



***DEVELOPMENT REVIEW COMMITTEE
MEETING NOTICE AND AGENDA***

Notice is hereby given that the Santaquin City Development Review Committee will hold a regular meeting on **Tuesday June 9, 2020 at 10:00 A.M. at 275 W. Main Street**

All Santaquin City Public Meetings Will Be Held Online Only (Temporary order - while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - All Santaquin City public meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:
https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw
or by searching for Santaquin City Channel on YouTube.

AGENDA

- 1. Parker View Final Subdivision Review**
A **final** review of a 3 lot subdivision located at the corner of Main Street and Highland Dr.
- 2. Ercanbrack Final Subdivision Review**
A **final** review of a 3 lot subdivision located at approximately 605 E. and 400 N.
- 3. The Hills at Summit Ridge Phasing Plan**
A review of the phasing plan for the Hills at Summit Ridge development located approximately South West of Summit Ridge Parkway.
- 4. Approval of Minutes for Meeting Held**
May 26, 2020
- 5. Adjournment**

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 ten (10), or more hours in advance and we will, within reason, provide what assistance may be required

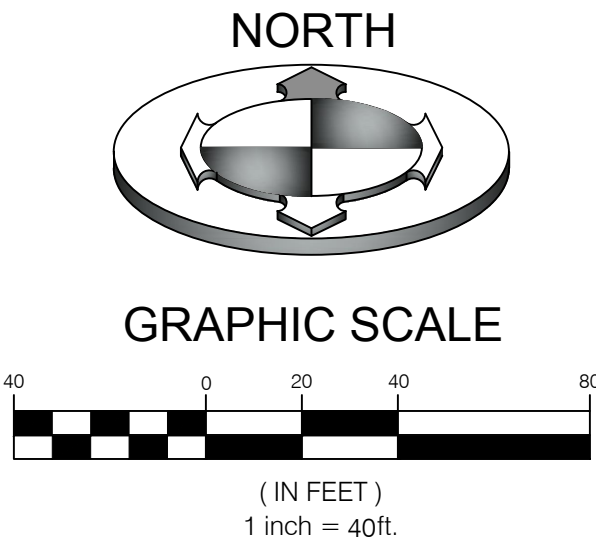
CERTIFICATION OF POSTING

This agenda is hereby properly advertised this 5th day of June 2020, through posting of copies of this agenda in three public places within the city, namely the **City Office, Zions Bank, and the United States Post Office.**

Kira Petersen, Deputy Recorder

SUBDIVISION GENERAL NOTES:

1. REBAR & CAP SHALL BE SET AT ALL REAR LOT CORNERS AND NAIL & WASHER SHALL BE SET IN THE CURB ON THE LOT LINE EXTENDED FOR LOTS FRONTING PUBLIC ROADS UNLESS OTHERWISE NOTED HEREON.
2. 10 FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG LOT LINES ABUTTING PUBLIC STREETS.
3. OCCUPANCY RESTRICTION NOTICE:
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY SATAQUIN CITY.
4. THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED.
5. SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN WITH APPLGATE, LLC, GRANTOR AND THE UTAH DEPARTMENT OF TRANSPORTATION, GRANTEE FOR THE PURPOSE OF A TEMPORARY EASEMENT, DATED APRIL 4, 2008, AND RECORDED APRIL 9, 2008, AS ENTRY NO. 41913:2008.



PARKER VIEW SUBDIVISION PLAT "A"
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

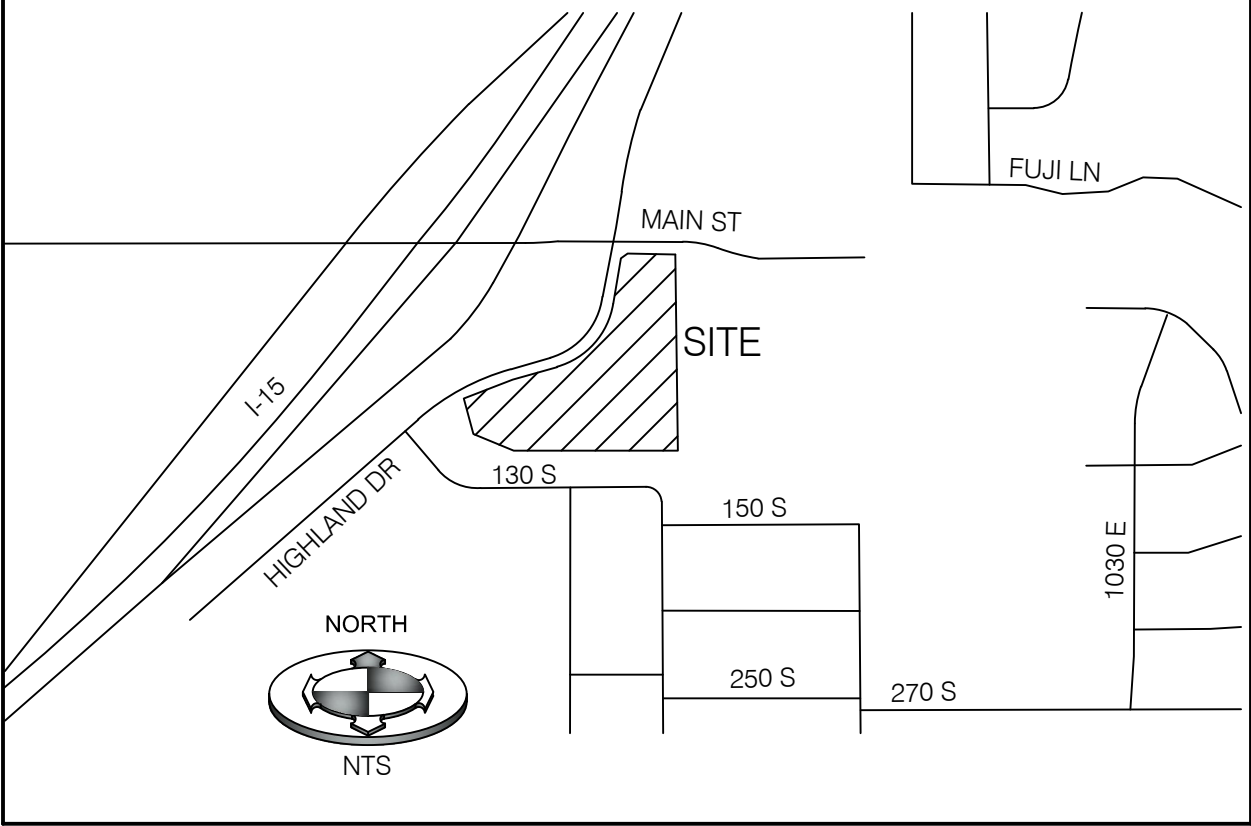
LEGEND

- SECTION CORNER (FOUND)
- BOUNDARY CORNER SET 5/8"x24" REBAR AND CAP STAMPED "BENCHMARK ENG." OR NAIL & WASHER
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE
- SETBACK LINE

LINE TABLE			CURVE TABLE						
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
L1	S 31°51'10" E	23.41'	C1	69.60'	50.00'	79°45'22"	S 71°43'51" E	64.12'	
L2	S 63°03'13" W	36.11'	C2	56.28'	110.50'	29°10'48"	S 57°32'20" E	55.67'	
L3	S 42°56'56" E	43.56'	C3	80.23'	284.00'	16°11'13"	S 66°14'26" W	79.97'	
L4	S 31°51'10" E	23.86'	C4	214.39'	284.00'	43°15'11"	S 36°31'15" W	209.34'	
L5	S 60°32'43" W	21.84'	C5	22.90'	284.00'	4°37'13"	S 12°35'03" W	22.90'	
L6	S 46°53'58" W	17.43'	C6	51.98'	34.00'	87°36'07"	S 75°39'13" E	47.07'	
L7	N 27°51'32" W	50.45'	C7	44.94'	59.50'	43°16'31"	N 58°45'17" E	43.88'	
L8	N 37°07'01" E	92.48'	C8	4.88'	12.00'	23°17'12"	N 68°44'57" E	4.84'	
L9	S 31°51'10" E	23.86'	C9	98.02'	66.00'	85°05'37"	S 74°23'58" E	89.26'	
L10	S 25°59'42" W	47.00'							
L11	N 64°00'18" W	32.18'							
L12	S 25°59'42" W	96.06'							
L13	S 18°42'38" W	44.19'							

L=317.53

VICINITY MAP



L=171.50
R=716.00
Δ=13°43'25"
CH=N 67°28'20" E
CL=171.09

L=317.53
R=284.00
Δ=64°03'37"
CH=N 42°18'15" E
CL=301.25

THIS EXISTING ACCESS WILL
BE THE ONLY ACCESS ALLOWED
FROM HIGHLAND DRIVE

SITE ACCESS FROM
EXISTING DRIVE APPROACH

SHARED ACCESS
EASEMENT IN FAVOR OF
LOTS 1, 2 & 3

LOT 3
140,859 SQ FT
3.234 ACRES
[65 S. HIGHLAND DR.]

LOT 2
64,193 SQ FT
1.474 ACRES
[55 S. HIGHLAND DR.]

LOT 1
41,220 SQ FT
0.946 ACRES
[45 S. HIGHLAND DR.]

DEVELOPER/OWNER
CHUCK PETERSON
55 HIGHLAND DR.
SANTAQUIN, UT
775-340-2391



DOMINION ENERGY CORPORATION
DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
APPROVED THIS ____ DAY OF _____ 20 ____
DOMINION ENERGY CORPORATION

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
APPROVED THIS ____ DAY OF _____ 20 ____
ROCKY MOUNTAIN POWER

CITY UTILITIES APPROVAL	
CULINARY WATER / PRESSURE IRRIGATION	
PUBLIC WORKS DIRECTOR	DATE
SEWER / STORM DRAIN	
PUBLIC WORKS DIRECTOR	DATE

COMCAST	DATE
CENTURY LINK	DATE
	DATE

SURVEYOR'S SEAL



CITY ENGINEER SEAL

CLERK-RECORDER
SEAL

UTAH COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS HEREAFTER TO BE KNOWN AS:

PARKER VIEW SUBDIVISION PLAT "A"
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, CONSISTING OF THE LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2018, AS ENTRY NO. 103025:2018 ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET, SAID POINT BEING SOUTH 00°05'50" EAST 57.25 FEET ALONG THE SECTION LINE AND WEST 660.20 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 00°26'12" EAST 73.48 FEET, THENCE SOUTH 89°15'34" EAST 1.47 FEET; THENCE SOUTH 00°26'12" EAST 554.30 FEET; THENCE WEST 525.90 FEET; THENCE NORTH 67°06'12" WEST 143.19 FEET; THENCE NORTH 14°42'00" WEST 111.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE (SR-198); THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (4) FOUR COURSES: 1) NORTHEASTERLY 171.50 FEET ALONG THE ARC OF A 716.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 67°28'20" EAST 171.09 FEET; 2) NORTH 74°20'02" EAST 125.98 FEET; 3) NORTHEASTERLY 317.53 FEET ALONG THE ARC OF A 284.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 42°18'15" EAST 301.25 FEET; 4) NORTH 10°16'26" EAST 128.41 FEET TO SAID SOUTHERLY LINE OF MAIN STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) TWO COURSES: 1) NORTH 50°16'36" EAST 25.68 FEET; 2) SOUTH 89°43'34" EAST 155.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: 246,271 SQ FT OR 5.654 ACRES, MORE OR LESS
3 LOTS

(BASIS OF BEARINGS: SOUTH 00°05'50" EAST BETWEEN THE EAST QUARTER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AND THE SOUTHEAST QUARTER OF SAID SECTION 1 (DATUM: NAD83)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFER KNOWN AS PARKER VIEW 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 ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 2020.

BIG FOOT HOLDINGS UTAH, LLC

SIGNATURE

PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS ____ DAY OF _____, IN THE YEAR 20 __, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF BIG FOOT HOLDINGS UTAH, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID BIG FOOT HOLDINGS, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D., 20 __, BY THE

PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

PARKER VIEW SUBDIVISION PLAT "A"
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1



LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

- C-1
- C-2
- C-3
- C-4
- COVER SHEET
- PLAT SHEET
- UTILITY PLAN SHEET
- GRADING PLAN

TABULATIONS		
TOTAL LOTS	3	
DENSITY	0.66 UNIT/ACRE	
TOTAL ACREAGE	4.66 AC.	100%
TOTAL ACREAGE IN LOTS	4.57 AC.	98%
TOTAL RIGHT-OF-WAY	0 AC.	0%
TOTAL OPEN SPACE	0 AC.	0%

NOTES:
SUBDIVISION LIES WITHIN THE R-10 ZONE

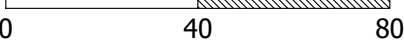
ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH



SITE PLAN

SCALE: 1" = 40'



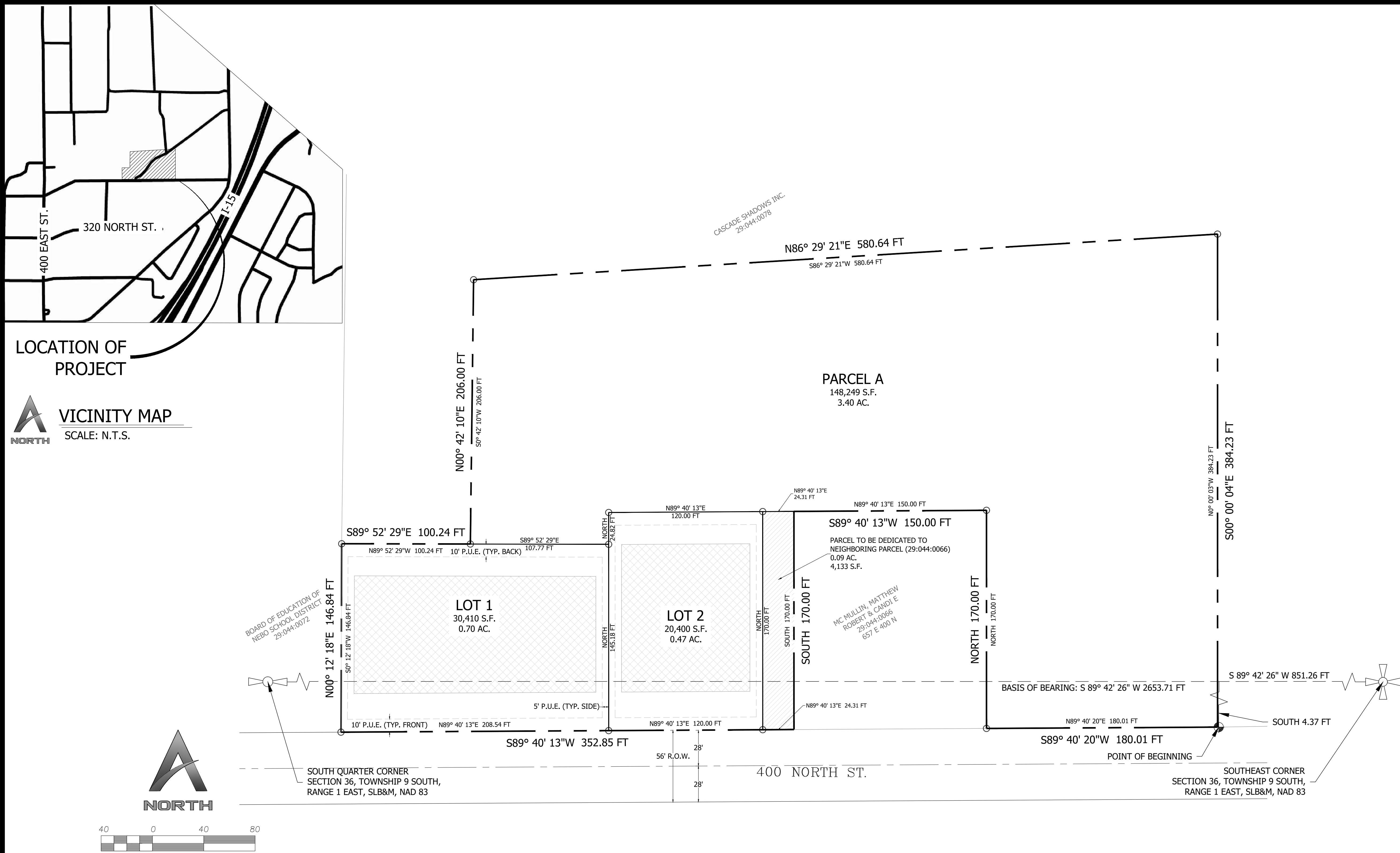
REVISIONS			REMARKS
DATE	BY		

ERCANBRACK SUBDIVISION
COVER SHEET

FOR: CLINT ERCANBRACK
LOCATION: SANTAQUIN, UT
DATE: 4-20-20

DRAWING:

C-1



SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5561206. 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 BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 36 AS DESCRIBED BELOW.

BEGINNING AT A POINT THAT LIES 851.26 FEET S. 89°42'26" W. ALONG THE SECTION LINE AND 4.37 FEET SOUTH FROM THE SOUTHEAST CORNER OF SAID SECTION 36; RUNNING THENCE S. 89°40'20" W. 180.01 FEET TO THE SOUTHEAST CORNER OF MATTHEW MCCULLIN'S PROPERTY AS RECORDED IN THE UTAH COUNTY RECORDERS' OFFICE ENTRY NO. 13651-2009; THENCE ALONG SAID MATTHEWS PROPERTY THE FOLLOWING (3) THREE COURSES, (1) NORTH 170.00 FEET, (2) S. 89°40'13" W. 150.00 FEET, (3) SOUTH 170.00 FEET; THENCE S. 89°40'13" W. 352.85 FEET; THENCE N. 00°12'18" E. 146.84 FEET TO THE SOUTHWEST CORNER OF THE CASCADE SHADOWS' PROPERTY AS RECORDED IN THE UTAH COUNTY RECORDERS' OFFICE ENTRY NO. 8602-2014; THENCE FOLLOWING THE SAID CASCADES' PROPERTY THE FOLLOWING (4) FOUR COURSES, (1) S. 89°52'29" E. 100.24 FEET, (2) N. 00°42'10" E. 206.00 FEET, (3) N. 86°29'21" E. 580.64 FEET, (4) S. 00°00'04" E. 384.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 203,191 SQUARE FEET IN AREA OR 4.665 ACRES MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS ERCANBRACK SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS _____ DAY OF _____, 2020.

SIGNED CLINT ERCANBRACK, OWNER

DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2020, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY ENGINEER OF SANTAQUIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2020.

APPROVED:

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

DATE

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)

DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

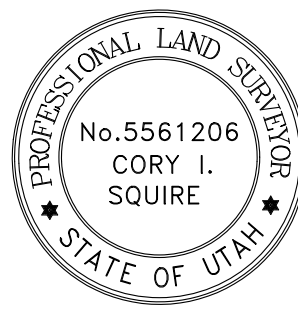
DATE

ERCANBRACK SUBDIVISION PLAT "A" A RESIDENTIAL SUBDIVISION

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

LEGEND

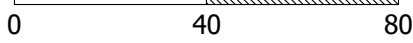
- EXISTING POWER POLE
- WATER METER
- WATER / P.I. VALVE
- STORM DRAIN / SANITARY SEWER MANHOLE

- NOTE:
- ALL WORK TO BE DONE IN COMPLIANCE WITH SANTAQUIN CITY AND APWA STANDARDS
 - LOT 1 & 2 TO USE A PRIVATE WASTEWATER DISPOSAL SYSTEM AS PER SANTAQUIN CITY AND UTAH COUNTY STANDARDS



UTILITY PLAN

SCALE: 1" = 40'



ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH





LOCATION OF PROJECT




NORTH


VICINITY MAP

SCALE: N.T.S.


LEGEND




EXISTING POWER POLE



WATER METER



WATER / P.I. VALVE




STORM DRAIN / SANITARY SEWER MANHOLE

- NOTE:
- 1)

ALL WORK TO BE DONE IN COMPLIANCE WITH SANTAQUIN CITY AND APWA STANDARDS
- 2)

LOT 1 & 2 TO USE A PRIVATE WASTEWATER DISPOSAL SYSTEM AS PER SANTAQUIN CITY AND UTAH COUNTY STANDARDS



NORTH

GRADING PLAN

SCALE: 1" = 40'

0

40

80





Apex Engineering, Inc.

661 N. Main, Spanish Fork, UT

REVISIONS			REMARKS
DATE	BY		

ERCANBRACK SUBDIVISION

GRADING PLAN

DRAWING:

FOR:

LOCATION:

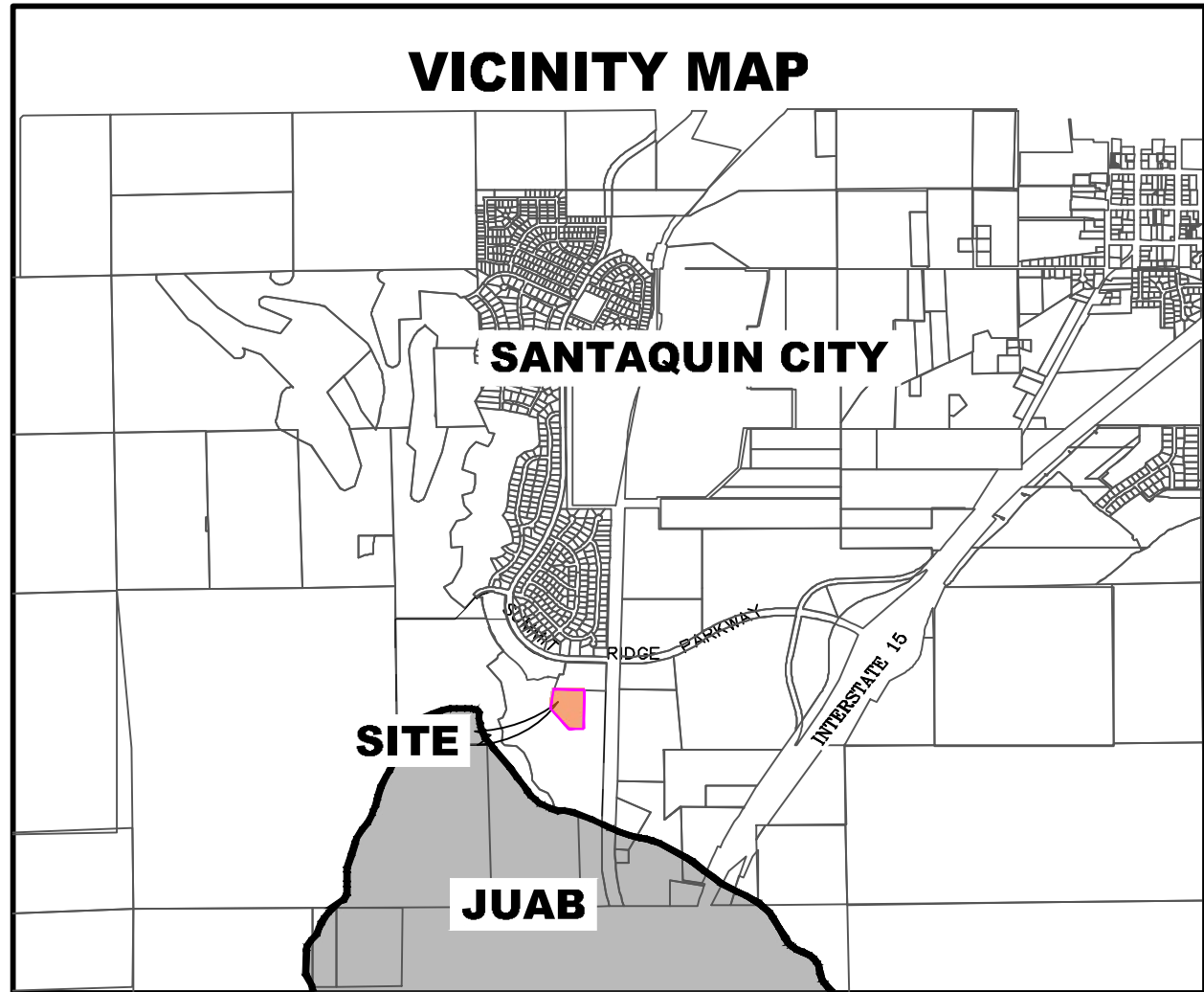
DATE:

C-4

CLINT ERCANBRACK

SANTAQUIN, UT

4-20-20



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

PHASE C AND D3 TO BE BUILT
CONCURRENTLY

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.

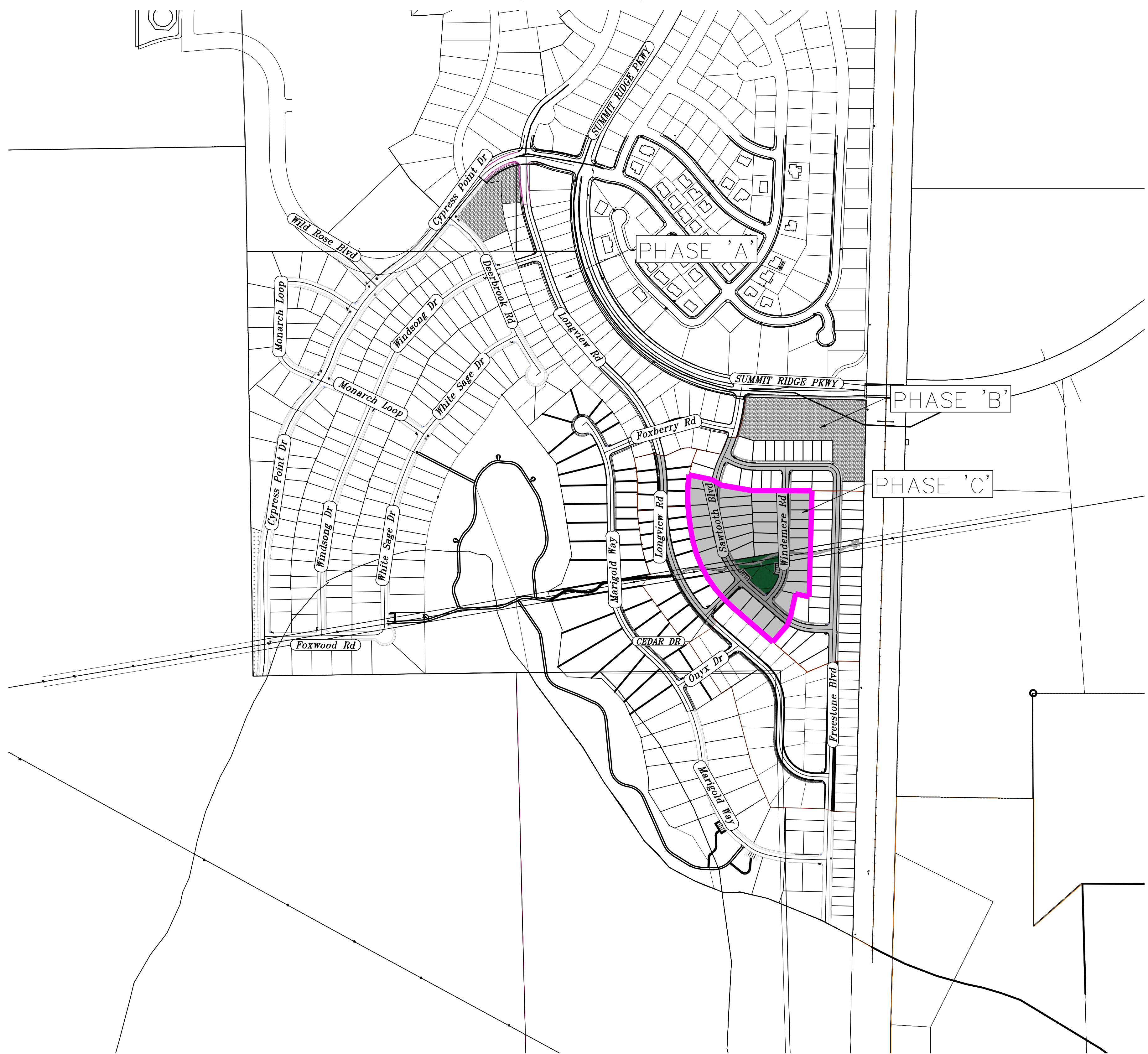
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The Hills @ Summit Ridge

PHASE 'C'

June 20

Santaquin, Utah County, Utah



AREA BREAKDOWN

TOTAL PLAT ACREAGE	8.21 ACRES
TOTAL LOT ACREAGE	5.71 ACRES
TOTAL ROW ACREAGE	1.63 ACRES
TOTAL OPEN SPACE	0.95 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	4.38 / duq
NUMBER OF LOTS	35 LOTS

**PROJECT ENGINEER
& SURVEYOR**

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

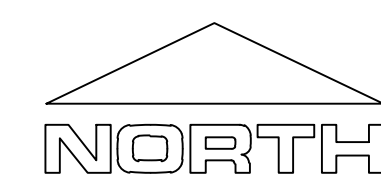
PROJECT DEVELOPER

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

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
UP-01	SITE & UTILITY PLANS
GR-01-2	GRADING PLANS
PP-01-5	PLAN & PROFILE SHEETS
LS-01	LANDSCAPE PLANS (PONDS)
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

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



Engineering & Surveying

region

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

THE HILLS @ SUMMIT RIDGE

PHASE 'C'

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

DATE: 6.4.2020

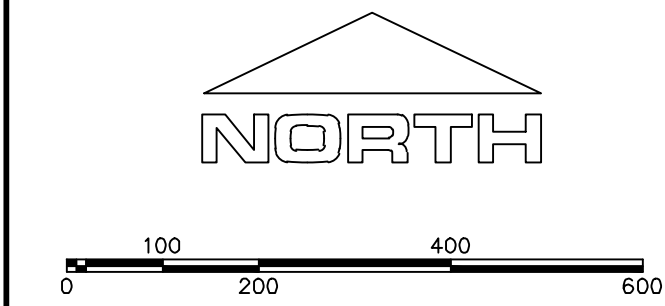
PROJECT #

REVISIONS:

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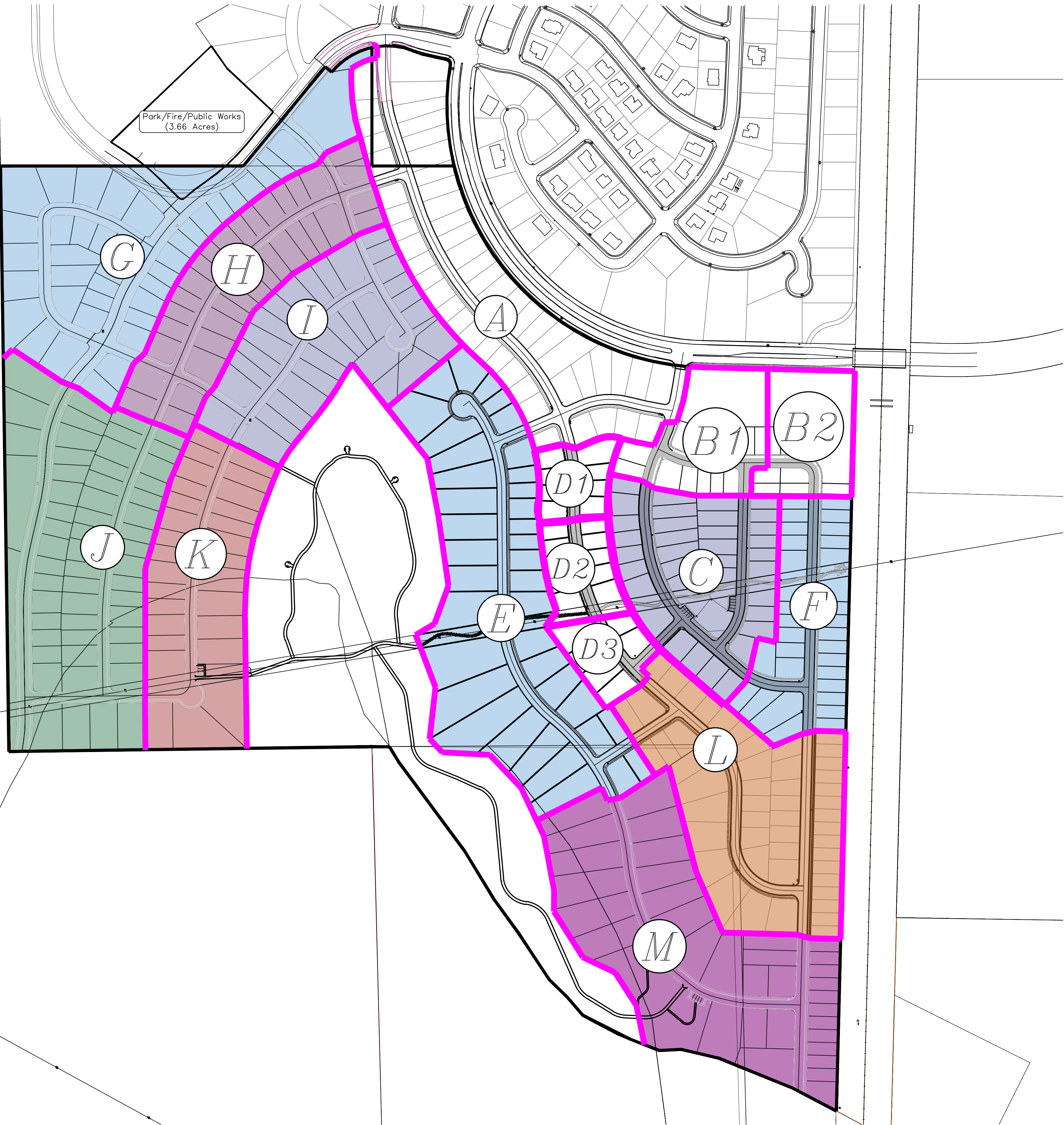
SHEET NAME:
COVER SHEET & NOTES


SHEET:
CS-01




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

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





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THE HILLS @ SUMMIT RIDGE
PHASE 'C'

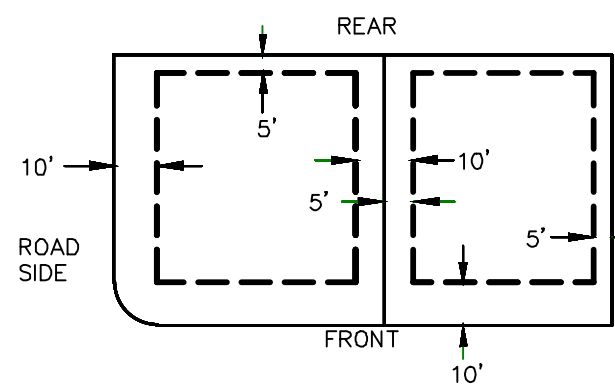
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020	
PROJECT #	
REVISIONS:	
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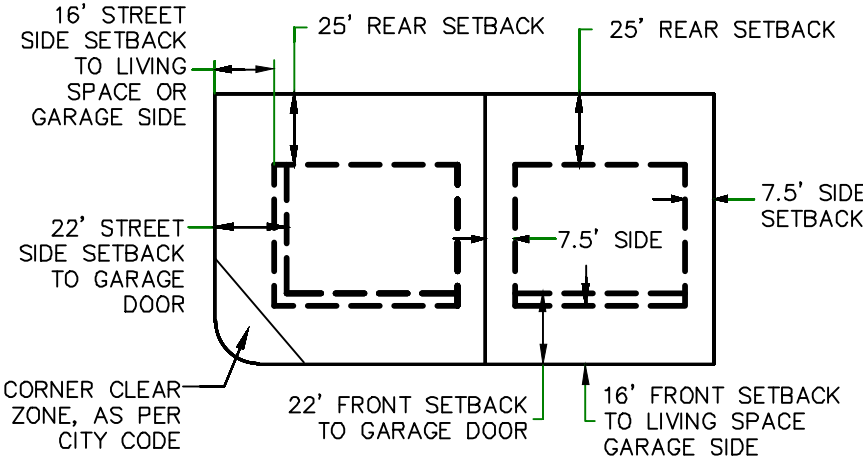
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

PUBLIC UTILITY EASEMENTS

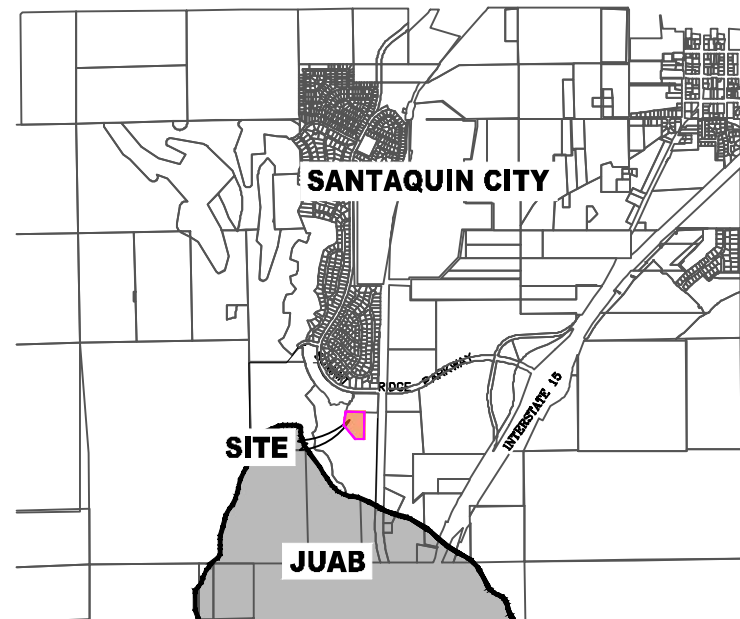


BUILDING SETBACKS (MINIMUM)

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

LOCATED IN THE SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

VICINITY MAP



Surveyor's Certificate

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

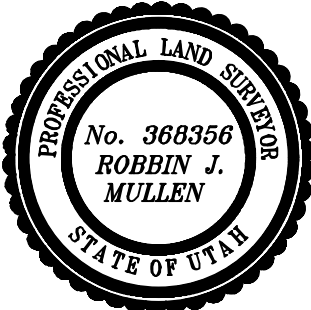
Boundary Description

THE HILLS - PHASE C

BEGINNING AT A POINT THAT IS S.88°46'03"E. A DISTANCE OF 1476.60' ALONG THE SECTION LINE AND SOUTH 1710.06' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 01° 29' 54" W FOR A DISTANCE OF 529.52 FEET TO A POINT ON A LINE.
THENCE, N 77° 26' 05" W FOR A DISTANCE OF 69.56 FEET TO A POINT ON A LINE.
THENCE, S 12° 37' 38" W FOR A DISTANCE OF 110.80 FEET TO A POINT ON A LINE.
THENCE, S 17° 54' 15" W FOR A DISTANCE OF 50.63 FEET TO A POINT ON A LINE.
THENCE, S 40° 48' 27" W FOR A DISTANCE OF 112.90 FEET TO A POINT ON A LINE.
THENCE, N 49° 11' 33" W FOR A DISTANCE OF 261.95 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 41° 49' 37", HAVING A RADIUS OF 627.00 FEET, AND WHOSE LONG CHORD BEARS N 28° 16' 45" W FOR A DISTANCE OF 447.63 FEET.
THENCE, N 07° 21' 56" W FOR A DISTANCE OF 63.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 28' 23", HAVING A RADIUS OF 822.40 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 22" W FOR A DISTANCE OF 207.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 78° 28' 51" E FOR A DISTANCE OF 117.00 FEET TO A POINT ON A LINE.
THENCE, S 58° 31' 16" E FOR A DISTANCE OF 52.50 FEET TO A POINT ON A LINE.
THENCE, S 79° 47' 58" E FOR A DISTANCE OF 155.20 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 151.98 FEET TO A POINT ON A LINE.
THENCE S 89° 32' 56" E A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING

CONTAINING 8.21 ACRES OF LAND AND 36 LOTS



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 HEREBY 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 HEREBY FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN _____

This form approved by Utah County and the municipalities therein.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 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, S12B&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.
- XXXX ... PROPOSED RESIDENTIAL ADDRESS
- (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

UTILITIES APPROVAL

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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____



0 50 100 200

(24"x36")

SCALE 1" = 50'

(11"x17")

SCALE 1" = 100'

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

SHEET 1 of 2

AREA BREAKDOWN

TOTAL PLAT ACREAGE 8.21 ACRES
TOTAL LOT ACREAGE 5.71 ACRES
TOTAL ROW ACREAGE 1.83 ACRES
TOTAL OPEN SPACE 0.95 ACRES
ZONE PC - PLANNED COMMUNITY
DENSITY 4.38 / duc
NUMBER OF LOTS 35 LOTS

PROJECT DEVELOPER

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

PROJECT ENGINEER
& SURVEYOR

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	457.72'	627.00'	447.63'	N28°16'45"W	41°49'37"
C2	207.74'	822.40'	207.19'	N0°06'22"W	14°28'23"

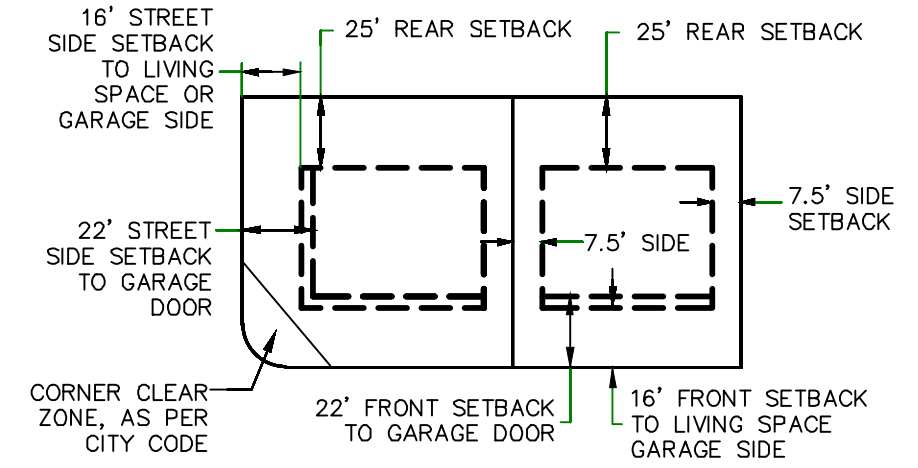
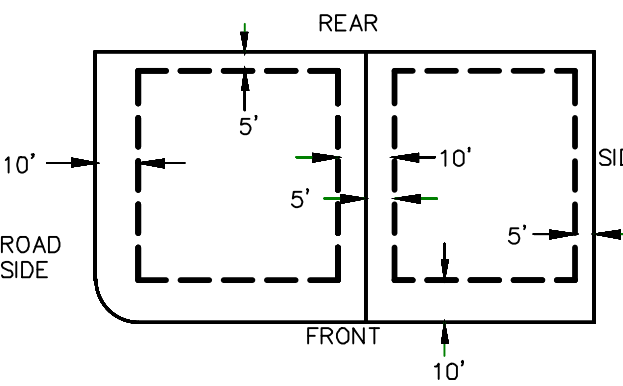
THE HILLS @ SUMMIT RIDGE
PHASE 'C'

32-021-0065
UTAH SUMMIT PARTNERS LLC

32-021-0065
UTAH SUMMIT PARTNERS LLC

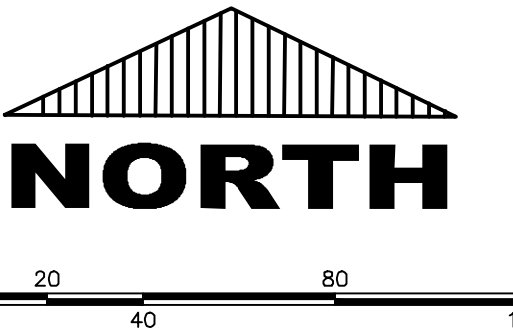
PUBLIC UTILITY EASEMENTS

BUILDING SETBACKS (MINIMUM)



LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 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)



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	457.72'	627.00'	447.63'	N28°16'45"W	41°49'37"
C2	207.74'	822.40'	207.19'	N0°06'22"W	14°28'23"
C3	157.55'	499.00'	156.90'	N1°40'47"E	18°05'25"
C4	303.38'	499.00'	298.73'	N2°44'59"W	34°50'05"
C5	60.90'	499.00'	60.86'	N4°51'47"W	6°59'32"
C6	38.18'	250.00'	38.15'	N5°33'05"W	8°45'03"
C7	137.21'	200.00'	134.54'	N21°09'10"E	39°18'33"
C8	52.76'	518.00'	52.74'	N8°36'05"E	5°50'08"
C9	71.94'	518.00'	71.89'	N1°42'16"E	7°57'28"
C10	46.03'	518.00'	46.01'	N4°49'12"W	5°05'28"
C11	65.86'	469.00'	65.81'	S5°18'23"W	8°02'45"
C12	47.08'	469.00'	47.06'	S1°35'32"E	5°45'05"
C13	23.72'	469.00'	23.72'	S5°55'00"E	2°53'51"
C14	51.54'	518.00'	51.51'	N10°12'56"W	5°42'01"
C15	52.76'	518.00'	52.74'	N15°59'01"W	5°50'08"
C16	84.51'	518.00'	84.42'	N23°34'31"W	9°20'52"
C17	53.82'	518.00'	53.80'	N31°13'34"W	5°57'12"
C18	41.66'	518.00'	41.65'	N36°30'25"W	4°36'31"
C19	21.98'	15.00'	20.07'	N31°0'24"E	83°58'09"
C20	15.52'	10.00'	14.01'	S89°37'13"W	88°55'30"
C21	29.61'	518.00'	29.61'	S47°33'18"E	3°16'31"
C22	154.76'	469.00'	154.06'	S39°44'22"E	18°54'22"
C23	47.09'	469.00'	47.07'	S27°24'36"E	5°45'09"
C24	61.98'	469.00'	61.94'	S20°44'52"E	7°34'19"
C25	62.06'	469.00'	62.01'	S13°10'17"E	7°34'52"
C26	16.50'	469.00'	16.50'	S8°22'23"E	2°00'55"
C27	45.87'	269.00'	45.81'	N54°04'38"W	9°46'09"
C28	64.59'	822.40'	64.57'	N4°52'50"E	4°29'59"
C29	87.42'	822.40'	87.38'	N0°24'52"W	6°05'25"
C30	55.73'	822.40'	55.72'	N5°24'04"W	3°52'59"
C31	62.38'	627.00'	62.35'	N10°12'56"W	5°42'01"
C32	63.86'	627.00'	63.83'	N15°59'01"W	5°50'08"
C33	65.77'	627.00'	65.74'	N21°54'24"W	6°00'37"
C34	52.51'	627.00'	52.50'	N27°18'40"W	4°47'55"
C35	124.56'	627.00'	124.35'	S35°24'06"E	11°22'56"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C35	41.03'	627.00'	41.02'	N42°58'03"W	3°44'57"
C36	47.61'	627.00'	47.60'	N47°01'03"W	4°21'02"
C37	23.56'	15.00'	21.21'	N85°48'27"E	90°00'00"
C38	23.56'	15.00'	21.21'	S41°13'33"E	90°00'00"
C39	26.00'	220.00'	25.99'	S52°34'43"E	6°46'18"
C40	33.11'	228.00'	33.08'	S36°38'51"W	8°19'12"
C41	51.76'	228.00'	51.64'	S25°59'04"W	13°00'22"
C42	56.16'	228.00'	56.02'	S12°25'31"W	14°06'44"
C43	15.40'	228.00'	15.40'	S3°26'01"W	3°52'15"
C44	124.87'	182.00'	122.43'	N21°09'10"E	39°18'33"

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

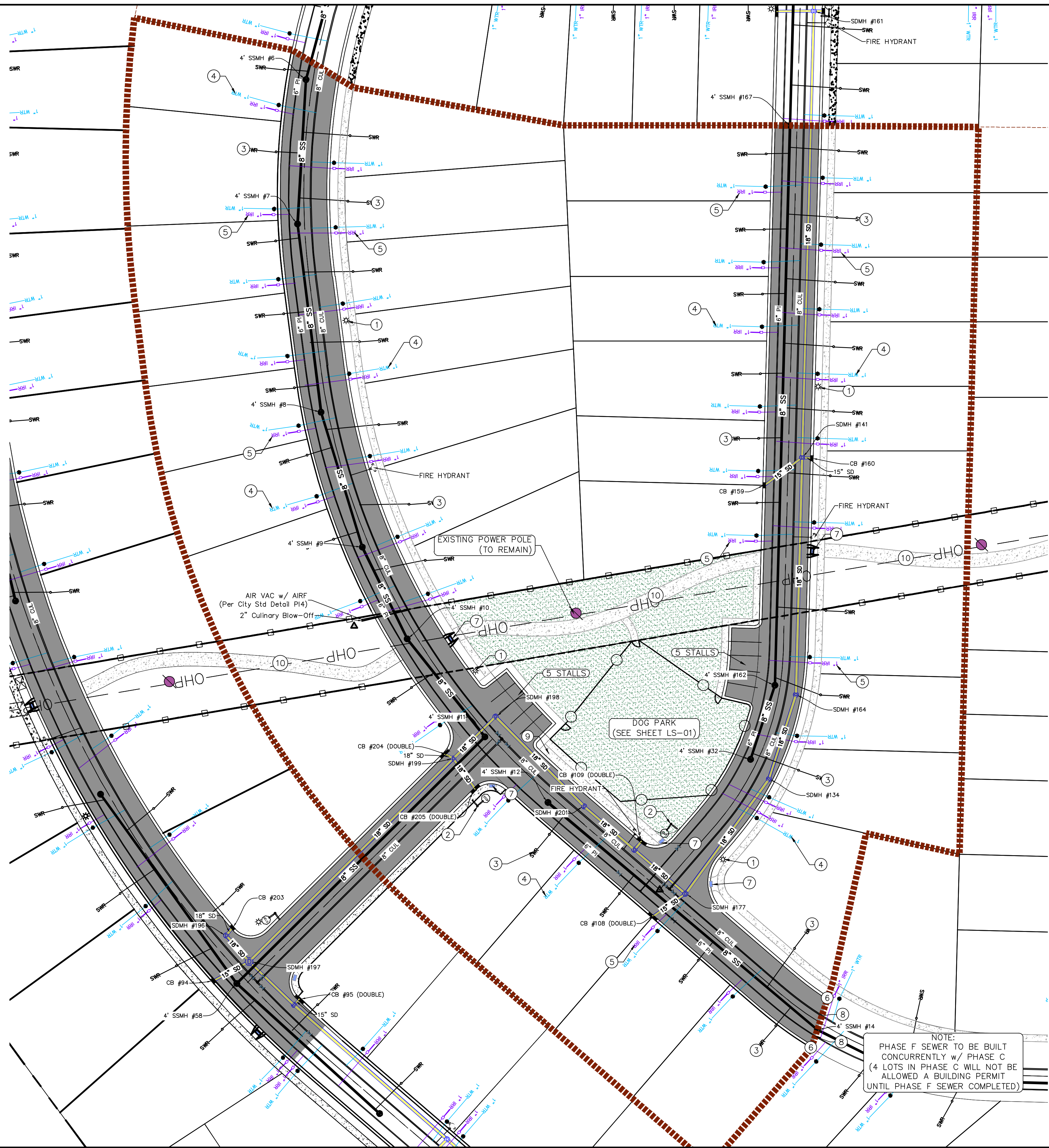
LEGEND

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

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



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

DATE: 6.4.2020

PROJECT #

REVISIONS:

1
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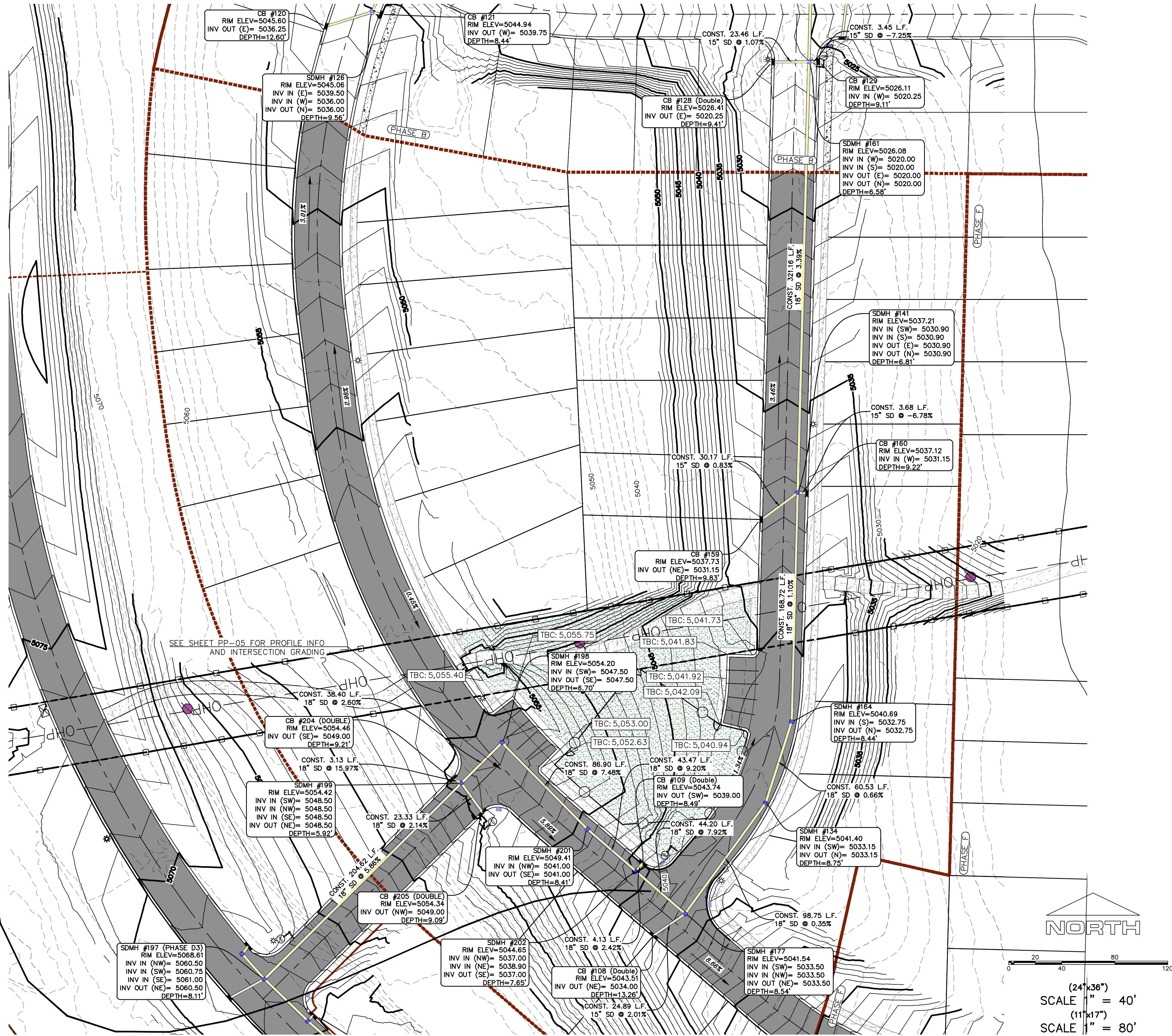
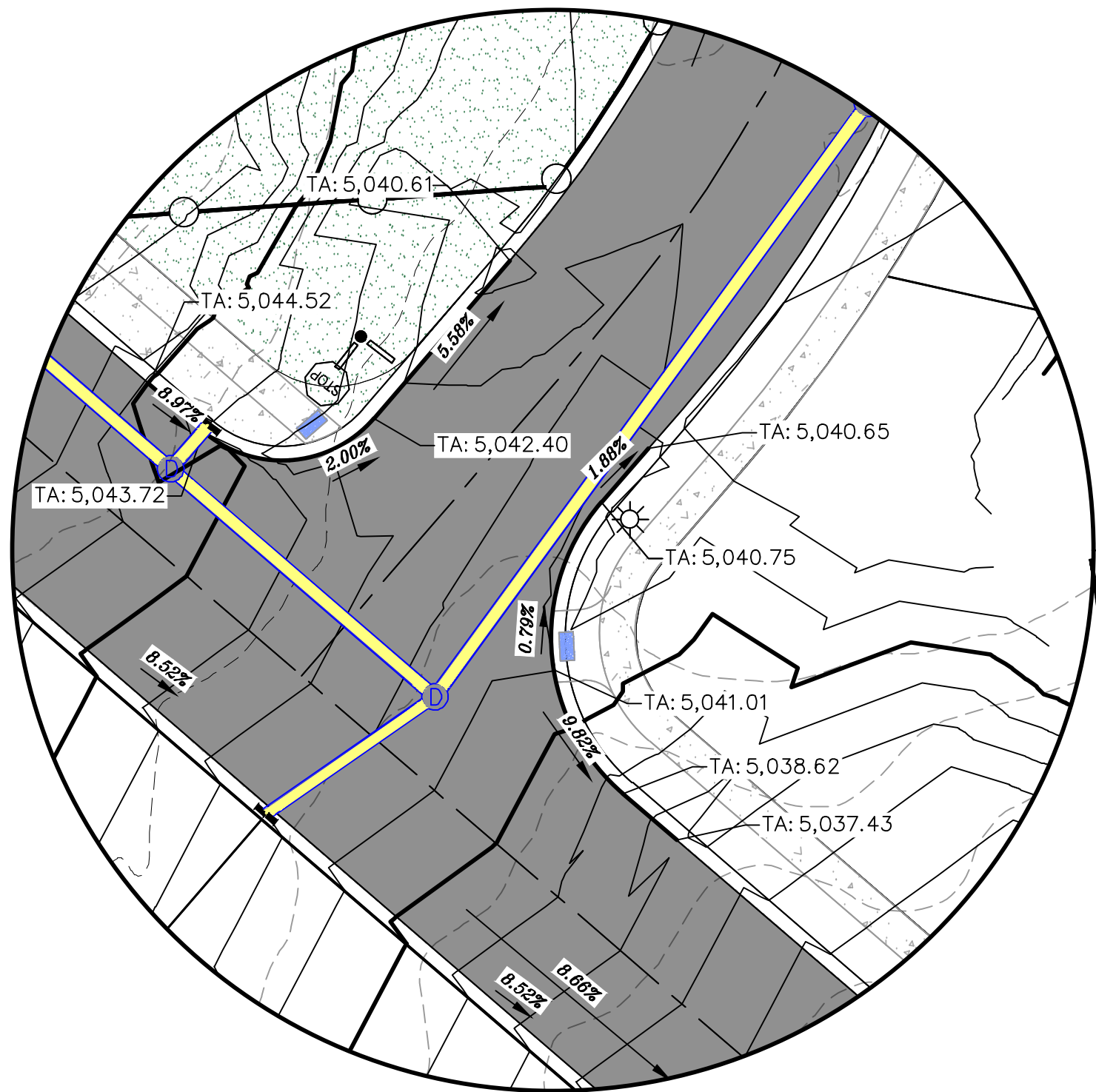
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UTILITY PLANS

SHEET:

UP-01

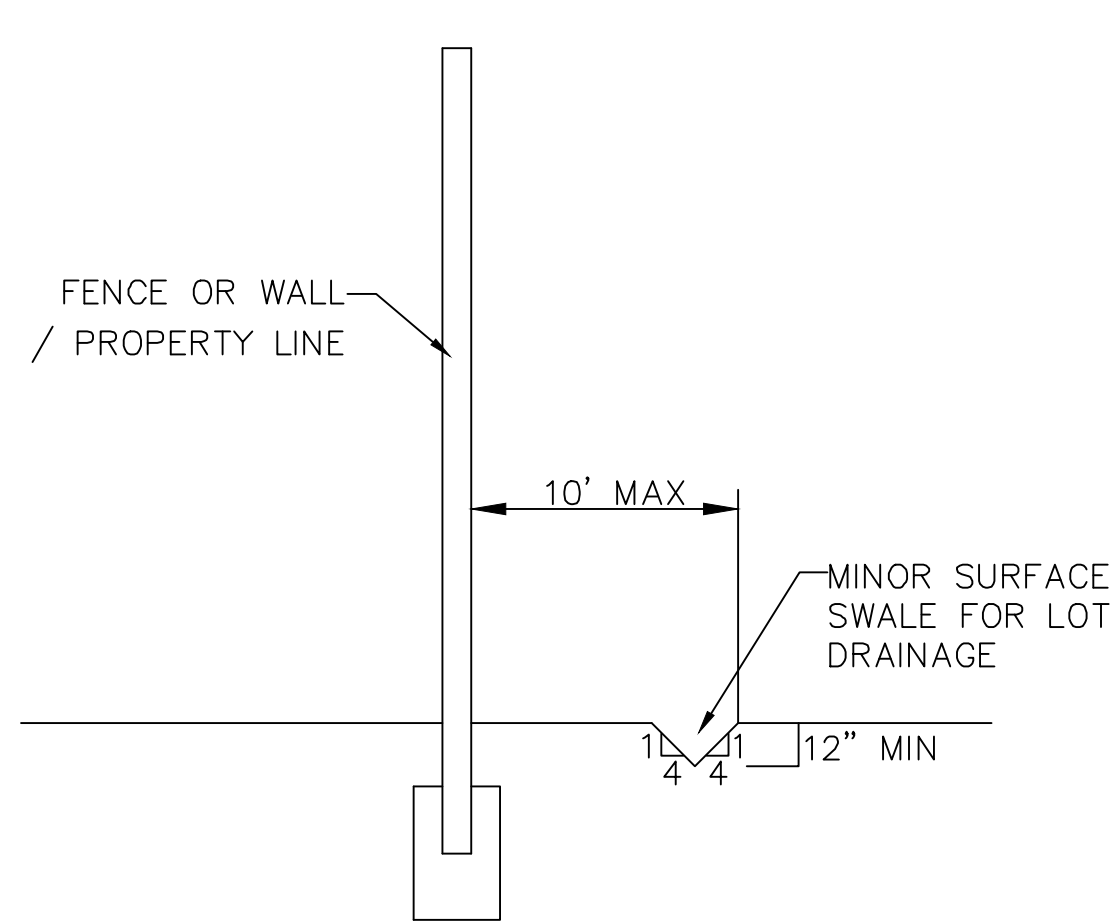
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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE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



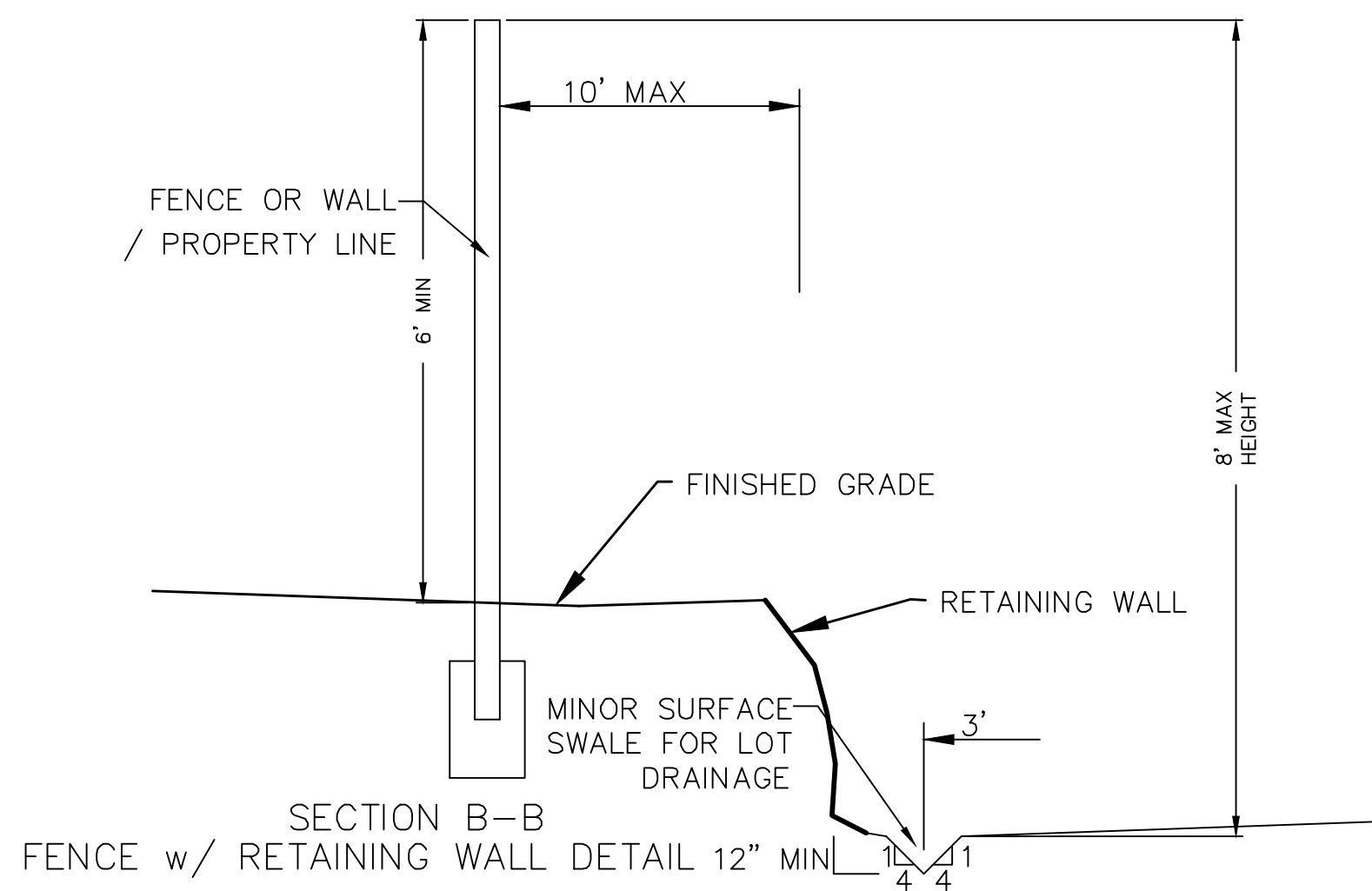
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THE HILLS @ SUMMIT RIDGE
PHASE 'C'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

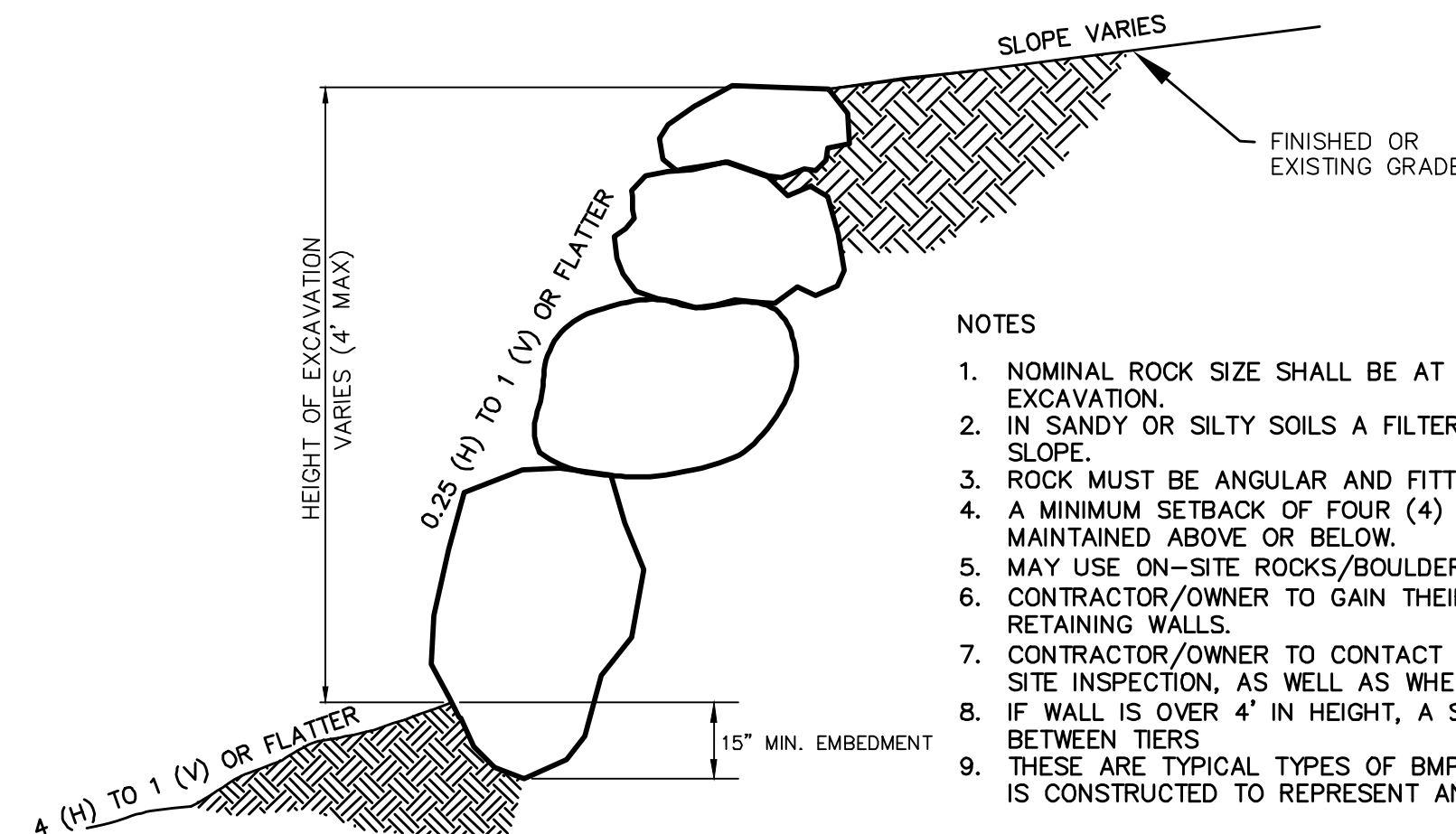
DATE: 6.4.2020
PROJECT #
REVISIONS:
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SHEET NAME:
GRADING PLANS
SHEET:
GR-01



SECTION C-C
FENCE DETAIL



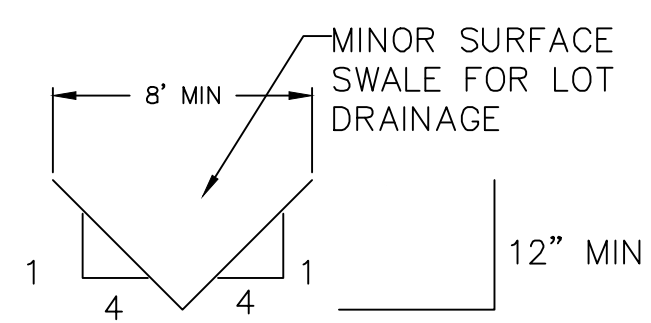
SECTION B-B
FENCE w/ RETAINING WALL DETAIL 12" MIN



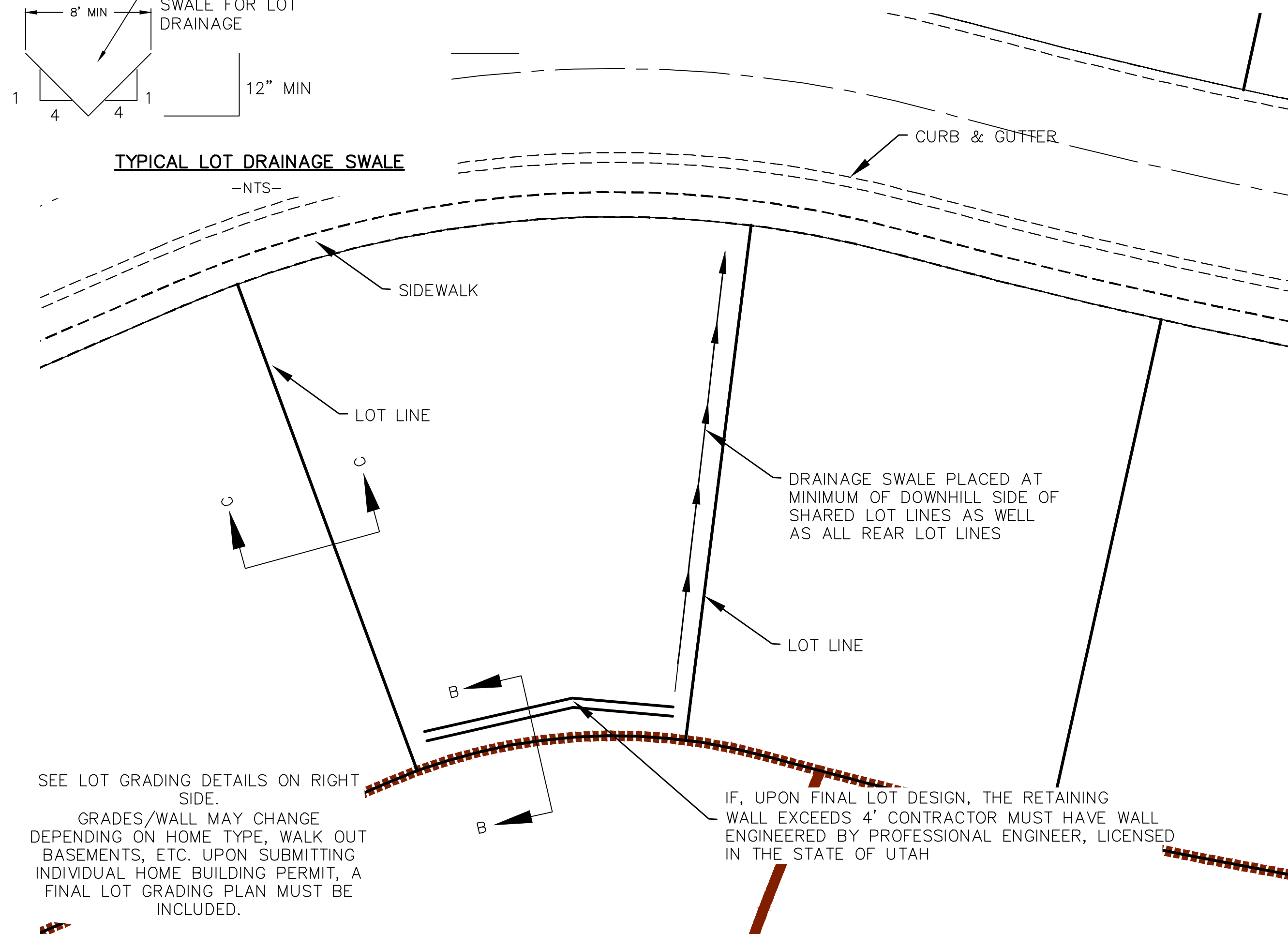
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

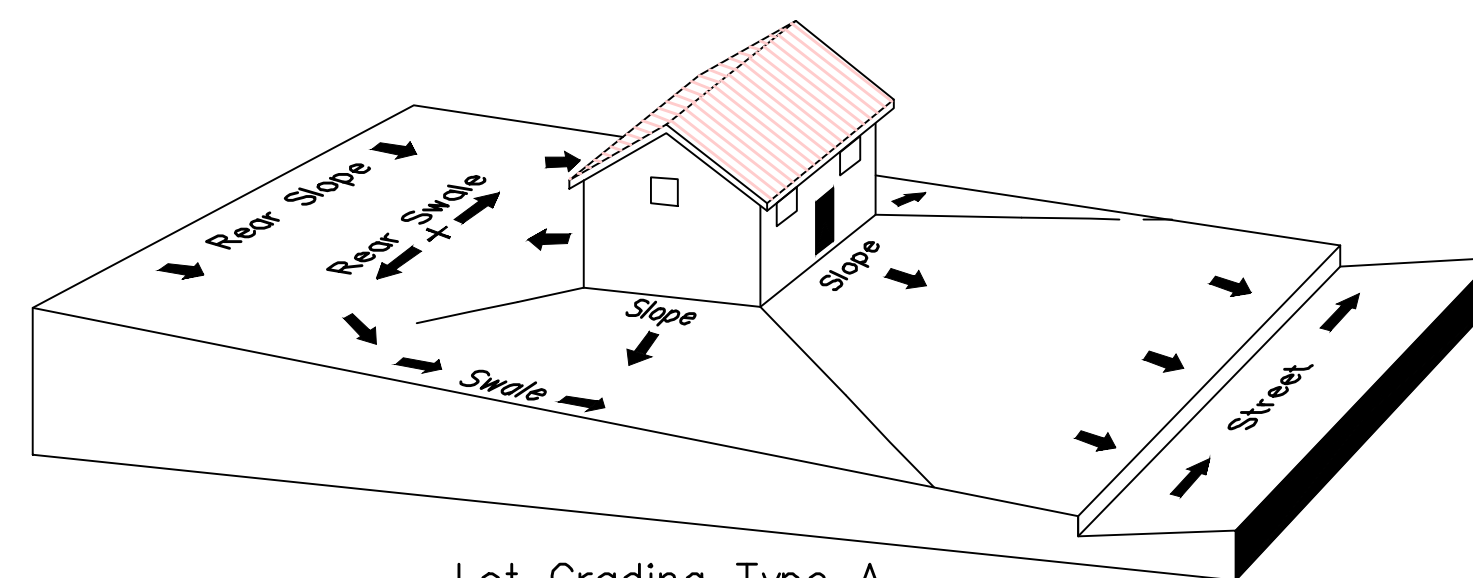
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



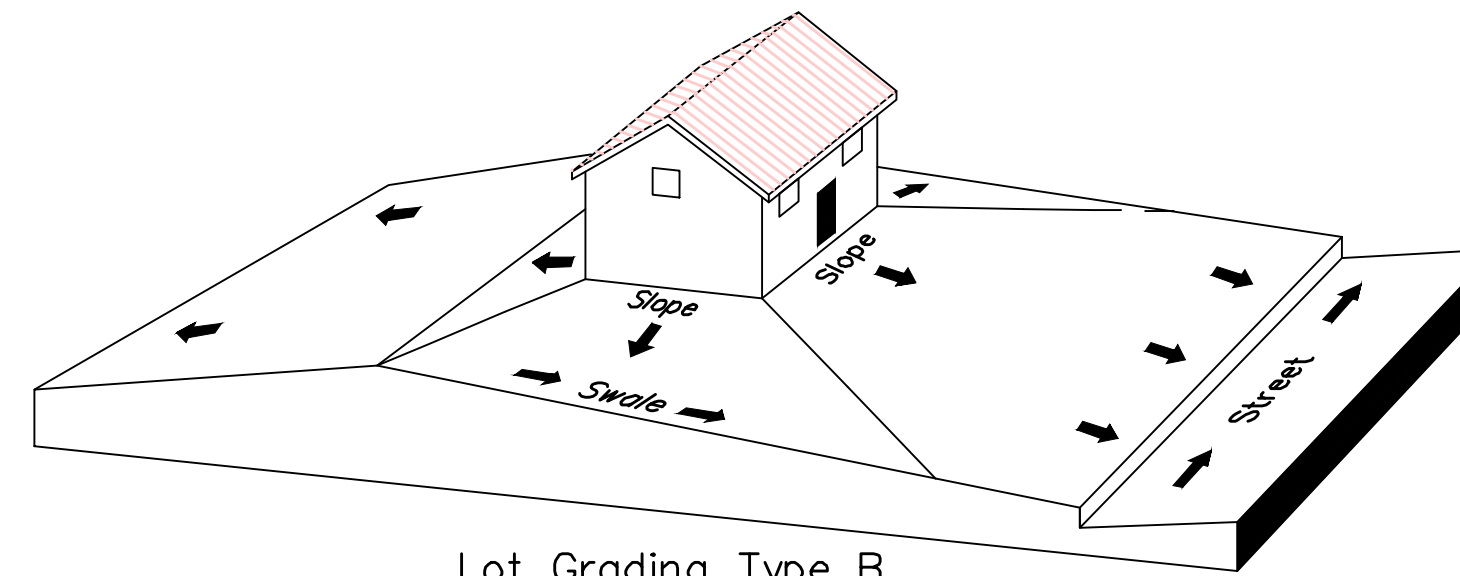
TYPICAL LOT DRAINAGE SWALE
-NTS-



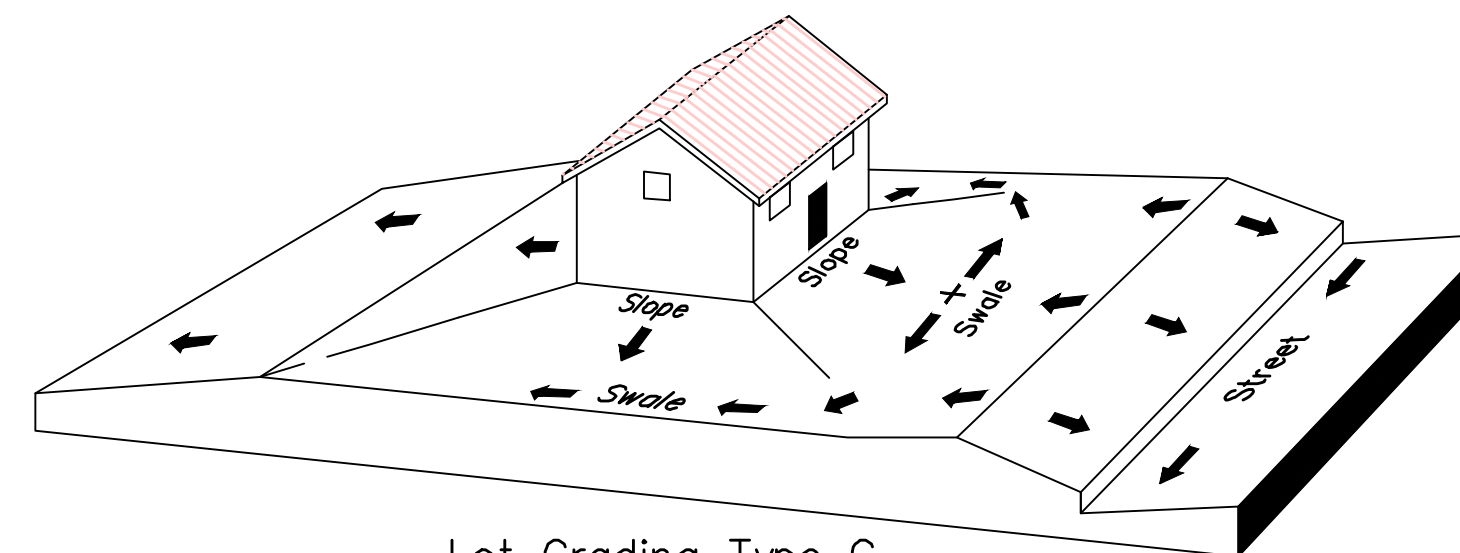
TYPICAL LOT GRADING
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

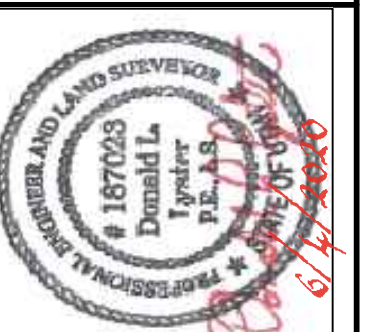
** ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR **

Lot Drainage -

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

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

DATE: 6.4.2020

PROJECT #

REVISIONS:

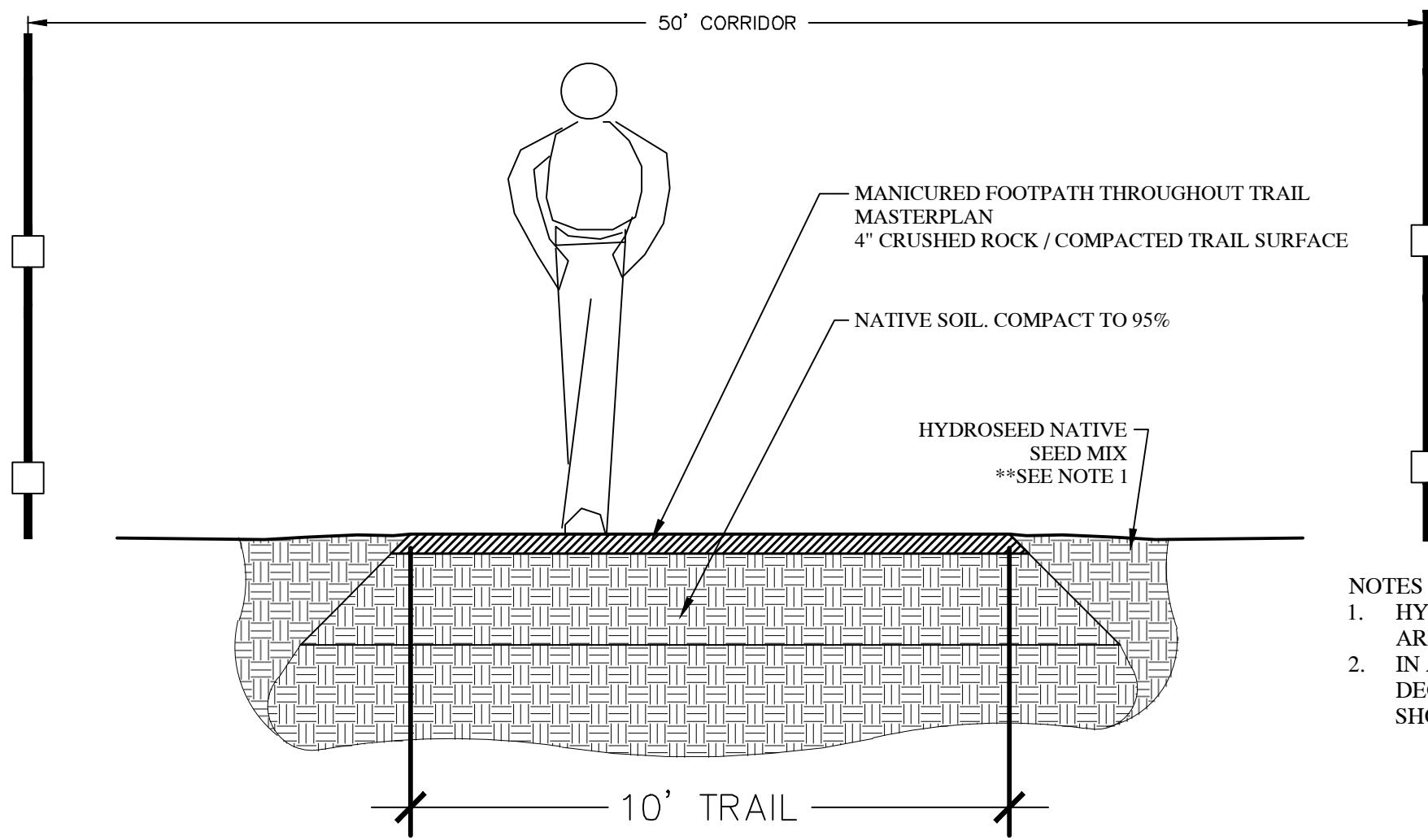
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GRADING PLANS

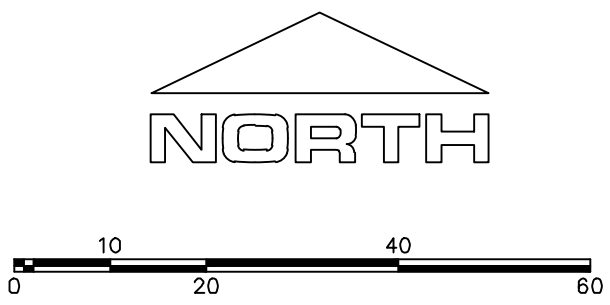
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GR-02

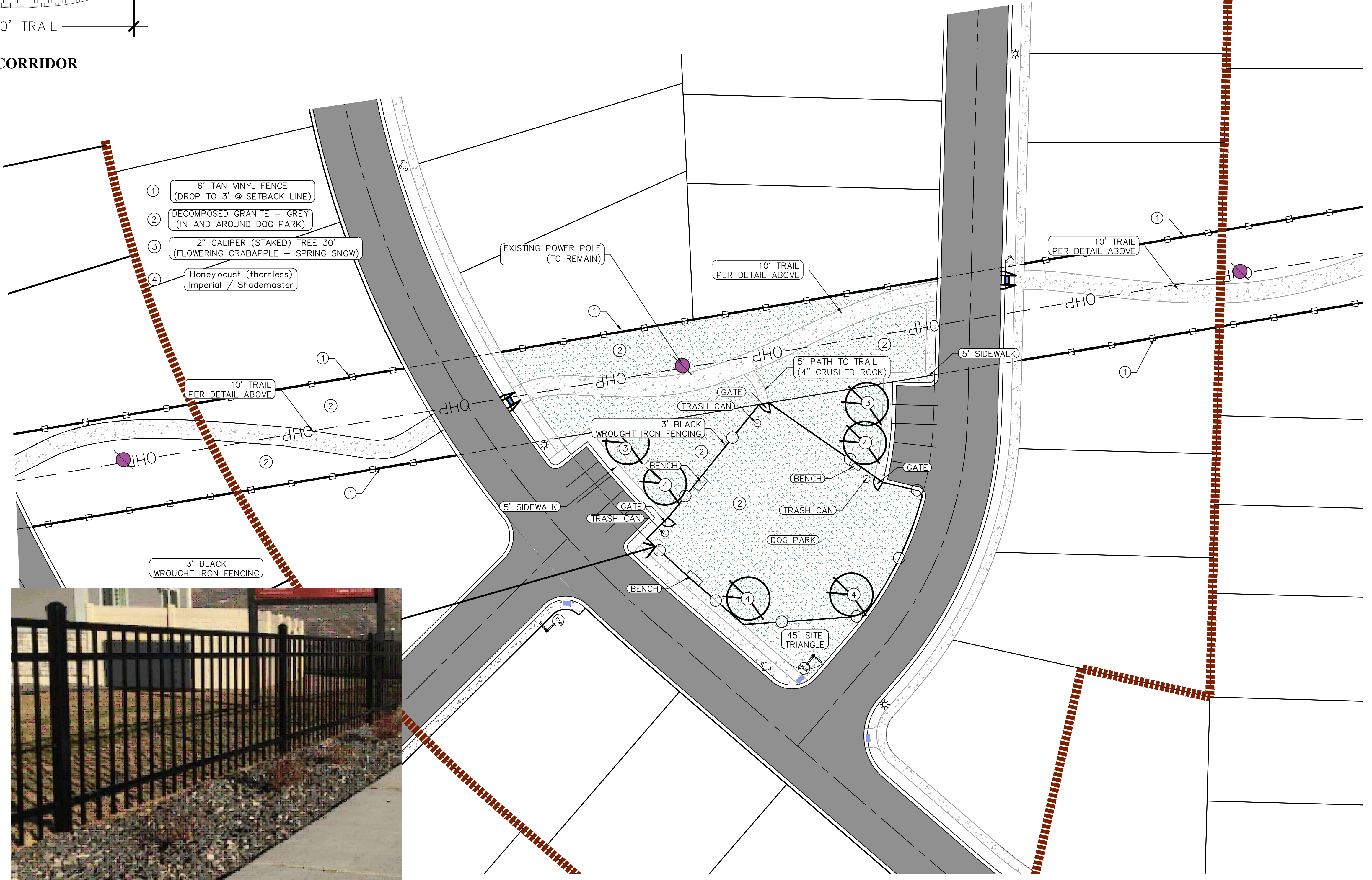


TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. IN AREAS AROUND THE DOG PARK DECOMPOSED GRANITE TO BE PLACED (AS SHOWN)



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

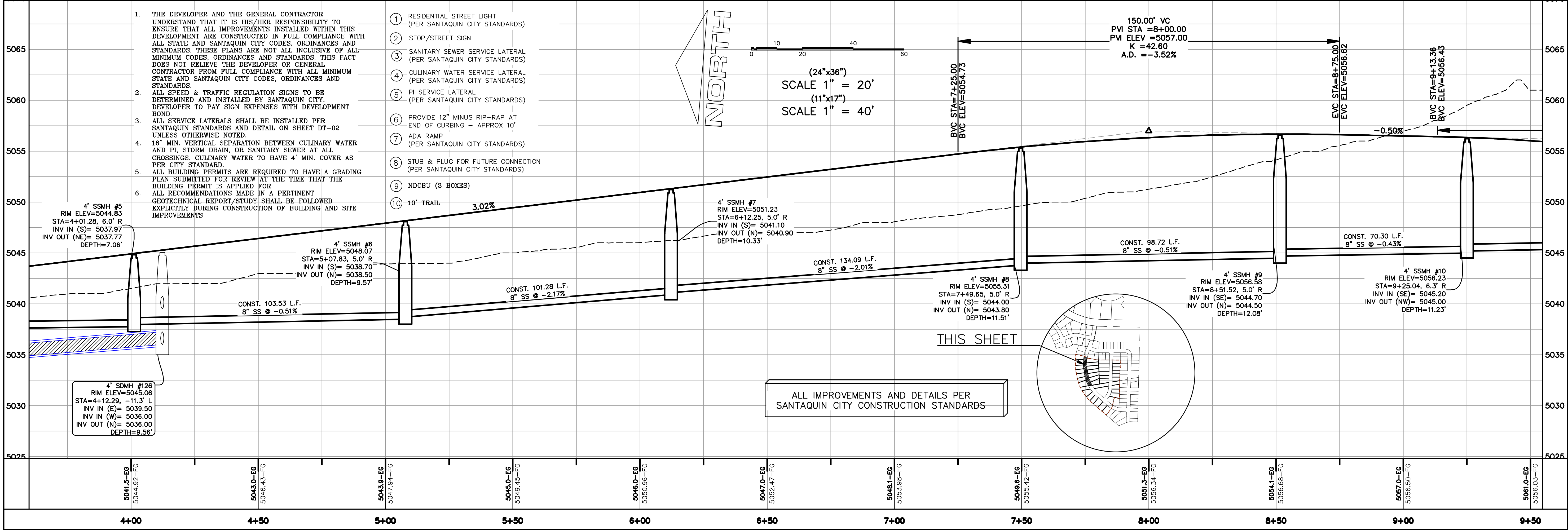
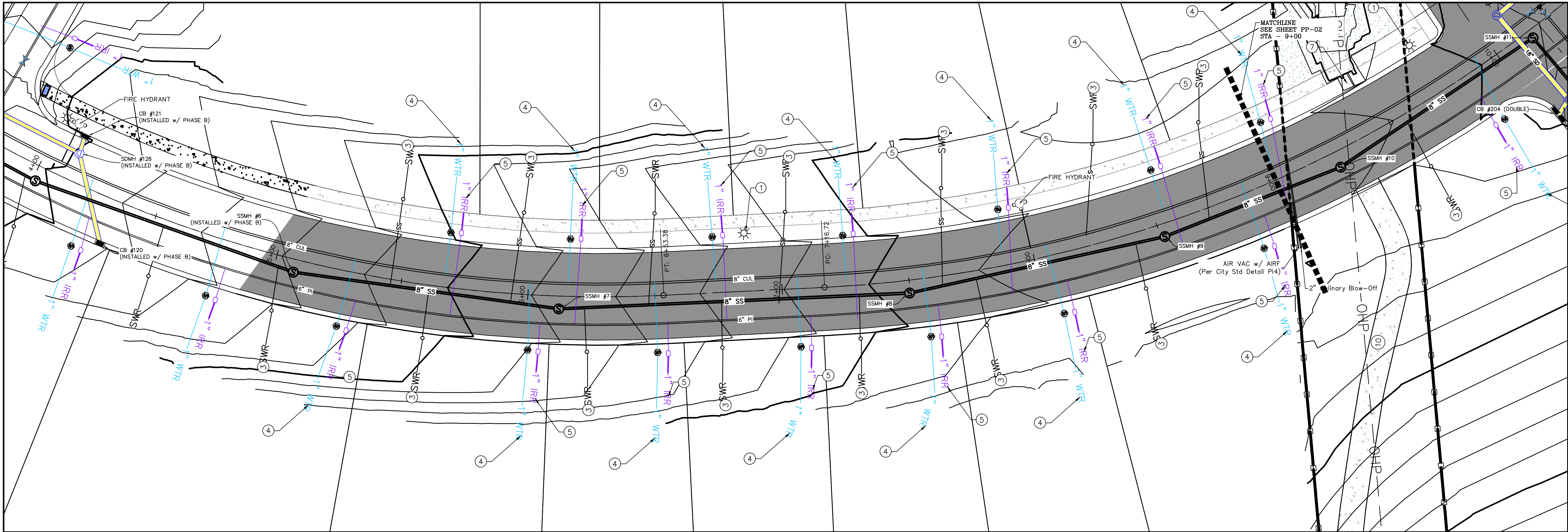


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SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01



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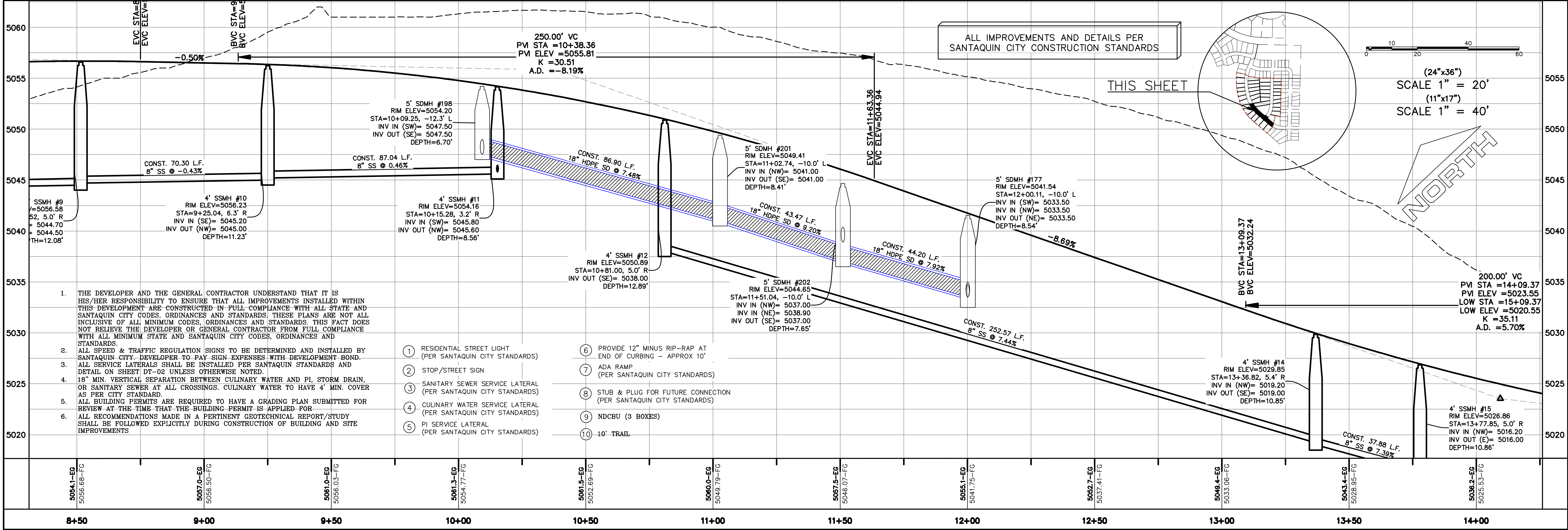
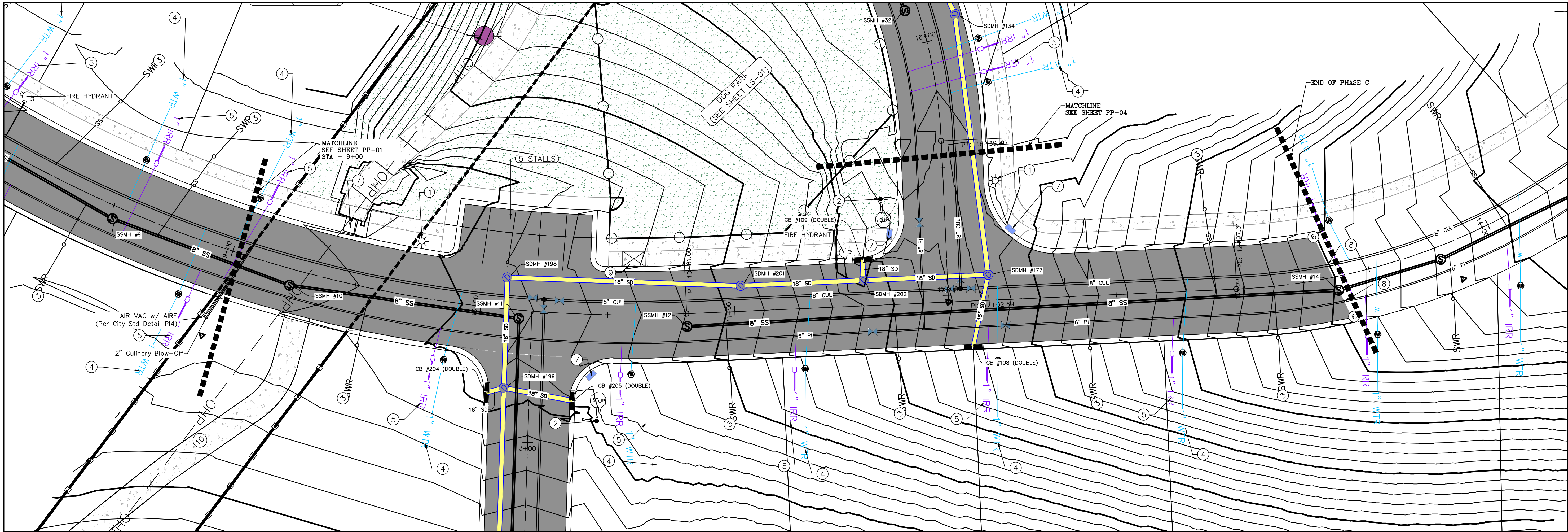
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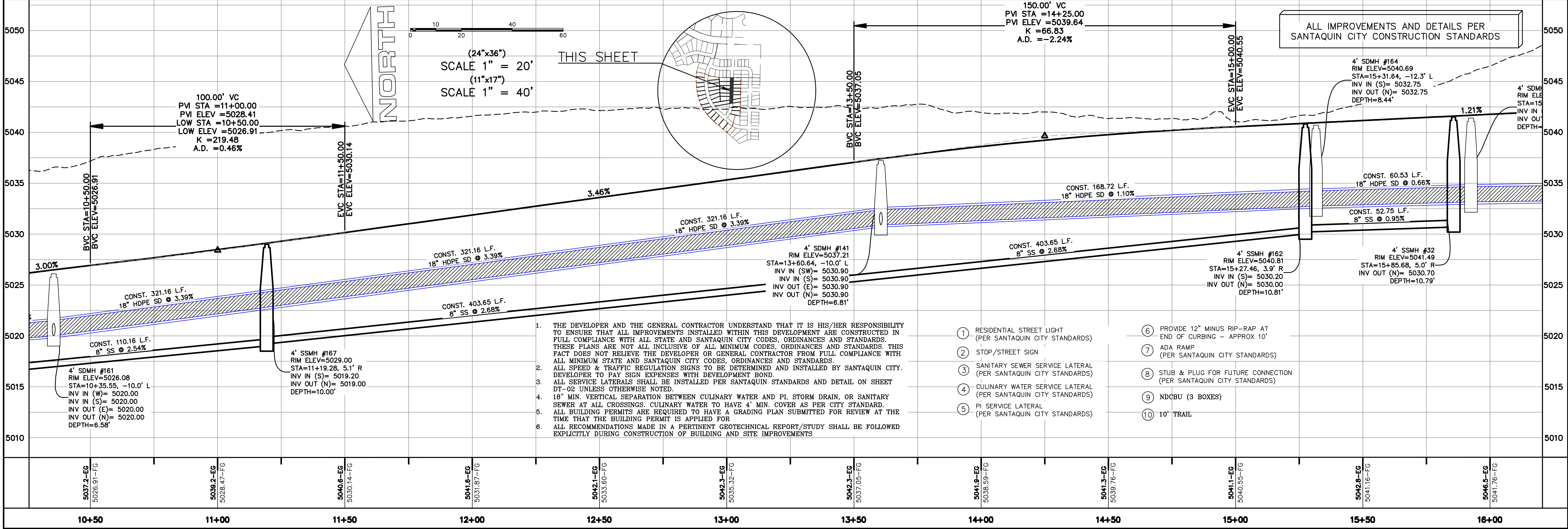
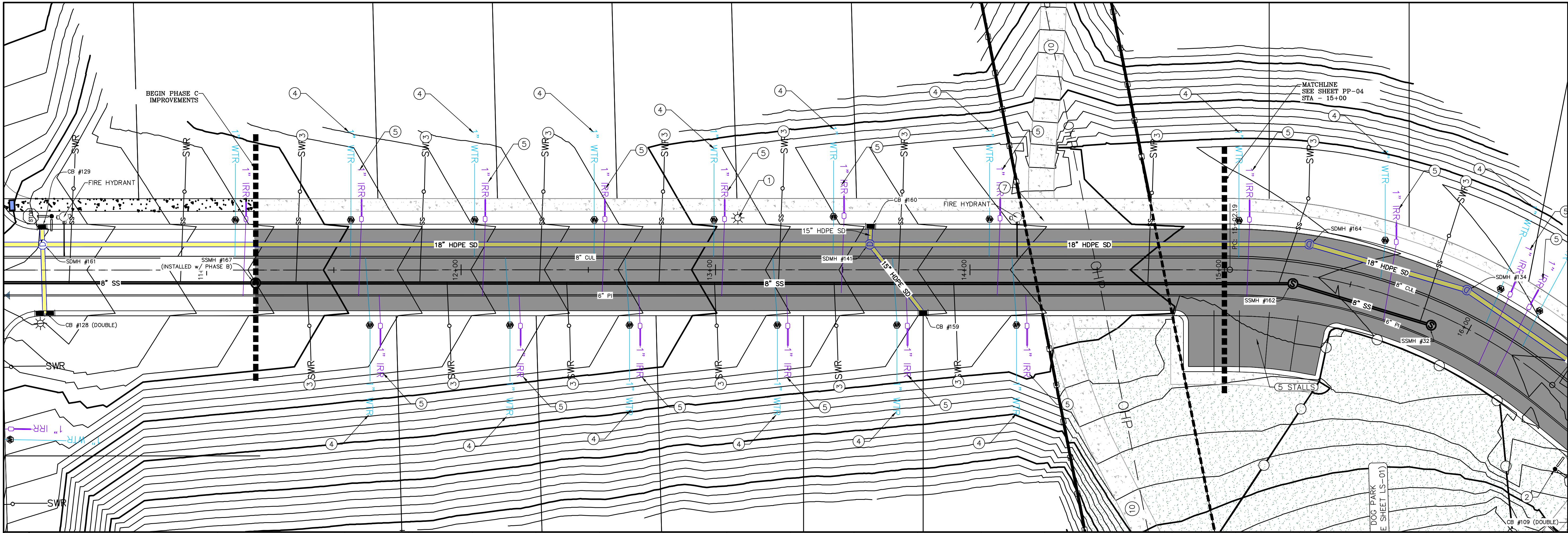


THE HILLS @ SUMMIT RIDGE
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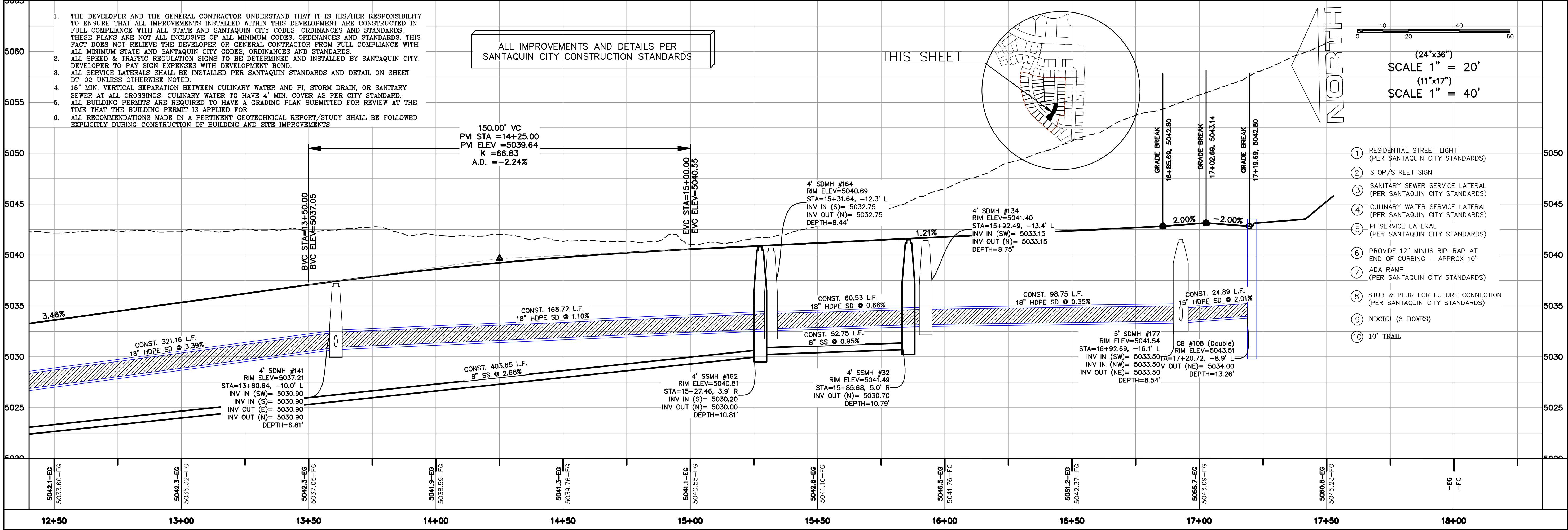
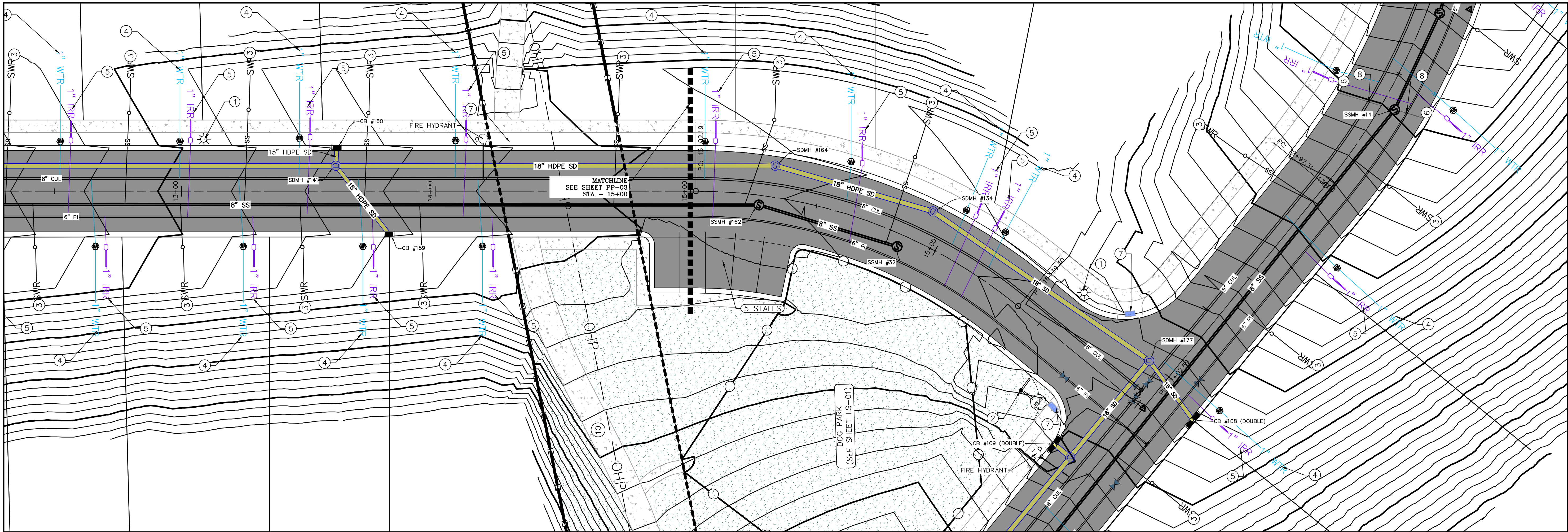
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PLAN & PROFILE
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PP-02





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**THE HILLS @ SUMMIT RIDGE
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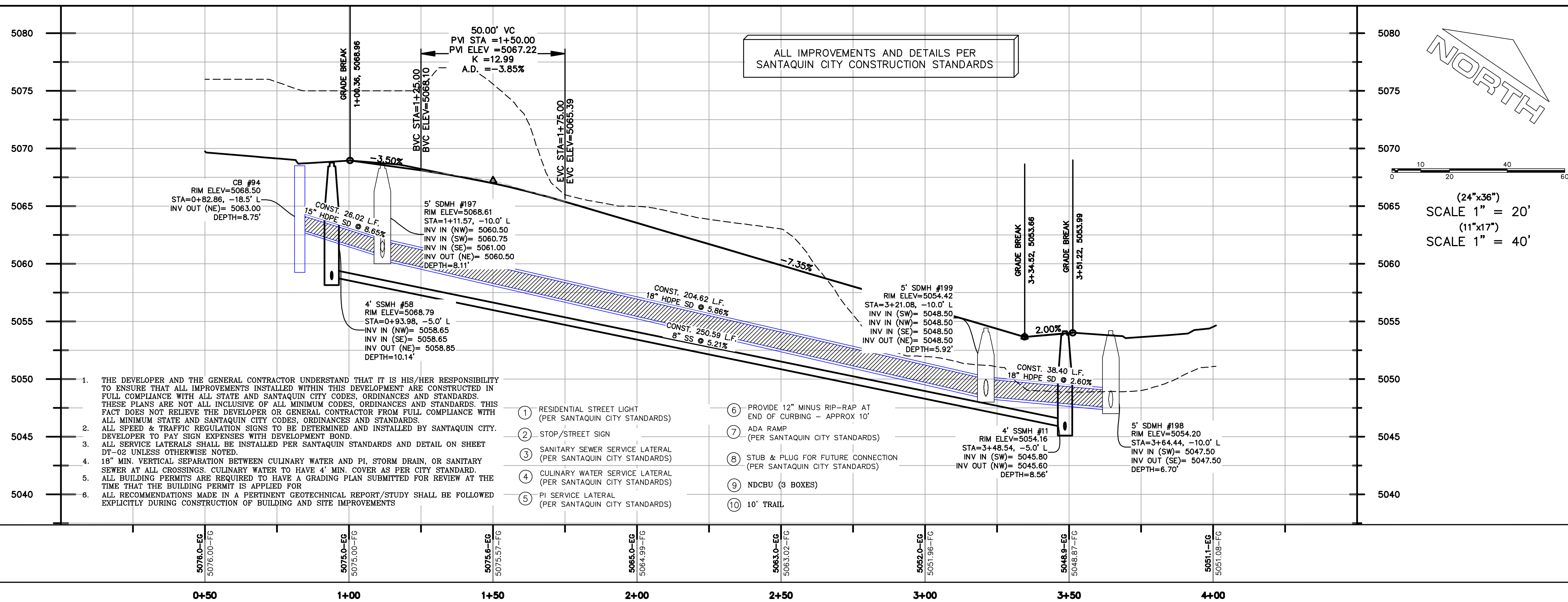
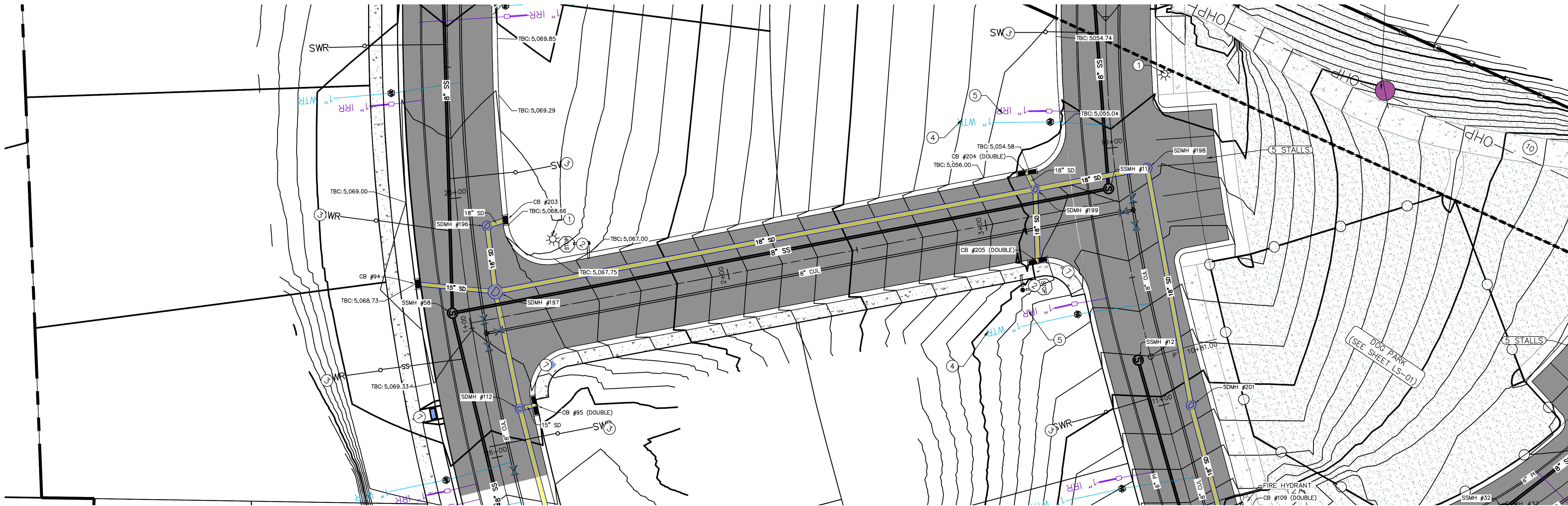
DATE: 6.4.2020
PROJECT #

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PLAN & PROFILE

SHEET:
PP-04



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

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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02

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

NOTES:

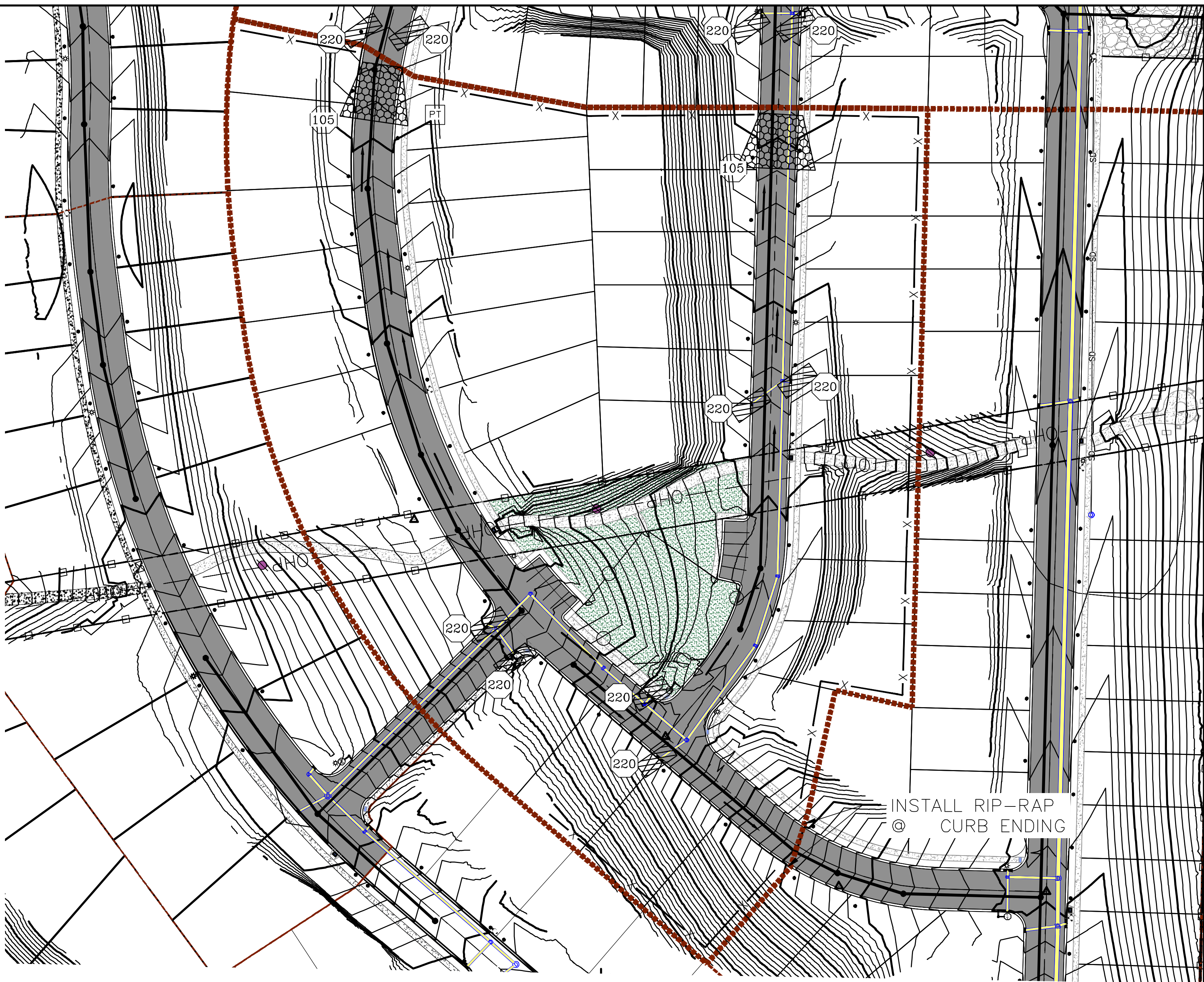
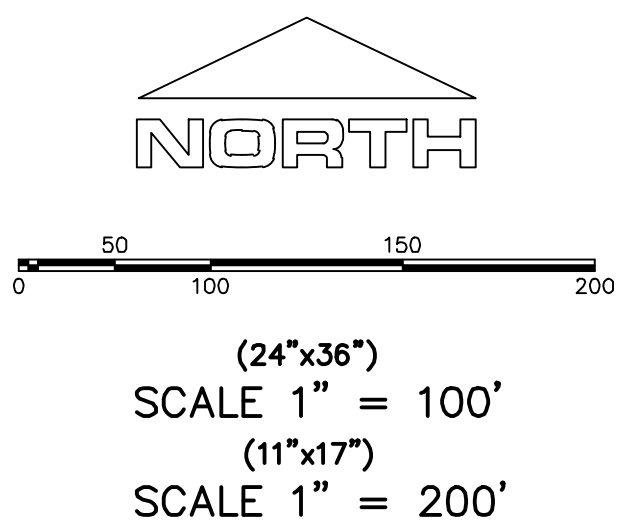
1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT 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. 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
(4" Uppercase Bold Letters)
- Office Phone Contact ###-###-####
(4" Bold Numbers)
- Cell Phone Contact ###-###-####
(4" Bold Numbers)
- IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
(3" Uppercase Bold Letters and 3" Bold Numbers)
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS..

