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 February 11, 2020**, in the **City Offices,** 275 West Main Street at **10 A.M.**

AGENDA

1. **The Hills Plat B Final Review**
   A **final** review of a 21 lot subdivision located at approximately Aspen Drive and Summit Ridge Parkway.
2. **The Hills Plat C Final Review**
   A **final** review of a 36 lot subdivision located at approximately Sawtooth Boulevard and Windmere Road.
3. **The Hills Plat F Final Review**
   A **final** review of a 32 lot subdivision located at approximately Freestone Boulevard and Sawtooth Boulevard.
4. **Summit Ridge Townhomes Preliminary Review**
   A **preliminary** review of a 434-unit multifamily subdivision located at approximately Summit Ridge Parkway and 1200 W.
5. **Approval of Minutes for Meeting Held**
   January 28, 2020
6. **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 7th day of February 2020, through posting of copies of this agenda in three public places within the city, namely the **City Office, Zion's Bank,** and the **United States Post Office.**

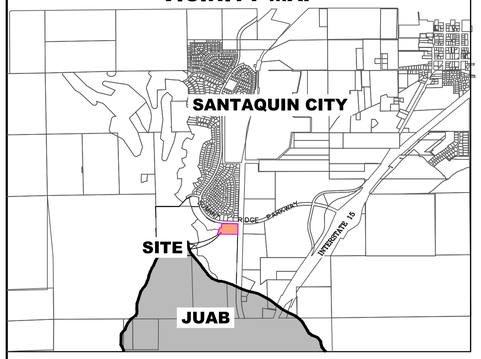
_____

Kira Petersen, Deputy Recorder

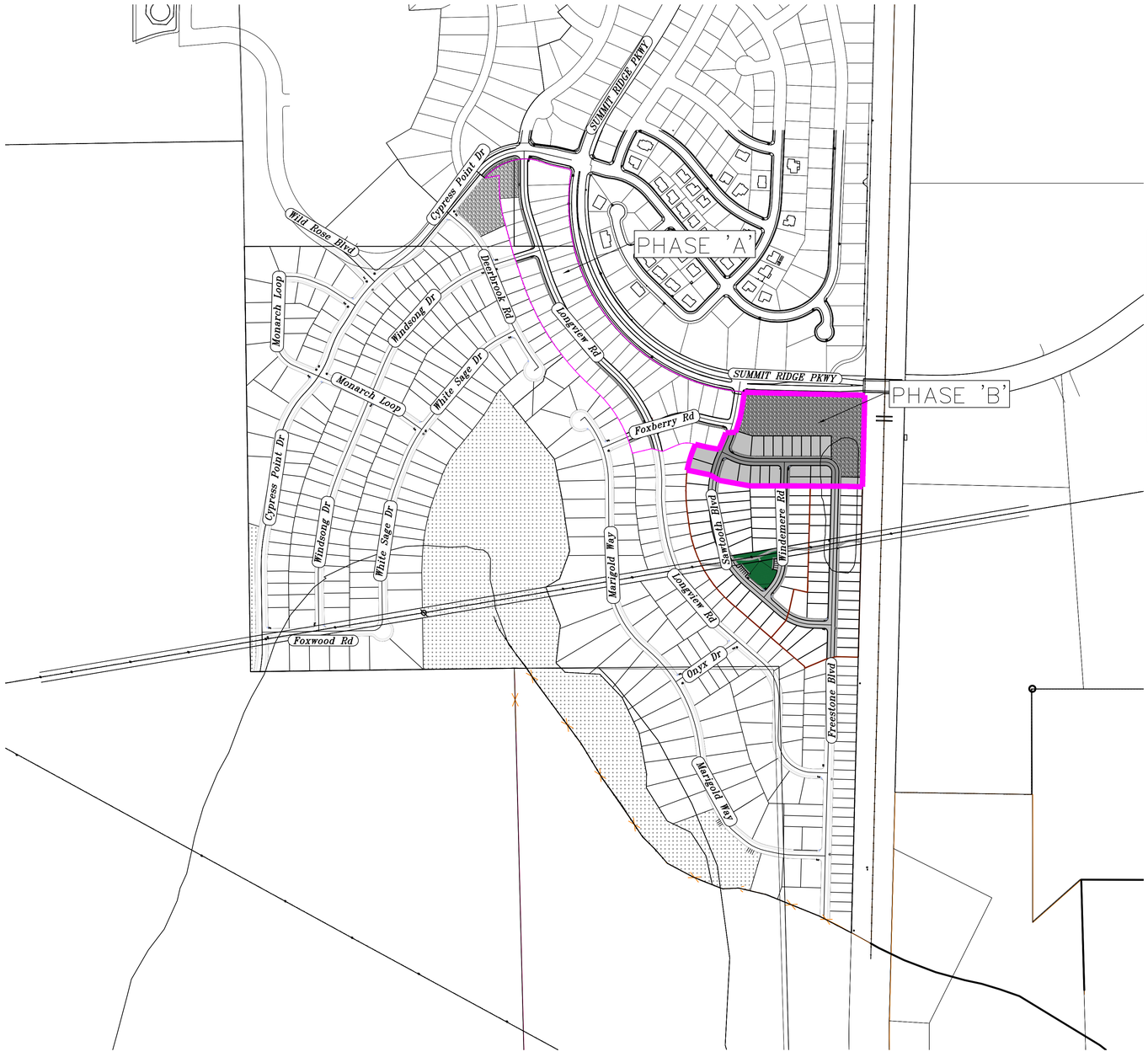
The Hills @ Summit Ridge
PHASE 'B'
January 20

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 WTHIN 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.

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:1.19.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

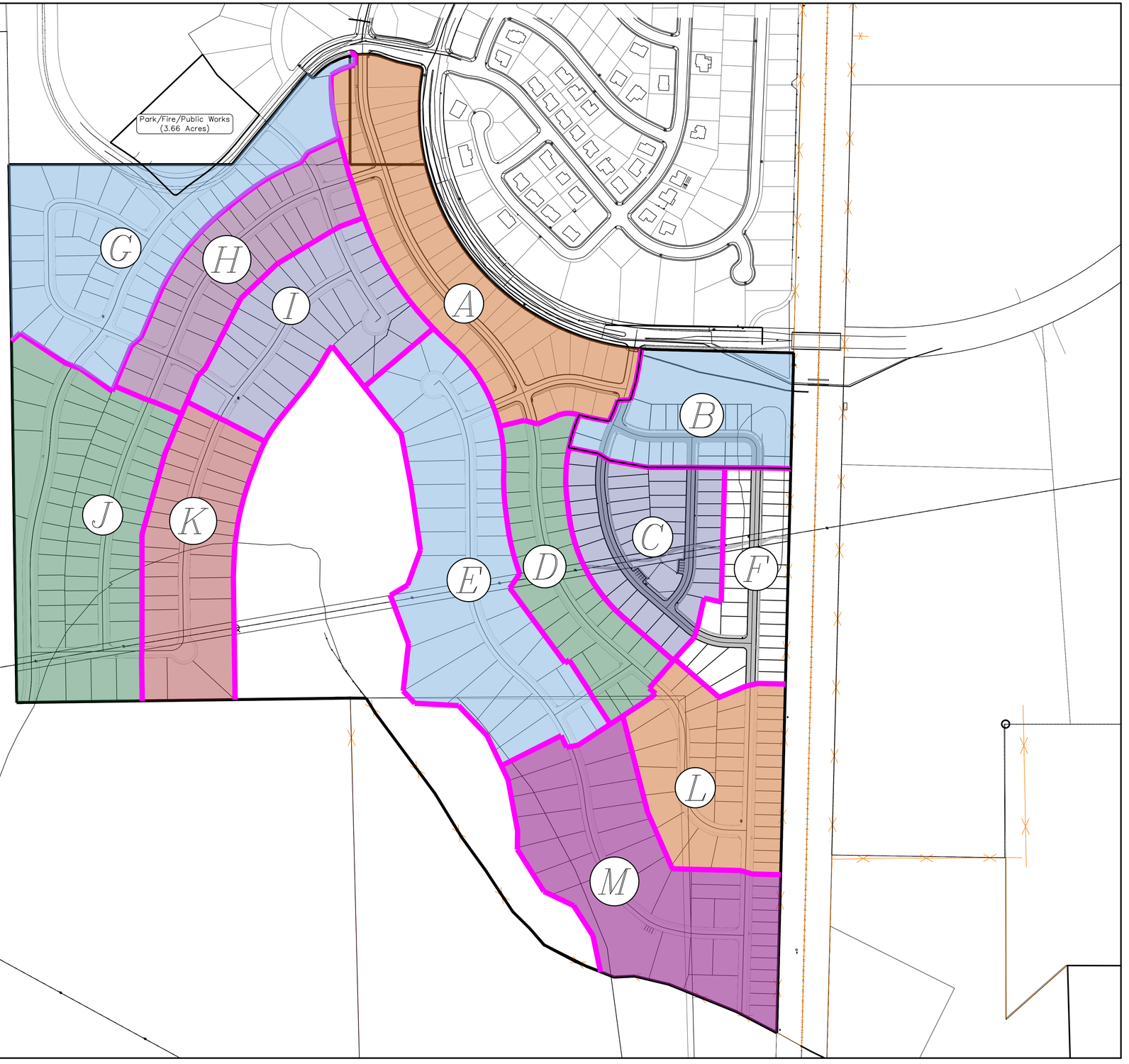
C:\USERS\SHERRINC\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE B\CS-01

