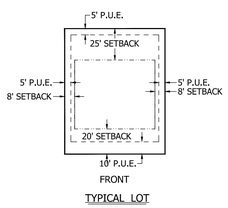
ADCOCK'S ACRE SUBDIVISION, PLAT "A"

NW ¼ OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SANTAQUIN, UTAH COUNTY, UTAH STATE



VICINITY MAP
SCALE: N.T.S.





TYPICAL LOT

LEGEND

- SET ⅝" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
- FOUND SURVEY MONUMENT
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- FOUND GOVERNMENT MONUMENT

SETBACK AND EASEMENT DETAIL
ZONE R-8

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

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

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

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

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

PLOT DATE: 22 FEBUARY 2022

SURVEYOR'S CERTIFICATE

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

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

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

OWNER'S DEDICATION

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

ARTHUR LEE ADCOCK, OWNER — DATE

SHERRY DIANE ADCOCK, OWNER — DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) ss

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

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

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

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 2022 BY THE SANTAQUIN CITY PLANNING COMMISION.

CHAIRPERSON, PLANNING COMMISSION — DATE

DIRECTOR-SECRETARY — DATE

UTILITIES APPROVAL

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

ROCKY MOUNTAIN POWER — DATE

CENTRACOM — DATE

CENTURYLINK ACCEPTANCE

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

CENTURYLINK — DATE

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS_____DAY OF _____, 20___

DOMINION ENERGY COMPANY

BY:_____

TITLE:_____

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

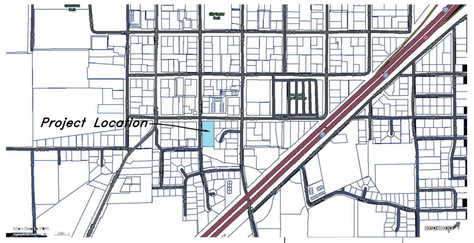
NW ¼ OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BLOCK 41, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SANTAQUIN, UTAH COUNTY, UTAH STATE

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL
		PRELIMINARY — No.10719099 Spencer J. McCutcheon — STATE OF UTAH

UTAH COUNTY RECORDING CERTIFICATE

Ostler Subdivision

All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin Townsite Survey of Building Lots being a part of Section 2, T10S, R1E, SLB&M, U.S. Santaquin, Utah County, Utah
February, 2022



Vicinity Map
(Not to Scale)

LEGEND

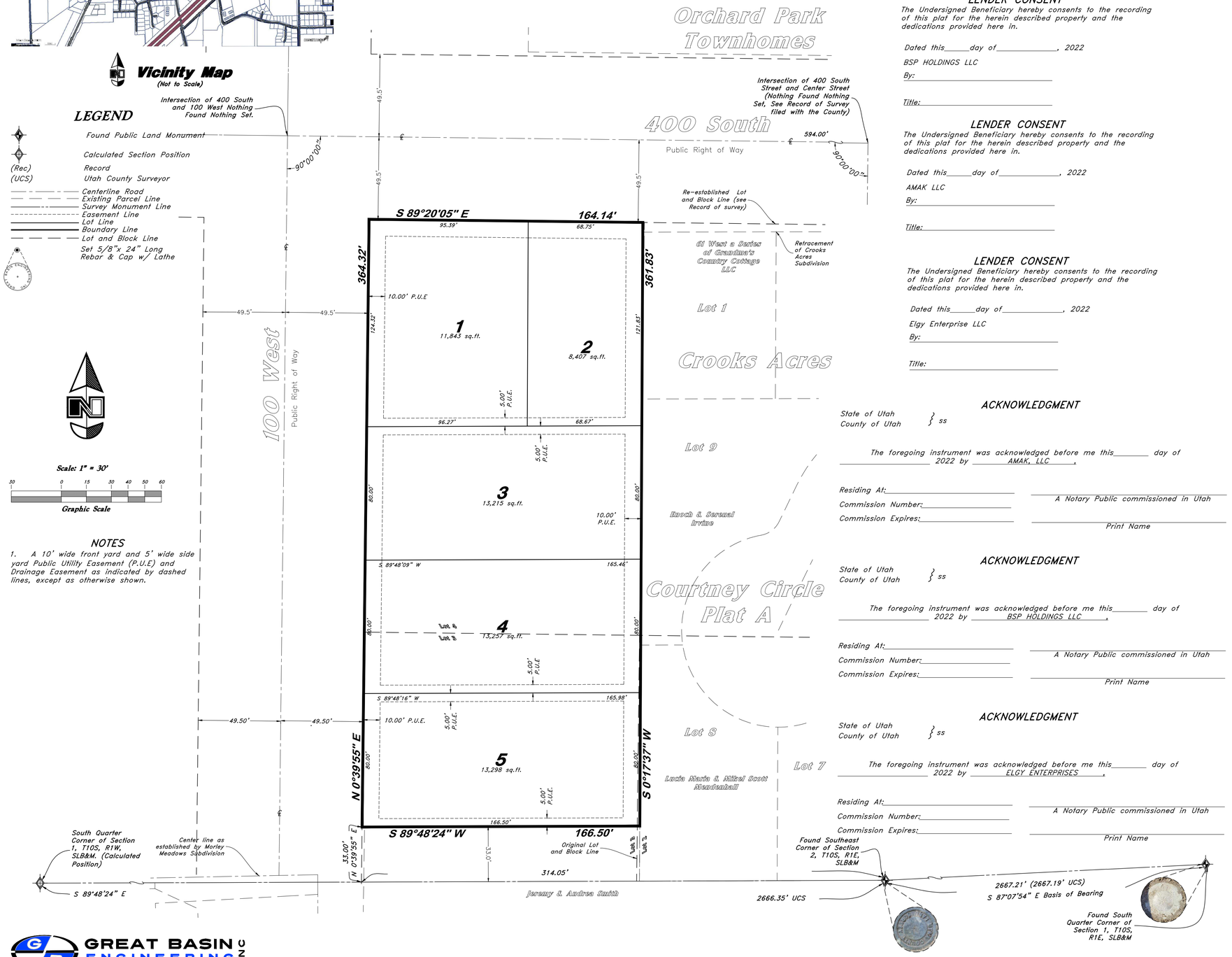
- Found Public Land Monument
- Calculated Section Position
- (Rec) Record
- (UCS) Utah County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Lot and Block Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Scale: 1" = 30'

Graphic Scale

NOTES

1. A 10' wide front yard and 5' wide side yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.



LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this_____day of_____, 2022

BSP HOLDINGS LLC

By:_____

Title:_____

LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this_____day of_____, 2022

AMAK LLC

By:_____

Title:_____

LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this_____day of_____, 2022

Elgy Enterprise LLC

By:_____

Title:_____

ACKNOWLEDGMENT

State of Utah
County of Utah } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2022 by _____AMAK, LLC_____,

Residing At:_____
Commission Number:_____
Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

ACKNOWLEDGMENT

State of Utah
County of Utah } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2022 by _____BSP HOLDINGS LLC_____,

Residing At:_____
Commission Number:_____
Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

ACKNOWLEDGMENT

State of Utah
County of Utah } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2022 by _____ELGY ENTERPRISES_____,

Residing At:_____
Commission Number:_____
Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat Ostler Subdivision in Santaquin City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this_____day of _____, 2022.

02/17/2022

6242920
License No.

Andy Hubbard

INITIAL NAL

AS-SURVEYED DESCRIPTION

A parcel of land being apart of Section 2 Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Said parcel of land being apart of Lot 4 and Lot 3, Block 5 Plat "C" Santaquin Survey of Building Lots;

Beginning at a point 2 Rods North of the Southwest corner of Lot 3, said point being 314.05 feet South 89°48'24" West and 33.00 feet North 0°39'55" East from the Southwest Corner of said Section 2, and running thence along the West Lot lines of said Lot 4 and Lot 3 North 0°39'55" East 364.32 feet to the North Lot line of Lot 4; thence along Said North Lot line South 89°20'05" East 164.14 feet to an extension of Crooks Acres Subdivision; thence along Crooks Acres Subdivision and its extension, and Courtney Circle Subdivision South 0°17'37" West 361.83 feet to a point 33.00 feet from the Section line; thence paralleling the Section line South 89°48'24" West 166.50 feet to the point of beginning.
Containing 1.378 Acres

SURVEYOR'S NARRATIVE

This Subdivision was requested by Race Ostler for the purpose of Subdividing the the land shown in to 5 lots as shown.

Basis of bearing for this survey is South 87°07'54" East measured between the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey and the North Quarter Corner of said Section.

Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

OWNERS DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Ostler Subdivision, and hereby dedicate, grant, and convey to Santaquin City, Utah County, Utah, all those parts or portions of said tract of land designated as P,U,E, for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Santaquin City.

Signed this _____ day of _____, 2022.

_____
Race Ostler – Owner

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 2022 by _____Race Ostler_____,

Residing At:_____
Commission Number:_____
Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Santaquin city Utah County, Approves this Subdivision and hereby accepts the dedication of all easements for the perpetual use of the public this _____Day of _____, A.D. 2022.

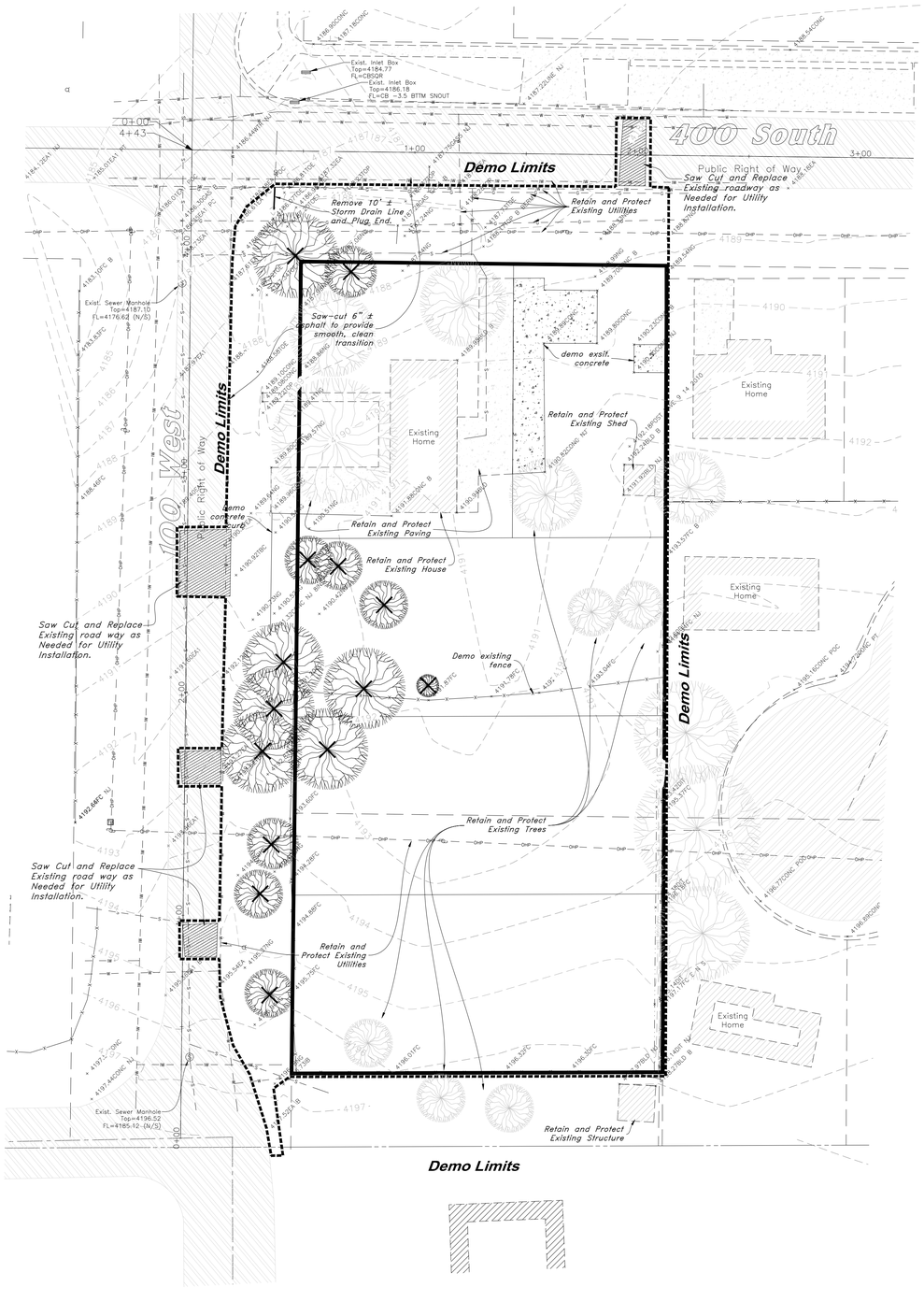
_____	_____
_____	_____
_____	_____

Ostler Subdivision

Santaquin, Utah County, Utah

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL	UTAH COUNTY RECORDER

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 SLC (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com 21N752



Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Top of Walk	TW
Water Manhole	W	Top of Concrete	TCN
Storm Drain Manhole	SD	Natural Ground	NG
Cleanout	CO	Finish Grade	FG
Electrical Manhole	E	Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	90
Fire Hydrant		Exist. Contour	90
Fire Department Connection		Finished Grade	95.33TA
Post Indicator Valve		Exist. Grade	95.72TA
Exist. Water Valve		Ridge Line	R
Water Valve		Direction of Flow	
Sanitary Sewer	S	Existing Asphalt	
Culinary Water	W	New Asphalt	
Gas Line	G		
Irrigation Line	IW	Heavy Duty Asphalt	
Storm Drain	SD		
Telephone Line	T	Existing Concrete	
Secondary Waterline	SW		
Power Line	P	New Concrete	
Fire Line	F		
Land Drain	LD	Demo'd Road Base	
Power pole			
Power pole w/guy		24" High Back Curb & Gutter	
Light Pole			
Fence		Demo Tree	
Flowline of ditch			
Overhead Power line	OHP	Tree To Remain in Place	
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		
Flowline	FL		
Finish Floor	FF		
Top of Curb	TC		
Top of Wall	TWL		
Public Utility Easement	P.U.E.		

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped According to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site Except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2/17/2022
No. 5337934
RYAN BINGHAM
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Demolition Plan

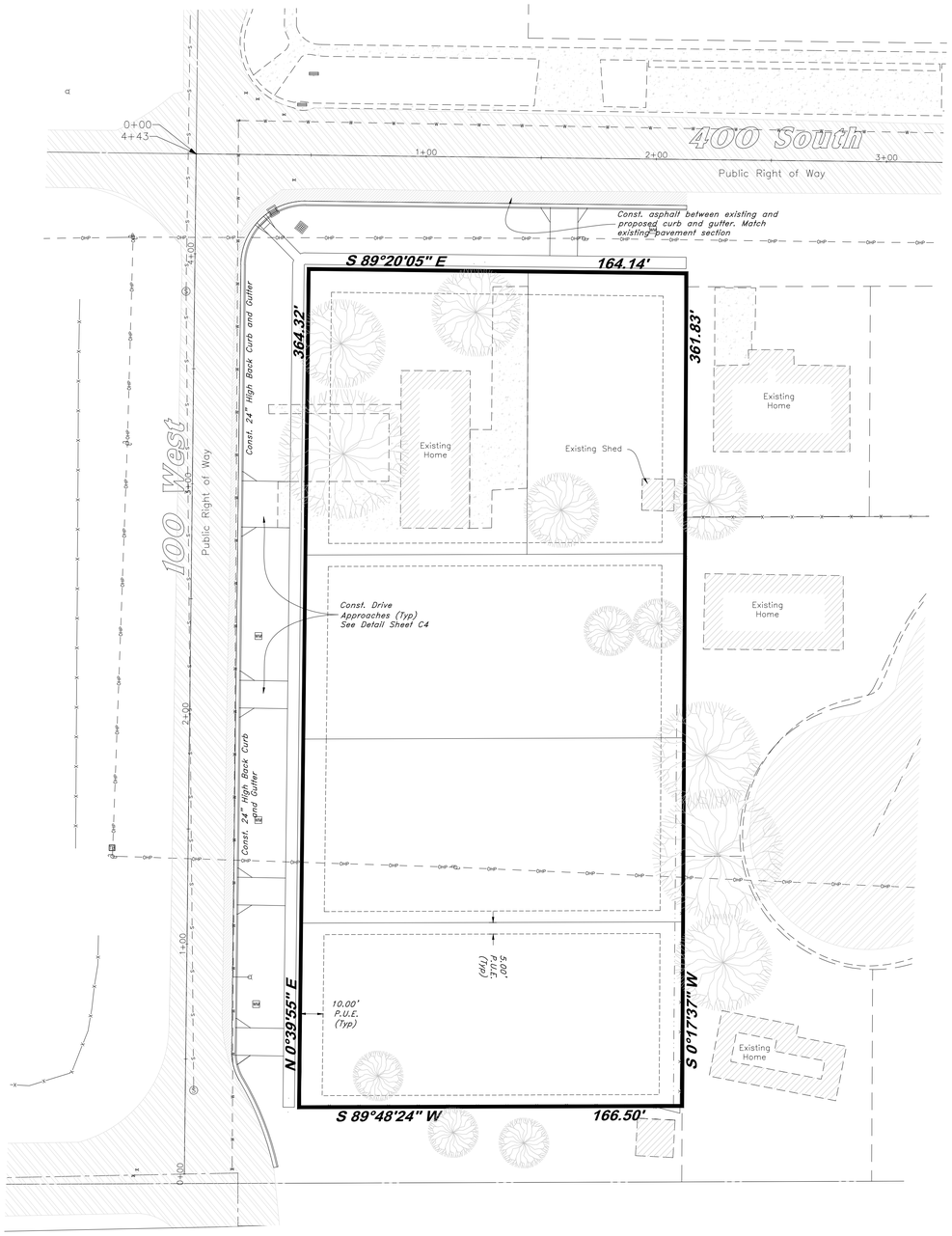
Ostler Subdivision

Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

Feb, 2022

SHEET NO.
C0

21N752



Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Top of Walk	TW
Water Manhole	W	Top of Concrete	TCN
Storm Drain Manhole	SD	Natural Ground	NG
Cleanout	CO	Finish Grade	FG
Electrical Manhole	E	Match Existing	ME
Catch Basins	CB	Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	90
Fire Hydrant		Exist. Contour	90
Fire Department Connection		Finished Grade	95.33TA
Post Indicator Valve		Exist. Grade	95.72TA
Exist. Water Valve		Ridge Line	R
Water Valve		Direction of Flow	
Sanitary Sewer	S	Existing Asphalt	
Culinary Water	W	New Asphalt	
Gas Line	G		
Irrigation Line	IW		
Storm Drain	SD	Heavy Duty Asphalt	
Telephone Line	T		
Secondary Waterline	SW		
Power Line	P	Existing Concrete	
Fire Line	F		
Land Drain	LD	New Concrete	
Power pole			
Power pole w/guy			
Light Pole		Demo'd Road Base	
Fence	x x x		
Flowline of ditch			
Overhead Power line	OHP	24" High Back Curb & Gutter	
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC	Demo Tree	
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		
Flowline	FL		
Finish Floor	FF		
Top of Curb	TC		
Top of Wall	TW	Tree To Remain in Place	
Public Utility Easement	P.U.E.		

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2/17/2022
No. 5337934
RYAN BINGHAM
STATE OF UTAH

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WWW.GREATBASINENGINEERING.COM

Site Plan

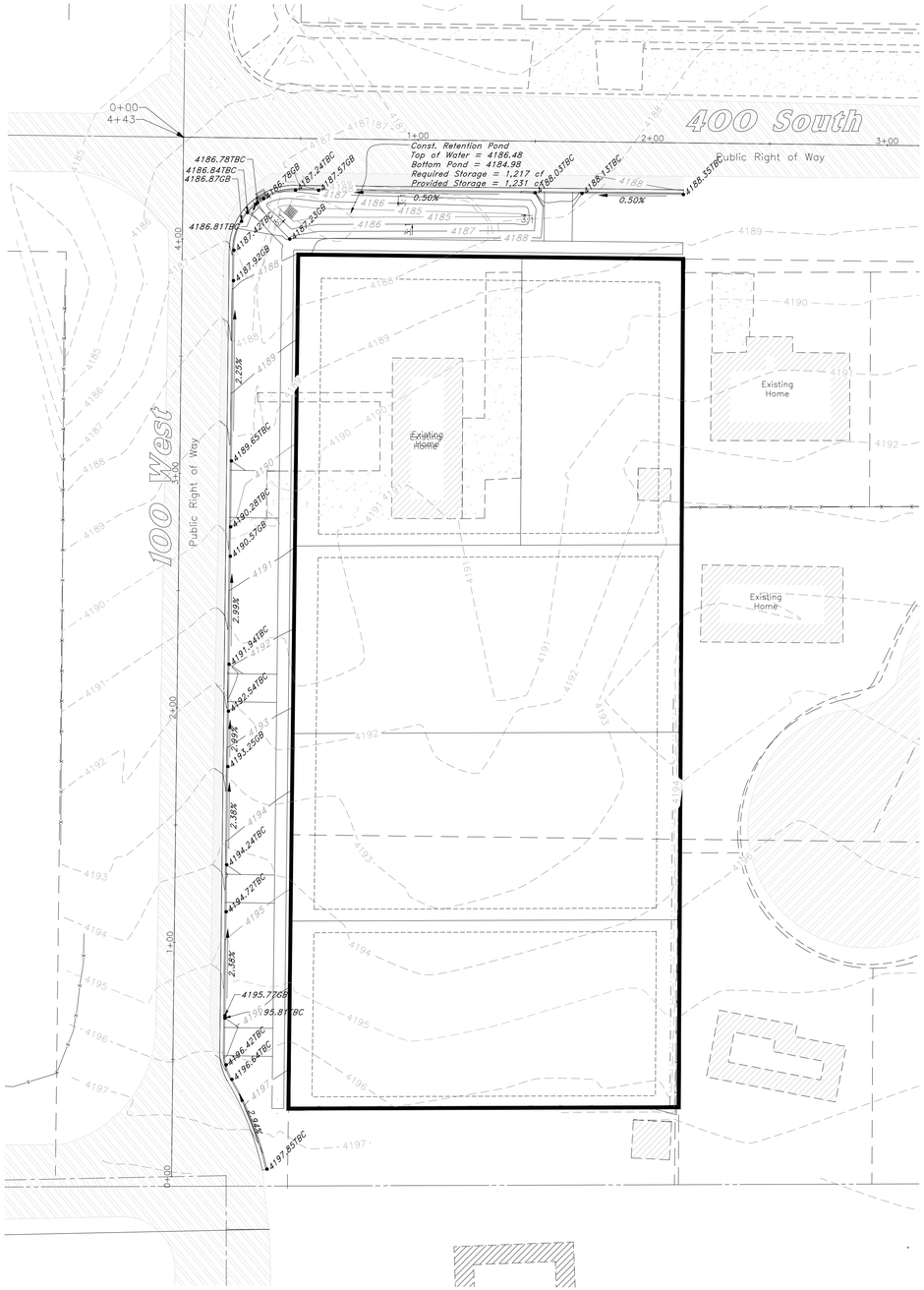
Ostler Subdivision

Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

Feb, 2022

SHEET NO.
C1

21N752



Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S		Top of Walk	TW	
Water Manhole	W		Top of Concrete	TCN	
Storm Drain Manhole	SD		Natural Ground	NG	
Cleanout	CO		Finish Grade	FG	
			Match Existing	ME	
Electrical Manhole	E		Fire Department Connection	FDC	
			Finished Contour	90	
Catch Basins			Exist. Contour	90	
Exist. Fire Hydrant			Finished Grade	95.33TA	
Fire Hydrant			Exist. Grade	95.72TA	
Fire Department Connection			Ridge Line	R	
Post Indicator Valve			Direction of Flow		
Exist. Water Valve			Existing Asphalt		
Water Valve					
Sanitary Sewer	S				
Culinary Water	W		New Asphalt		
Gas Line	G				
Irrigation Line	IW				
Storm Drain	SD		Heavy Duty Asphalt		
Telephone Line	T				
Secondary Waterline	SW				
Power Line	P		Existing Concrete		
Fire Line	F				
Land Drain	LD		New Concrete		
Power pole					
Power pole w/guy					
Light Pole			Demo'd Road Base		
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Flowline of ditch					
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Polyvinyl Chloride	PVC		Demo Tree		
Top of Asphalt	TA				
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Centerline	CL				
Flowline	FL				
Finish Floor	FF				
Top of Curb	TC				
Top of Wall	TWL		Tree To Remain in Place		
Public Utility Easement	P.U.E.				

General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All construction are to adhere to Santaquin City Standard Specifications and Drawings – 2019 Edition.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2/17/2022
No. 5337934
RYAN BINGHAM
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Grading Plan

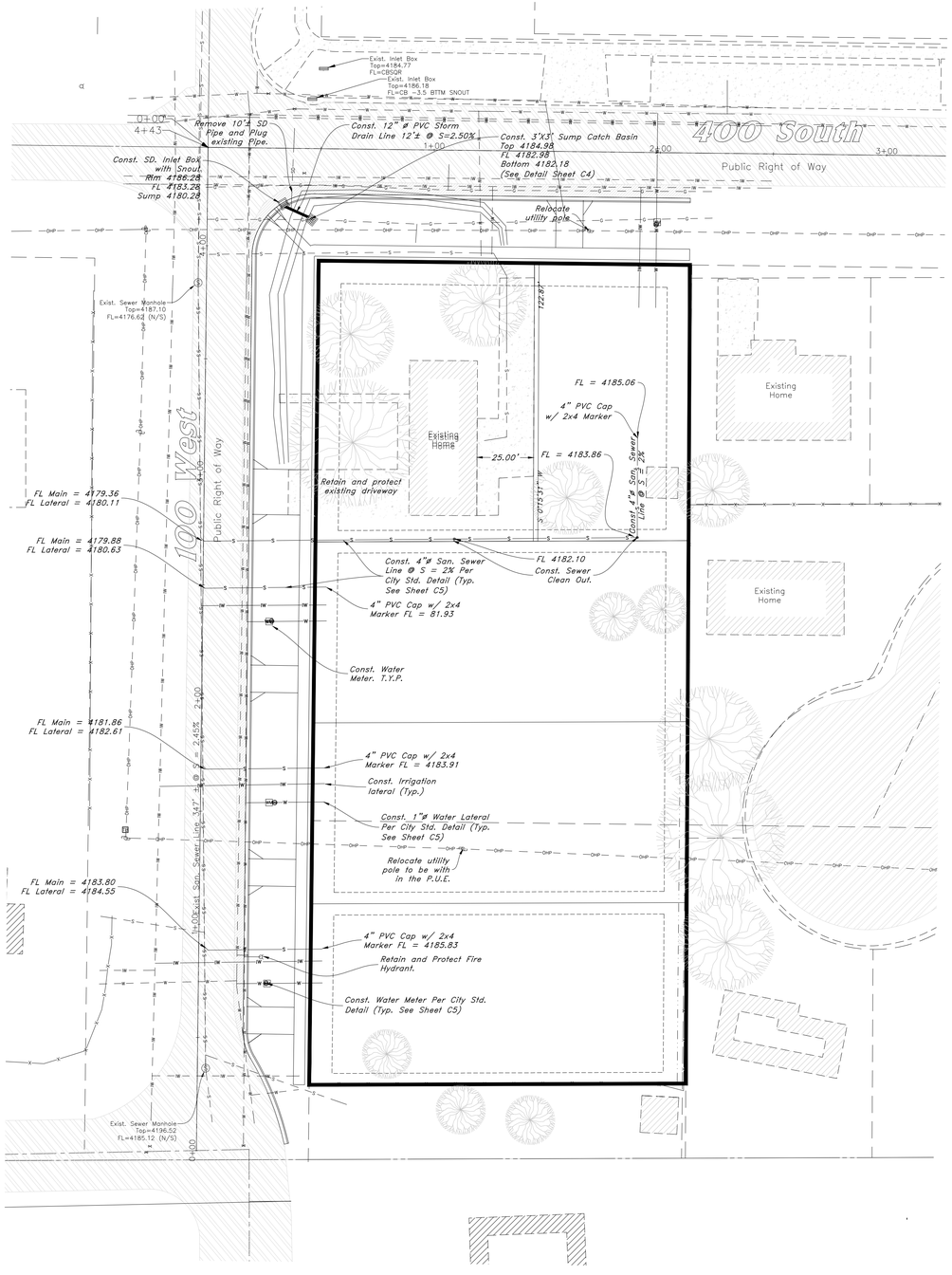
Ostler Subdivision

Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

Feb, 2022

SHEET NO.
C2

21N752



Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Top of Walk	TW
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Fire Line	F		
Land Drain	LD	New Concrete	
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Power pole w/guy			
Light Pole		Demo'd Road Base	
Fence			
Flowline of ditch			
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General Utility Notes:
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10. All construction are to adhere to Santaquin City Standard Specifications and Drawings – 2019 Edition.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2/17/2022
No. 5337954
RYAN BINGHAM
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

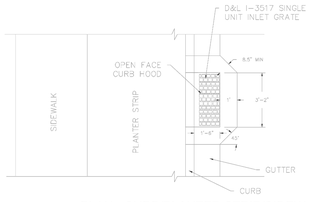
Ostler Subdivision

Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

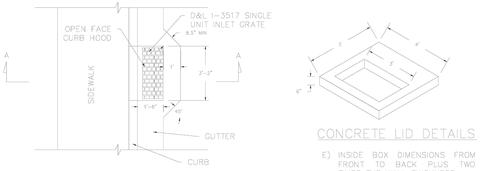
Feb, 2022

SHEET NO.
C3

21N752



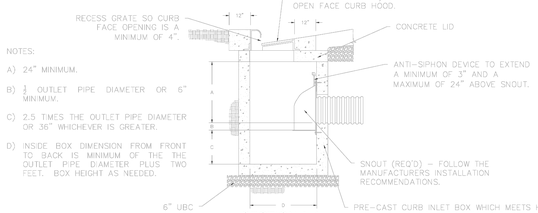
PLAN - CURB/PLANTER STRIP/SIDEWALK



PLAN - COMBINATION CURB & SIDEWALK

CONCRETE LID DETAILS

E) INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO TIMES THE WALL THICKNESS.



NOTES:

A) 24" MINIMUM.

B) ½ OUTLET PIPE DIAMETER OR 6" MINIMUM.

C) 2.5 TIMES THE OUTLET PIPE DIAMETER OR 36" WHICHEVER IS GREATER.

D) INSIDE BOX DIMENSION FROM FRONT TO BACK IS MINIMUM OF THE THE OUTLET PIPE DIAMETER PLUS TWO FEET. BOX HEIGHT AS NEEDED.

SECTION A-A

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO	DESCRIPTION	BY	APP.	DATE

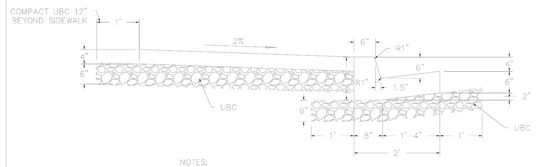
Santaquin

CURB INLET BOX ASSEMBLY

SANTAQUIN CITY
275 WEST MAIN STREET

SD1

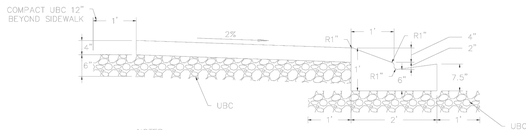
ADOPTED DATE: 18 – OCT – 16



NOTES:

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

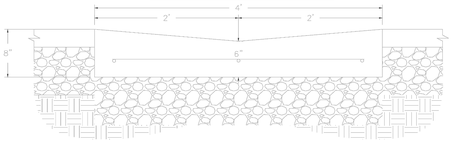
TYPICAL HIGH BACK CURB AND GUTTER



NOTES:

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

MODIFIED CURB AND GUTTER



CROSS GUTTER

STATEMENT OF USE:
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REVISION

NO	DESCRIPTION	BY	APP.	DATE

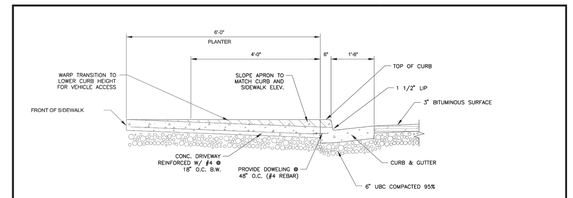
Santaquin

CURB & GUTTER AND CROSS GUTTER DETAILS

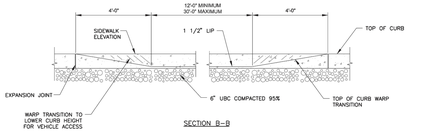
SANTAQUIN CITY
275 WEST MAIN STREET

CG4

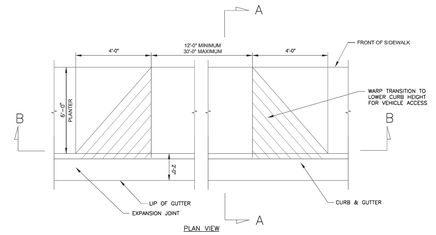
ADOPTED DATE: 18 – OCT – 16



SECTION A-A



SECTION B-B



PLAN VIEW

DRIVEWAY APPROACH WITH PARK STRIP

NOT TO SCALE

JUB

STATEMENT OF USE:
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REVISION

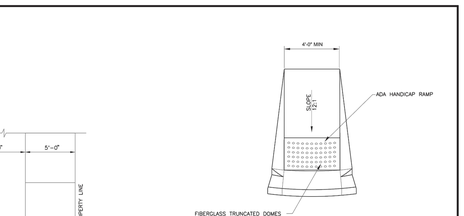
NO	DESCRIPTION	BY	APP.	DATE

Santaquin

DRIVEWAY APPROACH WITH PARK STRIP

SANTAQUIN CITY
275 WEST MAIN STREET

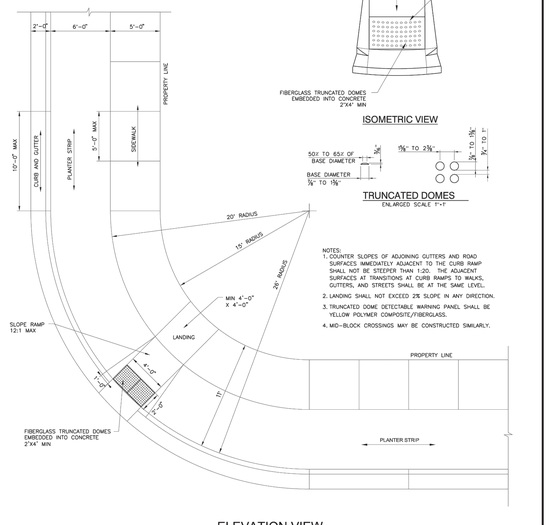
STANDARD DRAWING NUMBER	CG3
APP. PROJECT NO.	21N752
DESIGNED BY	RLB
DRAWN BY	RLB
CHECKED BY	RLB
APPROVED BY	RLB
SCALE	1" = 1'
DATE	01 JUN 21



ISOMETRIC VIEW

TRUNCATED DOMES

ENLARGED SCALE 1"=1'



NOTES:

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

ELEVATION VIEW

NOT TO SCALE

JUB

STATEMENT OF USE:
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REVISION

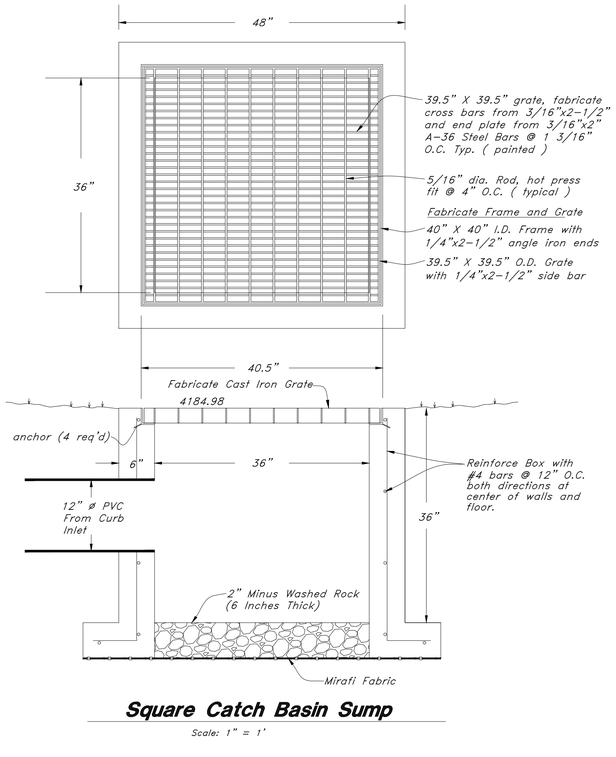
NO	DESCRIPTION	BY	APP.	DATE

Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER	CG2B
APP. PROJECT NO.	21N752
DESIGNED BY	RLB
DRAWN BY	RLB
CHECKED BY	RLB
APPROVED BY	RLB
SCALE	1" = 1'
DATE	01 JUN 21



Square Catch Basin Sump

Scale: 1" = 1'

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2/17/2022
No. 5337934
RYAN BINGHAM
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Improvement Details

Ostler Subdivision

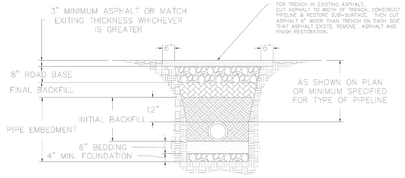
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

Feb, 2022

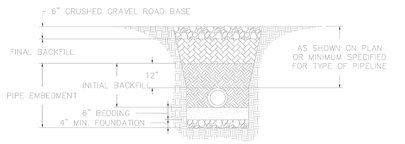
SHEET NO.

