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 March 24, 2020.**

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 Townhomes Preliminary Review**
   A **preliminary** review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.
2. **Apple Hollow A-13 Final Review**
   A **final** review of a 34-unit townhome subdivision located at approximately 950 N. and Center Street.
3. **Apple Hollow A-14 Final Review**
   A **final** review of a 24-unit townhome subdivision located at approximately 950 N. and 20 E.
4. **Grey Cliffs Subdivision Preliminary Review**
   A **preliminary** review of a multifamily, single family and commercial subdivision located at approximately 648 N. State Road 198.
5. **The Hills Plat B Final Review**
   A **final** review of a 21 lot subdivision located at approximately Sawtooth Boulevard and Aspen Street.
6. **Approval of Minutes for Meeting Held**
   February 25, 2020
   March 10, 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

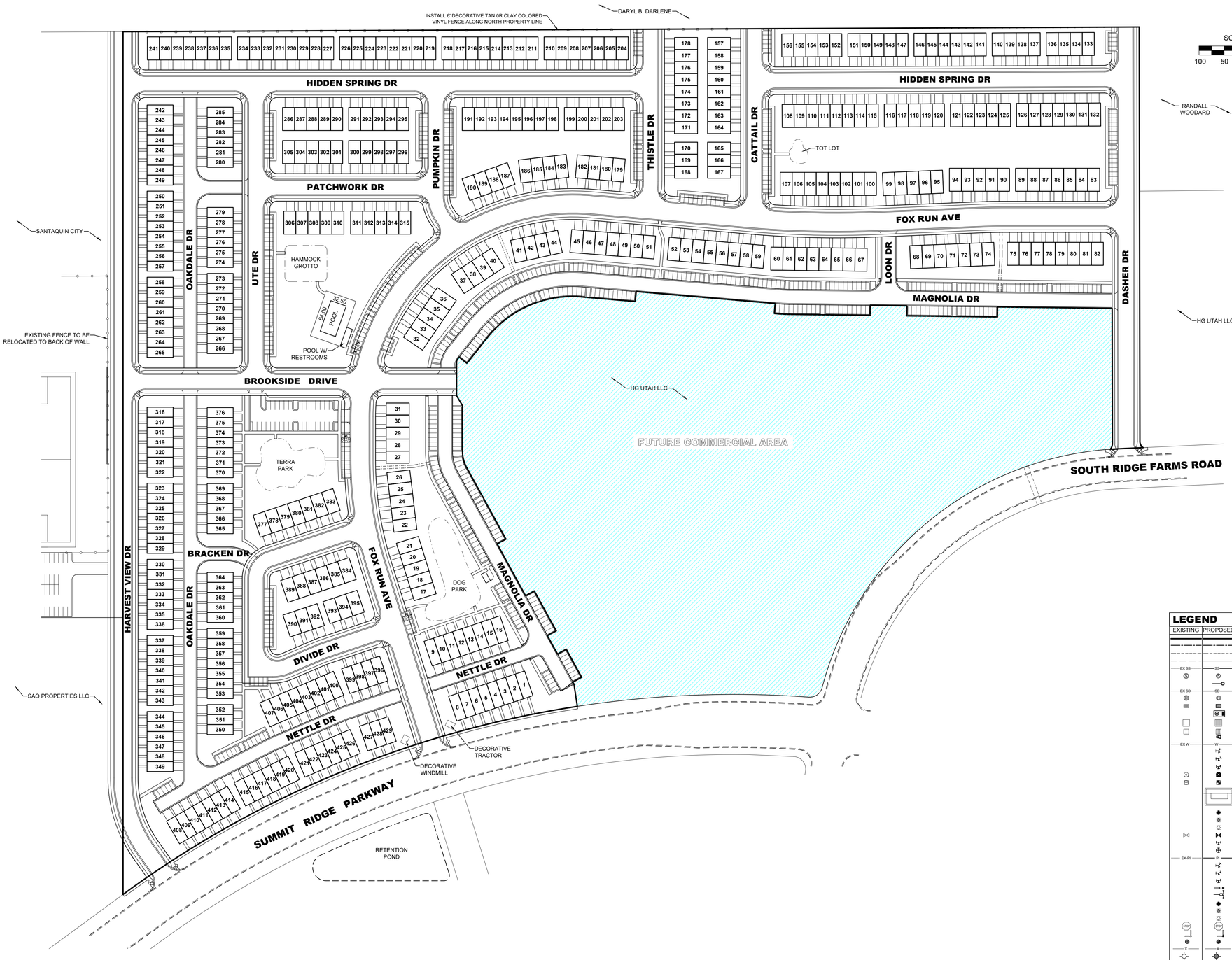
CERTIFICATION OF POSTING

This agenda is hereby properly advertised this 20th day of March 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

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH



VICINITY MAP

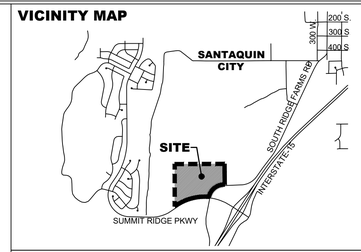


TABLE OF CONTENTS

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. STAGING PLAN
SHEET 8	STORM DRAIN / GRADING PLAN 1		
SHEET 9	STORM DRAIN / GRADING PLAN 2	SHEET 17	ROAD MAINTENANCE PLAN

TABULATIONS

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	10.65 ACRES±
TOTAL UNITS:	429 UNITS
TOWN HOMES	429 UNITS
DENSITY	10 UNITS/ACRE
REQUIRED PARKING	
TOWN HOMES (429x2)	858 STALLS
GUEST PARKING	116 STALLS
TOTAL PARKING REQUIRED	974 STALLS
PROVIDED PARKING	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (429X1)	429 STALLS
EXTERIOR PARKING	549 STALLS
TOTAL PARKING PROVIDED	978 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B.& M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
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 THESUMMIT 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. NOTE TO DEVELOPERS AND GENERAL 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 STATE 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 HOA.
10. ALL PRIVATE ROADS 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 LOCATIONS TO BE PROVIDED AT FINAL PLAT DESIGN.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH RIDGE FARMS ROAD, SAID POINT BEING LOCATED N0°05'18"W ALONG THE SECTION LINE 149.38 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: S87°18'00"W 45.46 FEET; THENCE ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE LEFT 13.81 FEET THROUGH A CENTRAL ANGLE OF 1°14'10" (CHORD: S86°40'55"W 13.81 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N46°10'29"W) 11.50 FEET THROUGH A CENTRAL ANGLE OF 43°54'49" (CHORD: N21°52'07"E 11.22 FEET); THENCE N0°05'18"W 269.91 FEET; THENCE N89°02'16"W 228.83 FEET; THENCE S0°42'42"W 18.00 FEET; THENCE N89°17'18"W 181.00 FEET; THENCE N0°42'42"E 18.00 FEET; THENCE N89°17'18"W 73.02 FEET; THENCE S0°42'42"W 18.00 FEET; THENCE N89°17'18"W 161.48 FEET; THENCE ALONG THE ARC OF A 281.00 FOOT RADIUS CURVE TO THE RIGHT 20.58 FEET THROUGH A CENTRAL ANGLE OF 4°11'45" (CHORD: N87°11'25"W 20.57 FEET); THENCE N85°05'33"W 9.31 FEET; THENCE N4°54'27"E 18.00 FEET; THENCE N85°05'33"W 278.54 FEET; THENCE S4°54'27"W 18.00 FEET; THENCE N85°05'33"W 107.26 FEET; THENCE ALONG THE ARC OF A 219.00 FOOT RADIUS CURVE TO THE LEFT 215.71 FEET THROUGH A CENTRAL ANGLE OF 56°26'04"" (CHORD: S66°41'25"W 207.09 FEET); THENCE S38°28'22"W 65.54 FEET; THENCE N51°31'38"W 18.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S51°31'38"E) 9.97 FEET THROUGH A CENTRAL ANGLE OF 16°19'24" (CHORD: S30°18'40"W 9.94 FEET); THENCE SOUTH 68.17 FEET; THENCE S25°45'00"E 22.56 FEET; THENCE SOUTH 91.52 FEET; THENCE ALONG THE ARC OF A 67.00 FOOT RADIUS CURVE TO THE LEFT 33.58 FEET THROUGH A CENTRAL ANGLE OF 28°42'48" (CHORD: S14°21'24"E 33.23 FEET); THENCE S28°42'48"E 164.00 FEET; THENCE S61°17'12"W 18.00 FEET; THENCE S28°42'48"E 117.92 FEET; THENCE N61°17'12"E 18.00 FEET; THENCE S28°42'48"E 91.00 FEET; THENCE S61°17'12"W 18.00 FEET; THENCE S28°42'48"E 41.71 FEET; THENCE N61°17'12"E 18.00 FEET; THENCE S28°42'48"E 64.00 FEET; THENCE S61°17'12"W 18.00 FEET; THENCE S28°42'48"E 4.50 FEET; THENCE S8°43'00"E 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S8°43'00"E) 991.43 FEET THROUGH A CENTRAL ANGLE OF 27°34'30" (CHORD: S67°29'45"W 981.89 FEET); THENCE NORTH 1723.41 FEET; THENCE N89°43'53"E 2028.87 FEET TO THE SECTION LINE; THENCE S0°05'18"E ALONG THE SECTION LINE 840.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±43.06 ACRES

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

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

LEI
- 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

NOT FOR CONSTRUCTION

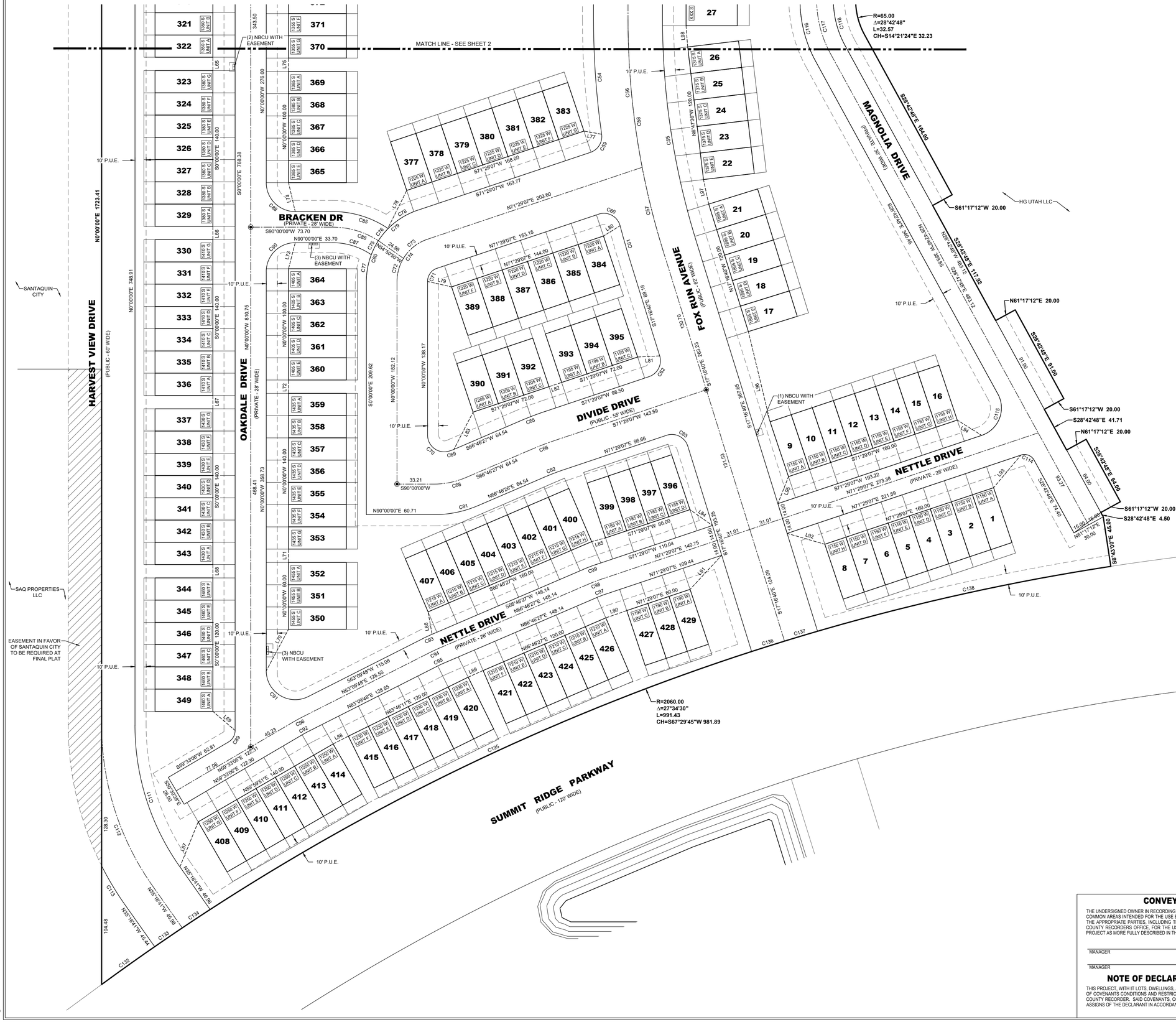
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 03/17/2020

SHEET
COVER

THE LAYOUT CONTAINED HEREIN IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF LEI CONSULTING ENGINEERS. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF LEI CONSULTING ENGINEERS IS PROHIBITED. © LEI CONSULTING ENGINEERS, ALL RIGHTS RESERVED



LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

LOT LAYOUT 1

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 GUEST 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-8" 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

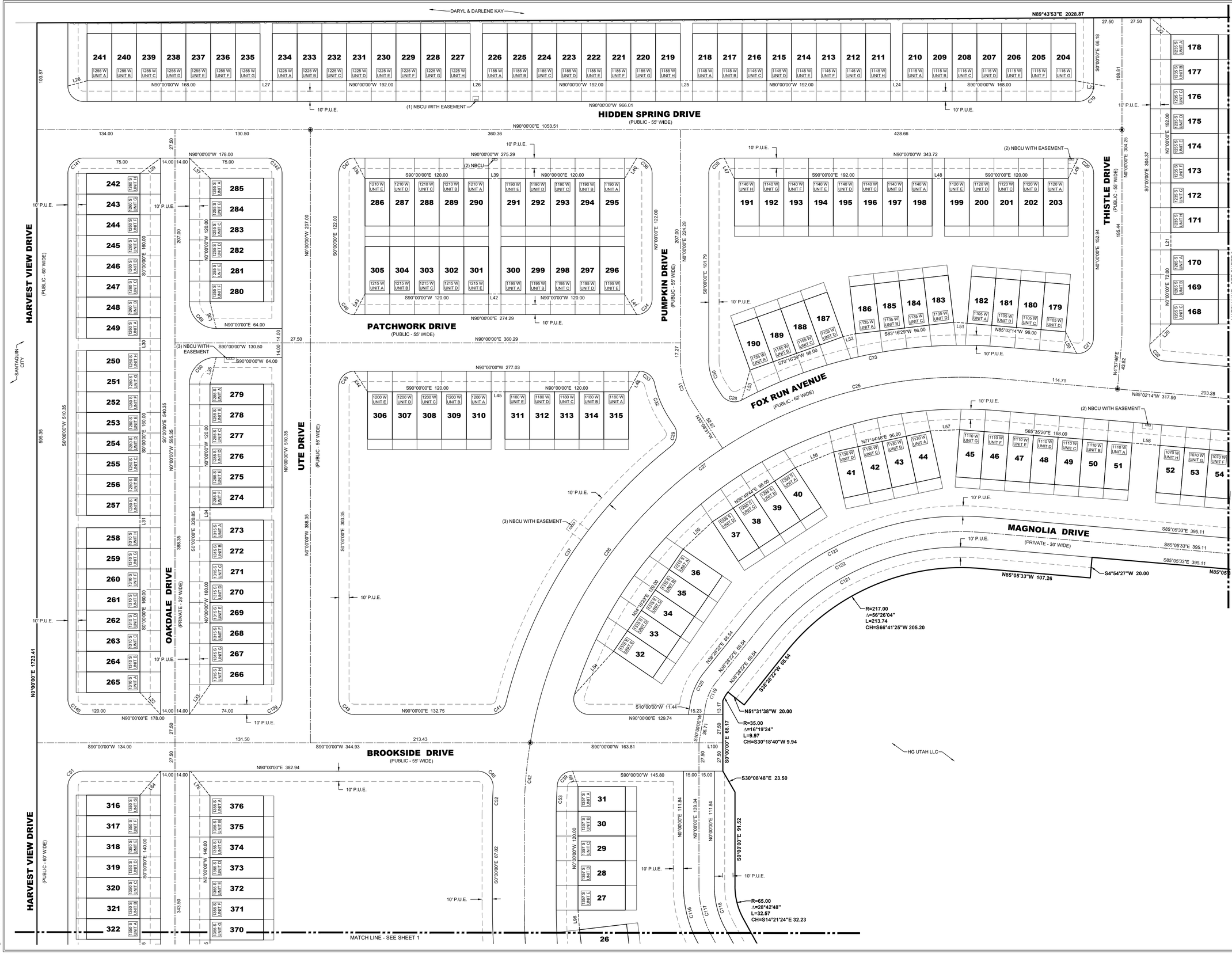
THIS PROJECT, WITH IT LOTS, DWELLINGS, AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, AND RESTRICTION AS CONTAINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PLAT "A-8" APPLE HOLLOW AT THE ORCHARDS SUBDIVISION, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. 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.

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 03/17/2020

SHEET 1

THE LAYOUT, CONTENTS AND ARRANGEMENT CONSTITUTE ORIGINAL, COPYRIGHTED WORK PERFORMED BY LEI ENGINEERS & SURVEYORS. ALL RIGHTS RESERVED. © COPYRIGHT LEI ENGINEERS & SURVEYORS 2020



LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

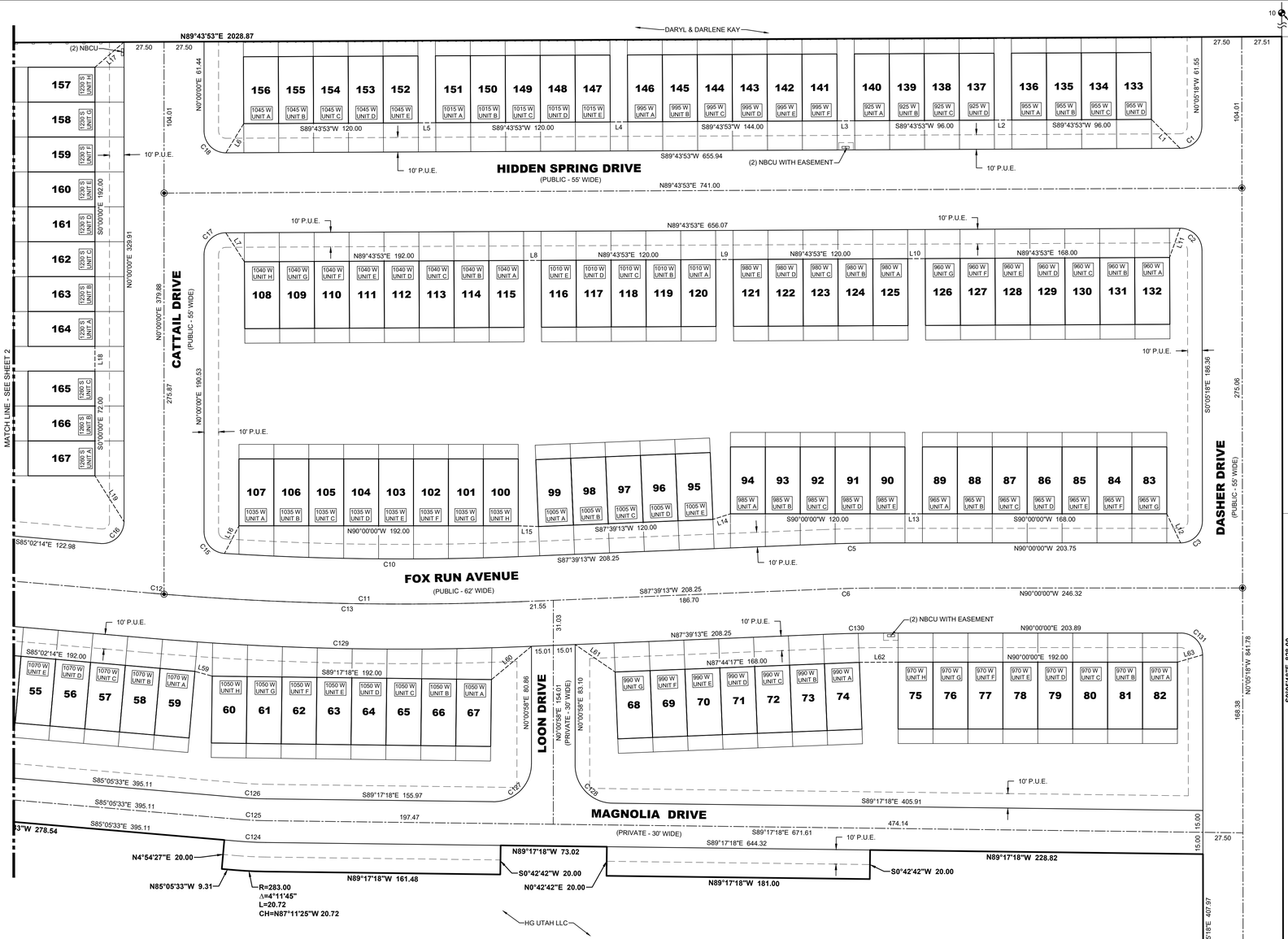
SANTAQUIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 03/17/2020

SHEET 2



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°49'11"	23.51	N44°49'18"E 21.18
C2	15.00	90°10'49"	23.61	N45°10'42"W 21.25
C3	15.00	90°05'18"	23.59	S44°57'21"W 21.23
C5	1031.00	2°20'47"	42.22	S88°49'37"W 42.22
C6	1000.00	2°20'47"	40.95	S88°49'37"W 40.95
C10	1969.00	5°55'02"	203.35	N89°23'15"W 203.26
C11	2000.00	7°03'21"	246.29	S88°49'06"E 246.14
C12	2000.00	0°15'12"	8.84	S85°09'50"E 8.84
C13	2000.00	7°18'33"	255.13	N88°41'30"W 254.96
C15	15.00	86°25'44"	22.63	N43°12'52"W 20.54
C16	15.00	94°57'46"	24.86	N47°28'53"E 22.11
C17	15.00	89°43'53"	23.49	N44°51'56"E 21.16
C18	15.00	90°16'07"	23.63	N45°08'04"W 21.26
C19	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C20	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C21	15.00	91°19'17"	23.91	N49°18'07"E 21.46
C22	15.00	89°15'44"	23.37	S40°24'22"E 21.08
C23	456.00	32°55'40"	262.06	N78°29'56"E 258.47
C25	425.00	38°06'17"	282.65	S75°54'37"W 277.47
C26	425.00	47°23'28"	351.53	S33°09'44"W 341.60
C27	425.00	85°29'46"	634.18	S52°12'53"W 576.96
C28	15.00	84°49'23"	22.21	S75°33'13"E 20.23
C29	15.00	84°49'23"	22.21	N9°16'10"E 20.23
C30	47.50	33°08'31"	27.48	S16°34'16"E 27.09
C31	75.00	33°08'31"	43.38	N16°34'16"W 42.78
C32	102.50	20°45'05"	37.12	N22°45'59"W 36.92
C33	15.00	77°36'34"	20.32	N51°11'43"W 18.80
C34	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C35	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C36	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C37	456.00	37°52'28"	301.43	N32°44'37"E 295.97
C39	15.00	85°51'14"	22.48	S47°04'23"W 20.43
C40	15.00	93°20'07"	24.44	S43°19'57"E 21.82
C41	15.00	76°11'36"	19.95	N51°54'12"E 18.51
C42	425.00	9°28'00"	70.22	S4°44'00"W 70.14
C43	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C45	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C46	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C47	15.06	85°52'10"	22.57	S43°01'30"W 20.52
C49	26.00	90°00'00"	40.84	S45°00'00"E 36.77
C50	26.00	90°00'00"	40.84	S45°00'00"E 36.77
C51	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C52	456.00	3°20'07"	26.54	S1°40'03"W 26.54
C53	394.00	4°08'46"	28.51	S2°04'23"W 28.50
C54	731.00	8°06'13"	103.39	S4°03'06"E 103.30
C55	669.00	17°16'40"	201.74	S8°38'20"E 200.98
C56	700.00	10°56'13"	133.62	S5°28'07"E 133.42
C57	700.00	6°20'27"	77.47	S14°06'26"E 77.43
C58	700.00	17°16'40"	211.09	S8°38'20"E 210.29
C59	15.00	79°35'20"	20.84	S31°41'27"W 19.20
C60	15.00	93°49'42"	24.56	S61°36'02"E 21.91
C61	731.00	2°35'29"	33.06	S15°58'55"E 33.06
C62	15.00	88°45'47"	23.24	S27°06'14"W 20.98
C65	295.50	4°42'40"	24.30	S69°07'47"W 24.29
C66	268.00	4°42'40"	22.04	S69°07'47"W 22.03
C68	73.00	23°13'33"	29.59	S78°23'14"W 29.39
C69	27.39	15°03'56"	7.20	S72°50'54"W 7.18
C70	14.98	96°59'29"	25.36	N48°27'51"W 22.44
C71	12.50	71°29'07"	15.60	S35°44'34"W 14.60
C72	40.00	31°15'43"	21.82	S15°37'51"W 21.56
C73	40.00	40°13'24"	28.08	S51°22'25"W 27.51
C74	40.00	71°29'07"	49.91	S35°44'34"W 46.73
C75	68.89	11°45'06"	14.13	S26°52'22"W 14.11
C76	67.50	11°57'11"	14.08	S38°47'16"W 14.06
C77	67.94	20°40'58"	24.53	S10°22'31"W 24.39
C78	67.50	23°35'49"	27.80	S56°33'46"W 27.60
C79	67.50	38°40'27"	45.56	S52°08'54"W 44.70
C80	67.50	32°48'40"	38.65	S16°24'20"W 38.13
C81	100.50	23°13'33"	40.74	N78°23'14"E 40.46
C82	240.69	4°42'27"	19.78	N69°07'51"E 19.77

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C83	15.00	91°14'13"	23.89	S62°53'46"E 21.44
C85	89.00	34°04'46"	52.94	N72°57'37"W 52.16
C86	75.00	35°09'10"	46.01	N72°25'25"W 45.30
C87	61.00	34°39'28"	36.90	S72°40'16"E 36.34
C88	26.00	90°00'00"	40.84	N45°00'00"W 36.77
C89	12.00	59°33'06"	12.47	S29°46'33"W 11.92
C90	26.00	90°00'00"	40.84	N45°00'00"E 36.77
C91	26.00	116°50'12"	53.02	N58°25'06"W 44.30
C92	122.50	3°36'42"	7.72	N61°21'27"E 7.72
C93	150.50	3°36'39"	9.48	S64°58'08"W 9.48
C94	136.50	3°36'39"	8.60	S64°58'08"W 8.60
C95	122.50	3°36'39"	7.72	N64°58'08"E 7.72
C96	136.50	3°36'42"	8.60	S61°21'27"W 8.60
C97	122.50	4°42'40"	10.07	N69°07'47"E 10.07
C98	136.50	4°42'40"	11.22	S69°07'47"W 11.22
C99	150.50	4°42'40"	12.37	S69°07'47"W 12.37
C111	220.00	35°16'41"	135.46	S17°38'20"E 133.33
C112	250.00	35°16'41"	153.93	N17°38'20"W 151.51
C113	280.00	8°30'45"	41.60	S31°01'18"E 41.56
C114	10.00	79°48'05"	13.93	N68°36'50"W 12.83
C115	26.00	100°58'46"	45.83	N20°59'31"E 40.12
C116	115.00	28°42'48"	57.63	S14°21'24"E 57.03
C117	100.00	28°42'48"	50.11	S14°21'24"E 49.59
C118	85.00	28°42'48"	42.60	S14°21'24"E 42.15
C119	50.00	28°28'22"	24.85	S24°14'11"W 24.59
C120	65.00	28°28'22"	32.30	S24°14'11"W 31.97
C121	237.00	56°26'04"	233.44	S66°41'25"W 224.11
C122	252.00	56°26'04"	248.21	S66°41'25"W 238.30
C123	267.00	56°26'04"	262.99	S66°41'25"W 252.48
C124	263.00	4°11'45"	19.26	S87°11'25"E 19.25
C125	248.00	4°11'45"	18.16	S87°11'25"E 18.16
C126	233.00	4°11'45"	17.06	S87°11'25"E 17.06
C127	26.00	90°41'44"	41.16	N45°21'50"E 36.99
C128	26.00	89°18'16"	40.53	S44°38'10"E 36.55
C129	2031.00	7°18'33"	259.09	S88°41'30"E 258.91
C130	969.00	2°20'47"	39.68	S88°49'37"W 39.68
C131	15.00	89°54'42"	23.54	N45°02'39"W 21.20
C132	2060.00	1°36'01"	57.53	S54°30'30"W 57.53
C133	2060.00	0°51'45"	31.01	S55°44'23"W 31.00
C134	2060.00	0°51'46"	31.02	S56°36'08"W 31.02
C135	2060.00	15°00'41"	539.71	S64°32'21"W 538.17
C136	2060.00	0°51'44"	31.00	S72°28'34"W 31.00
C137	2060.00	0°51'44"	31.00	S73°20'18"W 31.00
C138	2060.00	7°30'50"	270.16	S77°31'35"W 269.96
C139	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C140	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C141	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C142	15.00	90°00'00"	23.56	N45°00'00"W 21.21

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N44°45'44"W	28.04
L2	S89°43'53"W	12.00
L3	S89°43'53"W	12.00
L4	S89°43'53"W	12.00
L5	S89°43'53"W	12.00
L6	S31°17'38"W	23.47
L7	S32°44'56"E	23.71
L8	N89°43'53"E	12.00
L9	N89°43'53"E	12.00
L10	N89°43'53"E	12.00
L11	N19°52'19"E	21.30
L12	N25°24'51"W	22.14
L13	N89°59'59"W	12.00
L14	S72°21'51"W	12.61
L15	N87°54'56"W	13.95
L16	S27°35'30"W	21.43
L17	S49°05'52"W	26.46
L18	S0°00'00"W	17.00
L19	S32°20'40"E	37.38
L20	N45°54'55"E	28.51

LINE TABLE

LINE	DIRECTION	LENGTH
L21	N0°00'00"W	17.00
L22	N50°17'05"W	26.00
L23	N80°01'04"W	28.85
L24	S90°00'00"W	12.00
L25	N90°00'00"W	12.00
L26	N90°00'00"W	12.00
L27	N90°00'00"W	12.00
L28	S74°57'24"W	19.27
L29	S53°07'48"W	25.00
L30	S0°00'00"E	12.00
L31	S0°00'00"E	12.00
L32	S43°07'38"E	29.26
L33	N34°43'46"E	35.11
L34	N0°00'00"W	12.00
L35	N12°59'41"E	26.68
L36	N12°59'41"W	26.68
L37	N45°43'31"W	27.93
L38	S27°40'05"E	22.58
L39	N90°00'00"E	12.00
L40	N30°33'23"E	23.23

LINE TABLE

LINE	DIRECTION	LENGTH
L41	N30°33'23"W	23.23
L42	N90°00'00"W	12.00
L43	S27°40'05"W	22.58
L44	N33°01'26"W	23.85
L45	S90°00'00"W	13.40
L46	S27°59'30"W	22.65
L47	S26°16'24"E	22.30
L48	N90°00'00"E	12.00
L49	N26°13'13"E	22.29
L50	N27°03'58"W	23.59
L51	N85°40'32"W	13.09
L52	S76°46'34"W	12.36
L53	S15°23'20"W	30.21
L54	N42°08'03"E	56.61
L55	N46°57'42"E	38.97
L56	N67°49'50"E	40.34
L57	N87°27'38"E	28.37
L58	S85°02'14"E	27.29
L59	S74°38'49"E	12.35
L60	N50°15'12"E	35.77

LINE TABLE

LINE	DIRECTION	LENGTH
L61	S55°30'17"E	33.36
L62	N89°39'52"E	26.66
L63	N73°51'35"E	18.07
L64	S40°41'02"W	30.68
L65	S0°00'00"E	12.00
L66	S0°00'00"E	12.00
L67	S0°00'05"E	12.00
L68	S0°00'00"E	12.00
L69	S49°26'54"E	26.32
L70	N28°10'09"E	42.37
L71	N0°00'00"W	12.00
L72	N0°00'06"E	12.00
L73	N14°23'26"E	24.14
L74	N12°59'40"W	26.68
L75	N0°00'01"E	12.00
L76	N38°22'03"W	30.61
L77	N80°00'46"W	16.16
L78	S26°25'54"W	36.83
L79	S77°14'13"E	22.09
L80	N58°19'02"E	17.55

LINE TABLE

LINE	DIRECTION	LENGTH
L81	S87°01'20"W	19.88
L82	S71°29'07"W	12.00
L83	S27°09'56"W	37.64
L84	N54°43'50"W	24.79
L85	S75°01'51"W	12.77
L86	S10°02'34"E	20.54
L87	N22°04'07"E	43.66
L88	N63°05'02"E	15.42
L89	N66°03'32"E	14.73
L90	N70°46'24"E	19.95
L91	N42°54'14"E	41.80
L92	S73°56'00"E	35.24
L93	N39°56'27"E	38.23
L94	N58°00'46"W	25.92
L95	S21°23'58"W	26.08
L96	N13°33'19"W	83.37
L97	N11°59'29"W	22.58
L98	N4°25'24"W	19.10
L99	N19°03'39"W	15.87
L100	S90°00'00"W	23.20

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

LOT LAYOUT 3

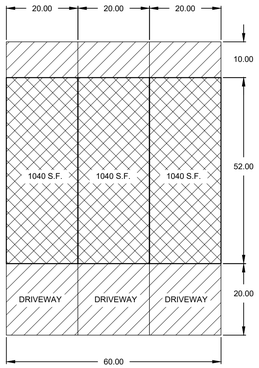
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=40'
DATE: 03/17/2020
SHEET 3

THE LAYOUT, TYPOGRAPHIC AND GRAPHIC ELEMENTS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF LEI ENGINEERS AND SURVEYORS AND MAY NOT BE USED, REPRODUCED, OR DISCLOSED WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERS AND SURVEYORS. COPYRIGHT © 2020 LEI ENGINEERS AND SURVEYORS. ALL RIGHTS RESERVED.

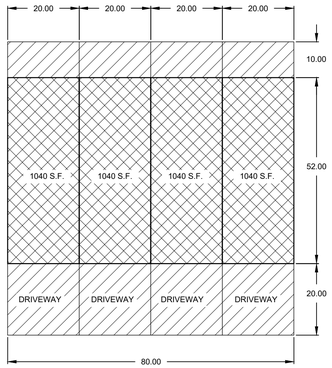
SCALE: 1"=20'

20 10 0 20



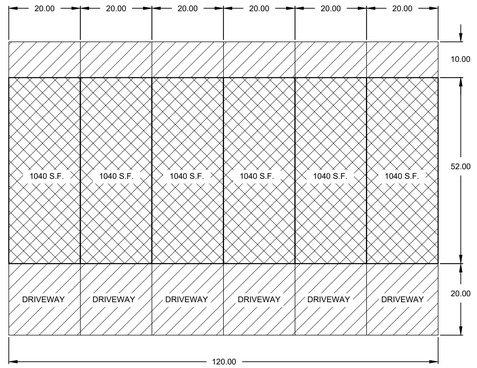
REAR LOAD 3-PLEX

LOTS 352-354, 431-433



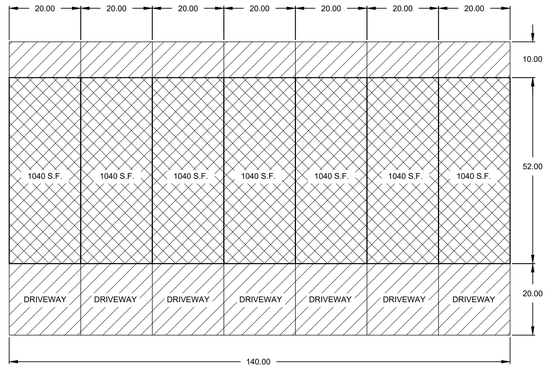
REAR LOAD 4-PLEX

LOTS 400-403



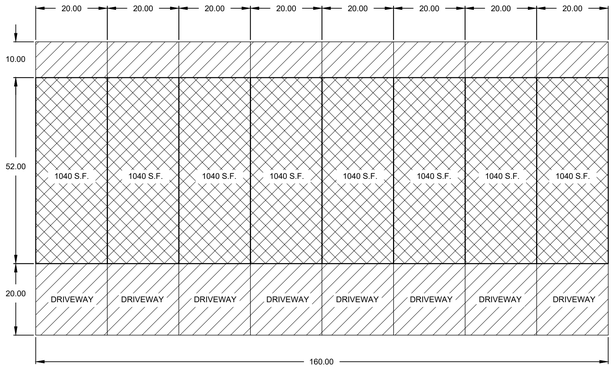
REAR LOAD 6-PLEX

LOTS 346-351, 362-373, 419-430



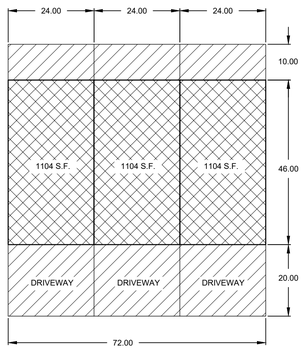
REAR LOAD 7-PLEX

LOTS 274-287, 318-338, 345-361, 374-380, 412-418



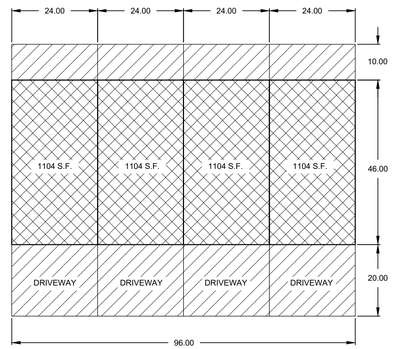
REAR LOAD 8-PLEX

LOTS 1-16, 242-273, 404-411



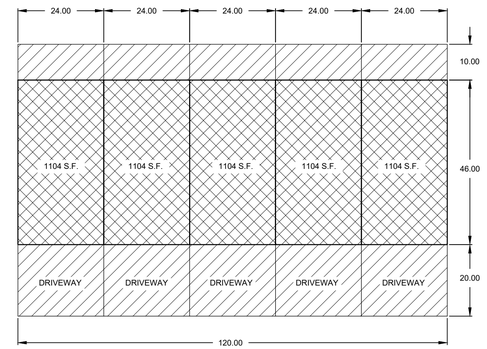
FRONT LOAD 3-PLEX

LOTS 165-170, 394-399



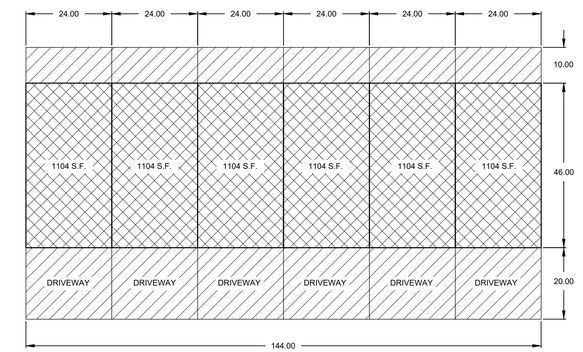
FRONT LOAD 4-PLEX

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



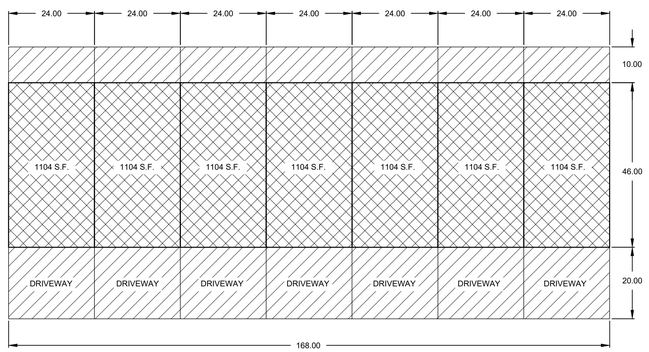
FRONT LOAD 5-PLEX

LOTS 17-36, 90-99, 116-125, 147-156, 199-203, 288-317,



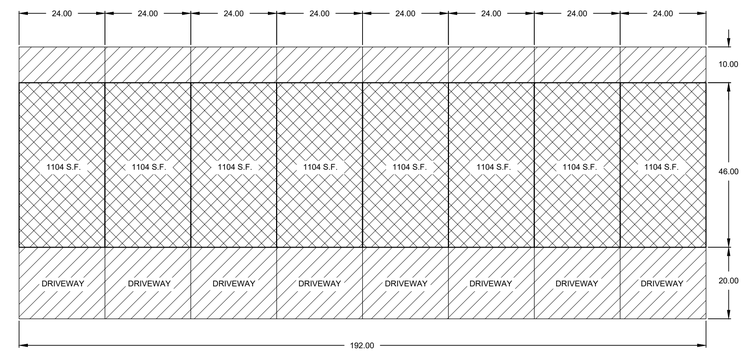
FRONT LOAD 6-PLEX

LOTS 141-146, 388-393



FRONT LOAD 7-PLEX

LOTS 45-51, 68-74, 83-89, 126-132, 204-210, 235-241, 381-387



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.

LEI

- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

BUILDING LAYOUT

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081

DRAWN BY: RWH

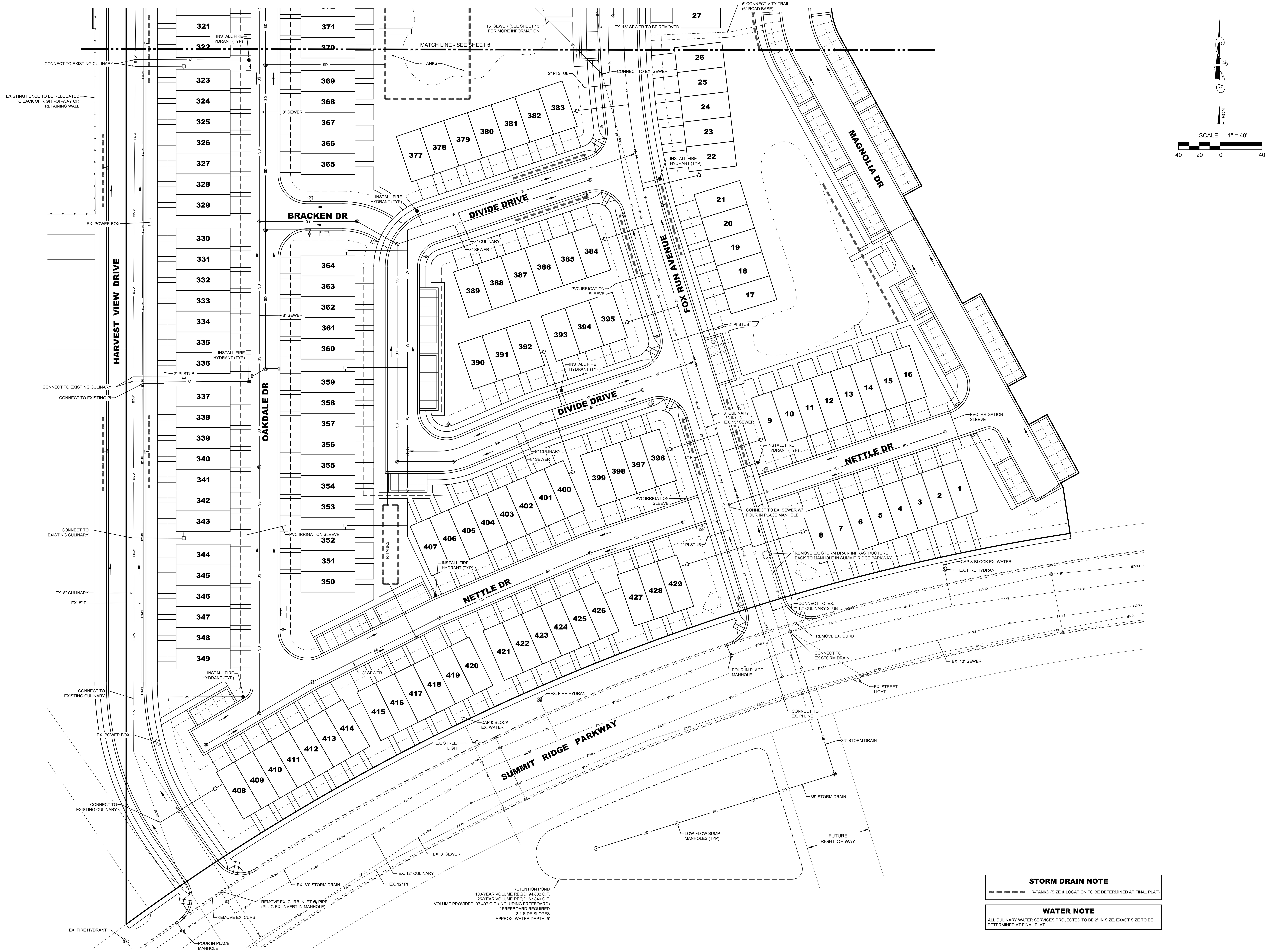
DESIGNED BY: NKW

SCALE: 1"=20'

DATE: 03/17/2020

SHEET 4

G:\2019\2019-0081 SUMMIT RIDGE TOWNHOMES\CONSTRUCTION\CAD\SITE PLAN\2019-0081 SUMMIT RIDGE TOWNHOMES.DWG 3/17/2020 3:24:47 PM



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.

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 1

REVISIONS

1 -

2 -

3 -

4 -

5 -

LEI PROJECT #: 2019-0081

DRAWN BY: RWH

DESIGNED BY: NKW

SCALE: 1" = 40'

DATE: 03/17/2020

SHEET

5

CAP & PLUG 8" CULINARY & 6" PI (PROVIDE PI DRAIN)

INSTALL 6' DECORATIVE VINYL FENCE ALONG NORTH PROPERTY LINE

CAP & PLUG 8" CULINARY & 6" PI

241 240 239 238 237 236 235 | 234 233 232 231 230 229 228 227 | 226 225 224 223 222 221 220 219 | 218 217 216 215 214 213 212 211 | 210 209 208 207 206 205 204

178 177 176 175 174 173 172 171

INSTALL FIRE HYDRANT (TYP)

2" PI STUB

HIDDEN SPRING DRIVE

8" CULINARY

8" SEWER

6" PI

242 243 244 245 246 247 248 249

285 284 283 282 281 280

286 287 288 289 290 | 291 292 293 294 295

305 304 303 302 301 | 300 299 298 297 296

191 192 193 194 195 196 197 198 | 199 200 201 202 203

PUMPKIN DRIVE

THISTLE DRIVE

170 169 168

PATCHWORK DRIVE

INSTALL FIRE HYDRANT (TYP)

PVC IRRIGATION SLEEVE

250 251 252 253 254 255 256 257

279 278 277 276 275 274

306 307 308 309 310 | 311 312 313 314 315

190 189 188 187 | 186 185 184 183 | 182 181 180 179

FOX RUN AVE

CONNECT TO EX. SEWER W/ POUR IN PLACE MANHOLE

R-TANKS

41 42 43 44 | 45 46 47 48 49 50 51 | 52 53 54

5' CONNECTIVITY TRAIL (6" ROAD BASE)

MAGNOLIA DR

OAKDALE DR

258 259 260 261 262 263 264 265

273 272 271 270 269 268 267 266

15" SEWER

EX. 15" SEWER TO BE REMOVED

37 38 39 40 | 32 33 34 35 36

INSTALL CULINARY & PI WITH CONTINUOUS SLOPE TO AVOID HIGH POINTS

2" CULINARY SERVICE FOR POOL

4" SEWER SERVICE

INSTALL CULINARY WITH CONTINUOUS SLOPE TO AVOID HIGH POINTS

CONNECT TO EX. CULINARY

15" SEWER (SEE SHEET 13 FOR MORE INFORMATION

BROOKSIDE DR

CONNECT TO EX. PI

EX. 8" CULINARY

EX. 8" PI

HARVEST VIEW DRIVE

316 317 318 319 320 321 322

376 375 374 373 372 371 370

31 30 29 28 27 26

END CURB, GUTTER, AND SIDEWALK AT PHASE LINE AND PROVIDE RIP-RAP FOR 10'

CAP & BLOCK PI & CULINARY AT PHASE LINE & PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PHASE PAVEMENT IMPROVEMENTS. PROVIDE PI DRAIN PER CITY STANDARDS.

DEPTH OF EXISTING UTILITIES TO BE VERIFIED & RELOCATED DEEPER AS NECESSARY WITH FINAL ROAD DESIGN & CONSTRUCTION

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 7

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.

NORTH

SCALE: 1" = 40'

40 20 0 40

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

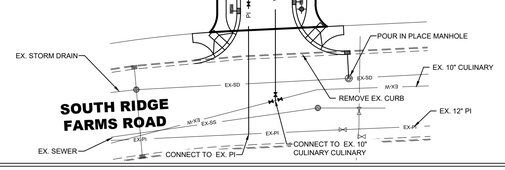
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 03/17/2020

SHEET 6

NORTH

SCALE: 1"=40'

40 20 0 40



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.

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081

DRAWN BY: RWH

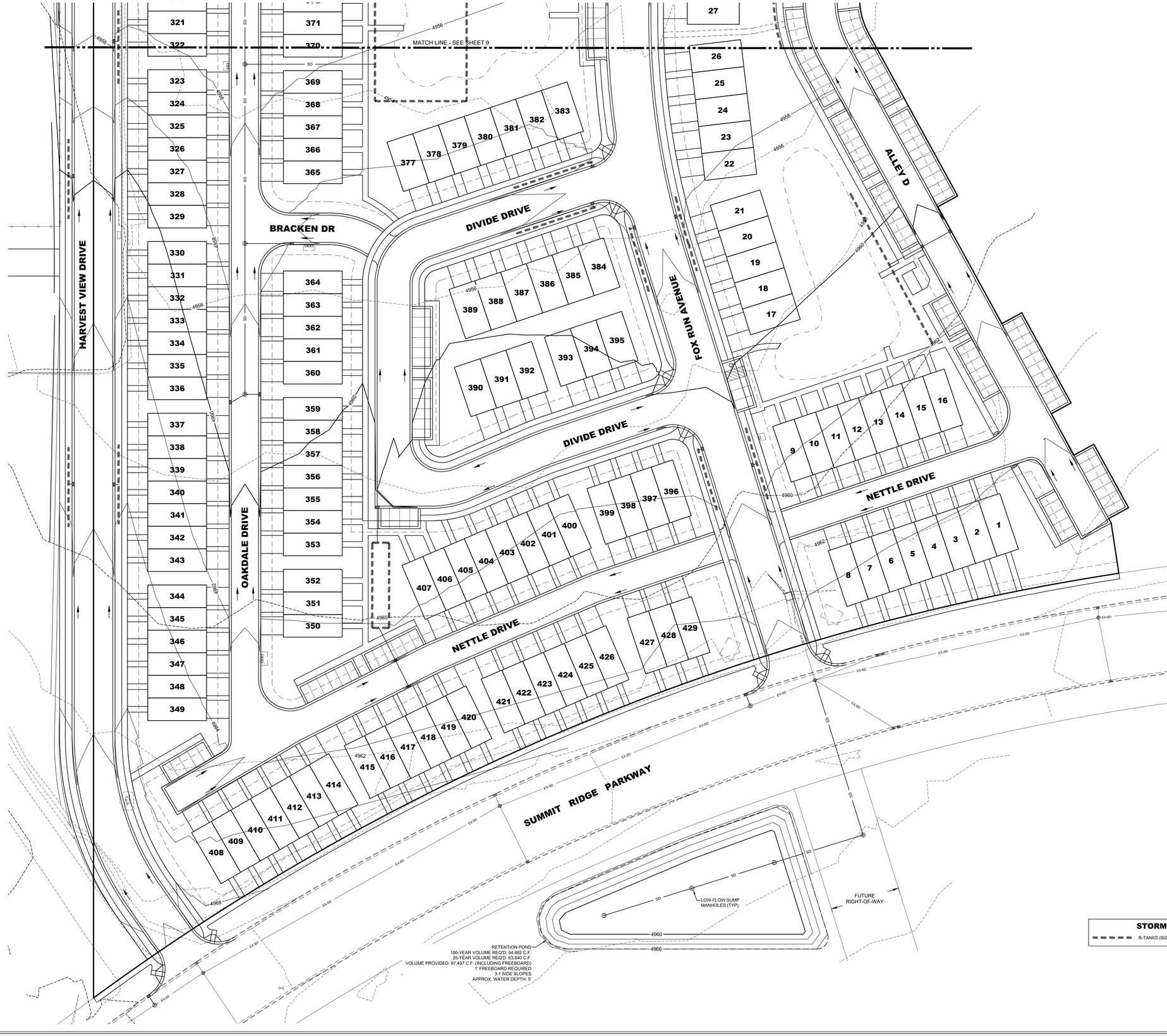
DESIGNED BY: NKW

SCALE: 1"=40'

DATE: 03/17/2020

SHEET 7

THE LEI CONSULTANTS GROUP DOES NOT GUARANTEE THE ACCURACY OF ANY DIGITAL DATA CONTAINED HEREIN. USER IS RESPONSIBLE FOR VERIFICATION OF ALL DATA INCLUDED IN THIS DIGITAL DATA TRANSMITTAL. © 2019 LEI



LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 03/17/2020

SHEET 8

HIDDEN SPRING DRIVE

PATCHWORK DRIVE

PUMPKIN DRIVE

THISTLE DRIVE

FOX RUN AVE

MAGNOLIA DRIVE

OAKDALE DRIVE

UTE DRIVE

BROOKSIDE DRIVE

HARVEST VIEW DRIVE

241 240 239 238 237 236 235 | 234 233 232 231 230 229 228 227 | 226 225 224 223 222 221 220 219 | 218 217 216 215 214 213 212 211 | 210 209 208 207 206 205 204

178 177 176 175 174 173 172 171 | 170 169 168

242 243 244 245 246 247 248 249 | 250 251 252 253 254 255 256 257 | 258 259 260 261 262 263 264 265

285 284 283 282 281 280 | 279 278 277 276 275 274 | 273 272 271 270 269 268 267 266

286 287 288 289 290 | 291 292 293 294 295 | 305 304 303 302 301 | 300 299 298 297 296

306 307 308 309 310 | 311 312 313 314 315

191 192 193 194 195 196 197 198 | 199 200 201 202 203

190 189 188 187 | 186 185 184 183 | 182 181 180 179

41 42 43 44 | 45 46 47 48 49 50 51 | 52 53 54

37 38 39 40 | 36 35 34 33 32

316 317 318 319 320 321 322 | 376 375 374 373 372 371 370

31 30 29 28 27 | 26

SEE DETAIL A, SHEET 14

BEGIN TRANSITION OF CROSS SECTION SEE DETAIL B, SHEET 14

SEE DETAIL B, SHEET 14

RETAINING WALL W/ RIP-RAP FOR GRADE ADJUSTMENT & ENERGY DISSIPATION (SEE DETAIL 3, SHEET 11)

SEE DETAIL C, SHEET 15

DRAINAGE CHANNEL SEE SHEET 15 FOR MORE INFORMATION

TRANSITION FROM EARTHEN CHANNEL TO CONCRETE WITH COMPACTED ROAD BASE OVER RIP-RAP (EXACT DIMENSIONS/DETAILS TO BE PROVIDED AT FINAL DESIGN)

CONCRETE TRANSITION STRUCTURE (EXACT DIMENSIONS/DETAILS TO BE PROVIDED AT FINAL DESIGN)

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 8

STORM DRAIN NOTE

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

NORTH

SCALE: 1" = 40'

40 20 0 40

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

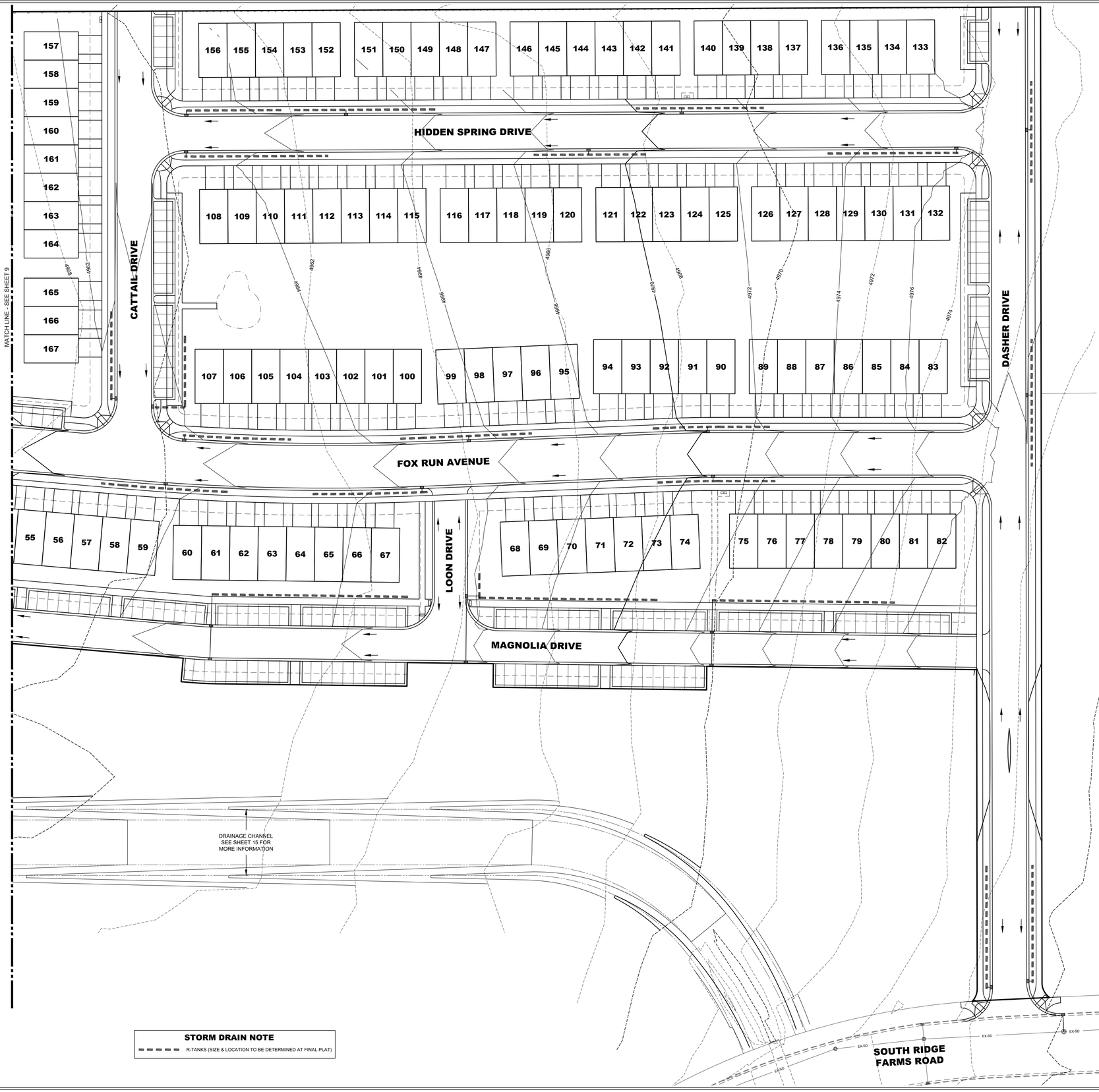
SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 03/17/2020

SHEET 9



STORM DRAIN NOTE

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

NORTH

SCALE: 1"=40'

40 20 0 40

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

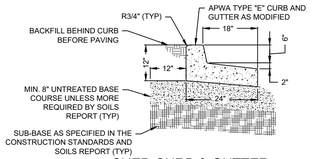
SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 3

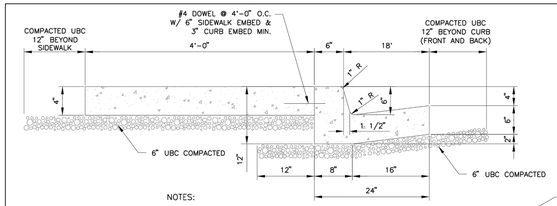
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	NKW
SCALE:	1"=40'
DATE:	03/17/2020
SHEET	10

THE LAST 3 DIGITS OF THE FILE NAME MUST MATCH THE SHEET NUMBER. ALL DRAWINGS, DESIGNS, PLANS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY LEI ARE AND SHALL REMAIN THE PROPERTY OF LEI. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF LEI.

