



***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 May 26, 2020 at 10:00 A.M.**

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. 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 W.
- 2. 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.
- 3. McMullin Commercial Concept**
A **concept** review of a 3 lot commercial subdivision located at approximately 150 N. and State Road 198.
- 4. Heelis Farms Preliminary Subdivision Review**
A **preliminary** subdivision review of a 20-unit town home subdivision located at approximately 200 N. and 400 E.
- 5. 341 Townhomes Final Review**
A **final** review of a three-unit townhome subdivision located at 341 E. 100 S.
- 6. Approval of Minutes for Meeting Held**
May 12, 2020
- 7. 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 22nd day of May 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

UNITY MAP

SANTAQUIN CITY

SITE

SUMMIT RIDGE PKWY

SOUTH RIDGE FARMS RD

MIDSTATE ST

200' S
300' S
400' S

0 1

COVER	COVER		
SHEET 1	LOT LAYOUT 1	SHEET 10	STORM DRAIN / GRADING 3
SHEET 2	LOT LAYOUT 2	SHEET 11	DETAILS
SHEET 3	LOT LAYOUT 3	SHEET 12	PHASING PLAN
SHEET 4	BUILDING LAYOUT	SHEET 13	SEWER PLAN
SHEET 5	UTILITY PLAN 1	SHEET 14	CHANNEL 1 PLAN
SHEET 6	UTILITY PLAN 2	SHEET 15	CHANNEL 2 PLAN
SHEET 7	UTILITY PLAN 3	SHEET 16	SNOW STORAGE PLAN/CONST.
SHEET 8	STORM DRAIN / GRADING PLAN 1		STAGING PLAN
SHEET 9	STORM DRAIN / GRADING PLAN 2	SHEET 17	ROAD MAINTENANCE PLAN

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	43.12 ACRES±
TOTAL OPEN SPACE	10.35 ACRES±
TOTAL ACRES IN ROADS	14.69 ACRES±
TOTAL AREA IN LOTS	10.05 ACRES±
TOTAL UNITS:	429 UNITS
TOWN HOMES	429 UNITS
DENSITY	10 UNITS/ACRE
REQUIRED PARKING	
TOWN HOMES (429x2)	858 STALLS
GUEST PARKING	115 STALLS
TOTAL PARKING REQUIRED	973 STALLS
PROVIDED PARKING	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (429X1)	429 STALLS
EXTERIOR PARKING	548 STALLS
TOTAL PARKING PROVIDED	977 STALLS

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4482.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T40S, R1E, S13B & M. AS PUBLISHED BY THE UTAH COUNTY SURVEY.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRATA FOR THE SUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
5. 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
6. NOTED DEVELOPER TO NOTIFY ALL CONTRACTORS. IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM CODES AND SANTAQUIN CITY STANDARDS.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
8. ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
9. ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE CITY.
10. ALL PRIVATE DRIVES SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
11. PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM. EXACT LOCATION TO BE PROVIDED AT FINAL PLAT DESIGN.

[illegible]

DEVELOPER / OWNER
DR HORTON
12351 S. GATEWAY PARK PLACE
DRAPER, UTAH 84020
(801) 571-7101

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME
SUMMIT RIDGE TOWNHOMES

STATE OF UTAH
 ★ ★
 REGISTERED PROFESSIONAL ENGINEER
 BENJAMIN C. TUCKETT
 No. 9786726
 05/12/20

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

COVER

REVISIONS	
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LEI PROJECT #: 00-10-0000-1

DRAWN BY:

DESIGNED BY:

SCALE:

DATE: _____

SHEET

COVER



DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY GAS COMPANY

BY- _____

TITLE- _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER COMPANY

BY- _____

TITLE- _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20____

CENTURY LINK COMPANY

BY- _____

TITLE- _____

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF APPLE HOLLOW HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO APPLE HOLLOW HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A-B" APPLE HOLLOW AT THE ORCHARDS SUBDIVISION PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

MANAGER _____

MANAGER _____

NOTE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

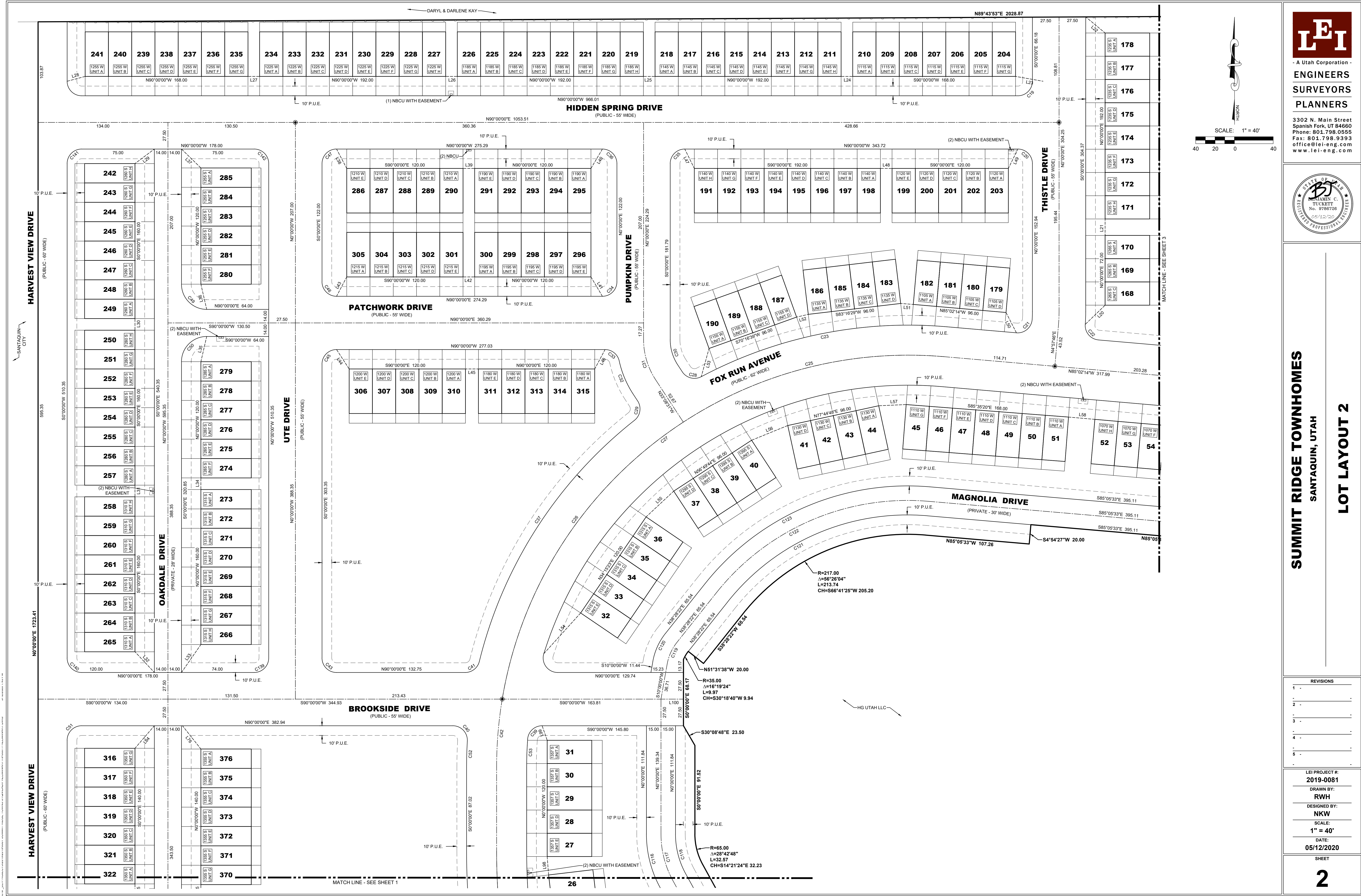
THIS PROJECT, WITH ITS LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PLAT "A-B" APPLE HOLLOW AT THE ORCHARDS SUBDIVISION, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDERS. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
LOT LAYOUT 1

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
05/12/2020

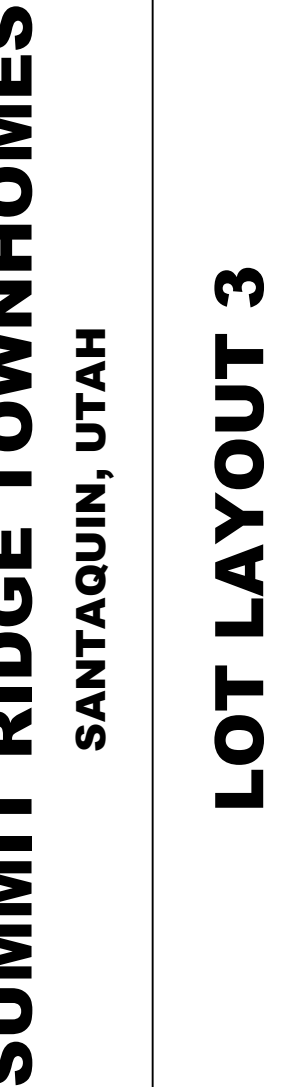


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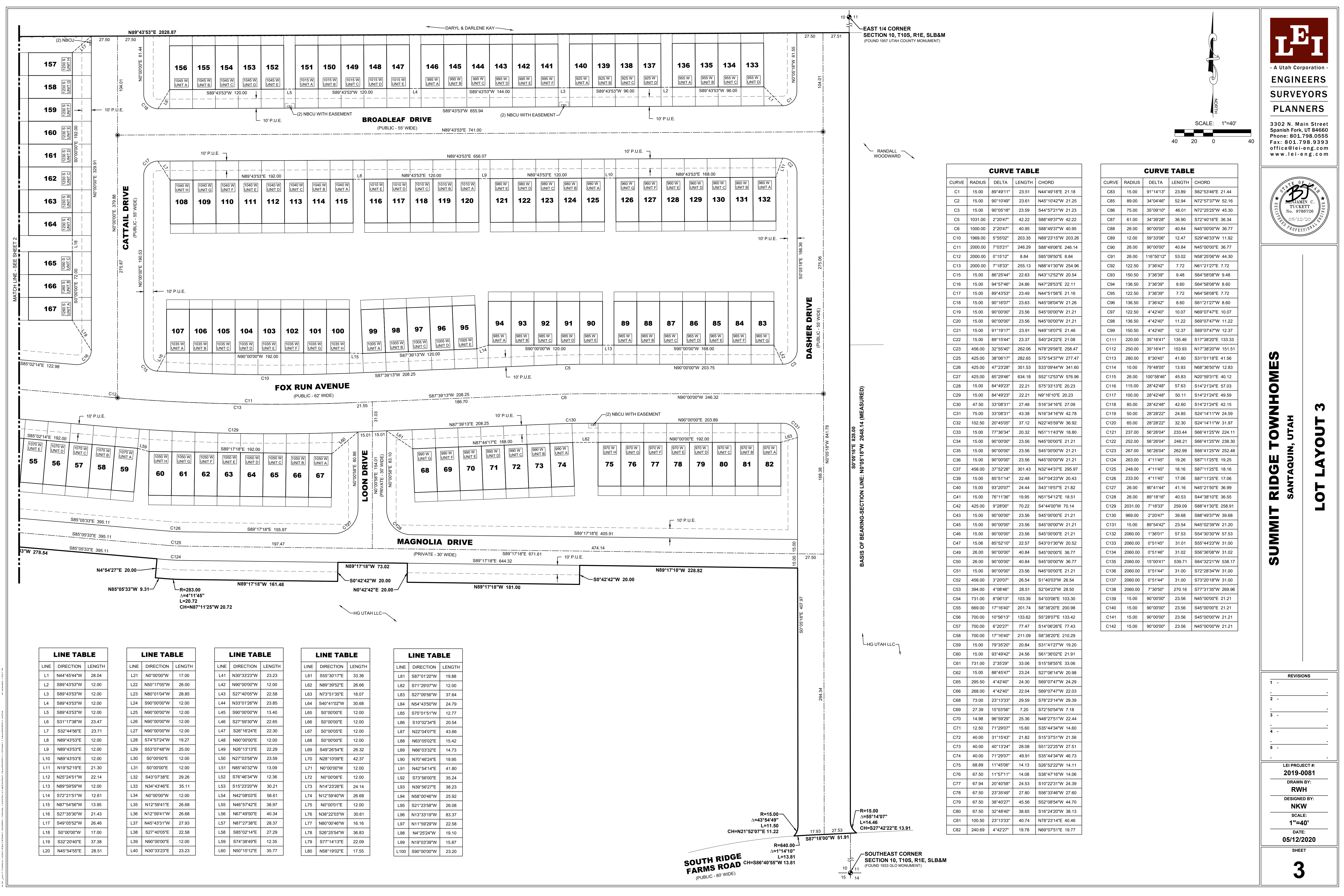


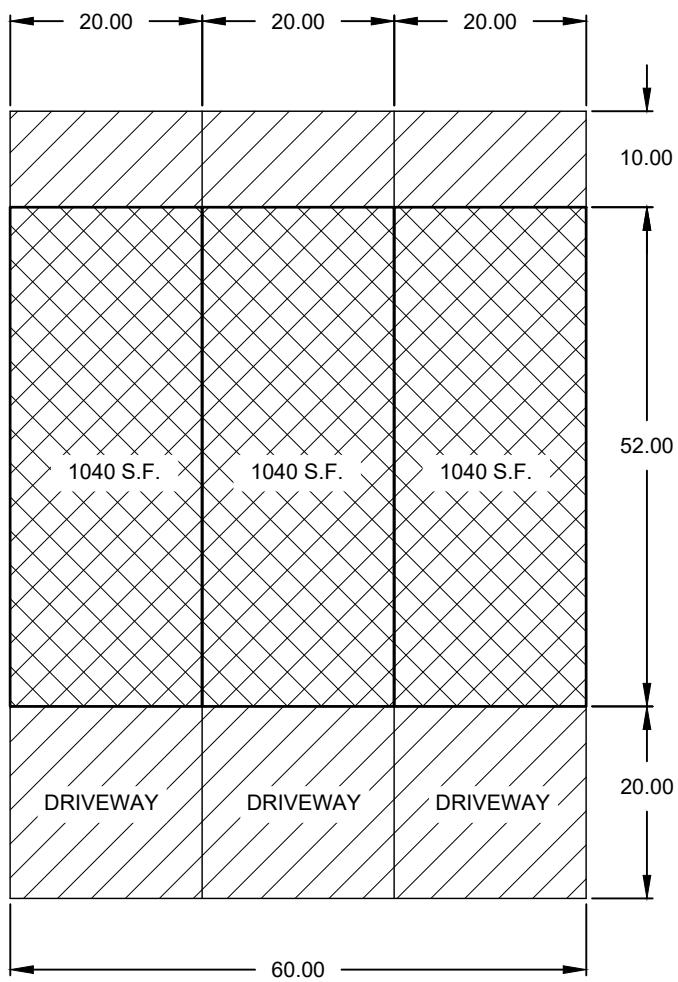
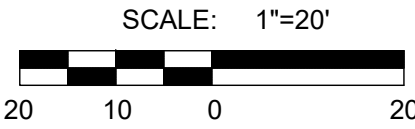
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
LOT LAYOUT 2

REVISIONS	
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DRAWN BY: RWH	
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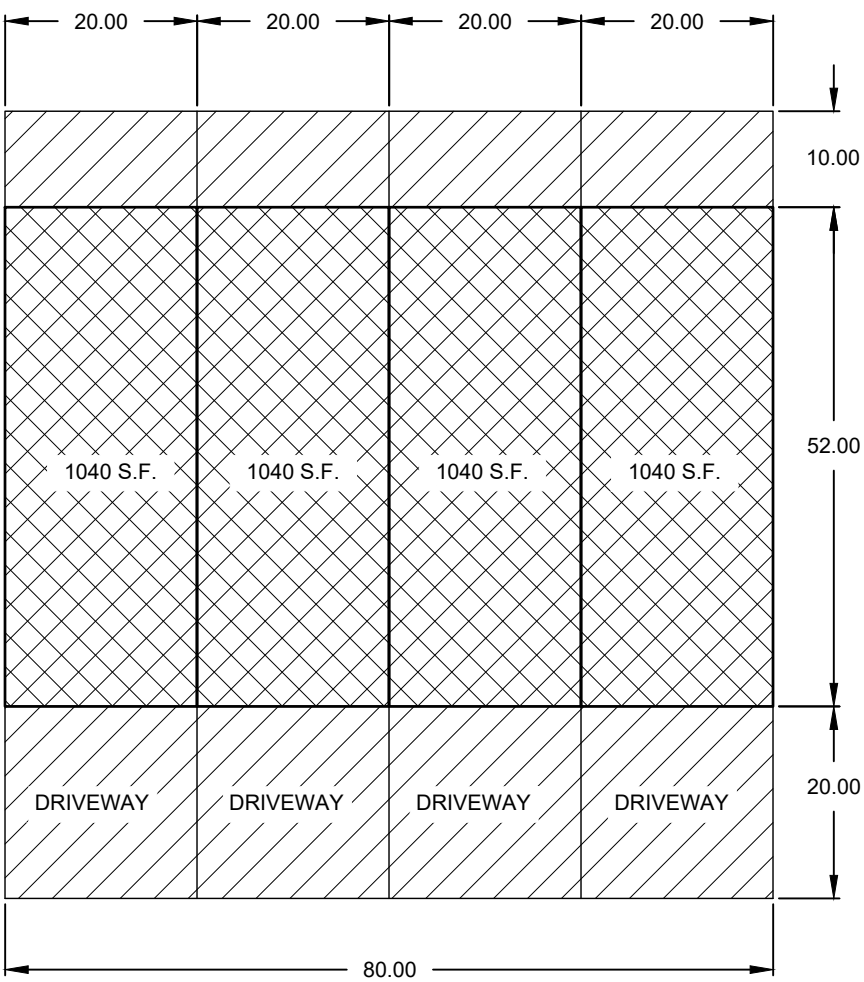


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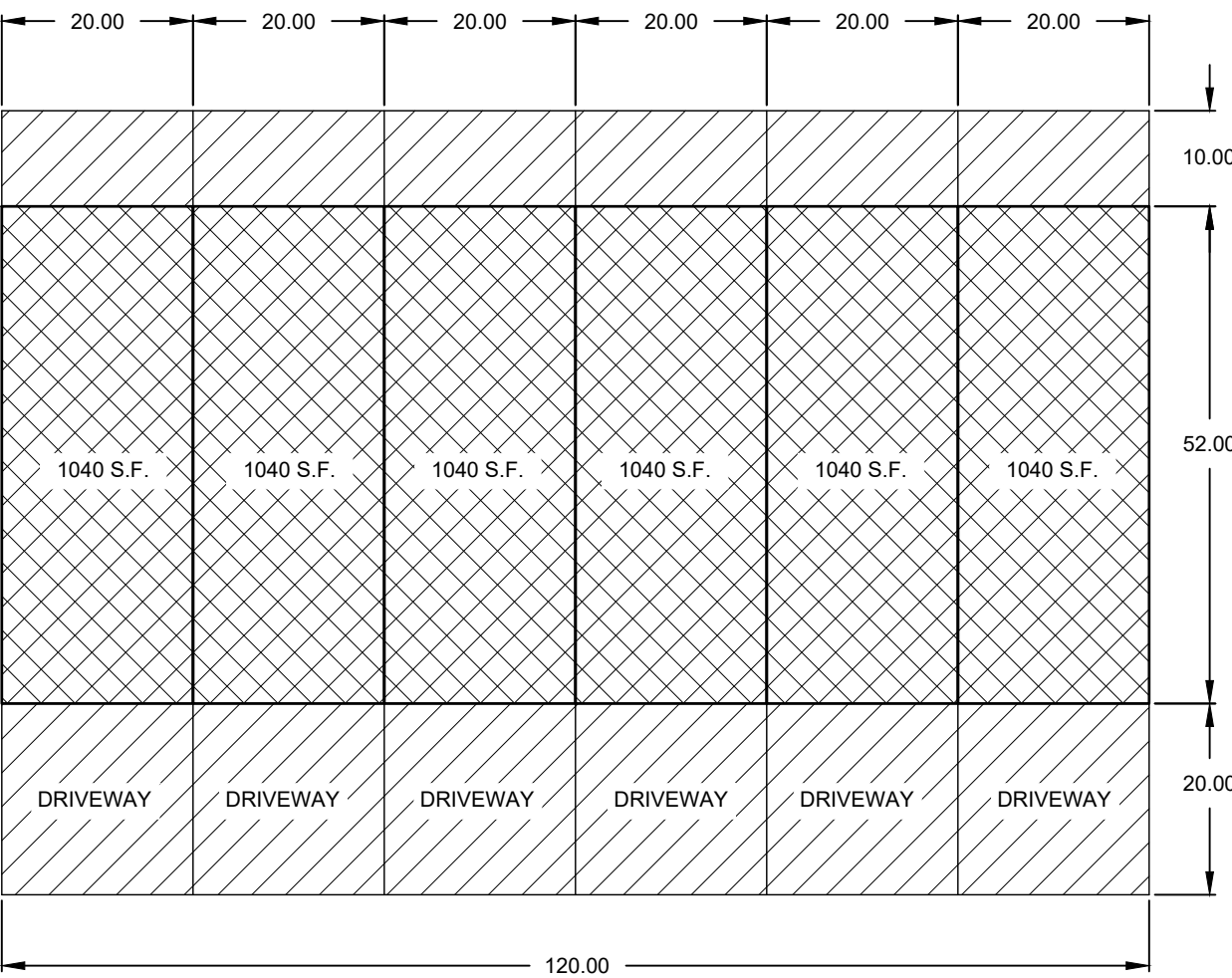




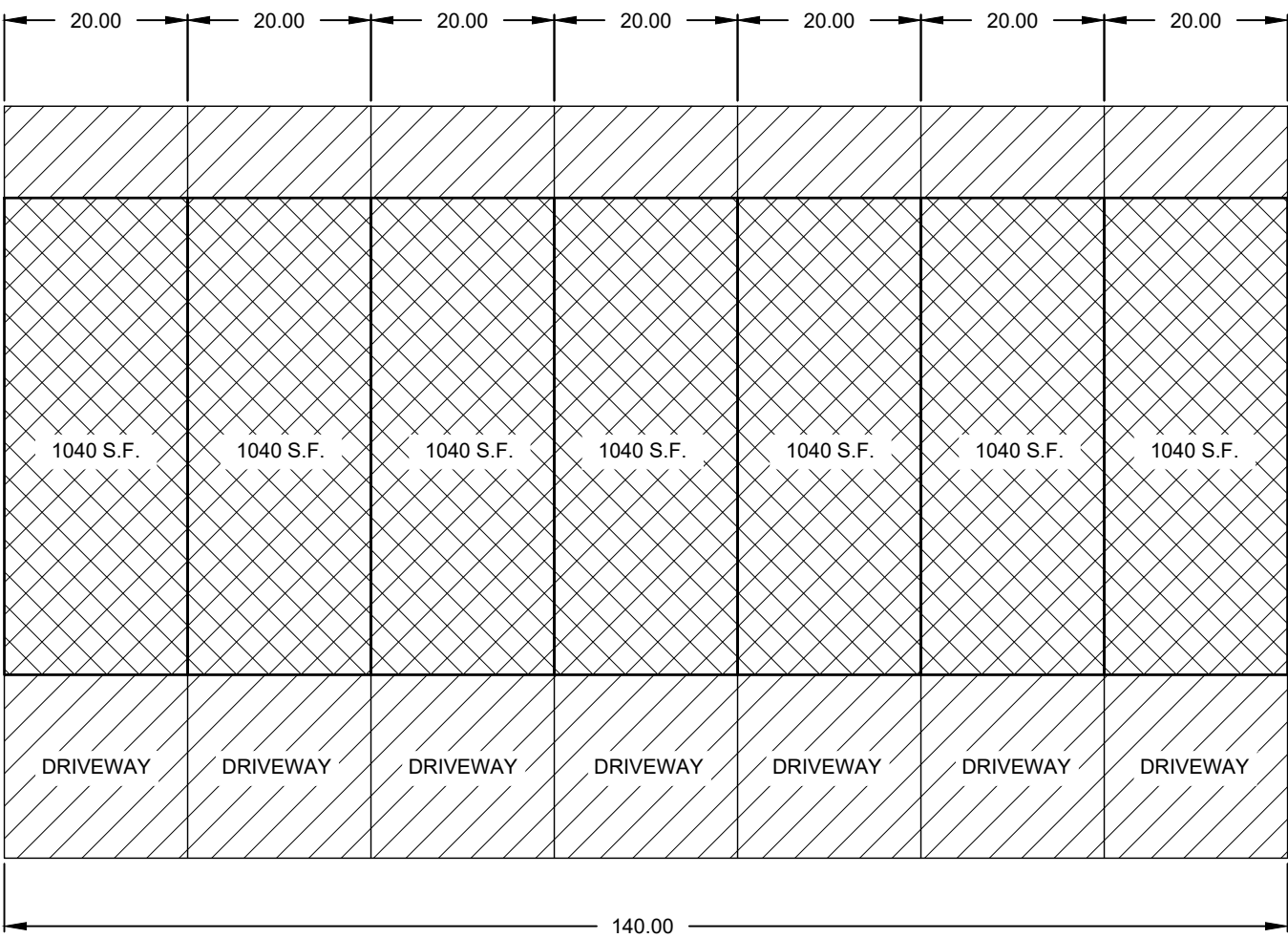
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LOTS 350-352, 427-429



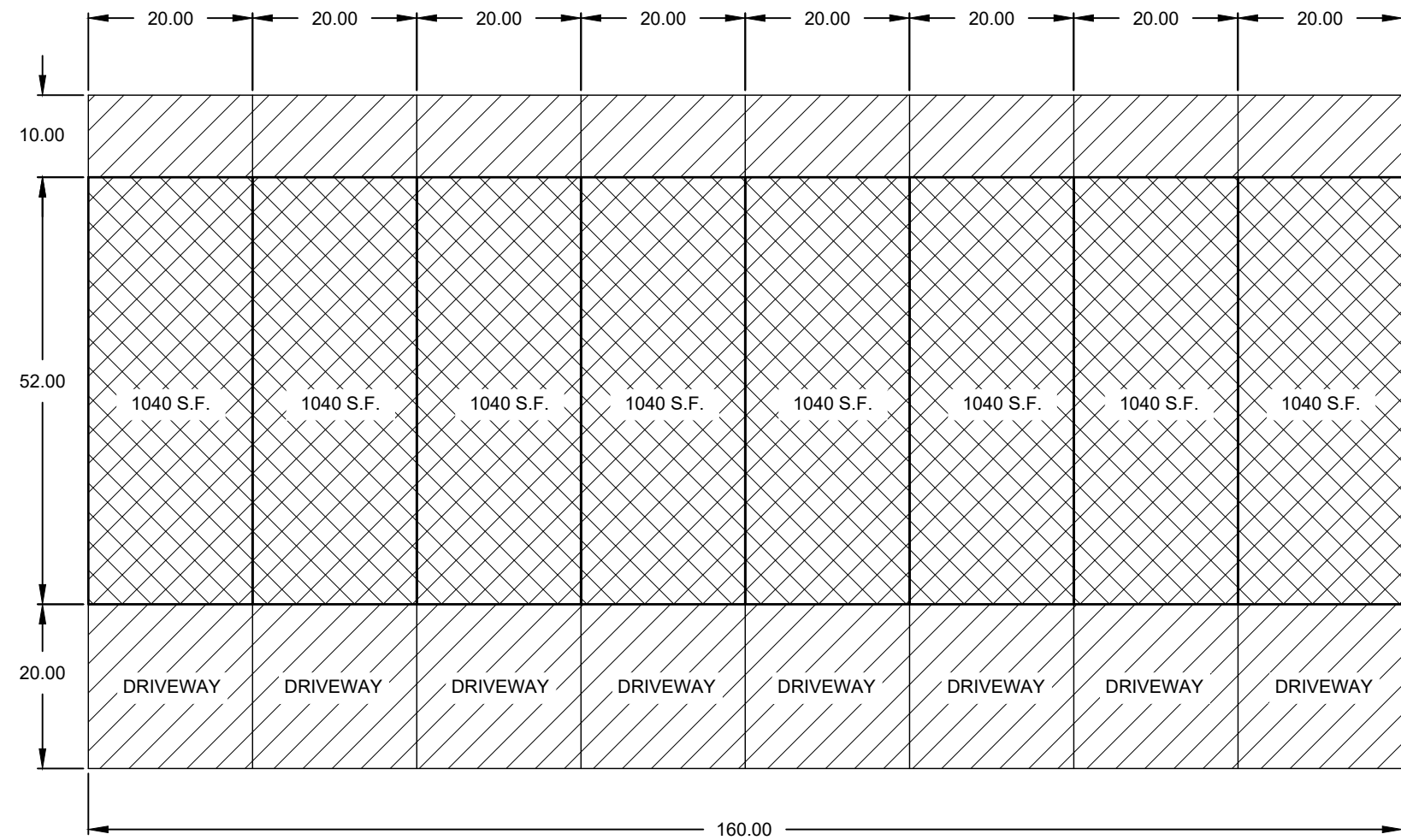
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LOTS 396-399



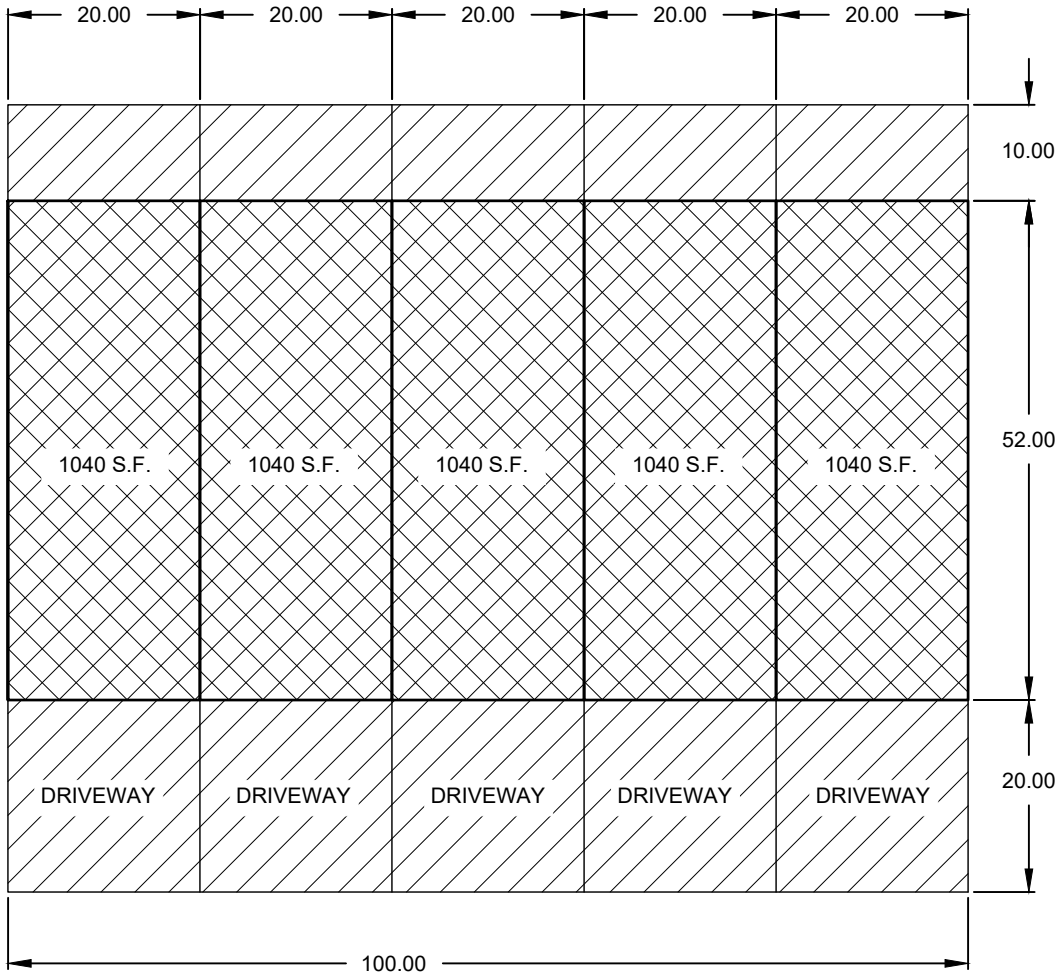
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LOTS 344-349, 415-426



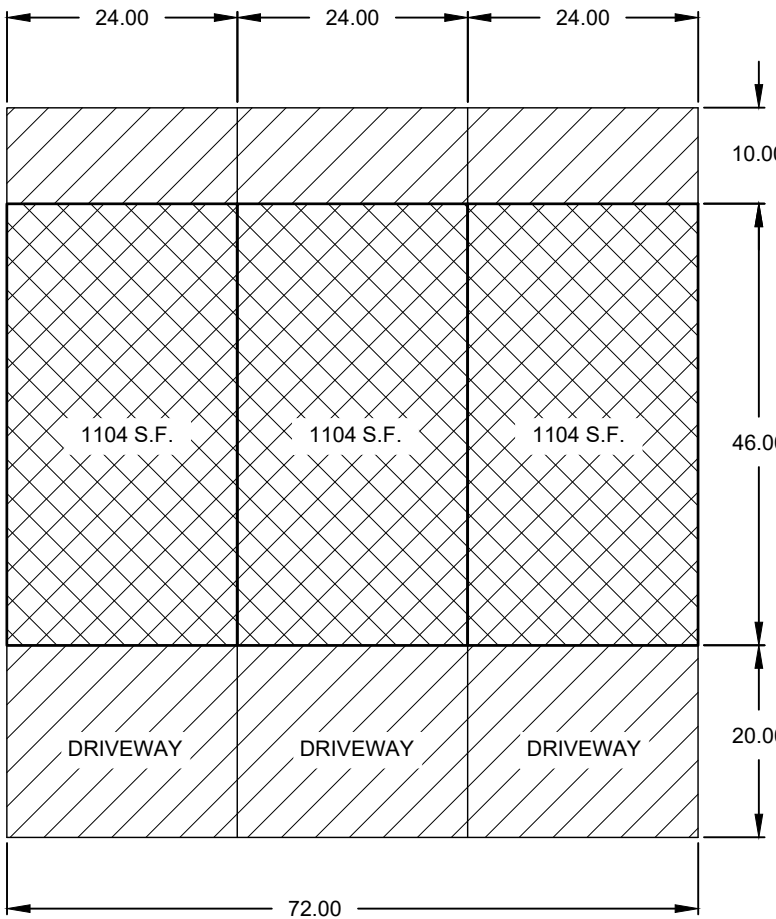
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LOTS 274-279, 316-343, 353-359, 370-376, 408-414



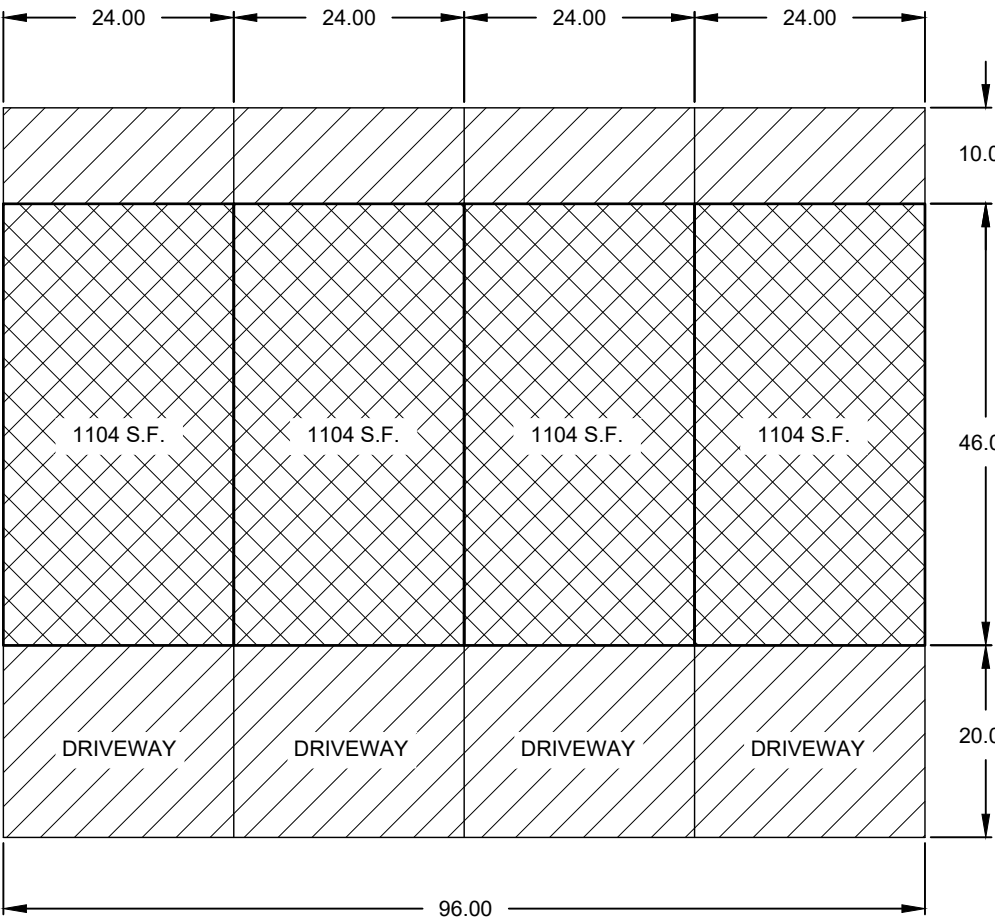
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LOTS 1-16, 242-273, 400-407



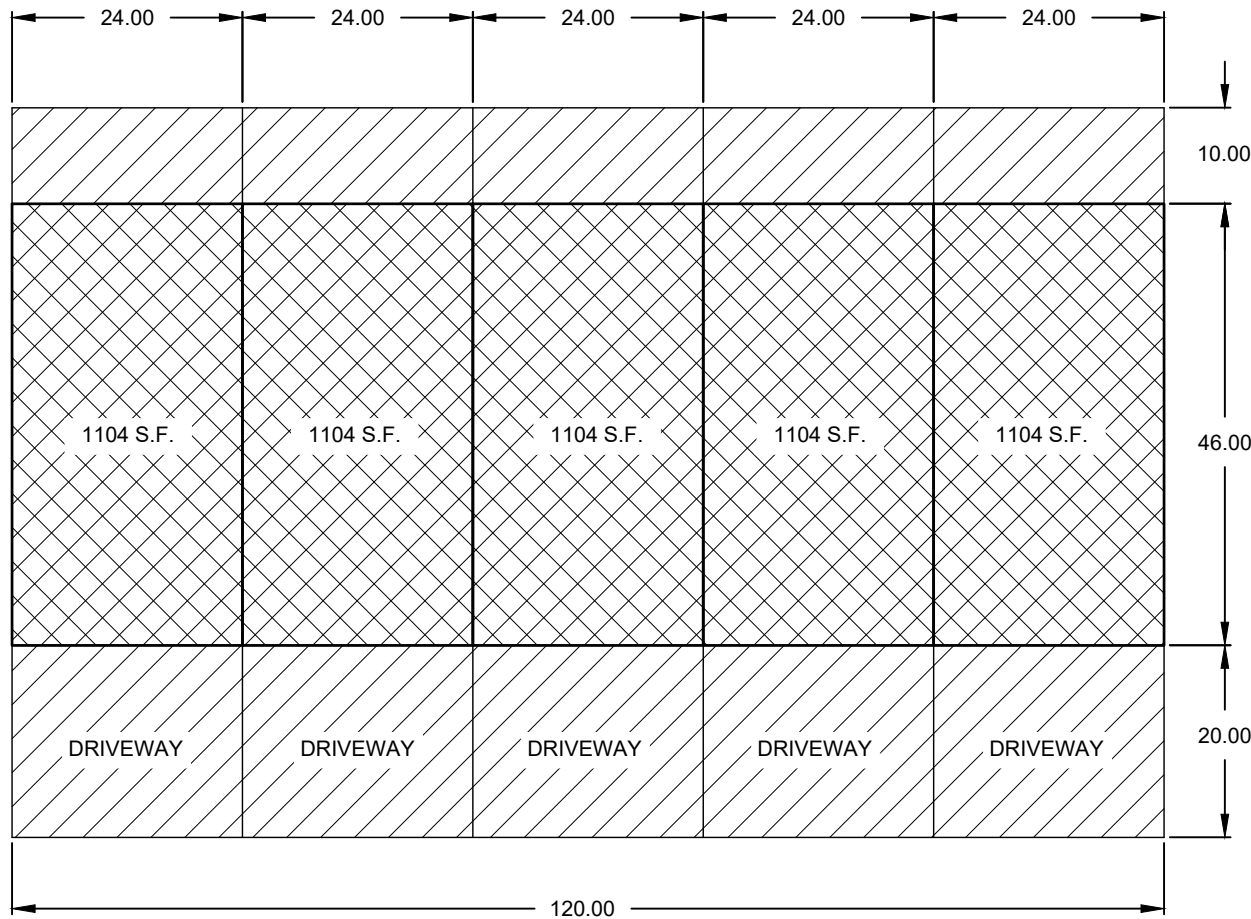
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LOTS 280-285, 360-369



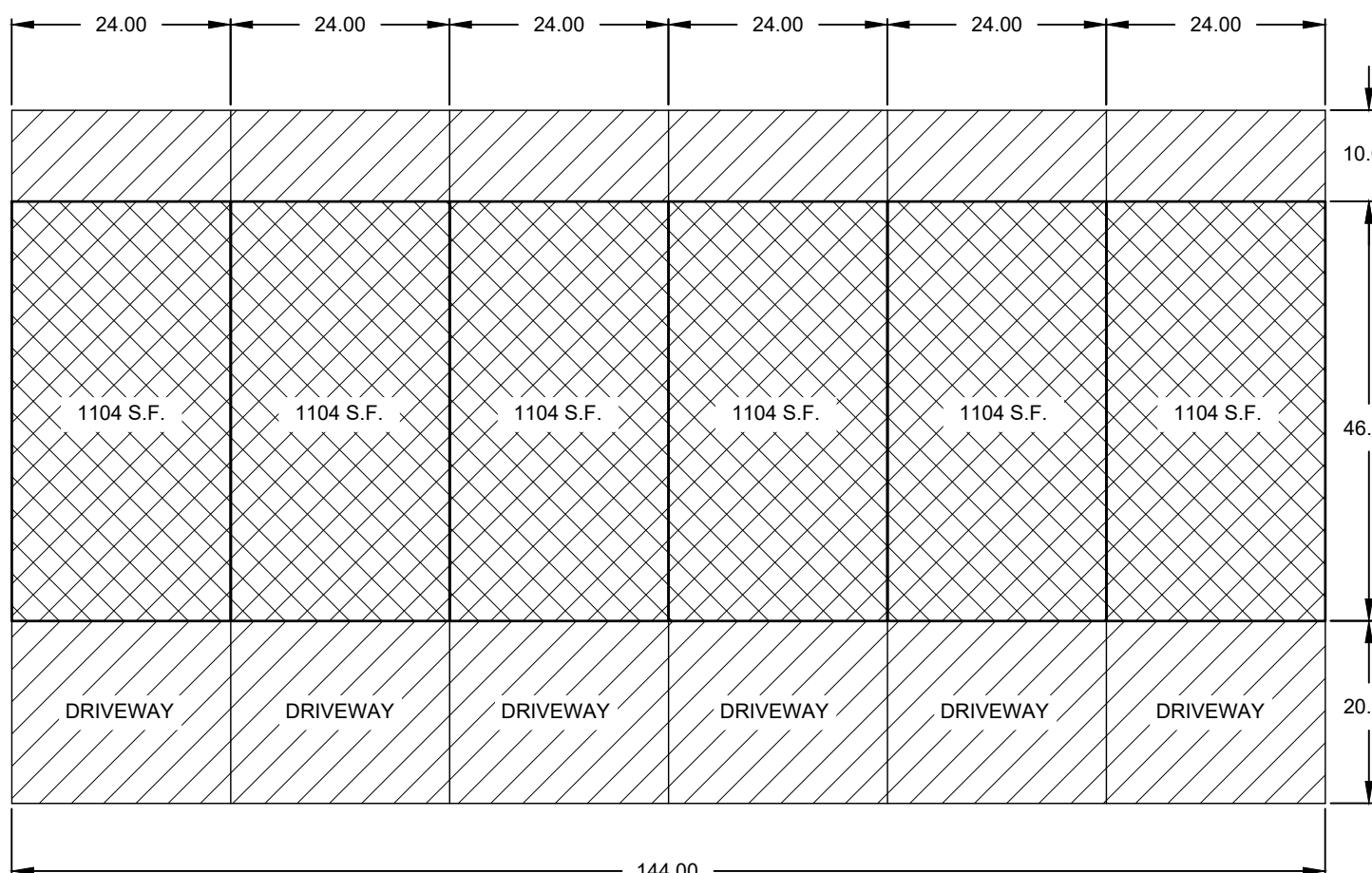
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LOTS 165-170, 390-395



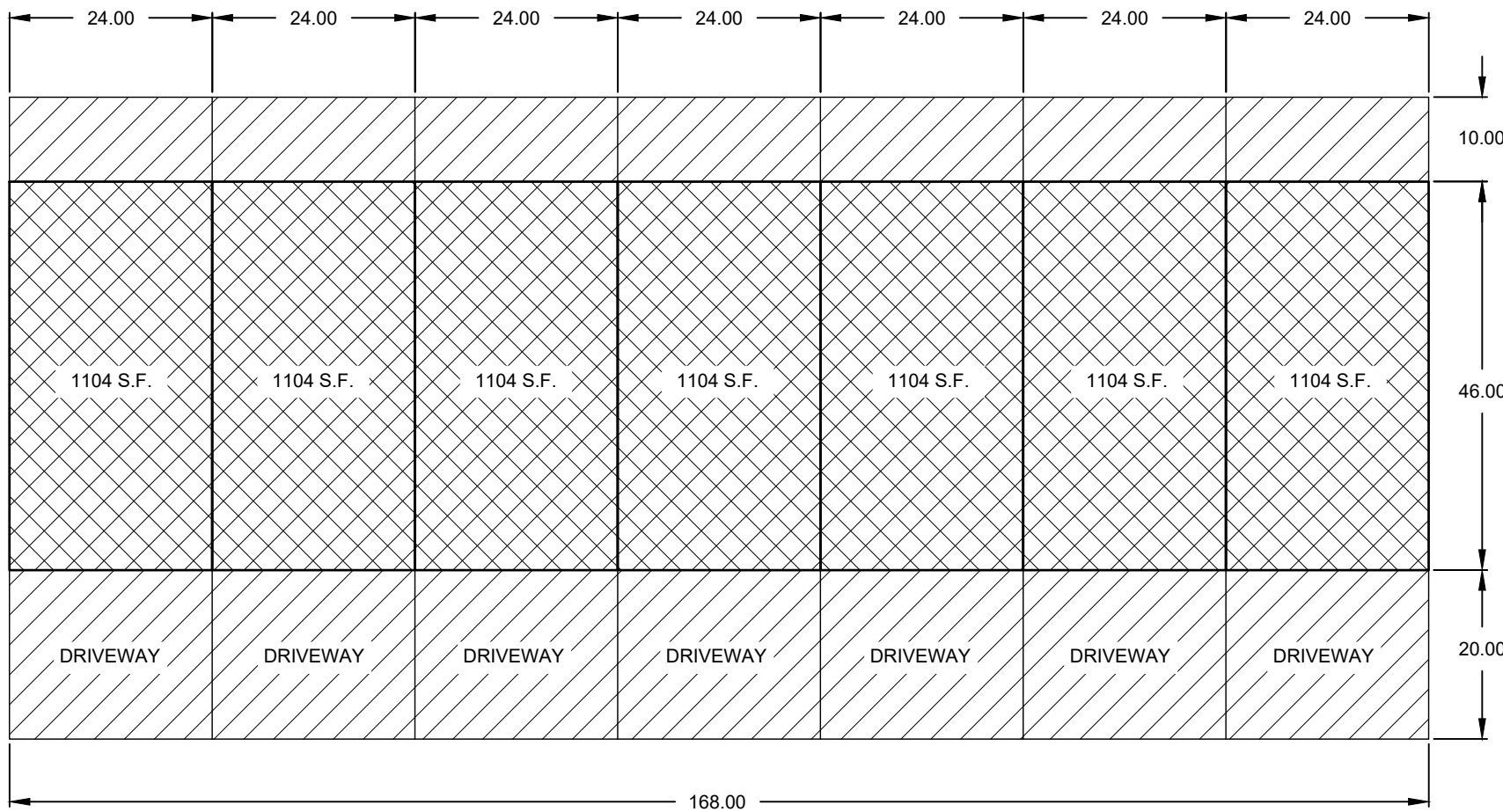
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LOTS 37-44, 133-140, 179-190,



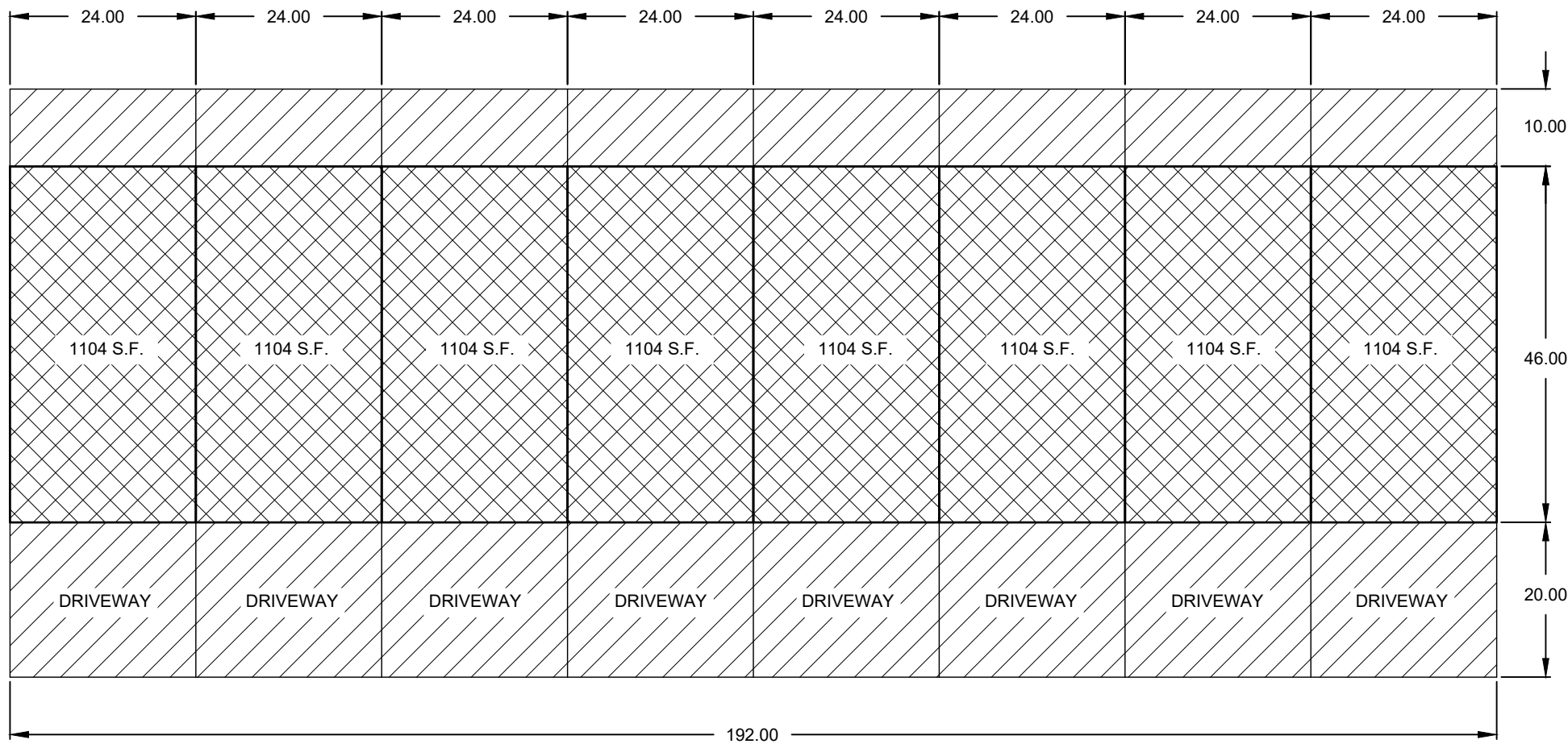
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LOTS 17-36, 90-99, 116-125, 147-156, 199-203, 286-315,



FRONT LOAD 6-PLEX
LOTS 141-146, 384-389



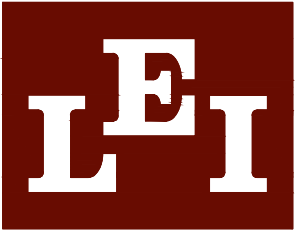
FRONT LOAD 7-PLEX
LOTS 45-51, 68-74, 83-89, 126-132, 204-210, 235-241, 377-383



FRONT LOAD 8-PLEX
LOTS 52-67, 75-82, 100-115, 157-164, 171-178, 191-198, 211-234

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA / P.U.E.



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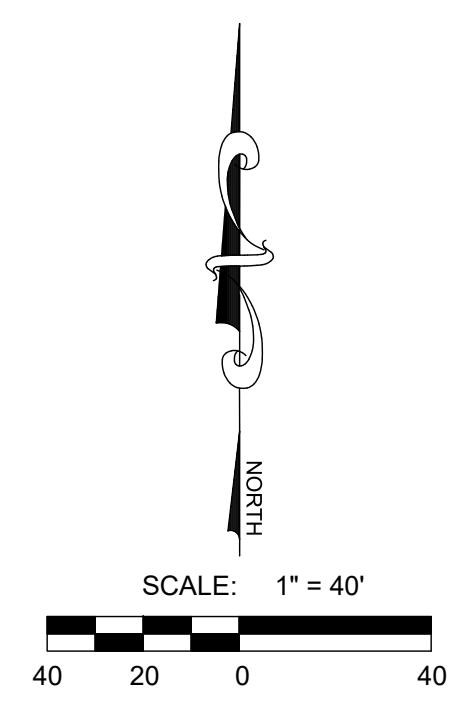
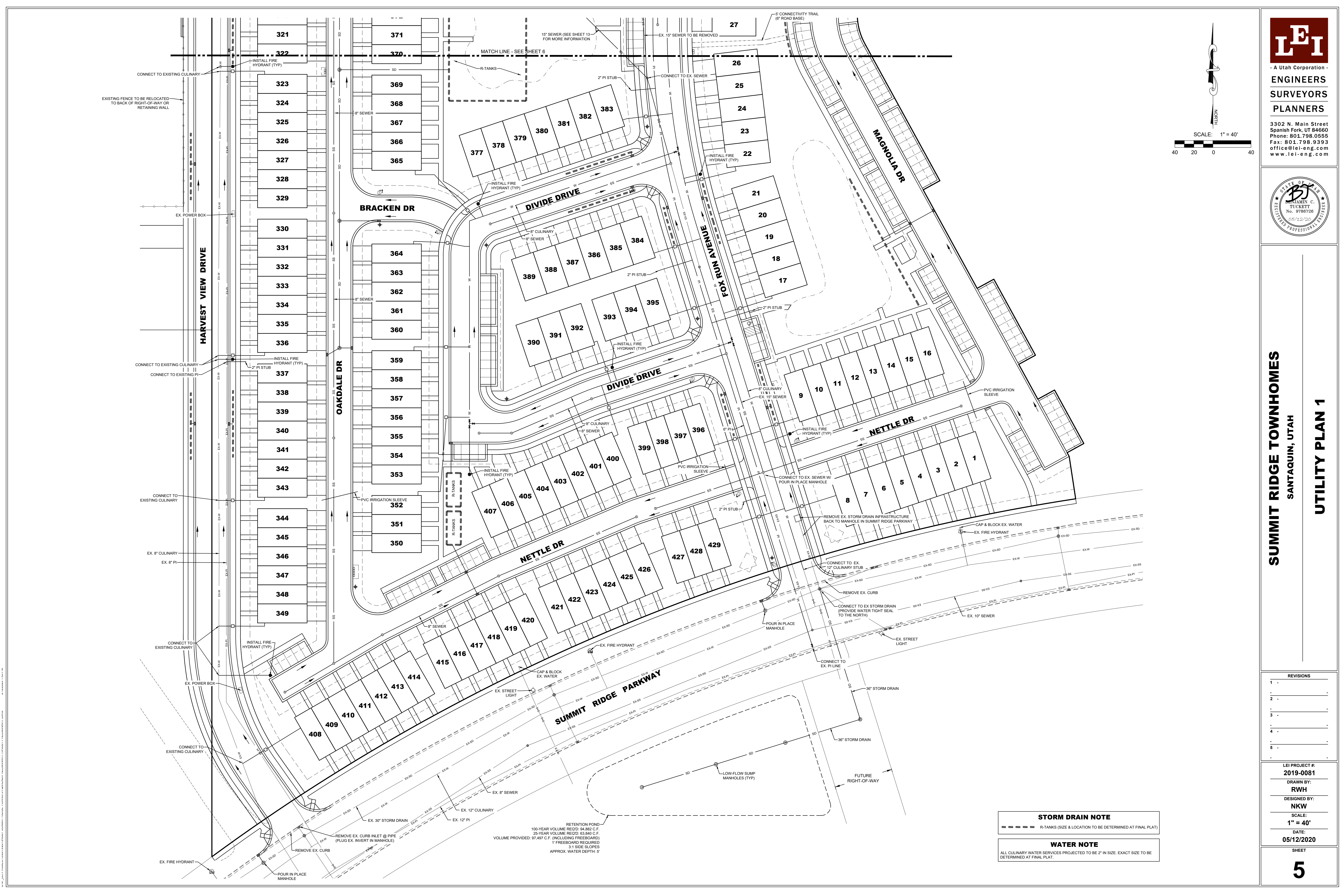
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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
BUILDING LAYOUT

REVISIONS	
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LEI PROJECT #:
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RWH
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SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 1

REVISIONS	
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LEI PROJECT #:
2019-0081

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RWH

DESIGNED BY:
NKK

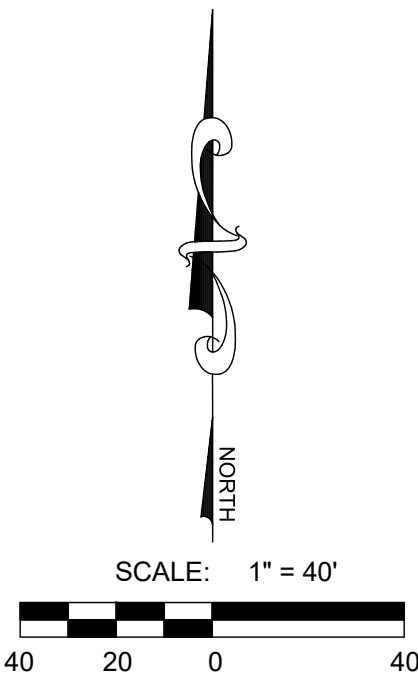
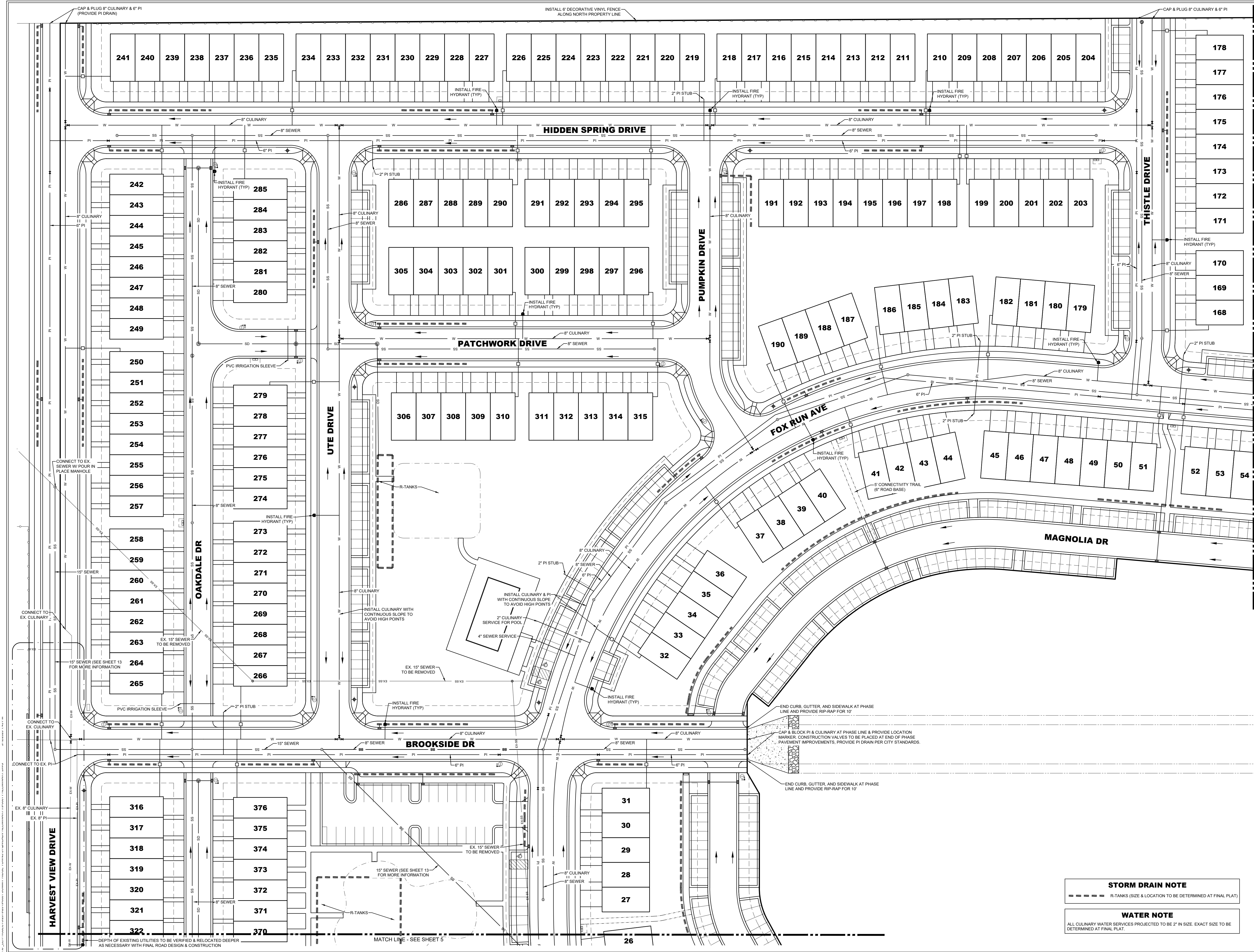
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05/12/2020

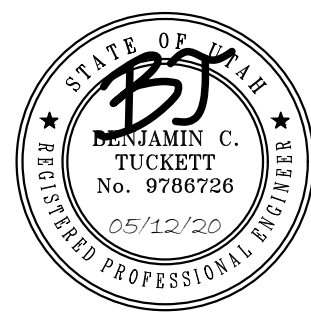
STORM DRAIN NOTE
--- R-TANKS (SIZE & LOCATION TO BE DETERMINED AT FINAL PLAT)

WATER NOTE
ALL CULINARY WATER SERVICES PROJECTED TO BE 2" IN SIZE. EXACT SIZE TO BE DETERMINED AT FINAL PLAT.

RETENTION POND
100-YEAR VOLUME REQ'D: 94,882 C.F.
25-YEAR VOLUME REQ'D: 63,840 C.F.
VOLUME PROVIDED: 97,497 C.F. (INCLUDING FREEBOARD)
1' FREEBOARD REQUIRED
3:1 SIDE SLOPES
APPROX. WATER DEPTH: 5'



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UTILITY PLAN 2

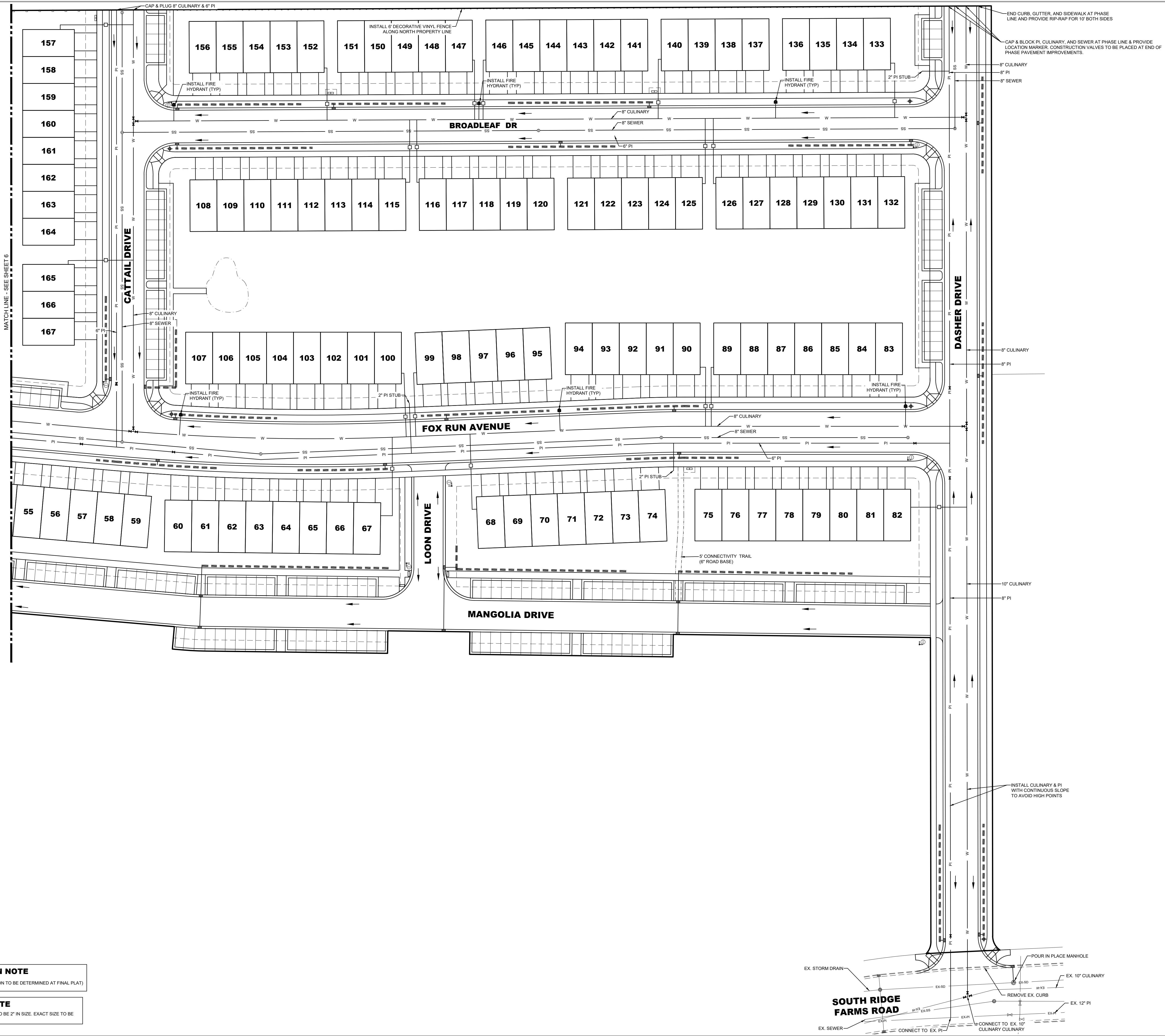
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SHEET
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STORM DRAIN NOTE
--- R-TANKS (SIZE & LOCATION TO BE DETERMINED AT FINAL PLAT)

WATER NOTE
ALL CULINARY WATER SERVICES PROJECTED TO BE 2" IN SIZE. EXACT SIZE TO BE DETERMINED AT FINAL PLAT.

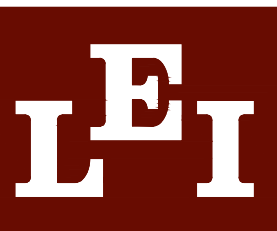


STORM DRAIN NOTE

--- R-TANKS (SIZE AND LOCATION TO BE DETERMINED AT FINAL PLAT)

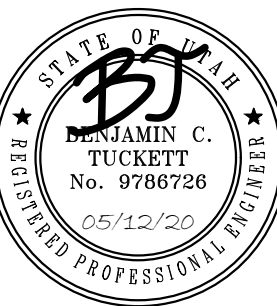
WATER NOTE

ALL CULINARY WATER SERVICES PROJECTED TO BE 2" IN SIZE. EXACT SIZE TO BE DETERMINED AT FINAL PLAT.