C4

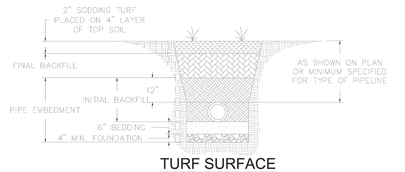
21N752



ASPHALT SURFACE



GRAVEL SURFACE



TURF SURFACE

1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

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REVISION

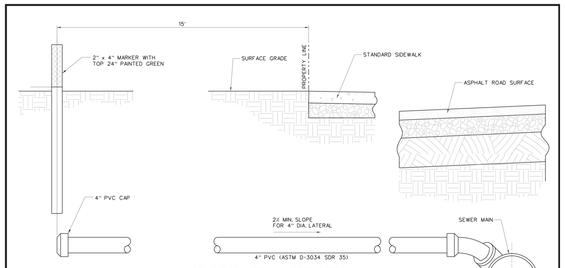
NO.	BY	APP.	DATE

TYPICAL TRENCH SECTION

SANTAQUIN CITY
275 WEST MAIN STREET

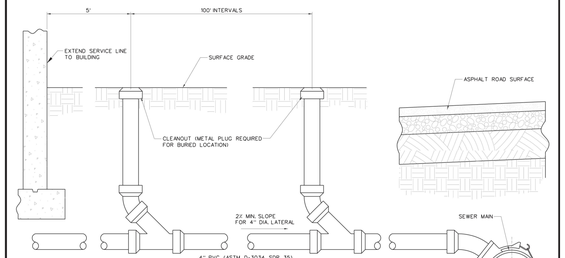
UT3

ADOPTED DATE:
10 - OCT - 16



STUB FOR NEW CONSTRUCTION
NOT TO SCALE

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



TIE TO EXISTING CONSTRUCTION
NOT TO SCALE

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

JUB

0 2'

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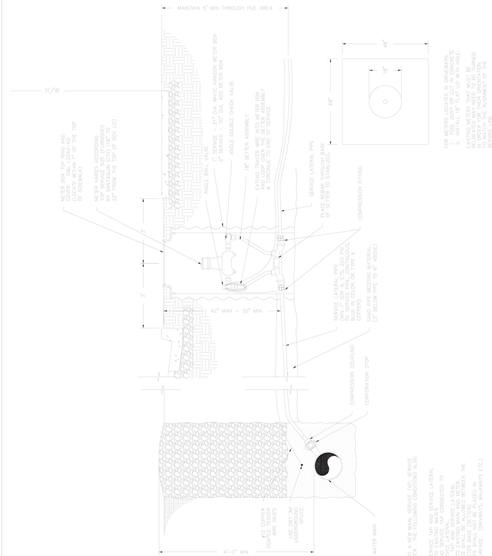
REVISION

NO.	BY	APP.	DATE
1	TEMPLATE		

TYPICAL SEWER LATERAL

SANTAQUIN CITY
275 WEST MAIN STREET

S2



CULINARY WATER SERVICE CONNECTION

STATEMENT OF USE:
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REVISION

NO.	BY	APP.	DATE

CULINARY WATER SERVICE CONNECTION

SANTAQUIN CITY
275 WEST MAIN STREET

W1

ADOPTED DATE:
10 - OCT - 16

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
2/17/2022
No. 5337934
RYAN BINGHAM
STATE OF UTAH

GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST OSPN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Improvement Detail

Ostler Subdivision

Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, SLB&M, U.S. Survey

Feb, 2022

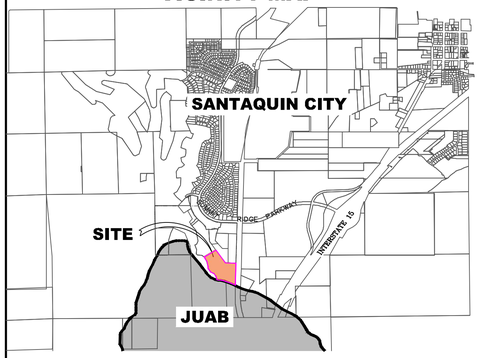
SHEET NO.
C5

21N752

The Hills @ Summit Ridge
PHASE 'M'
January 22

Santaquin, Utah County, Utah

VICINITY MAP

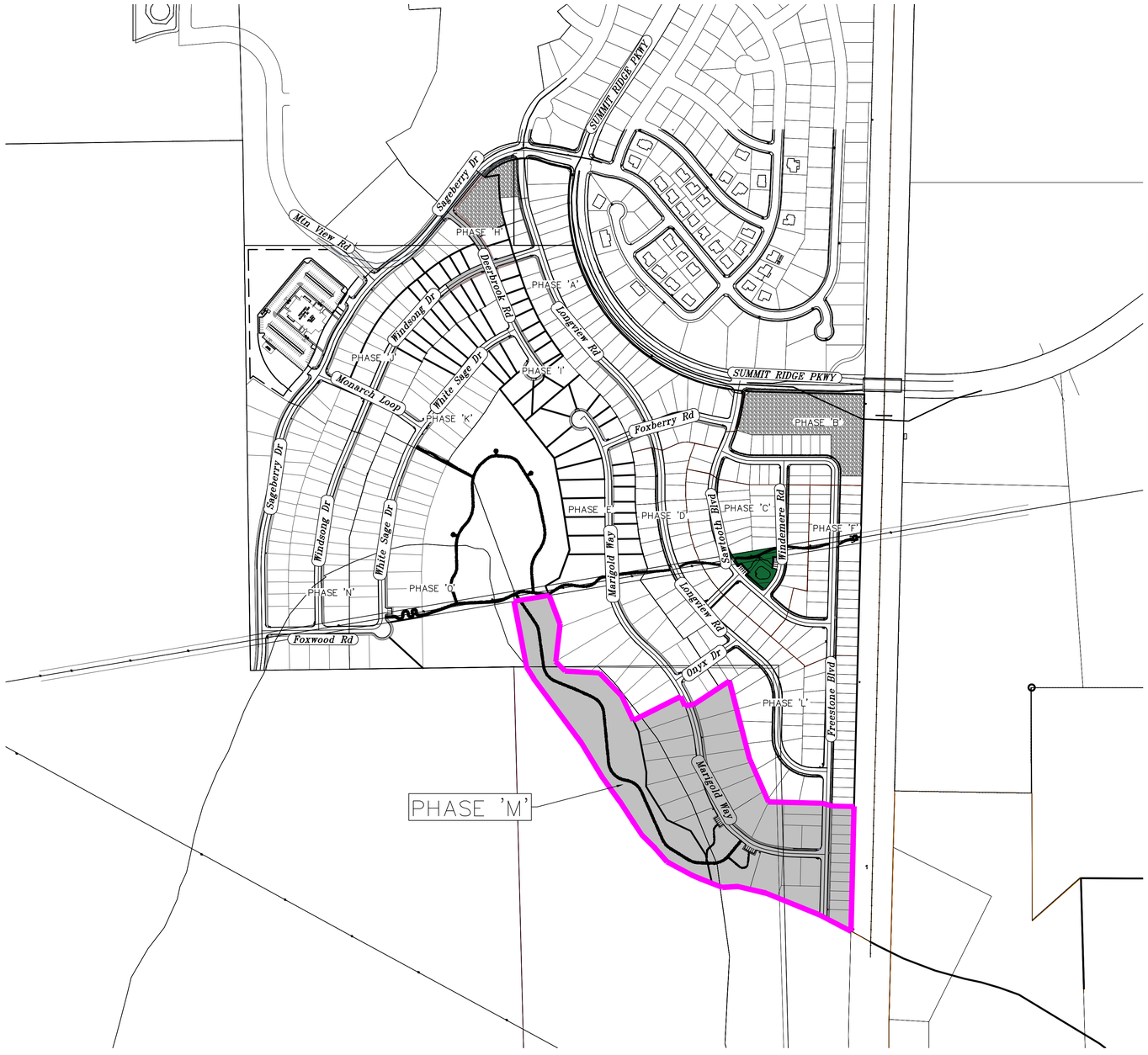


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL TRENCH BACKFILL MUST BE A1-a MATERIAL

FOR REQUIRED UTILITY AND TRAFFIC LOOPING, PHASES M MUST BE BUILT CONCURRENTLY OR AFTER PHASE E IS COMPLETED

POSTAL SERVICE BOXES WILL BE LOCATED WITHIN PHASES L AND WILL SERVICE THE HILLS PHASE M



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	22.78 ACRES
TOTAL LOT ACREAGE	13.28 ACRES
TOTAL ROW ACREAGE	1.83 ACRES
TOTAL OPEN SPACE	7.67 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.49 / dua
NUMBER OF LOTS	34 LOTS

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

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

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
LS-01	LANDSCAPE PLAN
PP-01-5	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

NOTES:

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

NOTES TO CONTRACTOR:

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

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

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

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-01

C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE M\CS-01

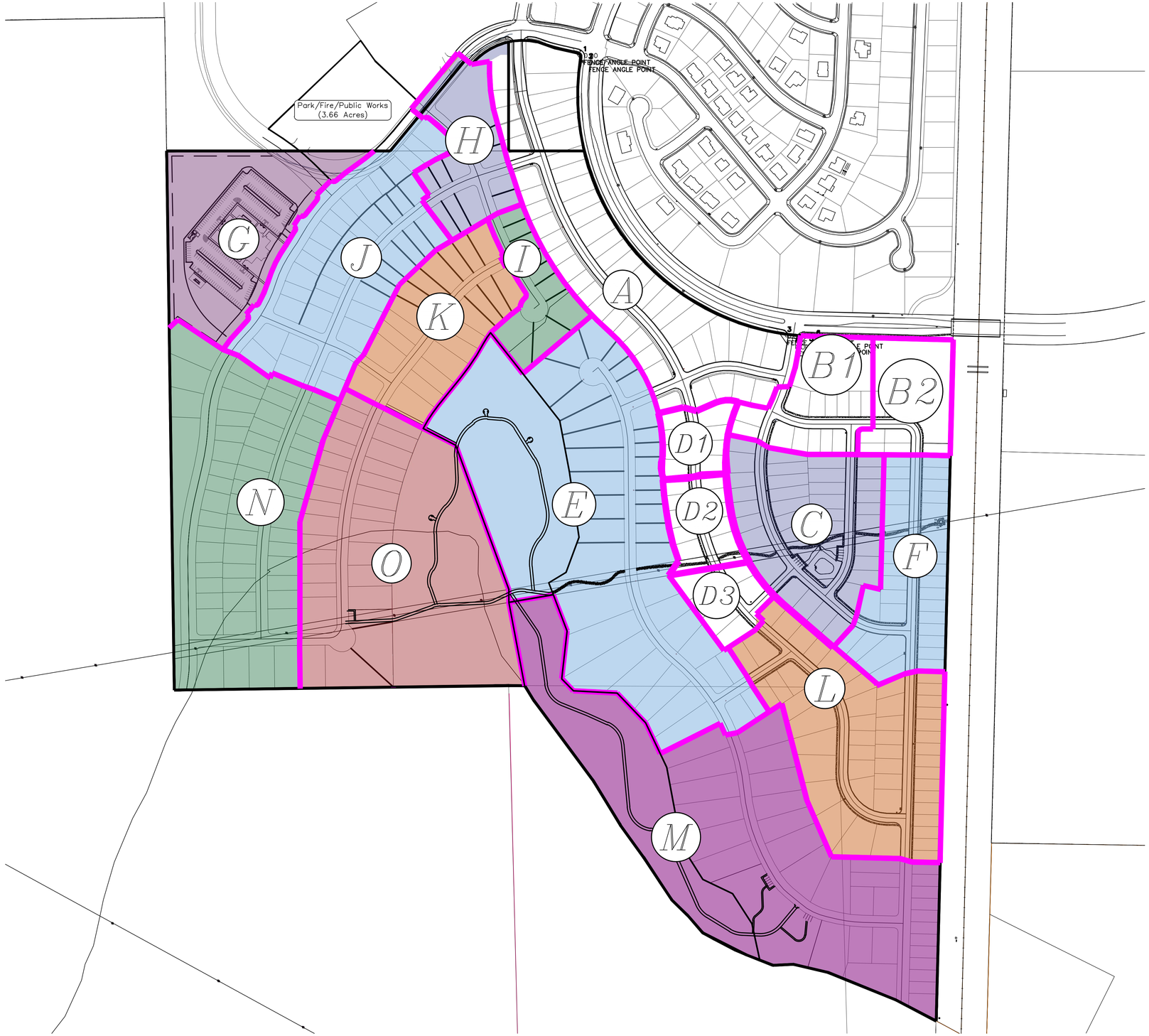
NORTH

100 0 200 400 600

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

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

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



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

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

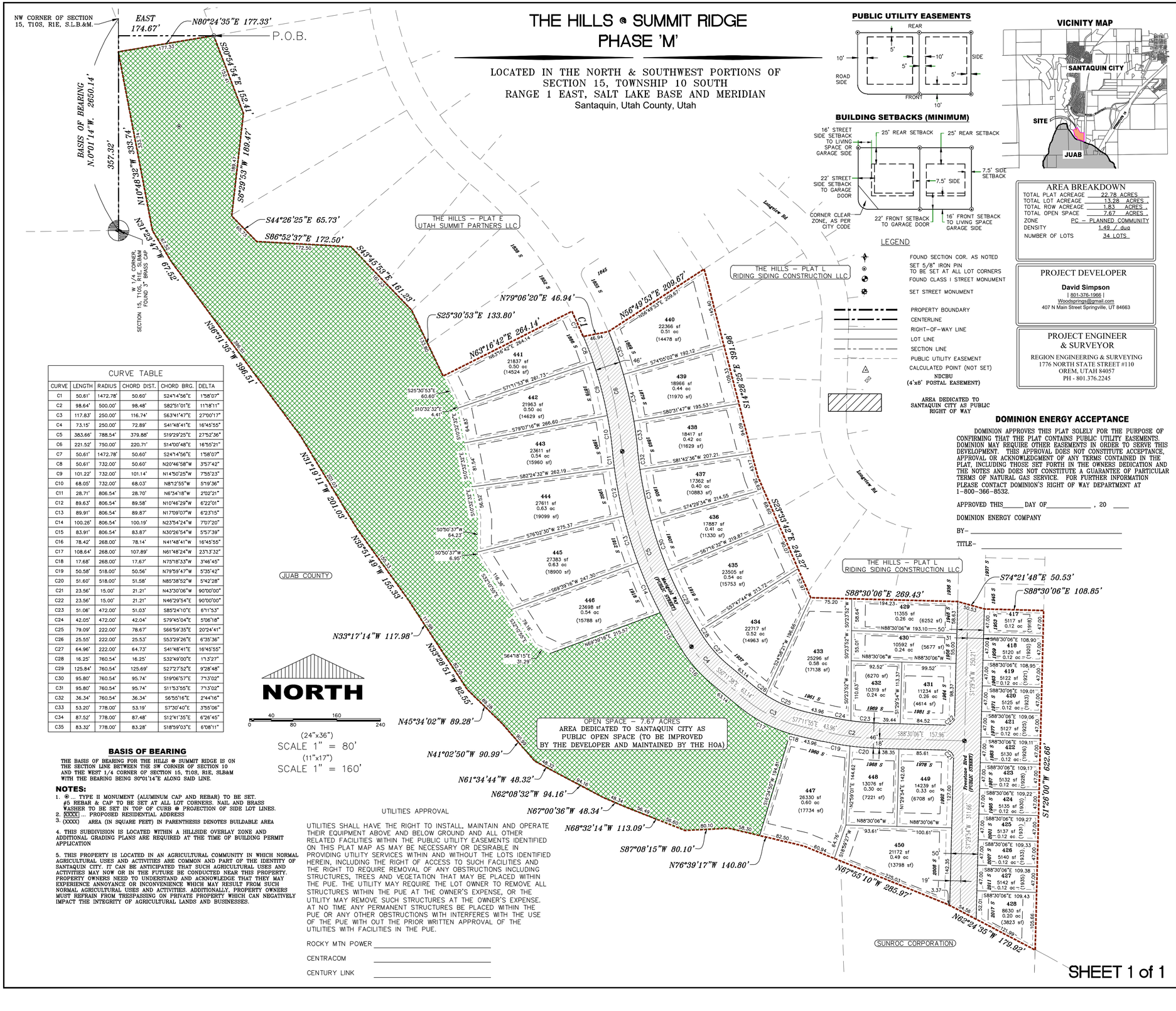
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

C:\USERS\SHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE M\PH-01

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

LOCATED IN THE NORTH & SOUTHWEST PORTIONS OF
SECTION 15, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	50.61'	1472.78'	50.60'	S24°14'56"E	1°58'07"
C2	98.64'	500.00'	98.48'	S82°51'01"E	11°18'11"
C3	117.83'	250.00'	116.74'	S63°41'47"E	27°00'17"
C4	73.15'	250.00'	72.89'	S41°48'41"E	16°45'55"
C5	383.66'	788.54'	379.88'	S19°29'25"E	27°52'36"
C6	221.52'	750.00'	220.71'	S14°00'48"E	16°55'21"
C7	50.61'	1472.78'	50.60'	S24°14'56"E	1°58'07"
C8	50.61'	732.00'	50.60'	N20°46'58"W	3°57'42"
C9	101.22'	732.00'	101.14'	N14°50'25"W	7°55'23"
C10	68.05'	732.00'	68.03'	N8°12'55"W	5°19'36"
C11	28.71'	806.54'	28.70'	N6°34'18"W	2°02'21"
C12	89.63'	806.54'	89.58'	N10°46'29"W	6°22'01"
C13	89.91'	806.54'	89.87'	N17°09'07"W	6°23'15"
C14	100.26'	806.54'	100.19'	N23°54'24"W	7°07'20"
C15	83.91'	806.54'	83.87'	N30°26'54"W	5°57'39"
C16	78.42'	268.00'	78.14'	N41°48'41"W	16°45'55"
C17	108.64'	268.00'	107.89'	N61°48'24"W	23°13'32"
C18	17.68'	268.00'	17.67'	N75°18'33"W	3°46'45"
C19	50.58'	518.00'	50.56'	N79°59'47"W	5°35'42"
C20	51.60'	518.00'	51.58'	N85°38'52"W	5°42'28"
C21	23.56'	15.00'	21.21'	N43°30'06"W	90°00'00"
C22	23.56'	15.00'	21.21'	N46°29'54"E	90°00'00"
C23	51.06'	472.00'	51.03'	S85°24'10"E	6°11'53"
C24	42.05'	472.00'	42.04'	S79°45'04"E	5°06'18"
C25	79.09'	222.00'	78.67'	S66°59'35"E	20°24'41"
C26	25.55'	222.00'	25.53'	S53°29'26"E	6°35'36"
C27	64.96'	222.00'	64.73'	S41°48'41"E	16°45'55"
C28	16.25'	760.54'	16.25'	S32°49'00"E	1°13'27"
C29	125.84'	760.54'	125.69'	S27°27'52"E	9°28'48"
C30	95.80'	760.54'	95.74'	S19°06'57"E	7°13'02"
C31	95.80'	760.54'	95.74'	S11°53'55"E	7°13'02"
C32	36.34'	760.54'	36.34'	S6°55'16"E	2°44'16"
C33	53.20'	778.00'	53.19'	S7°30'40"E	3°55'06"
C34	87.52'	778.00'	87.48'	S12°41'35"E	6°26'45"
C35	83.32'	778.00'	83.28'	S18°59'03"E	6°08'11"

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, SLB&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

NOTES:

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

NORTH

0 40 80 160 240

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

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 _____

PUBLIC UTILITY EASEMENTS

BUILDING SETBACKS (MINIMUM)

VICINITY MAP

AREA BREAKDOWN

TOTAL PLAT ACREAGE	22.78 ACRES
TOTAL LOT ACREAGE	13.28 ACRES
TOTAL ROW ACREAGE	1.83 ACRES
TOTAL OPEN SPACE	7.67 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.49 / dua
NUMBER OF LOTS	34 LOTS

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

PROJECT DEVELOPER

David Simpson
| 801-376-1986 |
Woodsprings@gmail.com
407 N Main Street Springville, UT 84663

PROJECT ENGINEER & SURVEYOR

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

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS_____DAY OF_____, 20 ____

DOMINION ENERGY COMPANY

BY– _____

TITLE– _____

Surveyor's Certificate

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

Boundary Description

THE HILLS – PHASE M

BEGINNING AT A POINT, BEING THE W 1/4 CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE ALONG THE SECTION LINE, N 00° 01' 14" W FOR A DISTANCE OF 357.32 FEET AND EAST A DISTANCE OF 174.67 FEET TO THE POINT OF BEGINNING;

THENCE, S 20° 54' 54" E FOR A DISTANCE OF 152.41 FEET TO A POINT ON A LINE. THENCE, S 06° 29' 53" W FOR A DISTANCE OF 189.47 FEET TO A POINT ON A LINE. THENCE, S 44° 26' 25" E FOR A DISTANCE OF 65.73 FEET TO A POINT ON A LINE. THENCE, S 86° 52' 37" E FOR A DISTANCE OF 172.50 FEET TO A POINT ON A LINE. THENCE, S 43° 45' 53" E FOR A DISTANCE OF 161.23 FEET TO A POINT ON A LINE. THENCE, S 25° 30' 53" E FOR A DISTANCE OF 133.80 FEET TO A POINT ON A LINE. THENCE, N 63° 16' 42" E FOR A DISTANCE OF 264.14 FEET TO THE BEGINNING OF A NON–TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 58' 07", HAVING A RADIUS OF 1472.78 FEET, AND WHOSE LONG CHORD BEARS S 24° 14' 56" E FOR A DISTANCE OF 50.60 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENTIAL LINE. THENCE, N 79° 06' 20" E FOR A DISTANCE OF 46.94 FEET TO A POINT ON A LINE. THENCE, N 56° 49' 53" E FOR A DISTANCE OF 209.67 FEET TO A POINT ON A LINE. THENCE, S 14° 28' 25" E FOR A DISTANCE OF 391.98 FEET TO A POINT ON A LINE. THENCE, S 23° 33' 42" E FOR A DISTANCE OF 243.27 FEET TO A POINT ON A LINE. THENCE, S 88° 30' 06" E FOR A DISTANCE OF 269.43 FEET TO A POINT ON A LINE. THENCE, S 74° 21' 48" E FOR A DISTANCE OF 50.53 FEET TO A POINT ON A LINE. THENCE, S 88° 30' 06" E FOR A DISTANCE OF 108.85 FEET TO A POINT ON A LINE. THENCE, S 01° 26' 00" W FOR A DISTANCE OF 622.66 FEET TO A POINT ON A LINE. THENCE, N 62° 24' 35" W FOR A DISTANCE OF 179.92 FEET TO A POINT ON A LINE. THENCE, N 67° 55' 10" W FOR A DISTANCE OF 285.97 FEET TO A POINT ON A LINE. THENCE, N 76° 39' 17" W FOR A DISTANCE OF 140.80 FEET TO A POINT ON A LINE. THENCE, S 87° 08' 15" W FOR A DISTANCE OF 80.10 FEET TO A POINT ON A LINE. THENCE, N 68° 32' 14" W FOR A DISTANCE OF 113.09 FEET TO A POINT ON A LINE. THENCE, N 67° 00' 36" W FOR A DISTANCE OF 48.34 FEET TO A POINT ON A LINE. THENCE, N 62° 08' 32" W FOR A DISTANCE OF 94.16 FEET TO A POINT ON A LINE. THENCE, N 61° 34' 44" W FOR A DISTANCE OF 48.32 FEET TO A POINT ON A LINE. THENCE, N 41° 02' 50" W FOR A DISTANCE OF 90.99 FEET TO A POINT ON A LINE. THENCE, N 45° 34' 02" W FOR A DISTANCE OF 89.28 FEET TO A POINT ON A LINE. THENCE, N 33° 28' 51" W FOR A DISTANCE OF 82.55 FEET TO A POINT ON A LINE. THENCE, N 33° 17' 14" W FOR A DISTANCE OF 117.98 FEET TO A POINT ON A LINE. THENCE, N 35° 51' 49" W FOR A DISTANCE OF 155.33 FEET TO A POINT ON A LINE. THENCE, N 31° 19' 11" W FOR A DISTANCE OF 201.03 FEET TO A POINT ON A LINE. THENCE, N 36° 31' 35" W FOR A DISTANCE OF 396.51 FEET TO A POINT ON A LINE. THENCE, N 31° 23' 47" W FOR A DISTANCE OF 67.52 FEET TO A POINT ON A LINE. THENCE, N 10° 48' 32" W FOR A DISTANCE OF 333.74 FEET TO A POINT ON A LINE. THENCE N 80° 24' 35" E A DISTANCE OF 177.33 FEET TO THE POINT OF BEGINNING

CONTAINING 22.78 ACRES OF LAND AND 34 LOTS

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

_____ DATE

_____ SURVEYOR

OWNERS DEDICATION

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

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

_____ _____

_____ _____

_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
APPROVED MAYOR OF SANTAQUIN

_____ _____

_____ _____

_____ _____

_____ _____

_____ ATTEST_____
ENGINEER (See Seal Below) CLERK–RECORDER (See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

_____UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	COUNTY–RECORDER SEAL

This form approved by Utah County and the municipalities therein.

SHEET 1 of 1

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

(1) RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)

(2) STOP/STREET SIGN

(3) SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(4) CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(5) PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(6) PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'

(7) ADA RAMP (PER SANTAQUIN CITY STANDARDS)

(8) STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)

(9) **NDCBU (3 BOXES)**

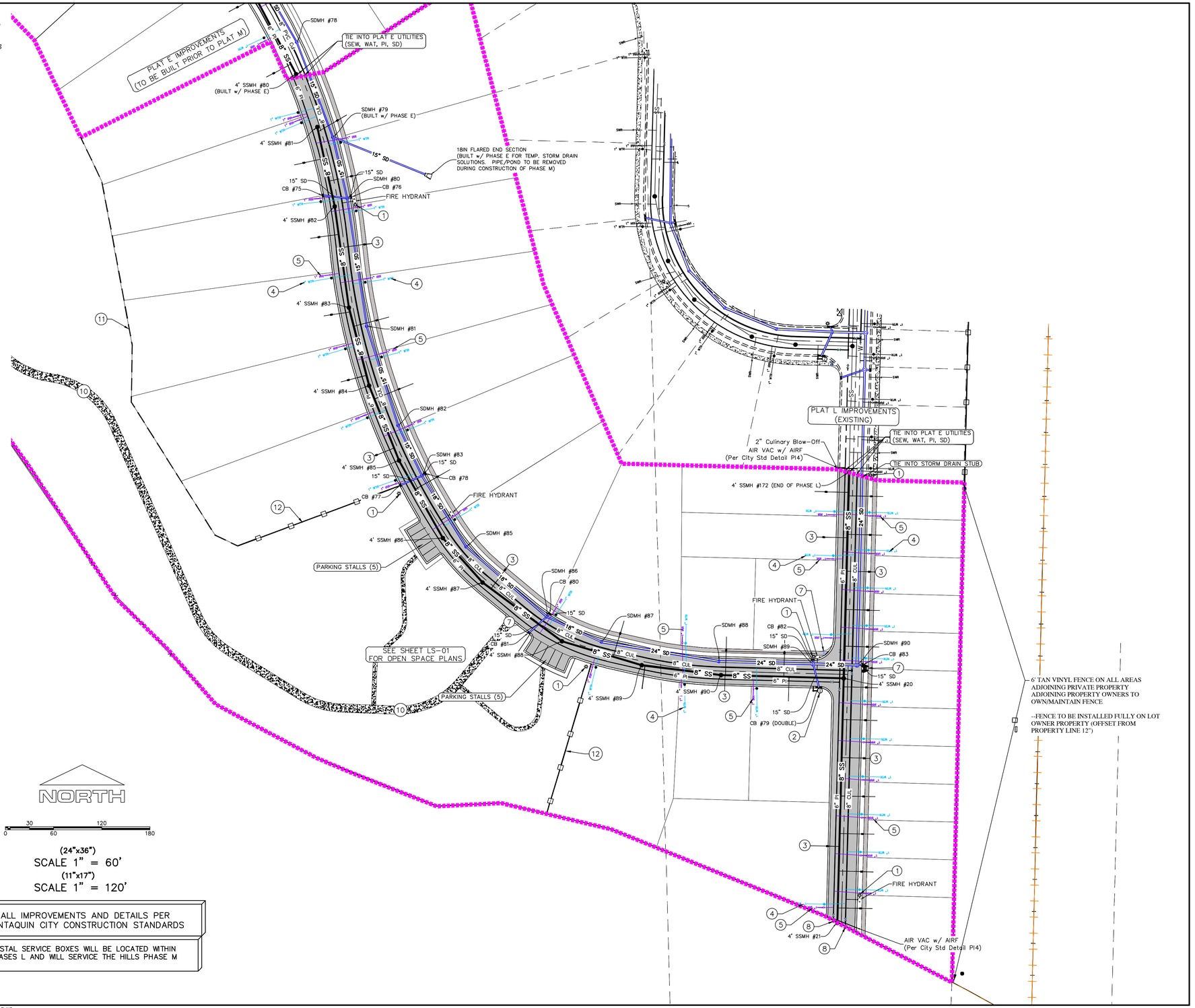
(10) **10' TRAIL (See SHEET LS-01)**

(11) SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE (VINYL)

(12) 6' TAN VINYL FENCE (DROP TO 3' @ SETBACK 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



NORTH

0 30 60 120 180

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

POSTAL SERVICE BOXES WILL BE LOCATED WITHIN PHASES L AND WILL SERVICE THE HILLS PHASE M

NOTES TO CONTRACTOR:

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

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

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

LAND SURVEYOR — 187023 — Donald L. Lyster — UTAH — 11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-01

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

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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

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LICENSED LAND SURVEYOR
187023
Donald L. Ipsen
STATE OF UTAH
11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

NORTH
0 30 60 120 180

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

SHEET NAME: GRADING PLANS
SHEET: GR-01

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

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE: 1.29.2022
PROJECT #

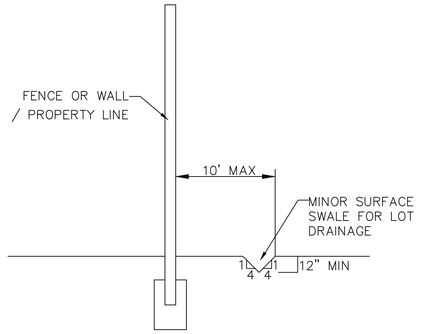
REVISIONS:

1	
2	
3	

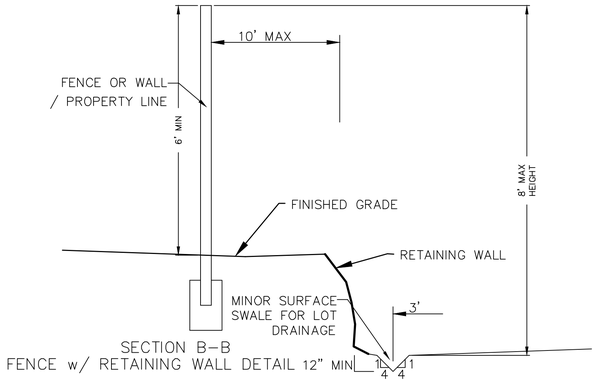
SHEET NAME:
GRADING PLANS

SHEET:
GR-02

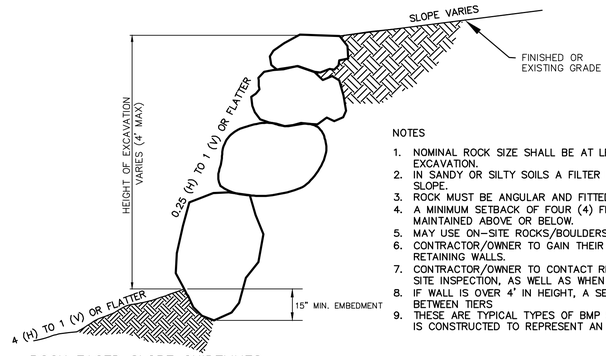
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE M\GRADING PLANS



SECTION C–C
FENCE DETAIL



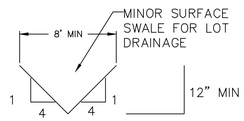
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



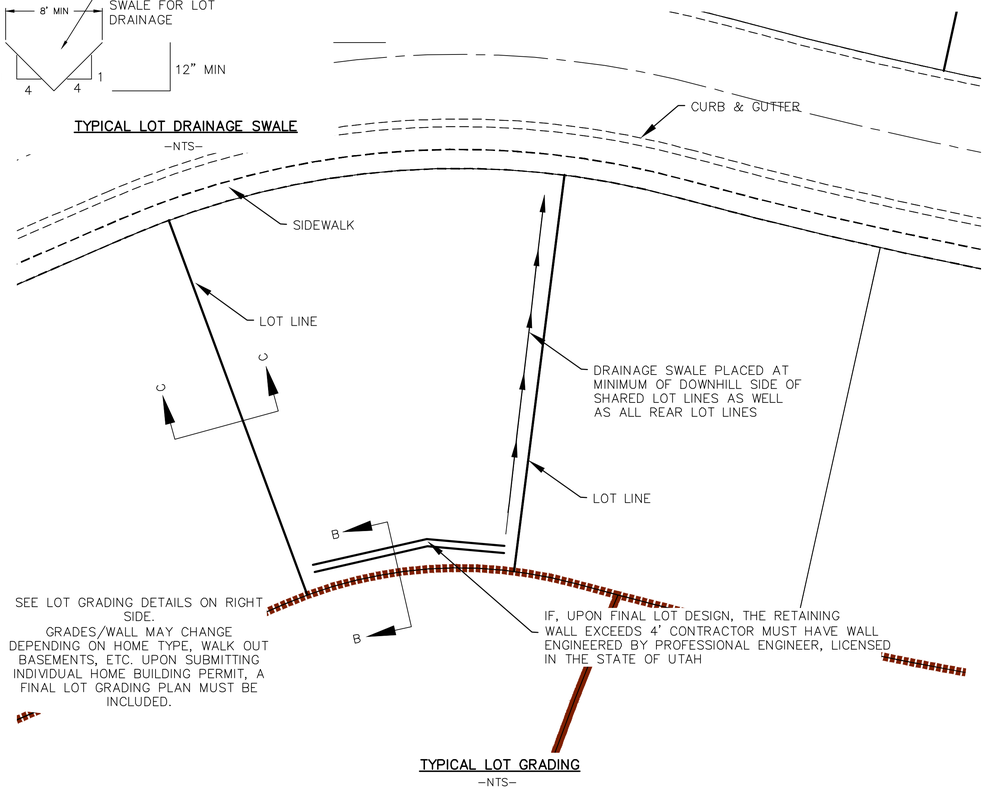
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

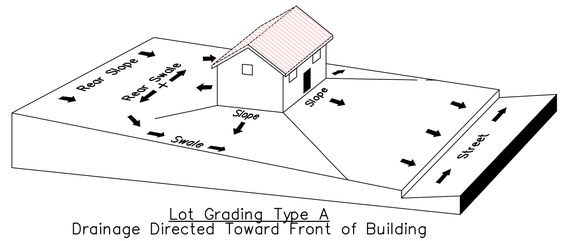
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