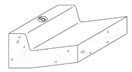


SHED CURB & GUTTER



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.



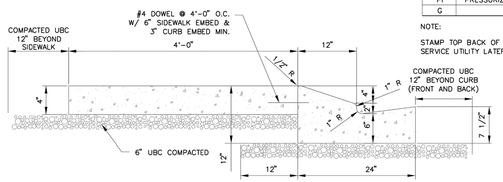
TYPICAL HIGH BACK CURB AND GUTTER

NOT TO SCALE

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



NOTES:

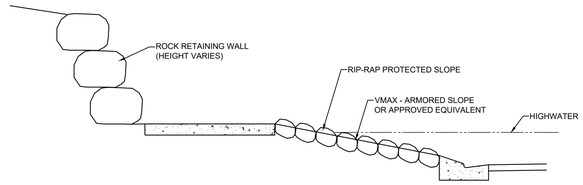
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS.)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

MOUNTABLE TYPE CURB AND GUTTER

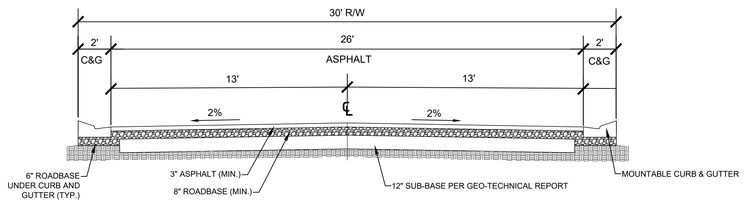
NOT TO SCALE

1 CURB & GUTTER DETAILS

2 NOT USED

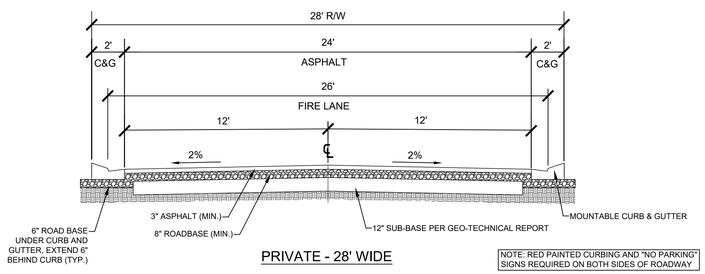


3 RETAINING WALL/RIP-RAP DETAIL (RIP-RAP SIZING / WALL HEIGHT TO BE PROVIDED AT FINAL DESIGN)



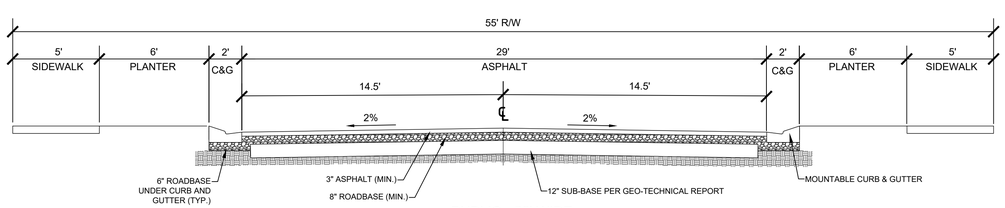
PRIVATE - 30' WIDE

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

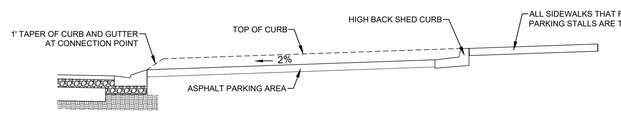


PRIVATE - 28' WIDE

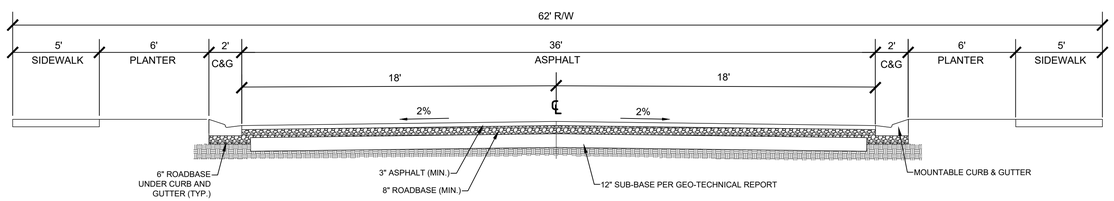
NOTE: RED PAINTED CURBING AND "NO PARKING" SIGNS REQUIRED ON BOTH SIDES OF ROADWAY



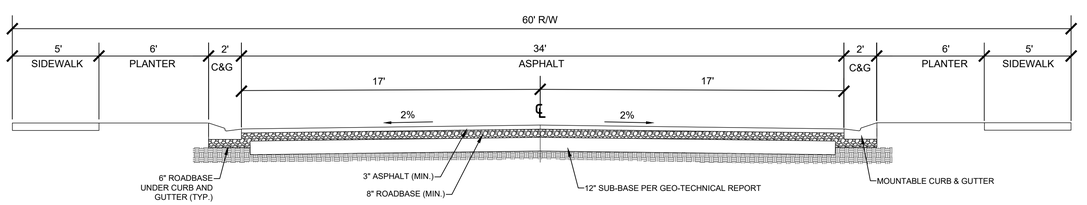
PUBLIC - 55' WIDE



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

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

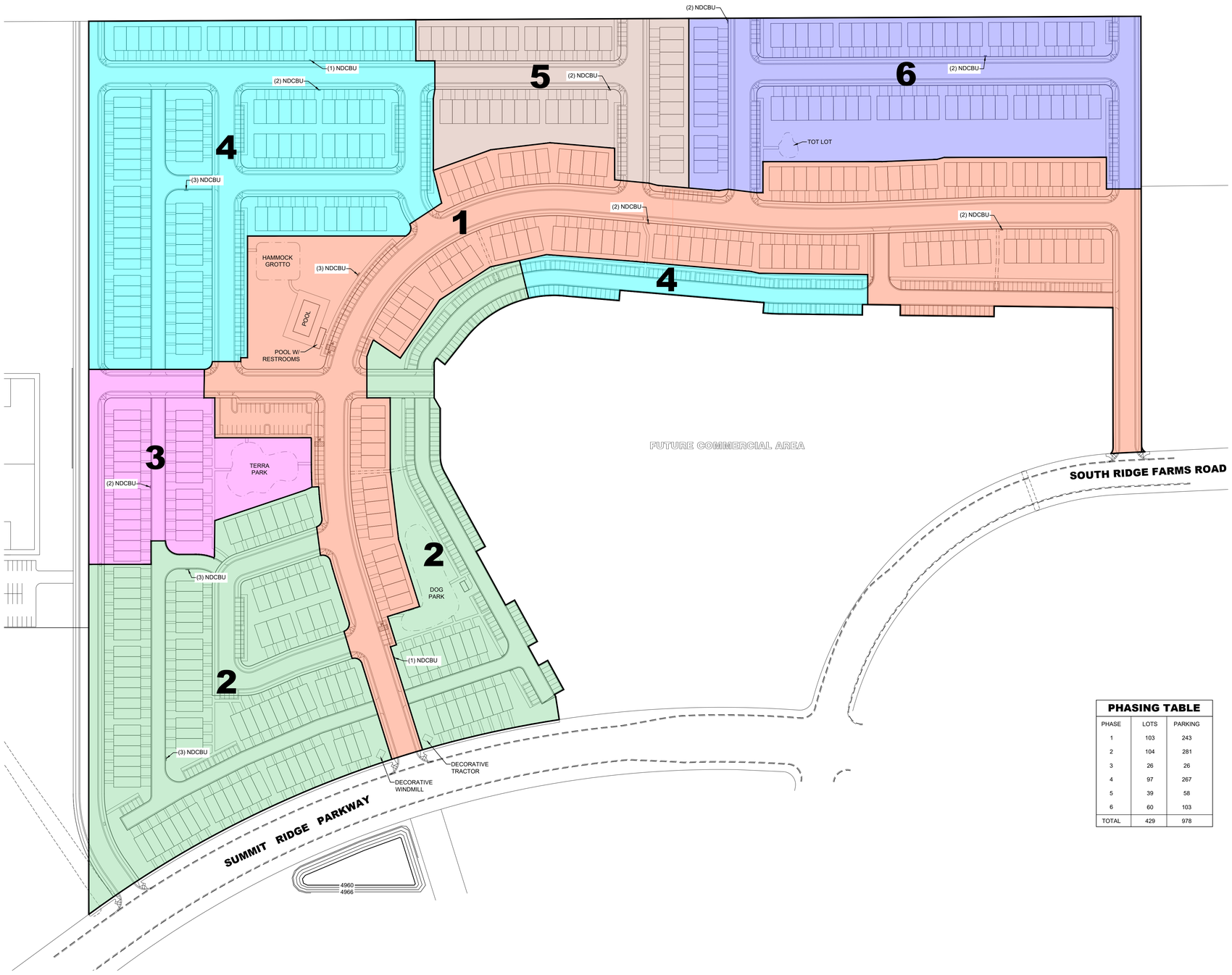
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 03/17/2020

SHEET 11

THE LAND SURVEYING AND ENGINEERING DOCUMENTS CONTAINED HEREIN ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF LEI ENGINEERING & SURVEYING. THESE DOCUMENTS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND ADAPTATION BY LEI ENGINEERING & SURVEYING FOR THE SPECIFIC PROJECT FOR WHICH THE DOCUMENTS WERE PREPARED. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO LEI ENGINEERING & SURVEYING.



NORTH

SCALE: 1"=100'

100 50 0 100

PHASING TABLE		
PHASE	LOTS	PARKING
1	103	243
2	104	281
3	26	26
4	97	267
5	39	58
6	60	103
TOTAL	429	978

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

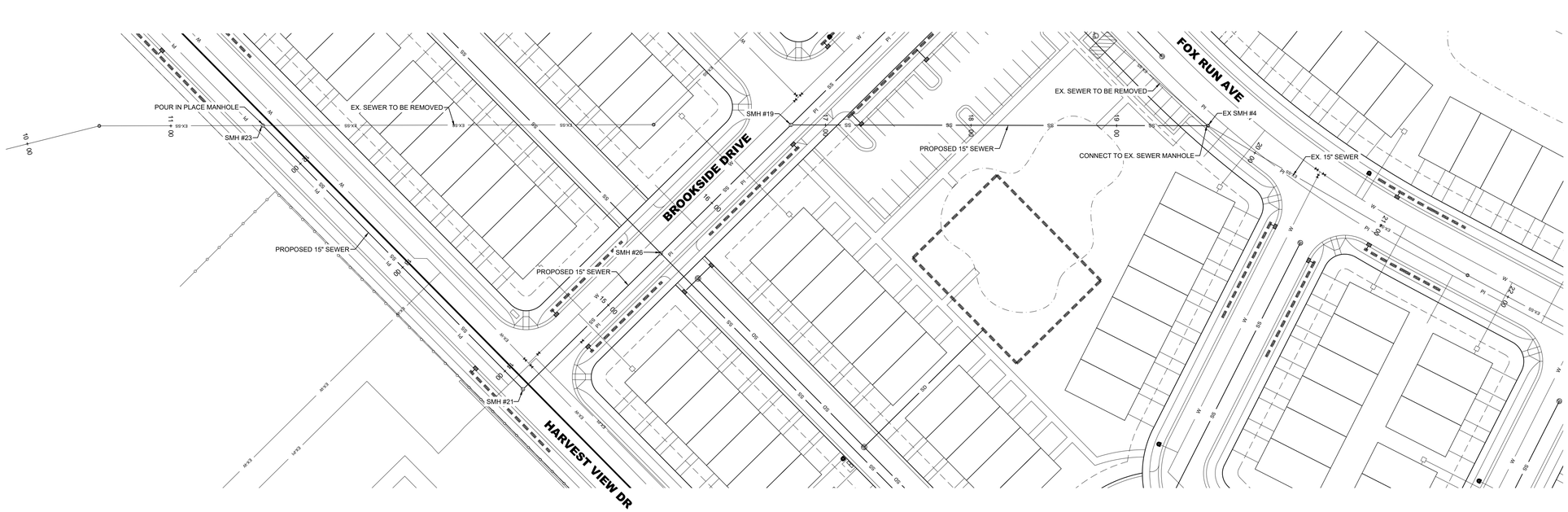
PHASING PLAN

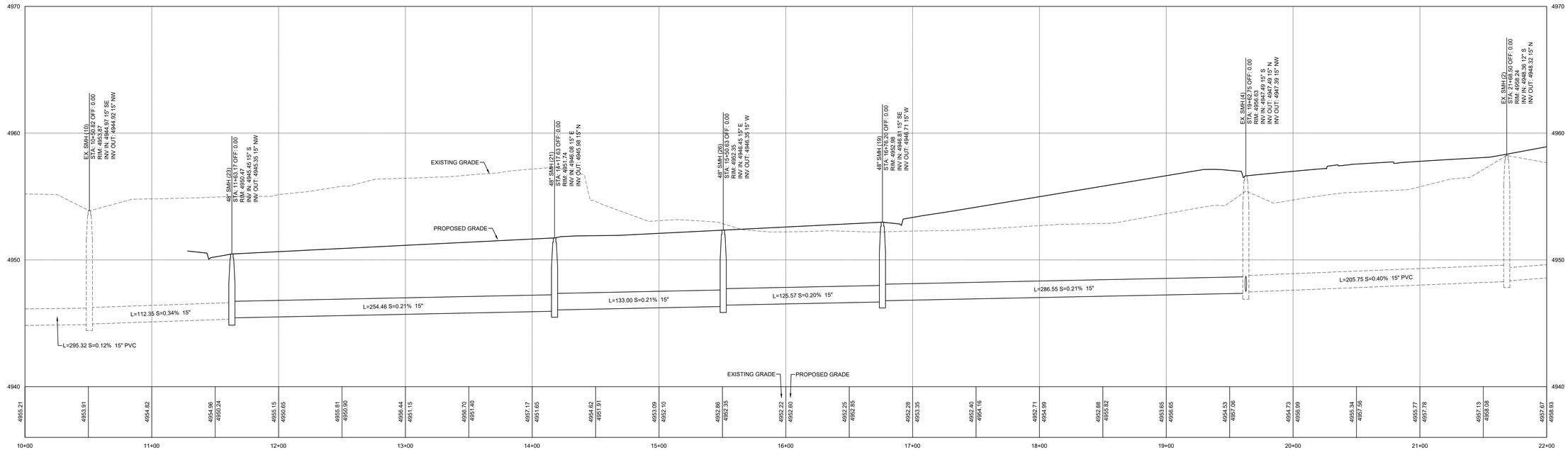
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 03/17/2020

SHEET 12

G:\2019\2019-0081\CAD\PLAT\2019-0081 PHASING PLAN.DWG, 3/17/2020 8:49:47 AM, Nathan Wilson





LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

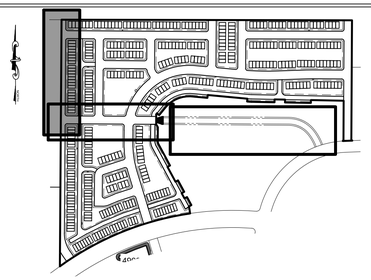
SANTAQUIN, UTAH

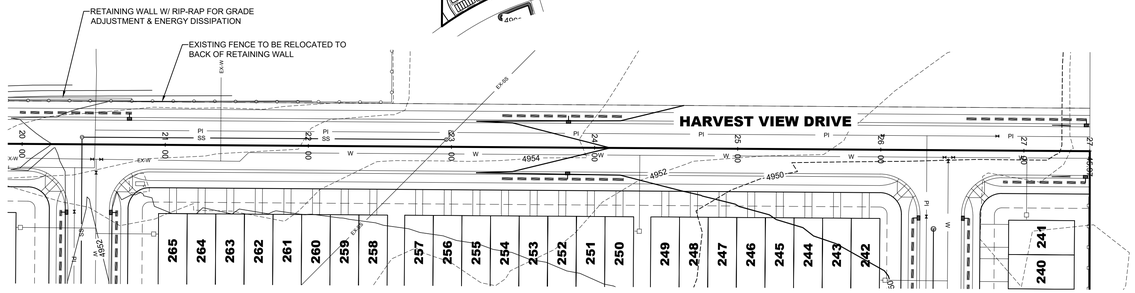
SEWER RE-ROUTE PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

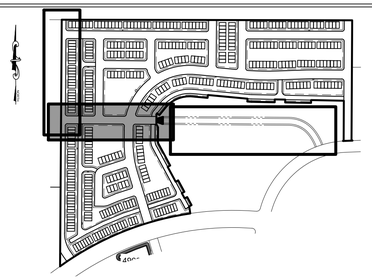
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=40'
DATE: 03/17/2020

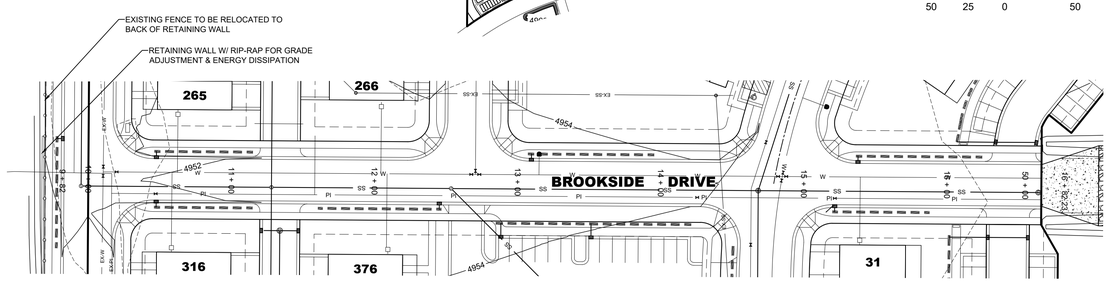
SHEET 13



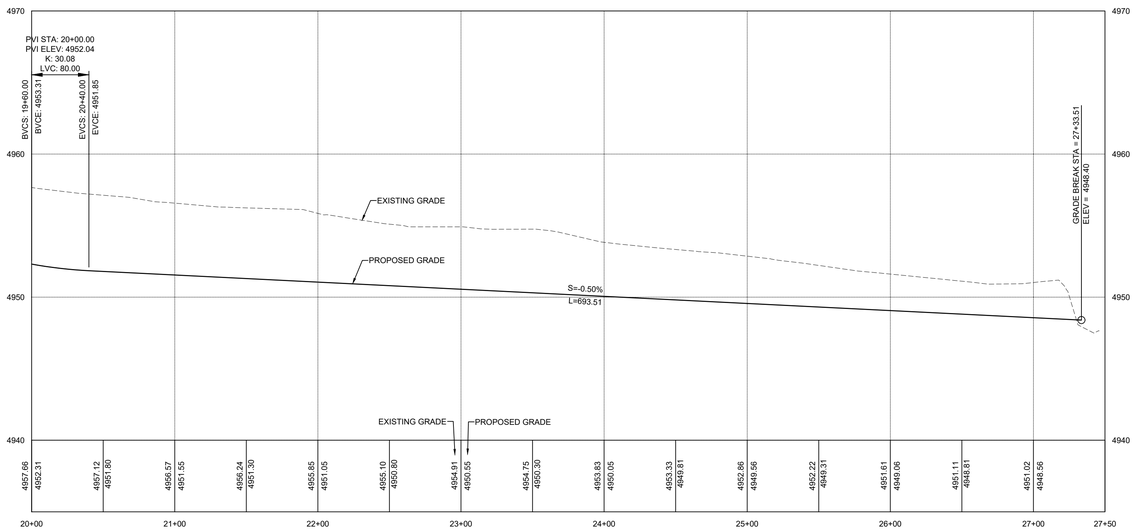


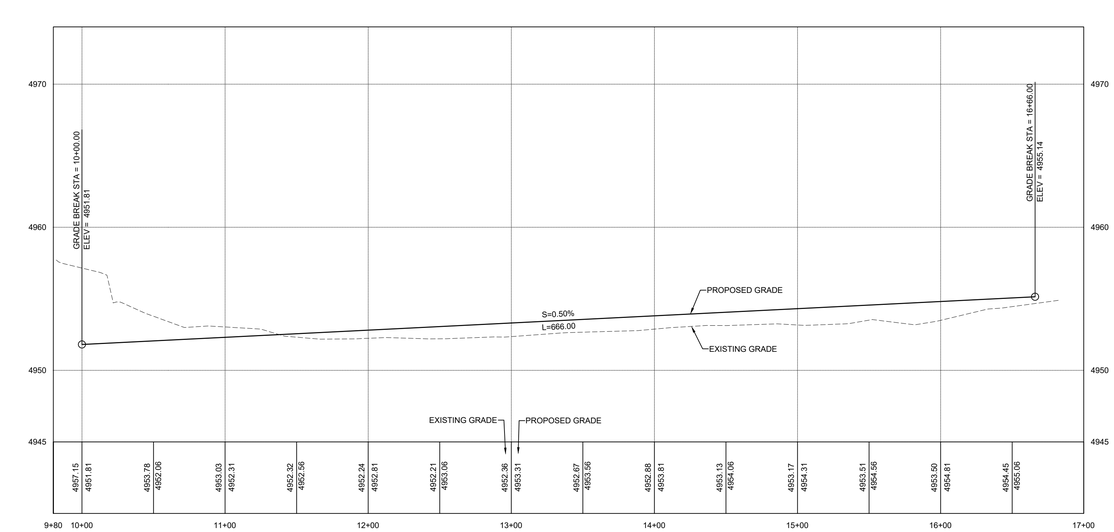
NOTE: ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION

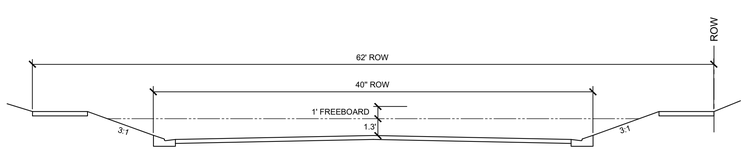




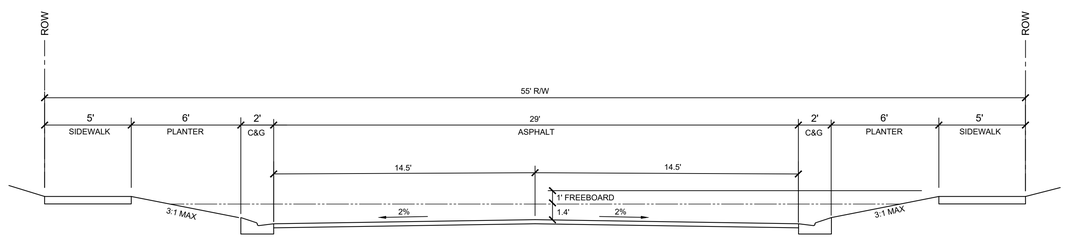
NOTE: ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION







Ⓐ SECTION 1
PUBLIC 62' ROADWAY



Ⓑ SECTION 2
PUBLIC 55' ROADWAY

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

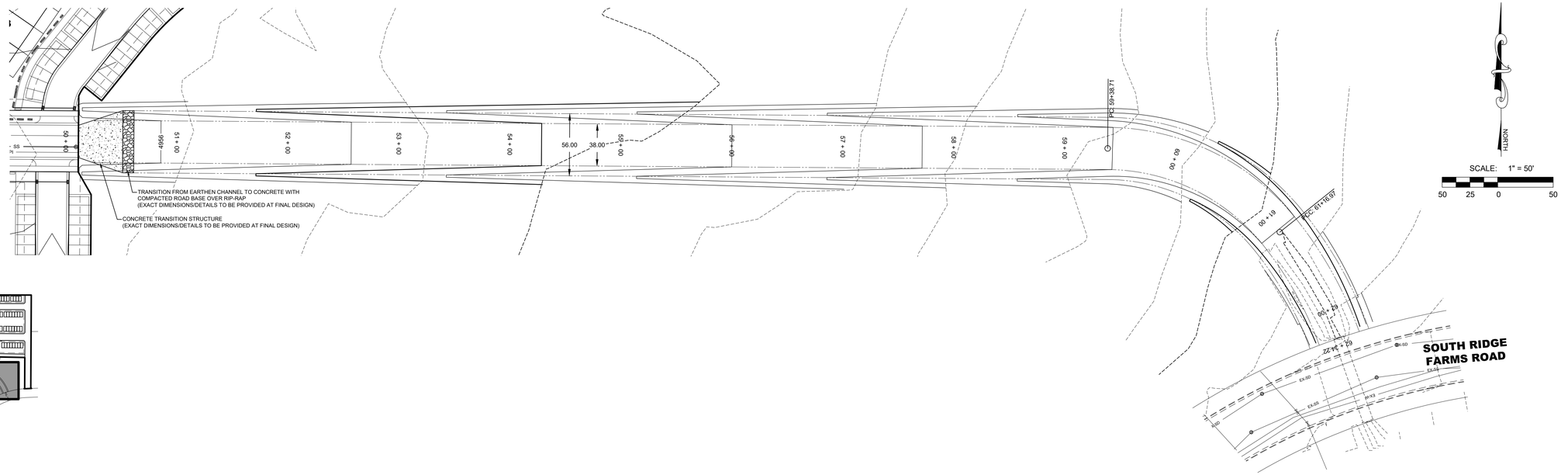
CHANNEL 1 - PLAN & PROFILE

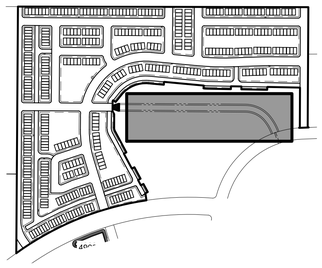
REVISIONS
1 -
2 -
3 -
4 -
5 -

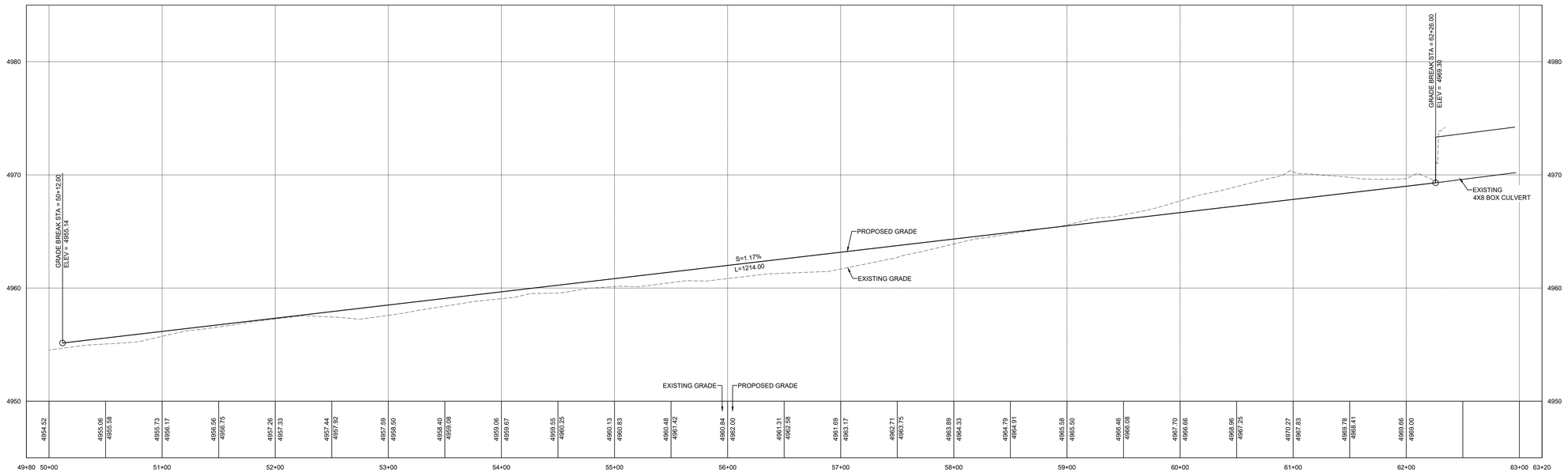
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=50'
DATE: 03/17/2020

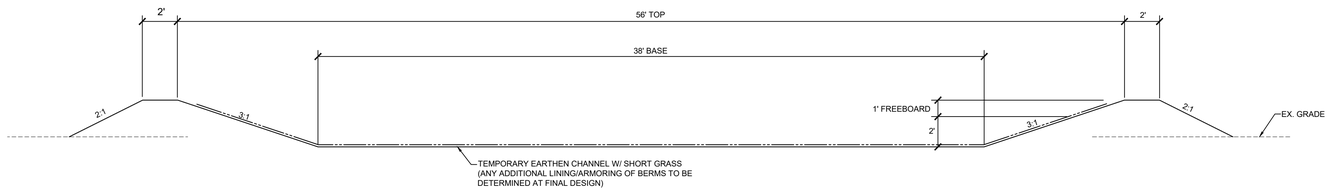
SHEET 14

THE LAYOUT, CONTENTS, CONCEPTS, AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE EXCLUSIVE PROPERTY OF LEI AND SHALL NOT BE USED IN ANY WAY FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED, NOR SHALL IT BE LOANED, COPIED OR DISCLOSED TO ANY UNAUTHORIZED PERSON WITHOUT THE WRITTEN CONSENT OF LEI.









© SECTION 3
COMMERCIAL AREA TEMPORARY CHANNEL

LEI
- 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

NOT FOR CONSTRUCTION

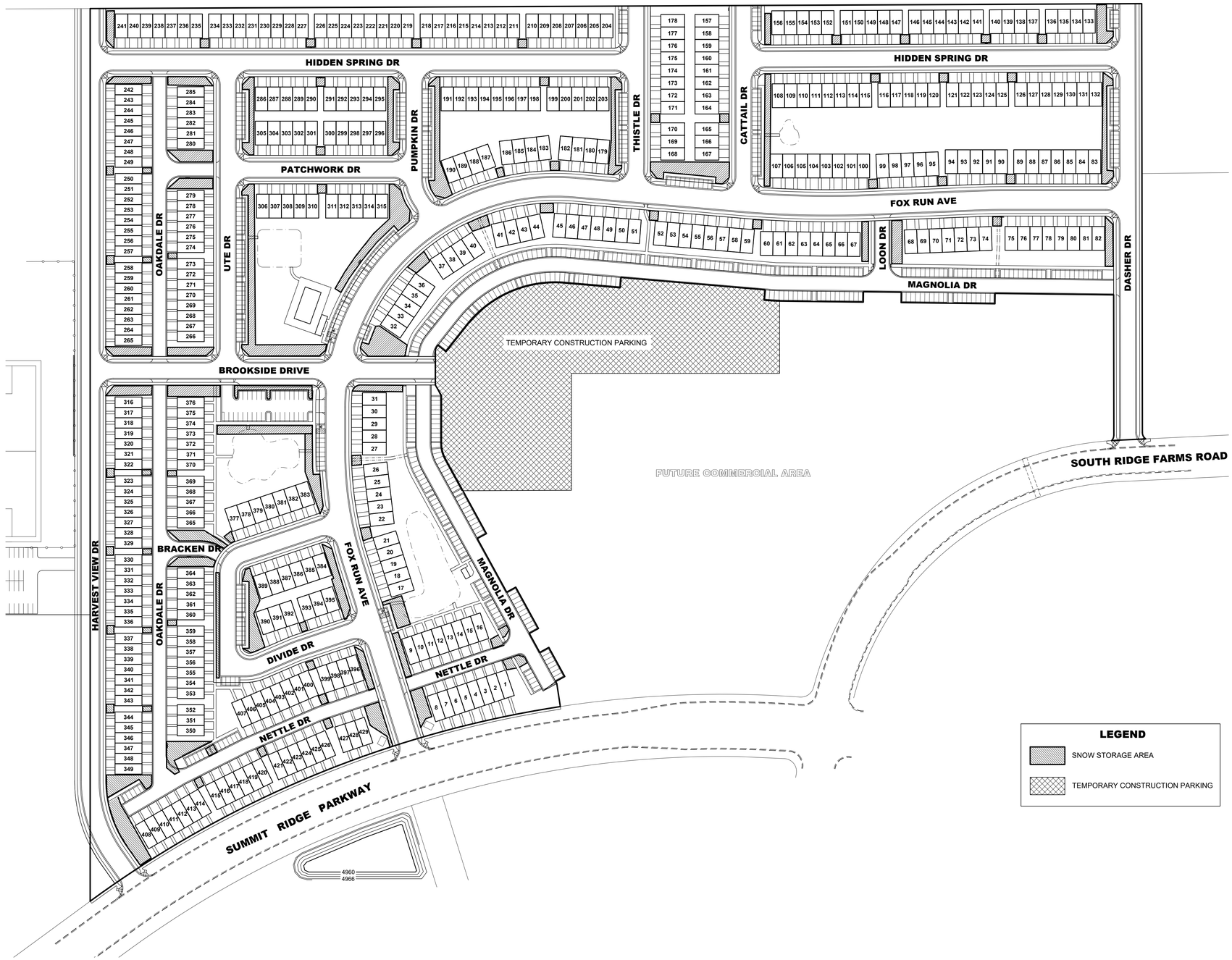
SUMMIT RIDGE TOWNHOMES
SANTAQUIN, UTAH

CHANNEL 2 - PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 50'
DATE: 03/17/2020

SHEET 15



NORTH

SCALE: 1"=100'

100 50 0 100

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

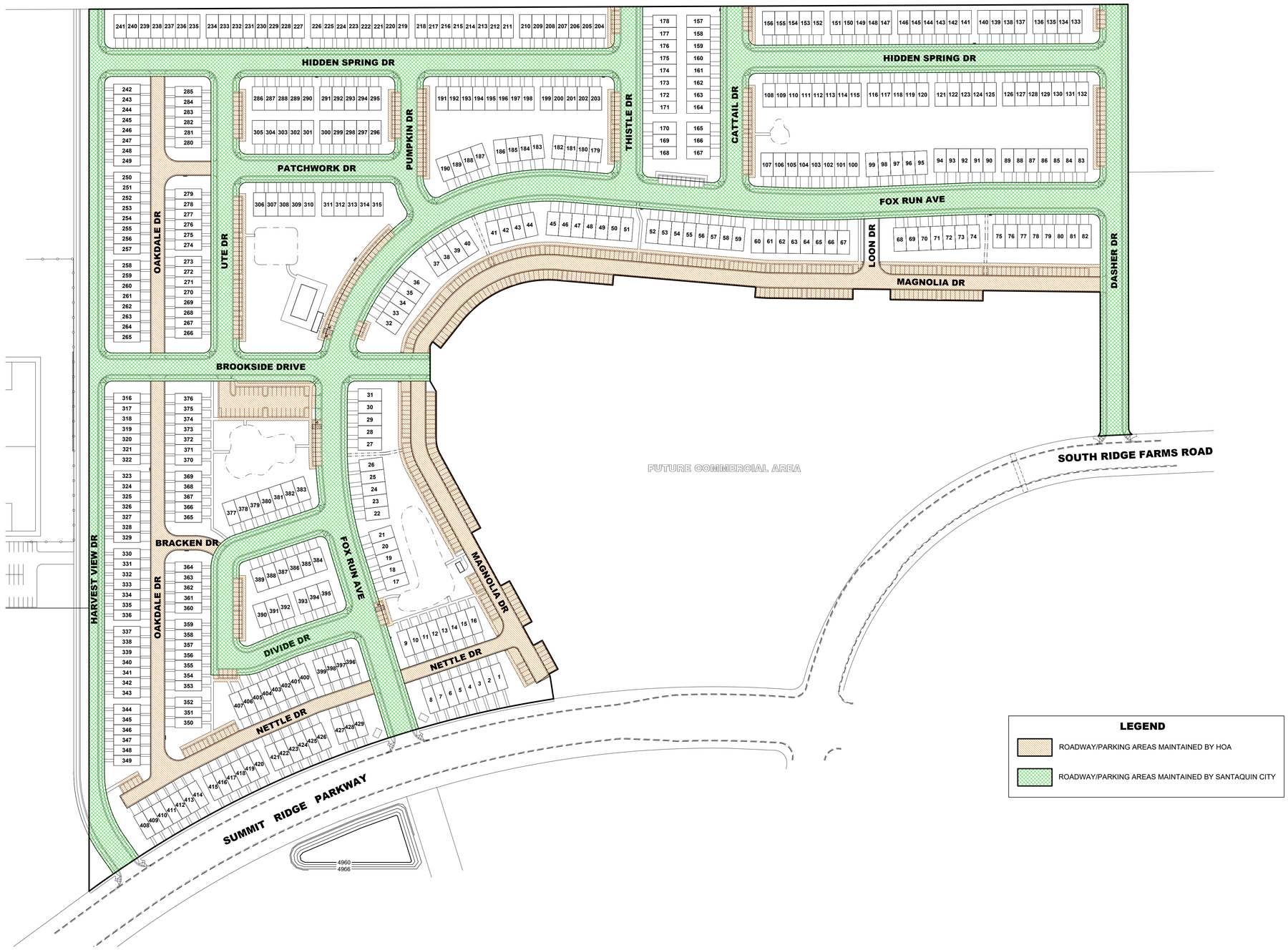
SANTAQUIN, UTAH

SNOW STORAGE PLAN/CONSTRUCTION STAGING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 03/17/2020

SHEET 16



NORTH

SCALE: 1"=100'

100 50 0 100

LEGEND

- ROADWAY/PARKING AREAS MAINTAINED BY HOA
- ROADWAY/PARKING AREAS MAINTAINED BY SANTAQUIN CITY

LEI
- 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

NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

ROADWAY MAINTENANCE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 03/17/2020

SHEET 17

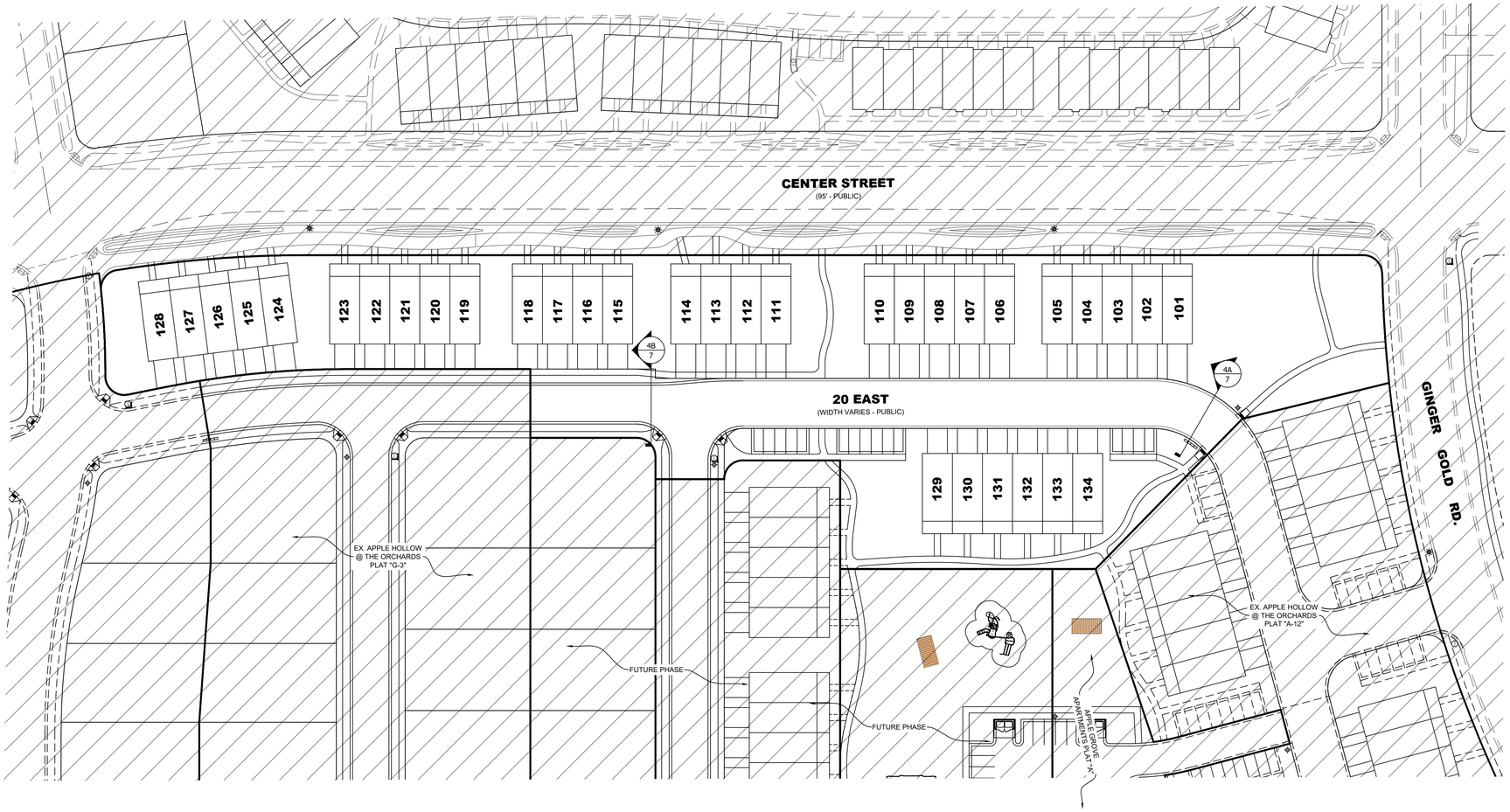
THE ORCHARDS

PLAT A-13

NORTH

SCALE: 1" = 50'

50 25 0 50



VICINITY MAP

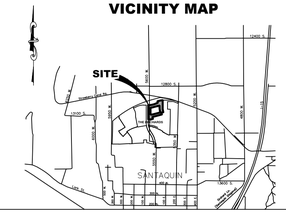


TABLE OF CONTENTS

COVER	OVERALL COVER PAGE
PLAT	APPLE HOLLOW PLAT A-13
SHEET 1	UTILITY PLAN
SHEET 2	GRADING PLAN
SHEET 3	20 EAST PLAN & PROFILE
SHEET 4	950 NORTH PLAN & PROFILE
SHEET 5	CENTER STREET PLAN & PROFILE #1
SHEET 6	CENTER STREET PLAN & PROFILE #2
SHEET 7	DETAILS
LP1-LP2	LANDSCAPE PLANS

TABULATIONS

TOTAL AREA	3.64 ACRES±
ZONE	R-10 (PUD)
# OF UNITS	34
DENSITY	9.34 U/A
TOTAL OPEN SPACE	0.99 ACRES±
TOTAL ACRES IN ROADS	0.60 ACRES±
COMBINED PARKING (SEE NOTE 7)	
PARKING REQUIRED	189 STALLS
PARKING PROVIDED	225 STALLS
ADA PARKING	4 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B.& M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
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 14, 2007 PREPARED BY IGES FOR THE ORCHARDS DEVELOPMENT 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. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
7. THE COMBINED PARKING CALCULATIONS ACCOUNT FOR PREVIOUS IMPROVEMENTS (APPLE HOLLOW PLAT A-11, APPLE GROVE APARTMENTS PLATS A&B) AND THOSE PROPOSED IN APPLE HOLLOW PLAT A-12.

LEGEND

EXISTING

- WATER METER
- WATER — EX-W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX-SS —
- SEWER MANHOLE
- STORM DRAIN — EX-SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX-PI —
- PI VALVE
- FENCE — X —

PROPOSED

- WATER — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- STOP SIGN
- STREET SIGN
- LIMITED COMMON AREA

DEVELOPER / OWNER

RIVER VALLEY DEVELOPMENT LC
470 N. 2450 W.
TREMONTON, UTAH 84337
(801) 608-1719

ENGINEER

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

PROJECT NAME

THE ORCHARDS PLAT A-12

LEI
- 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

STATE OF UTAH — NATHAN K. WALTER — No. 7923888-2202 — LICENSED PROFESSIONAL ENGINEER — COMMISSION

THE ORCHARDS PLAT A-13
SANTAQUIN, UTAH
OVERALL COVER PAGE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 50'
DATE: 3/16/2020

SHEET
COVER

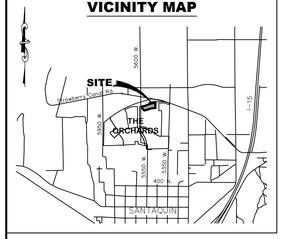
THE LAST PERSON WHO ALTERS OR USES THIS DRAWING WITHOUT VERIFICATION FROM THE ENGINEER OF RECORD SHALL BE LIABLE FOR ANY CONSEQUENCES THAT MAY ARISE FROM SUCH USE. THE ENGINEER OF RECORD SHALL NOT BE LIABLE FOR ANY CONSEQUENCES ARISING FROM UNAUTHORIZED USE OF THIS DRAWING.

APPLE HOLLOW @ THE ORCHARDS

PLAT "A-13"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, T9S, R1E, SLB&M, SANTAQUIN CITY, UTAH

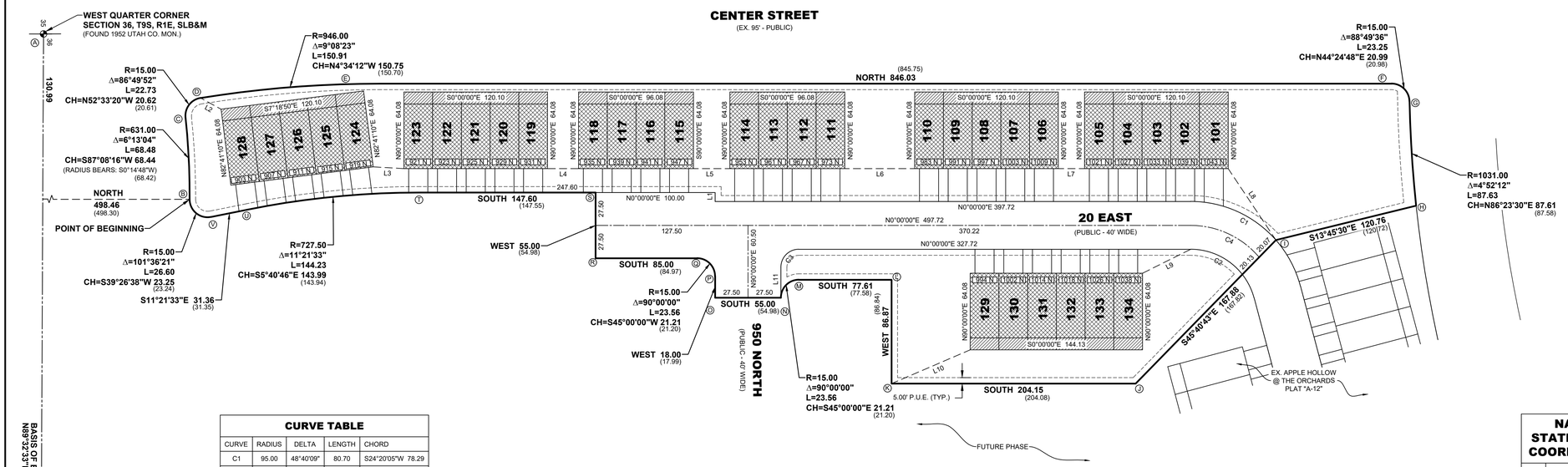
VICINITY MAP



NORTH

SCALE: 1" = 50'

50 25 0 50



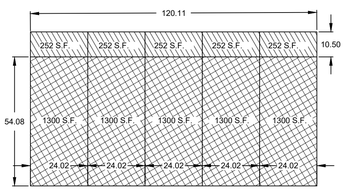
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	95.00	48°40'09"	80.70	S24°20'05"W 78.29
C2	55.00	51°50'44"	49.77	S25°55'22"W 48.09
C3	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C4	75.00	49°49'55"	65.23	S24°54'57"W 63.19

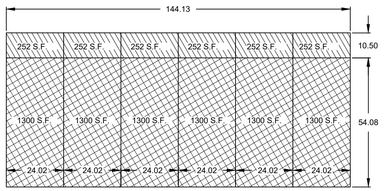
NAD27 STATE PLANE COORDINATES

	Northing	Easting
A	603525.76	1919968.33
B	604025.10	1920099.27
C	604021.68	1920030.94
D	604034.21	1920014.57
E	604184.43	1920002.56
F	605030.18	1920002.56
G	605045.17	1920017.25
H	605050.69	1920104.66
I	604933.44	1920133.37
J	604816.18	1920253.44
K	604612.09	1920253.44
L	604612.09	1920166.59
M	604534.51	1920166.59
N	604519.52	1920181.59
O	604464.54	1920181.59
P	604464.54	1920163.59
Q	604449.54	1920148.60
R	604364.57	1920148.60
S	604364.57	1920093.62
T	604217.02	1920093.62
U	604073.78	1920107.86
V	604043.05	1920114.04

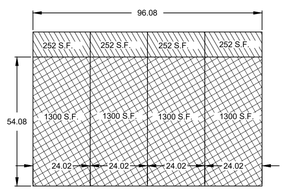
GRID FACTOR: 0.99967



BUILDING "A"
(UNITS 101-110, 119-128)



BUILDING "B"
(UNITS 129-134)



BUILDING "C"
(UNITS 111-118)

DRAWING DATE: MARCH 16, 2020

OWNER/DEVELOPER

RIVER VALLEY DEV. LC.
470 N. 2450 W.
TREMONTON, UTAH 84337

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

NOTES

1. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
2. ALL ROADWAY AREA, LIMITED COMMON AREA & OPEN SPACE DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
4. ALL FRONT YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY PER SANTAQUIN CITY STANDARDS.
5. THIS PROJECT IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON THE PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
7. UNITS 101-121 ARE ADDRESSED OFF GINGER GOLD ROAD.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.0553
office@lei-eng.com
www.lei-eng.com

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAHS RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____, 20____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,

CENTRACOM COMPANY

BY- _____ TITLE- _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20 ____,

CENTURY LINE COMPANY

BY- _____ TITLE- _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20 ____,

ROCKY MOUNTAIN POWER

BY- _____ TITLE- _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°32'33"E ALONG THE SECTION LINE 130.99 FEET AND NORTH 498.46 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 631.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S0°14'48"W) 68.48 FEET THROUGH A CENTRAL ANGLE OF 6°13'04" (CHORD: S87°08'16"W 68.44 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.73 FEET THROUGH A CENTRAL ANGLE OF 86°49'52" (CHORD: N52°33'20"W 20.62 FEET); THENCE ALONG THE ARC OF A 946.00 FOOT RADIUS CURVE TO THE RIGHT 150.91 FEET THROUGH A CENTRAL ANGLE OF 9°08'23" (CHORD: N4°34'12"W 150.75 FEET); THENCE NORTH 846.03 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.25 FEET THROUGH A CENTRAL ANGLE OF 88°49'36" (CHORD: N44°24'48"E 20.99 FEET); THENCE ALONG THE ARC OF A 1031.00 FOOT RADIUS CURVE TO THE LEFT 87.63 FEET THROUGH A CENTRAL ANGLE OF 4°52'12" (CHORD: N86°23'30"E 87.61 FEET); THENCE S13°45'30"E 120.76 FEET; THENCE S45°40'43"E 167.88 FEET; THENCE SOUTH 204.15 FEET; THENCE WEST 86.87 FEET; THENCE SOUTH 77.61 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"E 21.21 FEET); THENCE SOUTH 55.00 FEET; THENCE WEST 18.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"W 21.21 FEET); THENCE SOUTH 85.00 FEET; THENCE WEST 55.00 FEET; THENCE SOUTH 147.60 FEET; THENCE ALONG THE ARC OF A 727.50 FOOT RADIUS CURVE TO THE LEFT 144.23 FEET THROUGH A CENTRAL ANGLE OF 11°21'23" (CHORD: S5°40'46"E 143.99 FEET); THENCE S11°21'33"E 31.36 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 26.60 FEET THROUGH A CENTRAL ANGLE OF 101°36'21" (CHORD: S39°26'38"W 23.25 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 3.64 ±ACRES

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

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

_____ _____

_____ _____

_____ _____

LIMITED LIABILITY 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 _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 BY MAYOR

_____ _____

_____ _____

APPROVED _____ ENGINEER (See Seal Below)

ATTEST_____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

_____ DIRECTOR-SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

PLAT "A-13"

APPLE HOLLOW @ THE ORCHARDS

A PLANNED COMMUNITY

SANTAQUIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50'

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

This form approved by Utah County and the municipalities therein.