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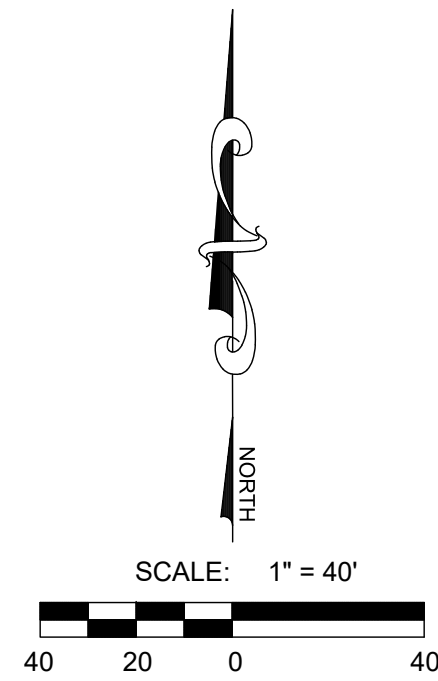
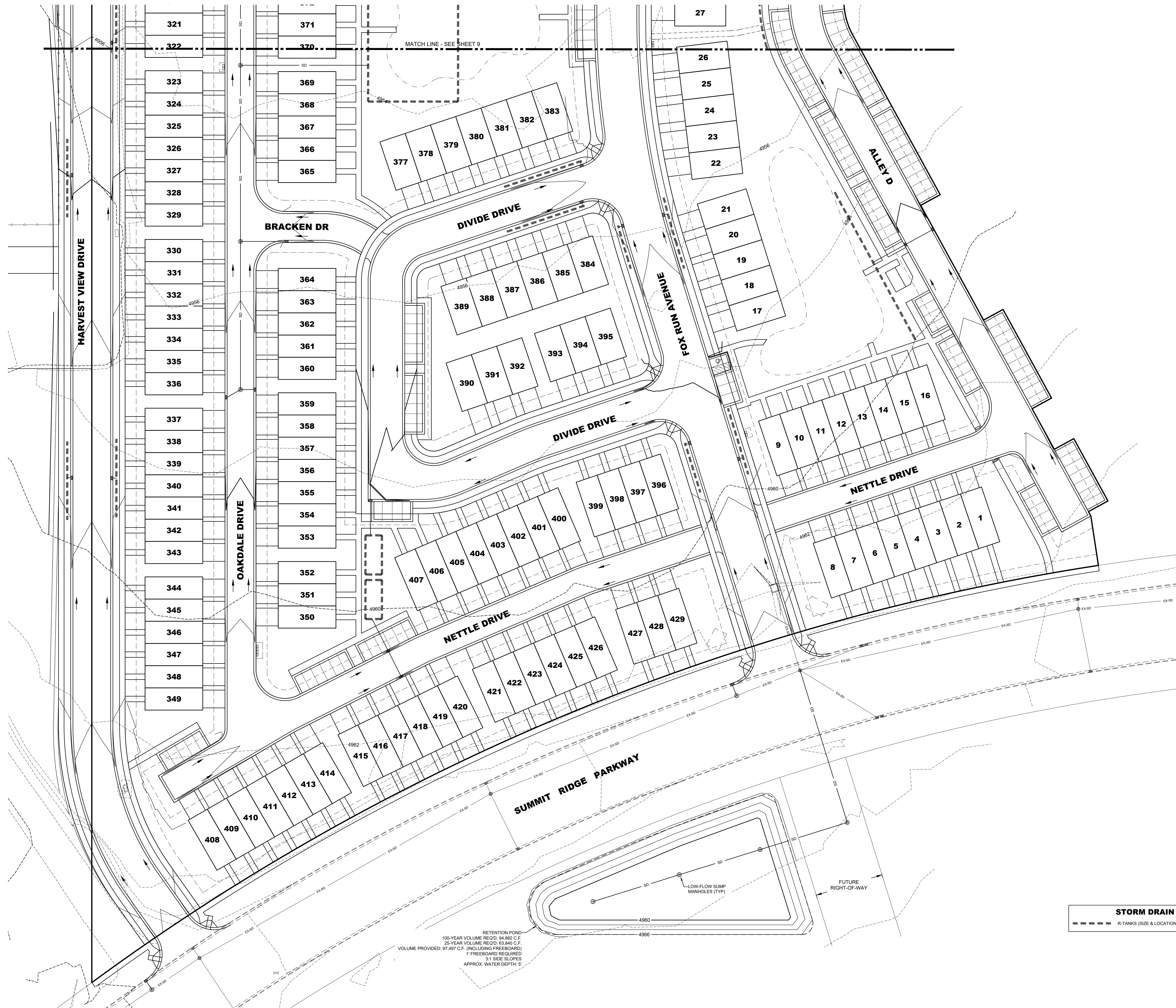
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
UTILITY PLAN 3

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LEI PROJECT #:
2019-0081
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DATE:
05/12/2020

SHEET
7

\\LEI\Projects\2019\2019-0081\Summit Ridge Townhomes\Grading\Grading Plan 1.dwg 05/12/2020 10:41 AM



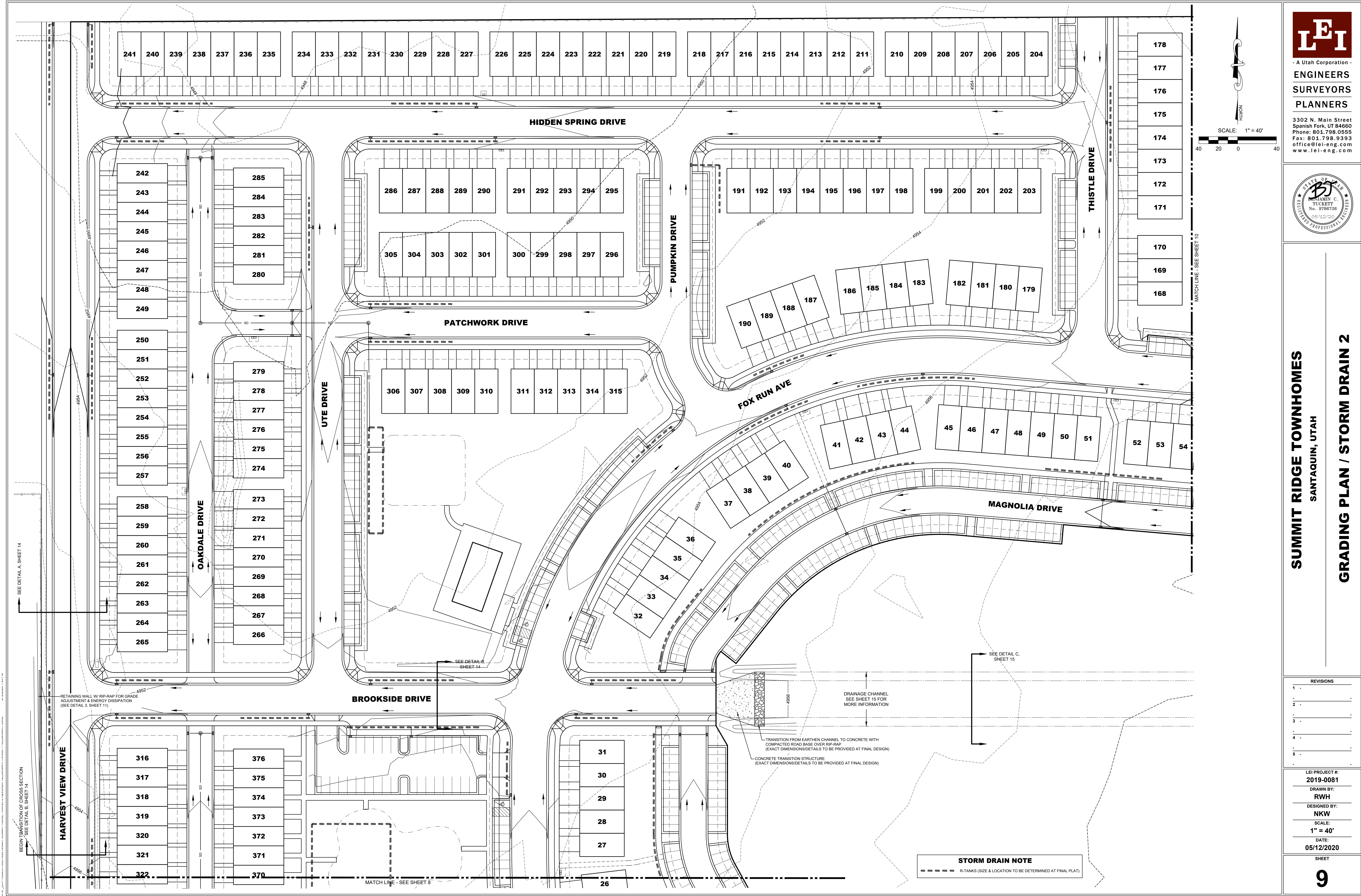
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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
GRADING PLAN / STORM DRAIN 1

REVISIONS	
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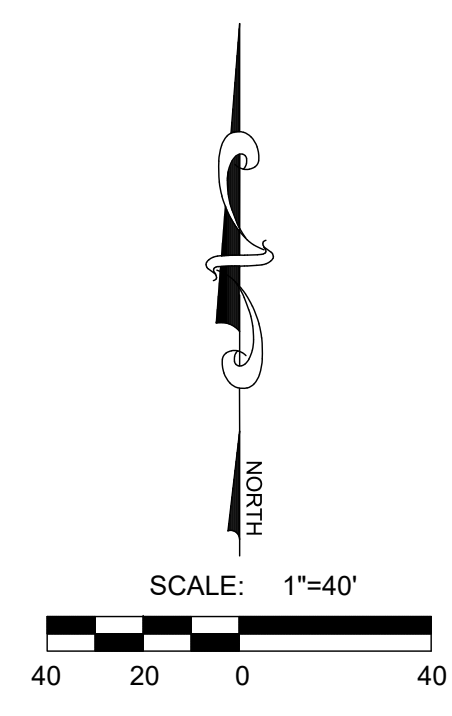
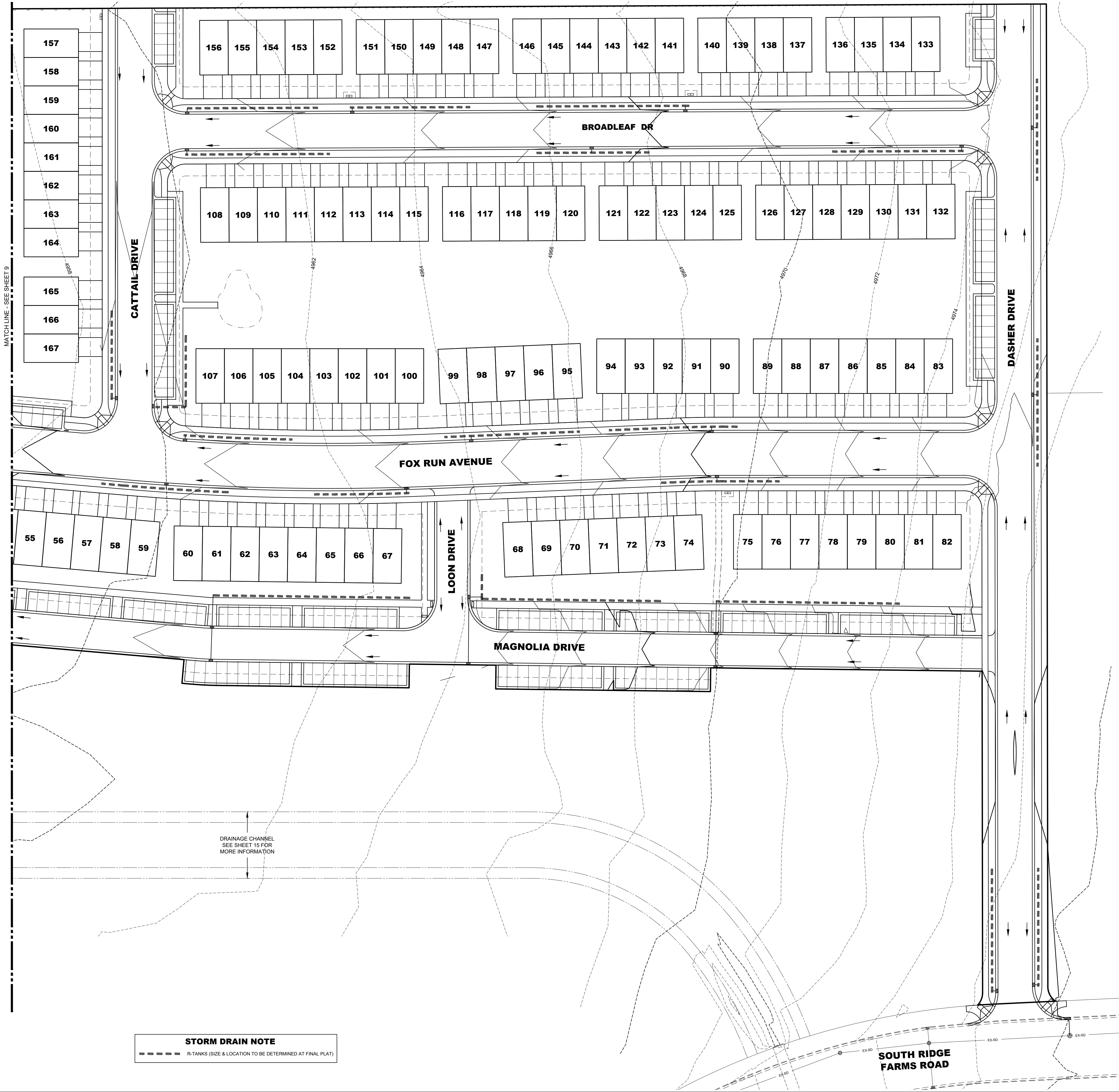
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2019-0081
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DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
05/12/2020



SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
GRADING PLAN / STORM DRAIN 2

REVISIONS	
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LEI PROJECT #:
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NKW
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05/12/2020



STORM DRAIN NOTE
- - - - - R-TANKS (SIZE & LOCATION TO BE DETERMINED AT FINAL PLAT)



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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
GRADING PLAN / STORM DRAIN 3

REVISIONS	
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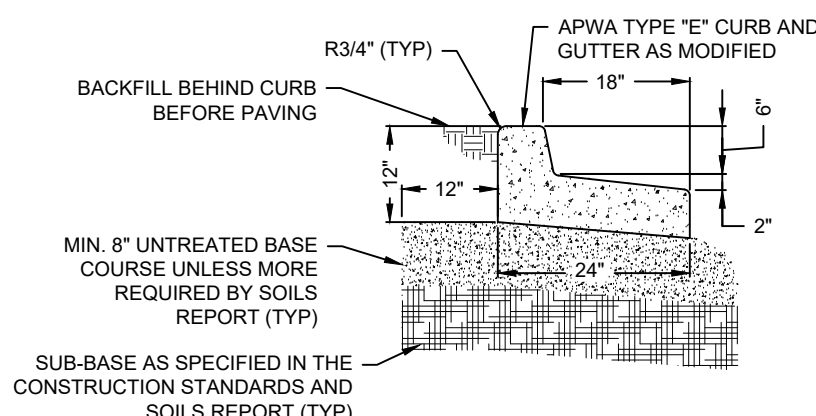
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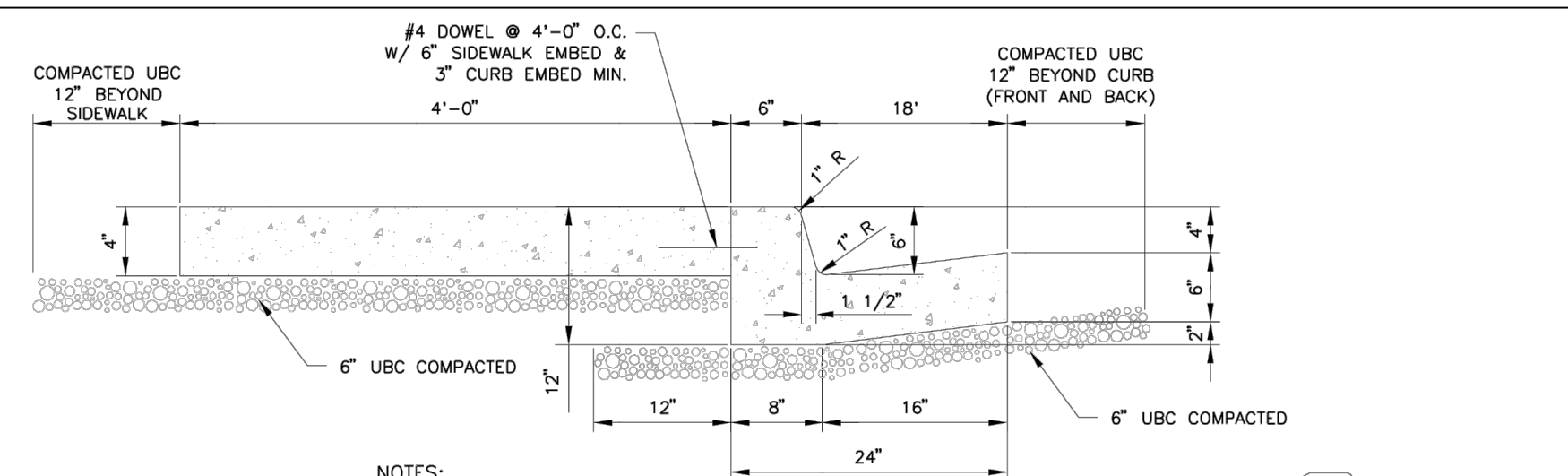
DESIGNED BY:
NKW

SCALE:
1"=40'

DATE:
05/12/2020



SHED CURB & GUTTER

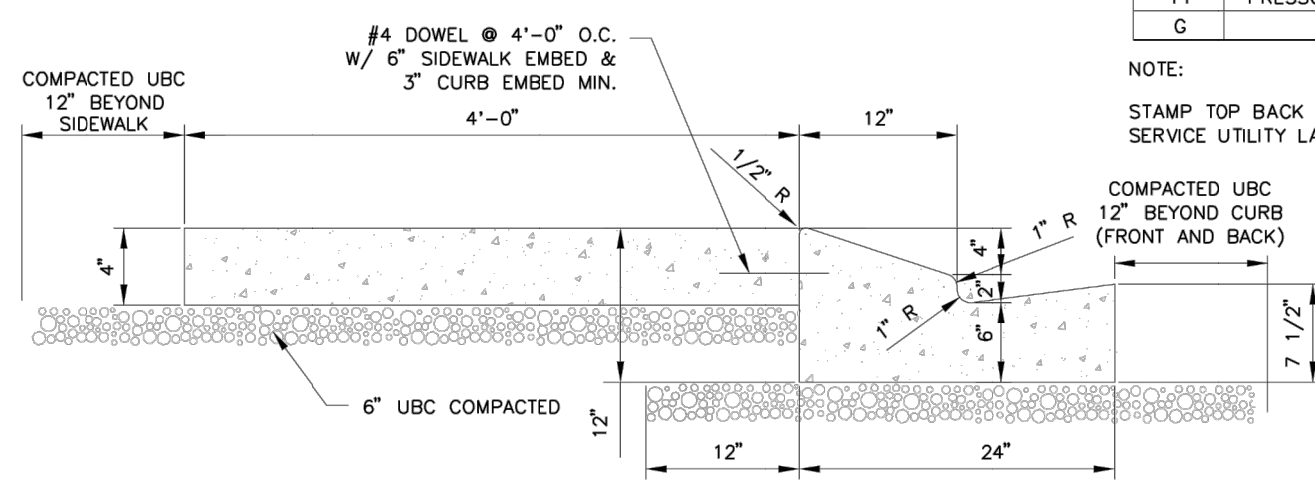


NOTES:

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

TYPICAL HIGH BACK CURB AND GUTTER

NOT TO SCALE



NOTES:

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

MOUNTABLE TYPE CURB AND GUTTER

NOT TO SCALE

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

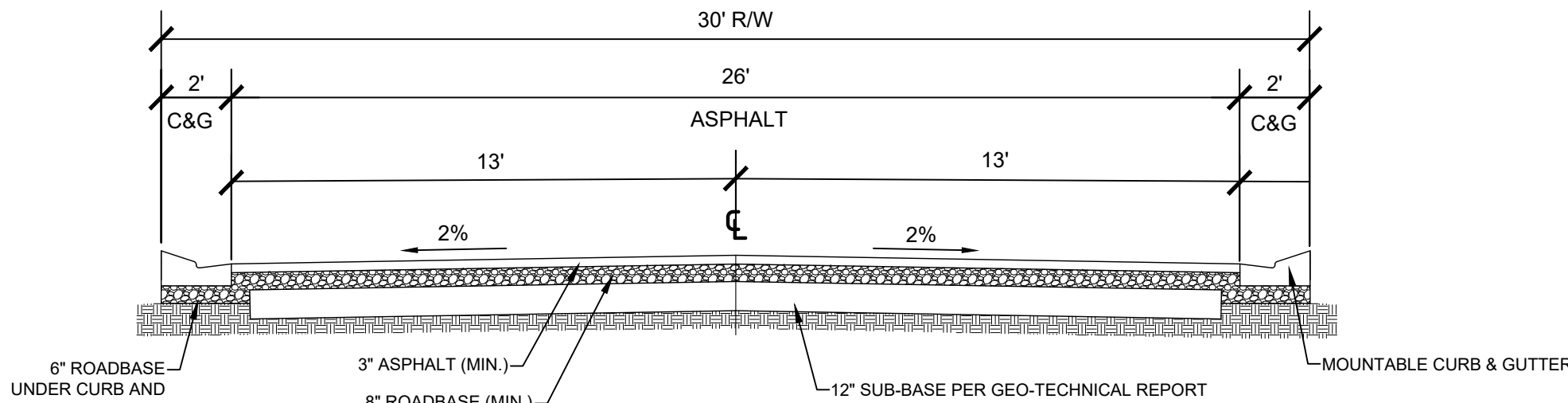
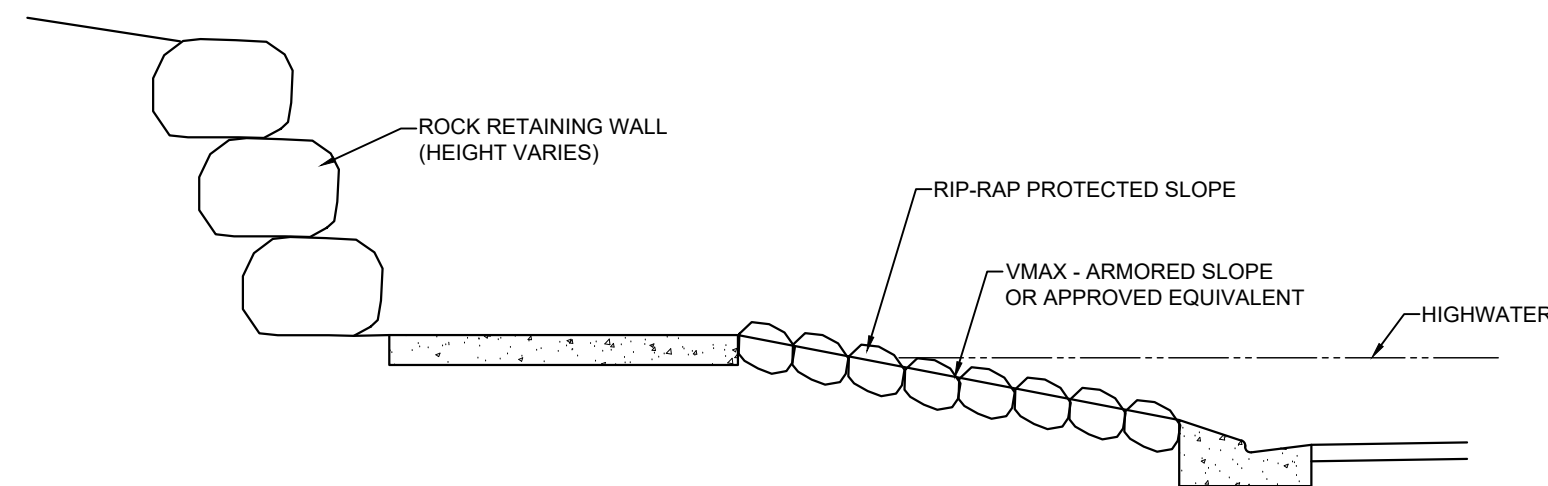
NOTE:

STAMP TOP BACK OF CURB ABOVE INSTALLED SERVICE UTILITY LATERALS. REQ'D

1 CURB & GUTTER DETAILS

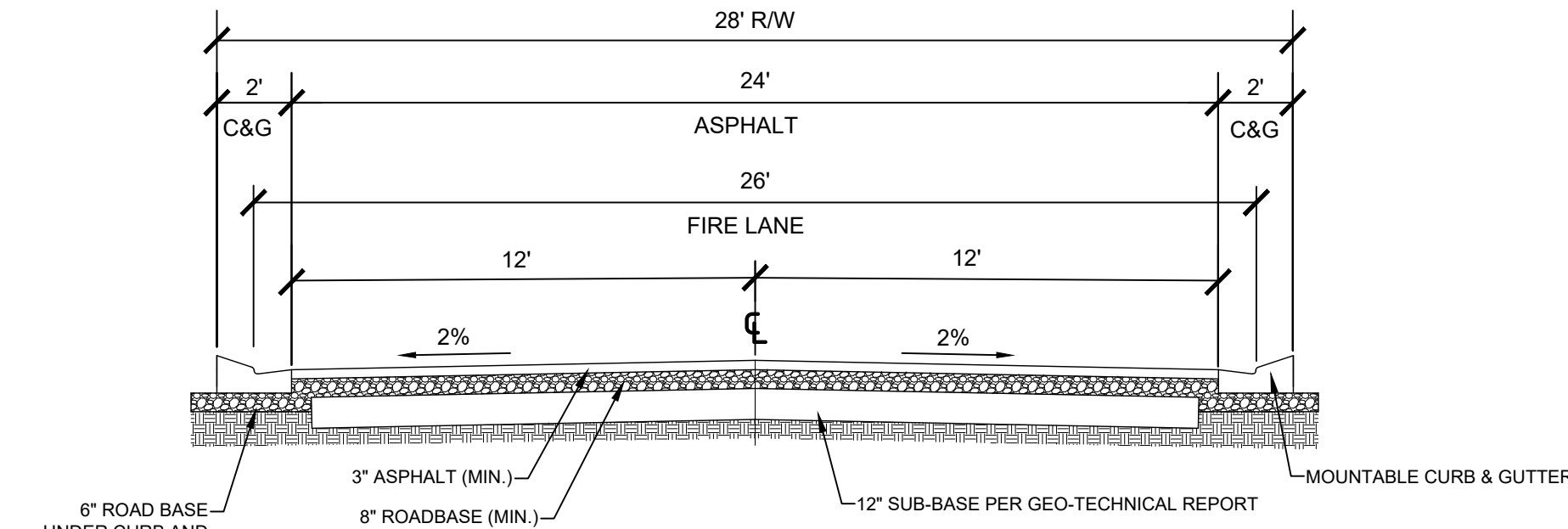
2 NOT USED

3 RETAINING WALL/RIP-RAP DETAIL (RIP-RAP SIZING / WALL HEIGHT TO BE PROVIDED AT FINAL DESIGN)



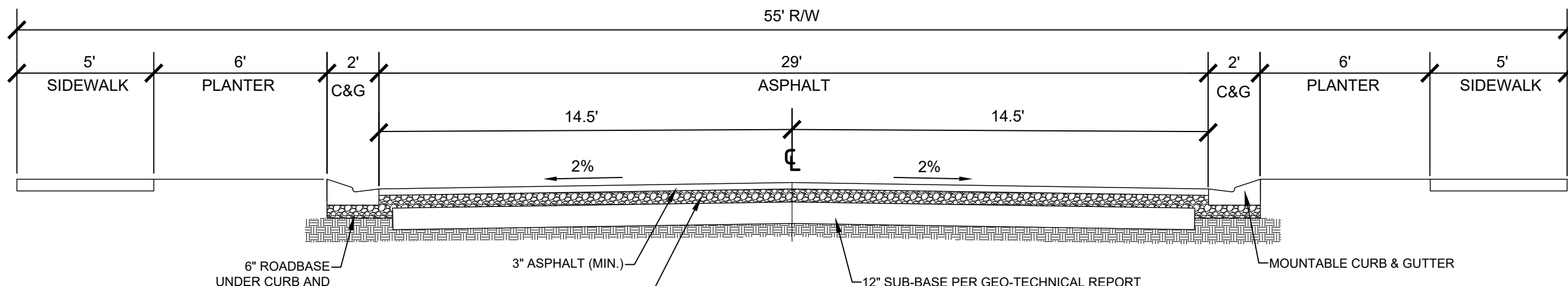
PRIVATE - 30' WIDE

NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY

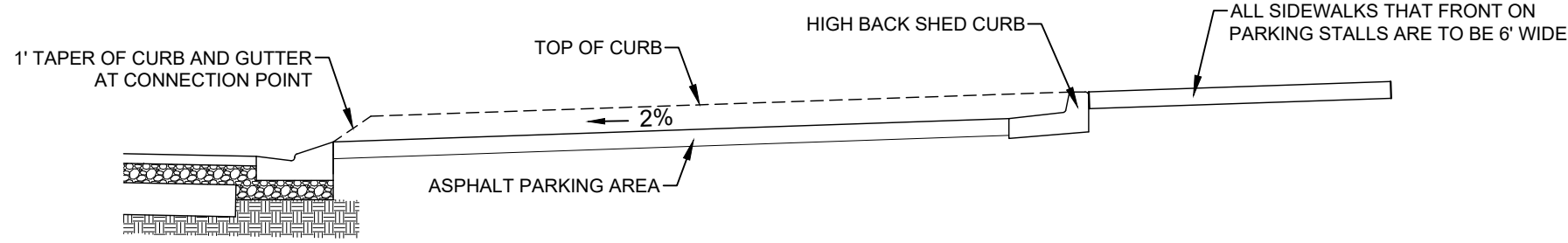


PRIVATE - 28' WIDE

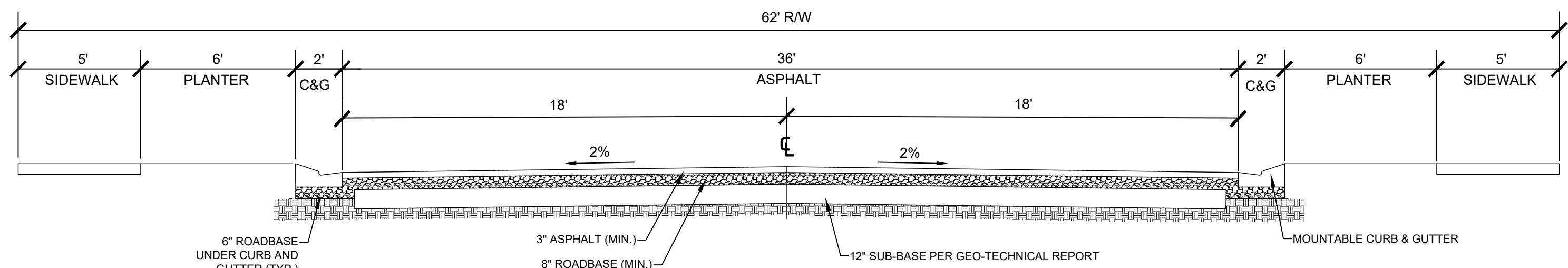
NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY



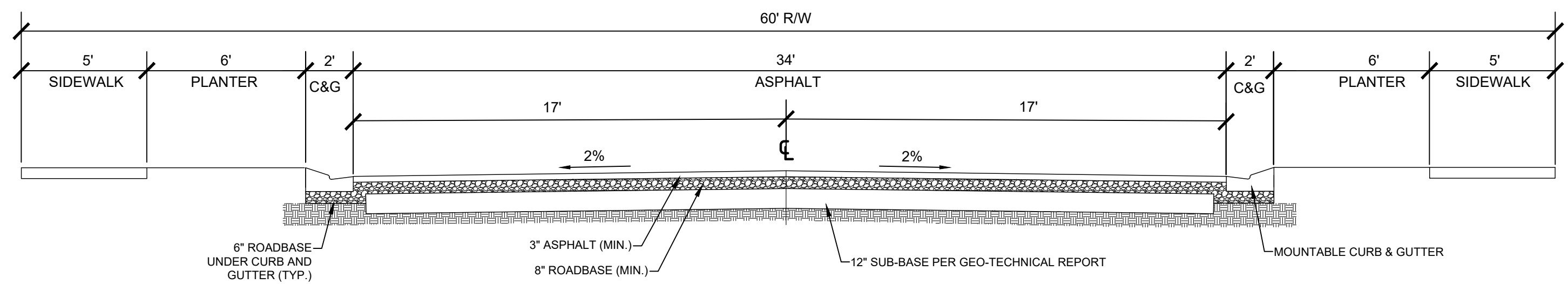
PUBLIC - 55' WIDE



PARKING STALLS ALONG ROADWAYS



**PUBLIC - 62' WIDE
FOX RUN AVENUE**



**PUBLIC - 60' WIDE
HARVEST VIEW DRIVE**

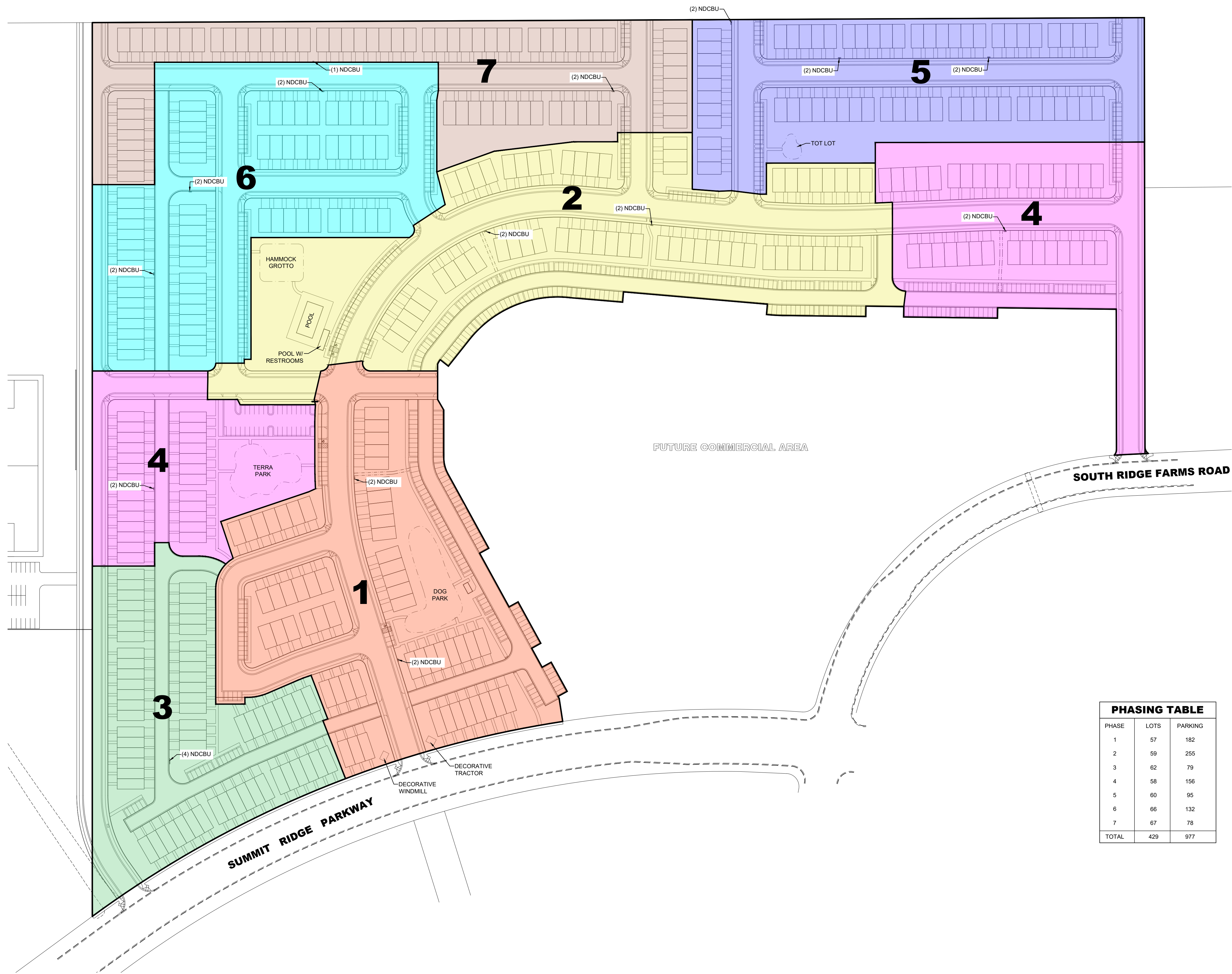
NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY

3 STREET CROSS-SECTIONS

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	NKW
SCALE:	N.T.S.
DATE:	05/12/2020

\\LEI-FILE\PROJECTS\2019\2019-0081\SUMMIT RIDGE\PHASING\PHASING PLAN.dwg 05/12/2020 10:41 AM



PHASING TABLE		
PHASE	LOTS	PARKING
1	57	182
2	59	255
3	62	79
4	58	156
5	60	95
6	66	132
7	67	78
TOTAL	429	977

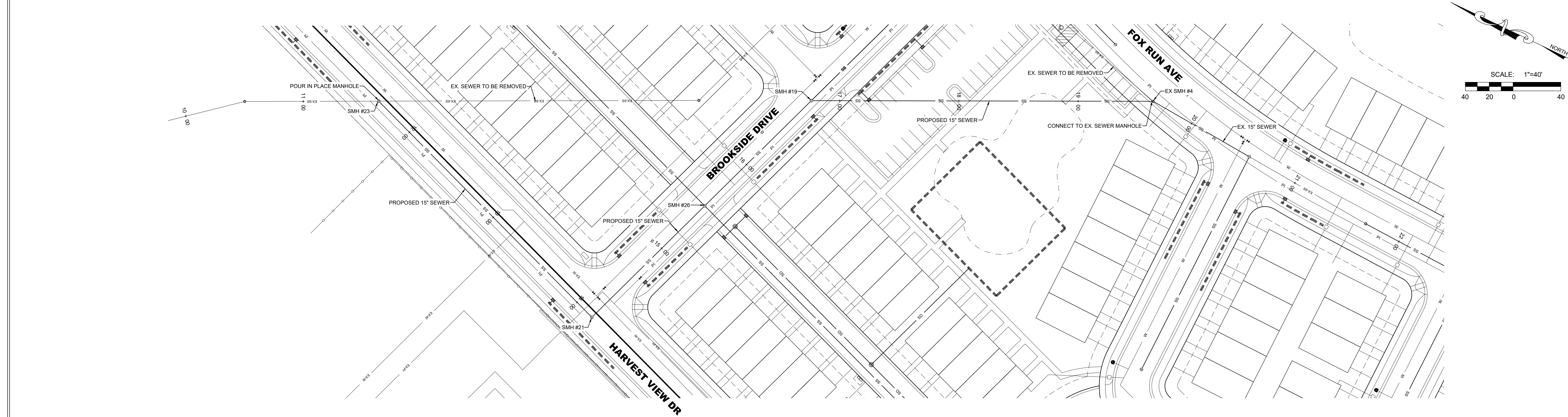
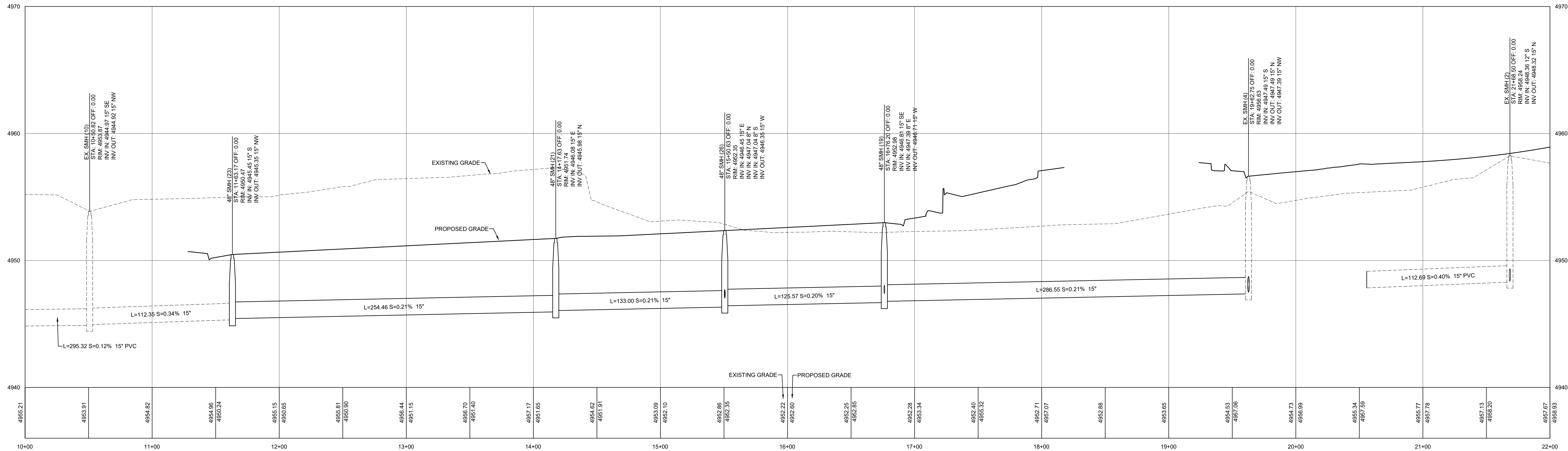


SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
PHASING PLAN

REVISIONS	
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6	-

LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
05/12/2020

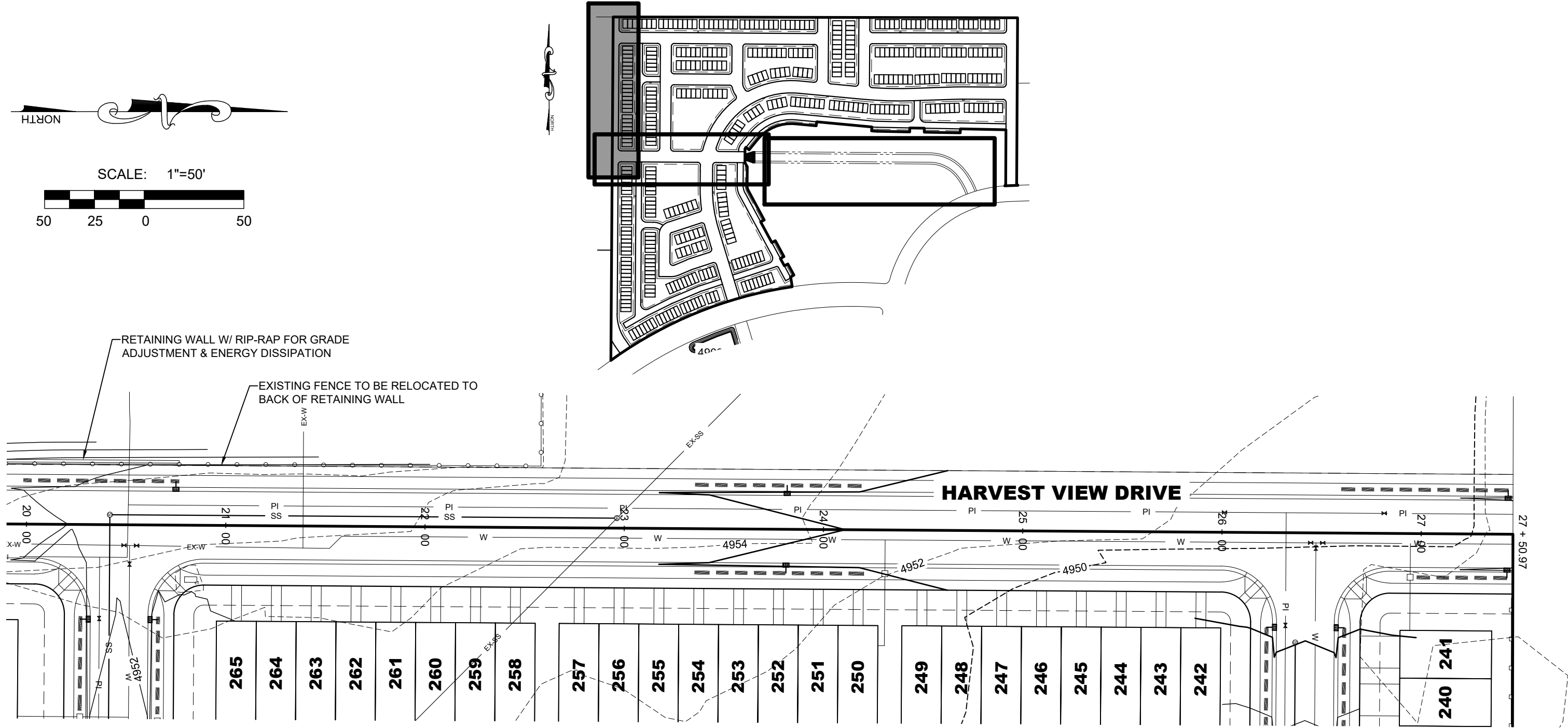
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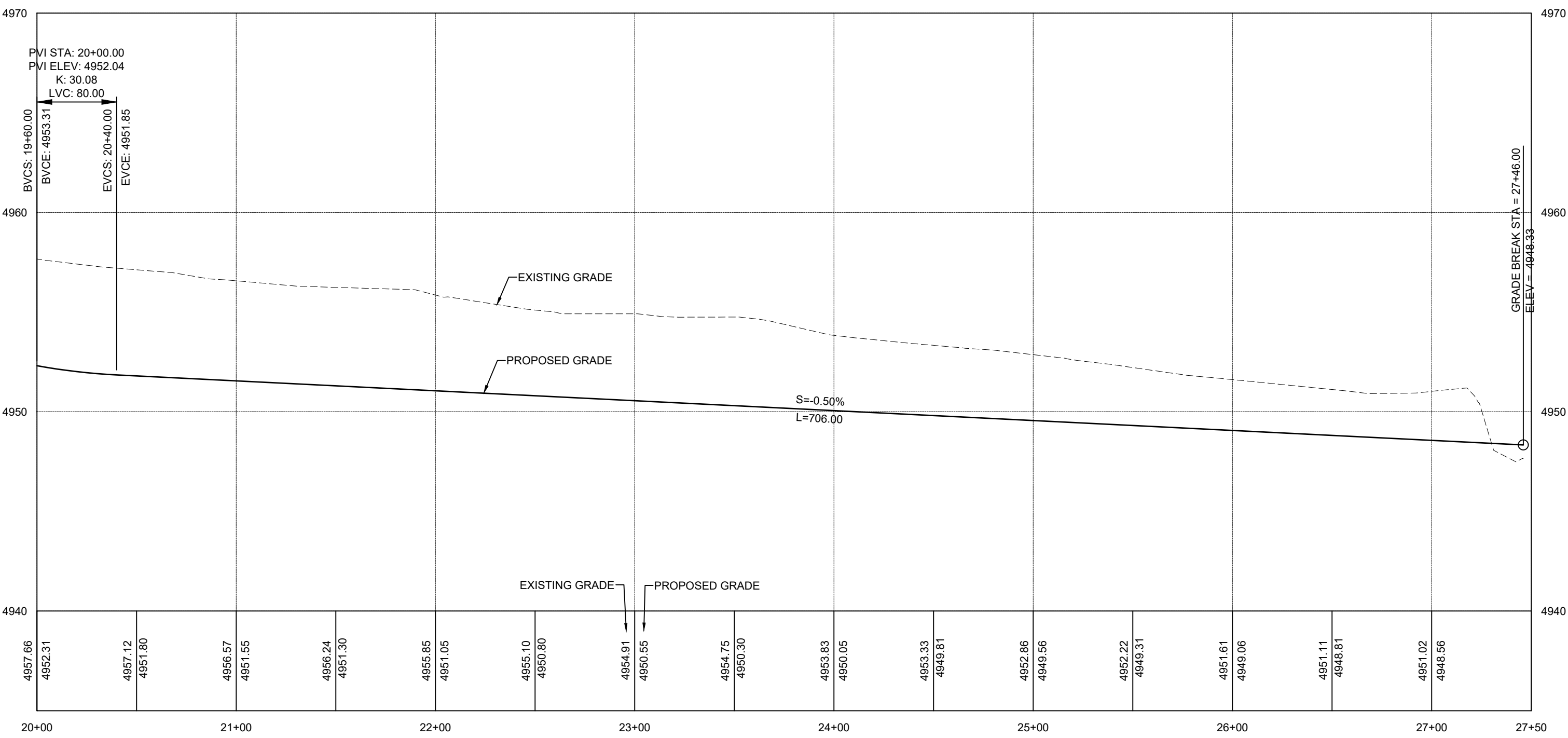
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
SEWER RE-ROUTE PLAN & PROFILE

REVISIONS	
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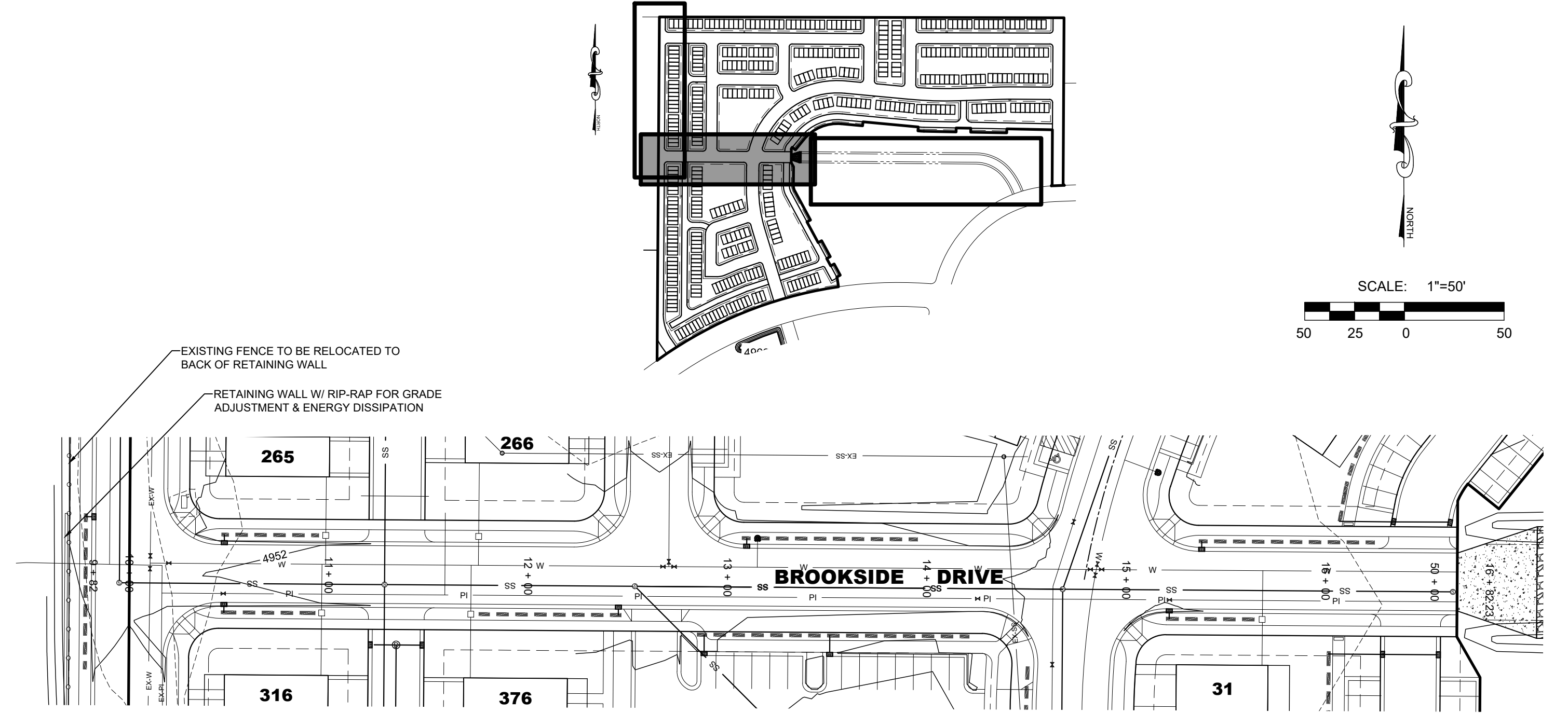
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2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=40'
DATE:
05/12/2020



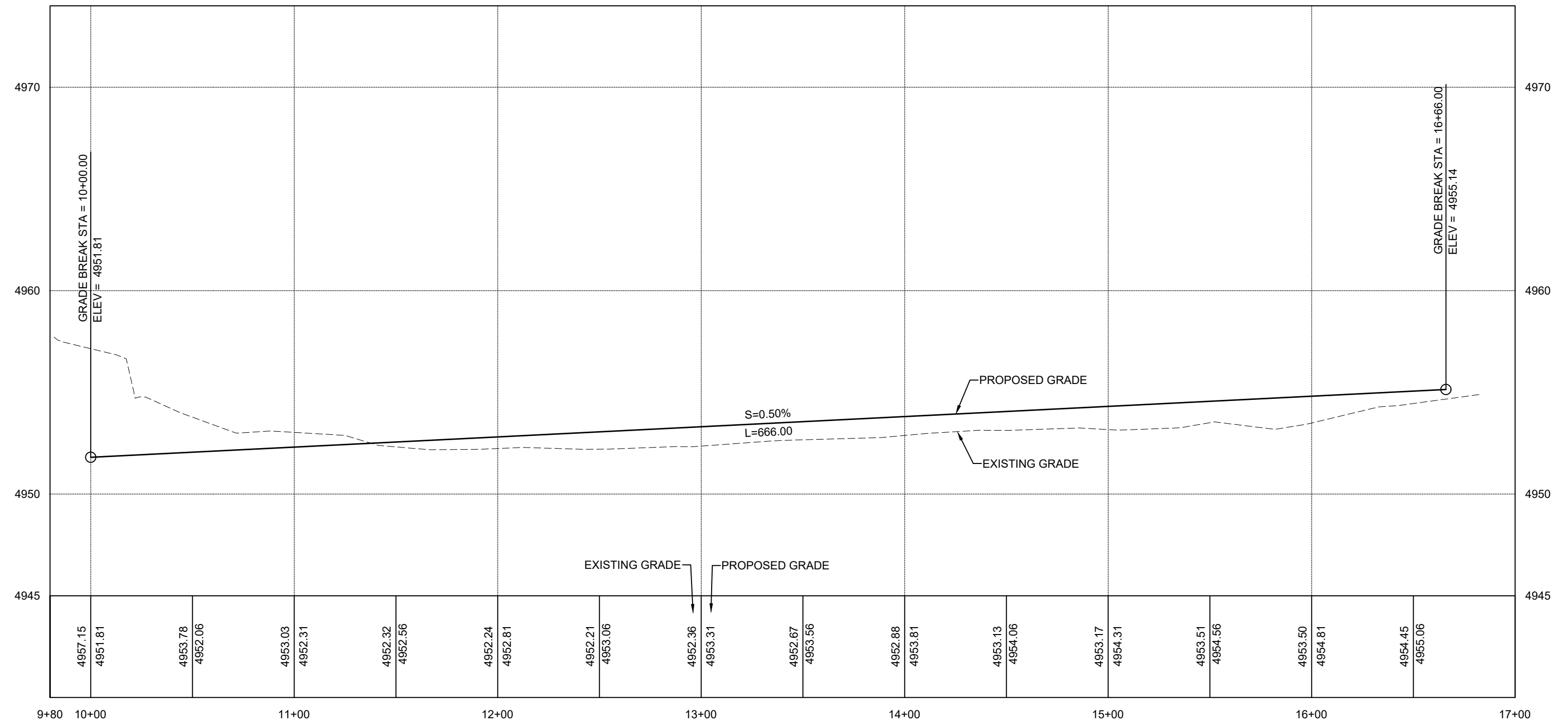
NOTE: ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION



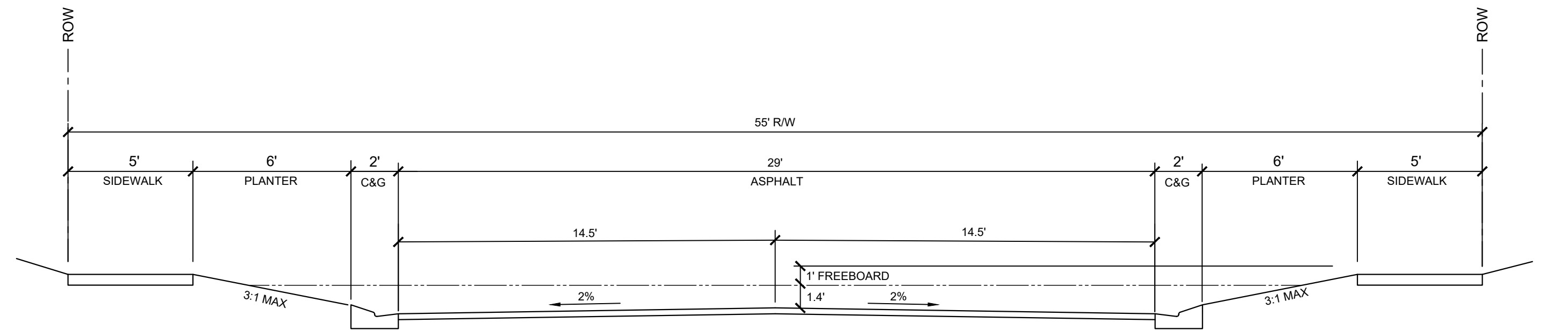
SECTION 1
PUBLIC 62' ROADWAY



NOTE: ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION



SECTION 2
PUBLIC 55' ROADWAY

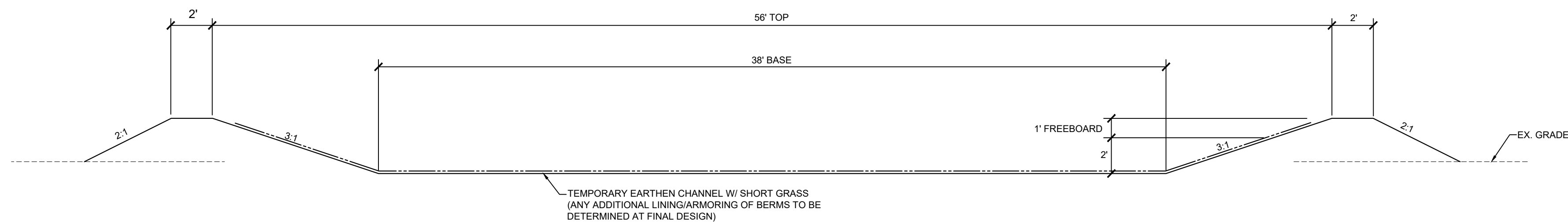
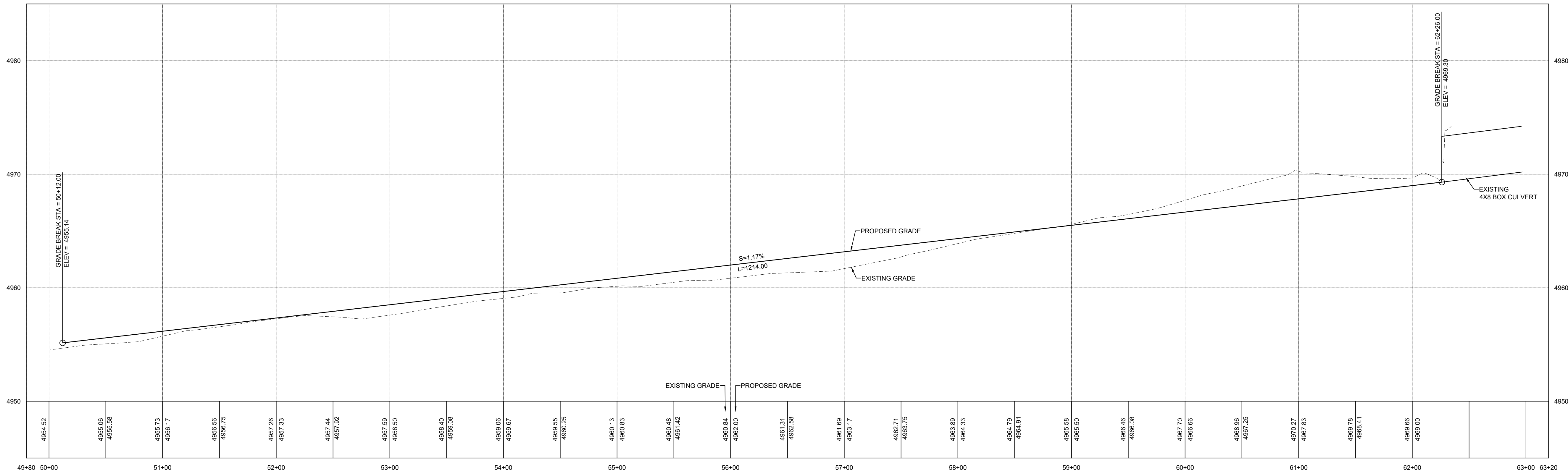
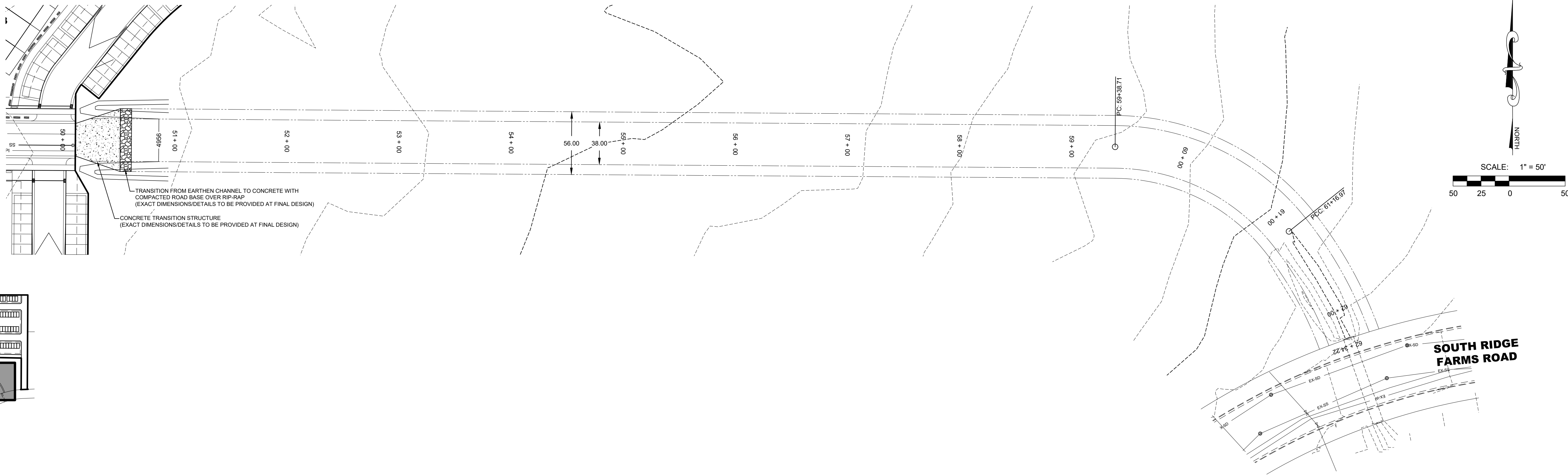
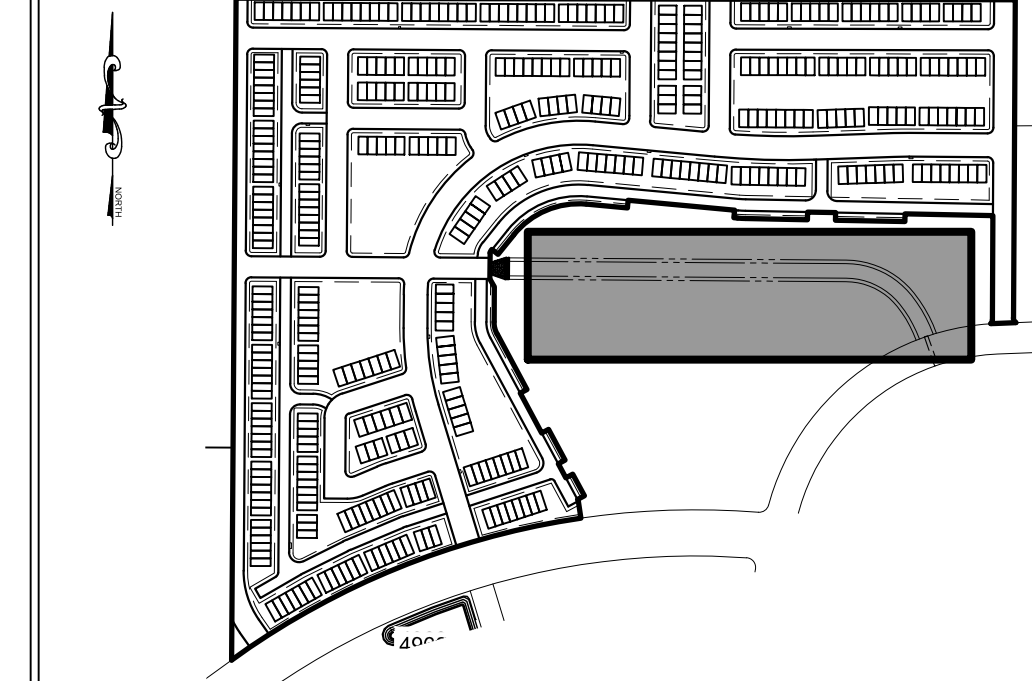


REVISIONS	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	NKW
SCALE:	1"=50'
DATE:	05/12/2020

\\LEI-UT\Projects\2019\0081\Drawings\Channel 2 - Plan & Profile.dwg 05/12/2020 10:41 AM

LEI ENGINEERS SURVEYORS PLANNERS 3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com

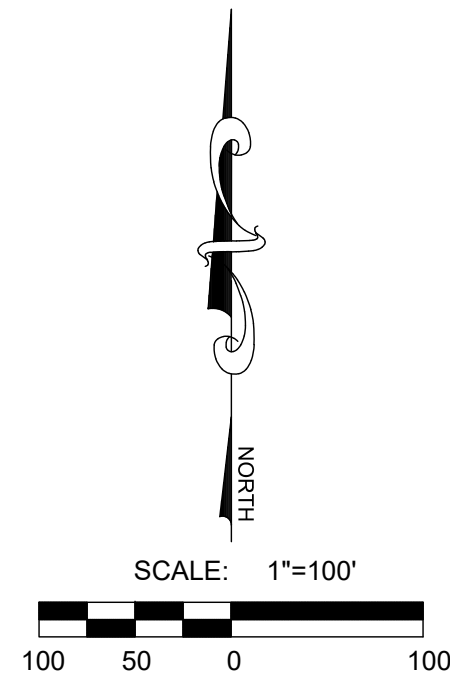
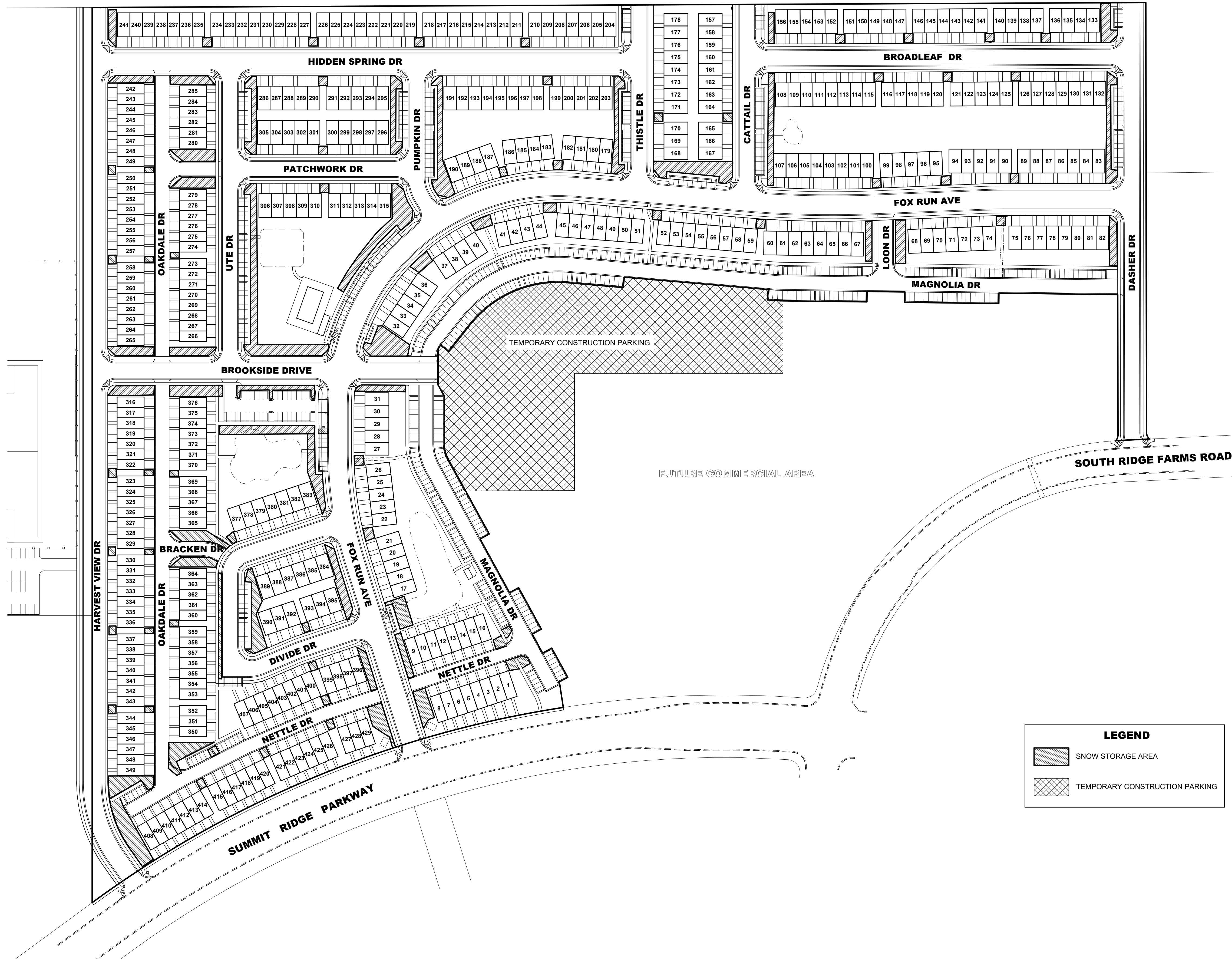


SECTION 3
COMMERCIAL AREA TEMPORARY CHANNEL

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1" = 50'
DATE:
05/12/2020

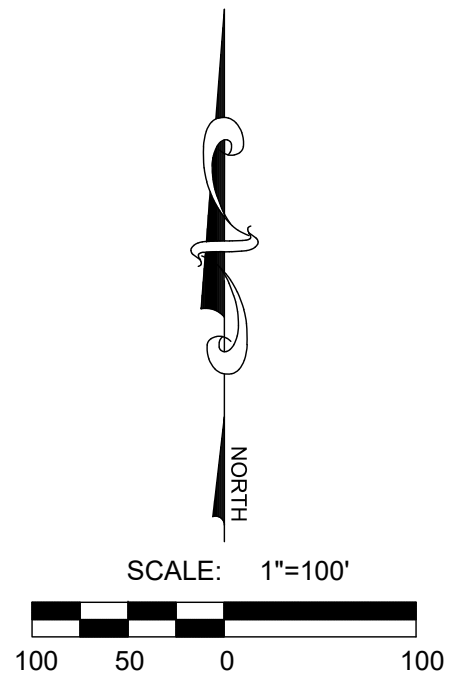
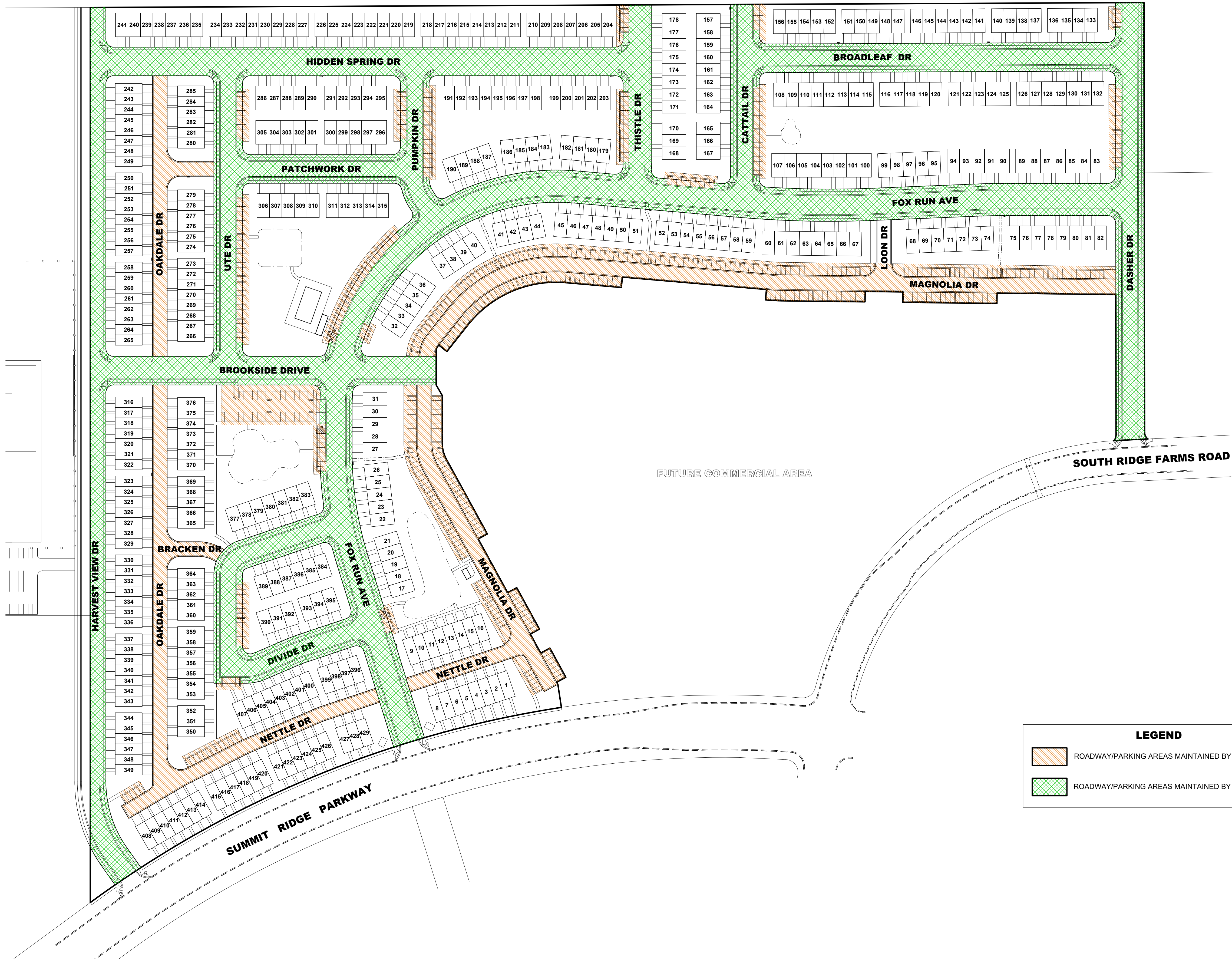
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SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
SNOW STORAGE PLAN/CONSTRUCTION STAGING PLAN

REVISIONS	
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LEI PROJECT #:
2019-0081
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
05/12/2020



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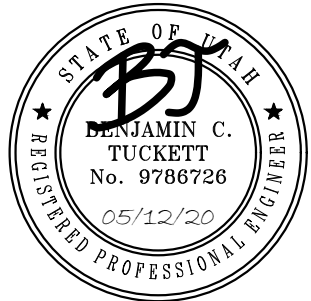
A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

ROADWAY MAINTENANCE PLAN

REVISIONS	
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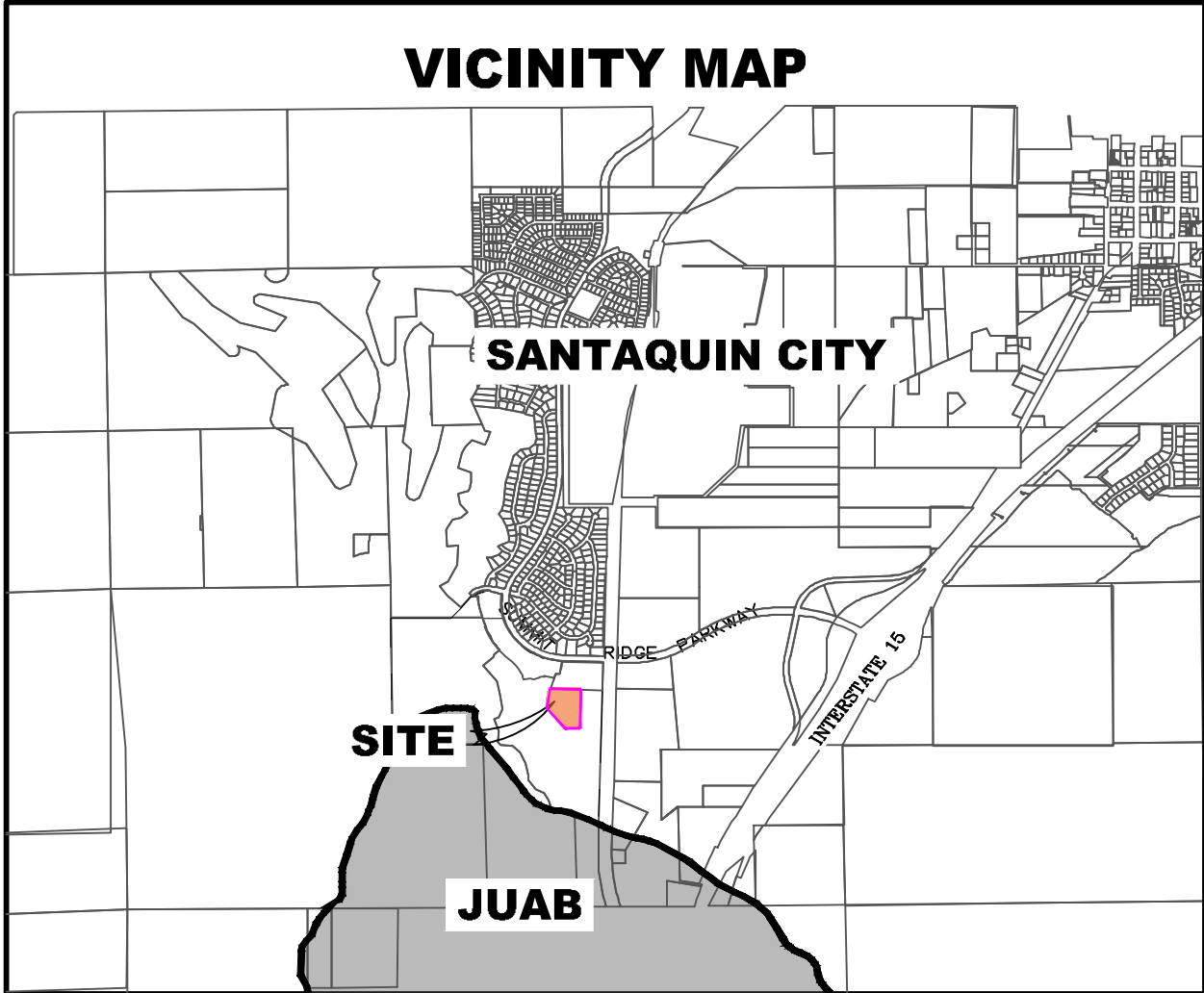
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2019-0081

DRAWN BY:
RWH

DESIGNED BY:
NKKW

SCALE:
1"=100'

DATE:
05/12/2020



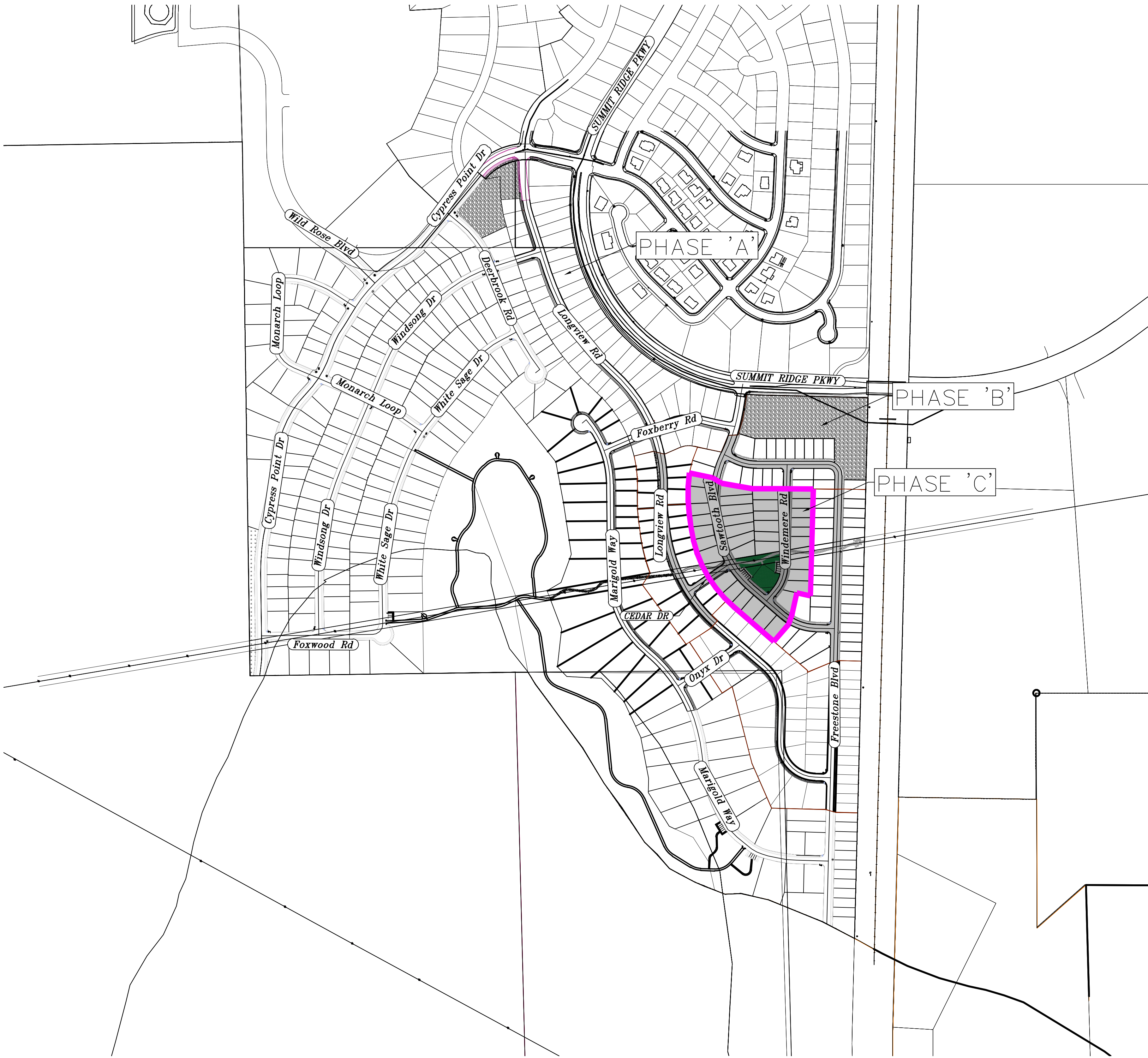
ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

The Hills @ Summit Ridge

PHASE 'C'

May 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 / du
NUMBER OF LOTS	36 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.



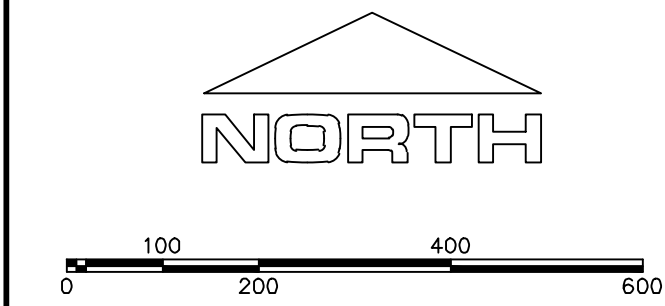
NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. 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.