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



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PROFESSIONAL LAND SURVEYOR
187705
Jared L. Ipsen
DATE 1/19/2020
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:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

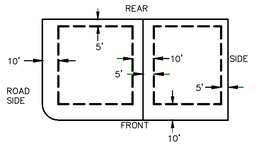
SHEET:
PH-01

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

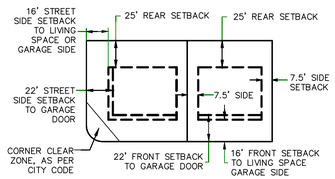
THE HILLS @ SUMMIT RIDGE
PHASE 'B'

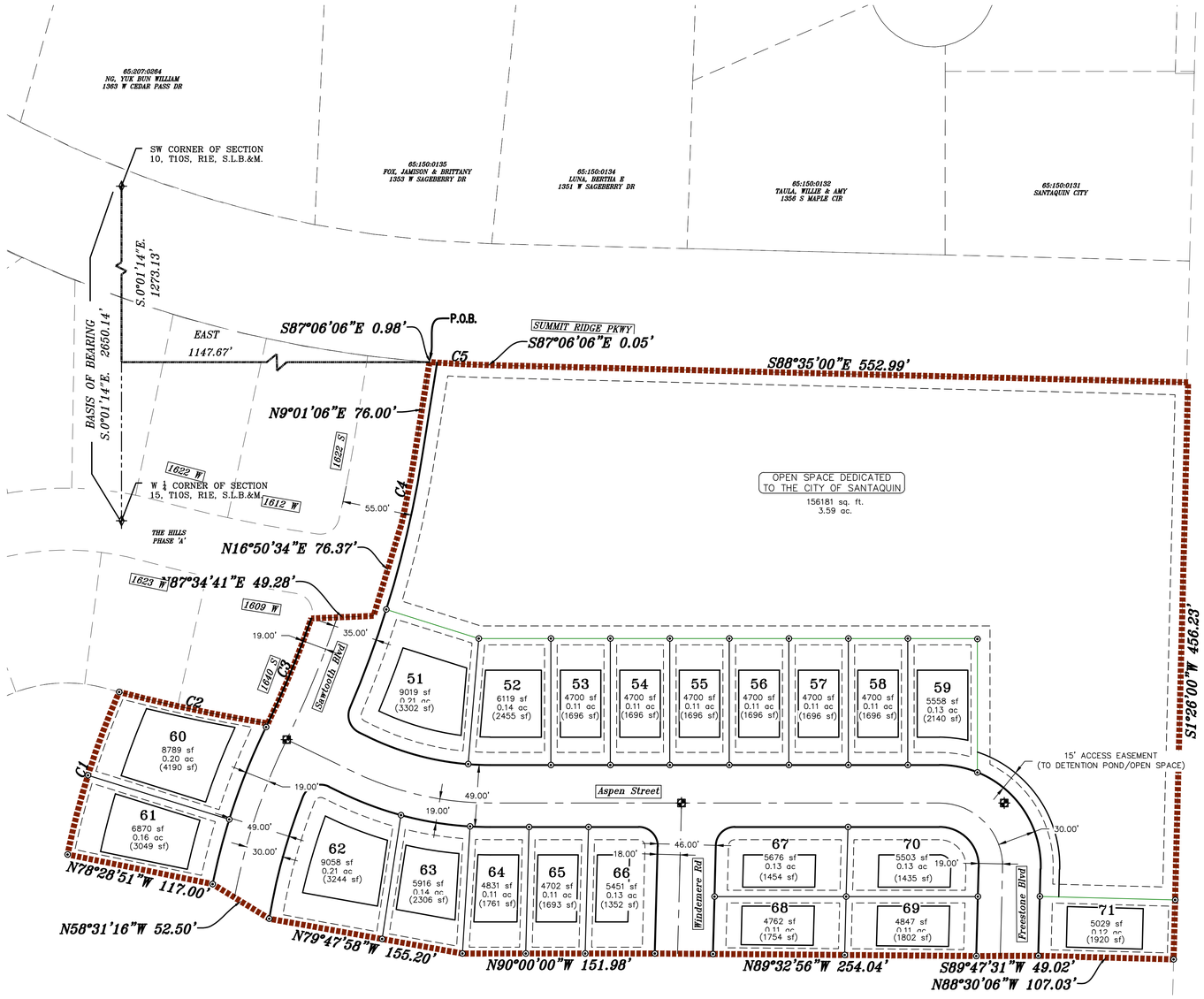
LOCATED IN THE SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)





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

32:021:0065
UTAH SUMMIT PARTNERS LLC

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 ±
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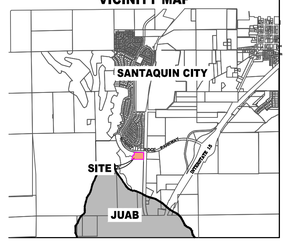
VICINITY MAP



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 552.99 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 254.04 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 7.50 ACRES OF LAND AND 21 LOTS

_____ 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

ENGINEER (See Seal Below)

ATTEST_____ CLERK-RECORDER (See Seal Below)

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

_____ UTAH COUNTY, UTAH

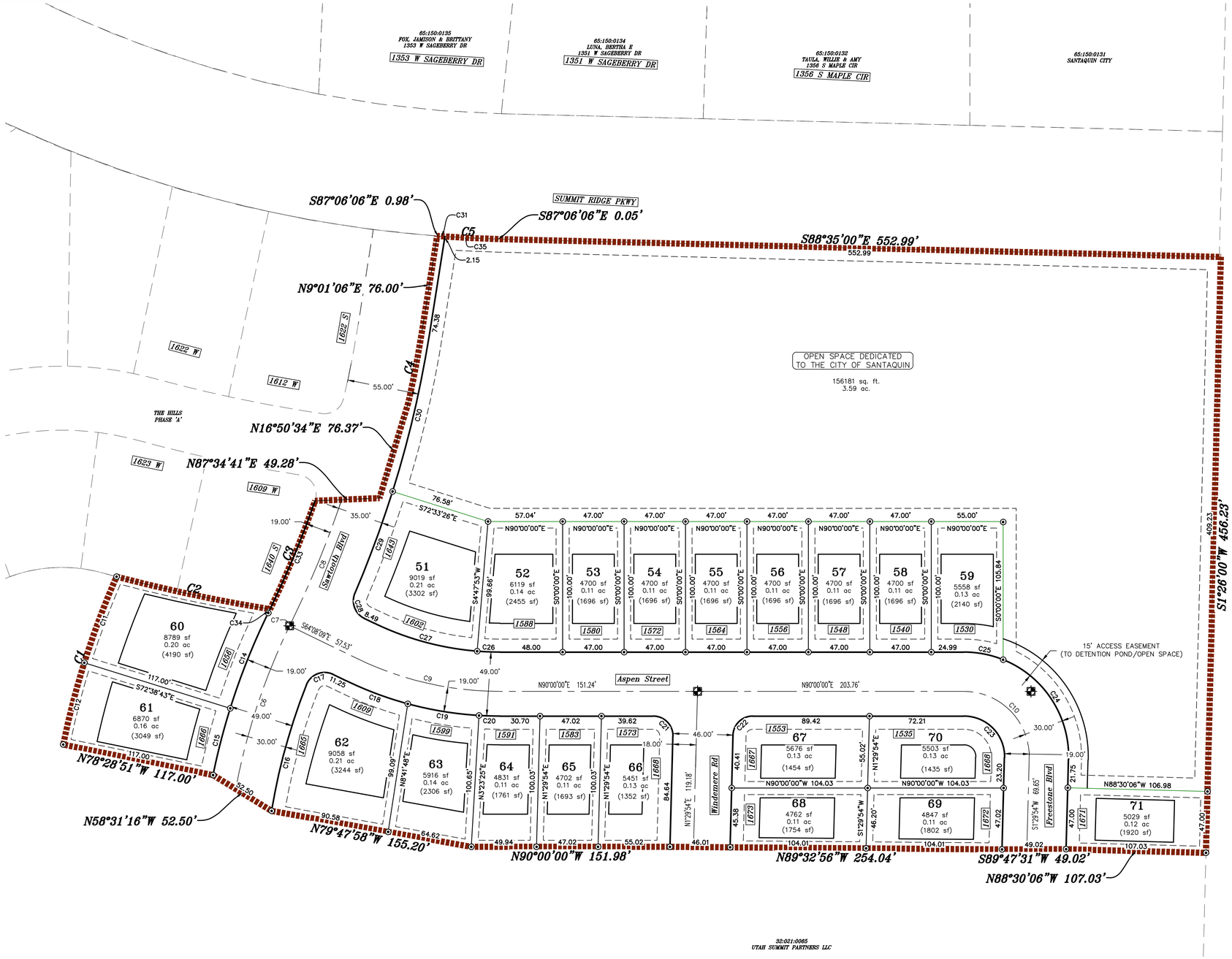
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 368356 ROBBIN J. MULLEN STATE OF UTAH			

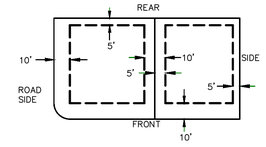
This form approved by Utah County and the municipalities therein.