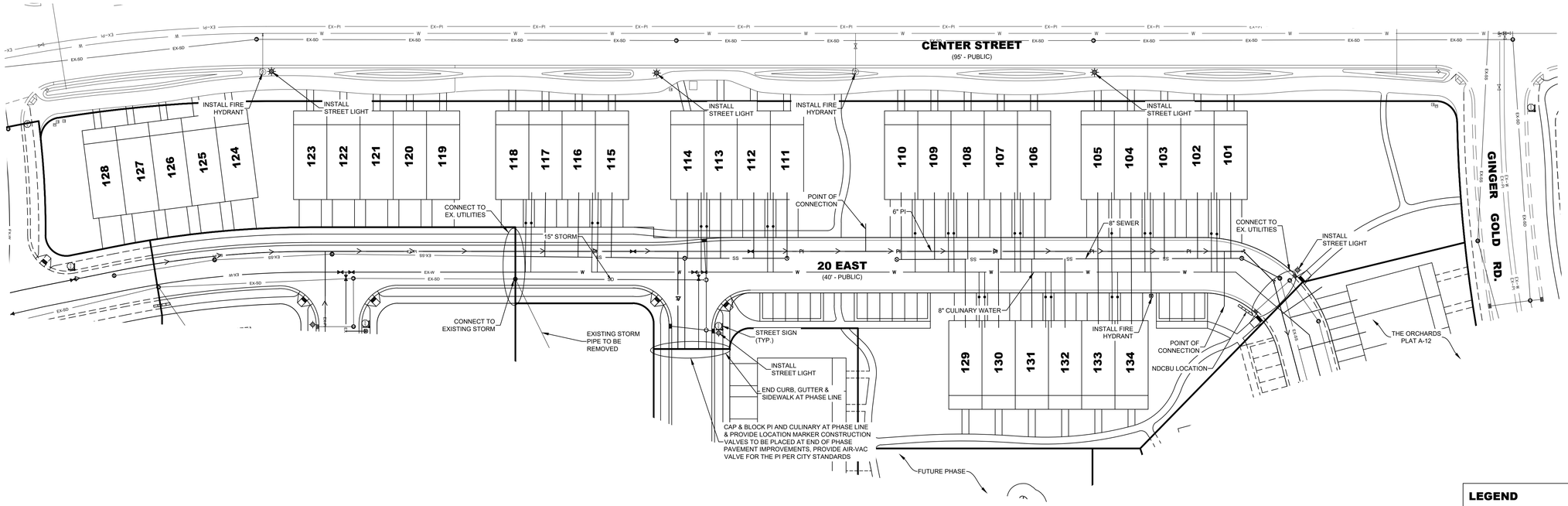
NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

NORTH

SCALE: 1" = 40'

40 20 0 40



LEGEND

EXISTING	
WATER METER	WM
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	X
PROPOSED	
WATER	W
WATER VALVE	
WATER METER	WM
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	
COVERED PARKING	
STREET LIGHT	
STOP SIGN	STOP
STREET SIGN	

LEI
- 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

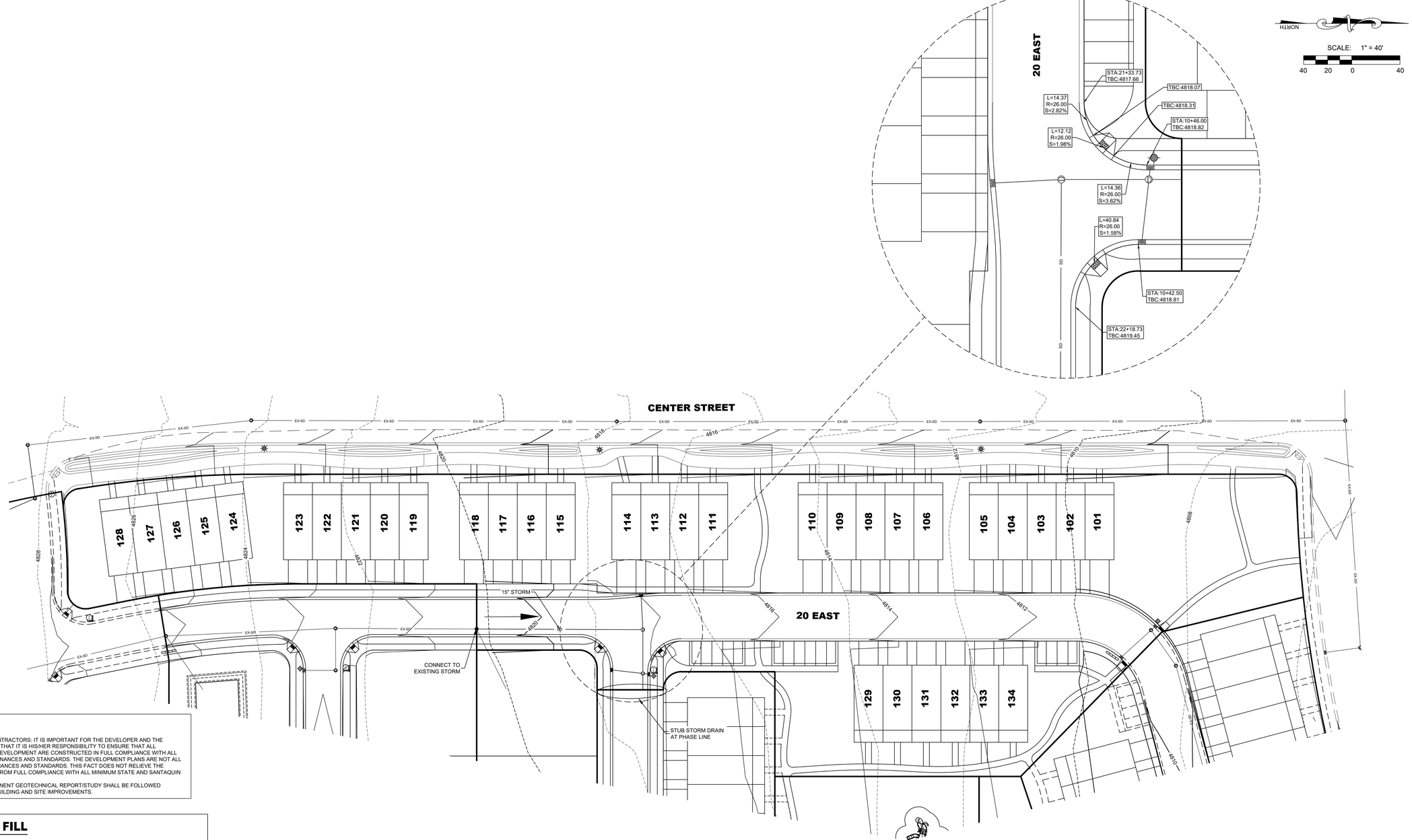
STATE OF UTAH
NATHAN K. WALTER
No. 7972888-2202
REGISTERED PROFESSIONAL ENGINEER

THE ORCHARDS PLAT A-13
SANTAQUIN, UTAH
UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 3/16/2020

SHEET 1



NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

CUT / FILL

CUT FILL VOLUME TO FINISHED GRADE

CUT – 15 CU YD

FILL – 1247 CU YD

NET FILL – 1232 CU YD

STREET SECTION FILL VOLUME – 1,477 CU YD
ROAD AREA LIP-LIP – 20,990 SQ FT x 1.9 FT (DEPTH) = 39,881 CU FT
3 IN ASPHALT
8 IN ROAD BASE
12 IN SUB-BASE (PER GEO-TECH REPORT)
DEPTH=23 IN OR 1.9 FT

SIDEWALK SECTION FILL VOLUME – 66 CU YD
SIDEWALK – 2,138 SQ FT x 0.83 FT (DEPTH) = 1,775 CU FT
4 IN CONCRETE
6 IN ROAD-BASE
DEPTH=10 IN OR 0.83 FT

CUT VOLUME TO SUB-GRADE = 1,543 CU YD

LEI
- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7923888-2202
LICENSED PROFESSIONAL ENGINEER

THE ORCHARDS PLAT A-13

SANTAQUIN, UTAH

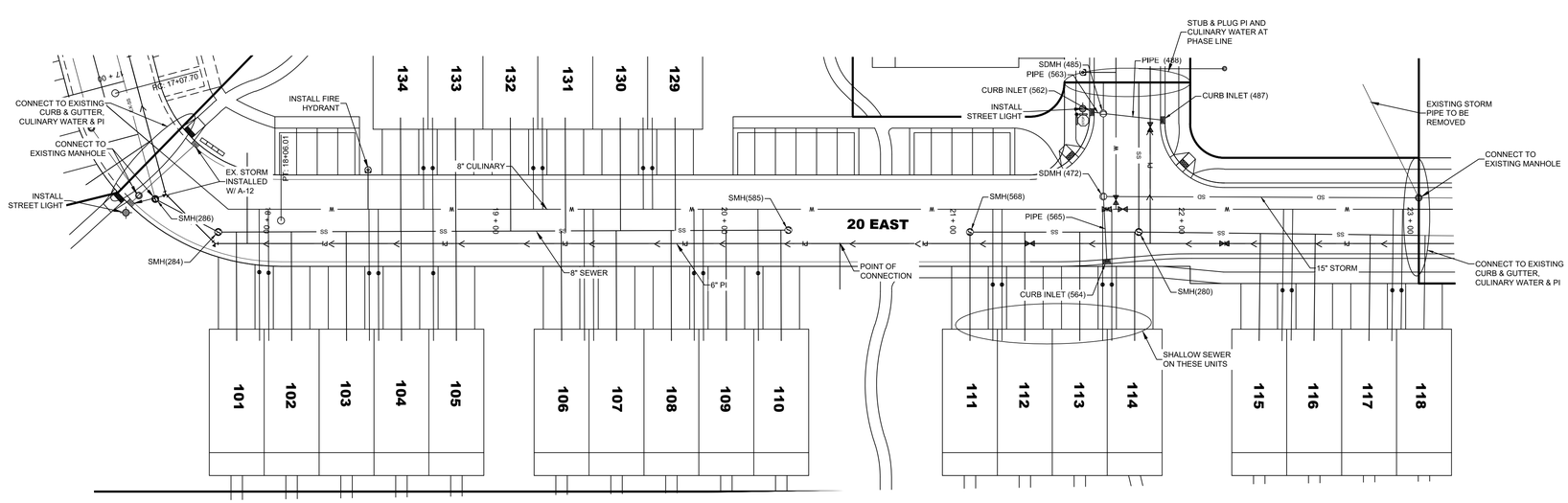
GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 3/16/2020

SHEET 2

THIS DRAWING AND DESIGN IS THE PROPERTY OF LEI ENGINEERS AND SURVEYORS AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF LEI ENGINEERS AND SURVEYORS. © COPYRIGHT - 2020 LEI



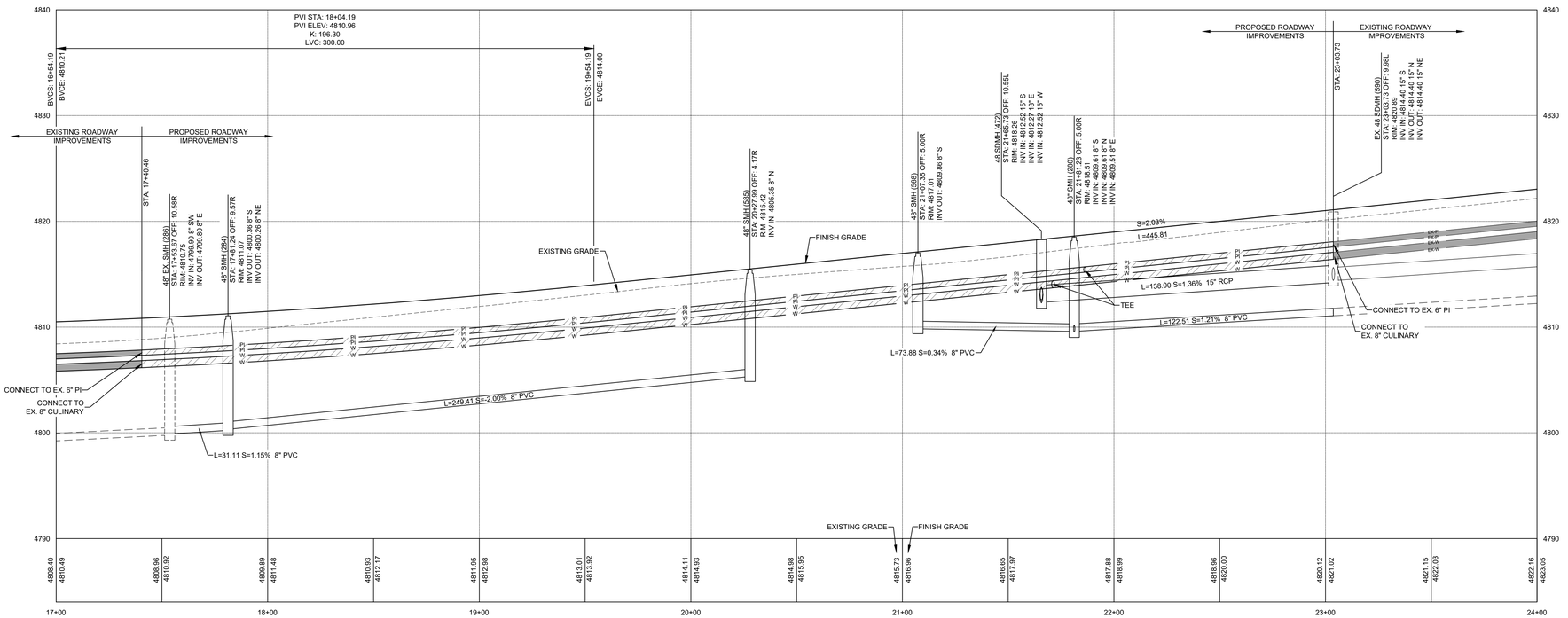
20 EAST PLAN VIEW

CENTERLINE OMITTED FOR CLARITY

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CURB INLET (564) STA:21+67.24	TBC = 4815.03 INV OUT = 4813.09		(565), 15" RCP L=28.28, S=2.00%, INV OUT =4813.09

NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



20 EAST PROFILE VIEW

NORTH

SCALE: 1" = 30'

30 15 0 30

LEI
- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7972888-2202
REGISTERED
PROFESSIONAL ENGINEER
CONDITIONAL

THE ORCHARDS PLAT A-13

SANTAQUIN, UTAH

20 EAST PLAN & PROFILE

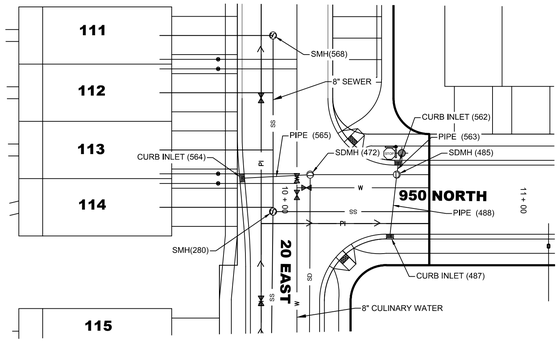
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2015-0106
DRAWN BY:	BAP
DESIGNED BY:	NKW
SCALE:	1" = 30'
DATE:	3/16/2020
SHEET	3

THE LAYOUT CONTAINED HEREIN AND ALL DRAWINGS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY LEI ENGINEERS AND SURVEYORS ARE COPYRIGHTED BY LEI ENGINEERS AND SURVEYORS AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE PRIOR WRITTEN CONSENT OF LEI ENGINEERS AND SURVEYORS. © 2020 LEI ENGINEERS AND SURVEYORS - ALL RIGHTS RESERVED

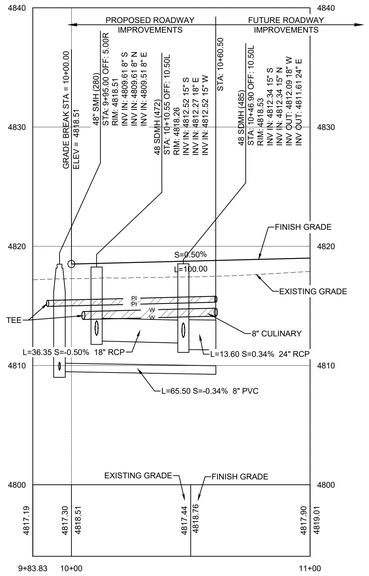
NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



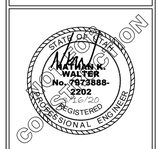
STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CURB INLET (562) STA:10+47.50	TBC = 4818.82 INV OUT = 4812.01		(563), 15" RCP L=4.79, S=-6.81%, INV OUT =4812.01
CURB INLET (487) STA:10+44.00	TBC = 4818.81 INV OUT = 4812.22		(488), 15" RCP L=25.91, S=-0.45%, INV OUT =4812.22

950 NORTH PLAN VIEW
CENTERLINE OMITTED FOR CLARITY



950 NORTH PROFILE VIEW

LEI
- 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

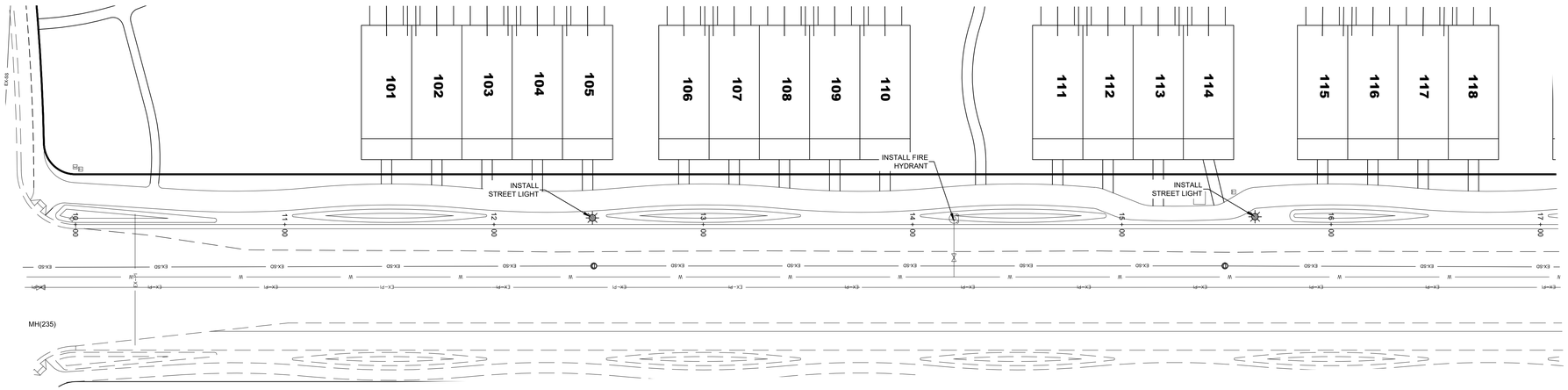


THE ORCHARDS PLAT A-13
SANTAQUIN, UTAH
950 NORTH PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 30'
DATE: 3/16/2020

SHEET 4

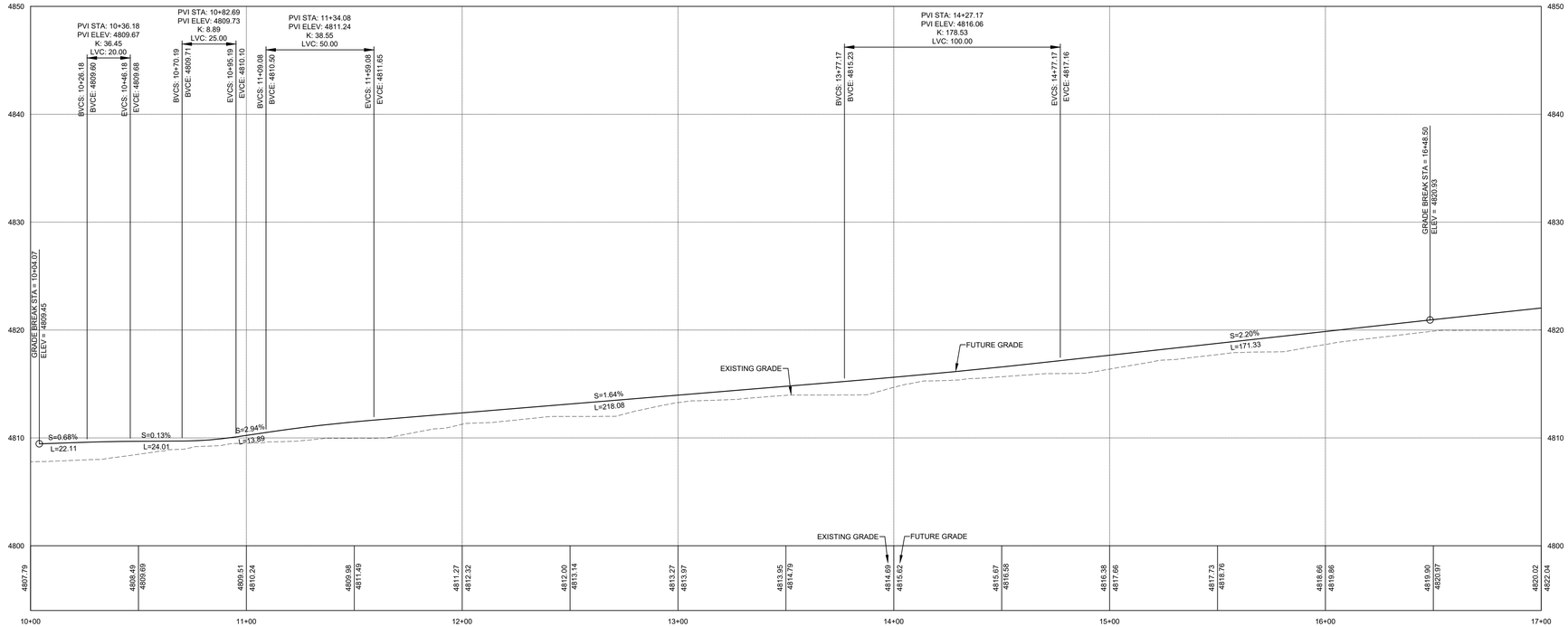


CENTER STREET TBC PLAN VIEW

CENTERLINE OMITTED FOR CLARITY

NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



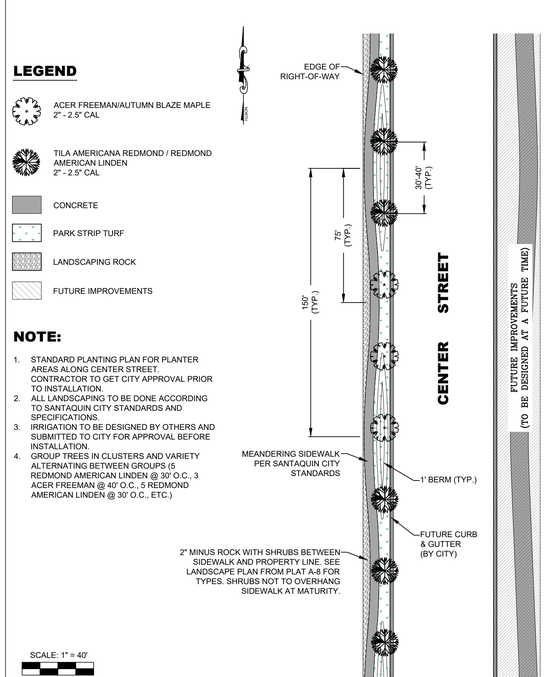
CENTER STREET TBC PROFILE VIEW

LEGEND

- ACER FREEMAN/AUTUMN BLAZE MAPLE 2" - 2.5" CAL
- TILA AMERICANA REDMOND / REDMOND AMERICAN LINDEN 2" - 2.5" CAL
- CONCRETE
- PARK STRIP TURF
- LANDSCAPING ROCK
- FUTURE IMPROVEMENTS

NOTE:

1. STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG CENTER STREET. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
2. ALL LANDSCAPING TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
3. IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
4. GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS (5 REDMOND AMERICAN LINDEN @ 30' O.C., 3 ACER FREEMAN @ 40' O.C., 5 REDMOND AMERICAN LINDEN @ 30' O.C., ETC.)



CENTER STREET LANDSCAPING DETAILS

- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7823888-2202
REGISTERED PROFESSIONAL ENGINEER
COORDINATION

THE ORCHARDS PLAT A-13

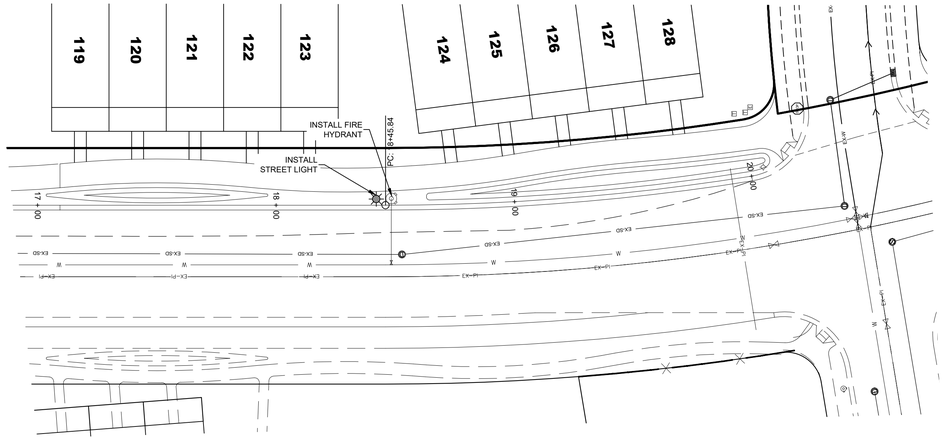
SANTAQUIN, UTAH

CENTER STREET TBC PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

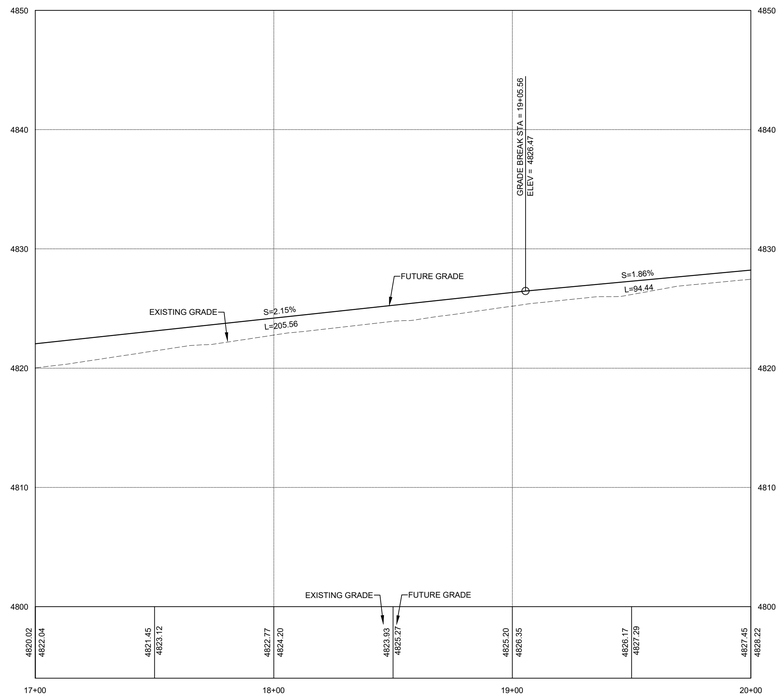
LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 30'
DATE: 3/16/2020

SHEET 5



CENTER STREET TBC PLAN VIEW

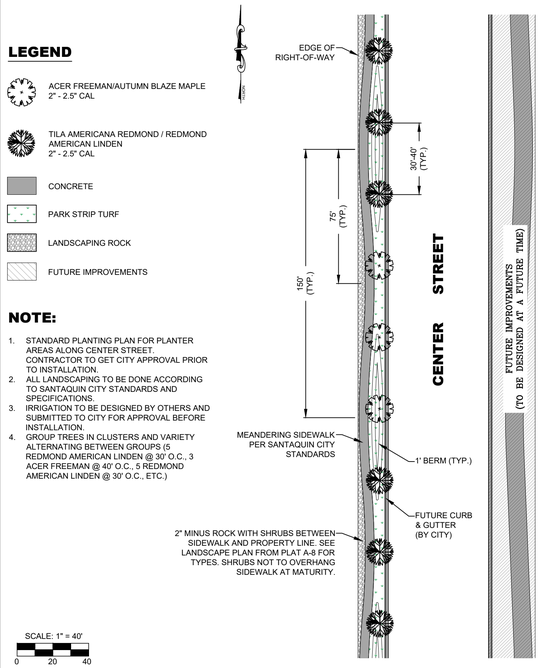
CENTERLINE OMITTED FOR CLARITY



CENTER STREET TBC PROFILE VIEW

NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



CENTER STREET LANDSCAPING DETAILS

LEI
- 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

THE ORCHARDS PLAT A-13

SANTAQUIN, UTAH

CENTER STREET TBC PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106

DRAWN BY: BAP

DESIGNED BY: NKW

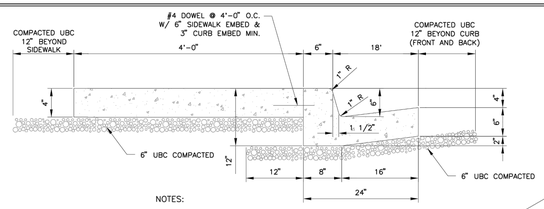
SCALE: 1" = 30'

DATE: 3/16/2020

SHEET 6

THE LAYOUT, DESIGN, CONCEPTS, AND IDEAS CONTAINED IN THESE PLANS ARE THE EXCLUSIVE PROPERTY OF LEI ENGINEERS AND SURVEYORS AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LEI ENGINEERS AND SURVEYORS. © 2020 LEI - ALL RIGHTS RESERVED

SEE SANTAQUIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER DETAILS

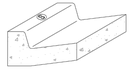


NOTES:

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

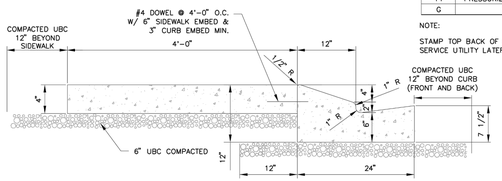
NOT TO SCALE



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

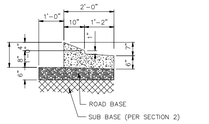


NOTES:

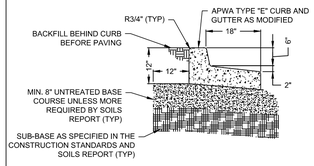
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS.)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

MOUNTABLE TYPE CURB AND GUTTER

NOT TO SCALE

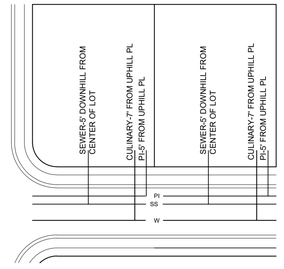


REVERSE SLOPE MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

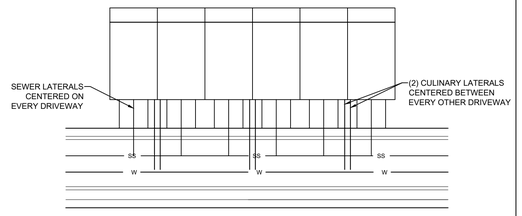


FLOW AWAY CURB AND GUTTER

1 CURB & GUTTER DETAILS

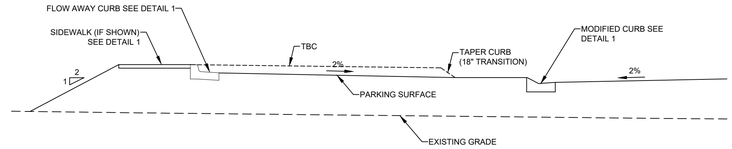


SINGLE FAMILY LOT LATERAL DETAIL

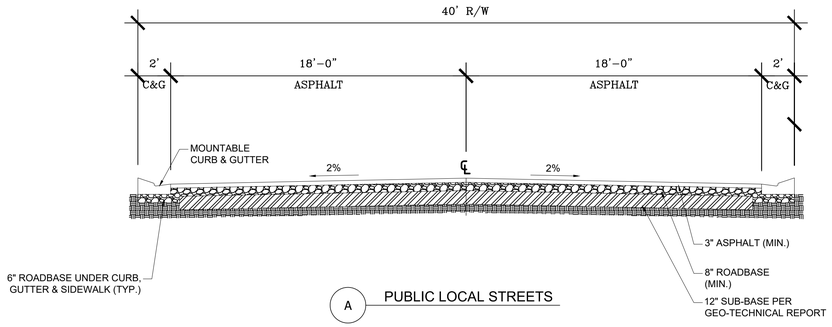


TOWNHOME LATERAL DETAIL

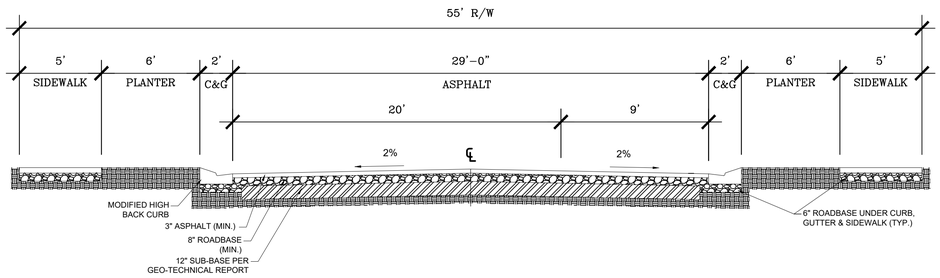
2 LATERAL DETAIL



3 PARKING STALL DETAIL



A PUBLIC LOCAL STREETS



B PUBLIC LOCAL STREETS

4 STREET CROSS SECTIONS

LEI
- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7972888-2202
REGISTERED
PROFESSIONAL ENGINEER

THE ORCHARDS PLAT A-13

SANTAQUIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 3/16/2020

SHEET 7

THIS DRAWING AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF LEI ENGINEERS AND SURVEYORS AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERS AND SURVEYORS. © COPYRIGHT 2020 - ALL RIGHTS RESERVED

NOTE: SEE LP2 FOR LEGEND, LANDSCAPE NOTES, & QUANTITIES

PP TURF GRASS (TURF TO MATCH EXISTING GRASS)

NORTH

SCALE: 1" = 30'

30 15 0 30

LEI
- 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

THE ORCHARDS EAST

SANTAQUIN, UTAH

PLAT "A-13" LANDSCAPE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

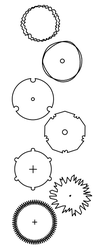
LEI PROJECT #: 2015-0106
DRAWN BY: JLR
DESIGNED BY: NKW
SCALE: 1" = 30'
DATE: 3/17/2020

SHEET
LP 1

GENERAL LANDSCAPE AND SITE NOTES (NOTES ARE BASED ON PLAT A-11 IN ORDER TO BE CONSISTENT):

1. LANDSCAPE LAYOUT & SPECIES SELECTION BY OWNER. ANY CHANGES, SUBSTITUTIONS OR DELETIONS TO BE DIRECTED TO OWNER.
2. CONTRACTOR TO BECOME FAMILIAR WITH SANTAQUIN STANDARD SPECIFICATIONS AND DRAWINGS MANUAL, SPECIFICALLY DIVISION 20. FIND IT AT http://santaquin.org/engineering
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
4. CONTRACTOR SHALL NOW WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOW DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER(S). THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
6. CONTRACTOR TO MATCH TURF GRASS THAT HAS BEEN USED FOR EARLIER PHASES OF CONSTRUCTION. IF UNKNOWN, USE "BLUE RIBBON SEED BLEND" FOR GRANITE SEED, "DROUGHT TOLERANT SOD/SEED" FROM CHANSHARE FARMS, "BIOBLUE SOD/ SEED" FROM BIOGRASS SOD FARMS OR APPROVED EQUAL. VERIFY WITH OWNER(S).
7. QUANTITIES ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY PLANT QUANTITIES.
8. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER(S) UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
9. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANT IN AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER(S) FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
10. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF OWNER(S)/OWNER'S REPRESENTATIVE.
11. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDSCAPED SURFACE.
12. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS. http://www.santaquin.org/engineering. Division 20.
13. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS REQUIRED.
14. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
15. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OR GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND INCH FOR FOR SOD), 18 INCHES IN SHRUB BED (PLANTING) AREAS OR AS INDICATED ON THE DRAWINGS (3-4 INCHES OF "REPLENISH" DARK SOIL COMPOST AND 18" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. REFER TO GRADING PLAN BY OTHERS FOR FINISH GRADE AND DRAINAGE.
16. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER(S).
17. ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6'-0" AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
18. NO PLANT MATERIAL SHALL BE PLANTED (BASED ON FULL SIZE GROWTH) WITHIN 12" OF ANY WALK OR PLAZA CONCRETE EDGE.
19. ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
20. 3-4" OF DARK SOIL COMPOST CALLED "REPLENISH COMPOST" BY REPLENISH GARDEN PRODUCTS SHOULD BE APPLIED ON TOP OF ALL TREE AND SHRUB PLANTING AREAS AFTER PLANTING IS COMPLETED AND WEED BARRIER IS INSTALLED. CONTACT REPLENISH GARDEN PRODUCTS AT (801)-262-5142
21. EDGING IS TO MATCH EXISTING EDGING/CURBING USED FOR PREVIOUS PHASES.
22. ALL PLANT MATERIAL IS SUBJECT TO CHANGE PENDING PLANT AVAILABILITY, LANDSCAPE ARCHITECT APPEAL OR, CHANGE IN CONSTRUCTION LAYOUT. PLEASE CONTACT OWNER(S) WITH ANY CHANGES BEFORE CONSTRUCTION TAKES PLACE.
23. ALL LANDSCAPING DONE DIRECTLY ADJACENT TO UTILITY BOXES MUST HAVE POSITIVE DRAINAGE AWAY FROM UTILITY BOXES. NO POOLING OF WATER IS ALLOWED TO OCCUR NEXT TO UTILITY BOXES.
24. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE.
25. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE OWNER(S)/OWNER'S REPRESENTATIVE.
26. ALL PLANTING AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER W/ MINIMUM 3" MULCH ON TOP.
27. SEE IRRIGATION PLAN FOR EXISTING CONNECTIONS OR PROPOSED PI METER LOCATION.

TREES



CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
AF	ACER FREMANII JEFFERSRED TM / AUTUMN BLAZE MAPLE	2"-2.5" CAL	.
AA	ACER RUBRUM ARMSTRONG / ARMSTRONG RED MAPLE	2"-2.5" CAL	4
CO	CERCIS CANADENSIS OKLAHOMA / OKLAHOMA REDBUD	2"-2.5" CAL	7
PA	PYRUS CALLERYANA ARISTICRAT TM / ARISTOCRAT FLOWERING PEAR	2"-2.5" CAL	11
TR	TILIA AMERICANA REDMOND / REDMOND AMERICAN LINDEN	2"-2.5" CAL	0
PP	PICEA PUNGENS / COLORADO "BLUE" SPRUCE	2"-2.5" CAL (6' MIN. HEIGHT)	2
PN	PIINUS NIGRA / AUSTRIAN PINE	2"-2.5" CAL (6' MIN. HEIGHT)	3

SHRUBS

CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
CK	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / FEATHER REED GRASS	1 GAL	64
CA	CORNUS SERICEA ARCTIC FIRE / ARCTIC FIRE DOGWOOD	5 GAL	29
CI	CORNUS SERICEA IVORY HALO / VARIEGATED REDTWIG DOGWOOD	5 GAL	8
EC	EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH	5 GAL	41
HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	161
HO	HEMEROCALLIS X STELLA DE ORO / STELLA DE ORO DAYLILY	1 GAL	149
HO2	HEUCHERA X OBSIDIAN / OBSIDIAN CORAL BELLS	1 GAL	85
PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	10
RC	RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN	5 GAL	7
SM	SALVIA X SYLVESTRIS MAY NIGHT / MAY NIGHT SALVIA	1 GAL	56
TD	TAXUS X MEDIA DENSIFORMIS / DENSE YEW	5 GAL	34
BM	BRUNNERA MACROPHYLLA / JACK FROST	1 GAL	46
BS	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF BOXWOOD	5 GAL	58

SOD/SEED

CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
PP	TURF GRASS (TURF TO MATCH EXISTING GRASS)	SOD	±48,000 SQ. FT.

CONCRETE CURBING (MATCH EXISTING EXISTING CURBING IN PLAT A-8 (ADDITIONAL CONCRETE CURBING TO BE PLACED AS NECESSARY TO PREVENT GRASS FROM GROWING AROUND TREE ROOT BALL)

A/C UNIT (BY OTHERS)

LEI
- 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

THE ORCHARDS EAST
SANTAQUIN, UTAH

LANDSCAPE LEGEND

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: JLR
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 3/17/2020

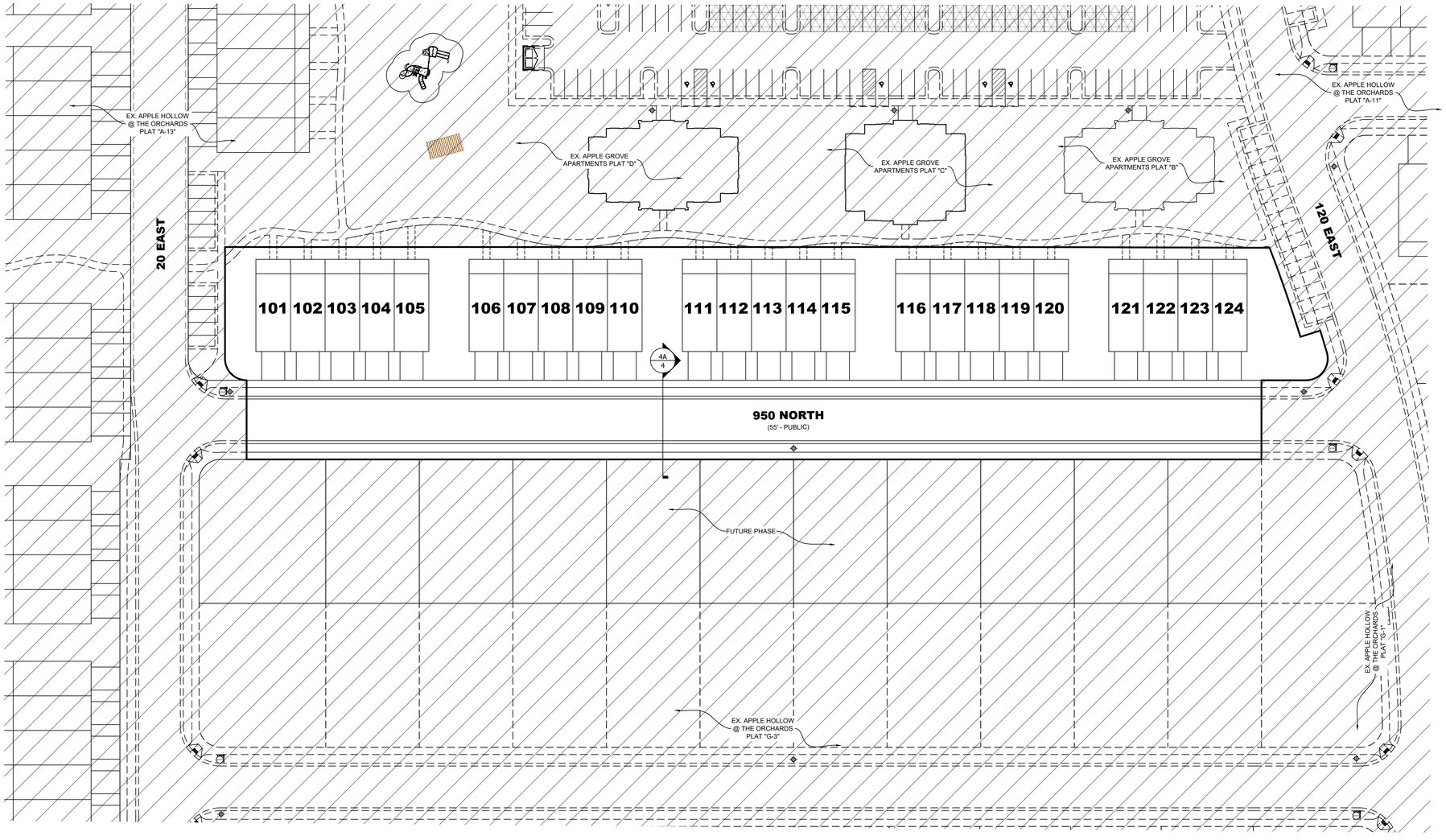
SHEET
LP 2

THE LAYOUT, CONTENTS AND DESIGN OF THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF LEI ENGINEERING & SURVEYING AND SHALL NOT BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF LEI ENGINEERING & SURVEYING. © COPYRIGHT LEI

THE ORCHARDS

PLAT A-14

- SUBMIT ARCHITECTURAL DRAWINGS. IF THEY ARE THE SAME AS WHAT HAS BEEN APPROVED BY THE ARC, THE ARC WILL NOT NEED TO REVIEW IT. IF IT IS DIFFERENT, YOU WILL NEED TO GO BACK TO ARC.
- WORK WITH THE USPS FOR THE AMOUNT AND LOCATION OF MAILBOXES.



NORTH

SCALE: 1" = 40'

40 20 0 40

VICINITY MAP

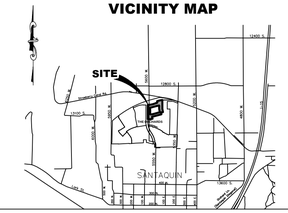


TABLE OF CONTENTS

COVER	OVERALL COVER PAGE
PLAT	APPLE HOLLOW PLAT A-14
SHEET 1	UTILITY PLAN
SHEET 2	GRADING PLAN
SHEET 3	950 NORTH PLAN & PROFILE
SHEET 4	DETAILS
LP1-LP2	LANDSCAPE PLANS

TABULATIONS

TOTAL AREA	2.47 ACRES±
ZONE	R-10 (PUD)
# OF UNITS	24
DENSITY	9.72 U/A
TOTAL OPEN SPACE	N/A
TOTAL ACRES IN ROADS	0.89 ACRES±
COMBINED PARKING (SEE NOTE 8)	
PARKING REQUIRED	189 STALLS
PARKING PROVIDED	225 STALLS
ADA PARKING	4 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B.& M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
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 14, 2007 PREPARED BY IGES FOR THE ORCHARDS DEVELOPMENT 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. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
7. THE PLAT A-14 DESIGN ASSUMES PLAT A-13 IS CONSTRUCTED EITHER PREVIOUSLY OR CONCURRENTLY.
8. THE COMBINED PARKING CALCULATIONS ACCOUNT FOR PREVIOUS IMPROVEMENTS (APPLE HOLLOW PLAT A-11, APPLE GROVE APARTMENTS PLATS A&B) AND THOSE PROPOSED IN APPLE HOLLOW PLAT A-12 AND A-14.

LEGEND

EXISTING

- WATER METER
- WATER — EX-W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX-SS —
- SEWER MANHOLE
- STORM DRAIN — EX-SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX-PI —
- PI VALVE
- FENCE — X —

PROPOSED

- WATER — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- STOP SIGN
- STREET SIGN
- LIMITED COMMON AREA

DEVELOPER / OWNER

RIVER VALLEY DEVELOPMENT LC
470 N. 2450 W.
TREMONTON, UTAH 84337
(801) 608-1719

ENGINEER

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

PROJECT NAME

THE ORCHARDS PLAT A-14

LEI
- 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

STATE OF UTAH — NATHAN K. WALTER — No. 7973888-2202 — REGISTERED PROFESSIONAL ENGINEER — COORDINATION

THE ORCHARDS PLAT A-14
SANTAQUIN, UTAH
OVERALL COVER PAGE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 3/16/2020

SHEET
COVER

U:\0_LEI PROJECTS\2015\2015-0106 THE ORCHARDS BUBD (RIVER VALLEY DEV)\CAD\DWG\APPLE GROVE\15-0106 APPLE HOLLOW PLAT A-14.DWG 3/16/2020 9:28 AM

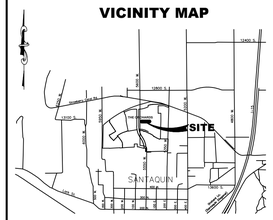
APPLE GROVE

PLAT "A-14"

A PLANNED COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, T9S, R1E, SLB&M, SANTAQUIN CITY, UTAH

VICINITY MAP



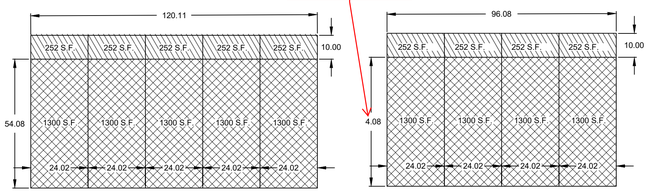
LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

NOTES

1. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
2. ALL ROADWAY AREA, LIMITED COMMON AREA & OPEN SPACE DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
4. ALL FRONT YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY PER SANTAQUIN CITY STANDARDS.
5. THIS PROJECT IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON THE PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET

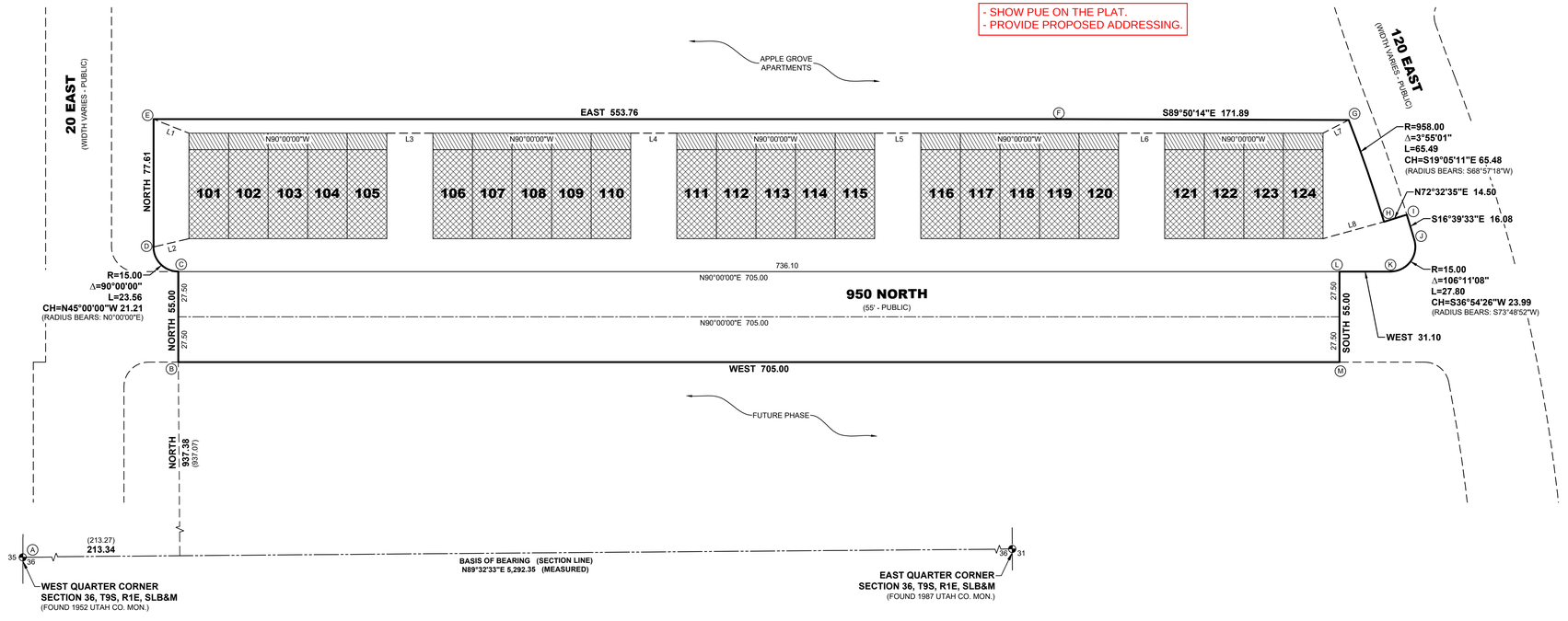
THIS NUMBER IS INCORRECT.



BUILDING "A"
(UNITS 101-120)

BUILDING "B"
(UNITS 121-124)

- SHOW PUE ON THE PLAT.
- PROVIDE PROPOSED ADDRESSING.



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S68°23'04"E	23.13
L2	S76°54'43"W	22.08
L3	N90°00'00"E	28.00
L4	N90°00'00"E	28.00
L5	N90°00'00"E	28.00
L6	N90°00'00"E	28.00
L7	N62°49'25"E	17.59
L8	N74°33'33"E	38.45

NAD27 STATE PLANE COORDINATES

	Northing	Easting
A	603525.76	1919968.33
B	604464.54	1920181.59
C	604519.52	1920181.59
D	604534.51	1920166.59
E	604612.09	1920166.59
F	604612.09	1920720.17
G	604611.61	1920892.01
H	604549.75	1920913.41
I	604554.09	1920927.24
J	604538.69	1920931.85
K	604519.52	1920917.45
L	604519.52	1920886.36
M	604464.54	1920886.36
GRID FACTOR: 0.99967		

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°32'33"E ALONG THE SECTION LINE 213.34 FEET AND NORTH 937.38 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 55.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: NORTH) 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N45°00'00"W 21.21 FEET); THENCE NORTH 77.61 FEET; THENCE EAST 553.76 FEET; THENCE S89°50'14"E 171.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 958.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S68°57'18"W) 65.49 FEET THROUGH A CENTRAL ANGLE OF 3°55'01" (CHORD: S19°05'11"E 65.48 FEET); THENCE N72°32'35"E 14.50 FEET; THENCE S16°39'33"E 16.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S73°48'52"W) 27.80 FEET THROUGH A CENTRAL ANGLE OF 106°11'08" (CHORD: S36°54'26"W 23.99 FEET); THENCE WEST 31.10 FEET; THENCE SOUTH 55.00 FEET; THENCE WEST 705.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.47±ACRES

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____.

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

_____ _____

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 BY MAYOR

_____ _____

_____ _____

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

NOT NEEDED WITH THIS SUBDIVISON

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___ BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____,
CENTRACOM COMPANY
BY- _____ TITLE- _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20 ____,
CENTURY LINE COMPANY
BY- _____ TITLE- _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20 ____,
ROCKY MOUNTAIN POWER
BY- _____ TITLE- _____

PLAT "A-14"

APPLE GROVE

A PLANNED COMMUNITY

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 40'

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

This form approved by Utah County and the municipalities therein.