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

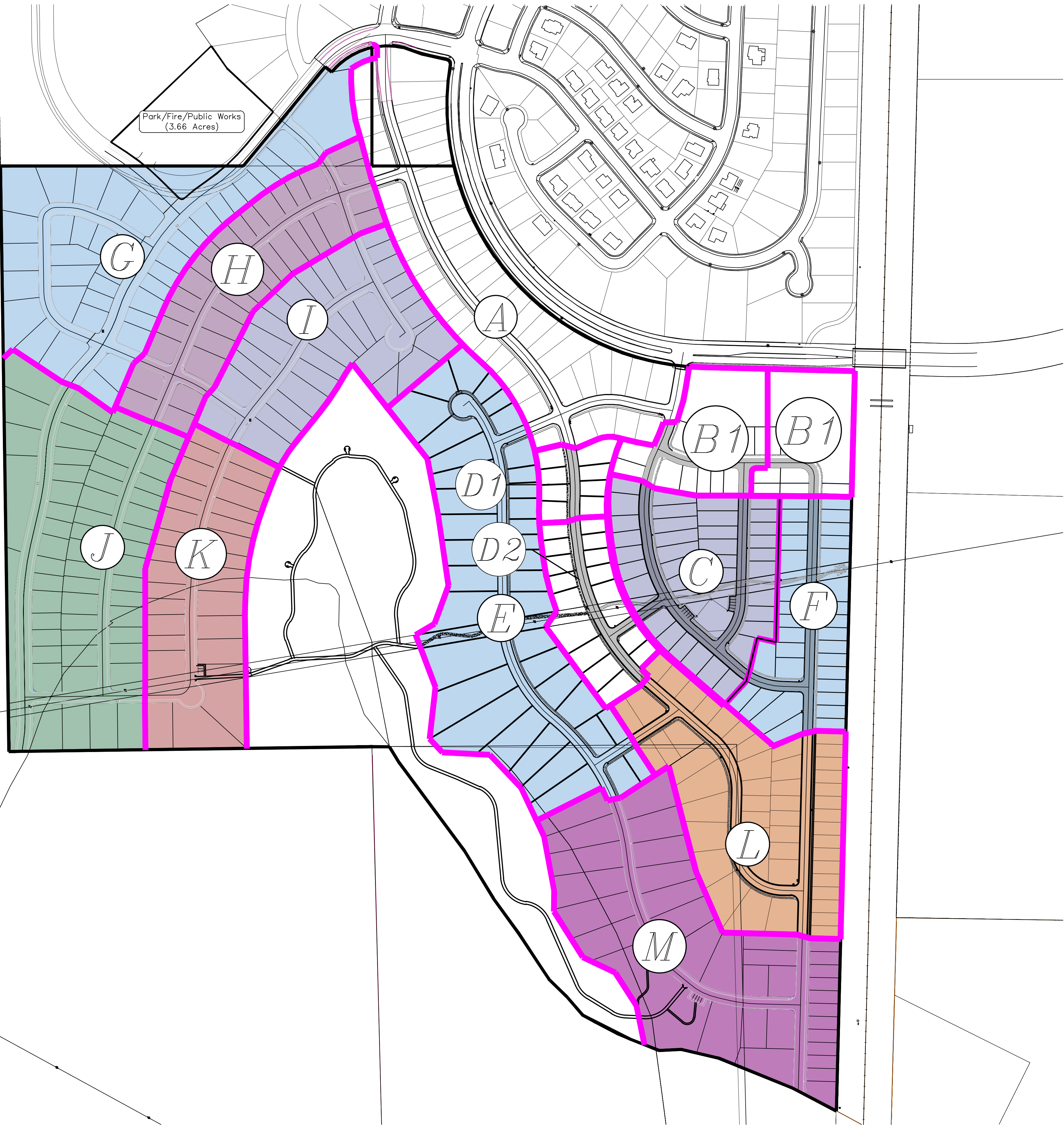
DATE: 5.16.2020	
PROJECT #	
REVISIONS:	
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SHEET NAME:
COVER SHEET & NOTES
SHEET:
CS-01




(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 P1. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS





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



THE HILLS @ SUMMIT RIDGE
PHASE 'C'

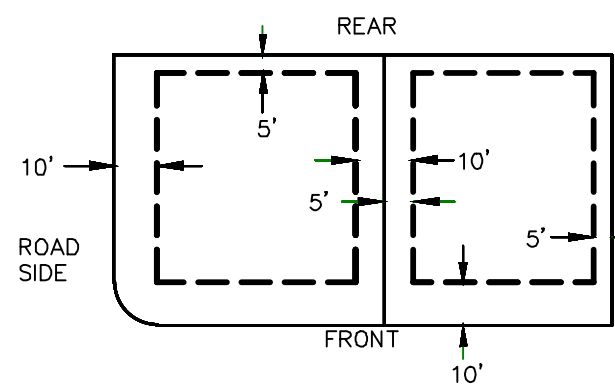
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:5.16.2020	
PROJECT #	
REVISIONS:	
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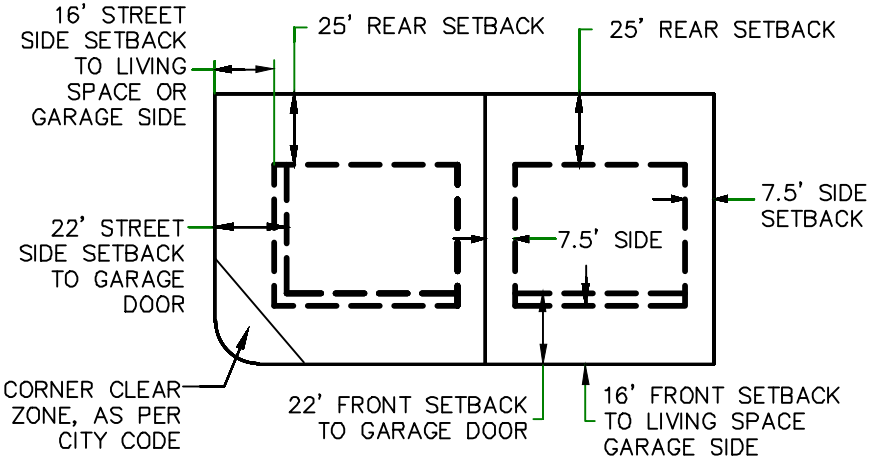
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

PUBLIC UTILITY EASEMENTS

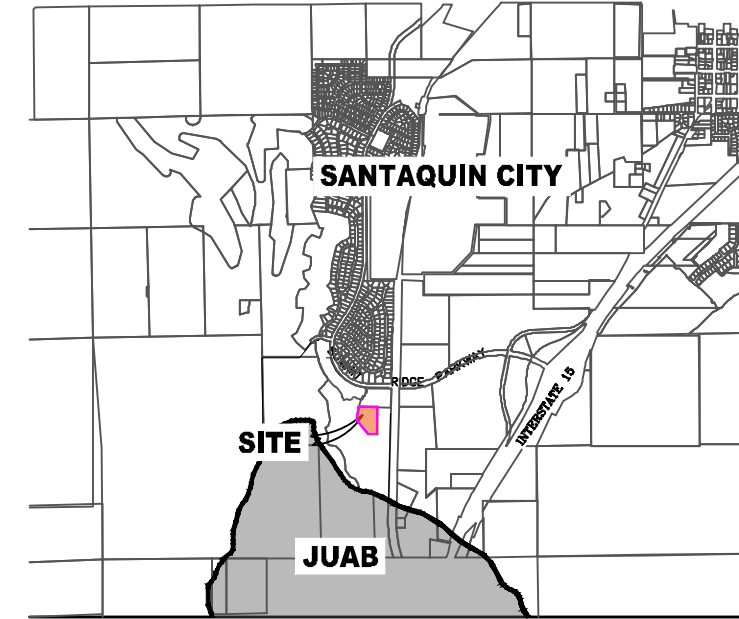


BUILDING SETBACKS (MINIMUM)

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.

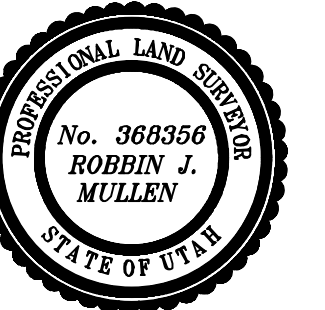
Boundary Description

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

ATTEST

ENGINEER
(See Seal Below)

CLERK-RECORDER
(See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

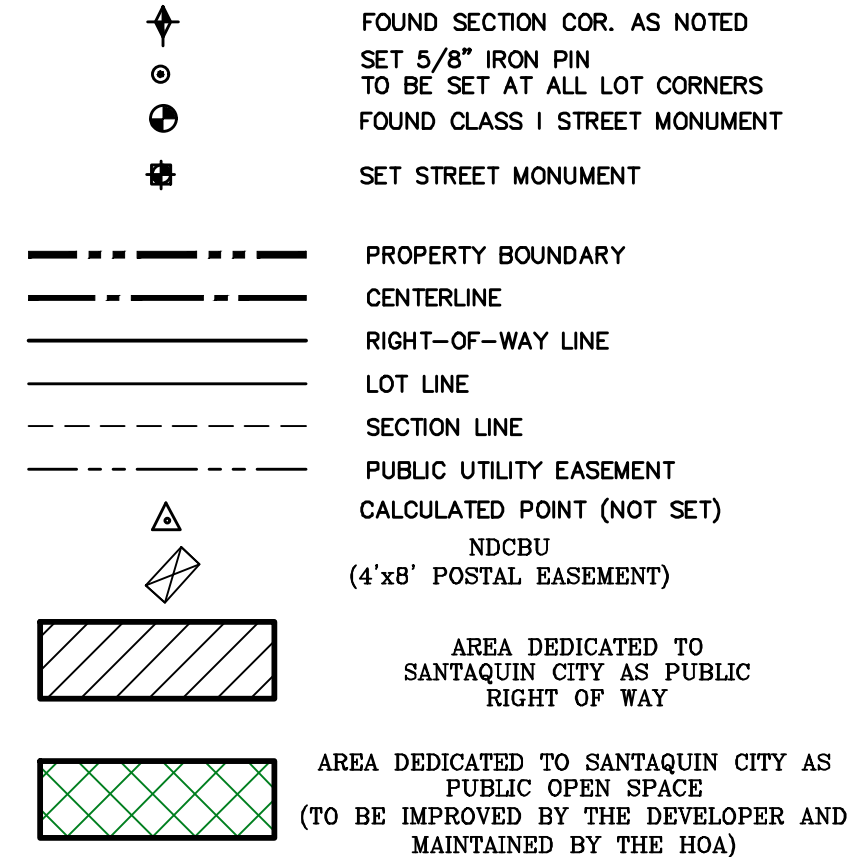
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

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, 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

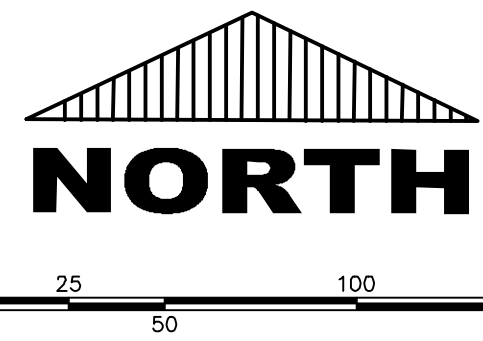
UTILITIES APPROVAL

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 _____



(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 1-800-368-8532.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

SHEET 1 of 2

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"

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 / d.u.a.
NUMBER OF LOTS 36 LOTS

PROJECT DEVELOPER

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

PROJECT ENGINEER
& SURVEYOR

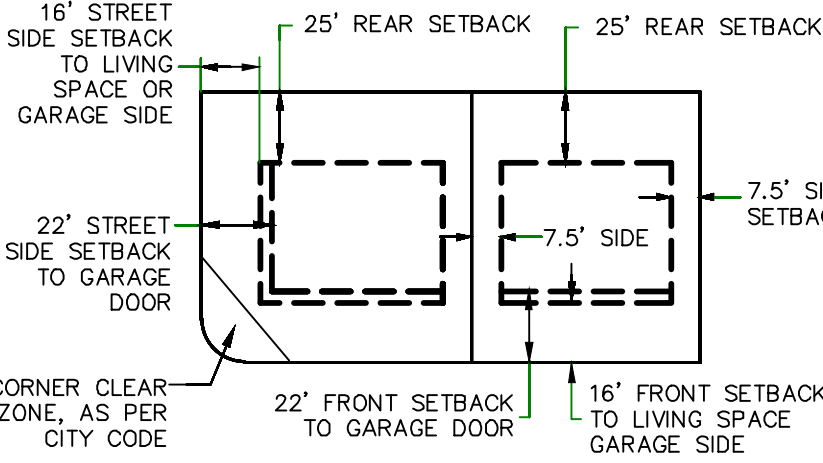
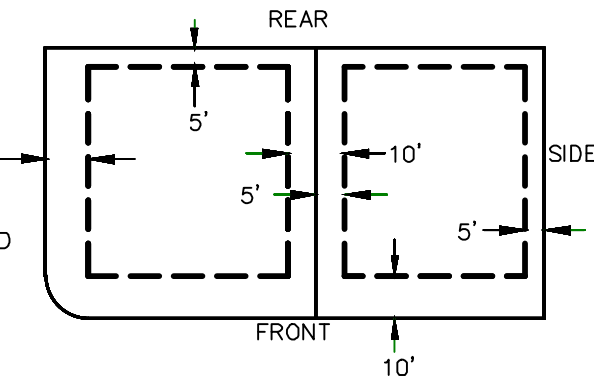
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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)
- NDCEU (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"
C4	156.29'	499.00'	155.65'	N40°13'12"W	17°56'43"
C5	38.18'	250.00'	38.15'	N53°34'05"W	8°45'03"
C6	137.21'	200.00'	134.54'	N21°09'10"E	39°18'33"
C10	57.91'	627.00'	57.89'	N27°33'28"W	5°17'31"
C11	65.77'	627.00'	65.74'	N21°54'24"W	6°00'37"
C12	63.86'	627.00'	63.83'	N15°59'01"W	5°50'08"
C13	62.38'	627.00'	62.35'	N10°12'56"W	5°42'01"
C14	55.73'	822.40'	55.72'	N5°24'04"W	3°52'59"
C15	87.42'	822.40'	87.38'	N0°24'52"W	6°05'25"
C16	64.59'	822.40'	64.57'	N4°52'50"E	4°29'59"
C27	45.87'	269.00'	45.81'	N54°04'38"W	9°46'09"
C28	26.00'	220.00'	25.99'	S52°34'43"E	6°46'18"
C29	23.56'	15.00'	21.21'	S4°11'33"E	90°00'00"
C30	33.11'	228.00'	33.08'	S36°38'51"W	8°19'12"
C31	51.76'	228.00'	51.64'	S25°59'04"W	13°00'22"
C32	56.16'	228.00'	56.02'	S12°25'31"W	14°06'44"
C33	15.40'	228.00'	15.40'	S3°26'01"W	3°52'15"
C34	124.87'	182.00'	122.43'	N21°09'10"E	39°18'33"
C35	23.56'	15.00'	21.21'	N85°48'27"E	90°00'00"
C36	154.76'	469.00'	154.06'	S39°44'22"E	18°54'22"
C37	47.09'	469.00'	47.07'	S27°24'36"E	5°45'09"
C38	61.98'	469.00'	61.94'	S20°44'52"E	7°34'19"
C39	62.06'	469.00'	62.01'	S13°10'17"E	7°34'52"
C40	16.50'	469.00'	16.50'	S8°22'23"E	2°00'55"
C41	23.72'	469.00'	23.72'	S5°55'00"E	2°53'51"
C42	47.08'	469.00'	47.06'	S1°35'32"E	5°45'05"
C43	65.86'	469.00'	65.81'	S5°18'23"W	8°02'45"
C44	207.99'	499.00'	206.49'	N19°18'23"W	23°52'55"
C45	157.55'	499.00'	156.90'	N1°40'47"E	18°05'25"
C46	21.85'	627.00'	21.85'	N48°11'39"W	1°59'49"
C47	18.05'	518.00'	18.05'	S48°11'39"E	1°59'49"
C48	66.70'	627.00'	66.67'	N44°08'53"W	6°05'42"
C49	55.10'	518.00'	55.08'	S44°08'53"E	6°05'42"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C50	55.29'	518.00'	55.27'	S38°02'33"E	6°06'58"
C51	15.57'	10.00'	14.05'	S79°35'37"E	89°13'05"
C52	78.21'	627.00'	78.16'	N37°31'38"W	7°08'50"
C53	52.76'	518.00'	52.74'	N8°36'05"E	5°50'08"
C54	71.94'	518.00'	71.89'	N1°42'16"E	7°57'28"
C55	46.03'	518.00'	46.01'	N4°49'12"W	5°05'28"
C56	51.54'	518.00'	51.51'	N10°12'56"W	5°42'01"
C57	52.76'	518.00'	52.74'	N15°59'01"W	5°50'08"
C58	81.15'	518.00'	81.06'	N23°23'21"W	8°58'32"
C59	18.63'	15.00'	17.46'	S20°12'28"W	7°11'04"
C60	41.04'	627.00'	41.03'	S32°04'43"E	3°44'59"

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

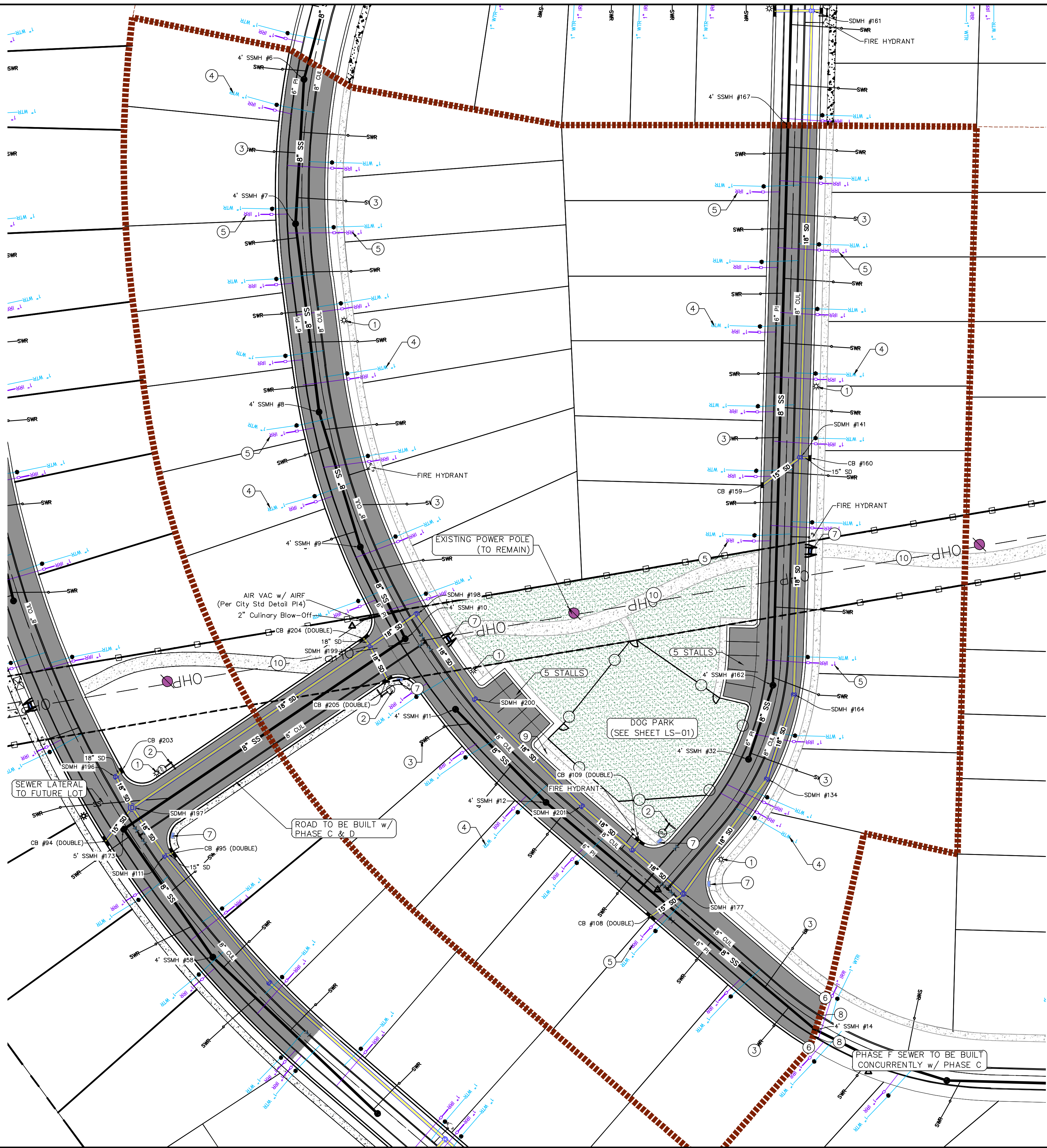
LEGEND

- 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

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: 5.16.2020

PROJECT #

REVISIONS:

- 1
- 2
- 3

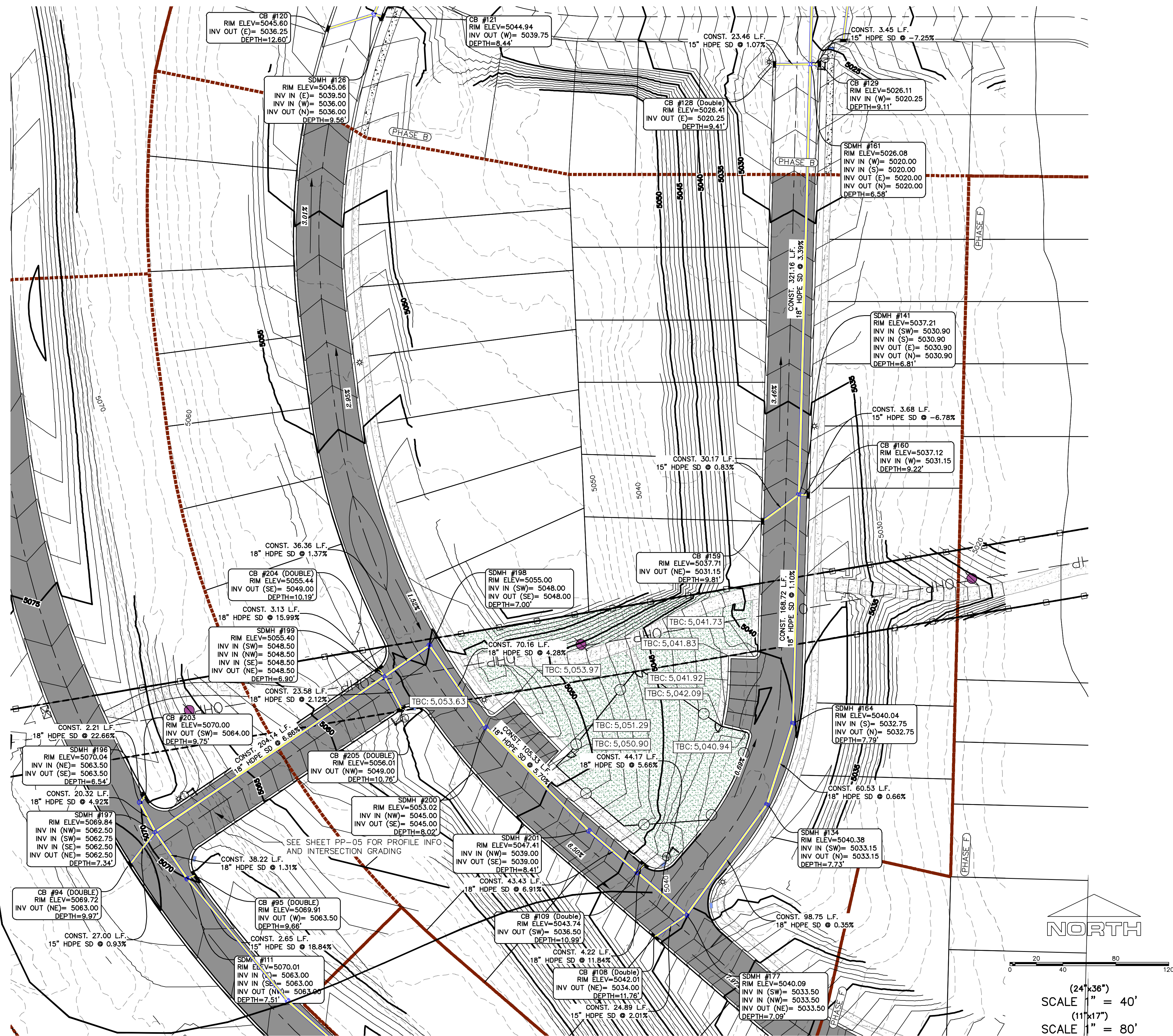
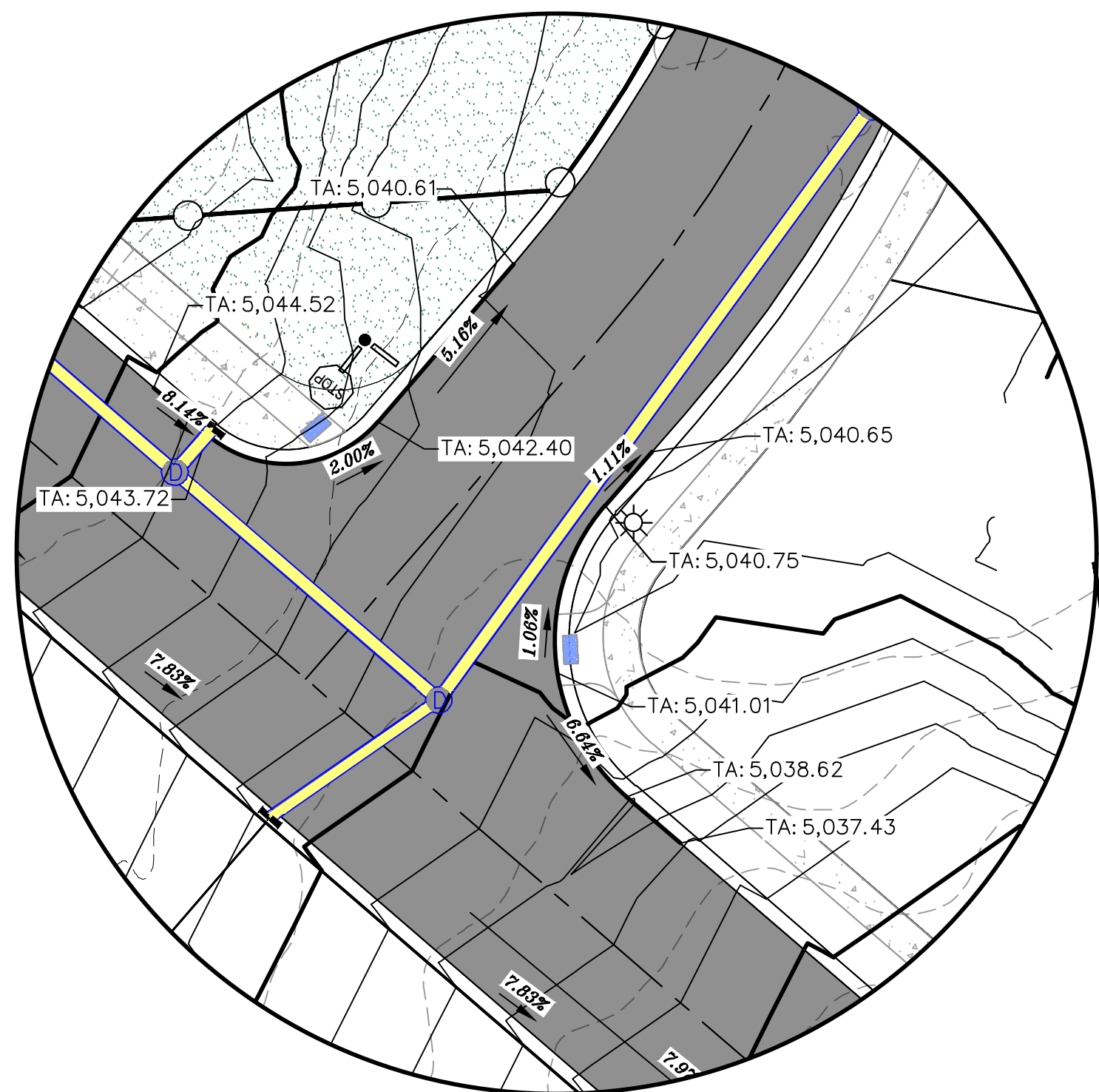
SHEET NAME:

UTILITY PLANS

SHEET:

UP-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAUQUIN 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 THE GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAUQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAUQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAUQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 8" MIN. VERTICAL CLEARANCE BETWEEN CULINARY WATER AND PL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT MUST BE FULLY FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 4 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: 5.16.2020

PROJECT #

REVISIONS

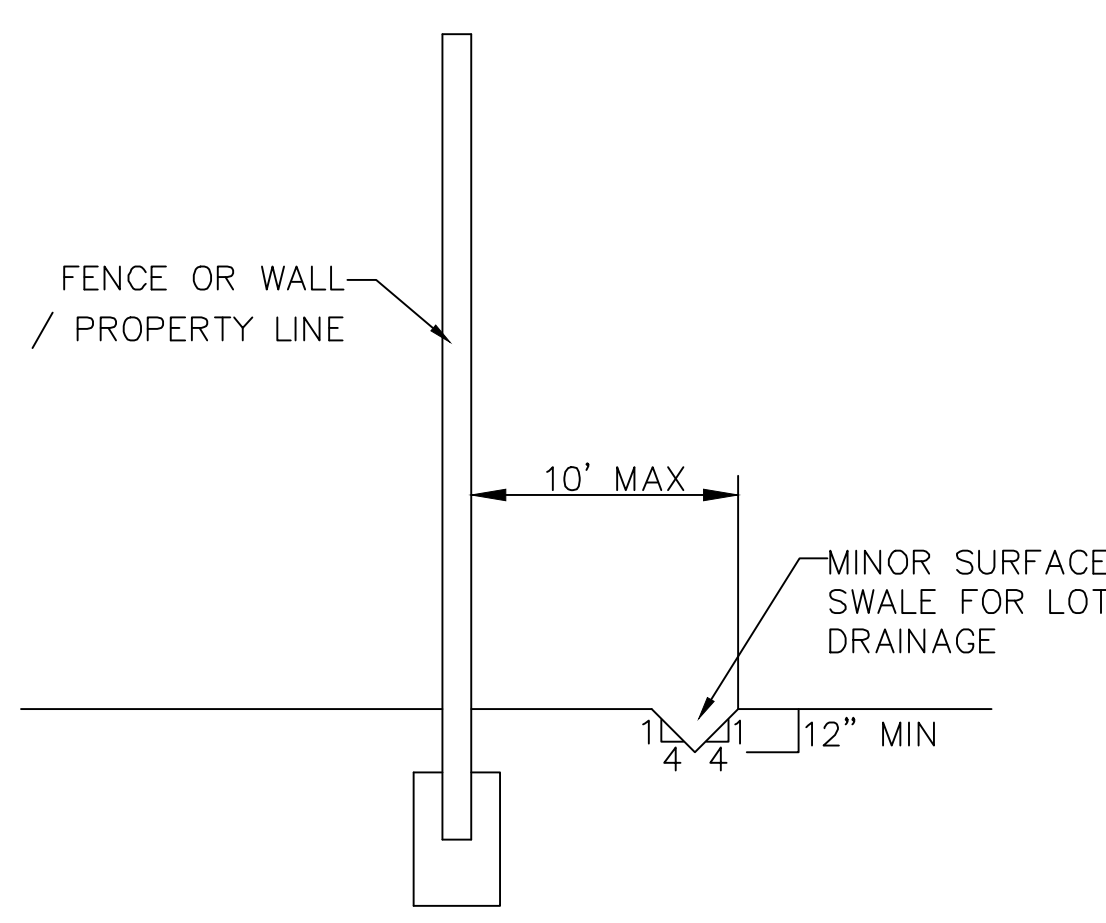
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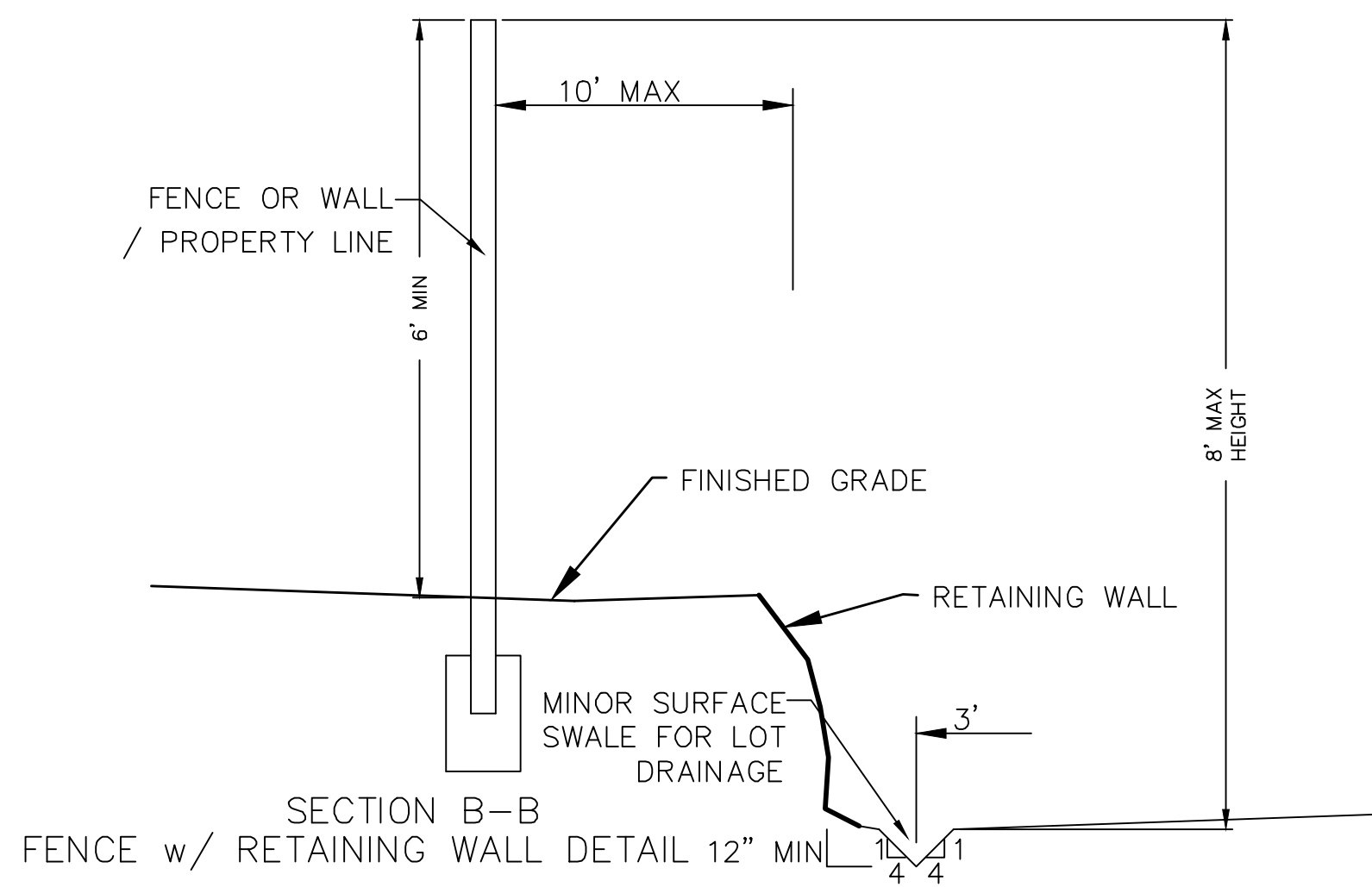
GRADING PLAN

SHEET

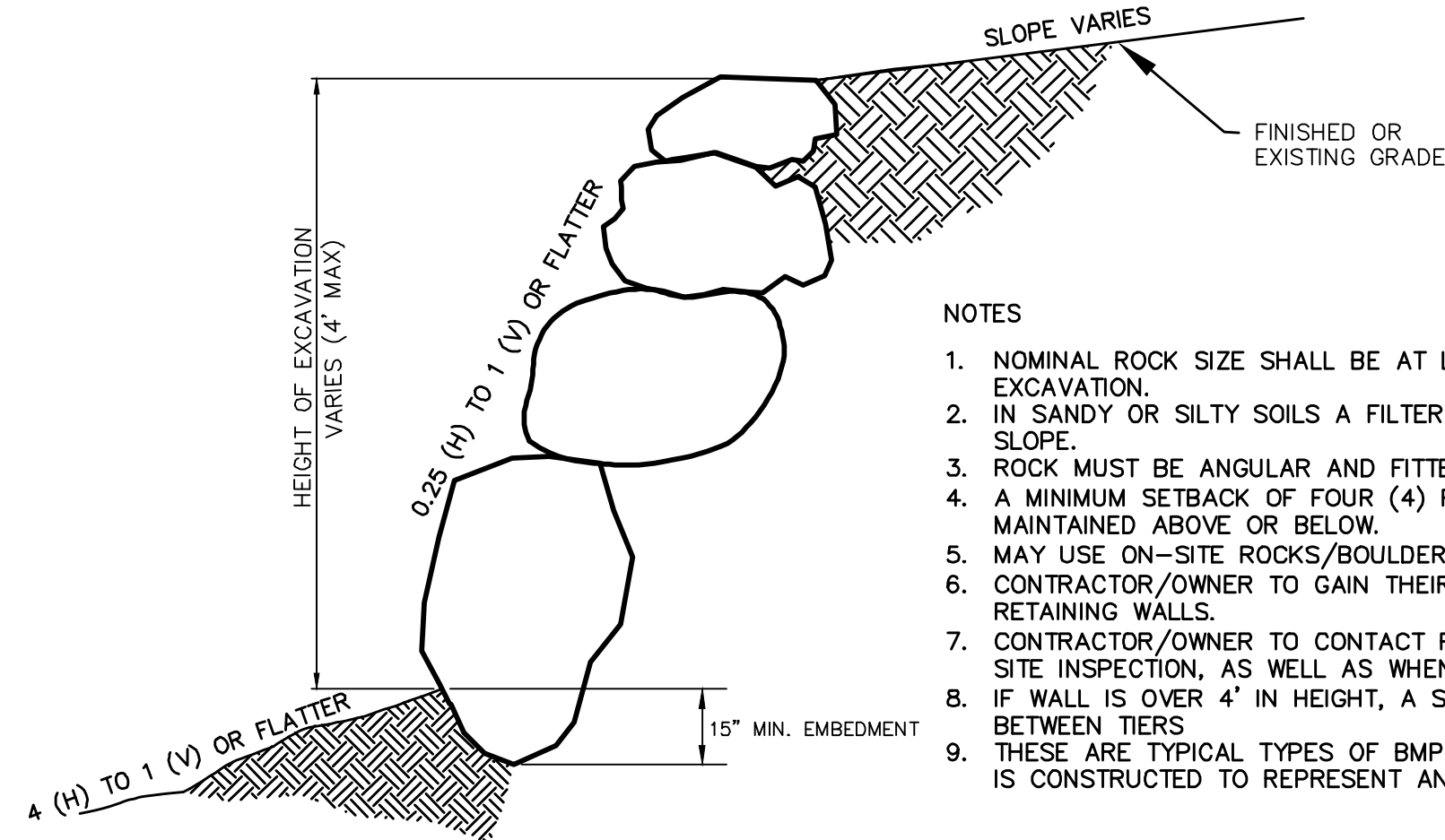
GR-01



SECTION C-C
FENCE DETAIL



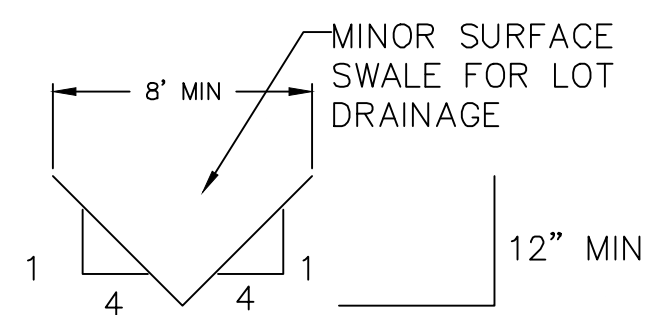
SECTION B-B
FENCE w/ RETAINING WALL DETAIL 12\"/>



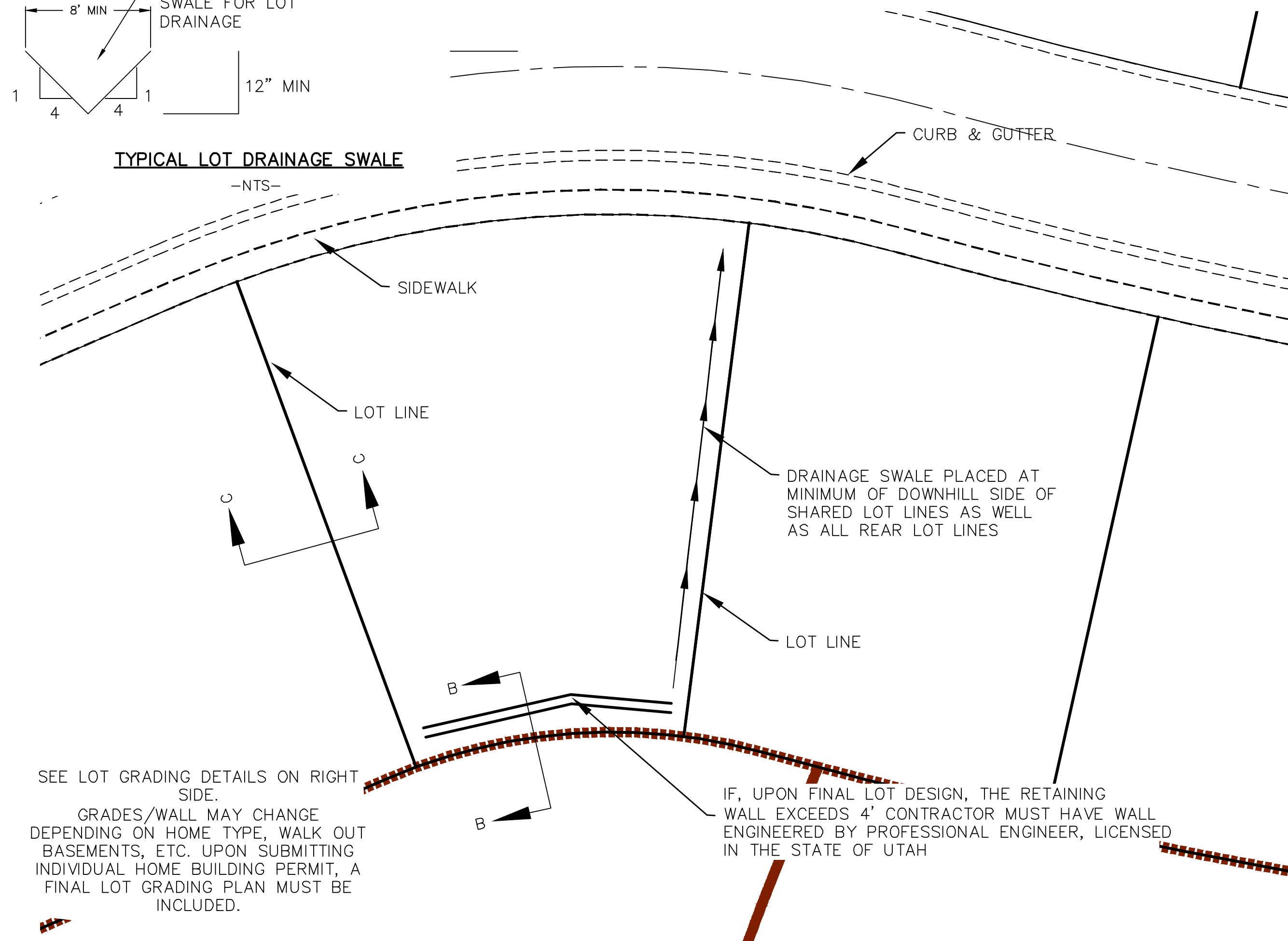
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

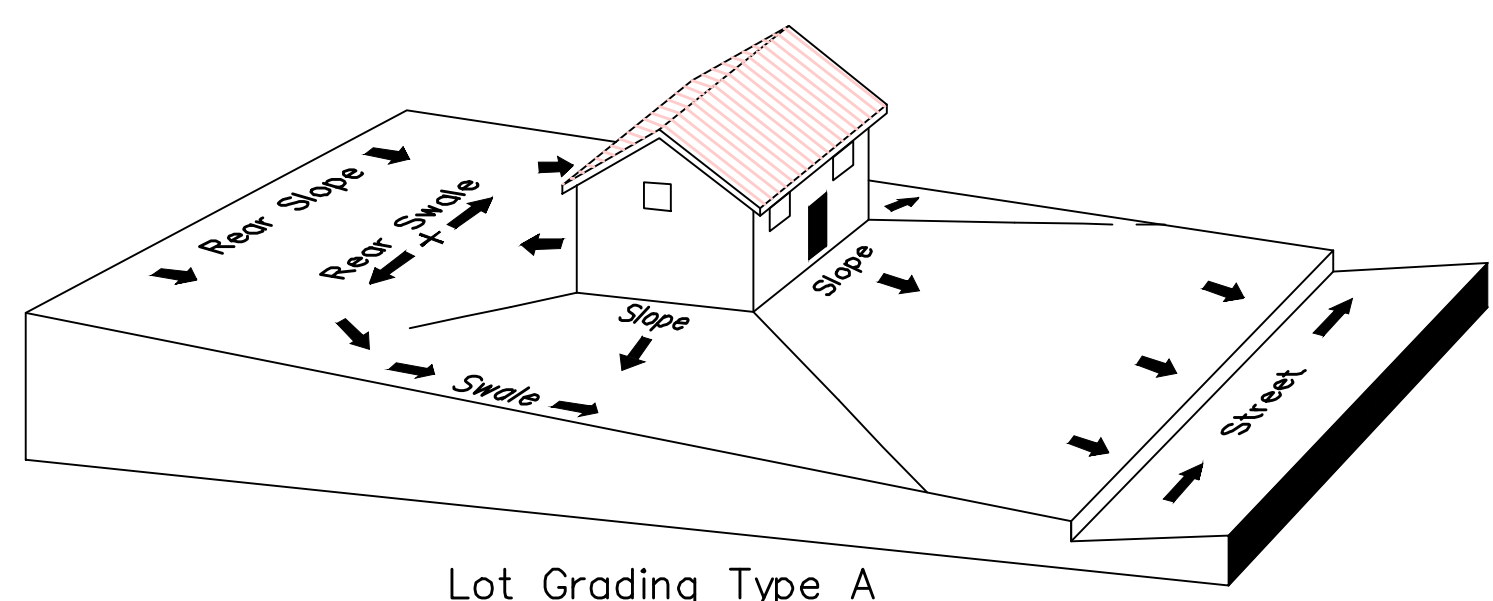
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



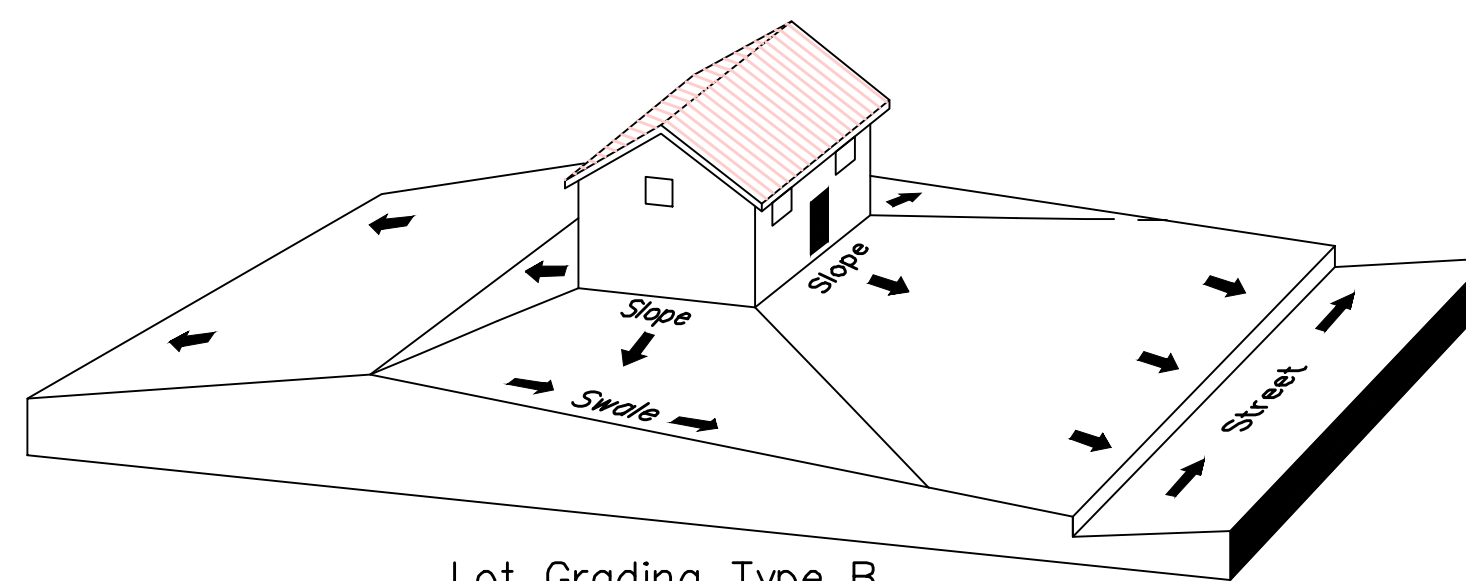
TYPICAL LOT DRAINAGE SWALE
-NTS-



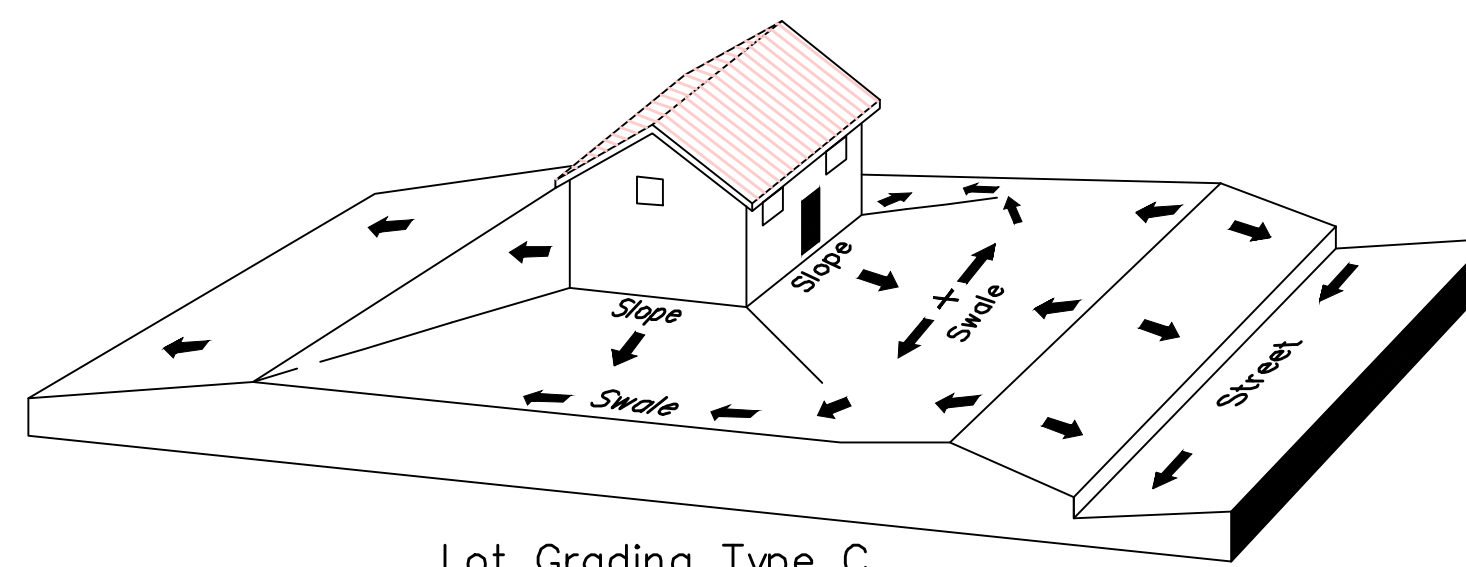
TYPICAL LOT GRADING
-NTS-



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

region
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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: 5.16.2020

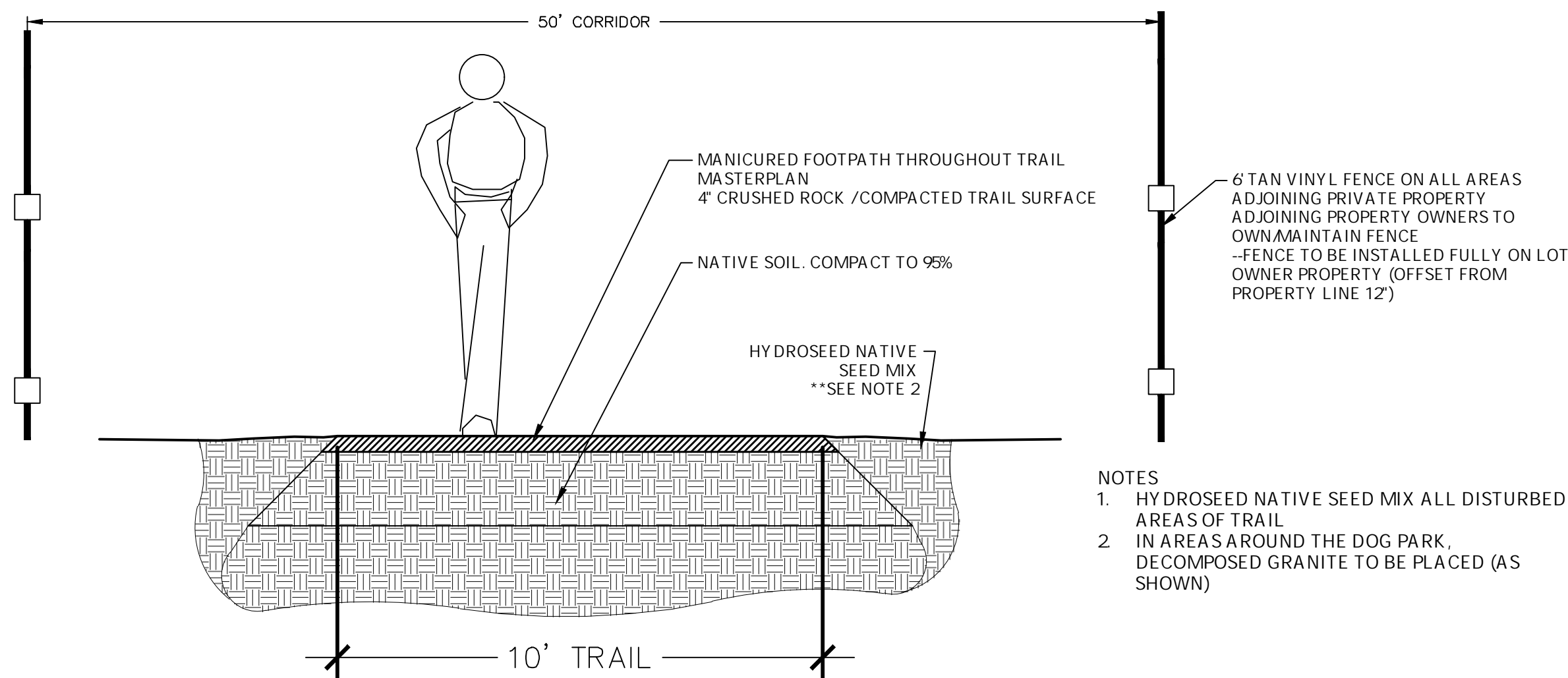
PROJECT #

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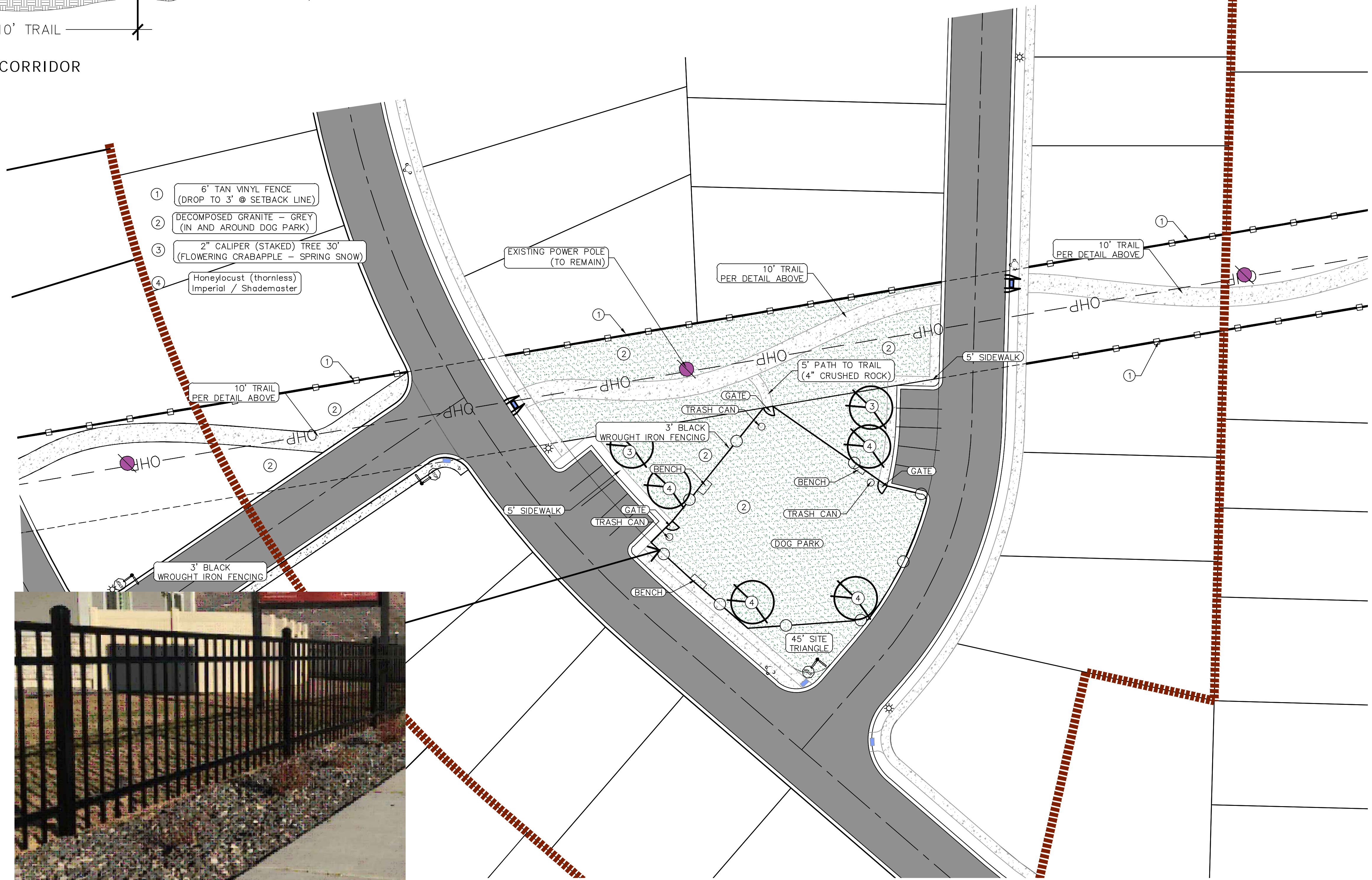
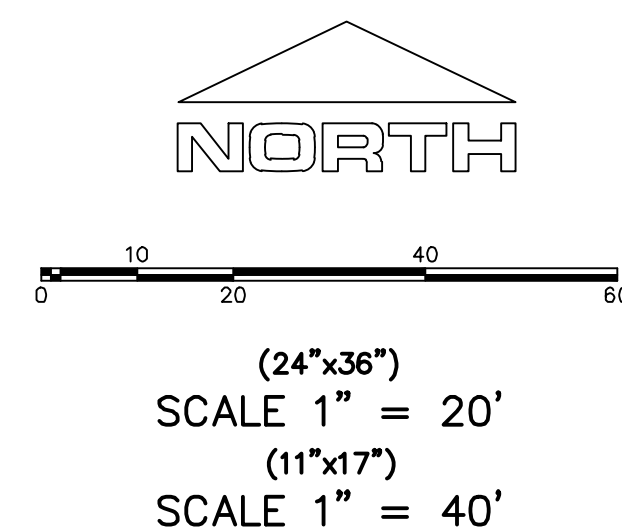
SHEET NAME:
GRADING PLANS

SHEET:
GR-02



TRAIL CORRIDOR

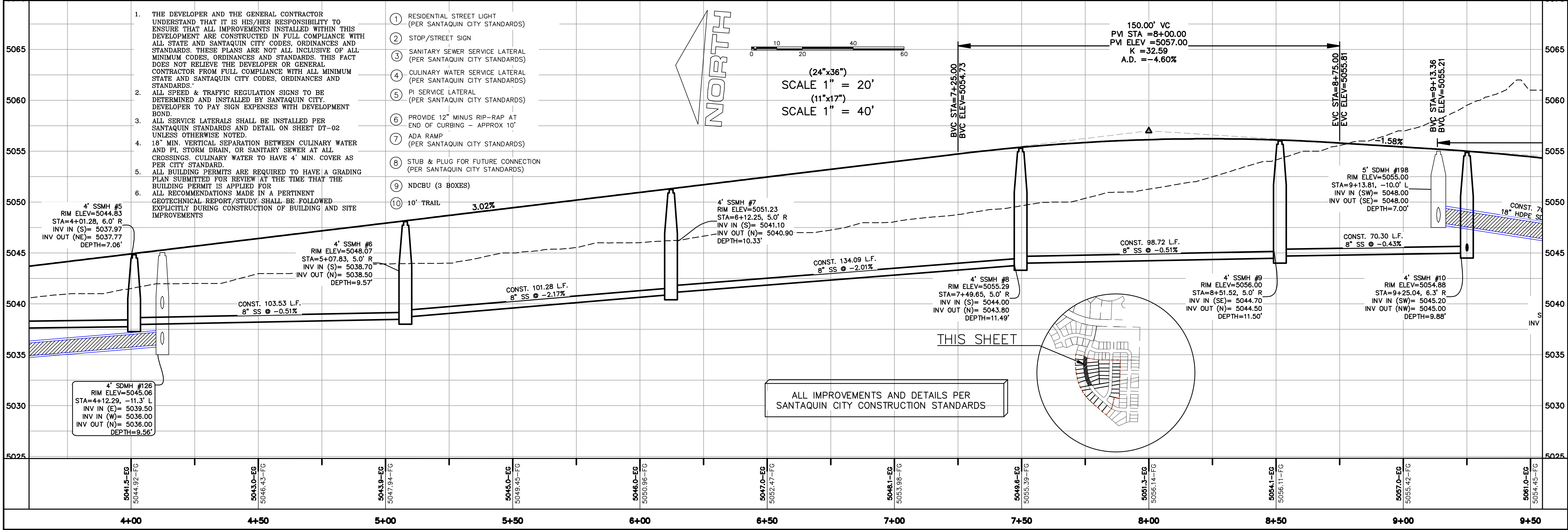
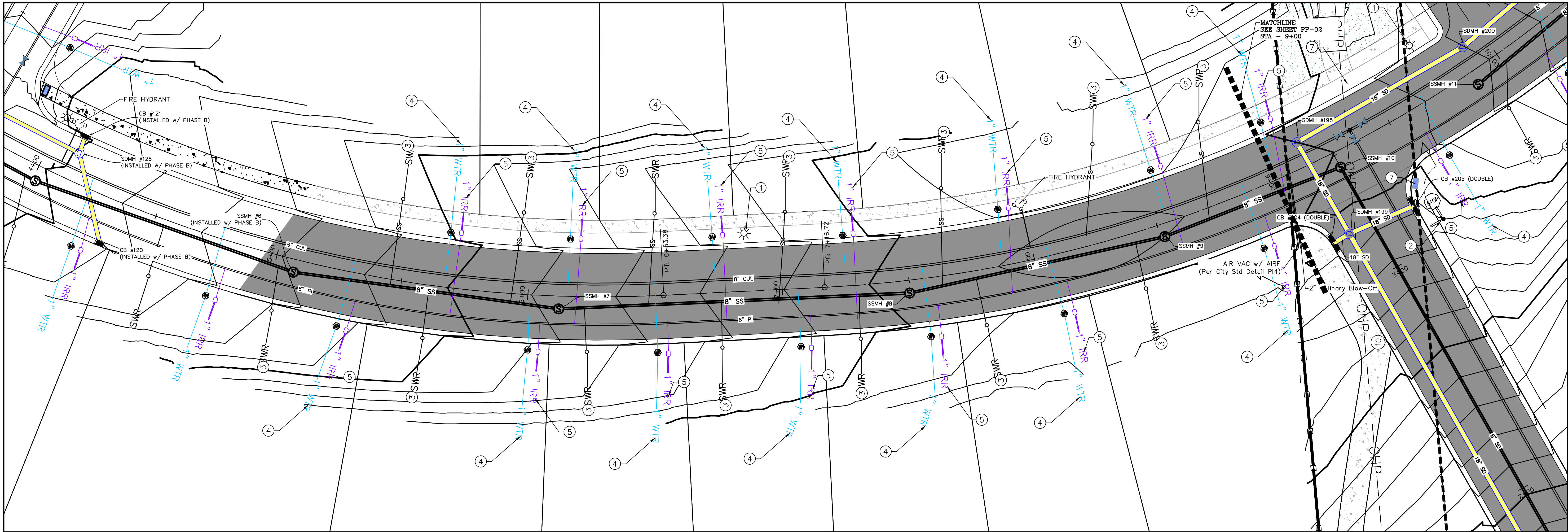
- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. IN AREAS AROUND THE DOG PARK, DECOMPOSED GRANITE TO BE PLACED (AS SHOWN)



Engineering & Surveying
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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: 5.16.2020
PROJECT #
REVISIONS:
1
2
3
SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01

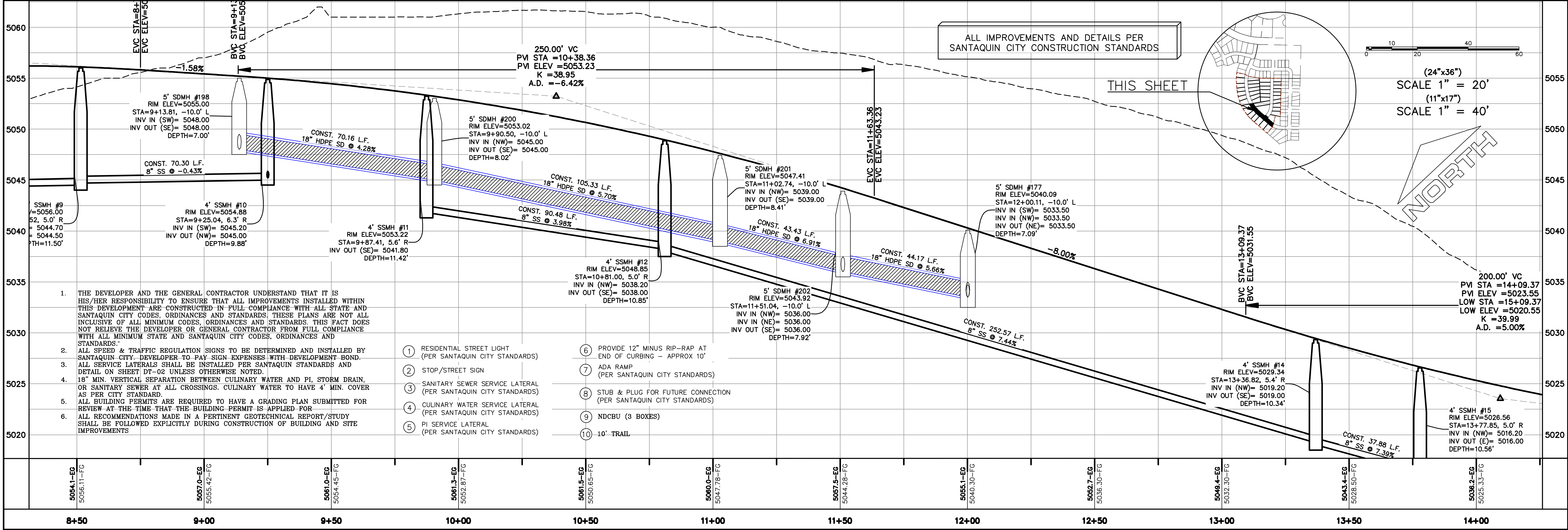
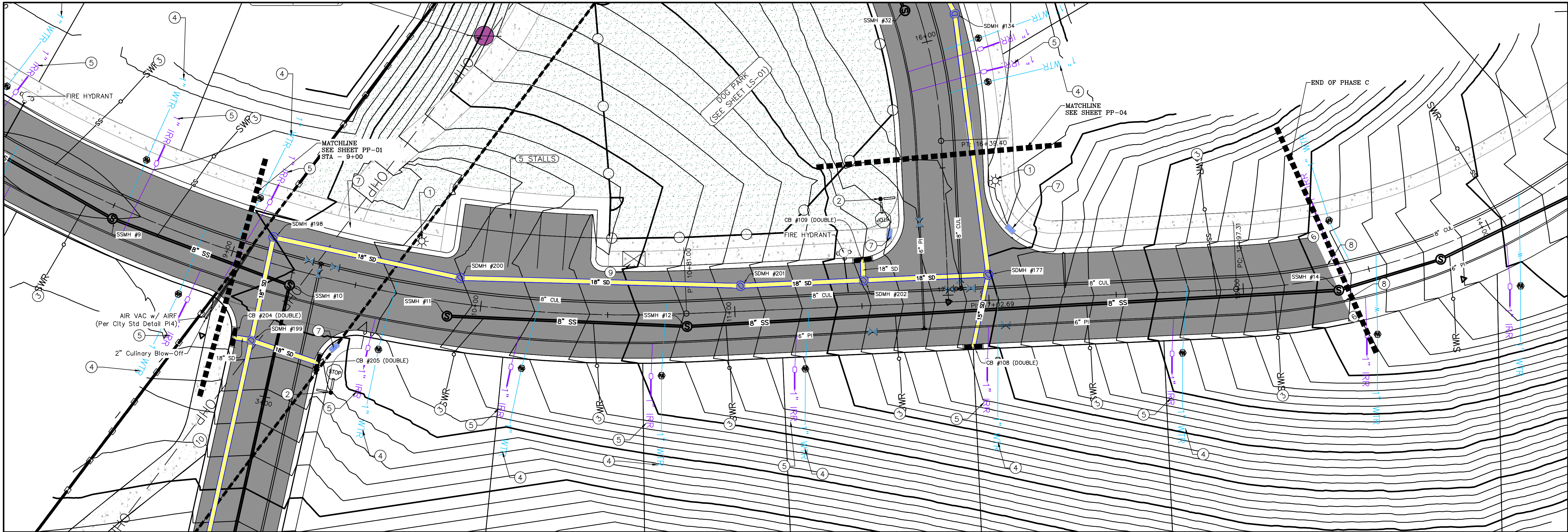


**THE HILLS @ SUMMIT RIDGE
PHASE 'C'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 5.16.2020
PROJECT #



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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01



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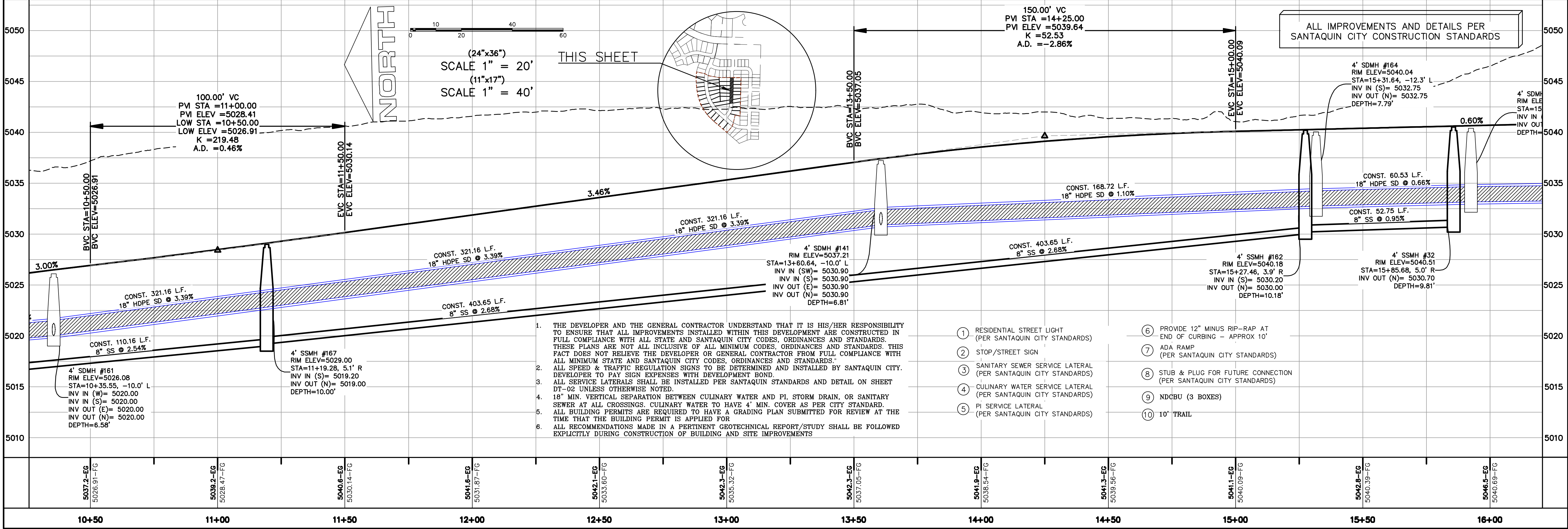
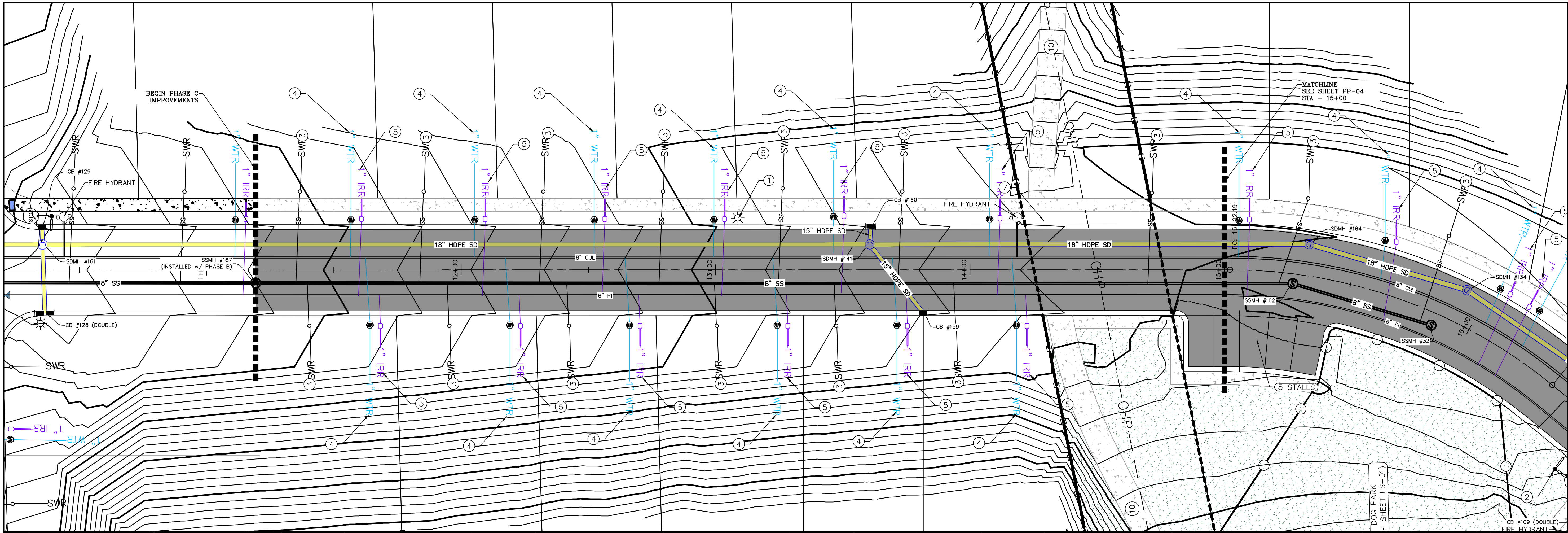


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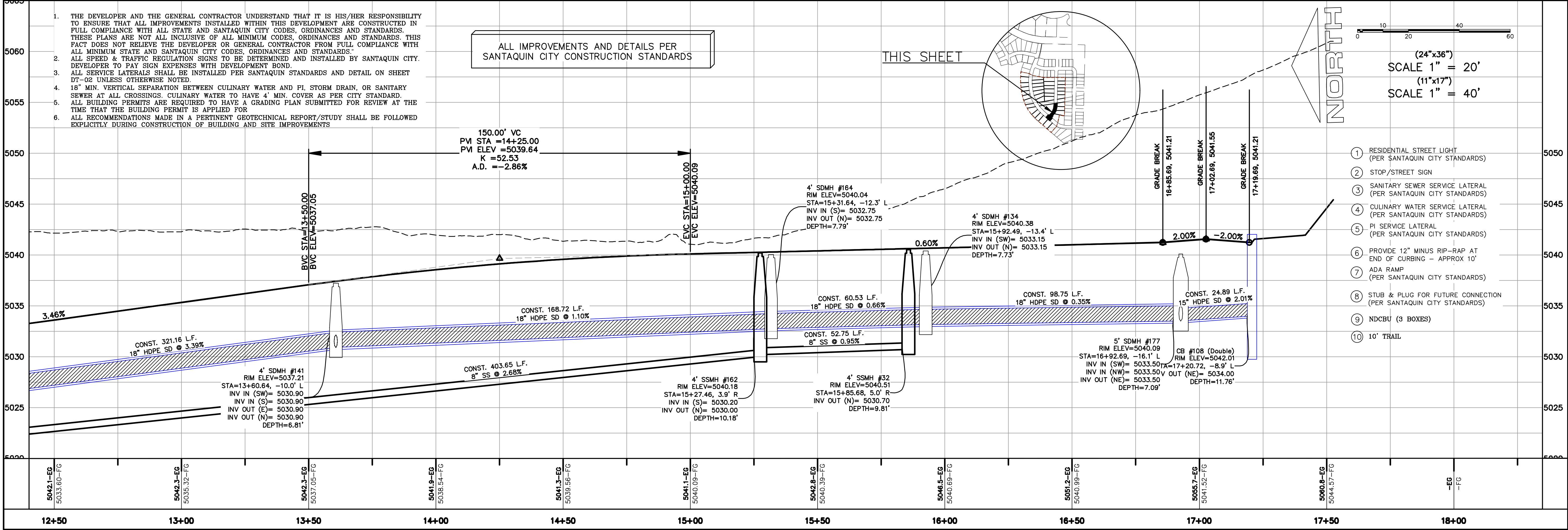
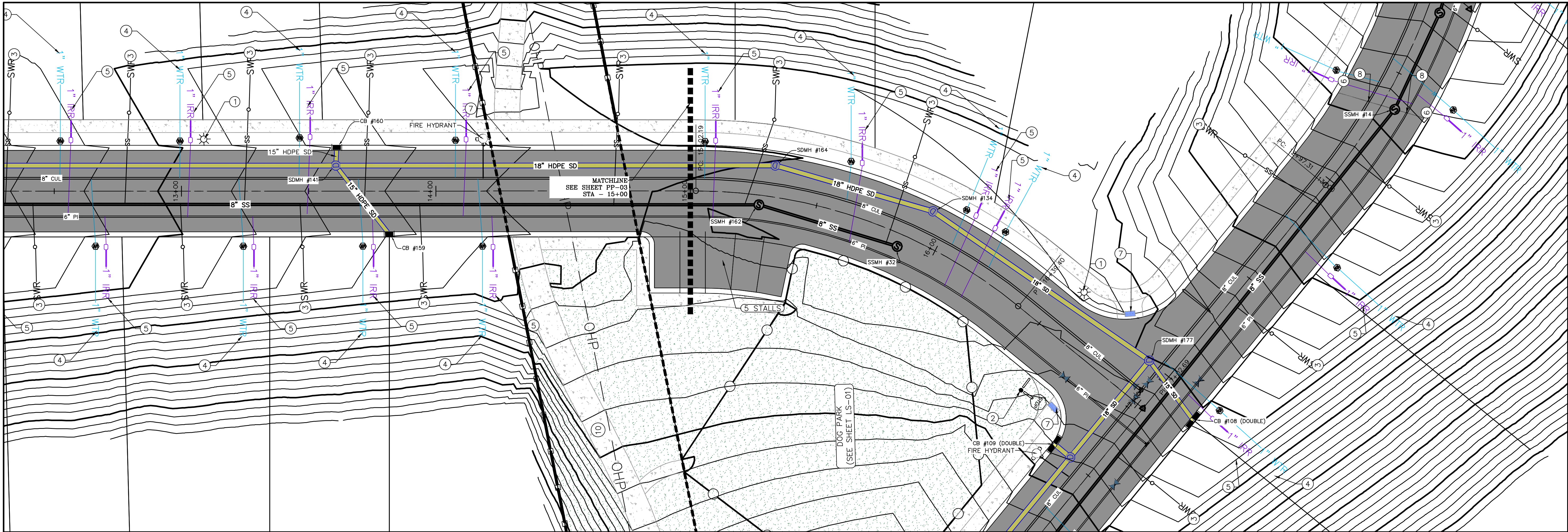
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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-04

- 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:

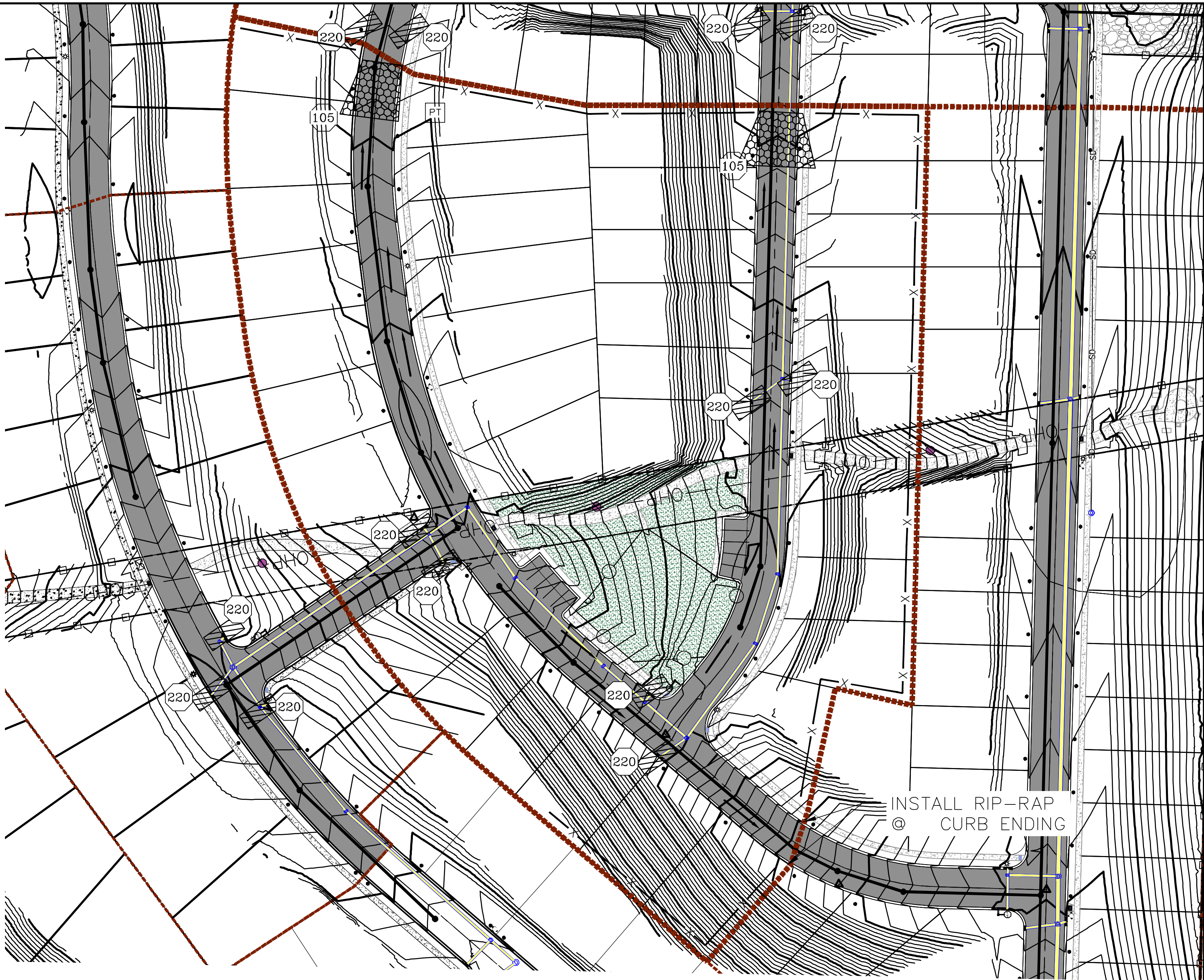
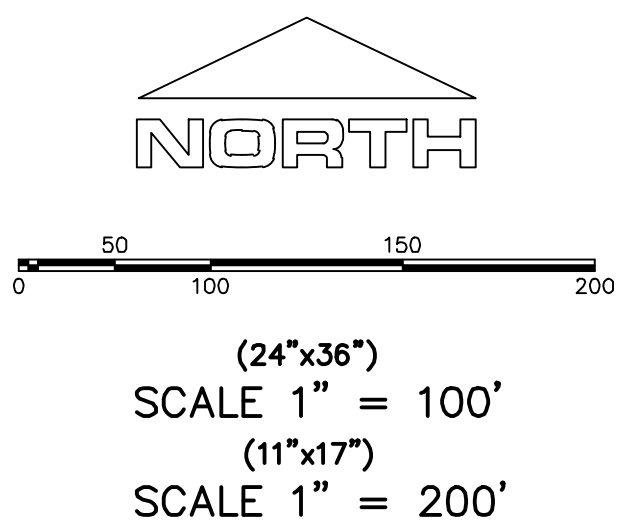
1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT 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..