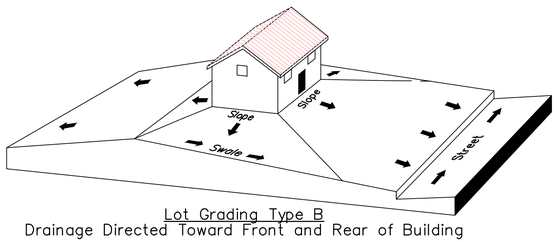
TYPICAL LOT DRAINAGE SWALE
–NTS–



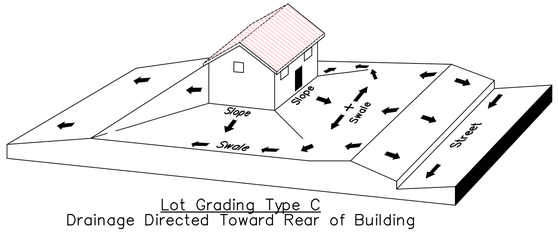
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
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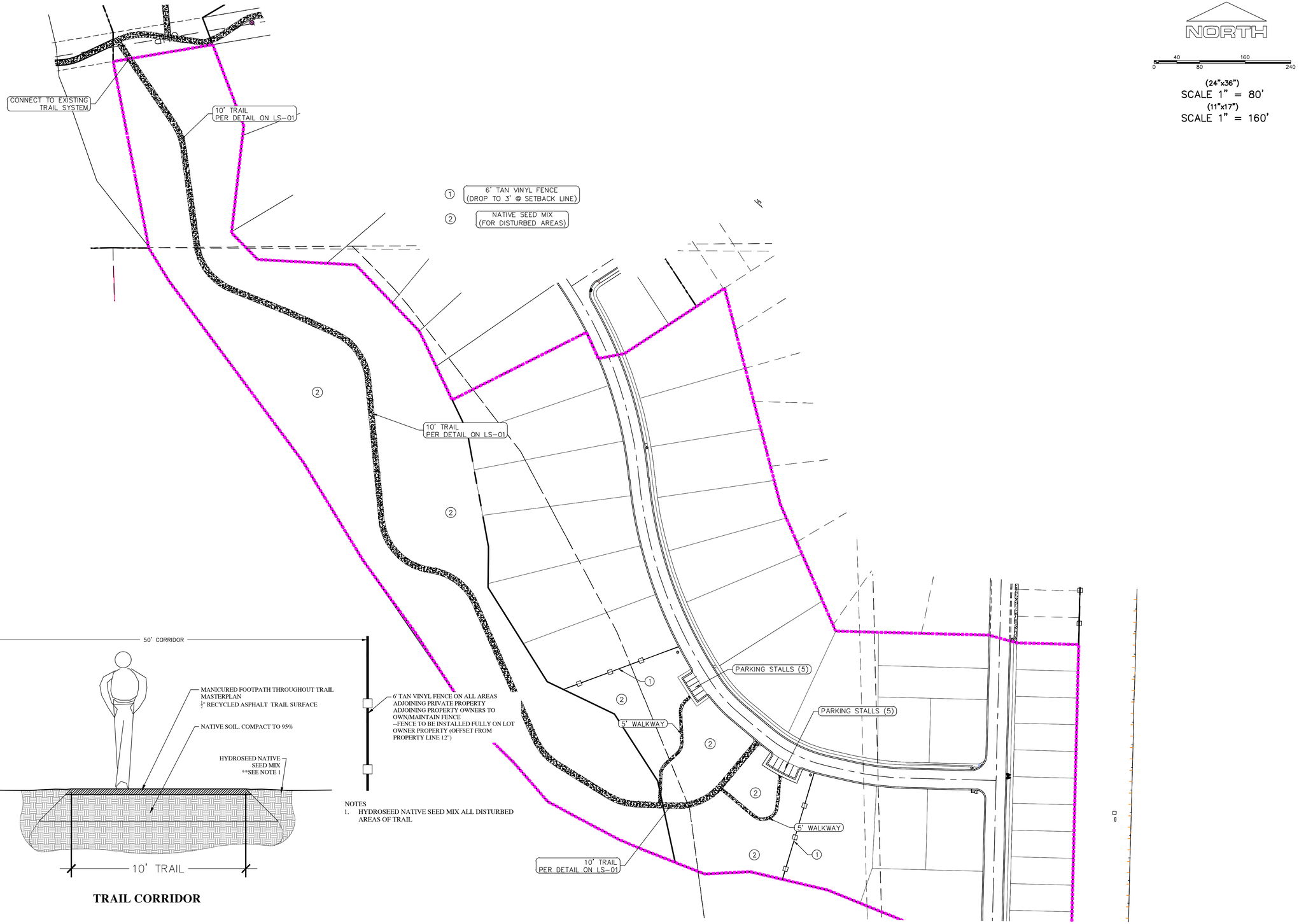
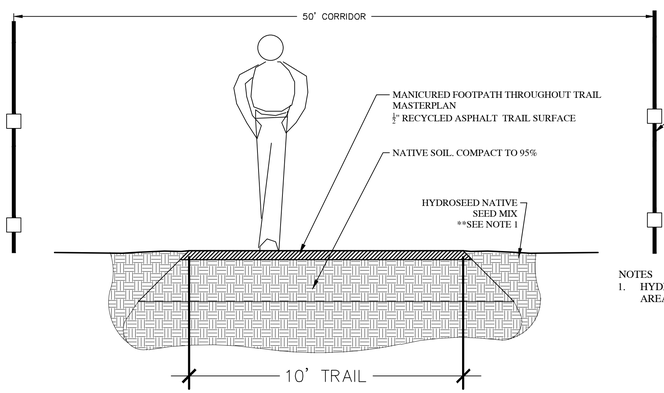
THE HILLS @ SUMMIT RIDGE
PHASE 'M'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.29.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-03

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





TRAIL CORRIDOR

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

NORTH

0 40 80 160 240

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

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ipsen
P.E.L.S.
STATE OF UTAH
11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: LANDSCAPE PLANS
SHEET: LS-01

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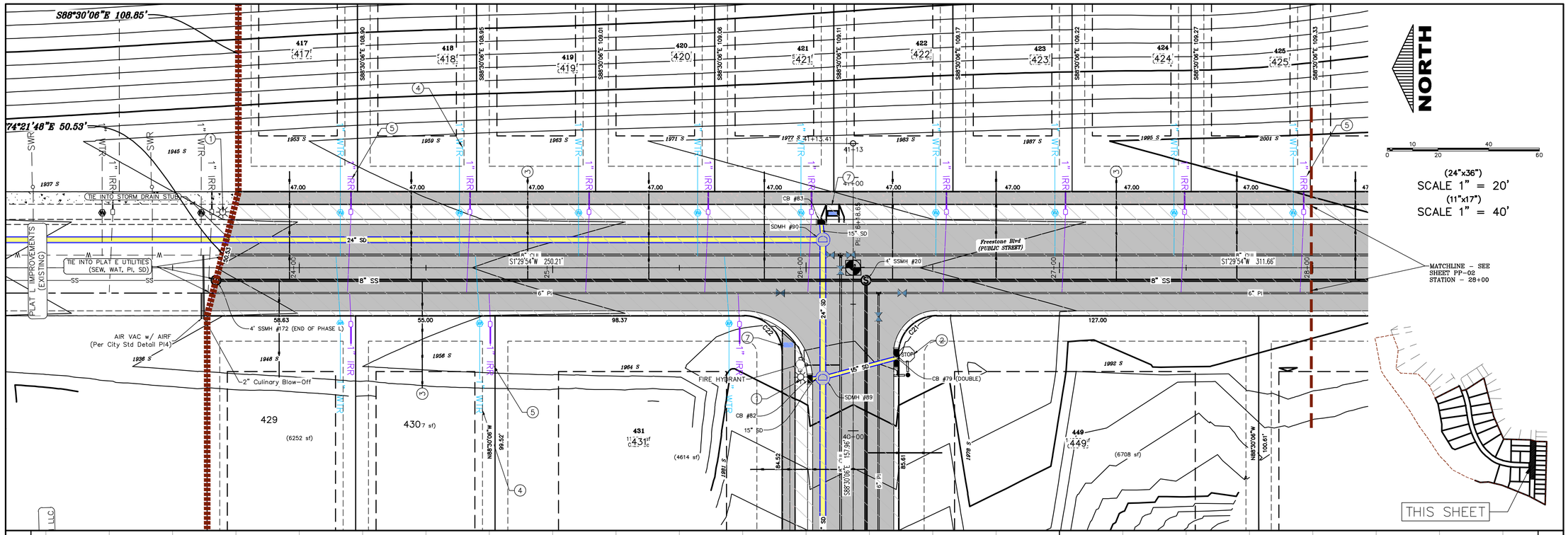

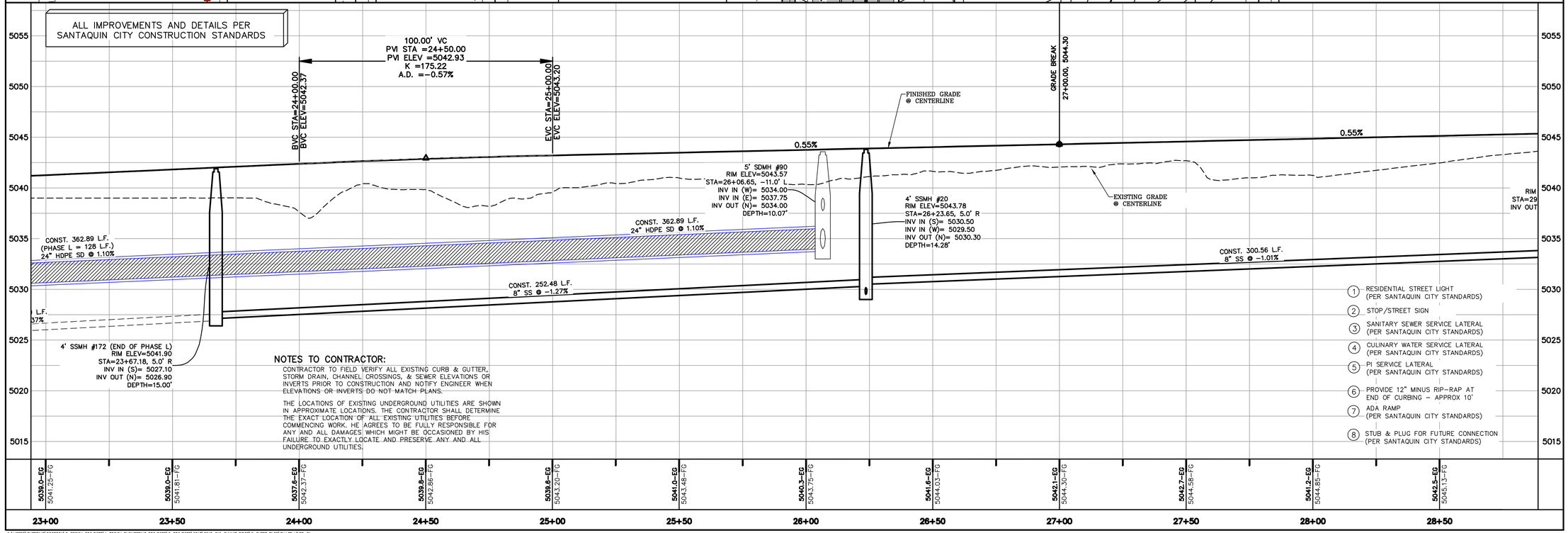

NOTES TO CONTRACTOR:

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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)

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LICENSED LAND SURVEYOR
187023
Donald L. Lyster
P.E.L.S.
STATE OF UTAH
11/30/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-01

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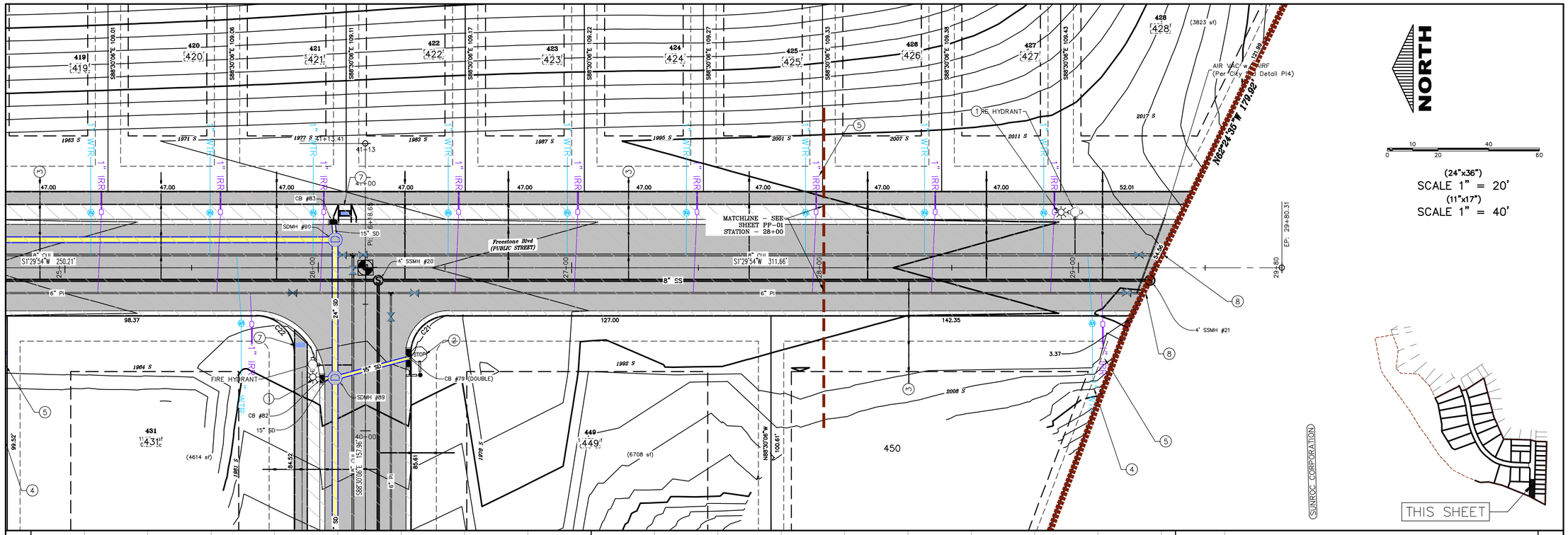

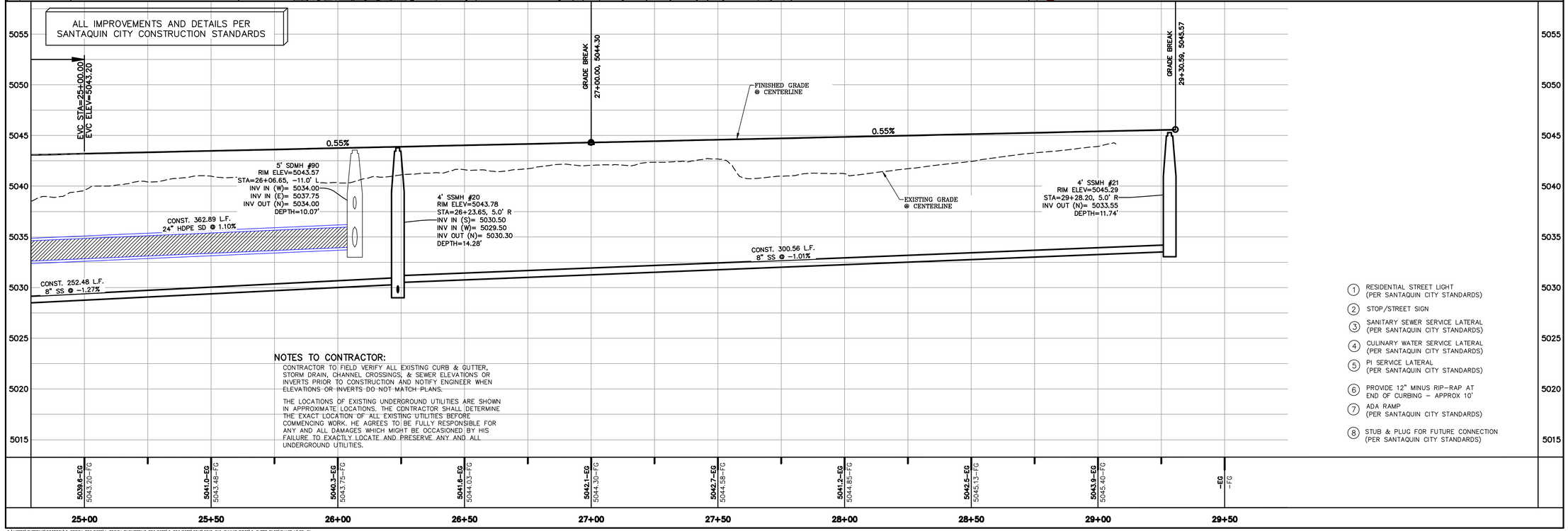

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UTAH LICENSED LAND SURVEYOR
187023
Donald L. Ipsen
P.L.S.
11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-02

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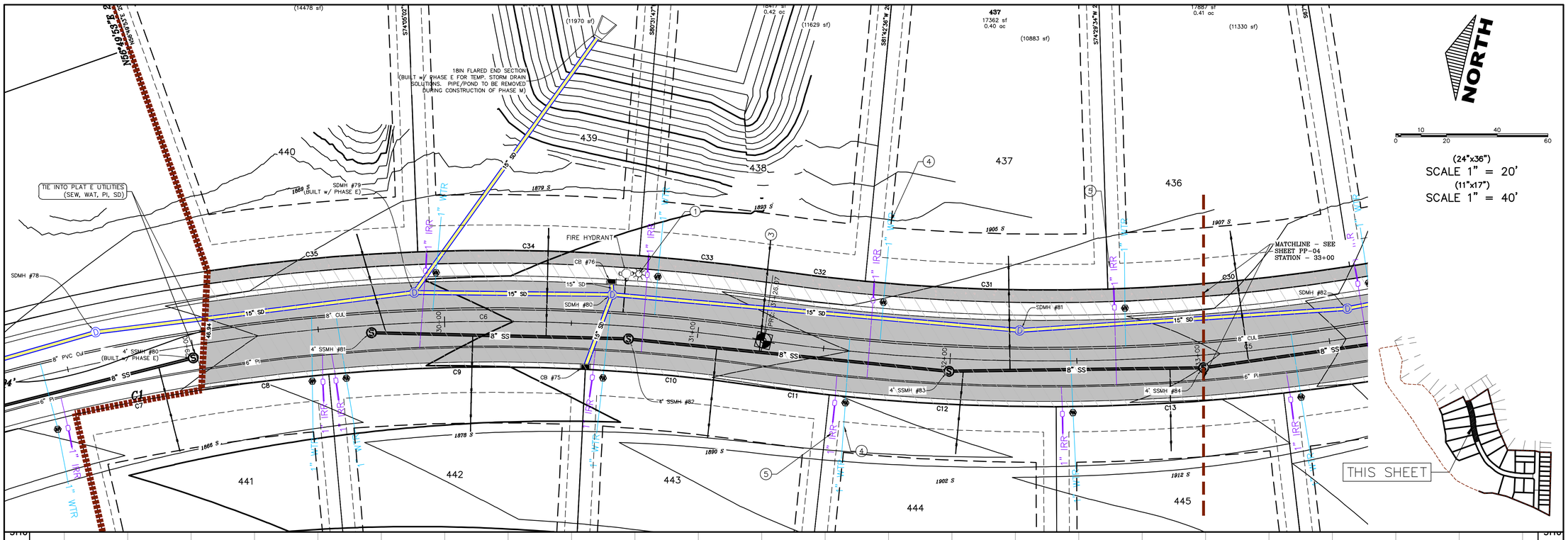

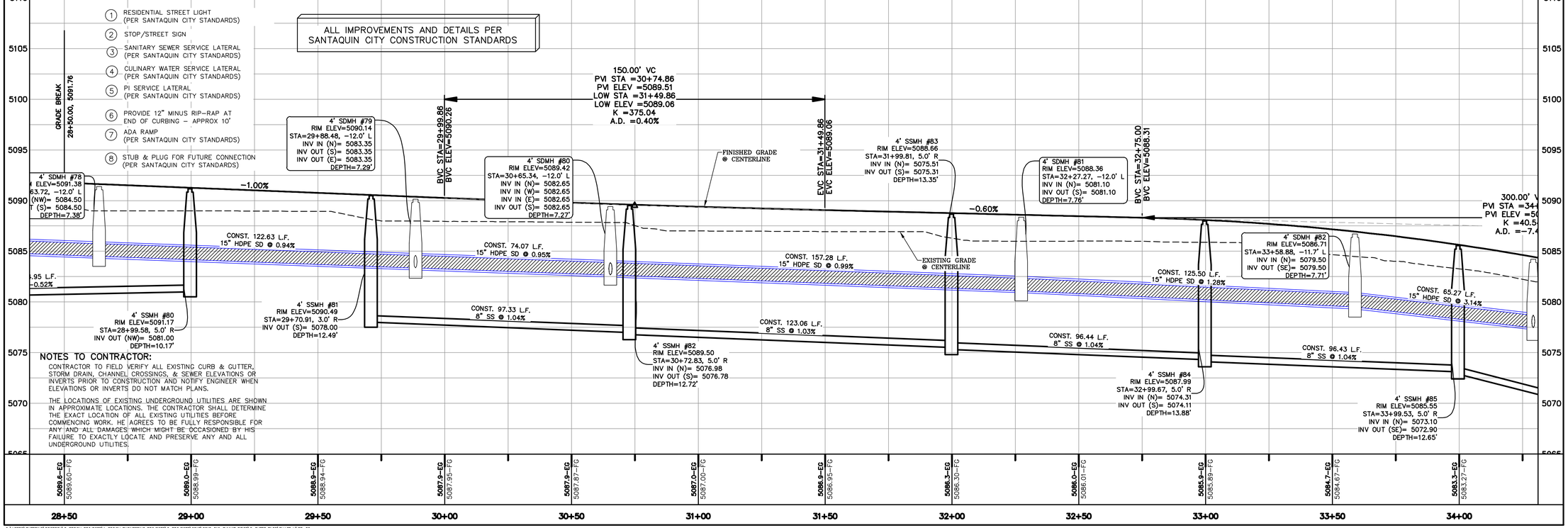

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Licensed Professional Engineer and Land Surveyor
187023
Donald L. Lyster
P.E. L.S.
11/30/2022

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

DATE: 1.29.2022
PROJECT #
REVISIONS:
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SHEET NAME: PLAN & PROFILE
SHEET: PP-03

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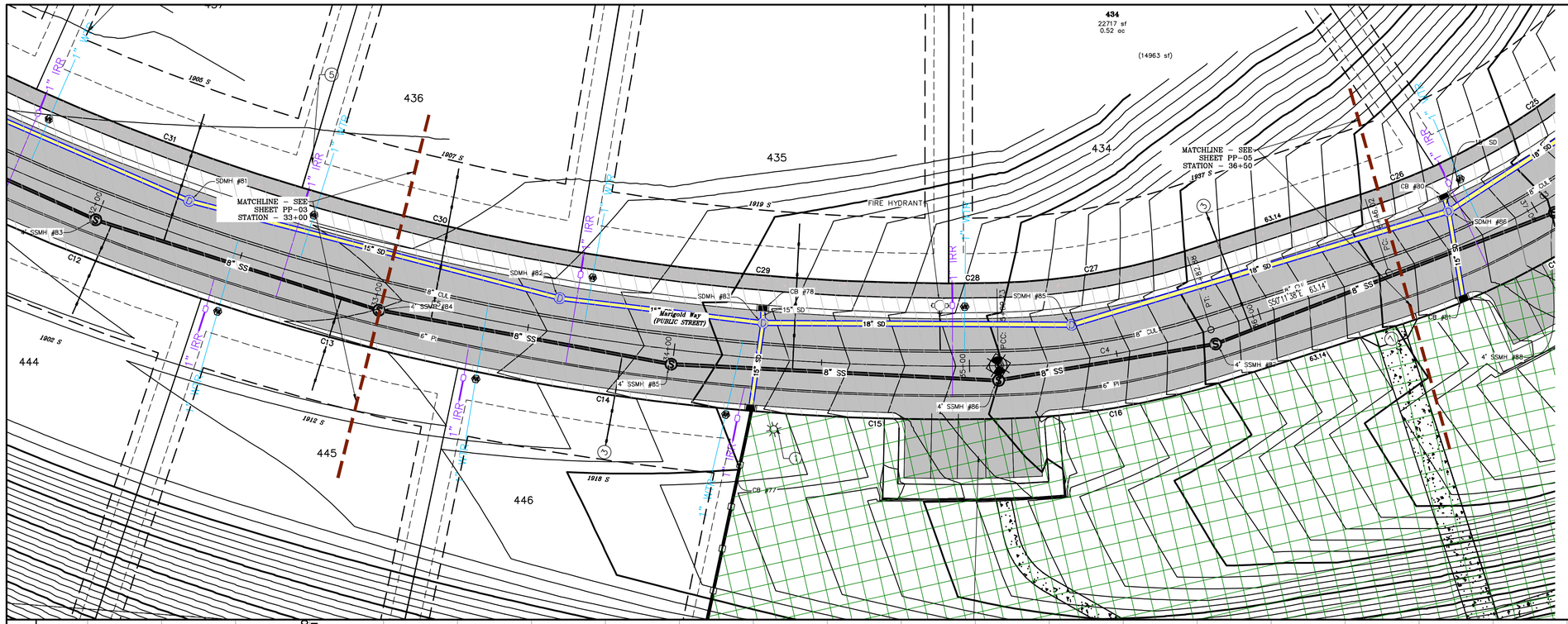

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NOTES TO CONTRACTOR:

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11-29-2022

THE HILLS @ SUMMIT RIDGE PHASE 'M'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-04

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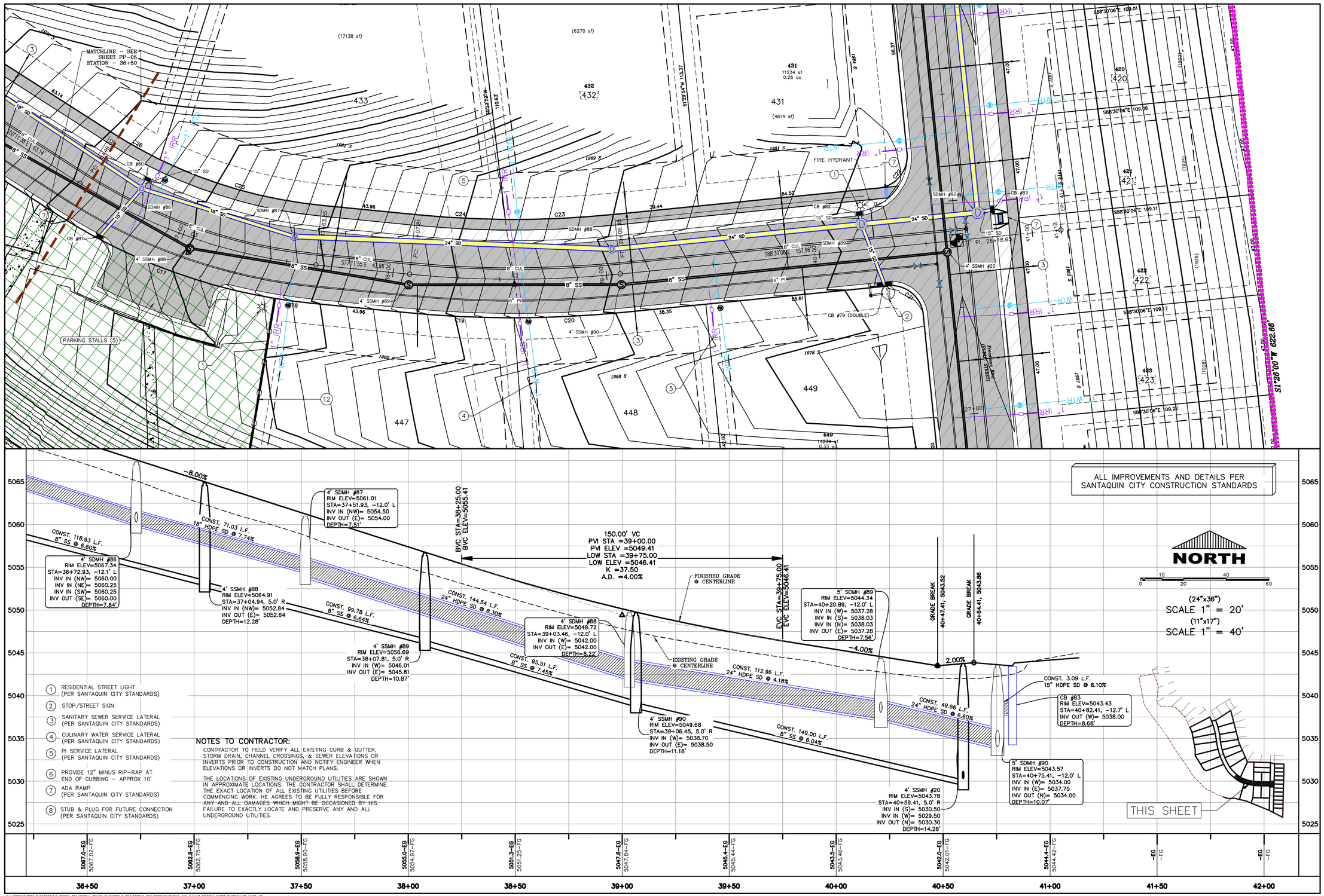

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Ignter
UTAH
11-29-2022

THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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DATE: 1.29.2022
PROJECT #

REVISIONS:
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SHEET NAME: PLAN & PROFILE
SHEET: PP-05

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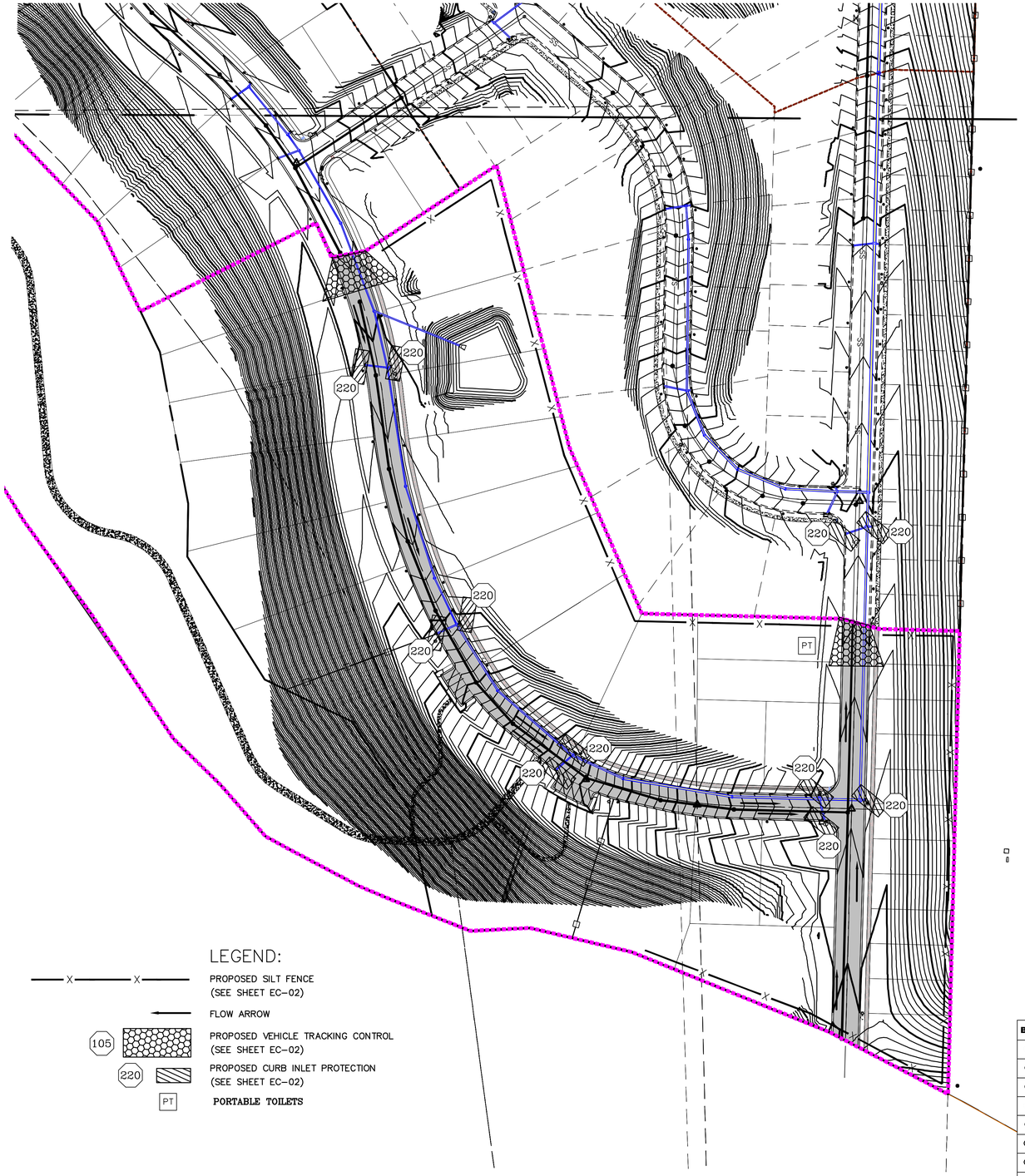

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

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

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

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

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

NORTH

0 40 80 160 240

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

LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT PORTABLE TOILETS

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

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

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LAND SURVEYOR — 187023 — Donald L. Ipsen — UTAH — 1/25/2022

THE HILLS @ SUMMIT RIDGE PHASE 'M'

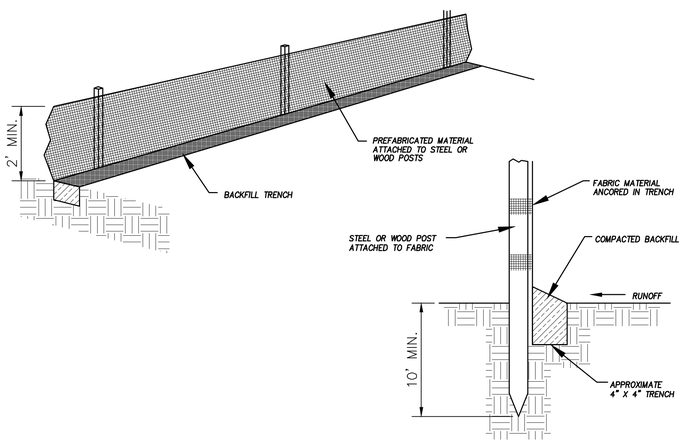
LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #

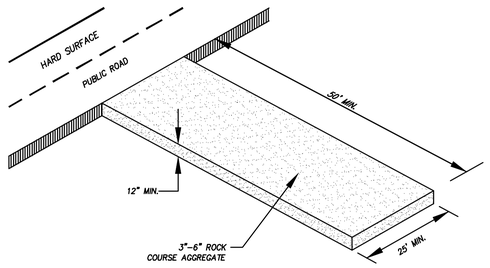
REVISIONS:
1
2
3

SHEET NAME: EROSION CONTROL PLAN
SHEET: EC-01

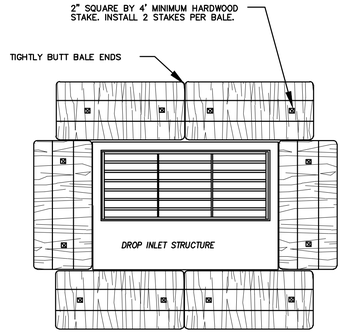
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE M\EC-01



DETAIL–A
SILT FENCE DETAIL
–NTS–

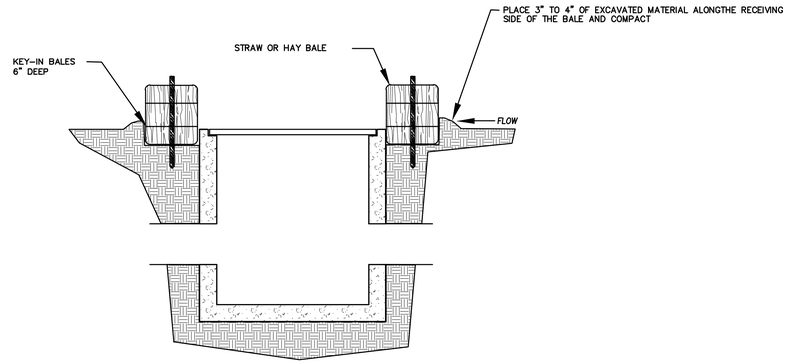


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



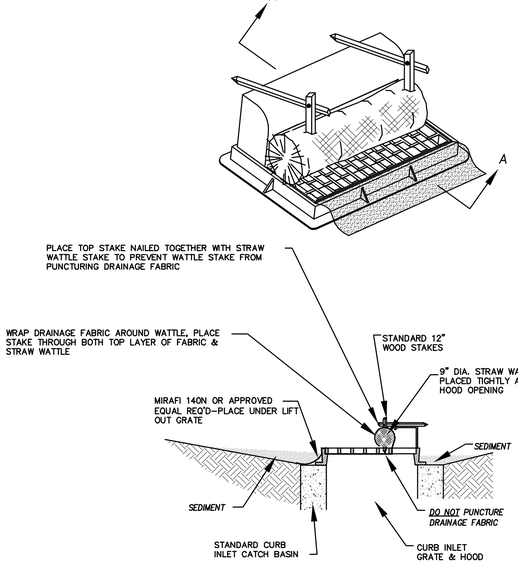
PLAN VIEW

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

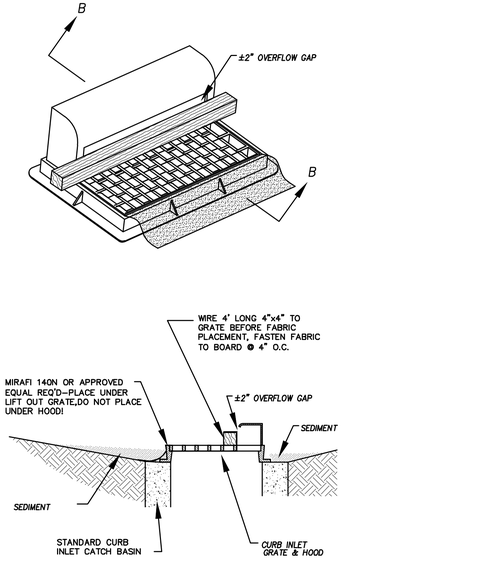


SECTION

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



CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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regiondesignllc.com

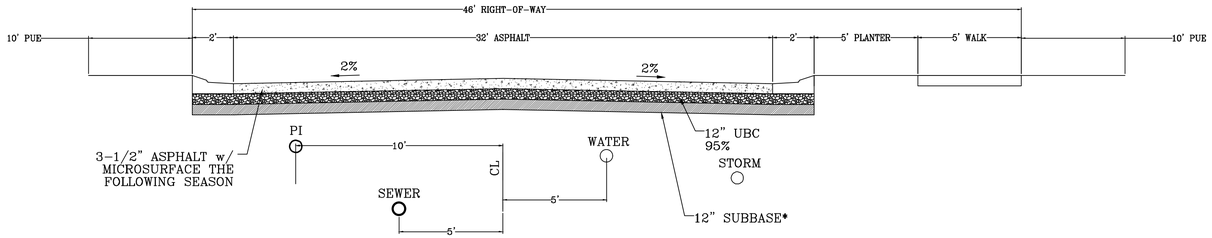
THE HILLS @ SUMMIT RIDGE
PHASE 'M'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

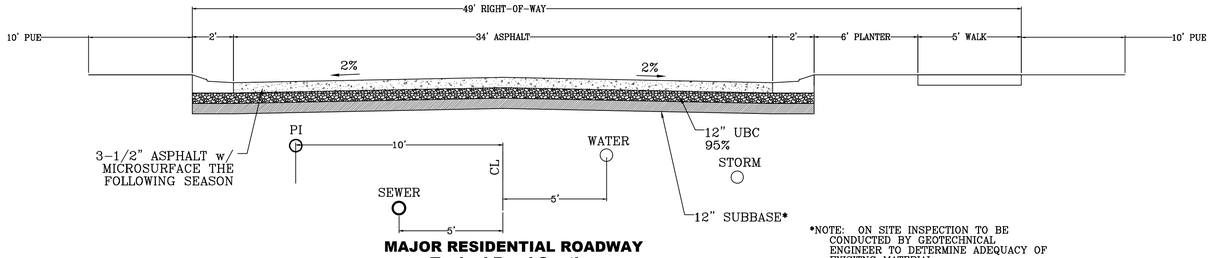
C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE M\EC-02



MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

500 ADT

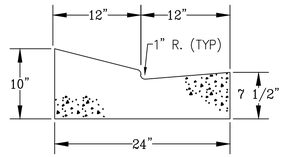


MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

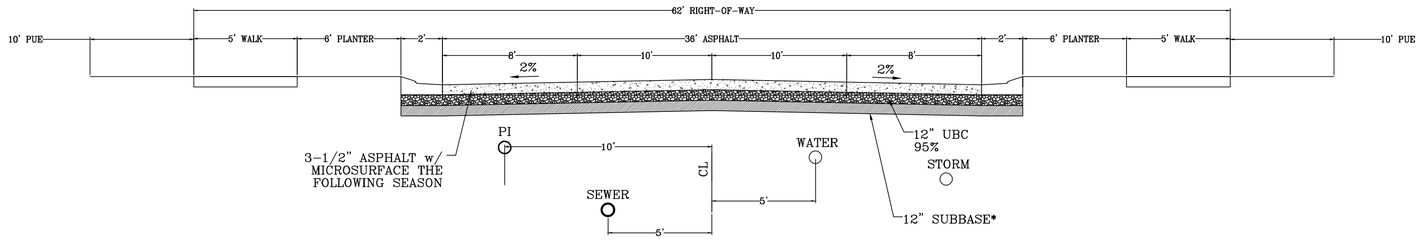
1500 ADT

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



MODIFIED HIGH BACK CURB

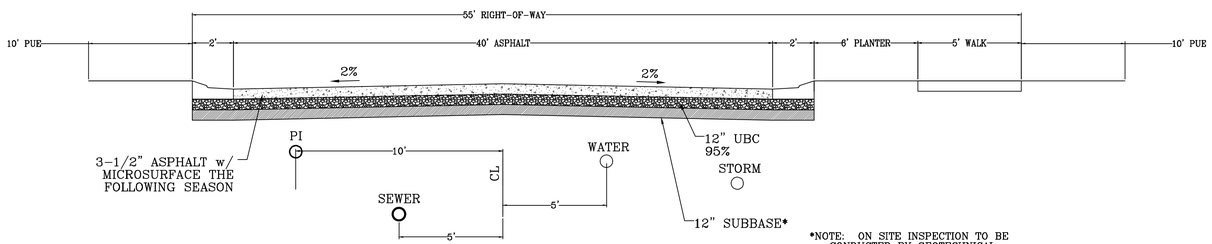
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



62' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST

(ALTERNATIVE – MAY ALSO HAVE CENTER TURN LANE OF 12')



55' ENTRANCE ROAD
Typical Road Section

LOOKING NORTH AND WEST

1500 ADT

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'M'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: TYPICAL DETAILS
SHEET: DT-01

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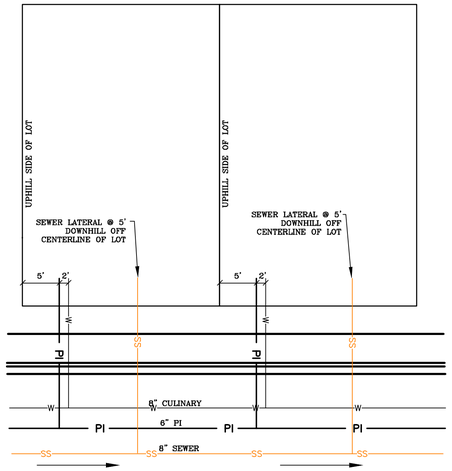

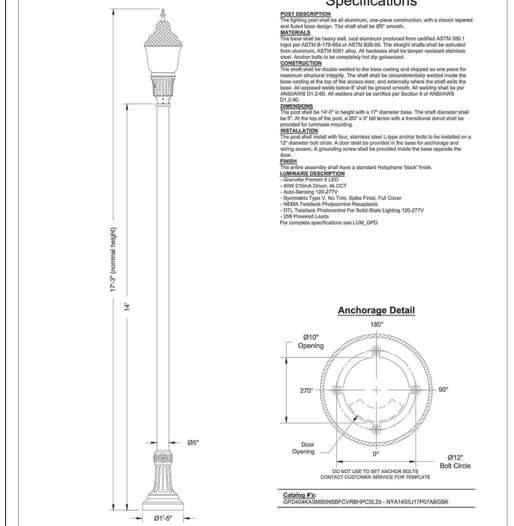

Specifications

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

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

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

DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.