LEI
- 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

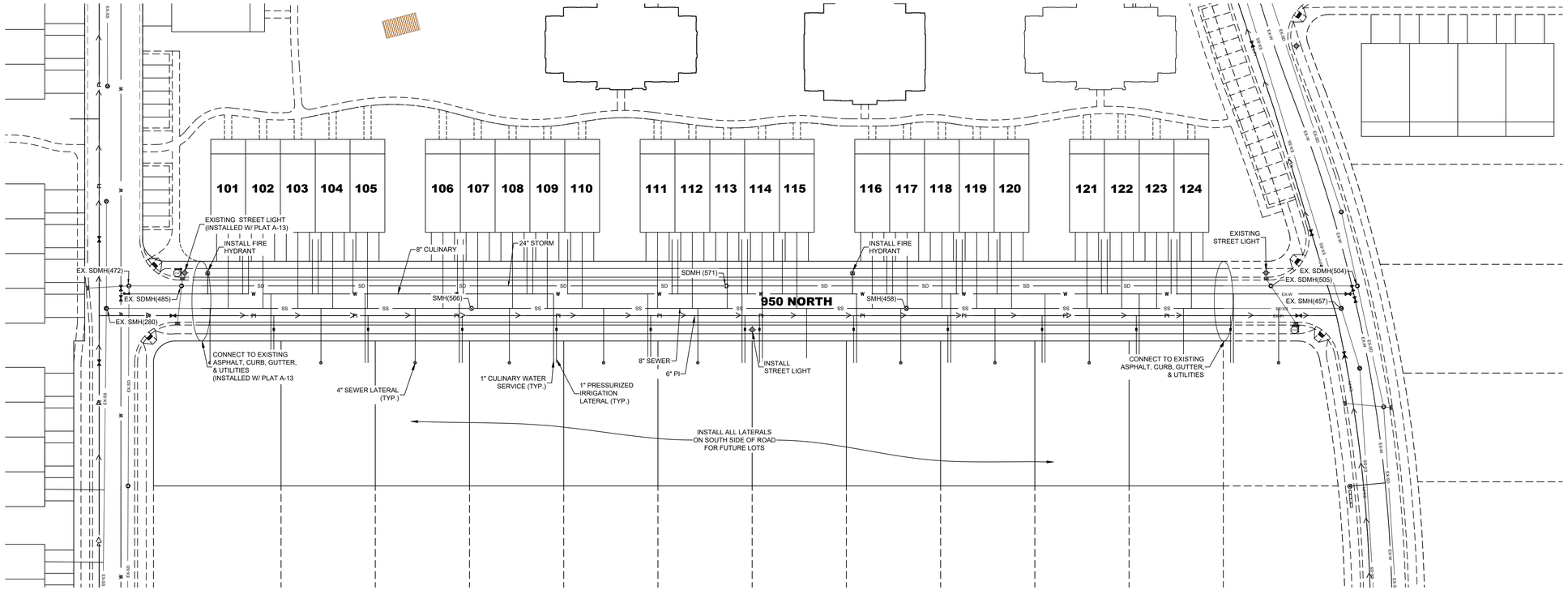
DRAWING DATE: FEBRUARY 27, 2020

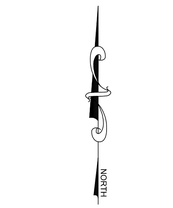
OWNER/DEVELOPER

JIMMY DEGRAFFENRIED
(801) 830-5940

NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.





SCALE: 1" = 40'

40 20 0 40

LEGEND

EXISTING

- WATER METER
- WATER — EX–W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX–SS —
- SEWER MANHOLE
- STORM DRAIN — EX–SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX–PI —
- PI VALVE
- FENCE — X —

PROPOSED

- WATER — W —
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — PI —
- PI VALVE
- COVERED PARKING
- STREET LIGHT
- STOP SIGN
- STREET SIGN

LEI
- 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

STATE OF UTAH — NATHAN K. WALTER — No. 7973888-2202 — 03/16/20 — REGISTERED PROFESSIONAL ENGINEER

THE ORCHARDS PLAT A-14

SANTAQUIN, UTAH

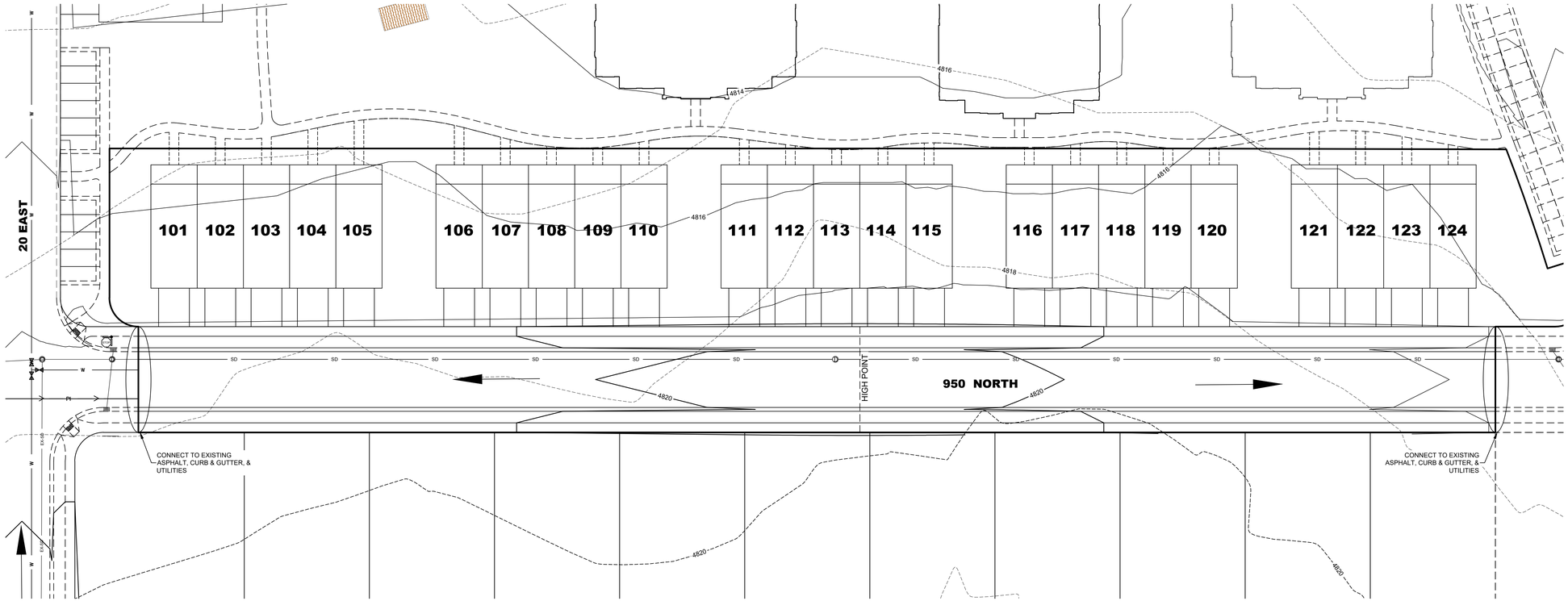
UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 3/16/2020

SHEET 1

I:\0_LEI PROJECTS\2015\2015-0106 THE ORCHARDS SUBD (RIVER VALLEY DEV)\CAD\SHOP\APPLE DRONE\14-0106 APPLE HOLLOW PLAT A-14.DWG 3/16/2020 9:39 AM



CUT / FILL

CUT FILL VOLUME TO FINISHED GRADE

CUT – 101 CU YD

FILL – 1,631 CU YD

NET FILL – 1,530 CU YD

STREET SECTION FILL VOLUME – 1,439 CU YD
ROAD AREA LIP-LIP – 20,445 SQ FT x 1.9 FT (DEPTH) = 38,845 CU FT
3 IN ASPHALT
8 IN ROAD BASE
12 IN SUB-BASE (PER GEO-TECH REPORT)
DEPTH=23 IN OR 1.9 FT

SIDEWALK SECTION FILL VOLUME – 217 CU YD
SIDEWALK – 7,050 SQ FT x 0.83 FT (DEPTH) = 5,851 CU FT
4 IN CONCRETE
6 IN ROAD-BASE
DEPTH=10 IN OR 0.83 FT

CUT VOLUME TO SUB-GRADE = 2,525 CU YD

NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

NELSON

SCALE: 1" = 30'

30 15 0 30

LEI
- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7972888-2202
REGISTERED
PROFESSIONAL ENGINEER
COORDINATION

THE ORCHARDS PLAT A-14
SANTAQUIN, UTAH

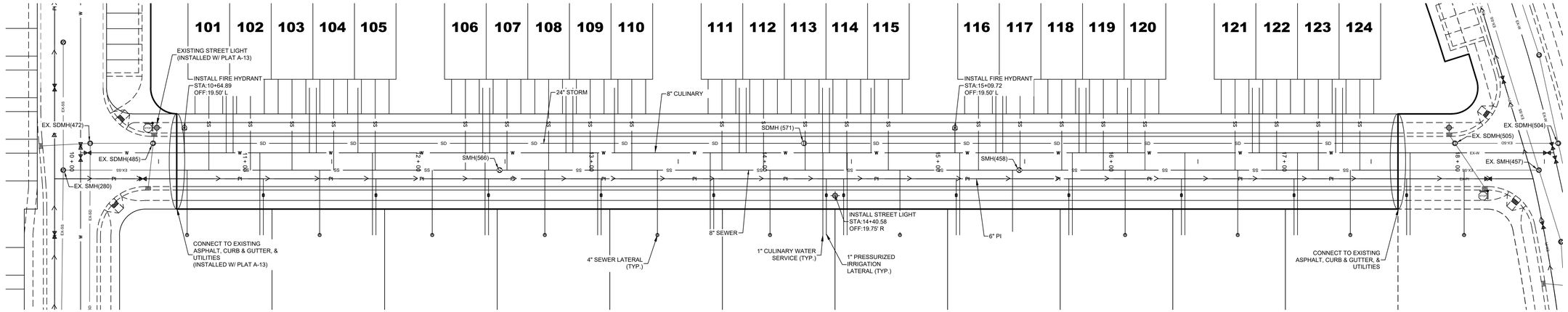
GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 30'
DATE: 3/16/2020

SHEET 2

U:\D_LEI PROJECTS\2015\2015-0106 THE ORCHARDS BUBD (RIVER VALLEY DEV)\CAD\ENGR\APPLE ENGR\DETS\15-0106 APPLE HOLLOW PLAT A-14.DWG 3/16/2020 9:28 AM

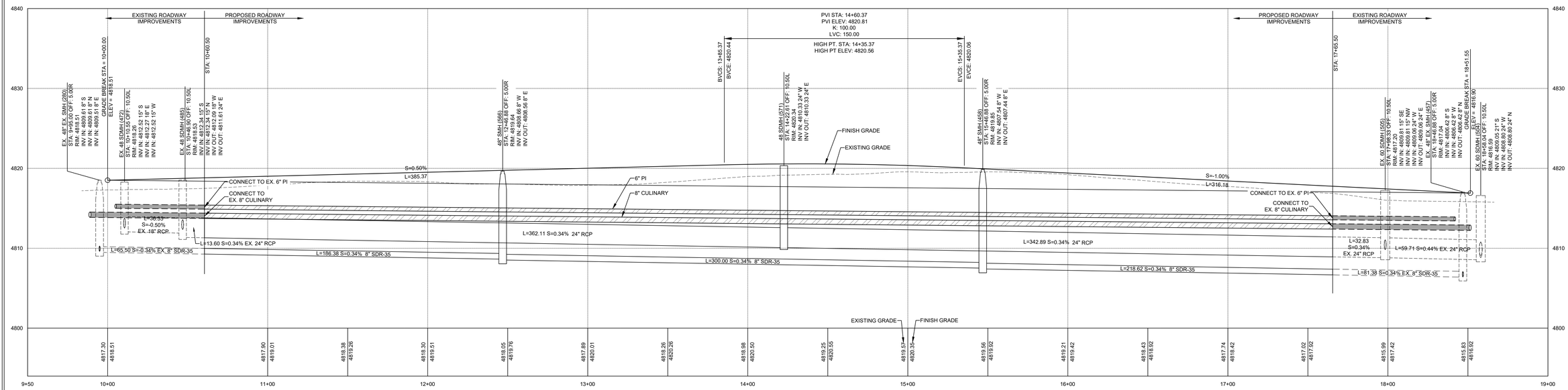


950 NORTH PLAN VIEW

CENTERLINE OMITTED FOR CLARITY

NOTES

1. NOTE TO DEVELOPERS AND GENERAL 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 STATE AND SANTAQUIN CITY STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



950 NORTH PROFILE VIEW

- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
REGISTERED
PROFESSIONAL ENGINEER

THE ORCHARDS PLAT A-14

SANTAQUIN, UTAH

950 NORTH PLAN & PROFILE

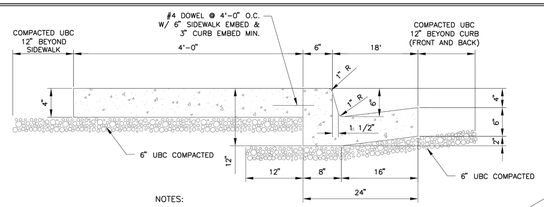
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1" = 30'
DATE: 3/16/2020

SHEET 3

3/16/2020 9:39 AM
U:\0_LEI PROJECTS\2015\2015-0106 THE ORCHARDS SUBD (RIVER VALLEY DEV)\CAD\SHOP\APPLE CROSS\14-0106 APPLE HOLLOW PLAT A-14.DWG

SEE SANTAQUIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER DETAILS

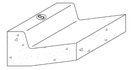


NOTES:

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

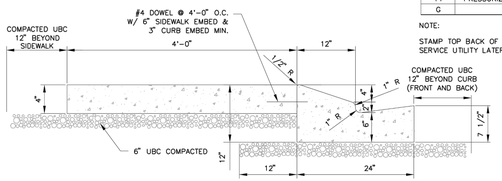
NOT TO SCALE



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

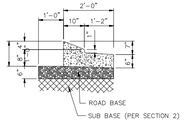


NOTES:

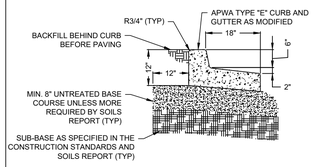
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS.)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (FOR CURB INLET BOXES, ETC.)

MOUNTABLE TYPE CURB AND GUTTER

NOT TO SCALE

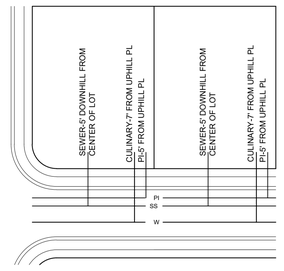


REVERSE SLOPE MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

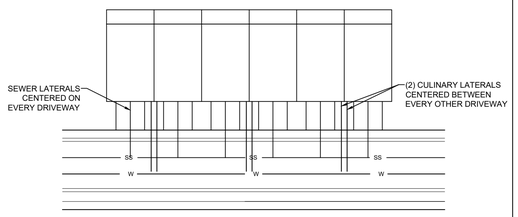


FLOW AWAY CURB AND GUTTER

1 CURB & GUTTER DETAILS



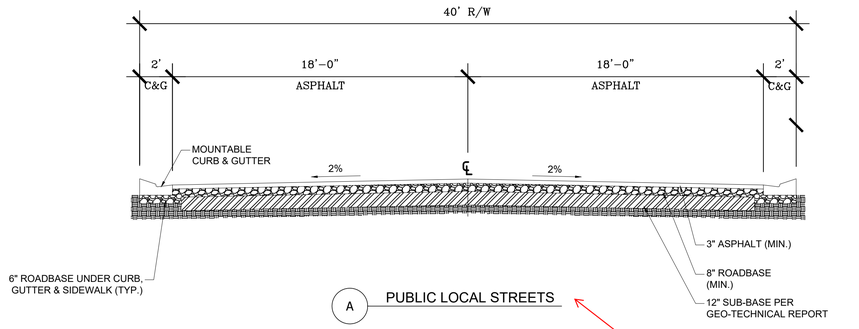
SINGLE FAMILY LOT LATERAL DETAIL



TOWNHOME LATERAL DETAIL

2 LATERAL DETAIL

3 NOT USED



4 STREET CROSS SECTIONS

LEI
- 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

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
REGISTERED
PROFESSIONAL ENGINEER
COORDINATION

THE ORCHARDS PLAT A-14

SANTAQUIN, UTAH

DETAILS

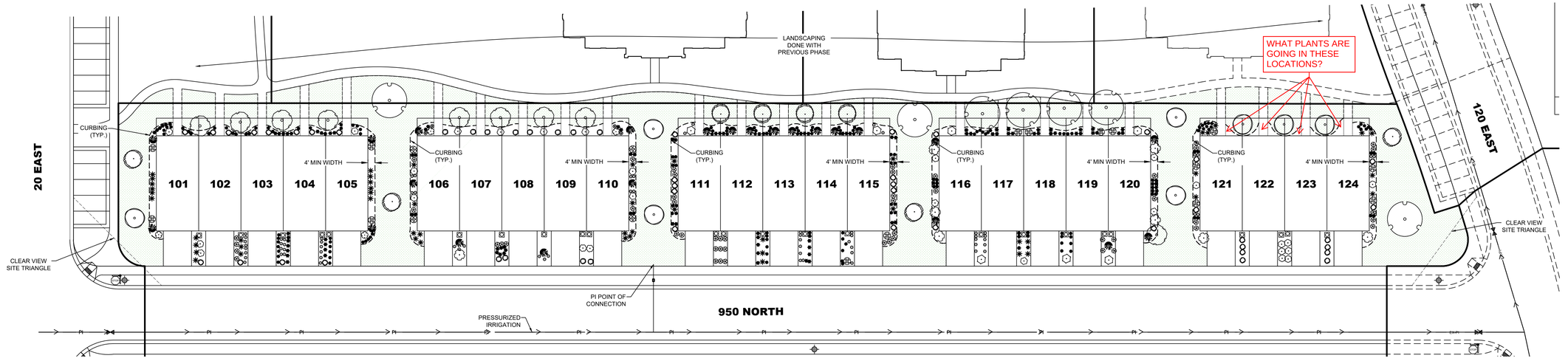
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 3/16/2020

SHEET 4

V:\0_LEI PROJECTS\2015\2015-0106 THE ORCHARDS SUBD (RIVER VALLEY DEV)\CAD\DWG\APPLE GROVE\15-0106 APPLE HOLLOW PLAT A-14.DWG 3/16/2020 9:39 AM

-MAKE SURE THAT THE FOLLOW CODE IS BEING FOLLOWED. 10-15-5-A SAYS, "Except within MBD areas, exposed sections of building walls that are in high visibility areas along arterial and collector streets as well as on site, general public access areas, shall have planting beds approximately six feet (6') wide placed directly along at least fifty percent (50%) of such walls. These planting areas may overlap required landscape yards." SOME OF THE LANDSCAPING IS NOT FOLLOWING THIS REQUIREMENT.



NOTE: SEE LP2 FOR LEGEND, LANDSCAPE NOTES, & QUANTITIES

PP TURF GRASS (TURF TO MATCH EXISTING GRASS)

LEI
- 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

THE ORCHARDS EAST
SANTAQUIN, UTAH

PLAT "A-14" LANDSCAPE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: JLR
DESIGNED BY: NKW
SCALE: 1" = 30'
DATE: 3/17/2020

SHEET
LP 1

U:\S...LEI PROJECTS\2015\2015-0106 THE ORCHARDS EAST\DRAWINGS\PLAT A-14\LANDSCAPE.DWG 3/18/2020 10:14 AM

HOW MANY OF THESE TYPE OF TREES ARE YOU PROPOSING?

TREES

CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
AF	ACER FREMANII JEFFERSRED TM / AUTUMN BLAZE MAPLE	2"-2.5" CAL	
AA	ACER RUBRUM ARMSTRONG / ARMSTRONG RED MAPLE	2"-2.5" CAL	4
CO	CERCIS CANADENSIS OKLAHOMA / OKLAHOMA REDBUD	2"-2.5" CAL	7
PA	PYRUS CALLERYANA ARISTICRAT TM / ARISTOCRAT FLOWERING PEAR	2"-2.5" CAL	11
TR	TILIA AMERICANA REDMOND / REDMOND AMERICAN LINDEN	2"-2.5" CAL	0
PP	PICEA PUNGENS / COLORADO "BLUE" SPRUCE	2"-2.5" CAL (6' MIN. HEIGHT)	2
PN	PIINUS NIGRA / AUSTRIAN PINE	2"-2.5" CAL (6' MIN. HEIGHT)	3

GENERAL LANDSCAPE AND SITE NOTES (NOTES ARE BASED ON PLAT A-11 IN ORDER TO BE CONSISTENT):

1. LANDSCAPE LAYOUT & SPECIES SELECTION BY OWNER. ANY CHANGES, SUBSTITUTIONS OR DELETIONS TO BE DIRECTED TO OWNER.
2. CONTRACTOR TO BECOME FAMILIAR WITH SANTAQUIN STANDARD SPECIFICATIONS AND DRAWINGS MANUAL, SPECIFICALLY DIVISION 20. FIND IT AT http://santaquin.org/engineering
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
4. CONTRACTOR SHALL NOW WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGN WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOW DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER(S). THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
6. CONTRACTOR TO MATCH TURF GRASS THAT HAS BEEN USED FOR EARLIER PHASES OF CONSTRUCTION. IF UNKNOWN, USE "BLUE RIBBON SEED BLEND" FOR GRANITE SEED, "DROUGHT TOLERANT SOD/SEED" FROM CHANSHARE FARMS, "BIOBLUE SOD/ SEED" FROM BIOGRASS SOD FARMS OR APPROVED EQUAL. VERIFY WITH OWNER(S).
7. QUANTITIES ARE FOR REFERENCE ONLY, CONTRACTOR TO VERIFY PLANT QUANTITIES.
8. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER(S) UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
9. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANT IN AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER(S) FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
10. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF OWNER(S)/OWNER'S REPRESENTATIVE.
11. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDSCAPED SURFACE.
12. CONTRACTOR TO PLANT ALL TREES AND SHRUBS ACCORDING TO SANTAQUIN CITY PLANTING STANDARDS. http://www.santaquin.org/engineering. Division 20.
13. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS REQUIRED.
14. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
15. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OR GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND INCH FOR FOR SOD), 18 INCHES IN SHRUB BED (PLANTING) AREAS OR AS INDICATED ON THE DRAWINGS (3-4 INCHES OF "REPLENISH" DARK SOIL COMPOST AND 18" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. REFER TO GRADING PLAN BY OTHERS FOR FINISH GRADE AND DRAINAGE.
16. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER(S).
17. ALL TREES UP TO 2.5" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6'-0" AND TALLER SHALL BE TRIPLE STAKED OR GUYED.
18. NO PLANT MATERIAL SHALL BE PLANTED (BASED ON FULL SIZE GROWTH) WITHIN 12" OF ANY WALK OR PLAZA CONCRETE EDGE.
19. ALL PLANTING AREAS INCLUDING TREE AND SHRUB AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER.
20. 3-4" OF DARK SOIL COMPOST CALLED "REPLENISH COMPOST" BY REPLENISH GARDEN PRODUCTS SHOULD BE APPLIED ON TOP OF ALL TREE AND SHRUB PLANTING AREAS AFTER PLANTING IS COMPLETED AND WEED BARRIER IS INSTALLED. CONTACT REPLENISH GARDEN PRODUCTS AT (801)-282-5142
21. EDGING IS TO MATCH EXISTING EDGING/CURBING USED FOR PREVIOUS PHASES.
22. ALL PLANT MATERIAL IS SUBJECT TO CHANGE PENDING PLANT AVAILABILITY, LANDSCAPE ARCHITECT APPEAL OR, CHANGE IN CONSTRUCTION LAYOUT. PLEASE CONTACT OWNER(S) WITH ANY CHANGES BEFORE CONSTRUCTION TAKES PLACE.
23. ALL LANDSCAPING DONE DIRECTLY ADJACENT TO UTILITY BOXES MUST HAVE POSITIVE DRAINAGE AWAY FROM UTILITY BOXES. NO POOLING OF WATER IS ALLOWED TO OCCUR NEXT TO UTILITY BOXES.
24. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE.
25. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE OWNER(S)/OWNER'S REPRESENTATIVE.
26. ALL PLANTING AREAS TO RECEIVE COMMERCIAL GRADE WEED BARRIER W/ MINIMUM 3" MULCH ON TOP.
27. SEE IRRIGATION PLAN FOR EXISTING CONNECTIONS OR PROPOSED PI METER LOCATION.

Suggestion: These plants can get burned if they get to much sunlight. Don't place them on the south or west part of the buildings.

SHRUBS

CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
CK	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER / FEATHER REED GRASS	1 GAL	64
CA	CORNUS SERICEA ARCTIC FIRE / ARCTIC FIRE DOGWOOD	5 GAL	29
CI	CORNUS SERICEA IVORY HALO / VARIEGATED REDTWIG DOGWOOD	5 GAL	8
EC	EUONYMUS ALATUS COMPACTUS / COMPACT BURNING BUSH	5 GAL	41
HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	161
HO	HEMEROCALLIS X STELLA DE ORO / STELLA DE ORO DAYLILY	1 GAL	149
HO2	HEUCHERA X OBSIDIAN / OBSIDIAN CORAL BELLS	1 GAL	85
PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	10
RC	RHAMNUS FRANGULA COLUMNARIS / ALDER BUCKTHORN	5 GAL	7
SM	SALVIA X SYLVESTRIS MAY NIGHT / MAY NIGHT SALVIA	1 GAL	56
TD	TAXUS X MEDIA DENSIFORMIS / DENSE YEW	5 GAL	34
BM	BRUNNERA MACROPHYLLA / JACK FROST	1 GAL	46
BS	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / DWARF BOXWOOD	5 GAL	58

SOD/SEED

CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
PP	TURF GRASS (TURF TO MATCH EXISTING GRASS)	SOD	±48,000 SQ. FT.
	CONCRETE CURBING (MATCH EXISTING EXISTING CURBING IN PLAT A-8 (ADDITIONAL CONCRETE CURBING TO BE PLACED AS NECESSARY TO PREVENT GRASS FROM GROWING AROUND TREE ROOT BALL)		
	A/C UNIT (BY OTHERS)		

- 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

THE ORCHARDS EAST
SANTAQUIN, UTAH

LANDSCAPE LEGEND

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0106
DRAWN BY: JLR
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 3/17/2020

SHEET
LP 2

I:\15_LEI PROJECTS\2015\15015-0106 THE ORCHARDS SUBD (RIVER VALLEY DEV.)\CAD\DWG\APPLE GROVE\15-0106 APPLE HOLLOW PLAT A-11 LANDSCAPE.DWG 3/16/2020 10:14 AM

DENSITY TABULATIONS

ZONING	PUD	
R-10 YIELD LOT COUNT	= 345 DU	
45% MAX DENSITY (SEE CALC)	= 155 DU	
TOTAL DENSITY	= 500 DU (1.94 DU/AC)	
BONUS DENSITY CALC		
1. ACTIVE RECREATION - (SEE DEVELOPMENT PLAN PACKET)		
COMMUNITY CLUBHOUSE & POOL	=	6%
2,600 SF CLUBHOUSE		
32'x16' POOL		
TOT LOTS	=	2%
PAVILLIONS (2)	=	2%
EQUESTRIAN FACILITIES	=	4%
MOUNTAIN BIKING TRAILS	=	6%
TOTAL ACTIVE RECREATION		20%
2. DESIGN THEME - (SEE DEVELOPMENT PLAN PACKET)		
COMMON ARCHITECTURE	=	4%
3. FENCING	=	0%
4. OPEN SPACE	=	20%
5. SPECIAL FEATURES		
LANDSCAPED ENTRY SIGN / FEATURE (ONE AT EACH ENTRY TO PROJECT)	=	3%
TOTAL BONUS PERCENTAGE	=	47%
MAX BONUS PERCENTAGE	=	45%

DWELLING UNITS			
MULTI-FAMILY 14 UNITS	10 BLDG		= 140 DU (28%)
TOWNHOMES			
DOWNHILL 6-PLEX	15 BLDGS	= 90 DU	
DOWNHILL 4-PLEX	9 BLDGS	= 36 DU	
UPHILL 6-PLEX	12 BLDGS	= 72 DU	
UPHILL 4-PLEX	9 BLDGS	= 36 DU	
TOTAL TOWNHOMES			= 234 DU (47%)
SINGLE FAMILY			= 126 DU (25%)
TOTAL DENSITY			= 500 DU (100%)

AREA CALCULATIONS

PROJECT ACREAGE	= 258.48 AC	(100%)
RESIDENTIAL LOTS (SINGLE FAMILY)	= 46.19 AC	(18%)
TOWN HOME LOTS	= 18.82 AC	(7%)
MULTI-FAMILY UNITS	= 7.10 AC	(3%)
COMMERCIAL LOTS	= 32.93 AC	(13%)
STREET DEDICATIONS	= 23.90 AC	(9%)
PUBLIC NATURAL OPEN SPACE / SENSITIVE LANDS OVER 30% SLOPE	= 107.30 AC	(42%)
PUBLIC IMPROVED OPEN SPACE	= 22.24 AC	(8%)

OPEN SPACE CALCULATIONS

PROJECT ACREAGE	= 258.48 AC	(100%)
COMMERCIAL LOTS	= 32.93 AC	(13%)
STREET DEDICATIONS	= 23.90 AC	(9%)
SENSITIVE LANDS (30% SLOPE)	= 107.30 AC	(42%) (YIELD PLAN ANALYSIS)
NET DEVELOPED AREA	= 94.35 AC	(36%)
REQ'D IMPROVED OPEN SPACE 15% OF NET DEVELOPED AREA OF 94.35 AC	= 14.15 AC	(15%)
PUBLIC IMPROVED OPEN SPACE	= 22.24 AC	
HOA / PRIVATE IMPROVED OPEN SPACE	= 10.35 AC	
TOTAL IMPROVED OPEN SPACE	= 32.59 AC	(35%)
ADDITIONAL OPEN SPACE	= 18.43 AC	(20%)

PARKING CALCULATIONS

REQUIREMENTS			
MULTI-FAMILY	2/DU	140 DU	280 SPACES
TOWNHOMES	2/DU	234 DU	468 SPACES
SINGLE FAMILY (PUD)	2/DU	126 DU	252 SPACES
SUBTOTAL DU PARKING			1000 SPACES
GUEST PARKING REQUIREMENTS			
MULTI-FAMILY 140 DU	(5+3.75+2.5+31.25)		43 SPACES
TOWNHOMES 234 DU	(5+3.75+2.5+54.75)		66 SPACES
SINGLE FAMILY 126 DU	(0)		0 SPACES
SUBTOTAL GUEST PARKING			109 SPACES
TOTAL REQUIRED PARKING			1109 SPACES
PROVIDED			
MULTI-FAMILY	140 DU		
1 COVERED			140 SPACES
1 UNCOVERED			140 SPACES
GUEST			61 SPACES
MULTI-FAMILY SUBTOTAL			341 SPACES
TOWNHOME	234 DU		
24x24 GARAGE (SEE ARCH PLANS)			468 SPACES
1 DRIVEWAY GUEST PARKING			234 SPACES
TOWNHOME SUBTOTAL			702 SPACES
SINGLE FAMILY PUD	126 DU		
2 CAR GARAGE MIN			252 SPACES
TOTAL PROVIDED PARKING			1295 SPACES

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 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.

SHEET INDEX

C0	COVER
C1.0 - C1.12	PRELIMINARY PLAN
C2.0 - C2.10	OVERALL UTILITY PLAN
C3.0 - C3.12	GRADING PLAN

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

SCALE: 1"= 200'

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

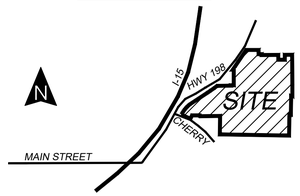
DESCRIPTION

PRELIMINARY PLANS

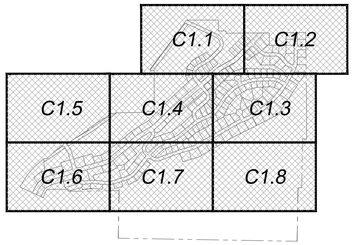
SHEET NAME	SHEET NUMBER
COVER	C0

city drive\berg civil\2020\grey cliffs\preliminary plan\pre_00-cover.dwg

VICINITY MAP



MAP KEY



TYPICAL SETBACKS

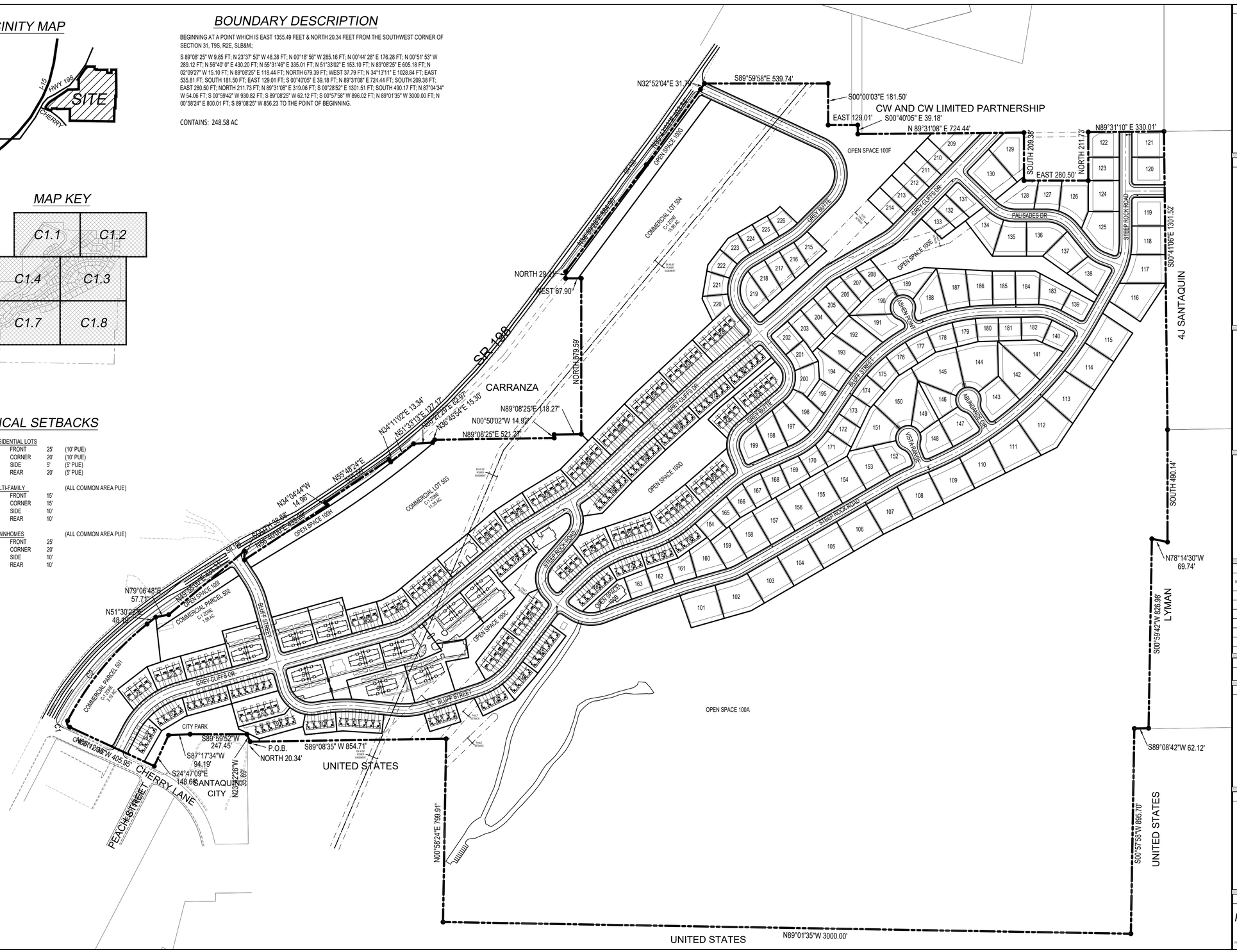
RESIDENTIAL LOTS		
FRONT	25'	(10' PUE)
CORNER	20'	(10' PUE)
SIDE	5'	(5' PUE)
REAR	20'	(5' PUE)
MULTI-FAMILY		(ALL COMMON AREA PUE)
FRONT	15'	
CORNER	15'	
SIDE	10'	
REAR	10'	
TOWNHOMES		(ALL COMMON AREA PUE)
FRONT	25'	
CORNER	20'	
SIDE	10'	
REAR	10'	

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 1355.49 FEET & NORTH 20.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T9S, R2E, SLB&M.;

S 89°08' 25" W 9.85 FT; N 23°37' 50" W 48.38 FT; N 00°18' 56" W 285.16 FT; N 00°44' 28" E 176.28 FT; N 00°51' 53" W 289.12 FT; N 56°40' 0" E 430.20 FT; N 55°31'46" E 335.01 FT; N 51°33'02" E 153.10 FT; N 89°08'25" E 605.18 FT; N 02°09'27" W 15.10 FT; N 89°08'25" E 118.44 FT; NORTH 679.39 FT; WEST 37.79 FT; N 34°13'11" E 1028.84 FT; EAST 535.81 FT; SOUTH 181.50 FT; EAST 129.01 FT; S 00°40'05" E 39.18 FT; N 89°31'08" E 724.44 FT; SOUTH 209.38 FT; EAST 280.50 FT; NORTH 211.73 FT; N 89°31'08" E 319.06 FT; S 00°28'52" E 1301.51 FT; SOUTH 490.17 FT; N 87°04'34" W 54.06 FT; S 00°59'42" W 930.82 FT; S 89°08'25" W 62.12 FT; S 00°57'58" W 896.02 FT; N 89°01'35" W 3000.00 FT; N 00°58'24" E 800.01 FT; S 89°08'25" W 856.23 TO THE POINT OF BEGINNING.

CONTAINS: 248.58 AC



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.0

I:\my drive\berg civil\2020\proj cd\preliminary plan\pre_01.pro plat.dwg

MAP KEY

SR 198

GREY BUTTE

563.51'
625.65'
553.81'
514.92'
55.00' ROW

18.92'
38.89'

OPEN SPACE - 100F
219,733 SF
5.04 AC

341.42'
288.52'
235.63'
55.00' ROW

OPEN SPACE - 100G
40,223 SF 1.13 AC
972.31'
972.75'

EX 40.00' POWER EASEMENT

COMMERCIAL LOT 504
695,323 SF
15.96 AC

12.03'
53.37'
14.53'

222	9,419 SF	BP 4,787 SF
223	9,269 SF	BP 4,767 SF
224	7,949 SF	BP 3,964 SF
225	7,832 SF	BP 3,863 SF
226	8,584 SF	BP 4,233 SF
221	9,436 SF	BP 4,765 SF
220		
219	13,412 SF	BP 6,424 SF
218	12,940 SF	BP 8,130 SF
217	11,011 SF	BP 6,595 SF
216	10,684 SF	BP 5,841 SF
215	10,684 SF	BP 5,976 SF
205		
206	11,640 SF	BP 6,972 SF
207	10,280 SF	BP 5,943 SF
208	9,422 SF	BP 4,712 SF
190	16,654 SF	BP 8,772 SF

GREY BUTTE

55.00' ROW

72.00' FAULT SETBACK

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 25 50 100 150
SCALE: 1"= 50'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492.1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

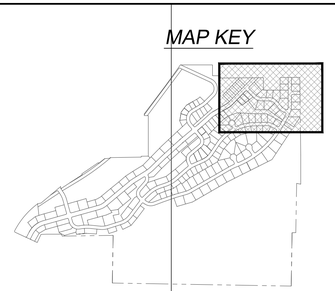
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.1

MAP KEY



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.2

I:\my drive\berg civil\2020\proj cd\preliminary plan\pre_01.pre plat.dwg

BLUFF STREET
ASHEN POINT
ABUNDANCE CIRCLE
STEEP ROCK ROAD
VISTA RANGE
BLUFF STREET

190 16,654 SF BP 8,772 SF
191 16,580 SF BP 8,042 SF
192 18,426 SF BP 12,507 SF
139 11,077 SF BP 4,746 SF
140 11,425 SF BP 5,042 SF
115 22,898 SF BP 15,064 SF
114 22,794 SF BP 14,964 SF
113 26,904 SF BP 18,438 SF
112 33,909 SF BP 24,689 SF
111 28,145 SF BP 19,595 SF
110 23,186 SF BP 15,333 SF
109 22,649 SF BP 14,827 SF
108 23,763 SF BP 15,894 SF
107 23,246 SF BP 15,359 SF
106 22,500 SF BP 14,700 SF
153 20,308 SF BP 13,577 SF
152 14,819 SF BP 7,201 SF
151 22,620 SF BP 15,173 SF
150 29,369 SF BP 21,559 SF
149 13,645 SF BP 7,556 SF
148 15,258 SF BP 7,441 SF
147 17,374 SF BP 8,944 SF
146 13,210 SF BP 7,201 SF
145 29,933 SF BP 22,371 SF
144 31,456 SF BP 23,991 SF
143 20,207 SF BP 10,848 SF
142 22,554 SF BP 14,975 SF
141 24,899 SF BP 16,163 SF
180 9,728 SF BP 4,854 SF
181 10,066 SF BP 5,026 SF
182 11,626 SF BP 5,832 SF
179 10,143 SF BP 5,194 SF
178 11,455 SF BP 5,935 SF
177 10,207 SF BP 5,213 SF
176 10,725 SF BP 5,561 SF
175 10,882 SF BP 5,524 SF
174 10,530 SF BP 5,378 SF
173 10,514 SF BP 5,386 SF

MAP KEY

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS
935 W. CENTER
LINDON, UT 84042
801.785.8458

0 25 50 100 150
SCALE: 1"= 50'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.3

I:\my drive\berg civil\2020\gray cliffs\preliminary plan\gcp_01.pre plat.dwg

MAP KEY

OPEN SPACE - 100D
109,188 SF
2.51 AC

GREY CLIFF DRIVE

GREY BUTTE

BLUFF STREET

FAULT SETBACK

55.00' ROW

LOT 20 22,493 SF
LOT 21 21,778 SF
LOT 22 21,217 SF
LOT 23 20,663 SF
LOT 24 20,128 SF
LOT 25 19,614 SF
LOT 26 19,114 SF
LOT 27 18,626 SF
LOT 28 19,514 SF
LOT 29 15,476 SF
LOT 30 15,995 SF
LOT 31 16,095 SF
LOT 32 16,589 SF
LOT 33 22,598 SF
LOT 34 14,615 SF
LOT 35 29,473 SF
LOT 36 25,998 SF
LOT 37 25,500 SF
LOT 38 23,778 SF
LOT 39 22,515 SF

164	9,325 SF	BP 4,686 SF
165	8,992 SF	BP 4,604 SF
166	10,210 SF	BP 5,593 SF
167	10,624 SF	BP 6,029 SF
168	11,157 SF	BP 6,244 SF
169	10,651 SF	BP 5,696 SF
170	9,657 SF	BP 4,964 SF
171	13,313 SF	BP 7,769 SF
172	10,781 SF	BP 5,949 SF
173	10,514 SF	BP 5,386 SF
174	10,530 SF	BP 5,378 SF
175	10,882 SF	BP 5,524 SF
190	16,654 SF	BP 8,772 SF
191	16,580 SF	BP 8,042 SF
192	18,426 SF	BP 12,507 SF
193	17,271 SF	BP 11,624 SF
194	14,963 SF	BP 8,564 SF
195	10,745 SF	BP 5,035 SF
196	15,875 SF	BP 10,566 SF
197	15,808 SF	BP 10,408 SF
198	14,543 SF	BP 9,266 SF
199	13,892 SF	BP 7,198 SF
200	11,603 SF	BP 5,563 SF
201	9,785 SF	BP 4,887 SF
202	10,724 SF	BP 4,365 SF
203	12,971 SF	BP 8,253 SF
204	12,520 SF	BP 7,839 SF
205	12,166 SF	BP 7,409 SF
220	8,548 SF	BP 4,335 SF
151	22,620 SF	BP 15,173 SF
153	20,308 SF	BP 13,577 SF
154	20,400 SF	BP 13,750 SF
155	20,400 SF	BP 13,750 SF
156	20,400 SF	BP 13,750 SF
157	20,400 SF	BP 13,750 SF
106	22,500 SF	BP 14,700 SF

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

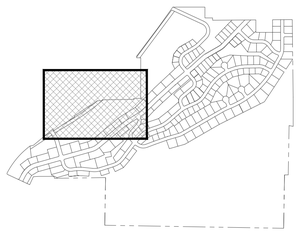
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.4

I:\my drive\berg civil\2020\grey cliffs\preliminary plan\pre_01-pre plat.dwg

MAP KEY



SR 198

599.26'

45,980 SF 1.06 AC

OPEN SPACE - 100H

683.10'

125.49'

78.76'

511.19'

COMMERCIAL LOT 503
494,386 SF
11.35 AC

EX 40.00'
POWER
EASEMENT

LOT 39

173.58'

LOT 40

195.37'

21,547 SF

40A

40B

40C

40D

40E

40F

31.00'

106.07'

183.58'

LOT 41

146.46'

14,975 SF

41A

41B

41C

41D

106.07'

696.90'

252.46'

232.16'

20.32'

50.36'

LOT 42

146.94'

15,196 SF

42A

42B

42C

42D

42E

42F

109.69'

70.56'

73.84'

69.53'

179.06'

23.80'

94.49'

109.69'

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			
2			
3			
4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 2/28/20
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

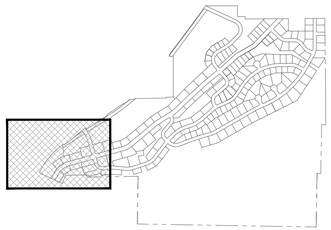
DESCRIPTION

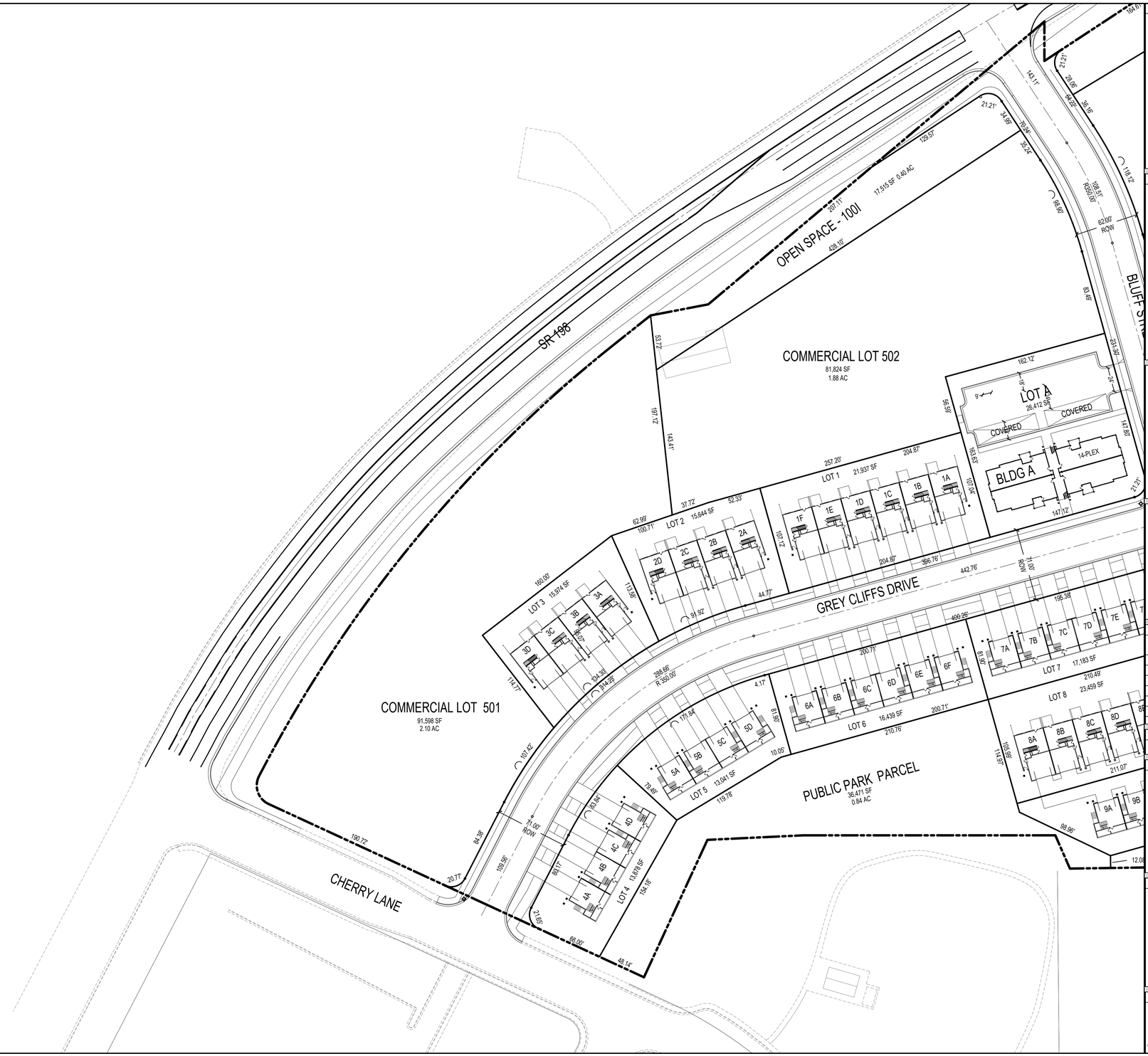
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.5

I:\my drive\berg civil\2020\gray cliffs\preliminary plan\gcpc_01-pre plat.dwg

MAP KEY





DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.6

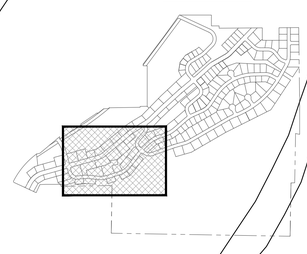
I:\my drive\berg civil\2020\gray cliffs\preliminary plan\pre_01.mm plat.dwg

COMMERCIAL LOT 503
494,386 SF
11.35 AC

GREY CLIFF DRIVE
STEEP ROCK ROAD
BLUFF STREET
OPEN SPACE - 100C
74,922 SF
1.72 AC
FAULT SETBACK
HOA PARCEL 18,972 SF
CLUBHOUSE 3,000 SF
EX 40.00' POWER EASEMENT
RUMP HOUSE

LOT B 26,412 SF
LOT C 25,751 SF
LOT D 27,535 SF
LOT E 36,226 SF
LOT F 29,123 SF
LOT G 34,736 SF
LOT H 40,740 SF
LOT I 33,422 SF
LOT J 28,715 SF
LOT 9 18,880 SF
LOT 10 11,860 SF
LOT 11 17,233 SF
LOT 12 11,625 SF
LOT 13 12,260 SF
LOT 14 11,986 SF
LOT 15 17,112 SF
LOT 24 18,649 SF
LOT 25 21,916 SF
LOT 26 21,985 SF
LOT 27 16,448 SF
LOT 42 15,190 SF
LOT 43 21,466 SF
LOT 44 16,200 SF
LOT 45 14,831 SF

BLDG B 14-PLEX
BLDG C 14-PLEX
BLDG D 14-PLEX
BLDG E 14-PLEX
BLDG F 14-PLEX
BLDG G 14-PLEX
BLDG H 14-PLEX
BLDG I 14-PLEX
BLDG J 14-PLEX



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 25 50 100 150
SCALE: 1"= 50'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.7*

I:\my drive\berg civil\2020\grey cliffs\preliminary plan\prior_01\prv plat.dwg

MAP KEY

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492.1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

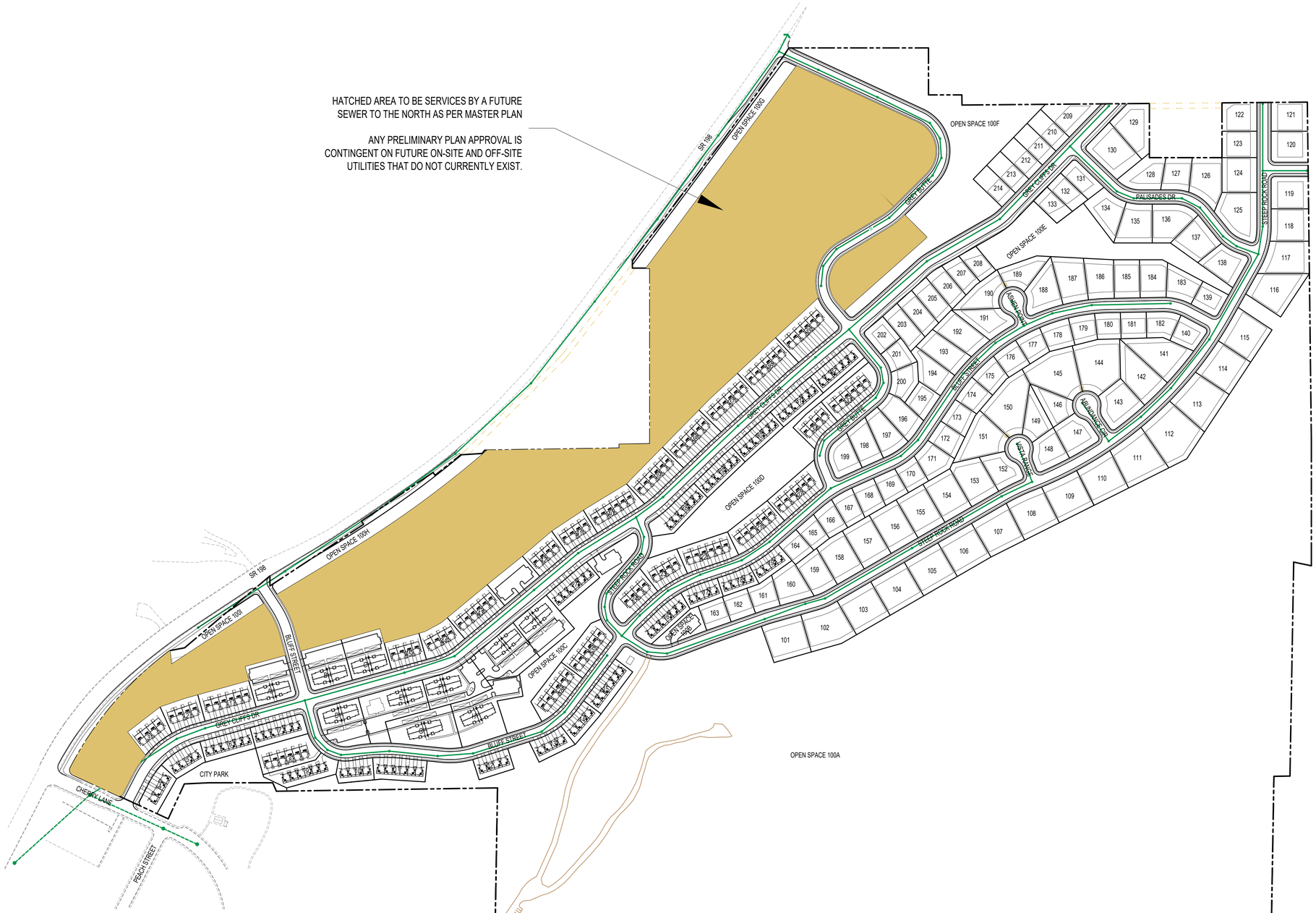
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.8

I:\my drive\berg civil\2020\gray cliffs\preliminary plan\gce_01-pre plat.dwg

HATCHED AREA TO BE SERVICES BY A FUTURE SEWER TO THE NORTH AS PER MASTER PLAN

ANY PRELIMINARY PLAN APPROVAL IS CONTINGENT ON FUTURE ON-SITE AND OFF-SITE UTILITIES THAT DO NOT CURRENTLY EXIST.



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 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.

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

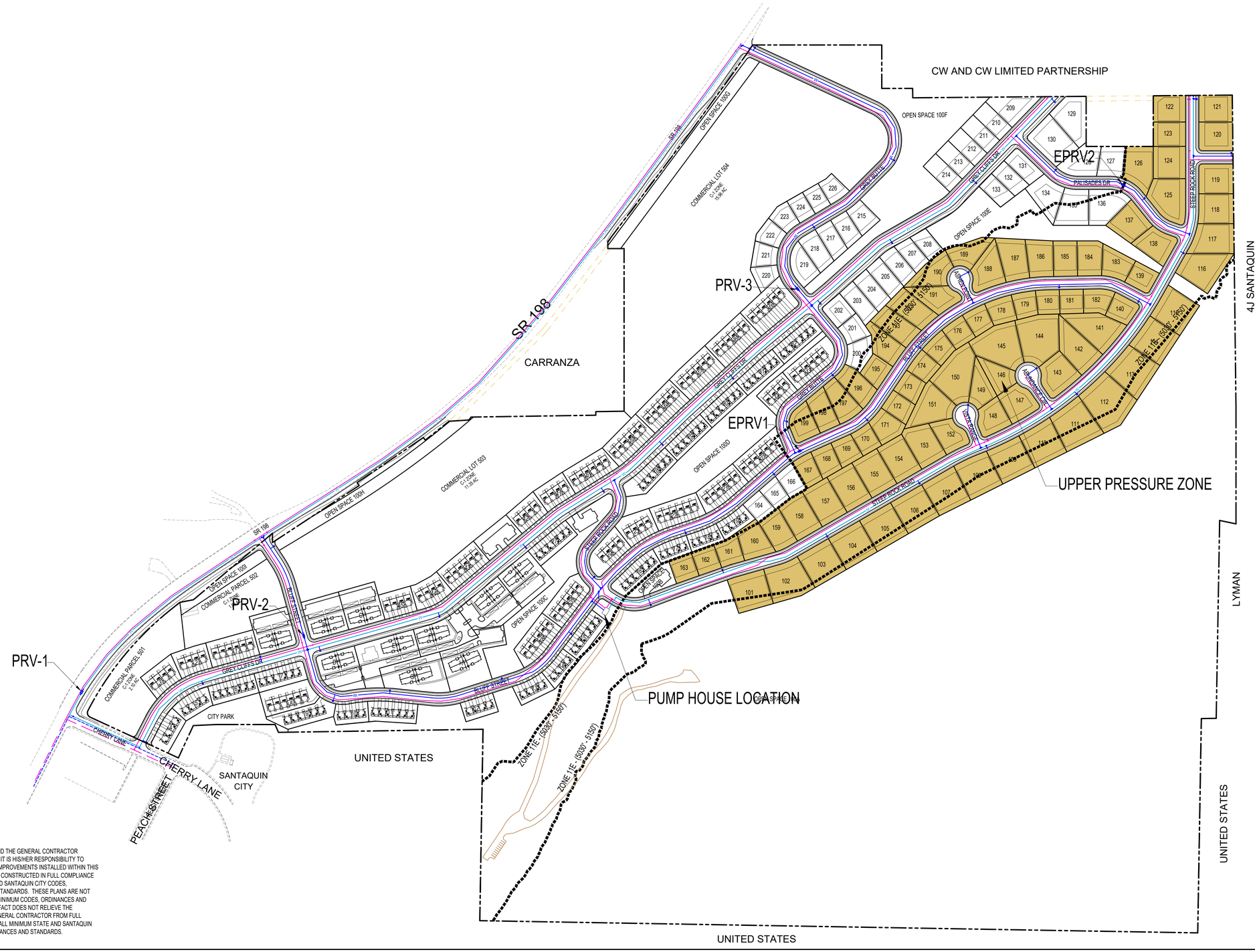
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
OVERALL SEWER	*C2.01*

I:\my drive\berg civil\2020\grey cliffs\preliminary plan\pre_02-1-sewer.dwg



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 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.