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



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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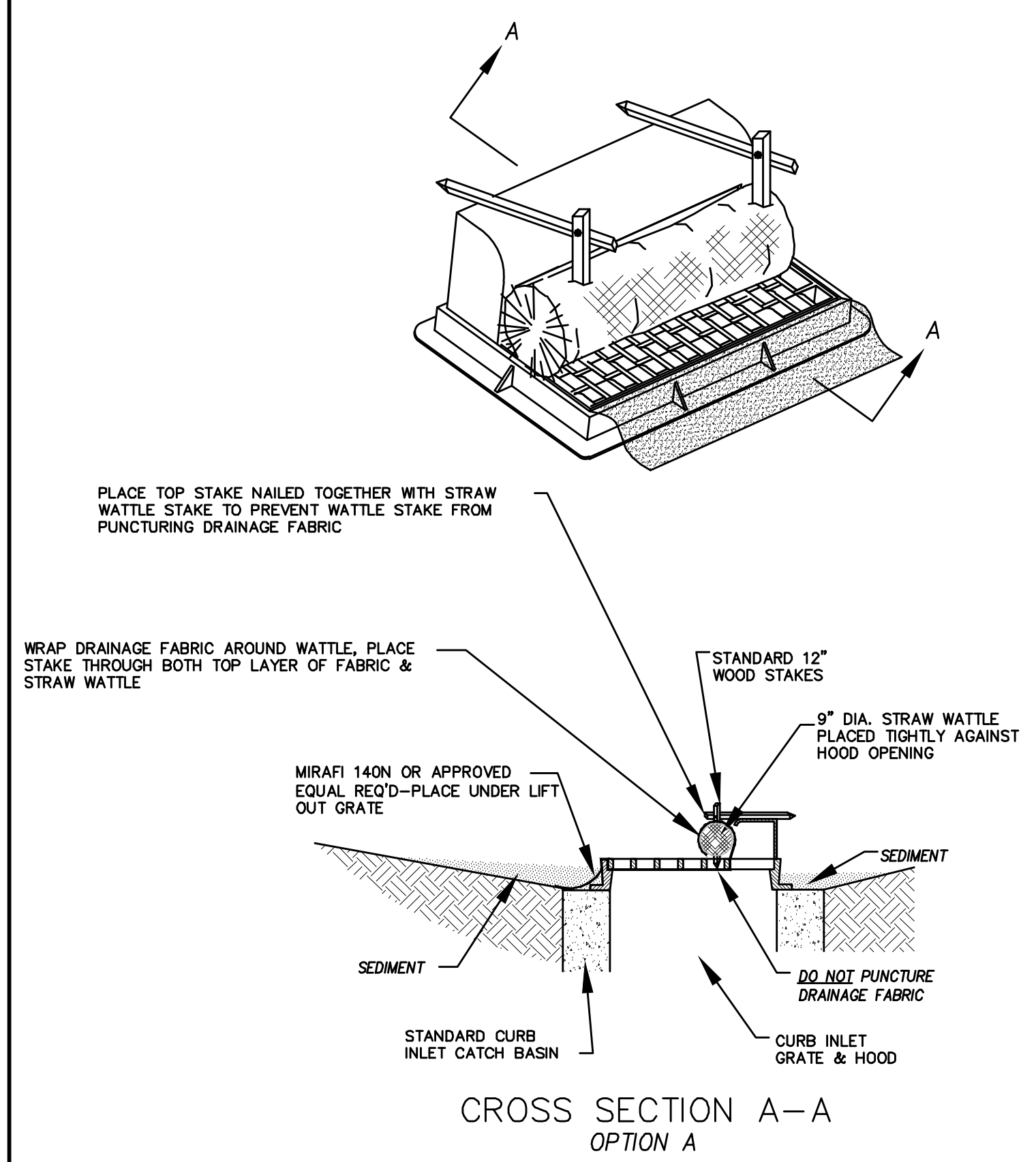
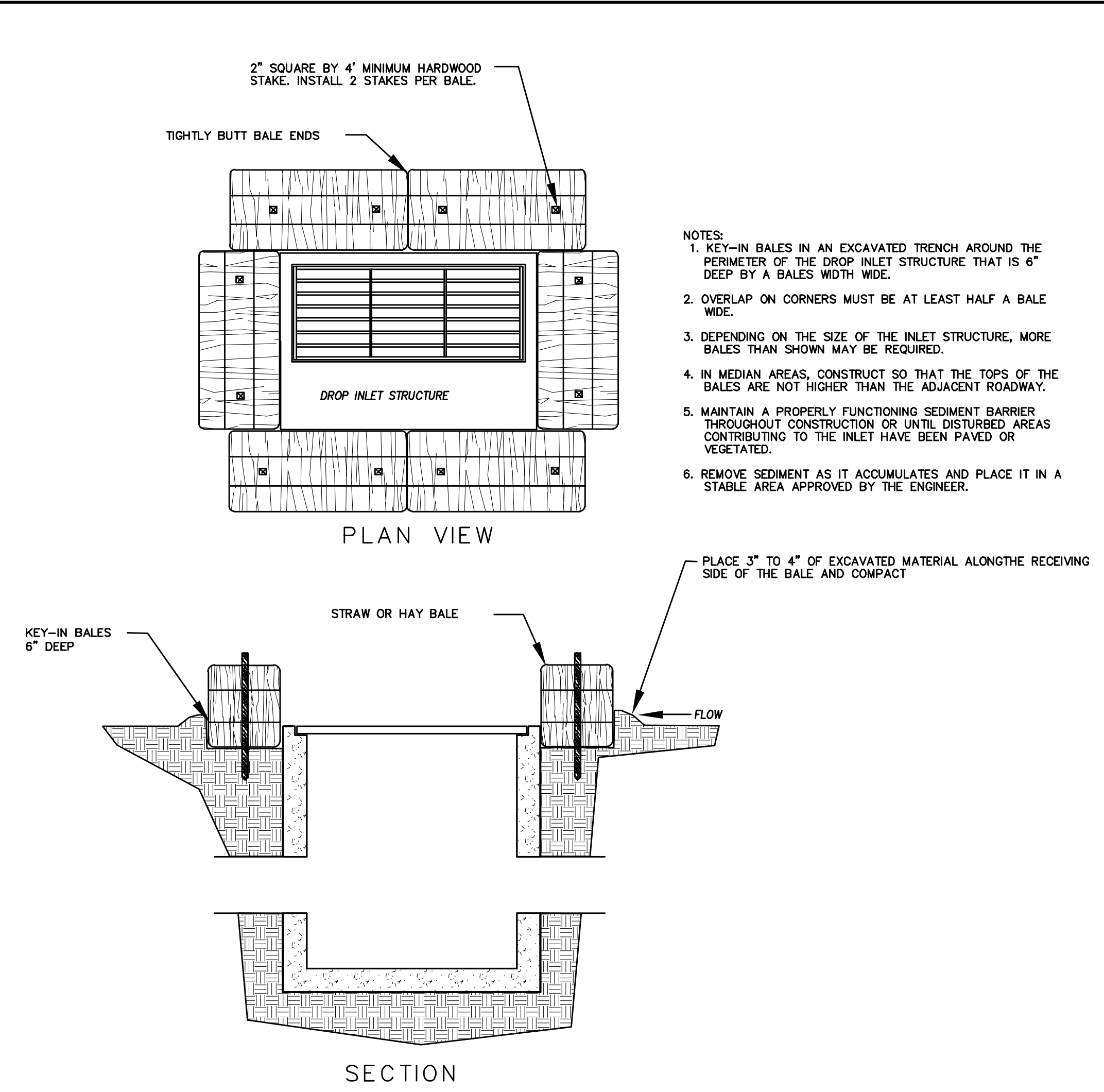
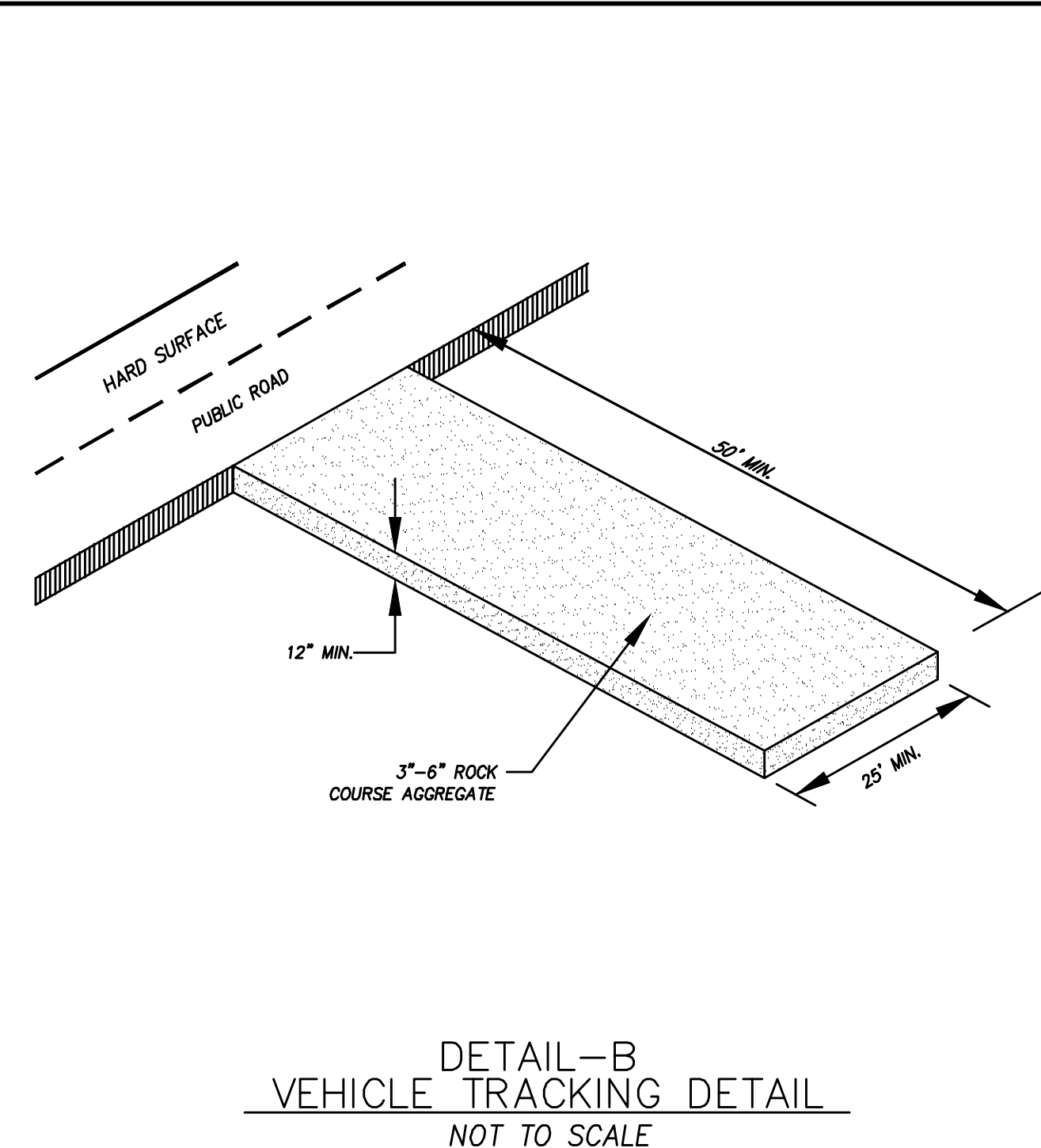
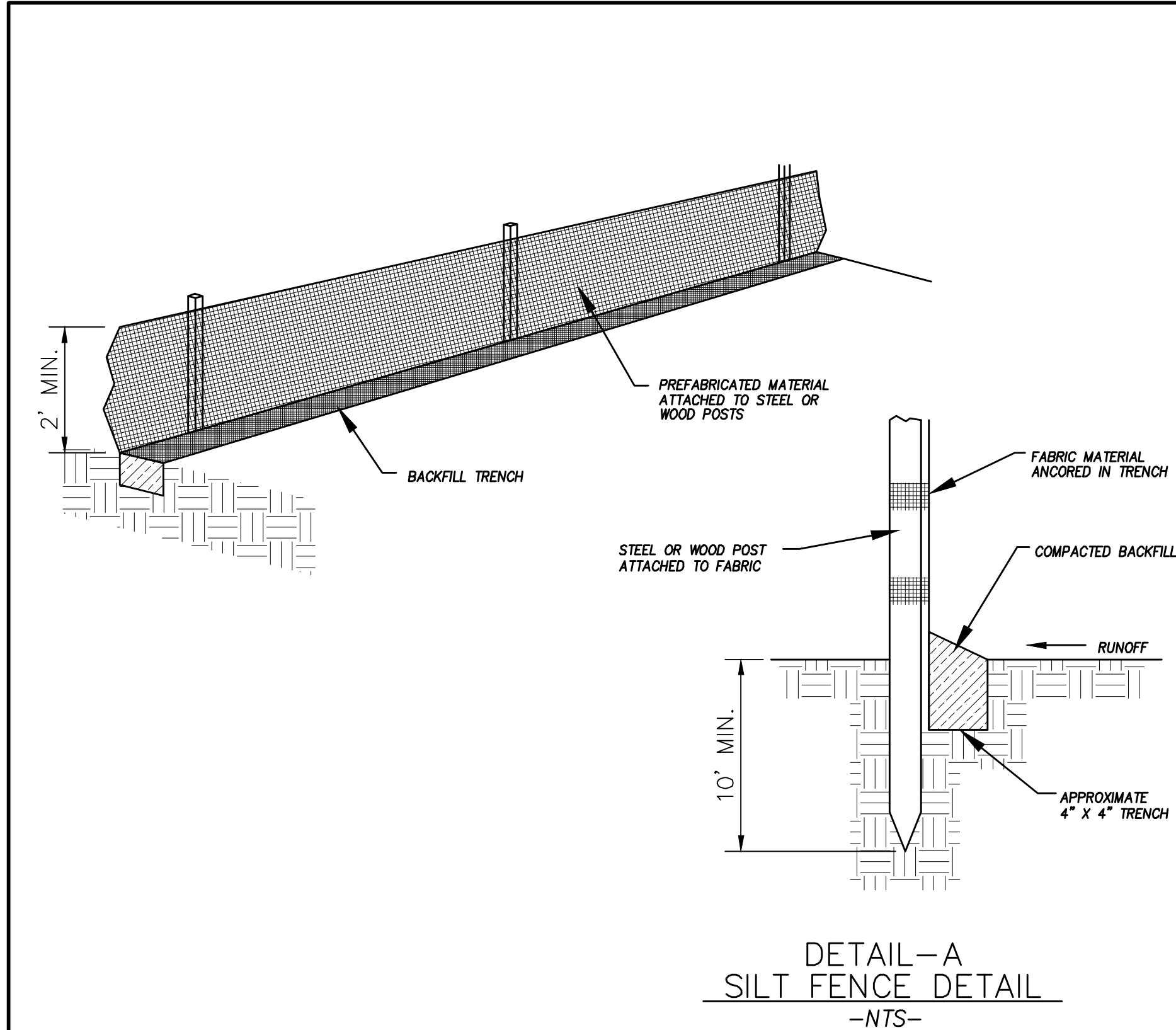
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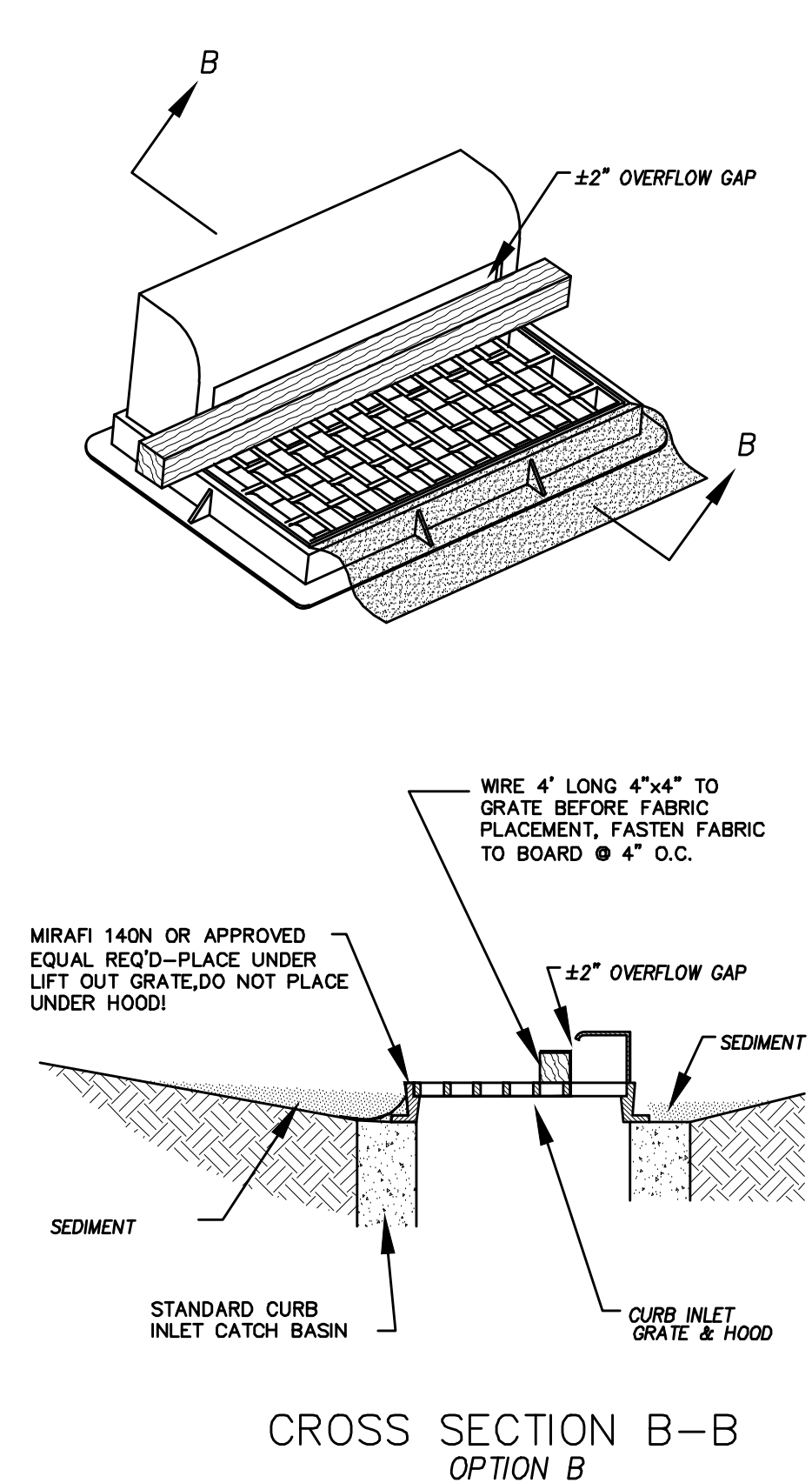
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SHEET NAME:
EROSION CONTROL PLAN

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

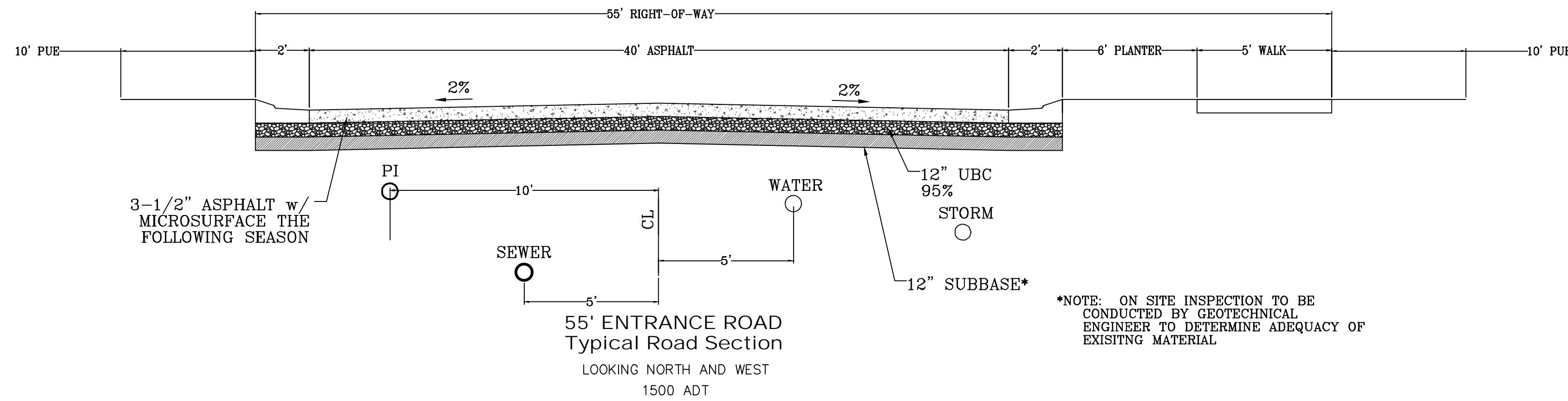
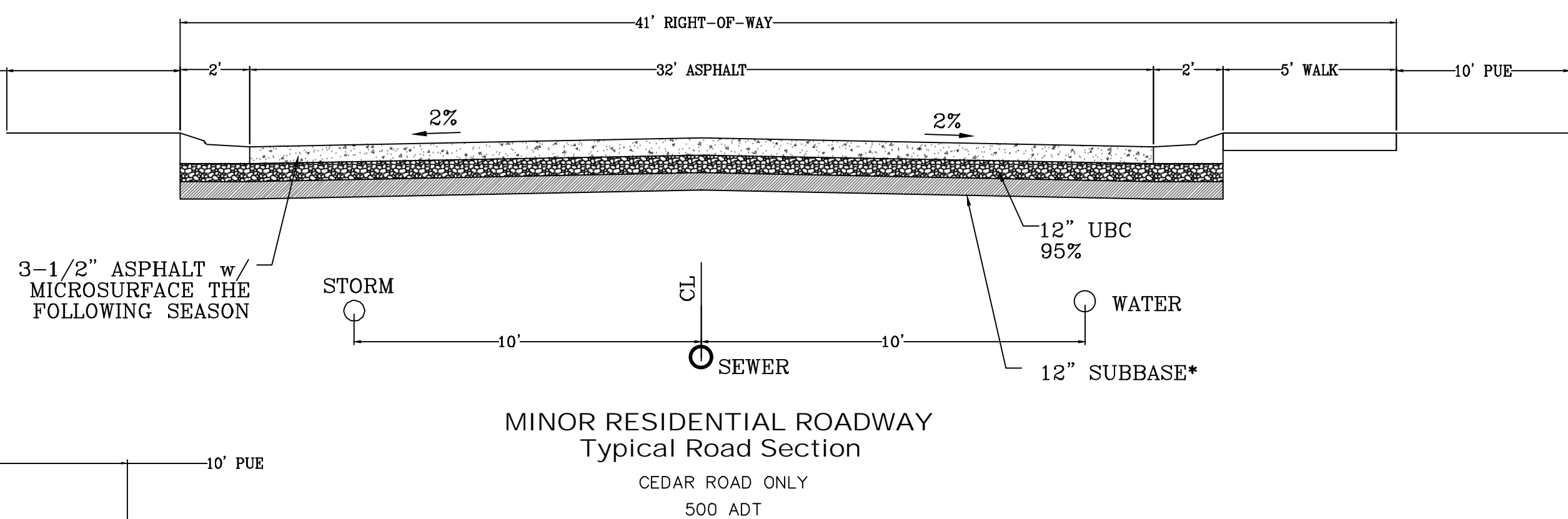
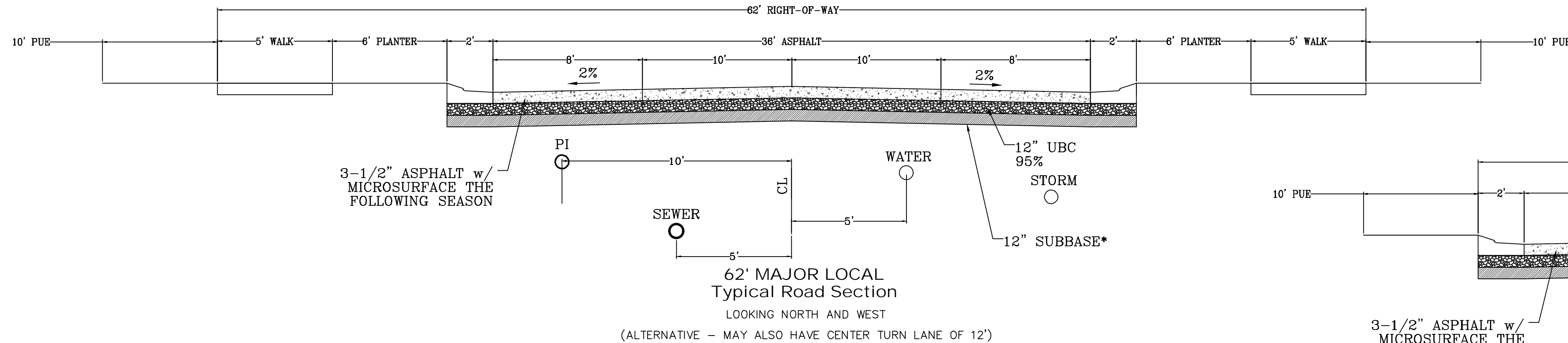
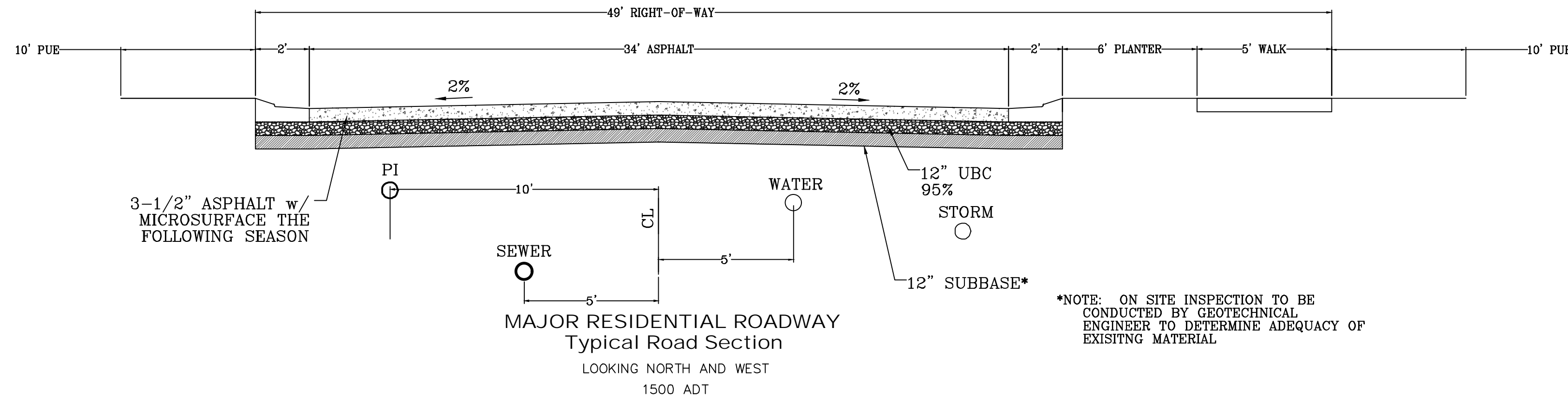
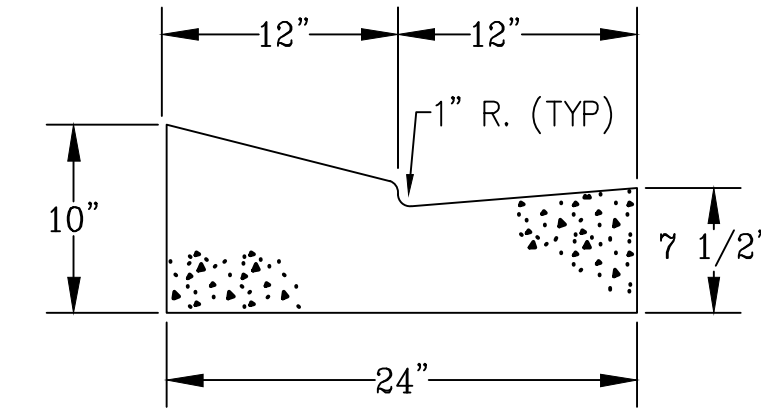
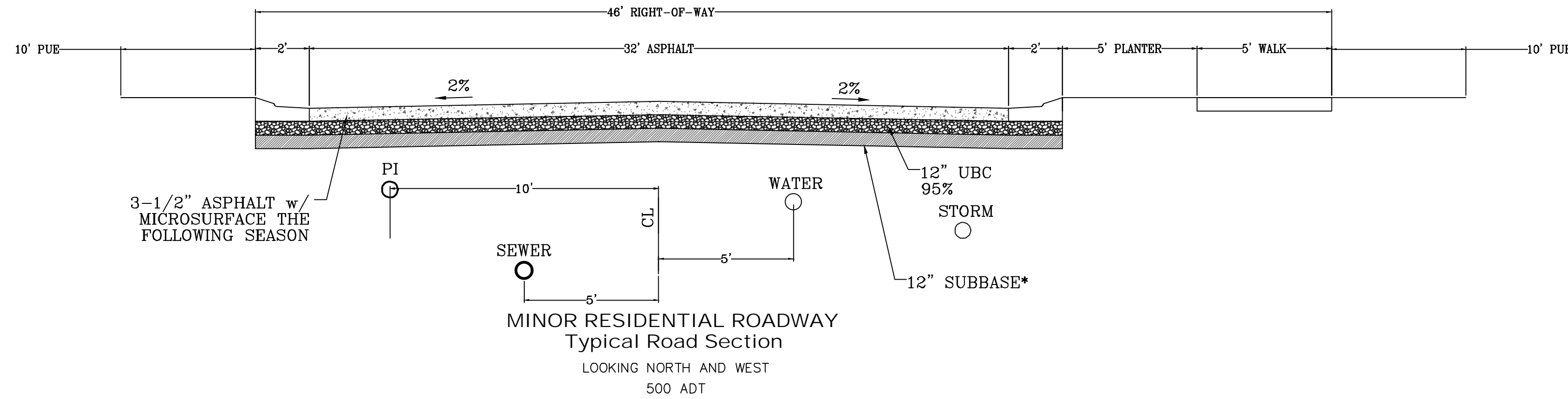
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EROSION CONTROL DETAILS

SHEET:
EC-02

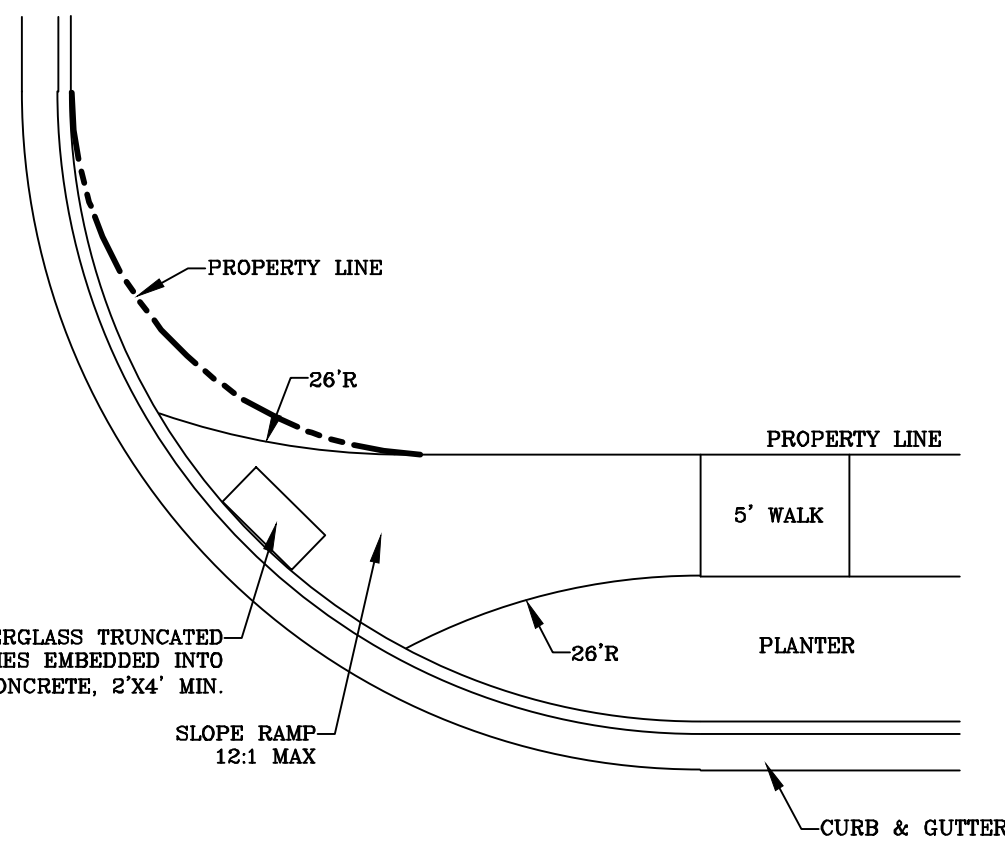
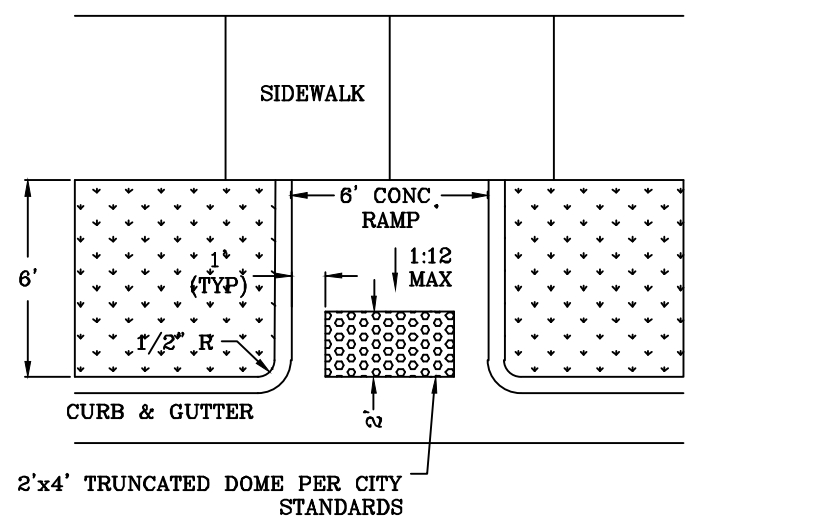
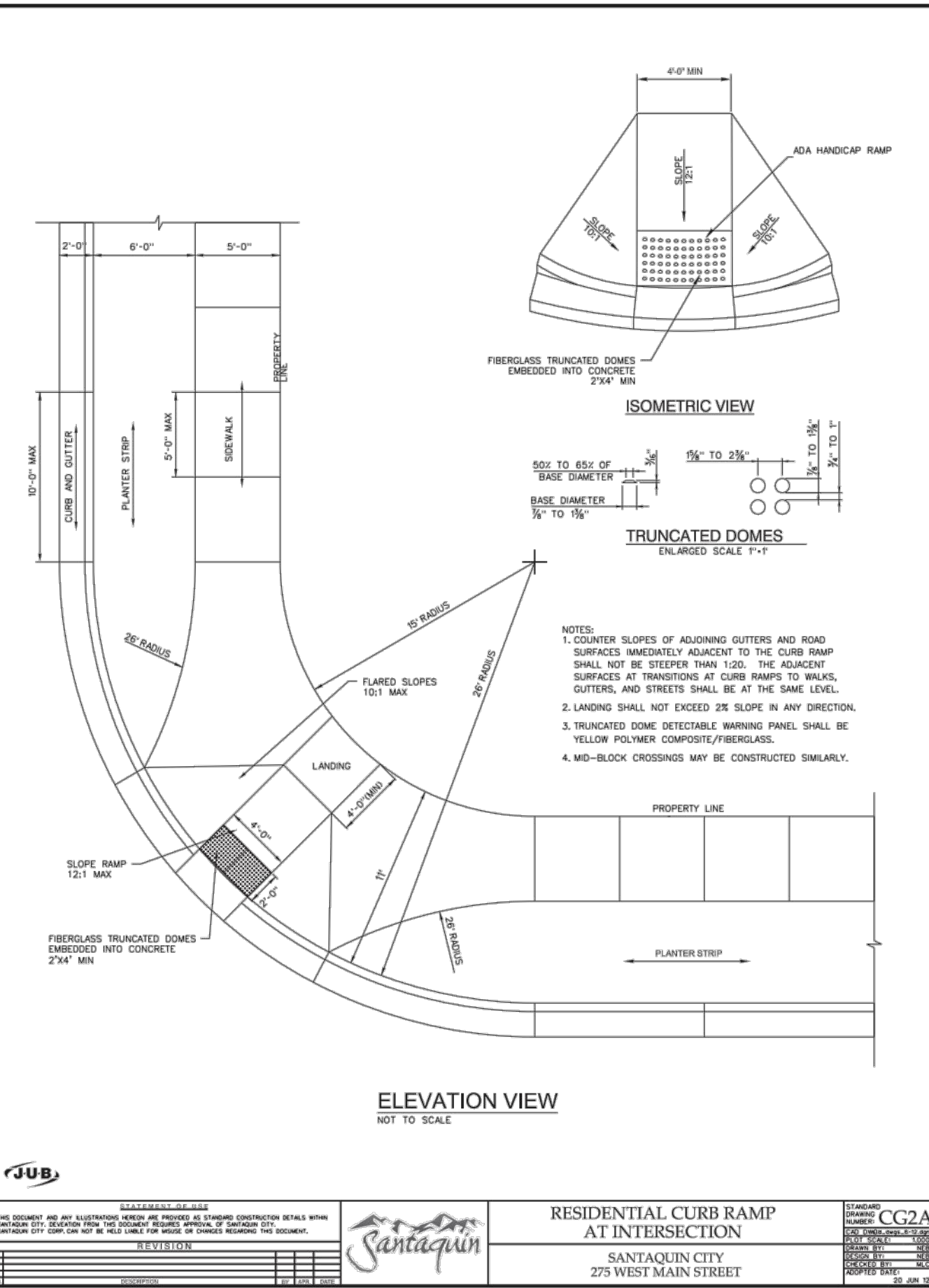
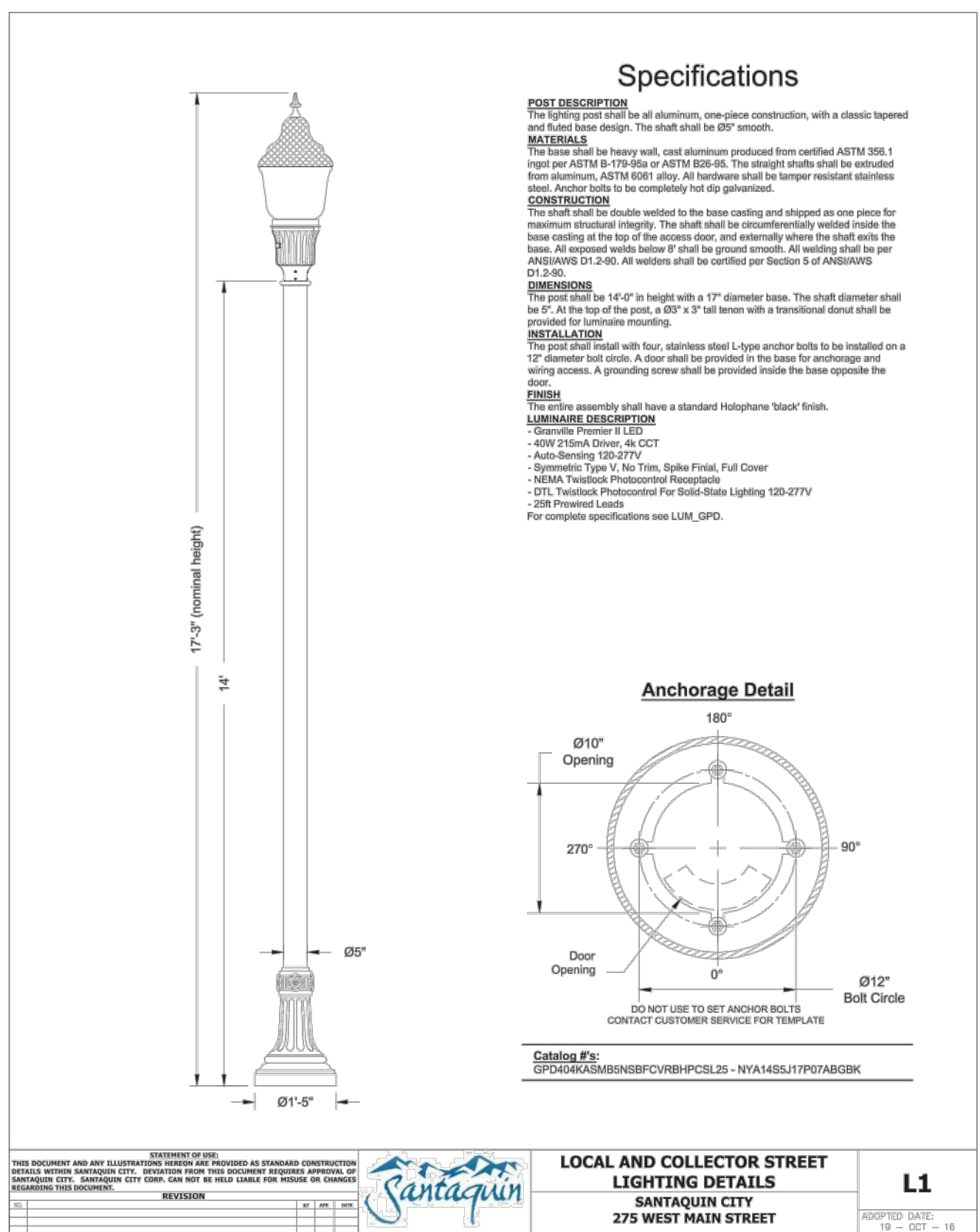
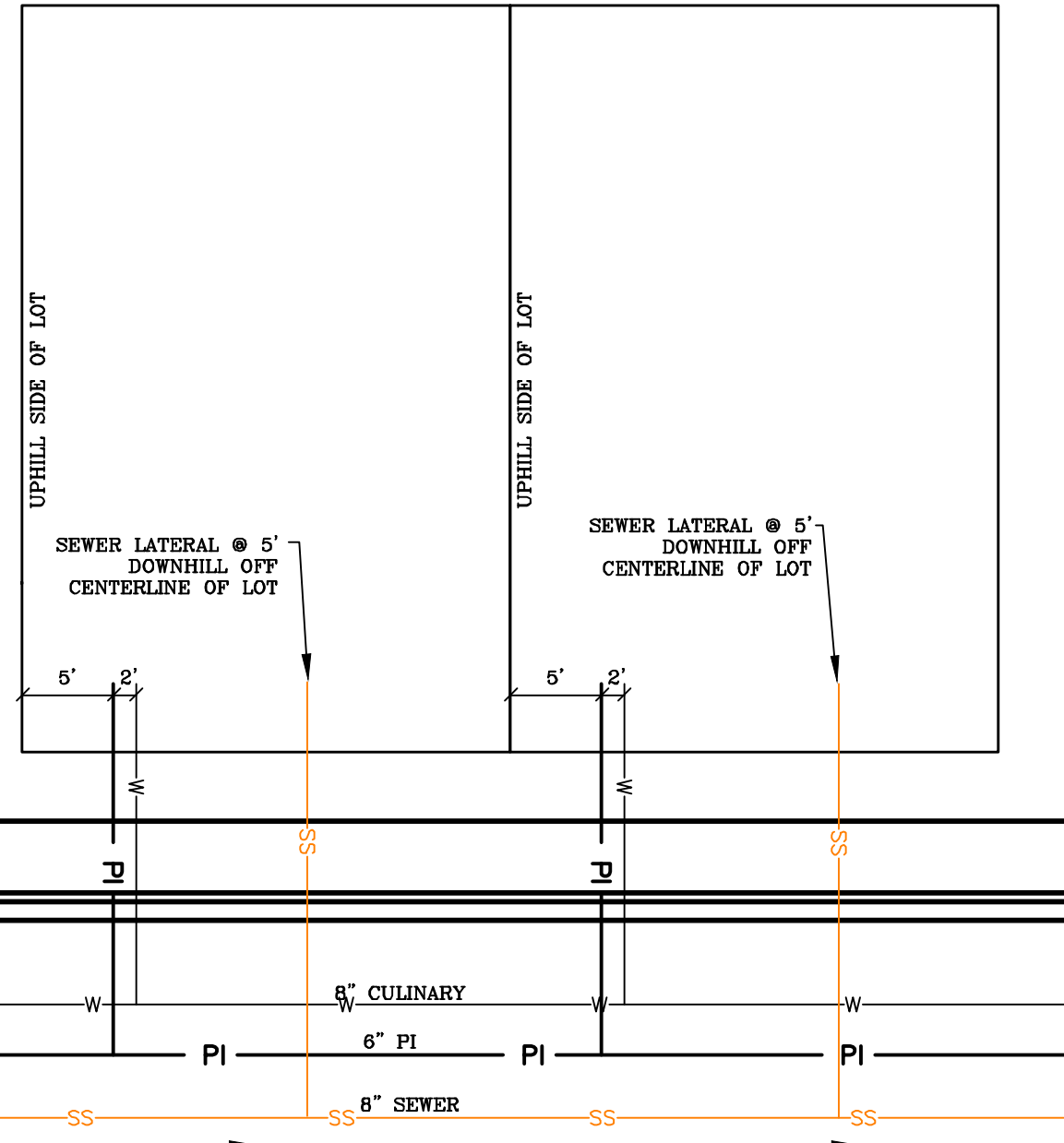


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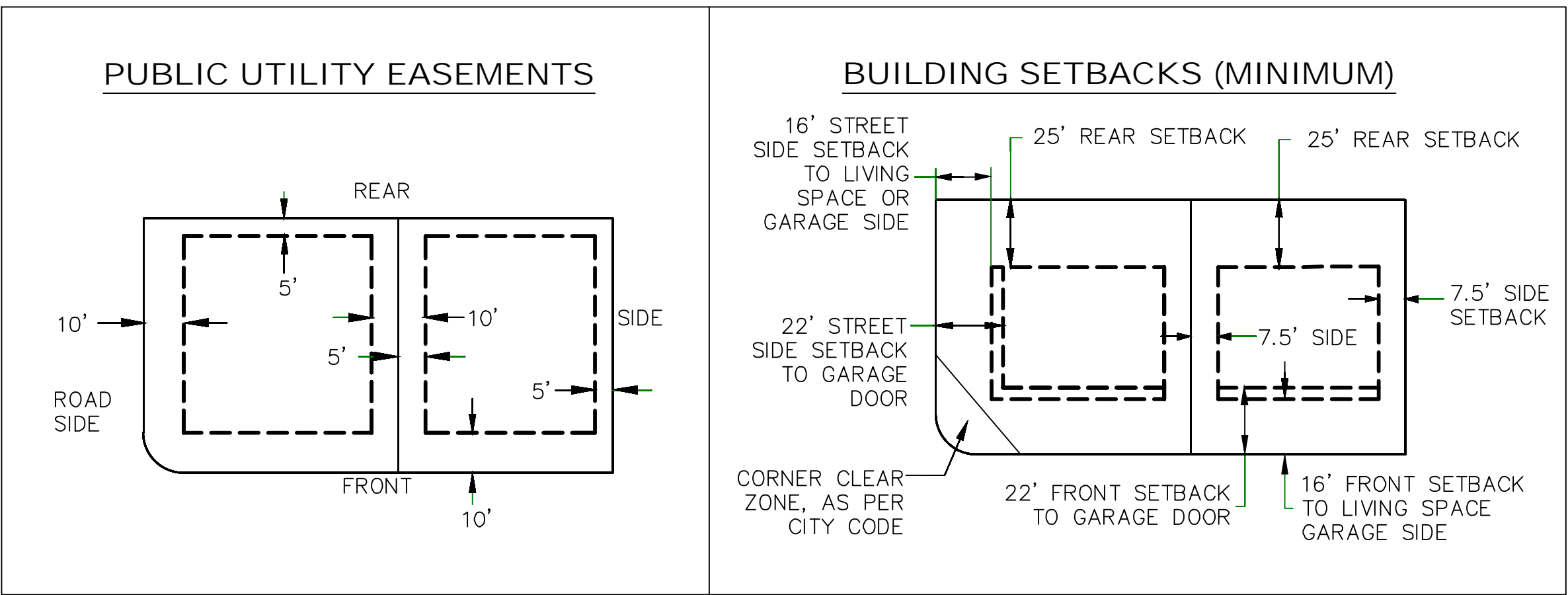
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ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



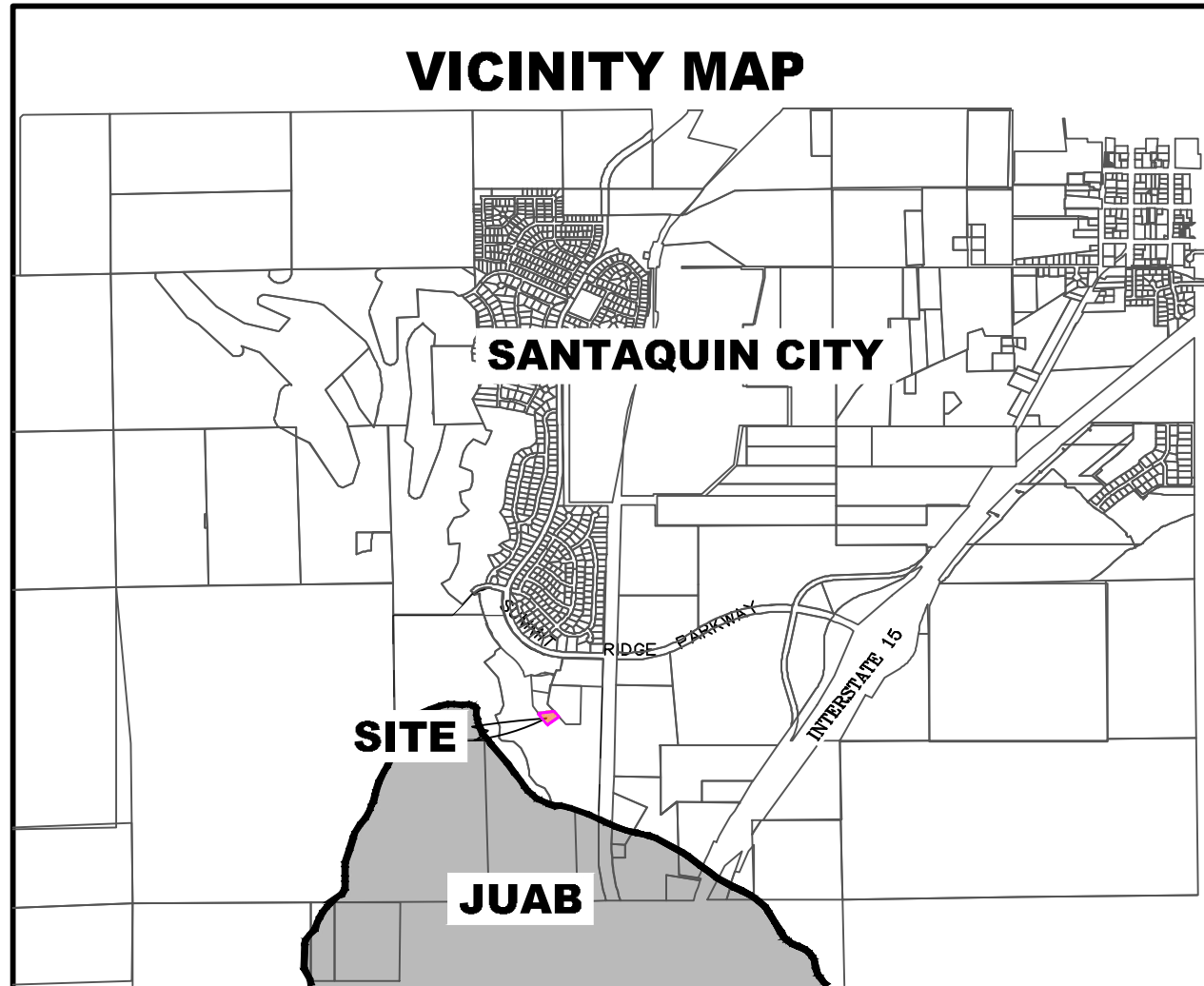
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Professional Engineer
#187025
Donald L. Taylor
5/17/2020

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ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

NOTES TO CONTRACTOR:

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

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

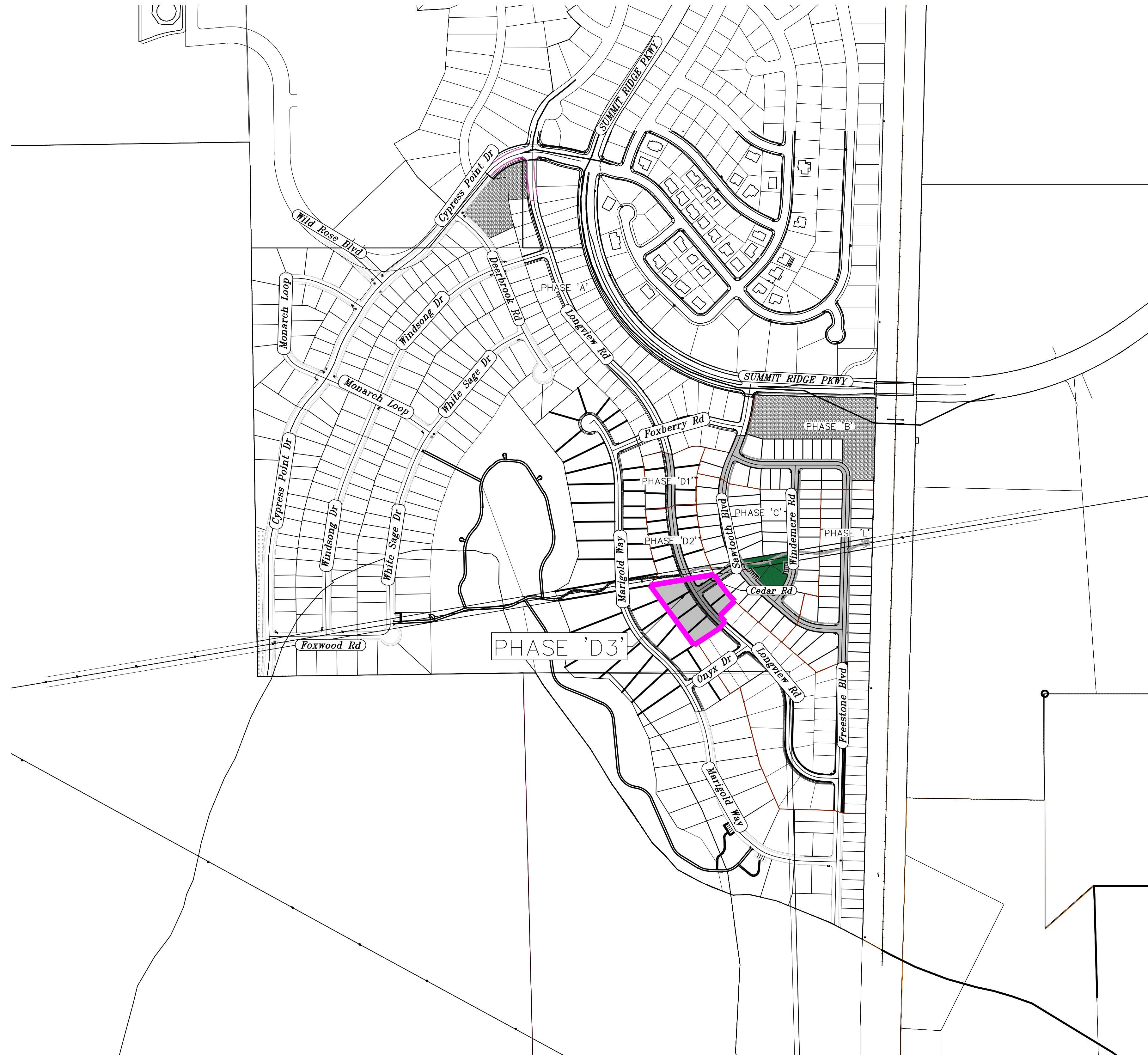
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The Hills @ Summit Ridge

PHASE 'D3'

May 20

Santaquin, Utah County, Utah



AREA - D3	
TOTAL PLAT ACREAGE	1.84 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.
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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.
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- 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 'D3'

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

DATE: 5.16.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

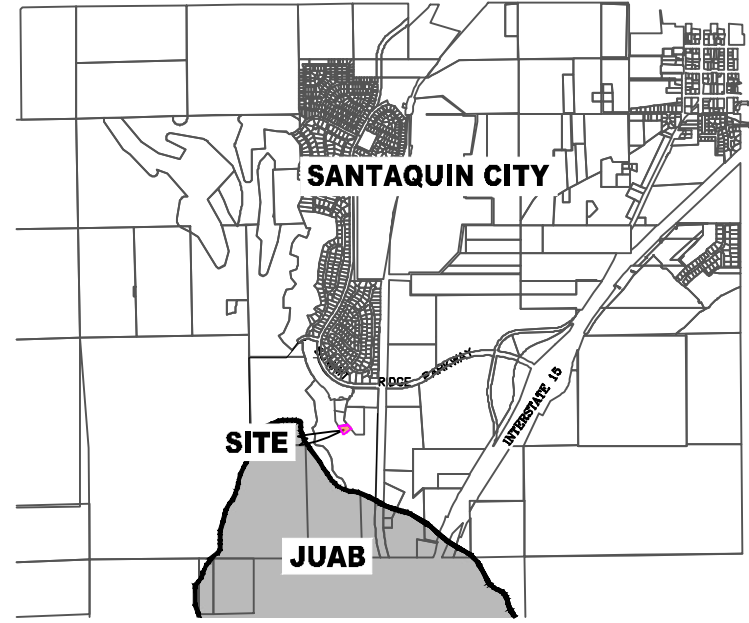
THE HILLS ® SUMMIT RIDGE
PHASE 'D3'

AREA BREAKDOWN
TOTAL PLAT ACREAGE 1.84 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
(801) 491-9091

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
AREA DEDICATED TO SANTAQUIN CITY AS
PUBLIC OPEN SPACE
(TO BE IMPROVED BY THE DEVELOPER AND
MAINTAINED BY THE HOA)

BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS ® SUMMIT RIDGE IS ON
THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10
AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M
WITH THE BEARING BEING S80°11'4"E ALONG SAID LINE.

NOTES:

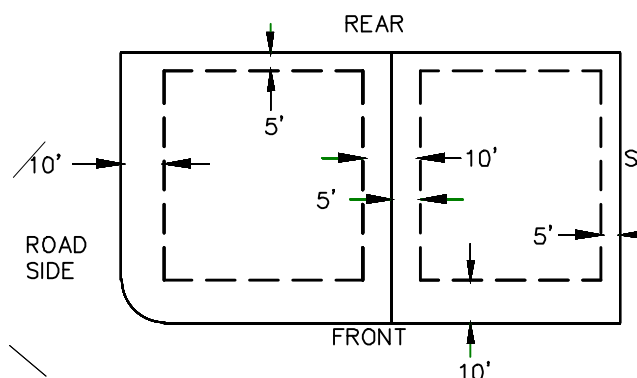
- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET
#5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NO SET AND BRASS
WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND
ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT
APPLICATION

UTILITIES APPROVAL

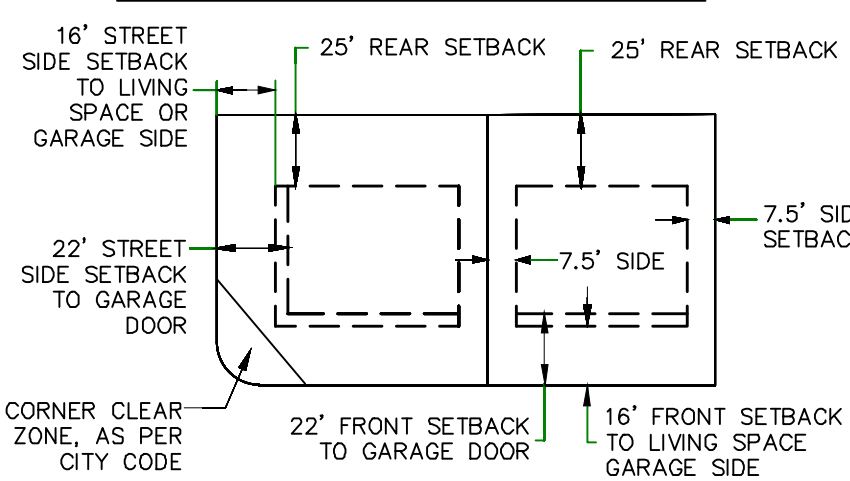
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND
OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL
OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS
IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR
DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE
LOTS IDENTIFIED 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)



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.

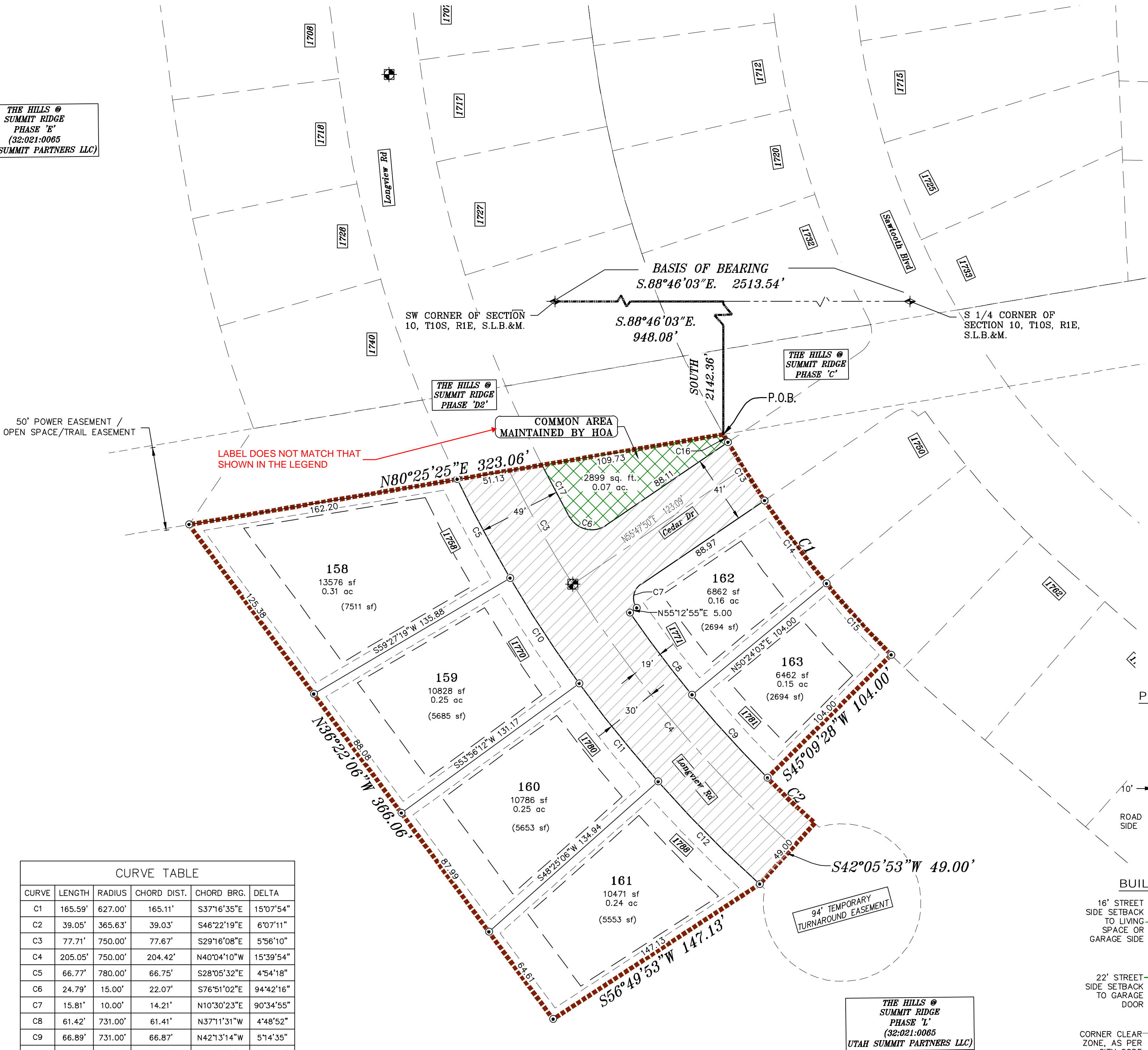
APPROVED THIS _____ DAY OF _____, 20 _____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	165.59'	627.00'	165.11'	S37°16'35"E	15°07'54"
C2	39.05'	365.63'	39.03'	S46°22'19"E	6°07'11"
C3	77.71'	750.00'	77.67'	S29°16'08"E	5°56'10"
C4	205.05'	750.00'	204.42'	N40°04'10"W	15°39'54"
C5	66.77'	780.00'	66.75'	S28°05'32"E	4°54'18"
C6	24.79'	15.00'	22.07'	S76°51'02"E	94°42'16"
C7	15.81'	10.00'	14.21'	N10°30'23"E	90°34'55"
C8	61.42'	731.00'	61.41'	N37°11'31"W	4°48'52"
C9	66.89'	731.00'	66.87'	N42°13'14"W	5°14'35"
C10	75.13'	780.00'	75.10'	S33°18'14"E	5°31'07"
C11	75.12'	780.00'	75.10'	S38°49'21"E	5°31'06"
C12	86.04'	780.00'	86.00'	S44°44'30"E	6°19'13"
C13	41.04'	627.00'	41.03'	S32°04'43"E	3°44'59"
C14	61.78'	627.00'	61.76'	S36°46'35"E	5°38'44"
C15	57.38'	627.00'	57.36'	S42°13'14"E	5°14'35"
C16	5.40'	627.00'	5.40'	S29°57'26"E	0°29'35"
C17	35.08'	731.00'	35.07'	N28°07'24"W	2°44'57"

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 104.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 07' 11", HAVING A RADIUS OF 365.63 FEET, AND
WHOSE LONG CHORD BEARS S 46° 22' 19" E FOR A DISTANCE OF 39.03 FEET TO A POINT OF INTERSECTION WITH A
NON-TANGENTIAL LINE.

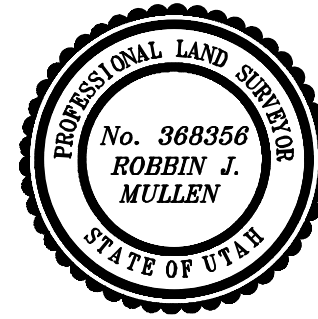
THENCE, S 42° 05' 53" W FOR A DISTANCE OF 49.00 FEET TO A POINT ON A LINE.

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 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 '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.