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

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

LUMINAIRE DESCRIPTION
Holophane Premier II (LED)
- 40W 2150mA Driver, 4k CCT
- Auto-Sensing 120-277V
- Symmetric Type V, No Trim, Spike Finial, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- 20ft Prewired Leads

For complete specifications see LUM_GPD.

Anchorage Detail

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

Catalog #'s:
GPDH04KA5M80NSBFCVRBHPCSL25 - NYA1485/J17P07ABGBK

DEPARTMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIVE VERSION ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL BY SANTAQUIN CITY. ANY USE OF THESE DRAWINGS FOR PROJECTS OTHER THAN THOSE DESIGNED BY SANTAQUIN CITY STAFF CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION	BY	APP.	MM-DD-YY
01			

Santaquin

LOCAL AND COLLECTOR STREET LIGHTING DETAILS	L1
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 19 — OCT — 18

DEPARTMENT OF USE:
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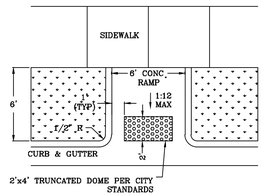
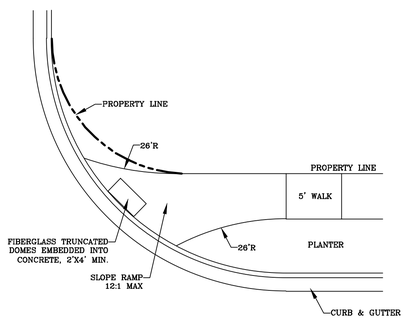
REVISION	BY	APP.	MM-DD-YY
01			

Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION	STANDARD DRAWING NO. CG2A
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 19 — JUN — 18



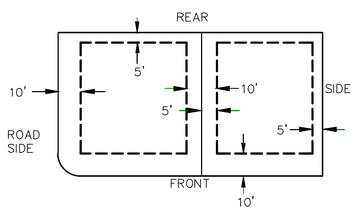
MID-BLOCK RAMP DETAIL



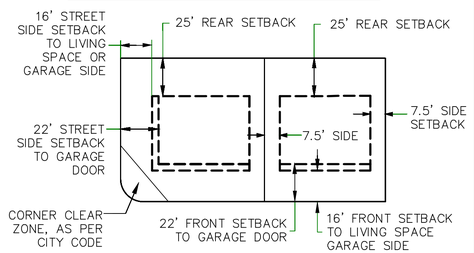
RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
11/29/2022

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-02

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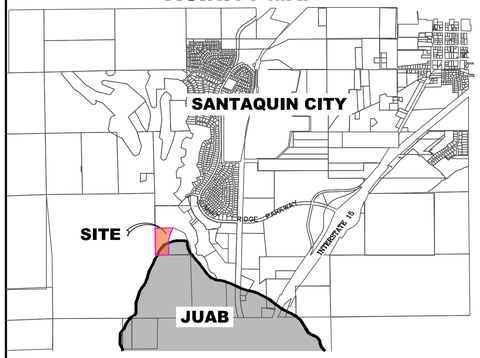
The Hills @ Summit Ridge
PHASE 'N'
January 22

Santaquin, Utah County, Utah

VICINITY MAP

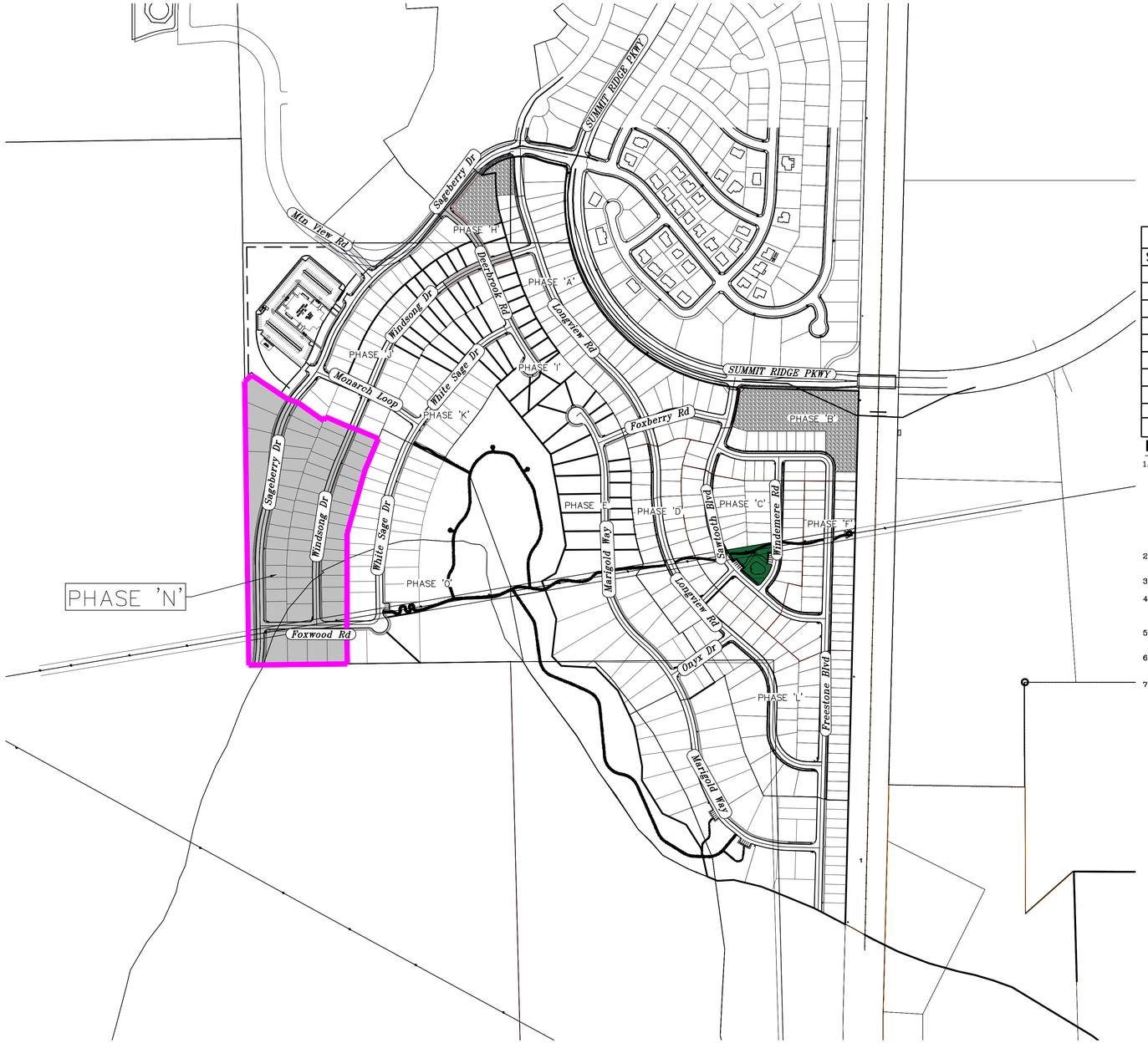


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL TRENCH BACKFILL MUST BE A1-a MATERIAL

FOR REQUIRED UTILITY AND TRAFFIC LOOPING, PHASES I, J AND K MUST BE BUILT CONCURRENTLY OR AFTER PHASE H IS COMPLETED

POSTAL SERVICE BOXES WILL BE LOCATED WITHIN PHASES J & K AND WILL SERVICE THE HILLS PHASE H, I, J, K, N & O



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	16.13 ACRES
TOTAL LOT ACREAGE	12.72 ACRES
TOTAL ROW ACREAGE	3.41 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	3.41 / dua
NUMBER OF LOTS	55 LOTS

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

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLAN
PLAT	PLAT SHEETS
UP-01	SITE & UTILITY PLANS
GR-01-3	GRADING PLANS
PP-01-9	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

NOTES:

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

NOTES TO CONTRACTOR:

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

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

NORTH

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

DATE: 1.29.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-01

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NORTH

100 0 200 400 600

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

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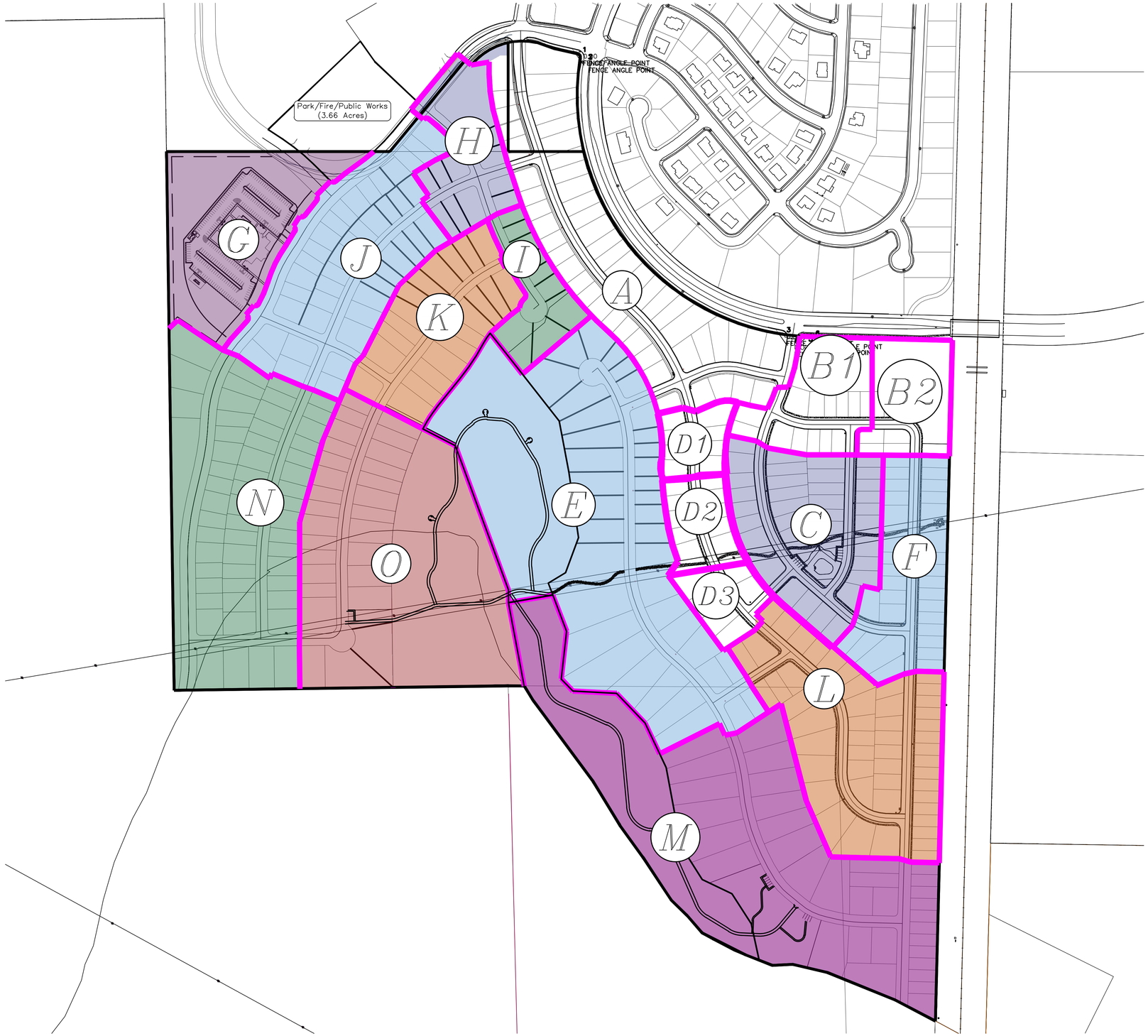
PHASE BREAKDOWN	
	Units
PHASE A	50
PHASE B1	13
PHASE B2	8
PHASE C	35
PHASE D1	8
PHASE D2	10
PHASE D3	6
PHASE E	38
PHASE F	32
PHASE G	22
PHASE H	10
PHASE I	9
PHASE J	41
PHASE K	21
PHASE L	41
PHASE M	34
PHASE N	55
PHASE O	28
TOTAL	461



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

DATE:1.29.2022
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REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

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THE HILLS @ SUMMIT RIDGE
PHASE 'N'

LOCATED IN THE NORTH & SOUTHWEST PORTIONS OF
SECTION 15, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	16.13 ACRES
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TOTAL ROW ACREAGE	3.41 ACRES
TOTAL OPEN SPACE	– ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	3.41 / dua
NUMBER OF LOTS	55 LOTS

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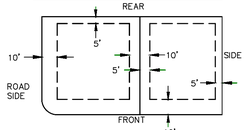
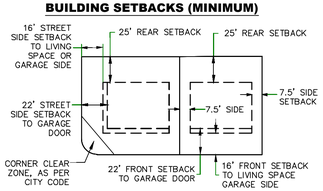
LEGEND

- 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

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

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, SLB&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

NOTES:

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

UTILITIES APPROVAL

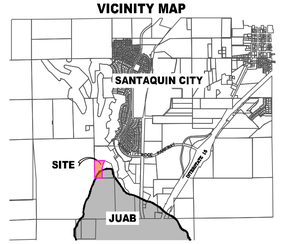
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____

VICINITY MAP



DOMINION ENERGY ACCEPTANCE

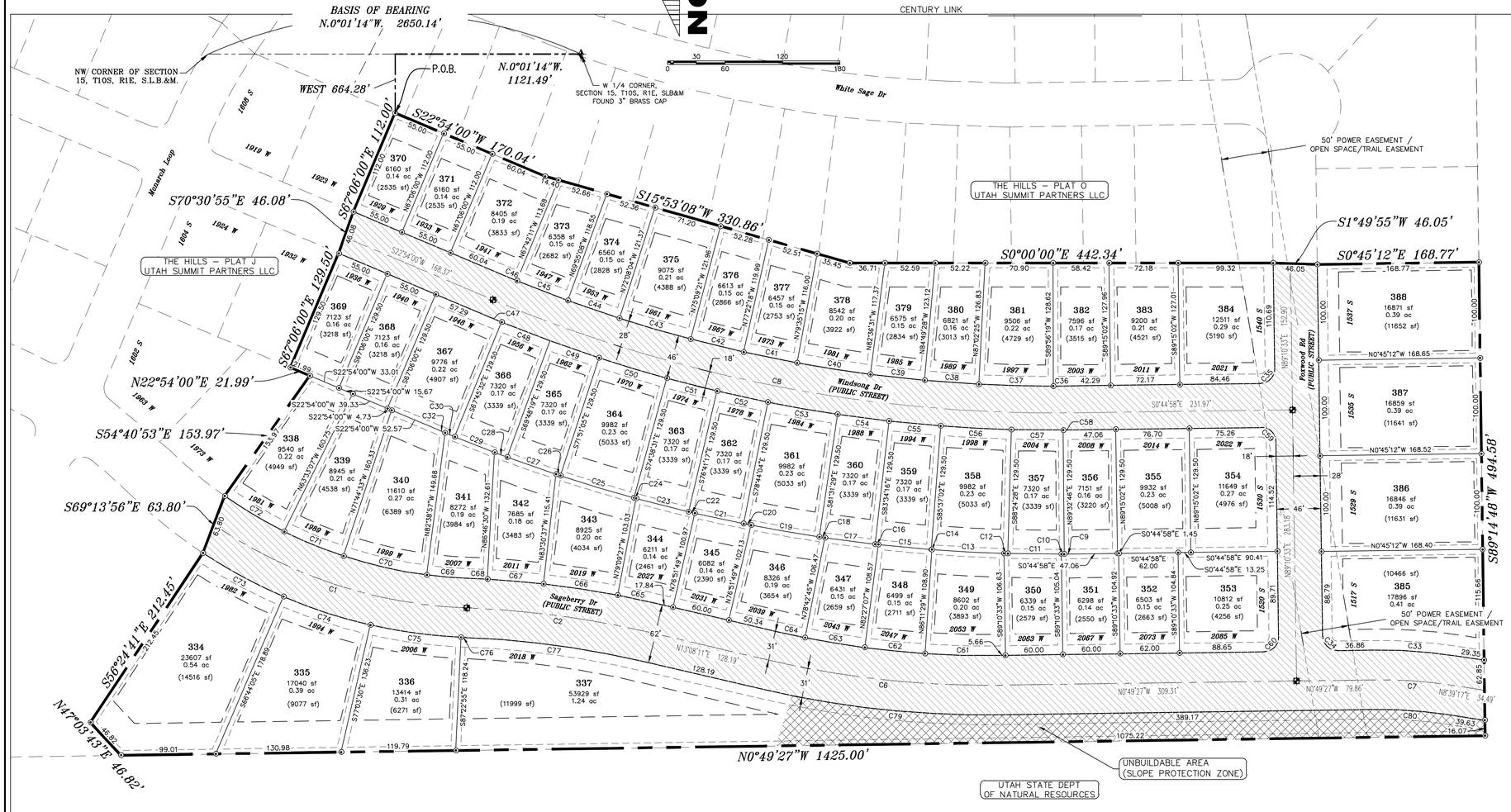
DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING 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 2

Surveyor's Certificate

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

Boundary Description

THE HILLS – PHASE N

BEGINNING AT A POINT, BEING THE W 1/4 CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE ALONG THE SECTION LINE, N 00° 01' 14" W FOR A DISTANCE OF 1121.49 FEET AND WEST A DISTANCE OF 664.28 FEET TO THE POINT OF BEGINNING;

THENCE, S 22° 54' 00" W FOR A DISTANCE OF 170.04 FEET TO A POINT ON A LINE. THENCE, S 15° 53' 08" W FOR A DISTANCE OF 330.86 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 442.34 FEET TO A POINT ON A LINE. THENCE, S 01° 49' 55" W FOR A DISTANCE OF 46.05 FEET TO A POINT ON A LINE. THENCE, S 00° 45' 12" E FOR A DISTANCE OF 168.77 FEET TO A POINT ON A LINE. THENCE, S 89° 14' 48" W FOR A DISTANCE OF 494.58 FEET TO A POINT ON A LINE.

THENCE, N 00° 49' 27" W FOR A DISTANCE OF 1425.00 FEET TO A POINT ON A LINE. THENCE, N 47° 03' 43" E FOR A DISTANCE OF 46.82 FEET TO A POINT ON A LINE. THENCE, S 56° 24' 41" E FOR A DISTANCE OF 212.45 FEET TO A POINT ON A LINE. THENCE, S 69° 13' 56" E FOR A DISTANCE OF 63.80 FEET TO A POINT ON A LINE. THENCE, S 54° 40' 53" E FOR A DISTANCE OF 153.97 FEET TO A POINT ON A LINE. THENCE, N 22° 54' 00" E FOR A DISTANCE OF 21.99 FEET TO A POINT ON A LINE.

THENCE, S 67° 06' 00" E FOR A DISTANCE OF 129.50 FEET TO A POINT ON A LINE. THENCE, S 70° 30' 55" E FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE. THENCE S 67° 06' 00" E A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING

CONTAINING 16.13 ACRES OF LAND AND 55 LOTS

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

_____ DATE

_____ SURVEYOR

OWNERS DEDICATION

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

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

_____ _____

_____ _____

_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
APPROVED MAYOR OF SANTAQUIN

_____ _____

_____ _____

_____ _____

_____ _____
ENGINEER (See Seal Below)

ATTEST_____
CLERK-RECORDER (See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

_____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

This form approved by Utah County and the municipalities therein.

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

LOCATED IN THE NORTH & SOUTHWEST PORTIONS OF
SECTION 15, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	281.98'	500.00'	278.26'	N18°14'31"E	32°18'47"
C2	192.87'	1000.00'	192.58'	N7°36'39"E	11°03'03"
C6	243.65'	1000.00'	243.05'	N6°09'22"E	13°57'37"
C7	82.72'	500.00'	82.62'	N3°54'55"E	9°28'43"
C8	619.14'	1500.00'	614.75'	S11°04'31"W	23°38'58"
C9	8.50'	1647.50'	8.50'	S0°36'06"E	0°17'44"
C10	3.00'	1647.50'	3.00'	S0°24'07"E	0°06'15"
C11	55.84'	1647.50'	55.84'	S0°37'17"W	1°56'32"
C12	4.18'	1647.50'	4.18'	S1°39'54"W	0°08'43"
C13	75.30'	1647.50'	75.29'	S3°02'49"W	2°37'07"
C14	0.75'	1647.50'	0.75'	S4°22'10"W	0°01'35"
C15	55.38'	1647.50'	55.38'	S5°20'45"W	1°55'34"
C16	3.46'	1647.50'	3.46'	S6°22'08"W	0°07'13"
C17	52.80'	1647.50'	52.80'	S7°20'50"W	1°50'11"
C18	6.04'	1647.50'	6.04'	S8°22'13"W	0°12'36"
C19	72.29'	1647.50'	72.28'	S9°43'56"W	2°30'50"
C20	7.95'	1647.50'	7.95'	S11°07'39"W	0°16'35"
C21	52.07'	1647.50'	52.07'	S12°10'16"W	1°48'39"
C22	6.77'	1647.50'	6.77'	S13°11'39"W	0°14'08"
C23	56.47'	1647.50'	56.47'	S14°17'38"W	1°57'51"
C24	2.36'	1647.50'	2.36'	S15°19'01"W	0°04'56"
C25	80.24'	1647.50'	80.23'	S16°45'12"W	2°47'25"
C26	4.90'	1647.50'	4.90'	S18°14'01"W	0°10'13"
C27	53.94'	1647.50'	53.94'	S19°15'25"W	1°52'34"
C28	14.07'	1647.50'	14.07'	S20°26'22"W	0°29'22"
C29	44.76'	1647.50'	44.76'	S21°27'46"W	1°33'25"
C30	10.90'	1647.50'	10.90'	S22°25'50"W	0°22'44"
C32	8.05'	1647.50'	8.05'	S22°45'36"W	0°16'48"
C33	87.85'	531.00'	87.75'	S3°54'55"W	9°28'43"
C34	23.56'	15.00'	21.21'	S44°10'33"W	90°00'00"
C35	23.58'	15.00'	21.23'	S45°47'12"E	90°04'28"
C36	17.68'	1472.00'	17.68'	S0°24'20"E	0°41'17"
C37	77.62'	1472.00'	77.61'	S1°26'57"W	3°01'16"
C38	56.93'	1472.00'	56.92'	S4°04'04"W	2°12'57"
C39	56.93'	1472.00'	56.92'	S6°17'00"W	2°12'57"
C40	77.62'	1472.00'	77.61'	S8°54'07"W	3°01'16"
C41	56.93'	1472.00'	56.92'	S11°31'14"W	2°12'57"
C42	56.93'	1472.00'	56.92'	S13°44'11"W	2°12'57"
C43	77.62'	1472.00'	77.61'	S16°21'17"W	3°01'16"
C44	56.93'	1472.00'	56.92'	S18°58'24"W	2°12'57"
C45	56.93'	1472.00'	56.92'	S21°11'21"W	2°12'57"
C46	15.49'	1472.00'	15.49'	S22°35'55"W	0°36'10"
C47	17.45'	1518.00'	17.45'	N22°34'14"E	0°39'32"
C48	54.21'	1518.00'	54.21'	N21°13'05"E	2°02'47"
C49	54.21'	1518.00'	54.21'	N19°10'18"E	2°02'47"
C50	73.93'	1518.00'	73.92'	N16°45'12"E	2°47'25"
C51	54.21'	1518.00'	54.21'	N14°20'06"E	2°02'47"
C52	54.21'	1518.00'	54.21'	N12°17'20"E	2°02'47"
C53	73.93'	1518.00'	73.92'	N9°52'14"E	2°47'25"
C54	54.21'	1518.00'	54.21'	N7°27'08"E	2°02'47"
C55	54.21'	1518.00'	54.21'	N5°24'21"E	2°02'47"
C56	73.93'	1518.00'	73.92'	N2°59'15"E	2°47'25"
C57	54.21'	1518.00'	54.21'	N0°34'09"E	2°02'47"
C58	7.83'	1518.00'	7.83'	N0°36'06"W	0°17'44"
C59	23.54'	15.00'	21.20'	N44°12'48"E	89°55'32"
C60	23.56'	15.00'	21.21'	S45°49'27"E	90°00'00"
C61	78.35'	969.00'	78.33'	S1°29'32"W	4°37'57"
C62	63.24'	969.00'	63.23'	S5°40'42"W	3°44'22"
C63	63.24'	969.00'	63.23'	S9°25'04"W	3°44'22"
C64	31.27'	969.00'	31.27'	S12°12'43"W	1°50'56"
C65	41.27'	1031.00'	41.27'	S11°59'22"W	2°17'37"
C66	78.33'	1031.00'	78.31'	S8°39'58"W	4°21'11"
C67	58.75'	1031.00'	58.74'	S4°51'26"W	3°15'53"
C68	20.50'	1031.00'	20.50'	S2°39'19"W	1°08'22"
C69	43.10'	469.00'	43.09'	S4°43'06"W	5°15'56"
C70	89.28'	469.00'	89.14'	S12°48'15"W	10°54'23"
C71	67.05'	469.00'	66.99'	S22°21'10"W	8°11'26"
C72	72.61'	469.00'	72.54'	S30°53'00"W	8°52'14"
C73	95.68'	531.00'	95.55'	N28°25'37"E	10°19'25"
C74	95.68'	531.00'	95.55'	N18°06'12"E	10°19'25"
C75	95.68'	531.00'	95.55'	N7°46'47"E	10°19'25"
C76	4.94'	531.00'	4.94'	N2°21'06"E	0°31'57"
C77	186.89'	969.00'	186.61'	N7°36'39"E	11°03'03"
C79	251.21'	1031.00'	250.59'	N6°09'22"E	13°57'37"
C80	77.59'	469.00'	77.50'	N3°54'55"E	9°28'43"

SHEET 2 of 2

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

This form approved by Utah County and the municipalities therein.

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

(1) RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)

(2) STOP/STREET SIGN

(3) SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(4) CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(5) PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(6) PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'

(7) ADA RAMP (PER SANTAQUIN CITY STANDARDS)

(8) STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)

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.

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

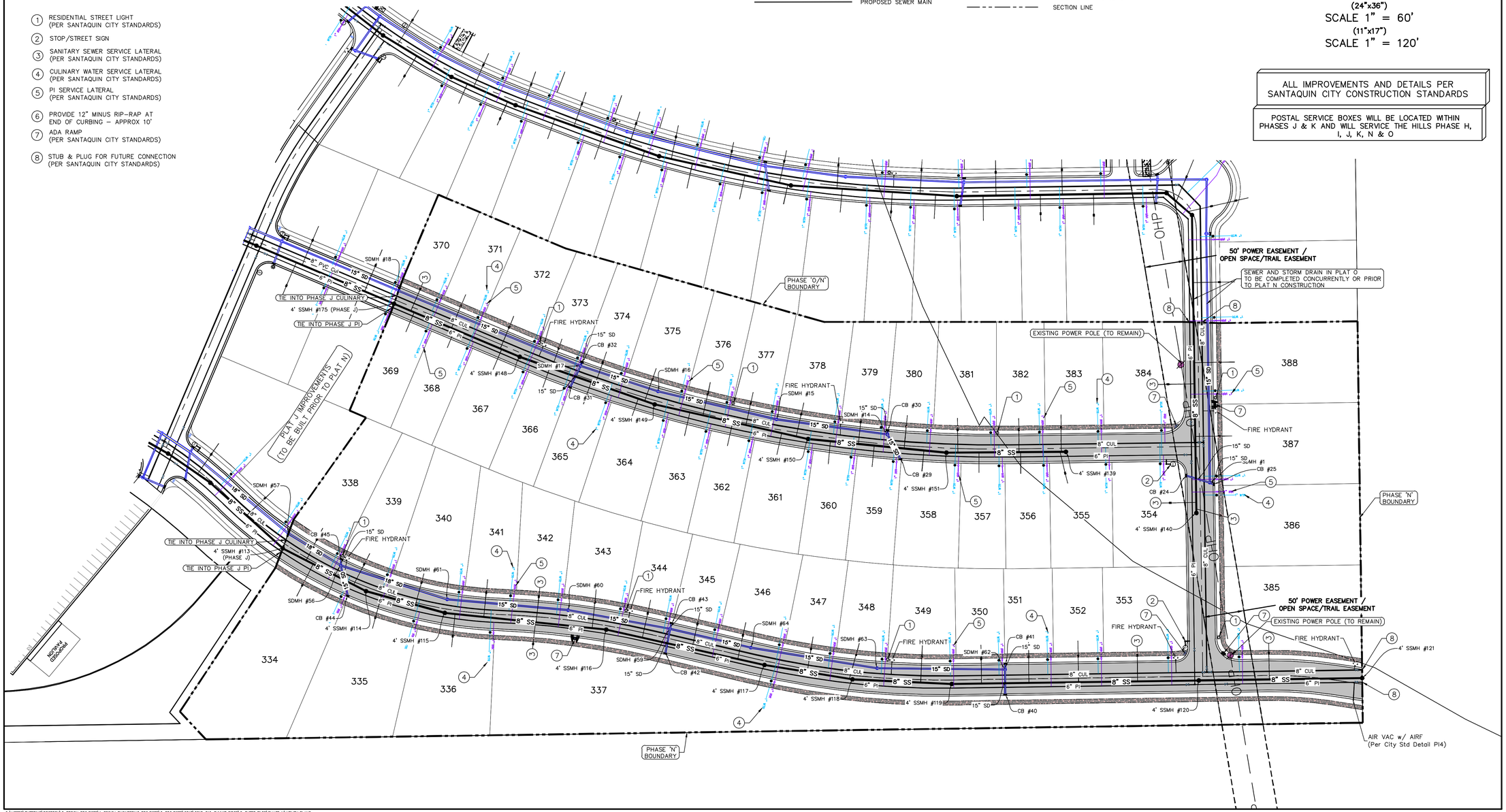
NORTH

0 30 60 120 180

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

POSTAL SERVICE BOXES WILL BE LOCATED WITHIN PHASES J & K AND WILL SERVICE THE HILLS PHASE H, I, J, K, N & O



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

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

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

DATE: 1.29.2022
PROJECT #

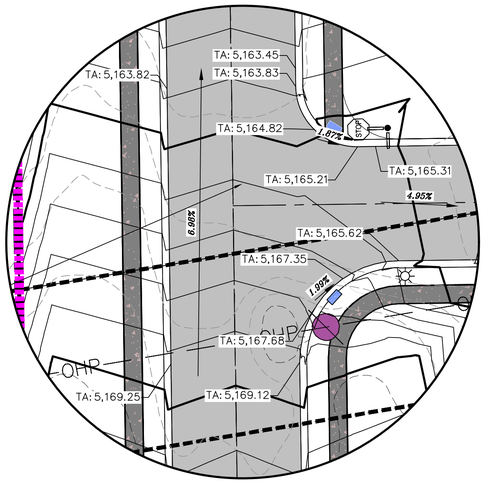
REVISIONS:

1	
2	
3	

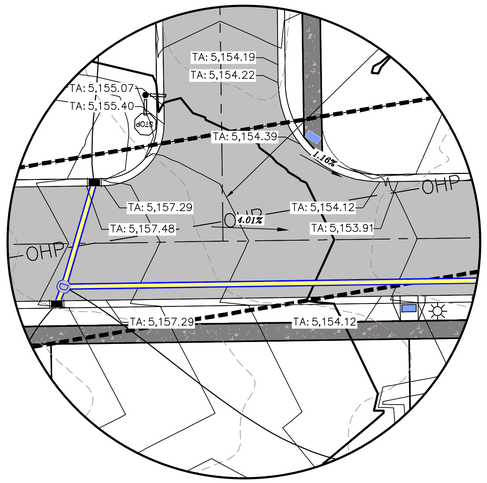
SHEET NAME: UTILITY PLANS

SHEET: UP-01

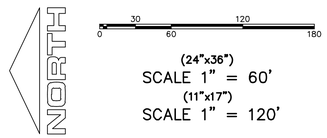
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE N\UTILITY PLANS



INTERSECTION 'A'



INTERSECTION 'B'