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER ZONES	*C2.02*

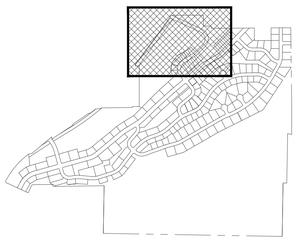
I:\My Drive\Berg Civil\2020\proj cliffs\preliminary plan\gca_02.2-water_pz.dwg

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 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.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

MAP KEY



FUTURE GRAVITY SEWER LINE UNDER FREEWAY AND ALONG CANAL ALIGNMENT. ANY PRELIMINARY PLAN APPROVAL IS CONTINGENT ON FUTURE ON-SITE AND OFF-SITE UTILITIES THAT DO NOT CURRENTLY EXIST.

SR-198

GREY BUTTE

OPEN SPACE - 100G

OPEN SPACE - 100F

COMMERCIAL LOT 504

GREY BUTTE

226 225 224 223 222 221 220 219 218 217 216 215 208 207 206 205 190

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

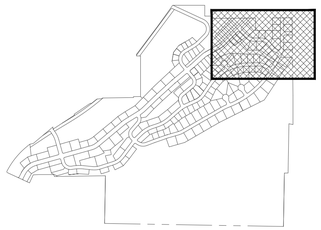
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

tony drive\berg civil\2020\gray cliffs\preliminary plan\pre_02-utility.dwg

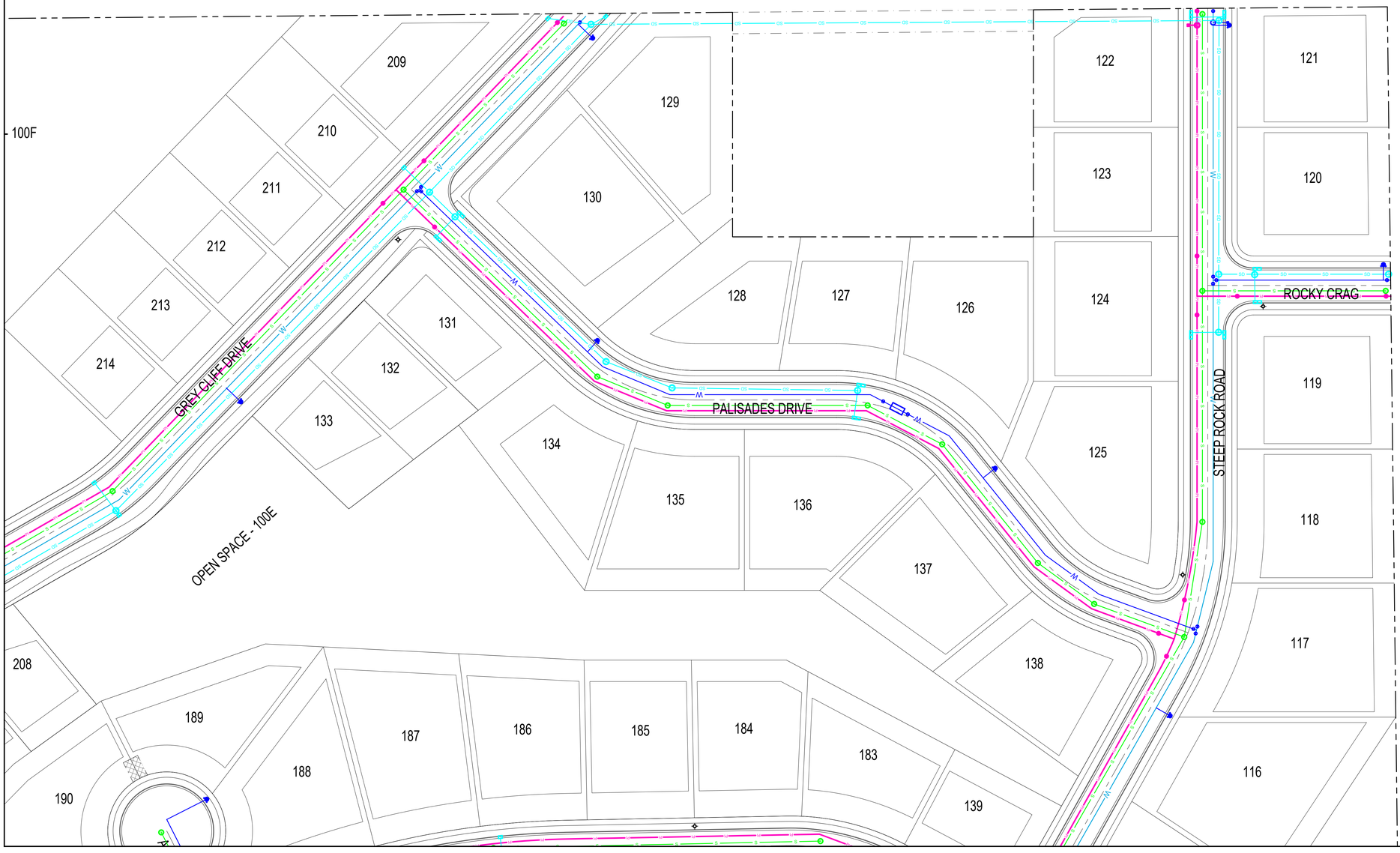
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES,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

MAP KEY



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492.1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

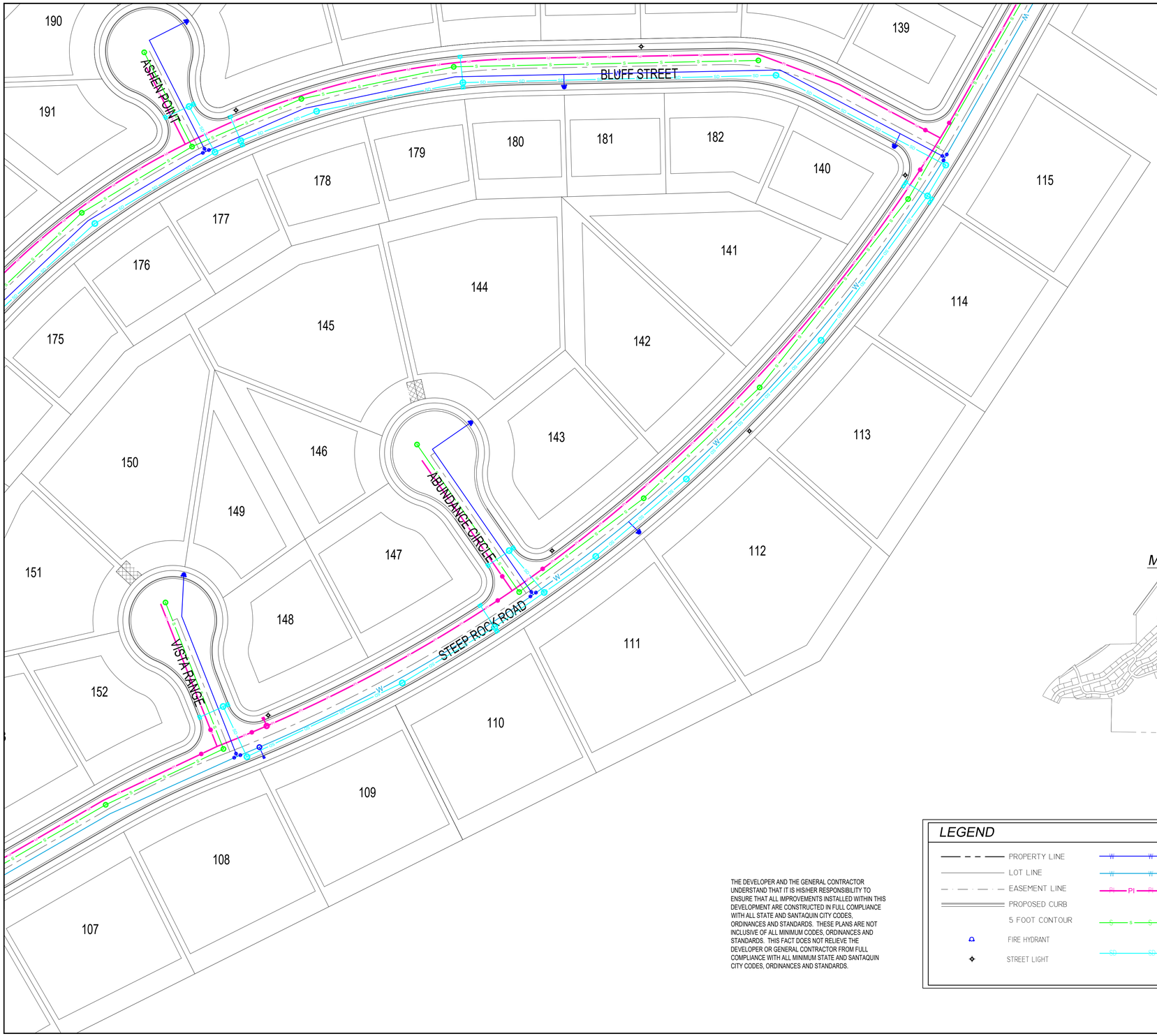
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

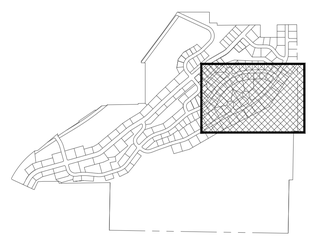
SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*

I:\my drive\berg civil\2020\gray cliffs\preliminary plan\gcp_02-utility.dwg



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 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.

MAP KEY



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.3

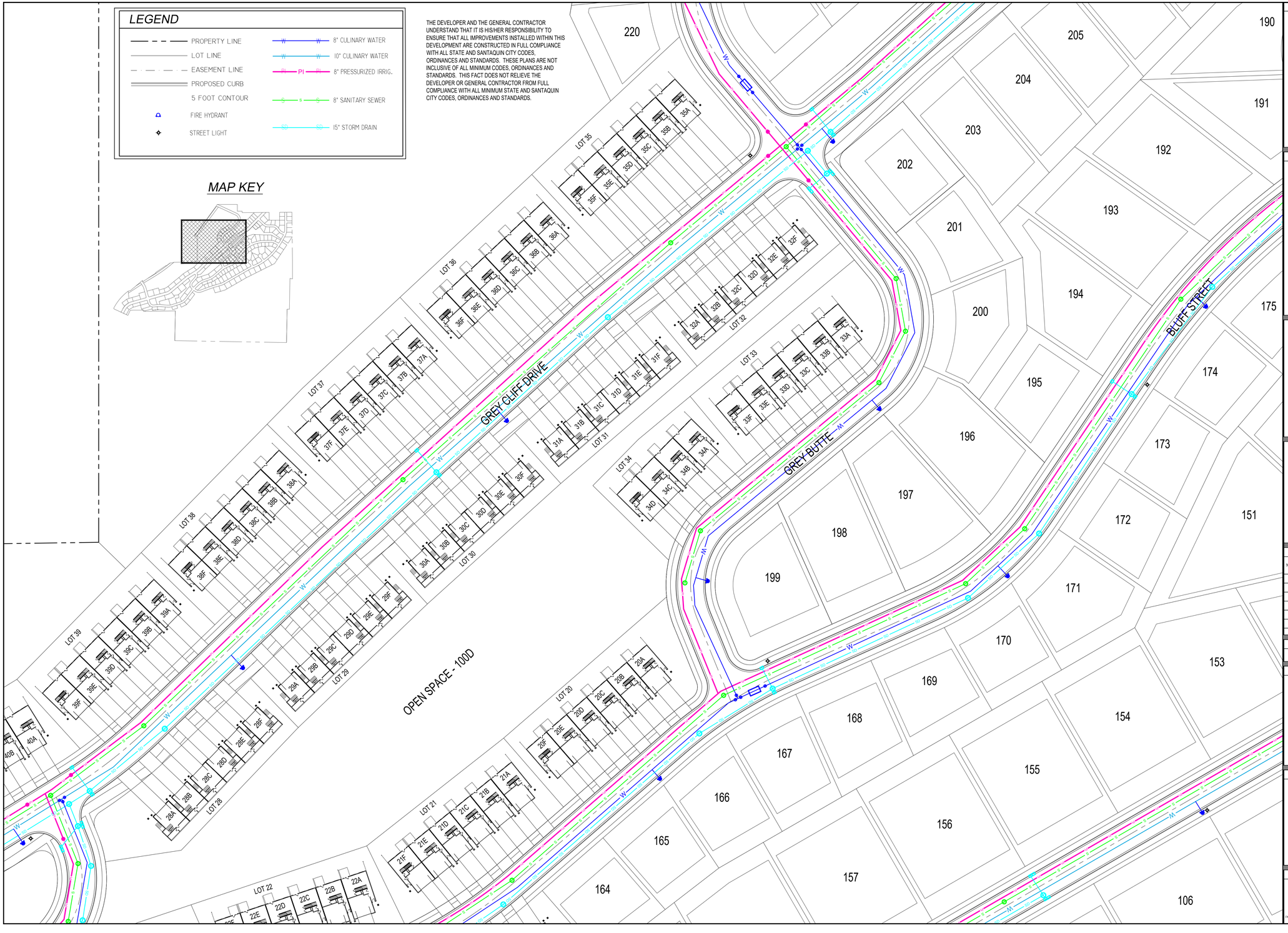
I:\my drive\berg civil\2020\grey cliffs\preliminary plan\pre_02-utility.dwg

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

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 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.

MAP KEY



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.4*

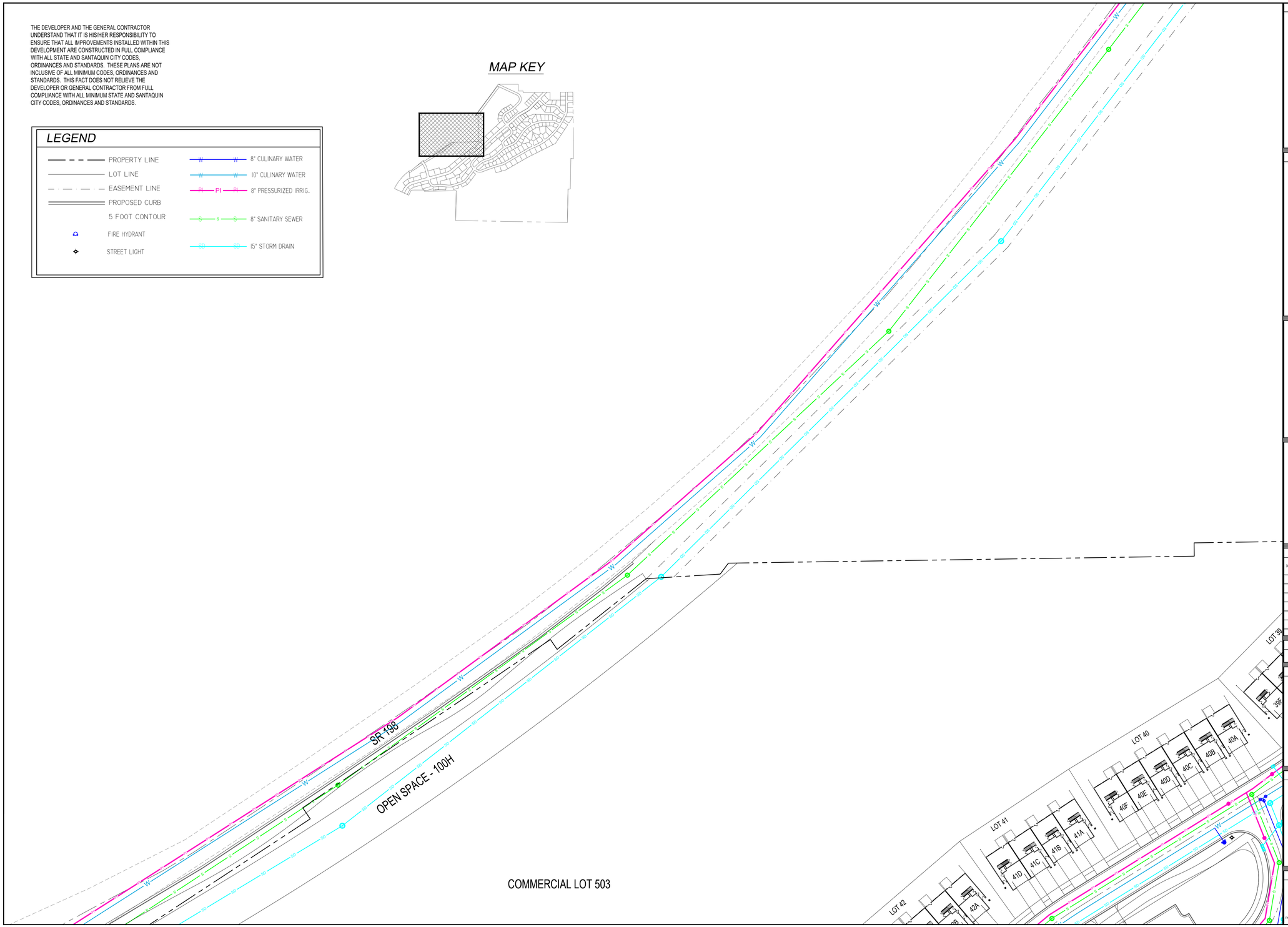
I:\my drive\berg civil\2020\grey cliffs\preliminary plan\grce_02-utility.dwg

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 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.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

MAP KEY



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.5*

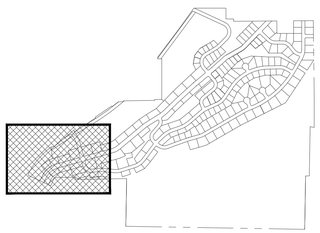
I:\my drive\berg civil\2020\grey cliffs\preliminary plan\pre_02-utility.dwg

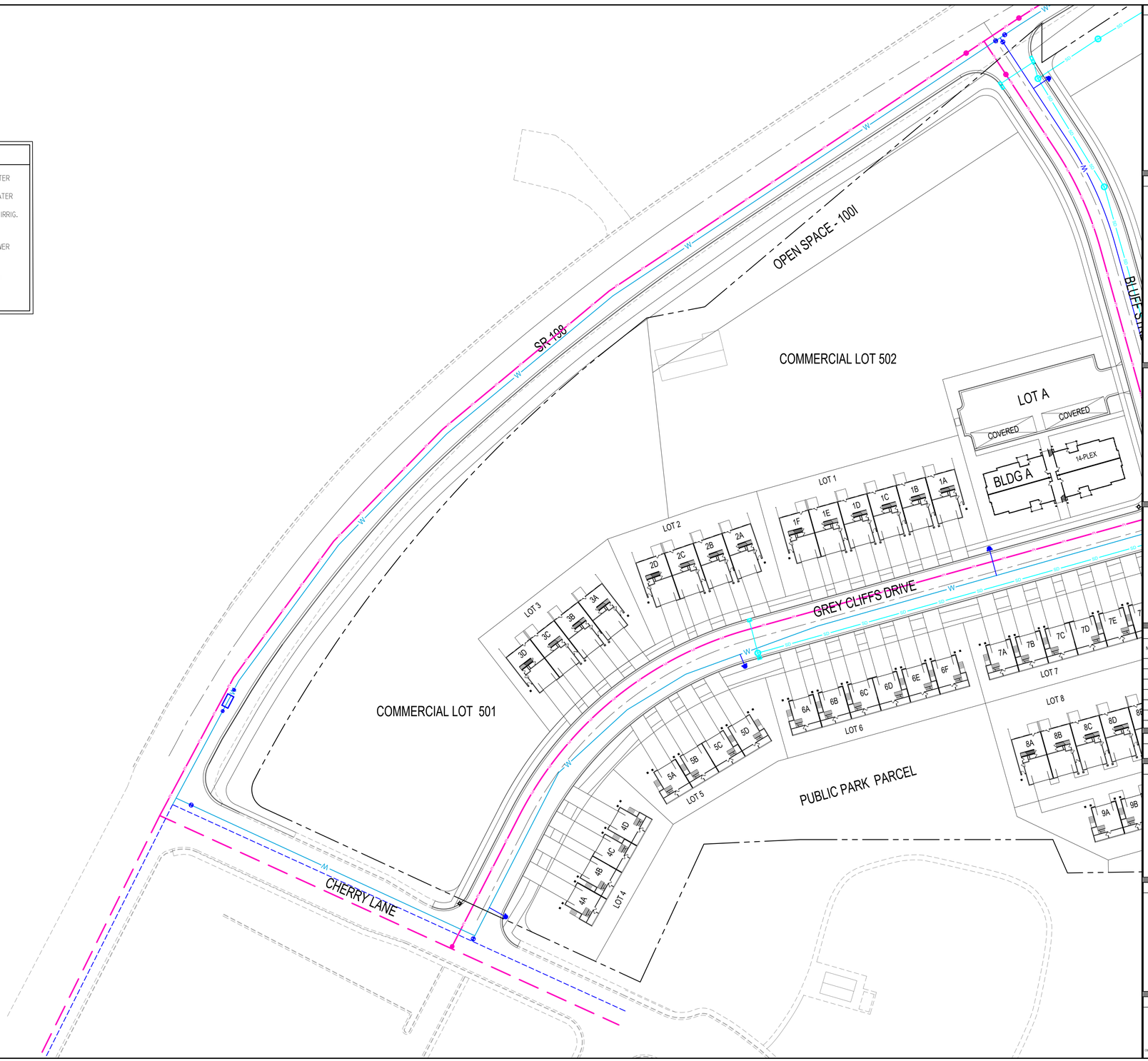
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES,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

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

MAP KEY





DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.6*

I:\my drive\berg civil\2020\proj cliffs\preliminary plan\pre_02-utility.dwg

COMMERCIAL LOT 503

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 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.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

BLUFF STREET

GREY CLIFF DRIVE

STEEP ROCK ROAD

HOA PARCEL

OPEN SPACE - 100C

PUMP HOUSE

CLUBHOUSE 3,000 SF

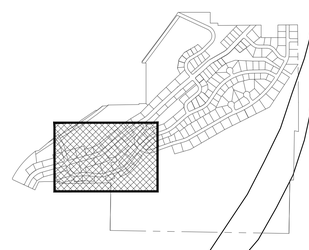
LOT A, LOT B, LOT C, LOT D, LOT E, LOT F, LOT G, LOT H, LOT I, LOT J

LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 24, LOT 25, LOT 26, LOT 27, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45

BLDG B, BLDG C, BLDG D, BLDG E, BLDG F, BLDG G, BLDG H, BLDG I, BLDG J — 14-PLEX

COVERED

MAP KEY



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

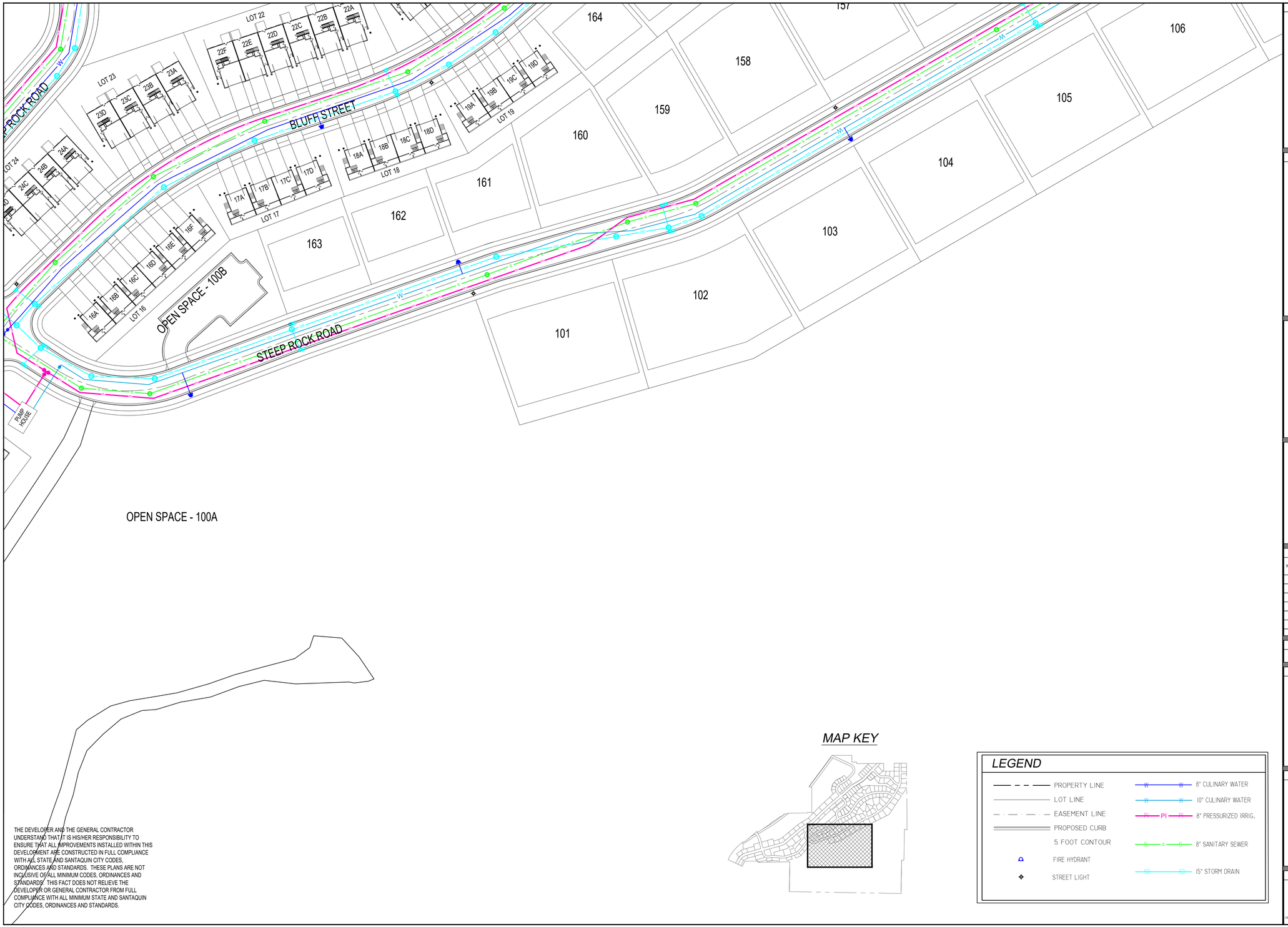
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.7*

I:\my drive\berg civil\2020\proj cliffs\preliminary plan\pcsr_02-utility.dwg



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 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.

MAP KEY

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- FIRE HYDRANT
- STREET LIGHT
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

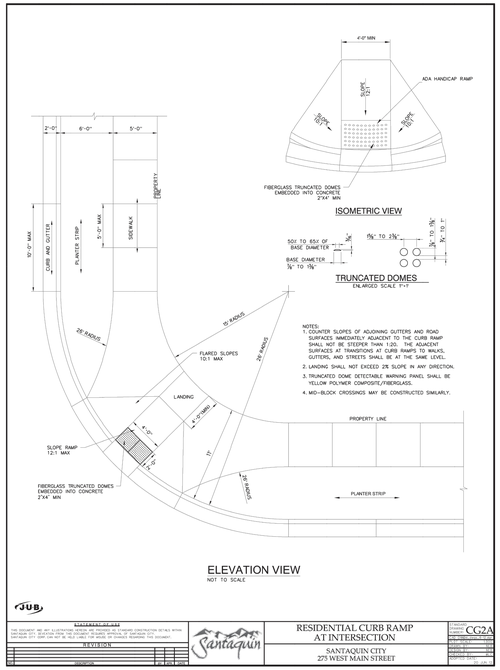
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.8*

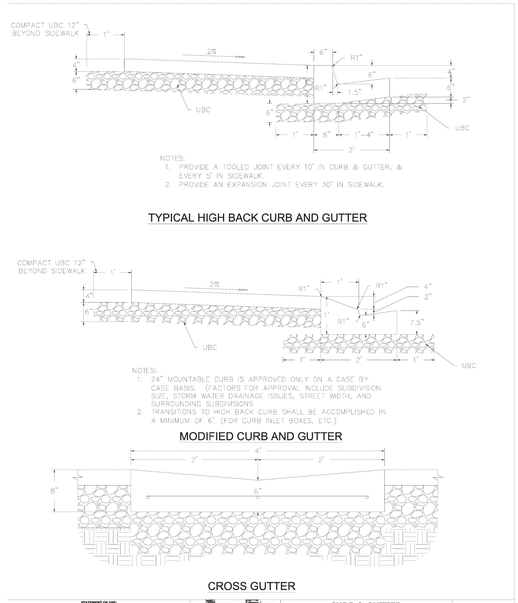
I:\my drive\berg civil\2020\proj cliffs\preliminary plan\pre_02-utility.dwg



ELEVATION VIEW
NOT TO SCALE

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY ENGINEER. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.	RESIDENTIAL CURB RAMP AT INTERSECTION	STANDARD DRAWING NO. CG2A
REVISION	SANTAQUIN CITY 275 WEST MAIN STREET	SCALE: NTS
DESCRIPTION BY DATE		DESIGNED: RAM
		DRAWN: RAM
		CHECKED: RAM
		01 JAN 16

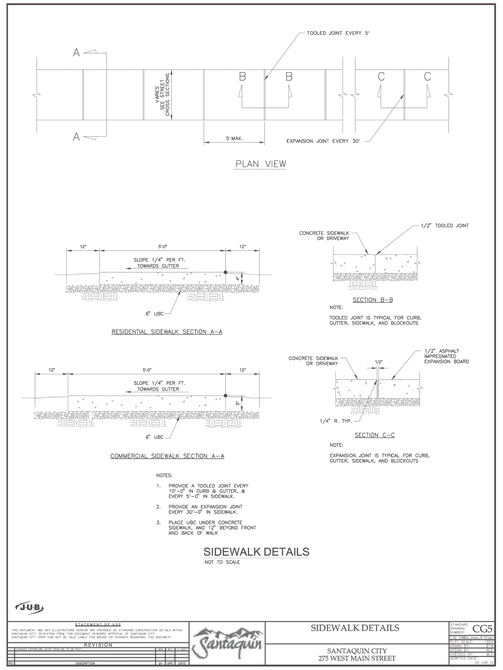


TYPICAL HIGH BACK CURB AND GUTTER

MODIFIED CURB AND GUTTER

CROSS GUTTER

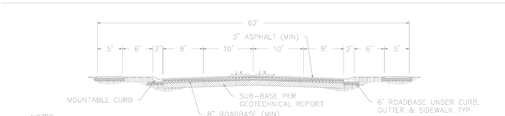
STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY ENGINEER. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.	CURB & GUTTER AND CROSS GUTTER DETAILS	CG4
REVISION	SANTAQUIN CITY 275 WEST MAIN STREET	LOOPED DATE: 19 - OCT - 16
NO. DESCRIPTION BY DATE		



SIDEWALK DETAILS
NOT TO SCALE

JUB

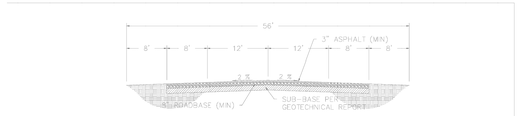
STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY ENGINEER. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.	SIDEWALK DETAILS	STANDARD DRAWING NO. CG5
REVISION	SANTAQUIN CITY 275 WEST MAIN STREET	SCALE: NTS
NO. DESCRIPTION BY DATE		DESIGNED: RAM
		DRAWN: RAM
		CHECKED: RAM
		01 JAN 16



NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
NOT TO SCALE

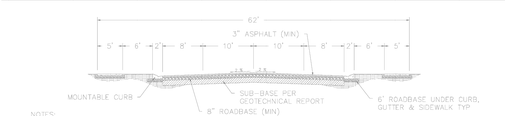
BLUFF STREET CROSS-SECTION
SR 198 TO GREY CLIFF DRIVE



NOTES:
THE TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST ADOPTED VERSION).

55' RURAL LOCAL ROAD CROSS SECTION
NOT TO SCALE

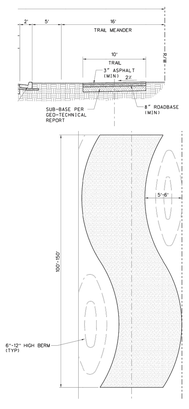
TYPICAL ROADWAY CROSS-SECTION

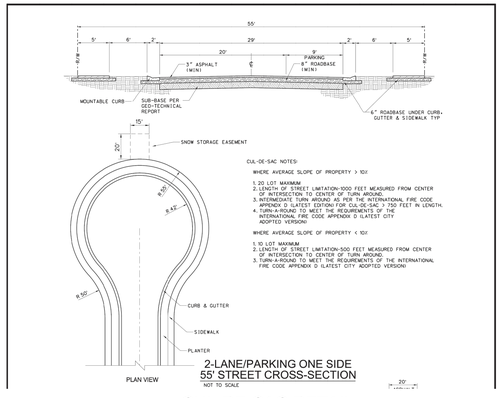


NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
NOT TO SCALE

GREY CLIFF DRIVE CROSS-SECTION
MAJOR COLLECTOR WITH 10' MEADERING TRAIL





2-LANE/PARKING ONE SIDE
55' STREET CROSS-SECTION
NOT TO SCALE

CUL-DE-SAC DETAIL

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER
LINDON, UT 84042
801.785.8458

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UI, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			
2			
3			
4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 2/28/20
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

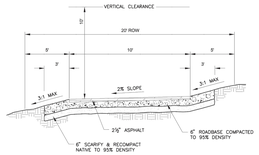
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	*C2.9*

I:\my drive\berg civil\2020\grey cliffs\preliminary plans\pre_02-utility_dtls.dwg



SOFT SURFACE TRAIL
CROSS SECTION

NOTES:

1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS
2. A 3' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE TRAIL

SINGLE PATH TRAIL

NOT TO SCALE

JUB

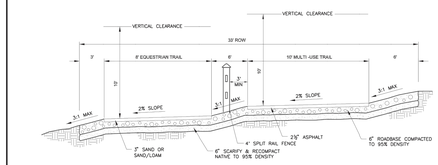
STATEMENT OF USE:			
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR REUSE OR CHANGES REGARDING THIS DOCUMENT.			
REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

SINGLE PATH TRAIL
CROSS SECTIONS

SANTAQUIN CITY
275 WEST MAIN STREET

DESIGNED	T1
DRAWN	
CHECKED	
APPROVED	
PROJECT NO.	10-057-16
SCALE	AS SHOWN
DATE	
SHEET	OF



NOTES:

1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS
2. A 2' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE TRAIL

NEIGHBORHOOD PATH

NOT TO SCALE

THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED PATH TRAILS.

NOTES:

1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS
2. A 3' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE PEDESTRIAN TRAIL

DUAL PATH TRAIL

NOT TO SCALE

THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED DUAL PATH TRAILS.

JUB

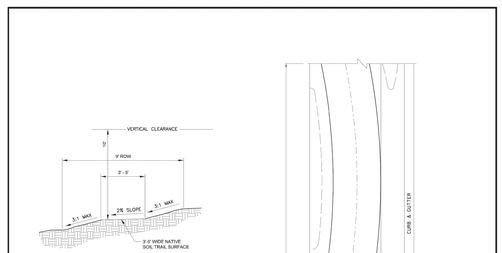
STATEMENT OF USE:			
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR REUSE OR CHANGES REGARDING THIS DOCUMENT.			
REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

DUAL PATH TRAIL & NEIGHBORHOOD PATH CROSS SECTIONS

SANTAQUIN CITY
275 WEST MAIN STREET

DESIGNED	T2
DRAWN	
CHECKED	
APPROVED	
PROJECT NO.	10-057-16
SCALE	AS SHOWN
DATE	
SHEET	OF



LOW IMPACT NON-URBAN TRAIL

NOT TO SCALE

20' TRAIL ADJACENT TO STREET

(THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED 20' TRAILS)

JUB

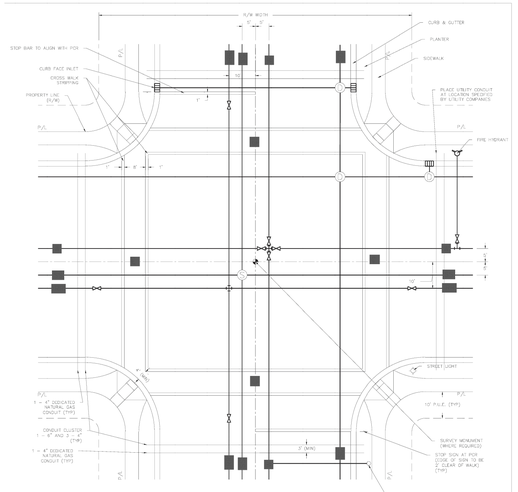
STATEMENT OF USE:			
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR REUSE OR CHANGES REGARDING THIS DOCUMENT.			
REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

LOW IMPACT NON-URBAN & 20' TRAIL ADJACENT TO STREET CROSS SECTIONS

SANTAQUIN CITY
275 WEST MAIN STREET

DESIGNED	T3
DRAWN	
CHECKED	
APPROVED	
PROJECT NO.	10-057-16
SCALE	AS SHOWN
DATE	
SHEET	OF



1. IRRIGATION MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDE OF THE STREET
2. FOUR WATER VALVES SHALL BE REQUIRED ON A FOUR-WAY STREET INTERSECTION.
3. THREE WATER VALVES SHALL BE REQUIRED ON A THREE-WAY STREET INTERSECTION.
4. ALL VALVES SHALL BE LOCATED ON THE PL LINE WITH THE PROPERTY LINE, NEVER IN CONCRETE CROSS GUTTER.
5. ALL FIRE HYDRANTS SHALL BE LOCATED ON THE SOUTH & WEST SIDES OF THE STREET.
6. SEWER MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDES OF THE STREET.
7. ADA RAMPS SHALL BE PLACED ON ALL CORNERS.
8. AS A GENERAL RULE, LOCATE STREET LIGHTS ON THE OPPOSITE CORNER FROM HYDRANTS.
9. STREET LIGHTS SHALL BE LOCATED WHERE SHOWN ON THE PLANS.
10. ATTACH SUMPS ARE NOT PERMITTED WHERE SURFACE WATER CAN BE PICKED UP IN A STORM DRAIN.
11. ALL CONDUITS MUST HAVE MULE TAPE PULLED THROUGH PRIOR TO COVERING.
12. ALL UTILITY MUST BE SCHEDULE 40 PVC PIPE OR EQUIVALENT.

STREET UTILITY LOCATTIONS

STATEMENT OF USE:			
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR REUSE OR CHANGES REGARDING THIS DOCUMENT.			
REVISION			
NO.	DESCRIPTION	BY	DATE

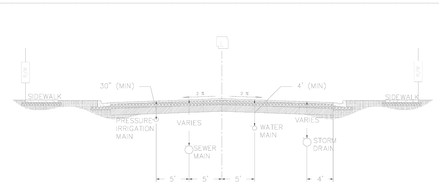
Santaquin

STREET UTILITY LOCATIONS
PLAN VIEW

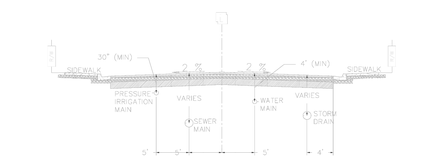
SANTAQUIN CITY
275 WEST MAIN STREET

UT1

ADDITED DATE: 10 - OCT - 16



STREET UTILITY LOCATIONS WITH PLANT STRIP



STREET UTILITY LOCATIONS SECTIONS

1. IRRIGATION MAINS SHALL BE LOCATED 10 FEET SOUTH & WEST OF CENTER OF THE STREET.
2. WATER MAINS SHALL BE LOCATED 5 FEET NORTH & EAST OF CENTER OF THE STREET.
3. SEWER MAINS SHALL BE LOCATED 5 FEET SOUTH & WEST OF THE CENTER OF THE STREET.
4. STORM DRAIN SHALL BE LOCATED 4 FEET FROM THE LIP OF GUTTER ON NORTH & EAST SIDE OF THE STREET.
5. STORM DRAIN SHALL BE LOCATED LOWER THAN THE WATER MAIN.

STATEMENT OF USE:			
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR REUSE OR CHANGES REGARDING THIS DOCUMENT.			
REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

STREET UTILITY LOCATIONS
PROFILE VIEW

SANTAQUIN CITY
275 WEST MAIN STREET

UT2

ADDITED DATE: 10 - OCT - 16

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. KENNETH R. BERG, P.E. SERIAL NO. 343602 DATE: 2/28/20
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	*C2.10*

I:\my drive\berg civil\2020\proj cliffs\preliminary plans\pre_02-utility_dtls.dwg

3/6/2020

Hydrologic Calculations			
CA CALCULATION			
Area calcs taken from Southpoint Plans			
	C	Area (ft^2)	C * A
Overall			
Roadways/Pavement/MF	0.85	1719313	1461416
Residential Lots	0.34	2012036	684092
Landscaping / Open Space	0.10	1419620	141962
Totals		5150970	2287471

Contributing Acres:	118.25	
Offsite drainage pass thru	**0.00**	
Q_{allow}	0.2 cfs/acre	23.65 cfs
$Q_{allow\ with\ pass\ thru}$	**0.00**	cfs

Retention Pond Volume calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft^3)	Release Volume (ft^3)	Required Storage (ft^3)
A	*B*	*C*	*D*	*E*	*F*
5	3.96	0.36	67938	0	67938
10	3.00	0.50	95311	0	95311
15	2.56	0.64	121998	0	121998
30	1.72	0.86	163935	0	163935
60	1.07	1.07	203966	0	203966
120	0.60	1.20	228747	0	228747
180	0.43	1.29	245903	0	245903
360	0.25	1.50	285934	0	285934
1440	0.09	2.16	411745	0	**411745**

Required Pond Volume = 411745 ft^3 or **9.452 acre-ft**

Notes:
A, B, & C are based upon Table 11-12-3-C of the Santaquin City Development Code
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = an allowable release rate (0.2 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

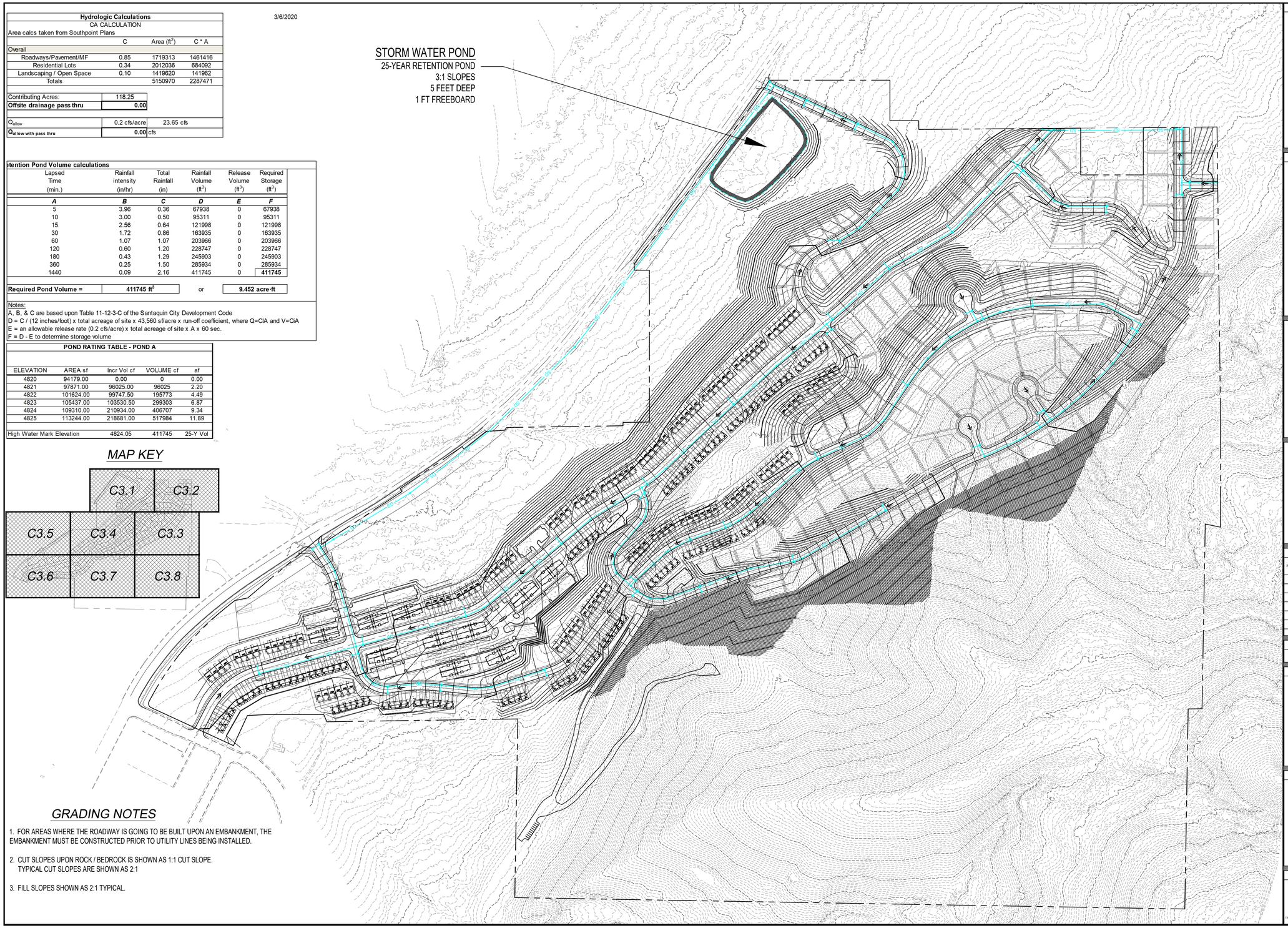
POND RATING TABLE - POND A

ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	af
4820	94179.00	0.00	0	0.00
4821	97871.00	96025.00	96025	2.20
4822	101624.00	99747.50	195773	4.49
4823	105437.00	103530.50	299303	6.87
4824	109310.00	210934.00	406707	9.34
4825	113244.00	218681.00	517984	11.89
High Water Mark Elevation	4824.05	411745	25-Y Vol	

MAP KEY

	C3.1	C3.2
C3.5	C3.4	C3.3
C3.6	C3.7	C3.8

STORM WATER POND
25-YEAR RETENTION POND
3:1 SLOPES
5 FEET DEEP
1 FT FREEBOARD



GRADING NOTES

1. FOR AREAS WHERE THE ROADWAY IS GOING TO BE BUILT UPON AN EMBANKMENT, THE EMBANKMENT MUST BE CONSTRUCTED PRIOR TO UTILITY LINES BEING INSTALLED.

2. CUT SLOPES UPON ROCK / BEDROCK IS SHOWN AS 1:1 CUT SLOPE.
   TYPICAL CUT SLOPES ARE SHOWN AS 2:1

3. FILL SLOPES SHOWN AS 2:1 TYPICAL.

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS
935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 100 200 400 600
SCALE: 1"= 200'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.0

I:\my drive\berg civil\2020\gray cliffs\preliminary plan\gcp_03-grading.dwg

MAP KEY

STORM DRAIN LEGEND

15" RCP (TYP)

SR 198

RETENTION POND
11.89 AC-FT

GREY BUTTE

10%

OPEN SPACE - 100F

OPEN SPACE - 100G

COMMERCIAL LOT 504

226
225
224
223
222
221
220
219
218
217
216
215
208
207
206
205
190

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 25 50 100 150
SCALE: 1"= 50'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.1

I:\my drive\berg civil\2020\grey cliffs\preliminary plan\pre_10-grading.dwg

MAP KEY

STORM DRAIN LEGEND

SD SD 15" RCP (TYP)

GREY CLIFF DRIVE

PALISADES DRIVE

ROCKY CRAG

STEEP ROCK ROAD

OPEN SPACE - 100E

100F

209 210 211 212 213 214 129 130 131 132 133 134 135 136 122 123 121 120 128 127 126 124 119 118 125 137 138 117 116 139 208 189 187 186 185 184 183 188 190

10%

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.2

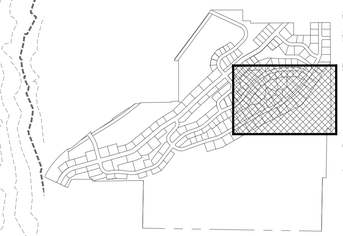
I:\My drive\berg civil\2020\grey cliffs\preliminary plan\pre_03-grading.dwg

BLUFF STREET
ASHEN POINT
ABUNDANCE CIRCLE
STEEP ROCK ROAD
VISTA RANGE
1.5%
7%
2.5%
10%
190
191
139
140
115
179
180
181
182
178
177
176
175
144
145
141
142
114
143
113
150
146
149
147
151
148
112
111
152
110
109
108
107

STORM DRAIN LEGEND

SD SD
15" RCP (TYP)

MAP KEY



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 25 50 100 150
SCALE: 1"= 50'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.3

I:\My drive\berg civil\2020\proj cliffs\preliminary plan\pre_03-grading.dwg

MAP KEY

STORM DRAIN LEGEND

SD SD
15" RCP (TYP)

GREY CLIFF DRIVE

GREY BUTTE

BLUFF STREET

OPEN SPACE - 100D

LOT 20 LOT 21 LOT 22 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39

6% 2% 5% 6% 2.5% 10%

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 25 50 100 150
SCALE: 1"= 50'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.4

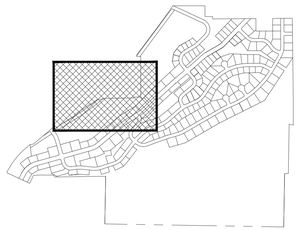
I:\my drive\berg civil\2020\proj civil\preliminary plan\pcsr_03-grading.dwg

STORM DRAIN LEGEND

SD SD

15" RCP (TYP)

MAP KEY



SR 198

OPEN SPACE - 100H

COMMERCIAL LOT 503

LOT 39

LOT 40

LOT 41

LOT 42

39F

40A

40B

40C

40D

40E

40F

41A

41B

41C

41D

42A

6%

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

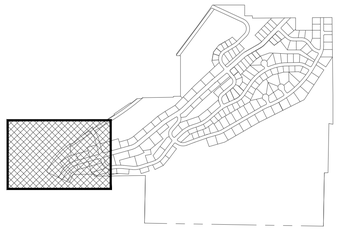
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.5

I:\my drive\berg civil\2020\proj cliffs\preliminary plan\pre_10-grading.dwg

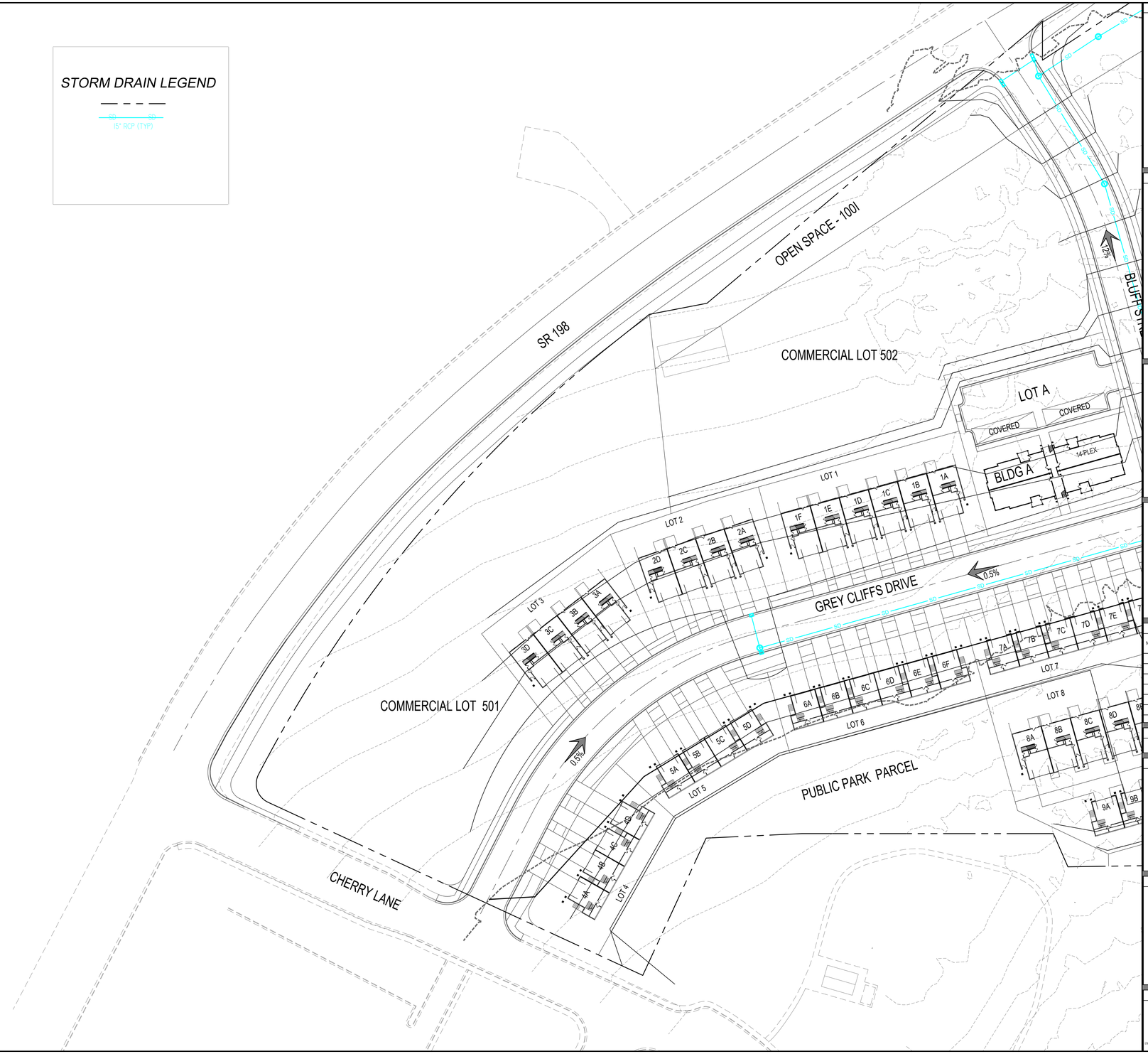
MAP KEY



STORM DRAIN LEGEND

SD SD

15" RCP (TYP)



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			
2			
3			
4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 2/28/20
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.6

I:\my drive\berg civil\2020\proj cliffs\preliminary plan\gca_01grading.dwg

DIVERSE COMMUNITY

RURAL SETTING

OUTDOOR RECREATION

A Live-Play Community

Summit View is a new community development that seeks to provide a live- play environment, through an array of development types and recreational opportunities.