SHEET 1 of 2

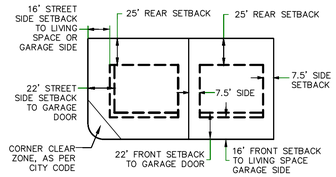
THE HILLS @ SUMMIT RIDGE
PHASE 'B'



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	135.07'	635.00'	134.82'	N17°36'46"E	12°11'15"
C2	120.12'	1247.56'	120.07'	S78°02'15"E	5°31'00"
C3	89.87'	782.00'	89.82'	N22°32'03"E	6°35'05"
C4	53.40'	830.00'	53.39'	N10°51'41"E	3°41'10"
C5	45.79'	948.56'	45.78'	S87°06'06"E	2°45'56"
C6	131.85'	499.00'	131.47'	S18°17'40"W	15°08'22"
C7	1.70'	499.00'	1.70'	S25°57'42"W	0°11'43"
C8	102.84'	801.00'	102.77'	S22°22'52"W	7°21'22"
C9	112.85'	250.00'	111.90'	S77°04'05"E	25°51'51"
C10	79.85'	50.00'	71.63'	S44°15'03"E	91°29'54"
C11	70.39'	635.00'	70.36'	N20°31'50"E	6°21'06"
C12	64.68'	635.00'	64.65'	N14°26'13"E	5°50'08"
C14	78.70'	518.00'	78.62'	N21°42'25"E	8°42'16"
C15	52.76'	518.00'	52.74'	N14°26'13"E	5°50'08"
C16	100.19'	469.00'	100.00'	S15°26'57"W	12°14'23"
C17	24.69'	15.00'	21.99'	S68°43'00"W	94°17'42"
C18	50.12'	269.00'	50.05'	N69°28'26"W	10°40'33"
C19	55.39'	269.00'	55.29'	N80°42'39"W	11°47'53"
C20	15.92'	269.00'	15.91'	N88°18'18"W	3°23'25"
C21	23.95'	15.00'	21.49'	N44°15'03"W	91°29'54"
C22	23.17'	15.00'	20.93'	S45°44'57"W	88°30'06"
C23	49.51'	31.00'	44.41'	N44°15'03"W	91°29'54"
C24	97.00'	80.00'	91.16'	S33°14'11"E	69°28'09"
C25	30.76'	80.00'	30.57'	S78°59'08"E	22°01'45"
C26	17.39'	220.00'	17.38'	S87°44'08"E	4°31'44"
C27	81.92'	220.00'	81.45'	S74°48'13"E	21°20'07"
C28	22.85'	15.00'	20.70'	S20°30'08"E	87°16'03"
C29	83.01'	836.00'	82.97'	S20°17'14"W	5°41'20"
C30	122.92'	836.00'	122.81'	S13°13'50"W	8°25'27"
C31	5.05'	948.56'	5.05'	S85°52'16"E	0°18'17"
C33	89.87'	782.00'	89.82'	N22°32'03"E	6°35'05"
C34	3.18'	782.00'	3.18'	N25°56'35"E	0°13'58"
C35	40.74'	948.56'	40.74'	N87°15'14"W	2°27'39"

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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND 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.

NORTH

0 20 40 80 120

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

65:207:0264 NG, YUK BUN WILLIAM
65:150:0134 LUNA, BERTHA E
65:150:0135 FOX, JAMISON & BRITTANY
65:150:0132 TAULA, WILLIE & AMY
65:150:0131 SANTAQUIN CITY

SUMMIT RIDGE PKWY
EX. SEWER MAIN (TO REMAIN)
EX. SSMH #2
SSMH #1
Existing Street Light (Remove & Relocate)
INSTALL 6' CONCRETE SIDEWALK ALONG CURB & GUTTER
TIE INTO EXISTING SIDEWALK @ BRIDGE DECK
EX. SSMH #1
EX. WATER MAIN (TO REMAIN)
Existing Asphalt Trail
NEW LOCATION FOR RELOCATION CULINARY PRV
FIRE HYDRANT
CONNECT TO EXISTING 8" WATER STUB
EX. SEWER MAIN (TO REMAIN)
SSMH #2
EXISTING GAS MAIN (TO REMAIN)
15" PVC SD
SSMH #3
SDMH #175
STORM DRAIN RETENTION POND w/ SUMPS & LID CONNECTION
TIE INTO EXISTING SEWER MANHOLE
36" SD
SDMH #173
SD SUMP #174
15" PVC SD
36" SD
15" PERF PIPE w/ 12" GRAVEL SURROUNDING
SDMH #124
CONSTRUCTION OF THIS POND AND ASSOCIATED UTILITIES ARE TO BE COMPLETED WITH PHASE A & B IMPROVEMENTS
EX. PI MAIN (TO REMAIN)
DOUBLE CB #119
18" SD
24" SD
SDMH #127
PONDS TO BE LANDSCAPED w/ RIP-RAP (SEE LANDSCAPE PLANS)
CB #118
15" SD
6" PI
SSMH #4
CB #131
15" SD
SDMH #163
18" SD
SDMH #162
SSMH #159
SDMH #172
CONTRACTOR TO REMOVE EXISTING SUMPS & SD LINES
SDMH #170
SDMH #169
36" SD
18" SD
8" SS
8" PVC SS
5X5 SD BOX #1
36" SD
CB #130
15" SD
SSMH #158
SSMH #157
CB #134 (DOUBLE)
SSMH #165
18" SD
INSTALL PI DRAIN AT LOW SPOT
SSMH #168
FIRE HYDRANT
SSMH #5
FIRE HYDRANT
SSMH #161
CB #120
CB #121
15" SD
SDMH #126
CB #129
FIRE HYDRANT
15" SD
CB #128 (DOUBLE)
SSMH #160
SDMH #161
CB #133 (DOUBLE)
18" SD
SSMH #6
CAP CUL FOR FUTURE CONNECTION @ PHASE LINE w/ BLOWOFF & CONSTRUCTION VALVE
SSMH #167
CAP CUL FOR FUTURE CONNECTION @ PHASE LINE w/ BLOWOFF & CONSTRUCTION VALVE
CAP CUL FOR FUTURE CONNECTION @ PHASE LINE w/ BLOWOFF & CONSTRUCTION VALVE
CONTRACTOR TO REMOVE EXISTING SUMPS & SD LINES

region Engineering & Surveying
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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:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-01

SUMMIT RIDGE PKWY

2" CALIPER (STAKED) DECIDUOUS TREE 30' ON CENTER (FLOWERING CRABAPPLE or SIMILAR CITY APPROVED TREE)

EX. WATER MAIN (TO REMAIN)

PLACE LANDSCAPE BOULDER ON CENTER BETWEEN TREES

EX. SEWER MAIN (TO REMAIN)

EX. SEWER MAIN (TO REMAIN)

STORM DRAIN RETENTION POND w/ SUMPS & LID CONNECTION

EX. SSMH

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

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

15" PERF PIPE w/ 12" GRAVEL SURROUNDING

EX. PI MAIN (TO REMAIN)

PONDS TO BE LANDSCAPED w/ RIP-RAP

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

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

2" CALIPER (STAKED) DECIDUOUS TREE 30' ON CENTER (FLOWERING CRABAPPLE or SIMILAR CITY APPROVED TREE)

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

NORTH

0 10 20 40 60

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

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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:1.19.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: LANDSCAPE PLANS