0 30 60 120 180

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

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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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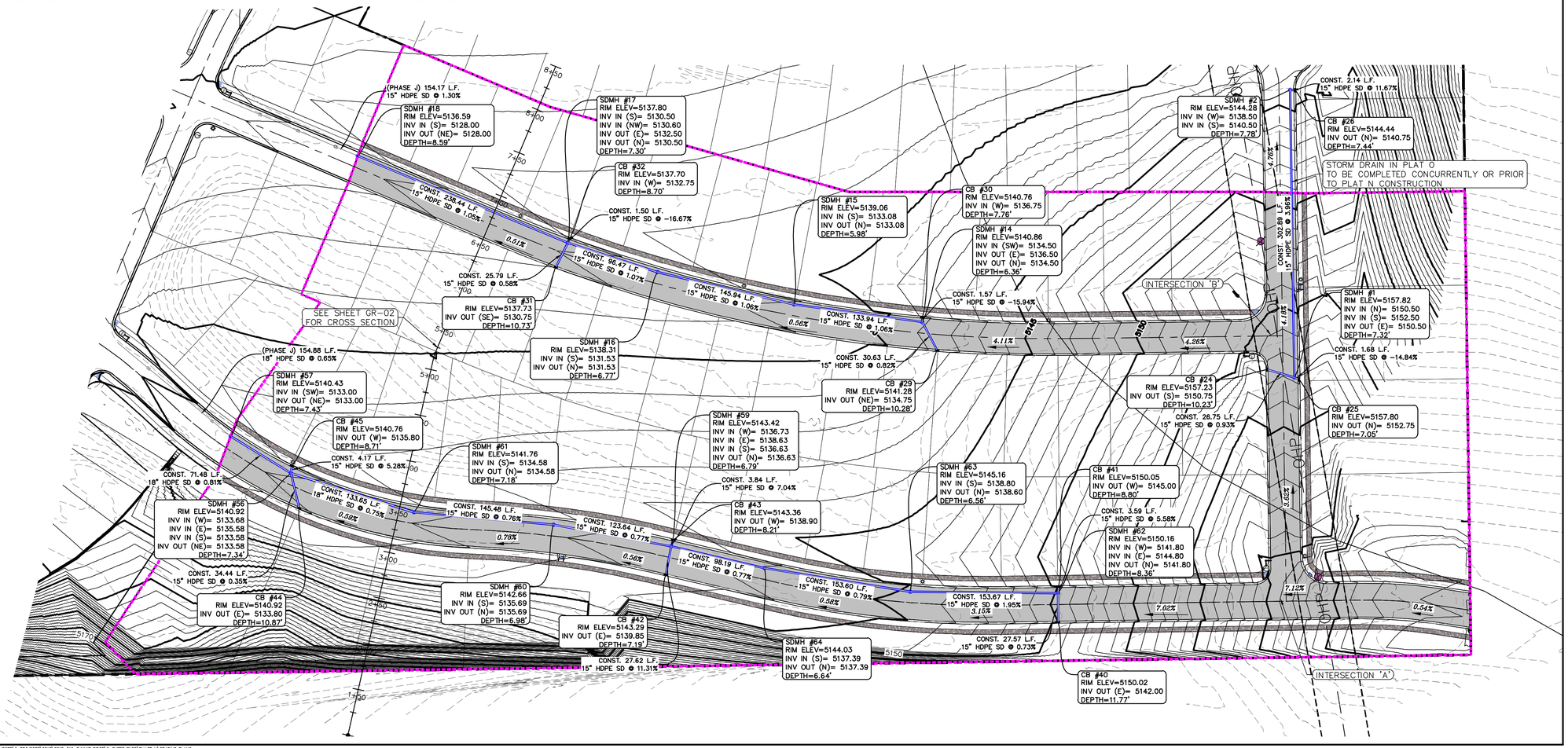
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



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THE HILLS @ SUMMIT RIDGE
PHASE 'N'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:

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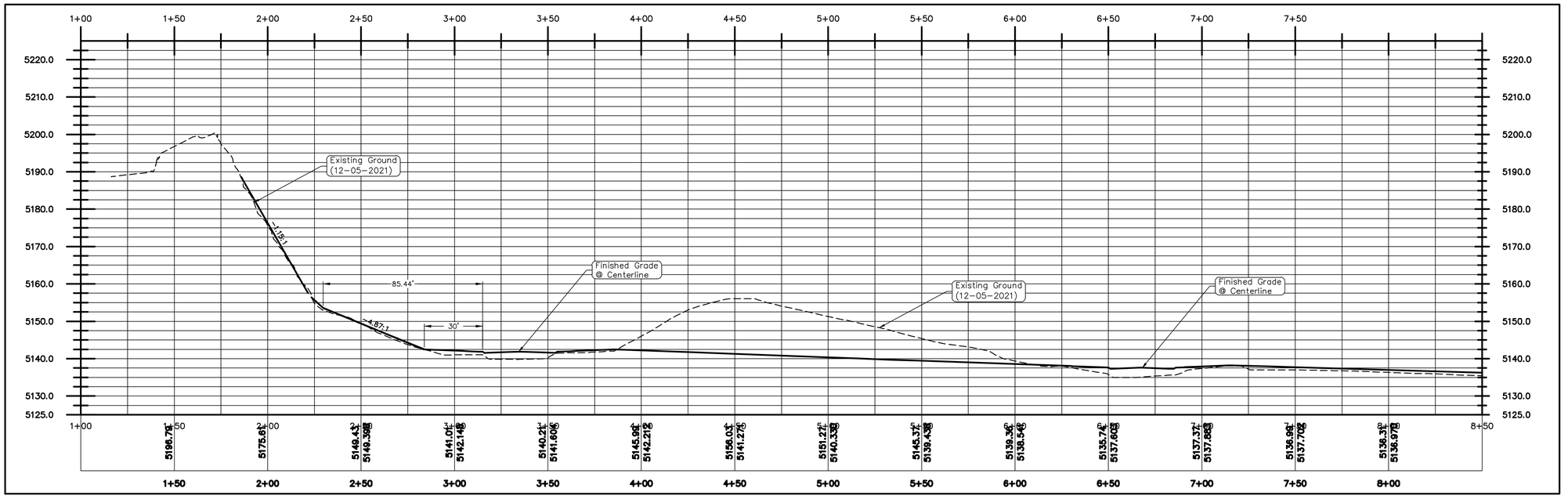
SHEET NAME:
GRADING PLANS

SHEET:
GR-01



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PROJECT #

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SHEET NAME:
GRADING PLANS

SHEET:
GR-02

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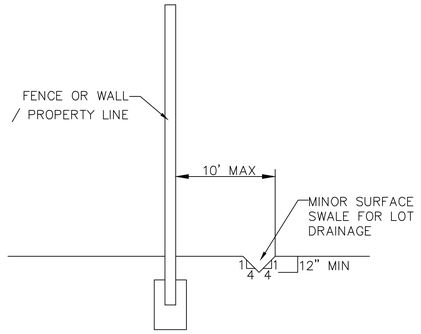
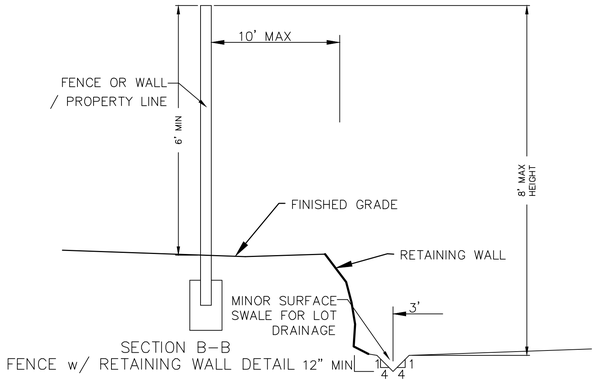
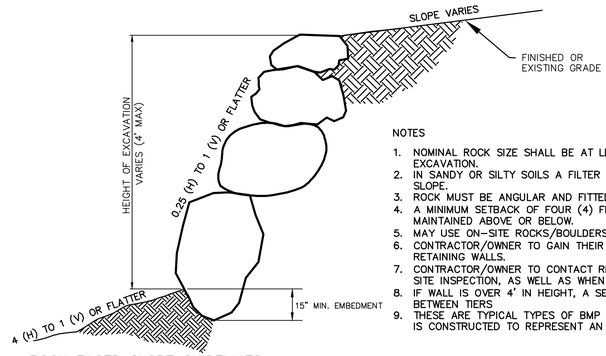


SECTION C–C
FENCE DETAIL



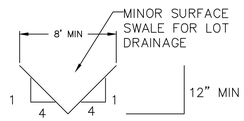
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



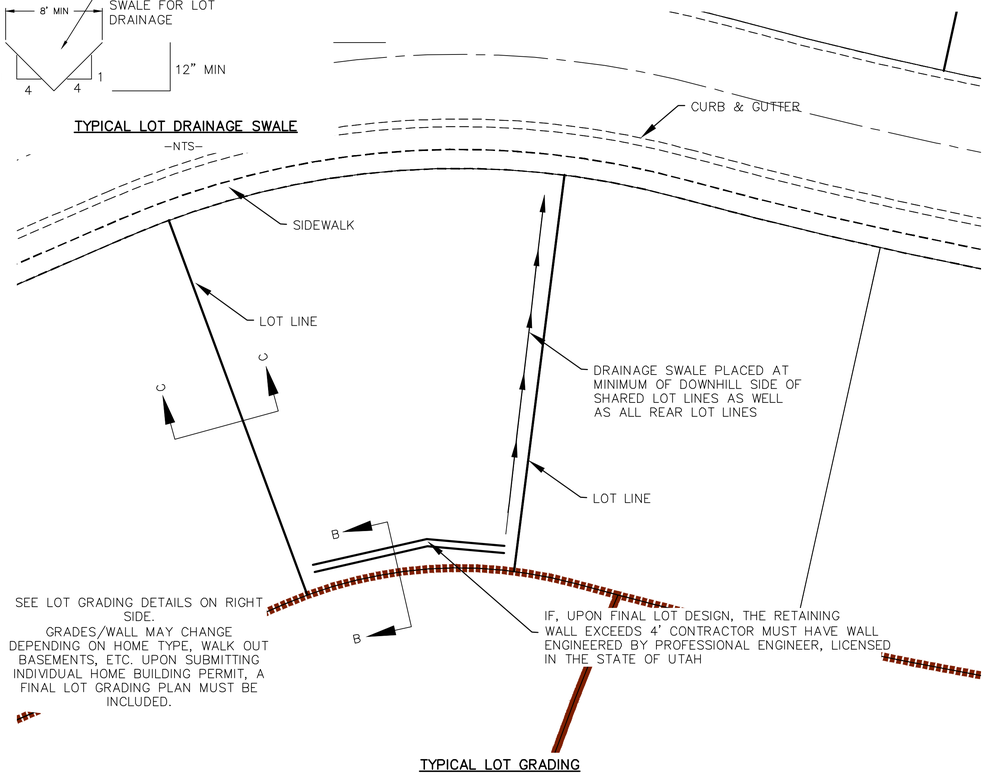
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

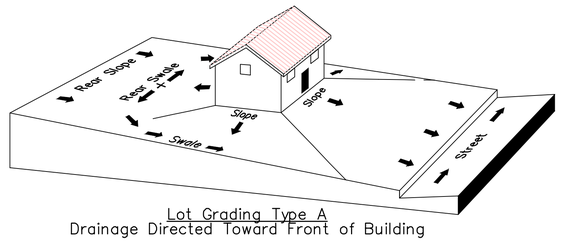
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



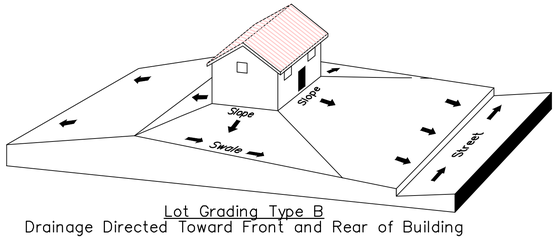
TYPICAL LOT DRAINAGE SWALE
–NTS–



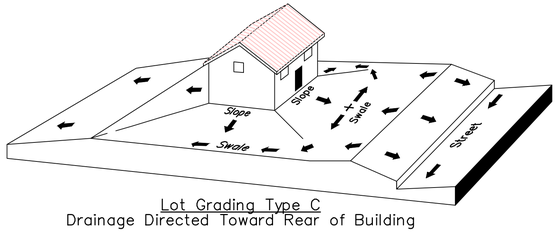
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'N'
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.29.2022
PROJECT #
REVISIONS:
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SHEET NAME: GRADING PLANS
SHEET: GR-03

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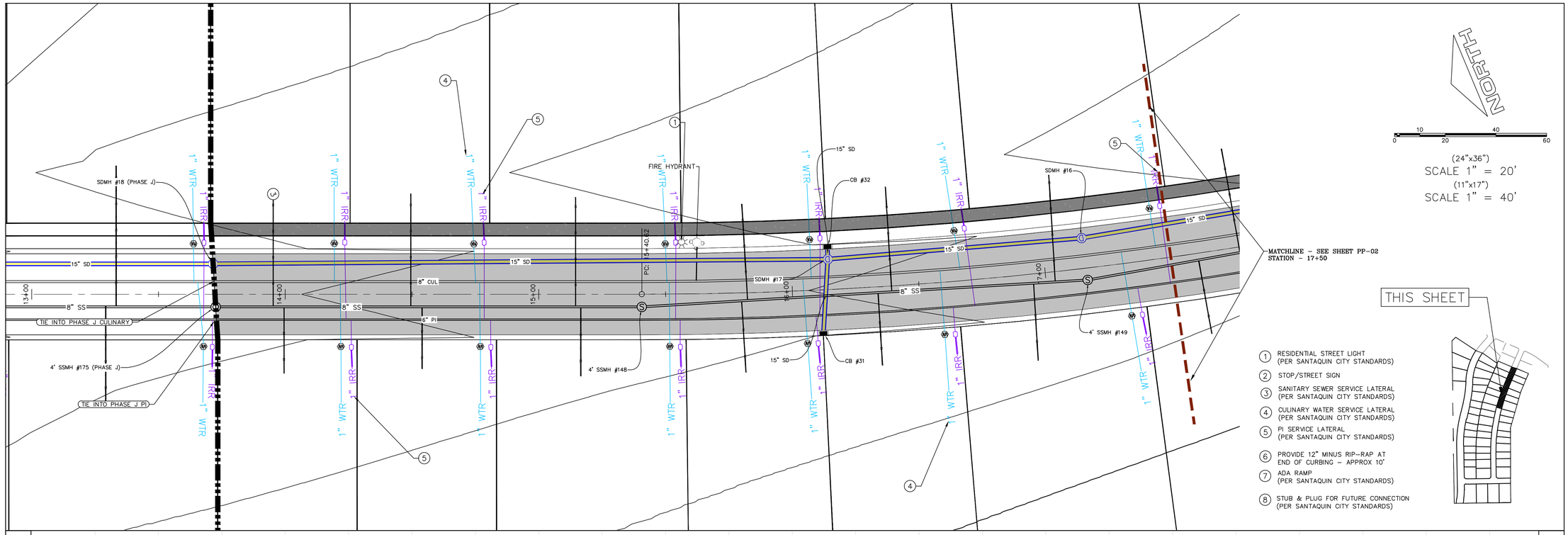

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NOTES TO CONTRACTOR:

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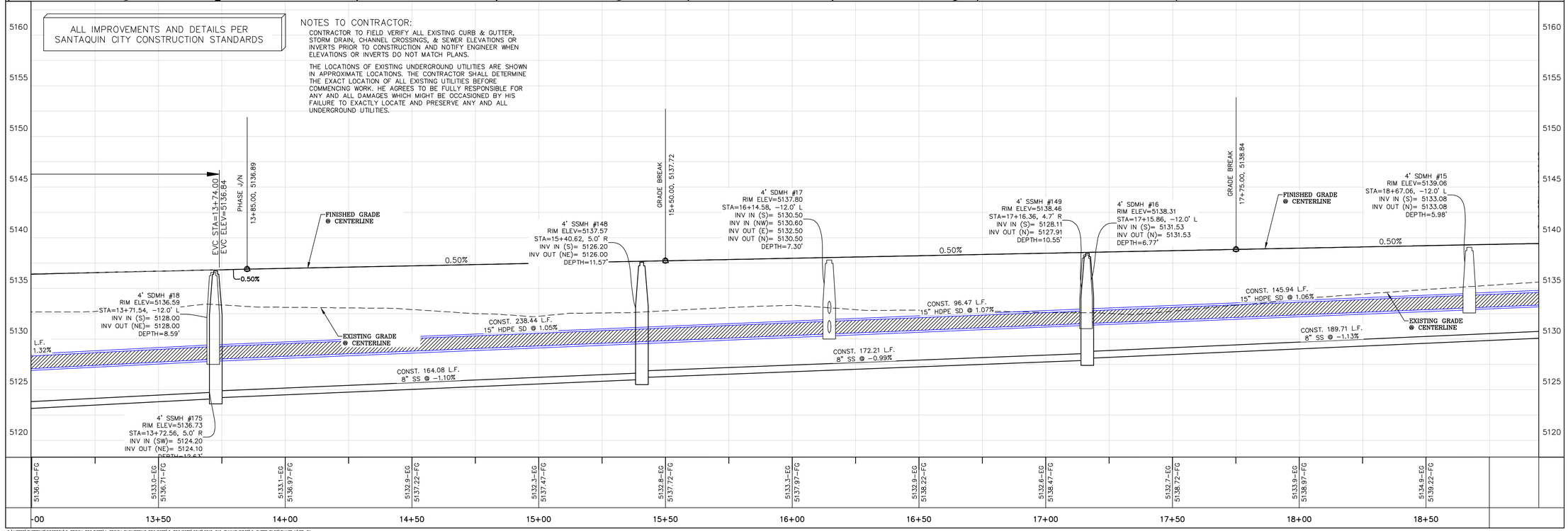

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PLAN & PROFILE
SHEET:
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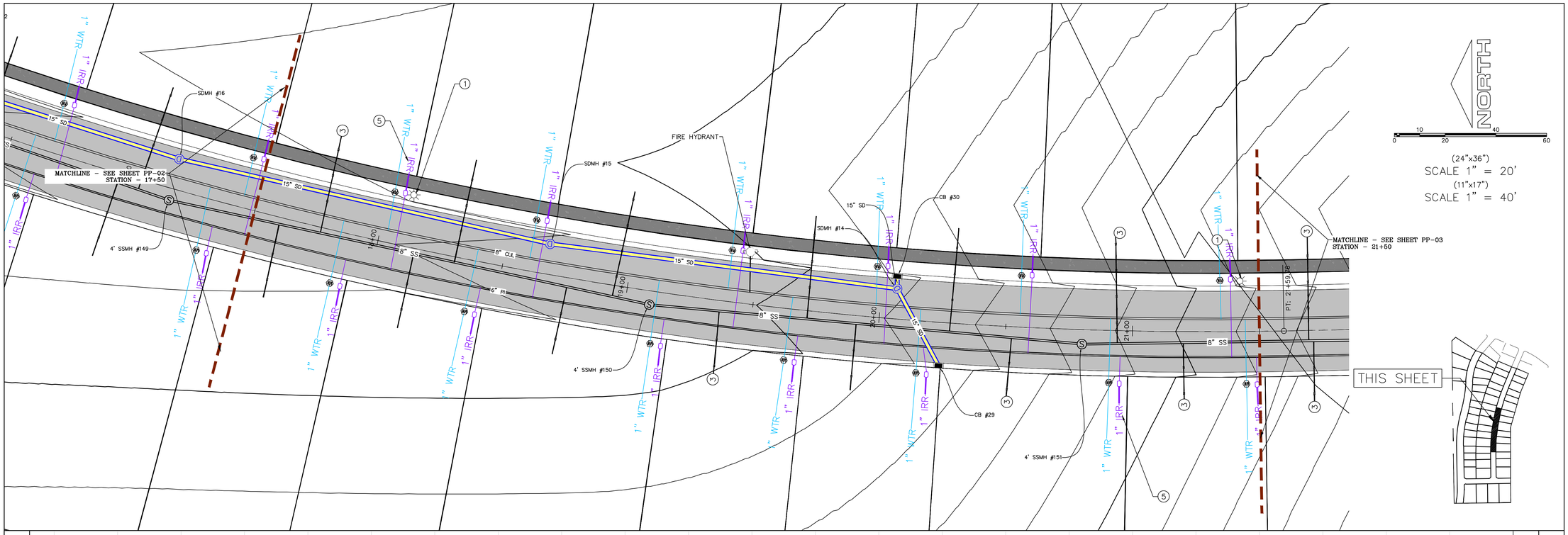

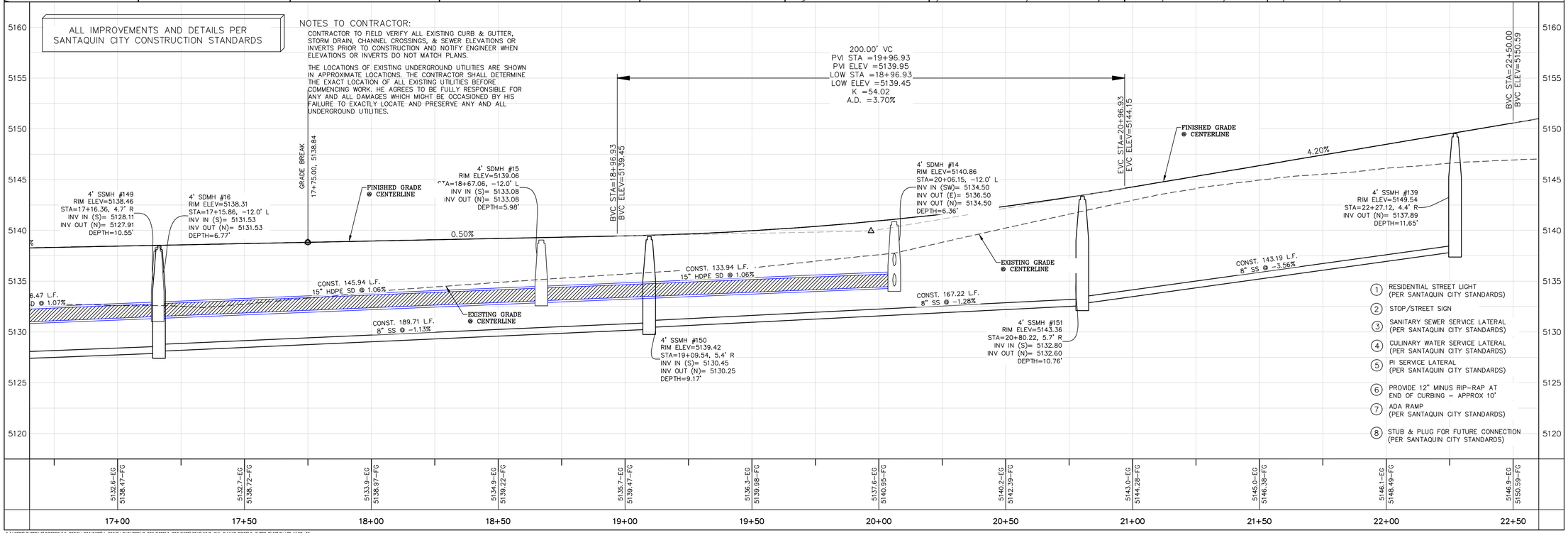

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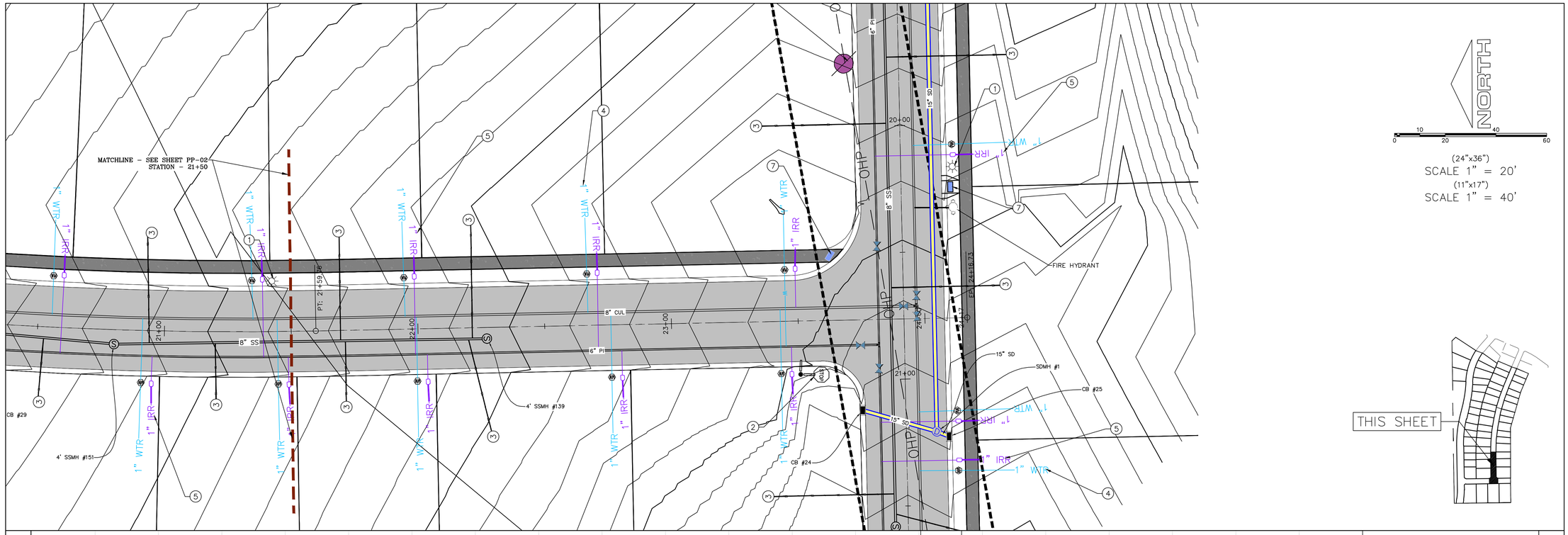

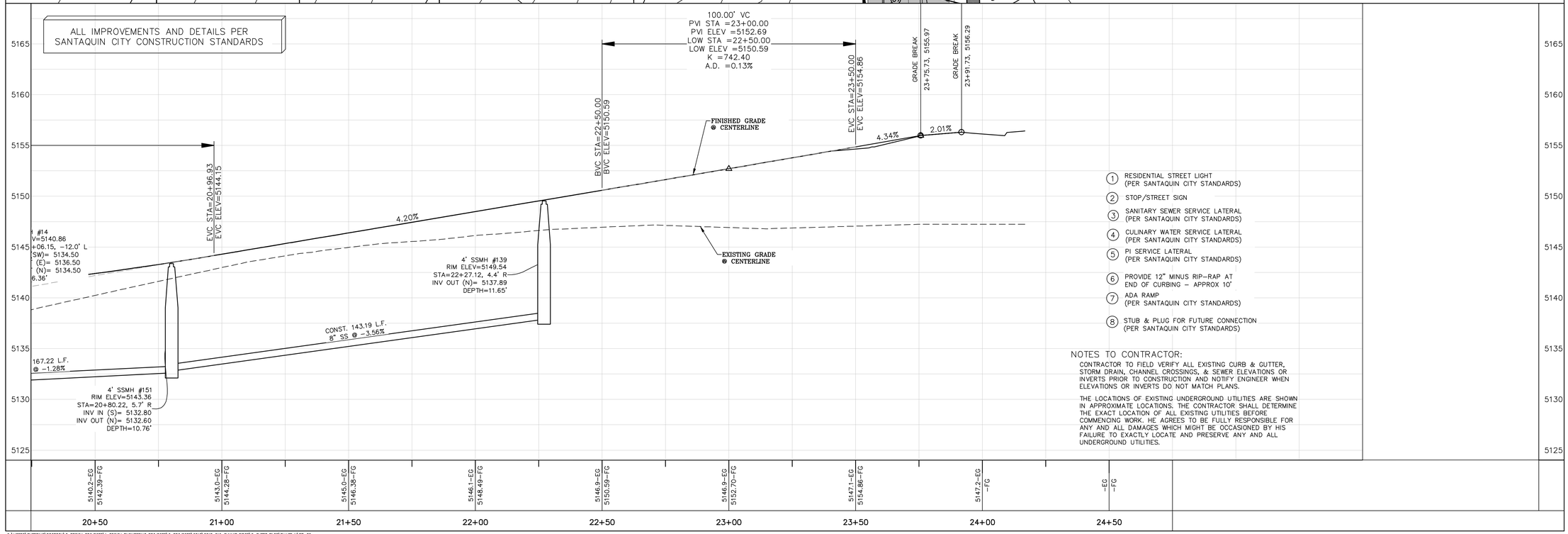

1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF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

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LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E./L.S.
STATE OF UTAH
11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

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DATE:1.29.2022
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

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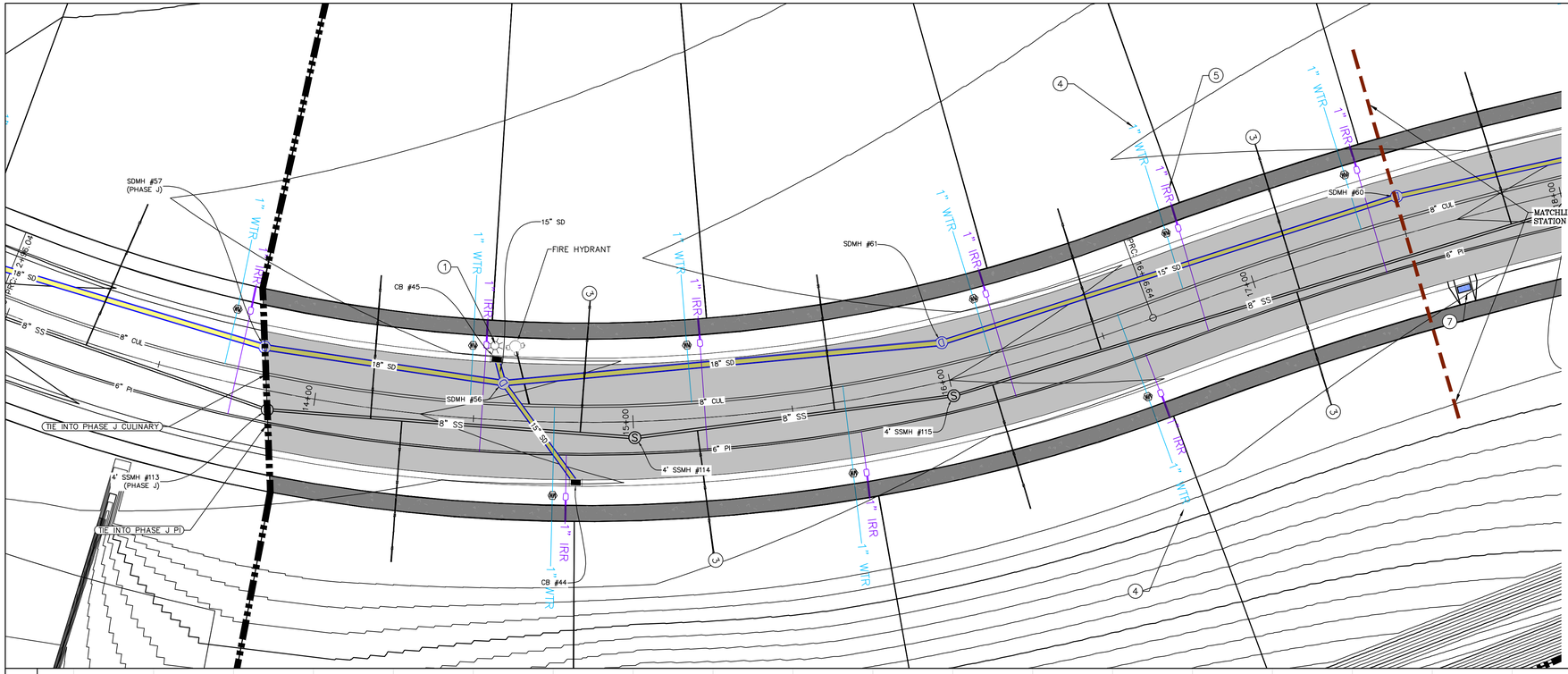

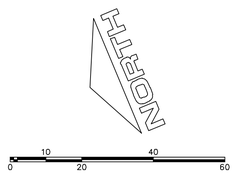

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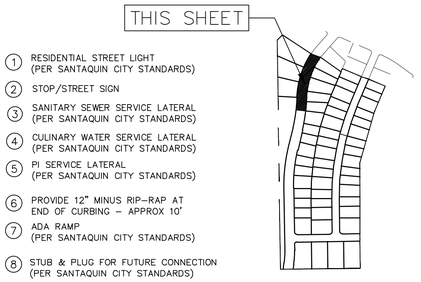

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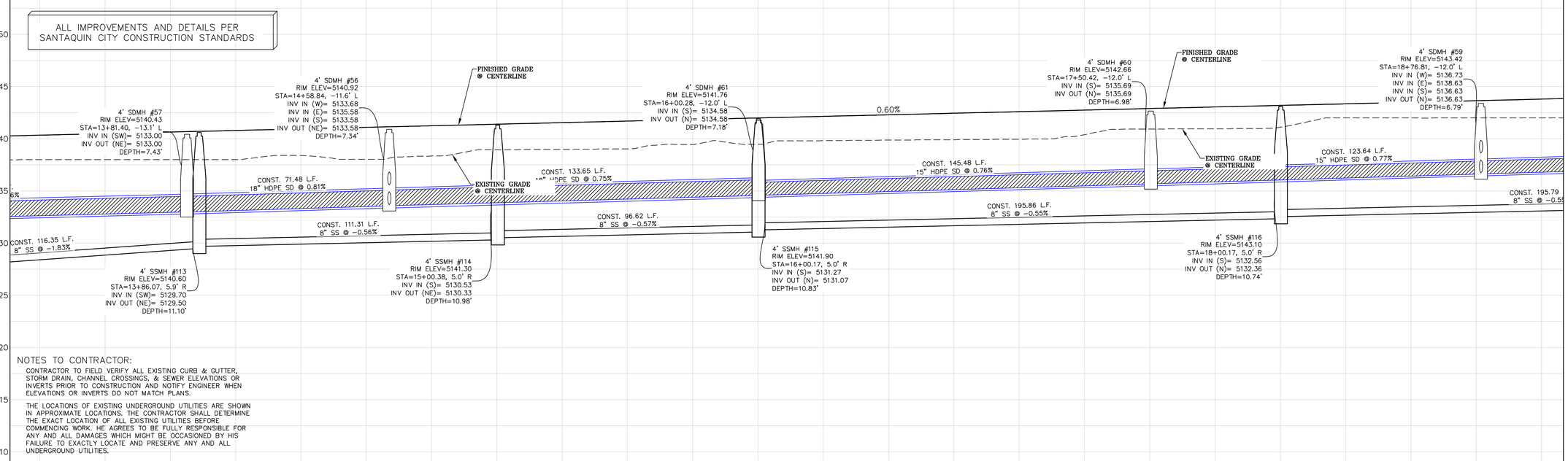
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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5138.0–EG 5140.50–FG	5138.0–EG 5140.80–FG	5138.0–EG 5141.10–FG	5139.0–EG 5141.40–FG	5139.0–EG 5141.70–FG	5139.5–EG 5142.00–FG	5139.9–EG 5142.30–FG	5140.0–EG 5142.60–FG	5140.9–EG 5142.90–FG	5141.1–EG 5143.20–FG	5142.0–EG 5143.50–FG		
13+50	14+00	14+50	15+00	15+50	16+00	16+50	17+00	17+50	18+00	18+50		

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REVISIONS:
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SHEET NAME:
PLAN & PROFILE
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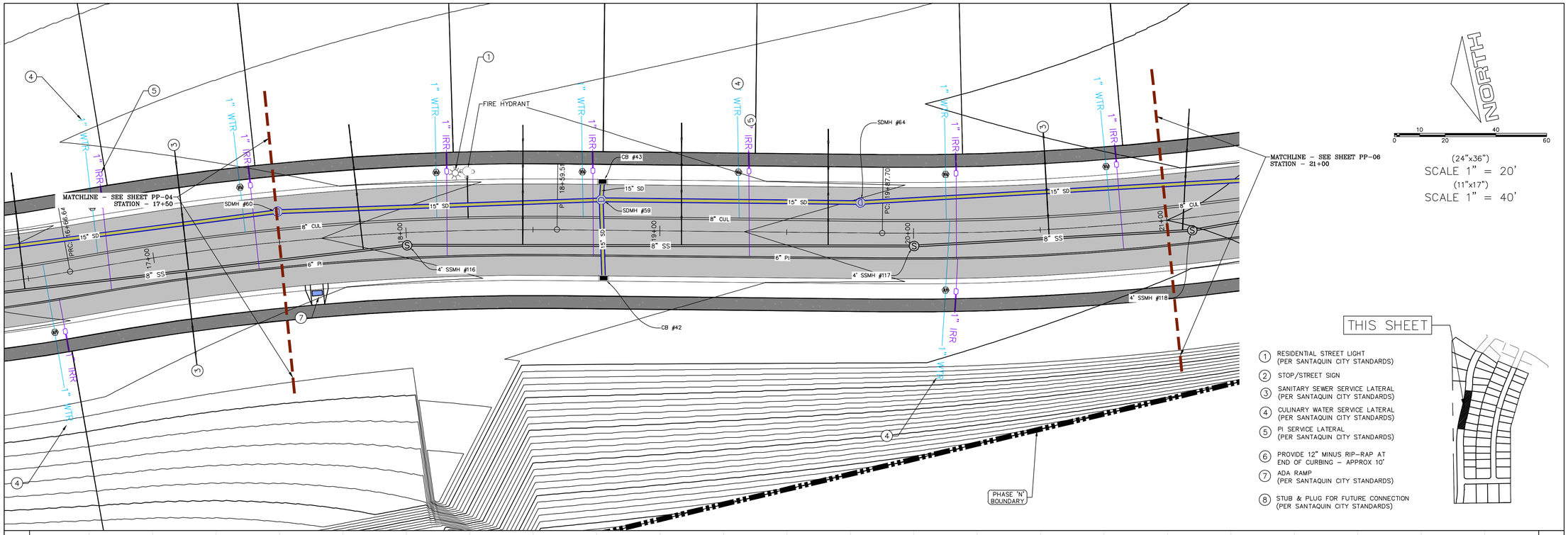