By incorporating a mix of apartment homes, townhomes, and single family homes, Summit View creates a diverse community structure, with equally diverse amenities. These amenities range from natural playgrounds, to walking trails, even equestrian and mountain biking trails.

Amenities include:

- Pedestrian walking trails
- Equestrian trails
- Mountain Biking trails
- Community Open Space
- Playgrounds
- Picnic areas
- Trailhead access

RURAL SETTING

- Pristine Valley Views
- Adjacent Natural Area

OUTDOOR RECREATION

- 10 Miles Mountain Trails
- 3 Trailheads
- XX acres Community Open Space
- Connects to a City Park

DIVERSE COMMUNITY

- 3 development Typologies
- All Ages and Dynamics

PART 1 : Trails & Natural Open Space

Rural Setting

Outdoor Recreation

Project Intro

Project Objectives

- A. User Experience
- B. Trail Sustainability
- C. Multi- Use

Trails Opportunities

Concept Plan

Trail Type & Index

Trail Head Visualization & Program elements

Pedestrian Path & Community Open Space

PART 2 : Architecture & Amenities

Diverse Community

Amenities

Development Typologies

Open Space Connections

East Side Park Improvements

Appendix: City Code specifications

Project Notes

PART 1 : TRAILS & NATURAL OPEN SPACE

SOUTH VALLEY HOLDINGS LLC.

Part 1: Trails Intro

The Santaquin Development Trails Plan designates new trails and trail access to facilitate user experience among a varies user base. This trail system address the desire and for mountain bike trails while similarly facilitating recreation for hikers and equestrian users. There are multiple routes that are singular to a specific use and express varying levels of difficulty.

This project is focused on creating a permeable live-play environment through creating access points to biking, hiking, and equestrian trails within open spaces throughout the developed area. A variety of trail types and effective wayfinding signage is constructed to promote this relationship, maintain user safety, and accommodate all user skill levels.

**This document and all containing work is purely conceptual and offers broad ideas about the appearance, placement, and type of trails and trailheads. More detailed work is needed.

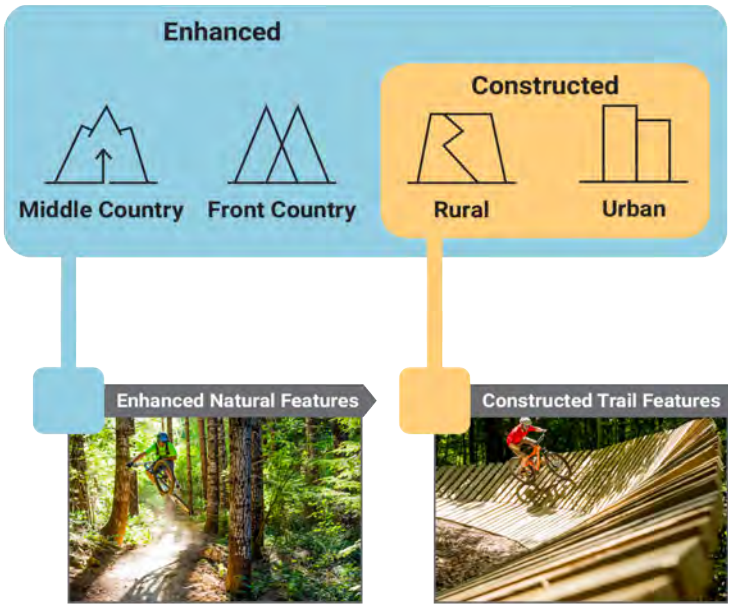
PART 1 : PROJECT OBJECTIVES

A: USER EXPERIENCE

Biking, Hiking, and Equestrian trails are constructed to accommodate varying levels of difficulty, variety, and experience.

The level of PLAY, or interactive experience, distinguishes Bike trails from those of other users; hikers, and equestrian. To accommodate an interactive user experience for all user types, multi-level trails are proposed. These trails will be at differing elevations, and differing experience levels. Specific to bike users, potential feature trails are included of similar variability.

(See reference diagram below from 'Guidelines for a Quality Trail Experience.')



PART 1 : PROJECT OBJECTIVES

B: TRAIL SUSTAINABILITY

An integral part of this trails plan is to create diverse user experiences, and create sustainable trails that maintain the experience and viability of trails long-term. There are three levels of sustainability:

Environmental
Maintain protection of resources surrounding new and existing trails.

Social
Create and maintain user experience across all experience levels.

Economic
Create a long term maintenance plan for the city, or community.

PART 1 : PROJECT OBJECTIVES

C: MULTI-USE

The focus of this trail plan is not only to create user experience but to facilitate multiple users. As such, ***three*** types of trails are included:

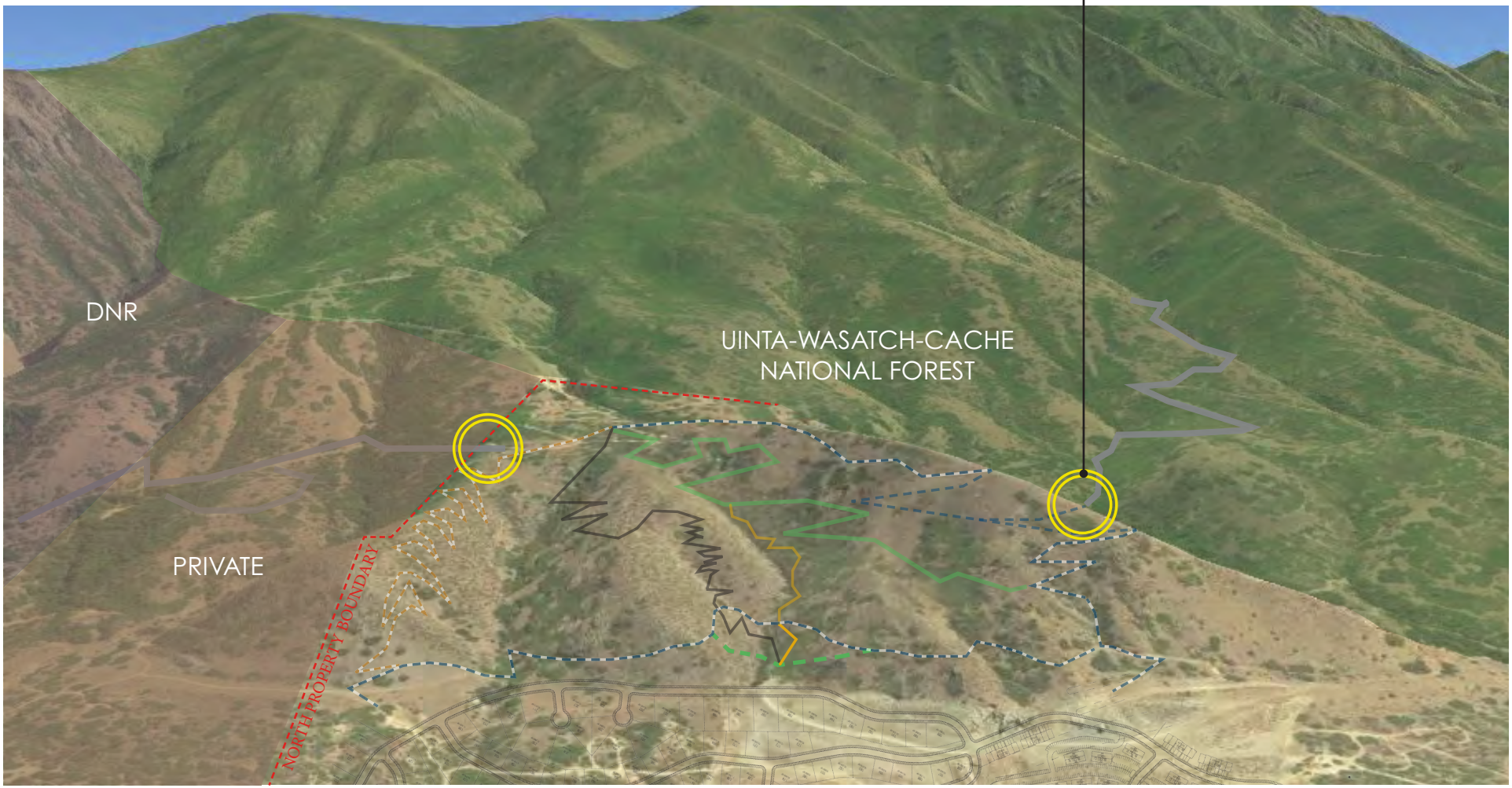
1. Bike only uni/bi-directional
2. Hoof & Boot trails
3. Shared Use (all users)

These three trail types will accommodate all users at varying skill level.

Trails Development Opportunities

Connections & Land Ownership

This property is directly adjacent to National Forest and Utah County Land, and has the potential for connecting proposed trails into a larger existing trail system. These possible connections can multiply recreational opportunity for all trail users.



Potential Trail Connections: These connections would tie into a larger existing system, and were identified through aerial inspection.

Trails Concept Plan

Proposed 10.51 miles

Trail Definitions

- EASIEST: Moderate descents with minimal natural obstacles. Accommodates beginning to novice skill level riders.
- INTERMEDIATE: Challenging riding with steep slopes and/or small constructed/ natural obstacles. Requires off-road riding experience
- ADVANCED: a mixture of steep slopes and challenging natural and constructed obstacles. Advanced to expert level riders.

Map Legend

- Shared Use Trail
- Pedestrian Path
  *extends through the development (See Part II)
  - Sections not shown on this map
- Hoof & Boot Trail
- Mountain Bike Trails
- TH Trail Head
- Trail Hub
- Trail Signs

Extra Connections

- Potential Trail Connections: These connections would tie into a larger existing system, especially with proximity to the National Forest, and were identified through aerial inspection.
- Potential Trails: these trails would create transverse connections between mountain bike trails

Multi- Use Trail Visual Concept

A Shared Use or Multi-Use trail supports multiple recreation opportunities: Hikers, Bikers, Trail runners, Equestrian, etc. It is a wide, evenly graded trail with low slope change.

Trail Index

User/ Type: Multi-Use / Looped

Difficulty: Easy

Trail Objective

Trails that facilitate Hikers, Bikers, and Equestrian in a looped system supporting community/ open space permeability. A landscaped trail supporting native vegetation.

Trail Requirements

The shared use trail is part of a larger looped system and accommodates all user types, therefore these trails will be landscaped and feature natural rock features, as well as

1) large enough to accommodate all users and,
2) create clear designations for each user.

The separation of uses will minimize and potential conflict between Equestrian and Mountain Bike users.

PLANT LIST

All proposed plants are low growing, native (hardy).

Bitterbrush
Purshia tridentata
*Native and Existing but toxic to horses

Rocky Mountain Penstemon
Penstemon strictus

Rubber Rabbitbrush
Ericameria nauseosa

Globemallow
Sphaeralcea grossulariaefolia

Wild Geranium
Geranium viscosissimum

Prairie Aster
Machaeranthera tanacetifolia

Utah Juniper
Juniperus osteosperma

Apache Plume
Fallugia paradoxa

Total distance

1.55 Miles

Mountain Bike Trail Visual Concept

A trail constructed to BE an experience through constructs meant to challenge its riders-at various skill levels.

Trail Index

User/ Type: Mountain Biking/ Downhill

Trail Objective

Trails that create an experience through 'trail features' and accommodate multiple skill levels, such features may include: berms, ramps, rollers, etc.

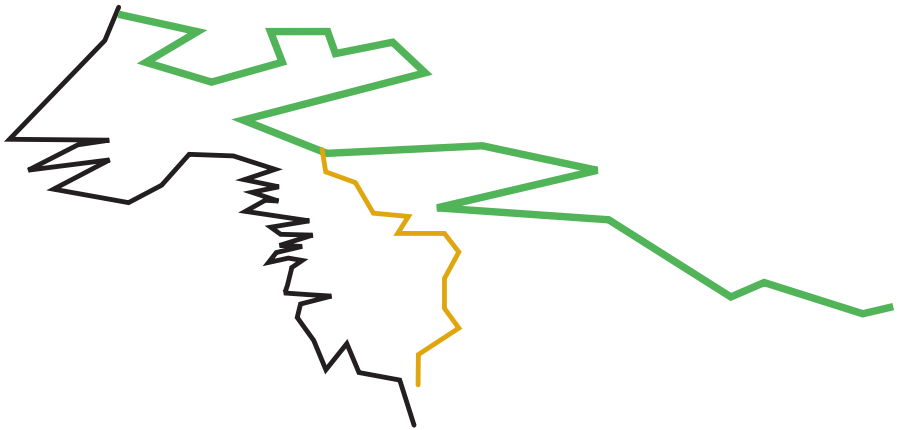
Trail Difficulty *see trail map

- ES - EASIEST: Moderate descents with minimal natural obstacles. Accommodates beginning to novice skill level riders.
- I - INTERMEDIATE: Challenging riding with steep slopes and/or small constructed/ natural obstacles. Requires previous off-road riding experience
- A - ADVANCED: a mixture of steep slopes and challenging natural and constructed obstacles. Advanced to expert level riders.

Trail Requirements

These trails, despite skill level, are focused on user experience, and as such contain a set of constructed 'features' natural or otherwise. These 'features' may include but are not limited to: anchors, rollers, rock gardens, berms.

Total distance



1.19 Miles
.531Miles
.69 Miles

Mountain Bike Trail Visual Concept

EASIEST

INTERMEDIATE

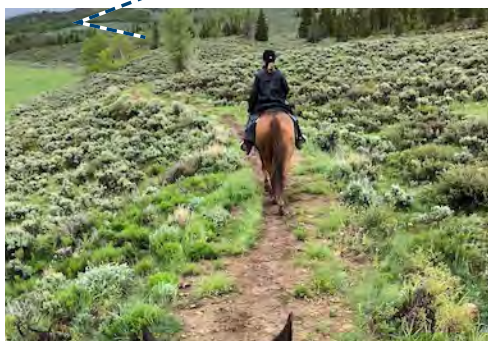
**NOT a suggested planting palette

ADVANCED

Trail Experience photos from *'Guidelines for a Quality Trail Experience'*

Hoof & Boot Trail Visual Concept

A wide tread trail designed specifically for the use of horses and pedestrians. These trails are often part of a larger looped system to create a quality experience for targeted users.
*Exclusively for Equestrian and Pedestrian use-> no Mountain Bikes



Trail Index

User/ Type: Hoof and Boot/ Two-way

Difficulty: Easy/Moderate

Trail Objective

A Hiker and Equestrian trail only that connects to multi-use trails to create an extensive loop to support equestrian user experience

Trail Requirements

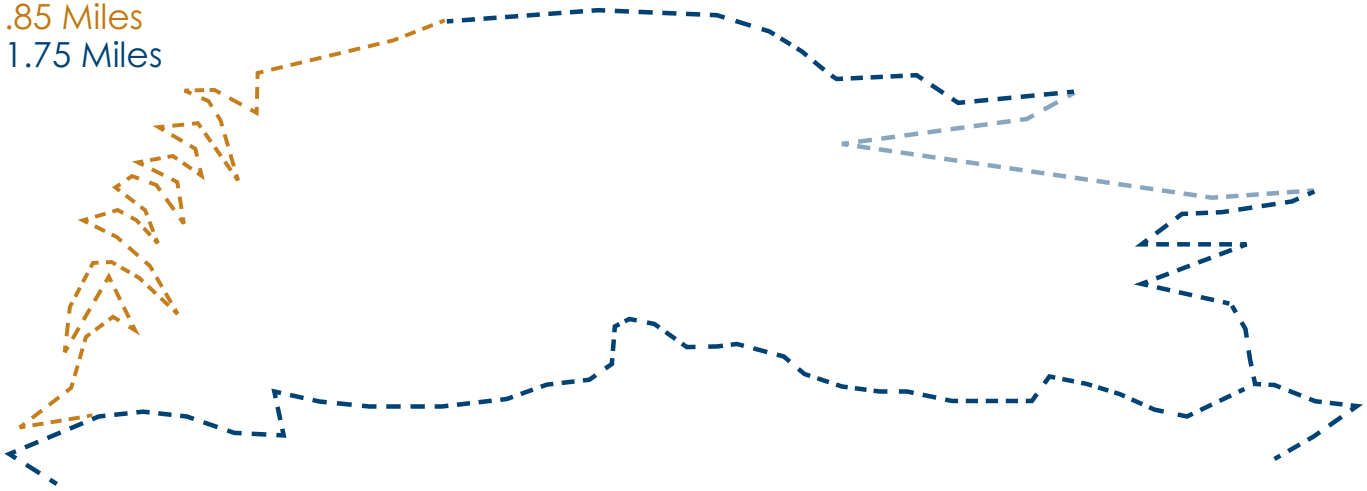
This trail type is specific to horses and hikers, therefore the trail needs to be:

1) 8-10' Wide
2) Evenly graded and,
3) Use natural materials (cleared dirt path).

These requirements will minimize strain to both equestrian and pedestrian users and facilitate a seamless interaction.

Total distance: 2.6 Mile Loop

.85 Miles
1.75 Miles



Lower Trail Head (2)

Requirements:

NORTH
- Parking for 15-20 cars
- Trail Kiosk map
- Bike racks
- Bike maintenance area
- Drinking Fountain w/ dog fountain
- Picnic Tables

SOUTH
- Parking for 10-15 cars
- Trail Kiosk map
- Bike racks
- Bike maintenance area
- Drinking Fountain w/ dog fountain
- Picnic Tables

Precedent Trail Entrance & Signage

Precedent Bike Maintenance

Trail Head Location

Upper Trail Head

Requirements:

- Parking 20-25 cars
- Looped access for truck and trailers
- Horse Trailer loading/unloading
- Horse corral/ holding area
- Trail map and Type designation
- Pavilion
- Picnic Tables

**NO WATER-> limits developed uses

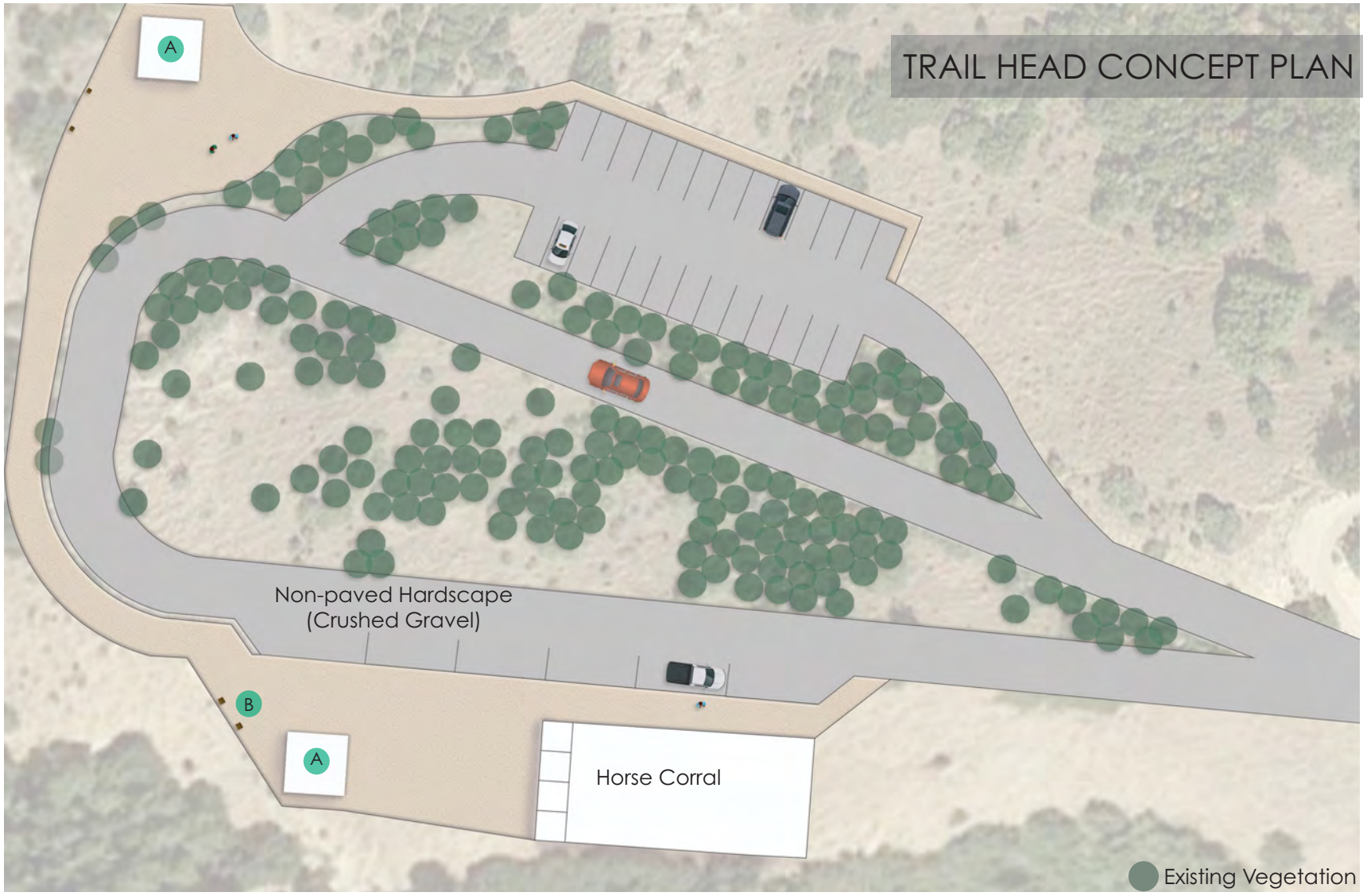
Trail Head Location

Precedent Parking:

Precedent Equestrian Loading/Unloading/Holding Area:

Precedent Trail Entrance & Signage

TRAIL HEAD CONCEPT PLAN



A PAVILION

B TRAIL CONNECTION

10+ Miles of Trails

Equestrian & Hikers

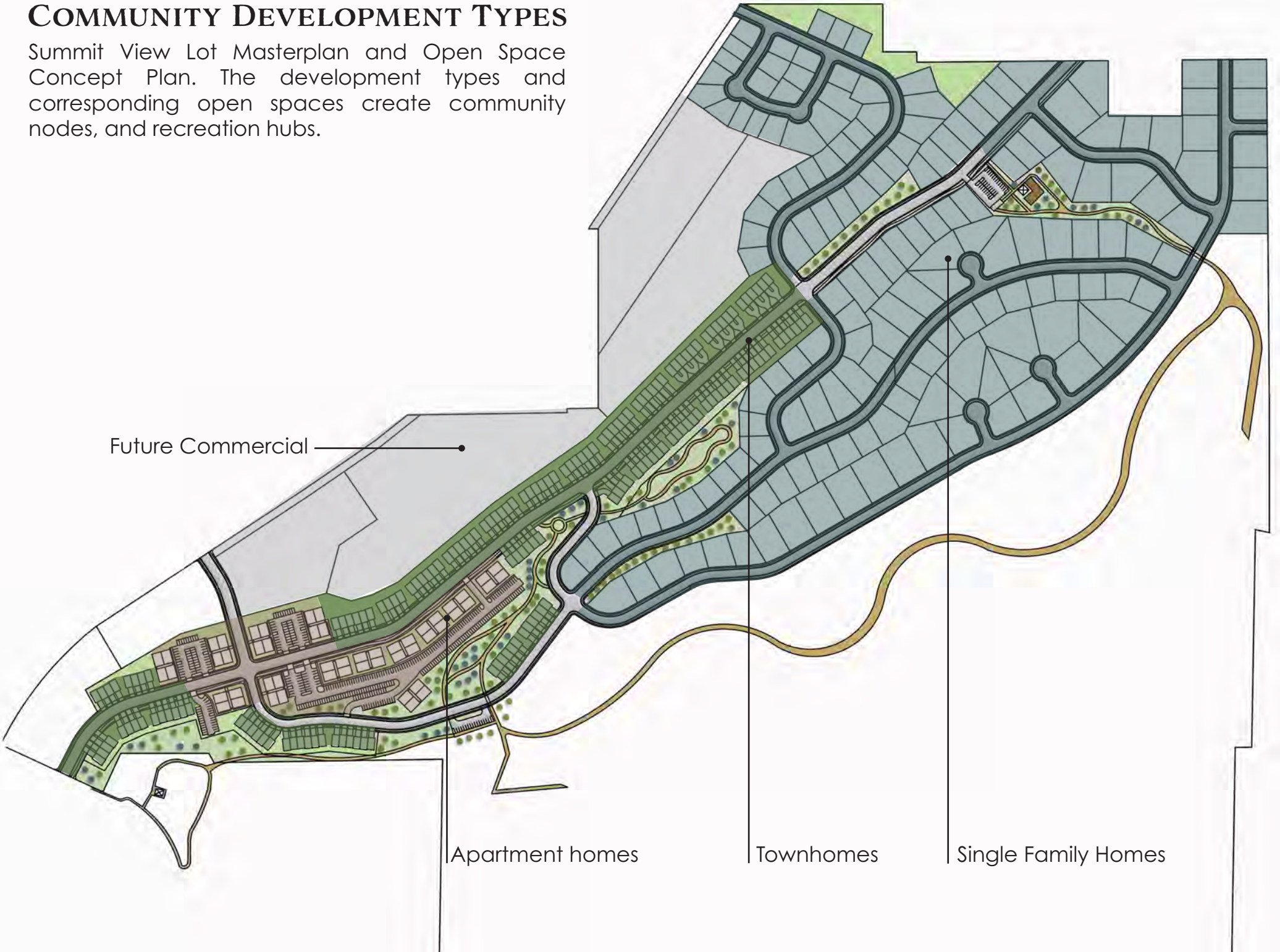
Multi-Use Experience

Mountain Bikers

PART 2 : ARCHITECTURE & AMENITIES

Community Development Types

Summit View Lot Masterplan and Open Space Concept Plan. The development types and corresponding open spaces create community nodes, and recreation hubs.



Development Types

Apartment Homes

**Architectural Precedents ONLY

Townhomes

**Architectural Precedents ONLY

Single Family Homes

**Architectural Precedents ONLY

Apartment Homes

- Mountain Style Architecture

- Natural Materials and Color Palette

- Oriented toward Mountain Views

- Access to Trailheads, Walking Paths, and Open Space

TownHomes

- Mountain Style Architecture
- Natural Materials and Color Palette
- Access to Trailheads, Walking Paths, and Open Space
- Front Loading 2-car Garage

Single Family Homes

- Mountain Style Architecture

- Natural Materials and Color Palette

- Access to Trailheads, Walking Paths, and Open Space

- Utilizes natural grade & Optimizes views

OPEN SPACE

Trailhead & Hub to Natural Recreation area
Pedestrian Path
Community Open Space
Trailhead & Hub to Natural Recreation area
East Side Park
Recreation Trails
Upper Trailhead

Pedestrian Path

A wide tread, landscaped, paved trail facilitating pedestrian and bike traffic, through a community.

Trail Index

User/ Type: Pedestrian Path

Difficulty: Easy

Trail Objective

A connection between North and South Trail heads transversing the community open space areas; creates activity centers within the developed are and facilitates bike access to public trails through directly adjacent open space.

Trail Requirements

This trail type is available to pedestrians and bike riders. As such it needs to be

1) 6' wide and paved
2) Separated for designated use (bike lane)
3) Landscaped, and
4) Sufficiently lit using noninvasive diffused light (solar powered)

PLANT LIST

All proposed plants are native (hardy), or water-wise.

Whirling Butterflies
Gaura lindheimeri

Coneflower
Echinacea purpurea

Day Lily
Hemerocallis 'Stella de Oro'

Blanket Flower
Gaillardia aristata

London Plane
Platinus acerifolia

Blue Oat Grass
Helictotrichon sempervirens

Blue Fescue
Festuca Glauca

Feather Reed Grass 'Karl Forester'
Calamagrostis x acutiflora

Blue Spruce
Picea pungens

Japanese Zelkova
Zelkova serrata

Pedestrian Path Concept Plan

LOWER NORTH TRAIL HEAD

-Landscaped (natural and manicured)
-Parking 20-30 stalls
-NO Equestrian access
-Bikers and Pedestrians only
-Pavilion & Playground

COMMUNITY OPEN SPACE

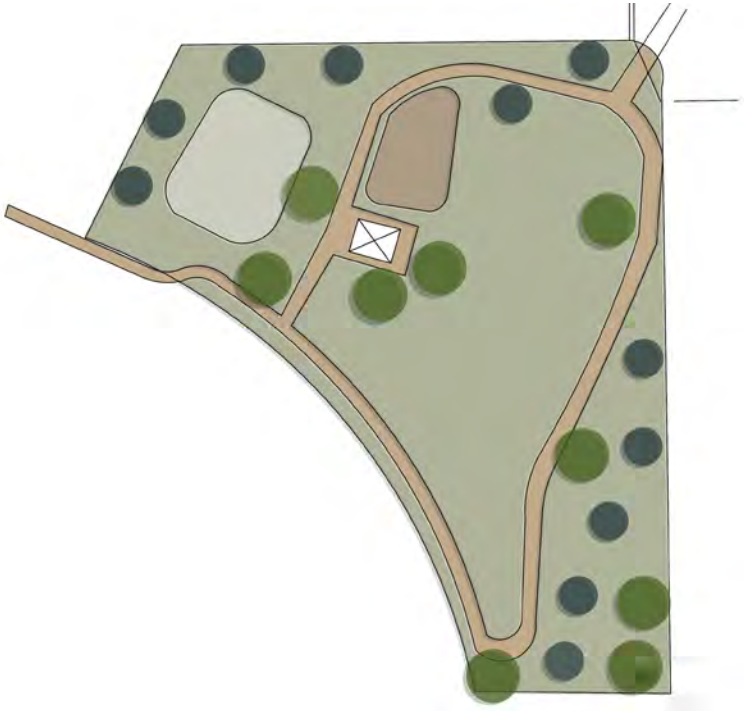
-Landscaped
-Natural / Gravel paths
-Bike and pedestrian use only
-Opportunities for community activities
(i.e. Tot lots, amphitheater, natural play etc.)

LOWER SOUTH TRAIL HEAD

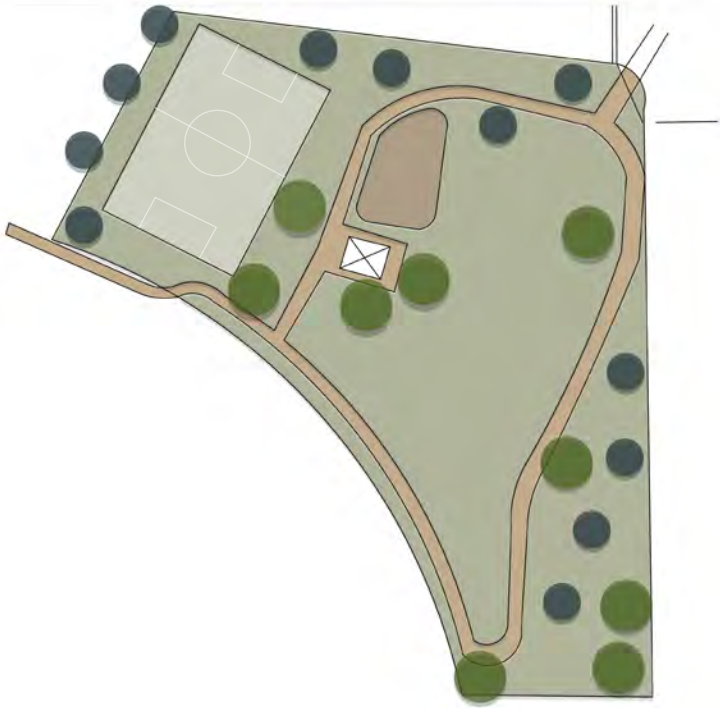
-Natural Landscaping
-Parking 10-15 stalls
-Equestrian loading/unloading
-Direct trail access

Park Improvements

Before



After



Appendix: City Code Specifications

Article Q. Hillside Development Overlay Zone

10-7Q-5: Open Space and Landscaping Requirements

A. Recreation Open Space: Each development within this zone is required to contain at least ten percent (10%) of the net developable acreage of the development in permanent recreation open space. The ten percent (10%) acreage must meet the following guidelines:
1. Such acreage must be nonencumbered except for utility easements or public uses.
2. Sensitive areas may be considered toward the ten percent (10%) requirement if utilized for city approved public trails or park systems.
3. Recreation open space must be improved by the developer. Improvements may include recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or privately maintained landscape areas or other elements as stipulated in an approved development agreement for the project.
4. Recreation open space should be designated where bands of open space and contiguous recreation areas can be developed or expanded as abutting properties develop.
5. Where a development will be constructed in phases, the amount of improved and dedicated recreation open space must always meet or exceed the required recreation open space minimum ratio for the entire development (e.g., if a development is required to have a total of 10 percent open space, then each phase of the development must include open space equal to at least 10 percent or more of the phase until the total required open space and improvements is provided).
6. A maximum of fifty percent (50%) of the recreation open space may be utilized for storm drain detention or retention unless it is determined by the city that following this standard will significantly reduce the functionality and recreation potential of the property.
7. Parking areas constructed solely for dedicated recreation areas may count toward the ten percent (10%) requirement.
8. Where developments in this zone abut, include, or encompass trails, parks, or other public facilities outlined within the city's general plan or parks and recreation capital facilities plan, such amenities are to be provided and constructed by the developer. Any associated lands for these facilities will be counted toward the ten percent (10%) recreation open space requirement. Costs for installation of these facilities may be reimbursed to the developer in accordance with capital facilities plan schedules.

Complete: Trails Conceptual Plan and Trailheads

10-7Q-5: Open Space and Landscaping Requirements

B. Required Development Landscaping: Where applicable, the following landscape plans are required. Such must be reviewed and approved by the city's development review committee and bonded for with developments in this zone. All plans required in this section shall be prepared by a landscape architect or engineer registered in the state of Utah. All plans shall be designed at a scale of one inch equals sixty feet (1" = 60') or larger.

1. Reclamation Plan: A reclamation plan shall be provided for any areas to be disturbed by development activities. This plan shall address remediation of any environmental contamination caused by the development, final grading and contouring of the site, slope stabilization around roads and lots, surface water diversions and impoundments, the provision of topsoil and subsoil where needed, and revegetation.

2. Common Area Landscape Plan: A landscape plan shall be provided for those portions of a development which will remain as common area. Such plan should incorporate pathways, gathering areas, common greens, year round aesthetics, shade trees, gardens, etc. A minimum of thirty five percent (35%) of the nonstructurally covered common areas should be shaded at vegetation maturity.

3. Landscaping Of Residential Lots:

a. Residential lots must have completely landscaped front yards and visible side yards prior to receiving a certificate of occupancy for a dwelling on such lot, where such yard areas are visible from a public or private street. Rear yards must meet fire department standards if not landscaped before occupancy.

b. Landscaping around homes need not be designed by a landscape architect or engineer, but shall meet guidelines for firewise protection and be approved by the city's fire department prior to occupancy of the home.

c. Any grading work associated with landscaping around the home must comply with section 10-7Q-8 of this article.

4. Nonresidential, Mixed Use Or Multi-Family Developments: Landscape plans shall meet firewise guidelines, grading standards in section 10-7Q-8 of this article, and the city's landscaping standards as found in chapter 15 of this title.

Pending: Met in future planning

10-7Q-5: Open Space and Landscaping Requirements

C. General Open Space And Landscaping Standards:
1. Preservation, maintenance, and/or ownership of required and amenity open spaces or sensitive areas shall be accomplished by one or more of the following methods:
a. Dedication of improved lands as a public park or parkway system if agreed to and accepted in writing by the city. However, the city shall be under no obligation to accept such dedication;
b. Establishment and operation of a condominium project in compliance with the provisions of the condominium ownership act of 1963, title 57, chapter 8, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities;
c. Creation of a homeowners' association by which common areas shall be owned and maintained; or
d. If open spaces are to remain in a natural state, then such must be owned, managed, administered, and maintained by Santaquin City, or a recognized land trust or conservancy, or any other entity or combination of entities, as approved by the city council and have conservation easements established to allow public access and enjoyment while preventing future development in such areas.
2. All open space areas must be accessible by emergency vehicles and personnel to protect and provide surveillance to improved properties and structures.
3. All required landscaping and maintenance systems pertinent to open space areas shall be installed prior to a certificate of occupancy being granted for any structures located on the property or within the phase in which the open space is located. Where landscaping can not be completed before October in the same year construction begins, a certificate of occupancy may be granted if a cash bond for completion of the landscaping is provided to Santaquin City. Bond amounts shall be determined by the city engineer consistent with the city development bonding regulations. Landscaping must be installed within six (6) months of bond posting weather permitting. (Ord. 09-05-2011, 9-21-2011, eff. 9-22-2011)

Pending: Addressed in CCNR's

10-7Q-6: Sensitive Area Mitigation and Analysis

A. Mitigation: Sensitive areas may not be developed unless all potential hazards are effectively mitigated and it is demonstrated by the developer that the health, safety, and welfare of current or future residents of the city or their property, including those not within the development boundaries, is protected. Demonstration by the developer must include, but not be limited to, conducting of applicable analysis under subsection B of this section, providing documentation to the city of financial resources and their integrity for construction of any recommended mitigation facilities, and provision of city acceptable guarantees for any analysis recommended mitigation facilities.

Complete: See section B

B. Required Analysis: The following analysis shall be conducted prior to preliminary approvals being granted for any development covered under this zone. All costs of said studies shall be the sole responsibility of the applicant.

1. Flood And Watershed Protection Study: A flood and watershed protection study shall be prepared by a professional engineer, licensed in the state of Utah and approved by the city. Said study shall include: a) data and analysis concerning the possibility of future flooding and/or soil erosion in the project area; b) data and analysis concerning the potential effects of the development of the project on adjacent areas with respect to future flooding and/or soil erosion; and c) recommendations for the mitigation of potential adverse effects of flooding and/or soil erosion on the project and adjacent properties.

2. Geological Hazard Mitigation: A geological hazard assessment shall be conducted to identify and provide permanent mitigation for fault areas (including surface fault rupture hazards), rockfalls, debris flow/alluvial fan hazards, slope stability, and any other hazards which may be associated with or impact a subject property. A firm or individual with expertise/competence in this type of hazard assessment and licensed in the state of Utah must perform the work. The report must include, but not be limited to, a discussion of the geologic conditions, a description of the method of study including field investigation, alluvial fan investigation, estimates of debris volume and peak flow, hazard mitigation with a preferred mitigation recommendation, and any development or area limitations including recommended structure setbacks from hazard areas.

1/2. **Complete**: See Attached Report (CMT Engineering)
Section 1:
- -Flooding and soil erosion
  pg. 11 sec 4.7.4
- -Effects of Development
  pg. 17
- -Mitigation
  pg.16
- -Geologic conditions
  pg.4 sec 4.1-4.4
- -Method of study & field investigation
  pg. 1 sec1.2
- -Alluvial fan investigation
  pg. 11 sec 4.7.4
- - Estimates of debris volume & peak flow
  pg. 11 sec 4.7.4
- -Hazard mitigation & preferred mitigation recommendation
  pg. 15-16 sec 5
- -Structure setbacks from hazard areas
  pg. 15-16 sec 5

3. Wildlife Habitat And Corridors: Applicants shall submit each application for development to the Utah department of wildlife resources (DWR) for analysis of impacted wildlife and habitat areas. Development proposals must include mitigation strategies to address comments provided by the DWR.

Complete: See Attached DWR Report

4. Wildland-Urban Interface Areas: Development proposals shall conduct an analysis of fire hazard due to proximity to natural open space areas. This study must be coordinated through the city, county, and federal lands fire officials. Recommendations from such study must address alteration of existing vegetation and/or topography and limitations on landscaping, home materials, structure spacing, fencing, and fire suppression techniques appropriate to the area.

Pending: Addressed in CCNR's

C. Construction Of Protection Facilities: All recommendations from the studies required under this section must be followed and the resulting protection measures bonded for and constructed with a proposed development. Prior to the issuance of a building permit within a development, all required protection facilities must be constructed by the applicant and inspected by the city engineer and the person or entity which recommended the facility be built. Such construction and inspection costs, including any necessary acquisition of property, rights of way and/or easements, shall be the sole responsibility of the applicant.

Pending: Addressed in CCNR's

D. Notification Of Potential Hazards: All items identified as potential hazards or sensitive areas through the above studies must be noted and illustrated on final development plans and plats. This shall include delineation of applicable areas of nondisturbance on parcels to be platted. (Ord. 09-05-2011, 9-21-2011, eff. 9-22-2011)

Hazard Areas Identified

-Sensitive species
(DWR Report) pg. 1
-Geologic hazards
(CMT Report)
appendix figure1-2,15

Pending: Final Development plans

Project Notes

Commercial Access road on the McMullen property is pending Owner input.

Access to National Forest/ State(DNR) land is pending forest service approval, and needs to be negotiated with private property owners to the north.

COMMERCIAL LOT 503

STORM DRAIN LEGEND

15" RCP (TYP)

BLUFF STREET

LOT B

LOT C

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 25

LOT 26

LOT 27

LOT 24

LOT 45

LOT 44

LOT 43

LOT 42

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

BLDG G

BLDG H

BLDG I

BLDG J

14-PLEX

COVERED

CLUBHOUSE
3,000 SF

HOA PARCEL

GREY CLIFF DRIVE

STEEP ROCK ROAD

OPEN SPACE - 100C

PUMP HOUSE

12%

10%

8%

6%

0.5%

5%

MAP KEY

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UI, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

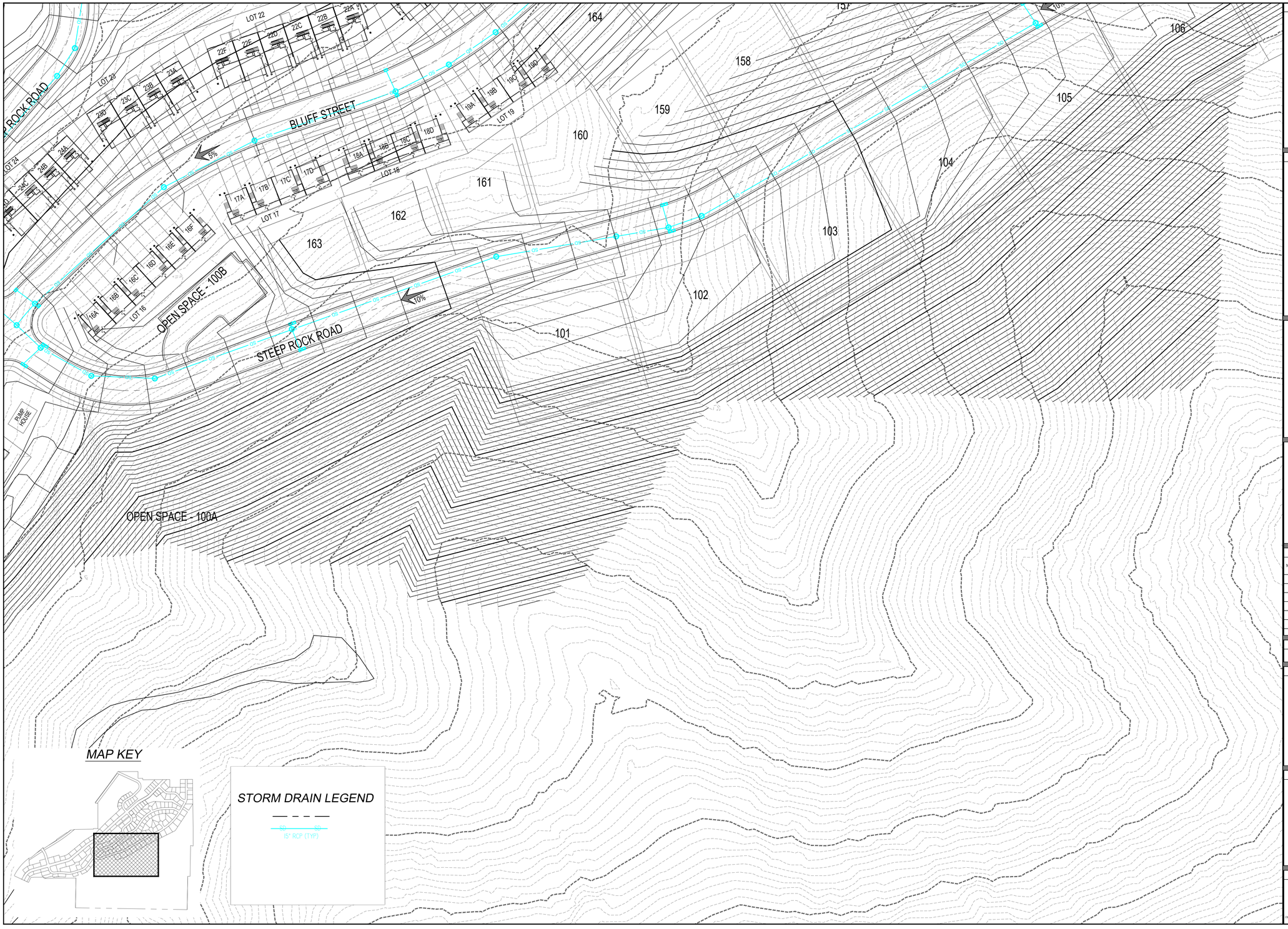
GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.7

I:\my drive\berg civil\2020\proj cliffs\preliminary plans\pre_03-grading.dwg



DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG P.E.
2			SERIAL NO. 343602
3			DATE: 2/28/20
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

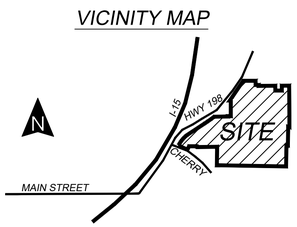
DESCRIPTION

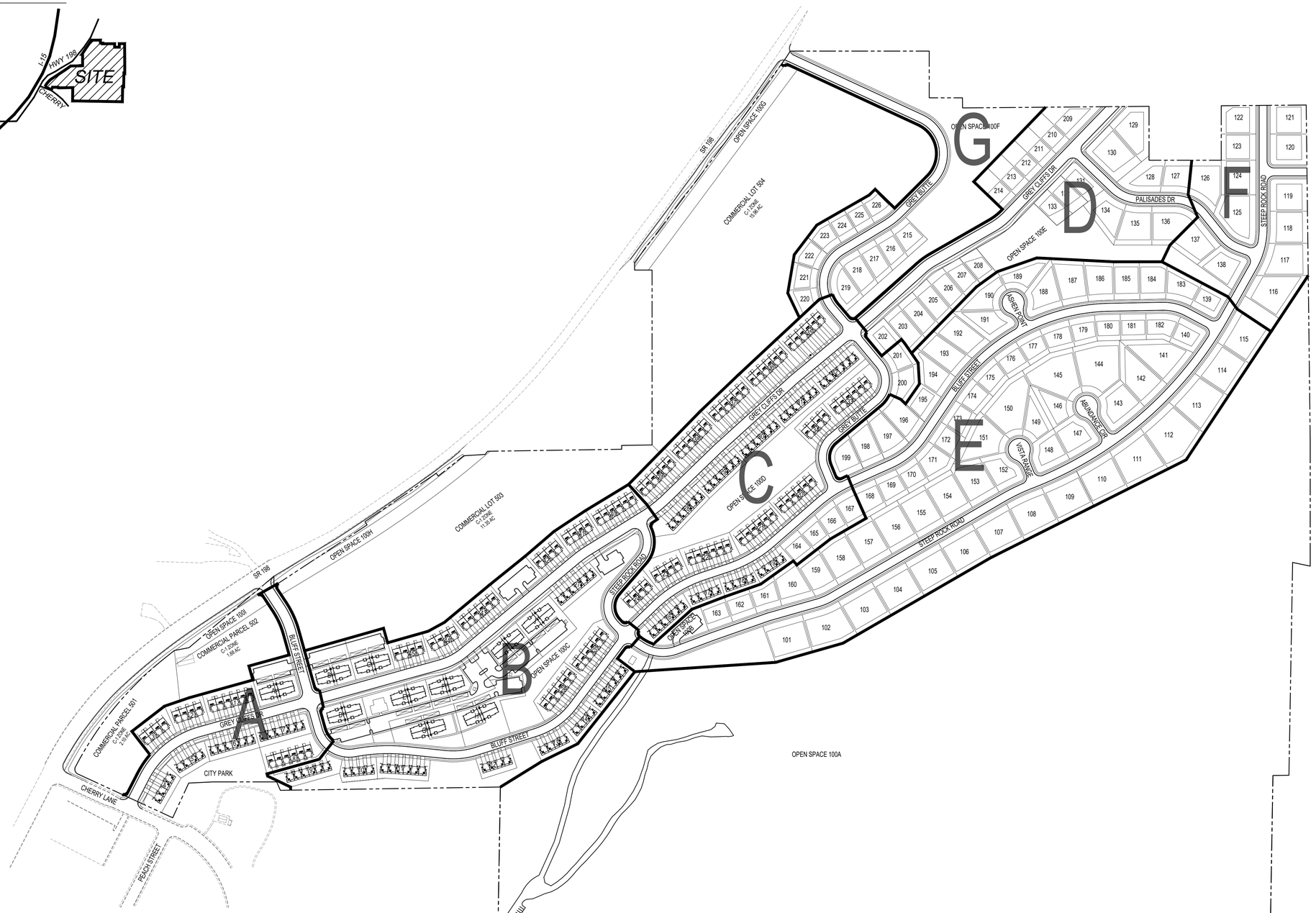
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.8

I:\my drive\berg civil\2020\proj cliff\preliminary plan\pce_10-grading.dwg

VICINITY MAP





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 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.