SHEET: LS-01

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

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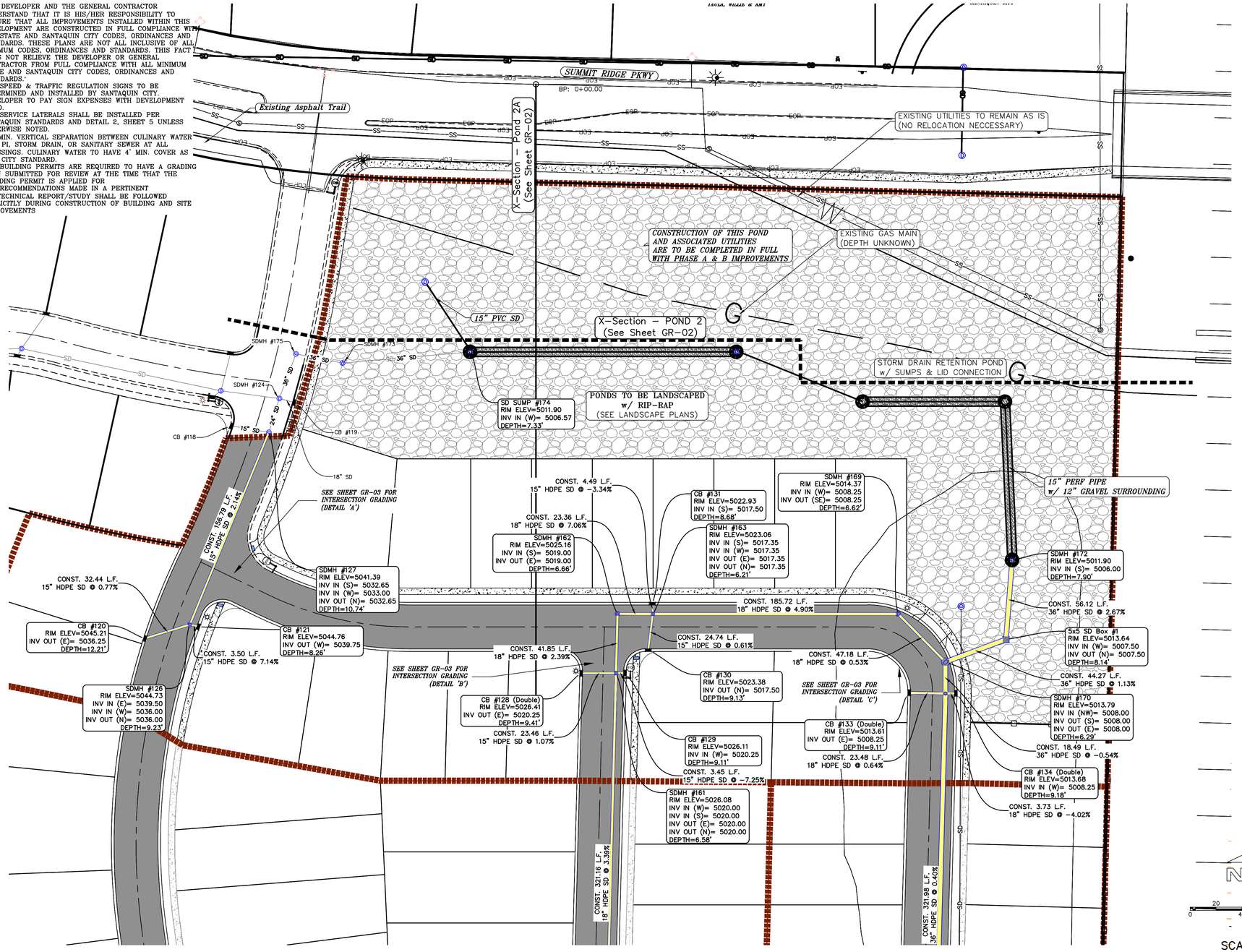

NORTH

0 20 40 80 120

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

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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:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-01

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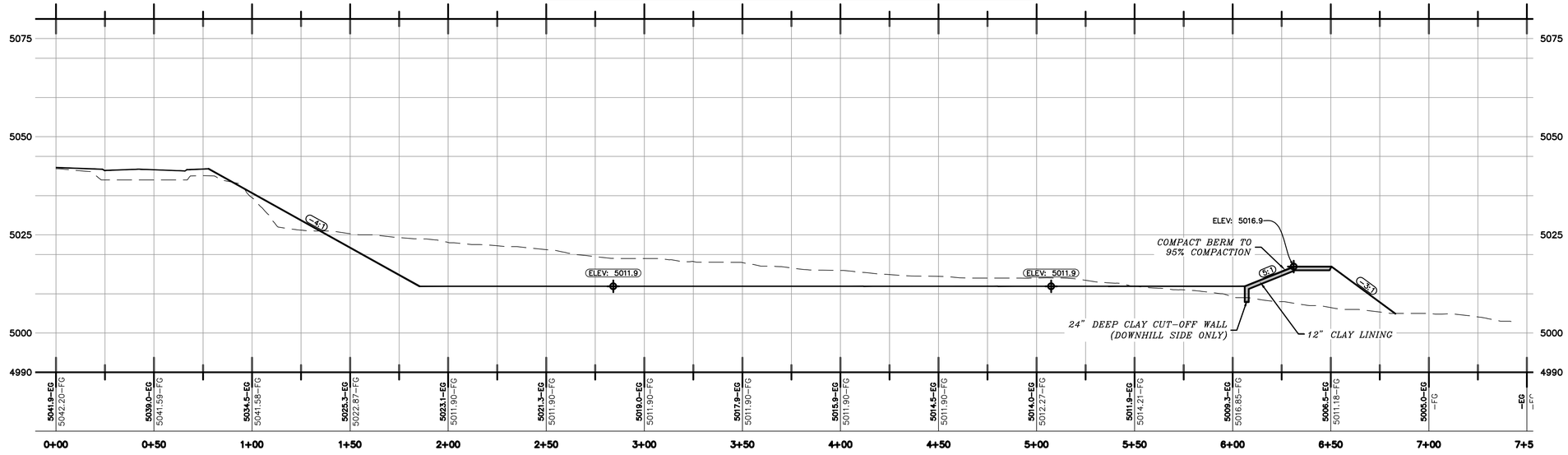
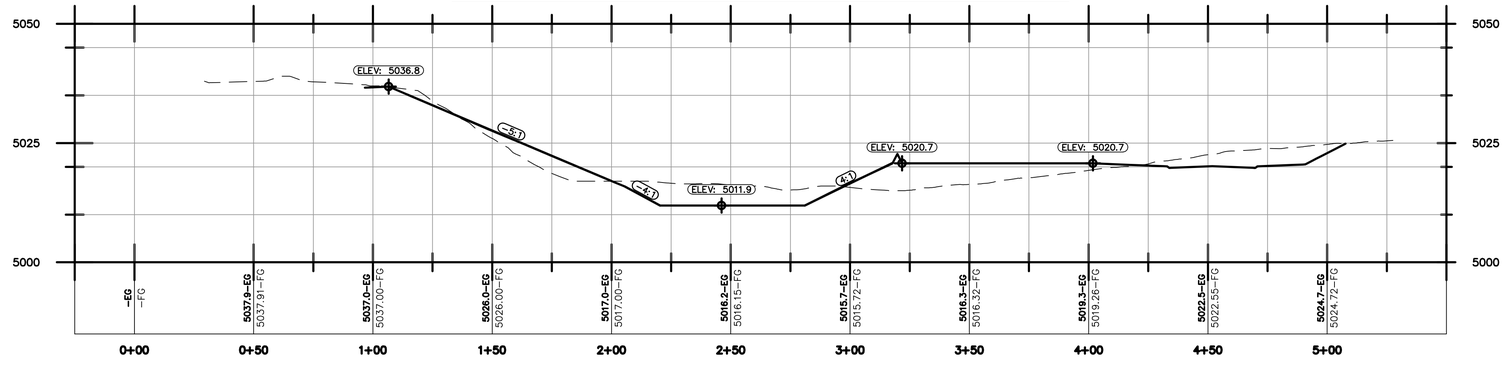
X-Section - POND 2



X-Section - POND 2a



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THE HILLS @ SUMMIT RIDGE
PHASE 'B'

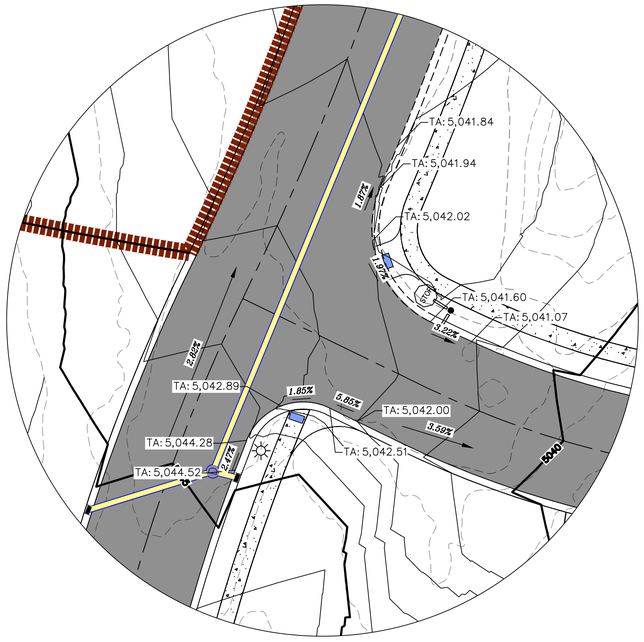
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
PROJECT #

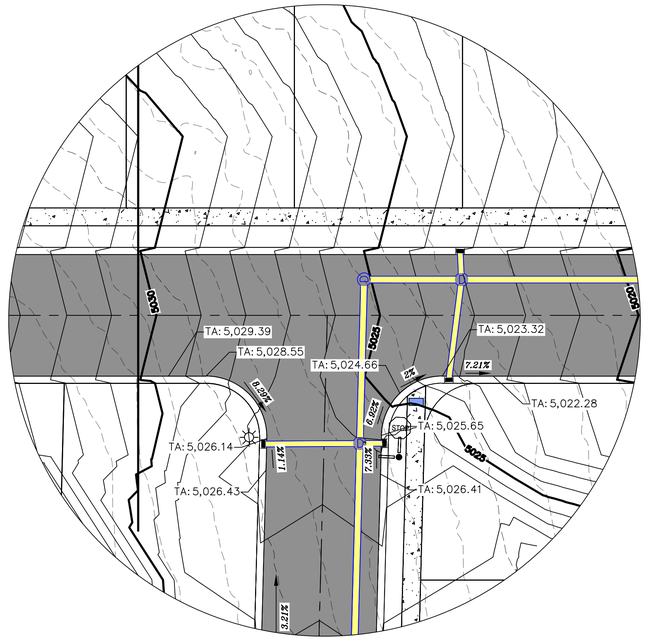
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS