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INSTALL RIP-RAP
@ CURB ENDING

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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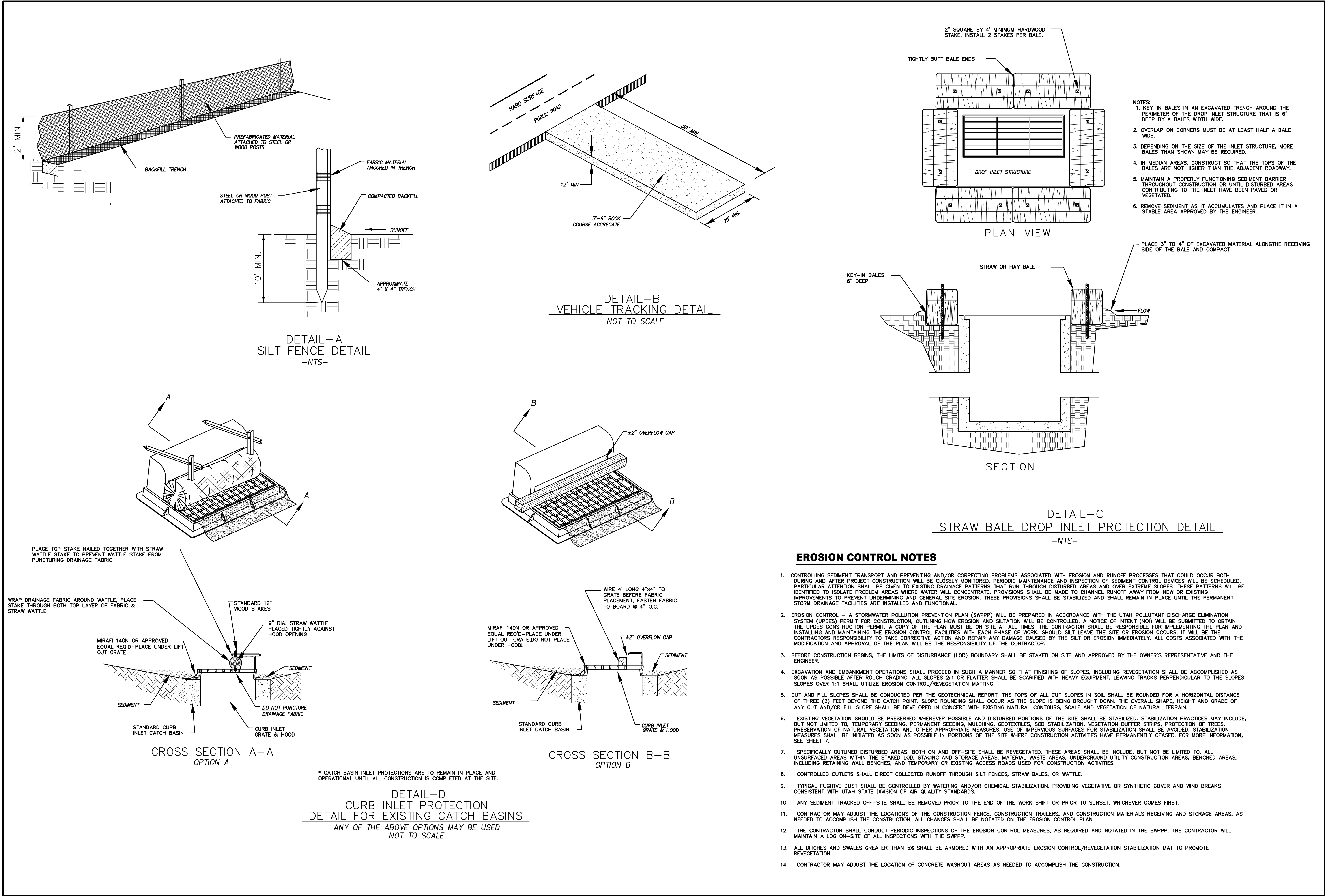
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SHEET NAME:
EROSION CONTROL PLAN

SHEET:

EC-01



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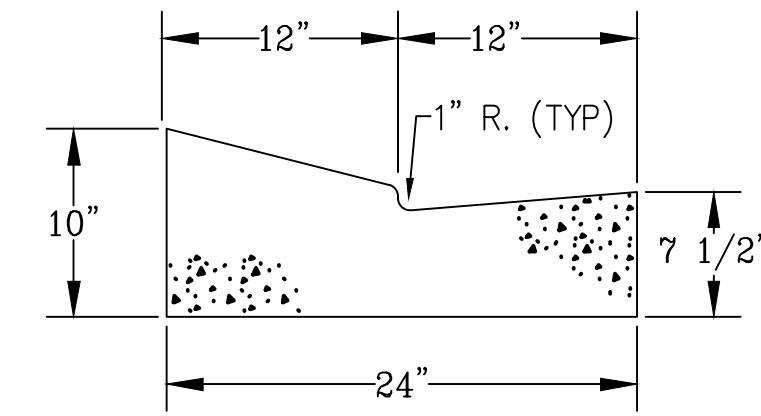
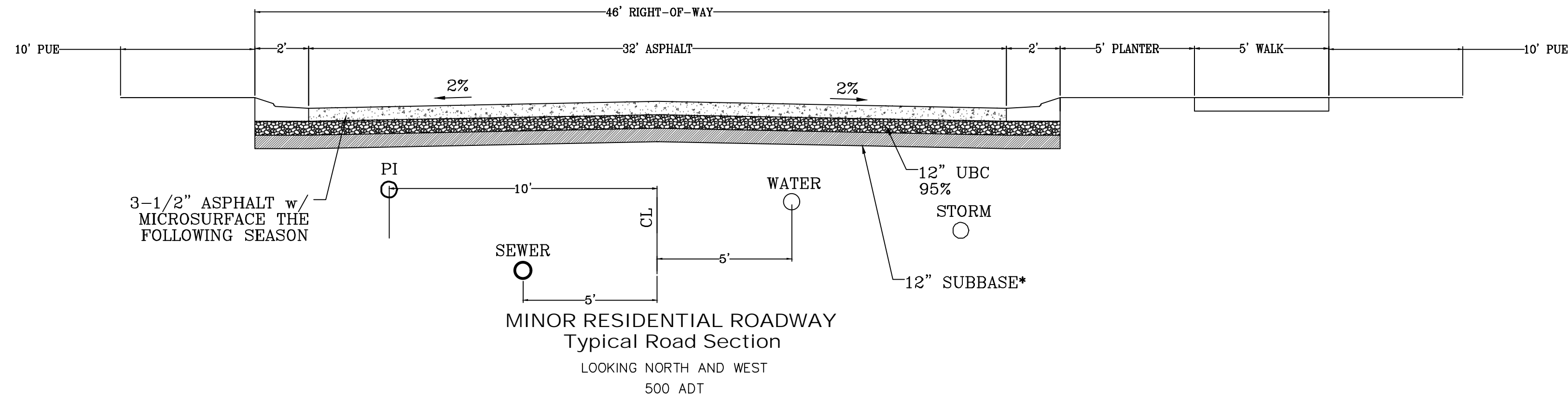


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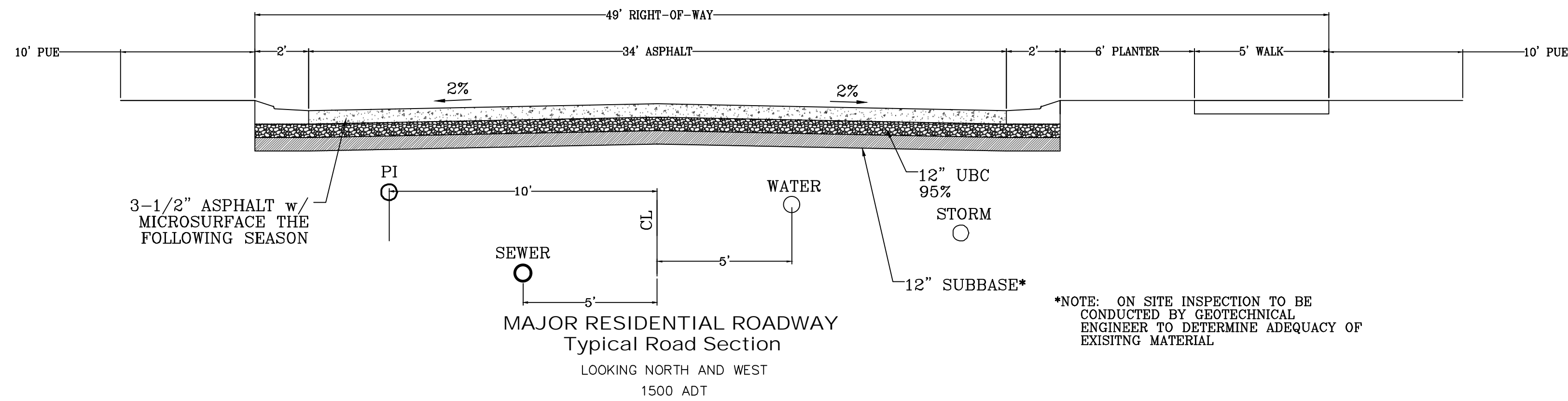
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EROSION CONTROL DETAILS

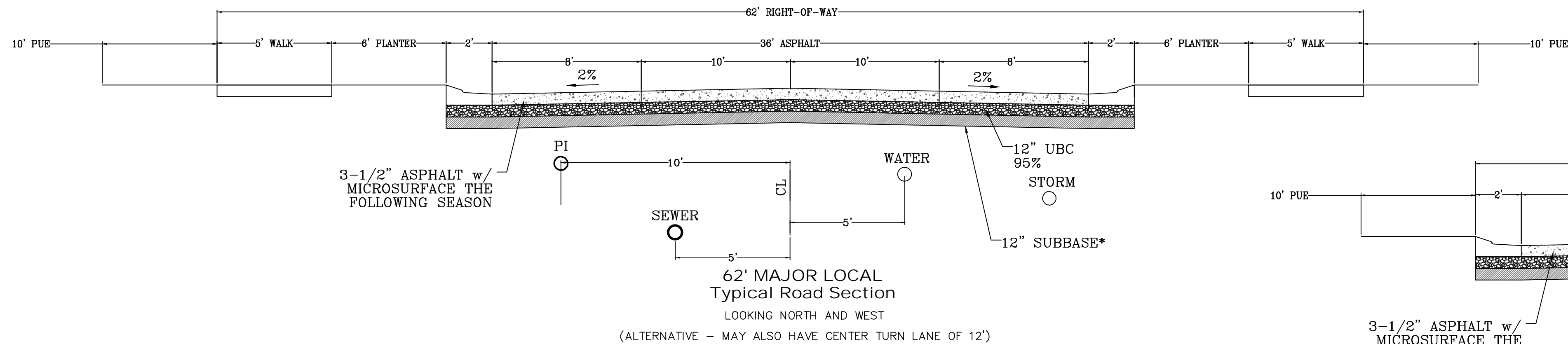
SHEET:
EC-02



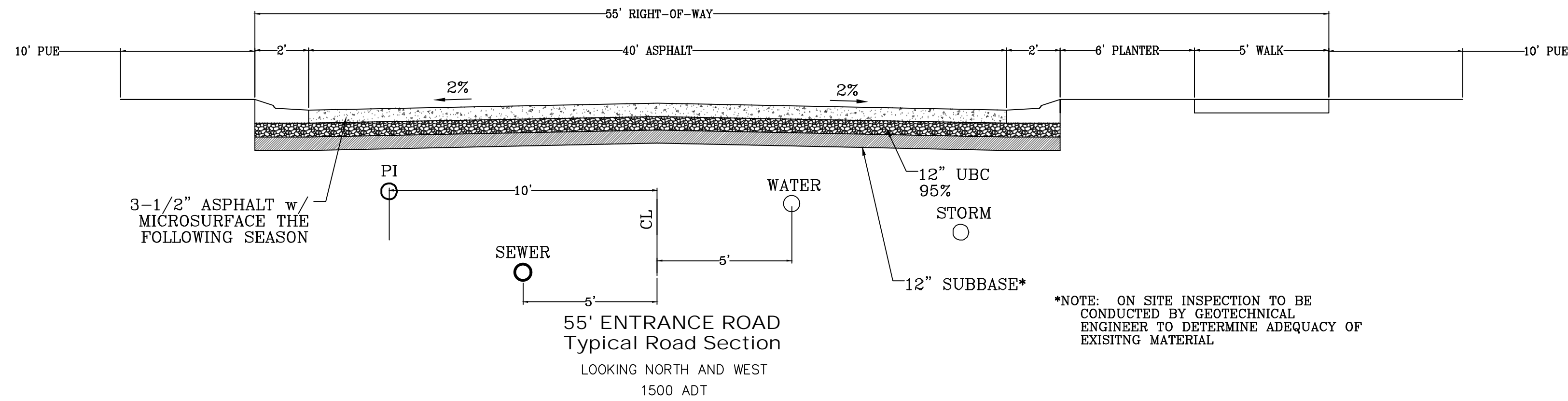
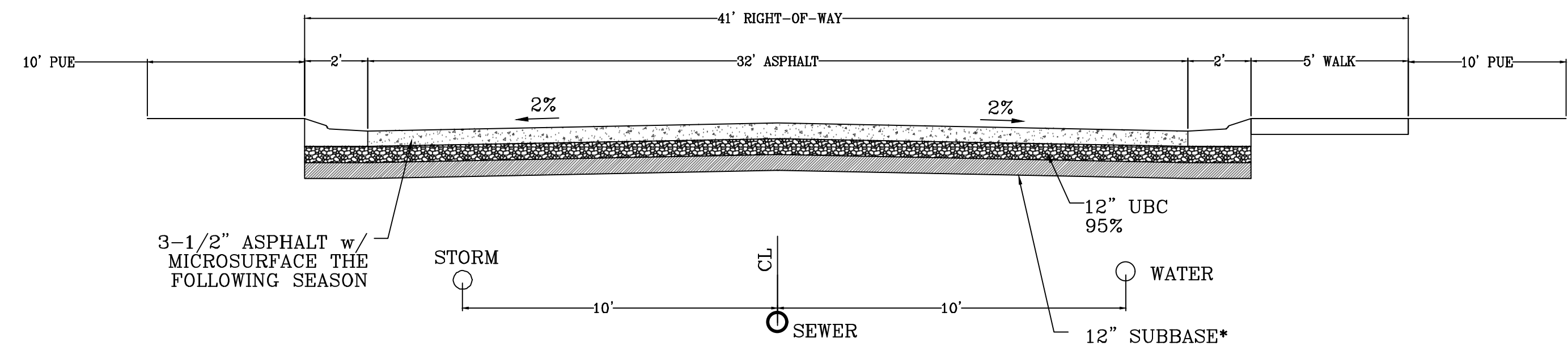
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



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



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

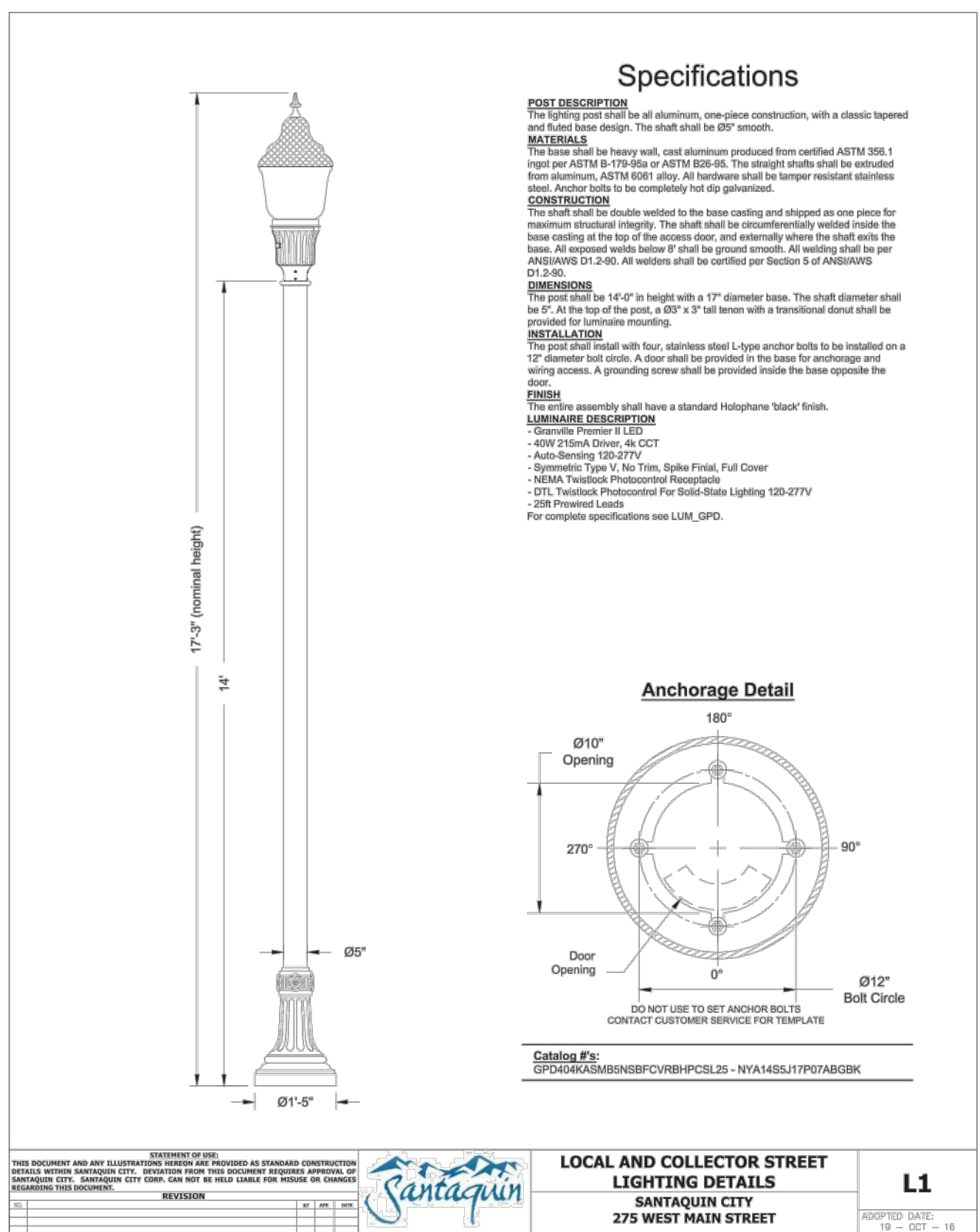
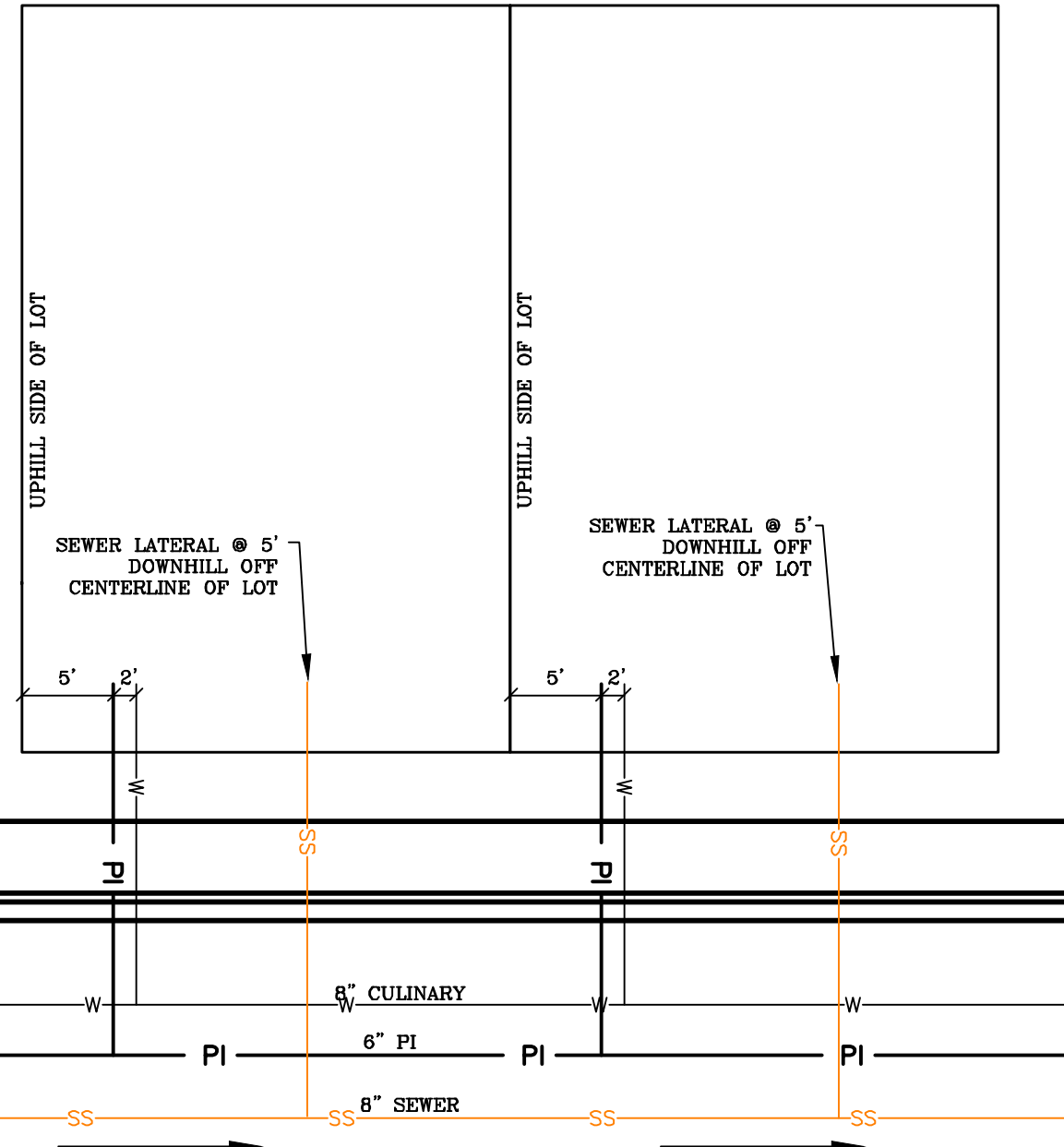
region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

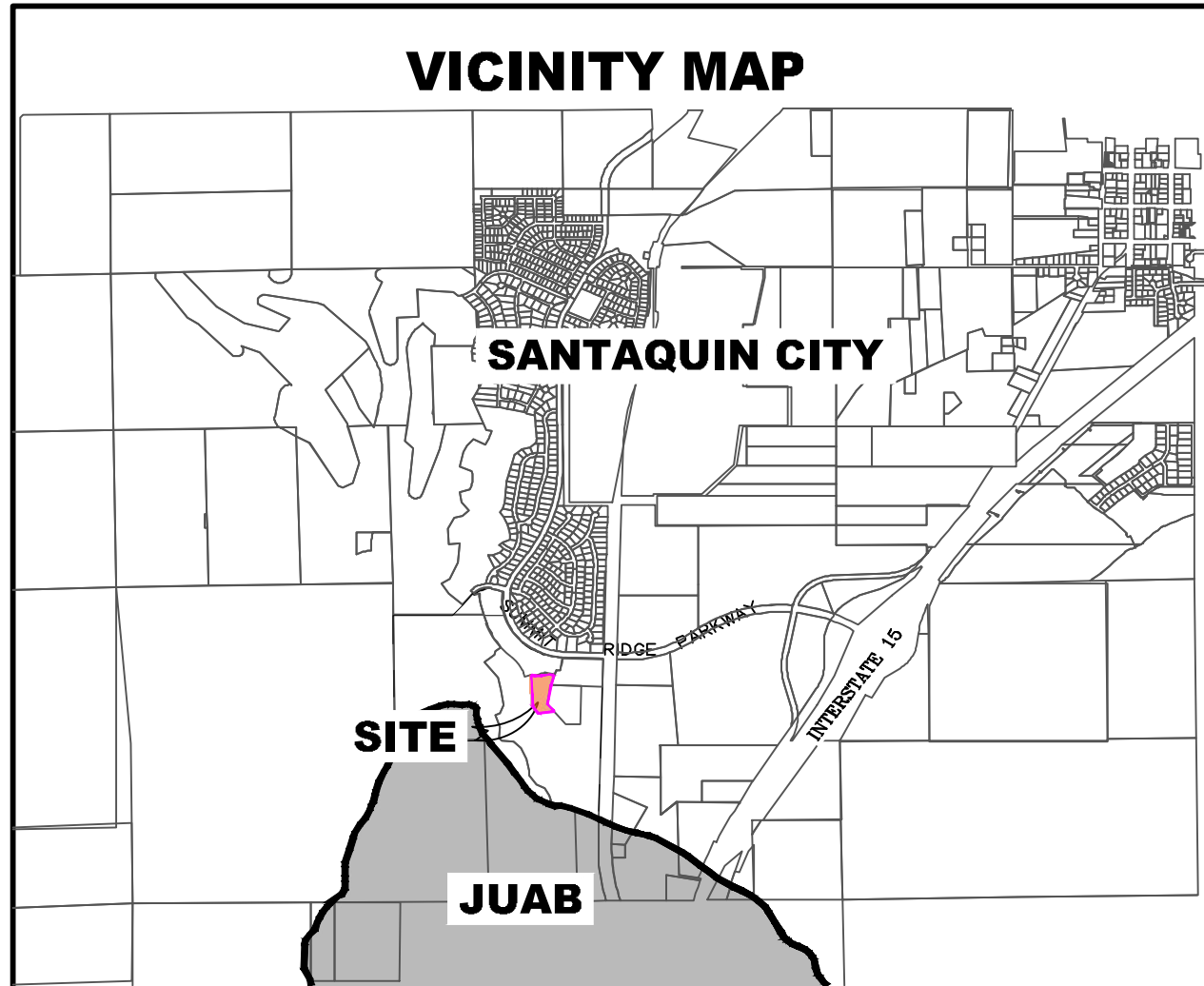


**THE HILLS @ SUMMIT RIDGE
PHASE 'C'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01





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.

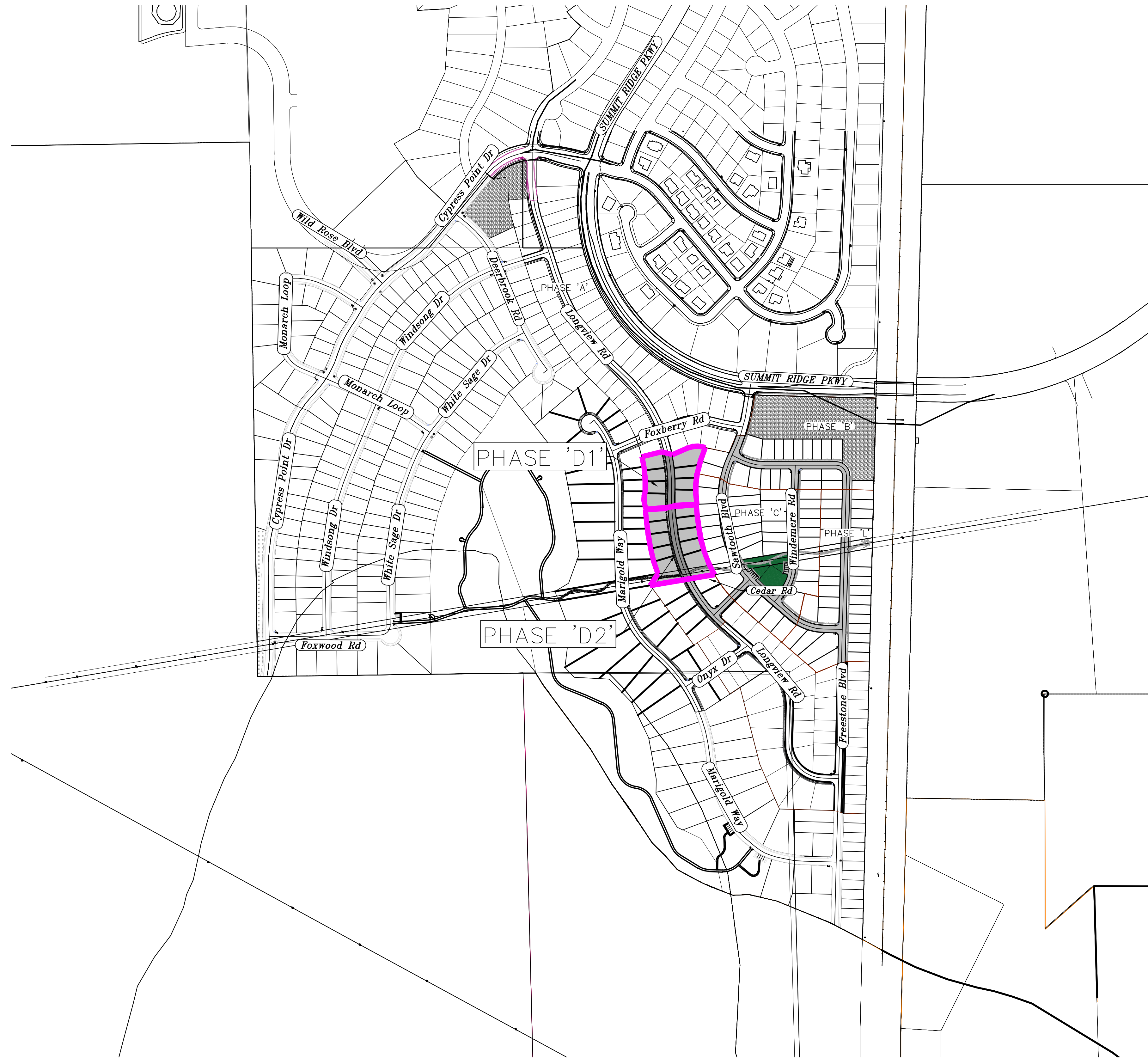
C:\USERS\SHERRING\PROJECTS\REGION PROJECTS\REGION ENGINEERING PROJECTS\01\PROJECTS\2018\016_SUMMIT RIDGE\2_SHEET FILES\PHASE 'D1 + D2'

The Hills @ Summit Ridge

PHASE 'D1 + D2'

June 20

Santaquin, Utah County, Utah



AREA D1 + D2	
TOTAL PLAT ACREAGE	3.85 ACRES
TOTAL LOT ACREAGE	2.86 ACRES
TOTAL ROW ACREAGE	0.72 ACRES
TOTAL OPEN SPACE	0.27 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	4.68 / du
NUMBER OF LOTS	18 LOTS

AREA - D1	
TOTAL PLAT ACREAGE	1.67 ACRES
TOTAL LOT ACREAGE	1.37 ACRES
TOTAL ROW ACREAGE	0.30 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	4.79 / du
NUMBER OF LOTS	8 LOTS

AREA - D2	
TOTAL PLAT ACREAGE	2.18 ACRES
TOTAL LOT ACREAGE	1.49 ACRES
TOTAL ROW ACREAGE	0.42 ACRES
TOTAL OPEN SPACE	0.27 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	4.59 / du
NUMBER OF LOTS	10 LOTS

**PROJECT ENGINEER
& SURVEYOR**

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

PROJECT DEVELOPER

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

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

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



Engineering
& Surveying

region

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

THE HILLS @ SUMMIT RIDGE

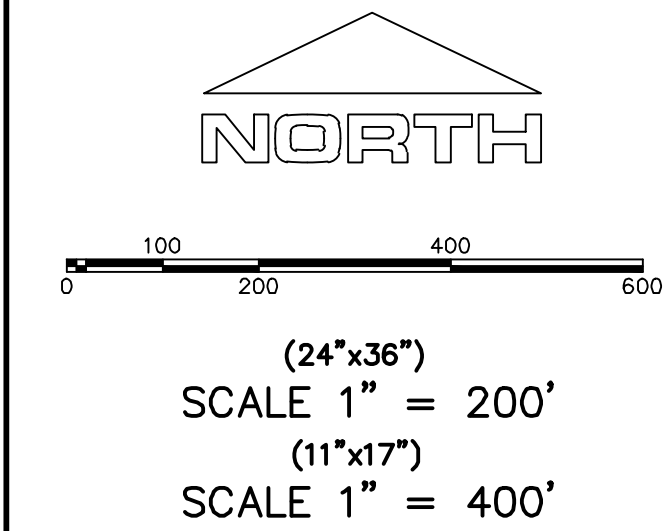
PHASE 'D1 + D2'

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

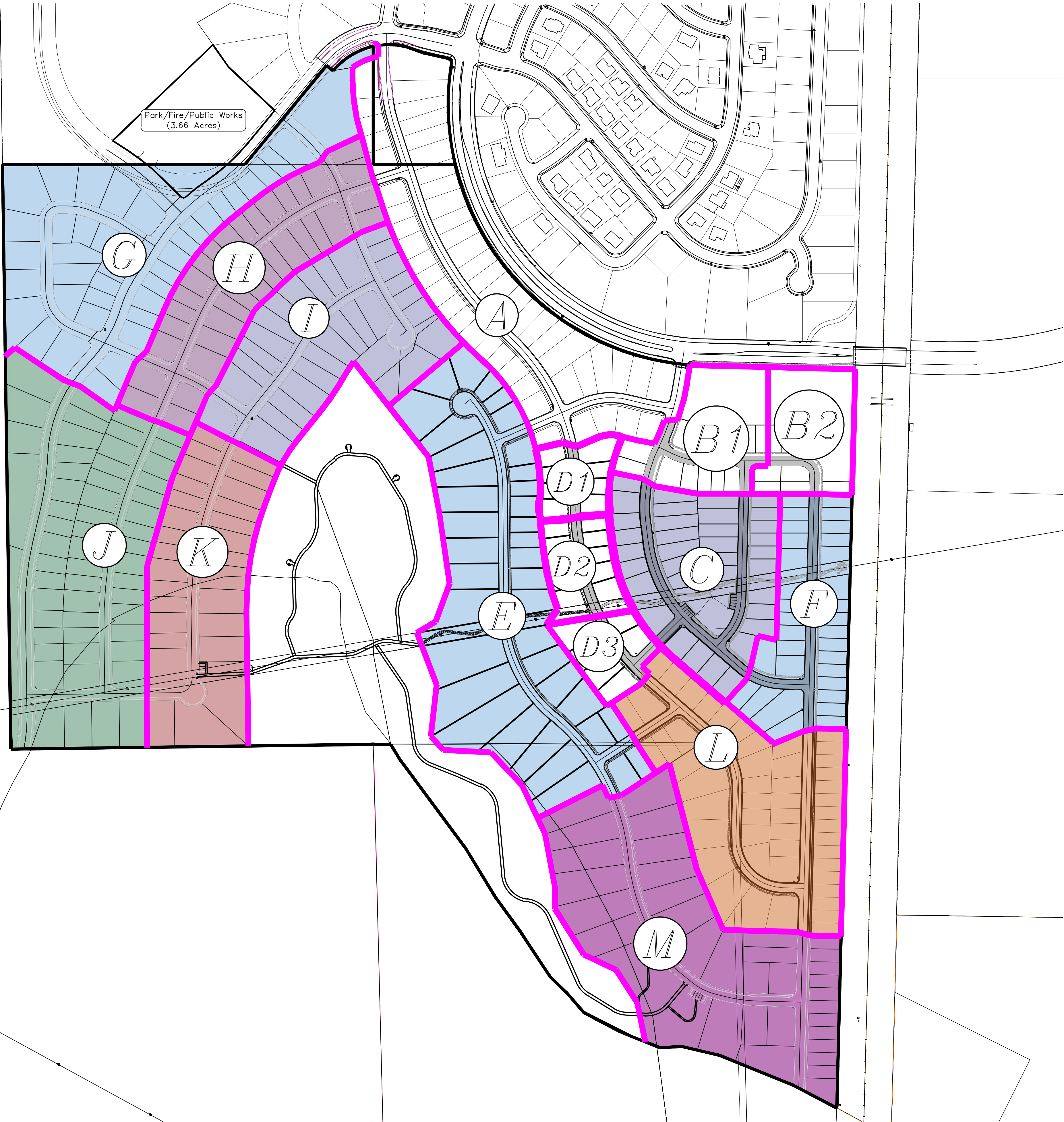
DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



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



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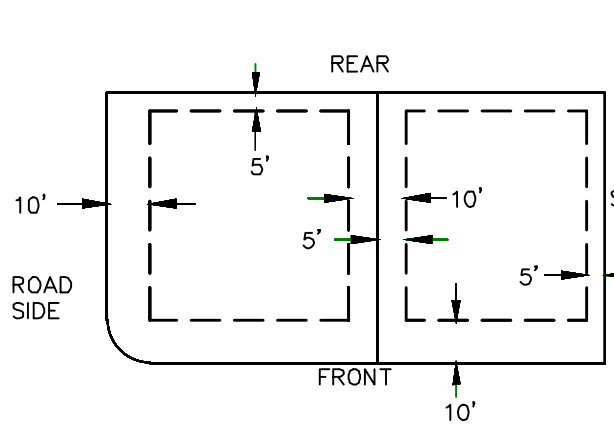
THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020	
PROJECT #	
REVISIONS:	
<div>1</div>	
<div>2</div>	
<div>3</div>	

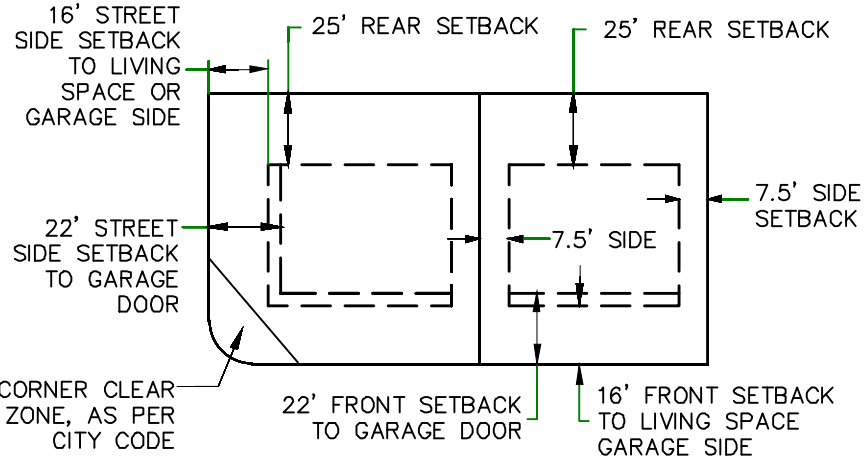
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

PUBLIC UTILITY EASEMENTS

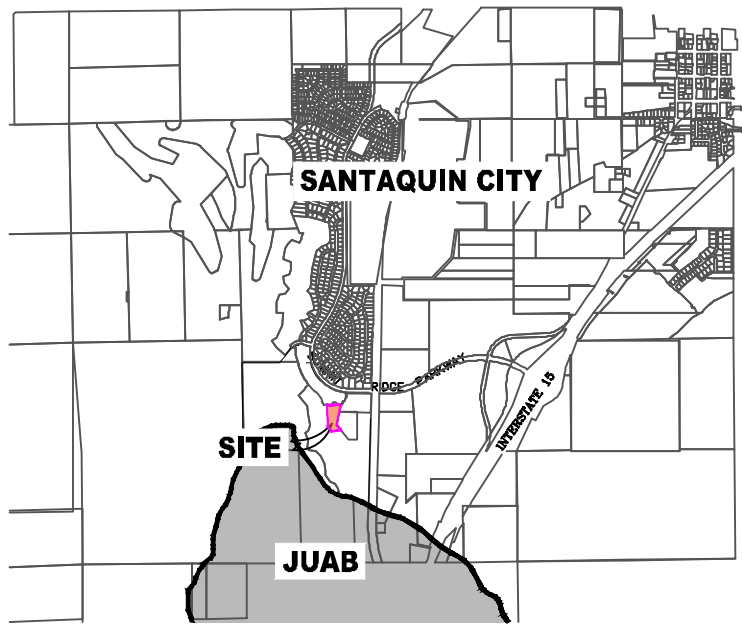


BUILDING SETBACKS (MINIMUM)

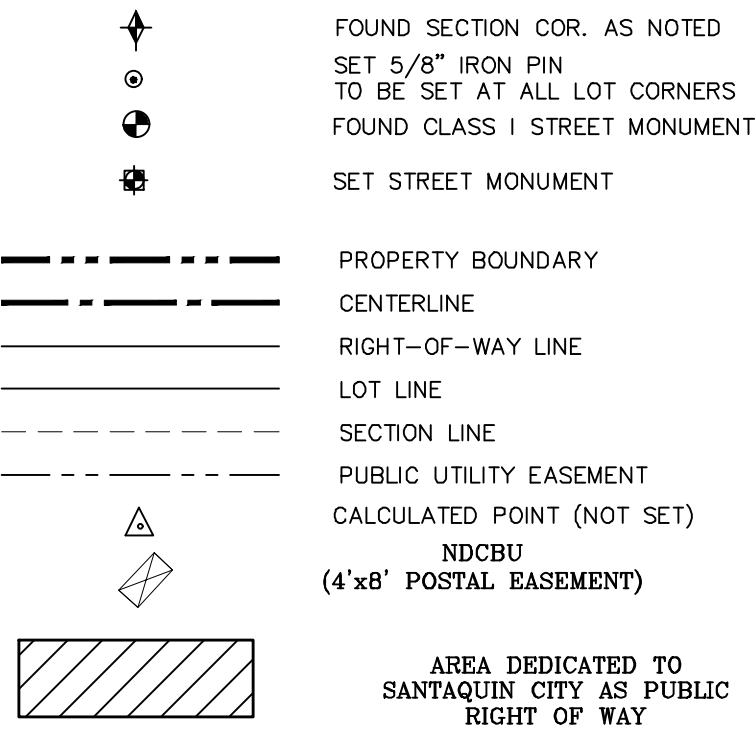


THE HILLS ® SUMMIT RIDGE
PHASE 'D1'

VICINITY MAP



LEGEND



BASIS OF BEARING

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

NOTES:

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

UTILITIES APPROVAL

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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____



0 30 60 120 180

(24\"/>

SCALE 1\"/>

(11\"/>

SCALE 1\"/>

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20 _____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

SHEET 1 of 1

Surveyor's Certificate

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

Boundary Description

THE HILLS - PHASE D1

BEGINNING AT A POINT ON A CURVE THAT IS S.88°46'03\"/>

SAID CURVE TURNING TO THE LEFT THROUGH 12° 11' 15\", HAVING A RADIUS OF 635.00 FEET, AND WHOSE LONG CHORD BEARS S 17° 36' 46\"/>

THENCE, S 87° 34' 43\"/>

THENCE, S 72° 54' 02\"/>

THENCE, S 86° 38' 16\"/>

SAID CURVE TURNING TO THE RIGHT THROUGH 05° 55' 04\", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 24' 12\"/>

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15° 58' 32\", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 25' 56\"/>

THENCE, N 76° 34' 48\"/>

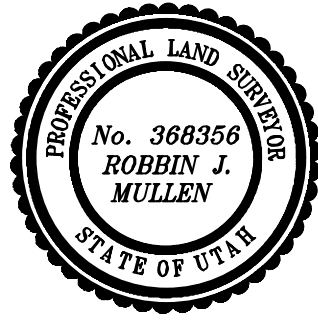
THENCE, S 75° 24' 39\"/>

THENCE, N 66° 39' 05\"/>

SAID CURVE TURNING TO THE RIGHT THROUGH 38° 36' 53\", HAVING A RADIUS OF 115.00 FEET, AND WHOSE LONG CHORD BEARS N 85° 57' 32\"/>

SAID CURVE TURNING TO THE LEFT THROUGH 00° 32' 44\", HAVING A RADIUS OF 1247.56 FEET, AND WHOSE LONG CHORD BEARS S 75° 00' 23\"/>

CONTAINING 1.67 ACRES OF LAND AND 8 LOTS



DATE

OWNERS DEDICATION

SURVEYOR
(See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER
(See Seal Below)

CLERK-RECORDER
(See Seal Below)

THE HILLS ® SUMMIT RIDGE
PHASE 'D1'

UTAH COUNTY, UTAH

SCALE: 1\"/>

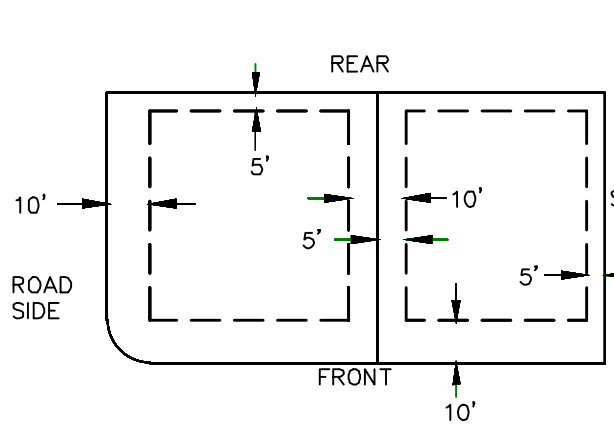
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

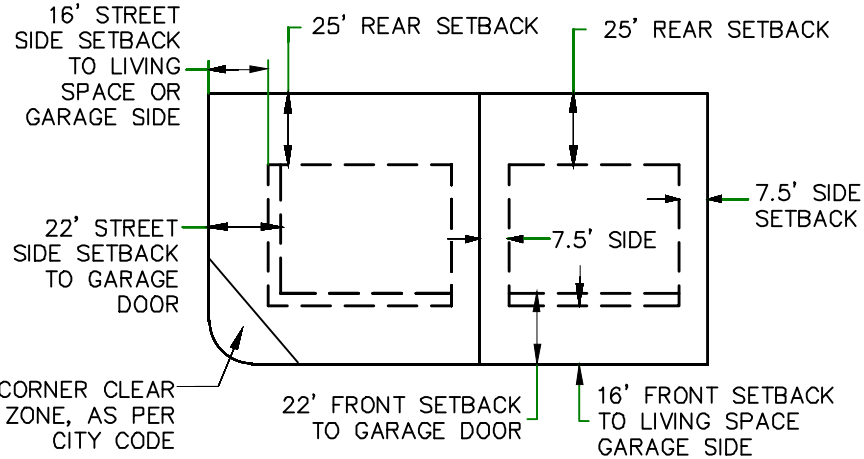
COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

PUBLIC UTILITY EASEMENTS



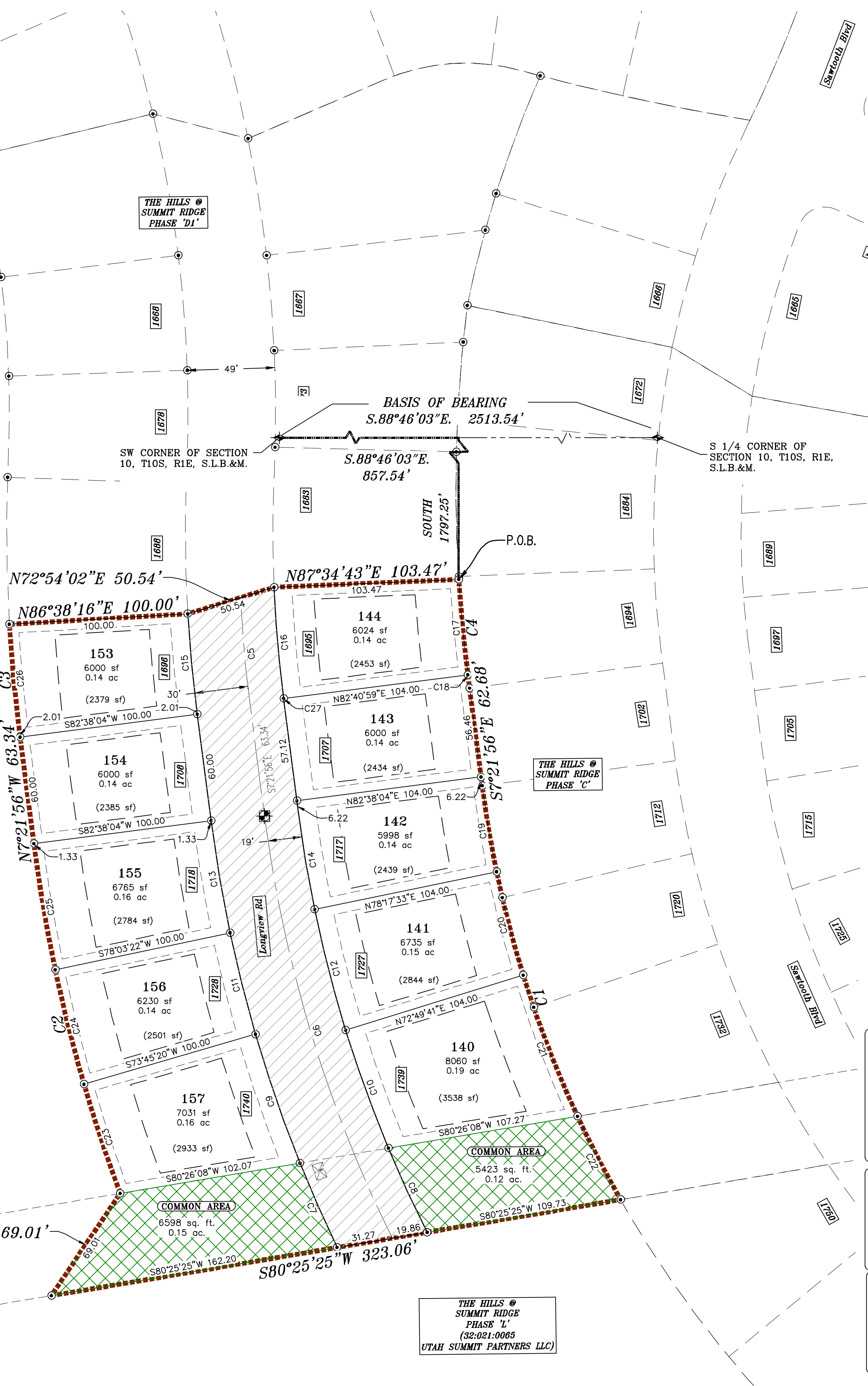
BUILDING SETBACKS (MINIMUM)



THE HILLS ® SUMMIT RIDGE
PHASE 'D2'

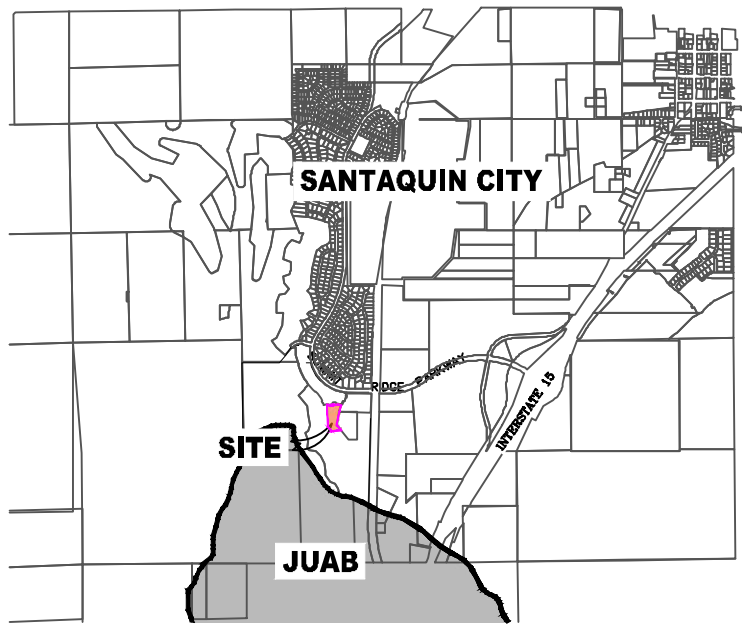
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	244.53'	627.00'	242.98'	S18°32'17"E	22°20'42"
C2	200.72'	880.00'	200.29'	N13°54'00"W	13°04'07"
C3	61.49'	880.00'	61.47'	N5°21'50"W	4°00'12"
C4	54.78'	822.40'	54.77'	S5°28'49"E	3°48'59"
C5	59.75'	750.00'	59.73'	S5°05'00"E	4°33'51"
C6	247.86'	750.00'	246.73'	S16°49'59"E	18°56'07"
C7	51.61'	780.00'	51.61'	N23°44'38"W	3°47'29"
C8	51.84'	731.00'	51.82'	S24°43'02"E	4°03'46"
C9	76.29'	780.00'	76.26'	N19°02'47"W	5°36'14"
C10	70.35'	731.00'	70.32'	S19°55'44"E	5°30'50"
C11	58.55'	780.00'	58.53'	N14°05'39"W	4°18'02"
C12	69.72'	731.00'	69.69'	S14°26'23"E	5°27'53"
C13	62.33'	780.00'	62.31'	N9°39'17"W	4°34'42"
C14	55.40'	731.00'	55.38'	S9°32'11"E	4°20'31"
C15	54.50'	780.00'	54.49'	N5°21'50"W	4°00'12"
C16	62.46'	731.00'	62.44'	S4°52'09"E	4°53'44"
C17	53.59'	822.40'	53.58'	S5°26'20"E	3°44'01"
C18	1.19'	822.40'	1.19'	S7°20'49"E	0°04'58"
C19	47.51'	627.00'	47.50'	S9°32'11"E	4°20'31"
C20	59.80'	627.00'	59.78'	S14°26'23"E	5°27'53"
C21	84.70'	627.00'	84.63'	S21°02'31"E	7°44'23"
C22	52.51'	627.00'	52.50'	S27°18'40"E	4°47'55"
C23	64.35'	880.00'	64.34'	N18°20'22"W	4°11'23"
C24	66.05'	880.00'	66.04'	N14°05'39"W	4°18'02"
C25	70.32'	880.00'	70.30'	N9°39'17"W	4°34'42"
C26	61.49'	880.00'	61.47'	N5°21'50"W	4°00'12"
C27	0.62'	731.00'	0.62'	S7°20'28"E	0°02'55"

THE HILLS ®
SUMMIT RIDGE
PHASE 'B'
(32-021-0065
UTAH SUMMIT PARTNERS LLC)



THE HILLS ®
SUMMIT RIDGE
PHASE 'L'
(32-021-0065
UTAH SUMMIT PARTNERS LLC)

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

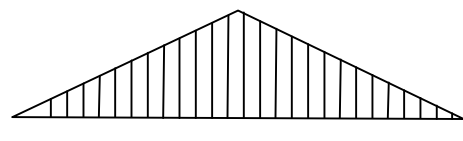
NOTES:

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

UTILITIES APPROVAL

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

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____



0 20 40 80 120

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

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

APPROVED THIS _____ DAY OF _____, 20 _____
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 D2

BEGINNING AT A POINT ON A CURVE THAT IS S.88°46'03"E. A DISTANCE OF 857.54' ALONG THE SECTION LINE AND SOUTH 1797.25' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 48' 59", HAVING A RADIUS OF 822.40 FEET, AND WHOSE LONG CHORD BEARS S 05° 28' 49" E FOR A DISTANCE OF 54.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 07° 21' 56" E FOR A DISTANCE OF 62.68 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 20' 42", HAVING A RADIUS OF 627.00 FEET, AND WHOSE LONG CHORD BEARS S 18° 32' 17" E FOR A DISTANCE OF 242.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 80° 25' 25" W FOR A DISTANCE OF 323.06 FEET TO A POINT ON A LINE.