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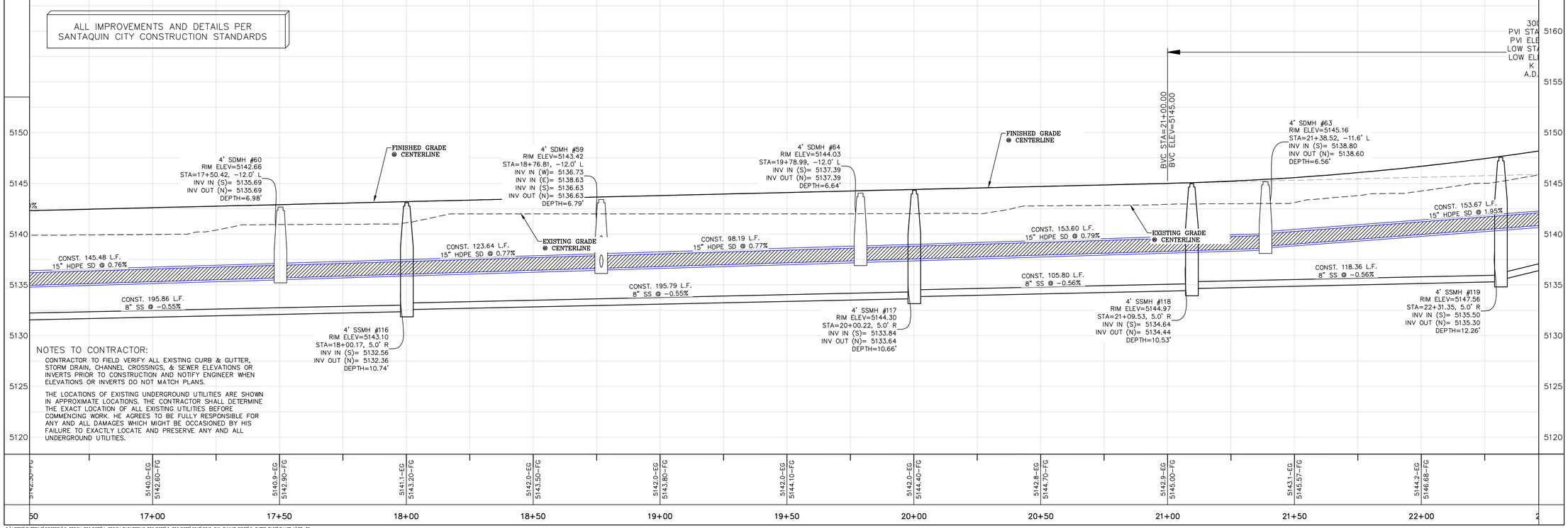

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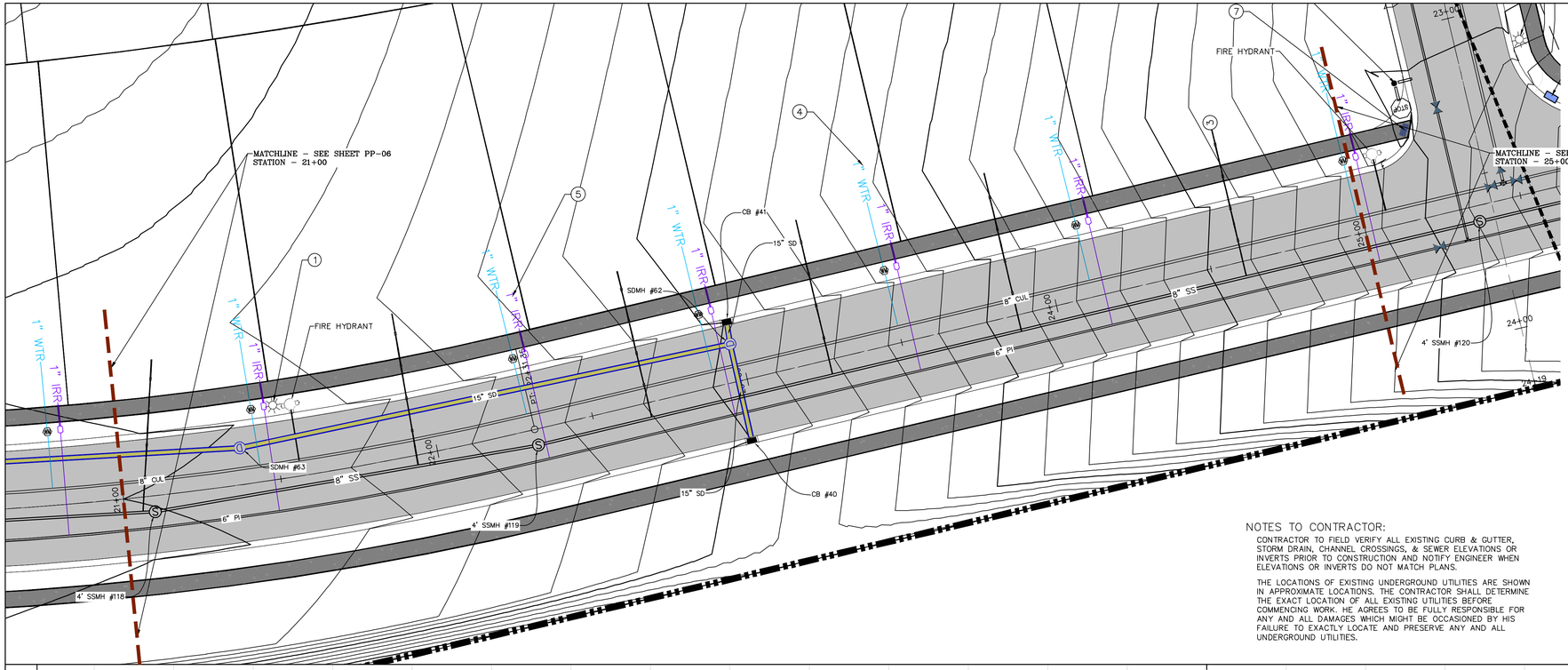
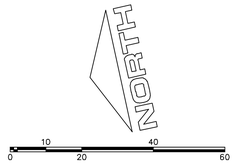
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-05





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

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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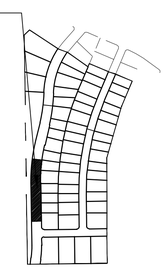
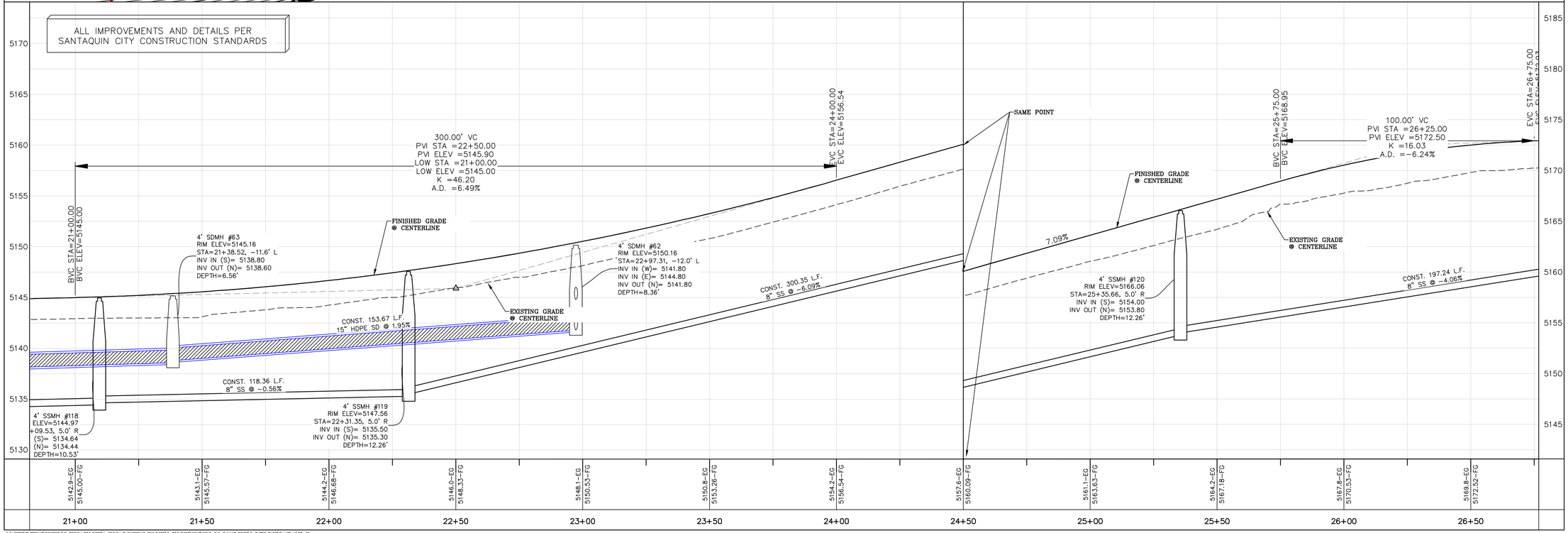
THIS SHEET



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)

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF UTAH
187023
Donald L. Ipsen
P.E./L.S.
11-29-2022

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

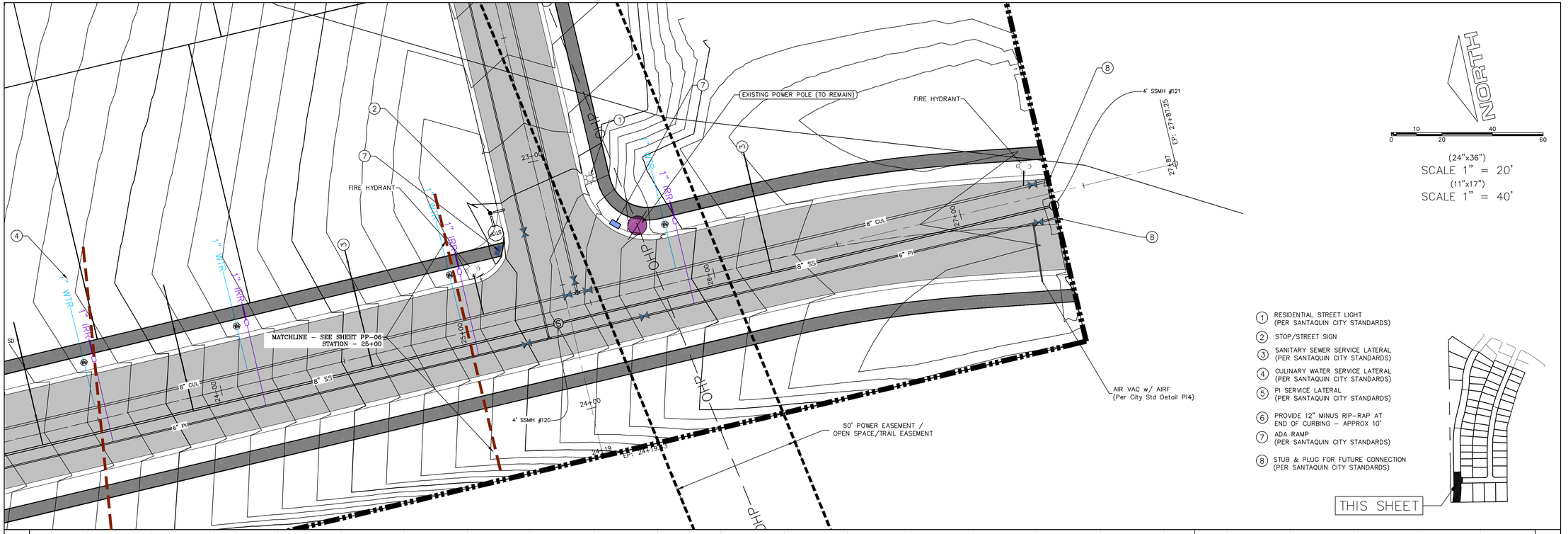
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-06

C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE N\PP-05



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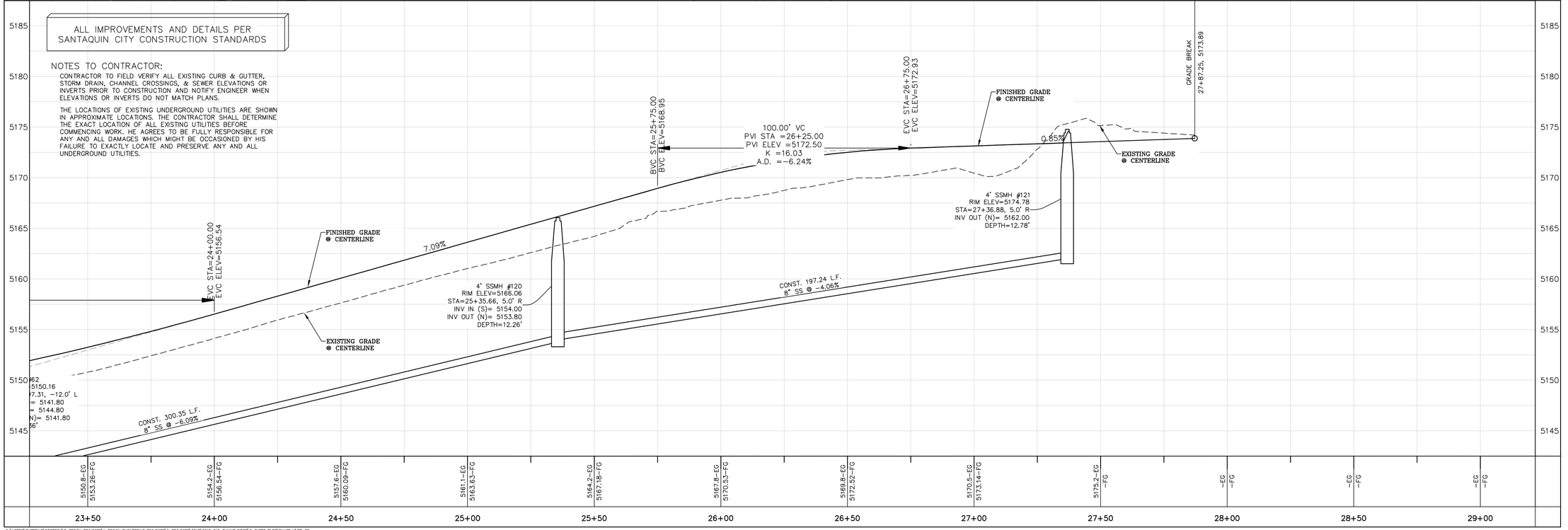

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Orem, UT 84057
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THE HILLS @ SUMMIT RIDGE
PHASE 'N'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-07

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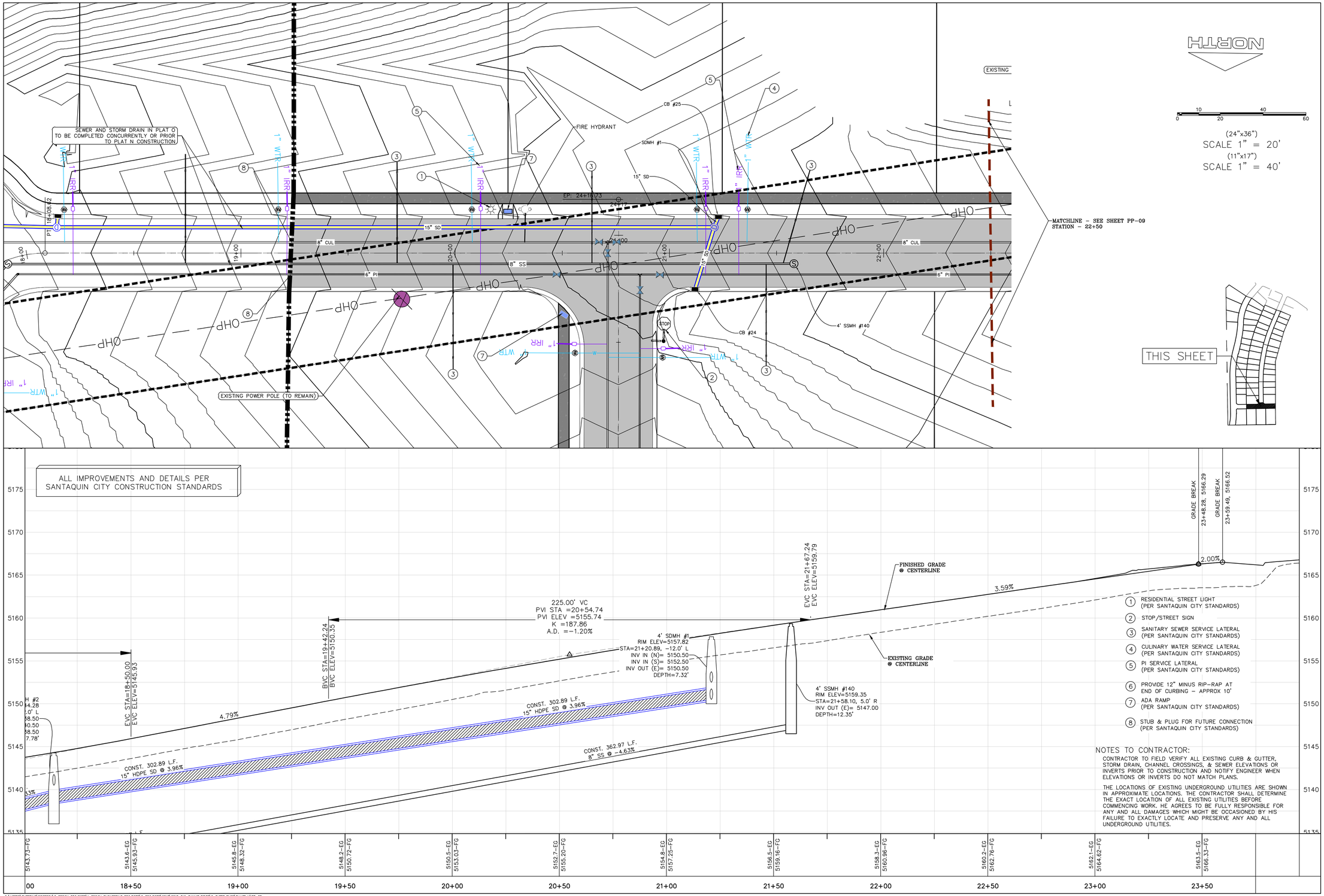

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PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
187023
Donald L. Ipsen
P.L.S.
11-29-2022

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

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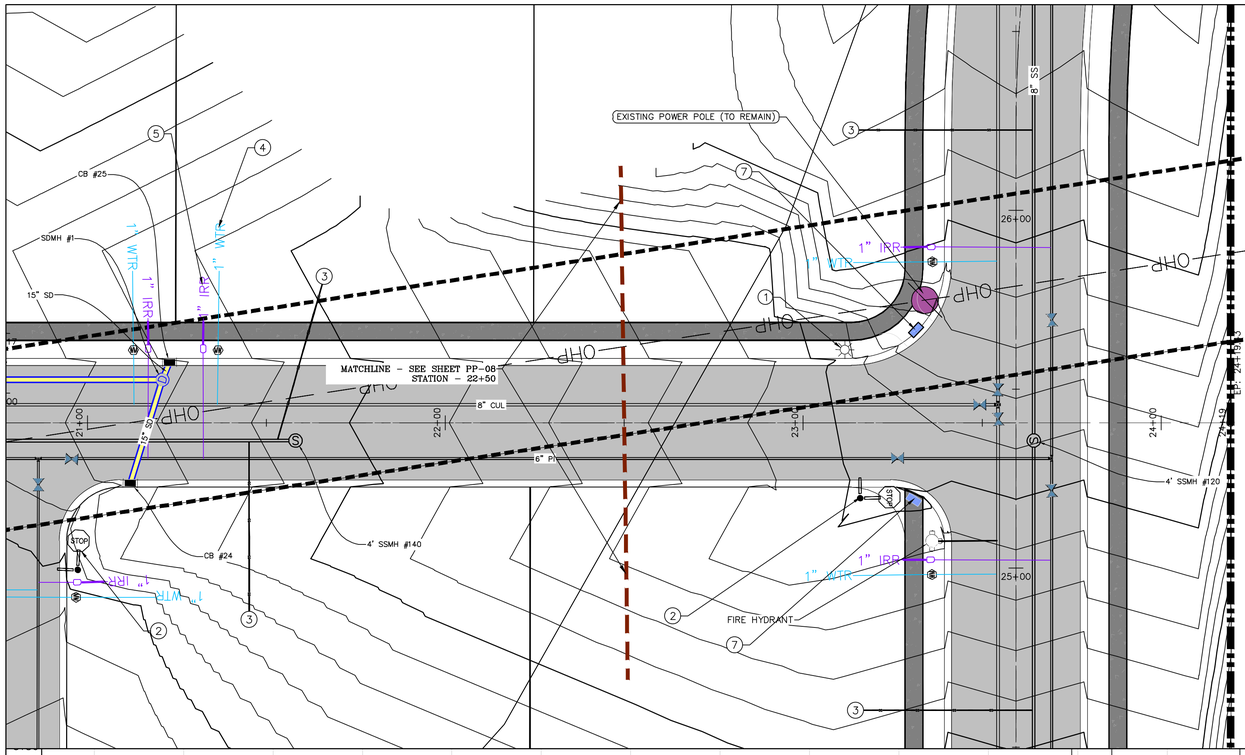
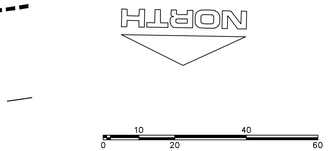
SHEET NAME:
PLAN & PROFILE
SHEET:
PP-08





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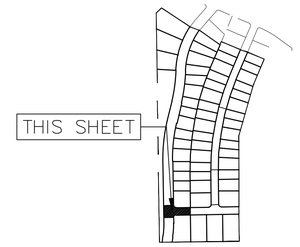

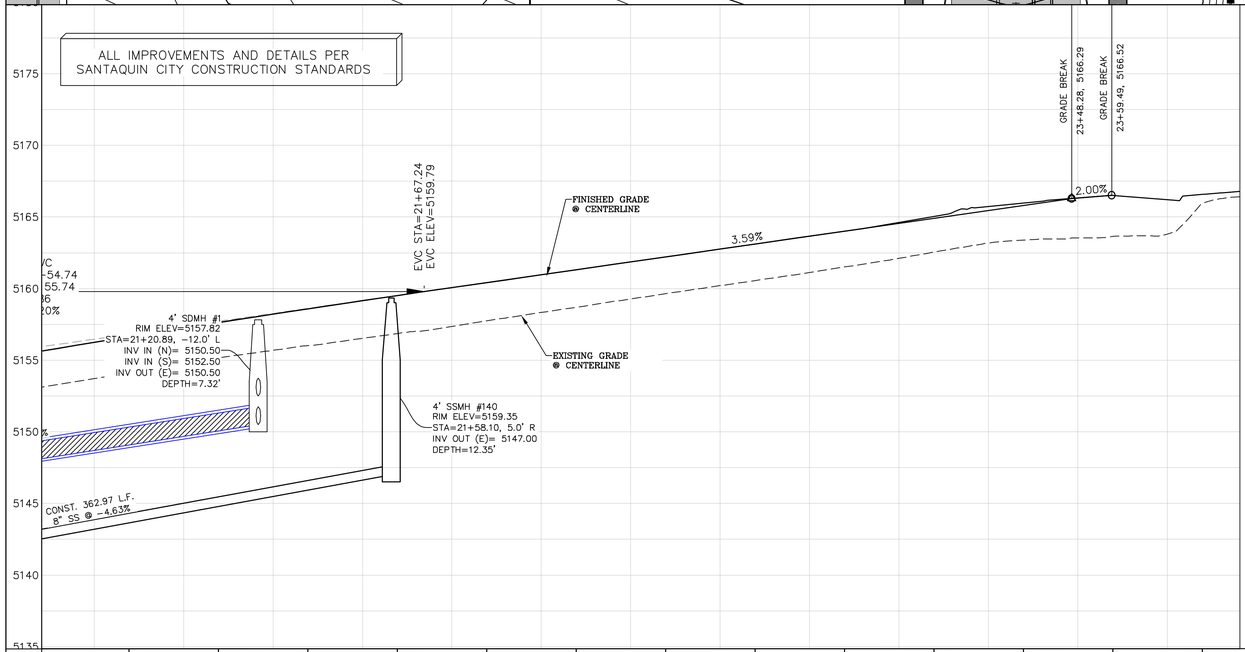

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ipsen
P.E.L.S.
Corporate Seal
1/25/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'N'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-08 (2)

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LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 — PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 — PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT — PORTABLE TOILETS

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(3" Uppercase Bold Letters)

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

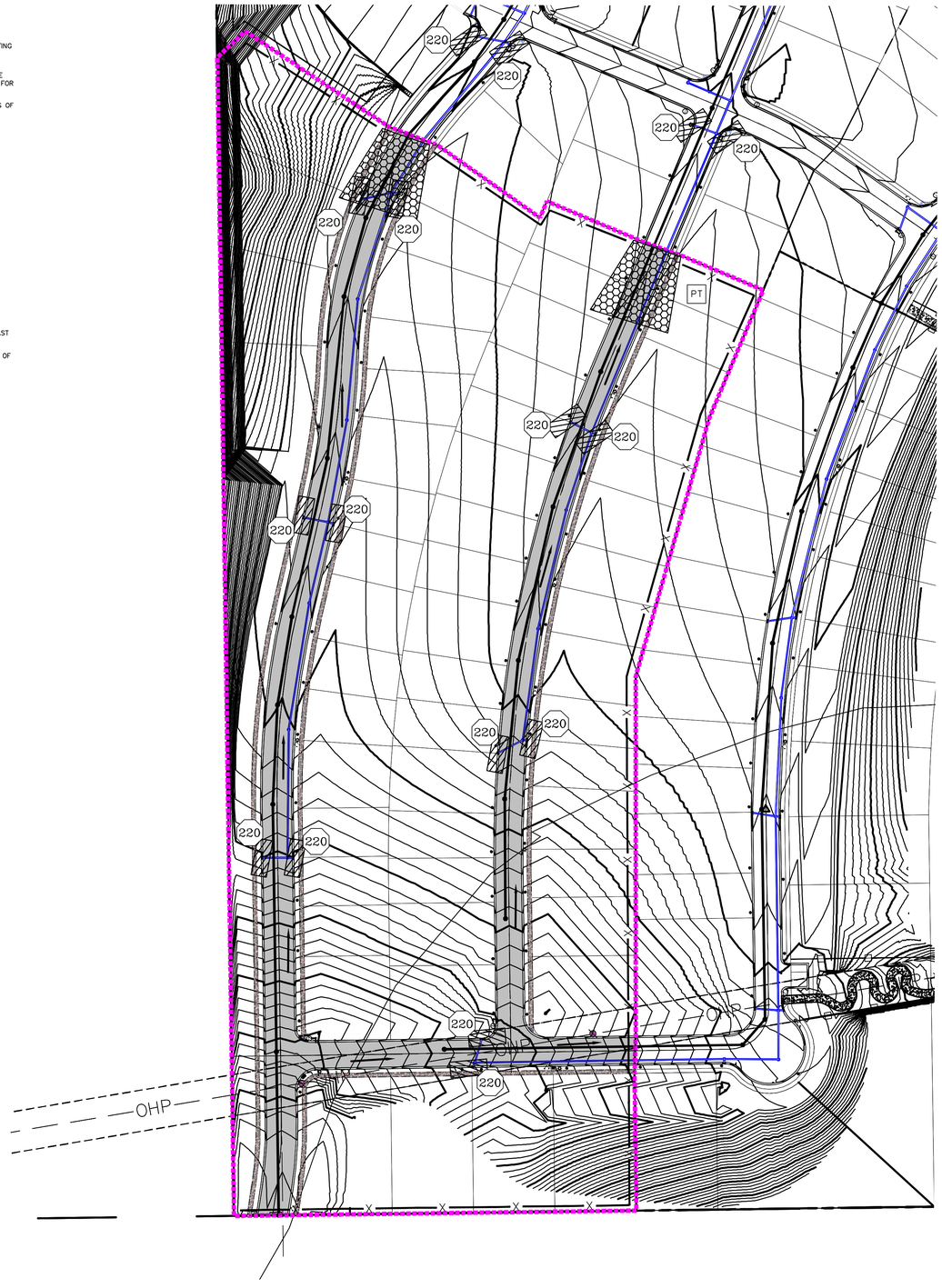
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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

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

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

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



NORTH

0 40 80 160 240

(24"x36")
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THE HILLS @ SUMMIT RIDGE PHASE 'N'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: EROSION CONTROL PLAN
SHEET: EC-01

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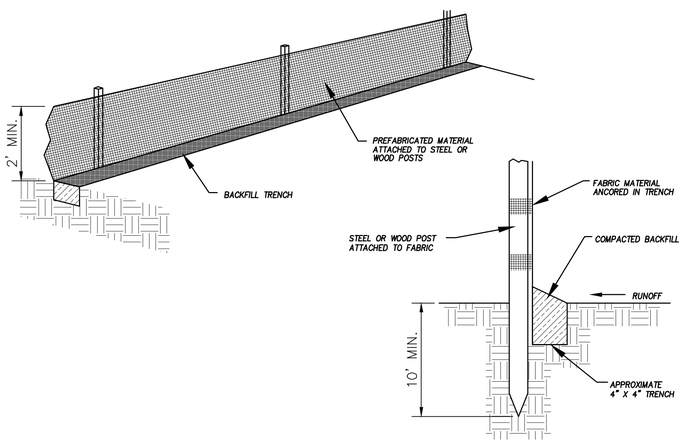
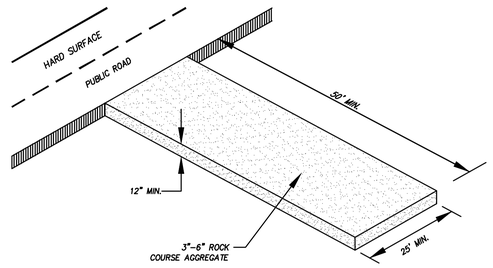
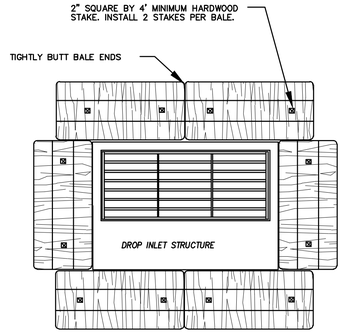


DETAIL–A
SILT FENCE DETAIL
–NTS–

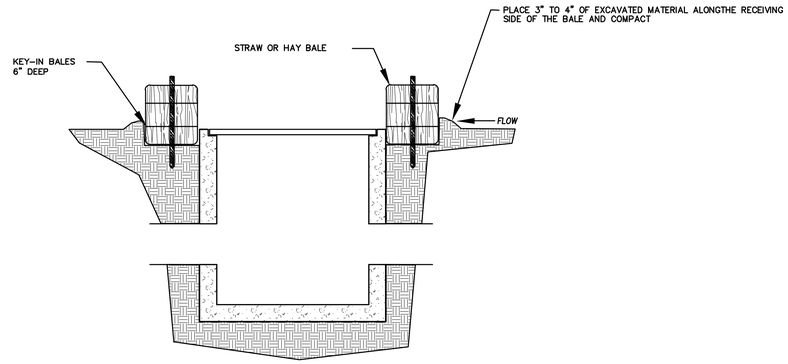


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



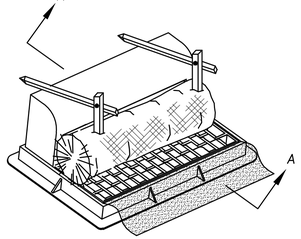
PLAN VIEW

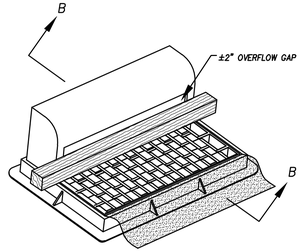
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

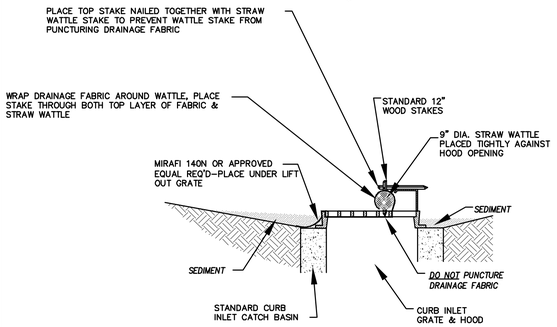


SECTION

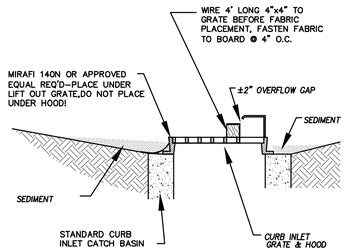
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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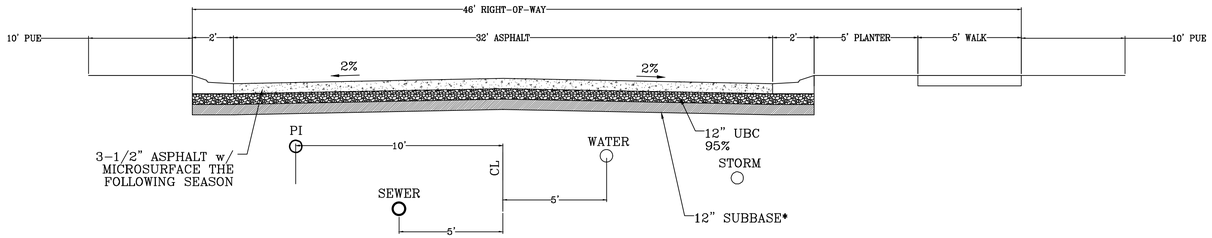
THE HILLS @ SUMMIT RIDGE
PHASE 'N'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #
REVISIONS:
1
2
3

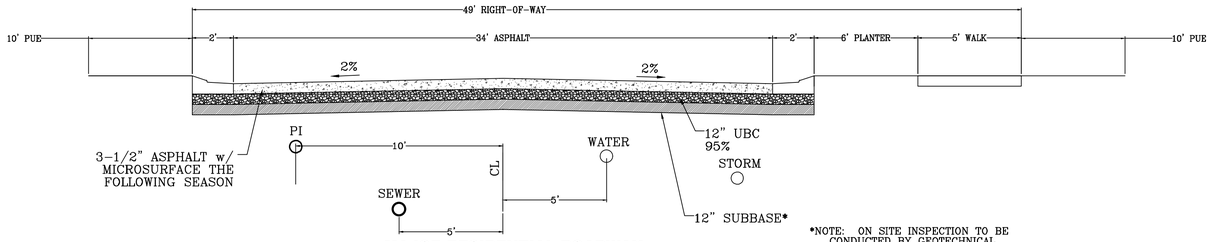
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE N\EC-02



MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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

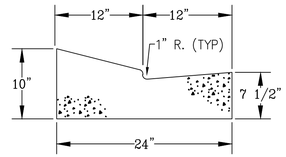
62' MAJOR LOCAL
Typical Road Section

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

55' ENTRANCE ROAD
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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



MODIFIED HIGH BACK CURB

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'N'

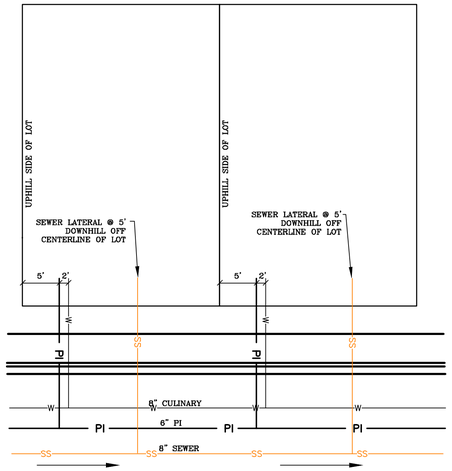
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

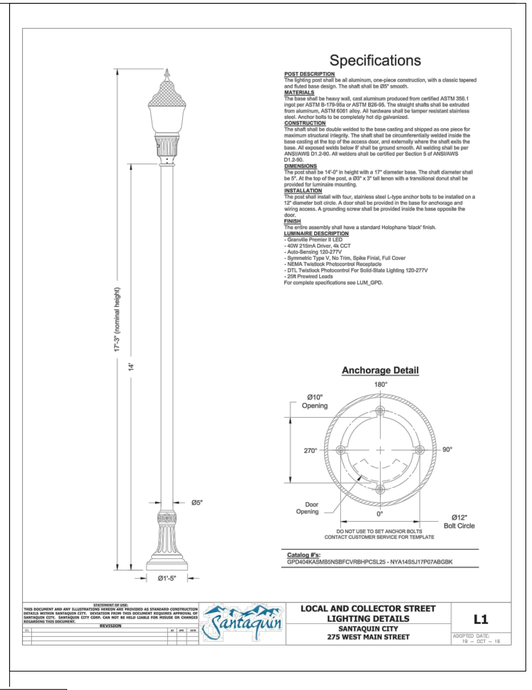
DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: TYPICAL DETAILS
SHEET: DT-01

C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE N\DT-01





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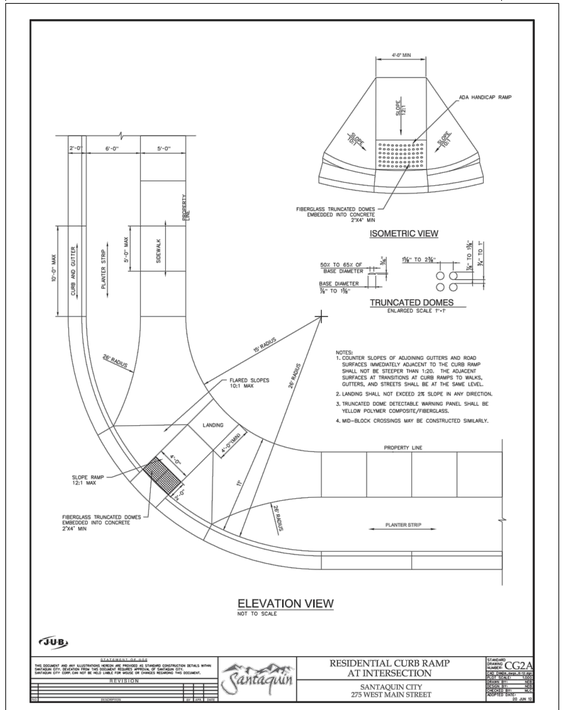
REVISION			
NO.		BY	DATE