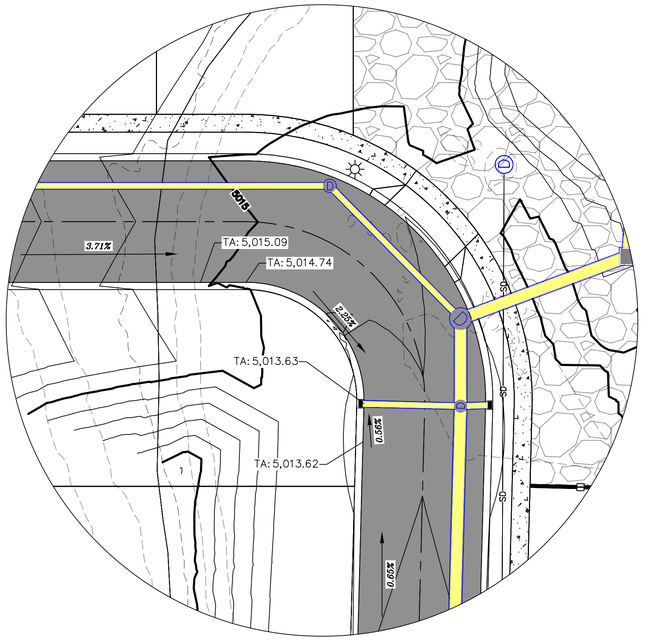
SHEET:
GR-02



DETAIL 'A'



DETAIL 'B'



DETAIL 'C

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P: 801.376.2245
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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:1.19.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-03

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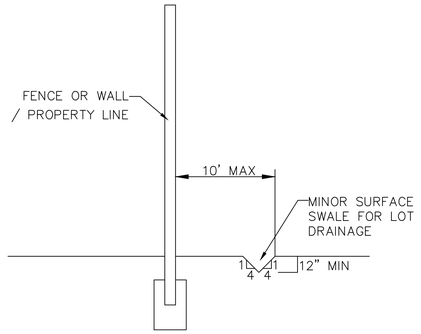
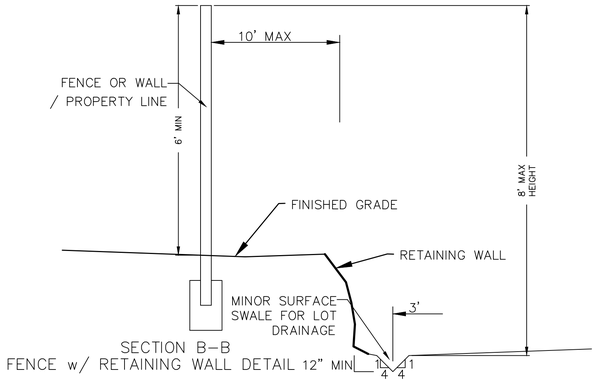
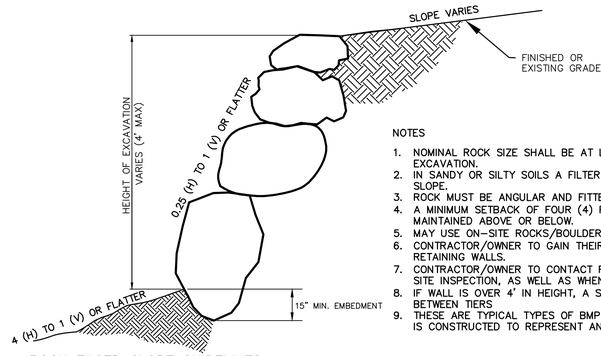


SECTION C–C
FENCE DETAIL



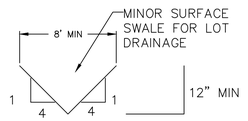
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



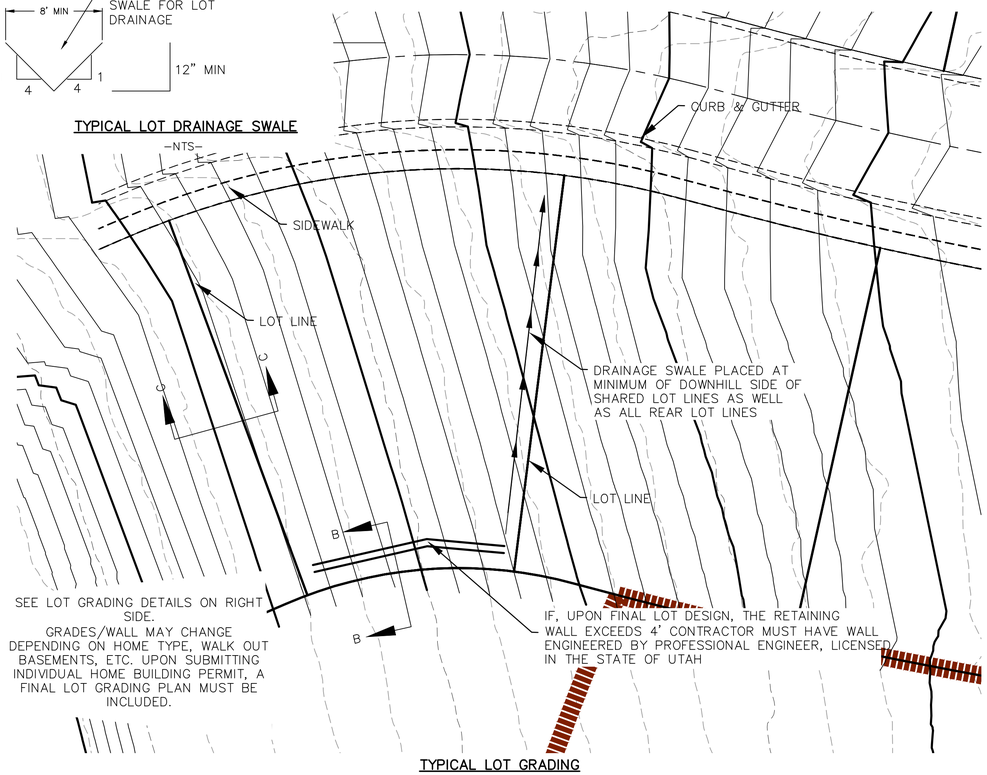
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

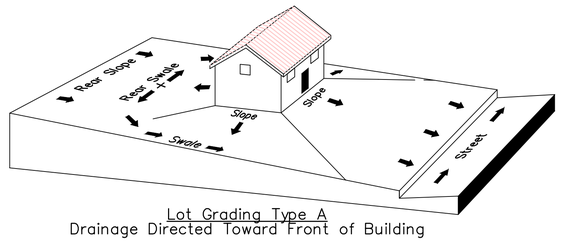
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



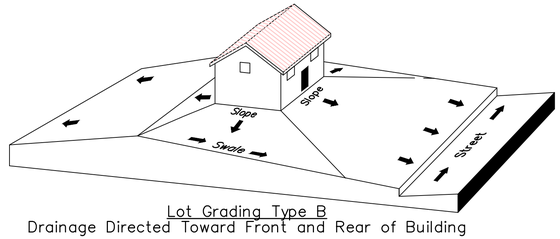
TYPICAL LOT DRAINAGE SWALE
–NTS–



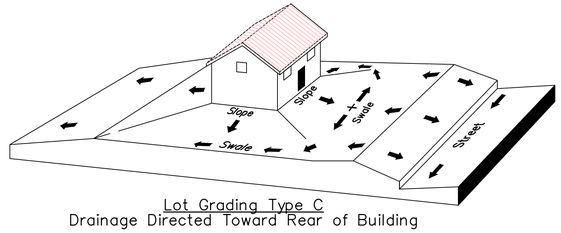
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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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:1.19.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-04