THENCE, N 33° 55' 25" E FOR A DISTANCE OF 69.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13° 04' 07", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 54' 00" W FOR A DISTANCE OF 200.29 FEET.

THENCE, N 07° 21' 56" W FOR A DISTANCE OF 63.34 FEET TO THE BEGINNING OF A CURVE,

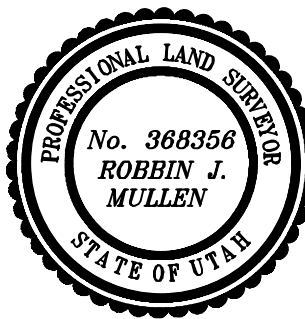
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 00' 12", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 21' 50" W FOR A DISTANCE OF 61.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 86° 38' 16" E FOR A DISTANCE OF 100.00 FEET TO A POINT ON A LINE.

THENCE, N 72° 54' 02" E FOR A DISTANCE OF 50.54 FEET TO A POINT ON A LINE.

THENCE N 87° 34' 43" E A DISTANCE OF 103.47 FEET TO THE POINT OF BEGINNING

CONTAINING 2.18 ACRES OF LAND AND 10 LOTS



DATE

OWNERS DEDICATION

SURVEYOR
(See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER
(See Seal Below)

CLERK-RECORDER
(See Seal Below)

THE HILLS ® SUMMIT RIDGE
PHASE 'D2'

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

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

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

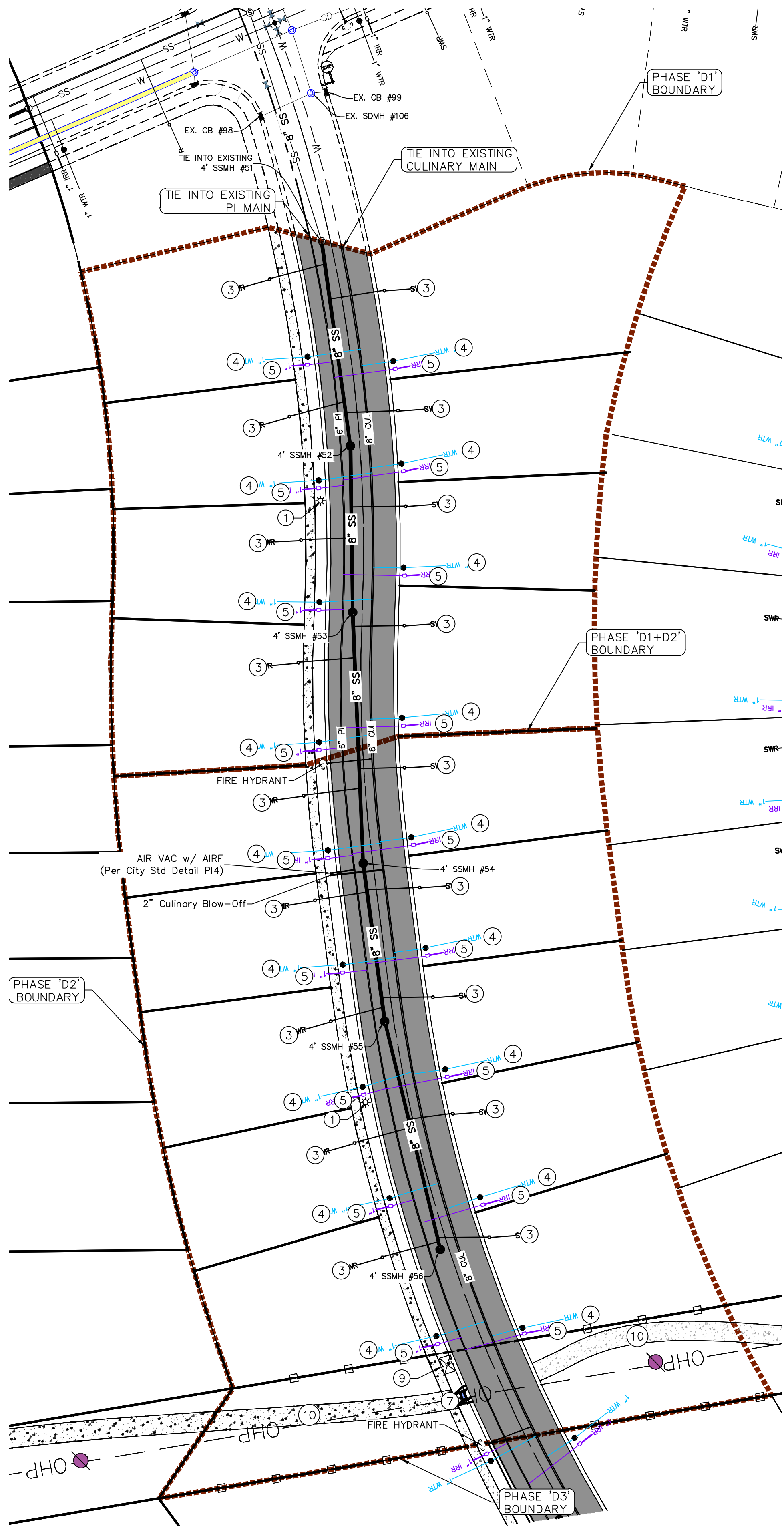
LEGEND

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

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 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020

PROJECT #

REVISIONS:

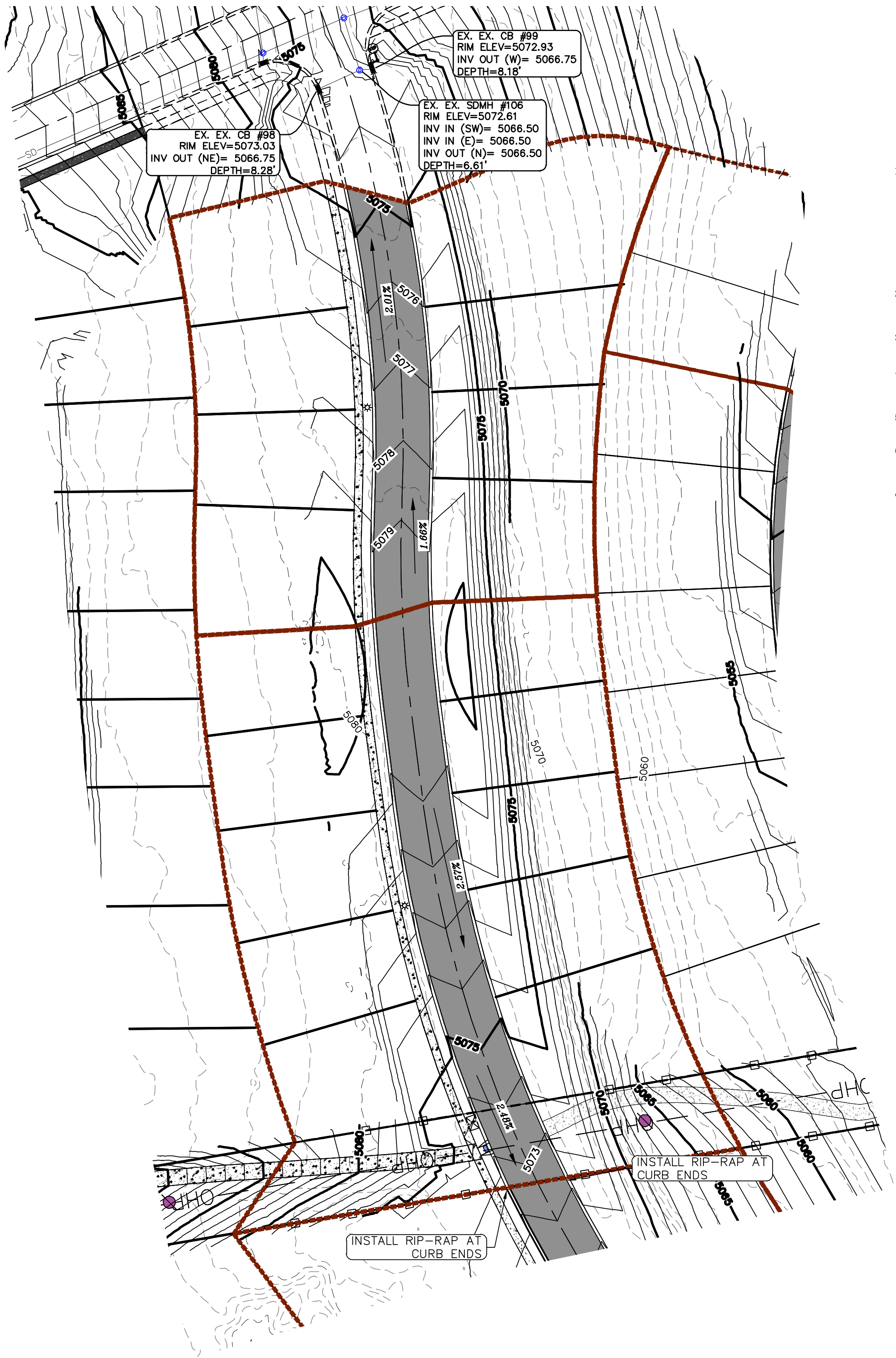
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- 3

SHEET NAME:

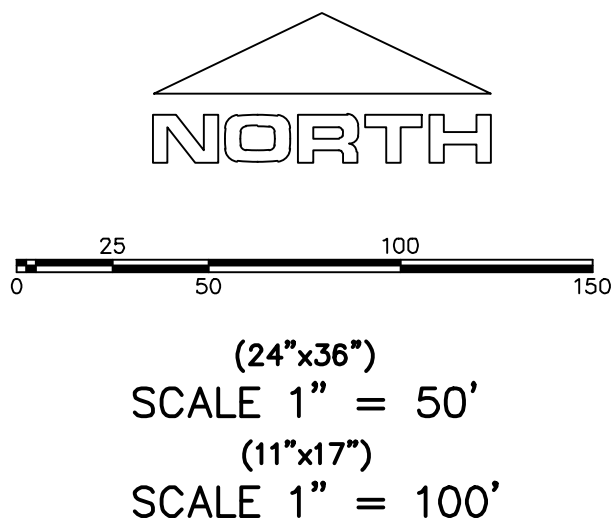
UTILITY PLANS

SHEET:

UP-01



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THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
GRADING PLANS

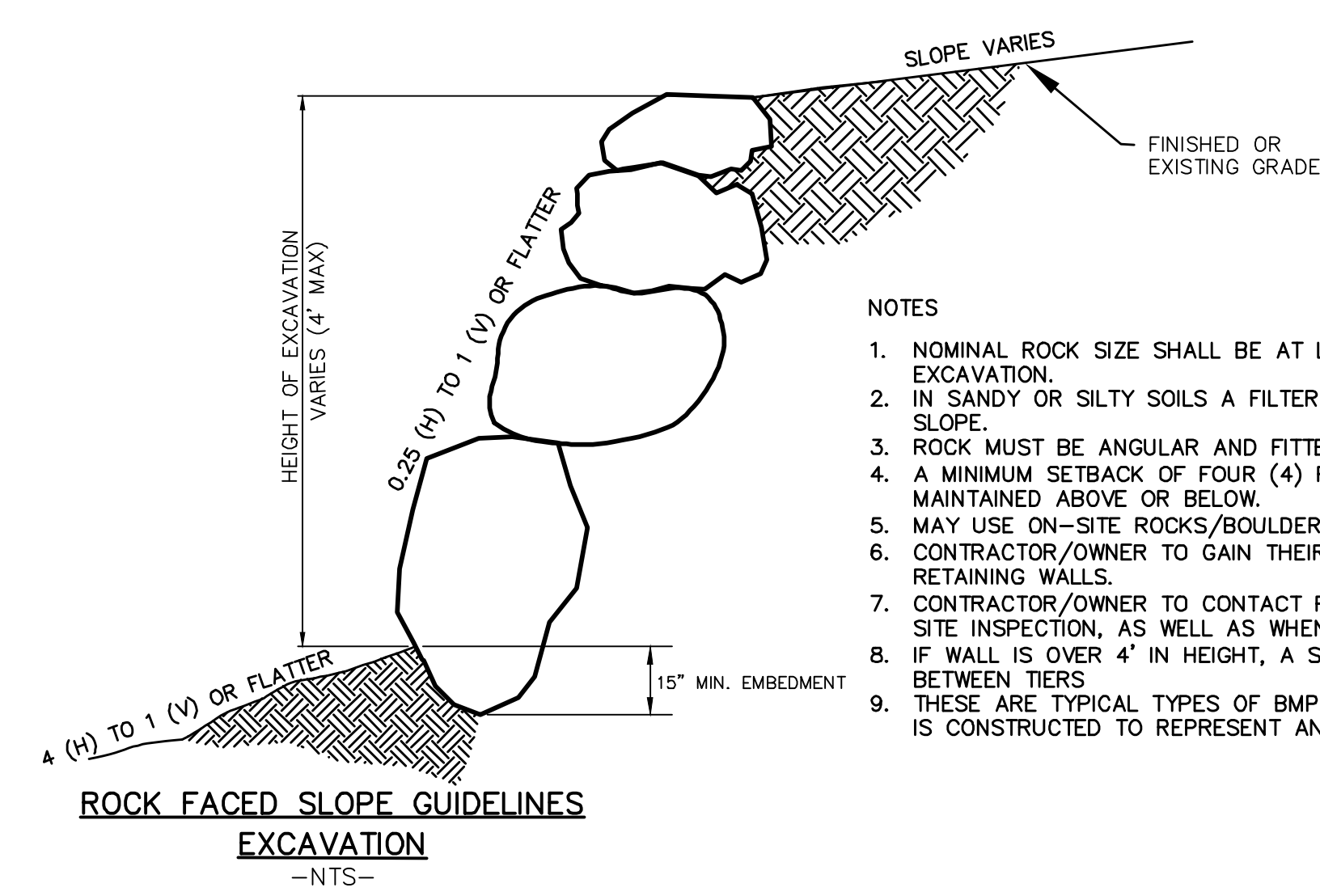
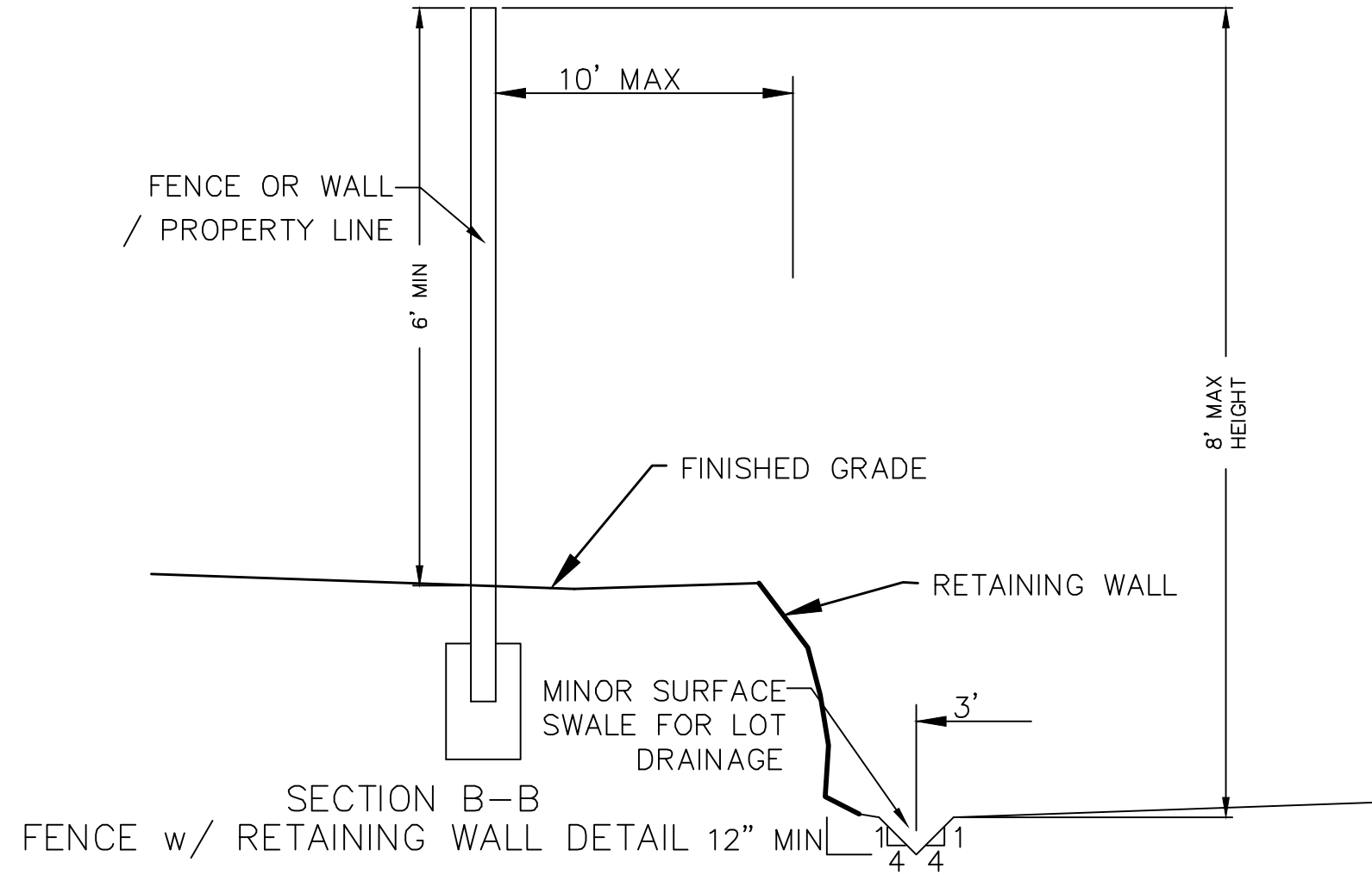
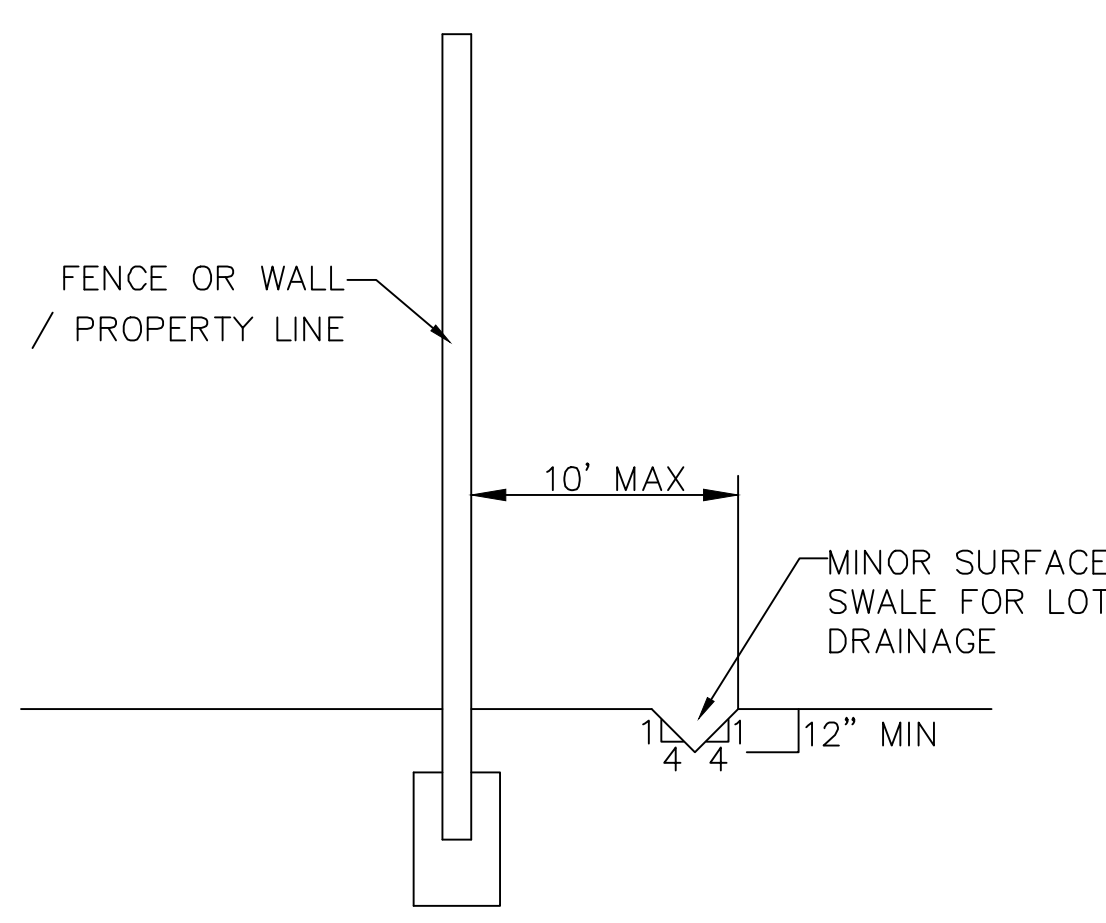
SHEET:
GR-01

Engineering & Surveying

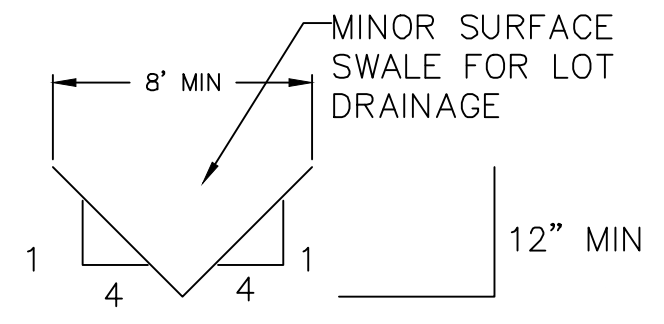
region

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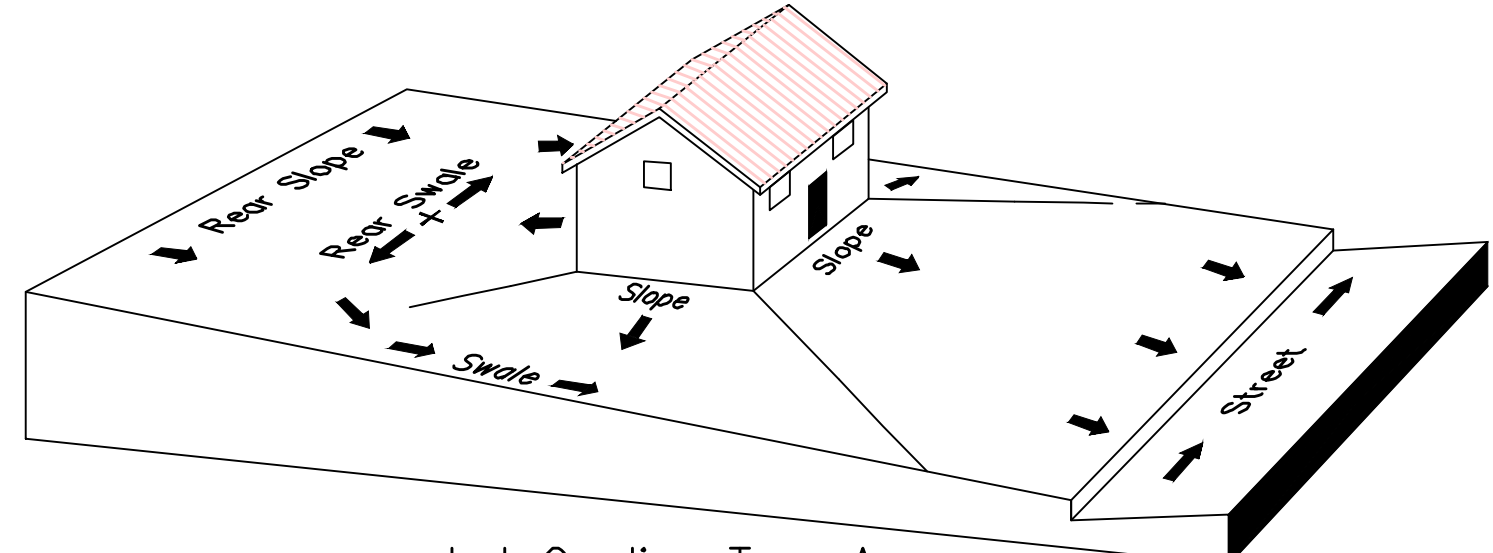
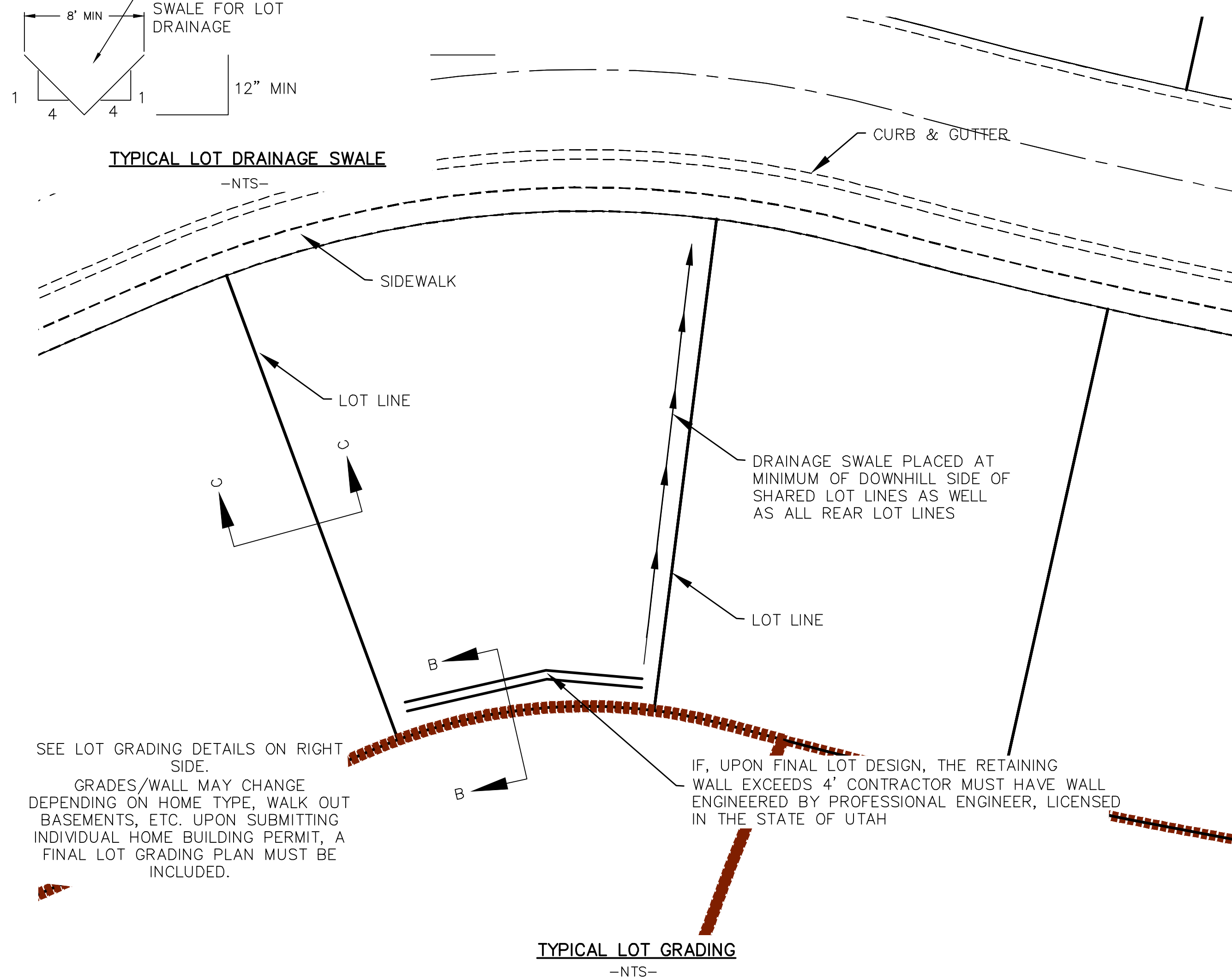




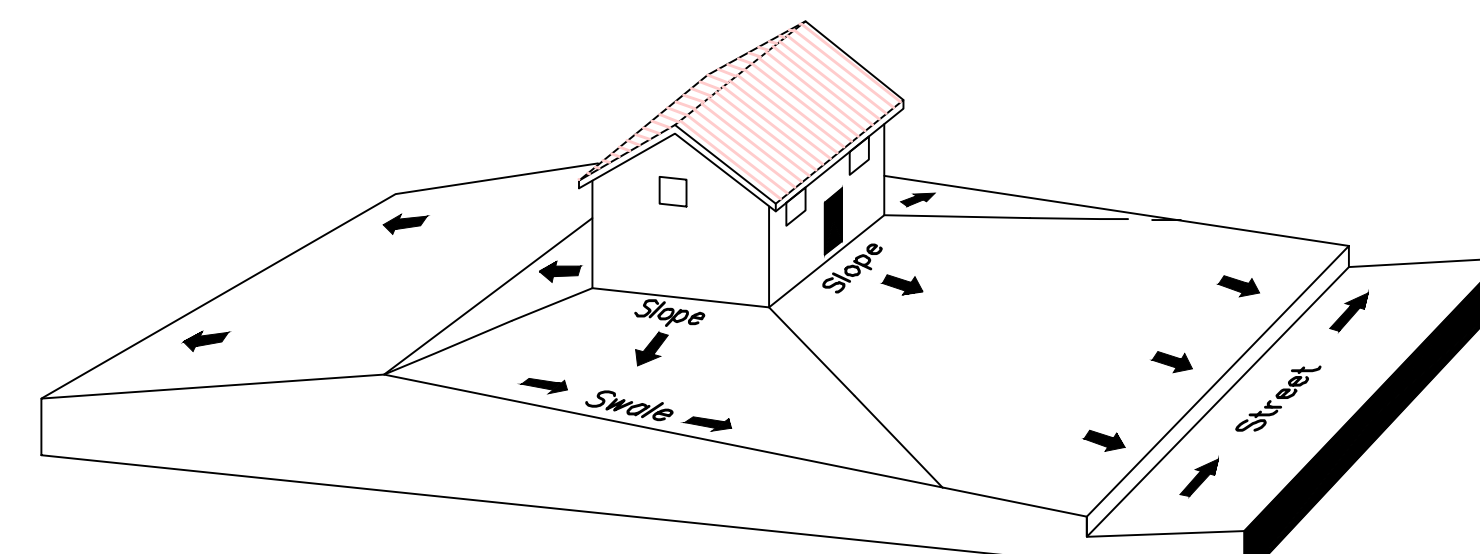
- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
 2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
 3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
 4. A MINIMUM SETBACK OF FOUR (4) FEET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



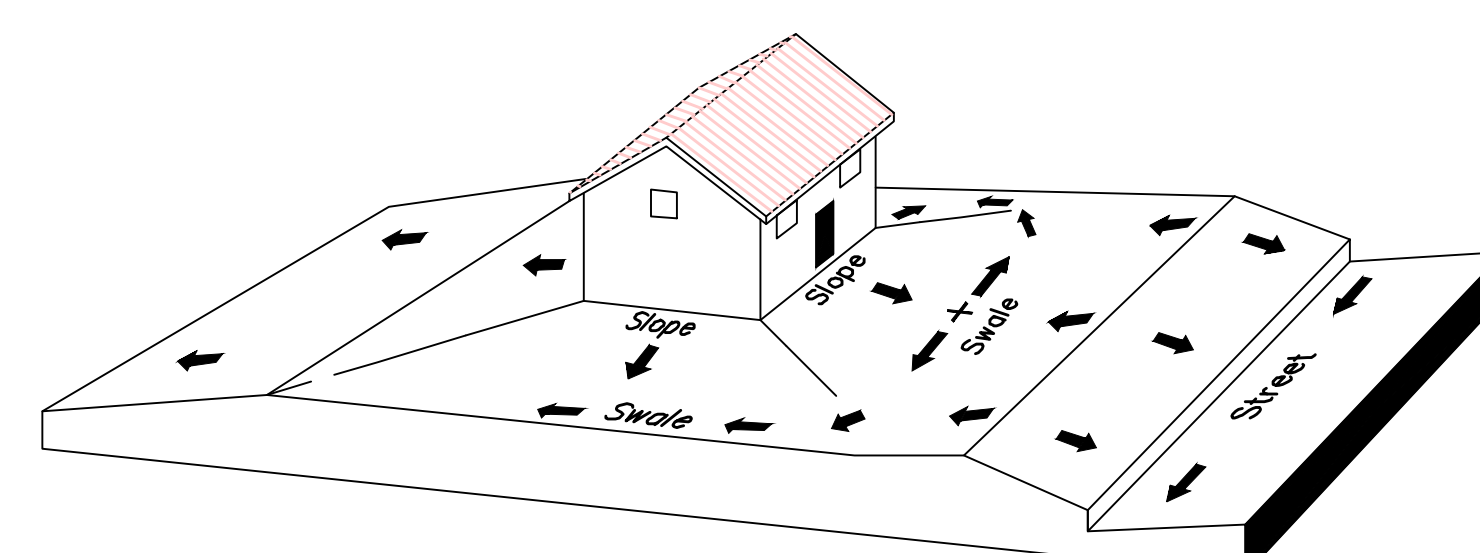
TYPICAL LOT DRAINAGE SWALE



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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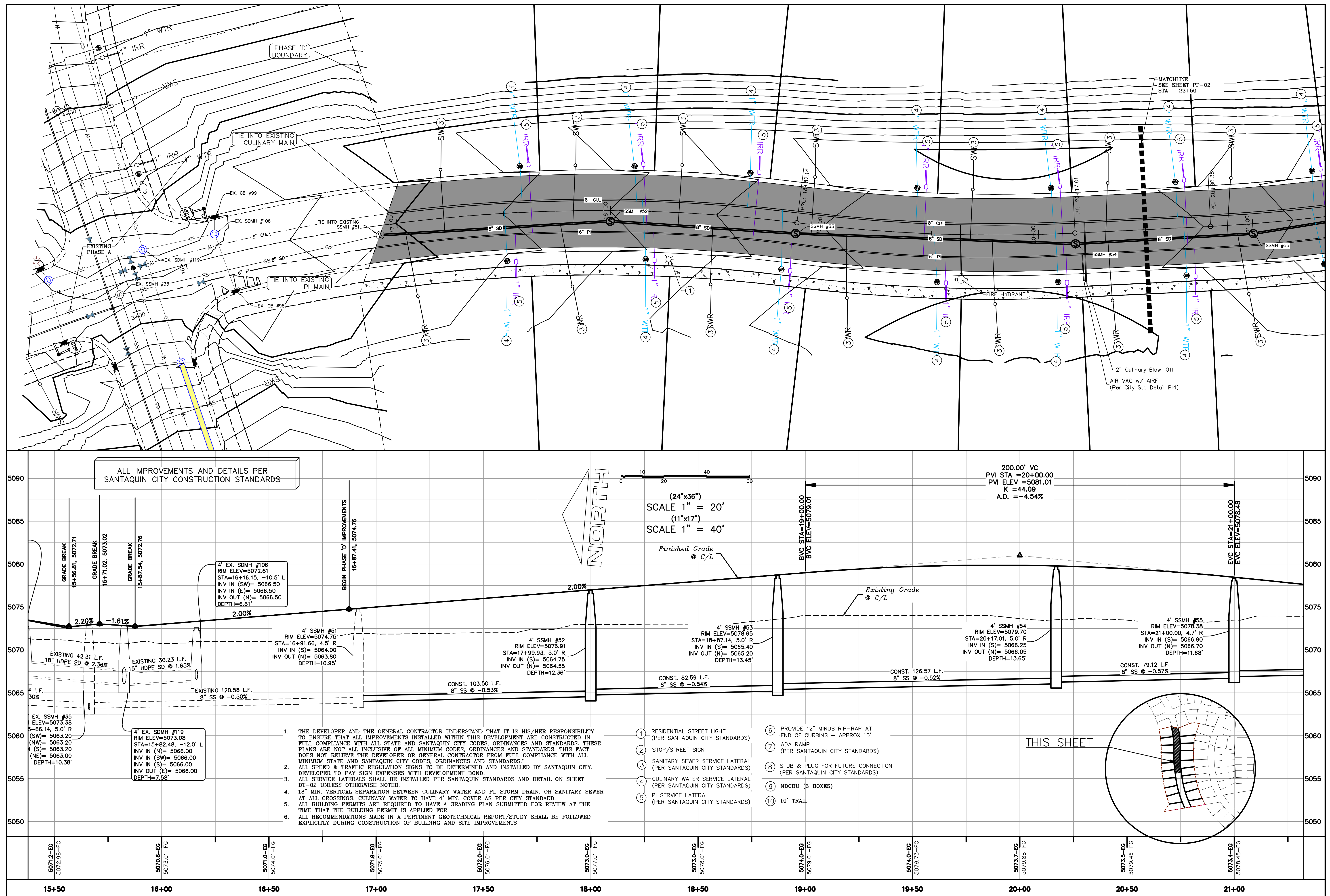
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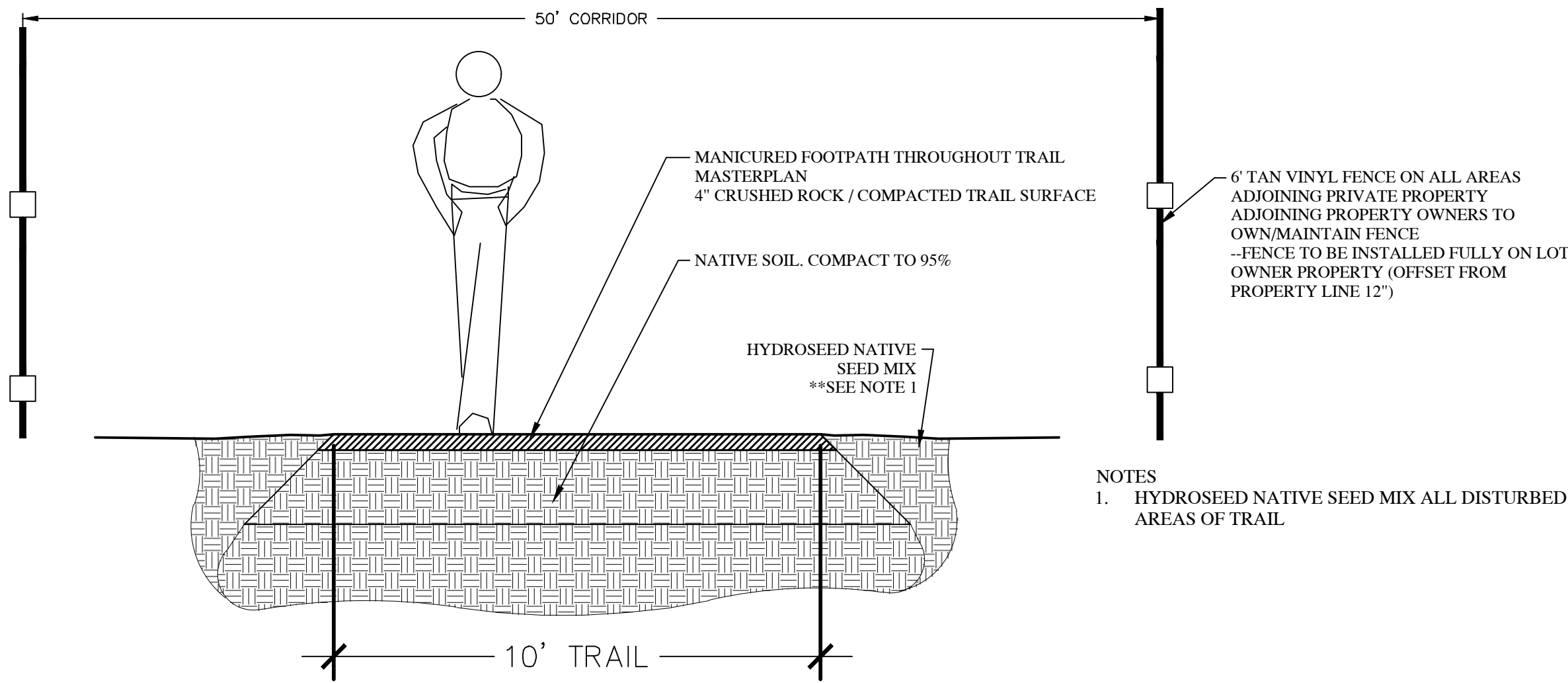


THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020
PROJECT #
REVISIONS:
1
2
3

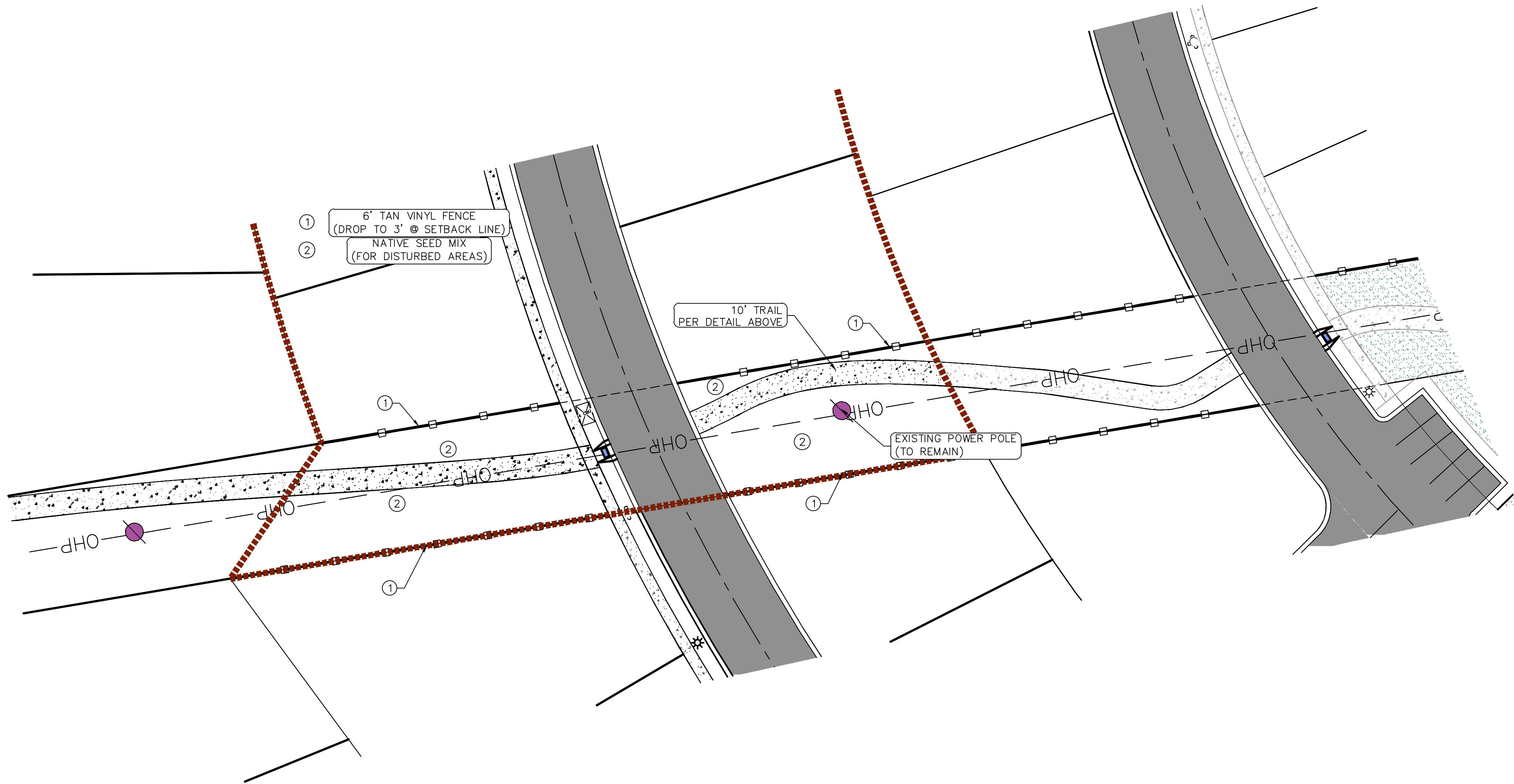
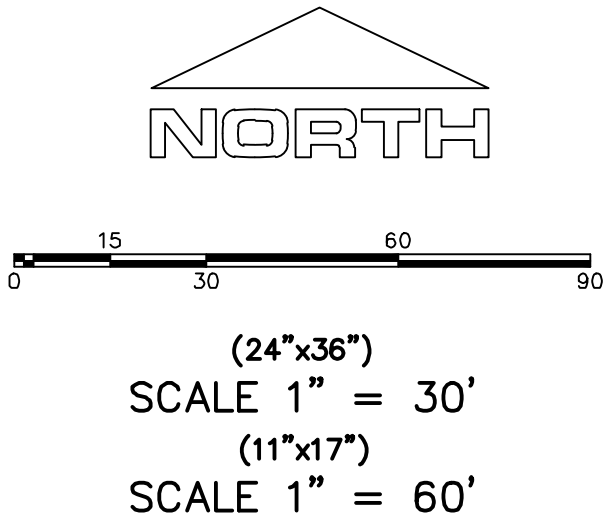
SHEET NAME:
GRADING PLANS
SHEET:
GR-02





TRAIL CORRIDOR

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



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THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01

X

LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-02)

FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)

PORTABLE TOILETS

NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
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

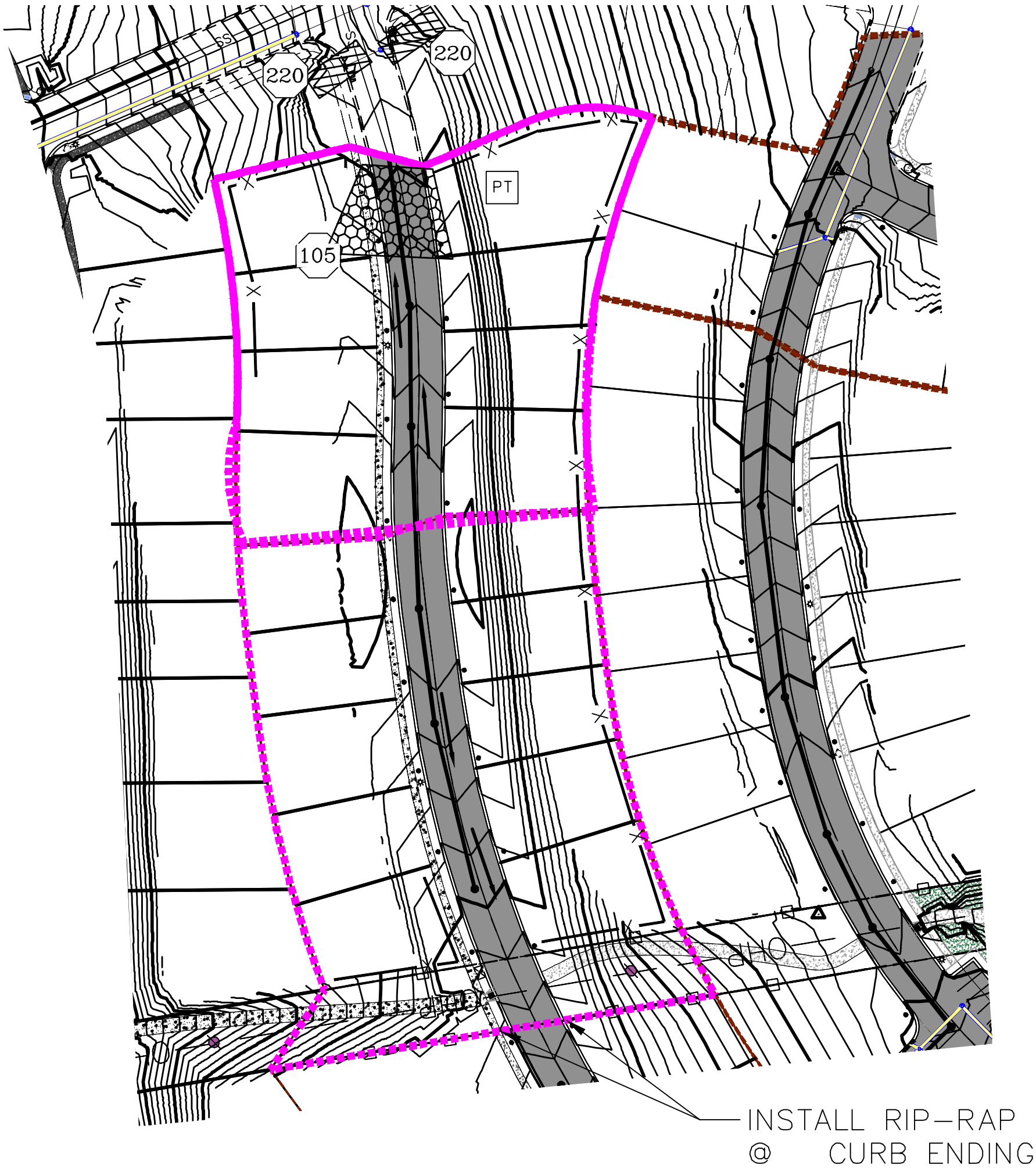
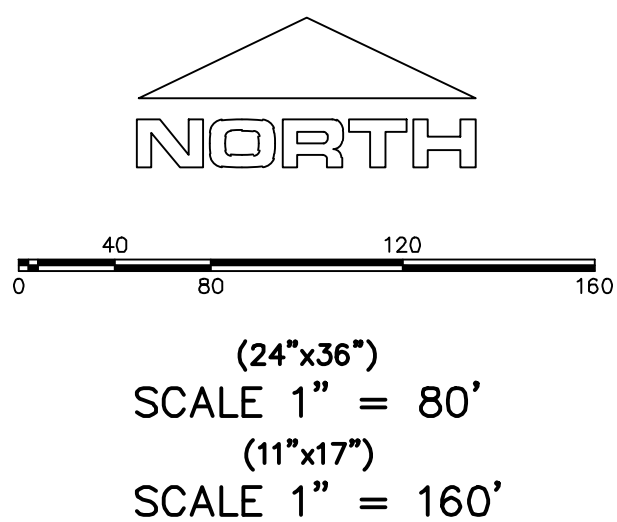
- ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
 2. THE SIGN SHALL BE 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. 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
- 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 IF IT MEETS THESE REQUIREMENTS..