DEVELOPMENT

GrayCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

SOUTH VALLEY HOLDINGS

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			
2			
3			
4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 2/28/20
7			

ACTION	DATE
PRELIMINARY PLAN	02/28/20

PROJECT

GrayCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

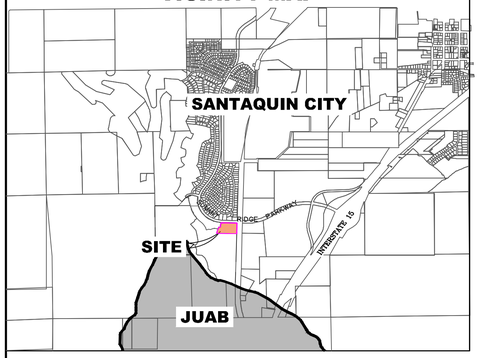
SHEET NAME	SHEET NUMBER
PHASING	C4

I:\my drive\berg civil\2020\grey cliffs\preliminary plan\pre_04-phase.dwg

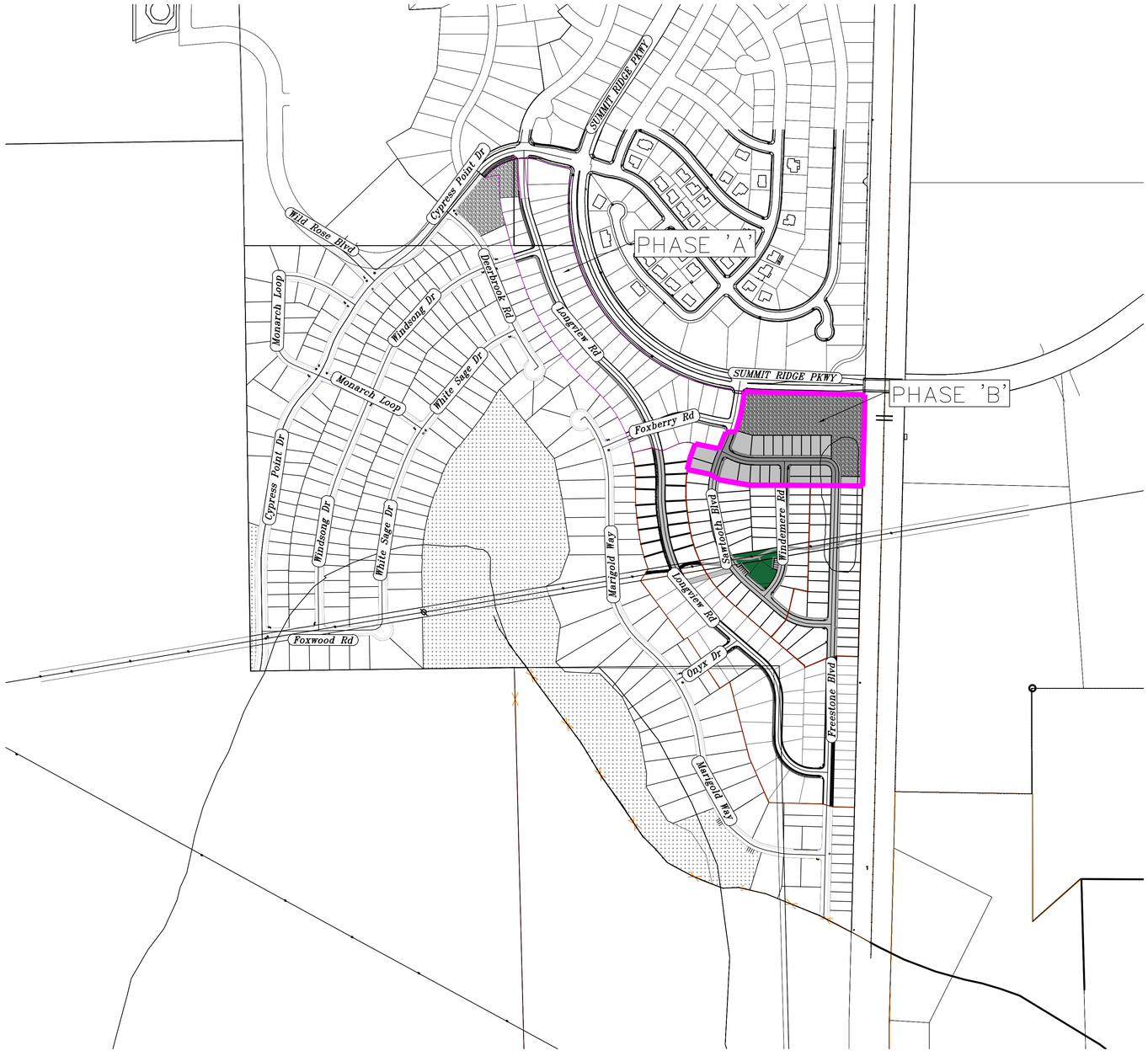
The Hills @ Summit Ridge
PHASE 'B'
March 20

Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	7.50 ACRES
TOTAL LOT ACREAGE	2.76 ACRES
TOTAL ROW ACREAGE	1.15 ACRES
TOTAL OPEN SPACE	3.59 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	2.80 / dua
NUMBER OF LOTS	21 LOTS

PROJECT ENGINEER & SURVEYOR

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

PROJECT DEVELOPER

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
UP-01	SITE & UTILITY PLANS
GR-01-3	GRADING PLANS
PP-01-5	PLAN & PROFILE SHEETS
LS-01	LANDSCAPE PLANS (PONDS)
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-04	TYPICAL DETAILS

NOTES:

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

NOTES TO CONTRACTOR:

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

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

NORTH

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:3.17.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

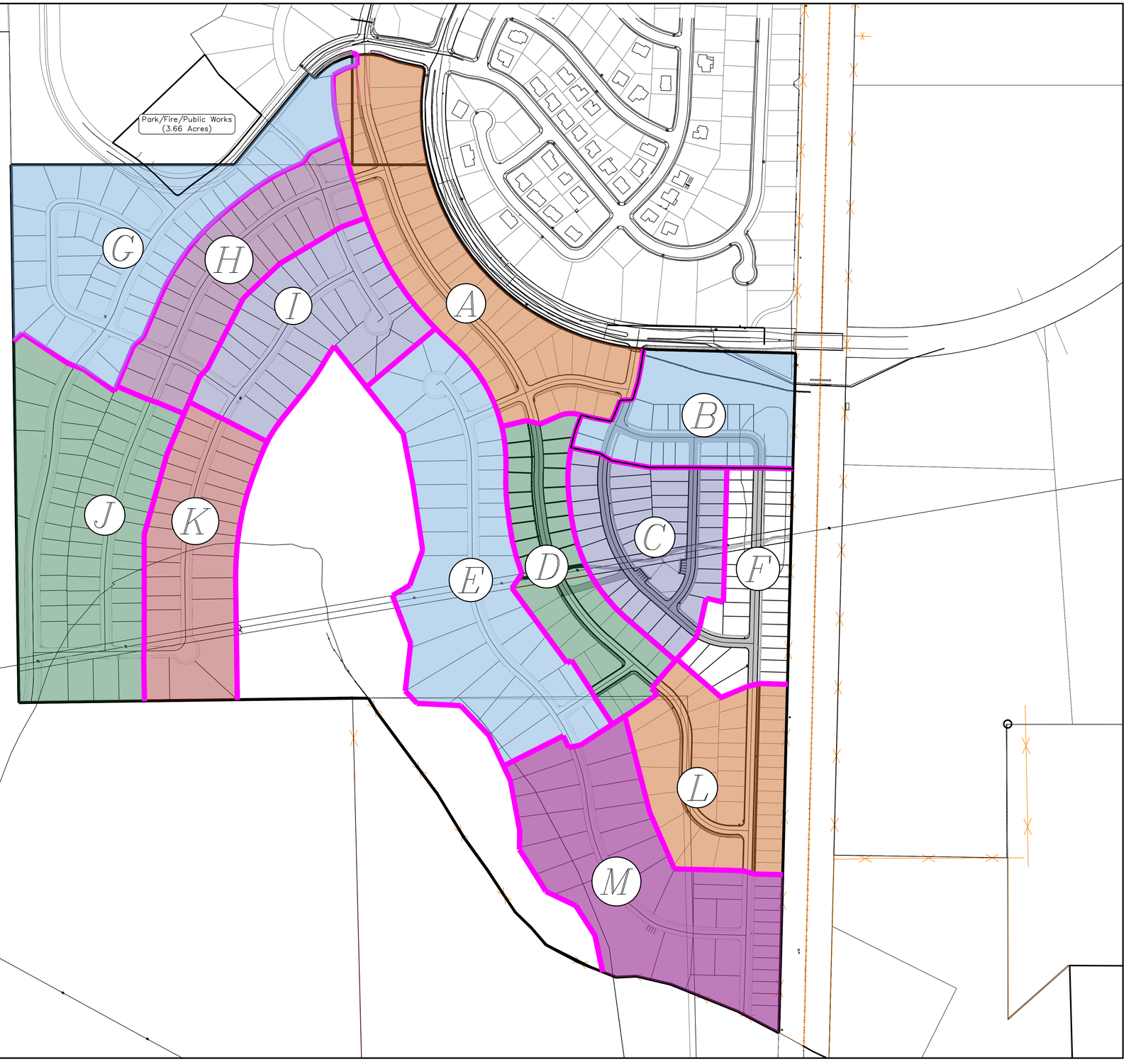
C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE B\CS-01

NORTH

100 0 200 400 600

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

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



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

PROFESSIONAL LAND SURVEYOR
187703
Daniel L. Ingbar
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

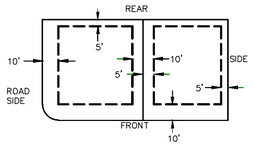
SHEET:
PH-01

C:\USERS\SHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE B\PH-01

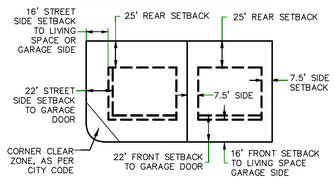
THE HILLS @ SUMMIT RIDGE
PHASE 'B1'

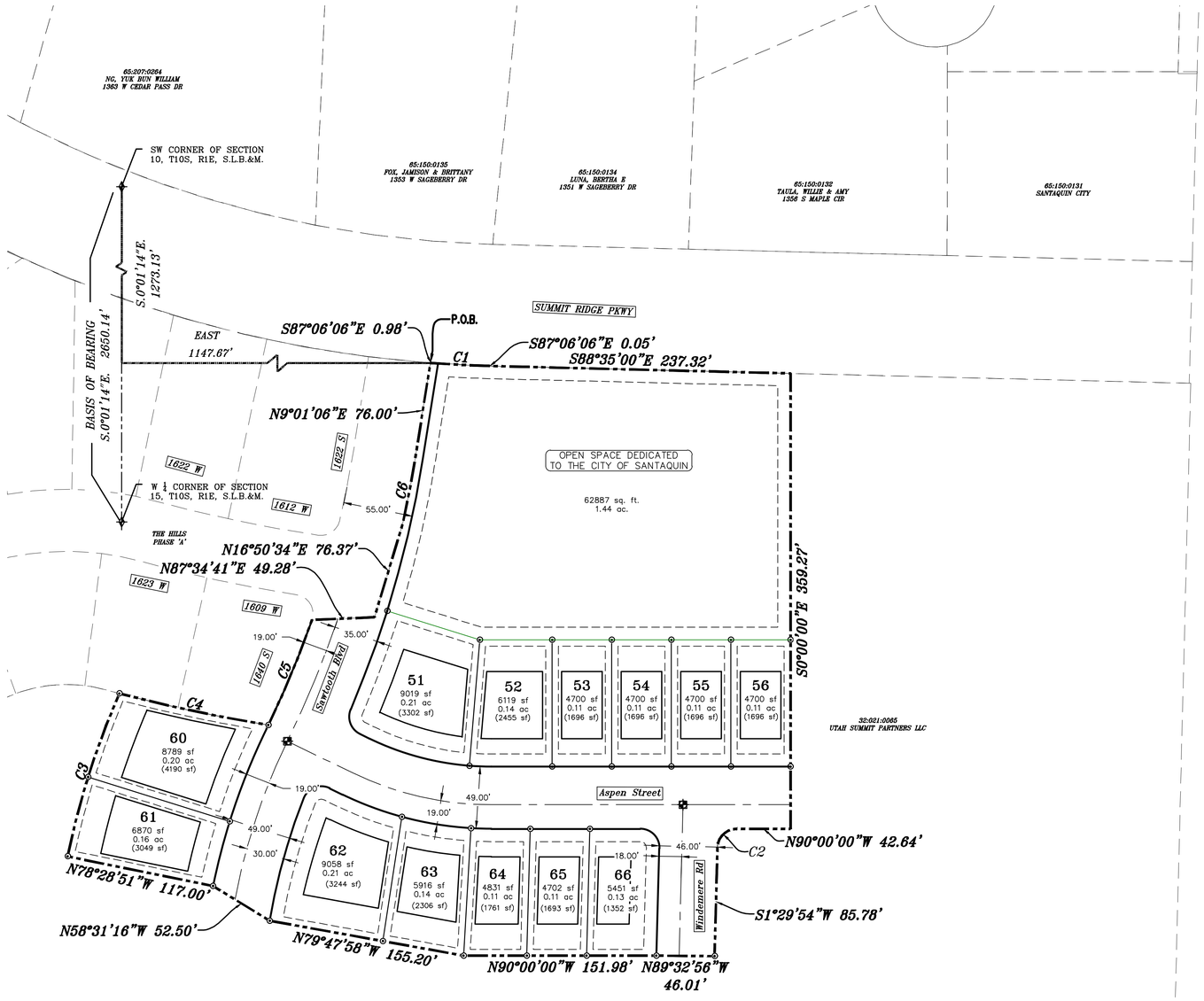
LOCATED IN THE SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)





CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	45.79'	948.56'	45.78'	S87°06'06"E	2°45'56"
C2	23.17'	15.00'	20.93'	S45°44'57"W	88°30'06"
C3	135.07'	635.00'	134.82'	N17°36'46"E	12°11'15"
C4	120.12'	1247.56'	120.07'	S78°02'15"E	5°31'00"
C5	89.87'	782.00'	89.82'	N22°32'03"E	6°35'05"
C6	53.40'	830.00'	53.39'	N10°51'41"E	3°41'10"

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.11 ACRES
TOTAL LOT ACREAGE	1.83 ACRES
TOTAL ROW ACREAGE	0.84 ACRES
TOTAL OPEN SPACE	1.44 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	3.16 / dua
NUMBER OF LOTS	13 LOTS

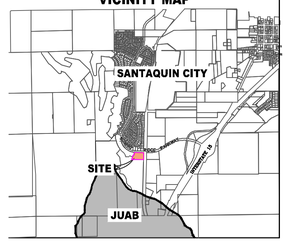
PROJECT DEVELOPER

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)

BASIS OF BEARING

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

NOTES:

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

UTILITIES APPROVAL

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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____

NORTH

0 25 50 100 200

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

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS_____DAY OF_____, 20 ____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

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

PHASE B

BEGINNING AT A POINT THAT IS S.0°01'14 E. A DISTANCE OF 1273.13' ALONG THE SECTION LINE AND EAST 1147.67' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 87° 06' 06" E FOR A DISTANCE OF 0.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 45' 56", HAVING A RADIUS OF 948.56 FEET, AND WHOSE LONG CHORD BEARS S 87° 06' 06" E FOR A DISTANCE OF 45.78 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 87° 06' 06" E FOR A DISTANCE OF 0.05 FEET TO A POINT ON A LINE. THENCE, S 88° 35' 00" E FOR A DISTANCE OF 237.32 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 359.27 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" W FOR A DISTANCE OF 42.64 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 30' 06", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 44' 57" W FOR A DISTANCE OF 20.93 FEET. THENCE, S 01° 29' 54" W FOR A DISTANCE OF 85.78 FEET TO A POINT ON A LINE. THENCE, N 89° 32' 56" W FOR A DISTANCE OF 46.01 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" W FOR A DISTANCE OF 151.98 FEET TO A POINT ON A LINE.

THENCE, N 79° 47' 58" W FOR A DISTANCE OF 155.20 FEET TO A POINT ON A LINE. THENCE, N 58° 31' 16" W FOR A DISTANCE OF 52.50 FEET TO A POINT ON A LINE. THENCE, N 78° 28' 51" W FOR A DISTANCE OF 117.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 12° 11' 15", HAVING A RADIUS OF 635.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 36' 46" E FOR A DISTANCE OF 134.82 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 05° 31' 00", HAVING A RADIUS OF 1247.56 FEET, AND WHOSE LONG CHORD BEARS S 78° 02' 15" E FOR A DISTANCE OF 120.07 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 35' 05", HAVING A RADIUS OF 782.00 FEET, AND WHOSE LONG CHORD BEARS N 22° 32' 03" E FOR A DISTANCE OF 89.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 87° 34' 41" E FOR A DISTANCE OF 49.28 FEET TO A POINT ON A LINE. THENCE, N 16° 50' 34" E FOR A DISTANCE OF 76.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 41' 10", HAVING A RADIUS OF 830.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 51' 41" E FOR A DISTANCE OF 53.39 FEET. THENCE N 09° 01' 06" E A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING

CONTAINING 4.11 ACRES OF LAND AND 13 LOTS

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

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

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

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

_____ _____

_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ **PRINTED FULL NAME OF NOTARY**

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____

APPROVED MAYOR OF SANTAQUIN

_____ _____

_____ _____

_____ _____

_____ _____

_____ ATTEST_____

ENGINEER (See Seal Below)

CLERK-RECORDER (See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'B1'

_____ UTAH COUNTY, UTAH

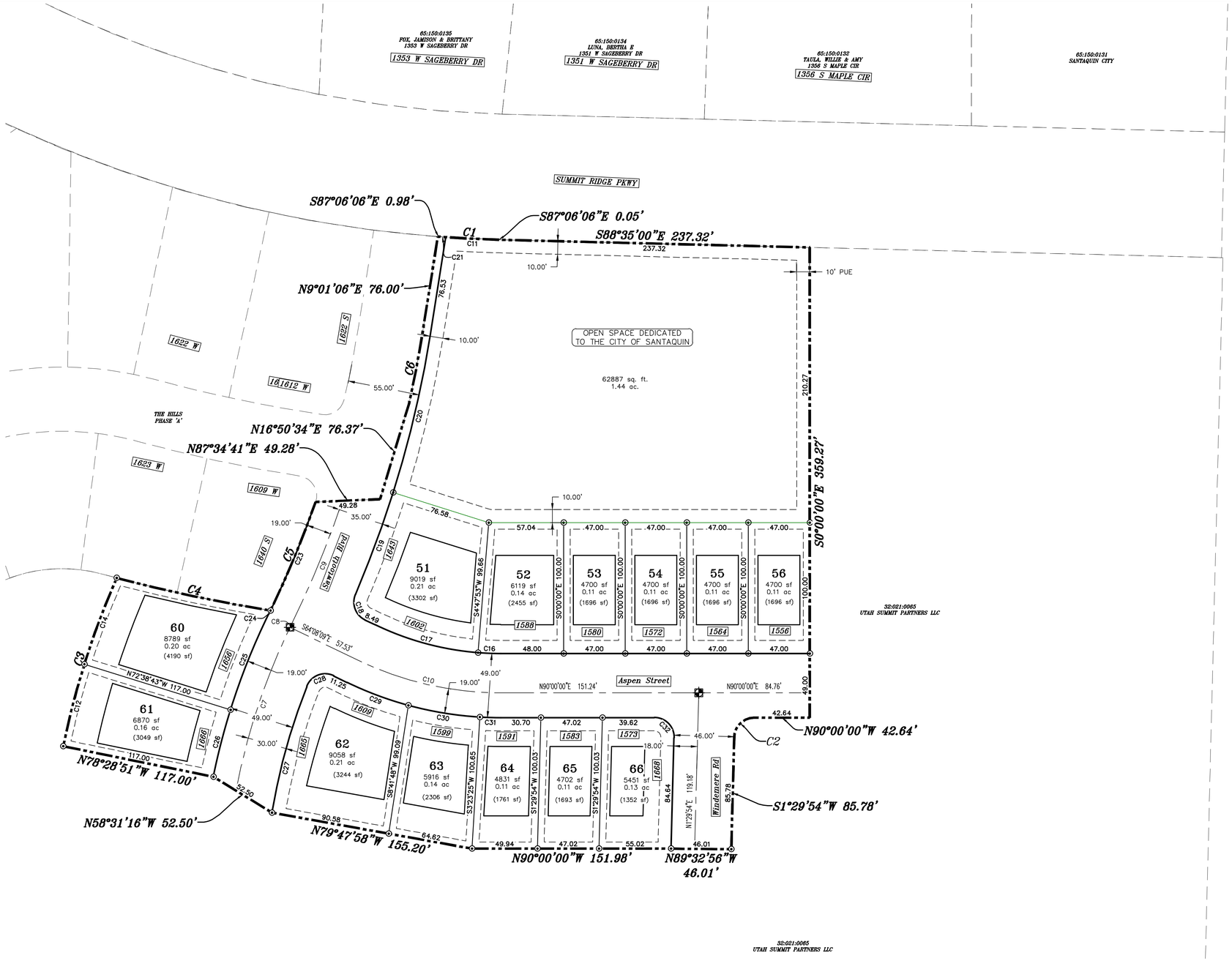
SCALE: 1" = 50 FEET

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

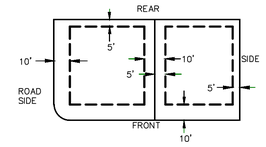
This form approved by Utah County and the municipalities therein.

SHEET 1 of 2

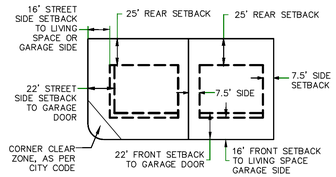
THE HILLS @ SUMMIT RIDGE
PHASE 'B1'



PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

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

NORTH

0 20 40 80 120

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

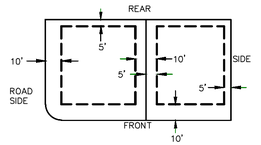
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	45.79'	948.56'	45.78'	S87°06'06"E	2°45'56"
C2	23.17'	15.00'	20.93'	S45°44'57"W	88°30'06"
C3	135.07'	635.00'	134.82'	N17°36'46"E	12°11'15"
C4	120.12'	1247.56'	120.07'	S78°02'15"E	5°31'00"
C5	89.87'	782.00'	89.82'	N22°32'03"E	6°35'05"
C6	53.40'	830.00'	53.39'	N10°51'41"E	3°41'10"
C7	131.85'	499.00'	131.47'	S18°17'40"W	15°08'22"
C8	1.70'	499.00'	1.70'	S25°57'42"W	0°11'43"
C9	102.84'	801.00'	102.77'	S22°22'52"W	7°21'22"
C10	112.85'	250.00'	111.90'	S77°04'05"E	25°51'51"
C11	40.74'	948.56'	40.74'	S87°15'14"E	2°27'39"
C12	64.68'	635.00'	64.65'	N14°26'13"E	5°50'08"
C14	70.39'	635.00'	70.36'	N20°31'50"E	6°21'06"
C16	17.39'	220.00'	17.38'	S87°44'08"E	4°31'44"
C17	81.92'	220.00'	81.45'	S74°48'13"E	21°20'07"
C18	22.85'	15.00'	20.70'	S20°30'08"E	87°16'03"
C19	83.01'	836.00'	82.97'	S20°17'14"W	5°41'20"
C20	122.92'	836.00'	122.81'	S13°13'50"W	8°25'27"
C21	5.05'	948.56'	5.05'	S85°52'16"E	0°18'17"
C23	89.87'	782.00'	89.82'	N22°32'03"E	6°35'05"
C24	3.18'	782.00'	3.18'	N25°56'35"E	0°13'58"
C25	78.70'	518.00'	78.62'	N21°42'25"E	8°42'16"
C26	52.76'	518.00'	52.74'	N14°26'13"E	5°50'08"
C27	100.19'	469.00'	100.00'	S15°26'57"W	12°14'23"
C28	24.69'	15.00'	21.99'	S68°43'00"W	94°17'42"
C29	50.12'	269.00'	50.05'	N69°28'26"W	10°40'33"
C30	55.39'	269.00'	55.29'	N80°42'39"W	11°47'53"
C31	15.92'	269.00'	15.91'	N88°18'18"W	3°23'25"
C32	23.95'	15.00'	21.49'	N44°15'03"W	91°29'54"

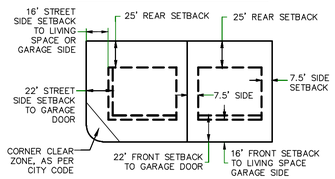
THE HILLS @ SUMMIT RIDGE
PHASE 'B2'

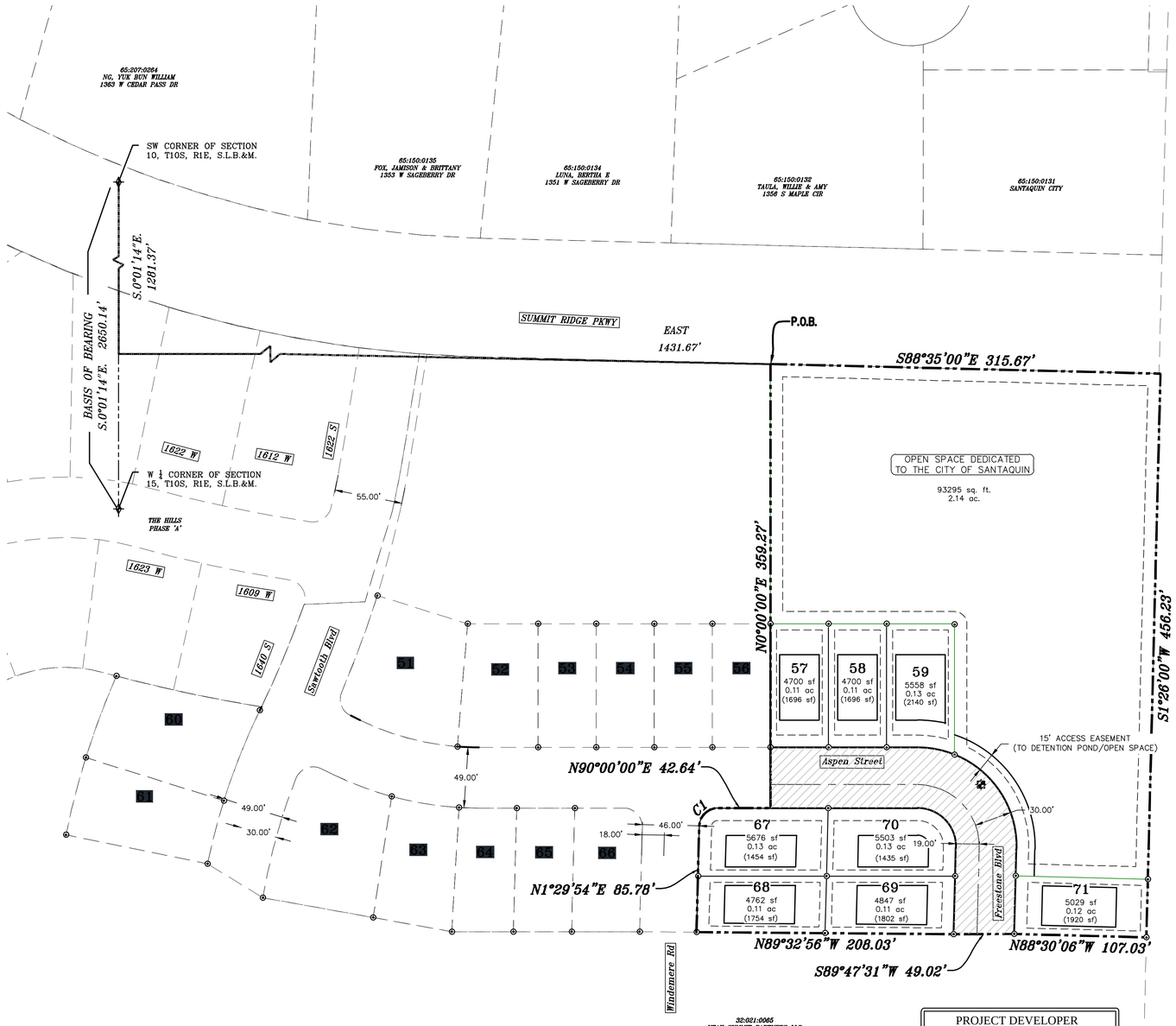
LOCATED IN THE SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)





CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.17'	15.00'	20.93'	N45°44'57"E	88°30'06"

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	3.39 ACRES
TOTAL LOT ACREAGE	0.94 ACRES
TOTAL ROW ACREAGE	0.31 ACRES
TOTAL OPEN SPACE	2.14 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	2.35 / dua
NUMBER OF LOTS	8 LOTS

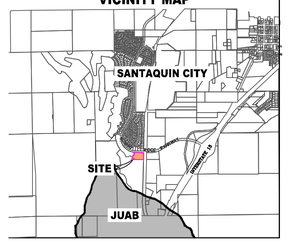
PROJECT DEVELOPER

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)

BASIS OF BEARING

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

NOTES:

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

UTILITIES APPROVAL

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

ROCKY MTN POWER _____

CENTRACOM _____

CENTURY LINK _____

NORTH

0 25 50 100 200

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

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS_____DAY OF_____, 20 ____

DOMINION ENERGY COMPANY

BY– _____

TITLE– _____

SHEET 1 of 2

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

PHASE B2

BEGINNING AT A POINT THAT IS S.0°01'14 E. A DISTANCE OF 1281.37' ALONG THE SECTION LINE AND EAST 1431.67' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 88° 35' 00" E FOR A DISTANCE OF 315.67 FEET TO A POINT ON A LINE.

THENCE, S 01° 26' 00" W FOR A DISTANCE OF 456.23 FEET TO A POINT ON A LINE.

THENCE, N 88° 30' 06" W FOR A DISTANCE OF 107.03 FEET TO A POINT ON A LINE.

THENCE, S 89° 47' 31" W FOR A DISTANCE OF 49.02 FEET TO A POINT ON A LINE.

THENCE, N 89° 32' 56" W FOR A DISTANCE OF 208.03 FEET TO A POINT ON A LINE.

THENCE, N 01° 29' 54" E FOR A DISTANCE OF 85.78 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 30' 06", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 44' 57" E FOR A DISTANCE OF 20.93 FEET.

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 42.64 FEET TO A POINT ON A LINE.

THENCE N 00° 00' 00" E A DISTANCE OF 359.27 FEET TO THE POINT OF BEGINNING

CONTAINING 3.39 ACRES OF LAND AND 8 LOTS

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

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

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

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

_____ _____

_____ _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____ _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ **PRINTED FULL NAME OF NOTARY**

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____

APPROVED MAYOR OF SANTAQUIN

_____ _____

_____ _____

_____ _____

_____ _____

_____ ATTEST_____

ENGINEER (See Seal Below)

CLERK–RECORDER (See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'B2'

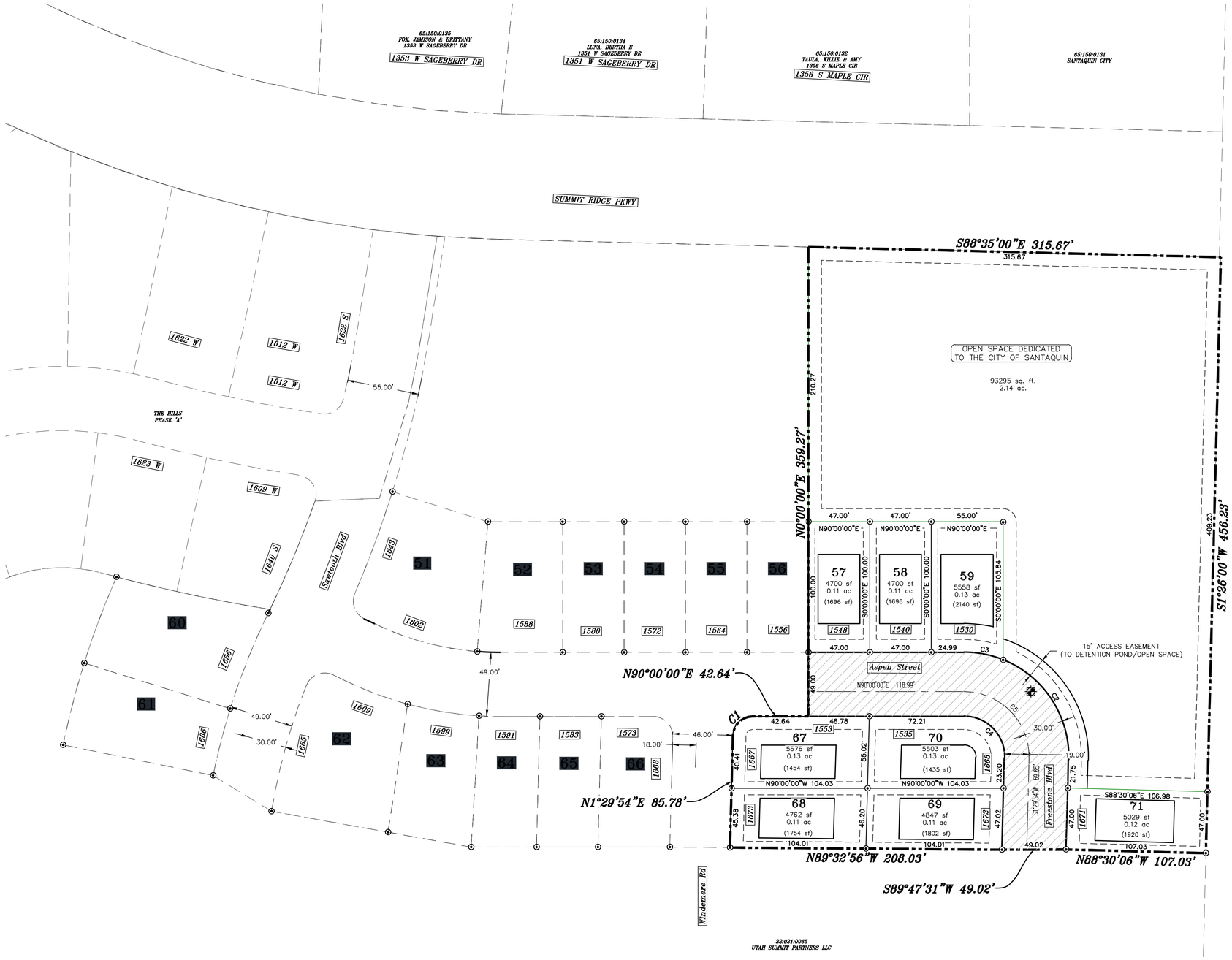
_____ UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

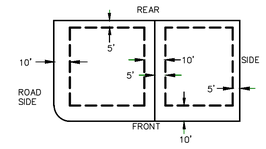
NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	COUNTY–RECORDER SEAL

This form approved by Utah County and the municipalities therein.

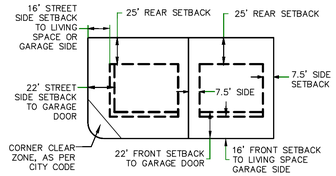
THE HILLS @ SUMMIT RIDGE
PHASE 'B2'



PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

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

NORTH

0 20 40 80 120

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.17'	15.00'	20.93'	N45°44'57"E	88°30'06"
C2	97.00'	80.00'	91.16'	S33°14'11"E	69°28'09"
C3	30.76'	80.00'	30.57'	S78°59'08"E	22°01'45"
C4	49.51'	31.00'	44.41'	N44°15'03"W	91°29'54"
C5	79.85'	50.00'	71.63'	S44°15'03"E	91°29'54"

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

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. -UNUSED-
10. ENSURE 10' MINIMUM SEPARATION BETWEEN CULINARY WATER & SEWER MAINS
11. INSTALL 24' DRIVE ACCESS TO OPEN SPACE/POND

LEGEND

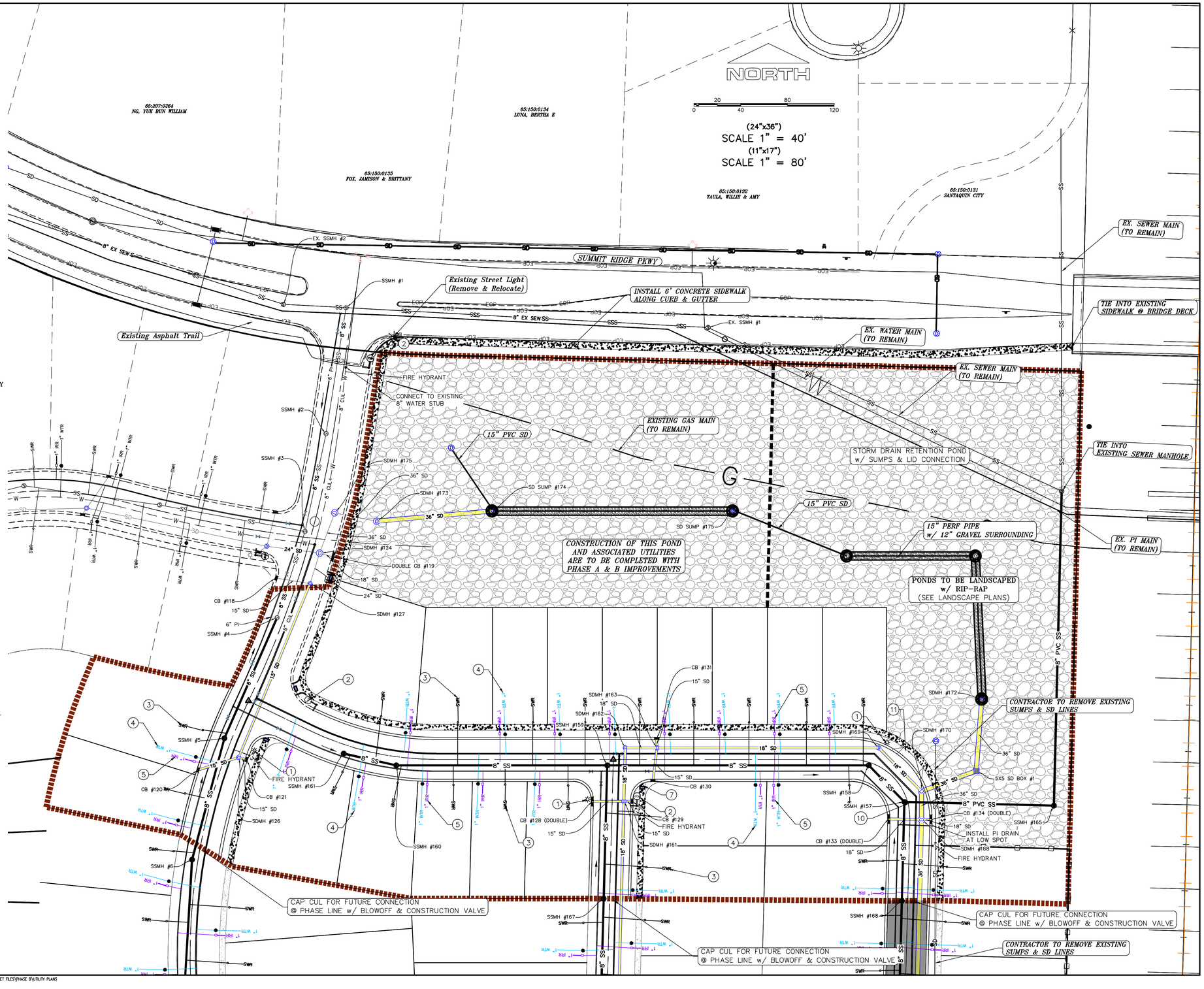
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- 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

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.



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

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE PHASE 'B'

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

DATE: 3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-01

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

SUMMIT RIDGE PKWY

EX. SEWER MAIN (TO REMAIN)

EX. WATER MAIN (TO REMAIN)

PLACE LANDSCAPE BOULDER ON CENTER BETWEEN TREES

45° SVT

EX. SEWER MAIN (TO REMAIN)

6-8" RIP-RAP

STORM DRAIN RETENTION POND w/ SUMPS & LID CONNECTION

EX. SSMH

EX. PI MAIN (TO REMAIN)

15" PERF PIPE w/ 12" GRAVEL SURROUNDING

PONDS TO BE LANDSCAPED w/ RIP-RAP

PLACE MIRAFI 160n FABRIC UNDER RIP-RAP (OR APPROVED EQUAL)

INSTALL 1" PI LATERAL w/ METER FOR OPEN SPACE (INSTALLED w/ PHASE A)

6' TAN VINYL FENCE ON ALL AREAS ADJOINING PRIVATE PROPERTY ADJOINING PROPERTY OWNERS TO OWN/MAINTAIN FENCE --FENCE TO BE INSTALLED FULLY ON LOT OWNER PROPERTY (OFFSET FROM PROPERTY LINE 12")

INSTALL 6' TAN VINYL FENCE ALONG EAST BOUNDARY OF PHASE B

6-8" RIP-RAP

INSTALL 6' TAN VINYL FENCE ALONG LOT BOUNDARY OF PHASE B (LOT OWNER TO OWN/MAINTAIN FENCE)

1. COLUMNAR NORWAY MAPLE (2" CALIPER - STAKED)
2. FLOWERING PEAR (2" CALIPER - STAKED)
3. BRONZE CREEKBLEND DECORATIVE ROCK (BETWEEN SIDEWALK AND FENCE)

NORTH

0 10 20 40 60

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

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

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

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:3.17.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
LANDSCAPE PLANS

SHEET:
LS-01

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

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

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

THE HILLS @ SUMMIT RIDGE PHASE 'B'

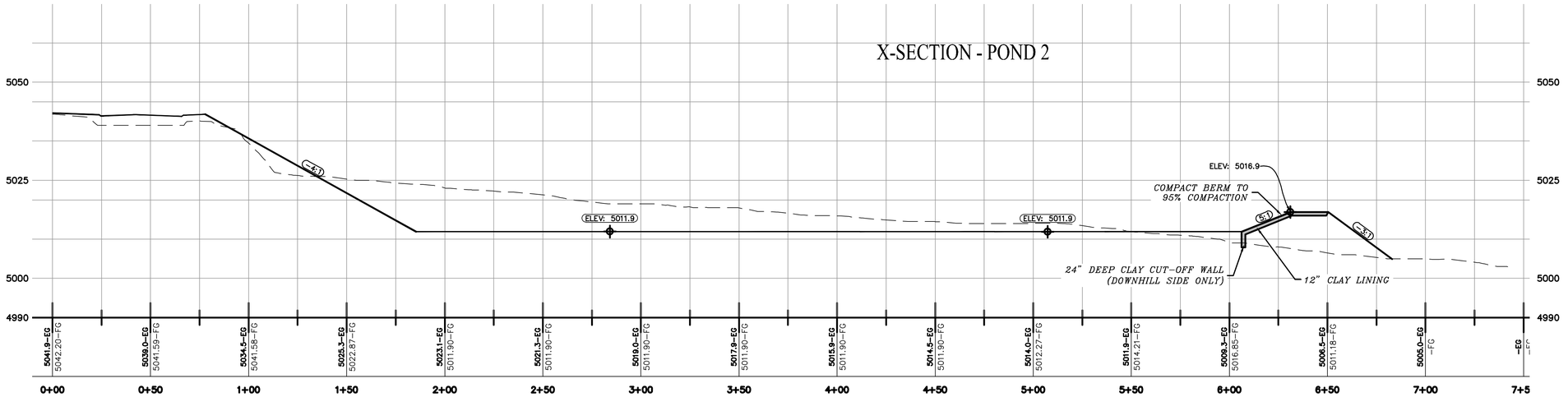
LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

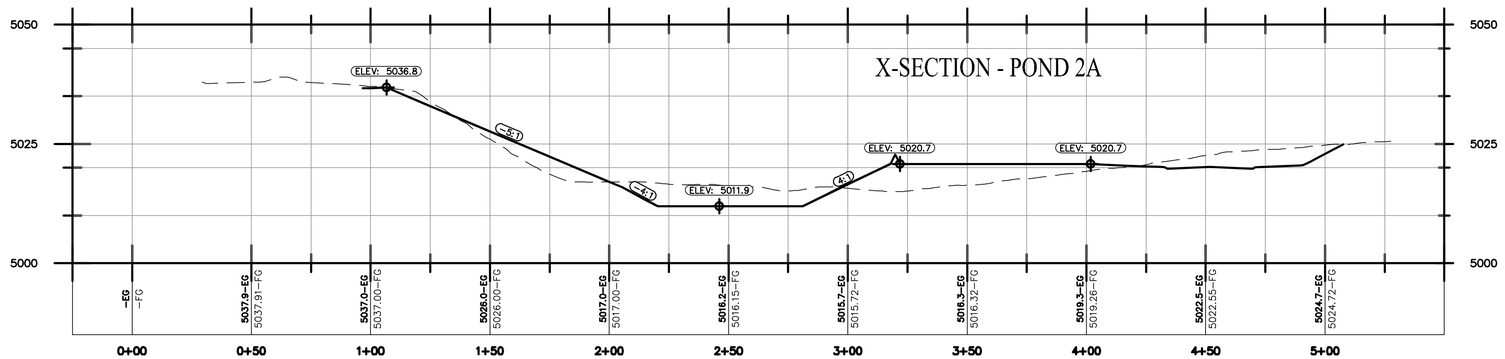
DATE:3.17.2020
PROJECT #

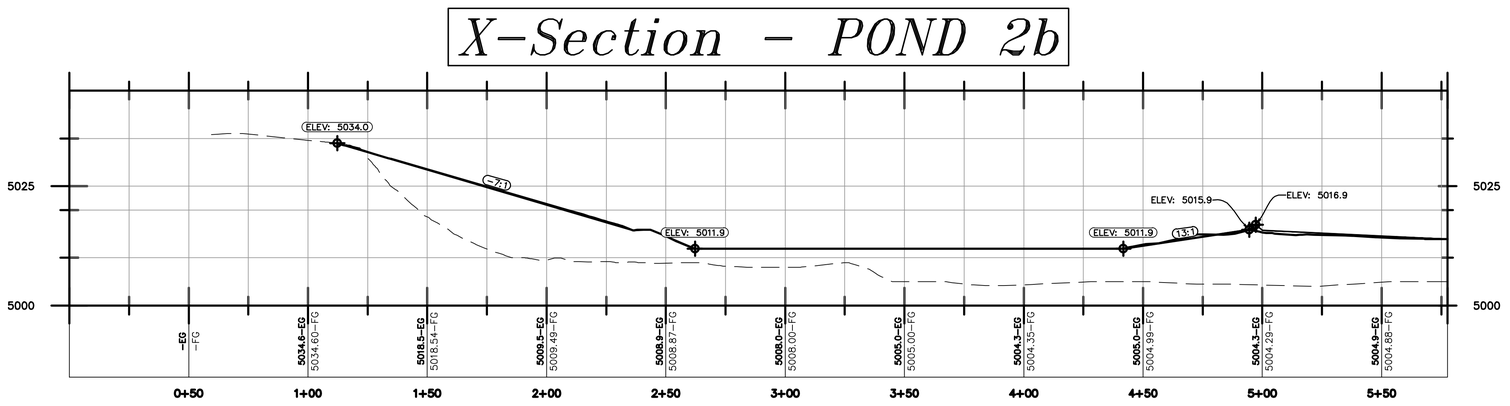
REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-01

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







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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E.
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

SHEET:
GR-02

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

DETAIL 'A'

DETAIL 'B'

DETAIL 'C'

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:3.17.2020
PROJECT #

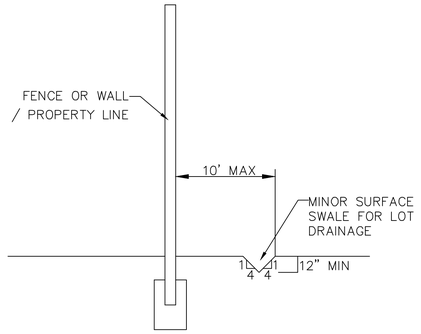
REVISIONS:

1	
2	
3	

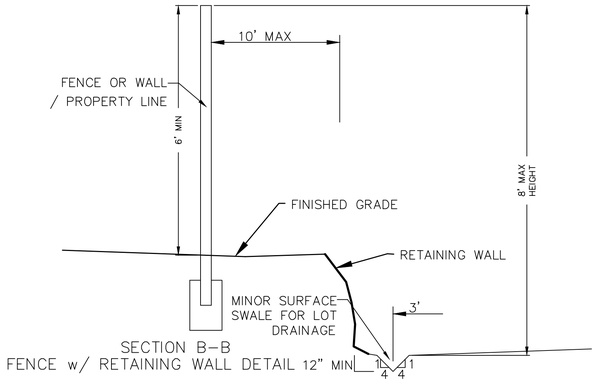
SHEET NAME:
GRADING PLANS

SHEET:
GR-03

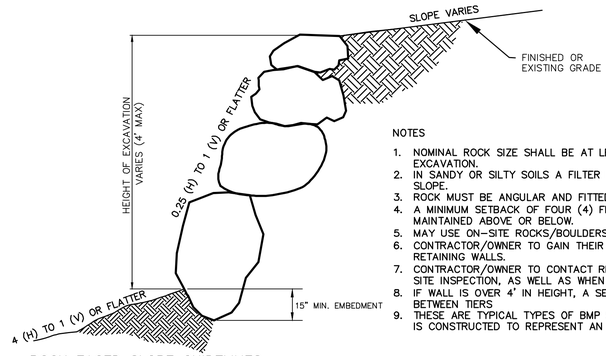
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_096_SUMMIT RIDGE\2_SHEET FILES\PHASE B\GRADING PLANS



SECTION C–C
FENCE DETAIL



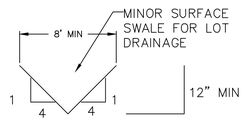
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



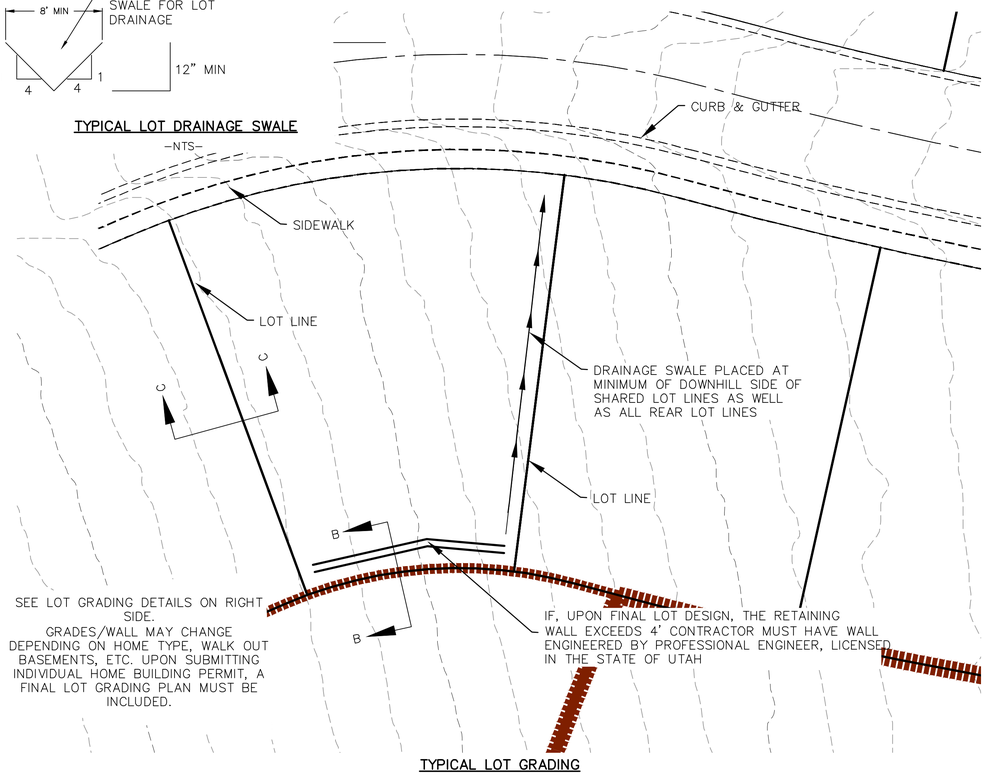
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

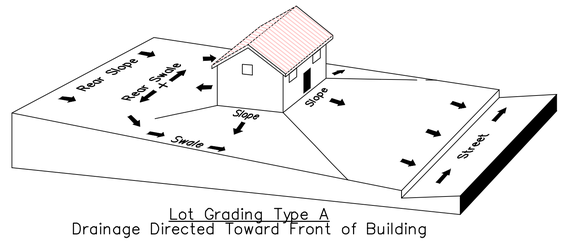
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



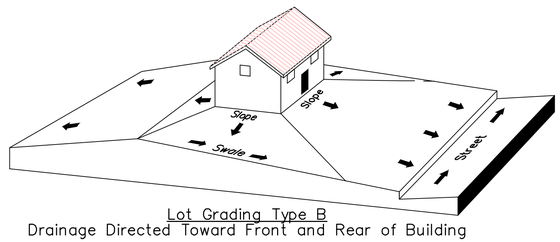
TYPICAL LOT DRAINAGE SWALE
–NTS–



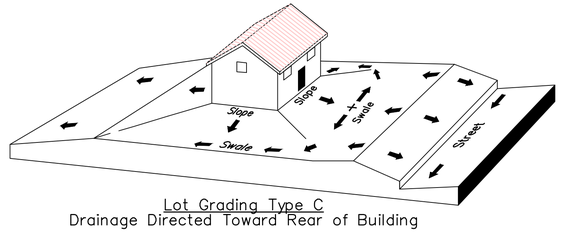
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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

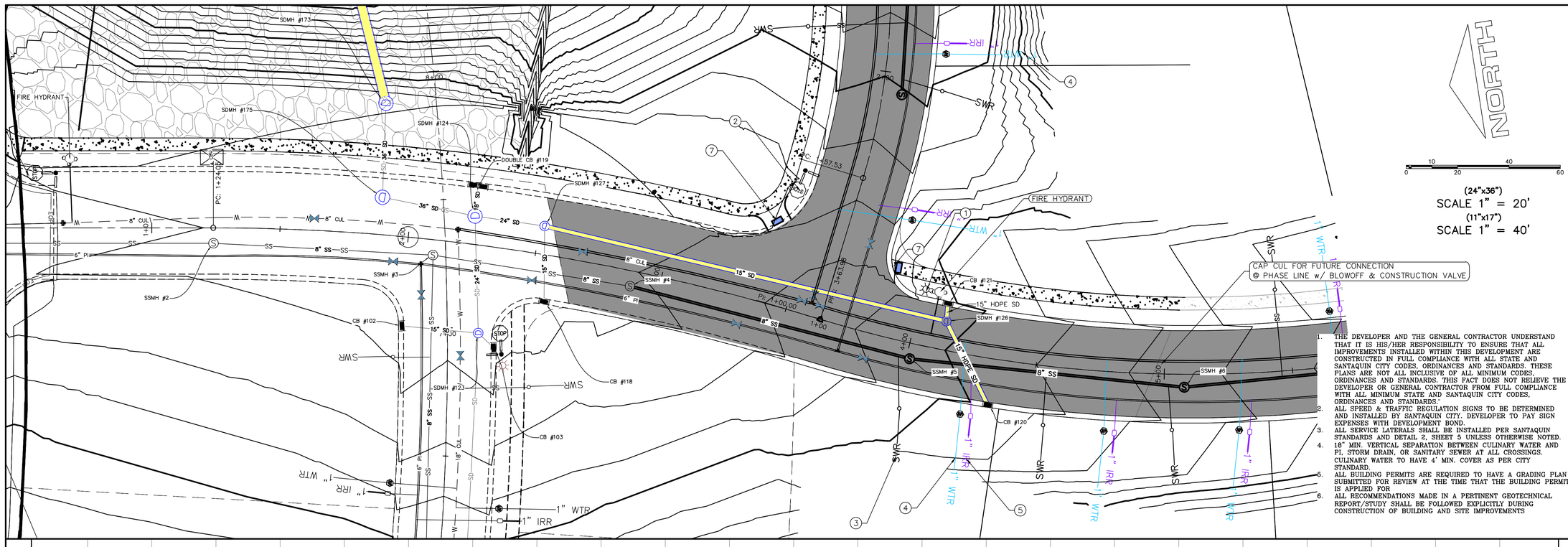
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

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

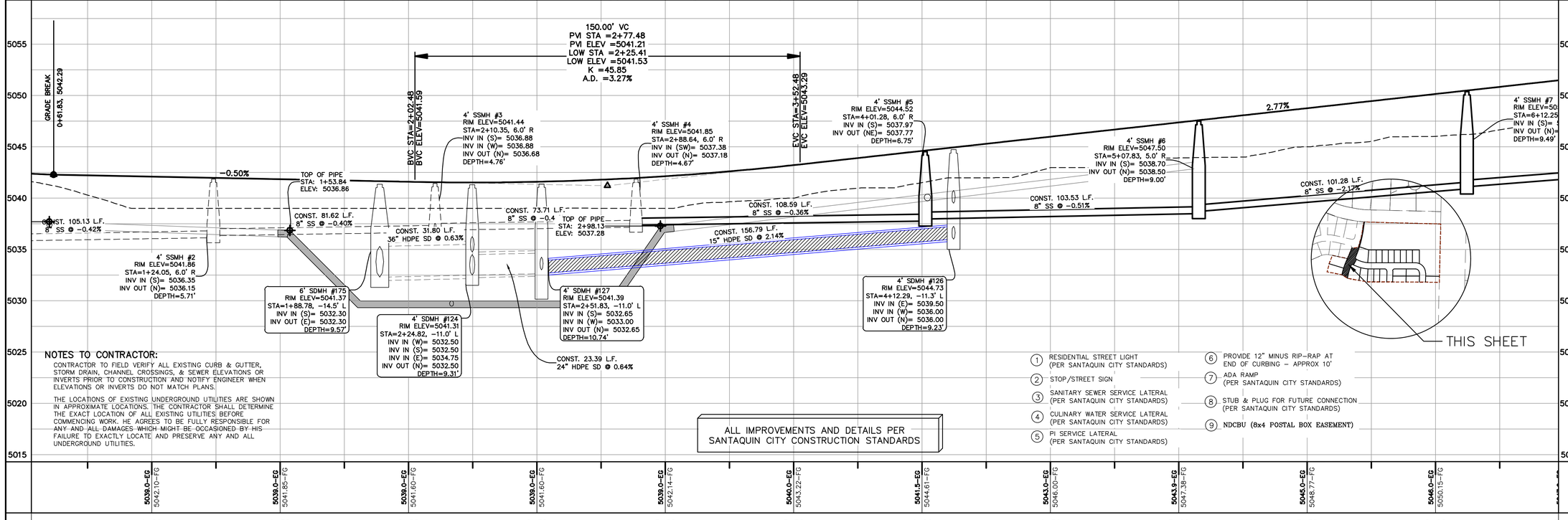
DATE:3.17.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-04

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



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



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.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (8x4 POSTAL BOX EASEMENT)

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

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

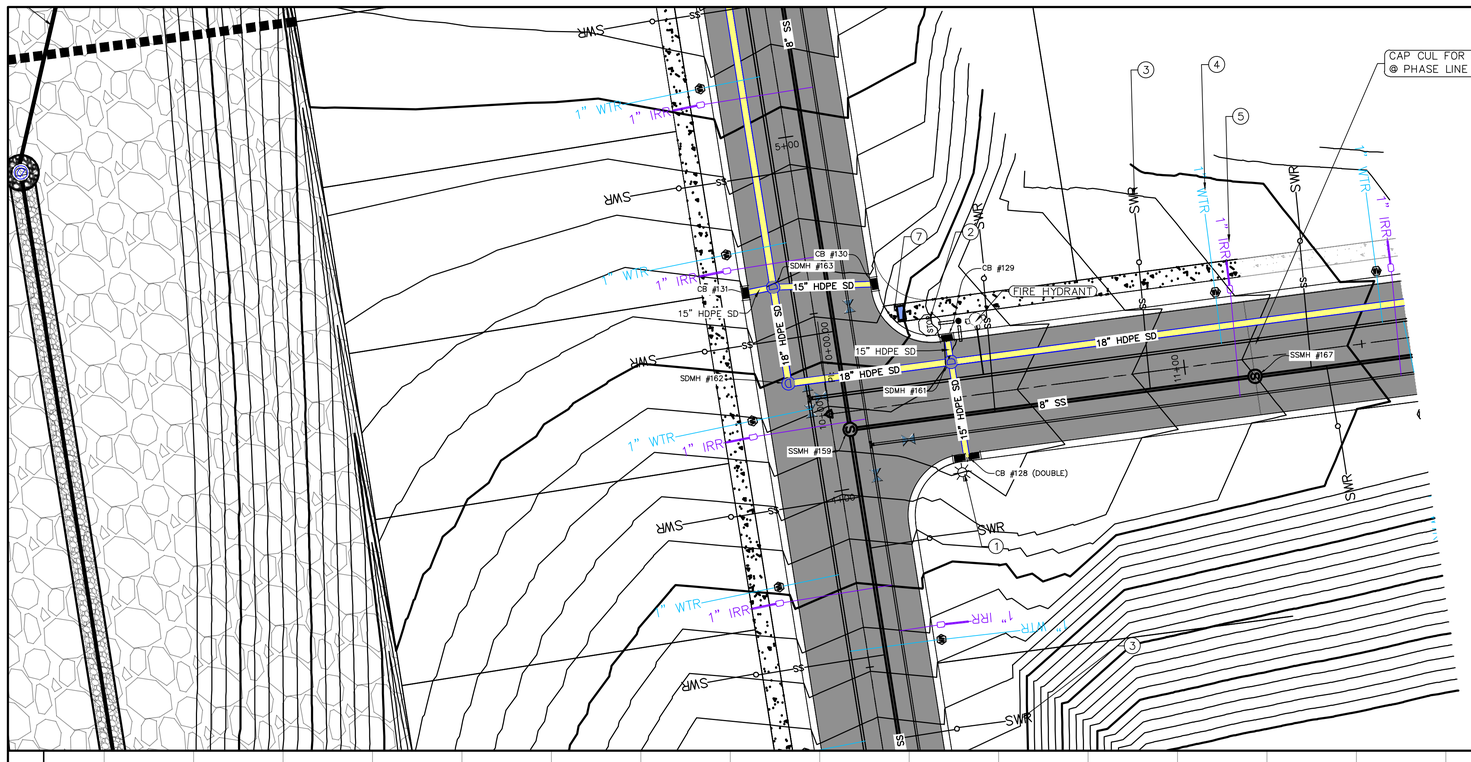
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

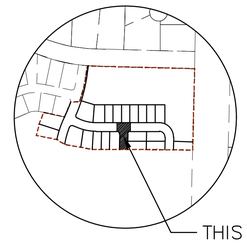
DATE:3.17.2020
PROJECT #

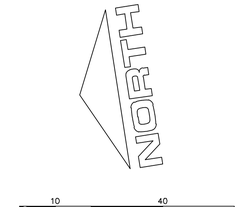
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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