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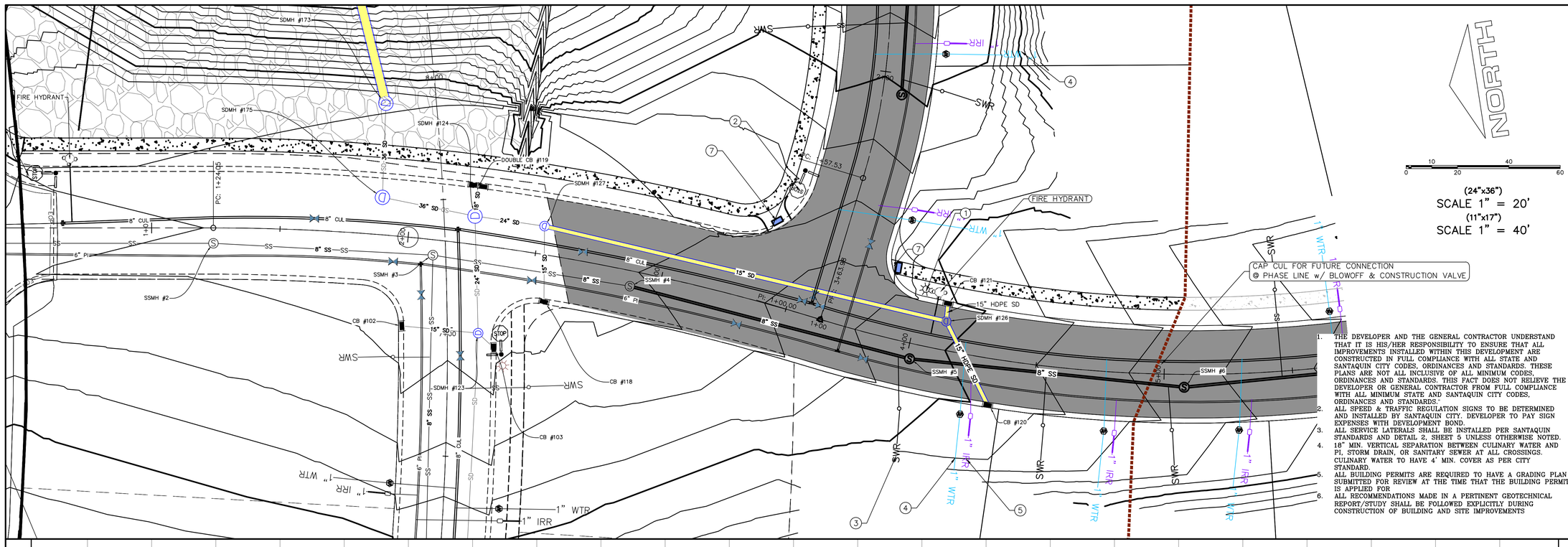

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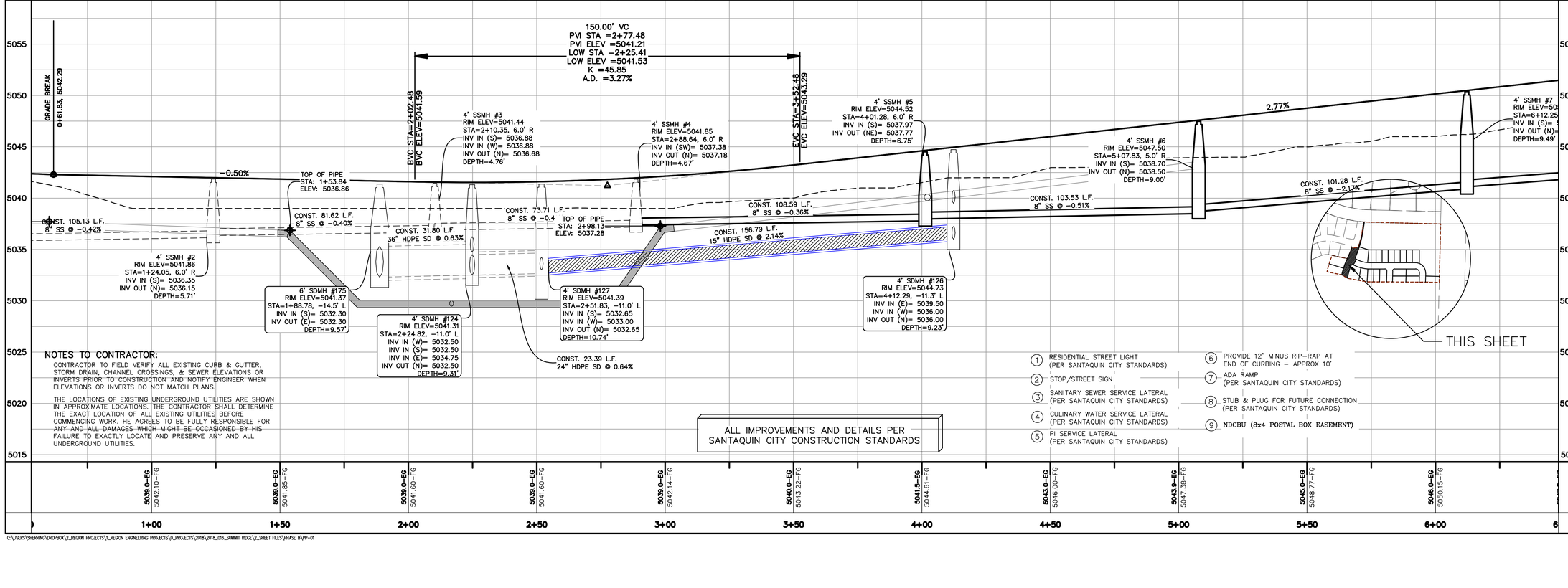

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THE HILLS @ SUMMIT RIDGE
PHASE 'B'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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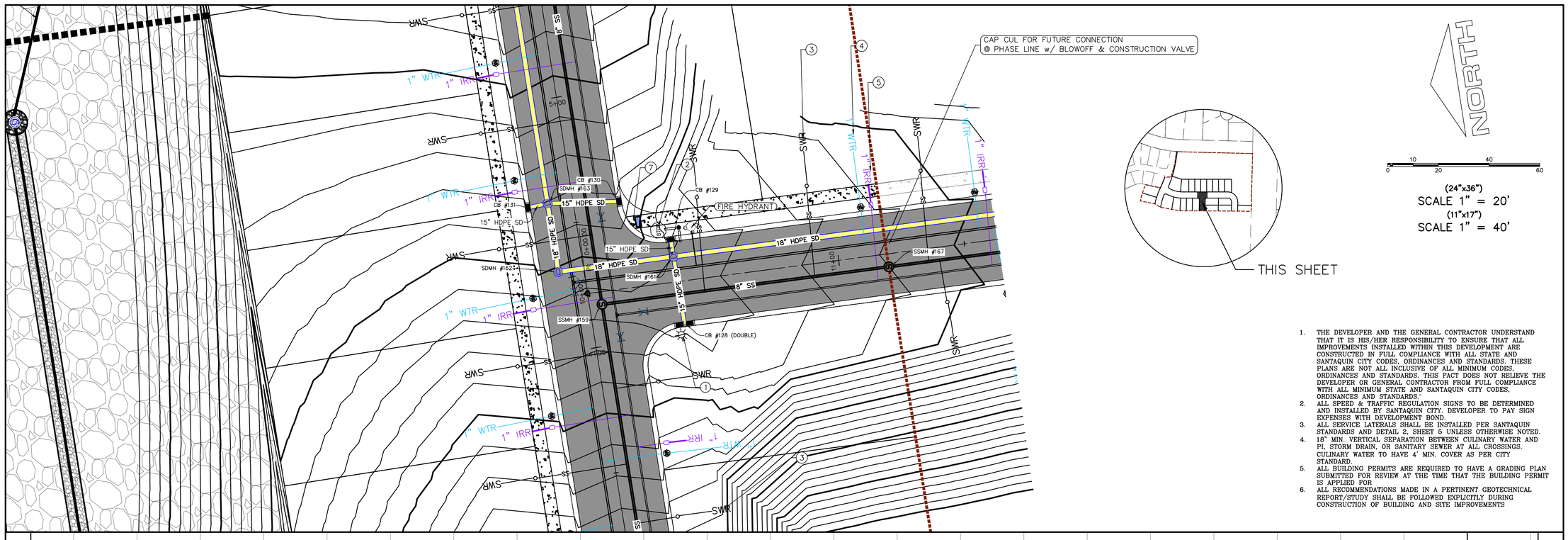

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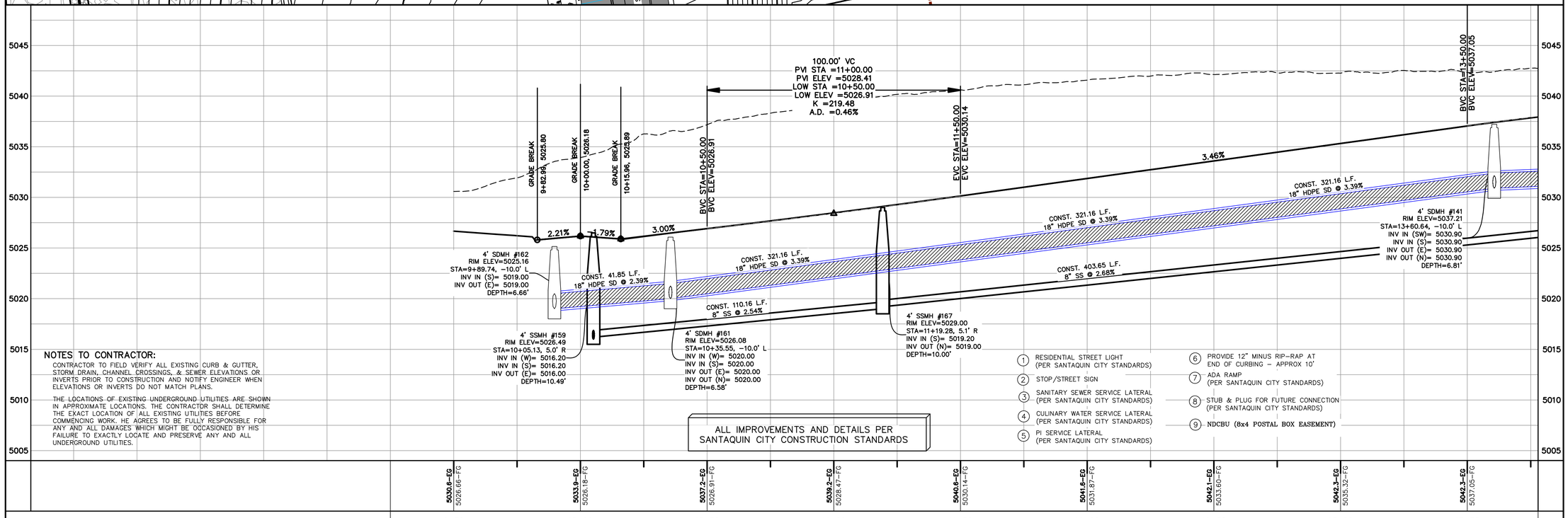