NORTH

0100200400600

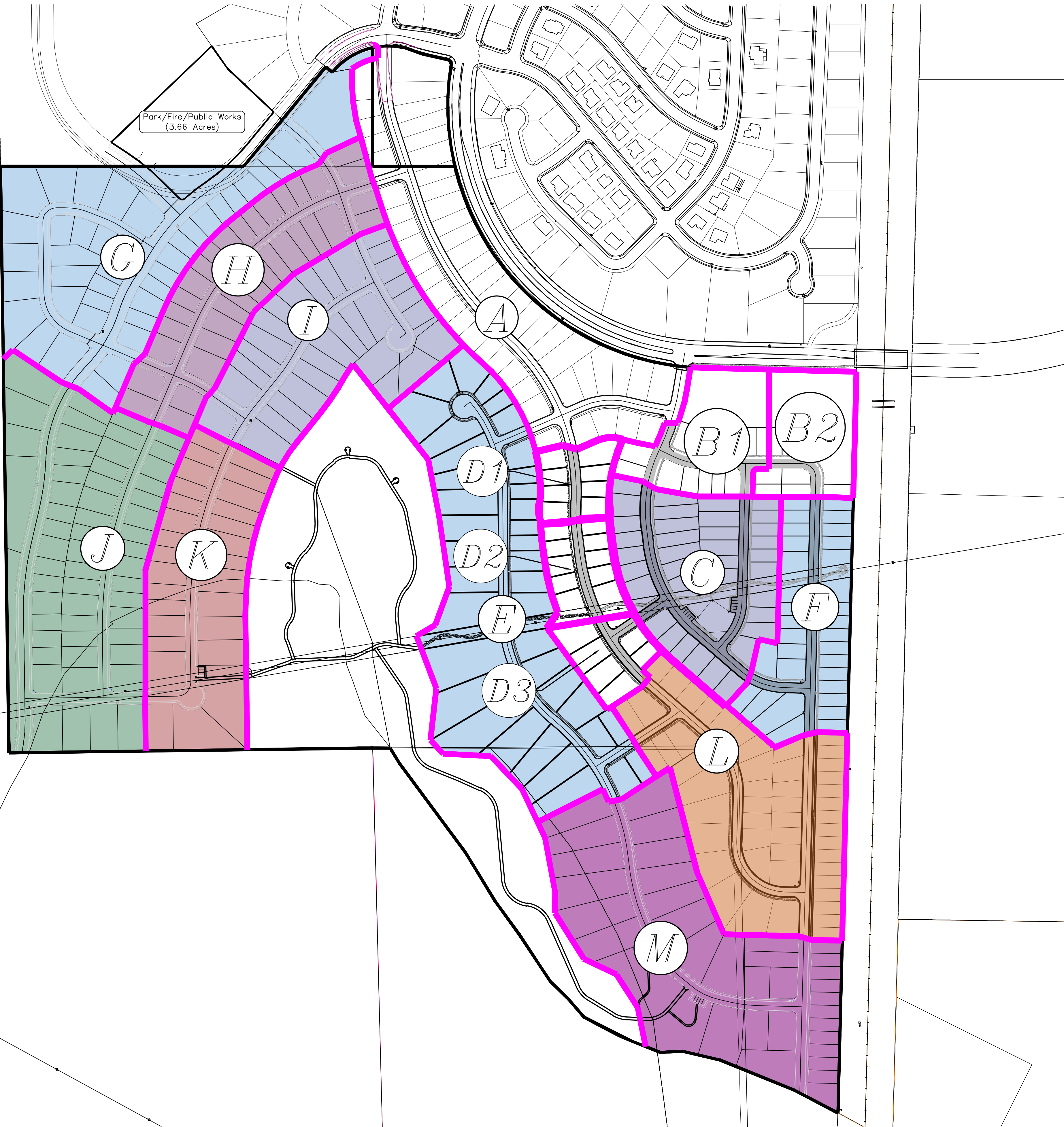
(24"x36")

SCALE 1" = 200'

(11"x17")

SCALE 1" = 400'

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

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187023

Donald L. Taylor

REGISTERED PROFESSIONAL LAND SURVEYOR

UTAH

5/16/2020

THE HILLS @ SUMMIT RIDGE

PHASE 'D'

LOCATED IN PORTIONS OF SECTION 12 AND 13,

TOWNSHIP 6 SOUTH

RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:5.16.2020	
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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

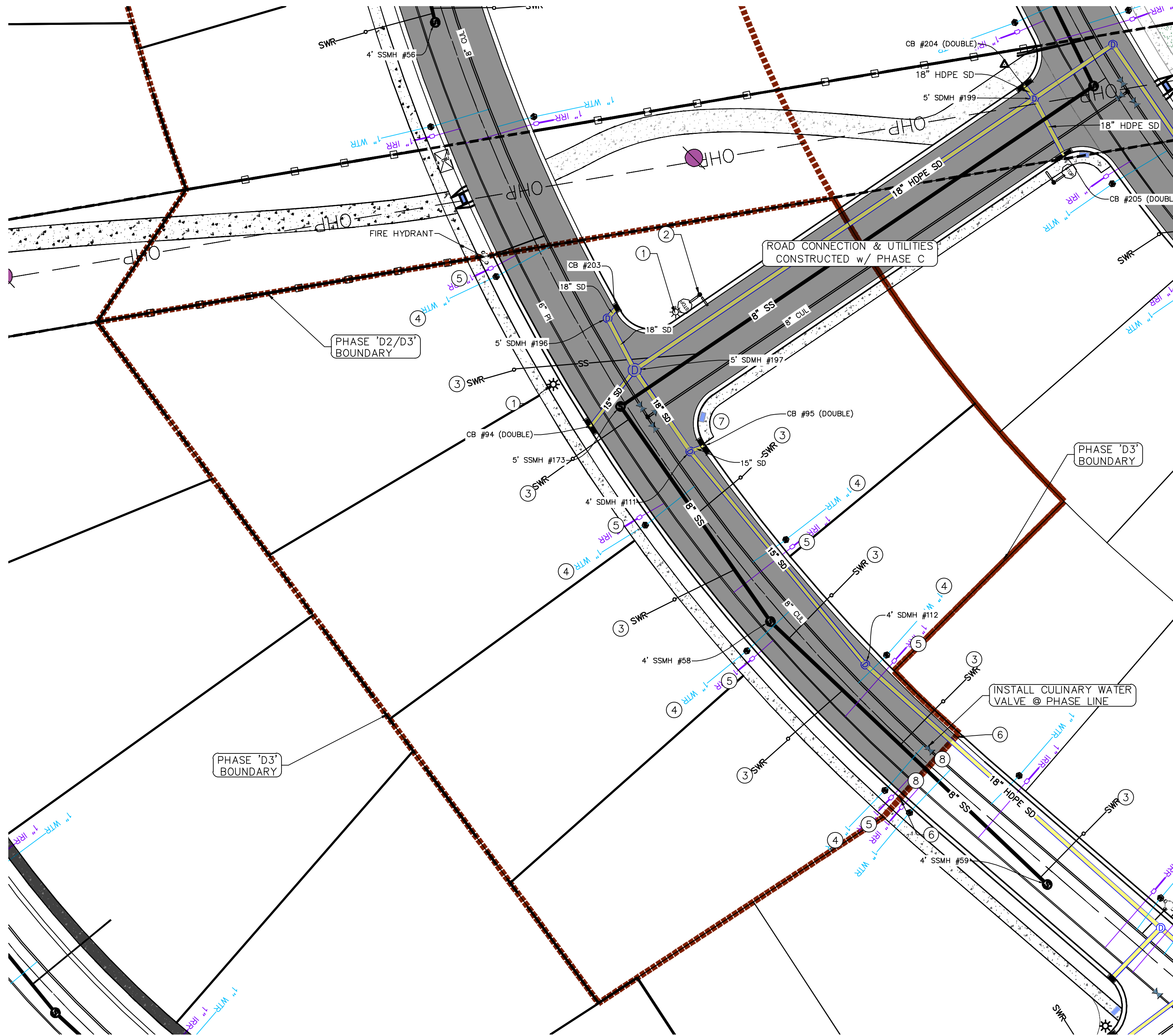
LEGEND

- 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.



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: 5.16.2020

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

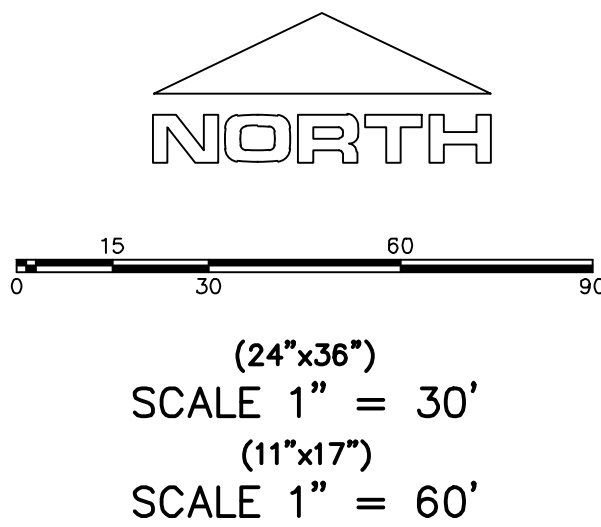
UTILITY PLANS

SHEET:

UP-01



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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

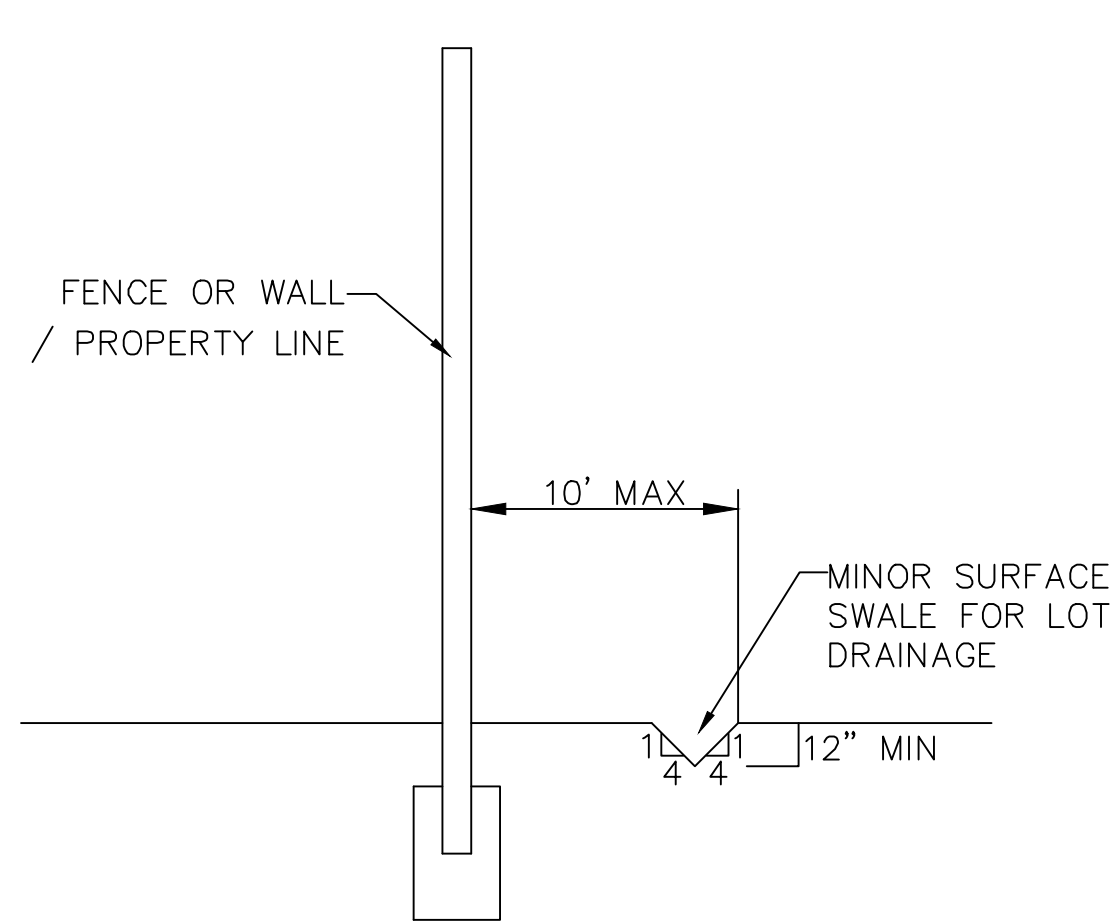
DATE: 5.16.2020
PROJECT #

REVISIONS:

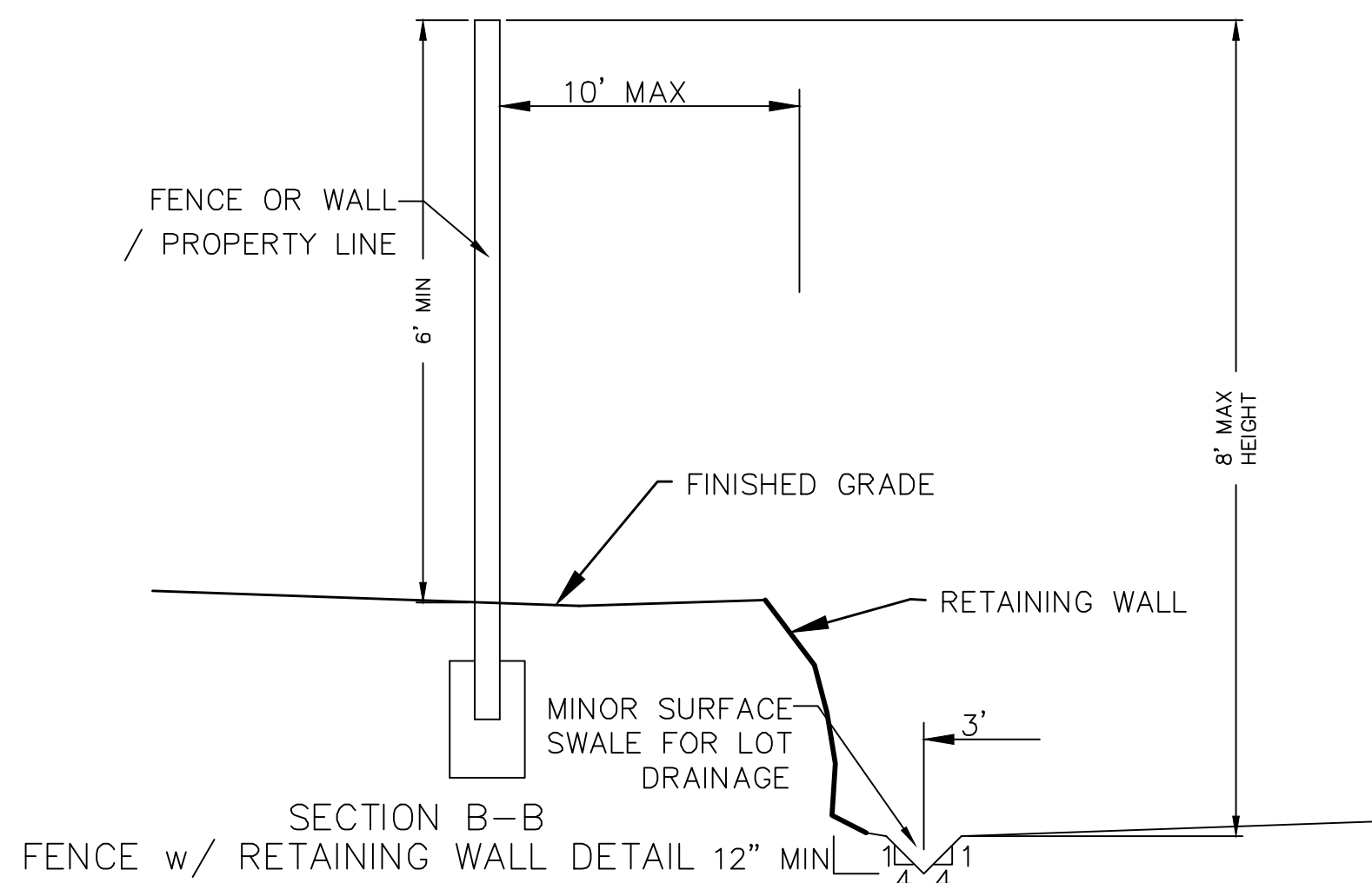
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SHEET NAME:
GRADING PLANS

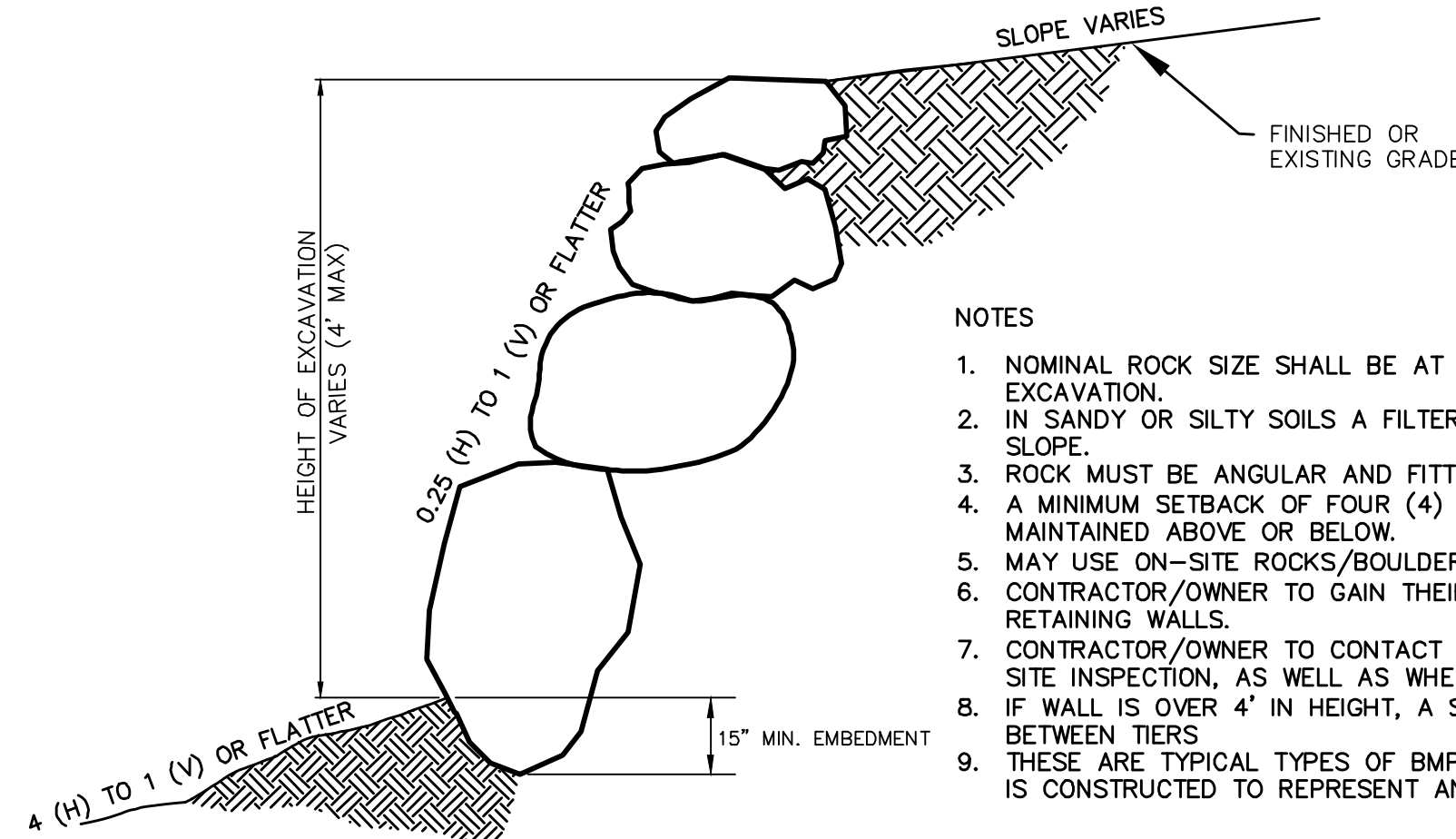
SHEET:
GR-01



SECTION C-C
FENCE DETAIL



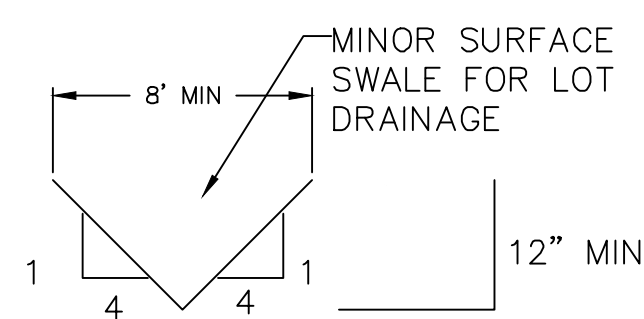
SECTION B-B
FENCE w/ RETAINING WALL DETAIL 12\"/>



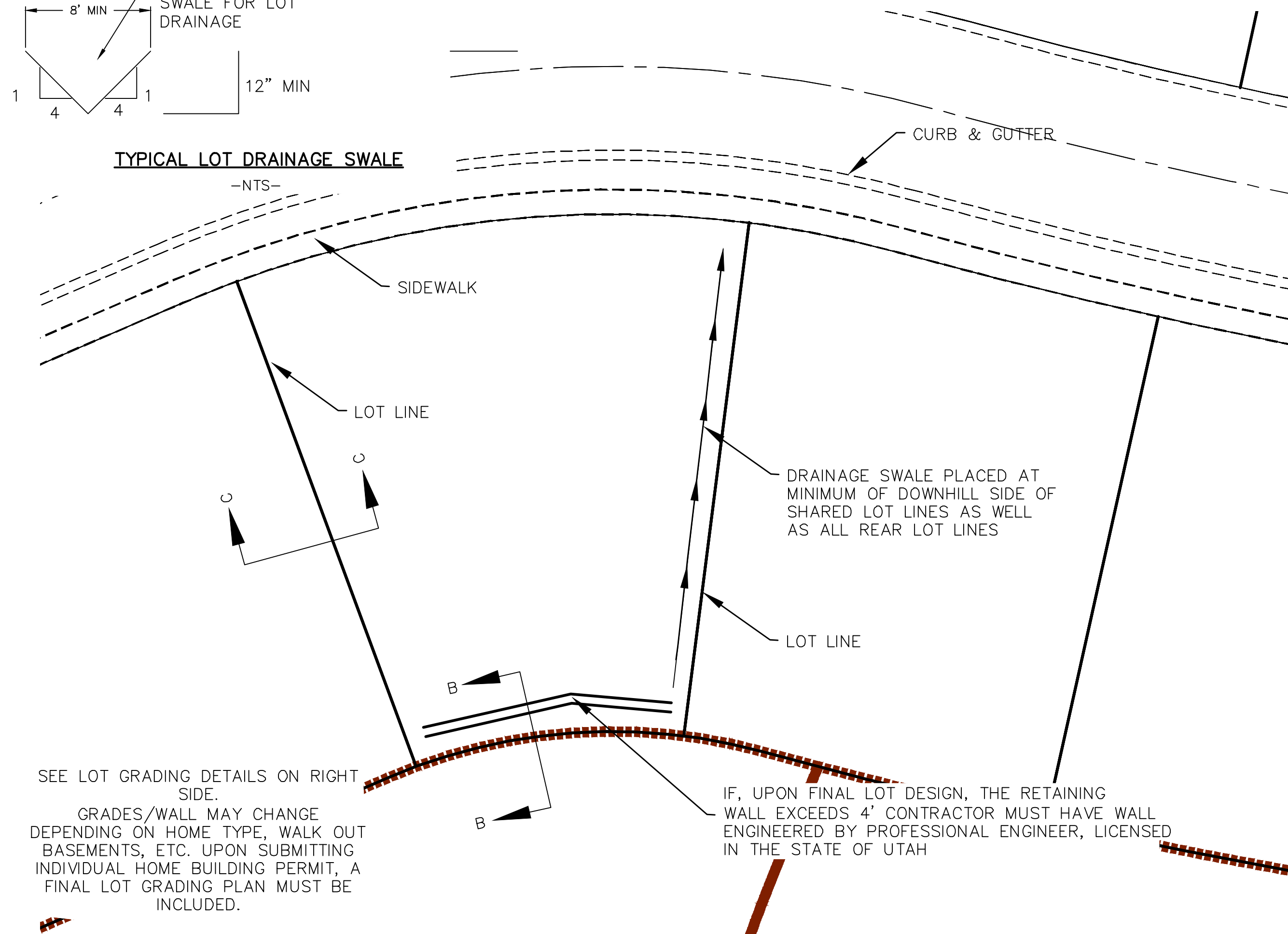
ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

NOTES

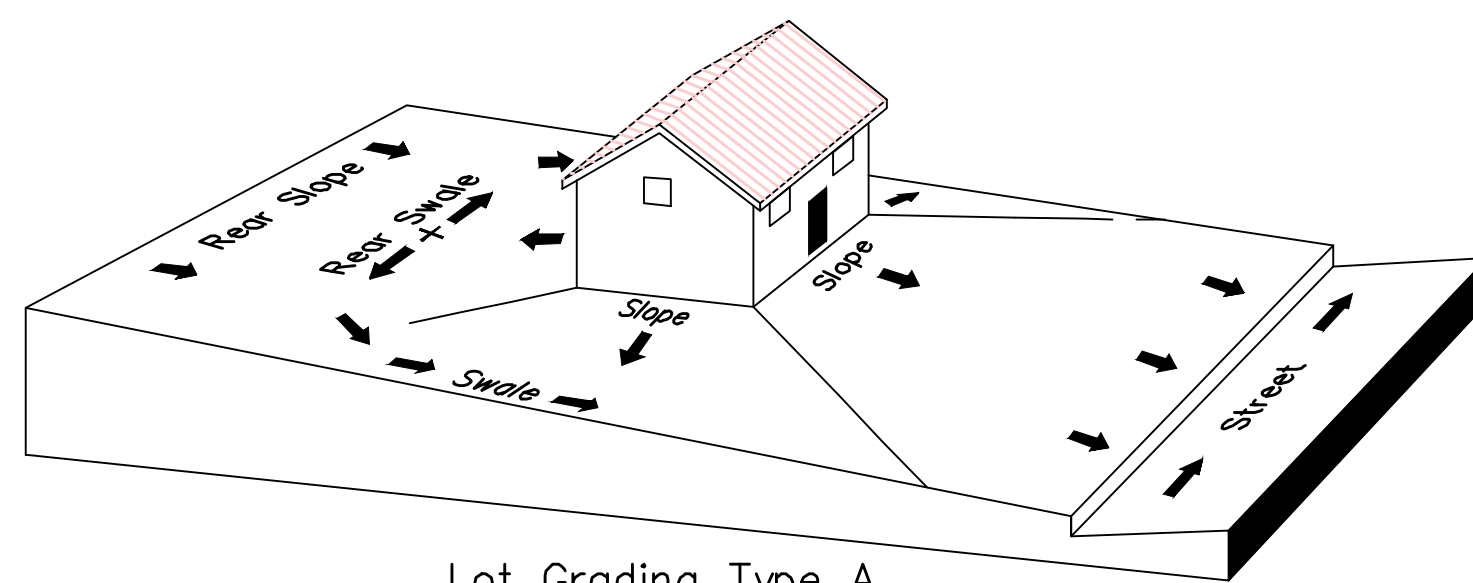
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



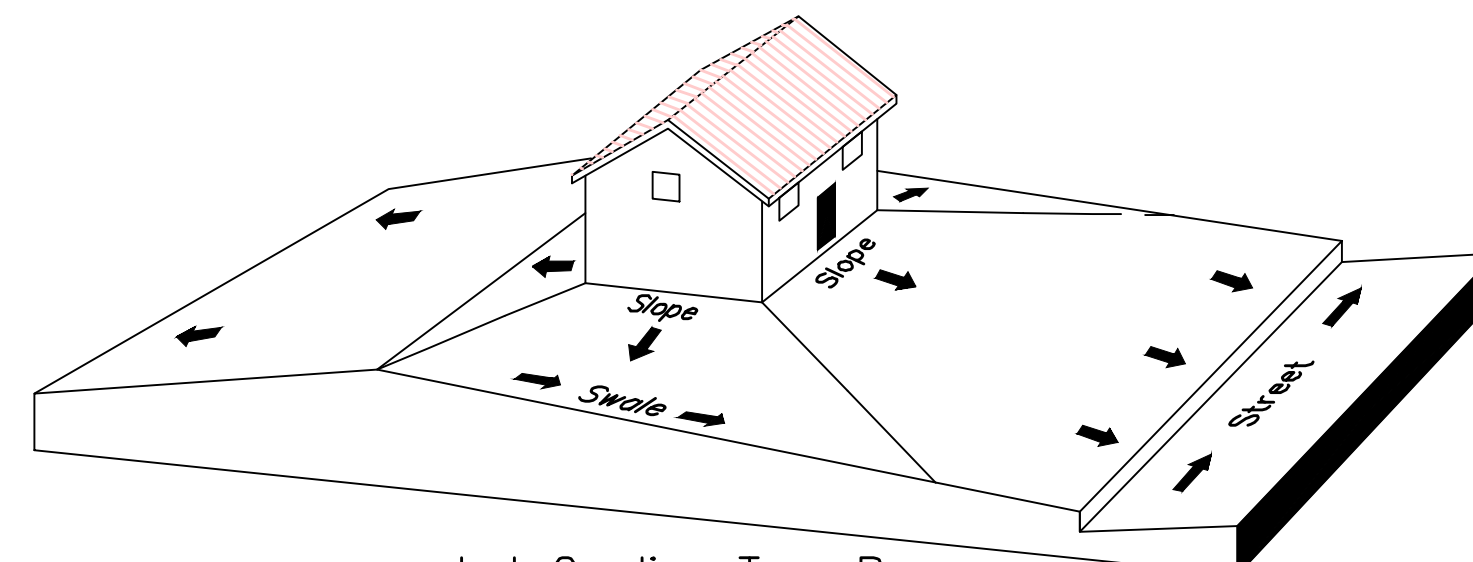
TYPICAL LOT DRAINAGE SWALE
-NTS-



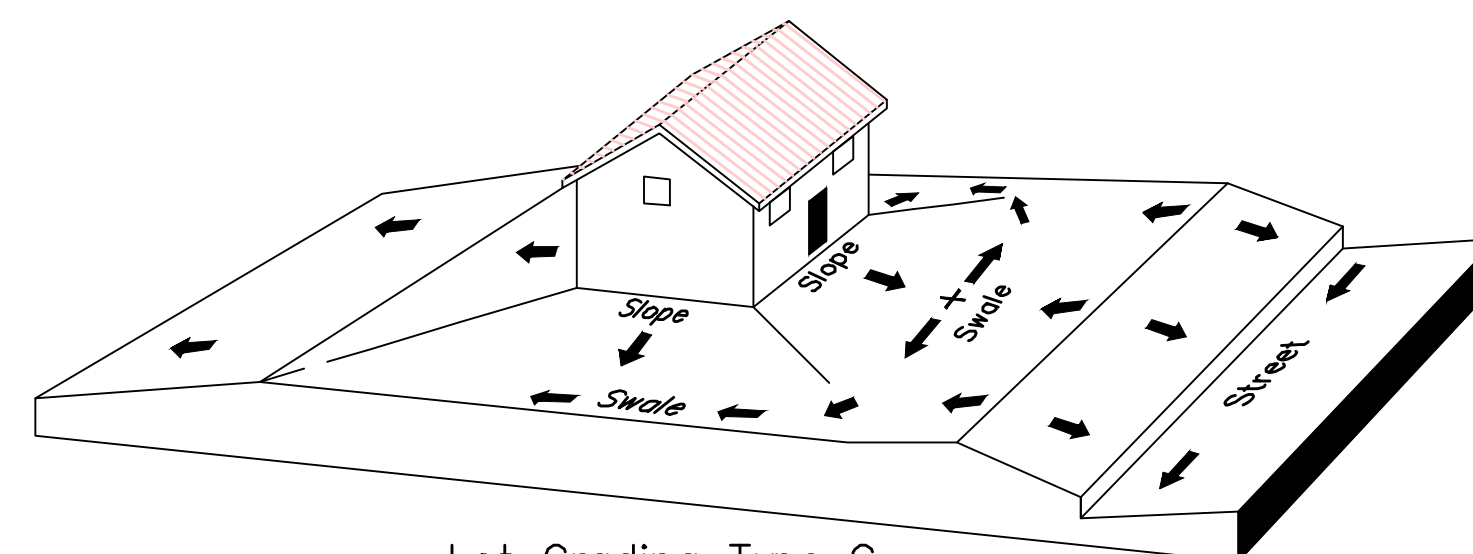
TYPICAL LOT GRADING
-NTS-



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

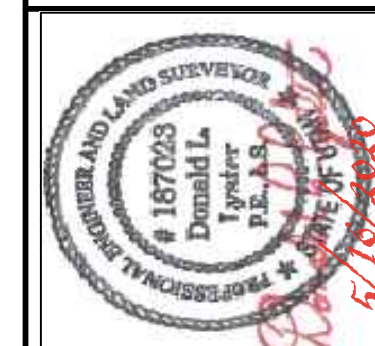
**** ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR ****

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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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.
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region
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& Surveying
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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: 5.16.2020

PROJECT #

REVISIONS:

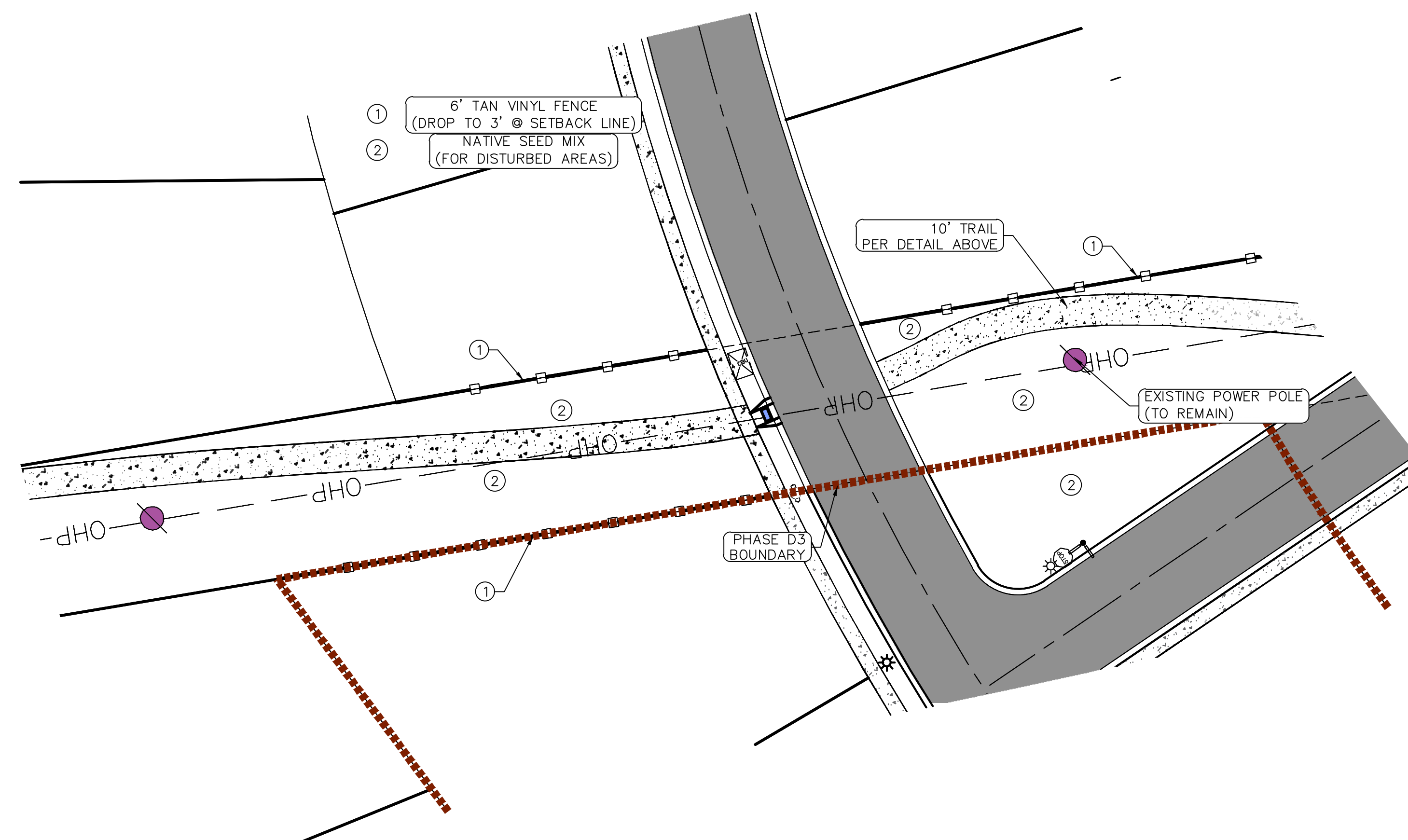
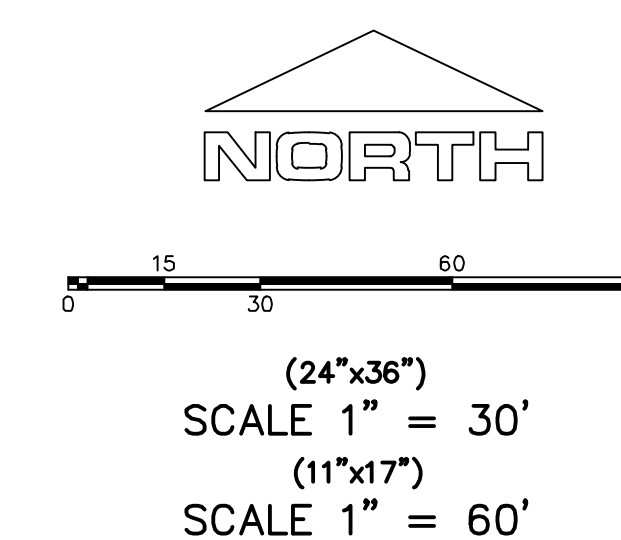
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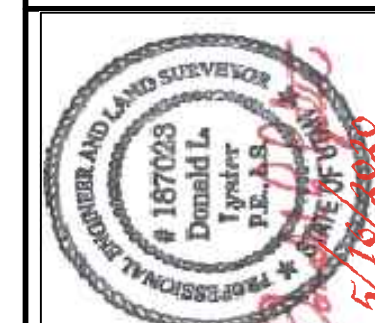
GRADING PLANS

SHEET:

GR-02



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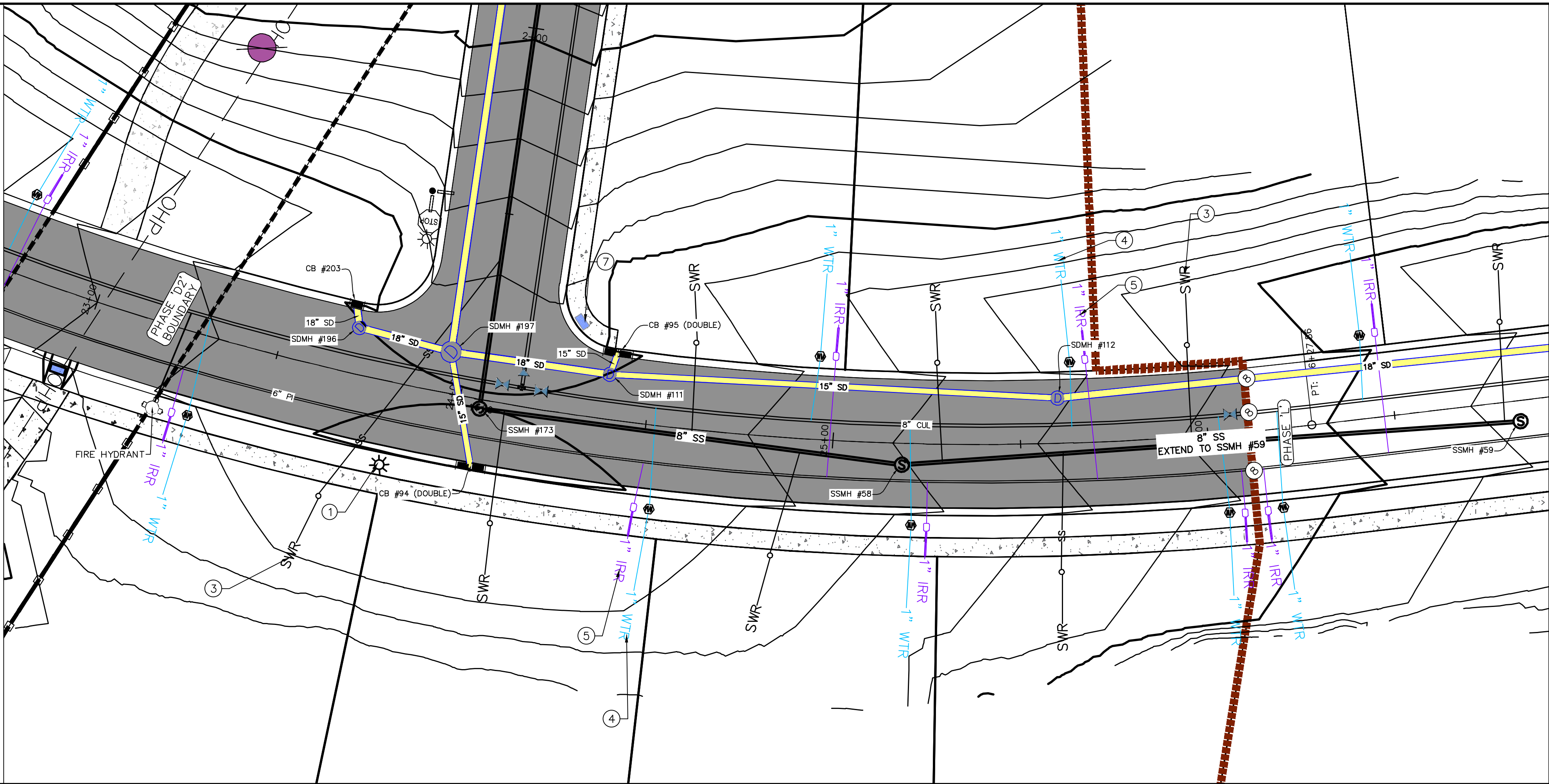
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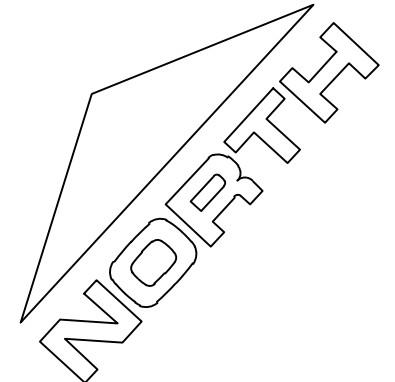
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SHEET NAME:
LANDSCAPE PLANS

SHEET: **LS-01**



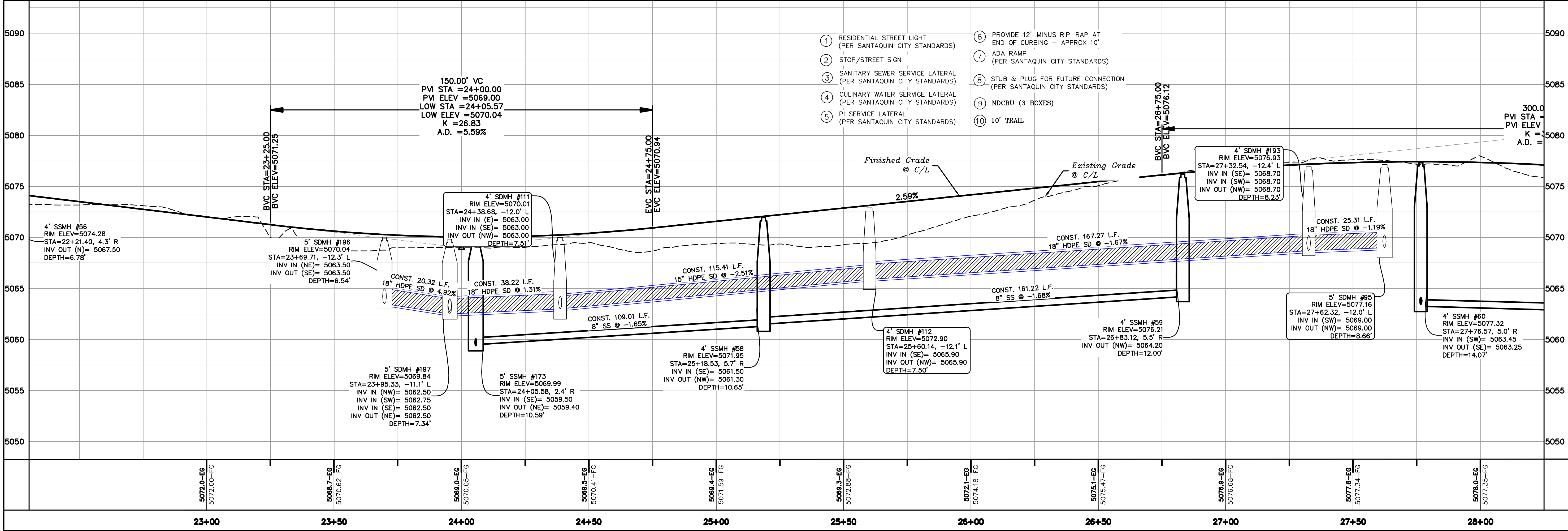
ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



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



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

PROJECT INFORMATION SIGN

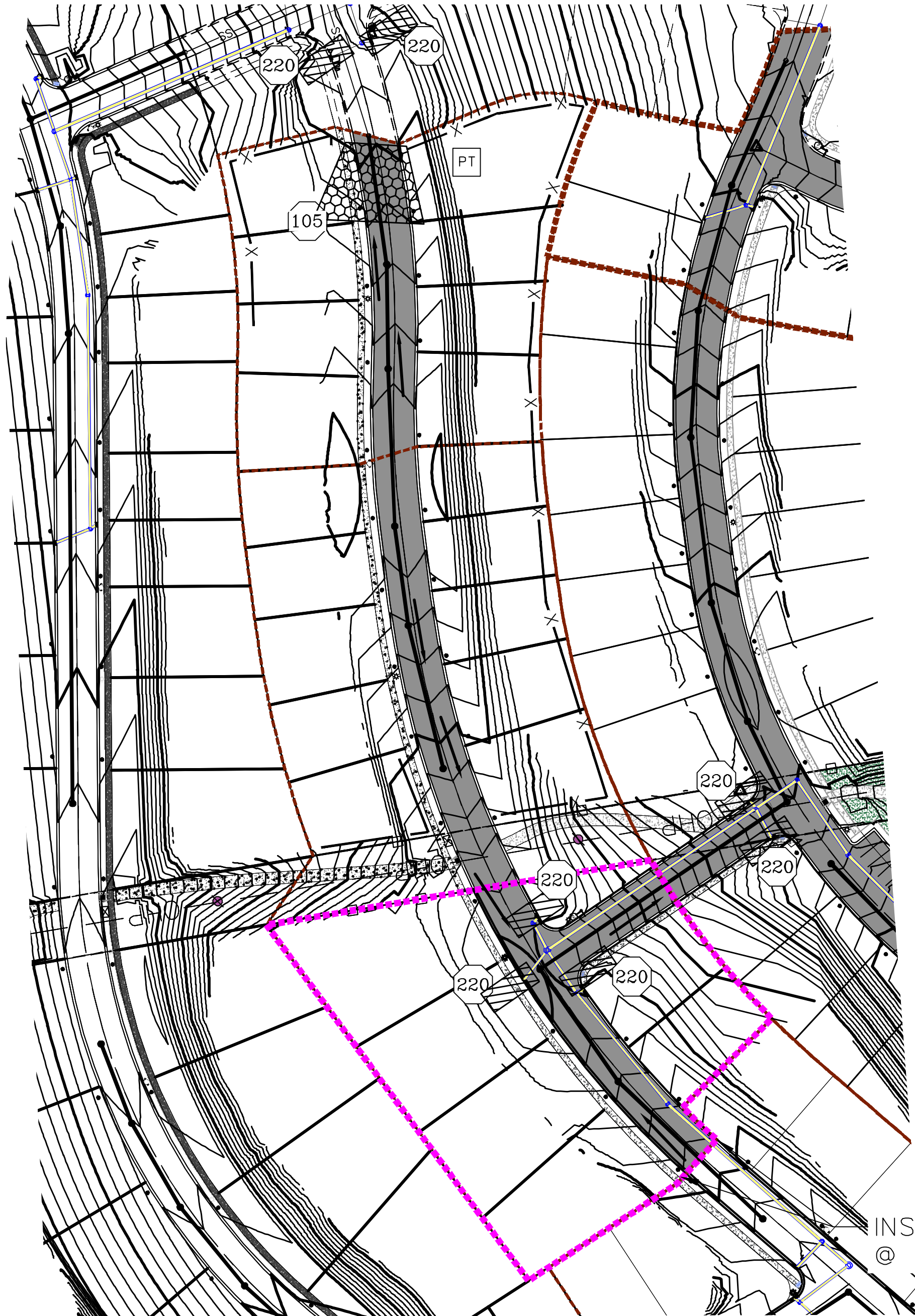
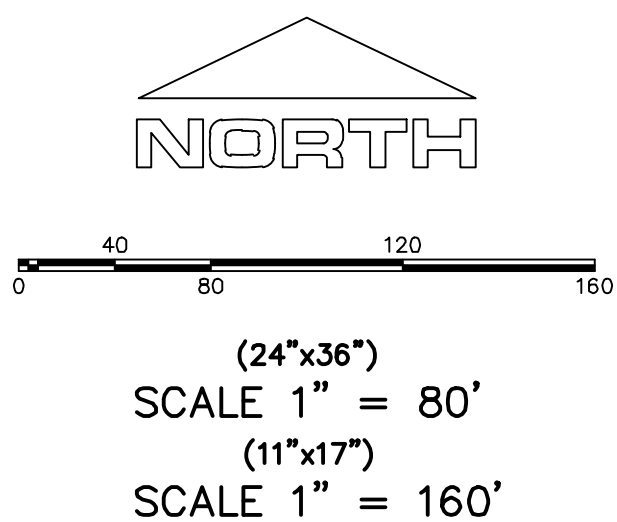
- ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
 - THE SIGN SHALL BE INSTALLED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

PROJECT NAME
(4" Uppercase Bold Letters)

PERMIT NUMBER
(4" Bold Numbers)
- FOR PROJECT SITE CONCERNS CONTACT
- Office Phone Contact ###-###-####
(4" Bold Numbers)

Cell Phone Contact ###-###-####
(4" Bold Numbers)
- IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
- 801-222-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)
- THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
 - THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS..

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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

Professional Engineer
#187025
Donald L. Taylor
State of Utah
5/17/2020

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:5.16.2020

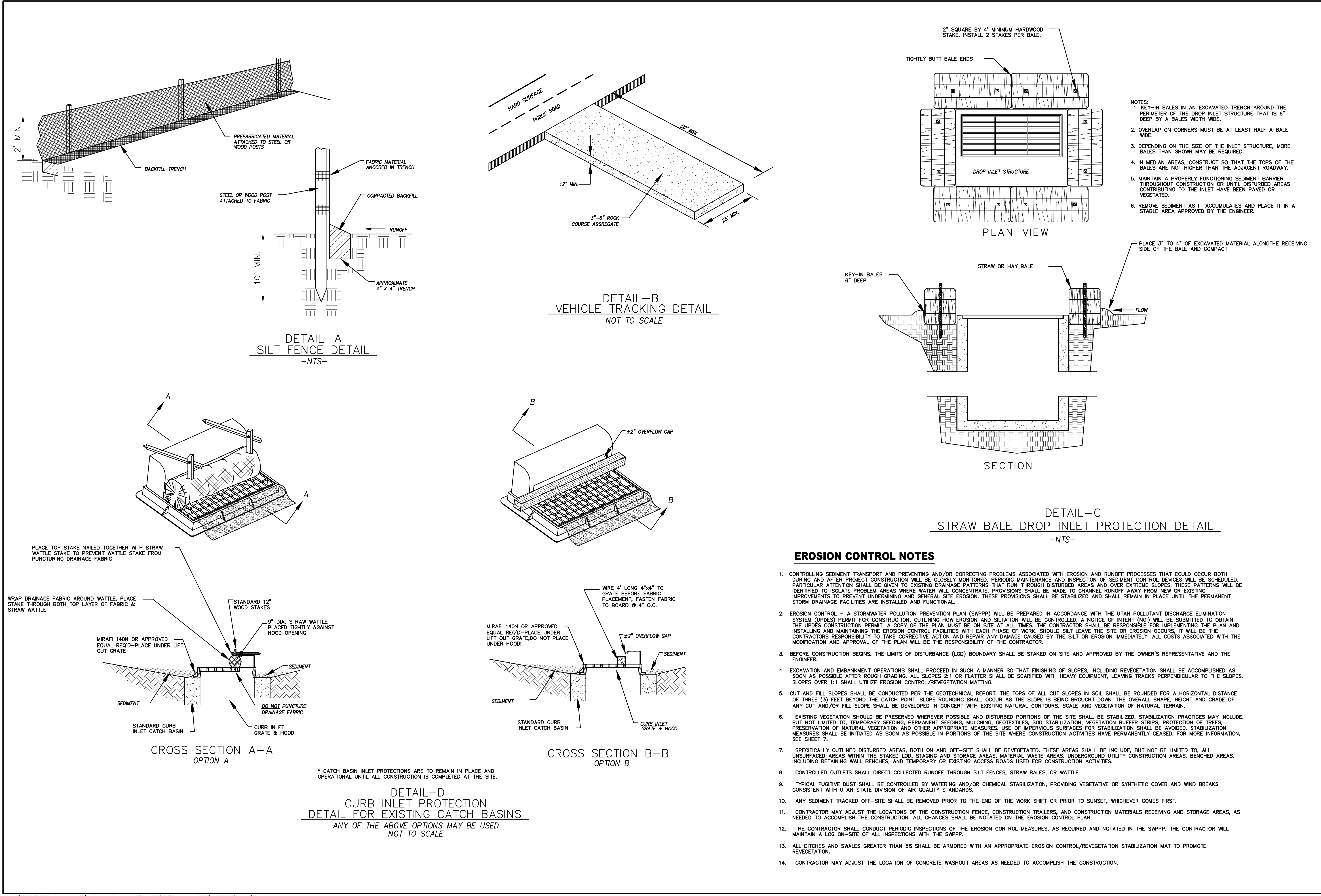
PROJECT #

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SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01



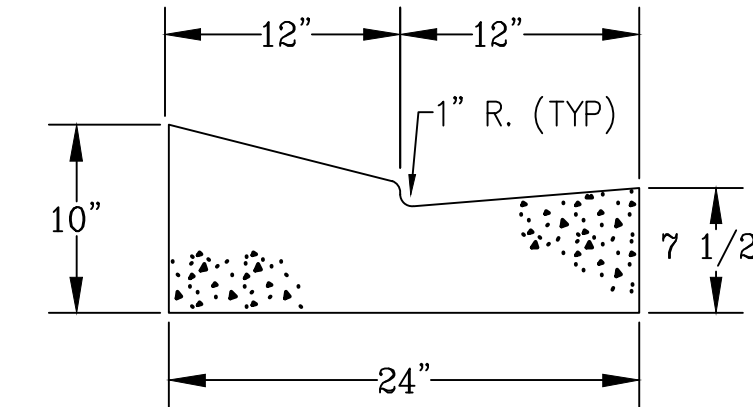
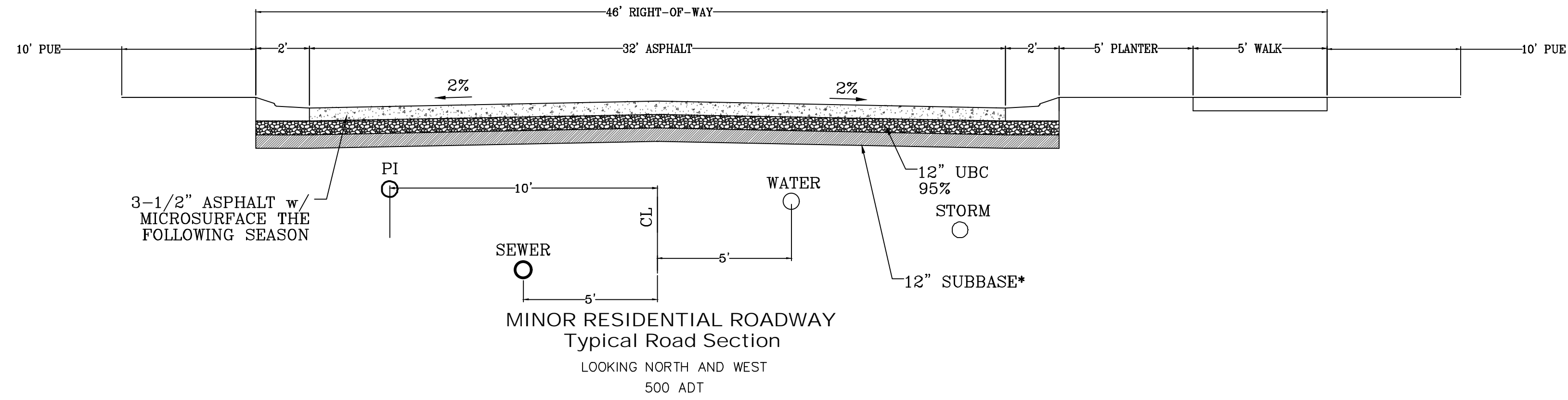
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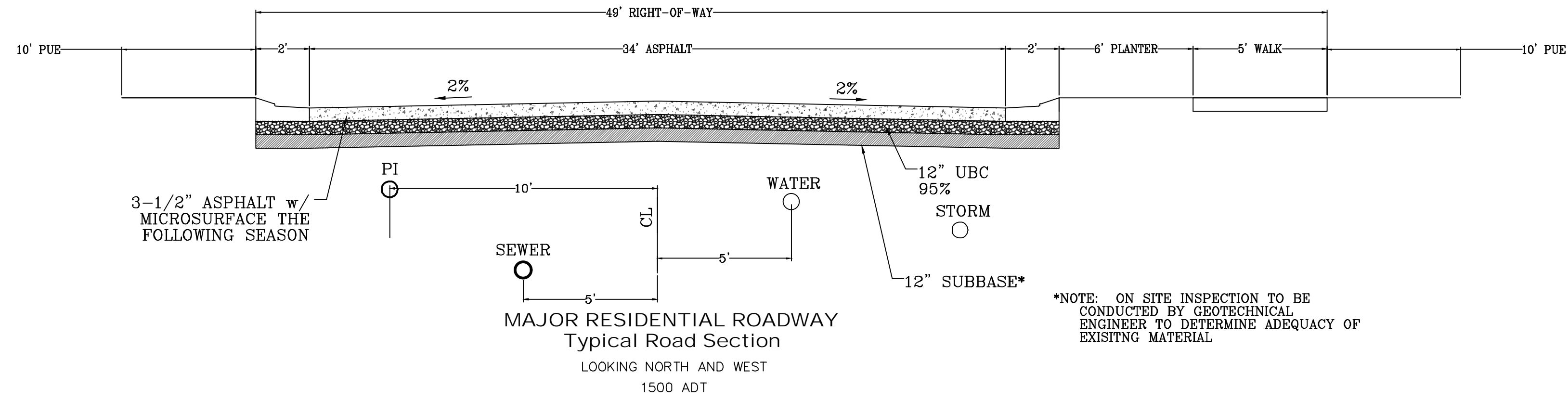
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SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

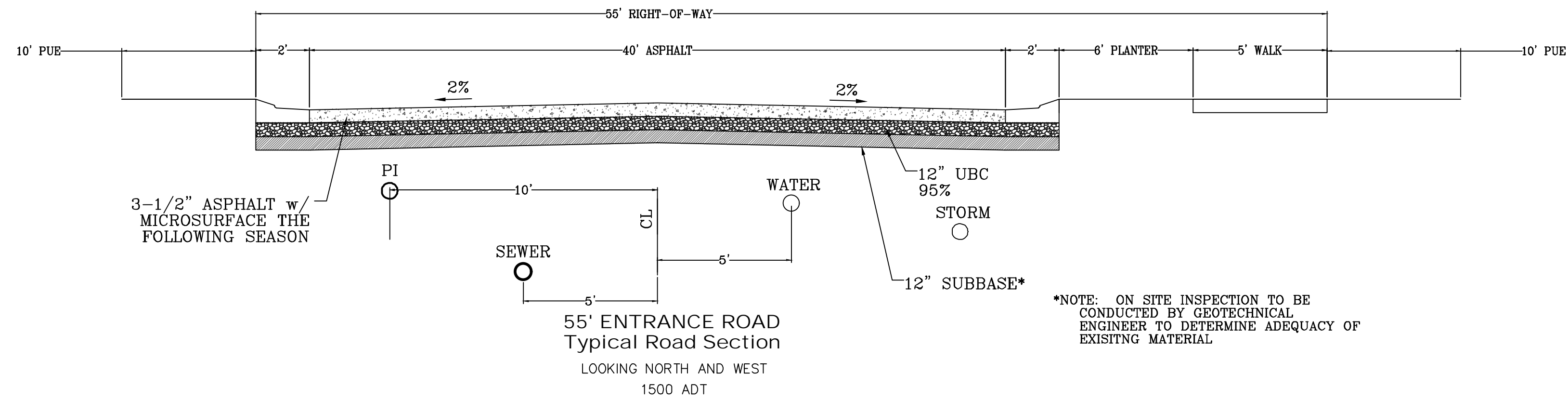
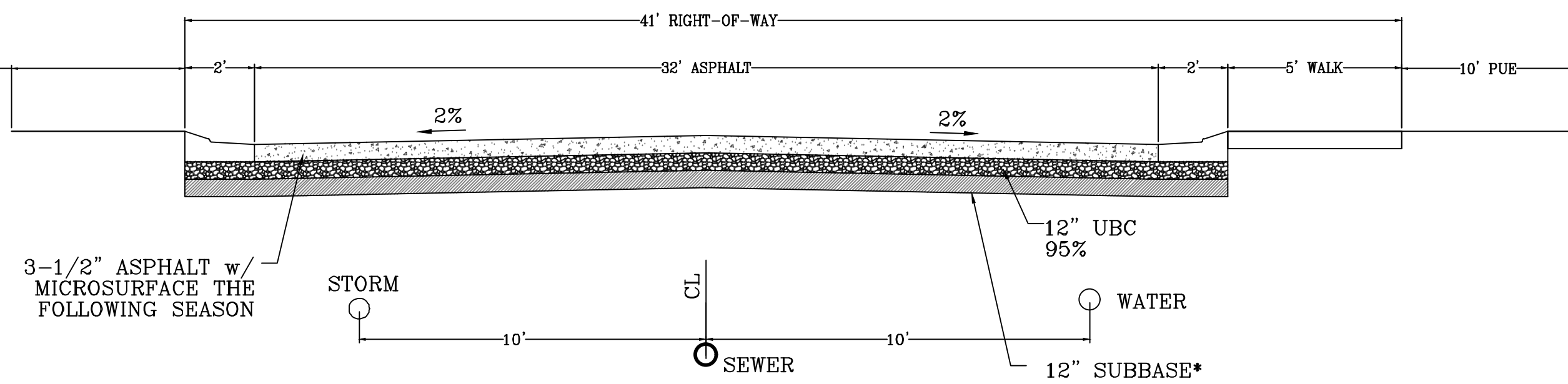
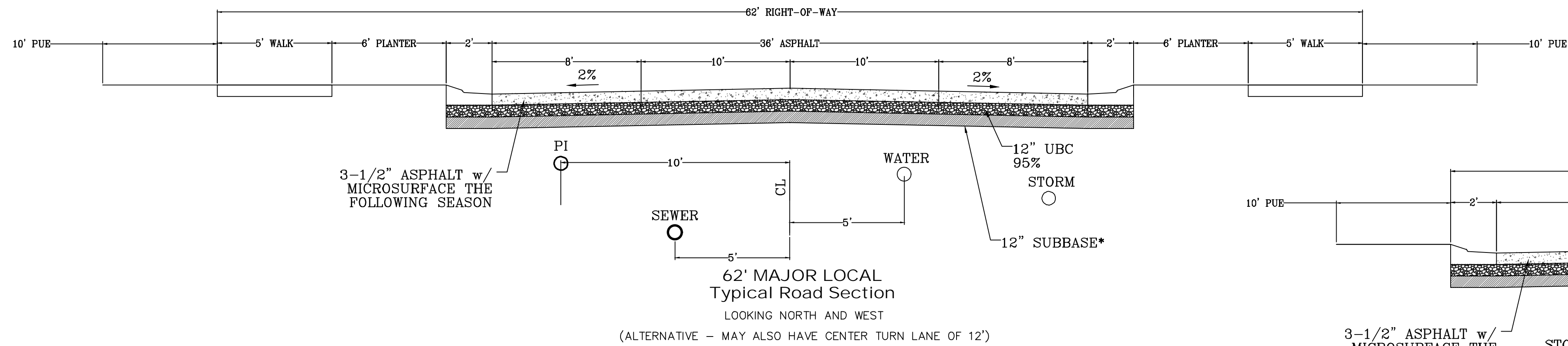


*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL

MODIFIED HIGH BACK CURB



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



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



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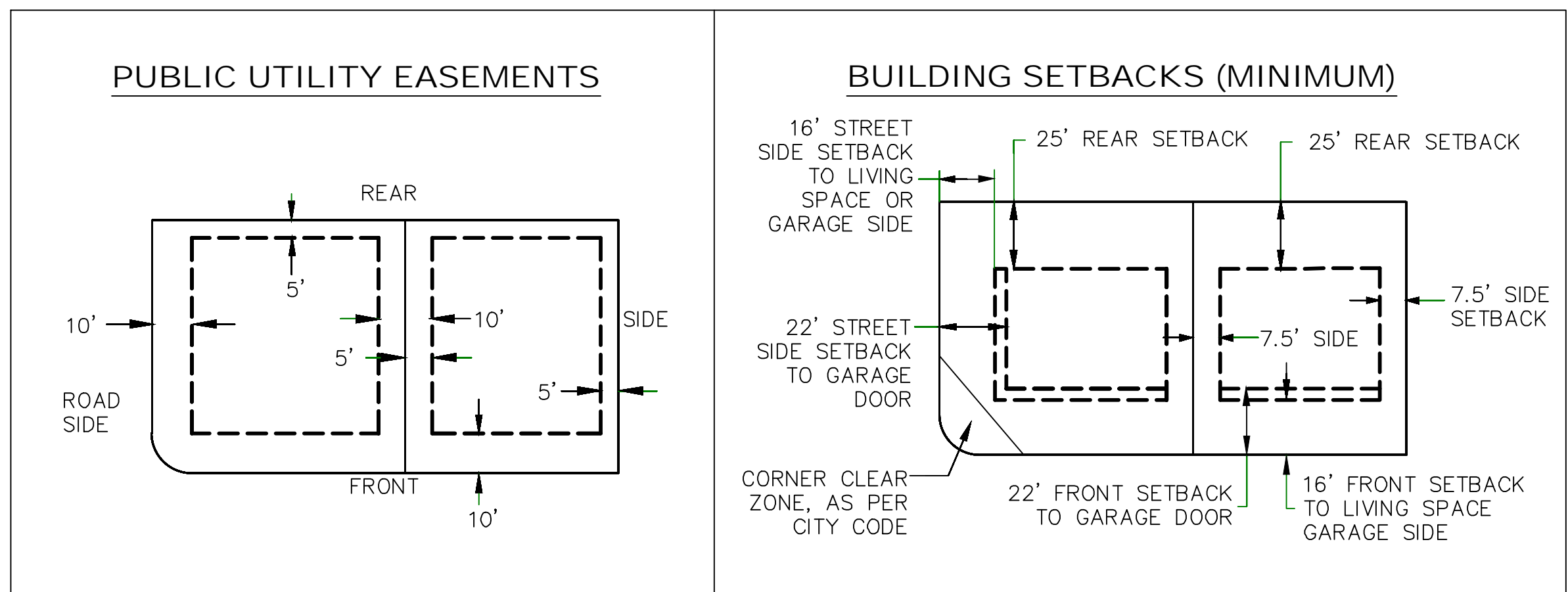
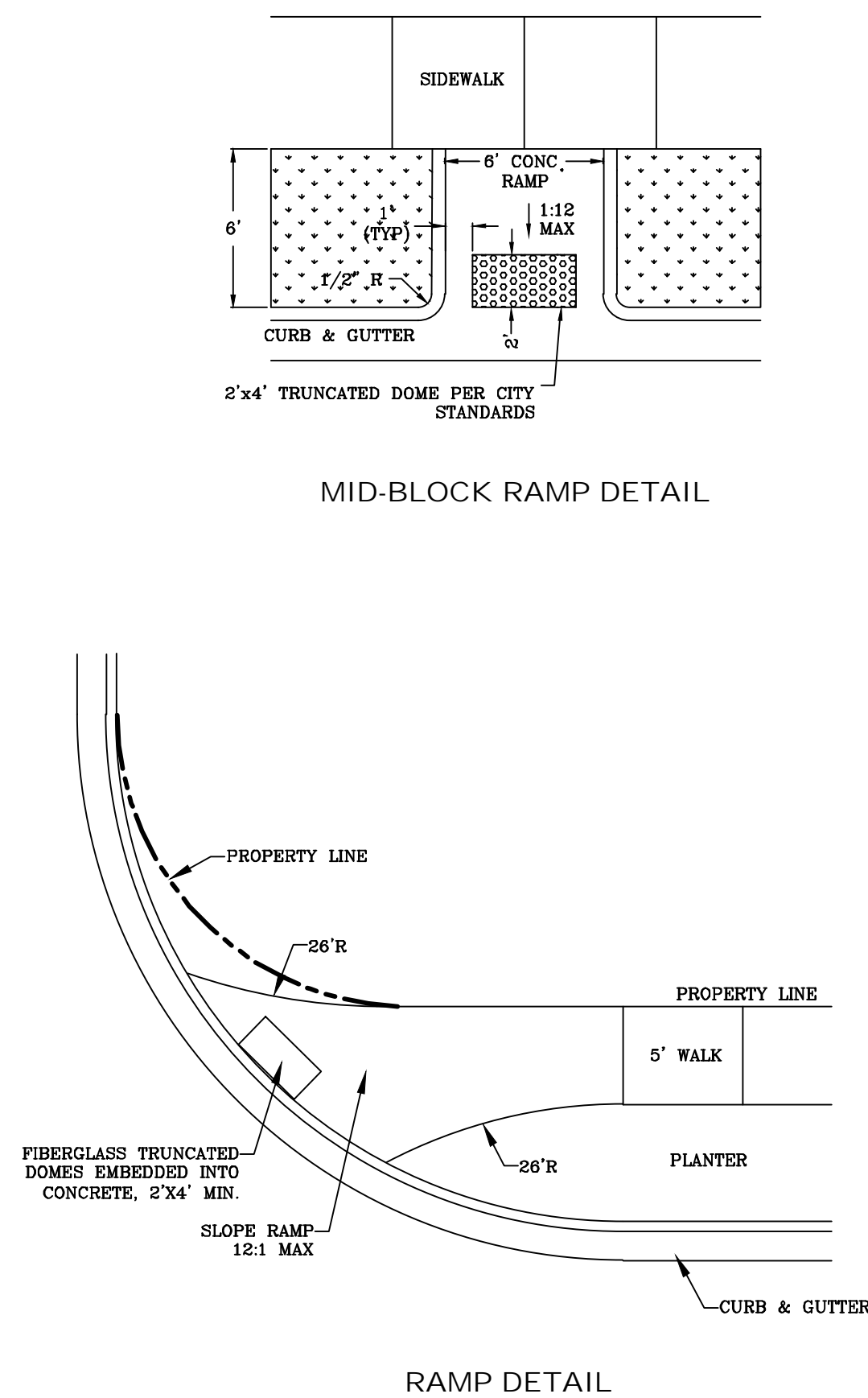
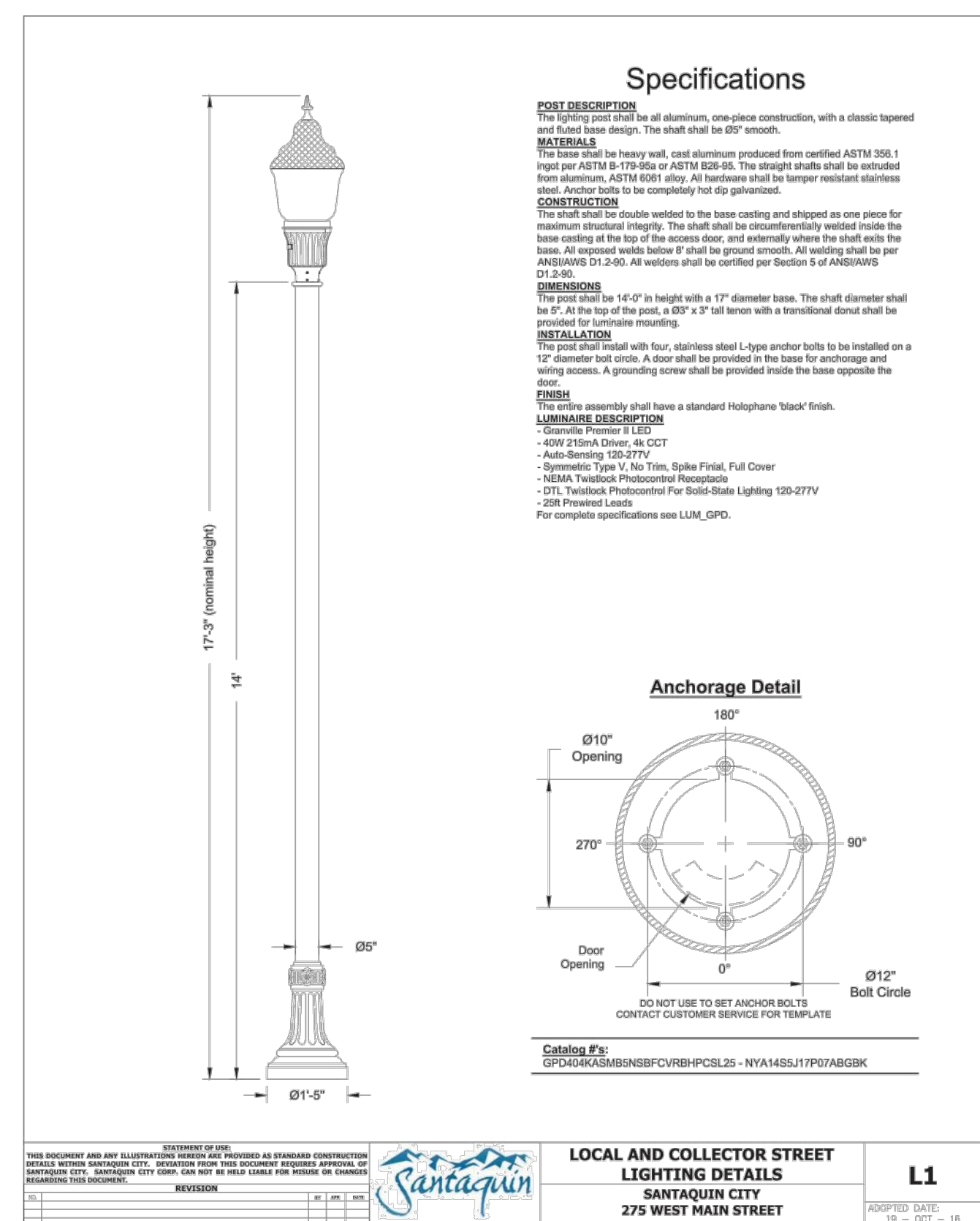
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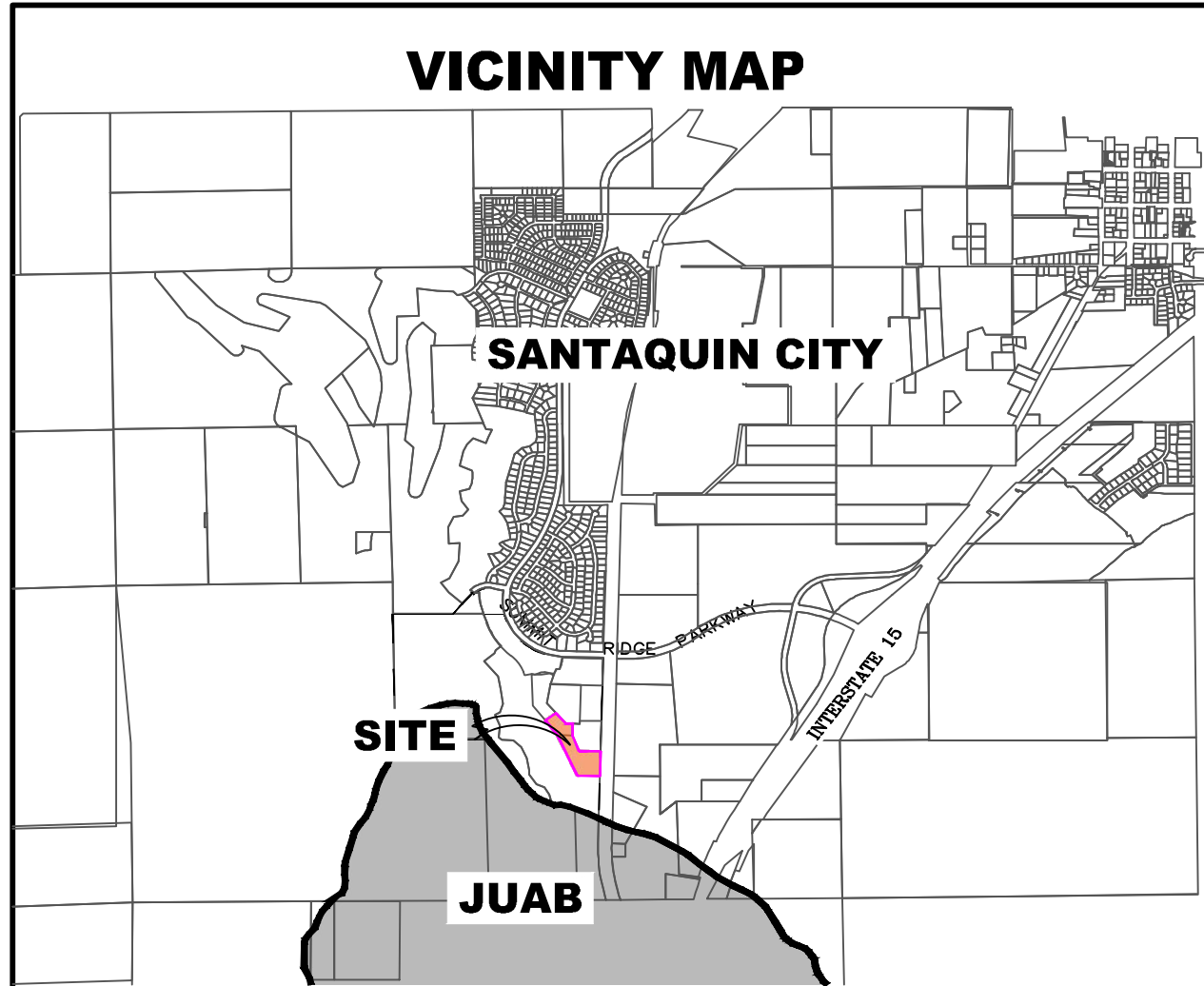
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TYPICAL DETAILS

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.