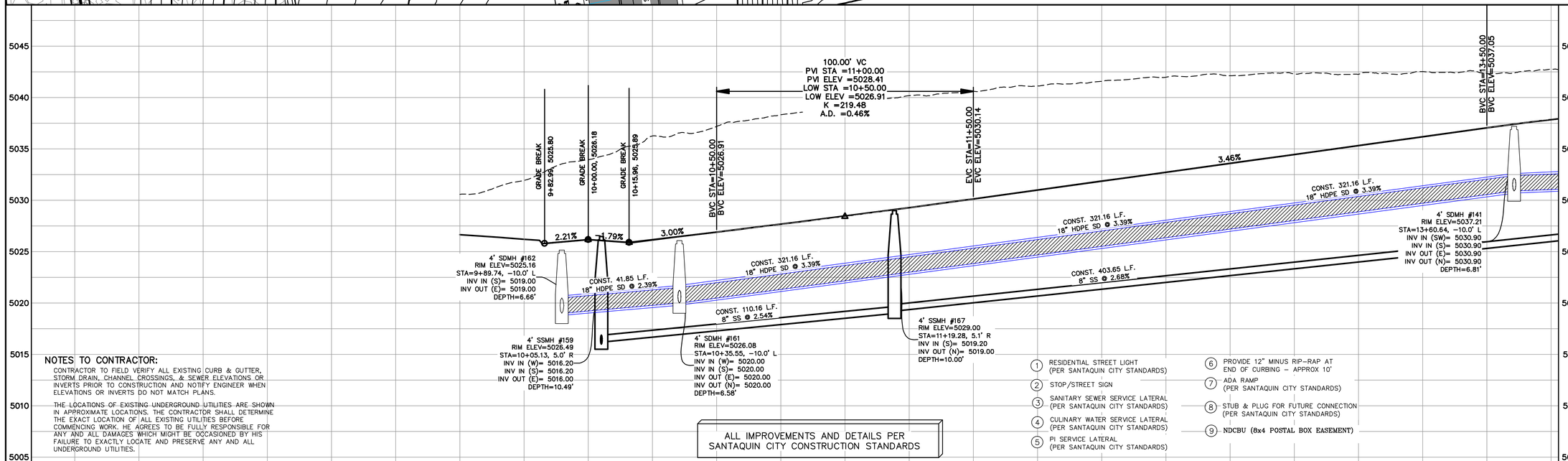






(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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



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.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (8x4 POSTAL BOX EASEMENT)

5030.6–EG	5033.5–EG	5037.2–EG	5039.2–EG	5040.6–EG	5041.6–EG	5042.1–EG	5042.3–EG	5042.3–EG
5026.66–FG	5026.18–FG	5026.91–FG	5028.47–FG	5030.14–FG	5031.87–FG	5033.60–FG	5035.32–FG	5037.05–FG
9+50	10+00	10+50	11+00	11+50	12+00	12+50	13+00	13+50

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

3/17/2020

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

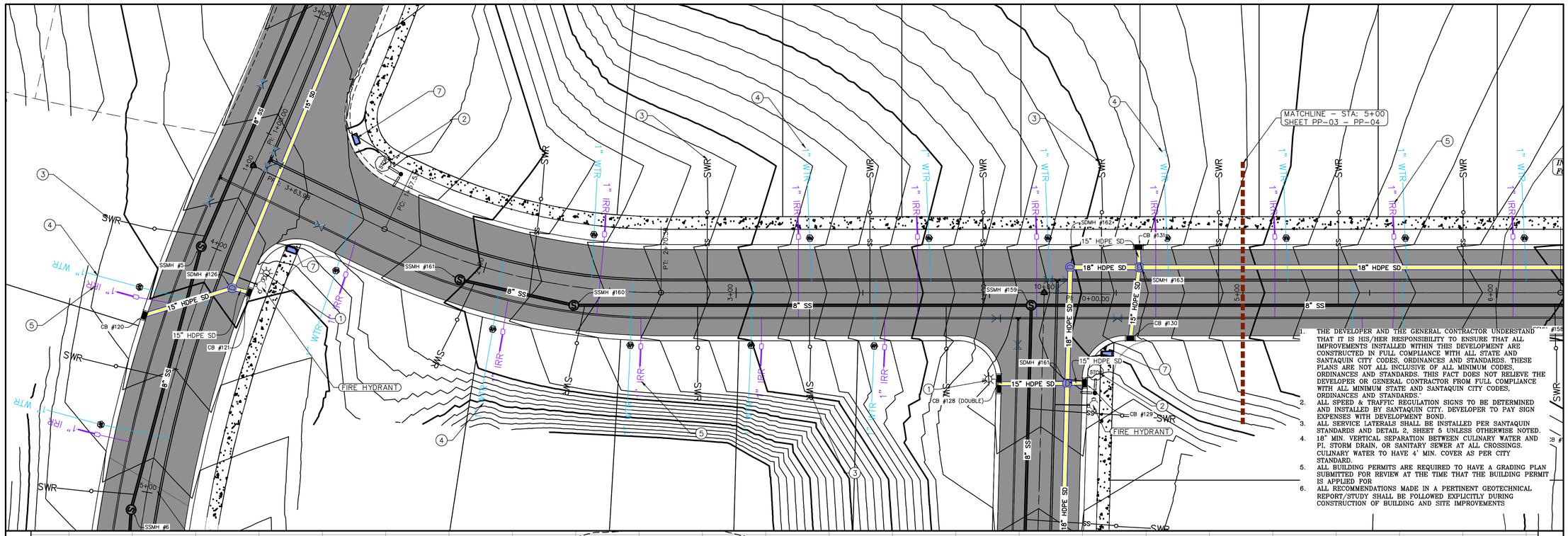
DATE:3.17.2020
PROJECT #

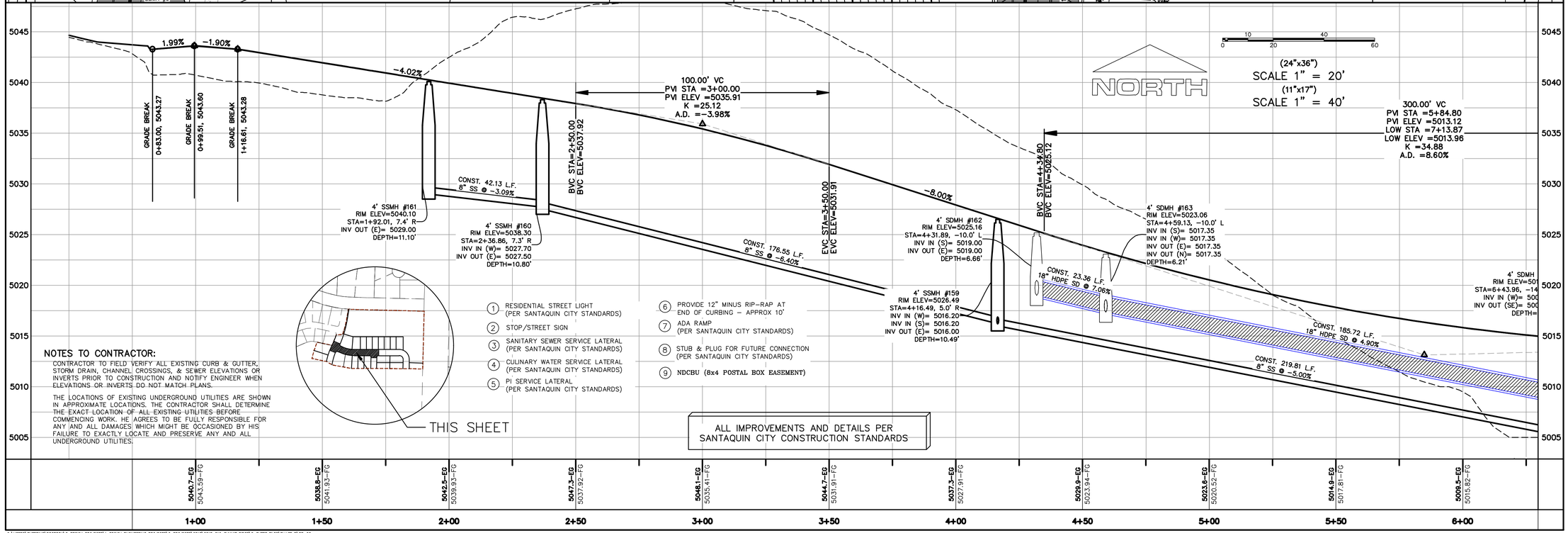
REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-02

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





NOTES TO CONTRACTOR:

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

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

1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (8x4 POSTAL BOX EASEMENT)

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

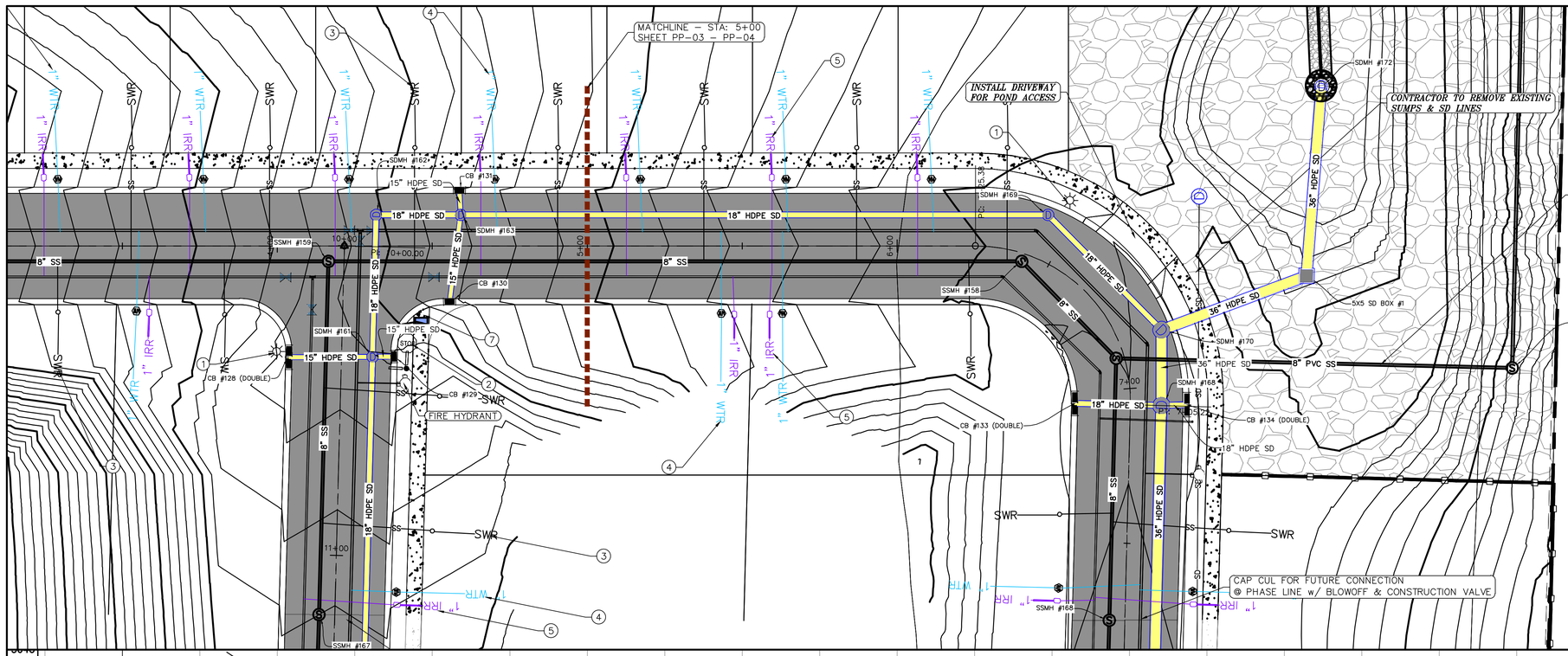
DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

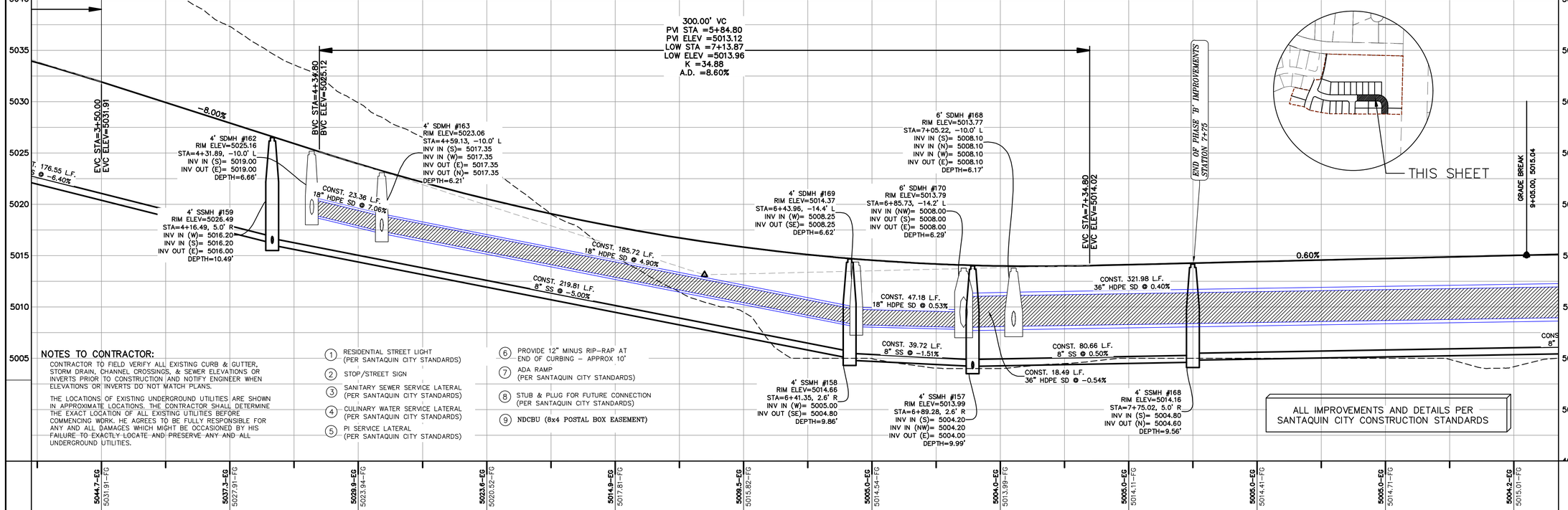
SHEET NAME:
PLAN & PROFILE

SHEET:
PP-03

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



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



NOTES TO CONTRACTOR:

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

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

1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (8x4 POSTAL BOX EASEMENT)

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-04

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

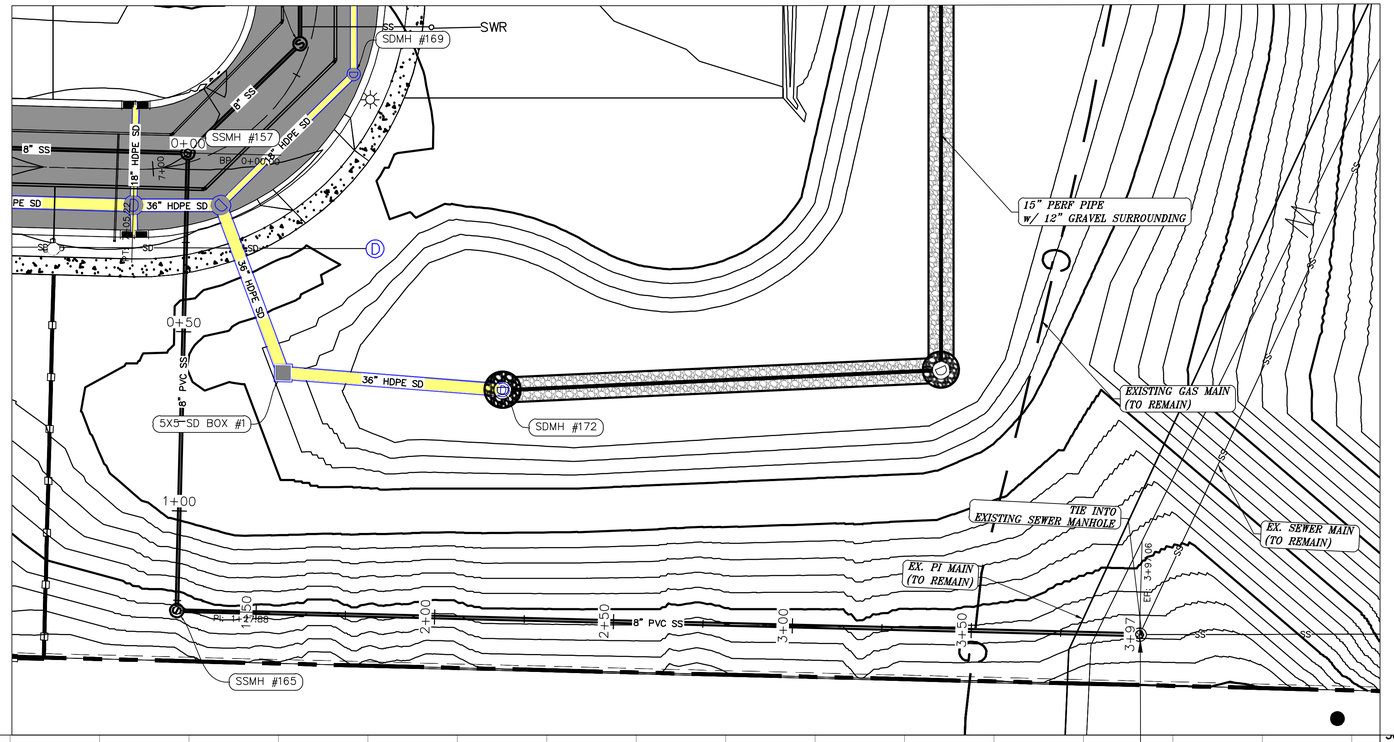
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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

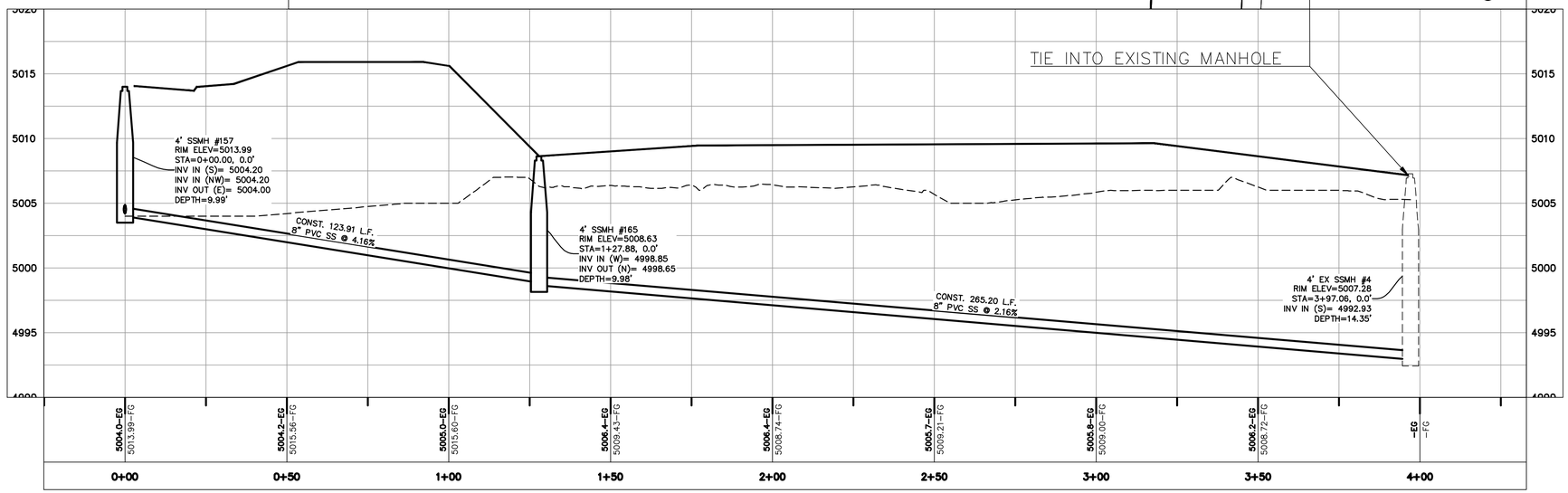
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

0 10 20 40 60

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





NOTES TO CONTRACTOR:

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

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 'B'

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

DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-05

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

LEGEND:

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

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

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

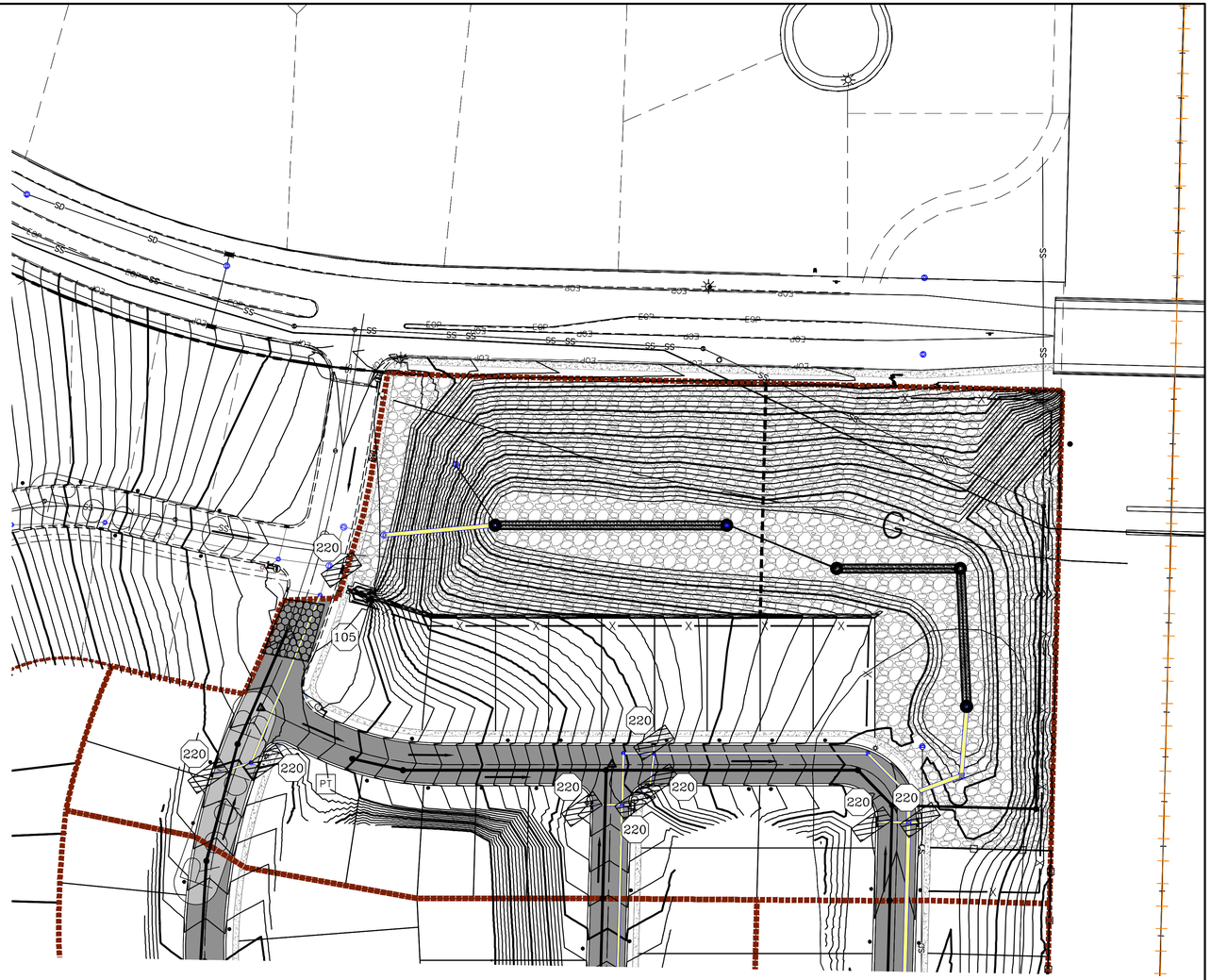
FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

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

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

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

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



NORTH

0 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

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

PROFESSIONAL LAND SURVEYOR 157023 Donald L. Ipsen UTAH

3/17/2020

THE HILLS @ SUMMIT RIDGE PHASE 'B'

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

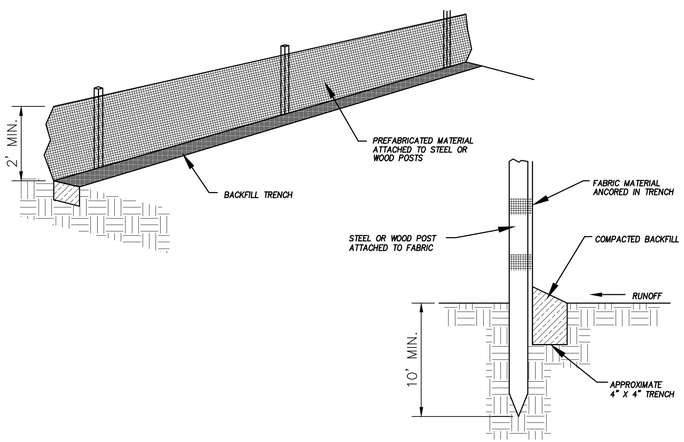
DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

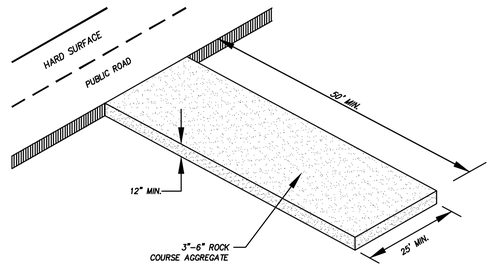
SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01

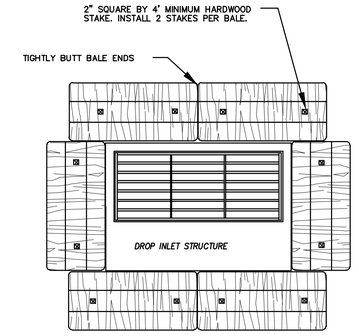
C:\USERS\SHERING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE B\EC-01



DETAIL–A
SILT FENCE DETAIL
–NTS–

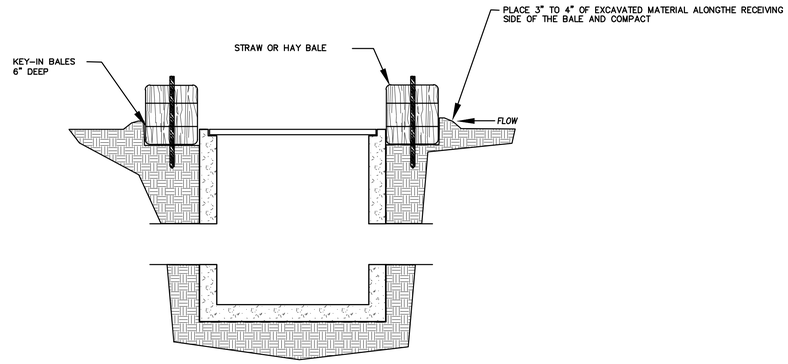


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



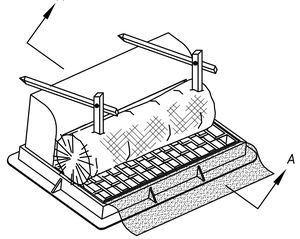
PLAN VIEW

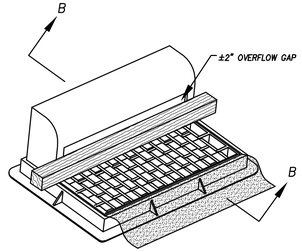
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

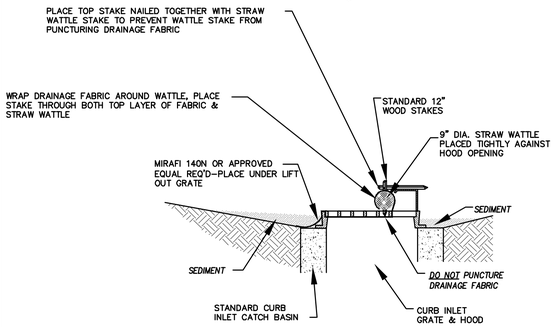


SECTION

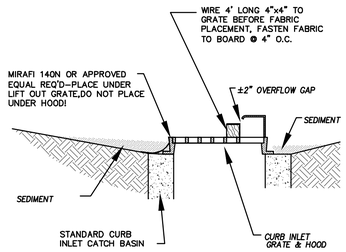
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

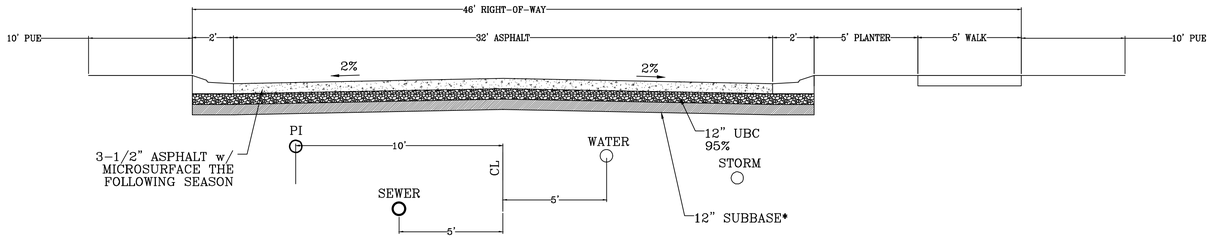
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

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

DATE:3.17.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

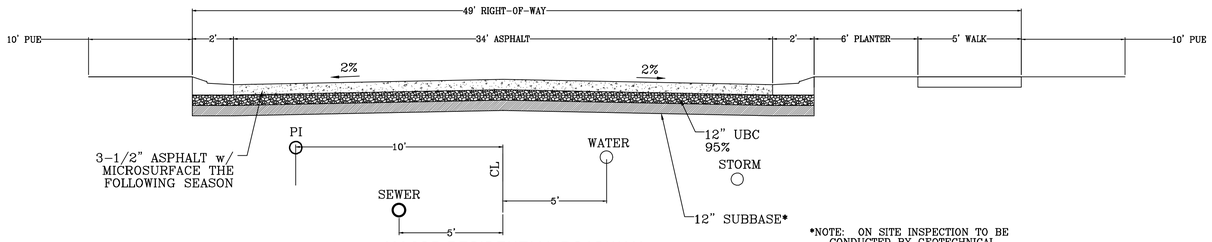
C:\USERS\SHORING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE B\EC-02



MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

500 ADT

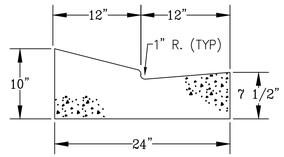


MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

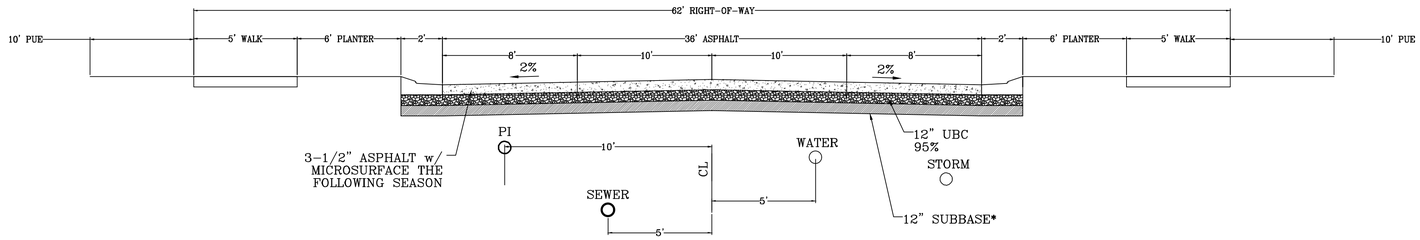
1500 ADT

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



MODIFIED HIGH BACK CURB

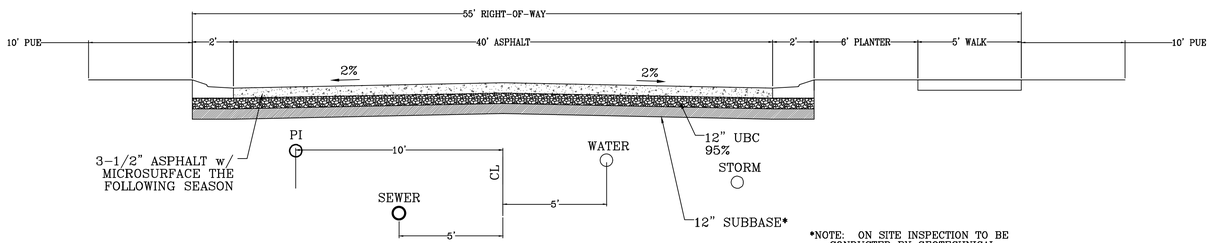
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



62' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST

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



55' ENTRANCE ROAD
Typical Road Section

LOOKING NORTH AND WEST

1500 ADT

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

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

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

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

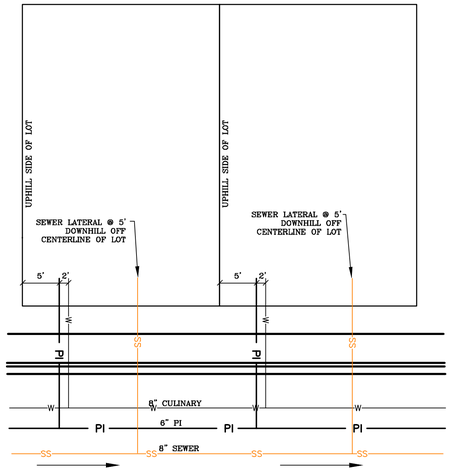
DATE:3.17.2020
PROJECT #

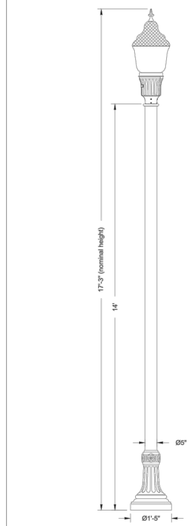
REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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





Specifications

POST DESCRIPTION
The 14-foot pole post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" smooth.

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

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

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

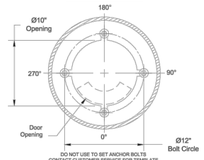
INSTALLATION
The base shall detail with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

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

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

For complete specifications see LUM_GPD.

Anchorage Detail



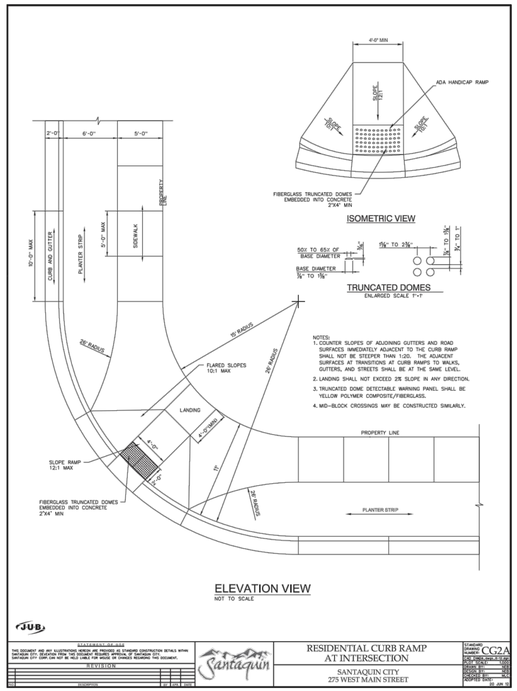
DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:
GPDH04KA5M80NSBFCVRBHPCSL25 - NYA1485/J17P07ABGBK

DISCLAIMER OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIVE SERVICE ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY ENGINEER. SANTAQUIN CITY DOES NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

NO.	REVISION	BY	APP.	DATE

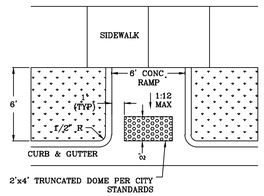
LOCAL AND COLLECTOR STREET LIGHTING DETAILS	L1
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 19 — OCT — 18



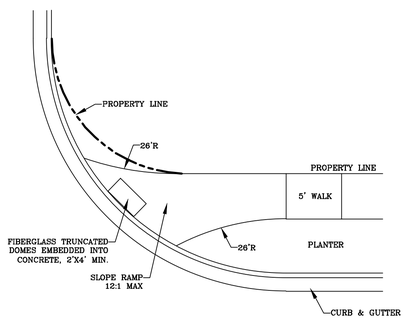
DISCLAIMER OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIVE SERVICE ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY ENGINEER. SANTAQUIN CITY DOES NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

NO.	REVISION	BY	APP.	DATE

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



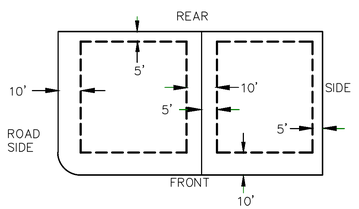
MID-BLOCK RAMP DETAIL



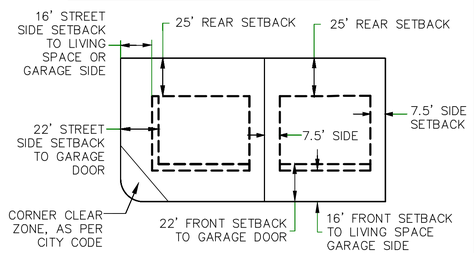
RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

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

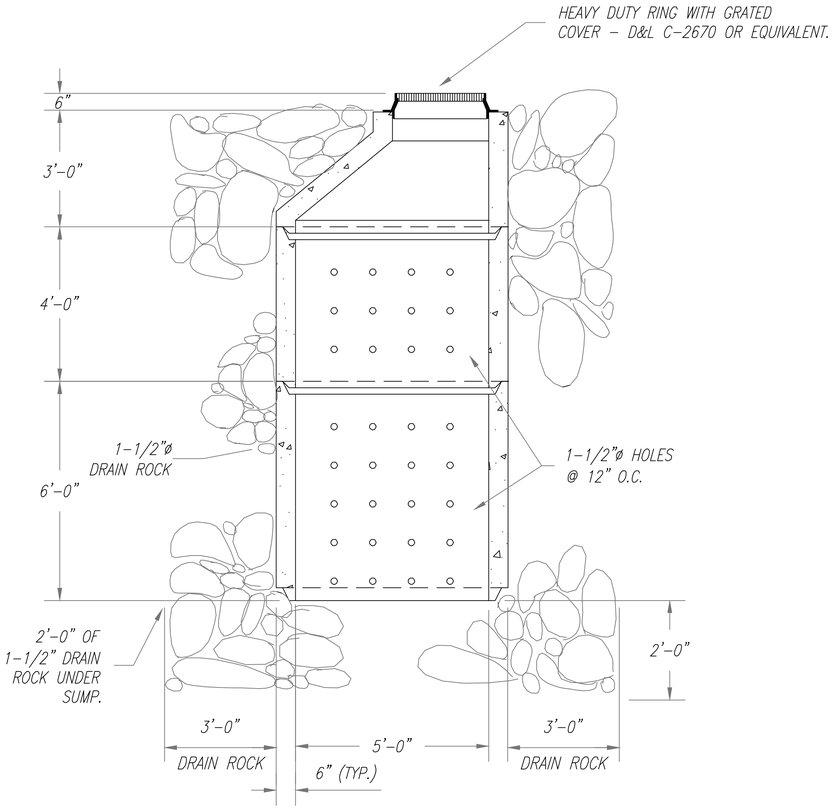
DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

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



TYPICAL CONCRETE SUMP

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

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

DATE:3.17.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-03

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

DRC Meeting Minutes
Tuesday February 25, 2020

DRC Members in Attendance: Engineer Jon Lundell, City Manager Ben Reeves, Public Works Director Wade Eva, Community Development Director Jason Bond, and Fire Inspector Derrick Spencer.

Other's in Attendance: Assistant City Manager Norm Beagley, Staff Planner Ryan Harris, and Post Master Jon Mendenhall.
Kevin Olson, and John Smiley representing Orchard Townhomes II.
Chad Rowley and Jeff Sloan representing Cherries Dance Studio.
Curtis Leavitt, and Nate Walters representing Summit Ridge Townhomes.

Mr. Lundell called the meeting to order at 10:02 a.m.

Orchard Hills Townhomes II Concept Review
*A **concept** review of a 20-unit townhome and commercial development located at approximately 120 East and Highland Drive.*

Mr. Bond explained that this is a proposed expansion of the first phases of the Orchard Hills Townhomes.

Post Office: Mr. Mendenhall suggested that the best location for the Mail Boxes would be to the North side of the North entrance on 120 E.

City Manager: Mr. Reeves commended the developer for including the commercial aspect to the frontage. He stated that it is a higher and better use for the community.

Public Works: Mr. Eva informed the developer that master meters are required for multifamily housing rather than individual water meters.

Planning and Zoning: Mr. Bond explained that the current proposal is one parking stall short for the commercial use, based off of Staff's estimation. He asked that the developer provide the commercial square footage in order to verify that the required parking is provided.
Mr. Bond stated that a landscaping and architectural plan will need to be submitted. He clarified that if the architecture for the townhomes is consistent with the first phase ARC approval will not be required. However, the units with a commercial frontage will need to have ARC approval.
Mr. Lundell asked how the parking will be delineated between commercial and residential? Mr. Olson suggested that signage can be provided to delineate the parking.

Mr. Bond indicated that because of the additional units being added to this development, supplementary amenities may need to be provided. This needs to be looked into and determined.
Mr. Harris noted that the building setbacks on units 8 and 14 are close to impeding on setbacks. He suggested that the developer check on them.

Engineering: Mr. Lundell informed that developer that there is an overhead power line above the lot for the existing billboard. Mr. Olson indicated that he will be removing the existing billboard and he is working on transferring the power lines underground for the development. Mr. Lundell stated that for phase one of the development there is a sump for storm water located in an existing driveway. He indicated that this needs to be accounted for in the future phase design.

Cherries Dance Studio Commercial Site Plan
*A **commercial** site plan review of a proposed Dance Studio located at approximately 575 N. State Road 198.*
Fire: Mr. Spencer expressed concern with the turning radius in the parking lot. He clarified that at least a 28 foot turning radius is required. Mr. Spencer stated that the radius isn't shown on the plan and asked that it is provided. Mr. Bond noted that the drive aisles are shown as 24 feet wide, but it is his understanding that a 26-foot drive aisle is required per fire code. Mr. Spencer indicated that he will find out if the width is measured from the curb or the asphalt.

Post Office: Mr. Mendenhall explained that he would prefer the mail box to be located by the entrance so the Mail carriers don't have to turn into the parking lot. He suggested the planter strip on the North East side as an ideal location.

Public Works: Mr. Eva asked if they will have a sceptic tank. Mr. Lundell confirmed this and noted that they have the required Utah County paperwork. Mr. Eva asked if they will be connecting to the private water line. Mr. Lundell stated that they have received permission to connect to the private line. Mr. Lundell explained that an above ground double check valve will be required for landscaping watering purposes.

Planning and Zoning: Mr. Bond noted that the landscaping plan and architectural renderings have been submitted and an ARC and they will be reviewed at a meeting soon.

Engineering: Mr. Lundell informed the developer of the need for a PRV valve to be installed between SR 198 and Cherry Lane due to the end of the line location and the resulting high pressure zone. He discussed potential partnering between the adjacent land owners and the City to install the PRV. Mr. Lundell noted that according to State Code they will be required to connect to the sewer line, as soon as it is within 300 feet of the property. Mr. Lundell recommended that a connection is provided between the two leach fields of the sceptic tank.

Mr. Beagley expressed concern with the infiltration gallery. He asked that the grading to the North East is defined/shown on the plans. He noted that the R tanks need to be installed below grade, in order to avoid water spilling out overland and potentially causing flooding downstream. Mr. Lundell stated that the trash enclosure needs to match the architectural elements of the building.

Mr. Lundell noted that the DRC is the final approving body for a site plan.

Motion: Mr. Bond motioned to approve the Cherries Dance Studio Site Plan with the following conditions: That the fire department comments regarding the turning radius' and drive aisles be addressed. That the architectural and landscaping plans be approved by the Architectural Review Committee, and that all other redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Ellsworth Townhome
*A **final** review of a single lot subdivision located at approximately 290 S. and 200 E.*
Public Works: Mr. Eva asked if curb and gutter will be installed. Mr. Bond explained that the applicant has requested a deferral agreement from the City Council. Mr. Eva noted that he would prefer to see a deferral agreement granted, because the alignment of the curb isn't currently known.

Planning: Mr. Bond stated that this project is pending architectural review and will be reviewed at the next ARC meeting.

Motion: Mr. Bond motioned to forward a positive recommendation to the Planning Commission for the Ellsworth twin home subdivision; with the condition that the deferral agreement be considered by the City Council, ARC approval is received and engineering redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Summit Ridge Townhomes Preliminary Review
*A **preliminary** review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.*
Fire: Mr. Spencer pointed out that the plans haven't been updated to reflect 26 feet of flat driving space on both Oakdale and Nettle Drive. Mr. Walters stated that these plans are based upon the original development agreement, that counted the mountable curb as drivable space. Mr. Spencer explained that the Fire department has approved mountable curb as part of the turnaround area in the past, but they wouldn't like to approve them now. He stated that he will verify this with Fire Chief. Mr. Beagley asked the developer if they have room to widen the drivable area. Mr. Walters answered that to provide 26 feet of drivable surface they would lose 5-6 units. Mr. Beagley suggested that the City Attorney be consulted to determine how to balance the fire code and the development agreement.

Post Office: Mr. Mendenhall explained that when boxes are installed with each phase it is important to include enough to service the entire phase that is being constructed. Mr. Walters explained that he has specified the number of boxes per phase on the plans. Mr. Beagley stated that if the Mail Box Units are located on private property an easement is required for the Post Office. Mr. Mendenhall asked that the developer ensure that the MBU's are installed prior to the units closing.

City Manager: Mr. Reeves asked that the developer highlight the commercial area. Mr. Leavitt asked what he would like to see. Mr. Reeves suggested that they provide a separate conceptual plan for the City Council to review. He noted that this would help the Council see and understand the vision of the development.

Public Works: Mr. Eva expressed concerns with snow removal. Mr. Beagley indicated that the developer has provided a snow removal plan delineating the private versus public streets. Mr. Eva pointed out that the dead ends are located on public streets and explained that this requires the snow plows to back out of the road. He also noted that there is a proposed Mail Box at the end of Divide Dr. where snow will be piled. Mr. Lundell noted that there is an area on the North end of town with 4 units on a dead end road where the HOA is responsible for snow removal. Mr. Beagley suggested that these details could be provided in the CC&R's.

Planning and Zoning: Mr. Bond asked that the developer address the pending Planning and Zoning redlines. Mr. Bond asked if the architectural renderings have been provided. Mr. Leavitt indicated that the HOA has approved them and they will be provided for the ARC to review soon.

Engineering: Mr. Lundell requested that the size of the main waterline be verified. Mr. Walters asked if the details can be provided at the time of the final review. Mr. Beagley indicated that meter sizing can be determined at the final review, but line sizing needs to be provided before that. Mr. Lundell asked the developer to locate as many of the utilities in the public, rather than private roads.

Motion: Mr. Beagley motioned to table The Summit Ridge Townhomes pending the redlines being addressed and the developer and engineering providing more information. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held
February 11, 2020
Motion: Mr. Reeves motioned to approve the minutes from February 11, 2020. Mr. Beagley seconded. The vote was unanimous in the affirmative.

Adjournment
Mr. Reeves motioned to adjourn at 11:08 a.m.

_____ _____

Jon Lundell, City Engineer Kira Petersen, Deputy Recorder

DRC Meeting Minutes
Tuesday, March 10, 2020

DRC Members in Attendance: City Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Police Chief Rod Hurst, Fire Inspector Taylor Sutherland, Public Works Director Wade Eva, and Building Inspector Jared Shepherd.

Other's in Attendance: Assistant City Manager Norm Beagley, Staff Planner Ryan Harris, Post Master Jon Mendenhall.
Chuck Petersen, Dawn Marie Petersen, and Chris Poulson representing the Parker View Subdivision.
Riley Greenhalgh and Case Greenhalgh representing the Orchards G3 Subdivision.
Weston Southwick and Dan Valls representing the Bylund Commercial Subdivision.

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

Parker View Subdivision Final Plat Review
*A **final** review of a 3 lot subdivision located at the corner of Main Street and Highland Drive.*

Mr. Lundell clarified that the applicant has decided to continue with the subdivision review for now, and the site plan will be reviewed separately at a later time.

Planning: Mr. Bond explained that the proposed subdivision will remove some of the parking for lot 2. Mr. Harris stated that roughly 21 parking stalls are required for the existing Big O Tires on lot 2. He asked that the size of the building is provided, so the exact number of required parking stalls can be determined.

Engineering: Mr. Beagley noted that the utilities for lot 1 would require a road cut in Main Street. He explained that there is a significant road cut fee required, especially since it is a newer road. Mr. Reeves asked how long a road cut would take. Mr. Lundell answered that it typically takes one to two days. Mr. Reeves noted that it is the main access for Maverik and the developer will need to maintain good communication with them.

Mr. Lundell expressed concern with the existing ingress and egress easement, and stated that it needs to be addressed. He directed that a note be added to the plat stating that "No Access" is allowed on Highland Drive. Mr. Lundell asked that the applicant clarify if a 2-inch CW meter be sufficient for a car wash. Mr. Poulson stated that they have received confirmation of this from the engineers of the car wash. Mr. Lundell asked that verification be provided.

Mr. Beagley asked if the landscaping onsite will be handled through the culinary water as no P.I. connection is shown on the plans. He suggested that the amount of landscaping doesn't justify an additional road cut for P.I.; and using culinary water would avoid damage to the sewer, etc. Mr. Lundell noted that most subdivisions require water dedication, and water dedication may be

required for this subdivision. Mr. Beagley clarified that money in lieu of may also be able to be provided for water dedication.

Mr. Bond informed the developer that a car wash isn't clearly specified within this zone as a use. He explained that staff is moving forward to clarify the ordinance stating that car washes can be a standalone business within this zone.

Motion: Mr. Reeves motioned to approve the Parker View Subdivision Final Plat review with the condition that all Engineering redlines are addressed. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Orchards G-3 Final Plat
*A **final** review of a 22 lot subdivision located at approximately 920 N. and 20 E.*

Post Office: Mr. Mendenhall asked that the MBU is placed along lot 512 which is the South West corner of this subdivision.

Engineering: Mr. Beagley explained that while the developer is building 20 East they need to make sure that all sewer and culinary water laterals to the townhomes (not part of G-3) are bonded and stubbed before the road is paved. Mr. Lundell explained that the proposed addresses are still pending and will be reviewed by the Building Official who is currently out of town at a conference. He indicated that the temporary P.I. drain at the end of 20 East needs to be connected to the detention basin/curb inlet. Mr. Lundell noted a waterline peak in the plans and explained that it needs to be installed completely flat to avoid the need for an air inlet removal facility/blow off, per city standards. Mr. Beagley clarified that this applies to both the culinary and P.I. lines.

Motion: Mr. Bond motioned to approve the Orchards Plat G-3 Final with the condition that the Engineering redlines be addressed. Mr. Reeves seconded. The vote unanimous in the affirmative.

Bylund Commercial Site Plan
*A **site plan** review of a commercial building located at approximately 94 N. State Road 198.*

Public Works: Mr. Eva asked if a sewer connection has been made with the neighboring Stringham's Hardware store. Mr. Reeves answered that it hasn't, but the sewer will now be within 300 feet of the hardware store; meaning that they now meet the State requirement for connecting to the sewer system. He noted that this is a good opportunity to reach out to Stringham's to coordinate the sewer connection. Mr. Southwick asked if P.I. line is a lateral or a main line. Mr. Beagley stated that it is a main line and suggested that it would benefit the developer to connect to the P.I. line.

Police: Chief Hurst asked that the landscaping doesn't interfere with the clear view area. Mr. Beagley explained that there are no proposed trees along the park strip. Mr. Bond added that

there are no additional trees on the West side of the trail.

Planning: Mr. Bond indicated that the Architectural Review Committee has conditionally approved the architectural renderings. Mr. Bond explained that the infrastructure (curb, gutter, etc.) between Stringham's Hardware and the Bylund Commercial building will need to be completed. Mr. Bond noted that the trash enclosure must match the building materials. He also informed the developer that according to City Code, a landscape island is required at the end of the parking aisle.

Mr. Bond asked where the drive through window will be located and recommended that it is moved as far back on the building as possible, to allow room for queuing. Mr. Harris asked that the building's square footage (specifically for the Marco's Pizza and the rest of the building) is provided to allow Staff to determine the exact parking requirements. Mr. Bond explained that different commercial uses can have different parking requirements. Mr. Beagley asked how the parking will be determined for future uses. Mr. Bond indicated that the parking is evaluated when a business license is applied for to determine if there is adequate parking. Mr. Vall noted that while all business uses may not work in the building, they plan to provide adequate parking for most commercial uses.

Post Office: Mr. Mendenhall asked that the Mail Boxes are in one easily accessible location. Mr. Beagley noted that if the MBU is located on private property an easement will be need to be provided for USPS. Mr. Mendenhall requested that the boxes are in a spot that don't require the Mail delivery to back up.

Engineering: Mr. Lundell stated that the water meter needs to be located within the right of way. Mr. Beagley indicated that there is an agreement in place regarding shared access for the Bylund property, the hardware store and Dairy Queen. He noted that it needs to be reviewed to ensure that it is sufficient for this proposed site. Mr. Lundell explained that UDOT approval will be required for the access, as State Road 198 is a UDOT facility.

Mr. Lundell instructed that City Code doesn't allow for storm drainage to flow to an adjacent property owner. He specifically expressed concern regarding storm drainage on the North corner of the property. He suggested a method such as a curb inlet, etc. is used to mitigate the storm water. Mr. Lundell explained that historically storm water has flown along a drainage channel from the Canyon to the East through this property. Mr. Beagley informed the developer that the City is trying to obtain government funding to install needed infrastructure onto Highway 198. Mr. Southwick asked if they can tie into this infrastructure? Mr. Beagley answered that they can't as they must retain storm water onsite. He also clarified that the City has yet to obtain this funding.

Motion: Mr. Reeves motioned to table the Bylund Commercial Site Plan due to the significant redlines. Mr. Bond seconded. The vote was unanimous in the affirmative.

Foothill Plat I Final Review
*A **final** review of a 22 lot subdivision located at approximately Red Cliff Drive and Foothill Village Boulevard.*

Foothill Plat L Final
*A **final** review of a 29 lot subdivision located at approximately Eagle Road and Red Cliff Drive.*

Mr. Lundell explained that Foothill Plats I and L are dependent on each other and suggested that they are reviewed together. Mr. Beagley informed the DRC members that construction on the Frontage Road will be completed this year.

Post Office: Mr. Mendenhall asked if the mailbox unit locations are called out on the plans. Mr. Harris pointed out that they are called out in one place on Plat L, but not on Plat I. Mr. Mendenhall indicated that he will reach out to the developer regarding the locations of the MBU's.

Engineering: Mr. Beagley asked how the waterline looping will be addressed. Mr. Lundell answered that they plan to install a waterline on the South end of Highland Drive. Mr. Lundell stated that there are 5 dead ends where there will be no waterline looping. Mr. Eva asked if the dead ends are one home deep. Mr. Lundell answered that 4 of them are, but one of the dead ends will be 5 lots deep until future development continues the road.

Chief Hurst asked when the Frontage Road will be installed. Mr. Beagley reiterated that the 151st building permit **will not** be issued prior to the road being paved. He clarified that currently about 100 building permits have been issued for this development.

Mr. Lundell noted that there is some right of way areas on Plat L that will need to be vacated. He indicated that there appears to be high points within the Culinary and pressure irrigation water lines that will either need to be laid flat or have blow off valves and air reliefs installed at the high point. Mr. Lundell also pointed out the water line has not been adequately looped to the north.

Motion: Mr. Bond motioned to table Foothill Plats I and L the until waterline looping is addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Approval of Minutes for Meeting Held
February 25, 2020

Motion: Mr. Reeves motioned to table the minutes from February 25, 2020. Bond seconded.

Adjournment
Mr. Bond motioned to adjourn at 11:04 a.m.

_____ _____

Jon Lundell, City Engineer Kira Petersen, Deputy Recorder