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



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

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

region

Engineering & Surveying

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PROFESSIONAL LAND AND SURVEYOR
187025
Donald L. Taylor
JUL 11 2018
UTAH

THE HILLS @ SUMMIT RIDGE

PHASE 'D1 + D2'

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

DATE:6.4.2020

PROJECT #

REVISIONS:

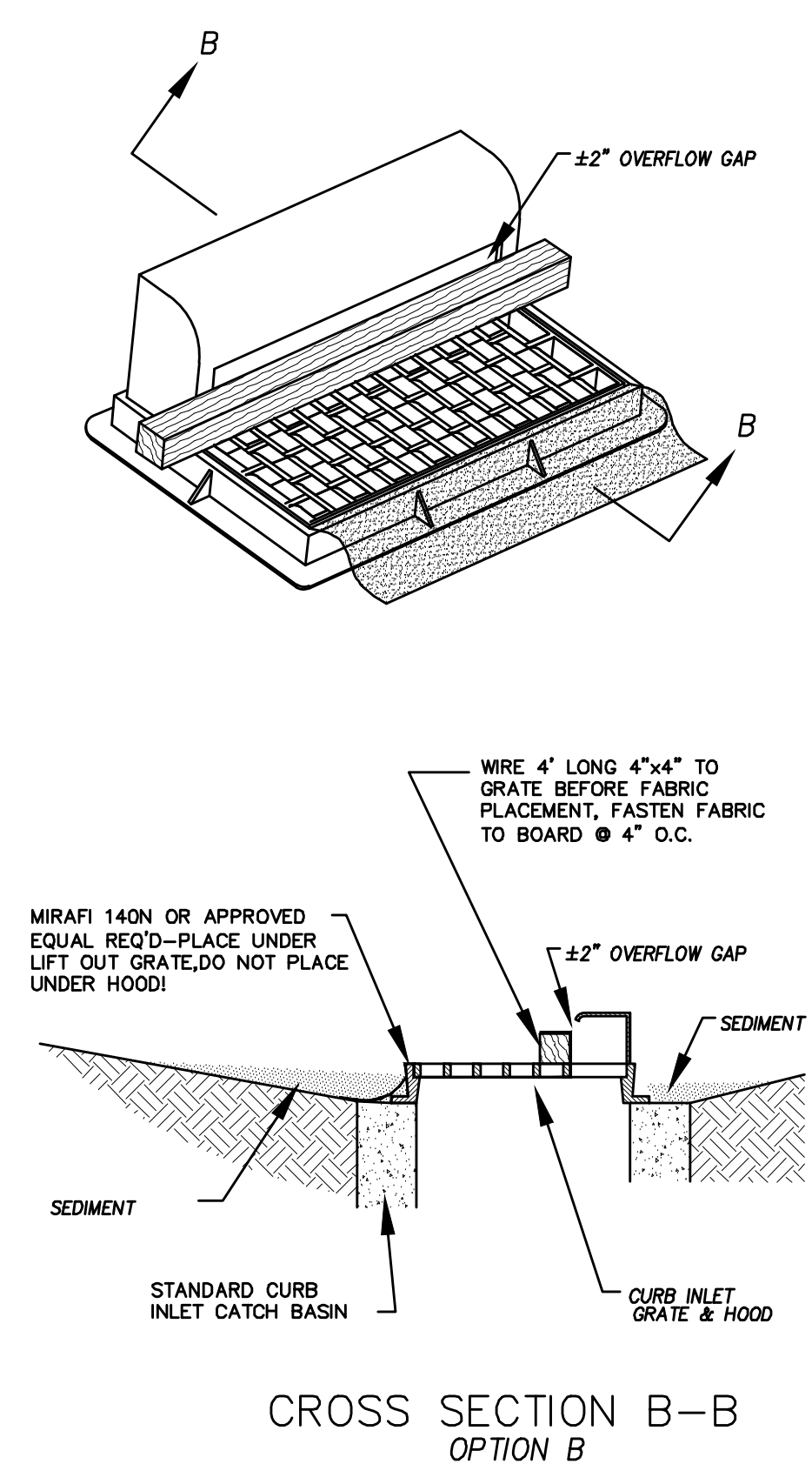
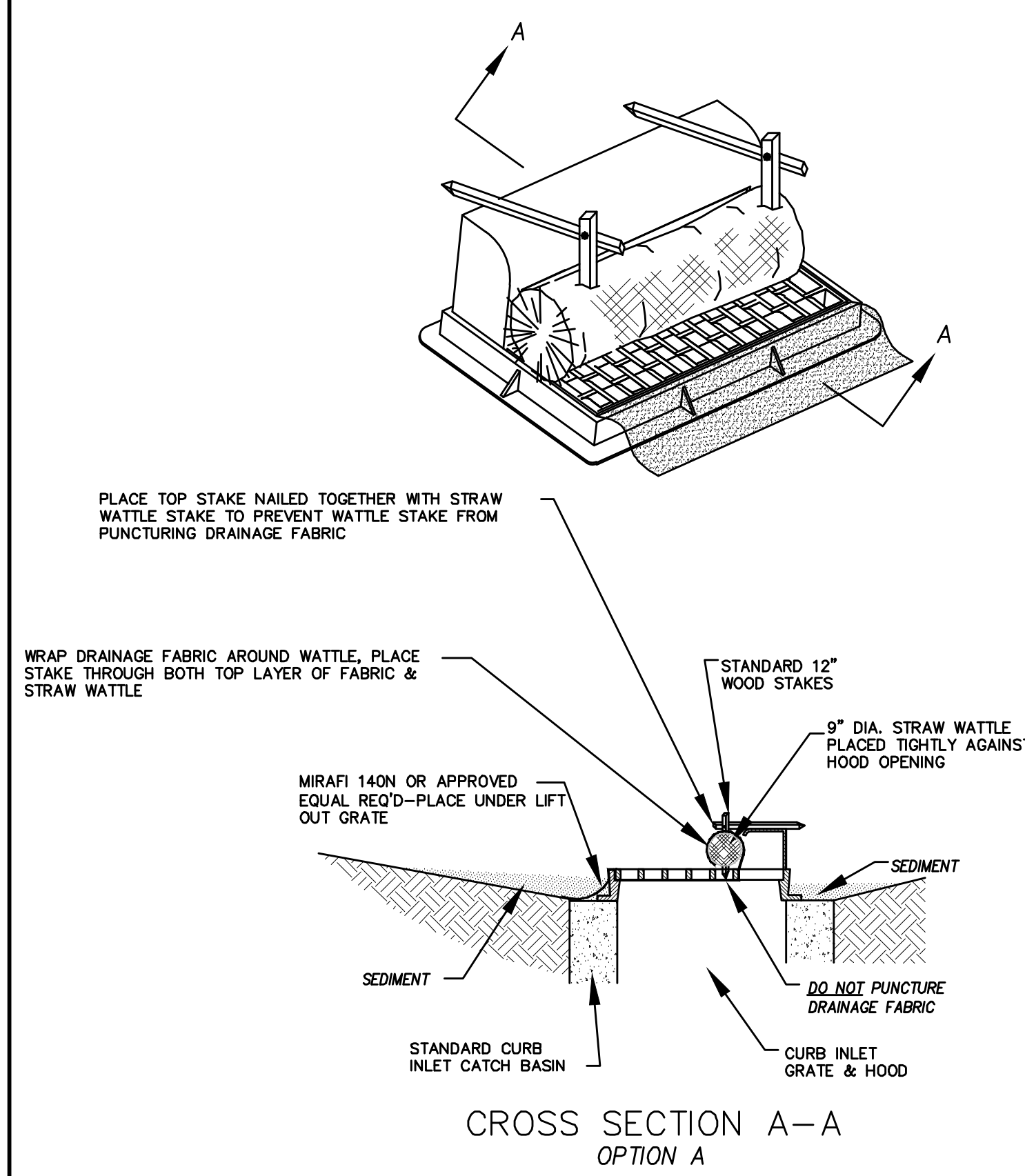
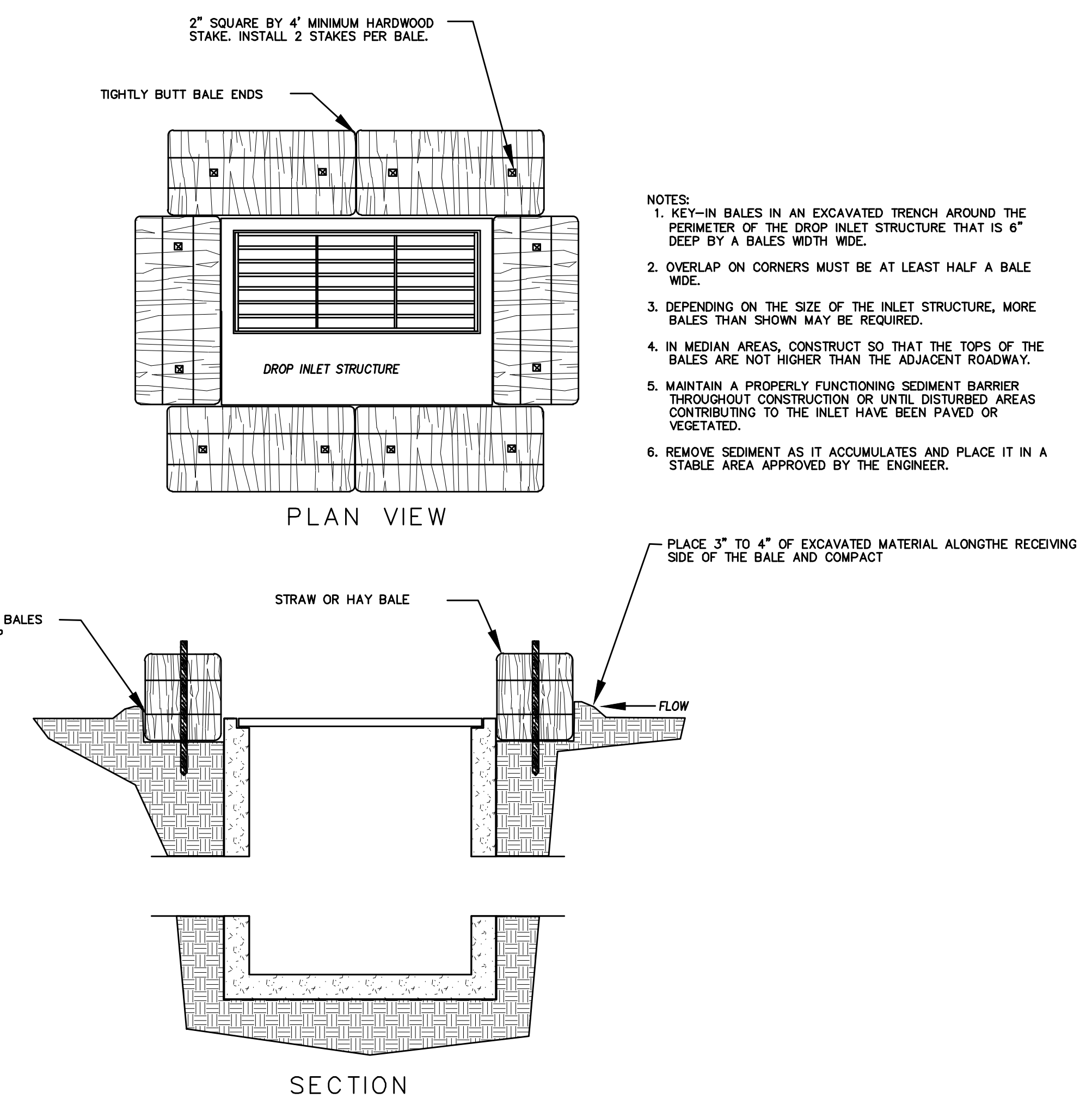
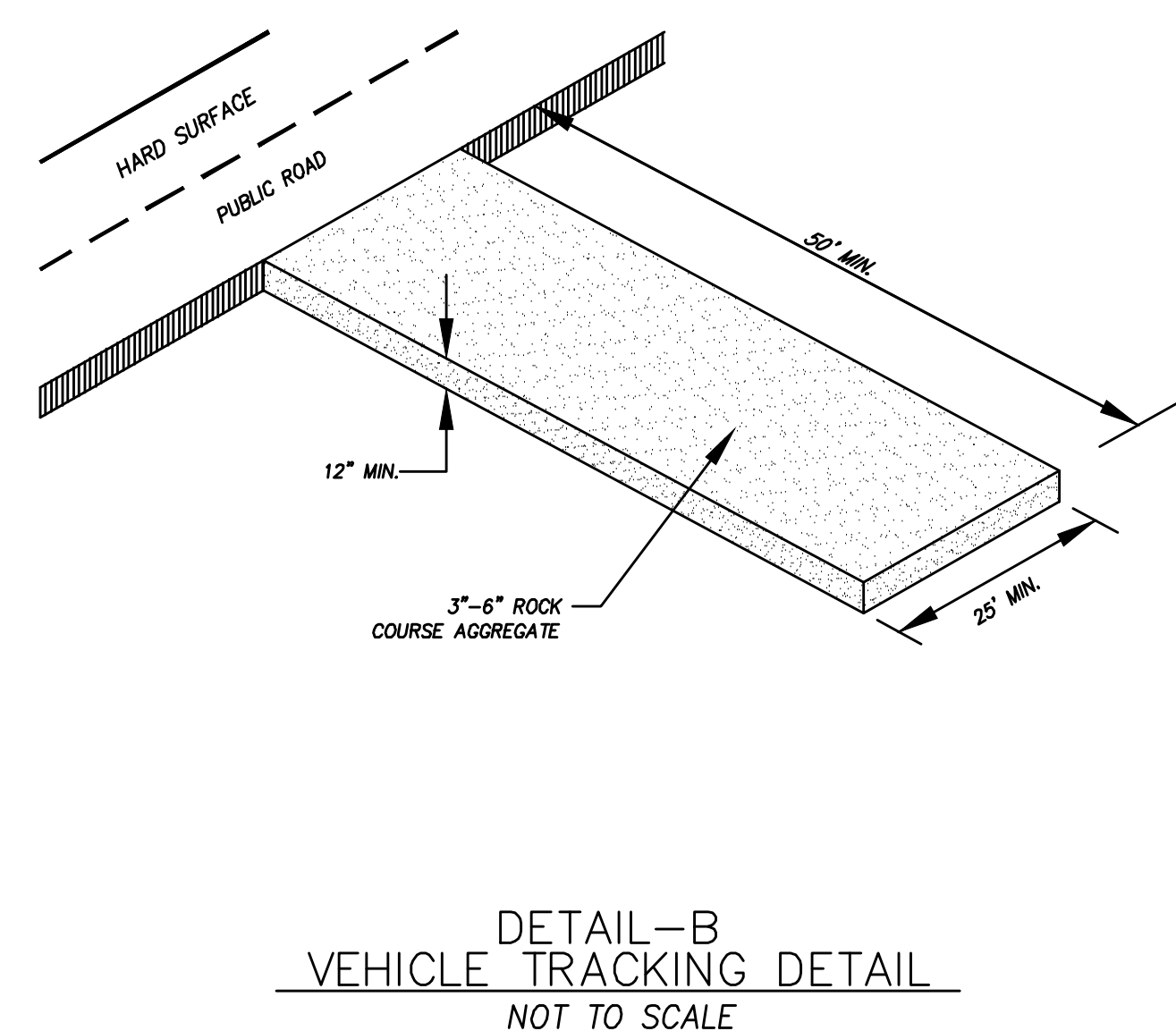
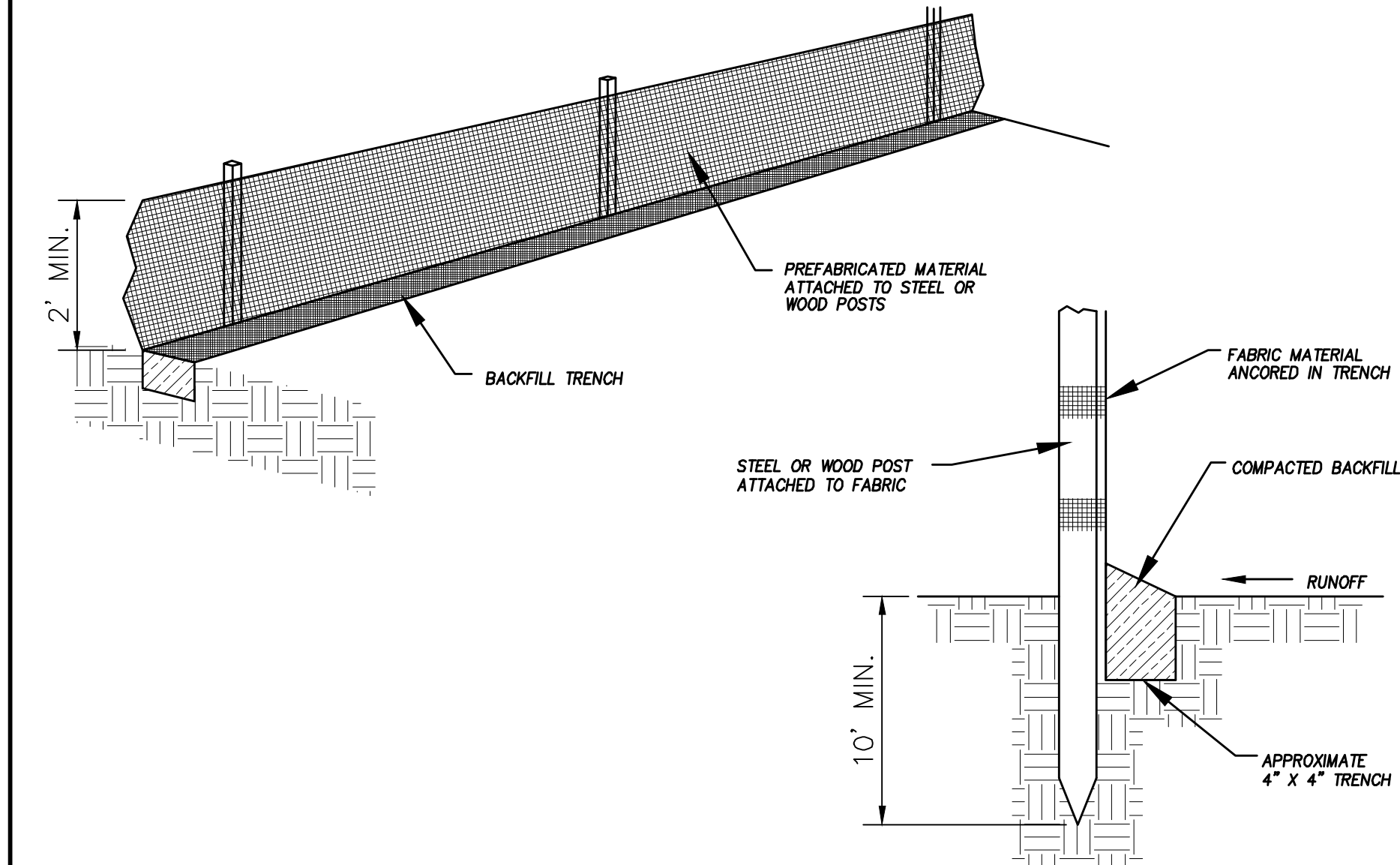
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3

SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01



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

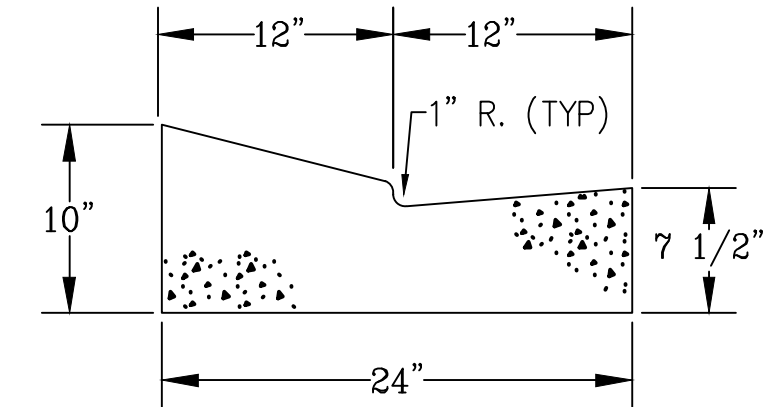
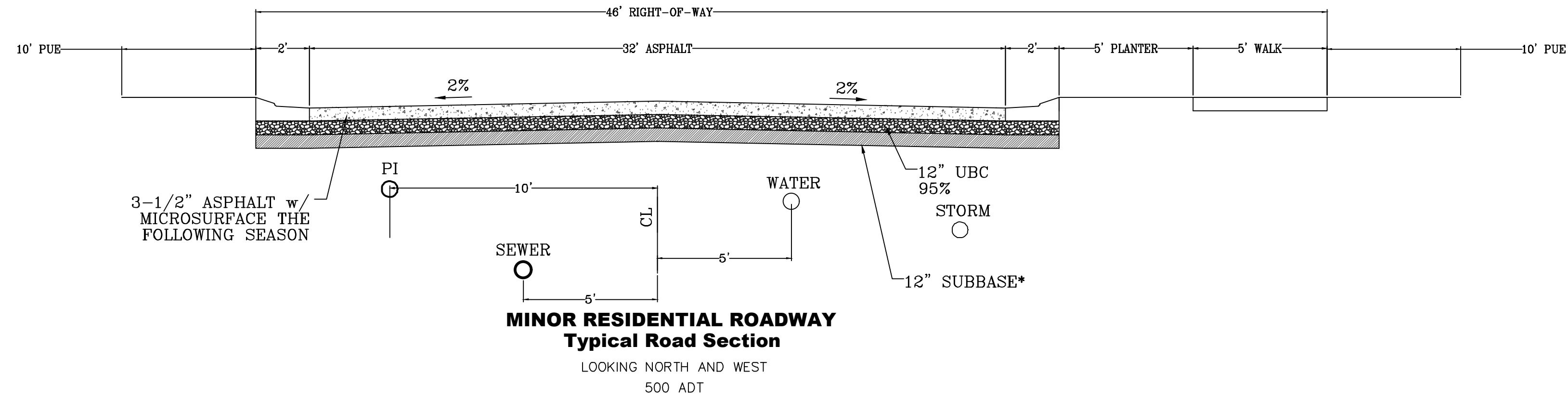
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THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

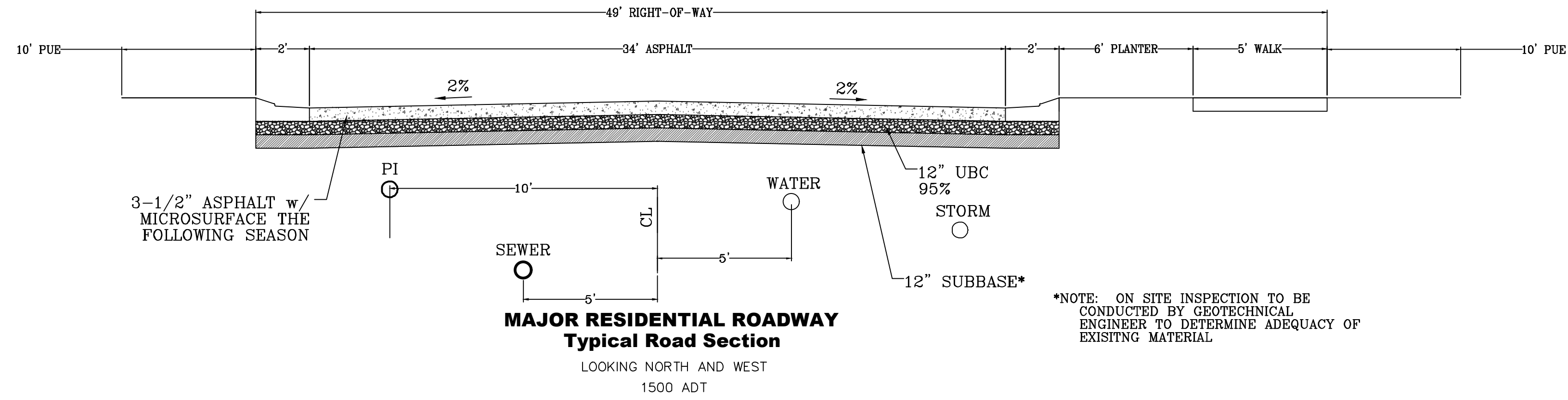
DATE: 6.4.2020
PROJECT #
REVISIONS:

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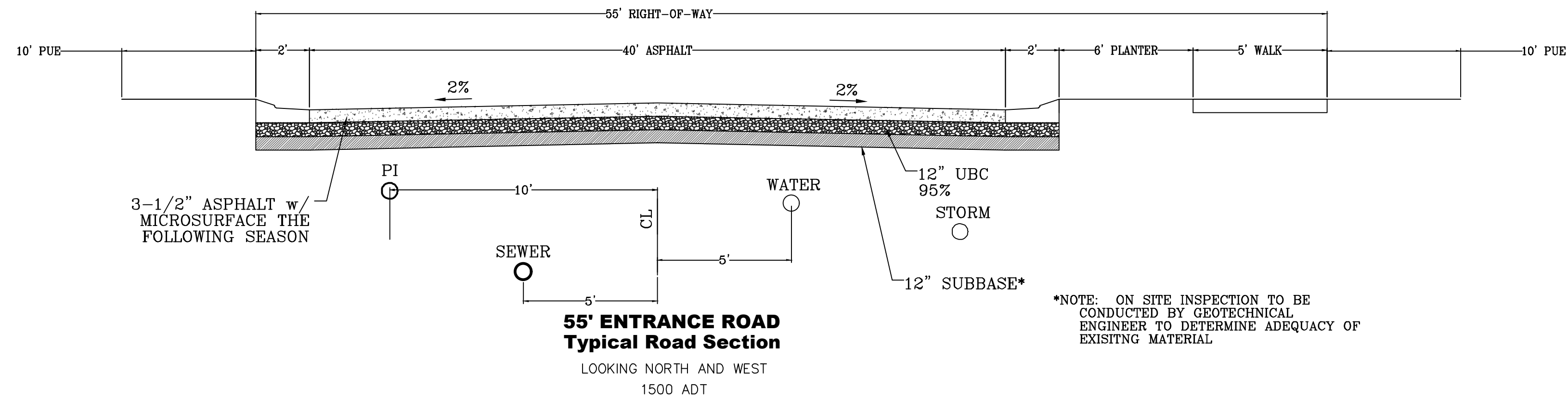
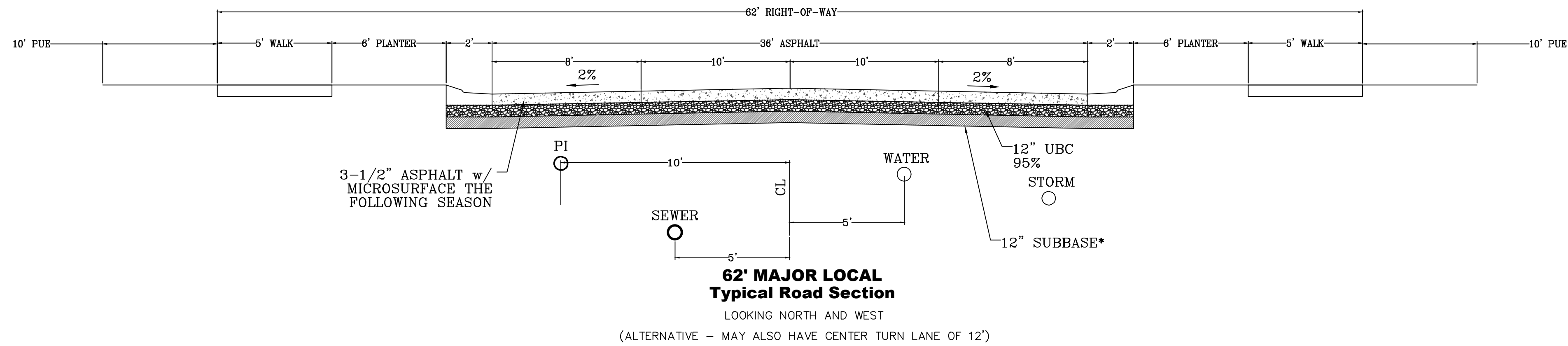
SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02



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



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



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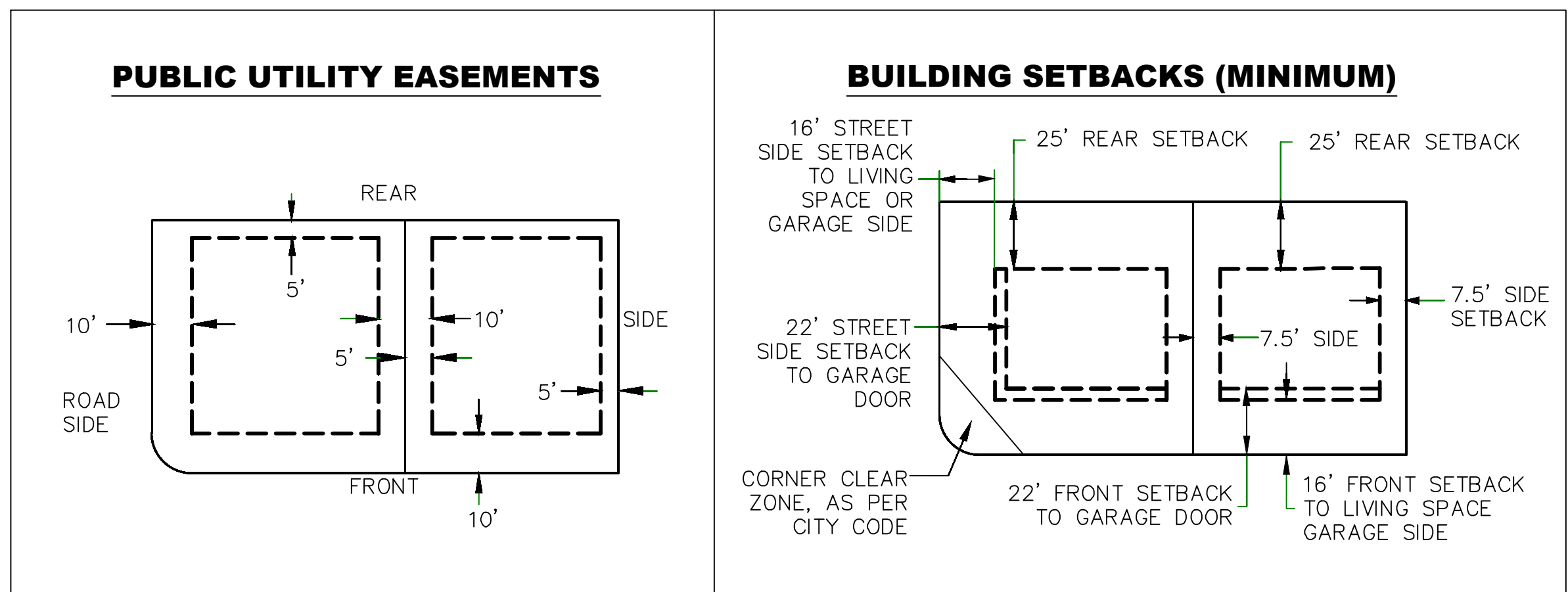
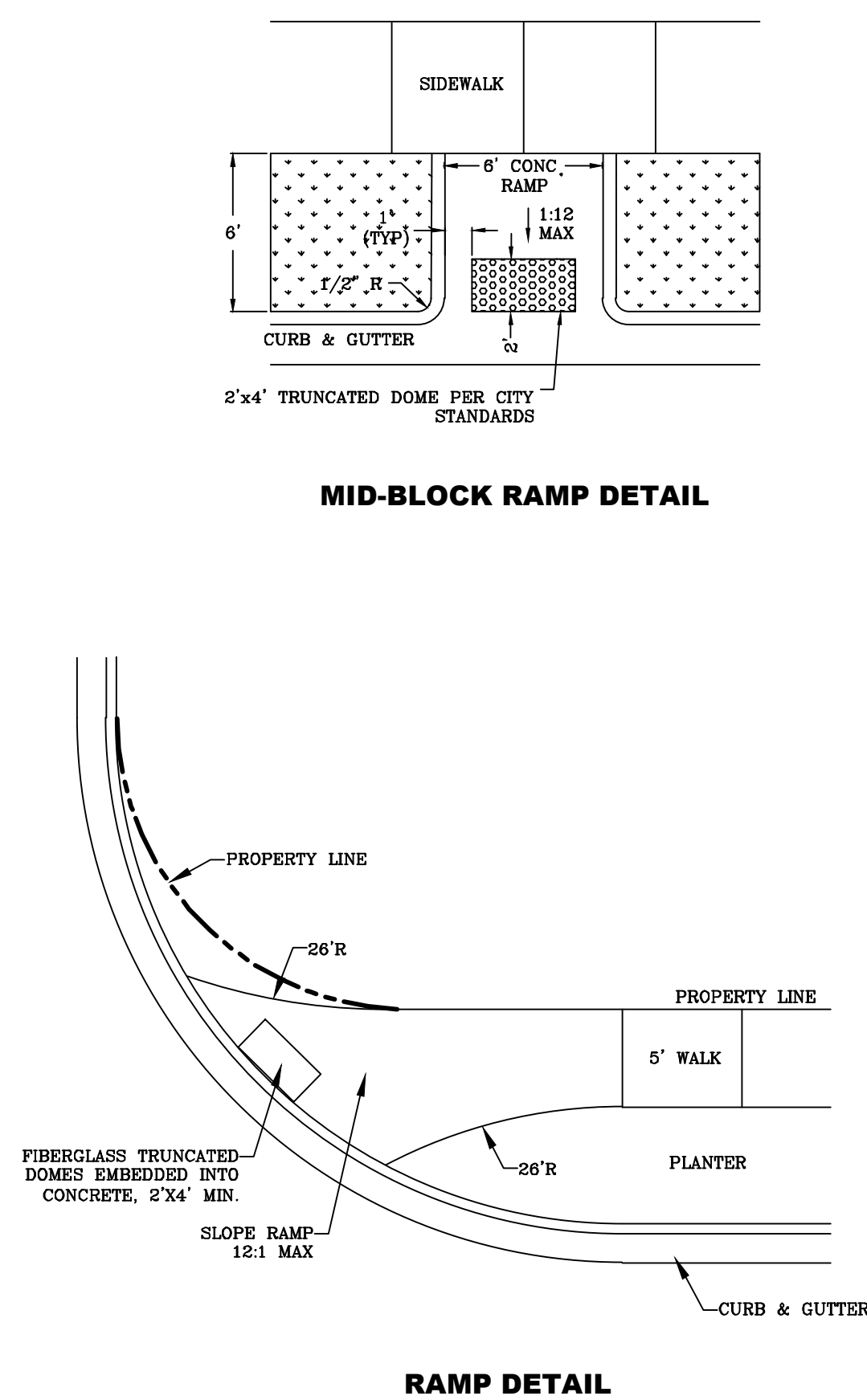
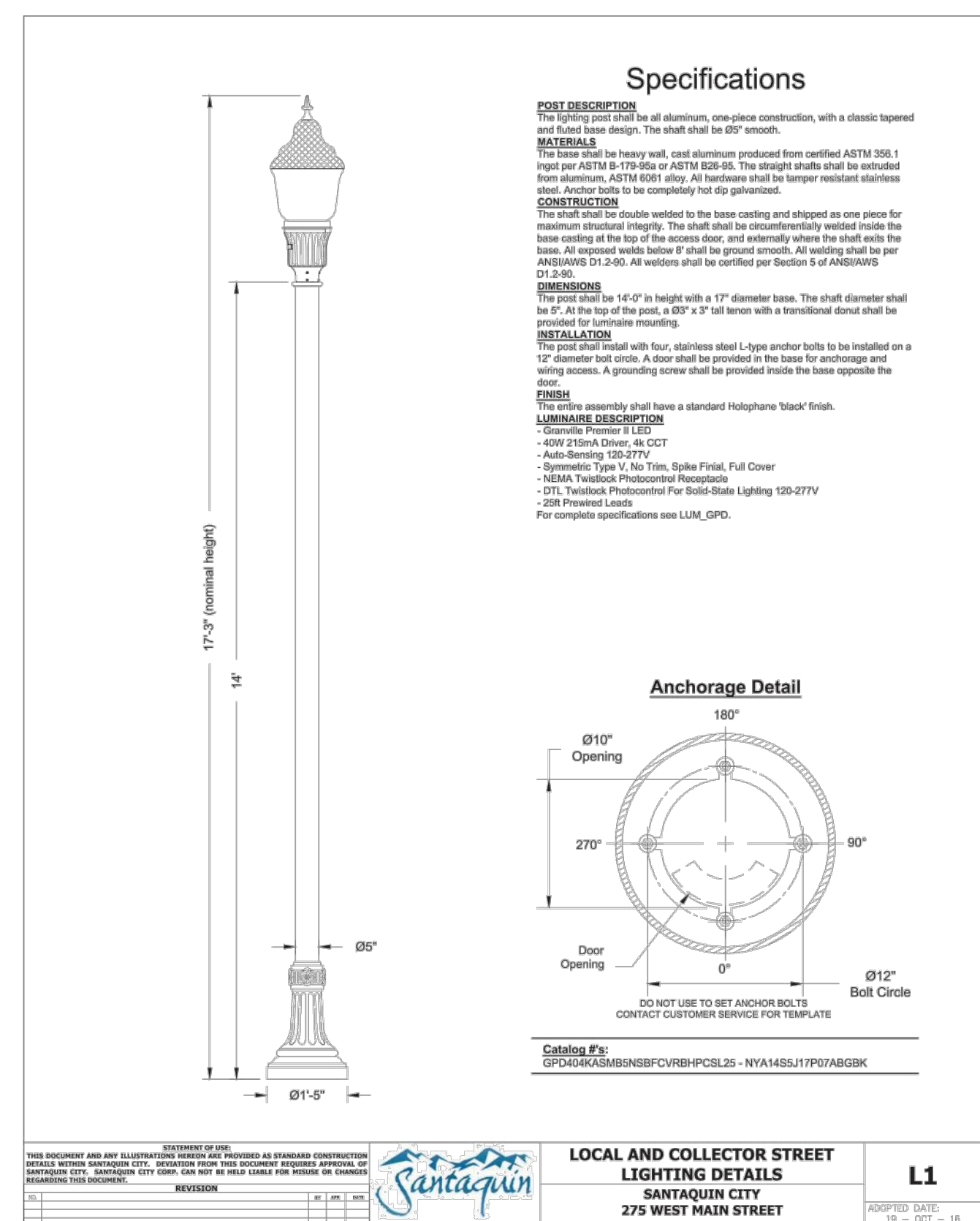
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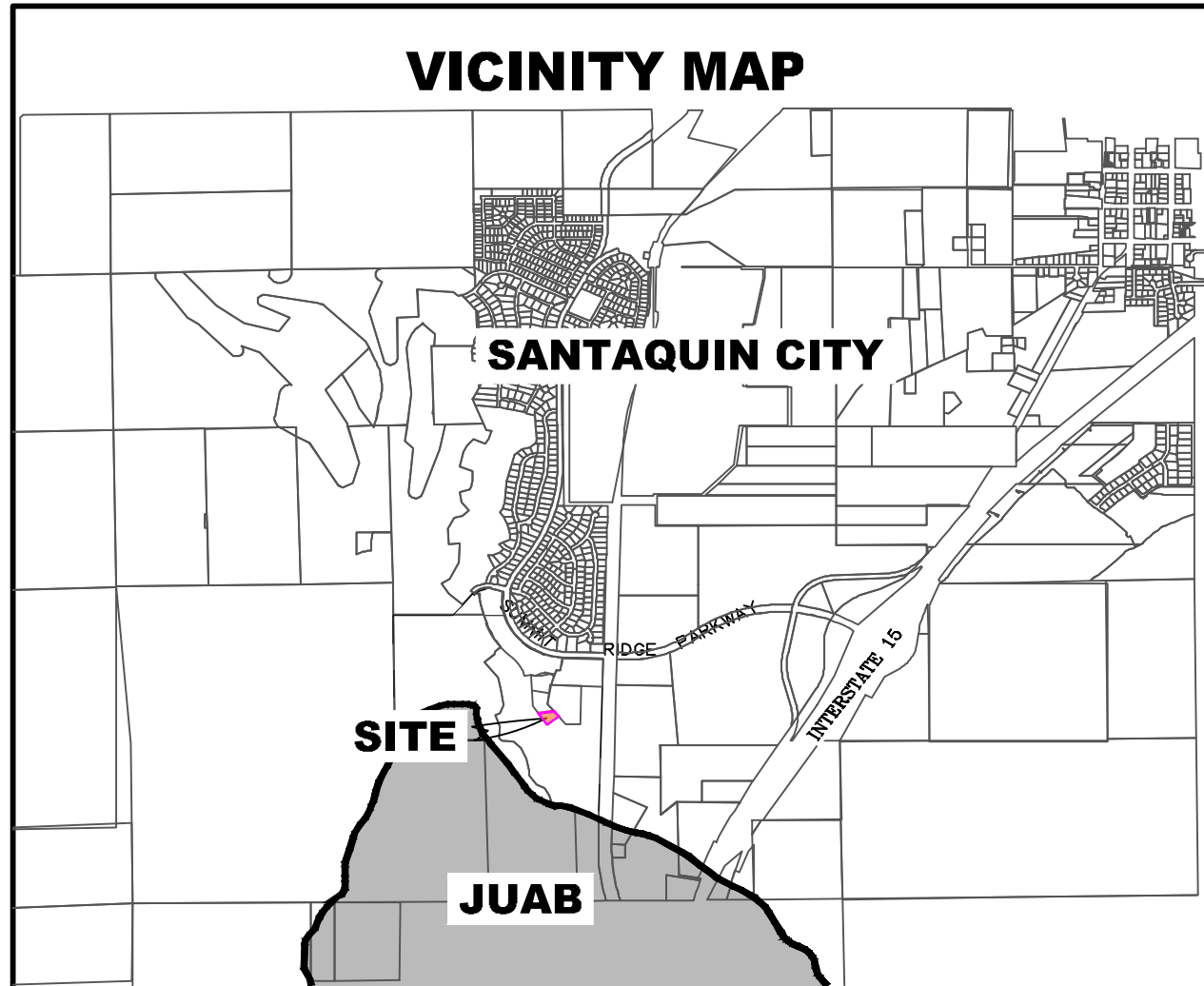


THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01





ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

PHASE C AND D3 TO BE BUILT
CONCURRENTLY

NOTES TO CONTRACTOR:

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

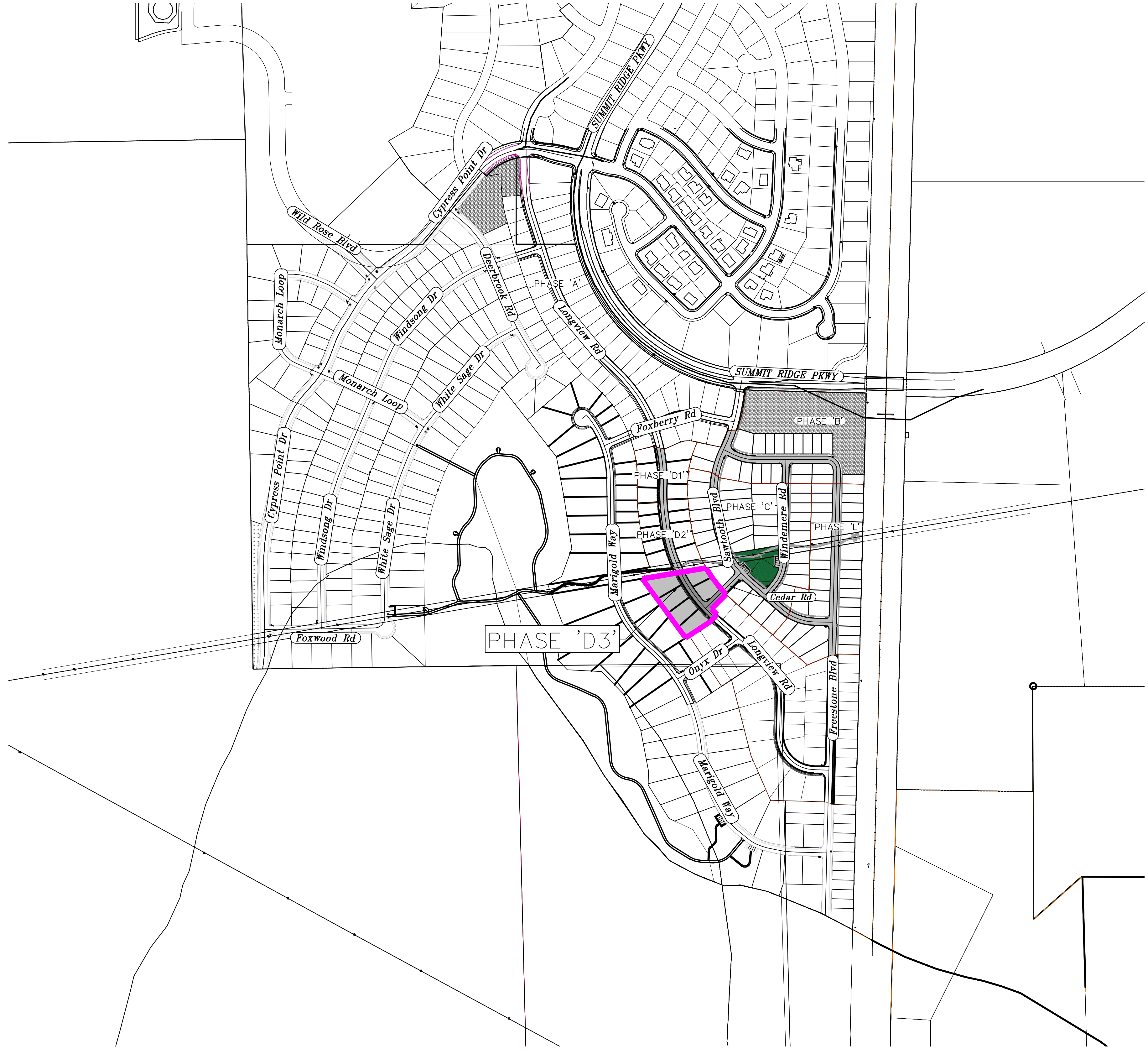
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

The Hills @ Summit Ridge

PHASE 'D3'

June 20

Santaquin, Utah County, Utah



AREA - D3	
TOTAL PLAT ACREAGE	1.85 ACRES
TOTAL LOT ACREAGE	1.35 ACRES
TOTAL ROW ACREAGE	0.42 ACRES
TOTAL OPEN SPACE	0.07 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	3.26 / du
NUMBER OF LOTS	6 LOTS

**PROJECT ENGINEER
& SURVEYOR**

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

PROJECT DEVELOPER

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

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

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



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**THE HILLS @ SUMMIT RIDGE
PHASE 'D3'**

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

DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
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SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

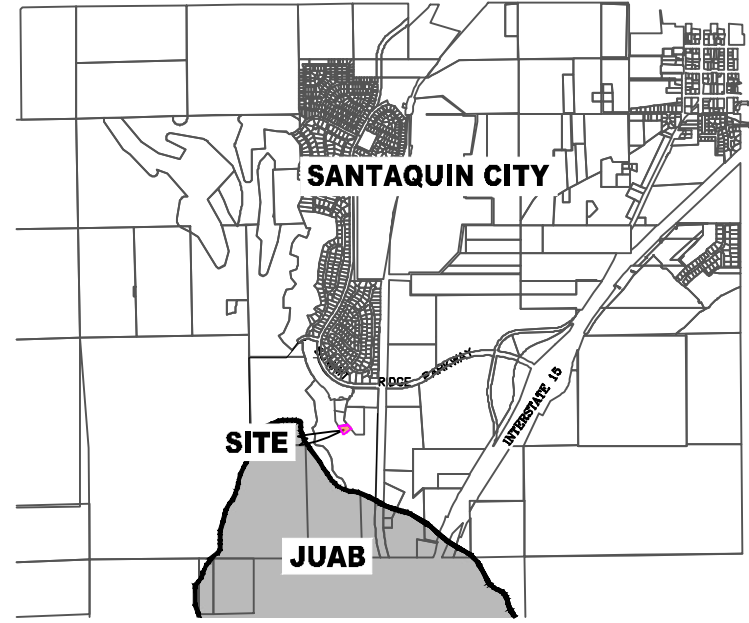
THE HILLS ® SUMMIT RIDGE
PHASE 'D3'

AREA BREAKDOWN
TOTAL PLAT ACREAGE 1.85 ACRES
TOTAL LOT ACREAGE 1.35 ACRES
TOTAL ROW ACREAGE 0.42 ACRES
TOTAL OPEN SPACE 0.07 ACRES
ZONE PG - PLANNED COMMUNITY
DENSITY 3.28 / du±
NUMBER OF LOTS 6 LOTS

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
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PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

VICINITY MAP



LEGEND

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

BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS ® SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M WITH THE BEARING BEING S80°14'E ALONG SAID LINE.

NOTES:

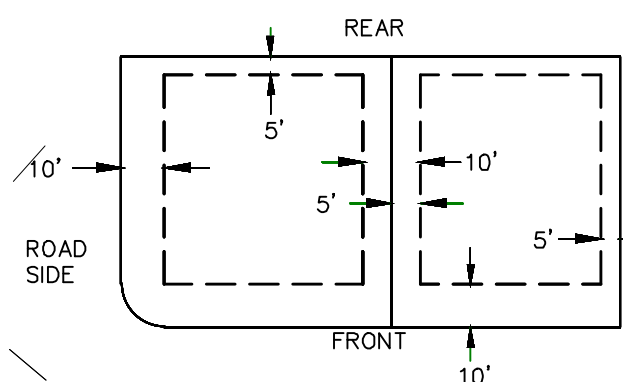
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY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

UTILITIES APPROVAL

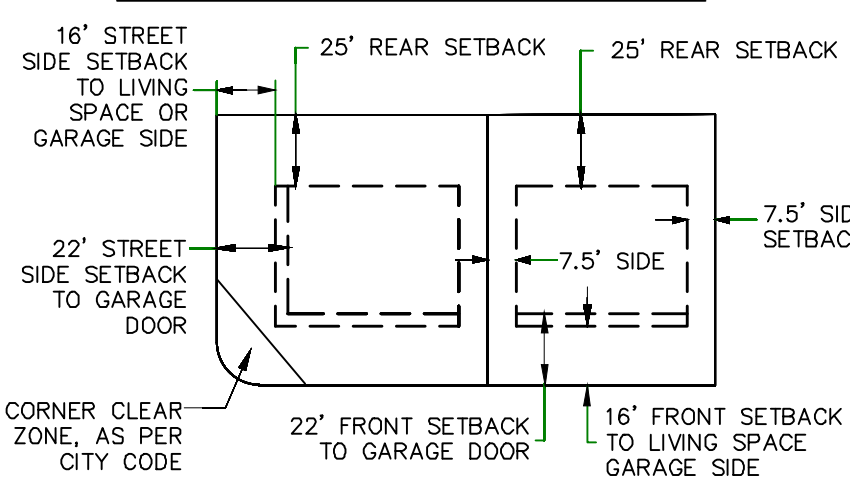
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED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

ROCKY MTN POWER
CENTRACOM
CENTURY LINK

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



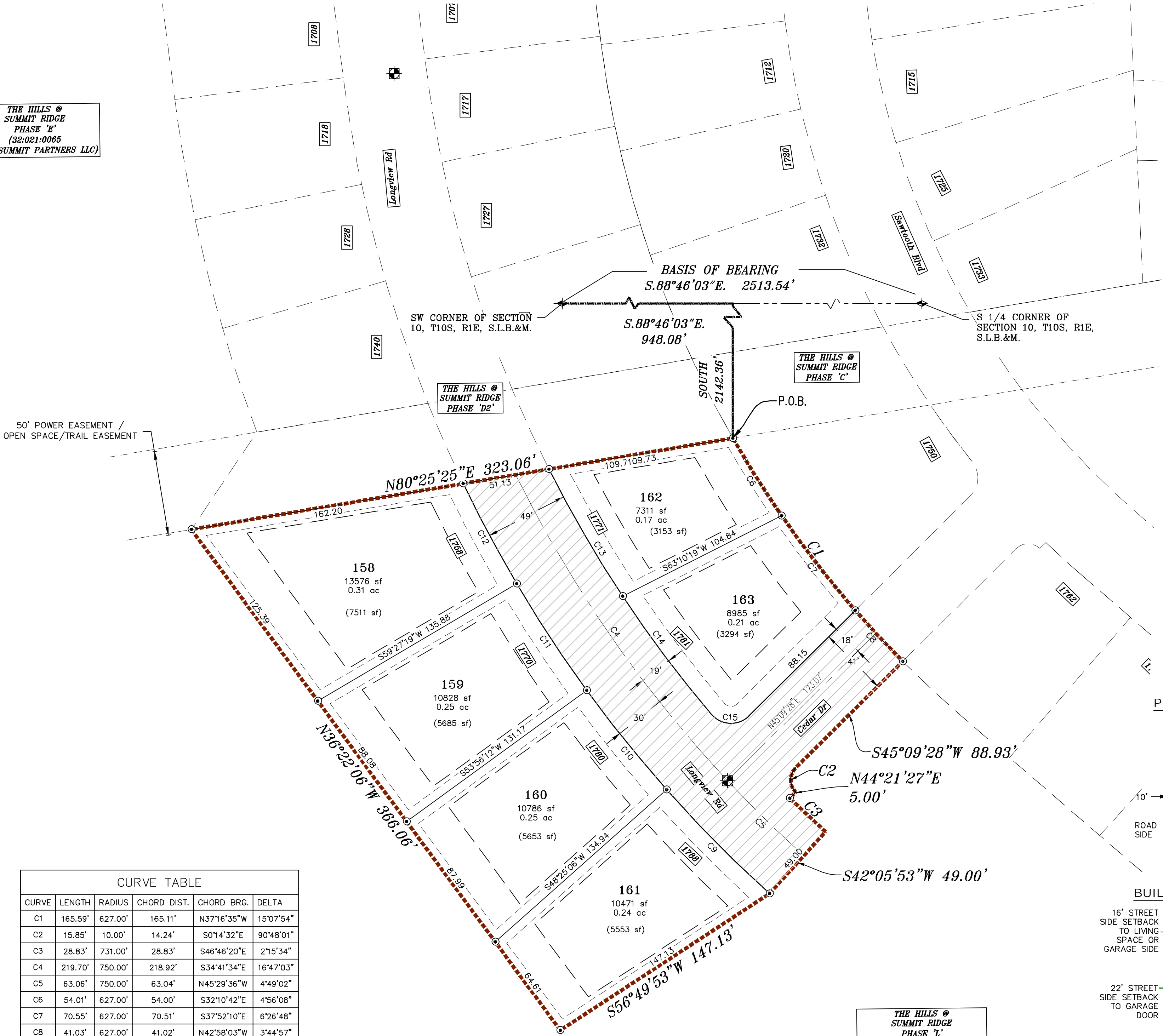
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

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

THE HILLS ®
SUMMIT RIDGE
PHASE 'D3'
(32-021-0065)
UTAH SUMMIT PARTNERS LLC



THE HILLS ®
SUMMIT RIDGE
PHASE 'D3'
(32-021-0065)
UTAH SUMMIT PARTNERS LLC

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 D3

BEGINNING AT A POINT ON A CURVE THAT IS S.88°46'03"E. A DISTANCE OF 948.08' ALONG THE SECTION LINE AND SOUTH 2142.36' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15° 07' 54", HAVING A RADIUS OF 627.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 16' 35" E FOR A DISTANCE OF 165.11 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 45° 09' 28" W FOR A DISTANCE OF 88.93 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 48' 01", HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS S 00° 14' 32" E FOR A DISTANCE OF 14.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 44° 21' 27" W FOR A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 15' 34", HAVING A RADIUS OF 731.00 FEET, AND WHOSE LONG CHORD BEARS S 46° 46' 20" E FOR A DISTANCE OF 28.83 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

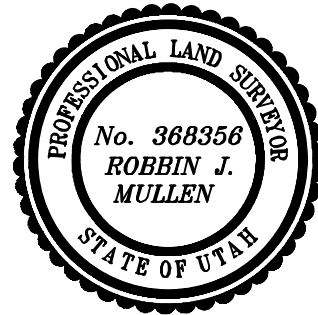
THENCE, S 42° 05' 53" W FOR A DISTANCE OF 49.00 FEET TO A POINT ON A LINE.

THENCE, S 56° 49' 53" W FOR A DISTANCE OF 147.13 FEET TO A POINT ON A LINE.

THENCE, N 36° 22' 06" W FOR A DISTANCE OF 366.06 FEET TO A POINT ON A LINE.

THENCE N 80° 25' 25" E A DISTANCE OF 323.06 FEET TO THE POINT OF BEGINNING

CONTAINING 1.84 ACRES OF LAND AND 6 LOTS



DATE

OWNERS DEDICATION

SURVEYOR
(See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER
(See Seal Below)

CLERK-RECORDER
(See Seal Below)

THE HILLS ® SUMMIT RIDGE
PHASE 'D3'

UTAH COUNTY, UTAH

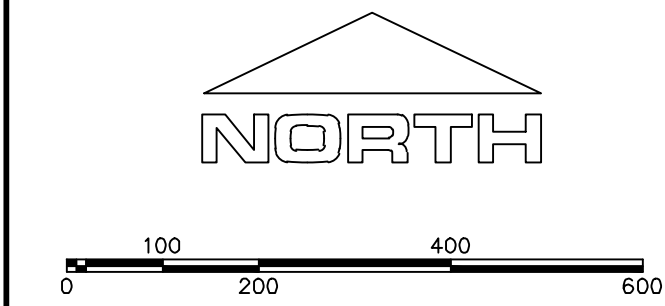
SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

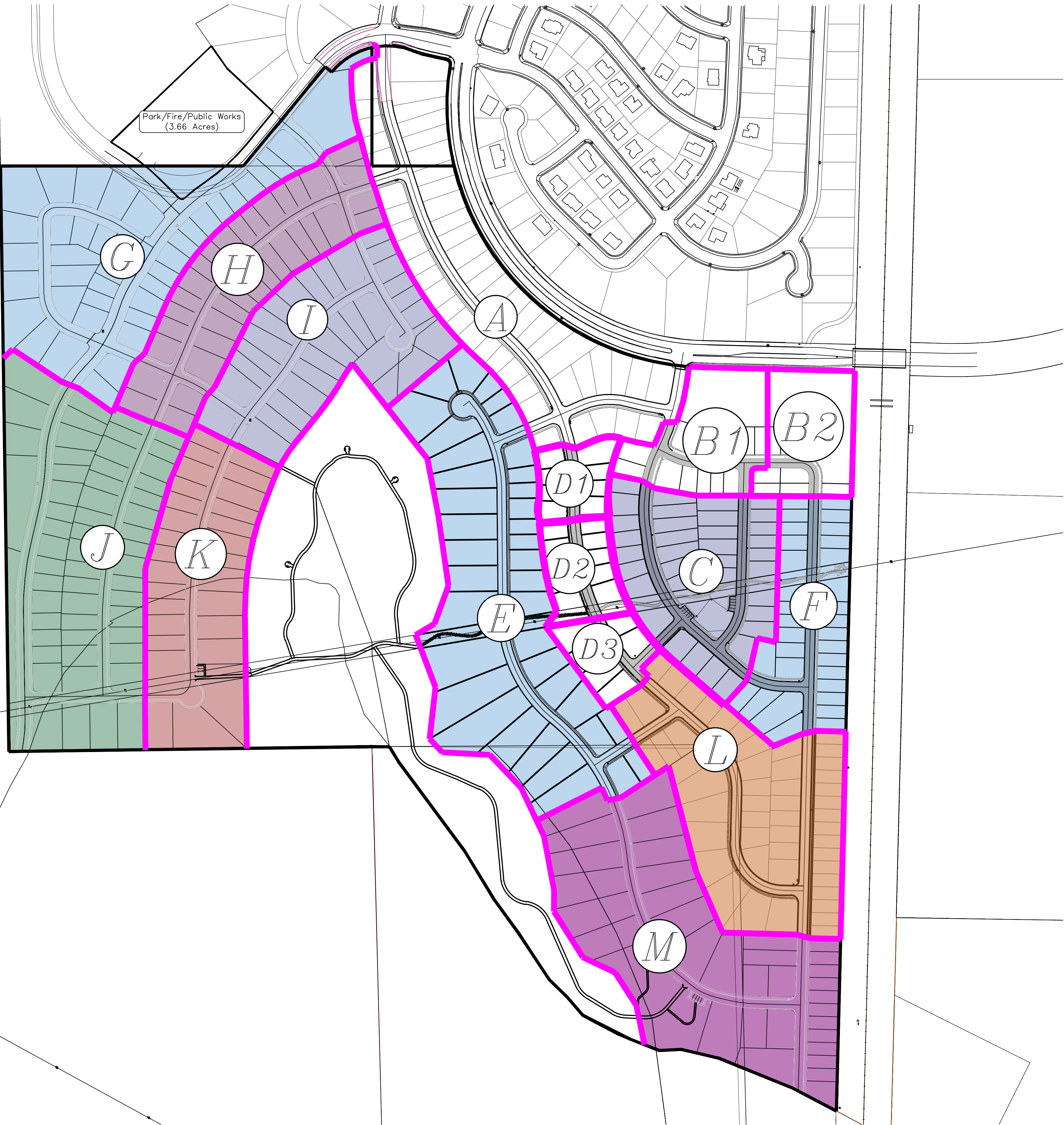
COUNTY-RECORDER SEAL


This form approved by Utah County and the municipalities therein.