Santaquin

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

L1

ADOPTED DATE:
19 — OCT — 18



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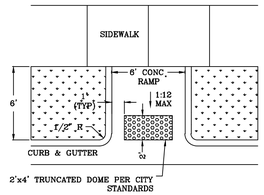
REVISION			
NO.		BY	DATE

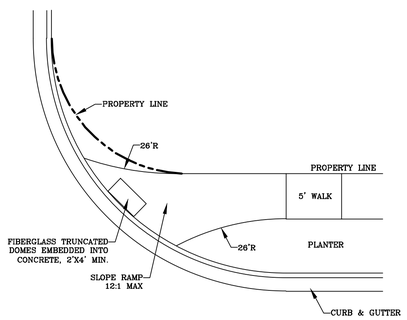
Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. CG2A
SCALE: NONE
HORIZ. DATUM: NAD 83
VERT. DATUM: NAVD 88
ADOPTED DATE: 05 JUN 18



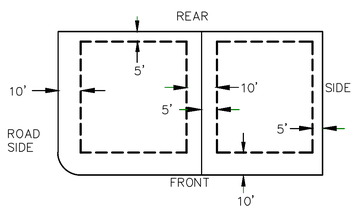
MID-BLOCK RAMP DETAIL



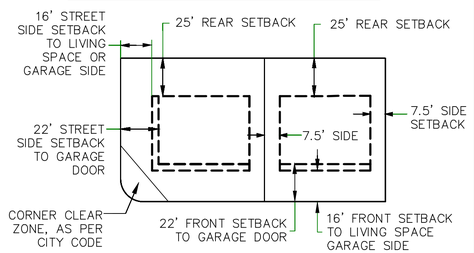
RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

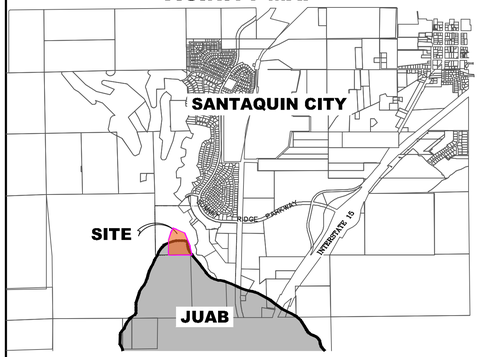
SHEET:
DT-02

C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE N\DT-01

The Hills @ Summit Ridge
PHASE 'O'
January 22

Santaquin, Utah County, Utah

VICINITY MAP

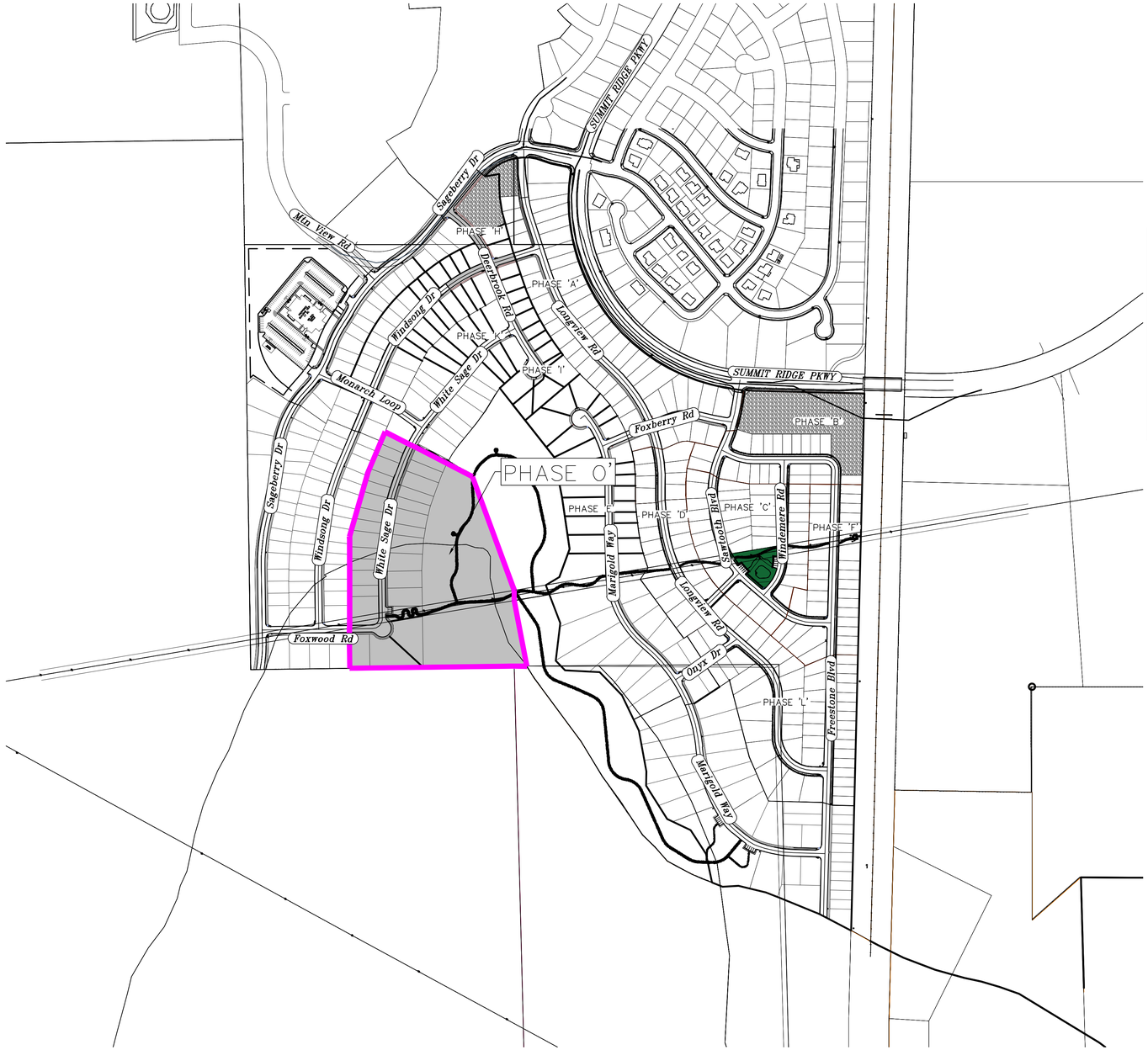


ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL TRENCH BACKFILL MUST BE A1-a MATERIAL

FOR REQUIRED UTILITY AND TRAFFIC LOOPING, PHASES I, J AND K MUST BE BUILT CONCURRENTLY OR AFTER PHASE O IS COMPLETED

POSTAL SERVICE BOXES WILL BE LOCATED WITHIN PHASES J & K AND WILL SERVICE THE HILLS PHASE H, I, J, K, N & O



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	17.87 ACRES
TOTAL LOT ACREAGE	7.70 ACRES
TOTAL ROW ACREAGE	1.26 ACRES
TOTAL OPEN SPACE	8.91 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.57 / dua
NUMBER OF LOTS	28 LOTS

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

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

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

NOTES:

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

NOTES TO CONTRACTOR:

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

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

NORTH

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-01

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NORTH

100 0 200 400 600

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

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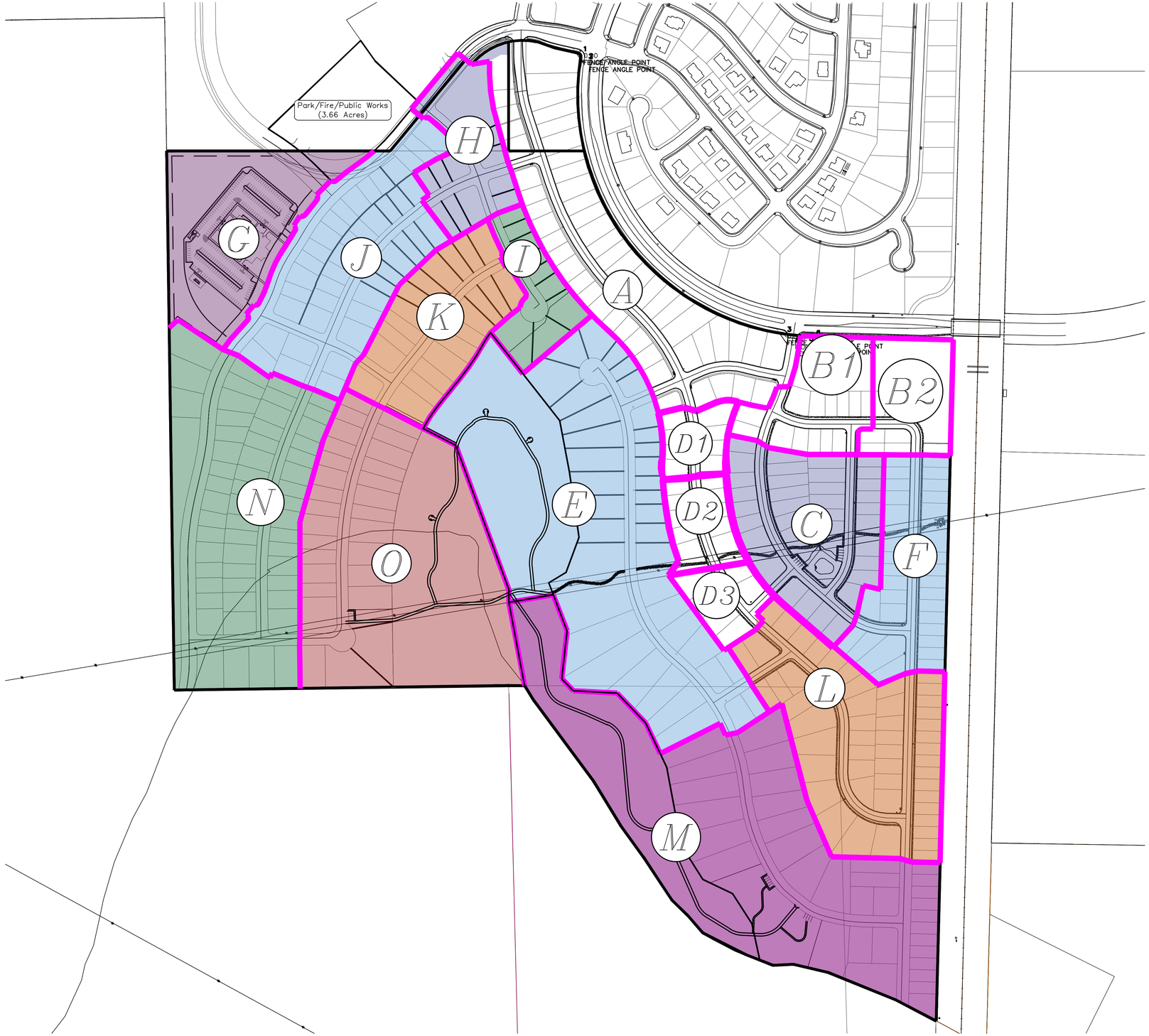
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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



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PROFESSIONAL LAND SURVEYOR
187703
Daniel L. Ingbar
11/15/2022

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN
SHEET:
PH-01

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THE HILLS @ SUMMIT RIDGE
PHASE 'O'

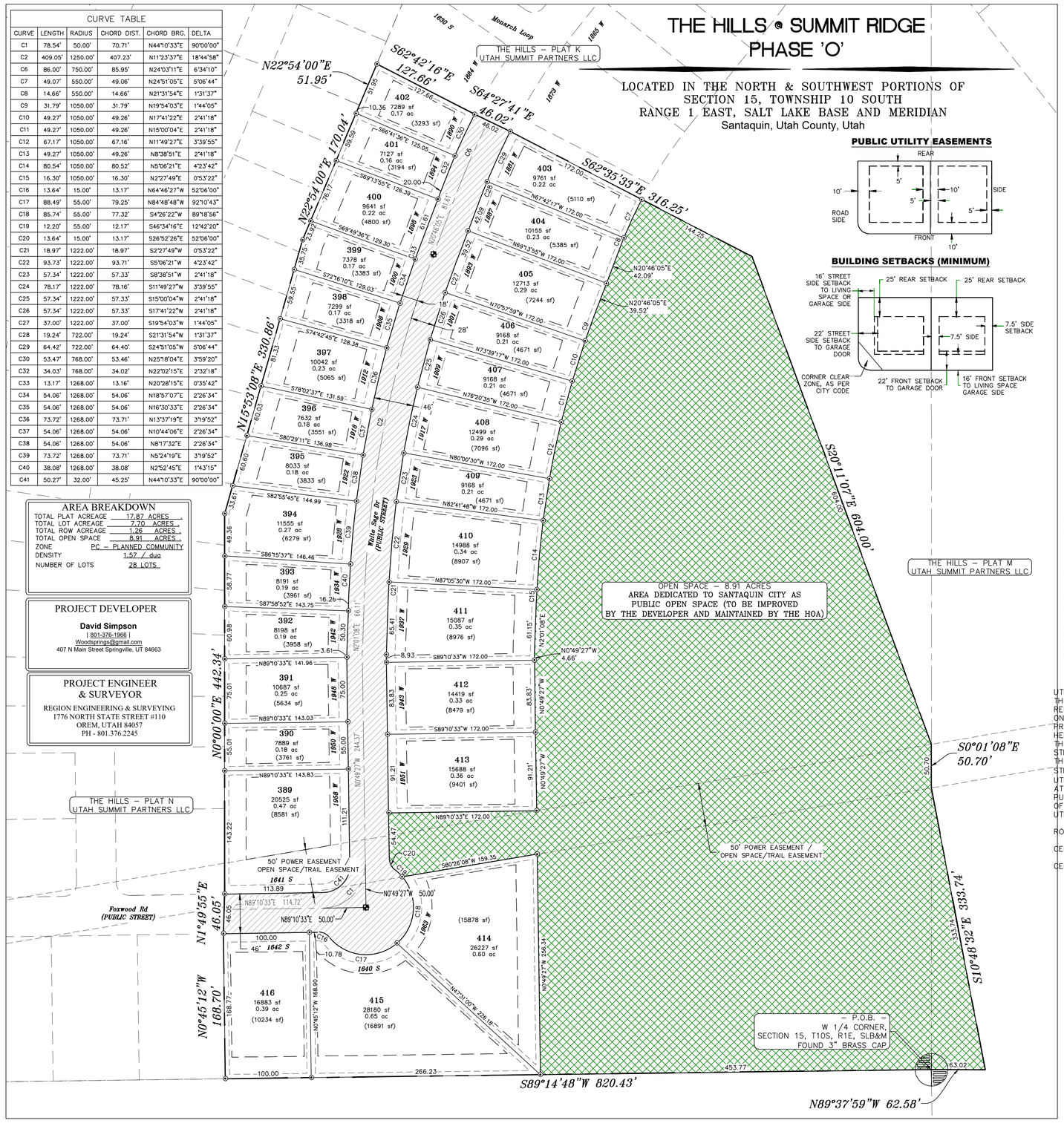
LOCATED IN THE NORTH & SOUTHWEST PORTIONS OF
SECTION 15, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	78.54'	50.00'	70.71'	N44°10'33"E	90°00'00"
C2	409.05'	1250.00'	407.23'	N11°23'37"E	18°44'58"
C6	86.00'	750.00'	85.95'	N24°03'11"E	6°34'10"
C7	49.07'	550.00'	49.06'	N24°51'05"E	5°06'44"
C8	14.66'	550.00'	14.66'	N21°31'54"E	1°31'37"
C9	31.79'	1050.00'	31.79'	N19°54'03"E	1°44'05"
C10	49.27'	1050.00'	49.26'	N17°41'22"E	2°41'18"
C11	49.27'	1050.00'	49.26'	N15°00'04"E	2°41'18"
C12	67.17'	1050.00'	67.16'	N11°49'27"E	3°39'55"
C13	49.27'	1050.00'	49.26'	N8°38'51"E	2°41'18"
C14	80.54'	1050.00'	80.52'	N5°06'21"E	4°23'42"
C15	16.30'	1050.00'	16.30'	N2°27'49"E	0°53'22"
C16	13.64'	15.00'	13.17'	N64°46'27"W	52°06'00"
C17	88.49'	55.00'	79.25'	N84°48'48"W	92°10'43"
C18	85.74'	55.00'	77.32'	S4°26'22"W	89°18'56"
C19	12.20'	55.00'	12.17'	S46°34'16"E	12°42'20"
C20	13.64'	15.00'	13.17'	S26°52'26"E	52°06'00"
C21	18.97'	1222.00'	18.97'	S2°27'49"W	0°53'22"
C22	93.73'	1222.00'	93.71'	S5°06'21"W	4°23'42"
C23	57.34'	1222.00'	57.33'	S8°38'51"W	2°41'18"
C24	78.17'	1222.00'	78.16'	S11°49'27"W	3°39'55"
C25	57.34'	1222.00'	57.33'	S15°00'04"W	2°41'18"
C26	57.34'	1222.00'	57.33'	S17°41'22"W	2°41'18"
C27	37.00'	1222.00'	37.00'	S19°54'03"W	1°44'05"
C28	19.24'	722.00'	19.24'	S21°31'54"W	1°31'37"
C29	64.42'	722.00'	64.40'	S24°51'05"W	5°06'44"
C30	53.47'	768.00'	53.46'	N25°18'04"E	3°59'20"
C32	34.03'	768.00'	34.02'	N22°02'15"E	2°32'18"
C33	13.17'	1268.00'	13.16'	N20°28'15"E	0°35'42"
C34	54.06'	1268.00'	54.06'	N18°53'07"E	2°26'34"
C35	54.06'	1268.00'	54.06'	N16°30'33"E	2°26'34"
C36	73.72'	1268.00'	73.71'	N13°37'19"E	3°19'52"
C37	54.06'	1268.00'	54.06'	N10°44'06"E	2°26'34"
C38	54.06'	1268.00'	54.06'	N8°17'32"E	2°26'34"
C39	73.72'	1268.00'	73.71'	N5°24'19"E	3°19'52"
C40	38.08'	1268.00'	38.08'	N2°52'45"E	1°43'15"
C41	50.27'	32.00'	45.25'	N44°10'33"E	90°00'00"

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	17.87 ACRES
TOTAL LOT ACREAGE	7.70 ACRES
TOTAL ROW ACREAGE	1.26 ACRES
TOTAL OPEN SPACE	8.91 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	1.57 / dua
NUMBER OF LOTS	28 LOTS

PROJECT DEVELOPER
David Simpson
| 801-376-1968 |
Woodspringsg@gmail.com
407 N Main Street Springville, UT 84663

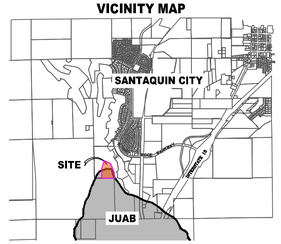
PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



PUBLIC UTILITY EASEMENTS

BUILDING SETBACKS (MINIMUM)

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, SLB&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

NOTES:

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

UTILITIES APPROVAL

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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____

NORTH

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

0 30 60 120 180

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS_____ DAY OF_____ , 20 ____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

Surveyor's Certificate

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

Boundary Description

THE HILLS – PHASE O

BEGINNING AT A POINT, A FOUND 3" BRASS CAP, BEING THE W 1/4 CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 89° 14' 48" W FOR A DISTANCE OF 820.43 FEET TO A POINT ON A LINE.
THENCE, N 00° 45' 12" W FOR A DISTANCE OF 168.70 FEET TO A POINT ON A LINE.
THENCE, N 01° 49' 55" E FOR A DISTANCE OF 46.05 FEET TO A POINT ON A LINE.
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 442.34 FEET TO A POINT ON A LINE.
THENCE, N 15° 53' 08" E FOR A DISTANCE OF 330.86 FEET TO A POINT ON A LINE.
THENCE, N 22° 54' 00" E FOR A DISTANCE OF 170.04 FEET TO A POINT ON A LINE.
THENCE, N 22° 54' 00" E FOR A DISTANCE OF 51.95 FEET TO A POINT ON A LINE.
THENCE, S 62° 42' 16" E FOR A DISTANCE OF 127.66 FEET TO A POINT ON A LINE.
THENCE, S 64° 27' 41" E FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.
THENCE, S 62° 35' 33" E FOR A DISTANCE OF 316.25 FEET TO A POINT ON A LINE.
THENCE, S 20° 11' 07" E FOR A DISTANCE OF 604.00 FEET TO A POINT ON A LINE.
THENCE, S 00° 01' 08" E FOR A DISTANCE OF 50.70 FEET TO A POINT ON A LINE.
THENCE, S 10° 48' 32" E FOR A DISTANCE OF 333.74 FEET TO A POINT ON A LINE.
THENCE N 89° 37' 59" W A DISTANCE OF 62.58 FEET TO THE POINT OF BEGINNING

CONTAINING 17.87 ACRES OF LAND AND 28 LOTS

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

_____ DATE

_____ SURVEYOR

OWNERS DEDICATION

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

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

_____ _____
_____ _____
_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

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

MY COMMISSION EXPIRES _____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
APPROVED MAYOR OF SANTAQUIN

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

THE HILLS @ SUMMIT RIDGE
PHASE 'O'

_____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

This form approved by Utah County and the municipalities therein.

SHEET 1 of 1

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

(1) RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)

(2) STOP/STREET SIGN

(3) SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(4) CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(5) PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

(6) PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'

(7) ADA RAMP (PER SANTAQUIN CITY STANDARDS)

(8) STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)

(9) NDCBU (3 BOXES)

(10) 10' TRAIL (See SHEET LS-01)

(11) SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE (VINYL)

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

NORTH

0 30 60 120 180

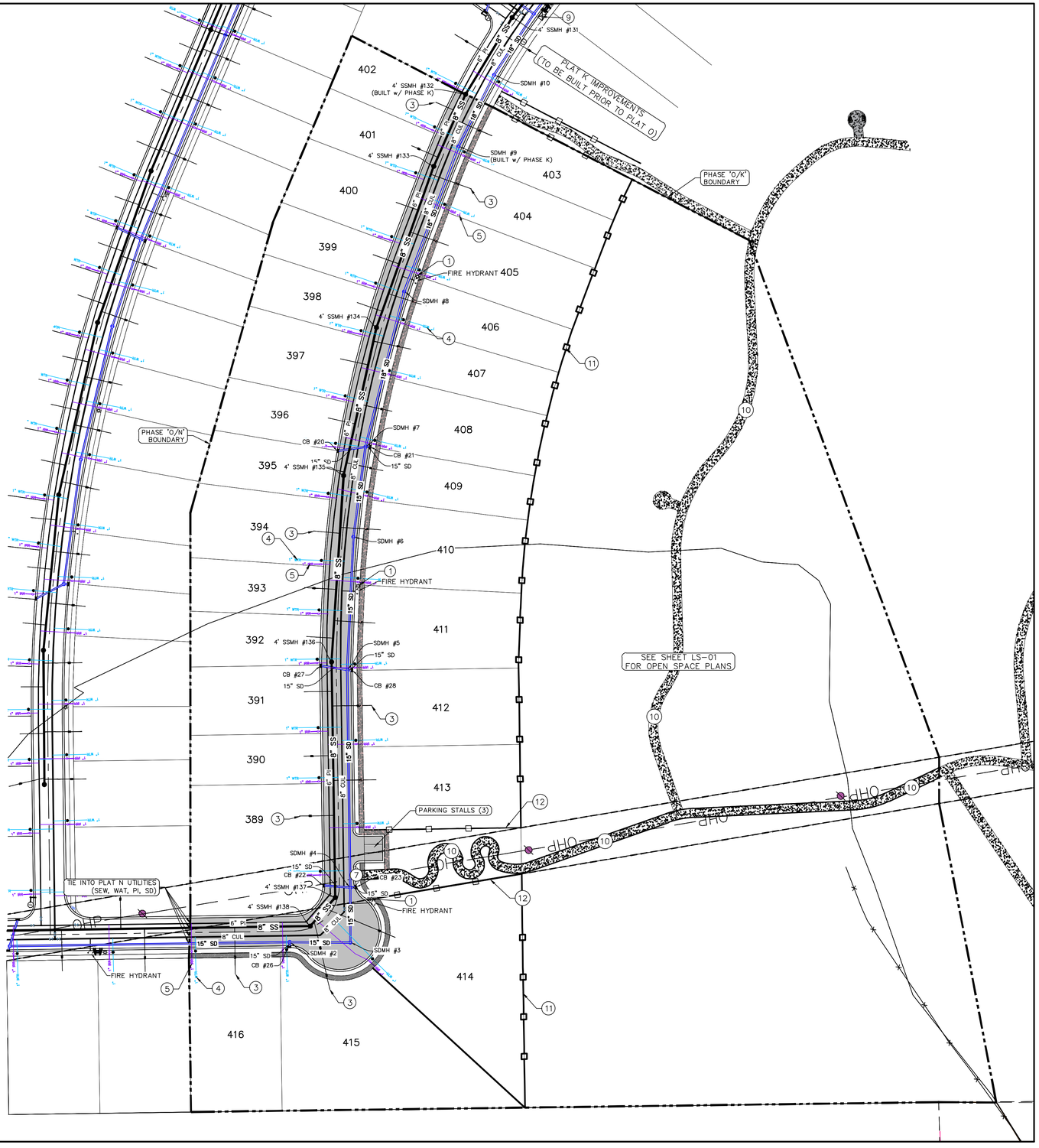
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

POSTAL SERVICE BOXES WILL BE LOCATED WITHIN PHASES J & K AND WILL SERVICE THE HILLS PHASE H, I, J, K, N & O

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.

C:\USERS\SHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE O\UTILITY PLANS

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

UTAH LICENSED LAND SURVEYOR 187023 Donald L. Ipsen PLS 11/29/2022

THE HILLS @ SUMMIT RIDGE PHASE 'O'

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

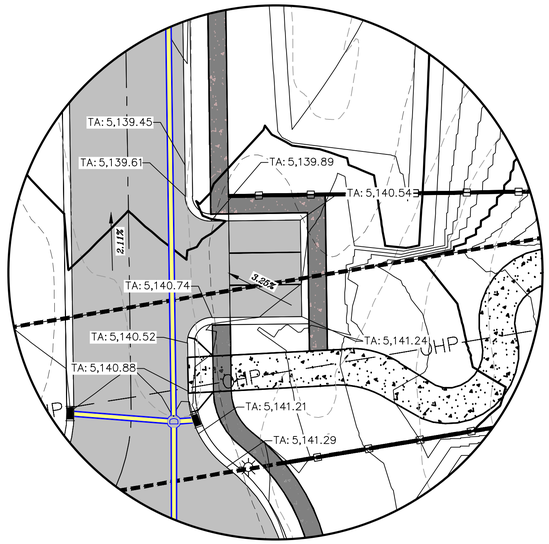
DATE:1.29.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: UTILITY PLANS

SHEET: UP-01



PARKING AREA

NORTH

0 30 60 120 180

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

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

SEE SHEET GR-02 FOR CROSS SECTION

STORM DRAIN IN PLAT O TO BE COMPLETED CONCURRENTLY OR PRIOR TO PLAT N CONSTRUCTION

SDMH #10
RIM ELEV=5132.83
INV IN (SW)= 5124.36
INV OUT (NE)= 5124.36
DEPTH=8.48'

SDMH #9
RIM ELEV=5133.50
INV IN (S)= 5125.00
INV OUT (NE)= 5125.00
DEPTH=8.50'

SDMH #8
RIM ELEV=5134.78
INV IN (S)= 5126.66
INV OUT (N)= 5126.66
DEPTH=8.12'

SDMH #7
RIM ELEV=5136.11
INV IN (S)= 5128.37
INV IN (W)= 5128.47
INV OUT (E)= 5130.47
INV OUT (N)= 5128.37
DEPTH=7.74'

SDMH #6
RIM ELEV=5136.86
INV IN (S)= 5129.35
INV OUT (N)= 5129.35
DEPTH=7.52'

SDMH #5
RIM ELEV=5137.97
INV IN (S)= 5130.80
INV IN (W)= 5130.90
INV IN (E)= 5132.90
INV OUT (N)= 5130.80
DEPTH=7.17'

SDMH #4
RIM ELEV=5141.04
INV IN (S)= 5133.00
INV IN (W)= 5133.00
INV IN (E)= 5135.00
INV OUT (N)= 5133.00
DEPTH=8.04'

SDMH #3
RIM ELEV=5142.64
INV IN (W)= 5135.79
INV OUT (N)= 5135.79
DEPTH=6.85'

SDMH #2
RIM ELEV=5144.28
INV IN (W)= 5138.50
INV IN (S)= 5140.50
INV OUT (E)= 5138.50
DEPTH=7.78'

CB #20
RIM ELEV=5136.09
INV OUT (E)= 5128.70
DEPTH=11.14'

CB #21
RIM ELEV=5136.00
INV IN (W)= 5130.60
DEPTH=9.15'

CB #22
RIM ELEV=5141.06
INV OUT (E)= 5133.50
DEPTH=11.31'

CB #23
RIM ELEV=5141.02
INV OUT (W)= 5135.25
DEPTH=9.52'

CB #26
RIM ELEV=5144.44
INV OUT (W)= 5140.75
DEPTH=7.44'

CB #27
RIM ELEV=5137.84
INV OUT (E)= 5131.40
DEPTH=10.19'

CB #28
RIM ELEV=5137.92
INV OUT (W)= 5133.10
DEPTH=8.57'

CONST. 84.54 L.F. 18" HDPE SD @ 0.77%
CONST. 165.87 L.F. 18" HDPE SD @ 1.00%
CONST. 171.52 L.F. 18" HDPE SD @ 1.00%
CONST. 95.54 L.F. 15" HDPE SD @ 1.02%
CONST. 26.93 L.F. 15" HDPE SD @ 0.85%
CONST. 1.57 L.F. 15" HDPE SD @ -8.29%
CONST. 141.91 L.F. 15" HDPE SD @ 1.02%
CONST. 234.69 L.F. 15" HDPE SD @ 0.94%
CONST. 1.72 L.F. 15" HDPE SD @ 11.62%
CONST. 25.62 L.F. 15" HDPE SD @ 1.95%
CONST. 25.68 L.F. 15" HDPE SD @ 1.95%
CONST. 2.78 L.F. 15" HDPE SD @ 8.99%
CONST. 56.37 L.F. 15" HDPE SD @ 4.95%
CONST. 62.63 L.F. 15" HDPE SD @ 4.33%
CONST. 2.14 L.F. 15" HDPE SD @ 11.67%
0.97%
0.78%
0.61%
0.56%
4.10%
4.78%
4.10%

STORM DRAIN IN PLAT O TO BE COMPLETED CONCURRENTLY OR PRIOR TO PLAT N CONSTRUCTION

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

THE HILLS @ SUMMIT RIDGE
PHASE 'O'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: GRADING PLANS
SHEET: GR-01

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'O'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

SHEET:
GR-02

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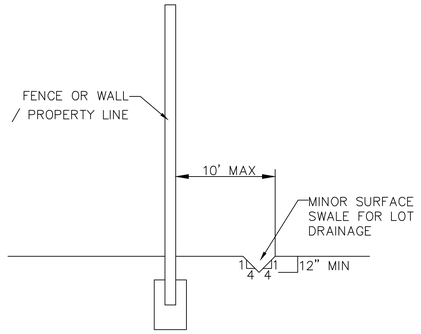
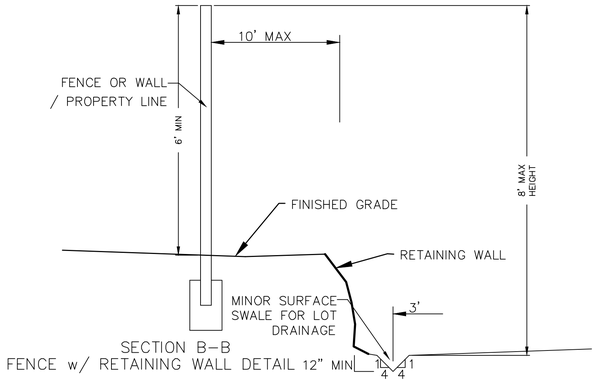
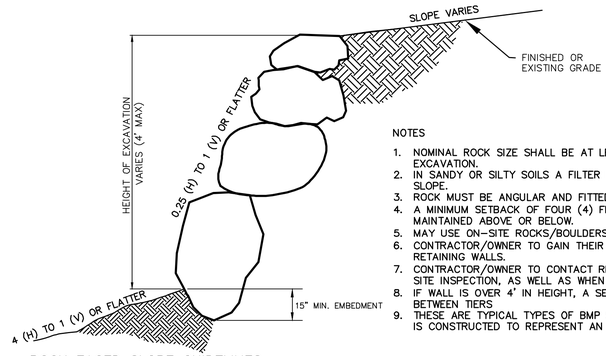


SECTION C–C
FENCE DETAIL



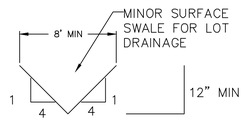
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



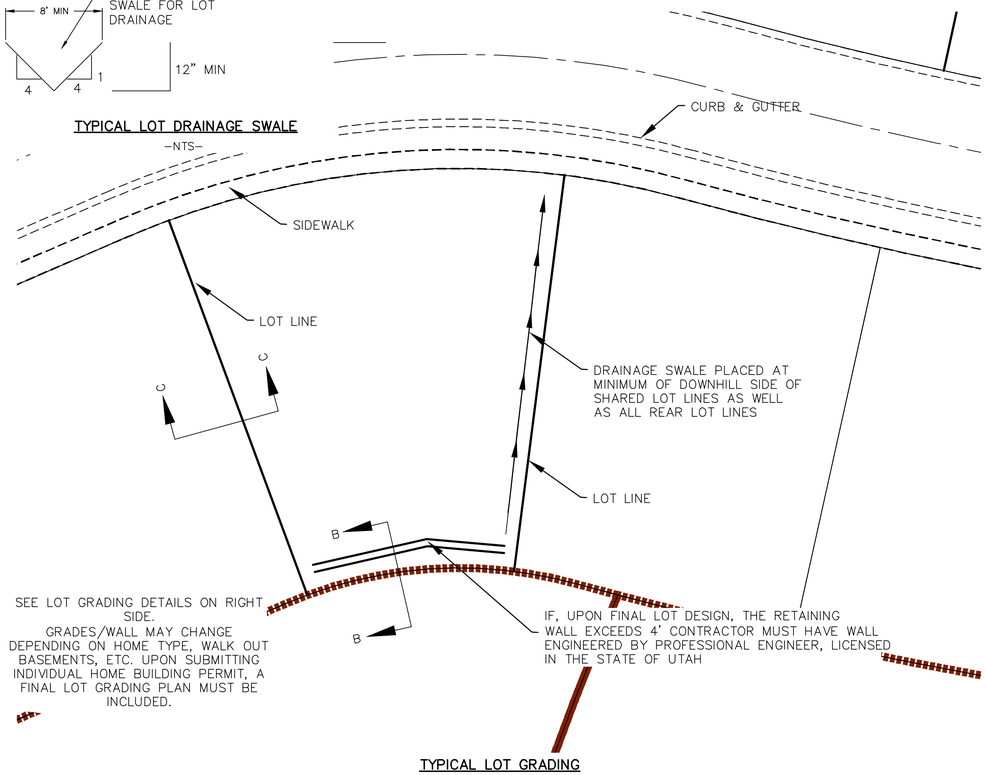
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

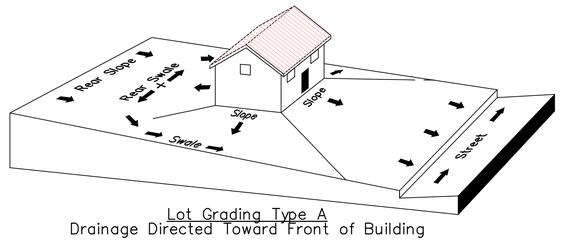
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



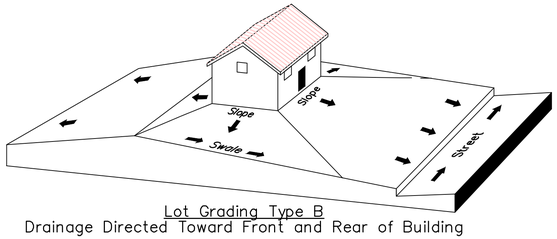
TYPICAL LOT DRAINAGE SWALE
–NTS–



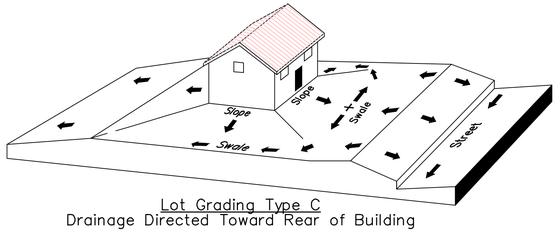
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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

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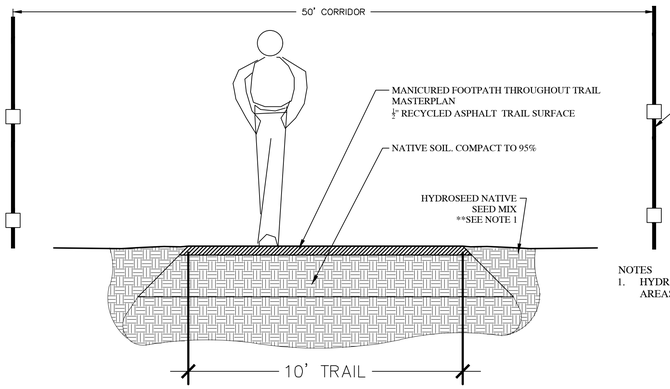
LAND SURVEYOR
187023
Donald L. Lyster
PLS
STATE OF UTAH
11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE '0'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #
REVISIONS:
1
2
3