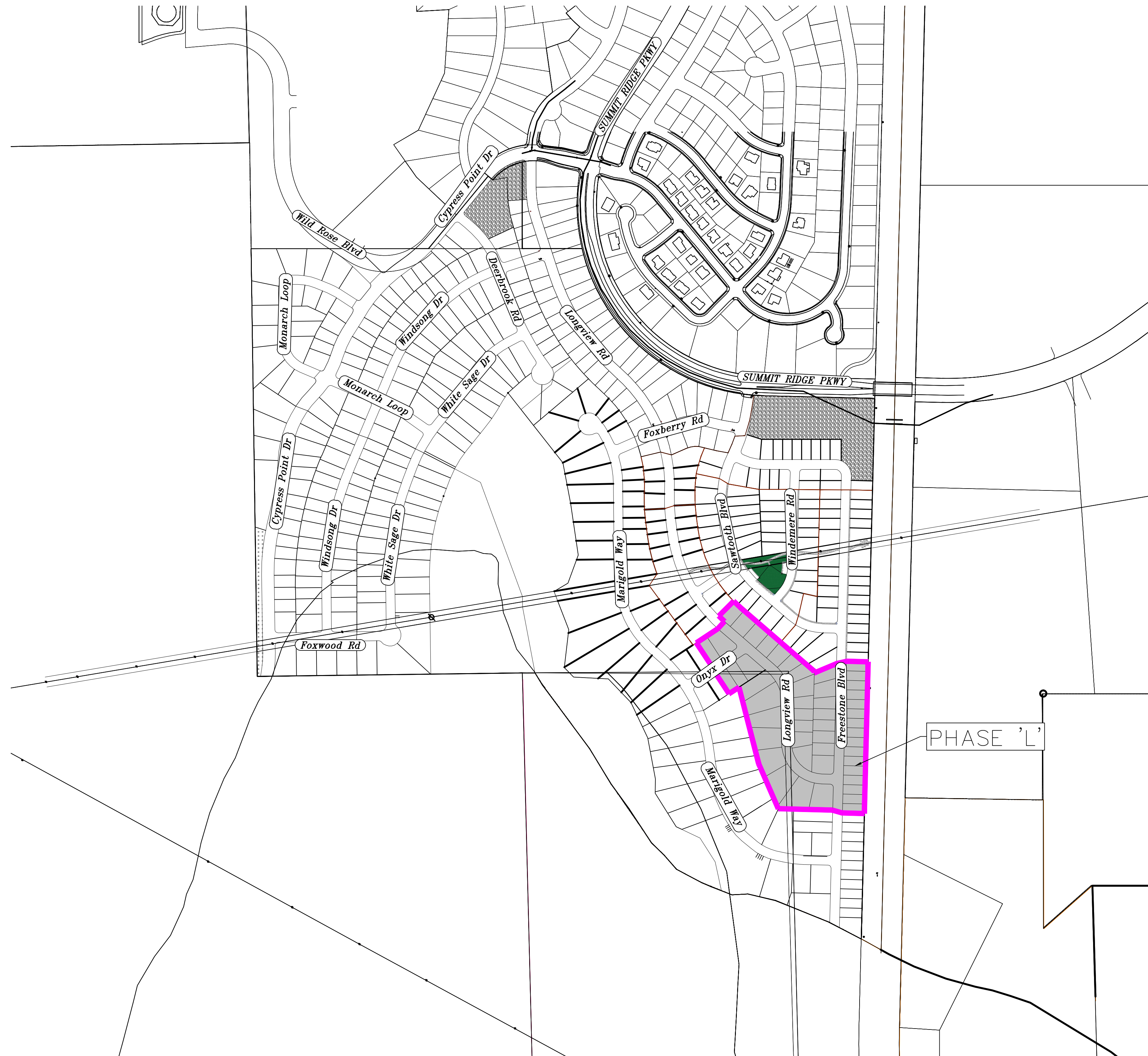
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The Hills @ Summit Ridge

PHASE 'L'

May 20

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	13.44 ACRES
TOTAL LOT ACREAGE	11.52 ACRES
TOTAL ROW ACREAGE	1.85 ACRES
TOTAL OPEN SPACE	0.00 ACRES
ZONE	PC - 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

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- 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

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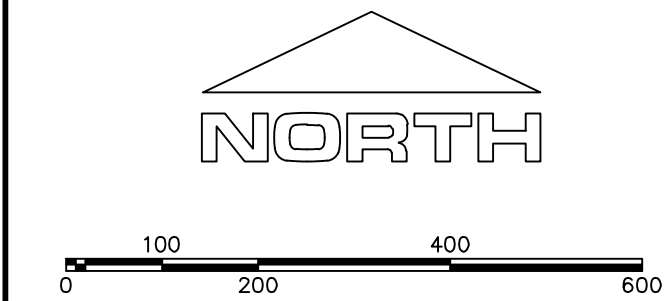
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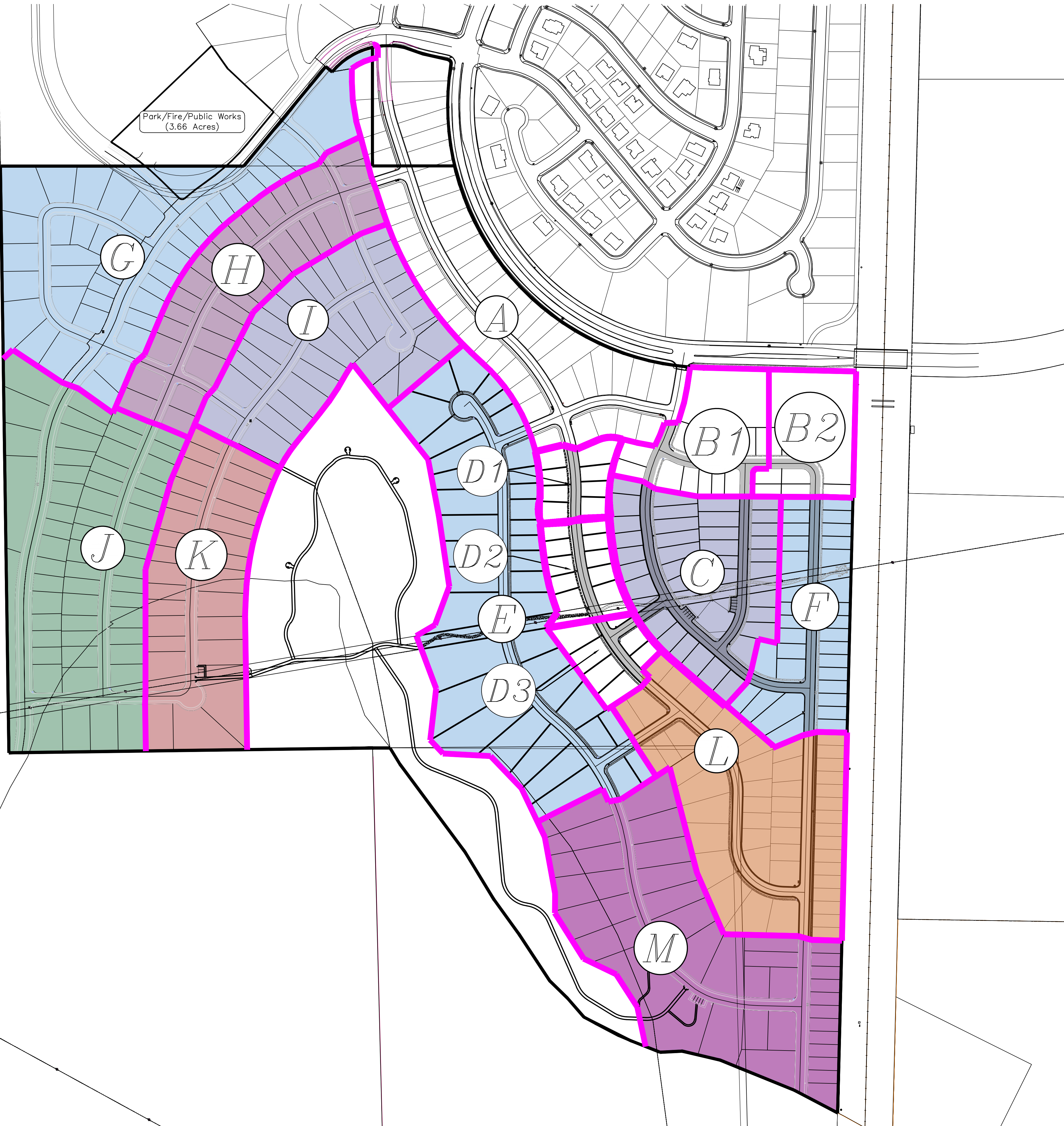
SHEET NAME:
COVER SHEET & NOTES


SHEET:
CS-01




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

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND 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





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



**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

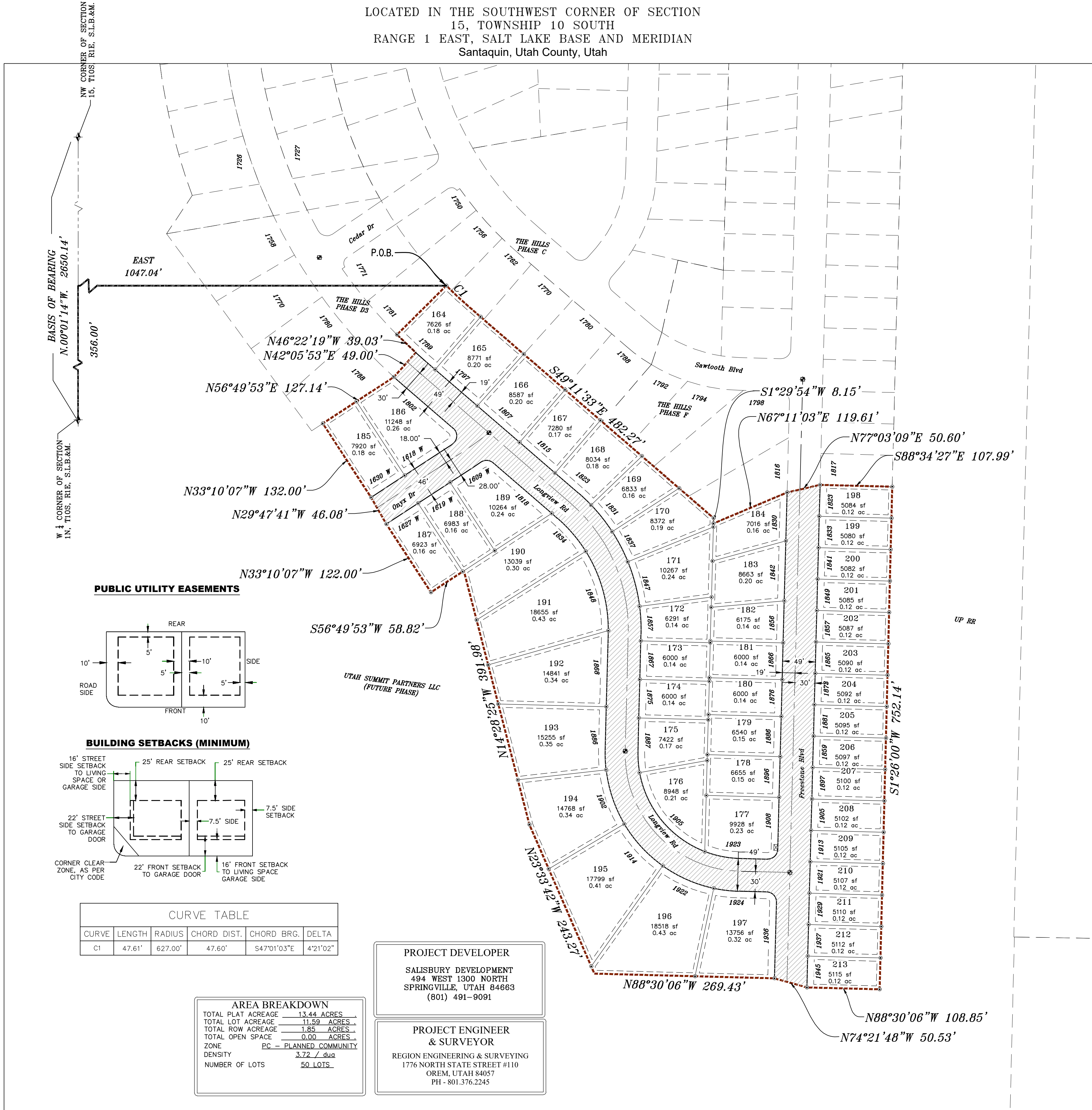
DATE:5.16.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN

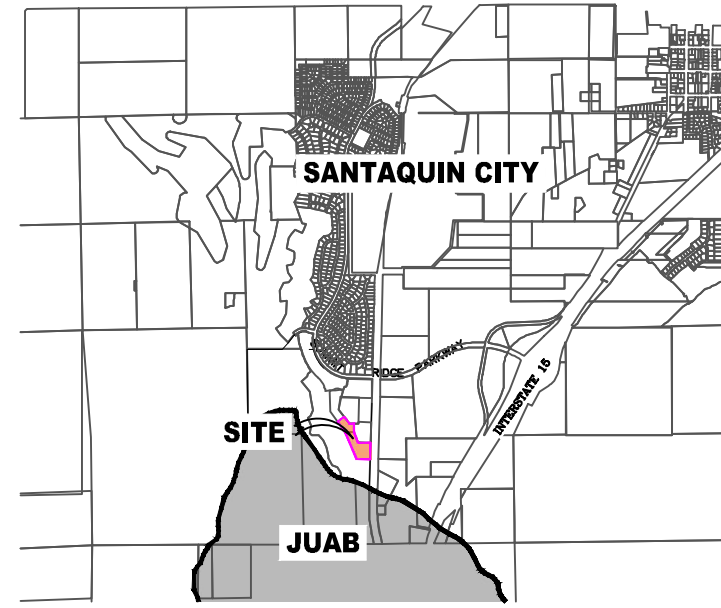
SHEET:
PH-01

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

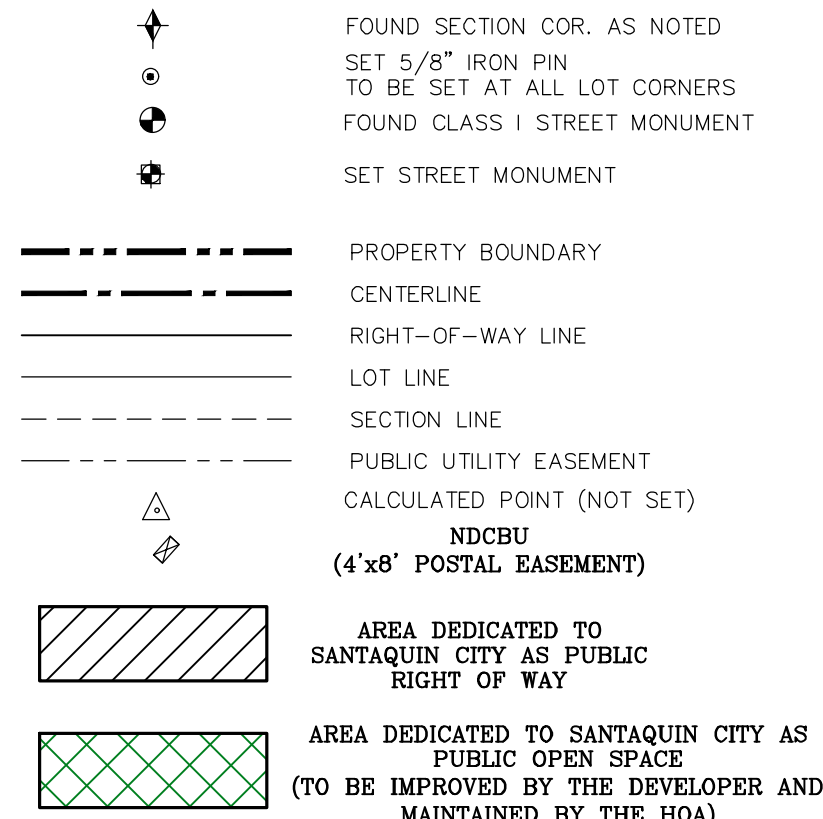
LOCATED IN THE SOUTHWEST CORNER OF SECTION
15, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah



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, SL&M WITH THE BEARING BEING S0°01'14"W 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

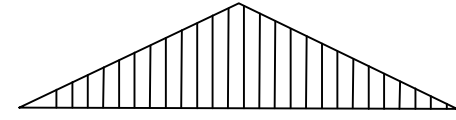
UTILITIES APPROVAL

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



0 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. 368358 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

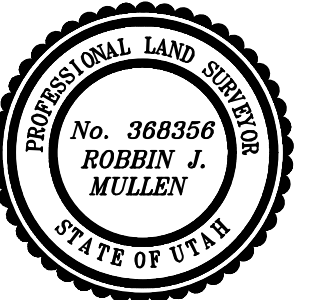
THE HILLS - PHASE L

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' 09.2" 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 A POINT ON A LINE. THENCE, N 46° 22' 19" W FOR A DISTANCE OF 39.03 FEET TO A POINT ON A LINE. THENCE N 45° 09' 28" E A DISTANCE OF 104.00 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 _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER AREAS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20 _____

APPROVED MAYOR OF SANTAQUIN

ATTEST

CLERK-RECORDER

(See Seal Below)

(See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

_____ UTAH COUNTY, UTAH

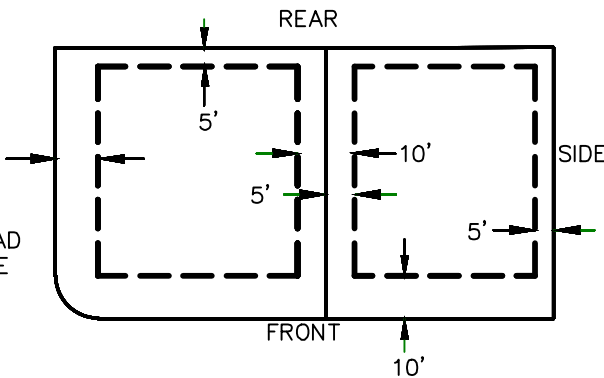
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

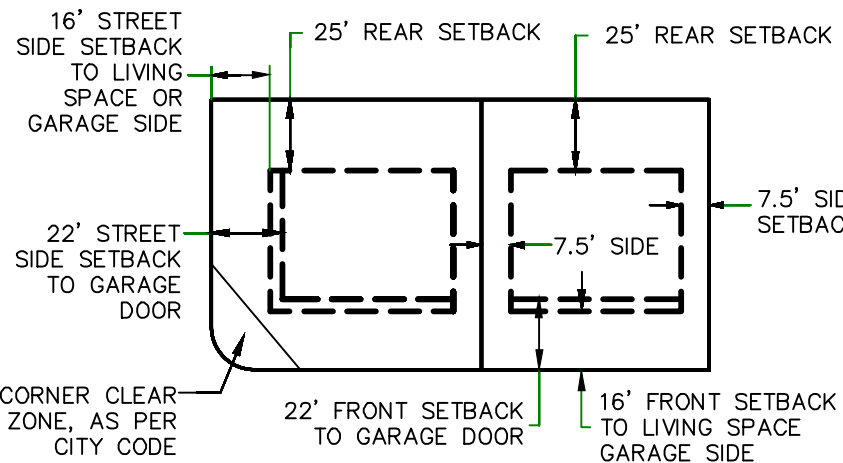
COUNTY-RECORDER SEAL

THE HILLS @ SUMMIT RIDGE
PHASE 'L'

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

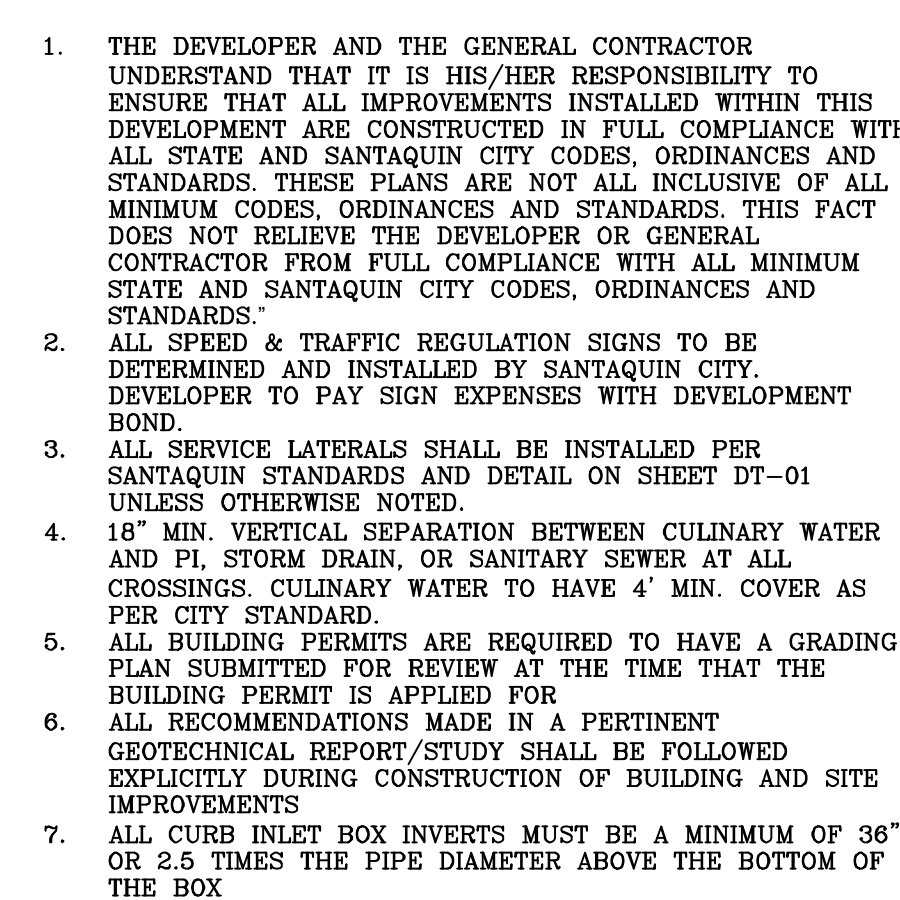
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)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



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

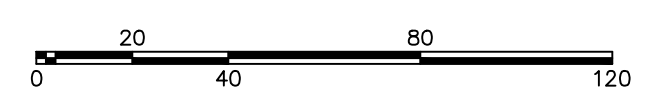
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	5.17'	N129°54'E
L2	15.28'	N129°54'E
L3	2.54'	N129°54'E
L4	5.19'	N129°54'E
L5	7.83'	N129°54'E
L6	8.76'	N129°54'E
L7	52.29'	N129°54'E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	
C1	47.61'	627.00'	47.60'	S47°01'03"E	4°21'02"	
C2	48.96'	500.00'	48.94'	S54°01'34"W	5°36'37"	
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"	
C6	39.04'	731.00'	39.03'	S46°22'19"E	3°03'35"	
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	4°21'02"	
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°01'26"	
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"	



- 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 CUL MAIN
---	PROPOSED PI MAIN
---	PROPOSED SEWER MAIN
1" W/ 1" IRN	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 1 STREET MONUMENT
	SET STREET MONUMENT
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	PUBLIC UTILITY EASEMENT
---	SECTION LINE



C:\USERS\SHERRING\PROPOBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE 1\UTILITY PLAN

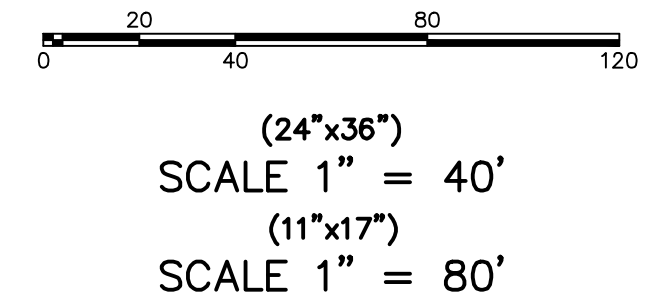




Figure 6

Engineering
& Surveying

region





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

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:5.16.2020

PROJECT #

REVISIONS:

1	
2	
3	

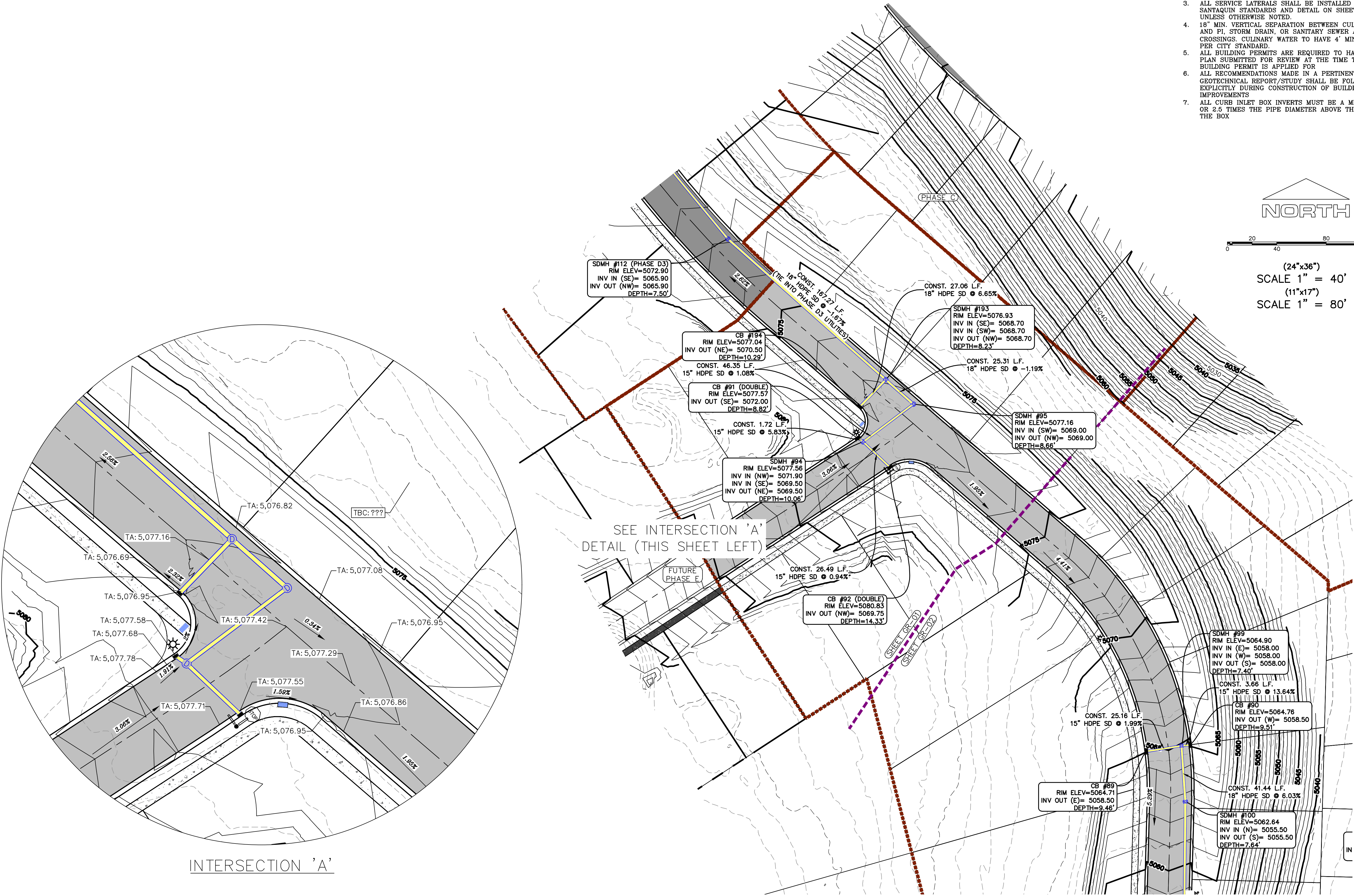
SHEET NAME:
GRADING PLANS

SHEET:
GR-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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6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

NORTH

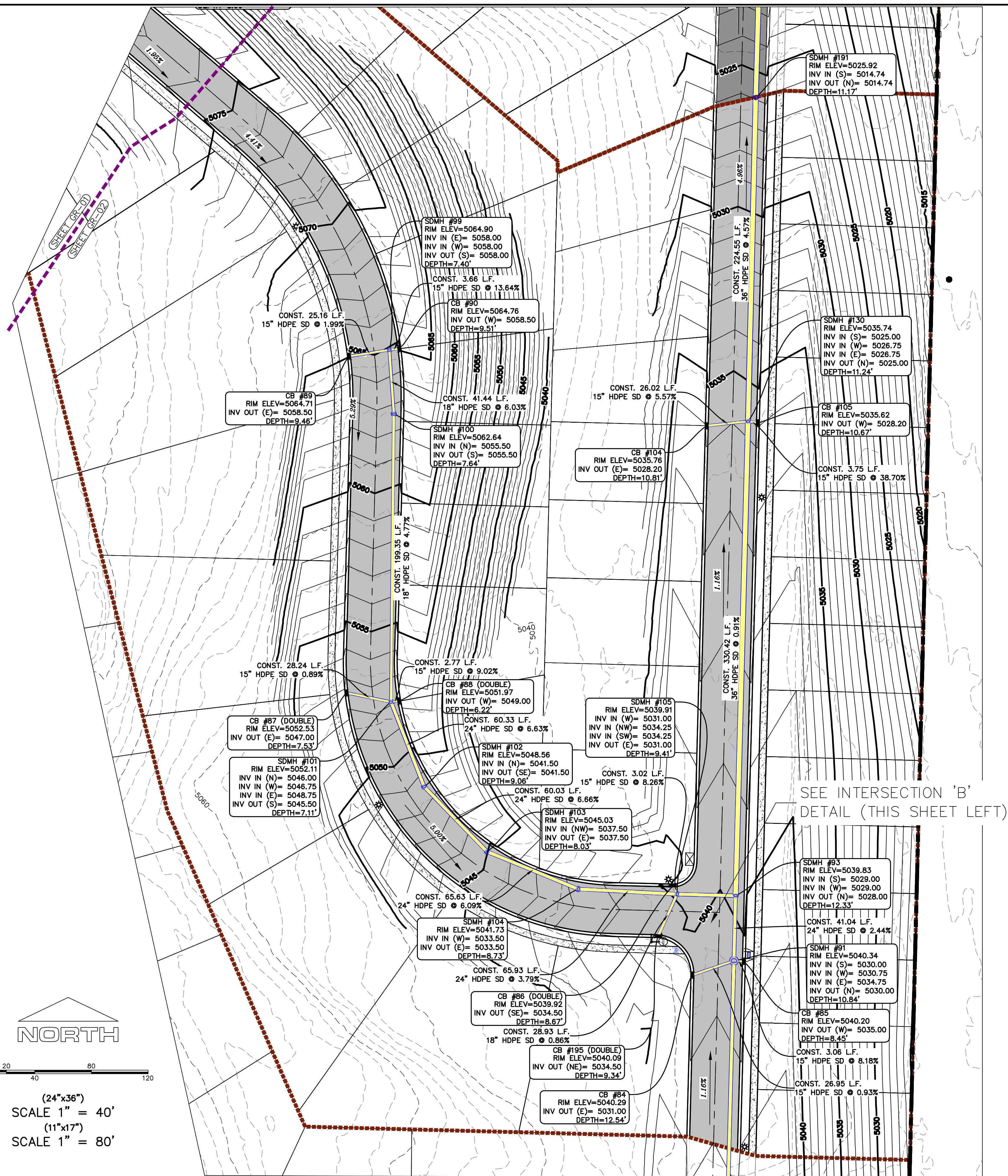
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



SEE INTERSECTION 'A'
DETAIL (THIS SHEET LEFT)

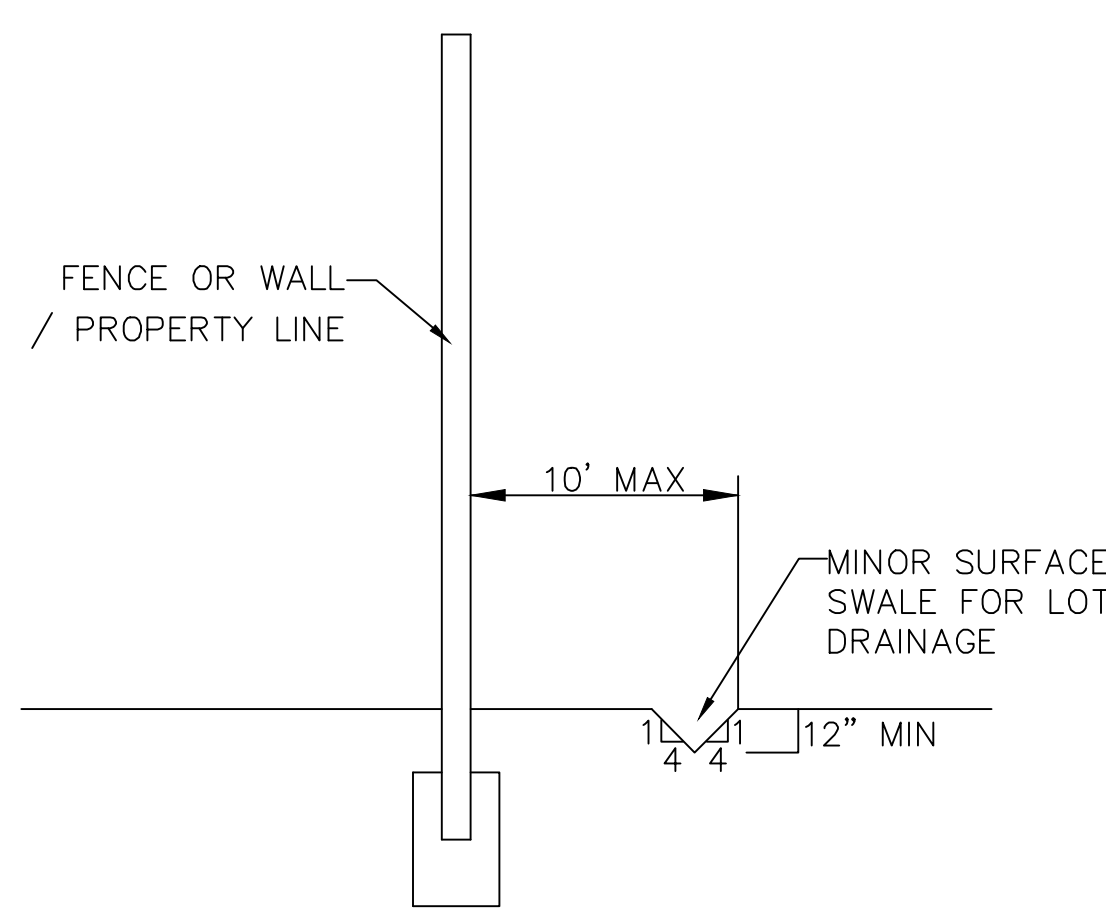
INTERSECTION 'A'

-
- Technical drawing of a road intersection with a roundabout. The drawing shows the layout of the roads, including the roundabout and the intersecting roads. Key features include:
- Roundabout:** A central circular area with a diameter of 10.00m.
 - Intersecting Roads:** A main road running vertically and a side road running horizontally.
 - Elevations (TA):** Various points are labeled with elevations, such as TA: 5,039.35, TA: 5,039.50, TA: 5,039.89, TA: 5,040.04, TA: 5,040.40, TA: 5,040.28, TA: 5,040.04, TA: 5,040.26, TA: 5,040.46, TA: 5,039.80, TA: 5,039.46, TA: 5,039.84, TA: 5,040.34, TA: 5,040.68, and TA: 5,040.46.
 - Slopes:** Slopes are indicated by percentages, such as 1.20%, 1.60%, 1.70%, 2.40%, 2.24%, and 0.80%.
 - Drainage:** A drainage system is shown with a manhole (represented by a sun symbol) and a drainage ditch (represented by a line with a cross-hatch pattern).
 - Other Details:** A small building is shown on the right side of the main road, and a small structure is shown on the left side of the roundabout.

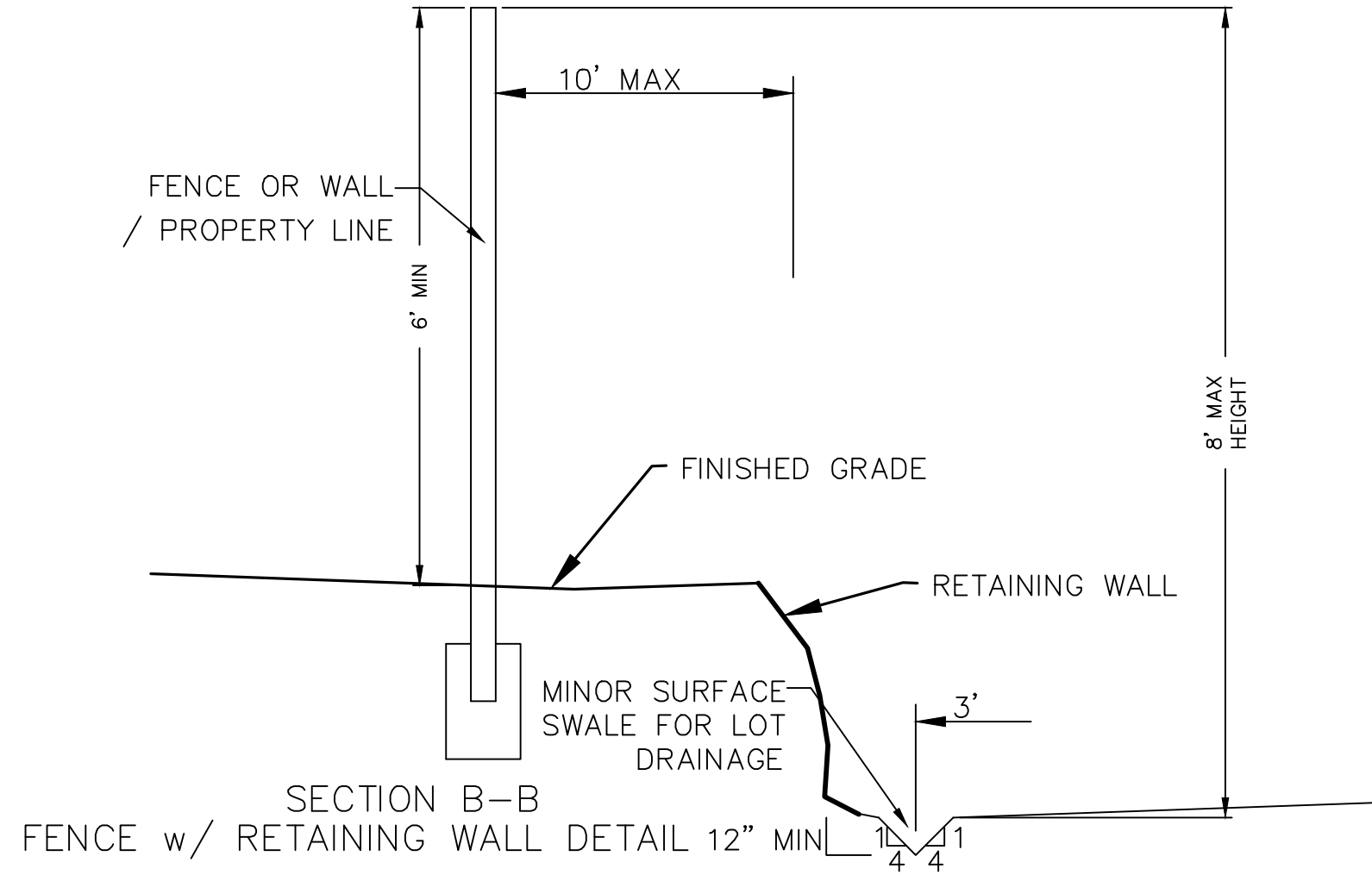


**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

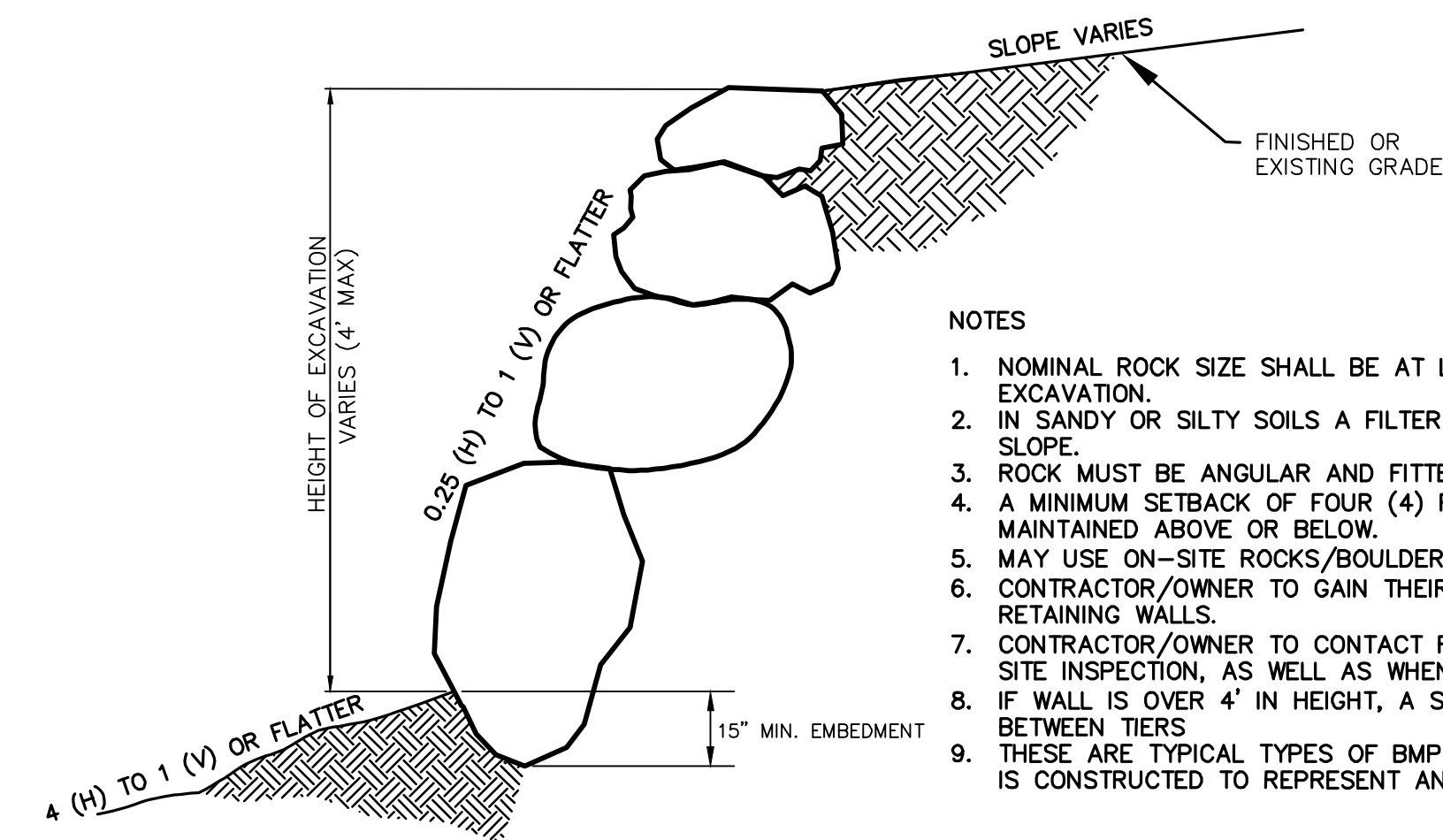
GR-02



SECTION C-C
FENCE DETAIL



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

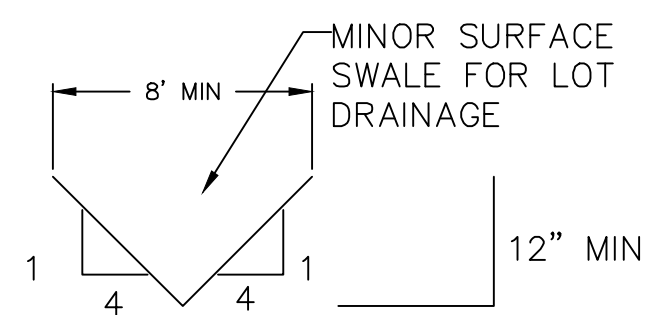


ROCK FACED SLOPE GUIDELINES
EXCAVATION
-NTS-

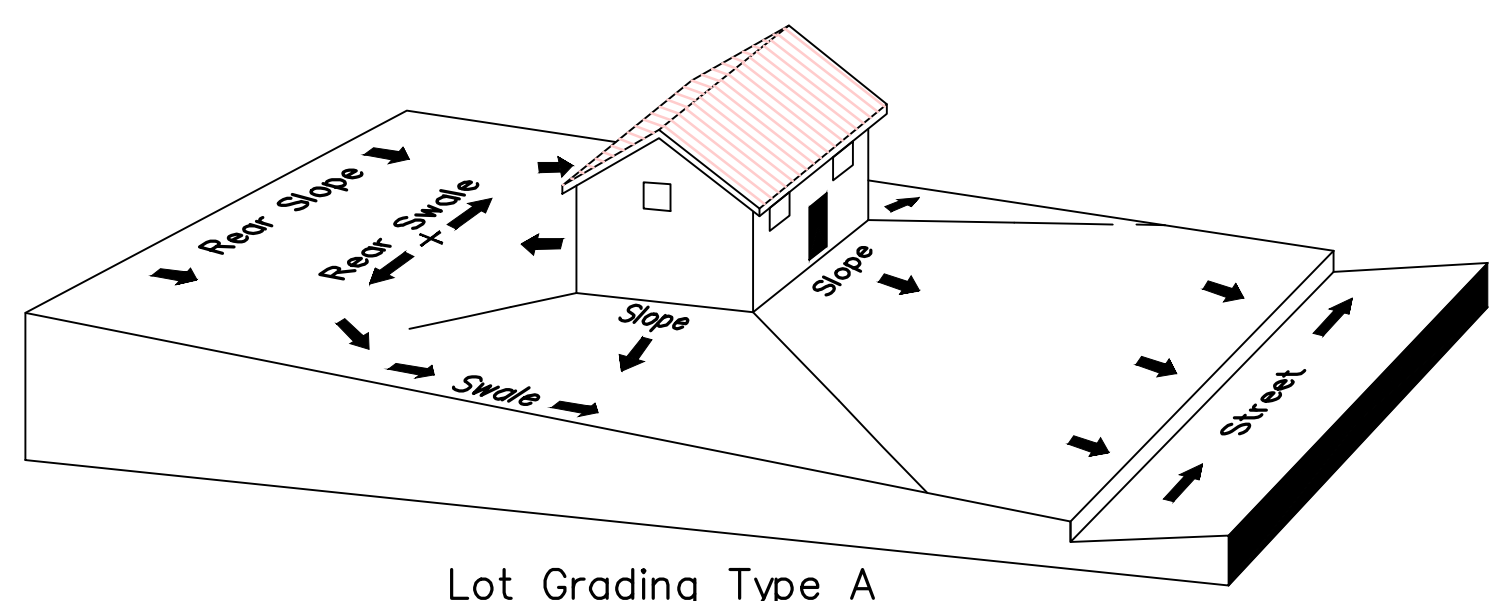
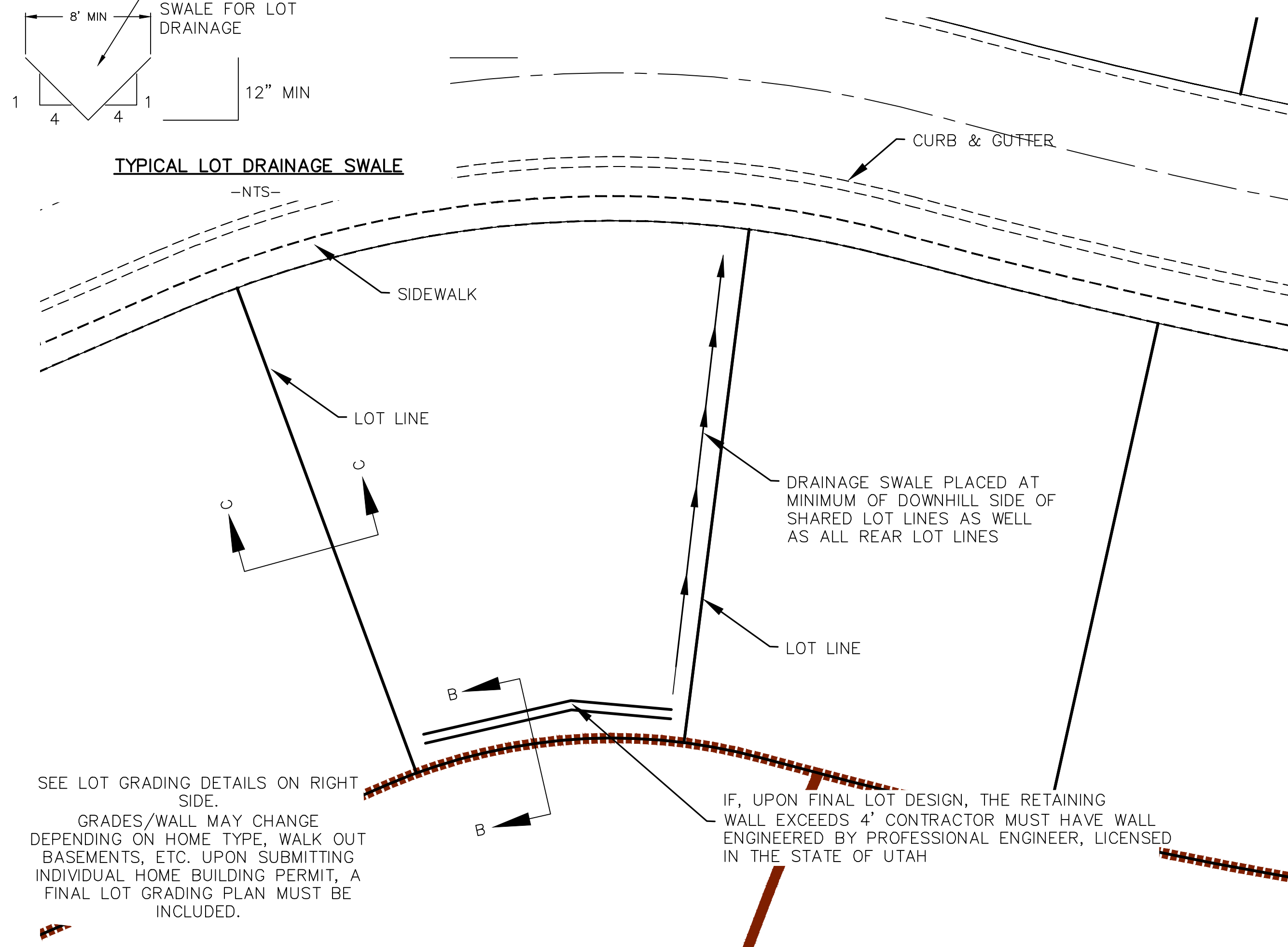
NOTES

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.

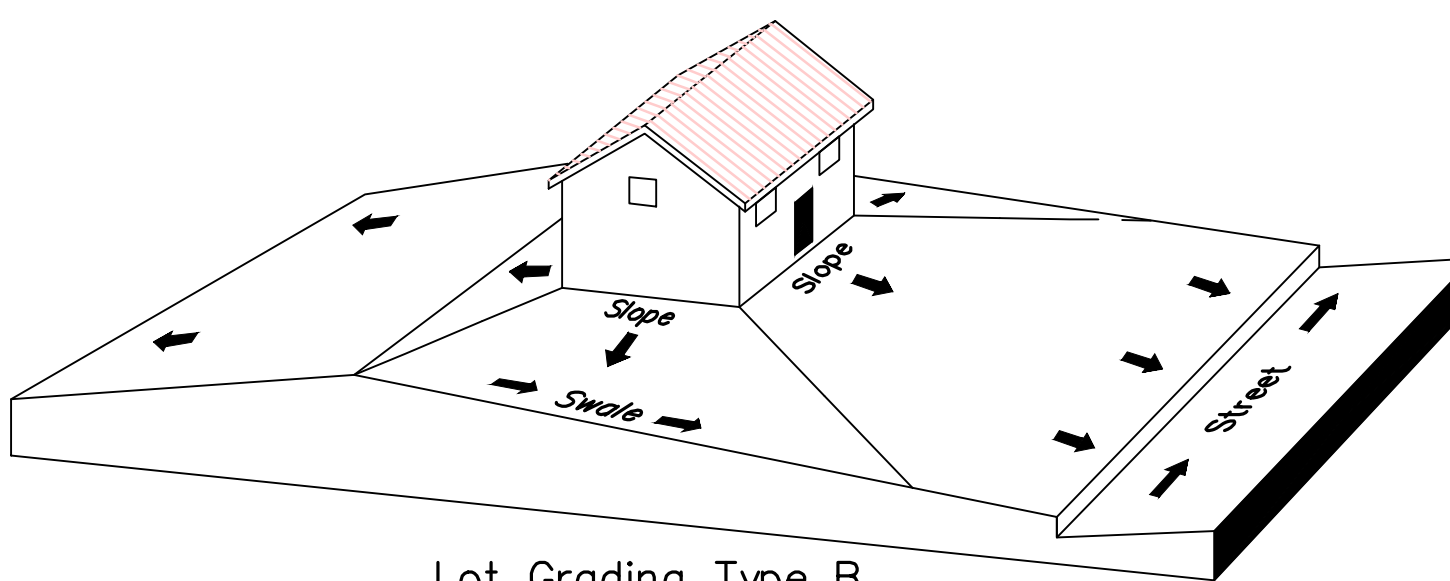
** ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR **



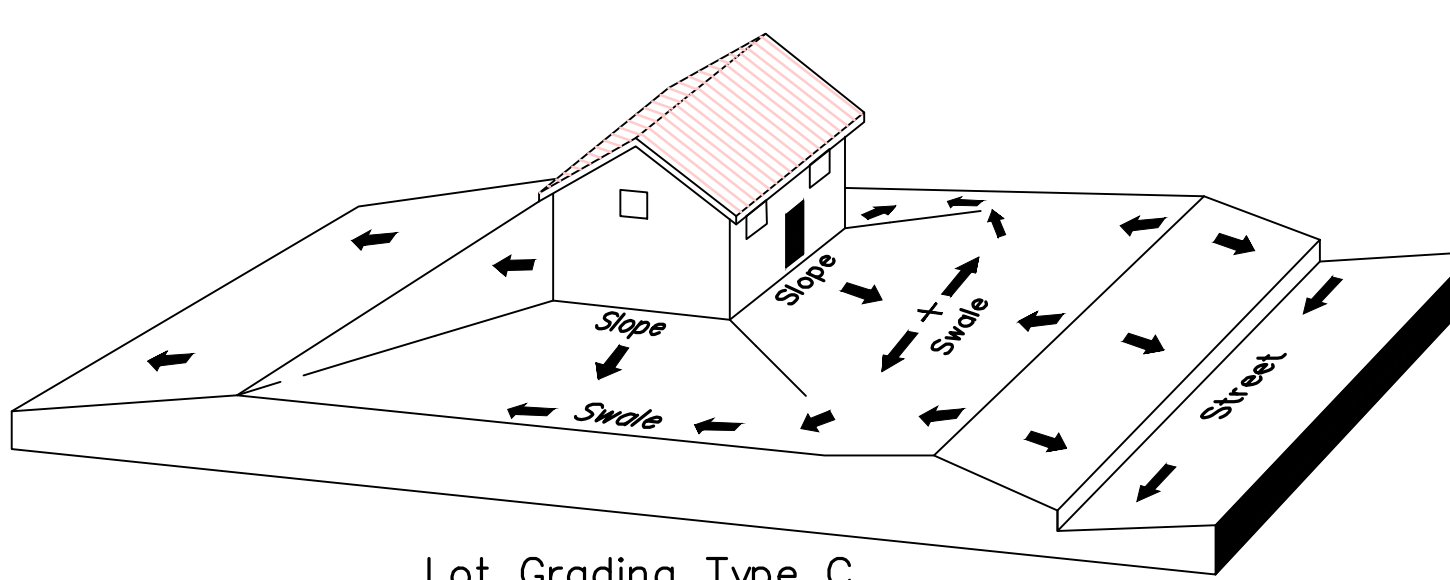
TYPICAL LOT DRAINAGE SWALE
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

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

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

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



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:5.16.2020

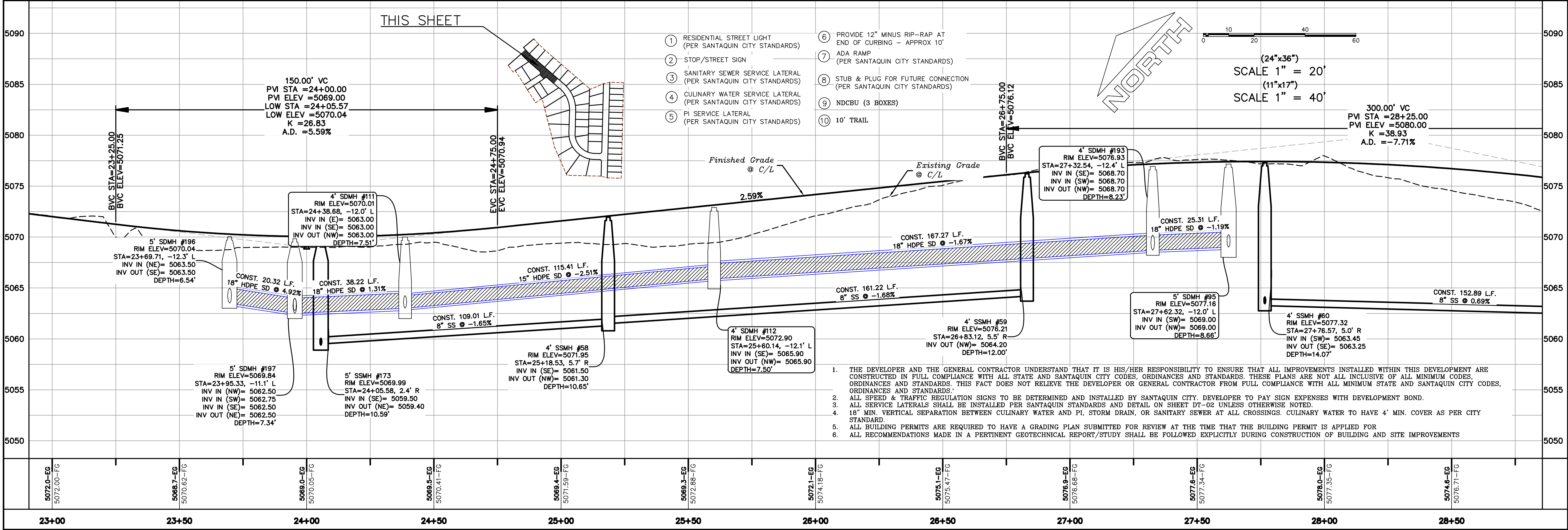
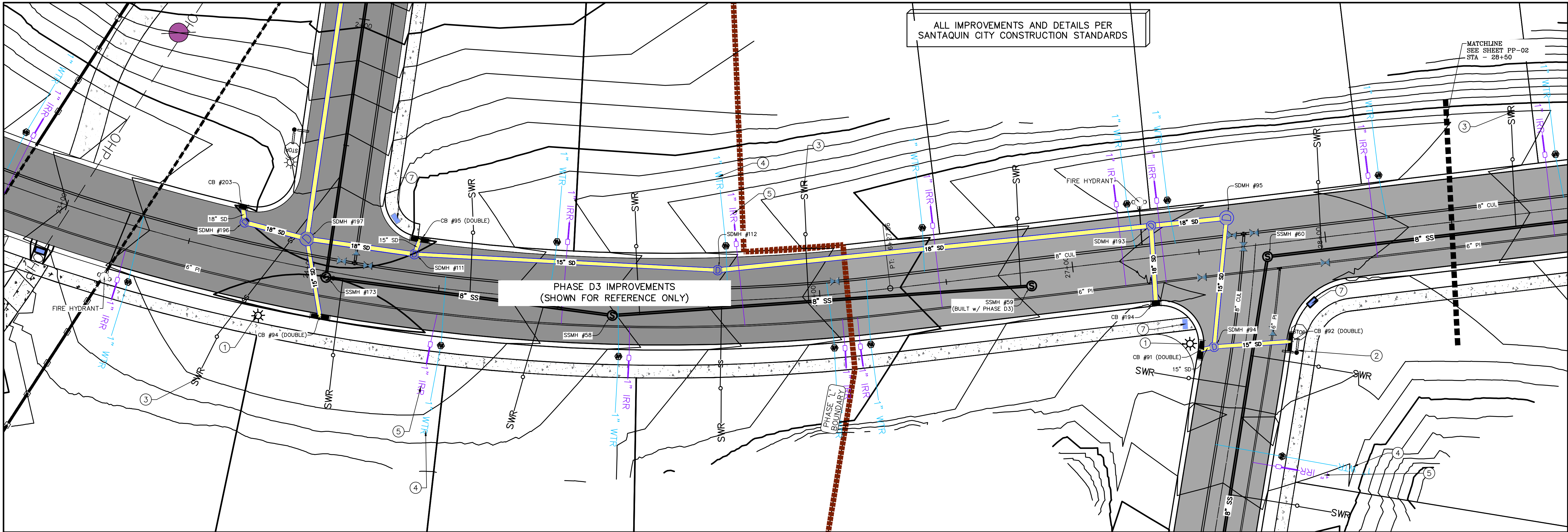
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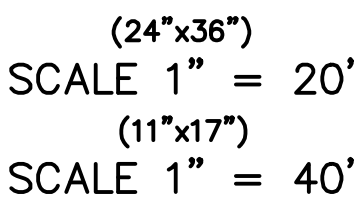
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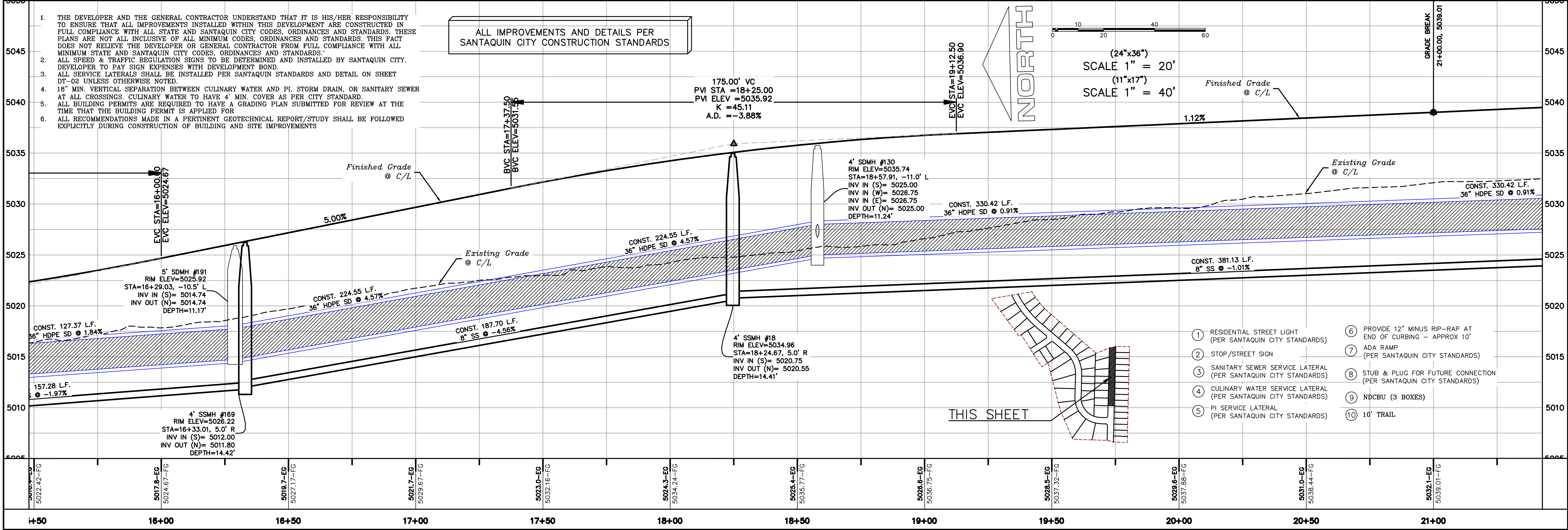
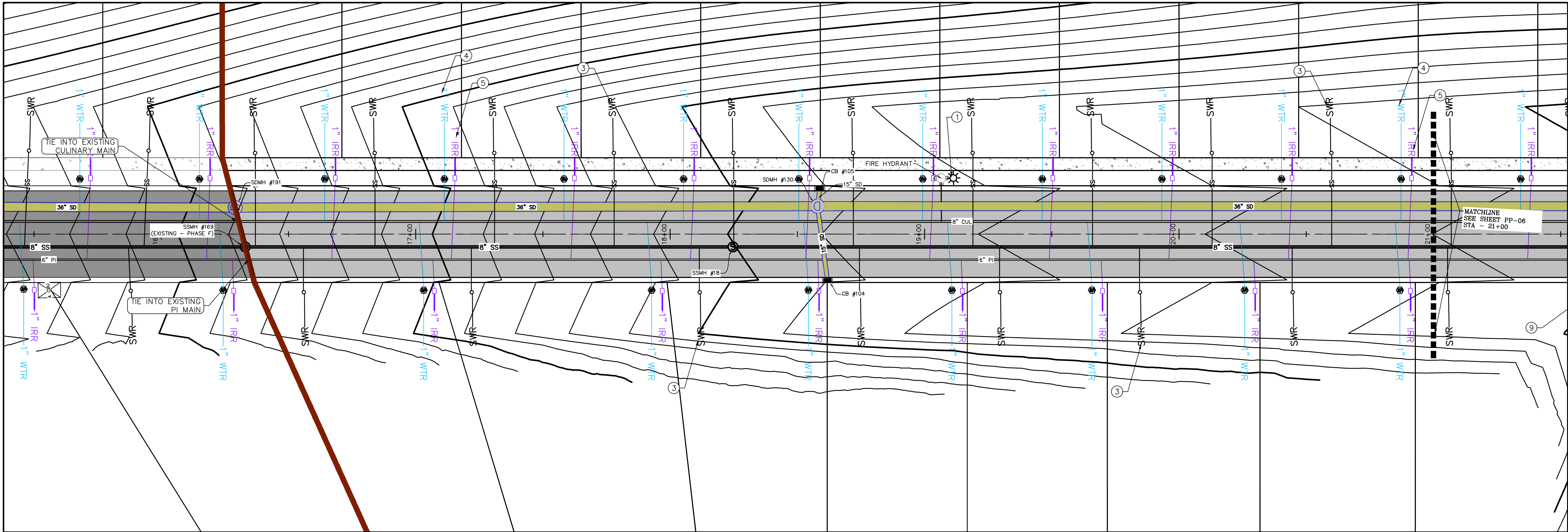
SHEET NAME:
GRADING PLANS

SHEET:
GR-03





PP-02



C:\Users\sherring\Dropbox\2_REGION PROJECTS\2_REGION PROJECTS\2018\016_SUMMIT RIDGE\2_SHEET FILES\PHASE 1\PP-05

Engineering
& Surveying

region

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regiondesignllc.com

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: 5.16.2020

PROJECT #

REVISIONS:

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2	
3	

SHEET NAME:

PLAN & PROFILE

SHEET:

PP-05

- 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
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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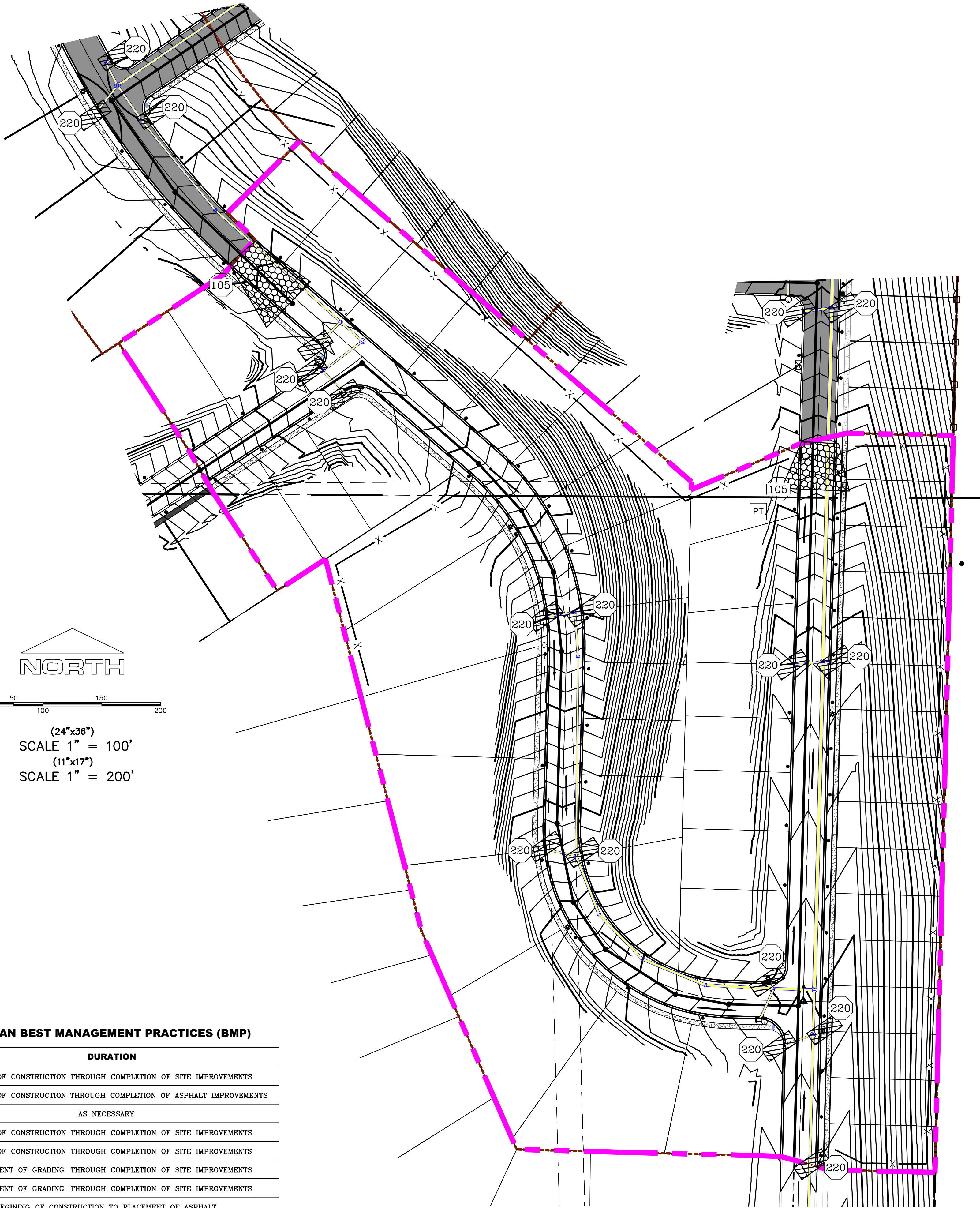
NORTH

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



DATE: 5.16.2020

PROJECT #

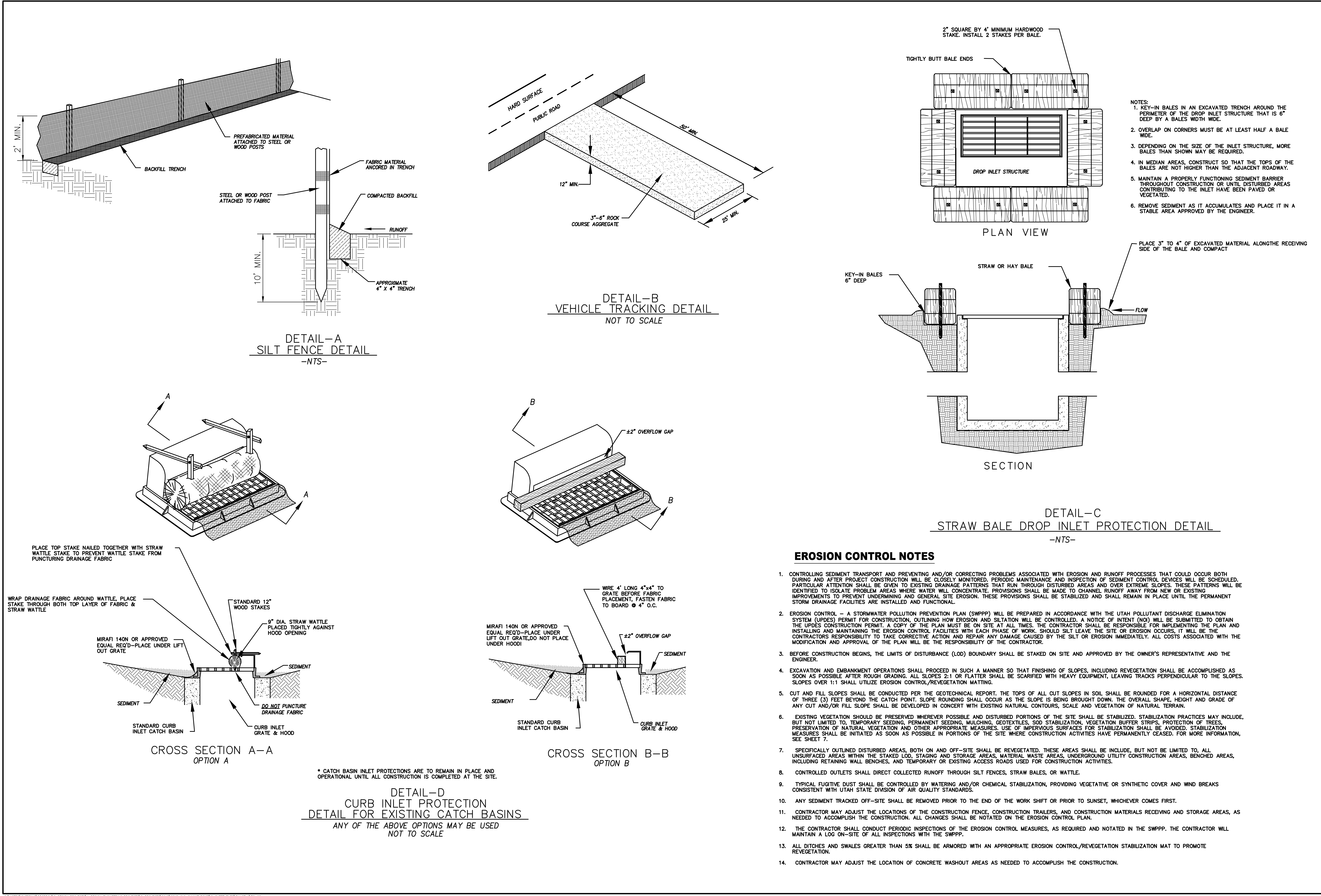
REVISIONS:

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SHEET NAME:
EROSION CONTROL PLAN

SHEET:

EC-01



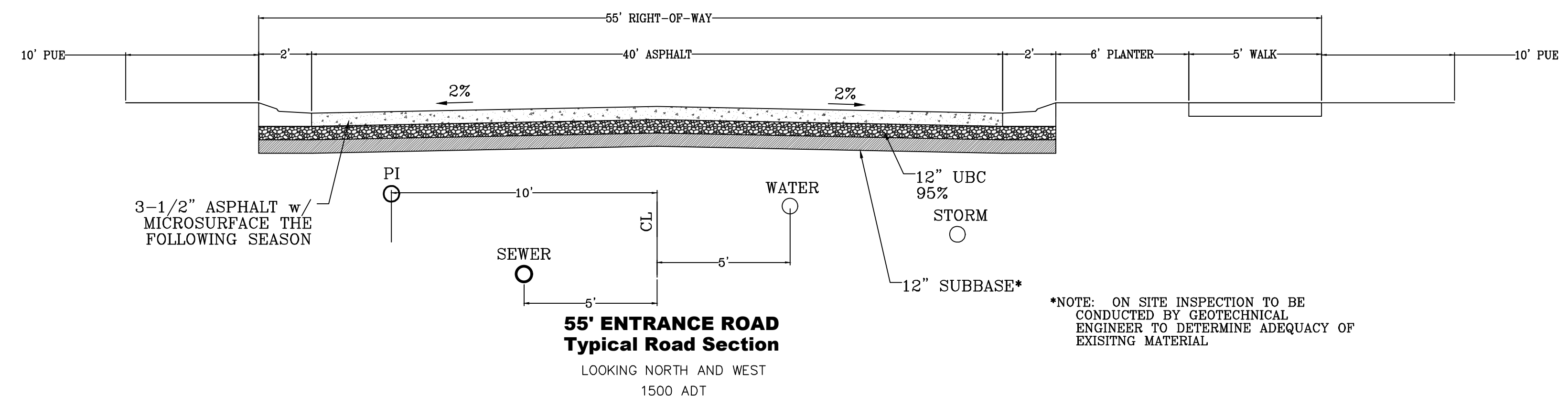
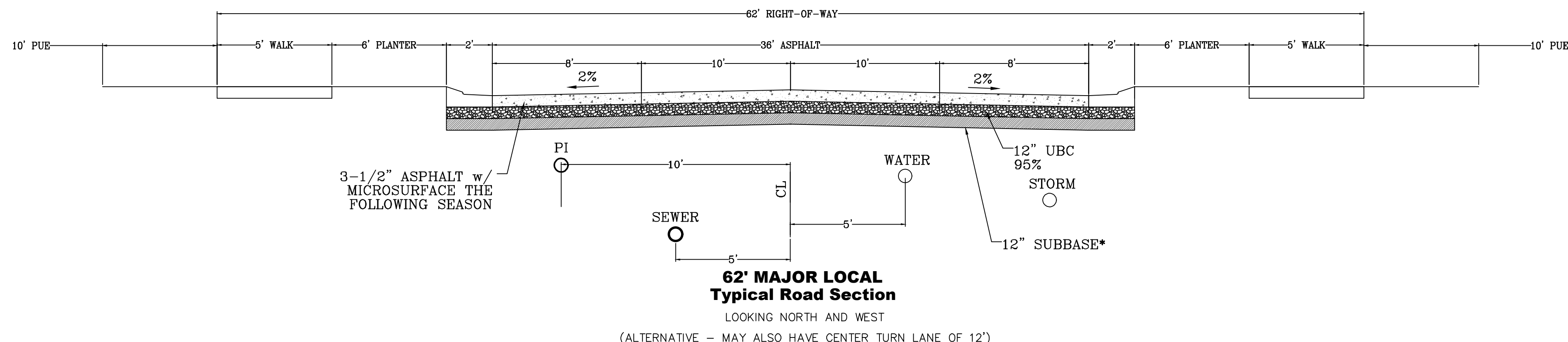
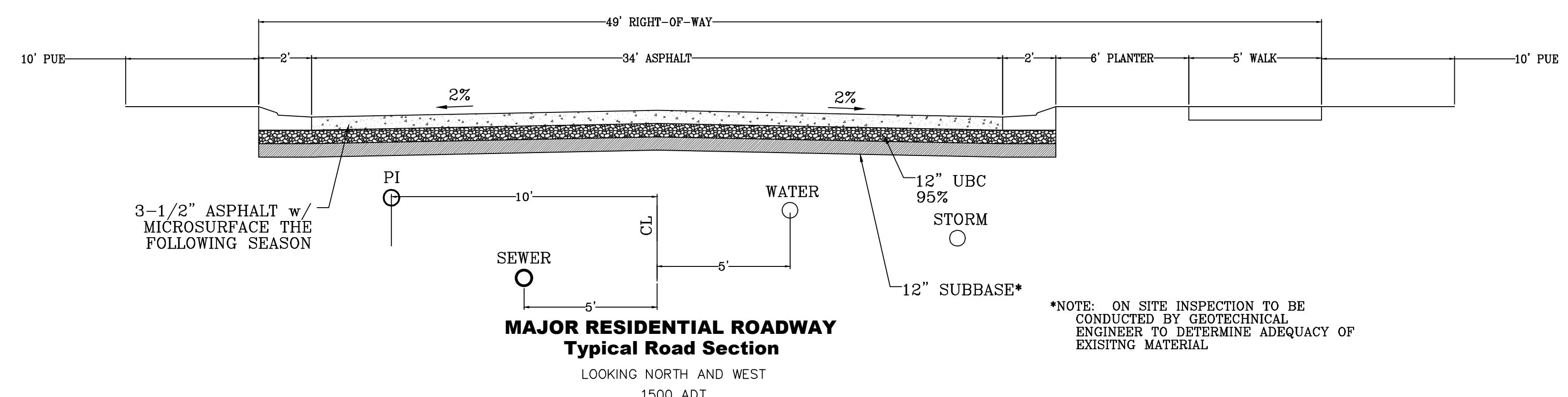
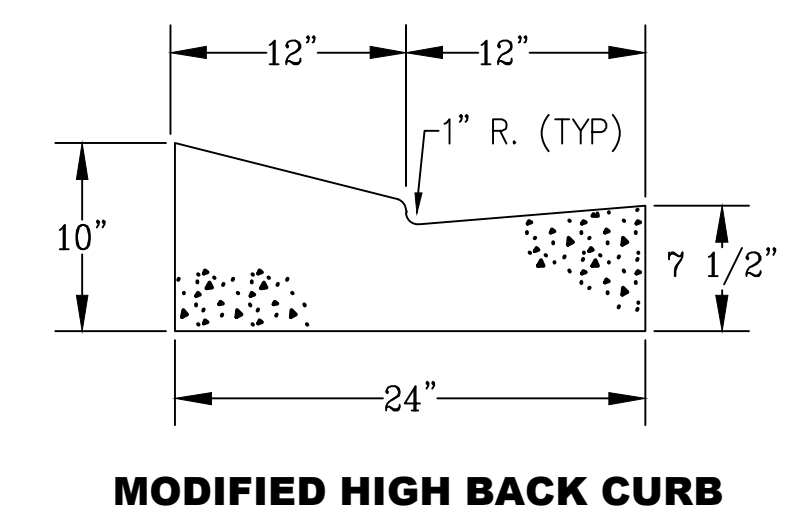
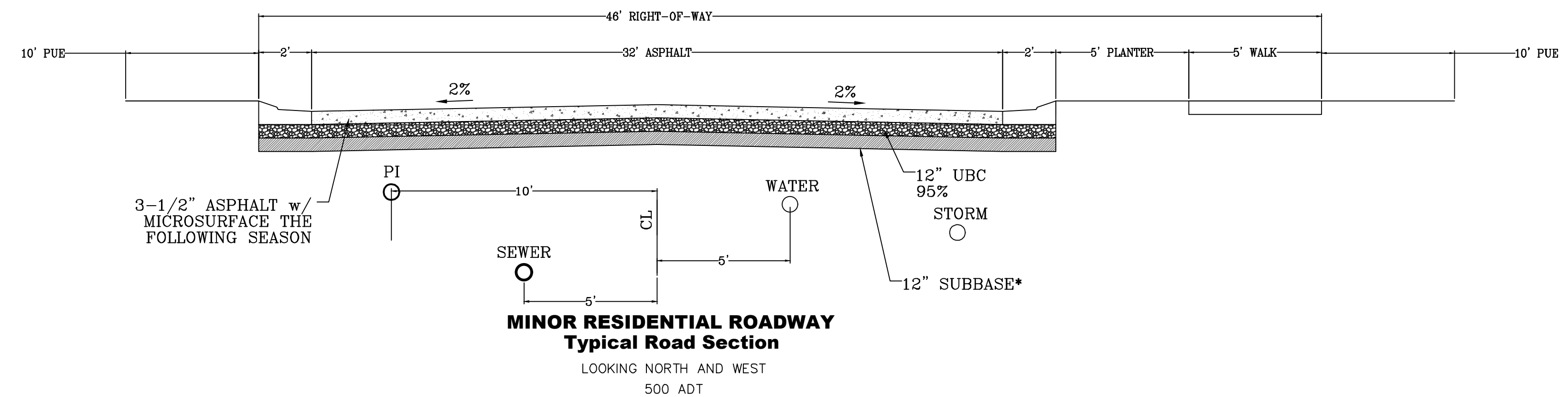
Engineering & Surveying
region
1776 N. State St. #110
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P: 801.376.2245
regiondesignllc.com

**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: 5.16.2020
PROJECT #
REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02



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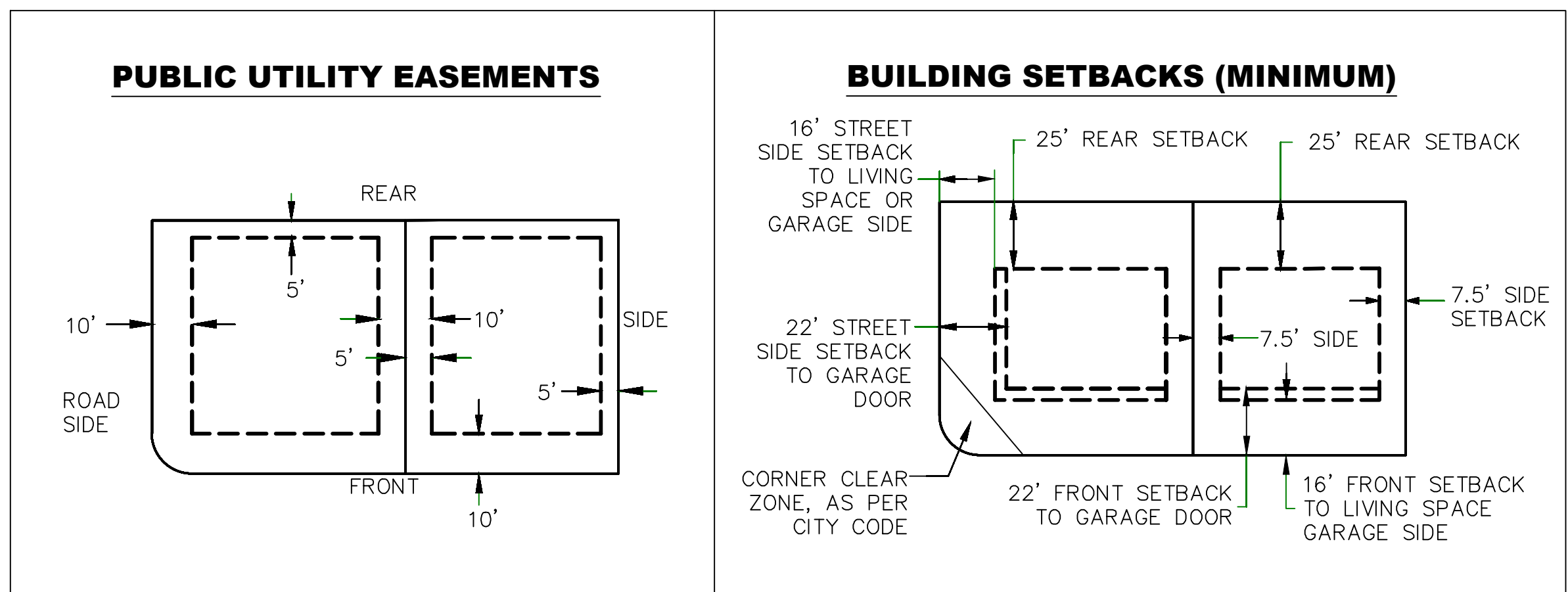
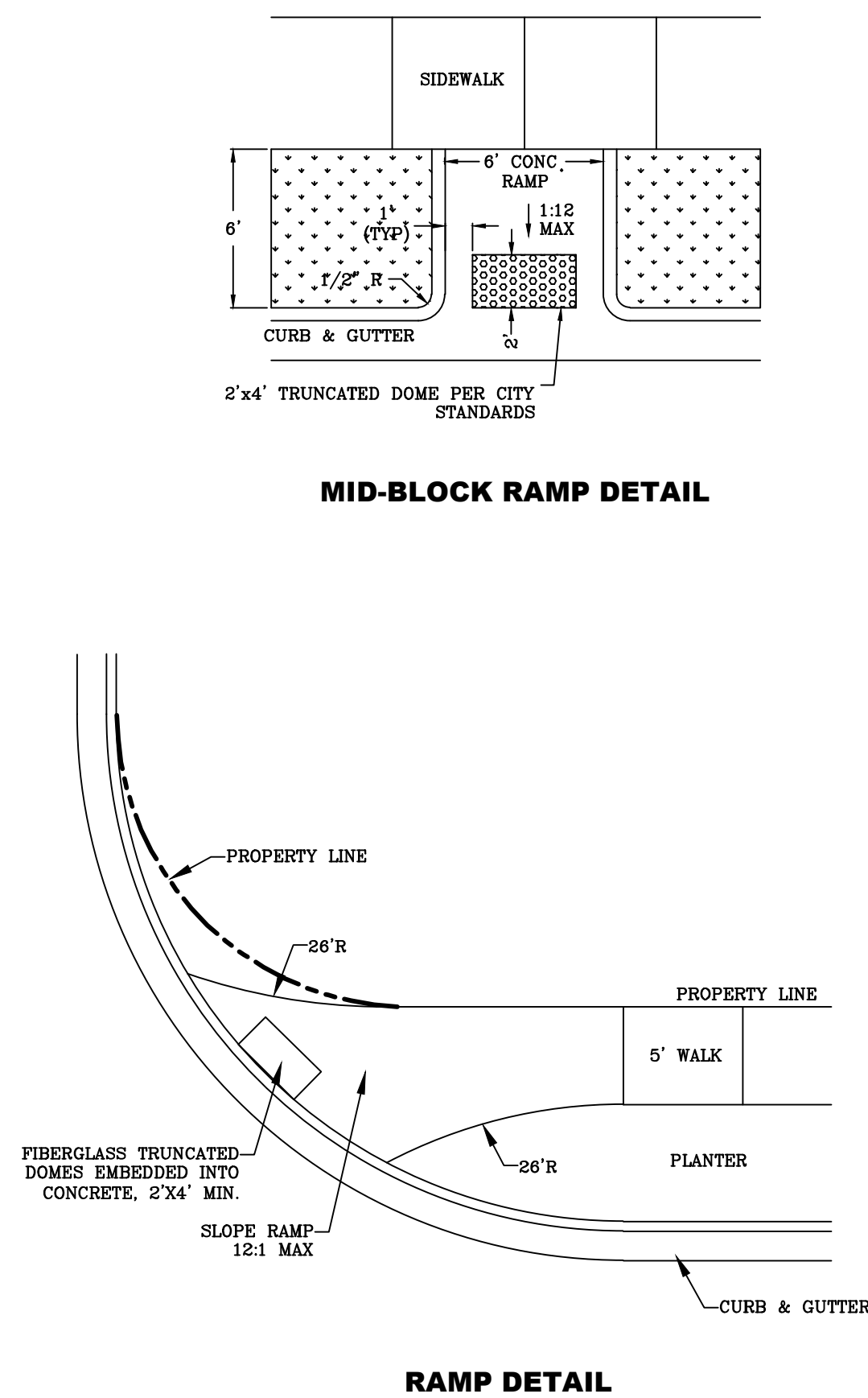
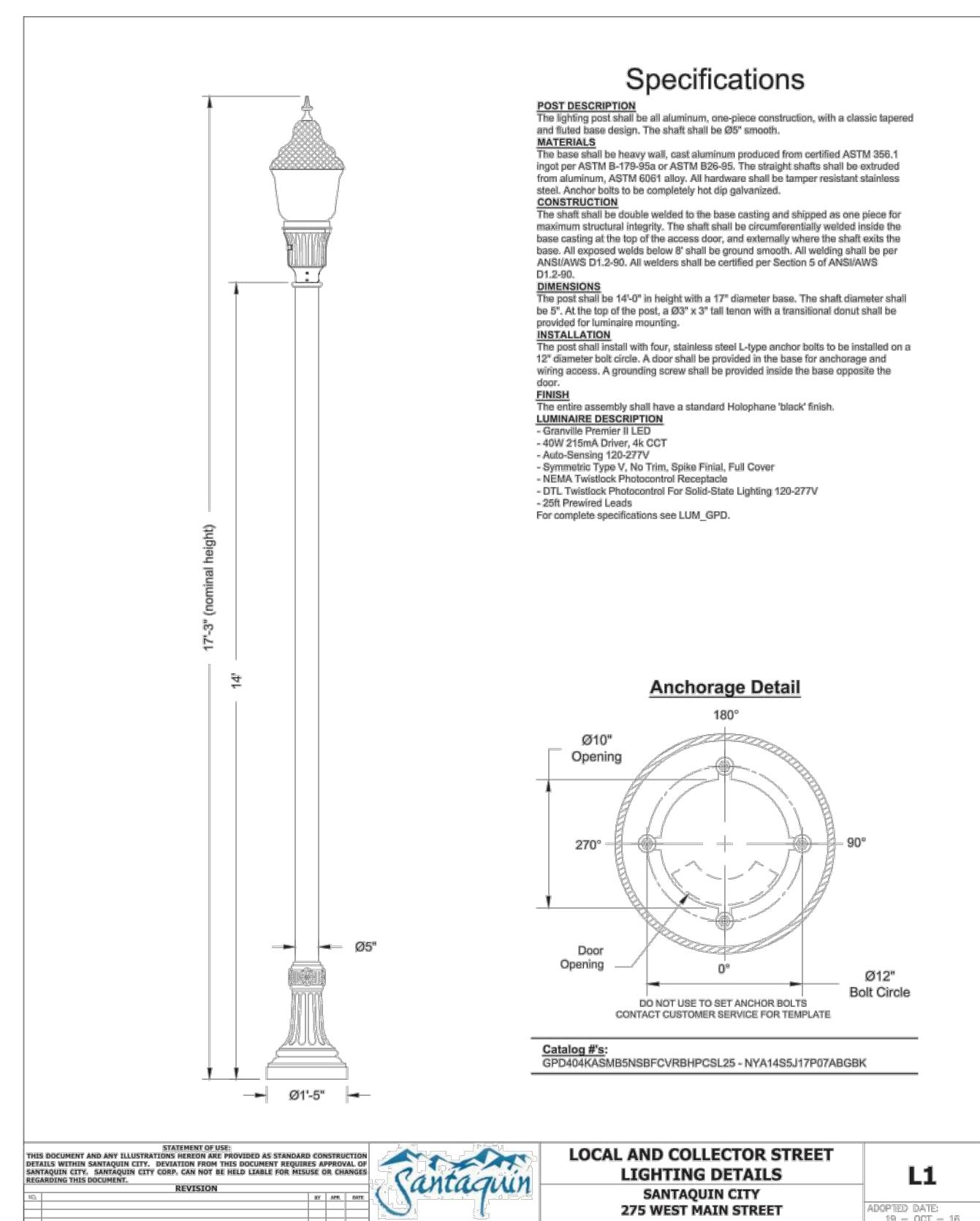


**THE HILLS @ SUMMIT RIDGE
PHASE 'L'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 5.16.2020	
PROJECT #	
REVISIONS:	
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01



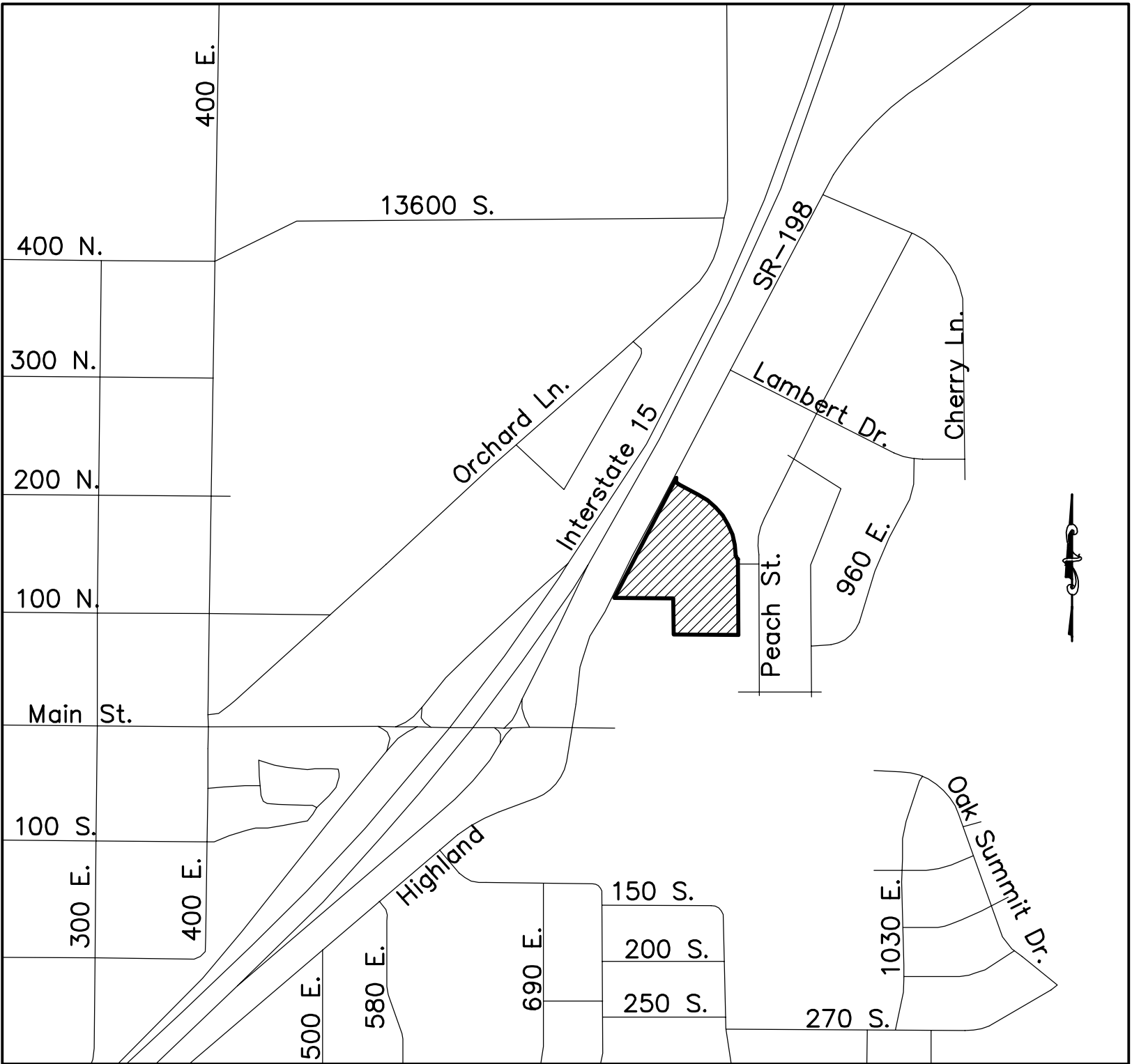
McMULLIN COMMERCIAL
A COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
MAY 2020

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	PRELIMINARY PLAT
3	UTILITY PLAN SHEET
4	EXISTING TOPOGRAPHY
5	STRIPING PLAN
6	RECORD OF SURVEY (BY OTHERS)
DT-01	DETAIL SHEET

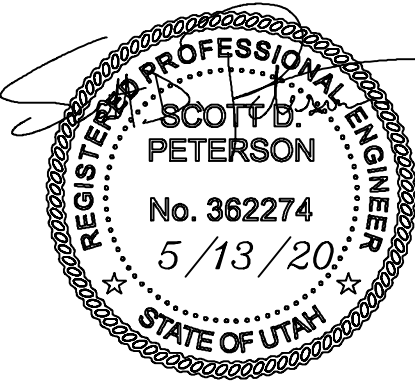
DENSITY TABLE

ZONING CLASSIFICATION=C-1
TOTAL NUMBER OF BUILDABLE LOTS=3
TOTAL ACREAGE WITHIN PROPOSED DEVELOPMENT= 4.80 ACRES
TOTAL ACREAGE IN LOTS=3.82 ACRES
TOTAL ACREAGE TO BE DEDICATED FOR STREET ROW= 0.98 ACRES

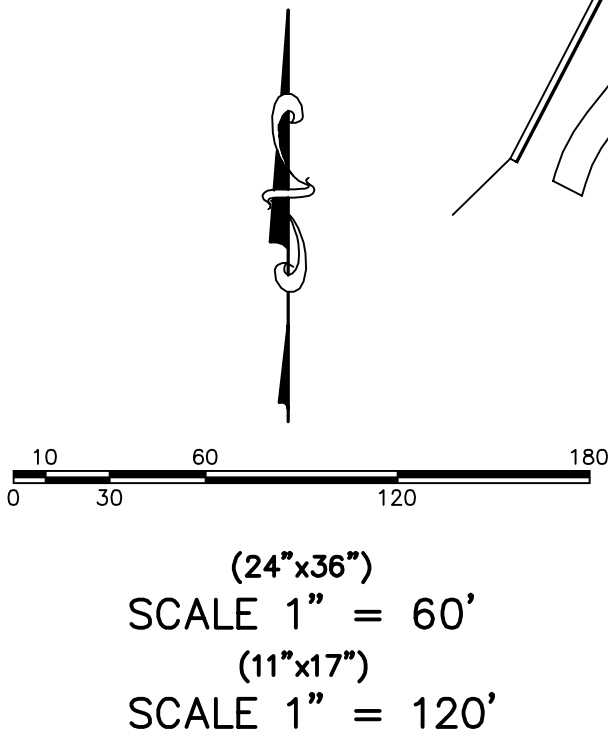
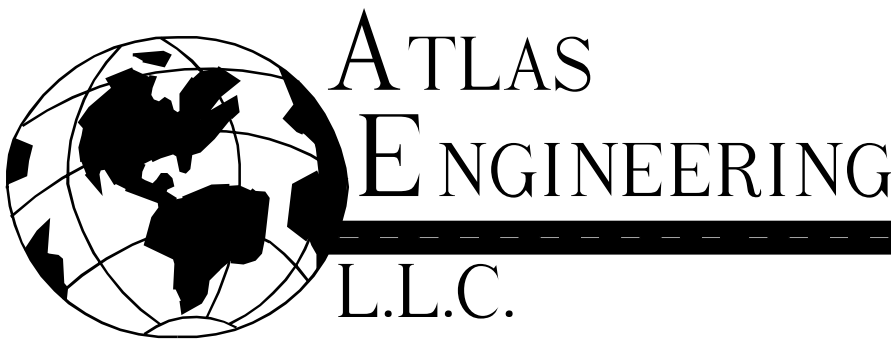


VICINITY MAP
-NTS-

DEVELOPER
ROBERT McMULLIN
801-420-6910
5625 W 12000 S
PAYSON, UT 84651

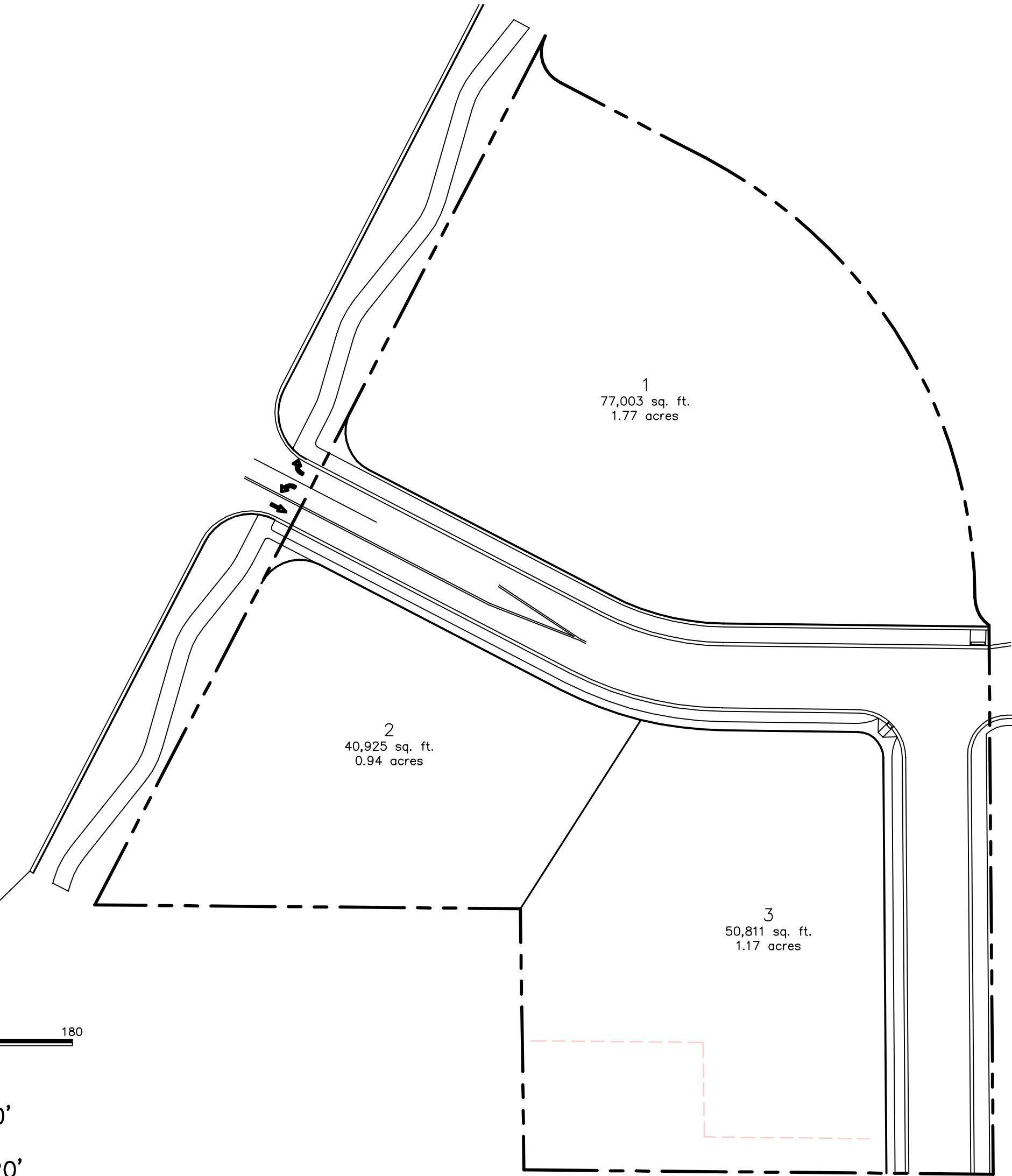


PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660



LEGEND
LEGEND APPLIES TO ALL SHEETS

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

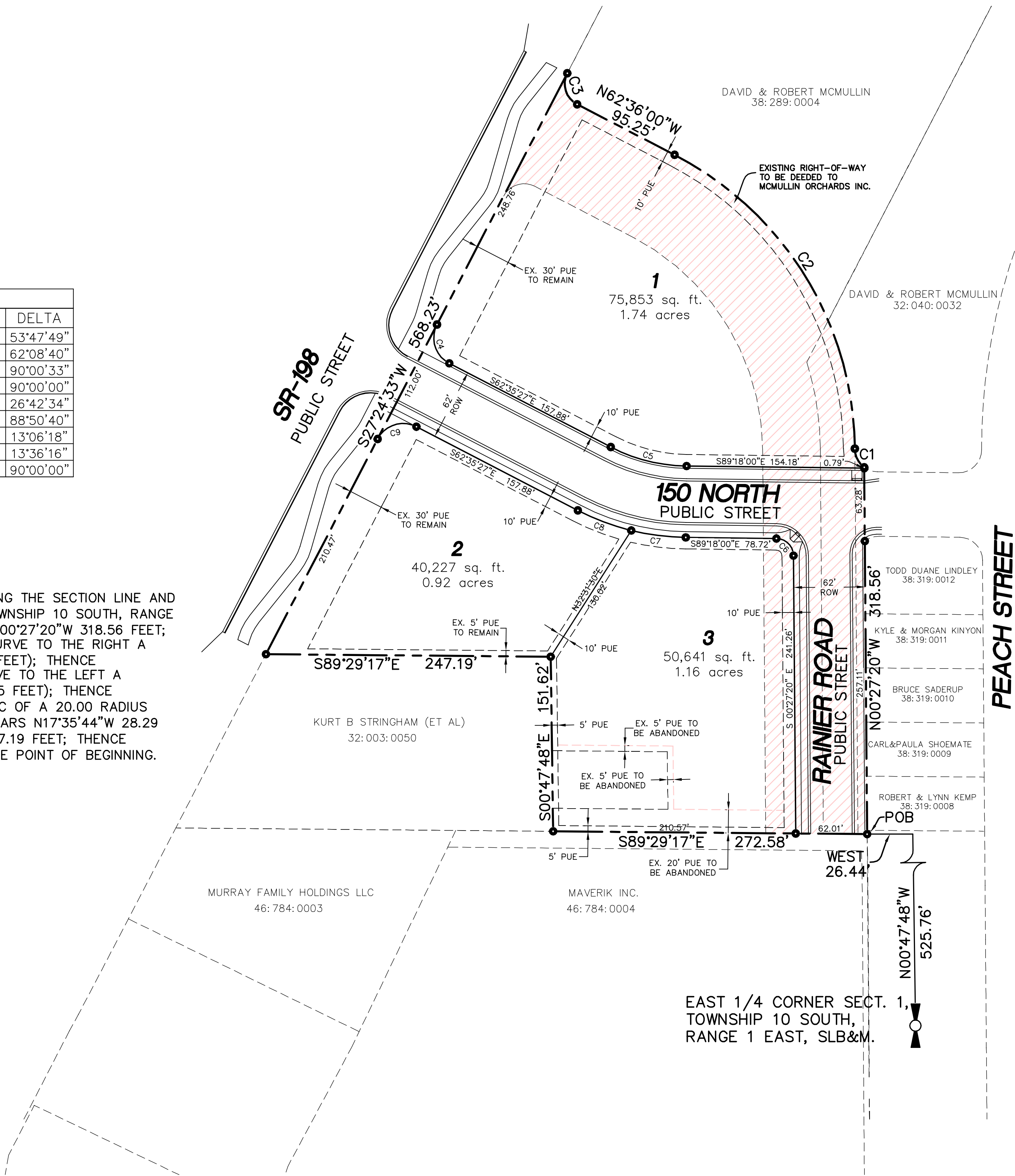


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	18.78	18.10	N 26°34'59" W	53°47'49"
C2	290.00	314.54	299.35	N 31°31'40" W	62°08'40"
C3	20.00	31.42	28.29	N 17°35'44" W	90°00'33"
C4	25.00	39.27	35.36	S 17°35'27" E	90°00'00"
C5	147.00	68.53	67.91	S 75°56'44" E	26°42'34"
C6	15.00	23.26	21.00	N 44°52'40" W	88°50'40"
C7	209.00	47.80	47.70	S 82°44'52" E	13°06'18"
C8	209.00	49.63	49.51	S 69°23'35" E	13°36'16"
C9	25.00	39.27	35.36	S 72°24'33" W	90°00'00"

ZONING CLASSIFICATION=C-1
TOTAL NUMBER OF BUILDABLE LOTS=3
TOTAL ACREAGE WITHIN PROPOSED DEVELOPMENT= 4.80 ACRES
TOTAL ACREAGE IN LOTS=3.82 ACRES
TOTAL ACREAGE TO BE DEDICATED FOR STREET ROW= 0.98 ACRES

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°47'48"W 525.76 FEET ALONG THE SECTION LINE AND WEST 26.44 FEET FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°27'20"W 318.56 FEET; THENCE NORTHWESTERLY ALONG ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.78 FEET, (THE CHORD BEARS N26°34'59"W 18.10 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 290.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 314.54 FEET, (THE CHORD BEARS N31°31'40"W 299.35 FEET); THENCE N62°36'00"W 95.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, (THE CHORD BEARS N17°35'44"W 28.29 FEET); THENCE S27°24'33"W 568.23 FEET; THENCE S89°29'17"E 247.19 FEET; THENCE S00°47'48"E 151.62 FEET; THENCE S89°29'17"E 272.58 FEET TO THE POINT OF BEGINNING. CONTAINING 4.80 ACRES.



DEVELOPER
ROBERT McMULLIN
801-420-6910
5625 W 12000 S
PAYSON, UT 84651

SHEET NO.

2

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

McMULLIN COMMERCIAL

ATLAS

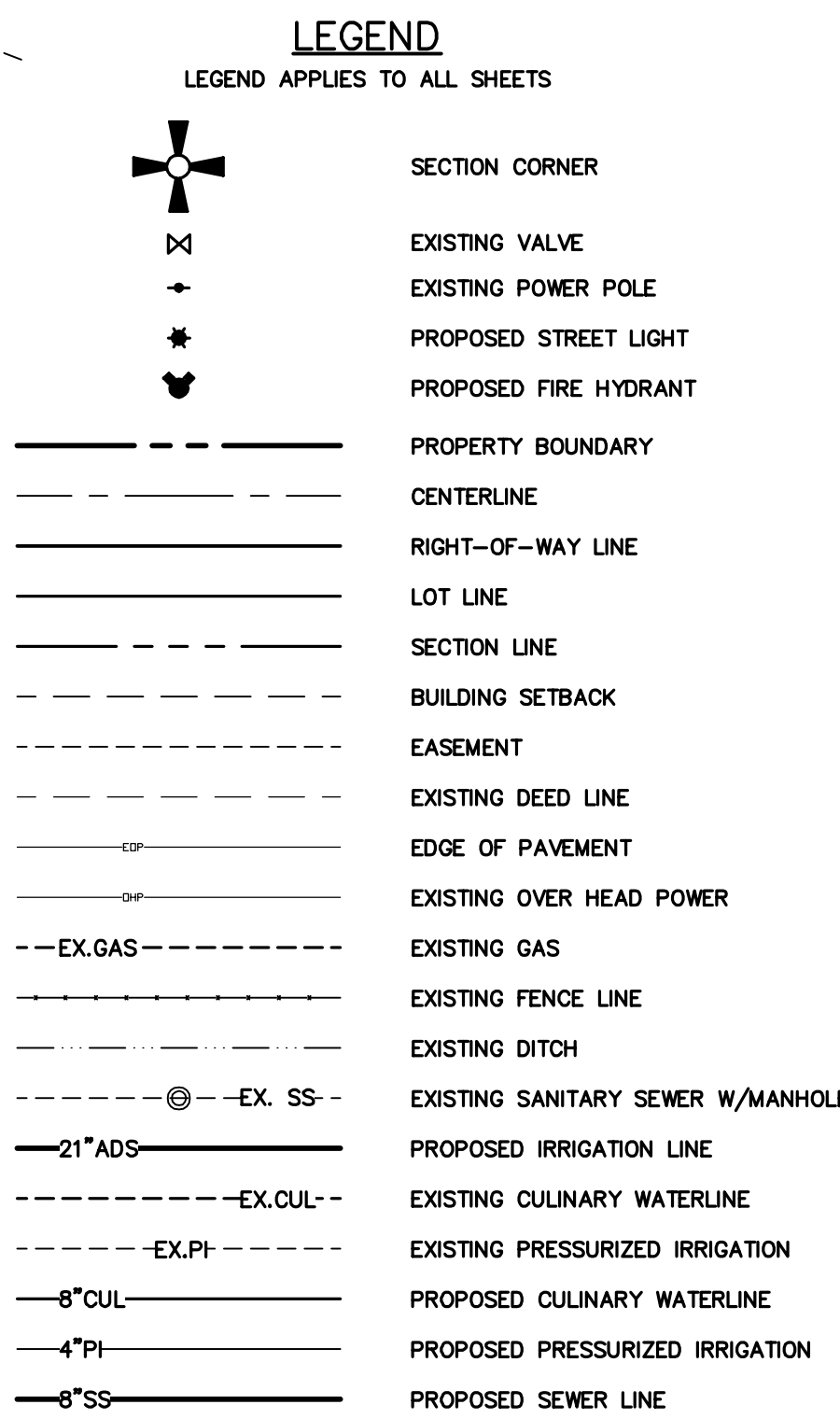
ENGINEERING

L.L.C.

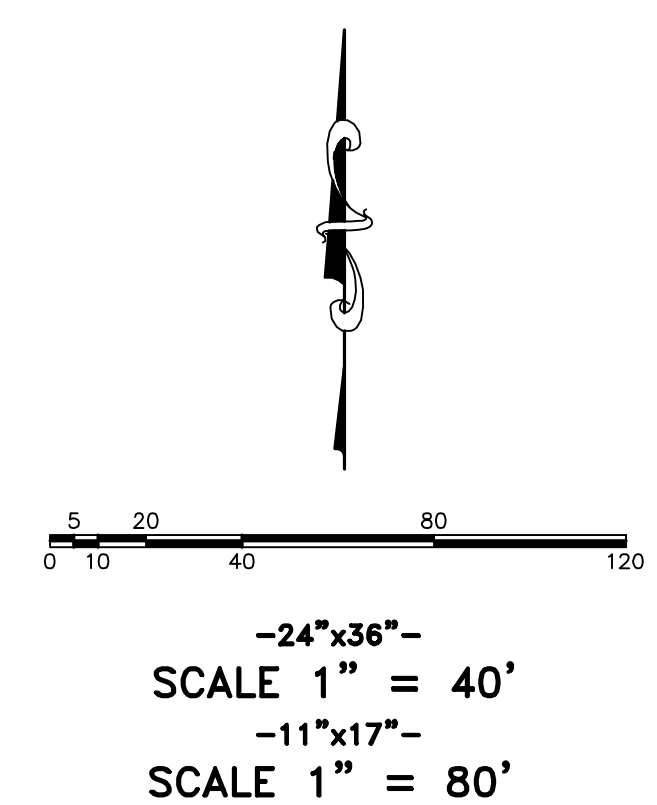
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660

NO. 12 11 10 9 8 7 6 5 4 3 2 1
REVISIONS
BY DATE
2/3/2017 17-001 McMullin, Santaquin, Utah PRELIMINARY PLAT.dwg

- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- ② LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- ③ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
- ④ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE WITH HOT TAP & VALVE
- ⑤ LOCATE AND TIE TO EXISTING CULINARY WATERLINE WITH HOT TAP AND VALVE
- ⑥ EXISTING DRAINAGE DITCH FOR SR-198 TO BE ABANDONED
- ⑦ RELOCATE EXISTING POWER POLE BEHIND PROPOSED TRAIL TO THE NORTH.
- ⑧ EXISTING ACCESS TO BE REMOVED.
- ⑨ EXISTING PRESSURIZED IRRIGATION WATERLINE TO BE ABANDONED IN PLACE.



DEVELOPER
ROBERT McMULLIN
801-420-6910
5625 W 12000 S
PAYSON, UT 84651



12			
11			
10			
9			
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5			
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NO.	REVISIONS	BY	DATE

McMULLIN COMMERCIAL



PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84668



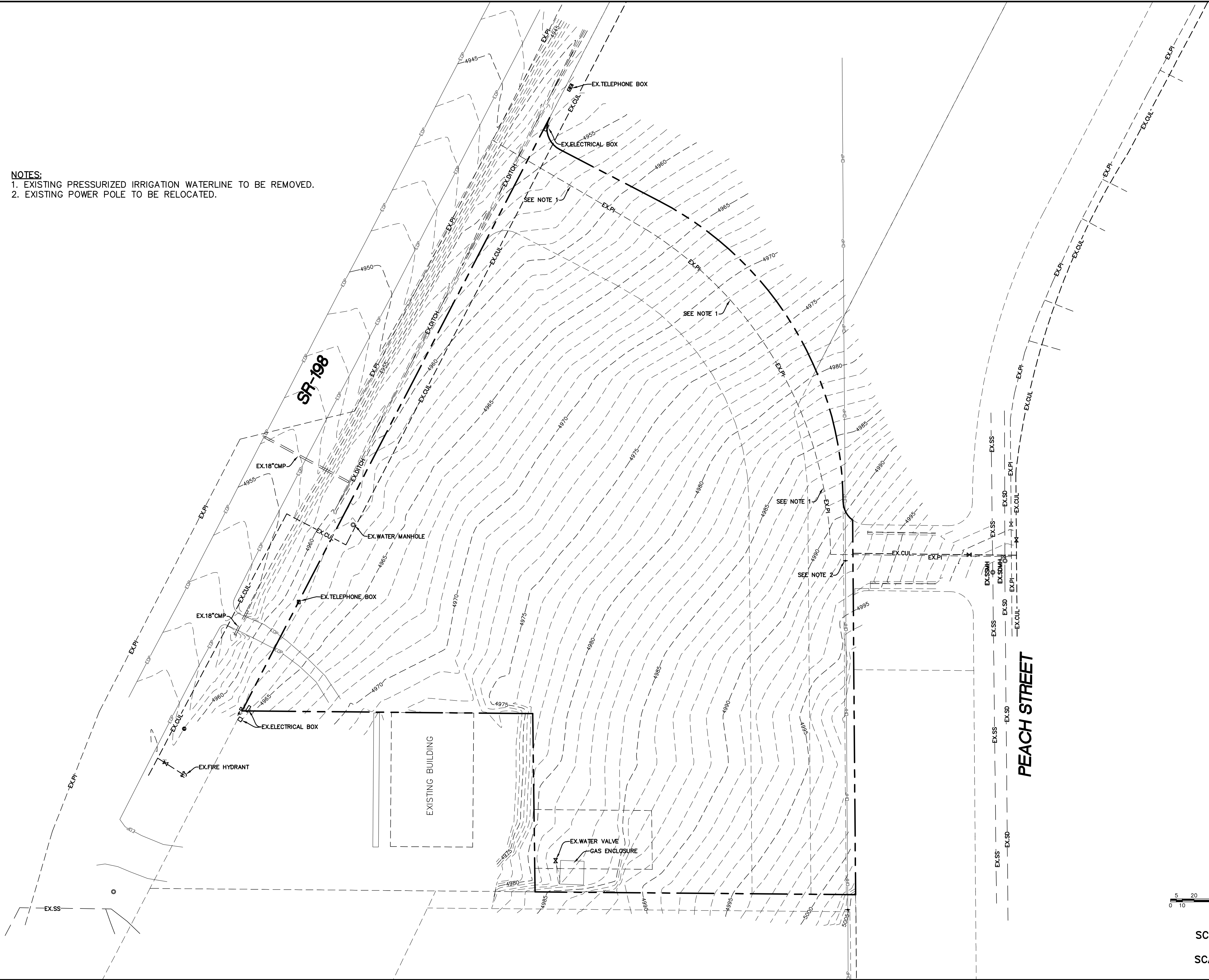
940 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660

SHEET NO.

UTILITY PLAN

SANTAQUIN CITY, UTAH

NOTES:
1. EXISTING PRESSURIZED IRRIGATION WATERLINE TO BE REMOVED.
2. EXISTING POWER POLE TO BE RELOCATED.

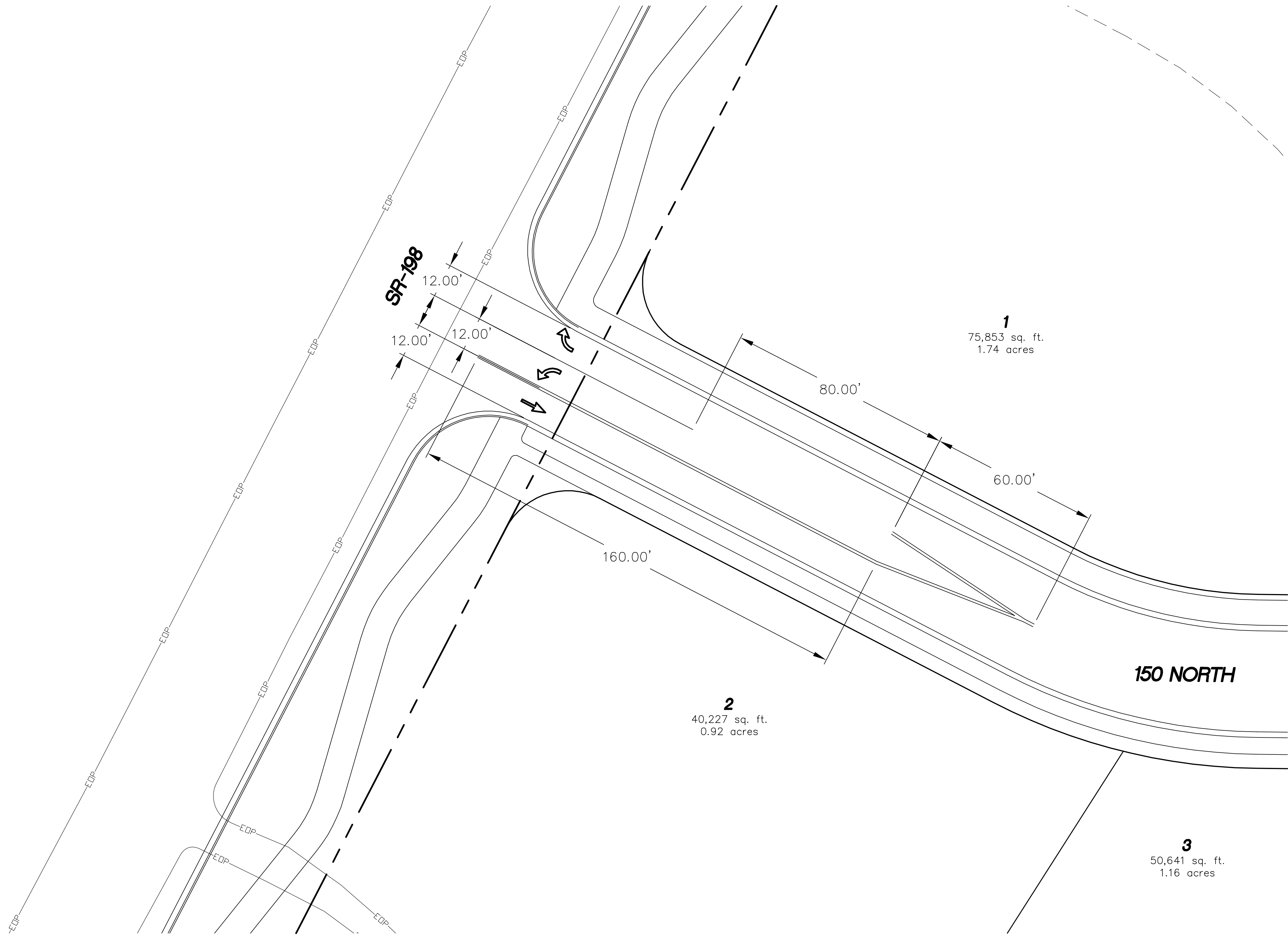


DEVELOPER
ROBERT McMULLIN
801-420-6910
5625 W 12000 S
PAYSON, UT 84651

5 10 20 40 80 120

—24"x36"—
SCALE 1" = 40'
—11"x17"—
SCALE 1" = 80'

SHEET NO.		4	
EXISTING TOPOGRAPHY		SANTAQUIN CITY, UTAH	
McMULLIN COMMERCIAL ATLAS ENGINEERING L.L.C.		PHONE: 801-655-0566 FAX: 801-655-0109 946 EAST 800 NORTH SUITE A SPANISH FORK, UT 84660	
REVISIONS		BY DATE	
12			
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NO.		23/2017-001 McMullin Santaquin\CAD\1\BINARY\04-EXISTING TOPO	



LEGEND
LEGEND APPLIES TO ALL SHEETS

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

DEVELOPER
ROBERT McMULLIN
801-420-6910
5625 W 12000 S
PAYSON, UT 84651

REVISIONS

NO.	REVISIONS	BY	DATE
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2\2017\17-001_McMullin_Santaquin\CAD\17-001-STRIPING PLAN.dwg 5/13/2017 3:57:15 PM MIT

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

STRIPING PLAN		SHEET NO. 5
SANTAQUIN CITY, UTAH		

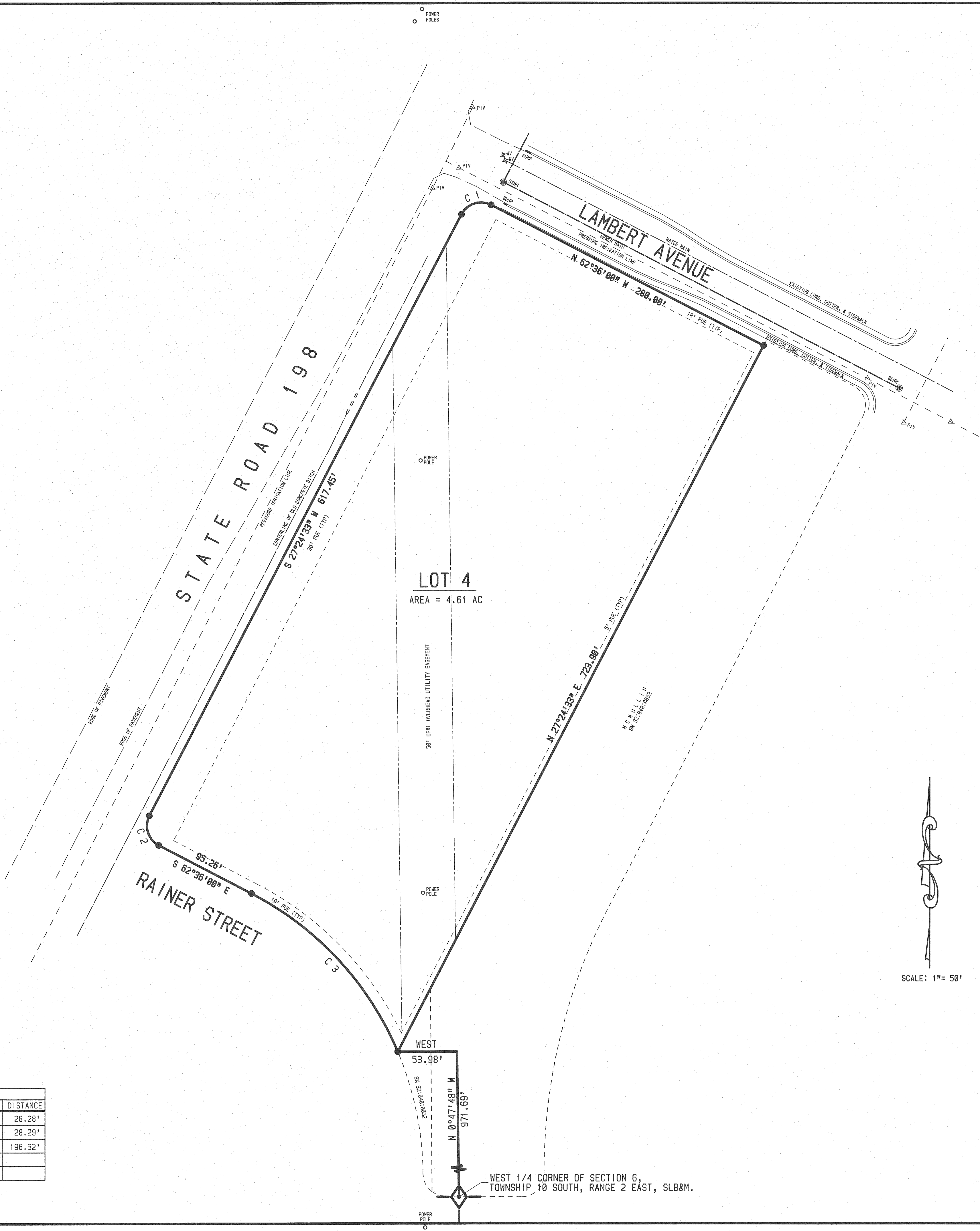
McMULLIN COMMERCIAL

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660

5/13/2017 3:57:15 PM MIT

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	20.00'	89°59'27"	31.41'	S 72°24'16" W	28.28'
C2	20.00'	90°00'33"	31.42'	S 17°35'43" E	28.29'
C3	290.00'	39°34'08"	200.28'	S 42°48'56" E	196.32'

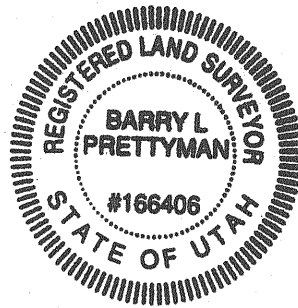


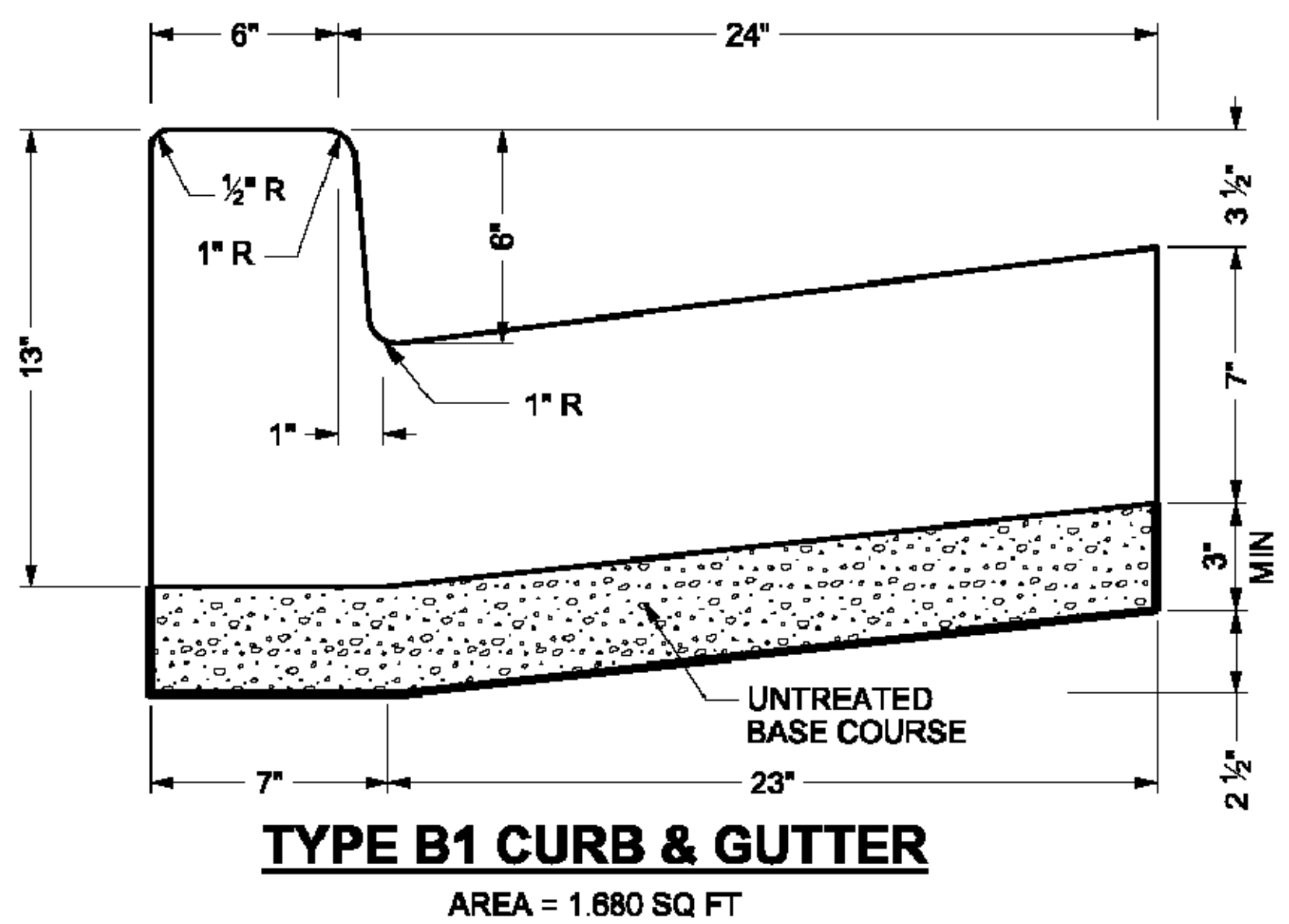
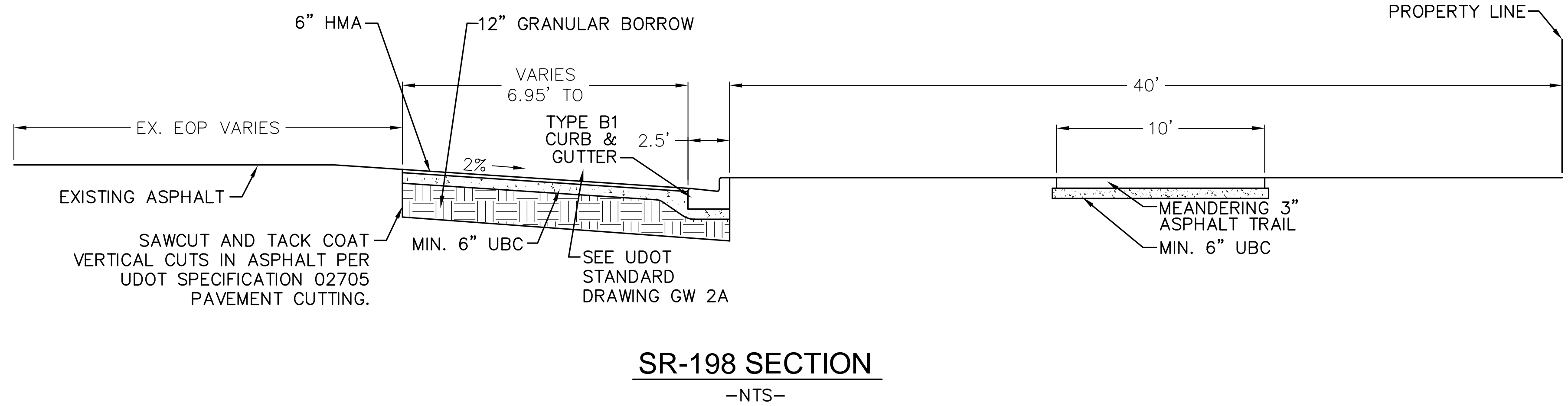
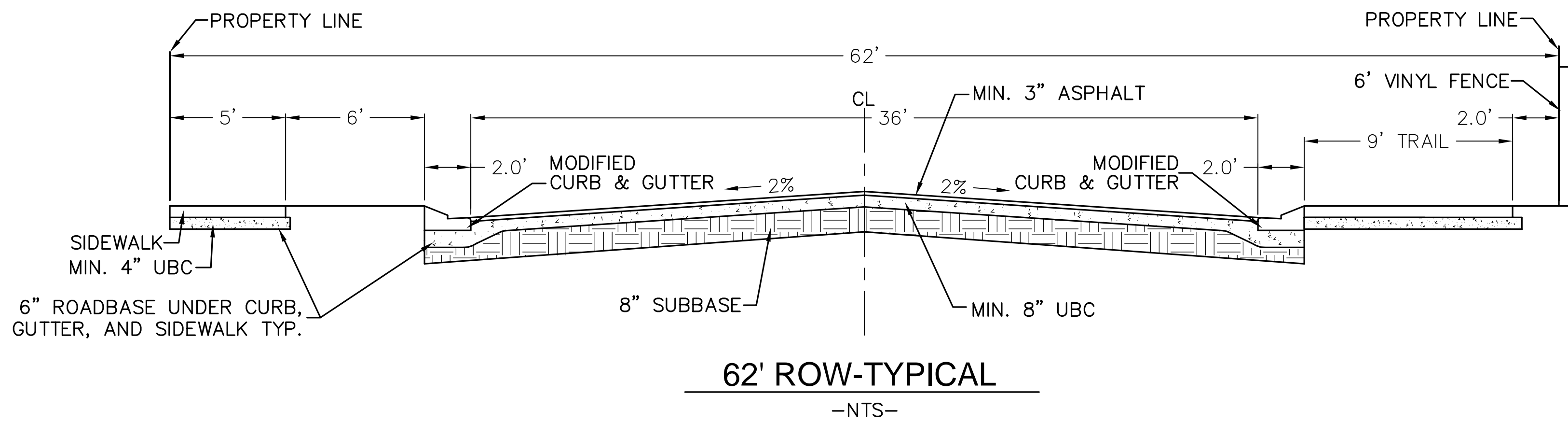
BOUNDARY DESCRIPTION:
LOT 4, PLAT A, EASTSIDE COMMERCIAL SUBDIVISION, SANTAQUIN, UTAH. ALSO DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, EASTSIDE COMMERCIAL SUBDIVISION, WHICH POINT LIES NORTH 0°47'48\"/>

NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 0°47'48\"/>

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Barry L. Prettyman *April 2, 2018*
BARRY L. PRETTYMAN DATE

LEGEND:
● = 5/8\"/>





SHEET NO.		DT-01	
DETAIL SHEET		SANTAQUIN CITY, UTAH	
McMULLIN COMMERCIAL		PHONE: 801-655-0566 FAX: 801-655-0109 946 EAST 800 NORTH SUITE A SPANISH FORK, UT 84660	
ATLAS		ENGINEERING L.L.C.	
12 11 10 9 8 7 6 5 4 3 2 1		REVISIONS NO. BY DATE 1. 5/13/2010	

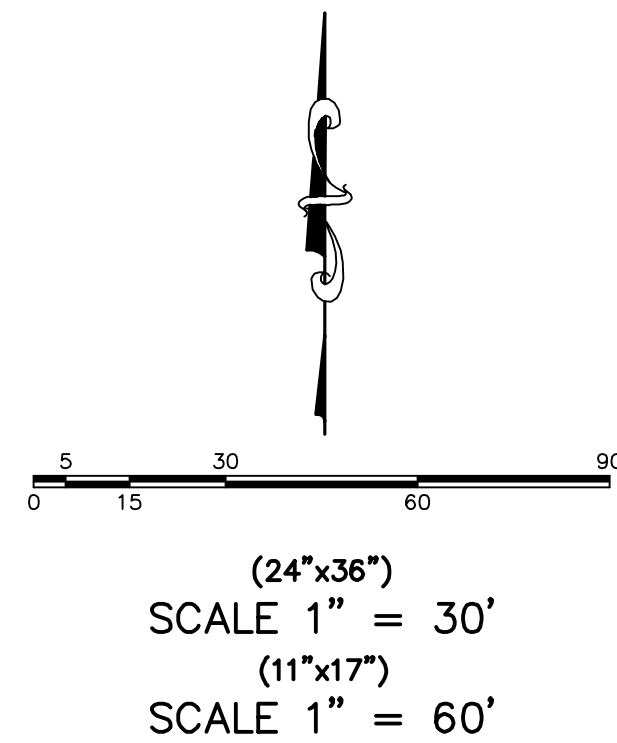
HEELIS FARM TOWNHOMES

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

MAY 2020



ALL RECCOMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DENSITY TABLE
ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=21
ACREAGE=1.68 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF
PARCEL SIZE SF=73,389
PARKING REQUIRED=55
PARKING PROVIDED=56
BUILDING AREA SF=21x1,225=25,725
PARKING LOT AREA SF=16,695
LANDSCAPE AREA IN SF=27,589 (38%)

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 488.83 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 219.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

LEGEND

LEGEND APPLIES TO ALL SHEETS

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

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN ONE PHASE.

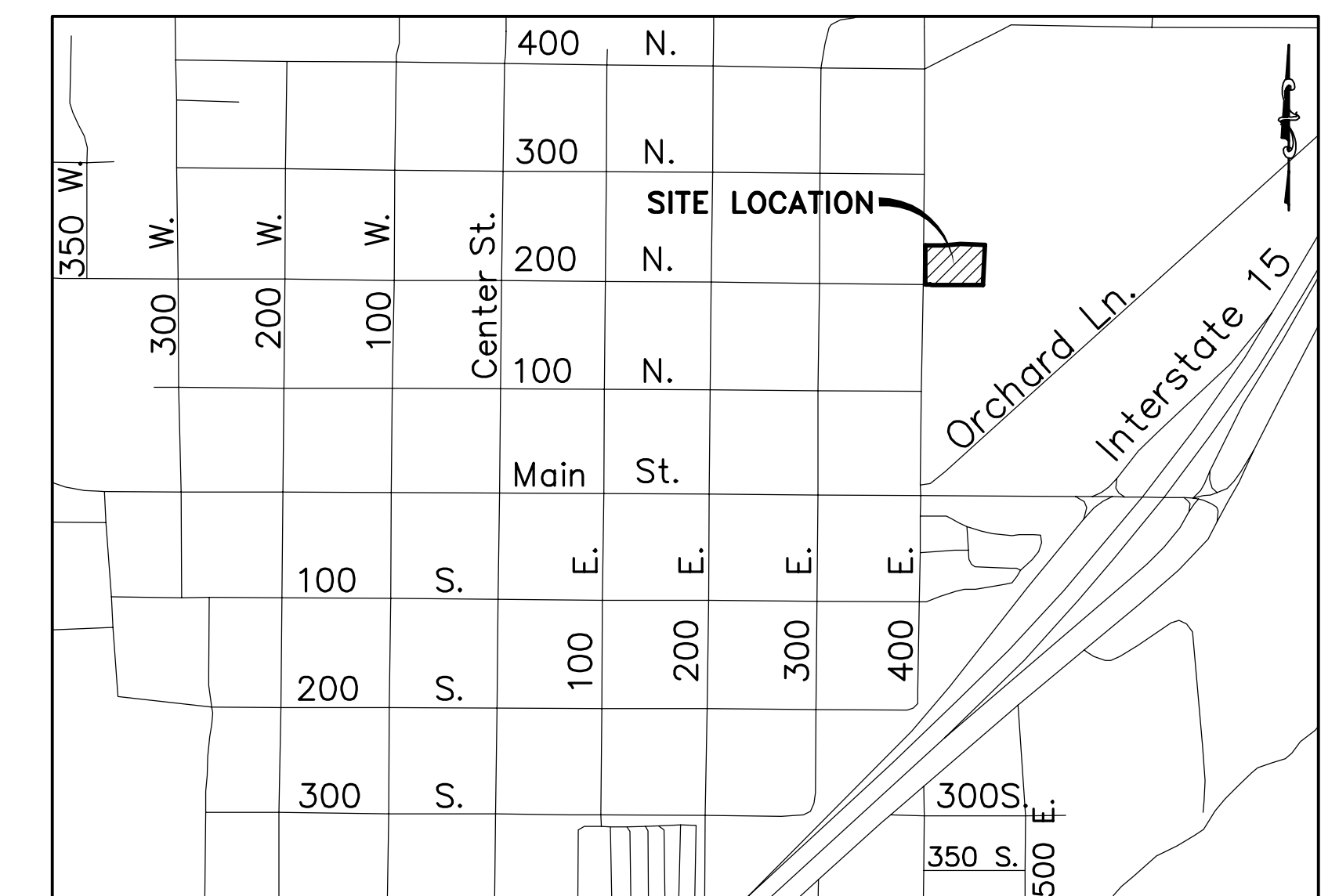
-SHEET INDEX-

SHEET SHEET NAME

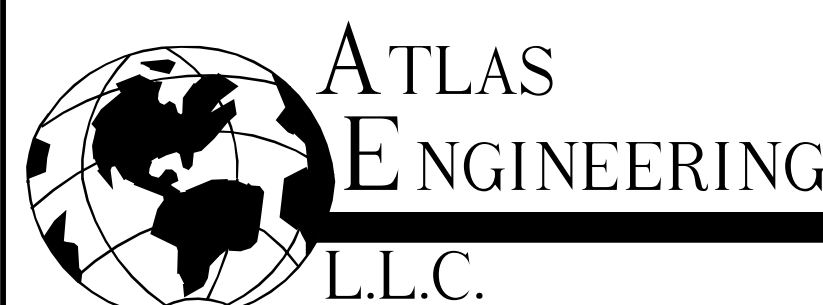
- | | |
|---|------------------------------|
| 1 | COVER & INDEX |
| 2 | SITE PLAN |
| 3 | GRADING PLAN |
| 4 | FINAL PLAT |
| 5 | RECORD OF SURVEY (BY OTHERS) |
| 6 | DETAIL SHEET |
| 7 | DETAIL SHEET |
| 8 | FIRE ACCESS/OPEN SPACE PLAN |

NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.

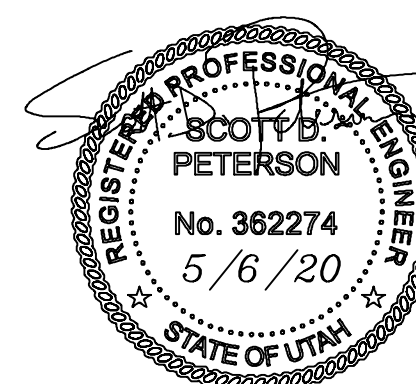


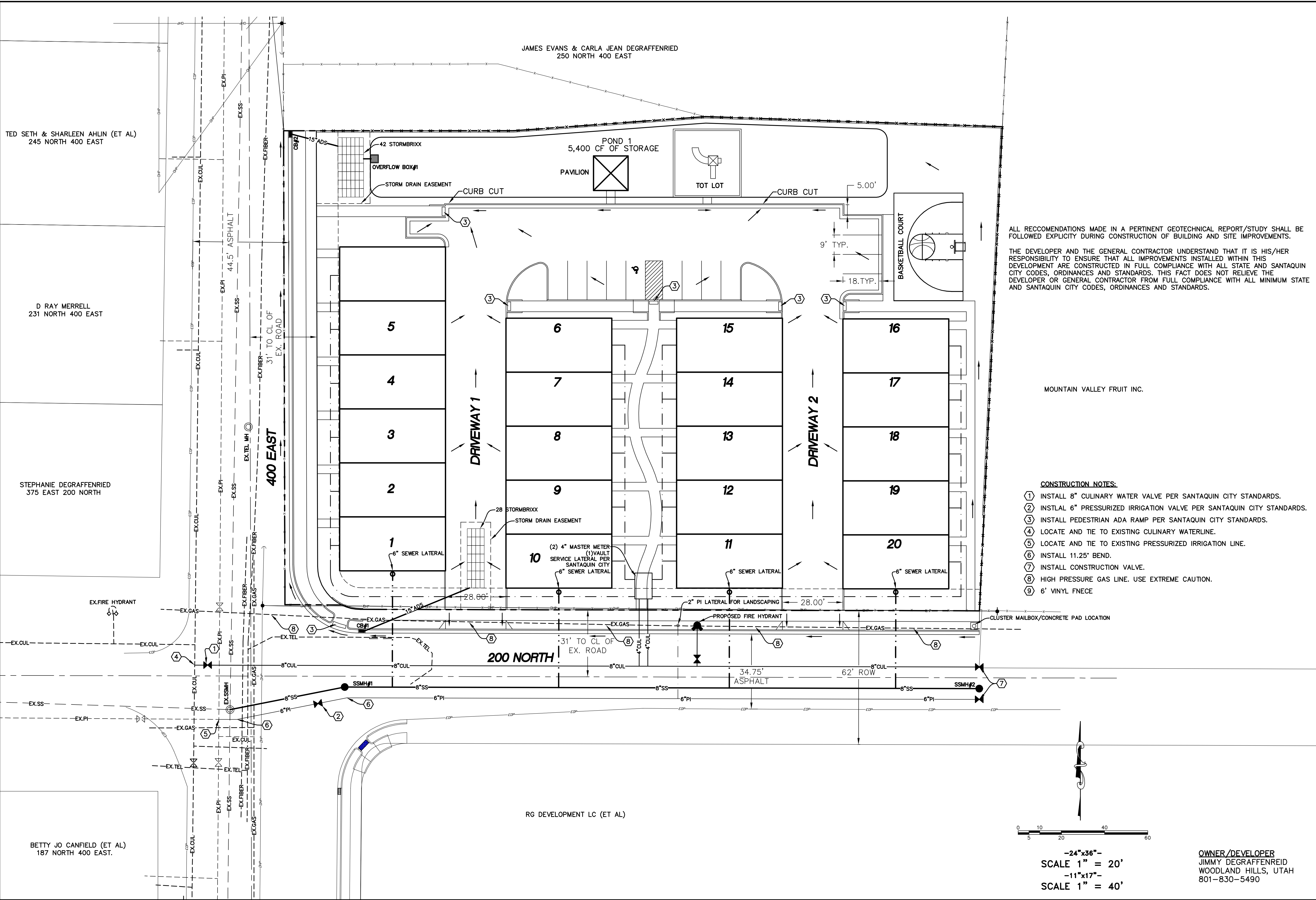
VICINITY MAP
-NTS-



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

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





ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.

- CONSTRUCTION NOTES:**
- ① INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
 - ② INSTAL 6" PRESSURIZED IRRIGATION VALVE PER SANTAQUIN CITY STANDARDS.
 - ③ INSTALL PEDESTRIAN ADA RAMP PER SANTAQUIN CITY STANDARDS.
 - ④ LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 - ⑤ LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
 - ⑥ INSTALL 11.25° BEND.
 - ⑦ INSTALL CONSTRUCTION VALVE.
 - ⑧ HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
 - ⑨ 6' VINYL FNECE



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

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

SHEET NO.		2	
SITE PLAN		SANTAQUIN, UTAH	
HEELIS FARM TOWNHOMES		PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N SUITE A SPANISH FORK, UT 84660 ATLAS ENGINEERING L.L.C.	
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2/20/19 19-079 Heelis Farm Townhomes SCADD PRELIMINARY 02-UTILITY PLAN.dwg 5/17/2020 9:17:59 AM MST

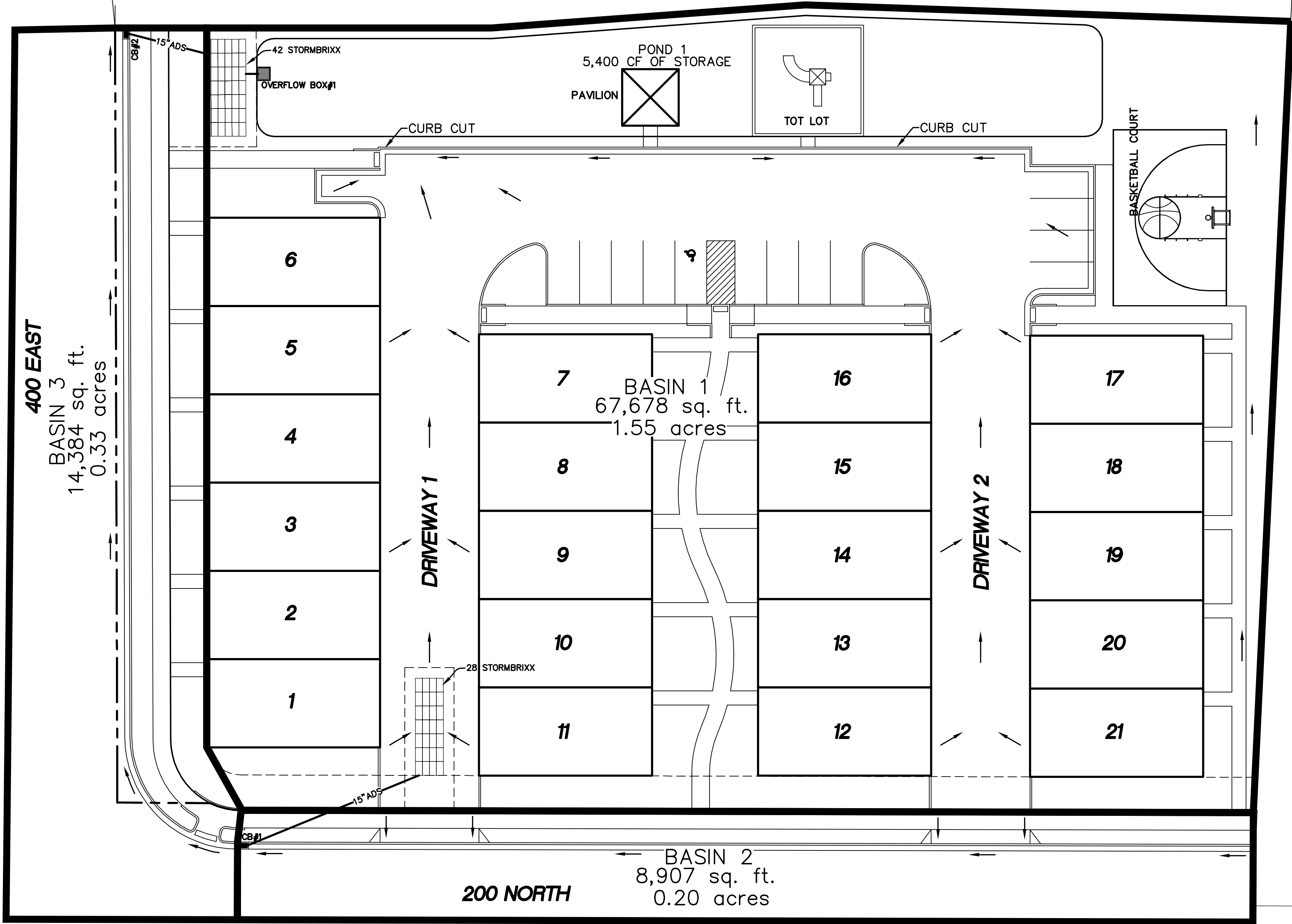
TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.