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

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





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THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

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

NORTH

0 15 30 60 90

(24"x36")
SCALE 1" = 30'

(11"x17")
SCALE 1" = 60'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

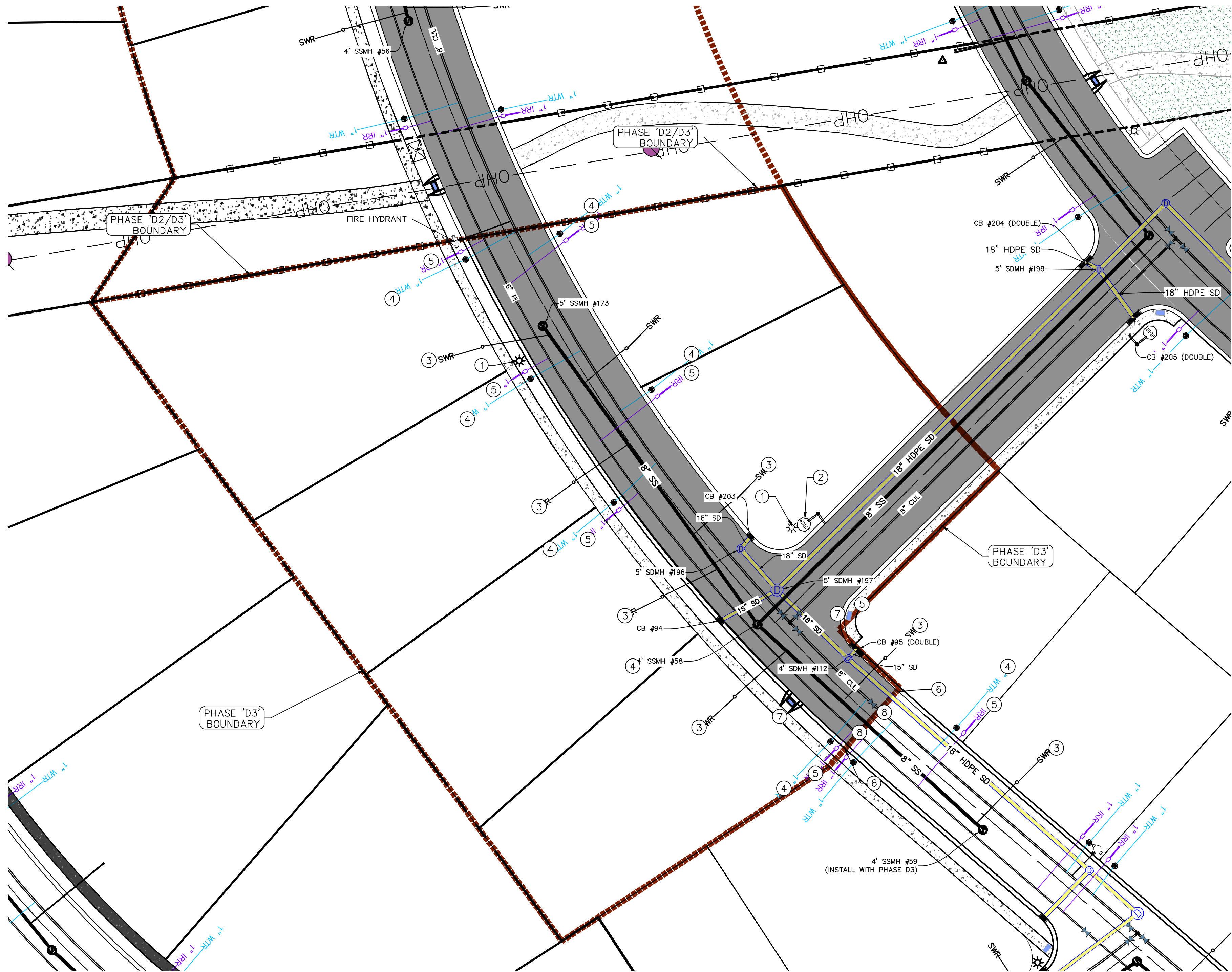
LEGEND

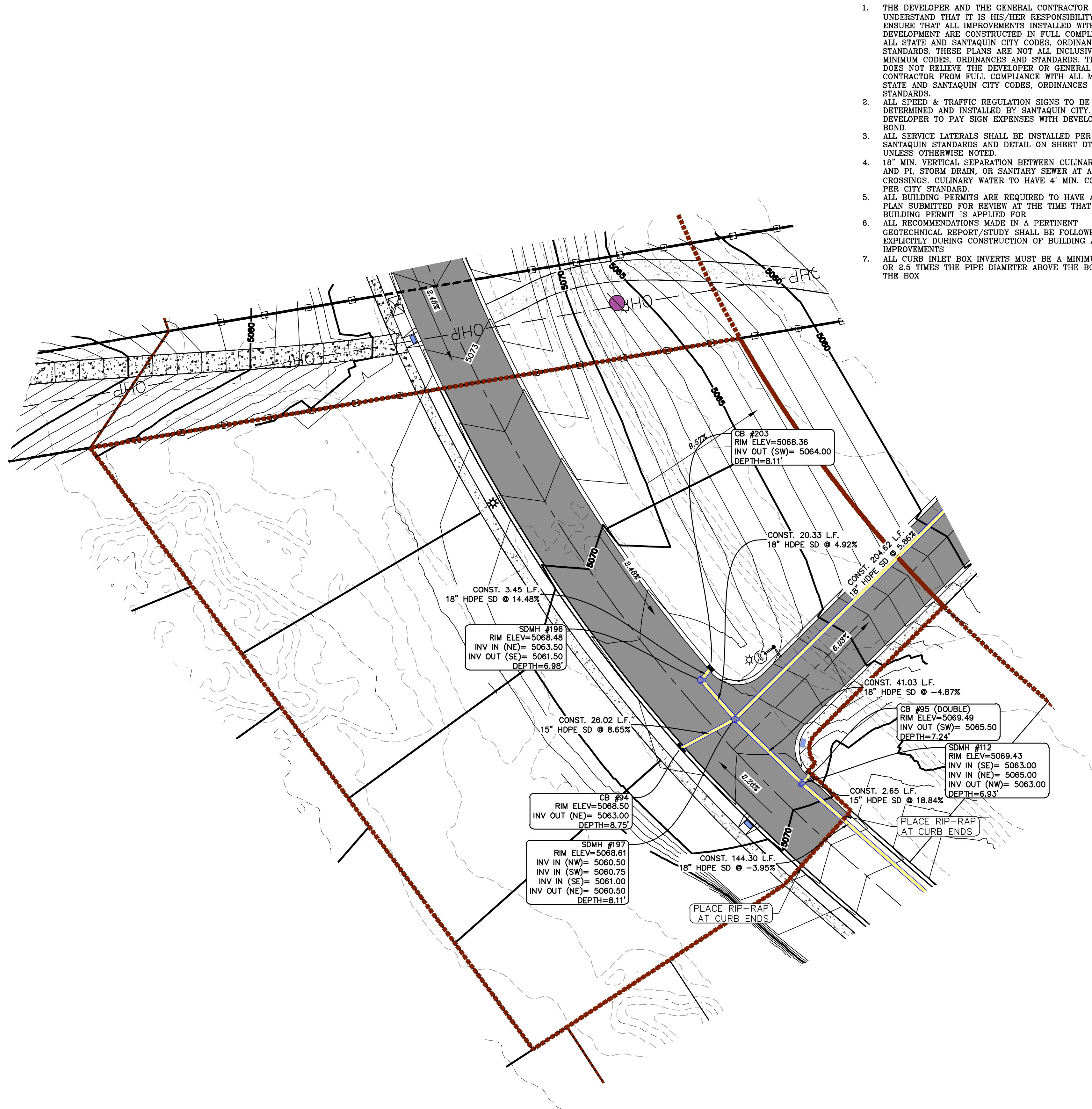
- EXISTING CONTOUR MAJOR
----- EXISTING CONTOUR MINOR
----- EXISTING DEED LINE
----- SD EXISTING STORM MAIN
----- SS EXISTING SEWER MAIN
----- EXISTING WATER MAIN
----- EXISTING PI MAIN
----- EXISTING CONCRETE
----- PI/WAT/SEWER LATERAL
----- PROPOSED ASPHALT
----- PROPOSED CONCRETE
----- PROPOSED CURB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

NOTES TO CONTRACTOR:

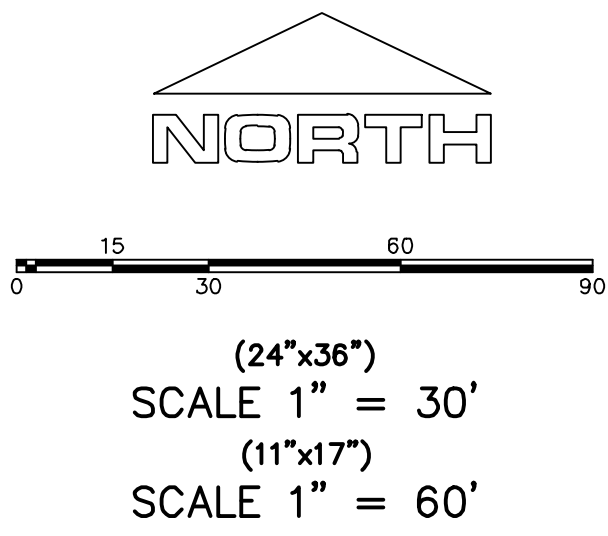
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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







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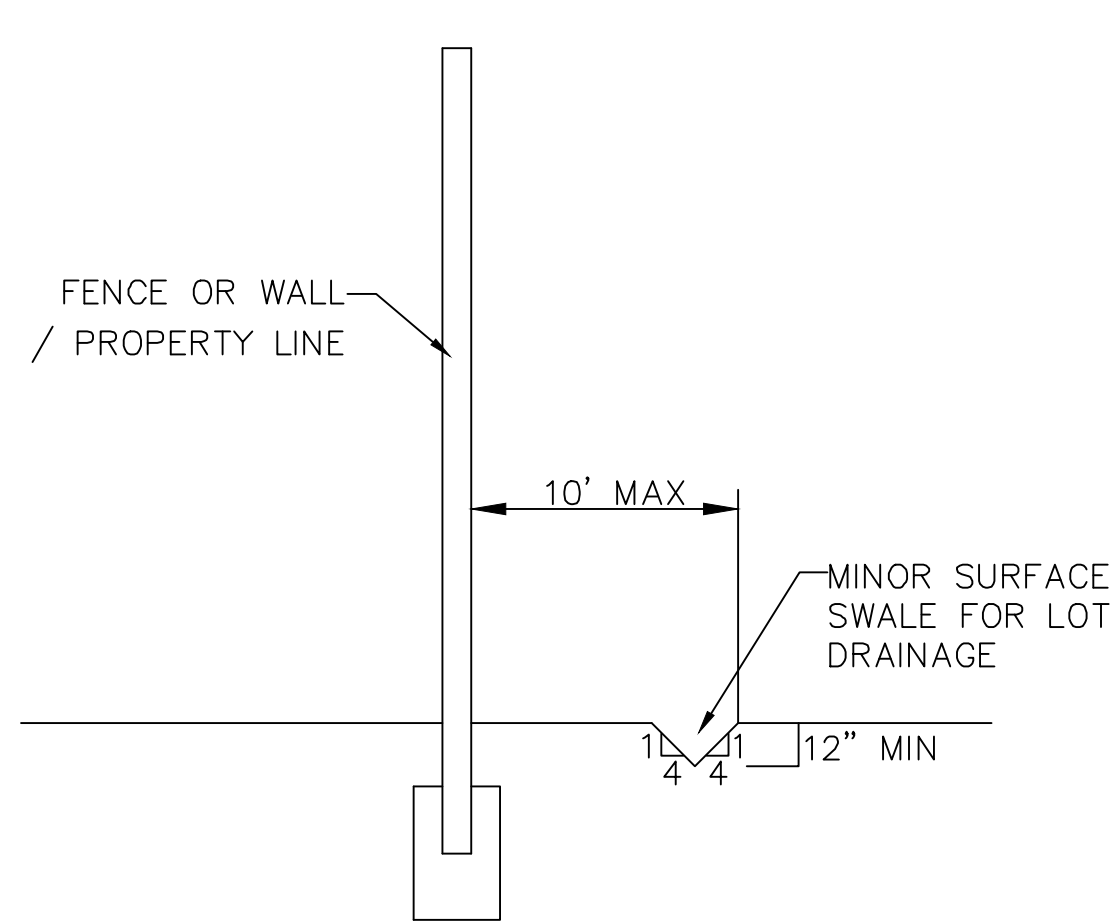


**THE HILLS @ SUMMIT RIDGE
PHASE 'D3'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

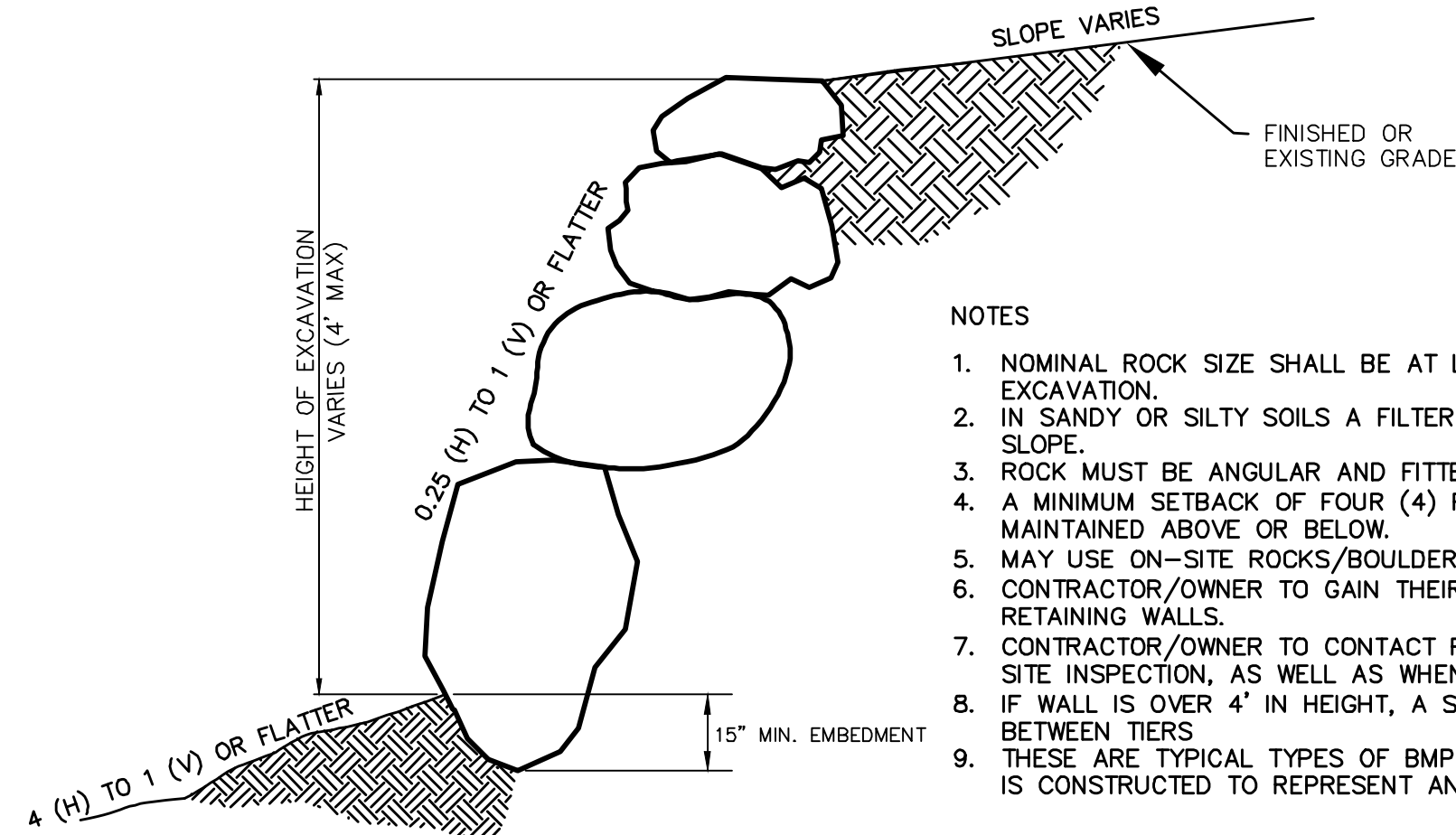
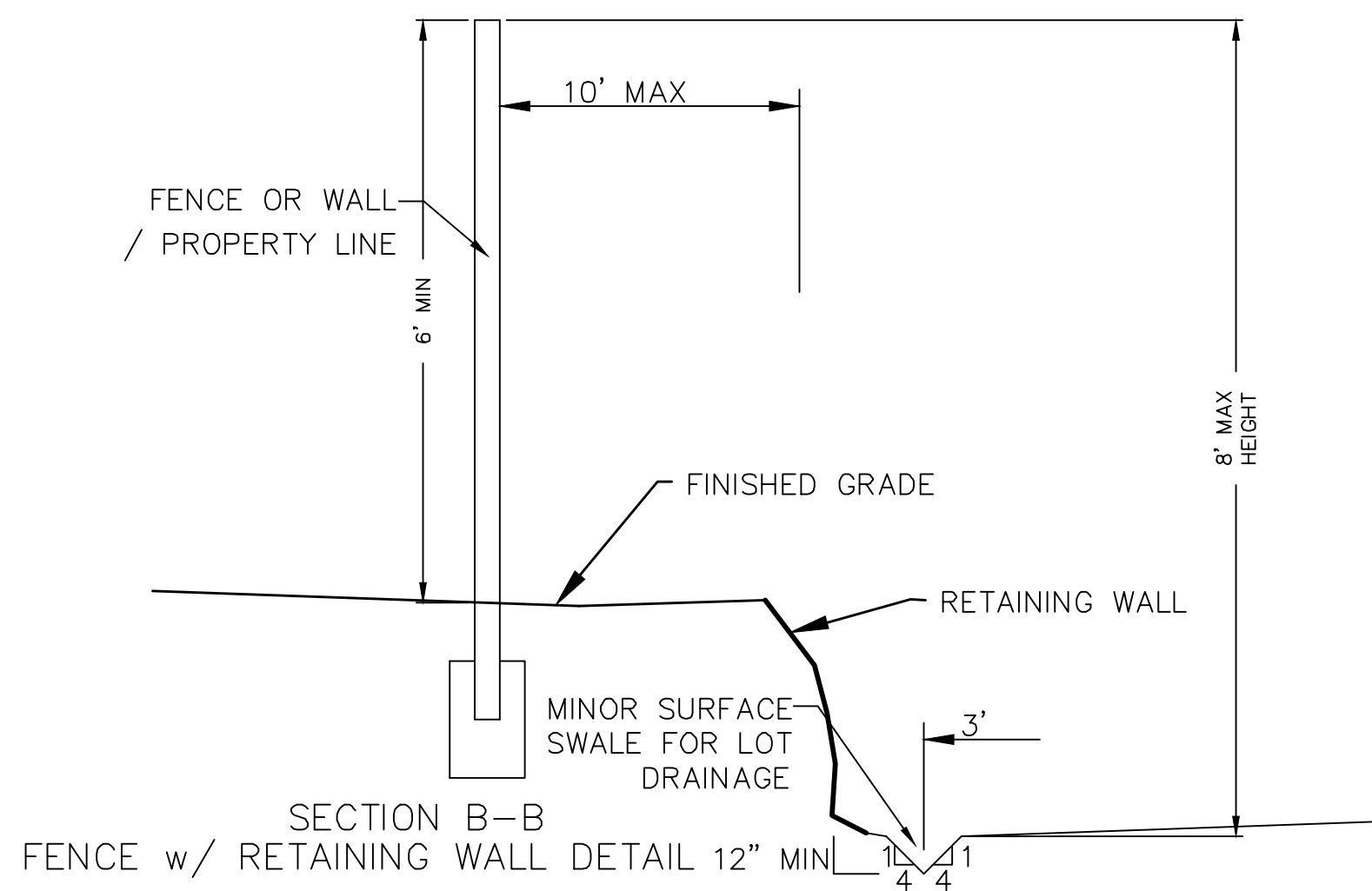
DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
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SHEET NAME:
GRADING PLANS

SHEET:
GR-01



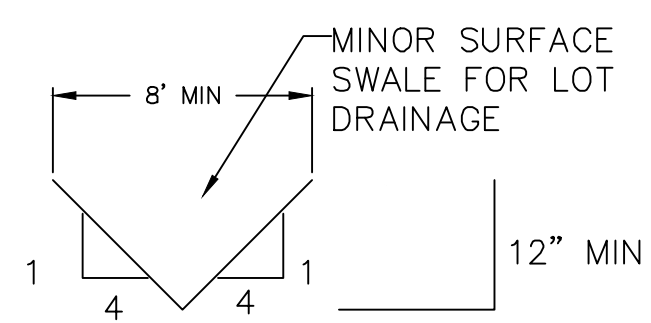
SECTION C-C
FENCE DETAIL



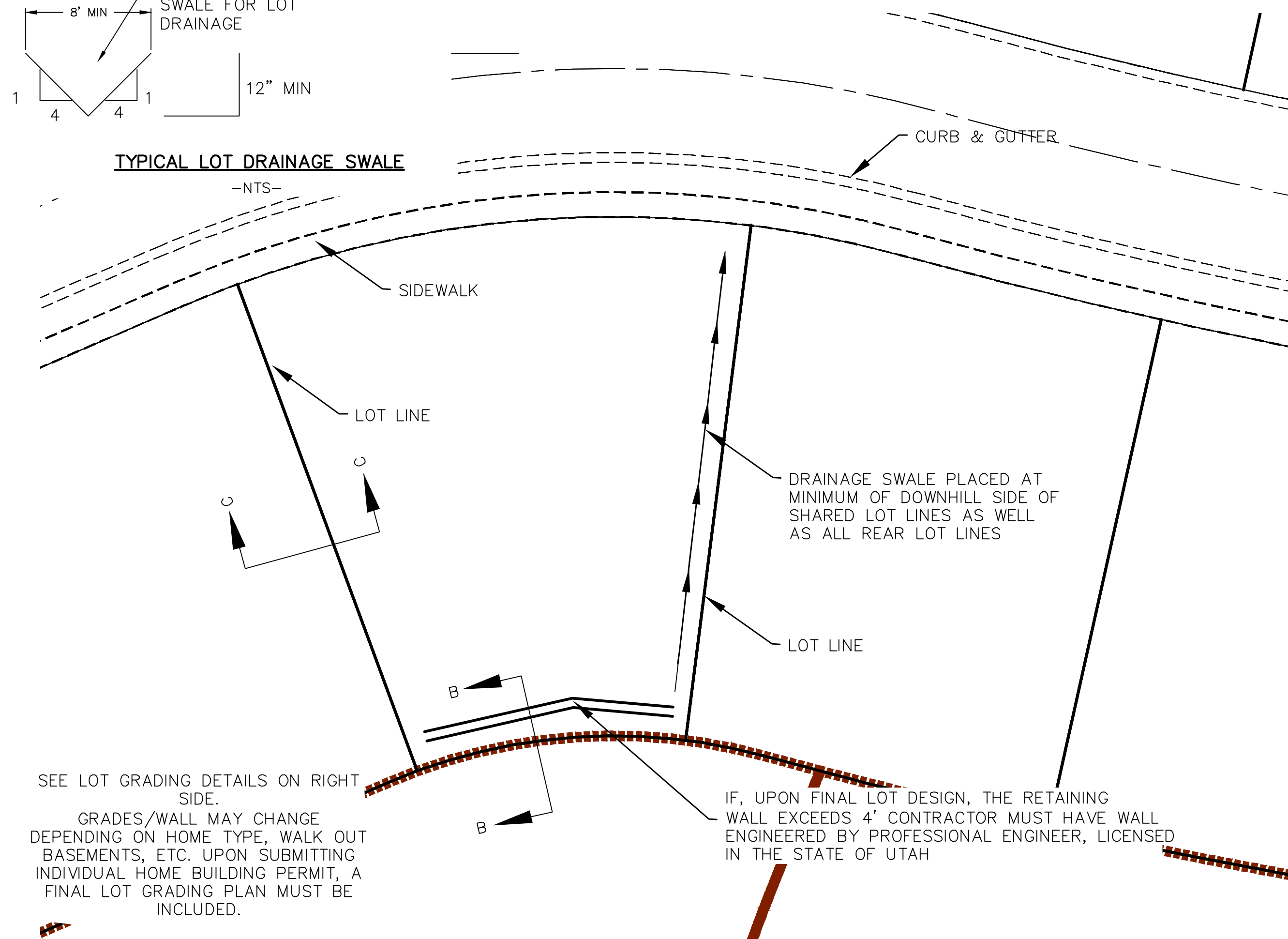
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

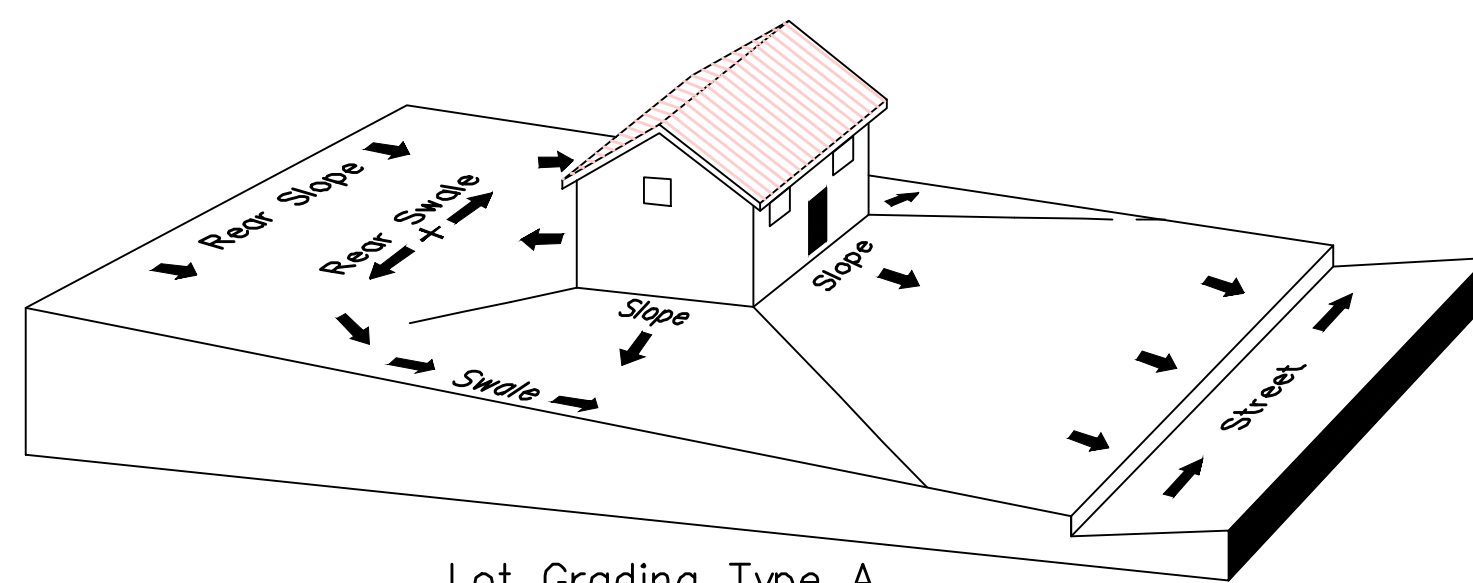
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



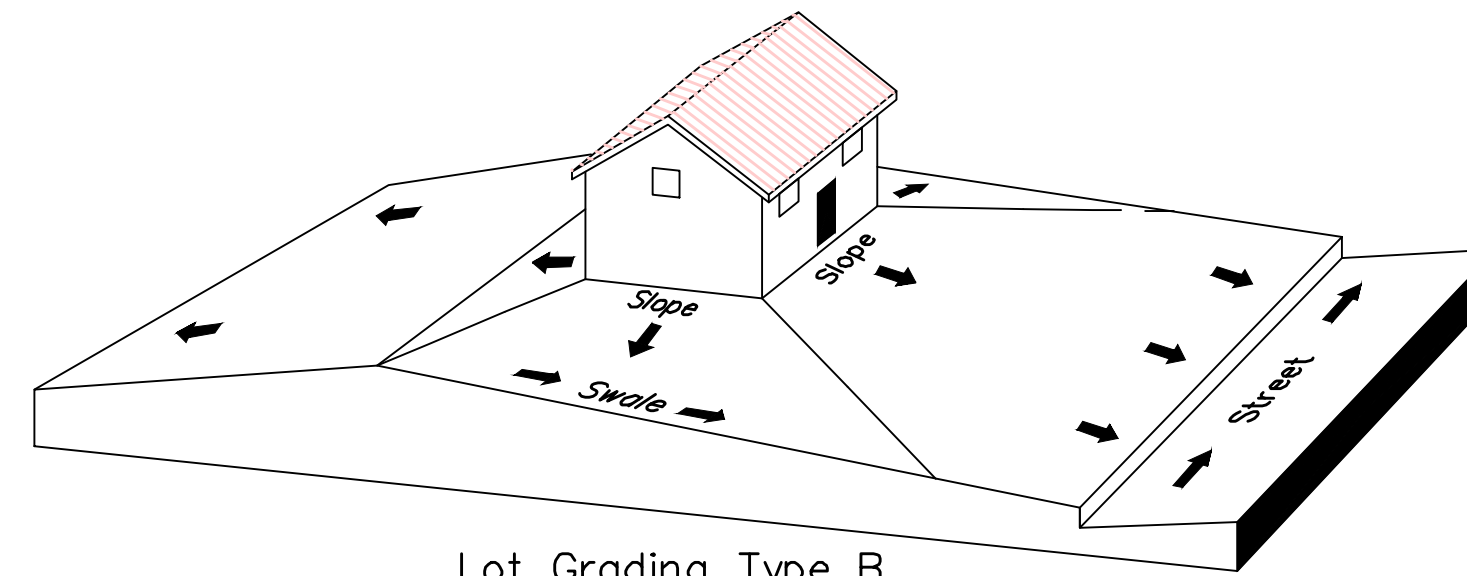
TYPICAL LOT DRAINAGE SWALE
-NTS-



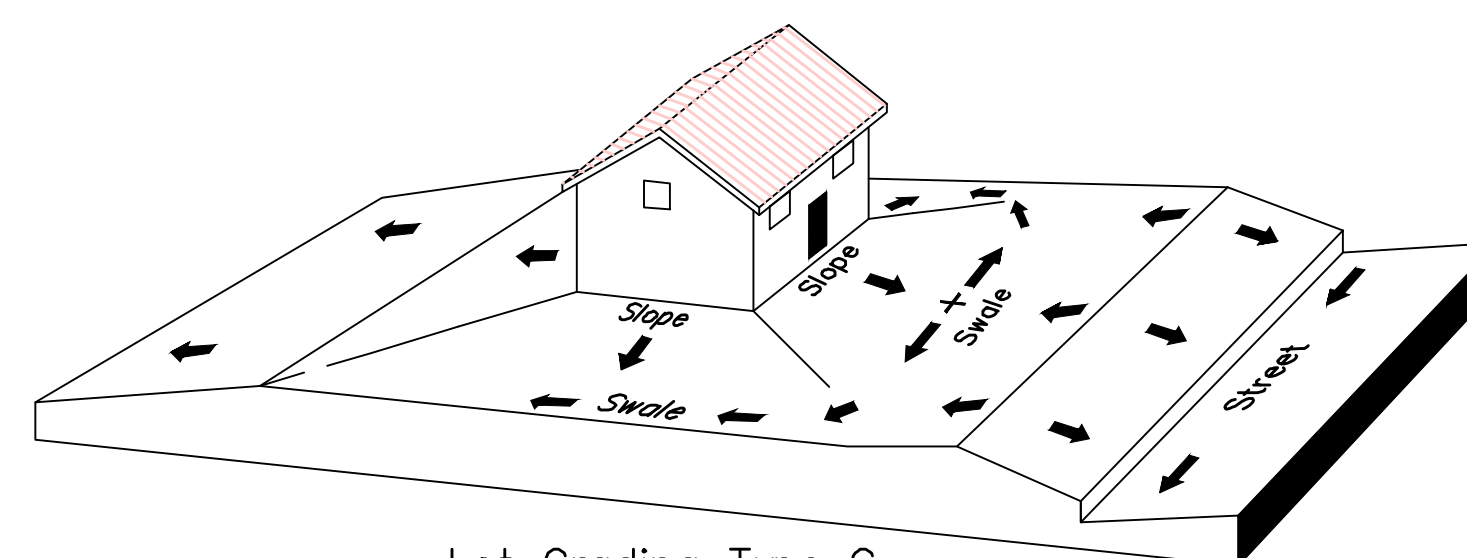
TYPICAL LOT GRADING
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'D3'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020

PROJECT #

REVISIONS:

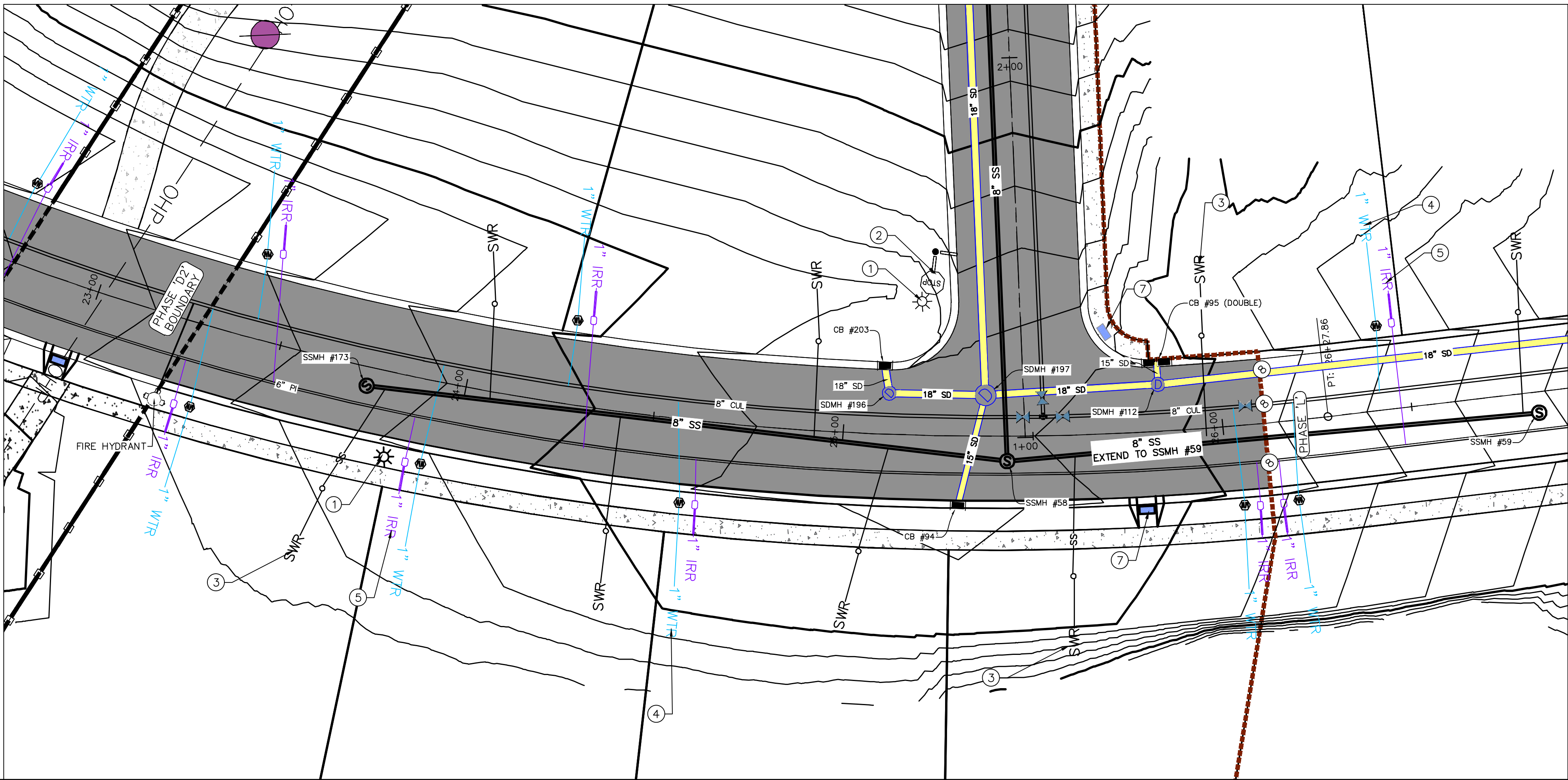
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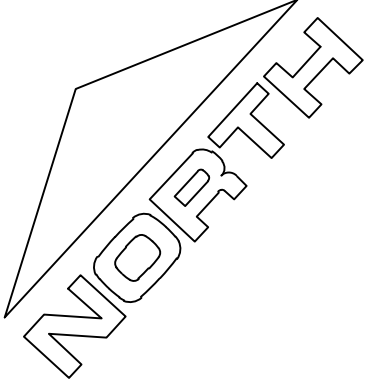
GRADING PLANS

SHEET:

GR-02



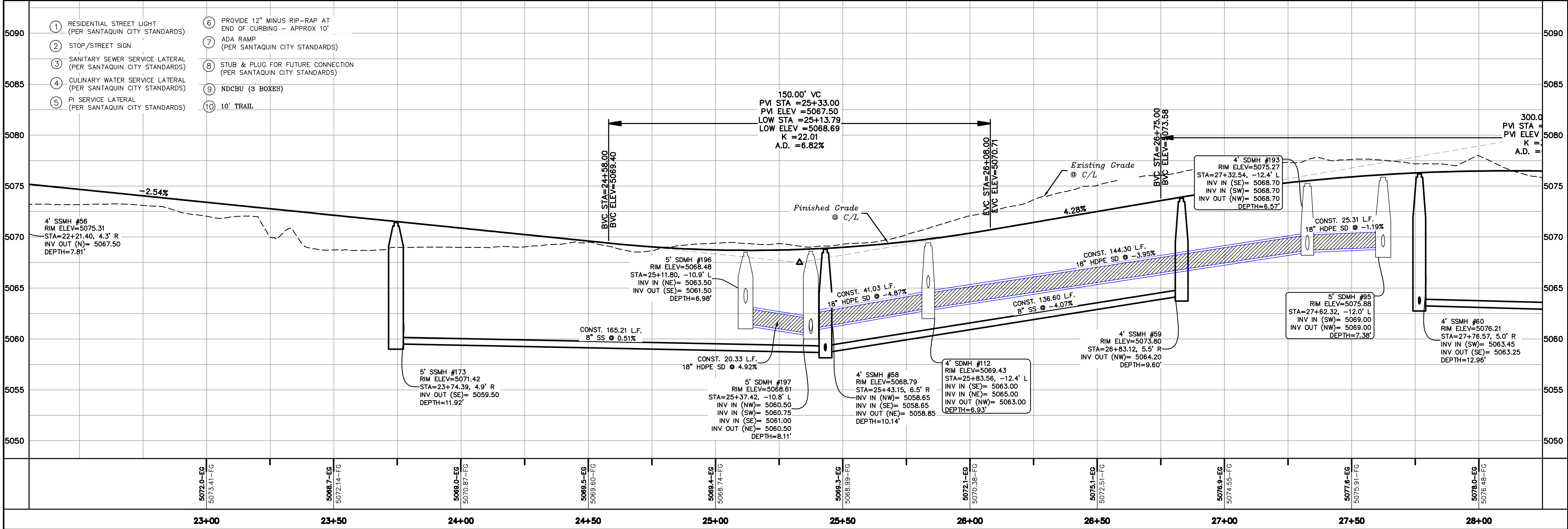
ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



0 20 40 60

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

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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

5072.0-EG 5073.41-FC 23+00

5068.7-EG 5072.14-FC 23+50

5068.0-EG 5070.87-FC 24+00

5068.5-EG 5069.60-FC 24+50

5068.4-EG 5068.74-FC 25+00

5068.3-EG 5068.99-FC 25+50

5072.1-EG 5070.38-FC 26+00

5075.1-EG 5072.51-FC 26+50

5076.9-EG 5074.55-FC 27+00

5077.6-EG 5075.91-FC 27+50

5078.0-EG 5076.48-FC 28+00



THE HILLS @ SUMMIT RIDGE
PHASE 'L'

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

DATE: 6.4.2020

PROJECT #

REVISIONS:

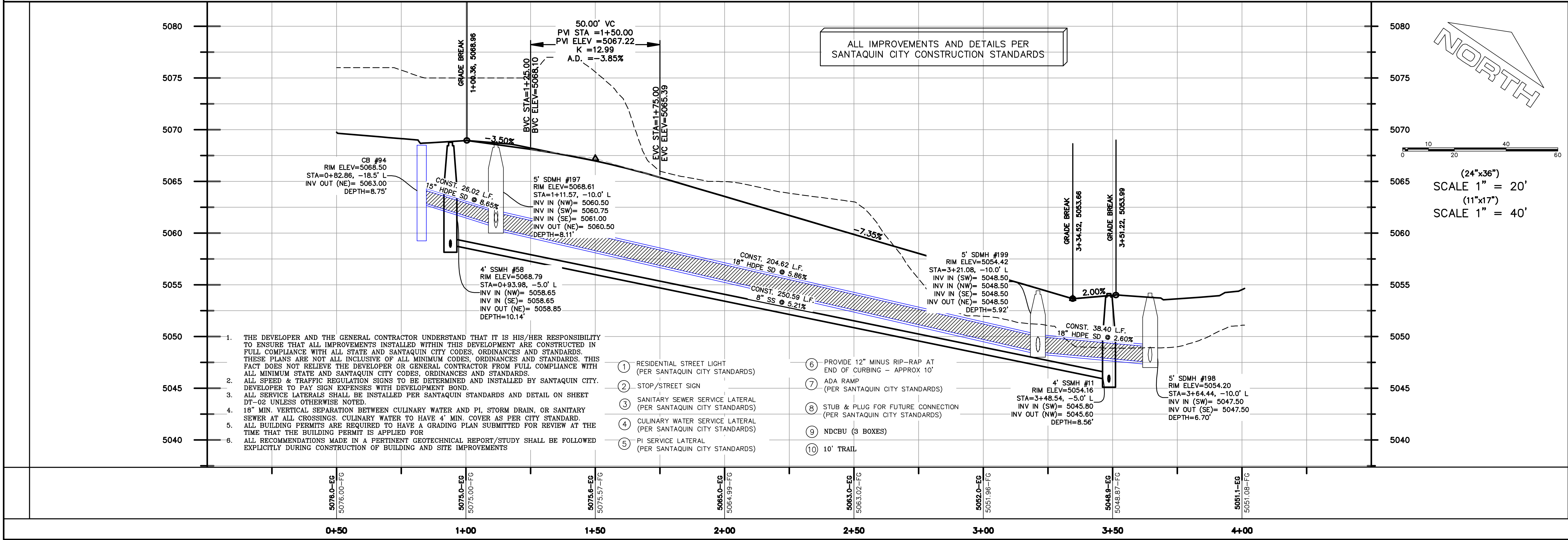
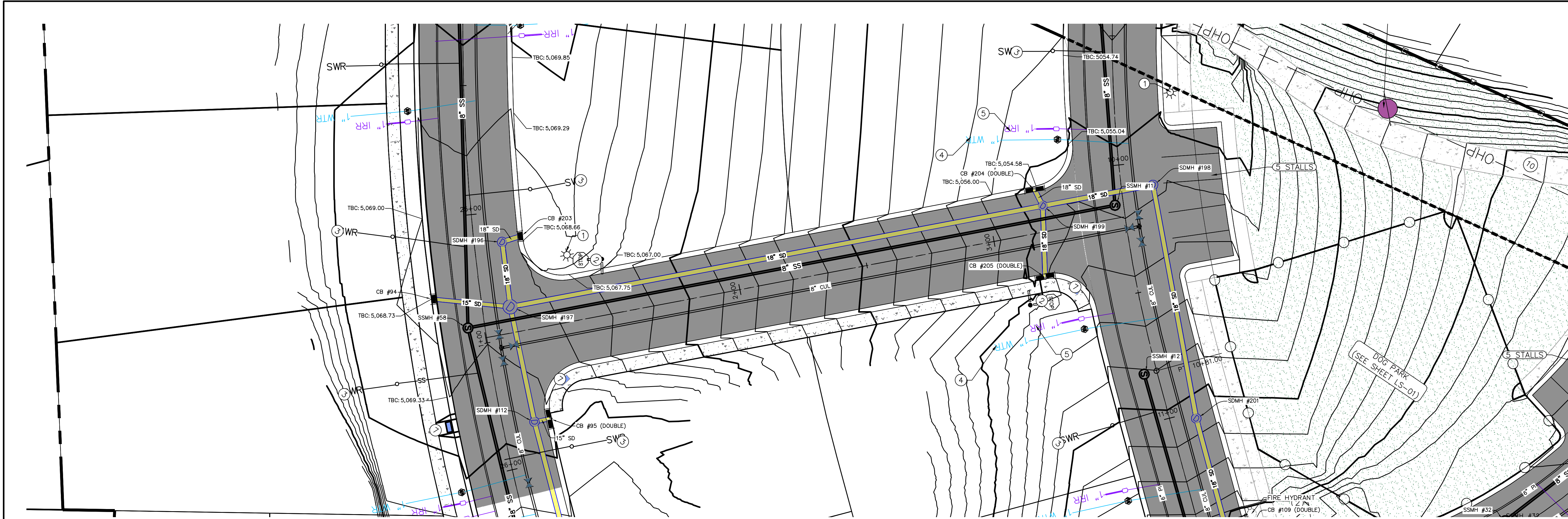
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- 2
- 3

SHEET NAME:

PLAN & PROFILE

SHEET:

PP-01



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

DATE: 6.4.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02

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

NOTES:

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. 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
(4" Uppercase Bold Letters)

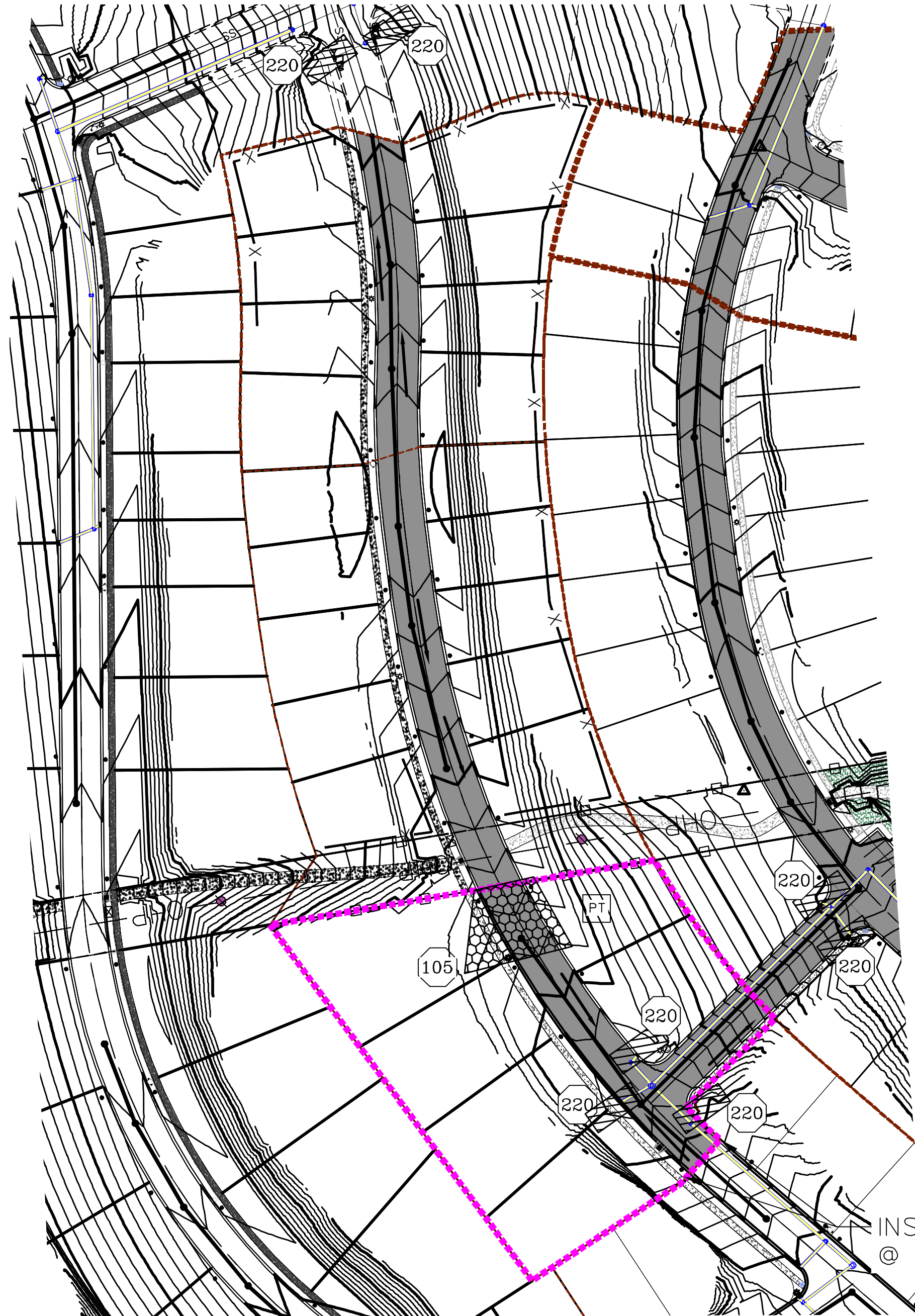
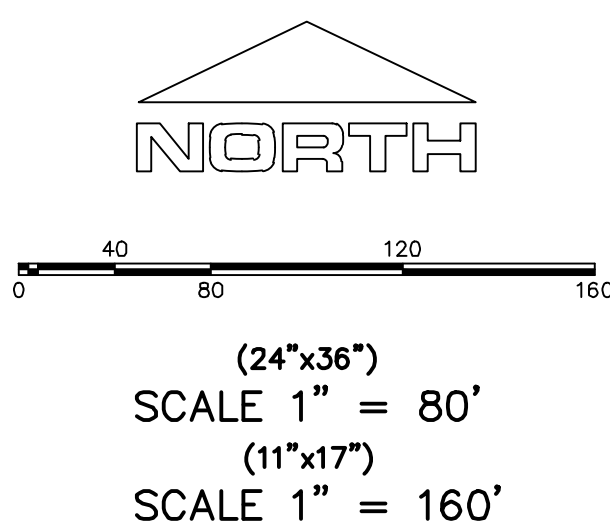
Office Phone Contact ###-###-####
(4" Bold Numbers)

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
360.555.0000
(3" Uppercase Bold Letters and 3" Bold Numbers)

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

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

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



THE HILLS @ SUMMIT RIDGE
PHASE 'D3'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

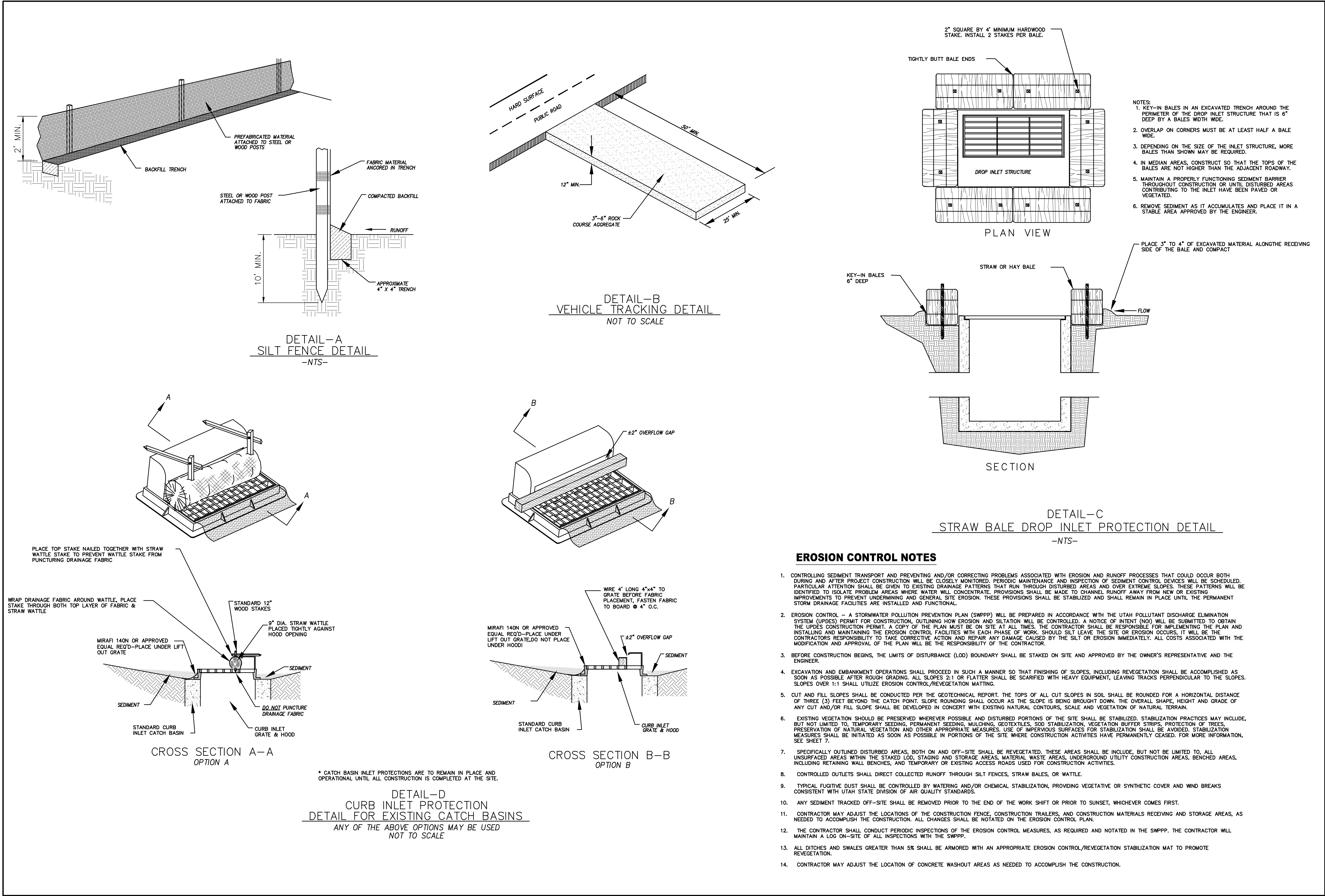
DATE:6.4.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01



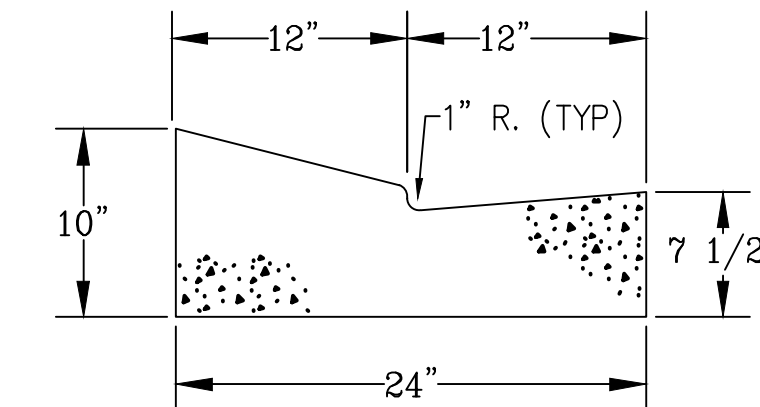
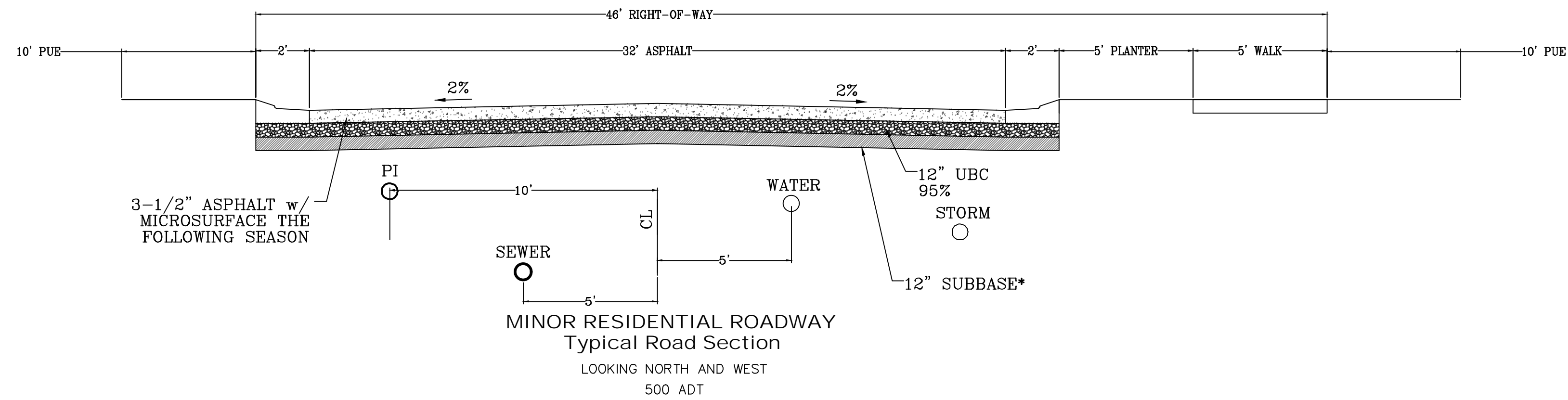
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Orem, UT 84057
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THE HILLS @ SUMMIT RIDGE
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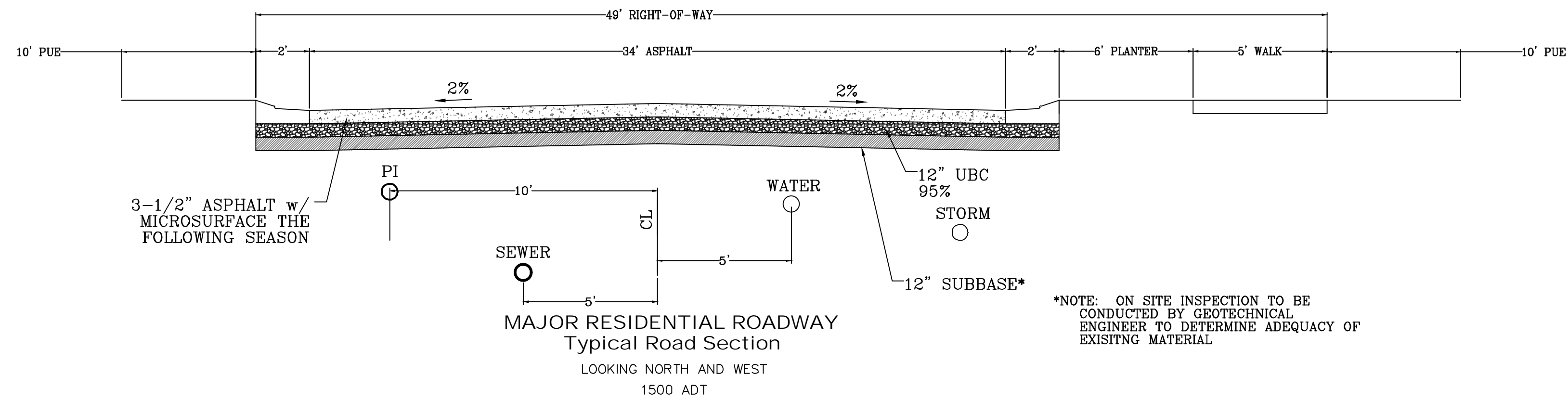
DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
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SHEET NAME:
EROSION CONTROL DETAILS

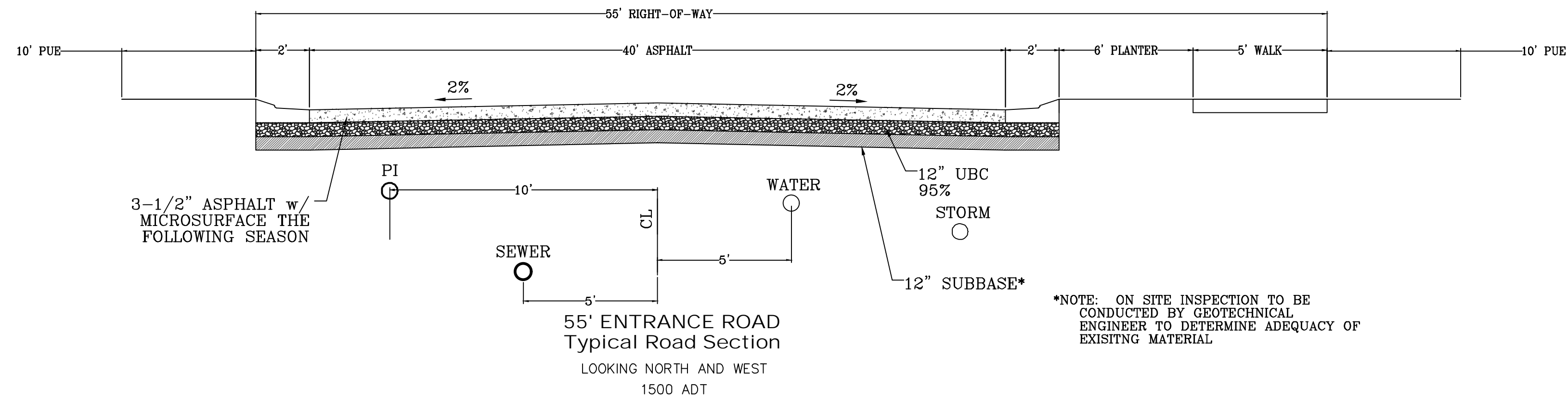
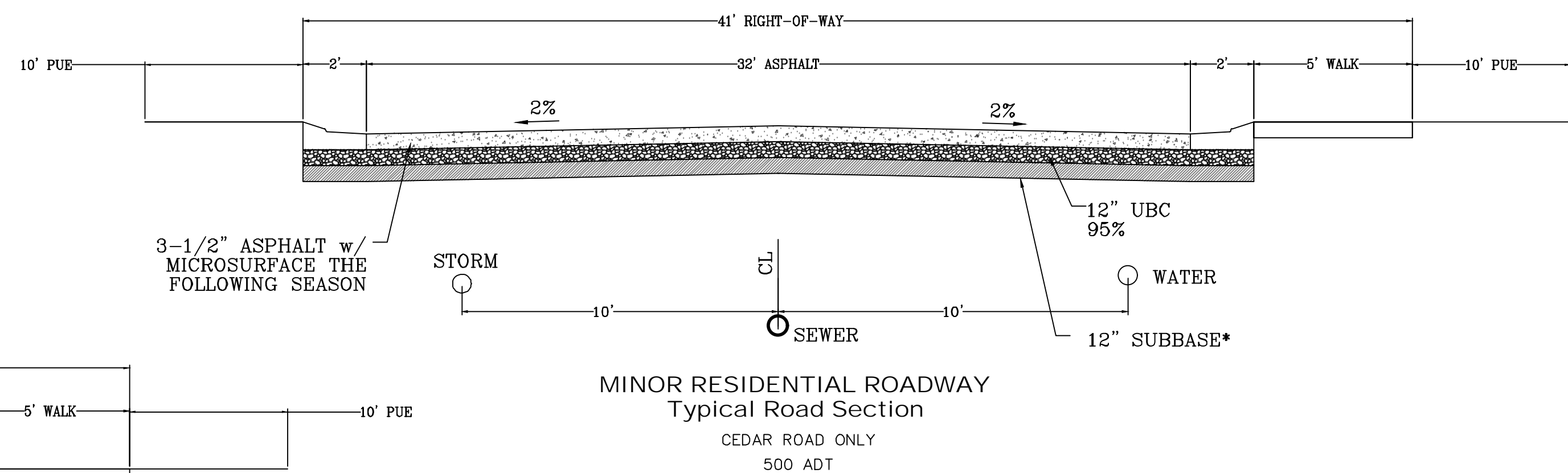
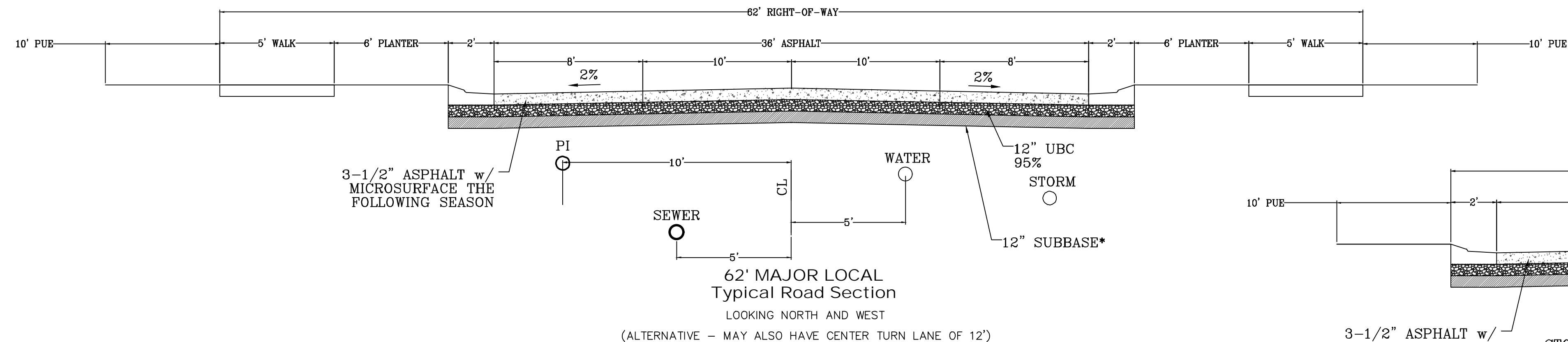
SHEET:
EC-02



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



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



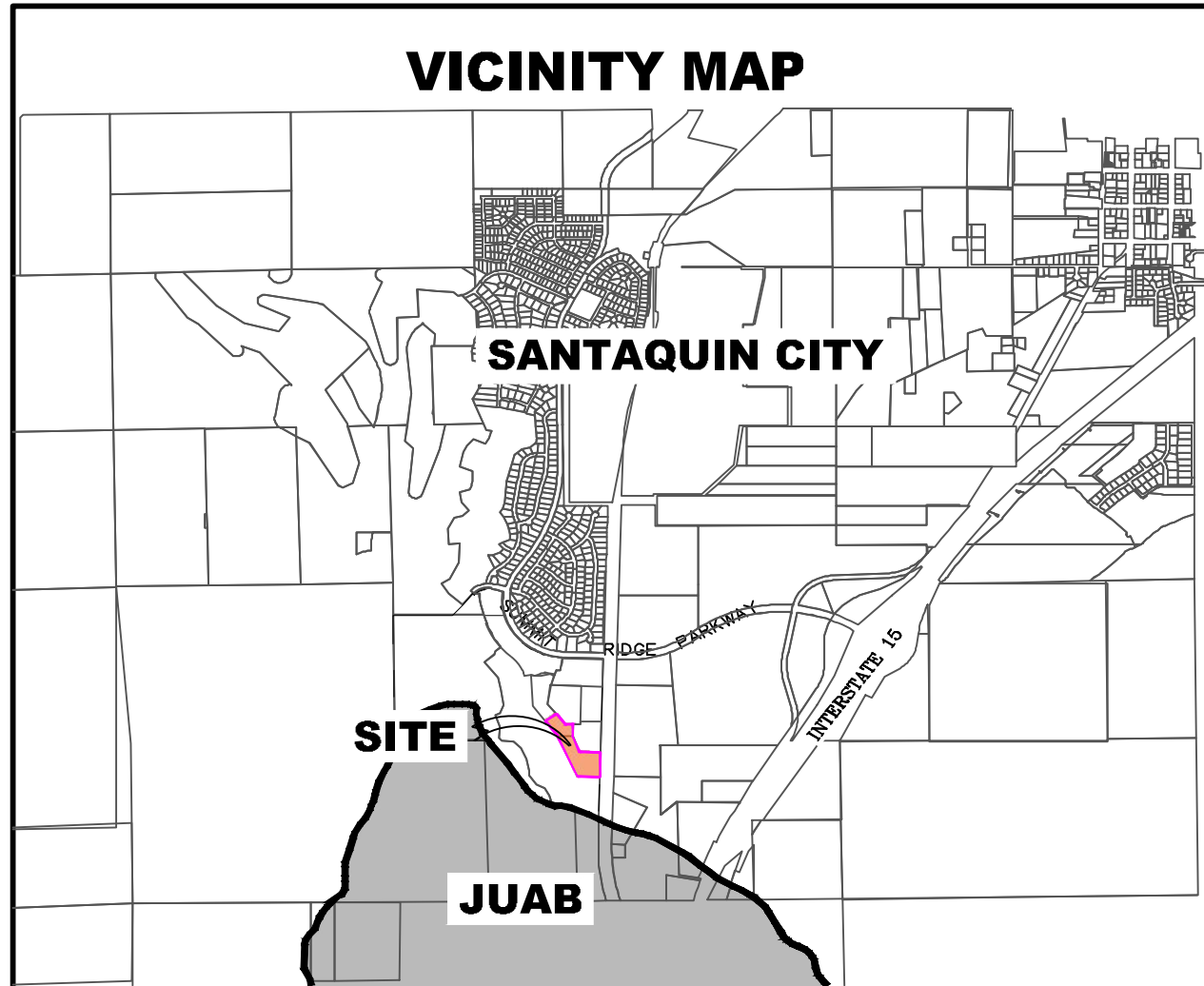
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL

region
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THE HILLS @ SUMMIT RIDGE
PHASE 'D3'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



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.