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5030.6-EG 5026.66-FG	5033.8-EG 5026.18-FG	5037.2-EG 5026.91-FG	5039.2-EG 5028.47-FG	5040.6-EG 5030.14-FG	5041.8-EG 5031.87-FG	5042.1-EG 5033.60-FG	5042.3-EG 5035.32-FG	5042.3-EG 5037.05-FG	
9+50	10+00	10+50	11+00	11+50	12+00	12+50	13+00	13+50	

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187023
Donald L. Lyster
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:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-02

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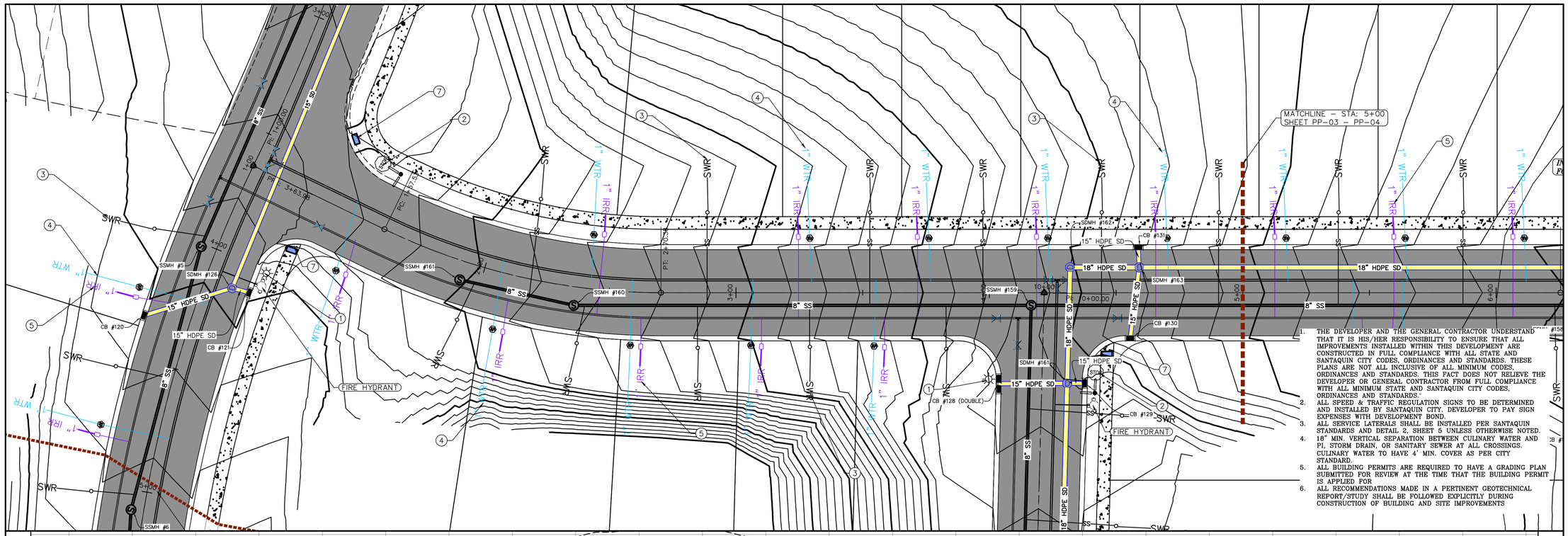

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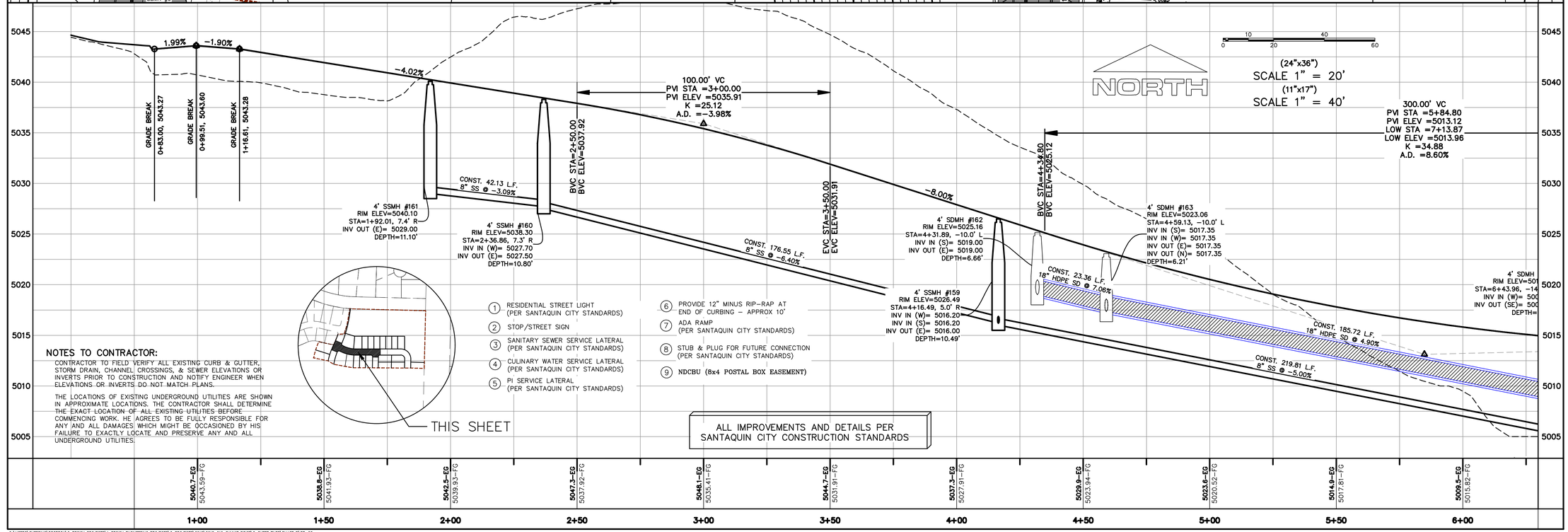

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THE HILLS @ SUMMIT RIDGE
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LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

SHEET:
PP-03

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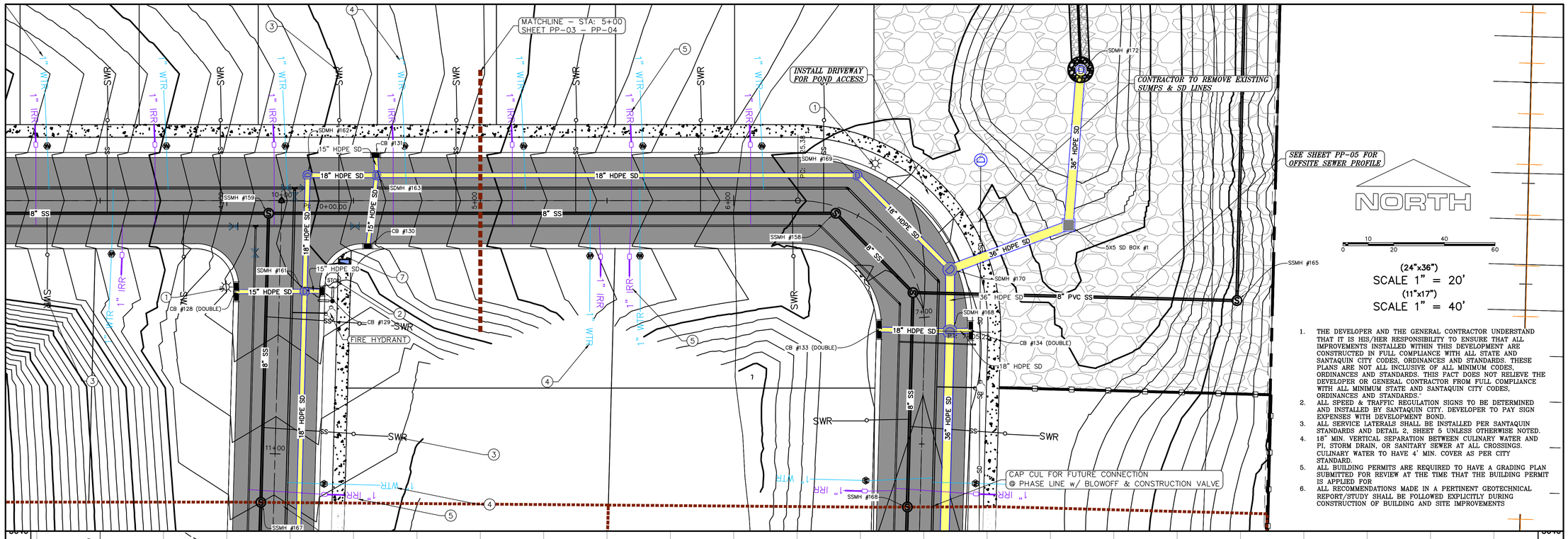