HEELIS FARM TOWNHOMES

ATLAS
ENGINEERING
L.L.C.

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

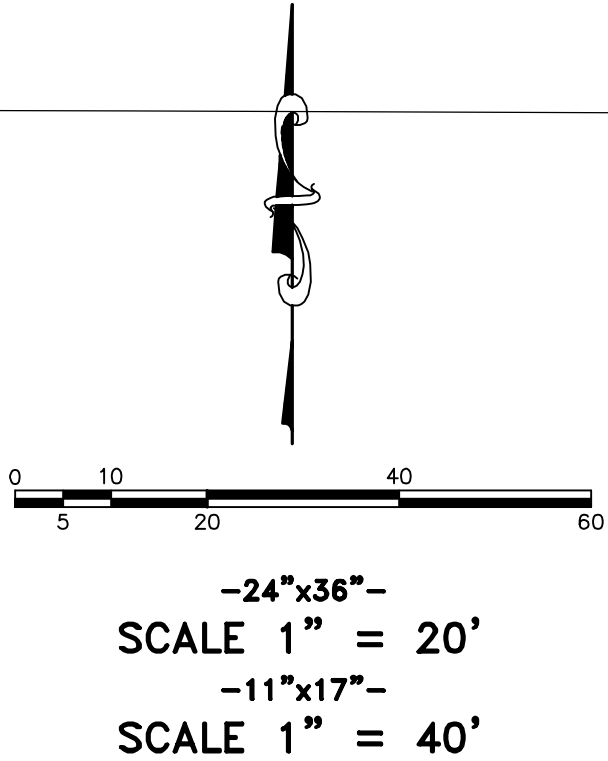
SHEET NO.

3

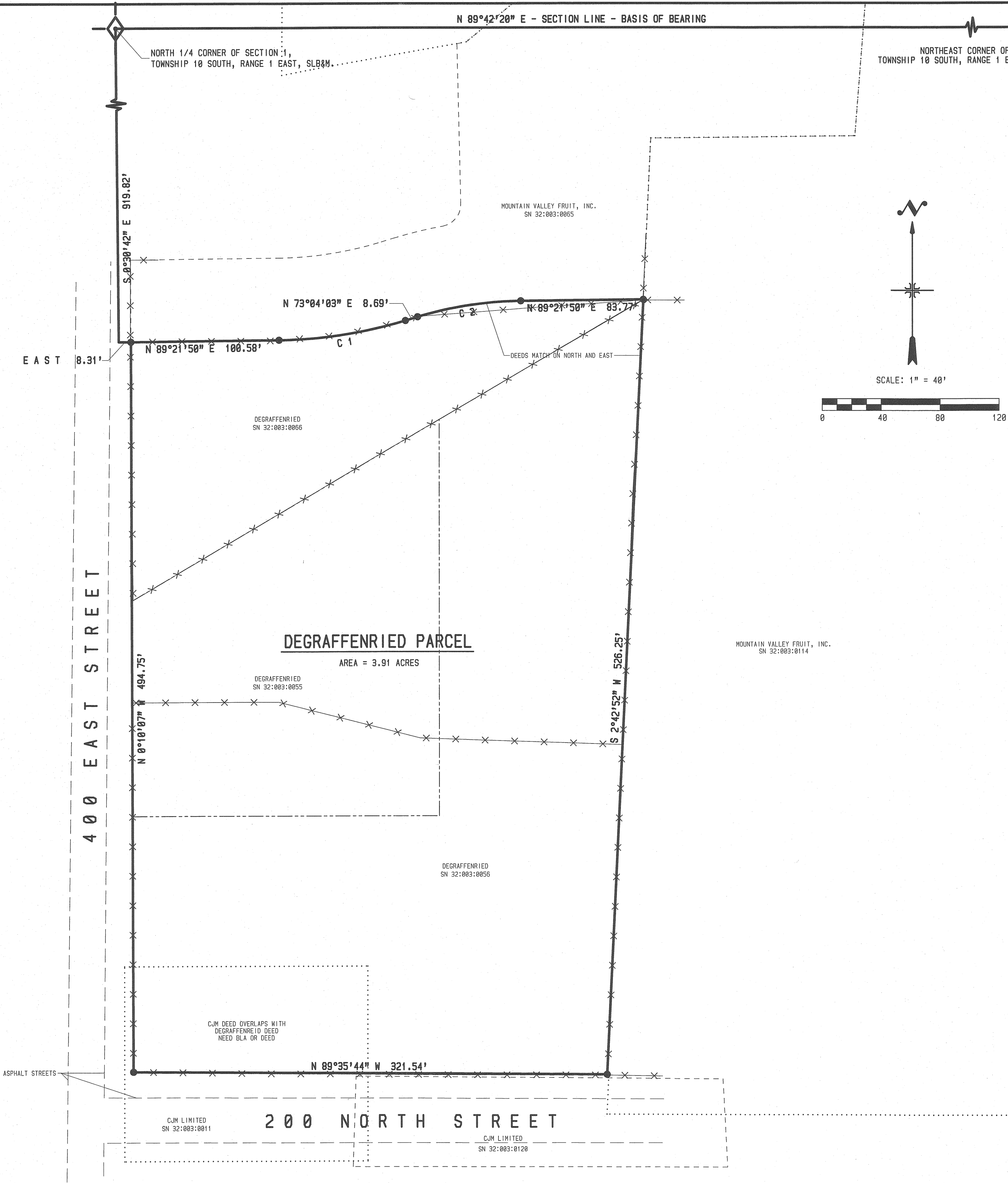
GRADING PLAN

SANTAQUIN, UTAH

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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	306.00'	16°17'46"	87.03'	N 81°12'56" E	86.74'
C2	250.00'	16°17'49"	71.11'	N 81°12'56" E	70.87'



SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE EAST LINE 400 EAST STREET, SANTAQUIN, UTAH, WHICH POINT LIES SOUTH 0°30'42" EAST 919.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 8.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°21'50" EAST 100.58 FEET; THENCE NORTHEASTERLY 87.03 FEET ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°17'46", THE CHORD BEARS NORTH 81°12'56" EAST 86.74 FEET; THENCE NORTH 73°04'03" EAST 8.69 FEET; THENCE NORTHEASTERLY 71.11 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°17'49", THE CHORD BEARS NORTH 81°12'56" EAST 70.87 FEET; THENCE NORTH 89°21'50" EAST 83.77 FEET; THENCE SOUTH 2°42'52" WEST 526.25 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°35'44" WEST 321.54 FEET ALONG AN EXISTING FENCE; THENCE NORTH 8°10'07" WEST 494.75 FEET ALONG AN EXISTING FENCE ON THE EAST SIDE OF SAID 400 EAST STREET TO THE POINT OF BEGINNING. CONTAINING 3.91 ACRES.

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°42'20" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:

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

Barry L. Prettyman Nov. 4, 2019
BARRY L. PRETTYMAN DATE

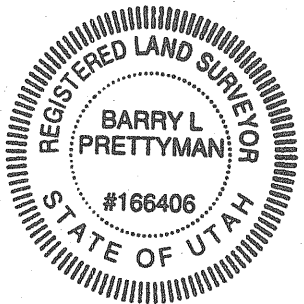
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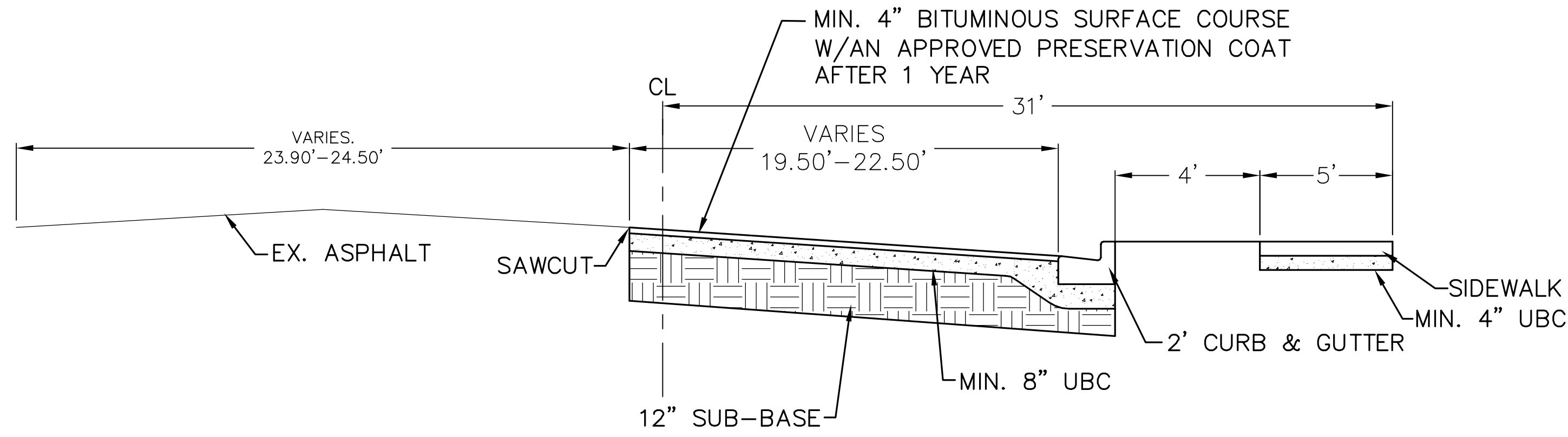
● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.

— DEGRAFFENRIED DEED LINES

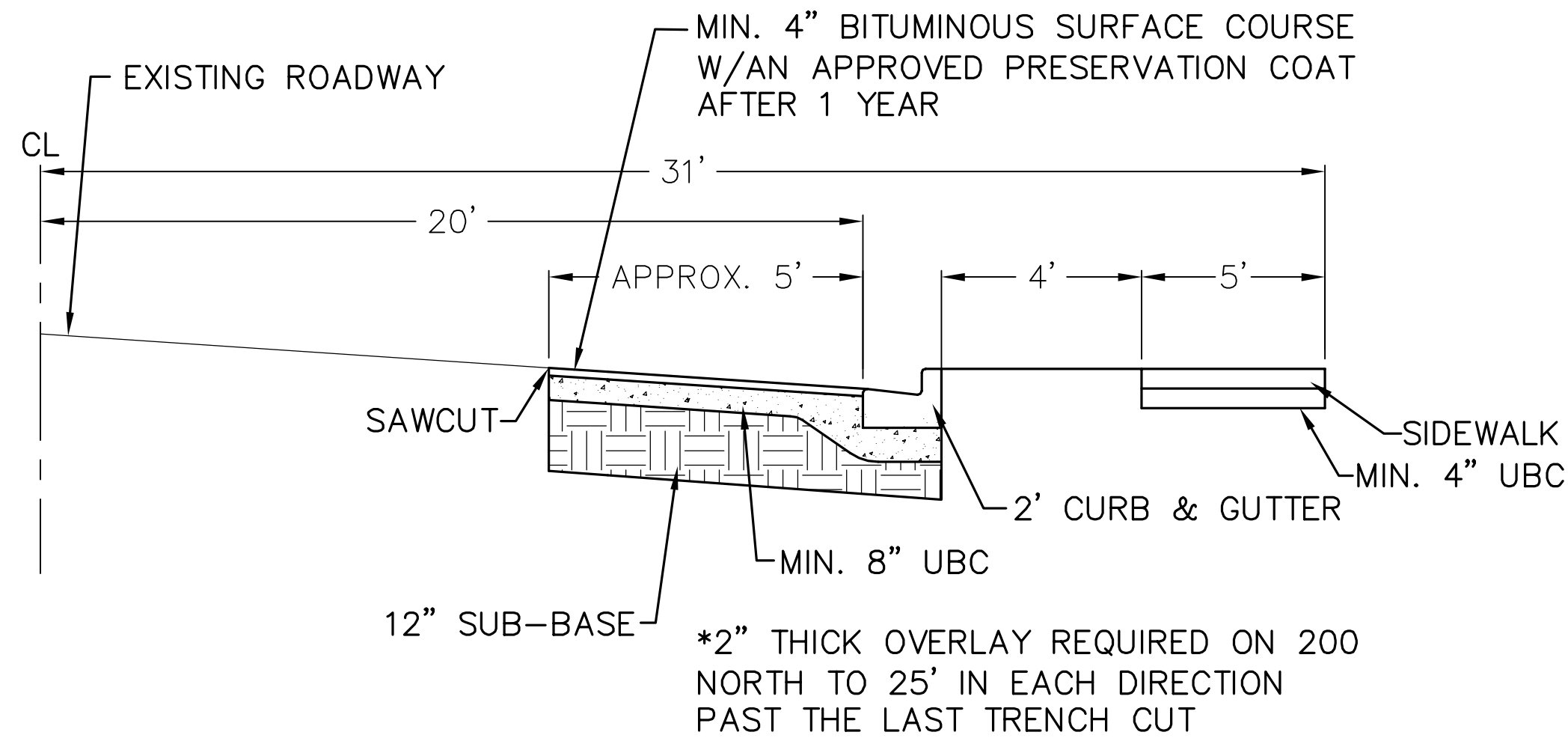
- - - ADJACENT LAND OWNER DEED LINES

-x-x- EXISTING FENCES



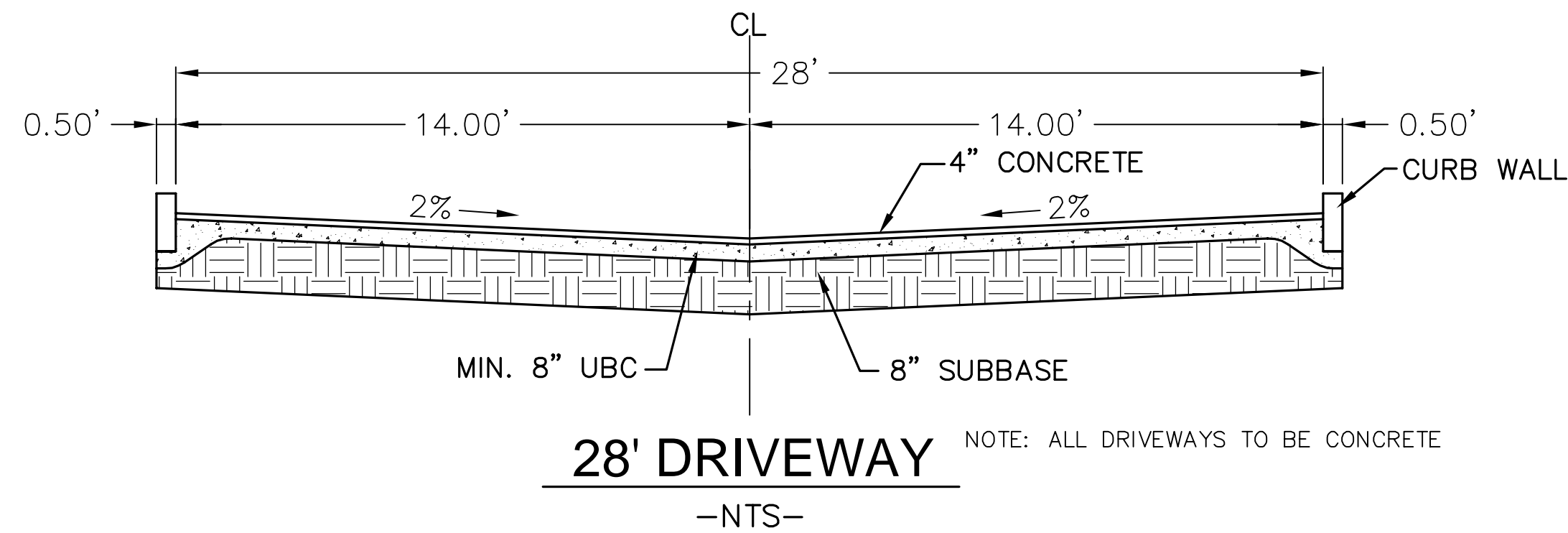


400 EAST DETAIL
-NTS-



200 NORTH DETAIL
-NTS-

- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100- YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



28' DRIVEWAY
-NTS-

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HEELIS FARM TOWNHOMES

ATLAS

ENGINEERING

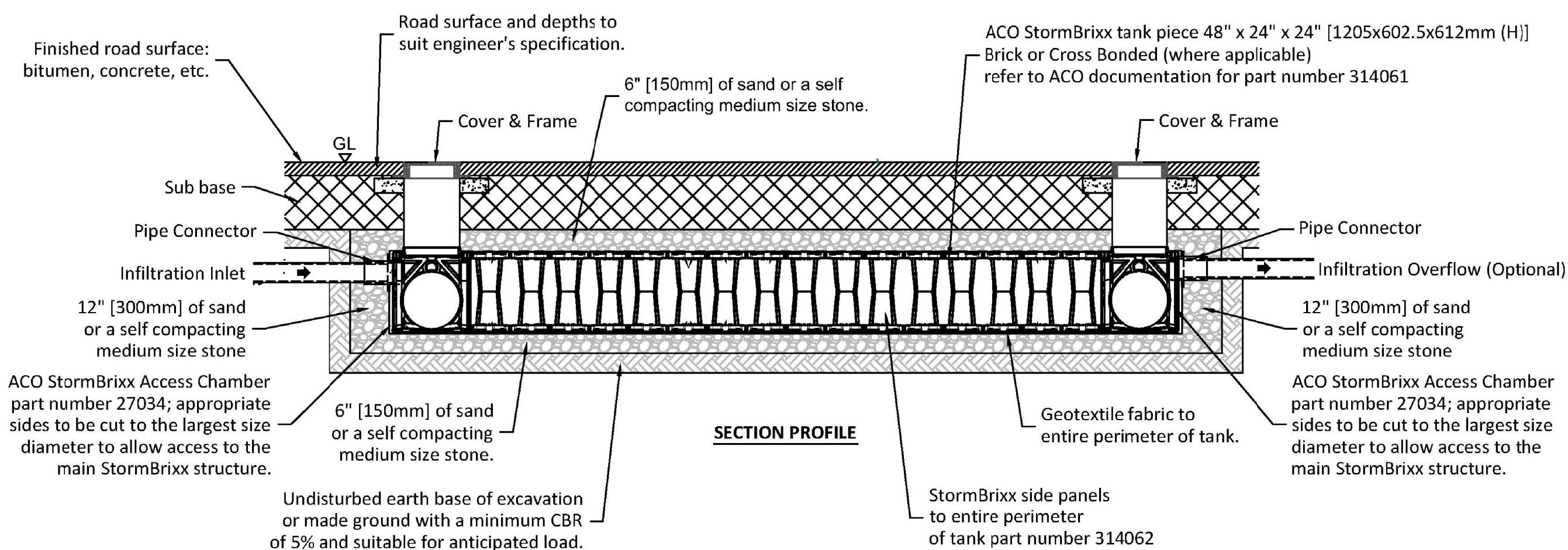
L.L.C.

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

DETAIL SHEET

SANTAQUIN, UTAH

SHEET NO.
6



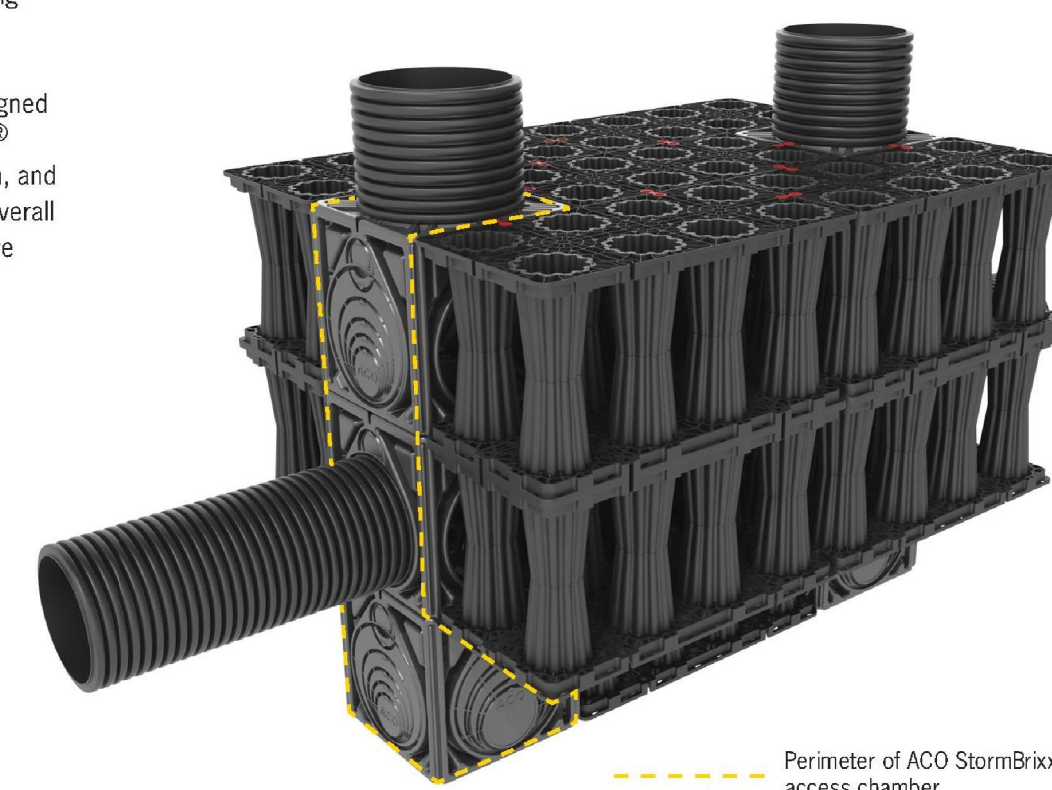
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficbing by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

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

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

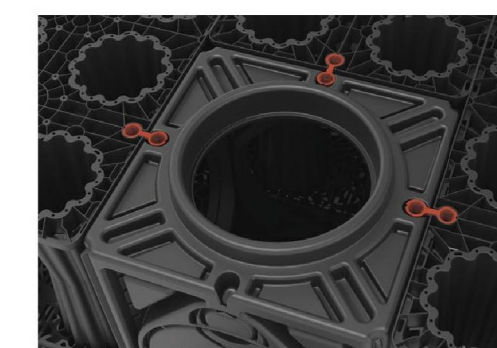
Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



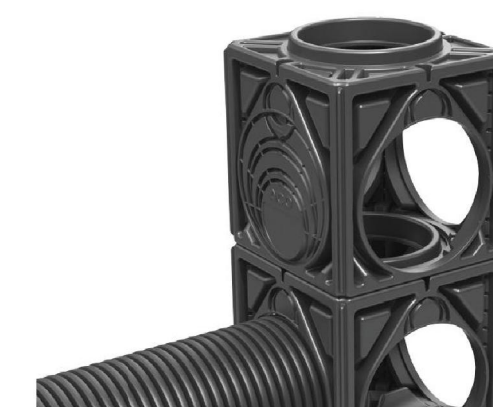
Cut unit at guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® laver connectors.

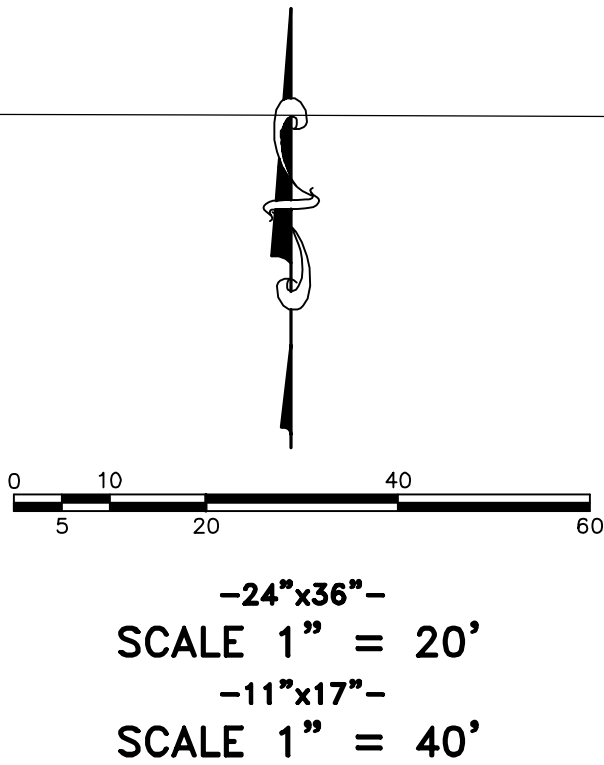




OPEN SPACE 27,589 SF

MOUNTAIN VALLEY FRUIT INC.

FIRE ACCESS LANE



SHEET NO. 8	
FIRE ACCESS/ OPEN SPACE PLAN	
SANTAQUIN, UTAH	

HEELIS FARM TOWNHOMES

ATLAS ENGINEERING L.L.C.

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

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LOCATION OF
PROJECT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

- C-1
- COVER SHEET
- C-2
- PLAT SHEET
- C-3
- UTILITY PLAN SHEET
- C-4
- GRADING PLAN
- C-5
- LANDSCAPE PLAN
- D-1
- DETAIL SHEET

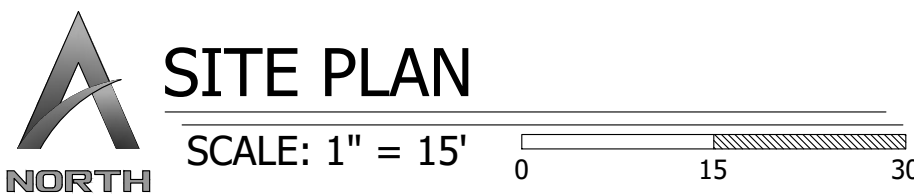
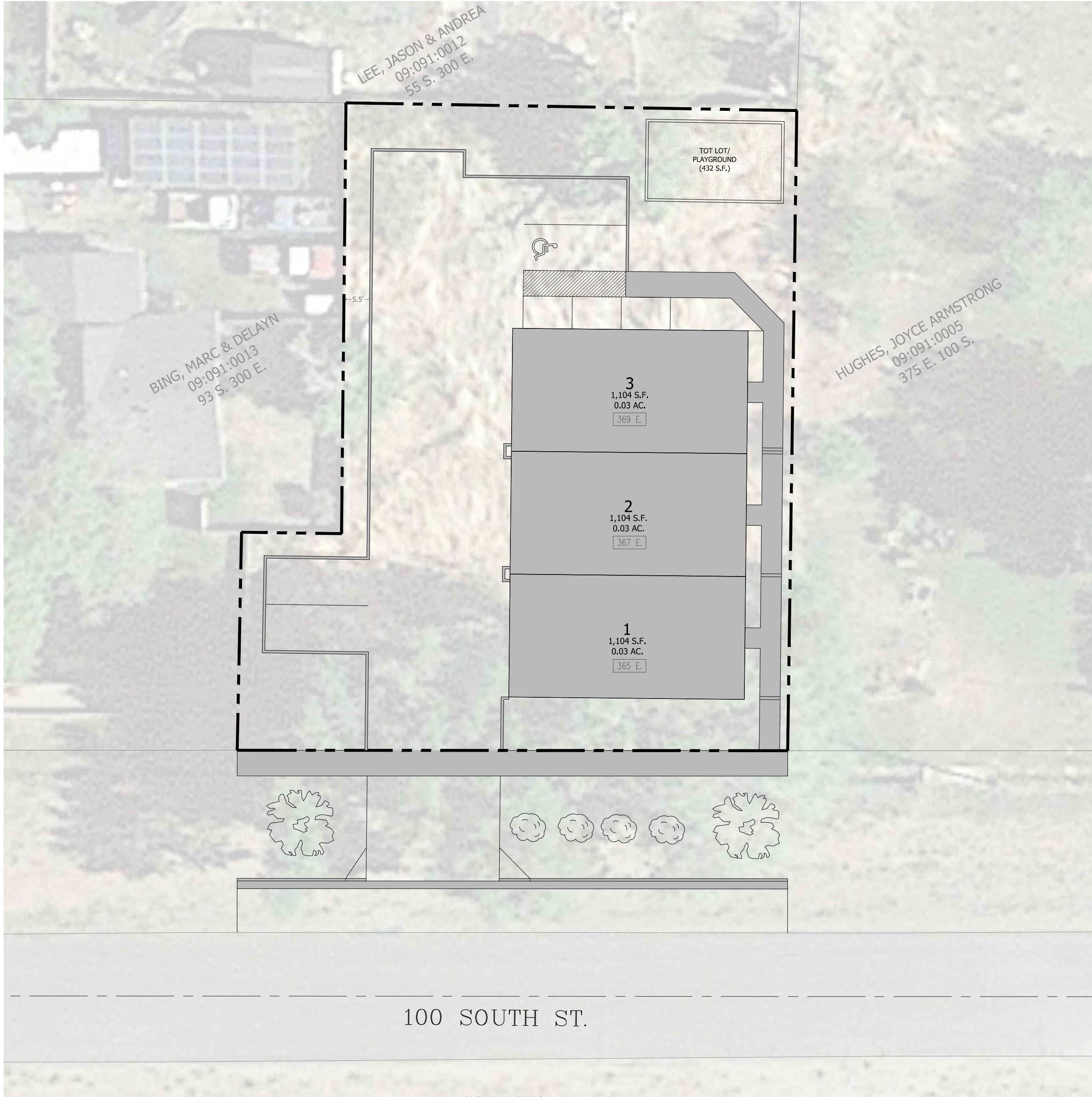
TABULATIONS		
TOTAL LOTS	3	
DENSITY	0.66 UNIT/ACRE	
TOTAL ACREAGE	0.27 AC.	100%
TOTAL ACREAGE IN LOTS	0.08 AC.	30%
TOTAL RIGHT-OF-WAY	0 AC.	0%
TOTAL OPEN SPACE	0.14 AC.	52%

NOTES:
SUBDIVISION LIES WITHIN THE MSR ZONE

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

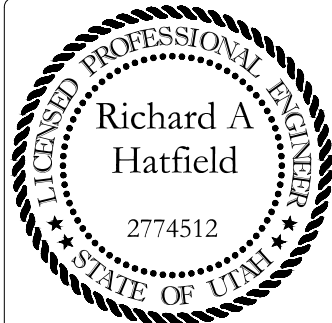
PROPERTY OWNER/DEVELOPER: JOHN MONEY (801-471-3322)
3651 N. 100 E. PROVO, UT
ENGINEER: RICHARD HATFIELD (801-796-2277)
661 N. MAIN STREET SPANISH FORK, UT



SITE PLAN
SCALE: 1" = 15'
0 15 30



REVISIONS		
DATE	BY	REMARKS



THREE FOUR ONE TOWNHOMES
COVER SHEET

DATE: 5-20-2020

LOCATION: SANTAQUIN, UT

FOR: JOHN MONEY

DRAWING: C-1

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: JOHN MONEY (801-471-3322)

3651 N. 100 E. PROVO, UT

ENGINEER: RICHARD HATFIELD (801-796-2277)

661 N. MAIN STREET SPANISH FORK, UT

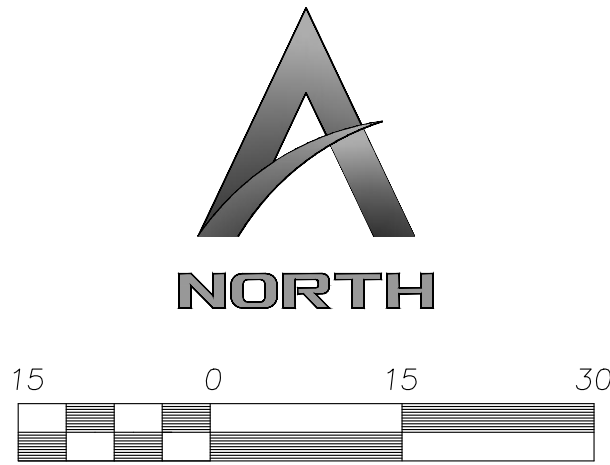


LOCATION OF PROJECT



VICINITY MAP

SCALE: N.T.S.



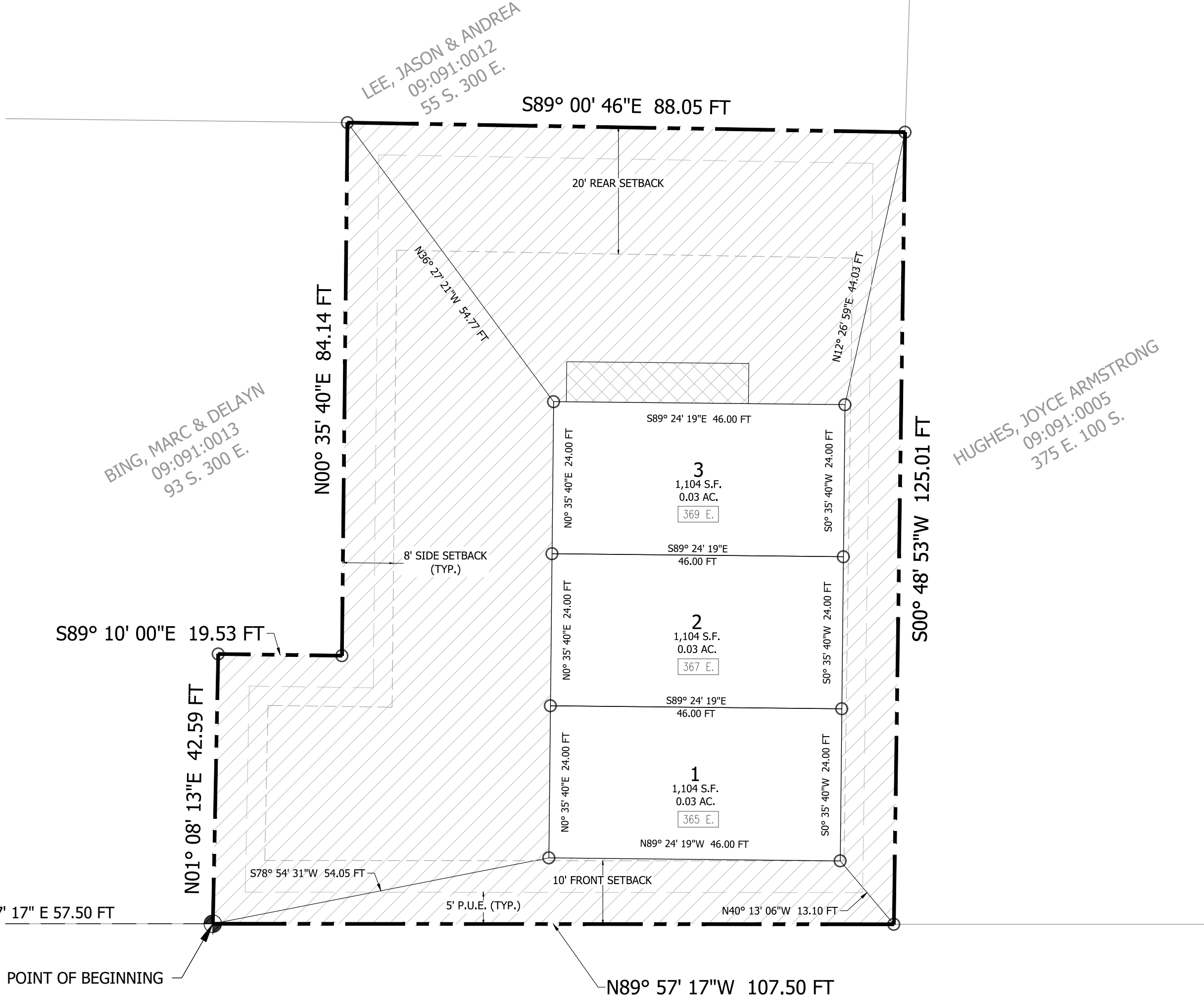
Scale: 1" = 15'

LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 5561206
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

NOTE:

- ALL COMMON AREAS (NOT INCLUDING LIMITED COMMON AREA) AND STREET TO SERVE AS PUBLIC UTILITY EASEMENTS.



UTILITIES APPROVAL

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

ROCKY MOUNTAIN POWER _____ DATE _____

CENTRACOM _____ DATE _____

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION/SEWER/STORM DRAIN

PUBLIC WORKS DIRECTOR _____ DATE _____

CENTURYLINK ACCEPTANCE

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

CENTURYLINK _____ DATE _____

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-365-5632.

APPROVED THIS _____ DAY OF _____, 20__

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

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

BEGINNING AT A POINT THAT LIES NORTH 89°57'17" EAST 57.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS, THENCE ALONG A FENCE LINE THE FOLLOWING 5 COURSES, (1) NORTH 01°08'13" EAST 42.59 FEET; (2) SOUTH 89°10'00" EAST 19.53 FEET; (3) NORTH 00°35'40" EAST 84.14 FEET; (4) SOUTH 89°00'46" EAST 88.05 FEET; (5) SOUTH 00°48'53 " WEST 125.01 FEET TO THE NORTH SIDE OF 100 SOUTH STREET; THENCE NORTH 89°57'17" WEST 107.50 FEET ALONG SAID NORTH SIDE OF SAID STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,877 SQUARE FEET IN AREA OR 0.273 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 THREE FOUR ONE TOWNHOMES 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 JOHN MONEY, 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 _____

THREE FOUR ONE TOWNHOMES

PLAT "A"

A RESIDENTIAL SUBDIVISION

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

UTILITY PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING POWER POLE
- WATER METER
- P.I. METER
- CONCRETE/BLOCK WALL

- 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.
 - PROPERTY IN NO FLOODPLAIN ZONE.



REVISIONS		REMARKS
DATE	BY	



DATE: 5-20-2020

LOCATION: SANTAQUIN, UT

FOR: JOHN MONEY

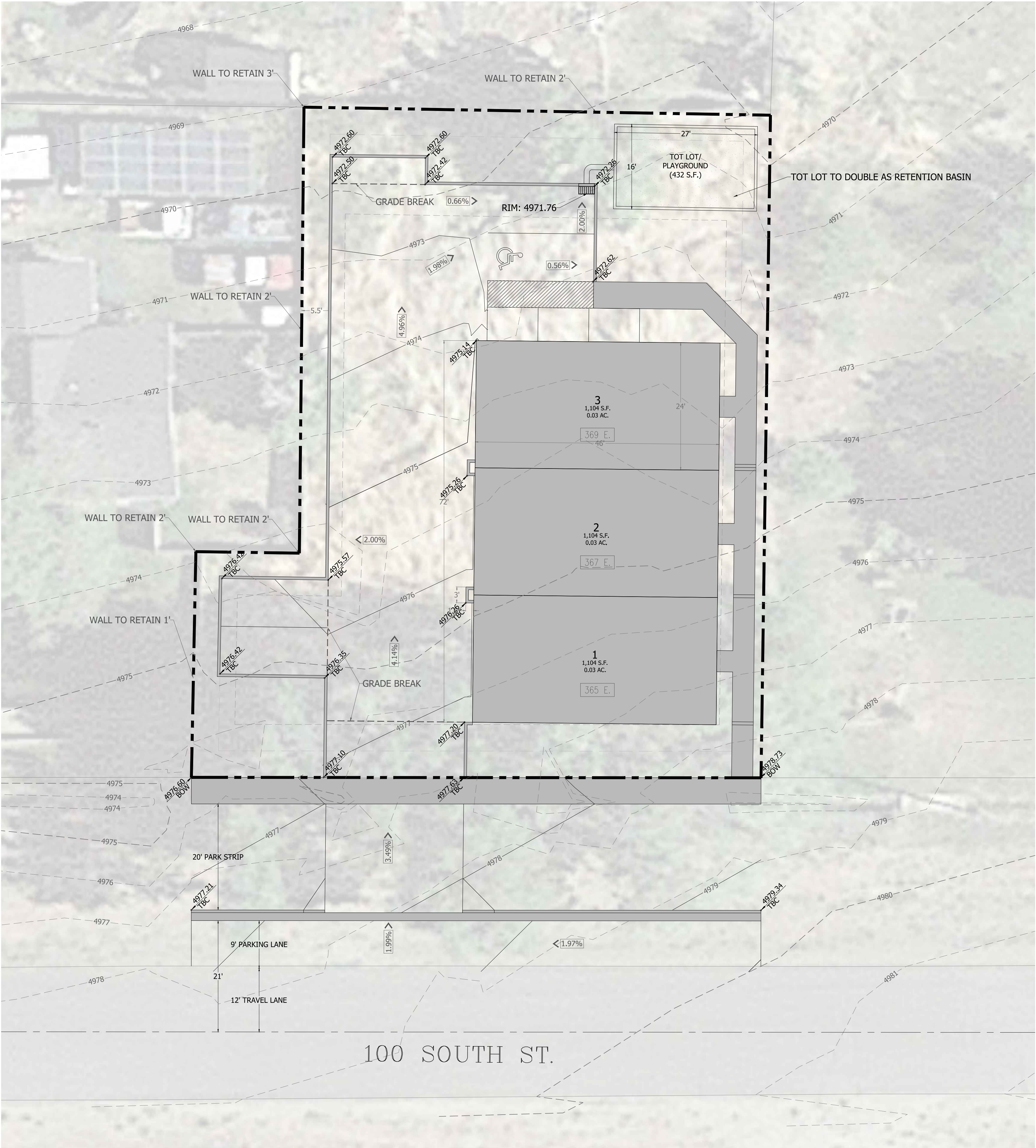


LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

GRADING PLAN
SCALE: 1" = 10'
0 10 20

NOTES:
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REVISIONS		REMARKS
DATE	BY	





LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

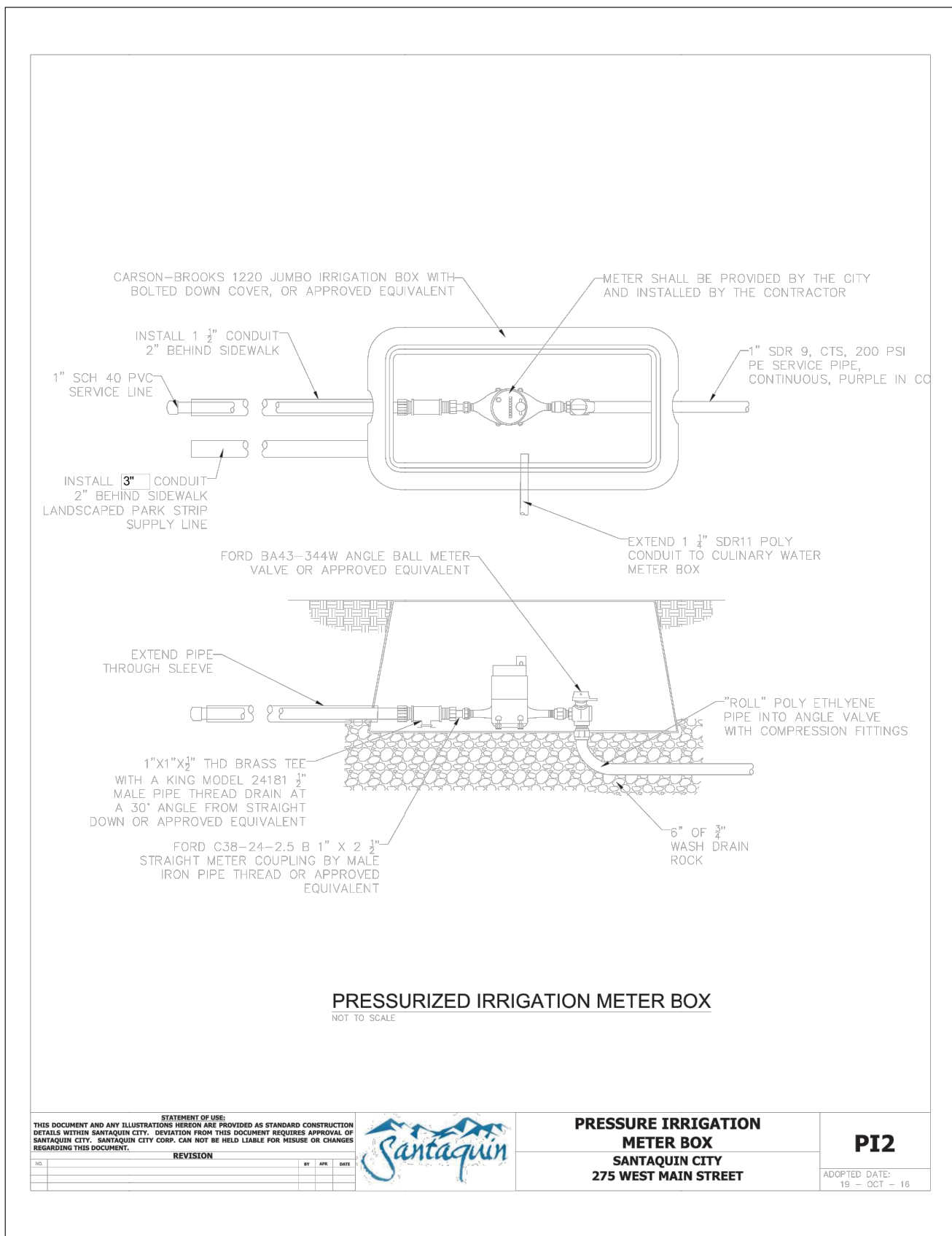
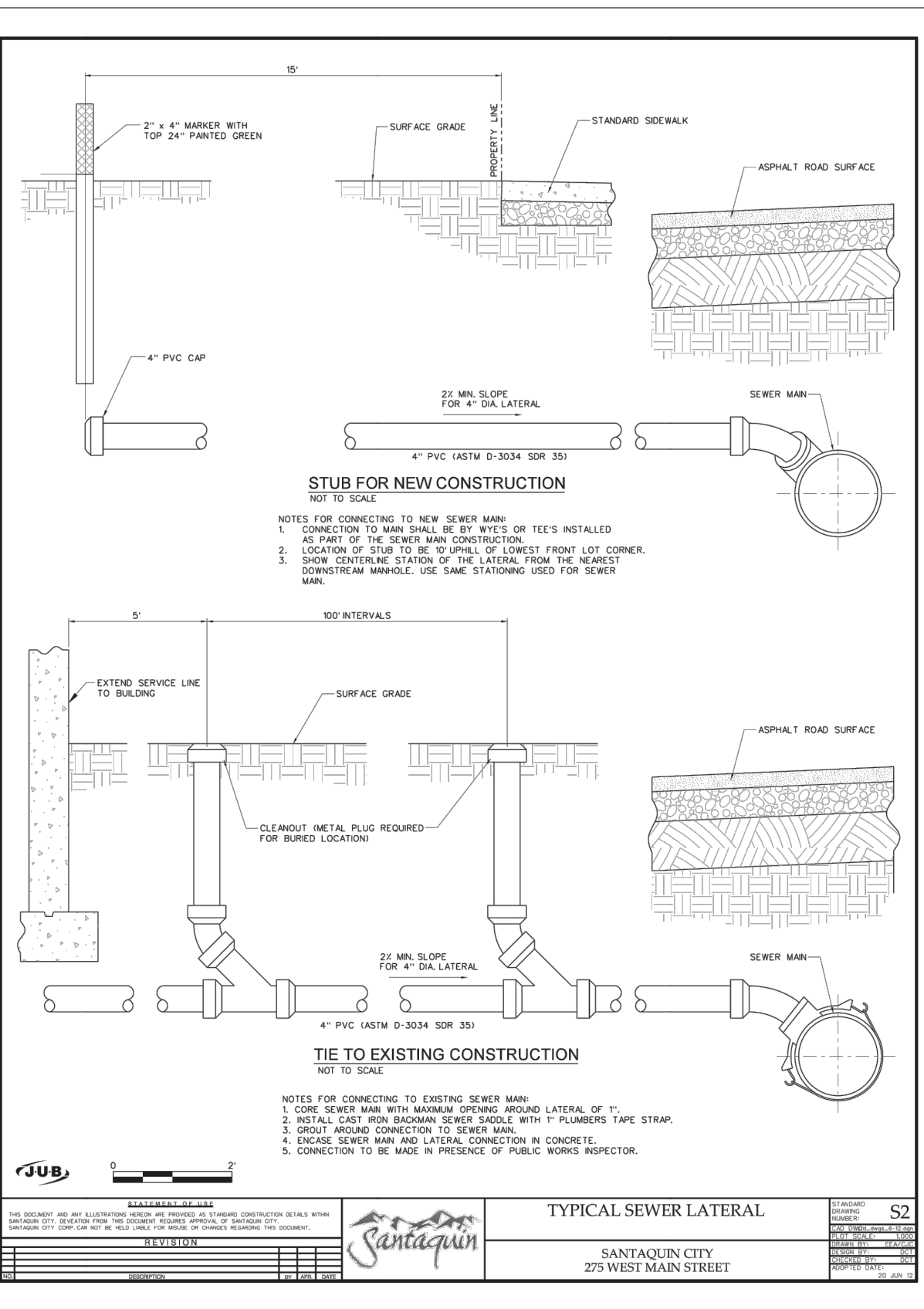
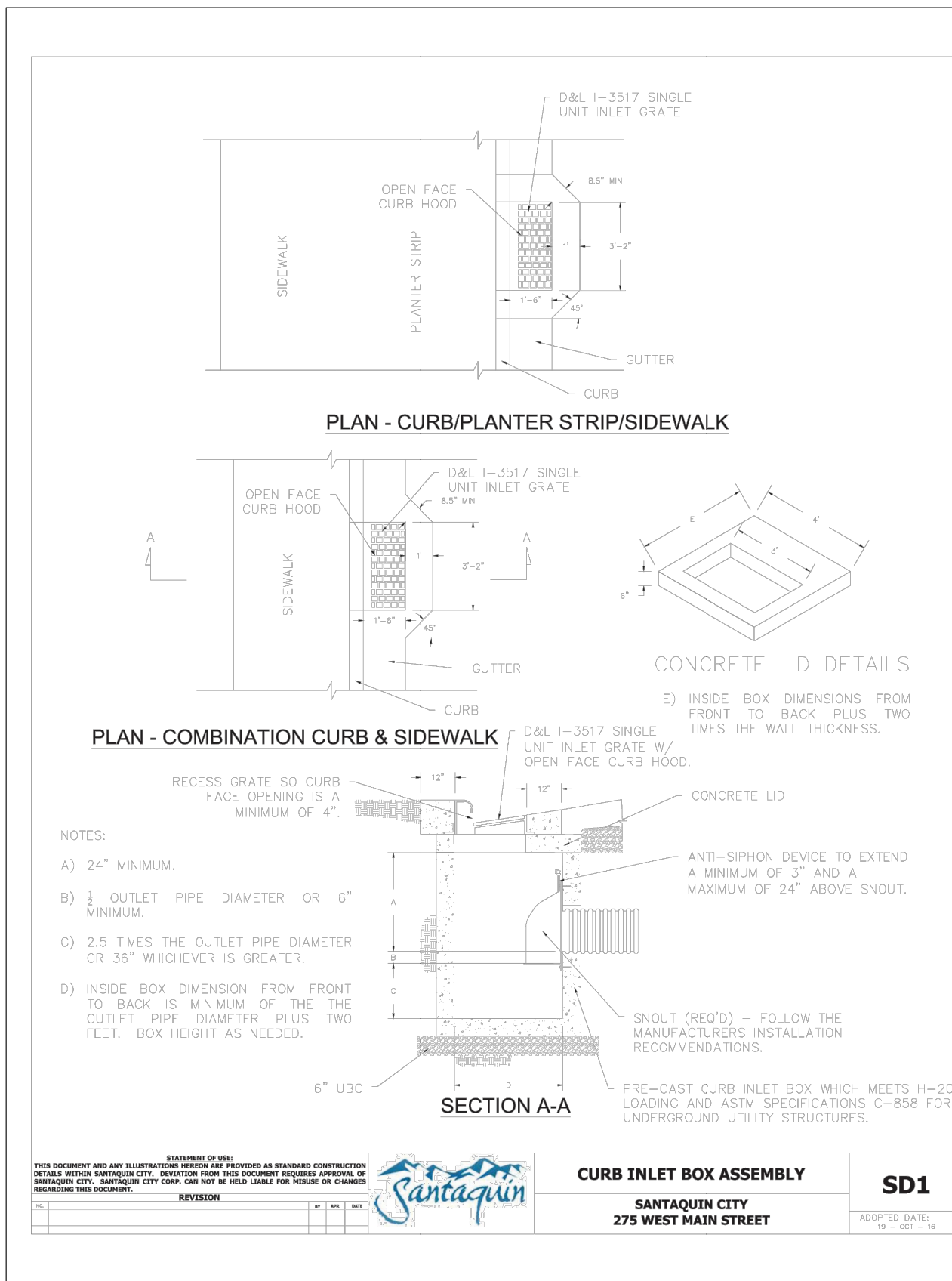
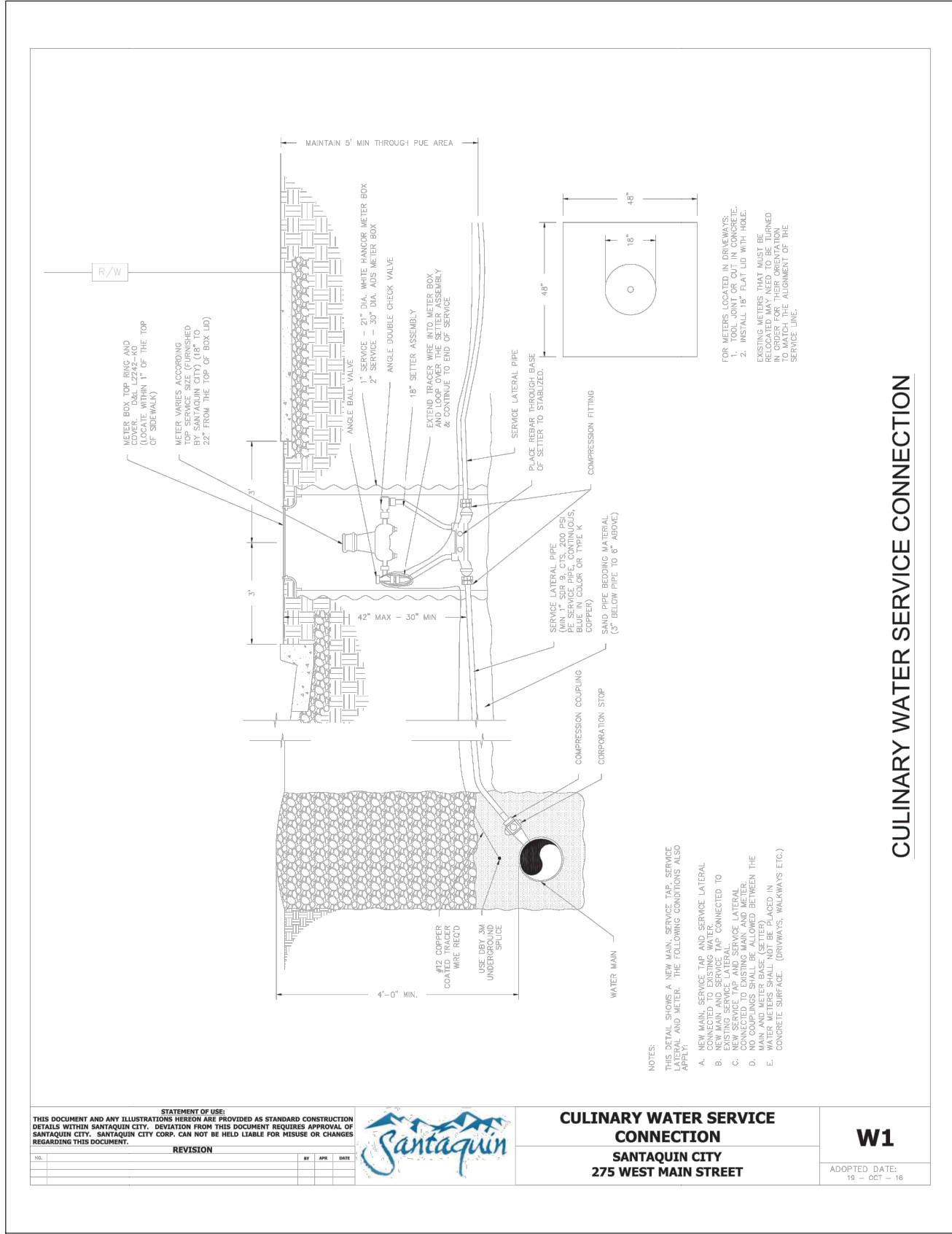
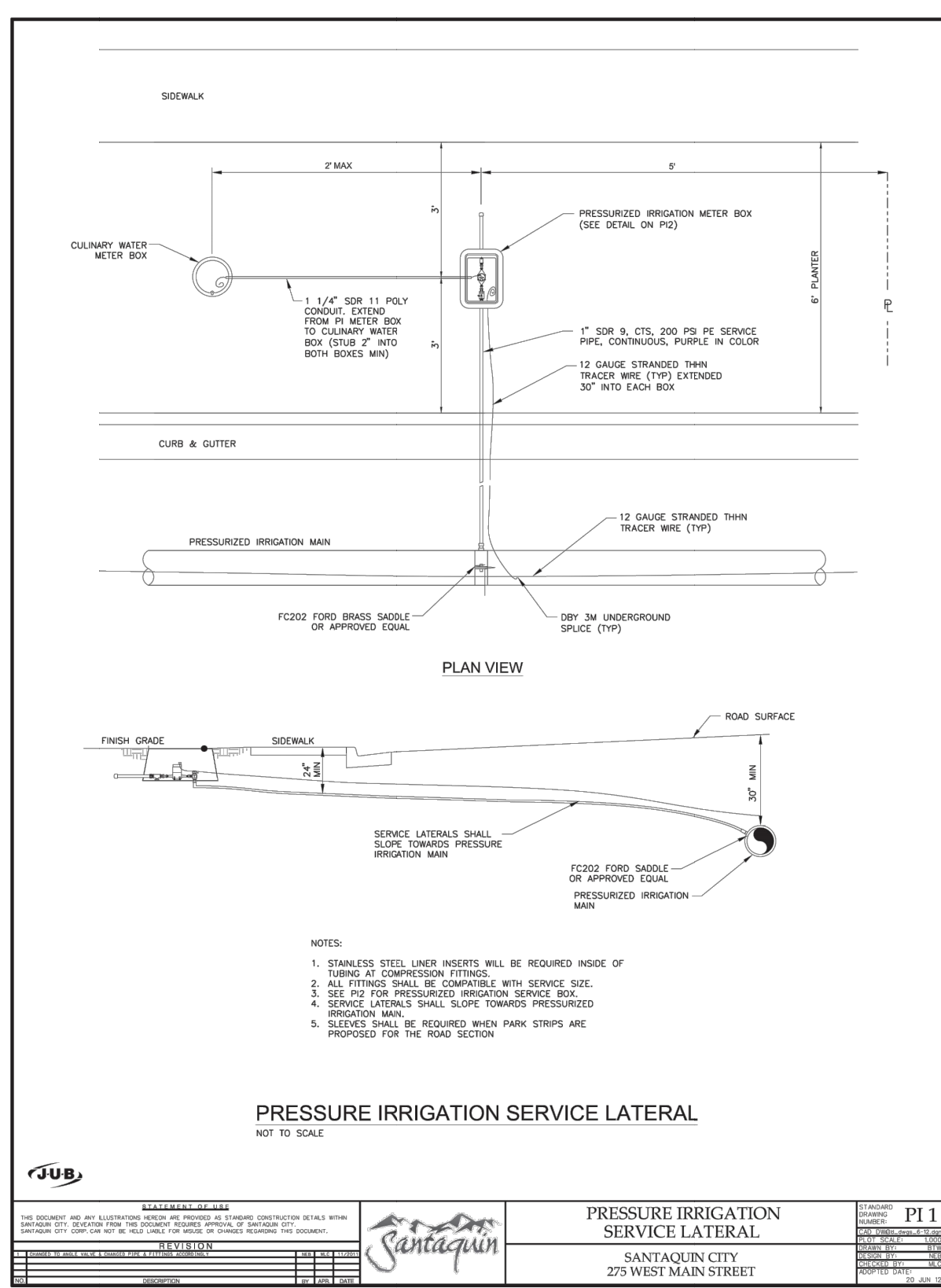
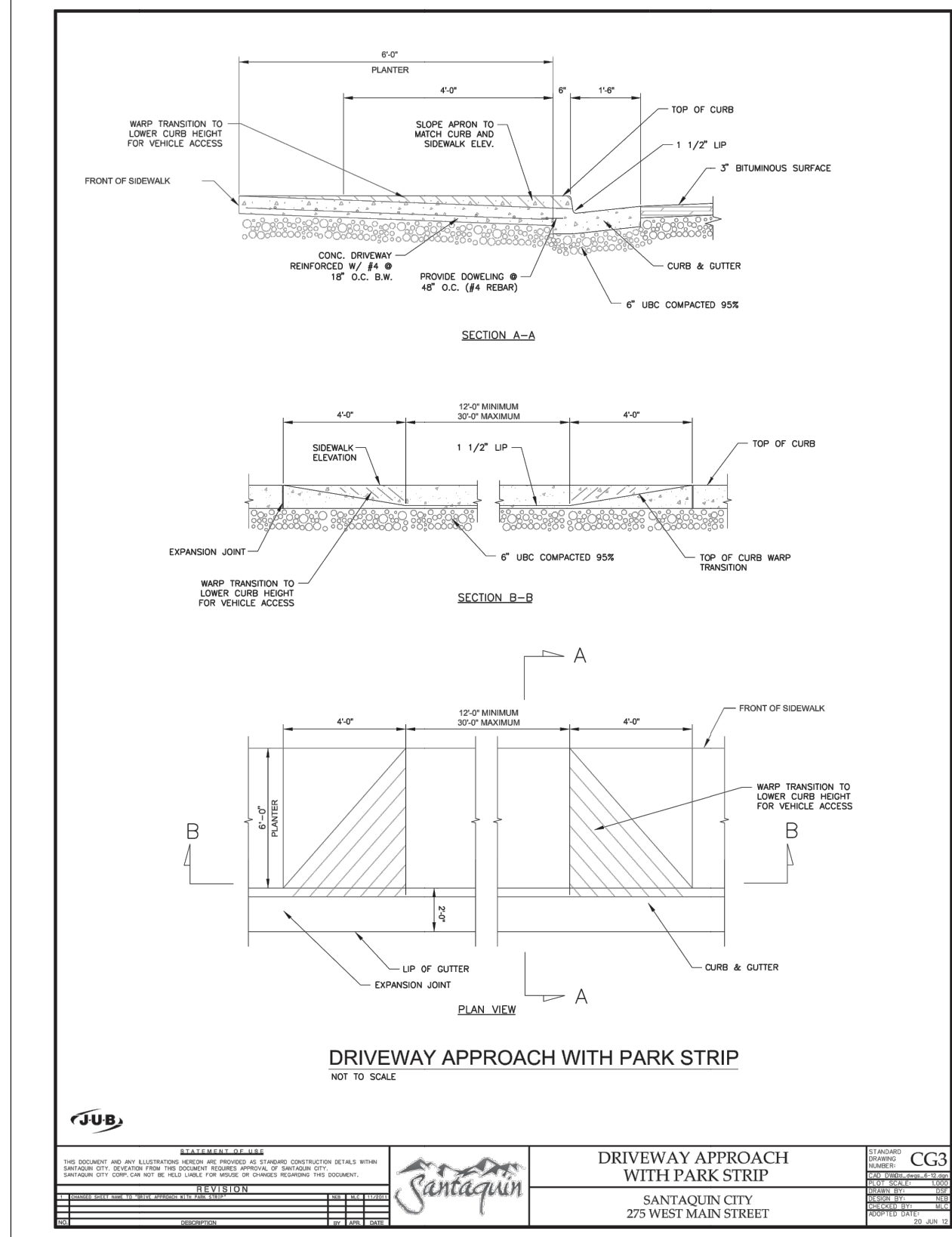
LANDSCAPE PLAN
SCALE: 1" = 10'

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.



REVISIONS		REMARKS
DATE	BY	





REVISIONS	DATE	BY	REMARKS





LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

LANDSCAPE PLAN
SCALE: 1" = 10'

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.



REVISIONS		REMARKS
DATE	BY	





**DRC Meeting Minutes
Tuesday, May 12, 2020**

DRC Members in Attendance: Jon Lundell, Randy Spadafora, Wade Eva, Ben Reeves, Jason Bond, Ryan Lind, Taylor Sutherland, and Police Chief Rod Hurst.

Other's in Attendance: Assistant City Manager Norm Beagley, Staff planner Ryan Harris. Jon Mendenhall participated via Zoom.

Robert McMullin and Scott Peterson participated via Zoom representing the McMullin Residential Subdivision.

Jeff Knighton, John Bylund and Weston Southwick, participated via Zoom representing the Bylund Commercial Site Plan.

Ryan Johnston and Scott Peterson participated via Zoom representing the Orchard Vista's Subdivision.

Steve Larsen and Ken Berg came to the meeting to participate representing the Grey Cliff's Subdivision.

Mr. Lundell called the meeting to order at 10:01 a.m.

McMullin Residential Final Subdivision Review

*A **final** review of 16 lot subdivision located at approximately 150 N. and Peach Street.*

Mr. Lundell explained that this project was originally proposed as a twin home development. The applicant has since requested to change their development to detached single family homes. Mr. Lundell explained that the Planning Commission and City Council both reviewed this change and were in favor of it. Mr. Lundell noted that the curb and gutter is already installed, but the road will need to be overlaid once the needed utilities are stubbed to the new lots.

Building Official: Mr. Spadafora explained that he has reviewed the proposed addresses and has made adjustments to lots 16 and 1. The changes will be included with the redlines for the developer.

Planning and Zoning: Mr. Bond explained that there will be no requirement for ARC approval since the development will no longer be multifamily. He noted that it will still be within a PUD, so there will be some architectural requirements.

Engineering: Mr. Lundell asked that the developer to verify a proposed mailbox location with the Post Office. He also explained that there are clean up items on the plat included in the redlines.

Post Office: Mr. Peterson asked for potential mailbox locations. Mr. Mendenhall asked that the box is located somewhere along the first 4 lots.

Motion: Mr. Bond motioned to approve the final plat for the McMullin Residential Subdivision with the following conditions: That the redlines be addressed. That the mail box be placed somewhere between lots 1- 4. And that the architectural guidelines for a standard PUD subdivision are met. Chief Lind seconded. The vote was unanimous in the affirmative.

Bylund Commercial Site Plan

A site plan review of a commercial building located at approximately 94 N. State Road 198.

Mr. Lundell explained that this site plan is to review a 3-unit commercial building that would be East of Dairy Queen and South of Stringham's True Value Hardware Store.

Fire: Mr. Sutherland stated that the 26-foot fire access is located on the West portion of the site. He explained that it would need to be moved to the East, to allow for the full access around the building. He also asked the developer to ensure that 28 foot turning radius' are included.

Police: Chief Hurst asked what the purpose of the planter boxes in the parking lot are. Mr. Reeves explained that they are to protect parking and are also a City code requirement. Chief Hurst indicated that he would like to see the boxes removed to avoid issues with traffic between the Dairy Queen and this new commercial building.

Building Official: Mr. Spadafora asked if each unit will need its own address. Mr. Bond suggested that the building could have its own address and the units could be separated by A, B, and C. Mr. Mendenhall explained that suite numbers cause problems for mail delivery. He asked that individual addresses are provided for each unit. Mr. Spadafora indicated that he will assign a separate address for each unit.

Planning and Zoning: Mr. Bond reported that there are issues with the proposed location for the dumpster enclosure. He explained that the proposed parking stalls require a 5 foot pull out area; but the proposed dumpster location is in the way of this pull out area. Mr. Bond also noted a change in grade between the two properties where the dumpster is proposed to be. He suggested that the dumpster enclosure be moved in order to be in harmony with City Code.

Engineering: Mr. Lundell explained that since the developer will be connecting to Highway 198 UDOT approval will be required. He pointed out a problem with the proposed curb which has space for a spill curb, meaning water would spill onto the roadway. Mr. Southwick explained that it was designed this way in order to prevent tearing out the whole drive access. Mr. Lundell stated that something needs to be provided to catch storm water and minimize the amount flowing onto the road specifically because only one curb inlet is shown. Mr. Beagley suggested that UDOT's requirements for their right of way be referred to. Mr. Southwick indicated that they are currently working with UDOT.

Mr. Lundell expressed concern that the proposed interior grease trap for the future restaurant can be bypassed. Mr. Spadafora explained that the grease trap can be plumbed so it can't be bypassed. He also noted that the proposed grease trap meets building code. Mr. Bylund stated that Marco's Pizza that will be located in the building produces very little grease.

Mr. Lundell stated that it is his understanding that the developer would like to have shared parking between this site and the Dairy Queen. Mr. Bond explained that the proposed parking agreement will be discussed tonight by the Planning Commission.

Mr. Lundell noted that the curb inlet boxes need to have a 3-foot sump for pretreatment. He added that the inlet for bypass would also require a 3-foot sump.

Planning and Zoning: Mr. Bond suggested that the developer move the drive through window as far as possible to the South East in order to provide more queuing space. He clarified that the current configuration meets code with room for 3 cars to que. Mr. Lundell asked if there is enough space for vehicles to turn in the drive through without hitting the curb.

Motion: Mr. Spadafora motioned to approve the Bylund Commercial Site Plan with the following conditions: That the Engineering and Planning and Zoning redlines be addressed. That the addressing is assigned. And that any issues that may occur with the grease trap be resolved. Chief Lind seconded. The vote was unanimous in the affirmative.

Orchard Vistas Concept Subdivision Review

A concept review of a 108-unit multifamily subdivision located at approximately 200 N. and 400 E.

Mr. Lundell explained that this is a proposed apartment development directly North of the Grocery store. He noted that a development agreement was approved by the City Council at the first of this year.

Fire: Mr. Sutherland indicated that the buildings will need fire sprinklers due to the proposed access.

Public Works: Mr. Eva asked that the utility meters meet City code. Mr. Lundell explained to the developer that the City Standards and Specs require a master meter for any multifamily building of 3 units or more.

Police: Chief Hurst asked how many accesses this development will have. Mr. Lundell outlined their current proposal which shows 3 access, 2 off of 200 North, as well as the one connecting to the back grocery store access. He expressed concern with the severe grade, as well as traffic conflicts that would come from sharing an access with the grocery store. Mr. Sutherland explained that if the dead end is over 150 feet either an approved turnaround or pull through would be required for fire safety.

Public Works: Mr. Eva noted that there needs to be a location for snow loading within the parking lot. Mr. Bond suggested that covered parking could be provided to mitigate snow.

Planning and Zoning/Engineering: Mr. Bond explained that the East side of the development is inconsistent with what was shown to the City Council specifically, an access is missing. He asked that the developer be as consistent as possible to the plans the Council based their approval

off of.

Mr. Lundell clarified that 200 N. and 500 E. are not completely built out yet. He explained that an overlay will be required for the roads after the utilities are installed and patched.

As this was a concept plan review, no action was necessary. No action was taken.

Grey Cliffs Preliminary Subdivision Review

A preliminary review of a multifamily, single family and commercial subdivision located at approximately 648 N. State Road 198.

Mr. Lundell provided an overview for this project which is proposed to be built on the old Sumsion mining property. He explained that the project is a proposed to be an R-10 PUD.

Mr. Lundell expressed concern regarding access. He explained that the North connection isn't proposed to be installed until the final phase. That would leave roughly 490 units using one intersection. Mr. Lundell also noted apprehension regarding the the amount of homes that directly access Grey Cliffs Drive

Police: Chief Hurst asked if there would be parking restrictions on Grey Cliffs Drive. Mr. Lundell explained that the road meets major local road requirements; with a proposed cross section, two 11-foot travel lanes and 8-foot street parking on either side. Chief Hurst expressed concern with street parking on this road. Mr. Bond pointed out that there won't be much room for street parking, because there are so many driveways. Chief Hurst also stated concern with vehicles backing in or out along a curve on Grey Cliffs Drive. Mr. Lundell added that Grey View road is proposed to have a 10% grade. Mr. Beagley explained that as part of City Code, a traffic circulation plan needs to be submitted. He recommended that a traffic plan be submitted that addresses these specific concerns. Mr. Berg explained that they are required to provide a traffic study for UDOT, so they will expand it to address the additional concerns from the DRC.

Engineering: Mr. Lundell voiced concern with the proposed 9.5-acre retention pond. He explained that the calculations show that it is not adequate, as it only accounts for a 25-year event. As required per code, it must control up to a 100-year storm event. Mr. Lundell noted that there have been issues with flooding off of State Road 198 in the past. Mr. Berg explained that any roads above Grey Cliff are rock so water can't be infiltrated. While any roads below Grey Cliffs are sand. He explained that he is working with a geotechnical engineer regarding infiltrating storm water in the sand. Mr. Berg asked what other options they have. Mr. Beagley explained that Staff is not specifically saying no to the proposed retention pond, but rather, asking the developer to look at all possibilities. If more localized, smaller detention areas farther up the hill are not feasible, then please state such in the storm drain report. Mr. Eva suggested that the smaller park areas could become retention basins as well.

Planning and Zoning: Mr. Bond asked if enough parking will be provided at the trail head. Mr. Larsen answered that from his research he believes the parking will be adequate. He added that the parking lot will be gravel and could be expanded if needed.

Mr. Bond explained that one of the PUD requirements is that fencing must be installed along the perimeter of multifamily housing. He asked that the developer provide details of where they feel that fencing makes sense.

Fire: Mr. Sutherland noted that the homes that fall within the wild land urban interface will require fire sprinklers. Any homes along a grade of 10% or higher for 300 feet or more will also require fire sprinklers. Mr. Larsen asked if other building materials such as a bar type roof could be considered instead of fire sprinklers. Mr. Sutherland indicated that it can be looked into.

Chief Lind asked what the clearance between the covered parking is. Mr. Berg stated that it will be 26 feet. Mr. Sutherland clarified that the 14 plex' will need fire sprinklers due to the height of the buildings. Mr. Lundell noted that there is an overhead power line that runs through this area that may impact the height of the buildings. We recommend the developer work with SESD and or RMP accordingly.

City Management: Mr. Reeves explained that Mayor Hunsaker saw retention basins in the Daybreak development that were graded as a bike track. He suggested that the developer look into making the retention basins more usable. Mr. Reeves pointed out that it would tie into the biking trails. Mr. Larsen indicated that he likes the idea.

Mr. Reeves expressed that the City Council has similar concerns regarding the single intersection access for the majority of the phases. He also conveyed the City Council's concern of developments that have high density in the beginning phases and single family only at the end of the project. The Council is concerned that the end phases never get developed. Mr. Reeves explained that the Council wants to ensure that there is a balance of housing being developed in each phase.

Public Works: Mr. Eva pointed out that the area of the proposed tot lot has historically had a high amount of water and debris flow. Mr. Beagley explained that the NRCS debris basin work that Staff is working on with Horrocks engineering should include some protection for this area. He clarified that it hasn't been built yet, and they are still waiting for funding for final design of the projects.

Motion: Mr. Reeves motioned to table The Grey Cliff's Preliminary Subdivision Review due to the significant redlines that need to be addressed. Chief Lind seconded. The vote was unanimous in the affirmative.

Cross Walk/Signage Request

A request for stop signs at the intersection of Stone Hollow Drive and Flagstone Drive.

Mr. Lundell explained that there has been a request for two additional stop signs at the intersection of Stone Hollow and Flagstone Drive. He noted that currently there are stop signs on the North and South sides of the intersection. Mr. Lundell explained that Stone Hollow Drive was built to be a major local road to accommodate traffic.

Police: Chief Hurst explained that a traffic survey was done at this intersection. He noted that the

display was turned off as to not interfere with normal driving patterns. Chief Hurst acknowledged that daily trips may be decreased due to Covid 19. He explained that the requesters concern was that vehicles are traveling between 30-35 miles per hour. Within a 9-day period the highest speed recorded was 28 miles per hour. He noted that those speeds were recorded within a 3-4 a.m. time period. Chief Hurst stated the applicants' other concern was with construction in the area. He stated that construction is a temporary problem, as most of it is wrapping up in that area. Chief Hurst noted that he isn't aware of any future developments that would increase traffic on this street in the future. He indicated that his recommendation is to not install additional stop signs unless a future development were to warrant it.

Public Works: Mr. Eva explained that there is a 6% slope in that intersection. He stated that he would prefer not to see stop signs on sloped roads as it is hard for snow plowing.

City Manager: Mr. Reeves indicated that most of the traffic doesn't impact Stone Hollow Drive. He agreed with Police and Public Works that the additional stop signs aren't necessary and could be detrimental.

Motion: Mr. Reeves motioned to not change the traffic configurations at the intersection of Stone Hollow and Flagstone Drive and deny the request. Mr. Eva seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held

April 28, 2020

Mr. Reeves motioned to approve the minutes from April 28, 2020. Chief Hurst seconded. The vote was unanimous in the affirmative.

Adjournment

Mr. Reeves motioned to adjourn at 11:56 a.m.