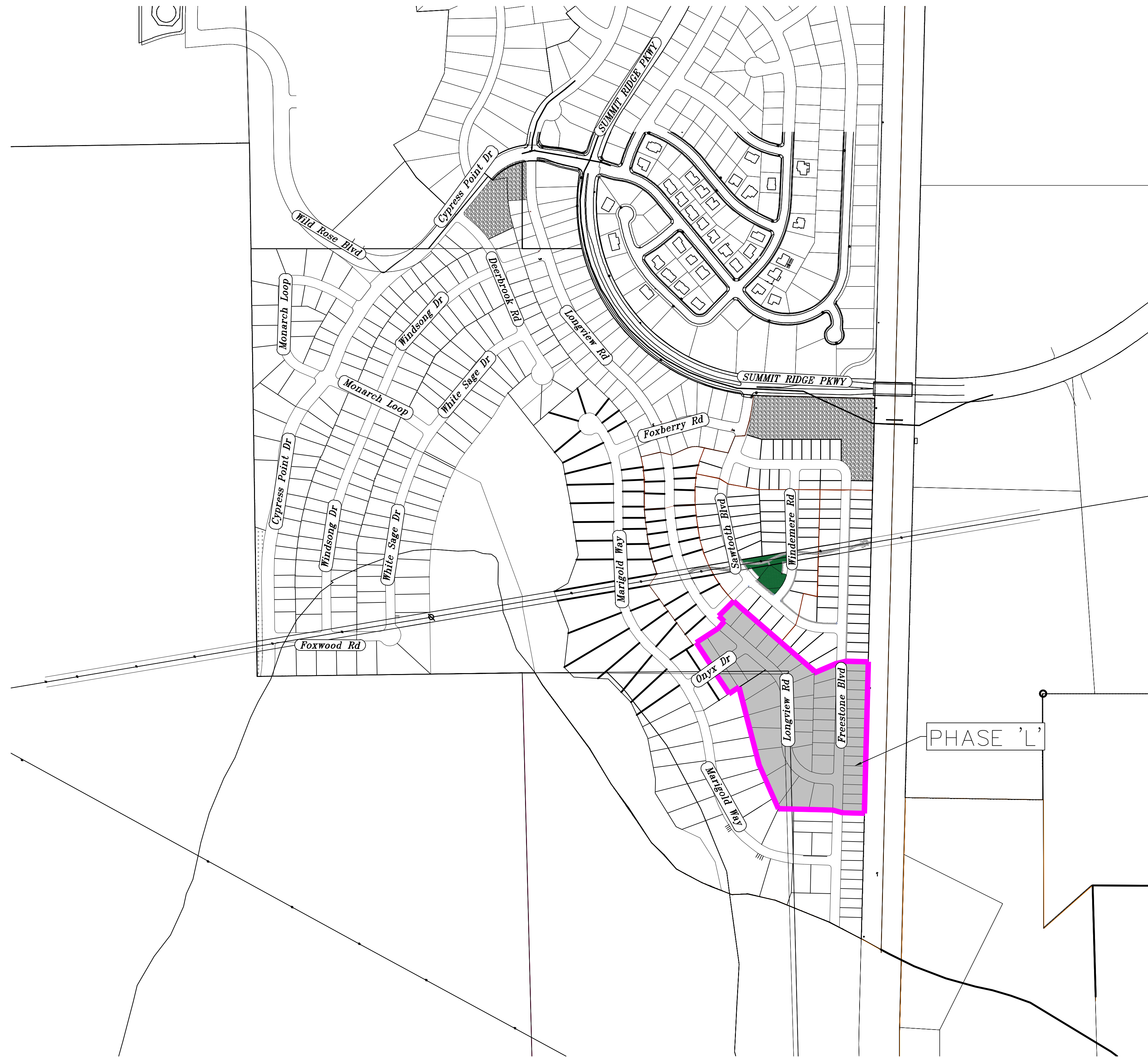
C:\USERS\SHERRING\PROJECTS\REGION ENGINEERING PROJECTS\01_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE 'L'\CS-01

The Hills @ Summit Ridge

PHASE 'L'

June 20

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	13.44 ACRES
TOTAL LOT ACREAGE	11.52 ACRES
TOTAL ROW ACREAGE	1.55 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PG - PLANNED COMMUNITY
DENSITY	3.72 / duq
NUMBER OF LOTS	50 LOTS

**PROJECT ENGINEER
& SURVEYOR**

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

PROJECT DEVELOPER

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
UP-01-2	SITE & UTILITY PLANS
GR-01-3	GRADING PLANS
PP-01-7	PLAN & PROFILE SHEETS
LS-01	LANDSCAPE PLANS (PONDS)
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

NOTES:

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



Engineering & Surveying

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

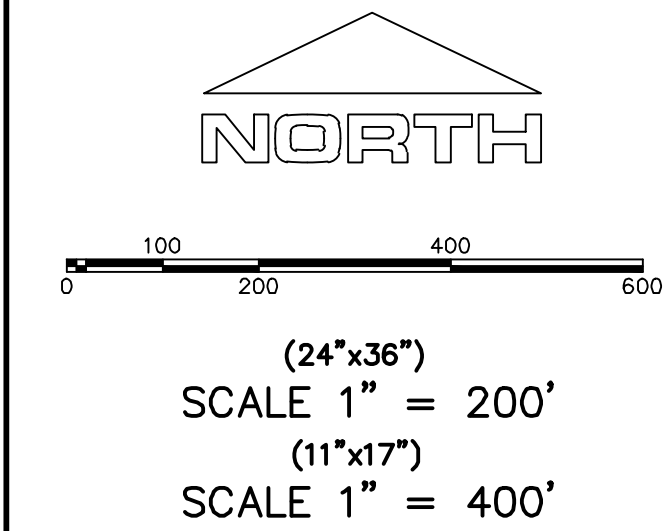
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TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020
PROJECT #

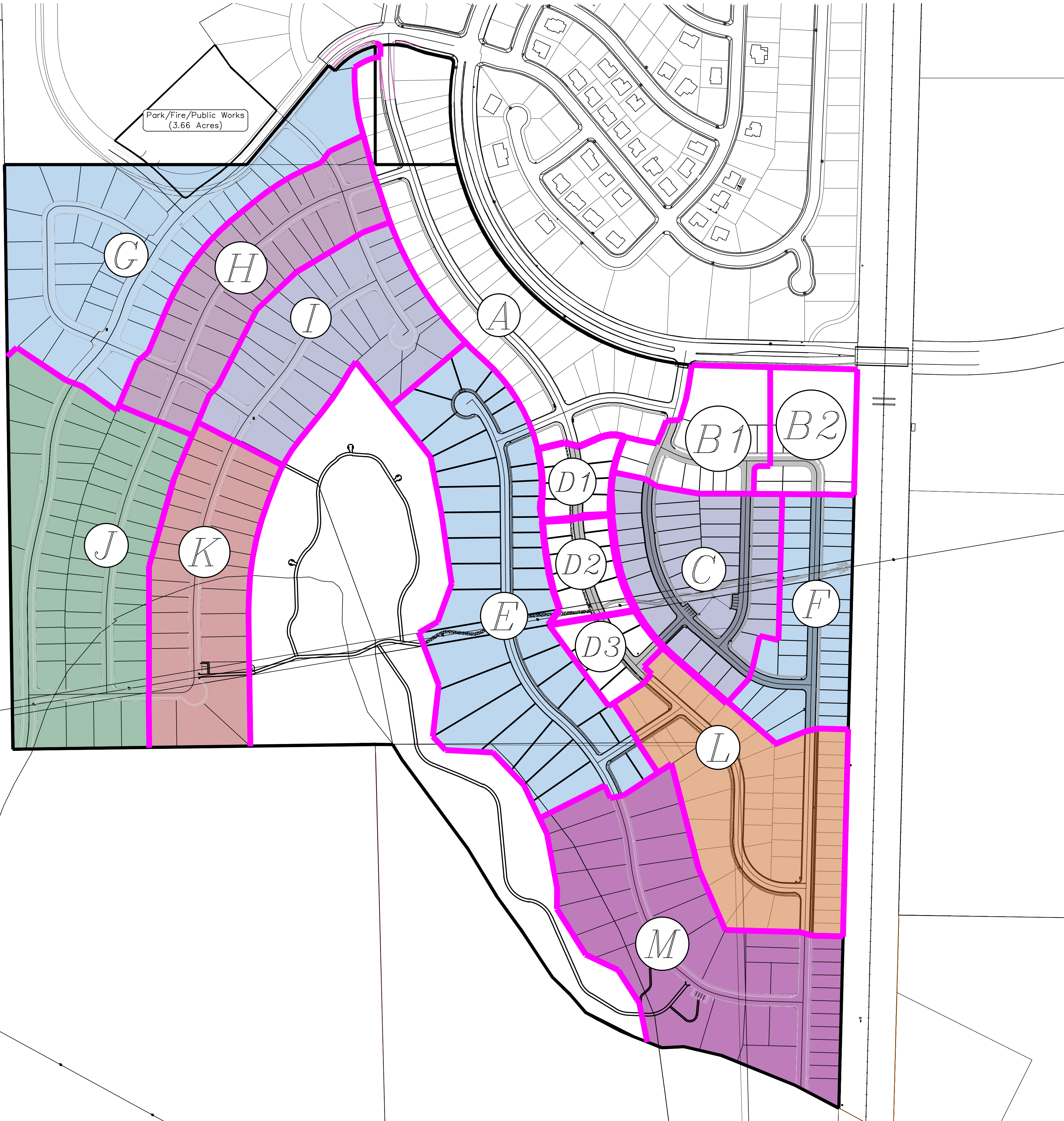
REVISIONS:	
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SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01



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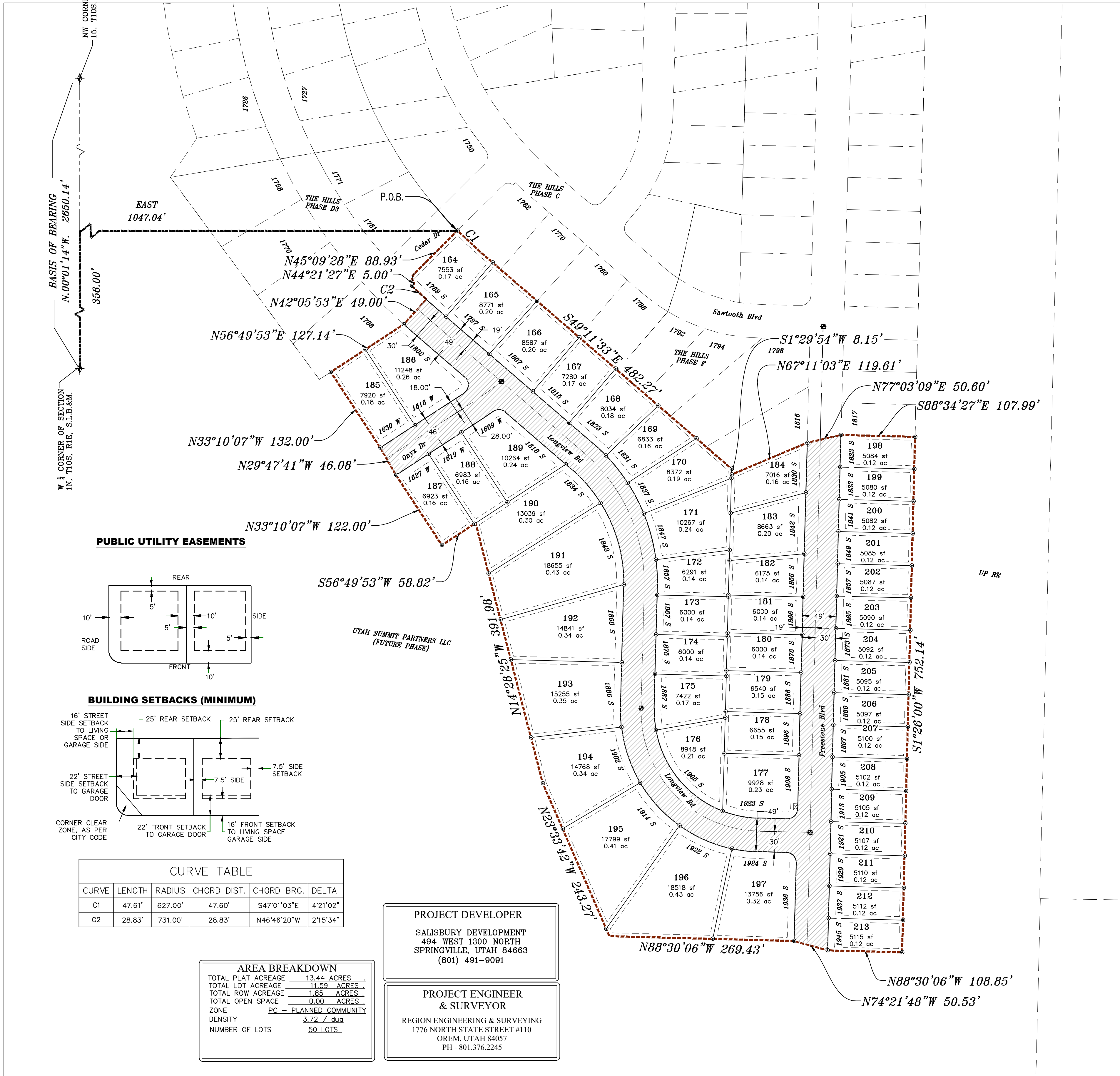
**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020	
PROJECT #	
REVISIONS:	
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<div>2</div>	
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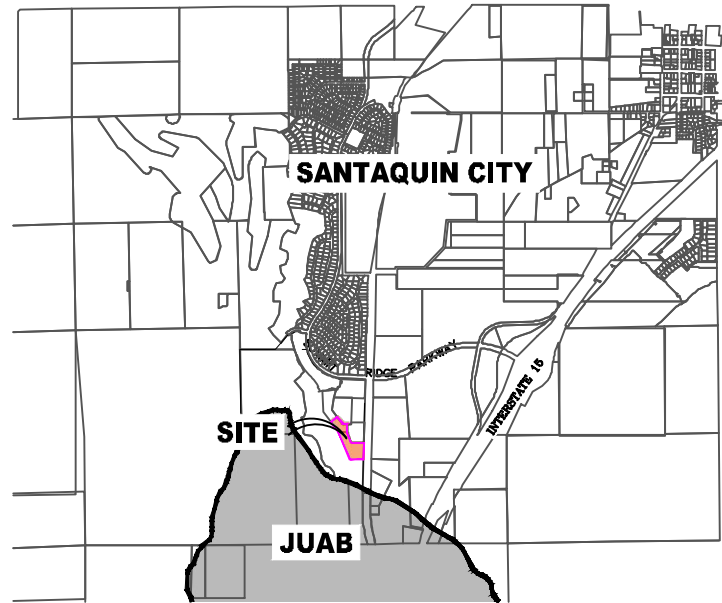
SHEET NAME:
PHASE PLAN
SHEET:
PH-01

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

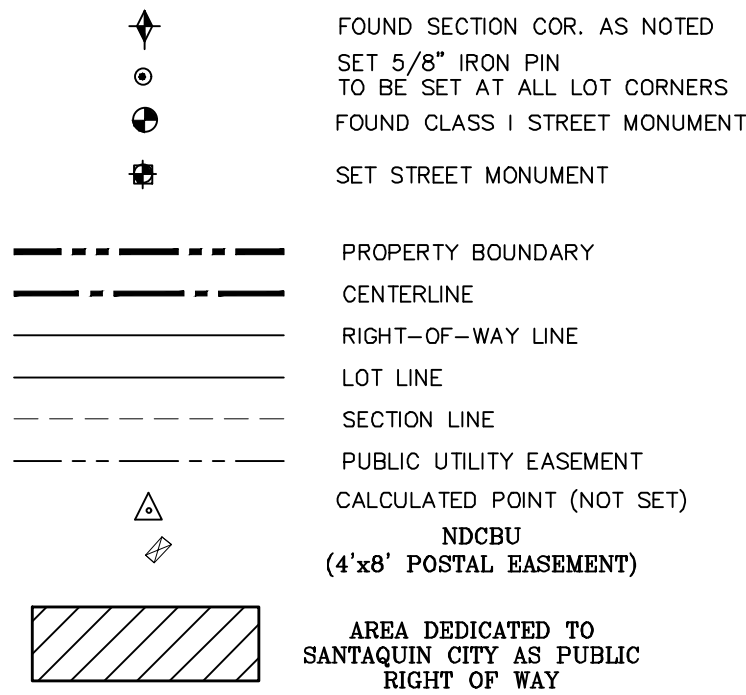
LOCATED IN THE SOUTHWEST CORNER OF SECTION
15, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah



VICINITY MAP



LEGEND



BASIS OF BEARING

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

NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- PROPOSED RESIDENTIAL ADDRESS.
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.

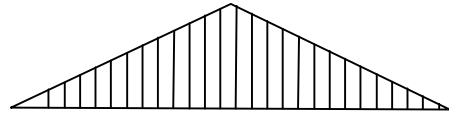
UTILITIES APPROVAL

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

ROCKY MTN POWER

CENTRACOM

CENTURY LINK



40 80 160 240

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

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

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 L

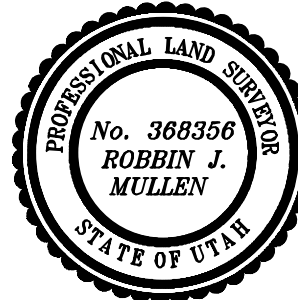
BEGINNING AT A POINT THAT IS N.00°01'14"W. A DISTANCE OF 356.00' ALONG THE SECTION LINE AND EAST 1047.04' FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 21' 02", HAVING A RADIUS OF 627.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 01' 03" E FOR A DISTANCE OF 47.60 FEET. THENCE, S 49° 11' 33" E FOR A DISTANCE OF 482.27 FEET TO A POINT ON A LINE. THENCE, S 01° 29' 54" W FOR A DISTANCE OF 8.15 FEET TO A POINT ON A LINE. THENCE, N 67° 11' 03" E FOR A DISTANCE OF 119.61 FEET TO A POINT ON A LINE. THENCE, N 77° 03' 09" E FOR A DISTANCE OF 50.60 FEET TO A POINT ON A LINE. THENCE, S 88° 34' 27" E FOR A DISTANCE OF 107.99 FEET TO A POINT ON A LINE. THENCE, S 01° 26' 00" W FOR A DISTANCE OF 752.14 FEET TO A POINT ON A LINE. THENCE, N 88° 30' 06" W FOR A DISTANCE OF 108.85 FEET TO A POINT ON A LINE. THENCE, N 74° 21' 48" W FOR A DISTANCE OF 50.53 FEET TO A POINT ON A LINE. THENCE, N 88° 30' 06" W FOR A DISTANCE OF 269.43 FEET TO A POINT ON A LINE. THENCE, N 23° 33' 42" W FOR A DISTANCE OF 243.27 FEET TO A POINT ON A LINE.

THENCE, N 14° 28' 25" W FOR A DISTANCE OF 391.98 FEET TO A POINT ON A LINE. THENCE, S 56° 49' 53" W FOR A DISTANCE OF 58.82 FEET TO A POINT ON A LINE. THENCE, N 33° 10' 07" W FOR A DISTANCE OF 122.00 FEET TO A POINT ON A LINE. THENCE, N 29° 47' 41" W FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE.

THENCE, N 33° 10' 07" W FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE. THENCE, N 56° 49' 53" E FOR A DISTANCE OF 127.14 FEET TO A POINT ON A LINE. THENCE, N 42° 05' 53" E FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 15' 34", HAVING A RADIUS OF 731.00 FEET, AND WHOSE LONG CHORD BEARS N 46° 46' 20" W FOR A DISTANCE OF 28.83 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 44° 21' 27" E FOR A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 48' 01", HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 14' 32" W FOR A DISTANCE OF 14.24 FEET. THENCE N 45° 09' 28" E A DISTANCE OF 88.93 FEET TO THE POINT OF BEGINNING

CONTAINING 13.44 ACRES OF LAND AND 50 LOTS



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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF , A.D. 20

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE 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 SANTIQUIN

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

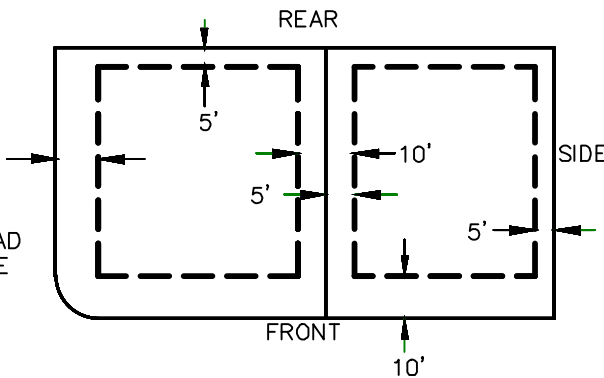
THE HILLS @ SUMMIT RIDGE
PHASE 'L'

SCALE: 1" = 80 FEET

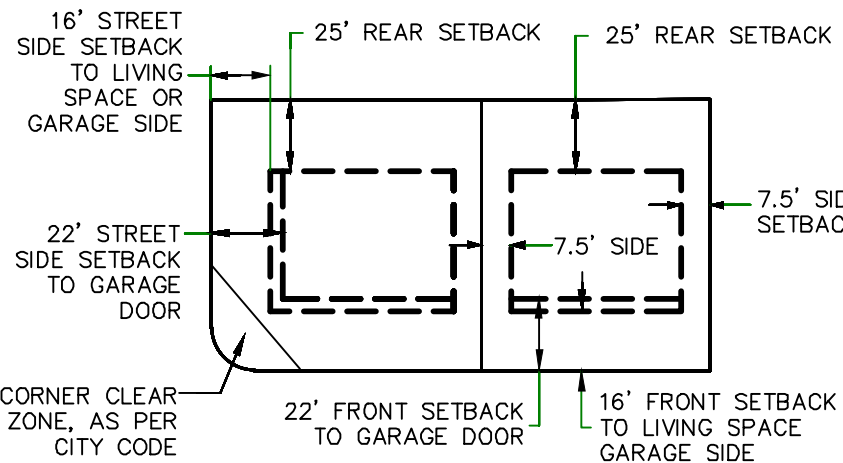
This form approved by Utah County and the municipalities therein.

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

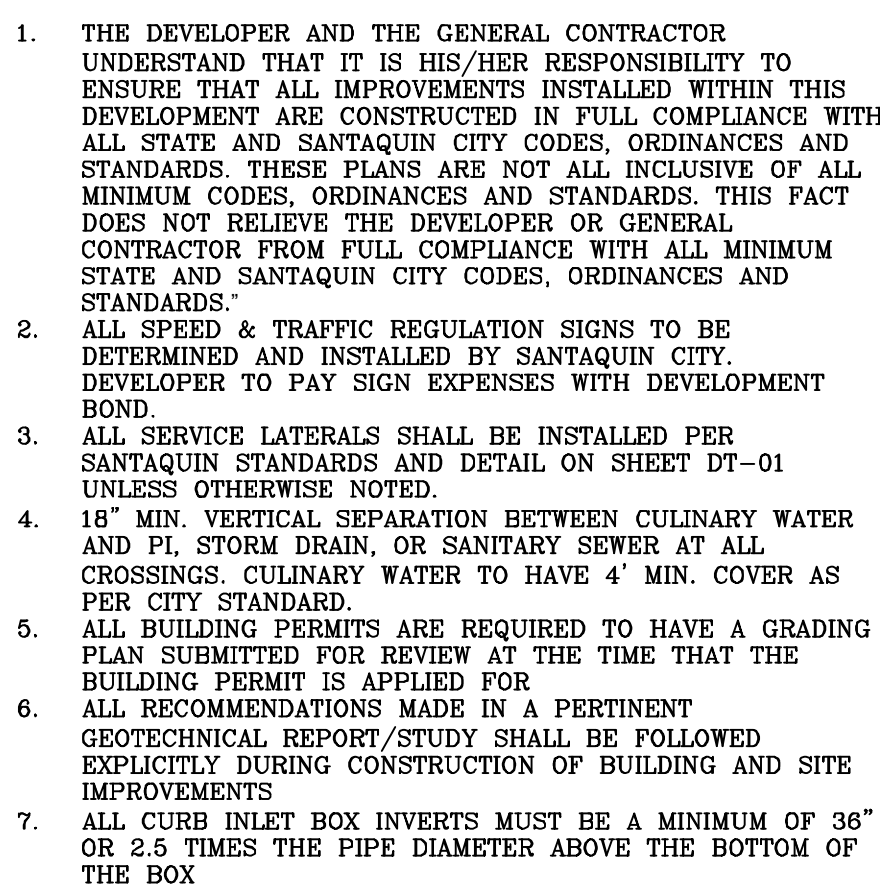
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC RIGHT OF WAY



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

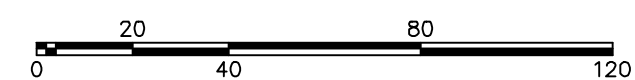
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	5.17'	N129°54'E
L2	15.28'	N129°54'E
L3	2.54'	N129°54'E
L4	5.19'	N129°54'E
L5	7.83'	N129°54'E
L6	8.76'	N129°54'E
L7	52.29'	N129°54'E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	
C1	47.61'	627.00'	47.60'	S47°01'03"E	42°1'02"	
C2	28.83'	731.00'	28.83'	N46°46'20"W	2°15'34"	
C3	16.89'	750.00'	16.89'	N48°32'50"W	1°17'26"	
C4	221.18'	250.00'	214.04'	N23°50'50"W	50°41'27"	
C5	274.89'	175.00'	247.49'	N43°30'06"W	90°00'00"	
C7	16.47'	731.00'	16.47'	S48°32'50"E	1°17'26"	
C8	47.61'	627.00'	47.60'	S47°01'03"E	42°1'02"	
C9	17.57'	780.00'	17.57'	N48°32'50"W	1°17'26"	
C10	27.76'	15.00'	23.96'	N3°49'10"E	106°01'28"	
C11	14.63'	528.00'	14.62'	S56°02'16"W	1°35'13"	
C12	19.78'	15.00'	18.38'	N86°58'27"W	75°33'47"	
C13	65.40'	220.00'	65.16'	N40°40'37"W	17°01'53"	
C14	25.27'	269.00'	25.26'	S46°30'07"E	5°22'53"	
C15	50.84'	269.00'	50.77'	S38°23'48"E	10°49'45"	
C16	50.84'	269.00'	50.77'	S27°34'03"E	10°49'45"	
C17	69.33'	269.00'	69.14'	S14°46'10"E	14°46'01"	
C18	41.71'	269.00'	41.67'	S2°56'38"E	8°53'04"	
C19	125.15'	220.00'	123.47'	N15°51'51"W	32°35'37"	
C20	4.09'	220.00'	4.09'	N0°57'56"E	1°03'57"	
C21	31.88'	156.00'	31.83'	S42°12'25"E	11°42'38"	
C22	28.69'	205.00'	28.67'	N2°30'41"W	8°01'09"	
C23	86.32'	205.00'	85.68'	N18°35'02"W	24°07'33"	
C24	85.62'	205.00'	84.99'	N42°36'40"W	23°55'43"	
C25	83.92'	205.00'	83.33'	N66°18'11"W	23°27'17"	
C26	37.47'	205.00'	37.41'	N83°15'58"W	10°28'17"	
C27	23.56'	15.00'	21.21'	N43°30'06"W	90°00'00"	
C28	160.15'	156.00'	153.21'	S39°37'17"E	58°49'06"	
C29	53.01'	156.00'	52.76'	S78°45'58"E	19°28'16"	
C30	23.56'	15.00'	21.21'	N46°29'54"E	90°00'00"	
C31	48.96'	500.00'	48.94'	S54°01'34"W	5°36'37"	

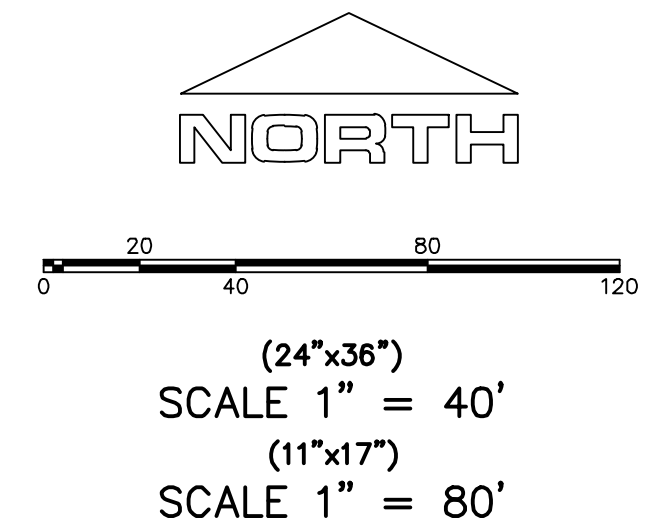


- ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

	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 SULL MAIN
	PROPOSED PI MAIN
	PROPOSED SEWER MAIN
	PROPOSED WAT./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



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.



2" Culinary Blow-Off
(Permanent)



(24" x 36")
SCALE 1" = 40'

(11" x 17")
SCALE 1" = 80'

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 SANTIAGUO CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT IS NOT RELIED UPON BY THE DEVELOPER OR THE GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTIAGUO CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIAGUO CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIAGUO 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 PLANS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDED CONSTRUCTION PERTINENT TO GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL RIB 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 'L'***
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.4.2020

PROJECT #

REVISIONS:

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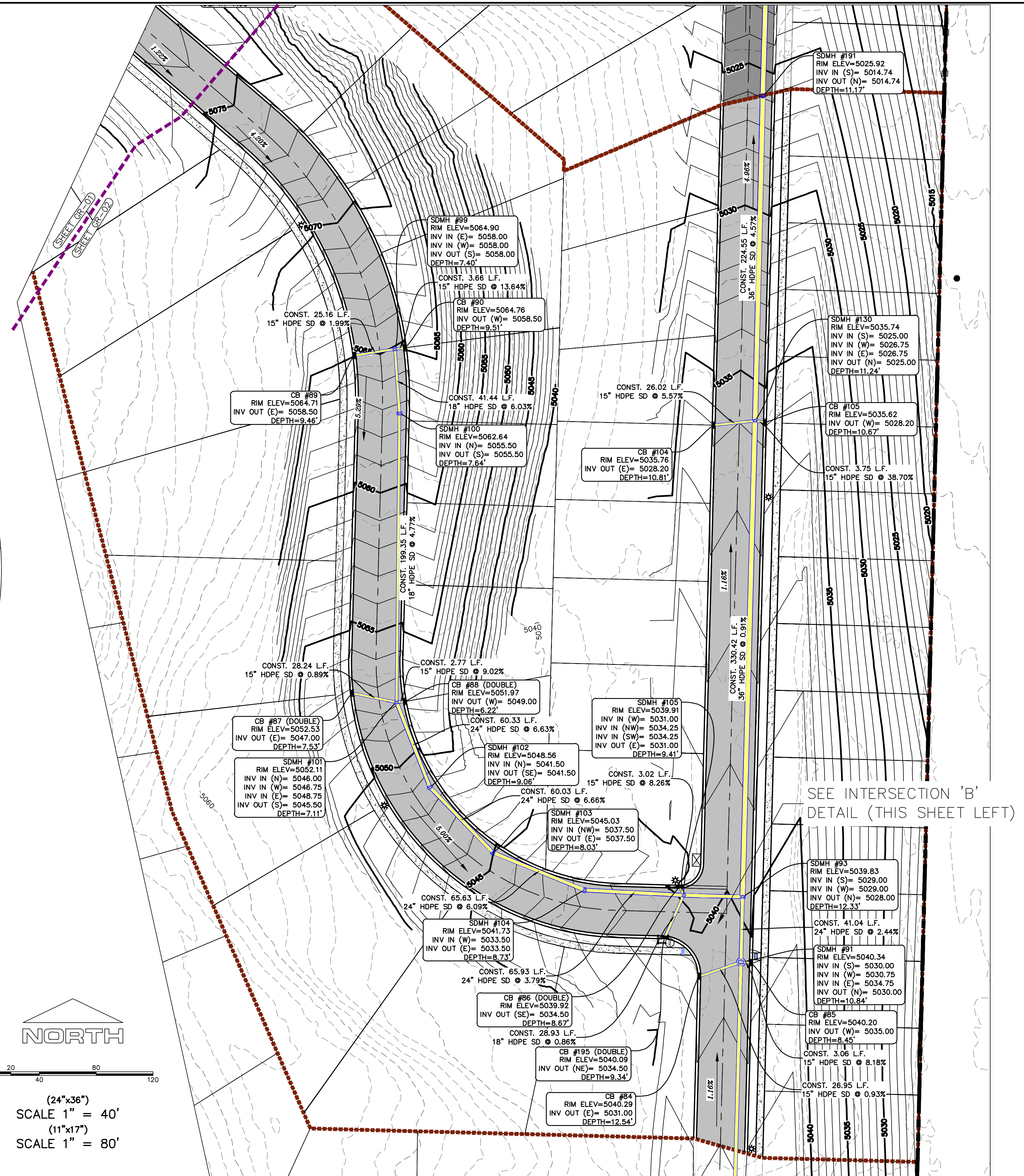
SHEET NAME:

GRADING PLANS

SHEET: GR-01

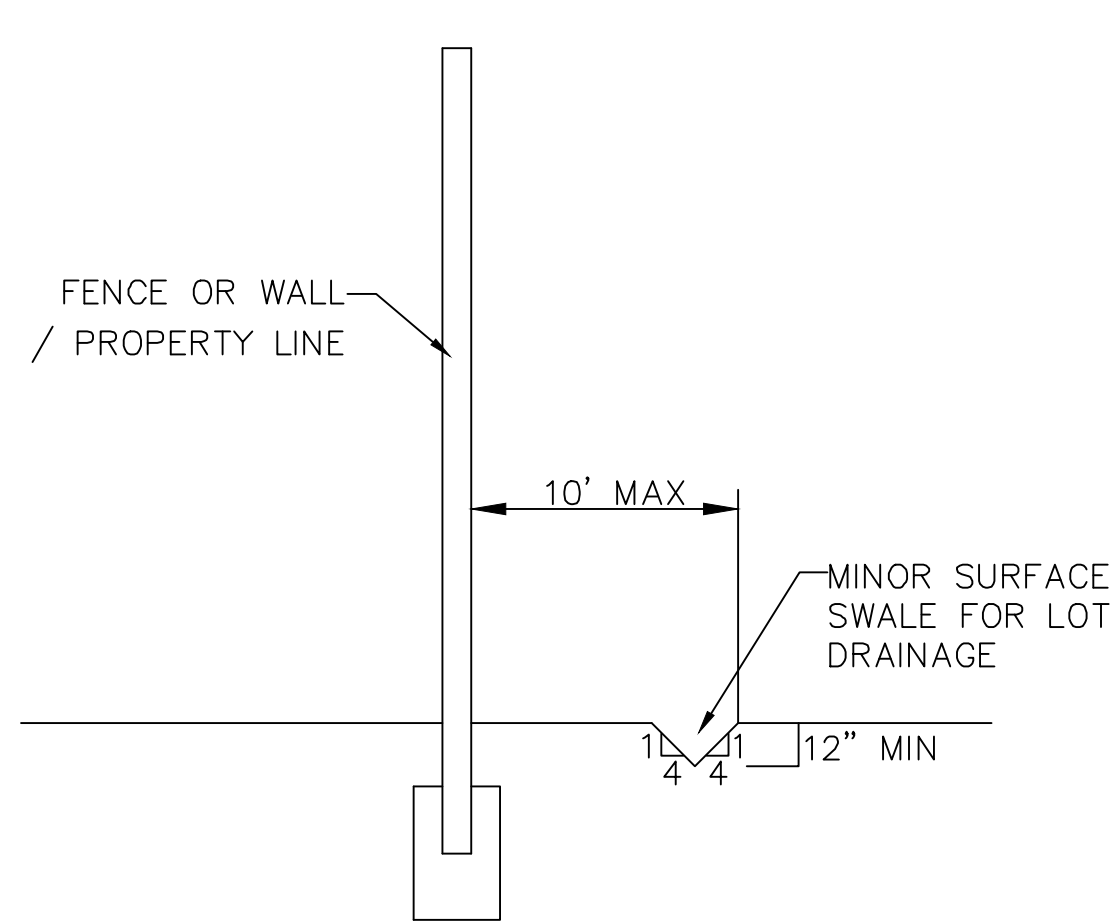
-

A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings at 0, 20, 40, 80, and 120 feet. The scale bar is divided into two sections: the first section from 0 to 40 feet is labeled "(24"x36")" and the second section from 40 to 120 feet is labeled "(11"x17")". Below the scale bar, the text "SCALE 1" = 40'" is written, and below that, "SCALE 1" = 80'" is written.

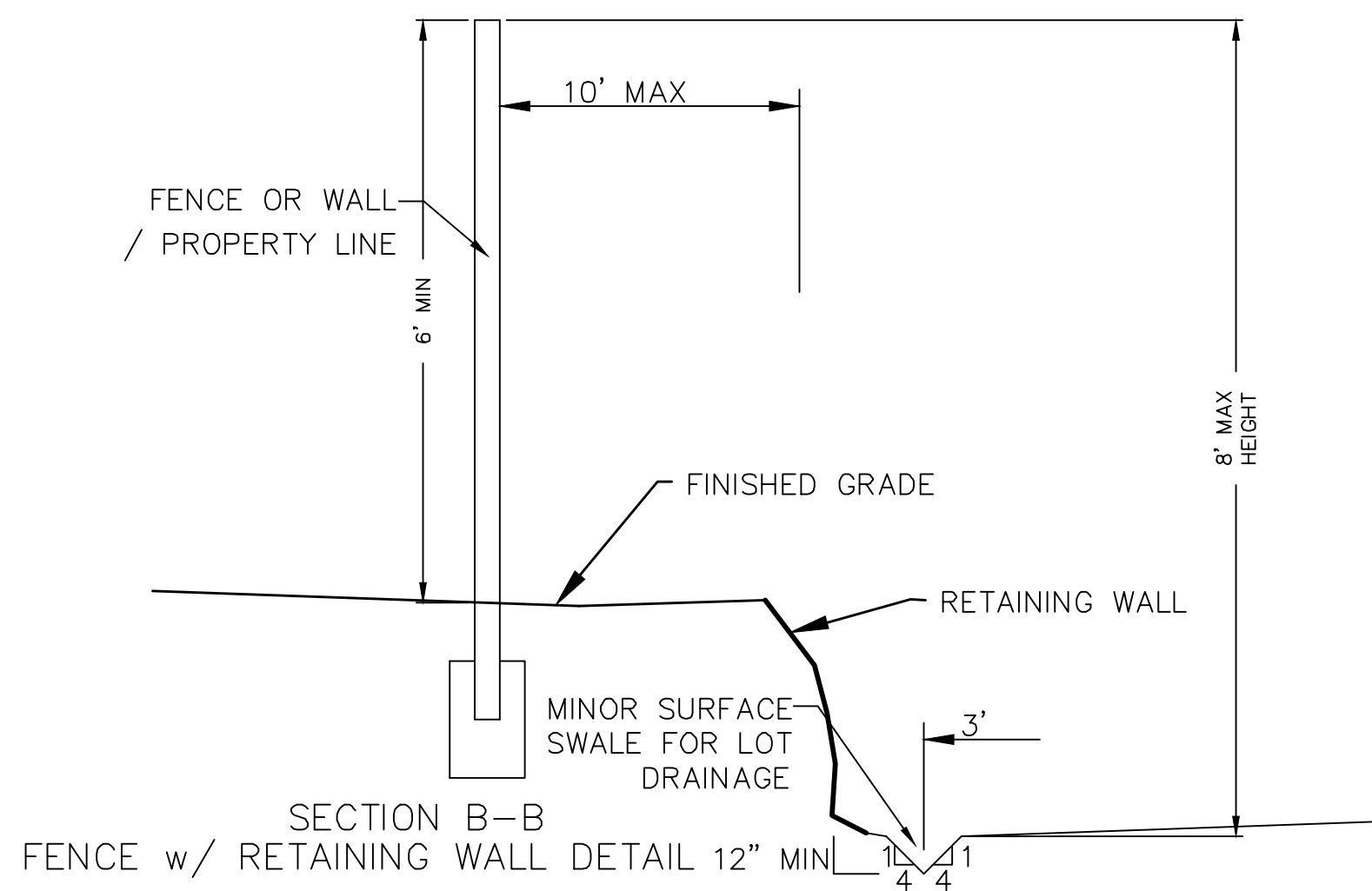


DATE: 6.4.2020	
PROJECT #	
REVISIONS:	
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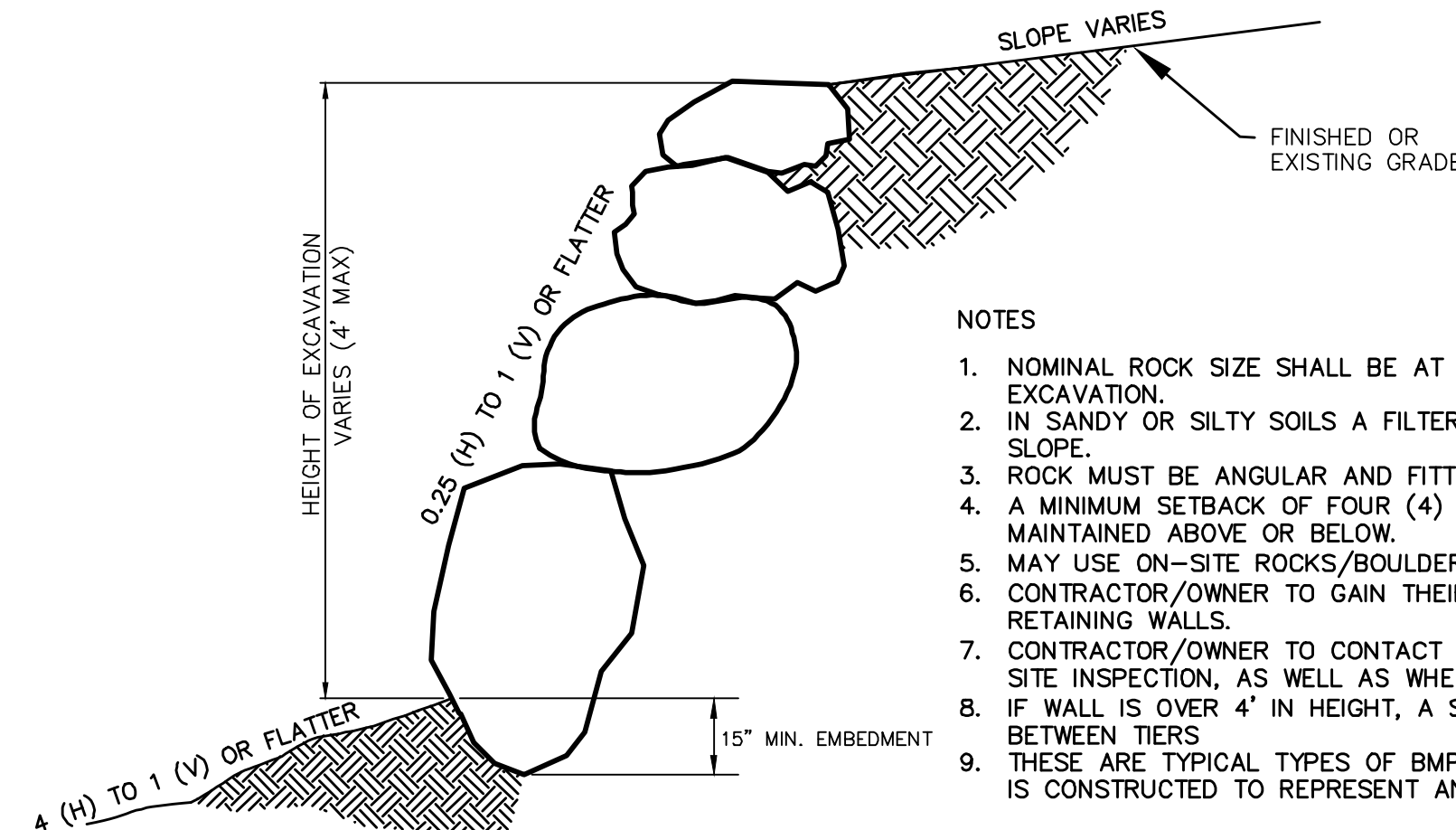
SHEET NAME:
GRADING PLANS
SHEET:
GR-02



SECTION C-C
FENCE DETAIL



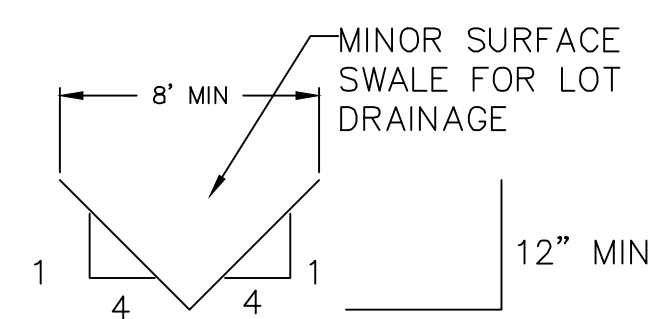
SECTION B-B
FENCE w/ RETAINING WALL DETAIL 12\"/>



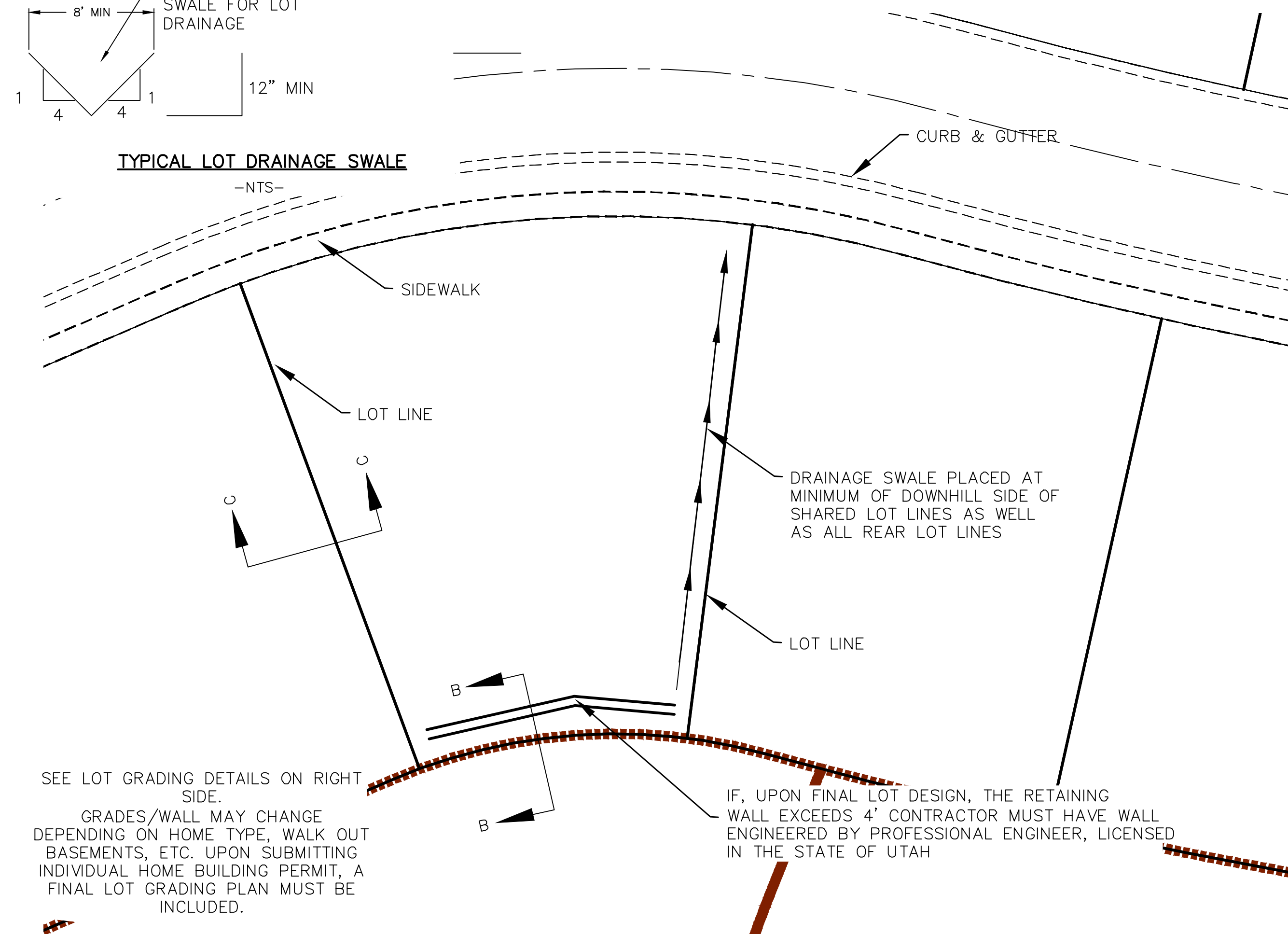
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

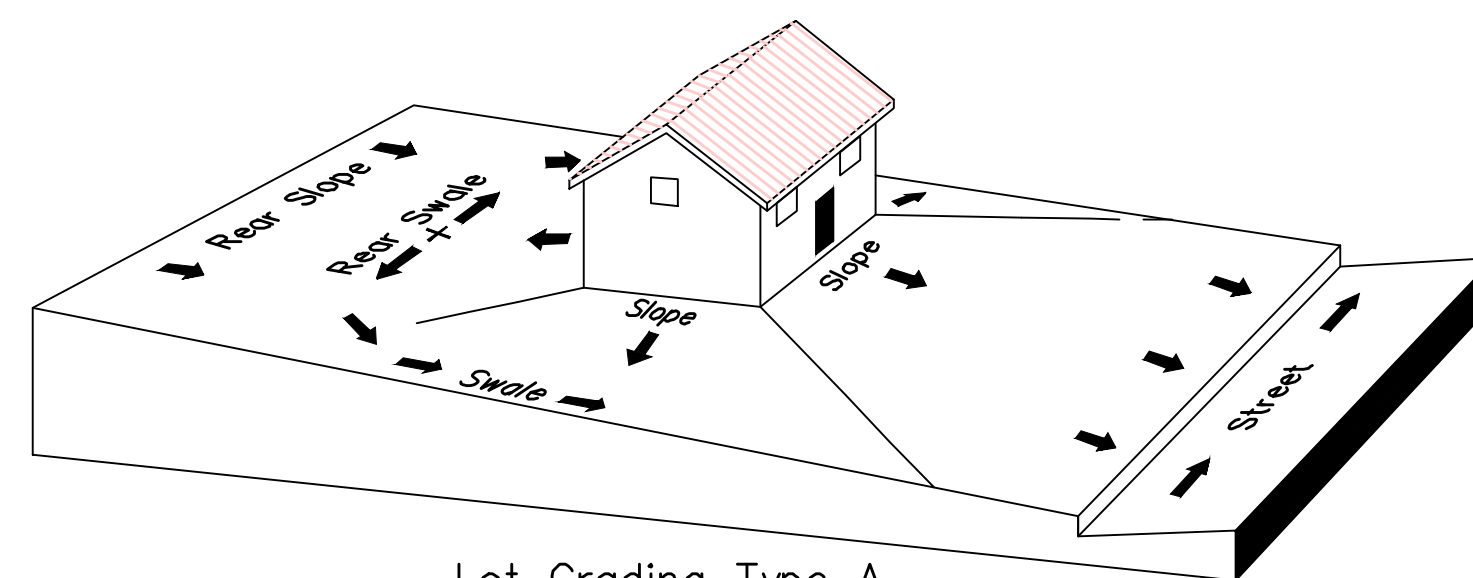
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



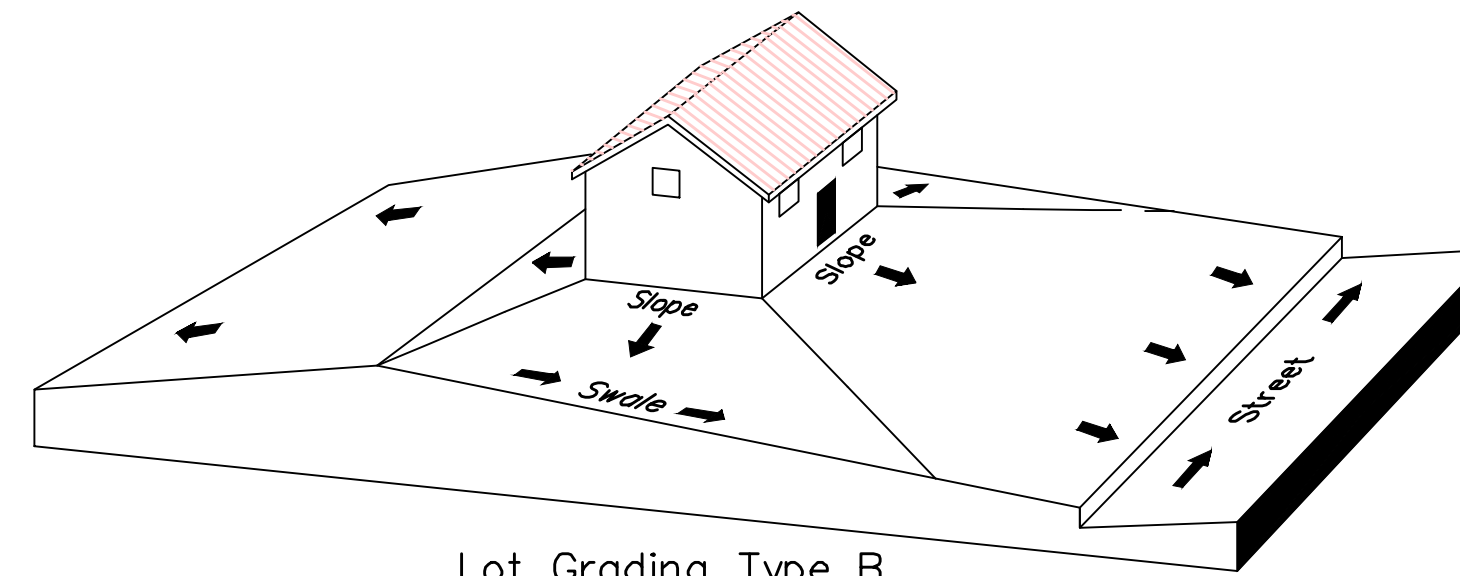
TYPICAL LOT DRAINAGE SWALE
-NTS-



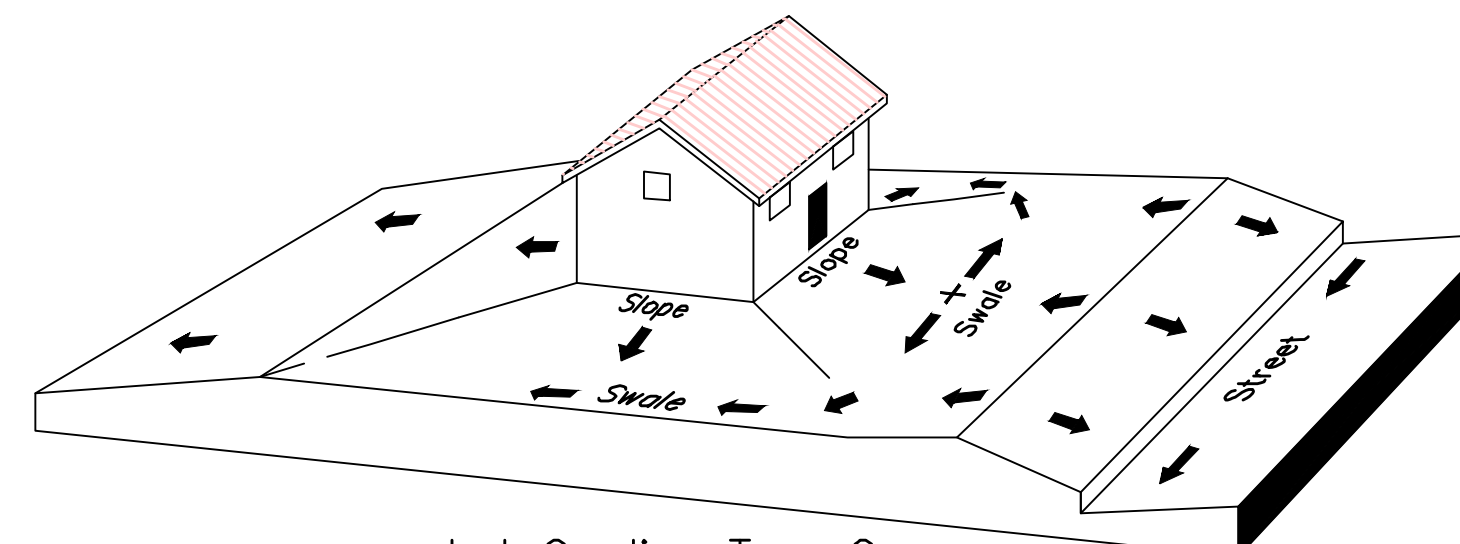
TYPICAL LOT GRADING
-NTS-



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 ****

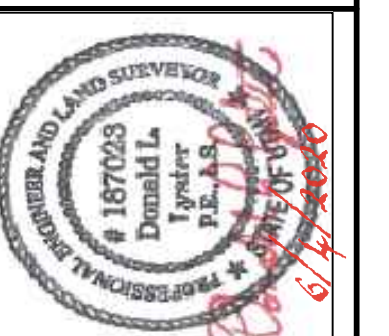
Lot Drainage -

- 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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Engineering
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**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**