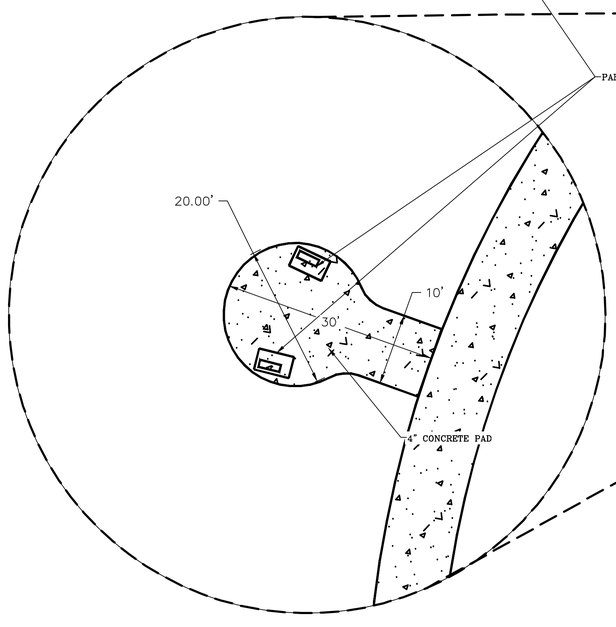
SHEET NAME:
GRADING PLANS
SHEET:
GR-03

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



TRAIL CORRIDOR

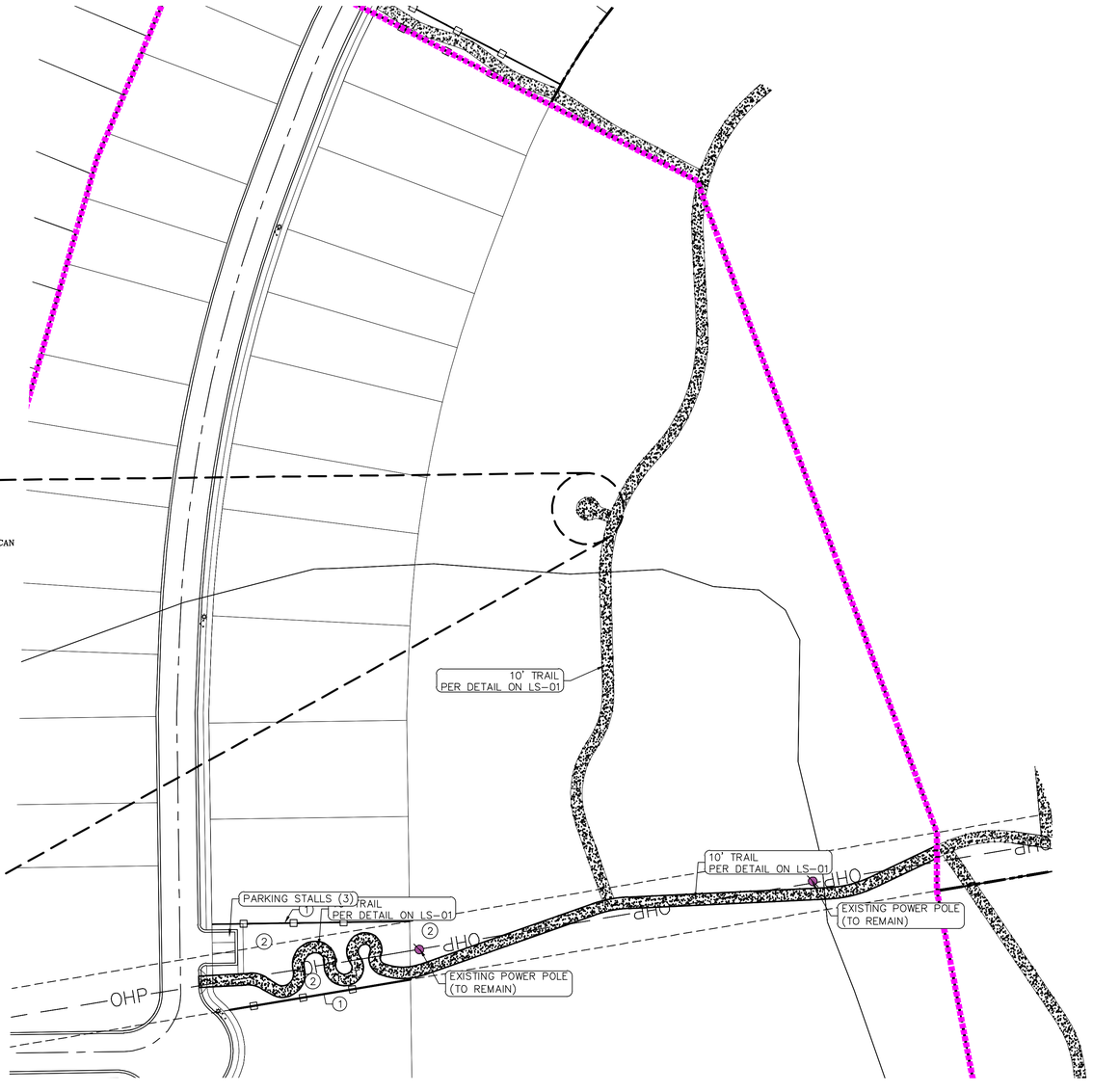
PARK BENCH w/ TRASH CAN



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

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

② NATIVE SEED MIX (FOR DISTURBED AREAS)



NORTH

0 15 30 60 90

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

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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Ipsen
P.L.S.
1/25/2022

THE HILLS @ SUMMIT RIDGE
PHASE '0'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01

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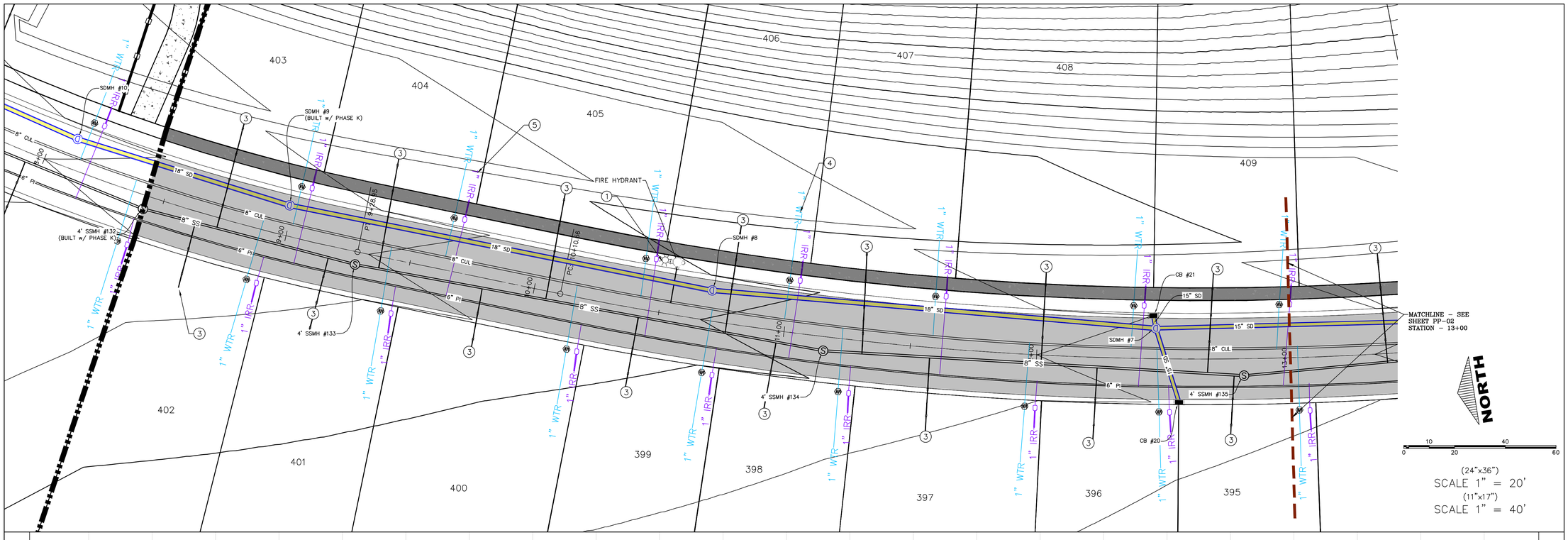
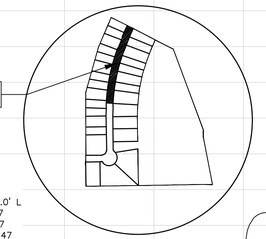
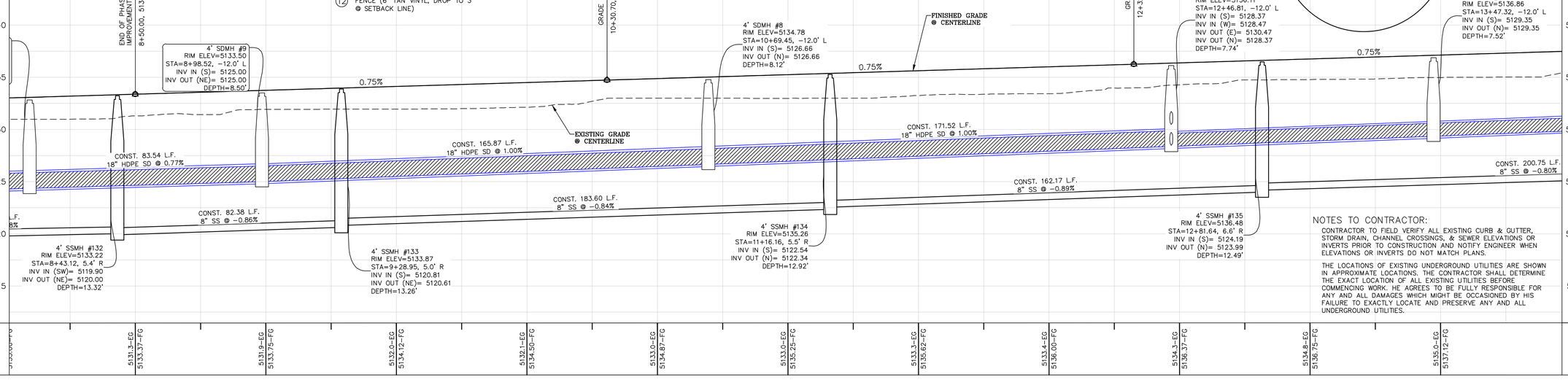


1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 10' TRAIL (See SHEET LS-01)
11. SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE – TO BE PLACED AT PROPERTY LINE (VINYL)
12. FENCE (6' TAN VINYL, DROP TO 3' @ SETBACK LINE)

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS





NOTES TO CONTRACTOR:

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

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'O'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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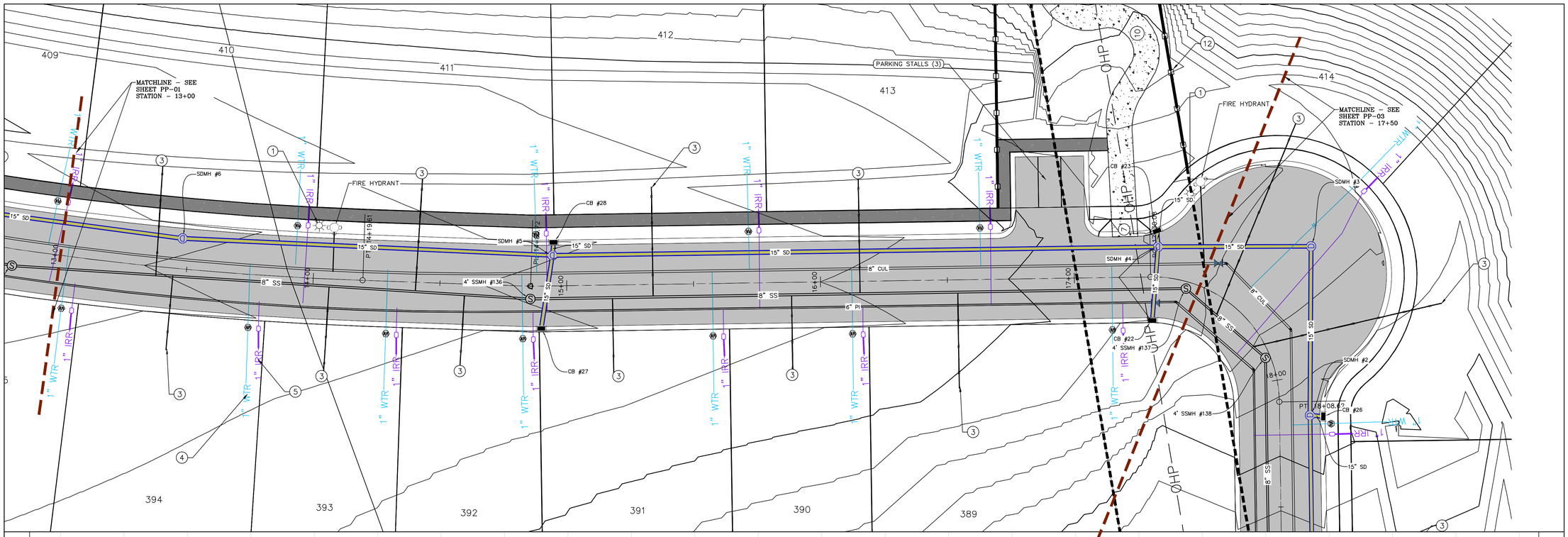


1 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2 STOP/STREET SIGN
3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – 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 (See SHEET LS-01)
11 SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE – TO BE PLACED AT PROPERTY LINE (VINYL)
12 FENCE (6' TAN VINYL, DROP TO 3' @ SETBACK LINE)

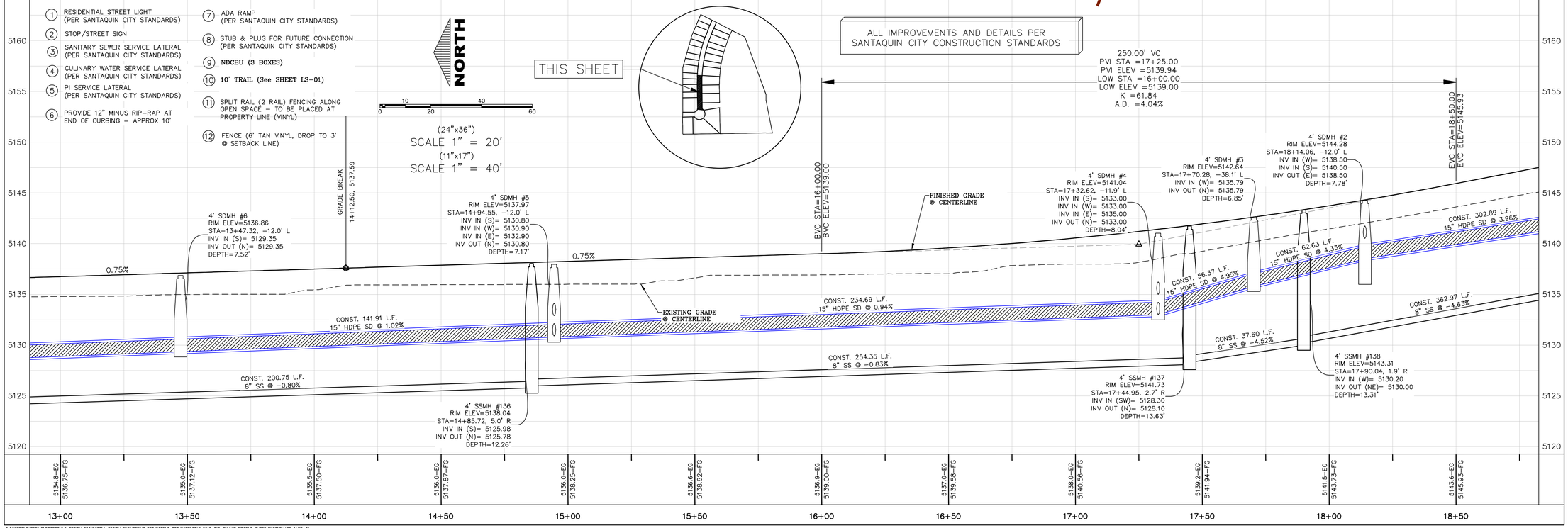
NORTH

0 10 20 40 60

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

THIS SHEET

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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Donald L. Ignter 187023 PROFESSIONAL ENGINEER STATE OF UTAH 11/29/2022

THE HILLS @ SUMMIT RIDGE PHASE '0'

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

DATE: 1.29.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: PLAN & PROFILE
SHEET: PP-02

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 (See SHEET LS-01)
11. SPLIT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE (VINYL)
12. FENCE (6' TAN VINYL, DROP TO 3' @ SETBACK LINE)

NORTH

0 10 20 40 60

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

250.00' VC
PVI STA =17+25.00
PVI ELEV =5139.94
LOW STA =16+00.00
LOW ELEV =5139.00
K =61.84
A.D. =4.04%

BVC STA=16+00.00
BVC ELEV=5139.00

EVC STA=18+50.00
EVC ELEV=5145.93

225.00' VC
PVI STA =20+54.74
PVI ELEV =5155.74
K =187.86
A.D. =-1.20%

BVC STA=19+42.24
BVC ELEV=5150.35

FINISHED GRADE @ CENTERLINE

EXISTING GRADE @ CENTERLINE

4.79%

4' SDMH #4
RIM ELEV=5141.04
STA=17+32.62, -11.9' L
INV IN (S)= 5133.00
INV IN (W)= 5133.00
INV IN (E)= 5135.00
INV OUT (N)= 5133.00
DEPTH=8.04'

4' SDMH #3
RIM ELEV=5142.64
STA=17+70.28, -38.1' L
INV IN (W)= 5135.79
INV OUT (N)= 5135.79
DEPTH=6.85'

4' SDMH #2
RIM ELEV=5144.28
STA=18+14.06, -12.0' L
INV IN (W)= 5138.50
INV IN (S)= 5140.50
INV OUT (E)= 5138.50
DEPTH=7.78'

4' SDMH #1
RIM ELEV=5157.82
STA=21+20.89, -12.0' L
INV IN (N)= 5150.50
INV IN (S)= 5152.50
INV OUT (E)= 5150.50
DEPTH=7.32'

4' SSMH #137
RIM ELEV=5141.73
STA=17+44.95, 2.7' R
INV IN (SW)= 5128.30
INV OUT (N)= 5128.10
DEPTH=13.63'

4' SSMH #138
RIM ELEV=5143.31
STA=17+90.04, 1.9' R
INV IN (W)= 5130.20
INV OUT (NE)= 5130.00
DEPTH=13.31'

CONST. 234.69 L.F.
15" HDPE SD @ 0.94%

CONST. 254.35 L.F.
8" SS @ -0.83%

CONST. 56.37 L.F.
15" HDPE SD @ 4.95%

CONST. 37.60 L.F.
8" SS @ -4.52%

CONST. 62.63 L.F.
15" HDPE SD @ 4.33%

CONST. 302.89 L.F.
15" HDPE SD @ 3.96%

CONST. 362.97 L.F.
8" SS @ -4.63%

THIS SHEET

5136.6-EG 5138.62-FG
5136.9-EG 5139.00-FG
5137.0-EG 5139.58-FG
5138.9-EG 5140.58-FG
5139.2-EG 5141.94-FG
5141.5-EG 5143.73-FG
5143.6-EG 5145.93-FG
5145.8-EG 5148.32-FG
5148.2-EG 5150.72-FG
5150.5-EG 5153.03-FG
5152.7-EG 5155.20-FG
5154.8-EG 5157.25-FG

15+50 16+00 16+50 17+00 17+50 18+00 18+50 19+00 19+50 20+00 20+50 21+00

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
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LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
187023
Donald L. Ipsen
P.E. L.S.
STATE OF UTAH
11/29/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'O'

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

DATE:1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

C:\USERS\SHORRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE O\PP-03

LEGEND:

- PROPOSED SILT FENCE (SEE SHEET EC-02)
- FLOW ARROW
- 105 — PROPOSED VEHICLE TRACKING CONTROL (SEE SHEET EC-02)
- 220 — PROPOSED CURB INLET PROTECTION (SEE SHEET EC-02)
- PT — PORTABLE TOILETS

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

PROJECT NAME
(4" Uppercase Bold Letters)
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(5" Uppercase Bold Letters)

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

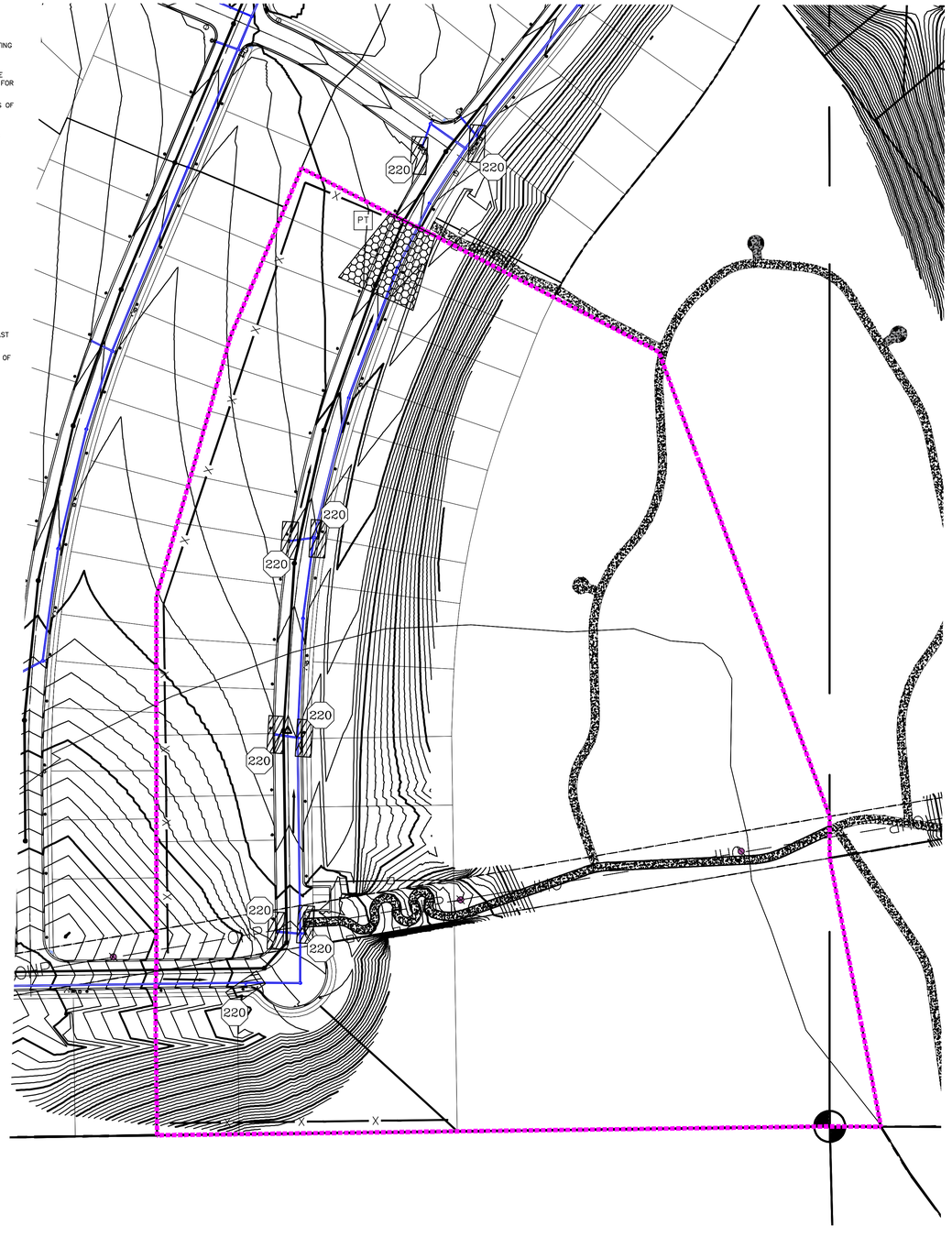
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

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

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

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

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



NORTH

0 40 80 160 240

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

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Ignter
P.L.S.
STATE OF UTAH
1/27/2022

THE HILLS @ SUMMIT RIDGE
PHASE 'O'

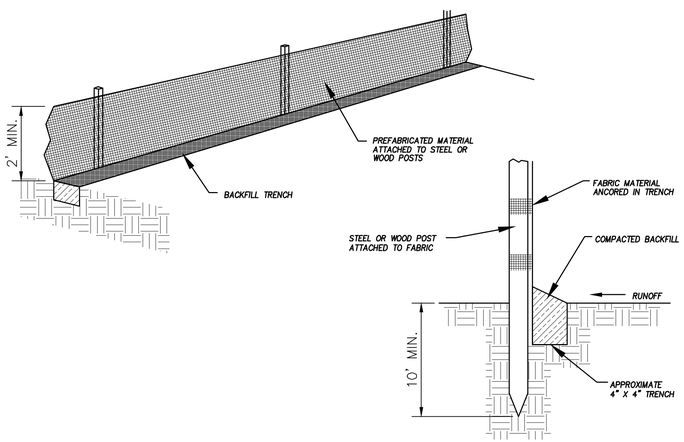
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.29.2022
PROJECT #

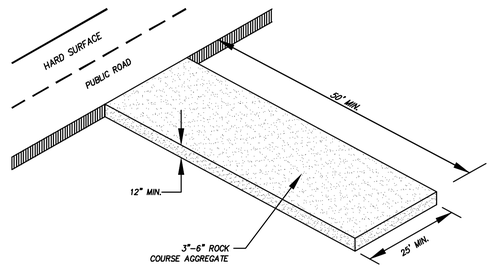
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

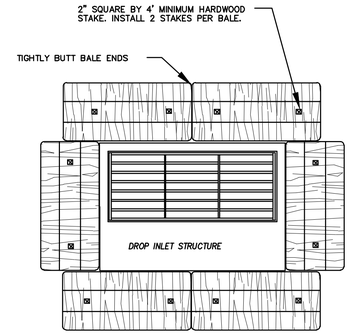
C:\USERS\SHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE O\EC-01



DETAIL–A
SILT FENCE DETAIL
–NTS–

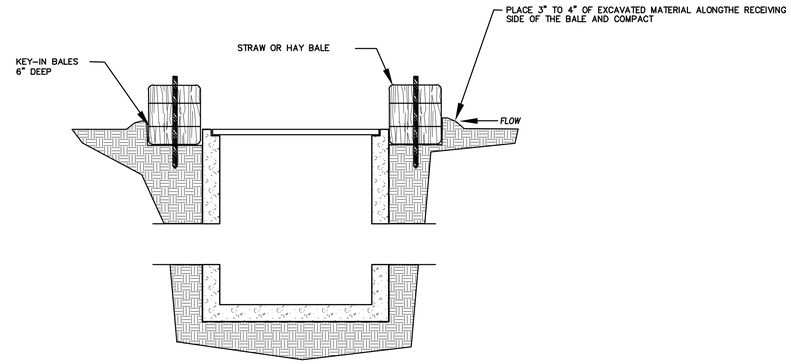


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



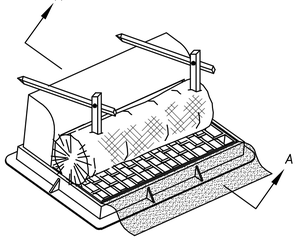
PLAN VIEW

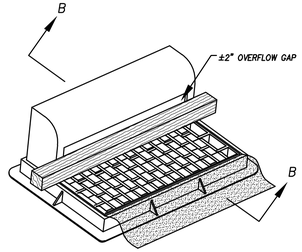
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

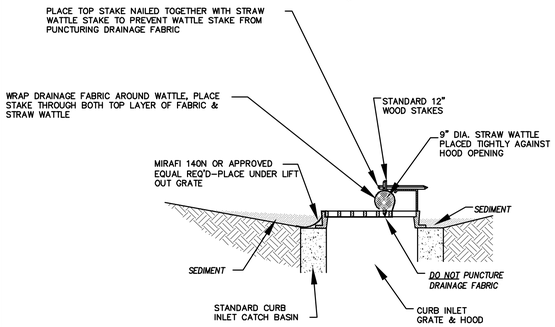


SECTION

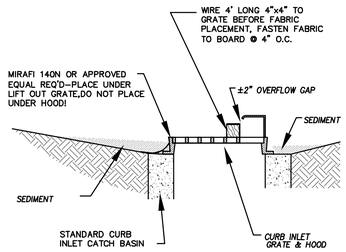
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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

DATE:1.29.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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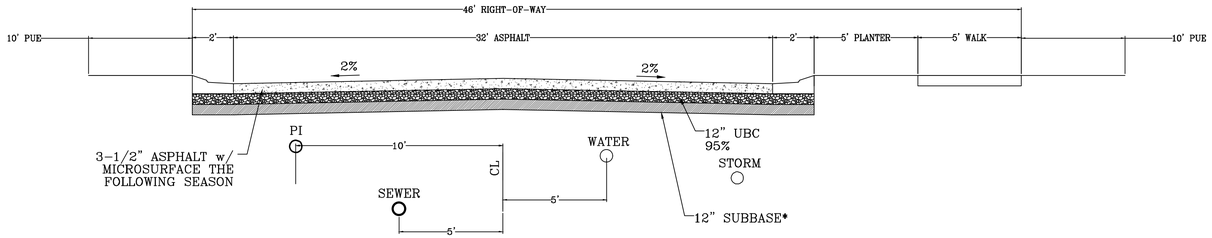
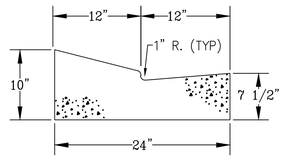


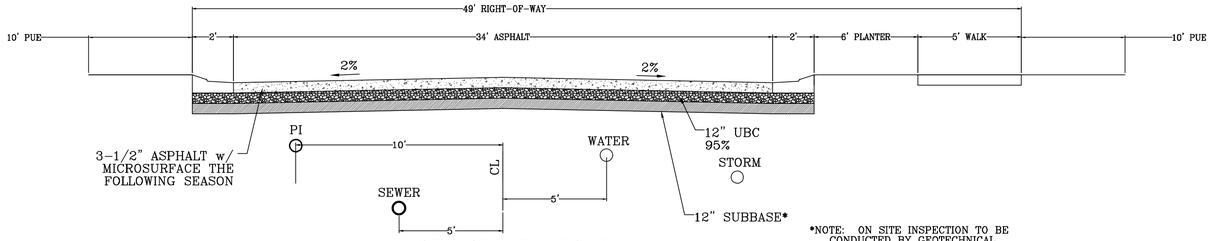
MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MODIFIED HIGH BACK CURB

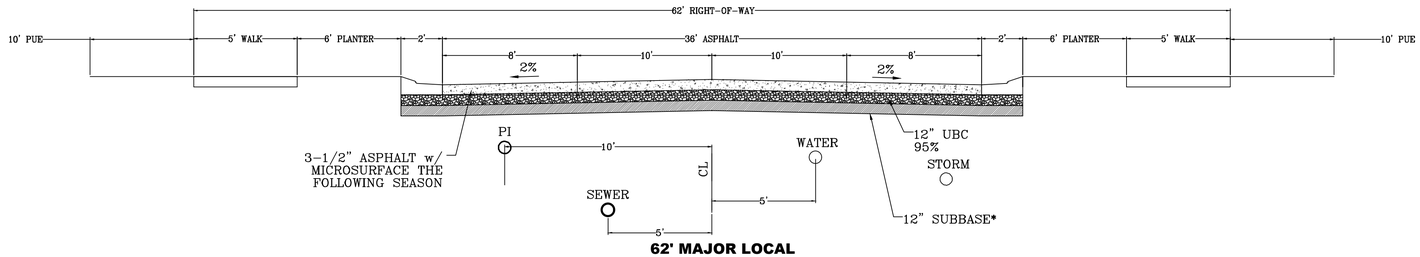
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

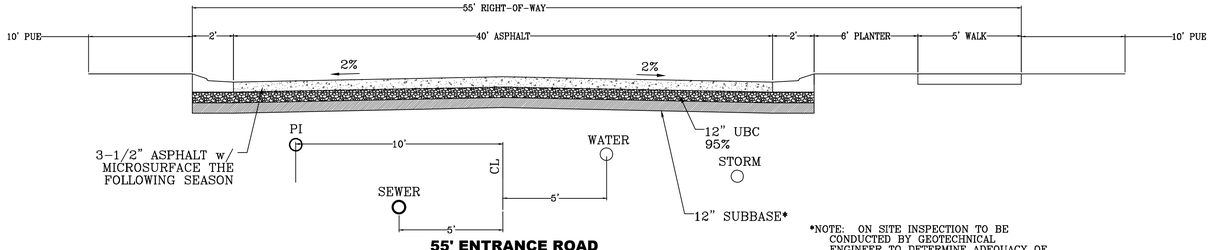
LOOKING NORTH AND WEST
1500 ADT

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



62' MAJOR LOCAL
Typical Road Section

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



55' ENTRANCE ROAD
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'O'

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

DATE: 1.29.2022
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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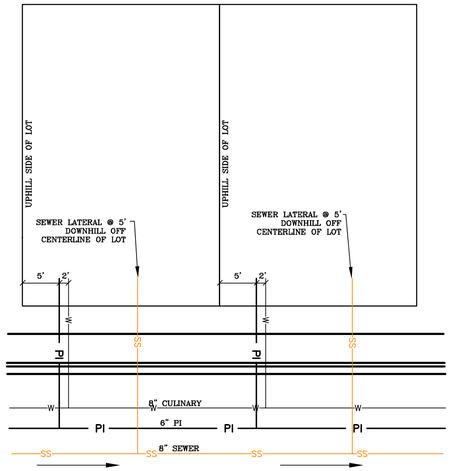

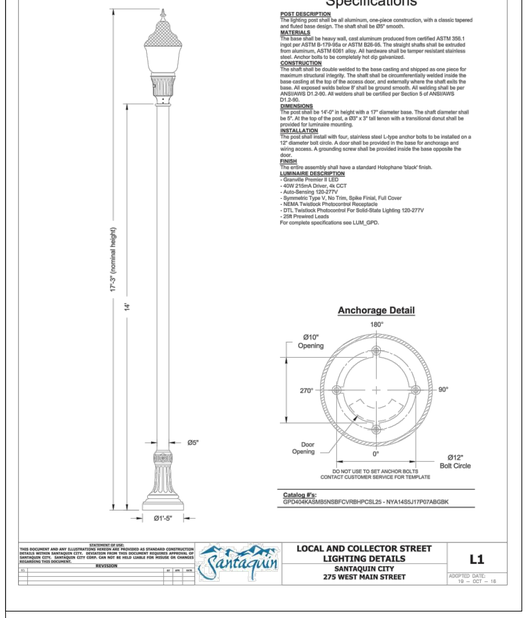

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REVISION

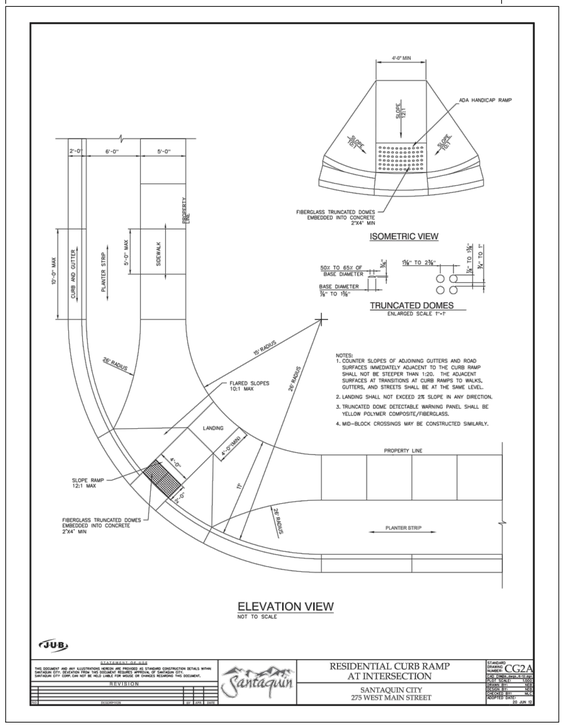
NO.	REVISION	BY	APP.	DATE

Santaquin

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

L1

ADOPTED DATE: 19 — OCT — 18



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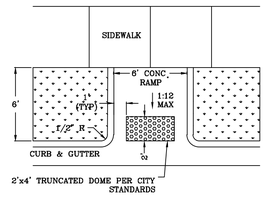
REVISION

NO.	REVISION	BY	APP.	DATE

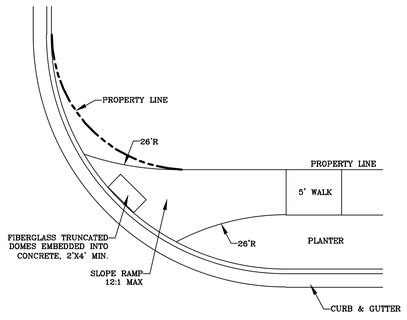
Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD NUMBER: CG2A
ADOPTED DATE: 19 JAN 19



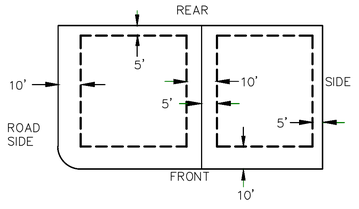
MID-BLOCK RAMP DETAIL



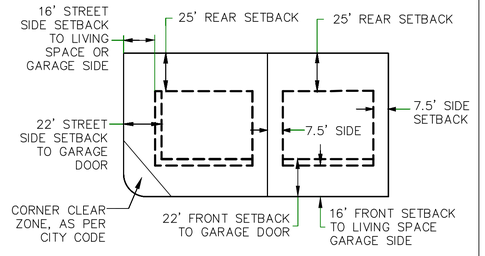
RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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