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

DATE:6.4.2020

PROJECT #

REVISIONS:

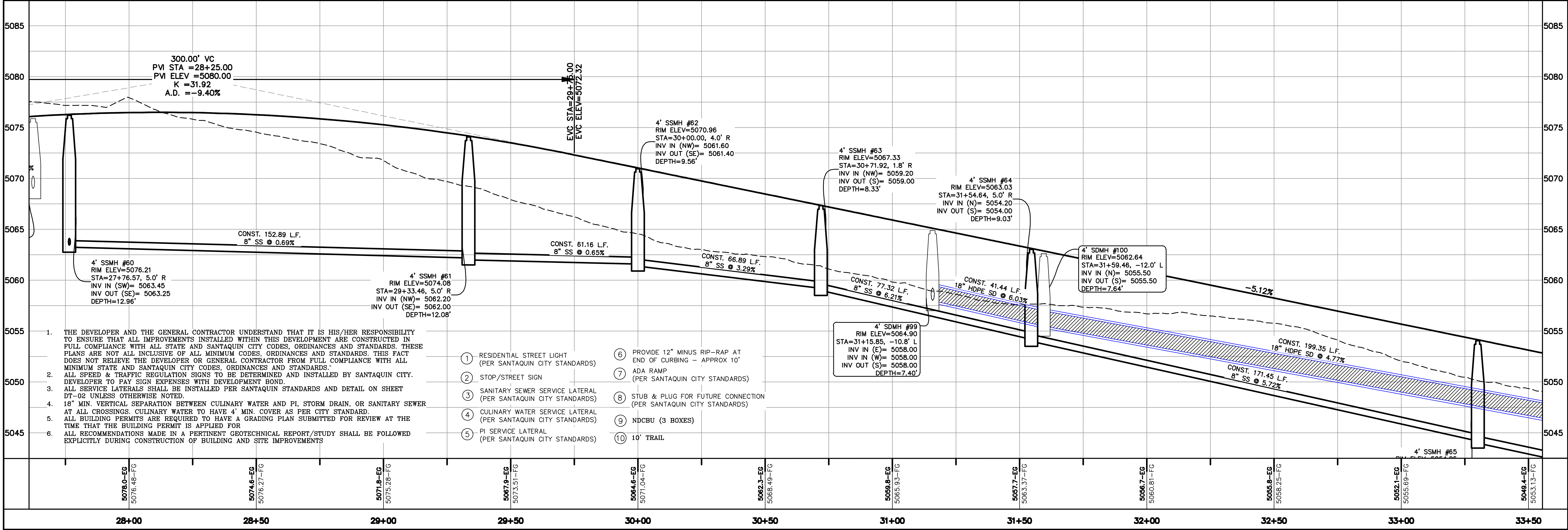
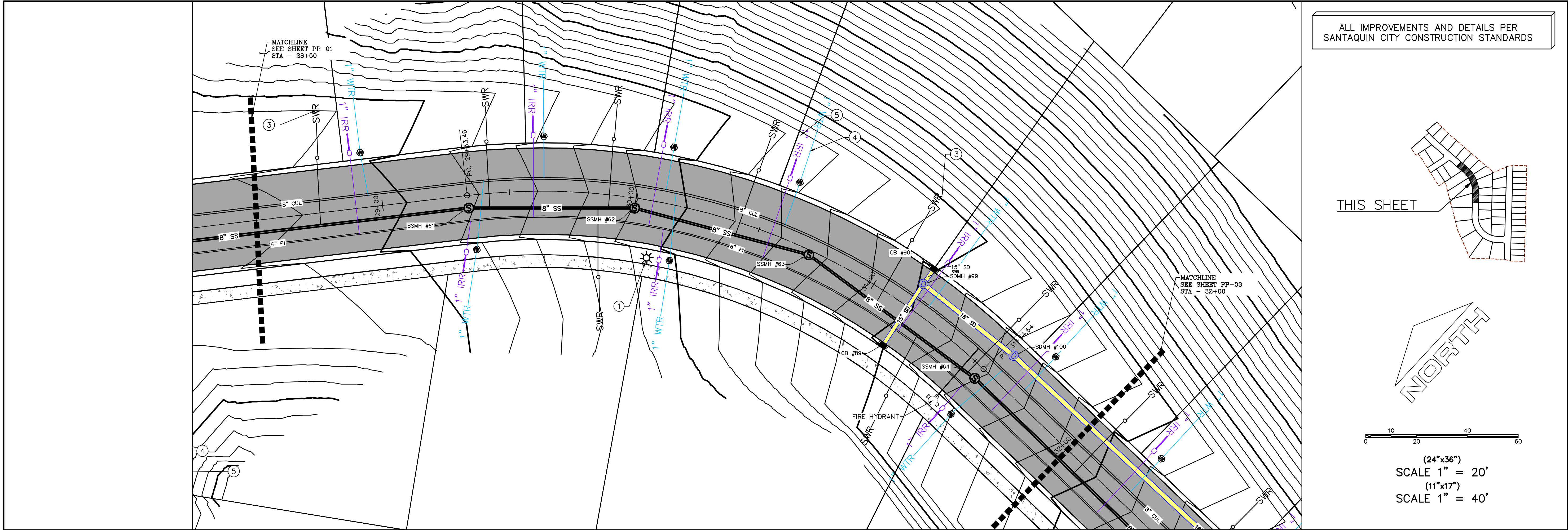
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SHEET NAME:

GRADING PLANS

SHEET:

GR-03



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REGISTERED PROFESSIONAL LAND SURVEYOR
187025
Donald L. Taylor
UTAH
EXPIRATION DATE 12/31/2024

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

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

DATE: 6.4.2020

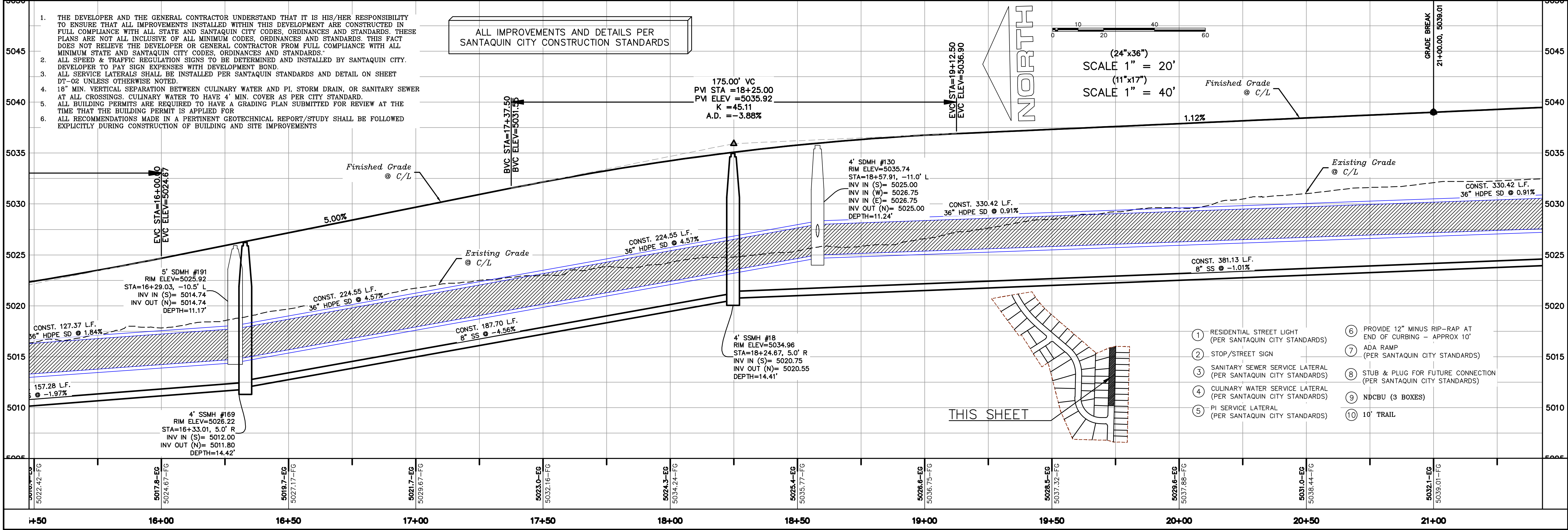
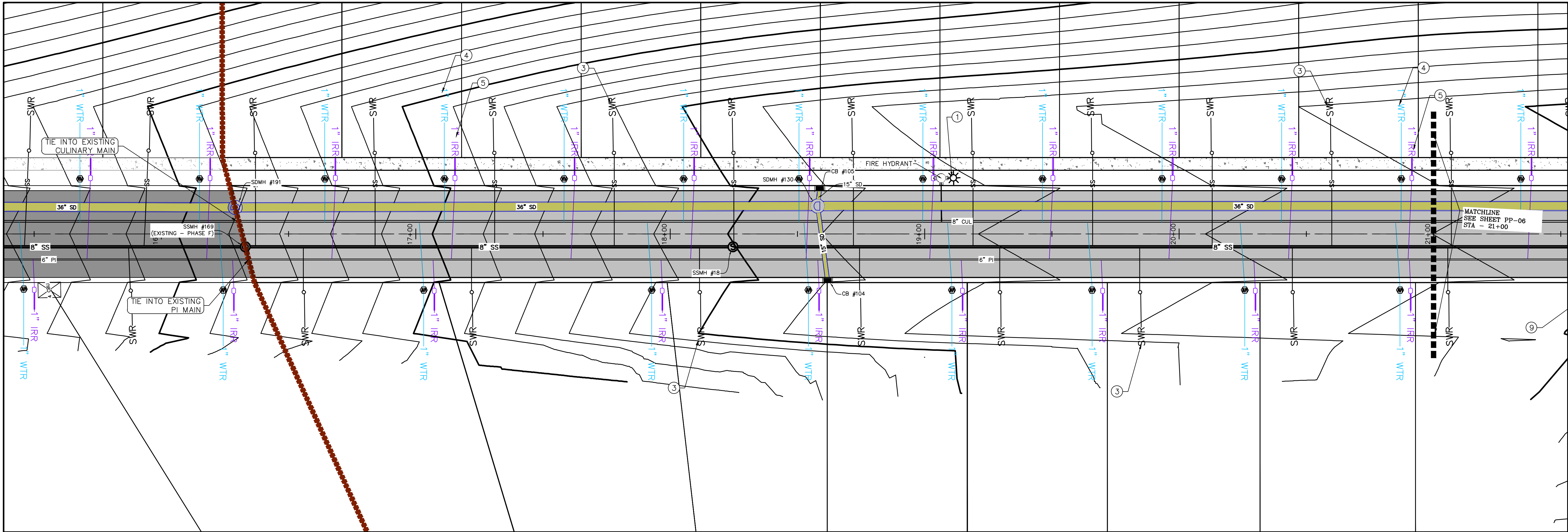
PROJECT #

REVISIONS:

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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-02



- LEGEND:
- X — X — PROPOSED SILT FENCE
(SEE SHEET EC-02)
- FLOW ARROW
- 105 220 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)
- 220 PT 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. 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

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
303-300-XXXX
(2" Uppercase Bold Letters and 3" Bold Numbers)

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

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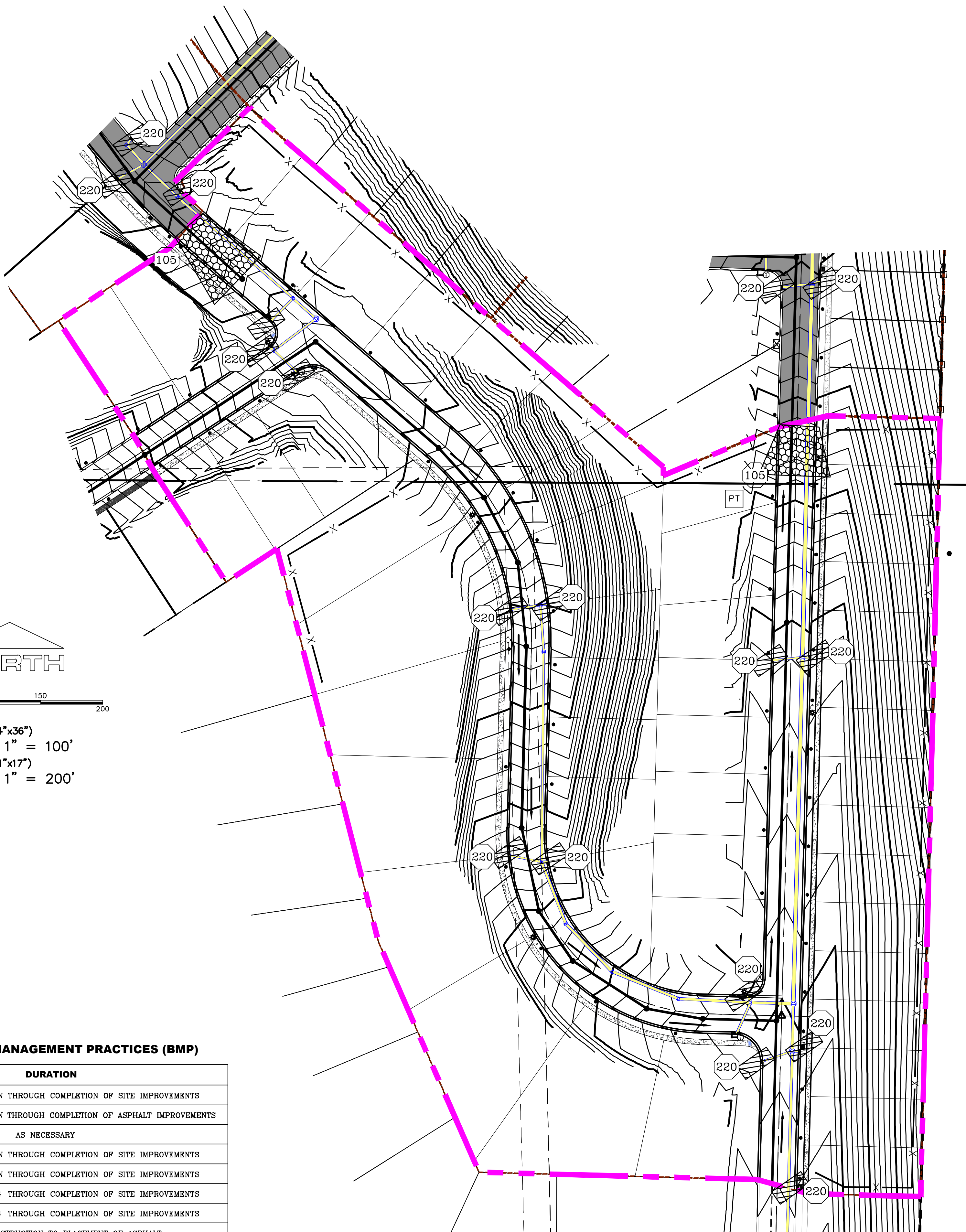
NORTH

0 50 100 150 200

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

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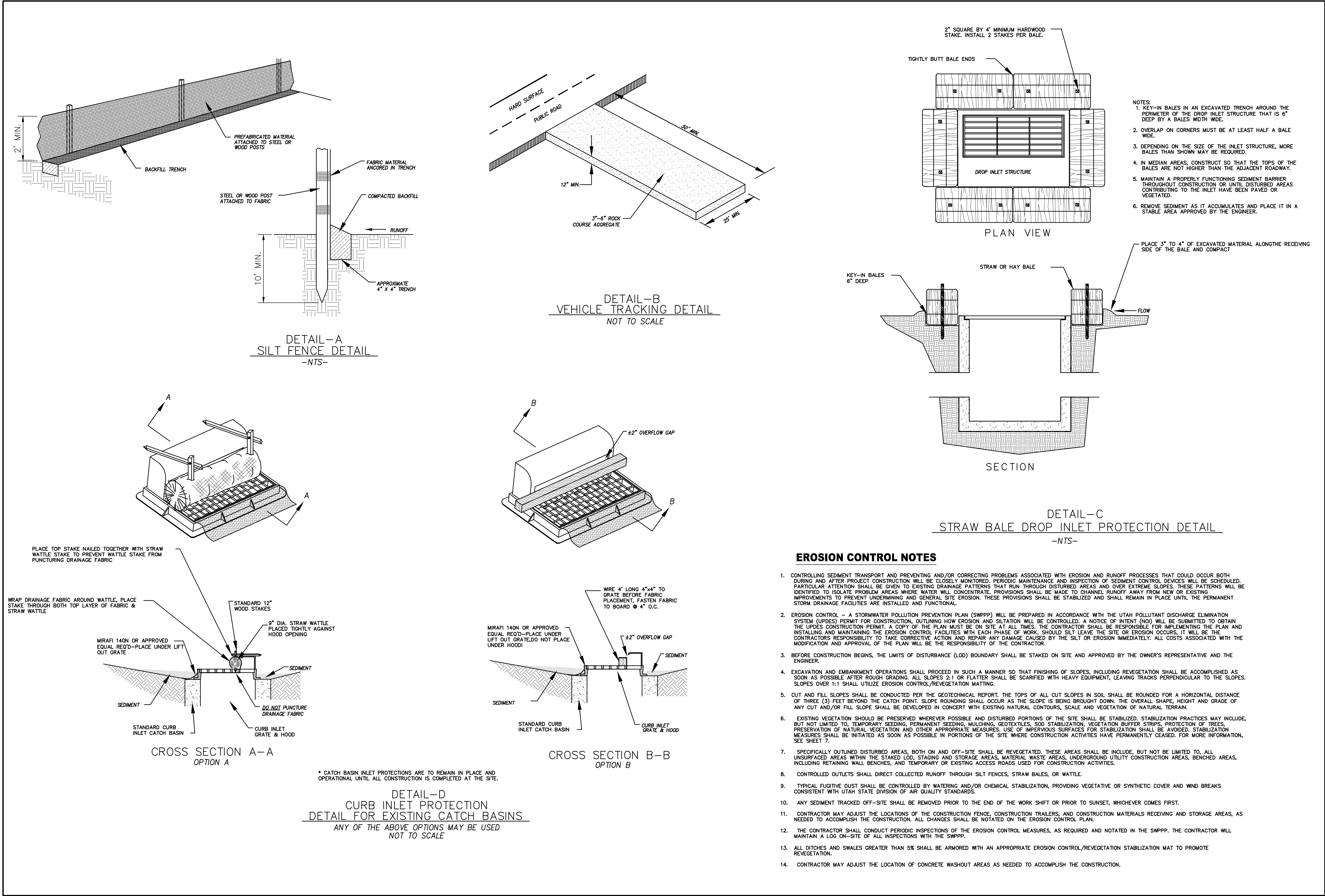
**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.4.2020
PROJECT #

REVISIONS:

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SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01



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R

PROFESSIONAL LAND SURVEYOR
187028
Donald L. Taylor
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EXPIRATION DATE 12/31/2024

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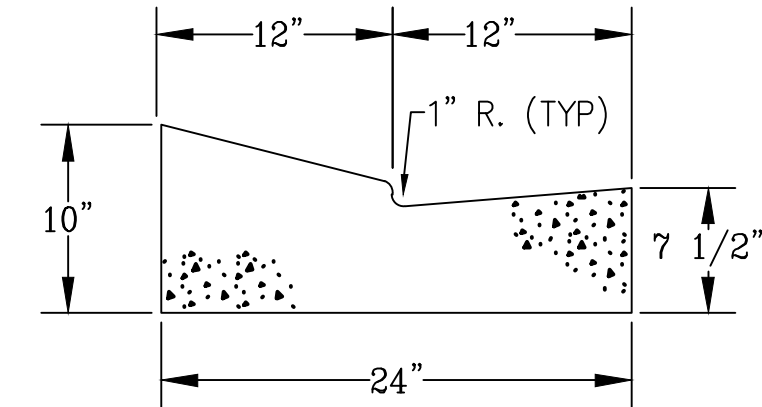
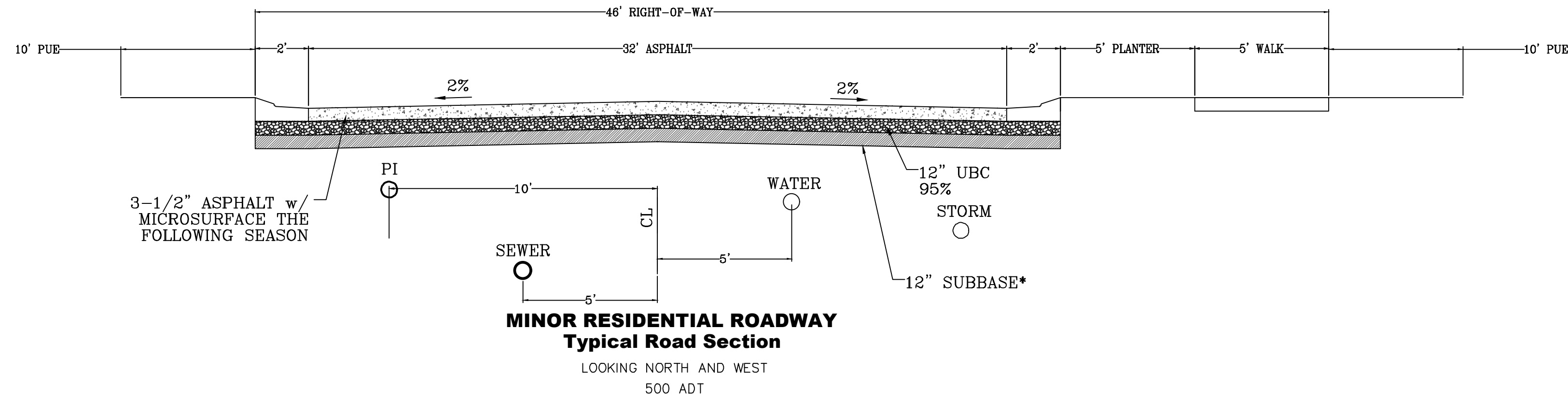
PROJECT #

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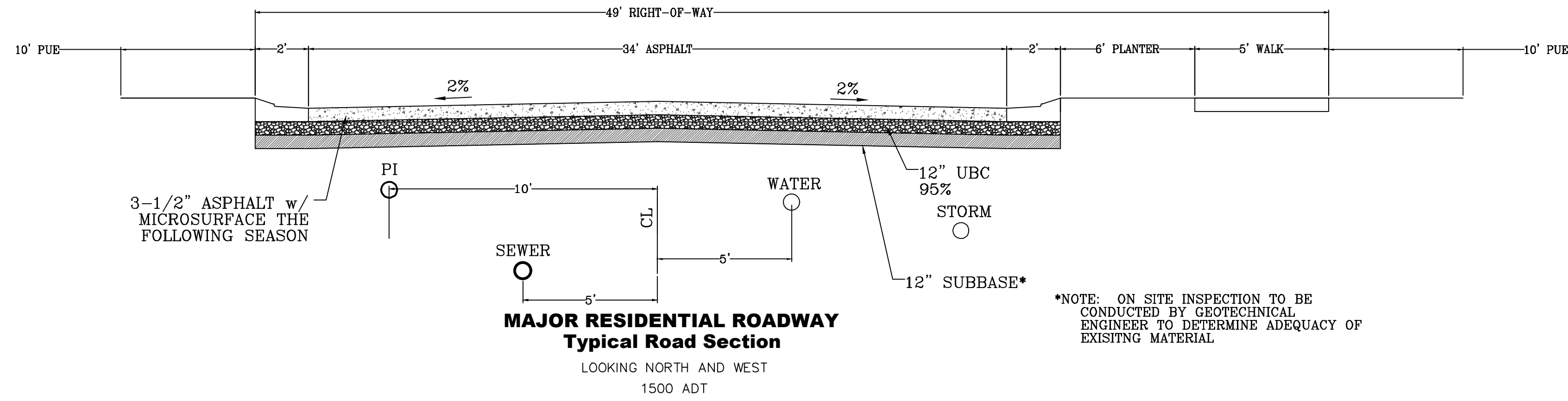
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SHEET NAME:
EROSION CONTROL DETAILS

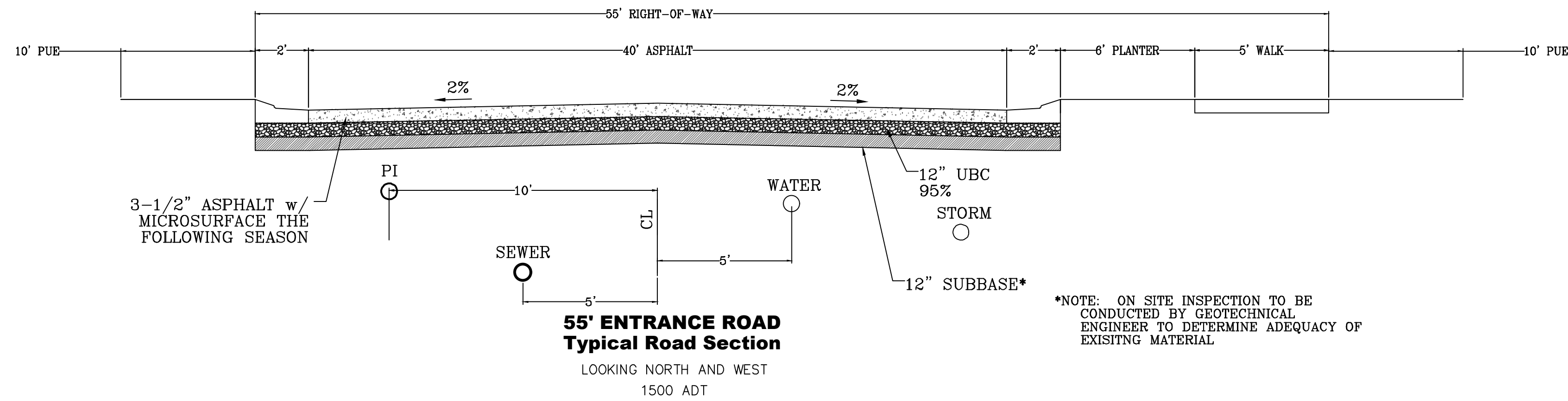
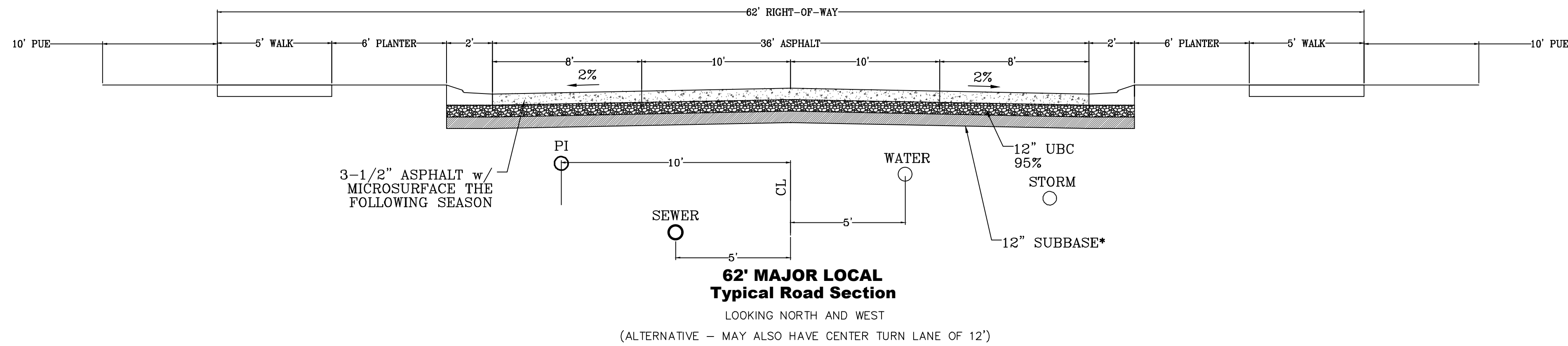
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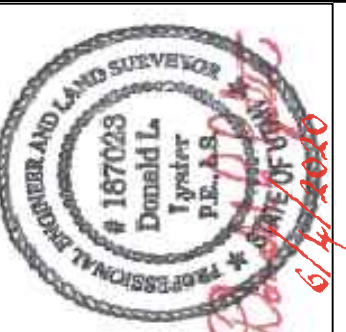
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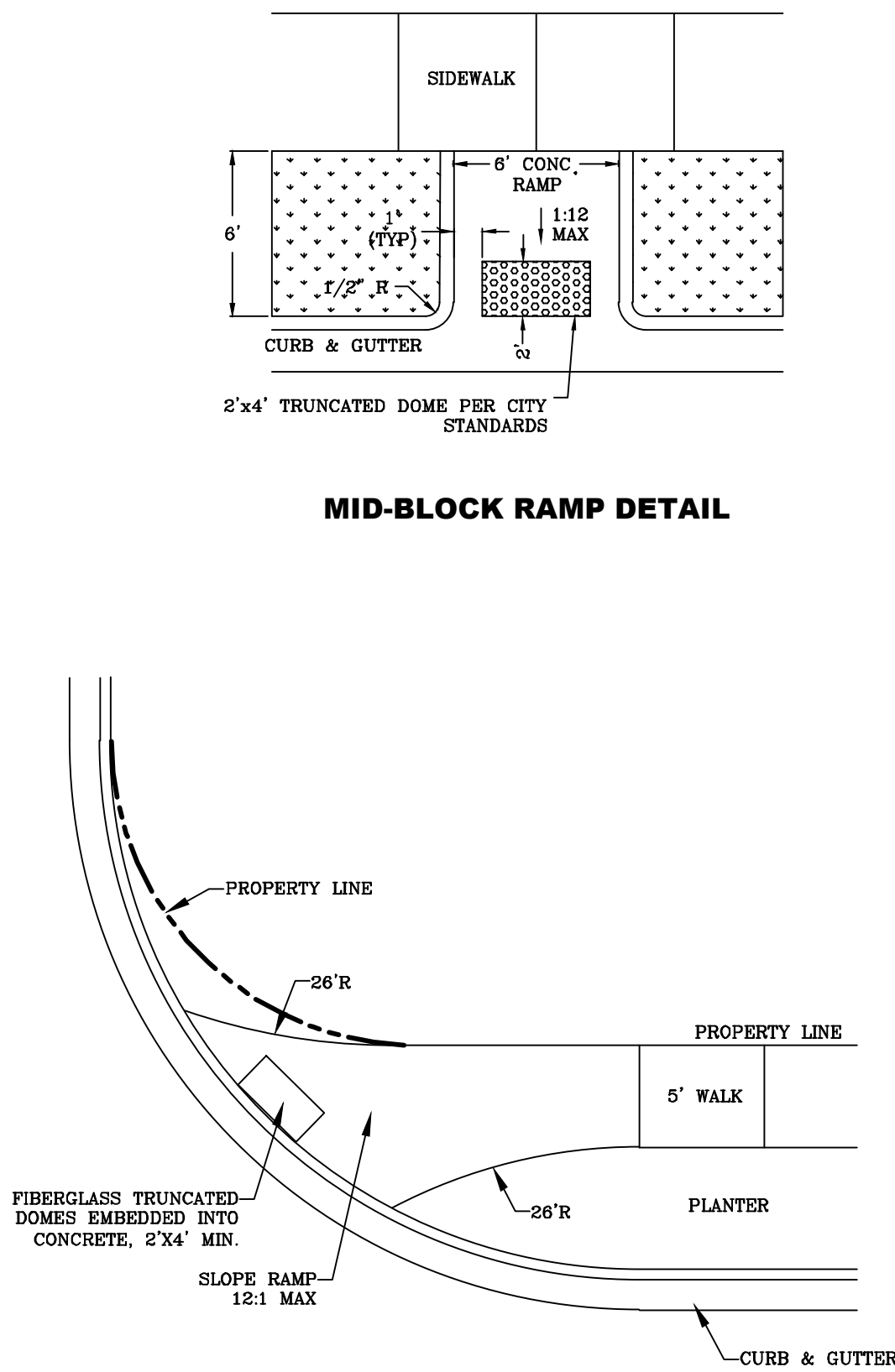
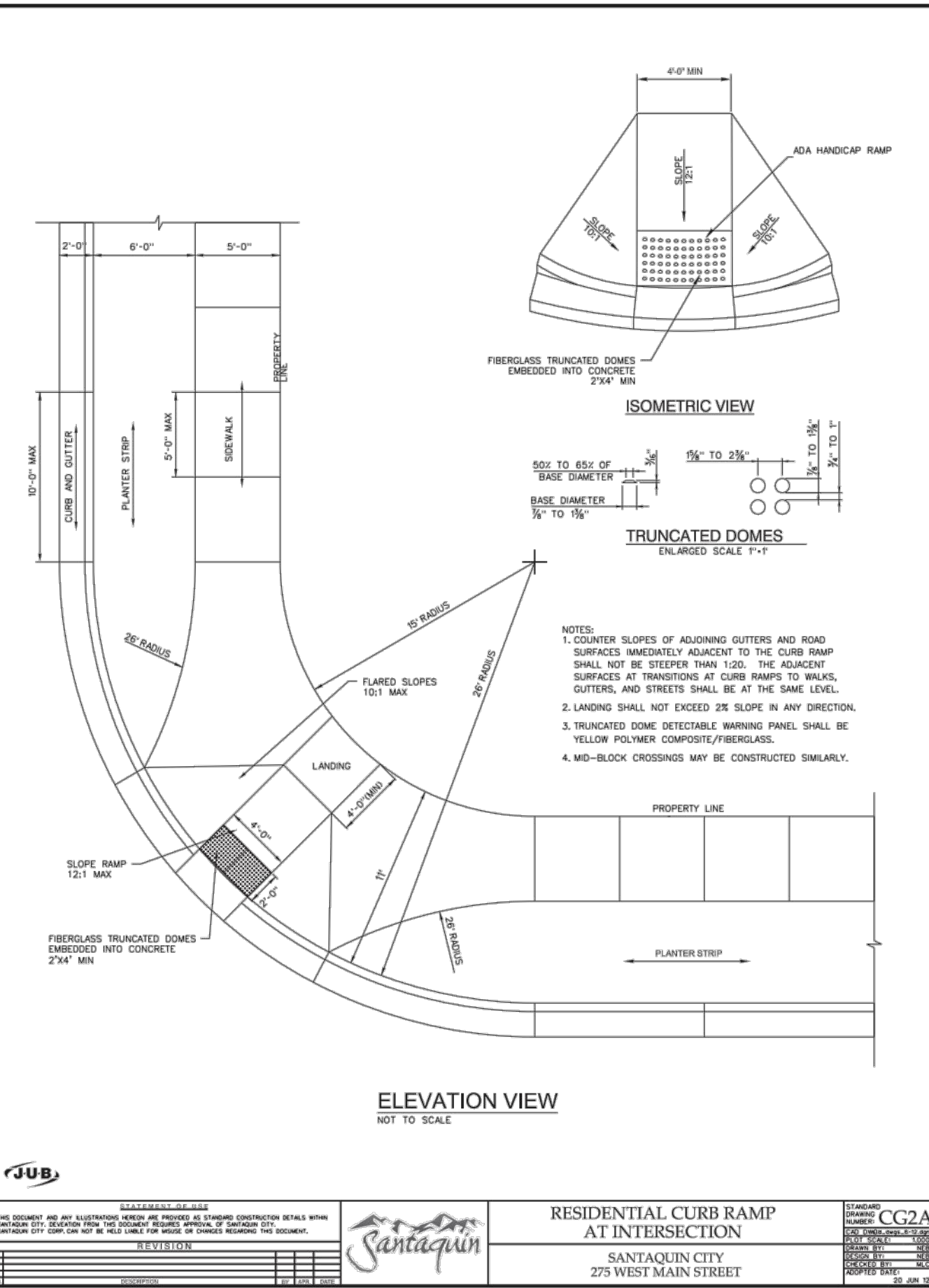
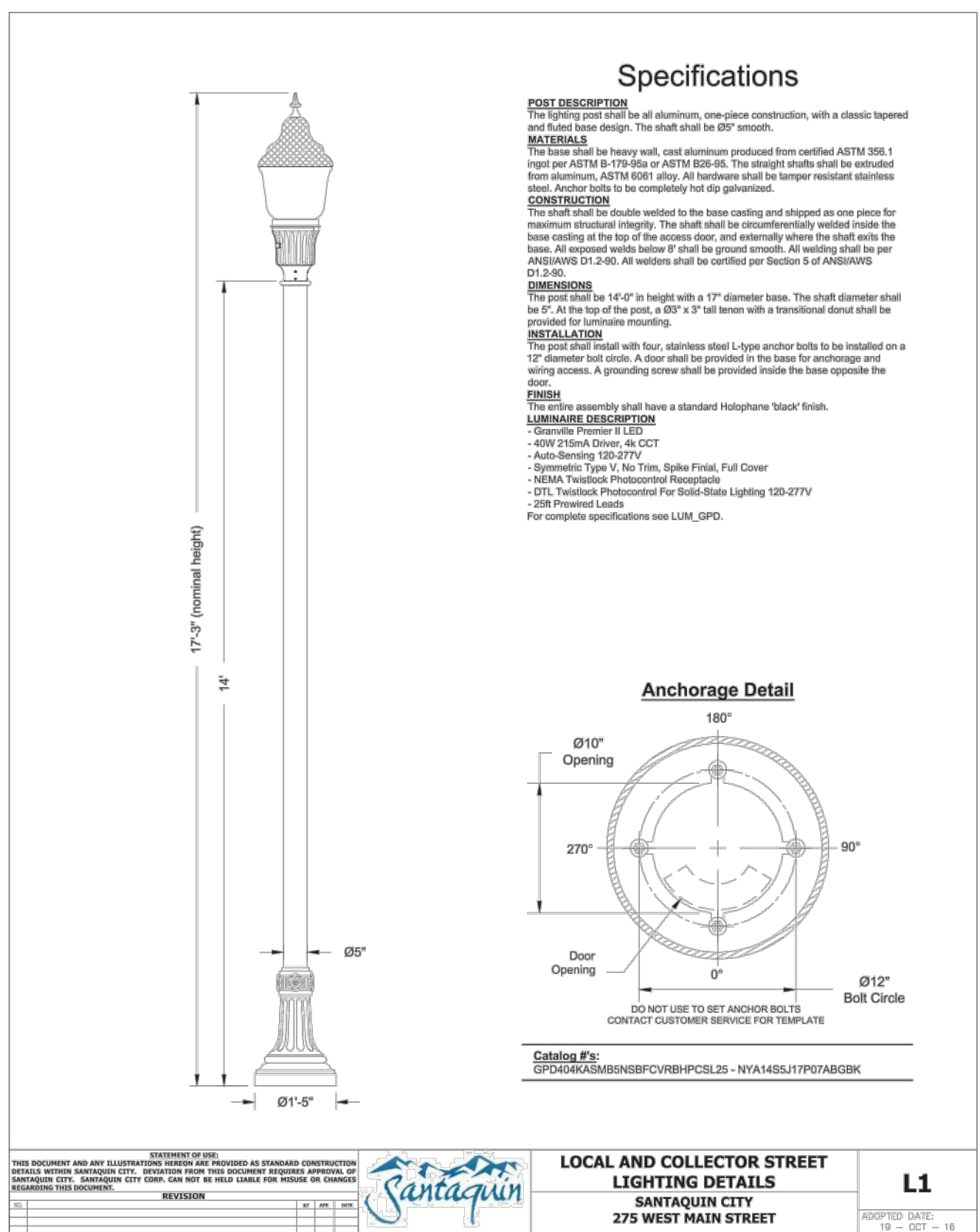
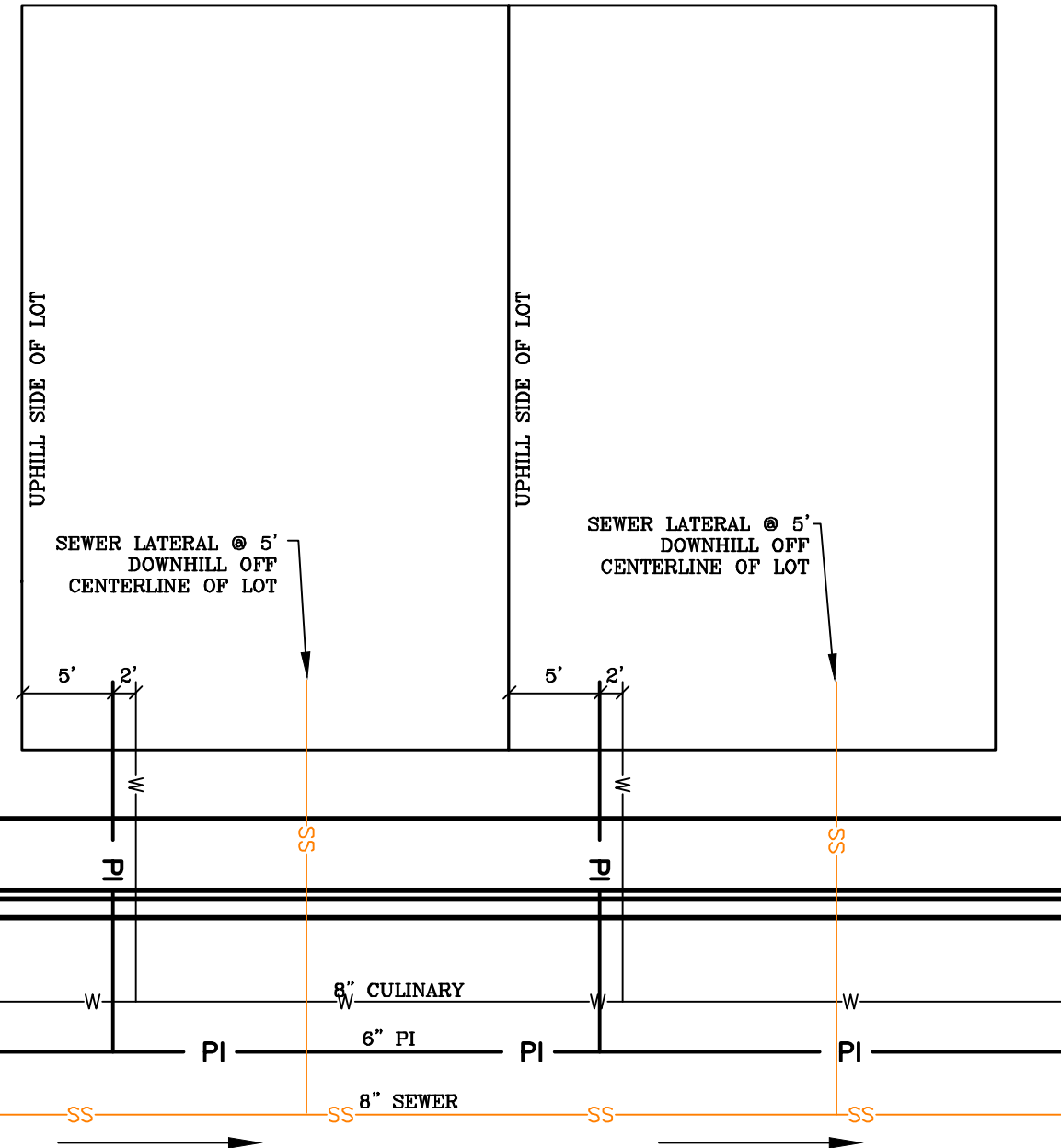
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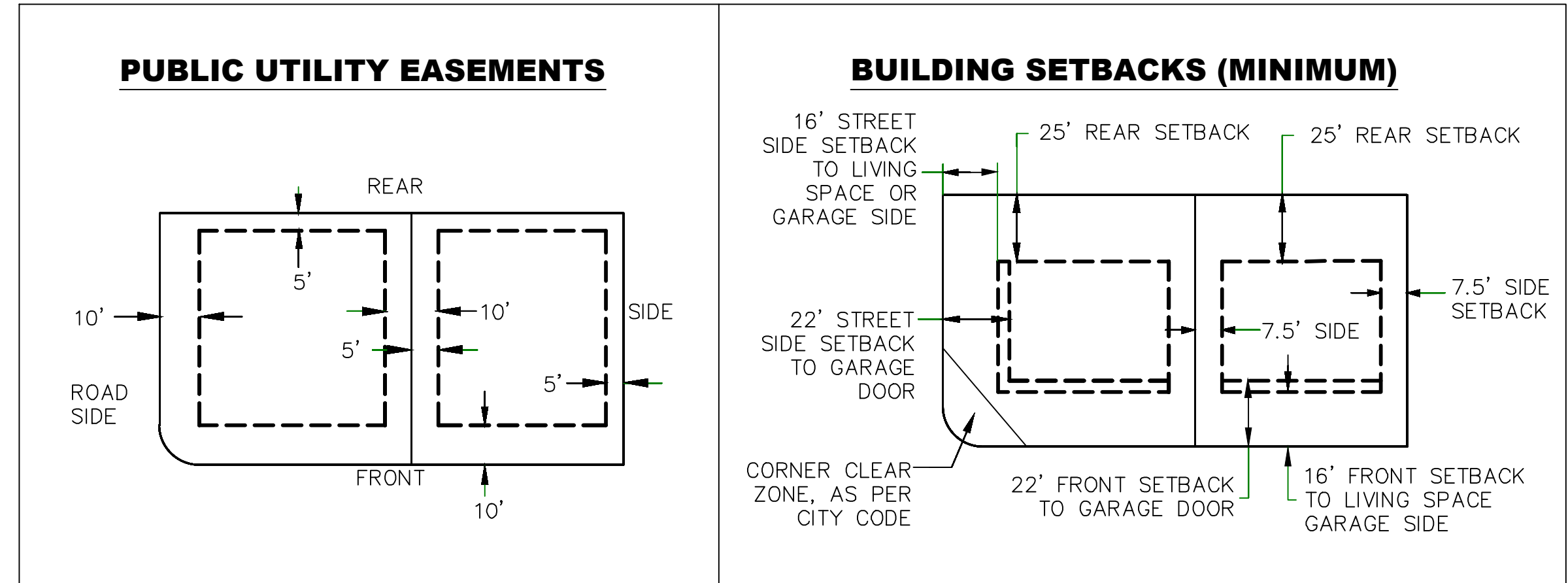
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DT-01



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS





**DRC Meeting Minutes
Tuesday May 26, 2020**

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Building Official Randy Spadafora, Staff Planner Ryan Harris, Police Chief Rod Hurst, Fire Chief Ryan Lind, Public Works Director Wade Eva and Assistant City Manager Norm Beagley.

Other's in Attendance:

John Money owner/developer representing 341 Townhomes.

Curtis Leavitt and Dave Martin with D.R. Horton, Nate Walters with LEI Engineering; representing Summit Ridge Towns Phasing Plan.

Shawn Herring with Region Engineering representing the Hills at Summit Ridge Phasing Plan.

Robert McMullin owner, and Scott Peterson with Atlas Engineering; Representing the McMullin Commercial Concept plan.

Jimmy Degraffenried developer, and Scott Peterson with Atlas Engineering; Representing the Heelis Farms Preliminary Subdivision Review.

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

Mr. Lundell proposed to rearrange the agenda items and discuss 341 Townhomes first; in order to accommodate those in attendance.

341 Townhomes Final Review

A final review of a three-unit townhome subdivision located at 341 E. 100 S.

Police: Chief Hurst asked what the right of way width is. Mr. Lundell answered that 100 S. it is 132 feet. He explained that part of the subdivision code requires that all surface improvements be installed with the subdivision. Mr. Lundell explained that a possible deferral agreement could be granted to delay subdivision improvements if approved by the City Council. Mr. Reeves noted that historically the Council has not approved a multifamily deferral agreement for more than 2 units.

Chief Hurst expressed concern with the proposed landscaping along the right of way. He noted that he doesn't think that 30 foot trees should be placed along the driveway. Mr. Money explained that there are existing trees along the irrigation ditch that he would like to move out from along the right of way. He noted that the landscaping plans were misprinted.

Building Official: Mr. Spadafora stated that he has assigned addresses for the units and they will be provided to the developer with the redlines.

Planning: Mr. Harris explained that there are a few landscaping requirements missing along the edge of the property. He stated that the landscaping code will be provided listing the

requirements. He asked that the existing trees are called out on the plans. Mr. Harris instructed the developer to provide details for the tot lot. He explained that if the developer requests a deferral agreement, he can provide them with a draft. Mr. Harris noted that the architectural proposal will be reviewed to determine if they are ready for an Architectural Review Committee meeting.

Engineering: Mr. Lundell explained that plans need to meet the full right of way improvements for 100 S., unless a development agreement is approved. Mr. Money asked what he should do with the area behind the back of the curb and the sidewalk. Mr. Lundell stated that the responsibility of maintaining the resulting large park strip is up to the HOA. He asked that the developer minimize trees and bushes within the right of way to avoid site obstruction. Mr. Lundell noted that written approval is need from the owner of the existing irrigation ditch regarding the proposed changes. He stated that the proposed service sizing for water, sewer, etc. need to be included. Mr. Lundell explained that the plans don't currently include grading details for the tot lot/retention basin.

Public Works: Mr. Eva asked if there is sewer stubbed in the property. Mr. Money answered that there is one but he is planning to install a new one. Mr. Eva stated that they could potentially stub all three sewers into the existing connection. Mr. Beagley noted that the developers engineer should verify that the sewer stub will work. Santaquin City makes no acknowledgment that the existing sewer lateral is functional or of sufficient size for the proposed development. Mr. Lundell clarified that updated plans would be required if changes are made. If the changes are major, then the DRC would potentially need to review it again.

Motion: Mr. Reeves motioned to table the 341 Townhomes Final Review based on the number of Engineering redlines and the proposed landscaping changes. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Summit Ridge Towns Phasing Plan

A review of the revised phasing plan for the Summit Ridge Townhome development located at approximately Summit Ridge Parkway and 1200 S.

Mr. Lundell explained that due to recent events and the current housing market, D.R. Horton has asked to modify the approved phasing plan for the Summit Ridge Towns. He noted that the DRC, Planning Commission and City Council will all review the proposed phasing changes. Mr. Lundell outlined the proposed phasing plan (See Attachment, 'A')

Fire: Chief Lind asked if **Fox Run Ave** can be built and looped between the first and second phase. He explained that having two accesses would help allow for better fire access. He noted that this looping could be used as an emergency vehicle and construction access only. Mr. Lundell noted previous discussions regarding installing a secondary access through the **private road?** He explained that the phasing plan does not show this secondary access. Chief Lind indicated that a hydrant needs to be added between units 257 and 258.

Police: Chief Hurst asked that the roads are kept as clear and open as possible during construction.

Public Works: Mr. Eva noted that the dead end streets won't be cleared by snow plows, and will need to be part of the HOA snow removal areas.

Engineering: Mr. Lundell stated that the current phasing plan doesn't meet code for waterline looping. He asked that this is called out on the phasing plan. Mr. Lundell asked that the developer also include the appropriate traffic looping with the phasing plan. He alluded to past discussions regarding tying in a second access to the South on Summit Ridge Parkway. He noted that no secondary access information is included on the phasing plan. Mr. Lundell stated that the sewer for phase one also needs to be clarified.

Motion: Mr. Beagley motioned to table The Summit Ridge Towns Phasing Plan until the plans show how each phase can stand on its own regarding access, waterline looping and sewer. Mr. Eva seconded. The vote was unanimous in the affirmative.

The Hills at Summit Ridge Phasing Plan

A review of the revised phasing plan for the Hills at Summit Ridge development located approximately South West of Summit Ridge Parkway.

Mr. Lundell reported that the Hills phase A is in the process of being recorded and will soon be built. The developer is also looking to record and start building phase B1 as soon as possible. He explained that this proposal is to specifically modify phase D into 3 separate phases and install a permanent road between phases C and D. This would allow for traffic flow and appropriate waterline looping to service phases C and D. Mr. Lundell noted that the proposed road would have a 7.5 % slope, City code requires slope to be 10% or less.

Public Works: Mr. Eva indicated that the City won't snow plow the dead end streets.

Mr. Beagley expressed concern with putting a road between plats C and D3. He noted that the road would go through the power line easement and trail corridor. He suggested that the road be moved one lot to the South East.

Planning: Mr. Harris asked the developer to label the open space correctly as it is not currently shown on the plats.

Engineering: Mr. Lundell explained that phase D3 would need to be constructed along with phase C in order to provide the required fire line looping and traffic access.

Motion: Mr. Beagley motioned to table The Hills at Summit Ridge Phasing Plan based on the redlines and the concern regarding the road location between phases C and D3. Chief Lind seconded. The vote was unanimous in the affirmative.

McMullin Commercial Concept

*A **concept** review of a 3 lot commercial subdivision located at approximately 150 N. and State Road 198.*

Engineering: Mr. Lundell noted that there is an existing right of way behind the twin homes somewhat paralleling Peach Street and going to state road 198. The applicant's proposal is to vacate and realign the existing right of way. He stated that all of the utilities will need to be run through 150 N. and connect to Peach Street.

Fire: Chief Lind asked what the width of Rainer Road is. Mr. Lundell stated that they are proposing a 62 foot right of way. He noted that there is an overhead power line in this area as well. Chief Lind asked where a hydrant is located. Mr. Lundell stated that there is an existing hydrant along Peach Street that isn't shown on the plans. Chief Lind suggested that a hydrant is installed on the corner of 150 N. and Rainer Road. He explained that a commercial building requires a higher fire flow.

Police: Chief Hurst stated that a stop sign is need at the intersection of 150 N. and Rainer Road. He also asked that a stop sign be installed at the East entrance into Peach street.

Public Works: Mr. Eva asked if there are utilities in Rainer Road. Mr. Lundell stated that one of Engineering's comments is that the utilities are provided going South to Rainer Road. Mr. Eva stated that the culinary can't because there are two different pressure zones. Mr. Beagley stated that the pressure zone boundaries should be followed, and will be provided to the project engineer.

Engineering: Mr. Lundell explained that this subdivision will go through the full subdivision process because of right of way dedication. He explained that written verification regarding this proposal will be needed from UDOT. He noted that the vacation of Rainer Road will require City Council approval.

Mr. Lundell explained that the right of way between Rainer Road is also a roadway and trail corridor, it extends North of Main Street and connects to State Road 198. He explained that an appropriate width for a trail corridor is 20 feet from the back of curb. He noted that the proposed trail corridor isn't a sufficient size.

Mr. Beagley asked that the square footage of the proposed vacation, and the square footage for new right of way be provided.

Heelis Farms Preliminary Subdivision Review

A preliminary subdivision review of a 20-unit town home subdivision located at approximately 200 N. and 400 E.

Mr. Lundell explained that this subdivision will be directly North of the Maceys Grocery Store, on the north side of 200 North. He noted that a development agreement has been approved by the City Council.

Fire: Chief Lind asked where the closest hydrant is located. Mr. Lundell explained that they are proposing to install a new hydrant mid-block on 200 N. and there is an existing hydrant across the street on 400 E.

Police: Chief Hurst asked what the landscaping plan is. Mr. Harris explained that those plans were just recently submitted and haven't been reviewed. Chief Hurst asked that there are no trees in front of the following units 1-3, 11, 12 or 21.

Public Works: Mr. Eva asked about the curb and gutter alignment between 400 E. and 200 N? Mr. Lundell explained that the Degraffenried's quick claimed a portion of the right of way to the City in order to build a taper for the Grocery Store. Mr. Lundell explained that 400 E. is designated as a collector road; meaning that additional right of way is proposed to be dedicated as part of this project in order to provide a wider cross section and to accommodate curb and gutter.

Engineering: Mr. Lundell explained that the parking garages need to be 24 feet by 24 feet in order to count as two parking stalls. Mr. Degraffenried noted that they are aware of the requirement and the garages will be 24 feet by 24 feet. Mr. Lundell instructed the developer to work with the Postal Service to determine the Mail Box Unit location. He asked that comments are provided on the landscaping plans delineating when the landscaping will be installed with each building phase. Mr. Lundell explained that the depth of the parking stalls can be reduced to 18 feet if there is a minimum of 6-foot sidewalk. He noted that the proposed sidewalk is 5 feet.

Mr. Eva noted that there is no location to push snow. He explained that it cannot be pushed into the City streets. Mr. Eva asked that it is included in the CC&Rs stating that the snow must be pushed and kept on site.

Mr. Lundell explained that there is a recent code requirement that requires that masonry walls be installed around all multifamily units. Mr. Degraffenried asked if it can be a cement fence. Mr. Harris stated that they can submit a proposal for review. Mr. Lundell stated that the plat needs to be updated to reflect the recent quick claim deed.

Planning: Mr. Harris asked that architectural plans are submitted prior to the Planning Commission and City Council review.

Chief Hurst asked if there will be on street parking? Mr. Lundell explained that there will be onsite parking only, street parking will not be allowed. Chief Hurst asked if it will be red curbed. Mr. Beagley suggested that 400 E. and 200 N. be red curbed and no parking signs are provided.

Motion: Mr. Beagley motioned to table the Heelis Farms Townhomes due to the needed information regarding fencing, verification of garage size, architectural renderings, and landscaping. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

May 12, 2020

Motion: Mr. Beagley motioned to approve the minutes from May 12, 2020. Mr. Eva seconded. The vote was unanimous in the affirmative.

Adjournment

Chief Lind motioned to adjourn at 11:21 a.m.