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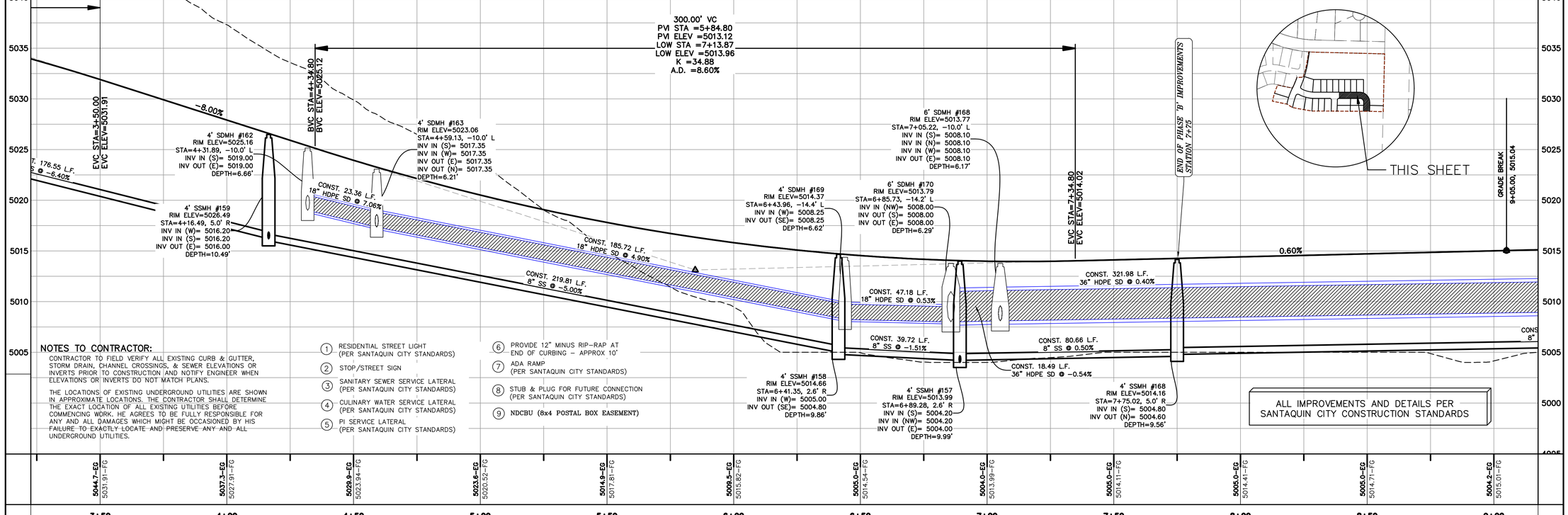

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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
PROJECT #

REVISIONS:
1
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3

SHEET NAME: PLAN & PROFILE
SHEET: PP-04

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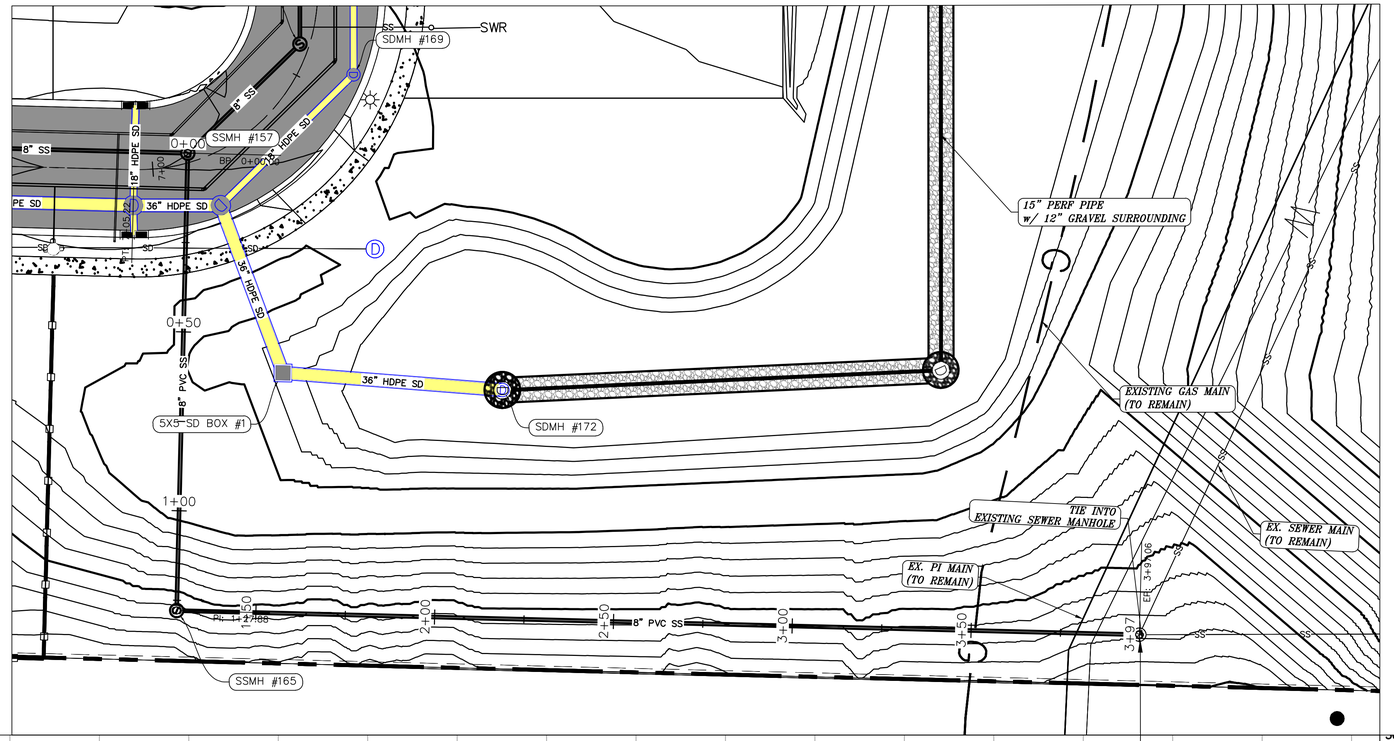

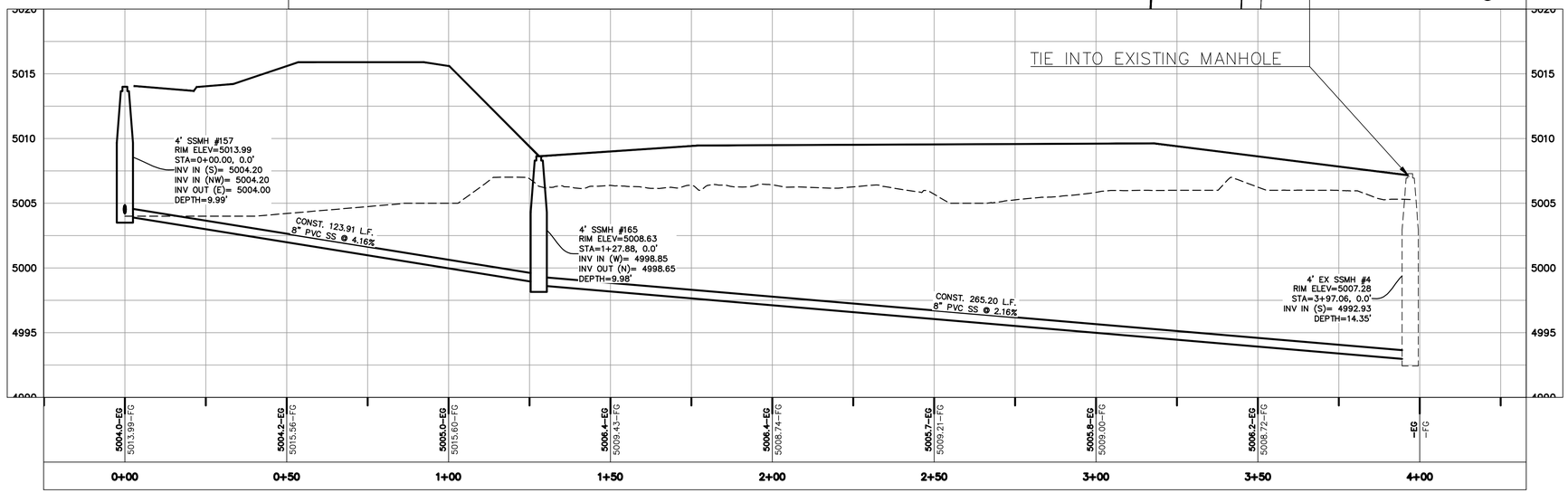

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SHEET:
PP-05

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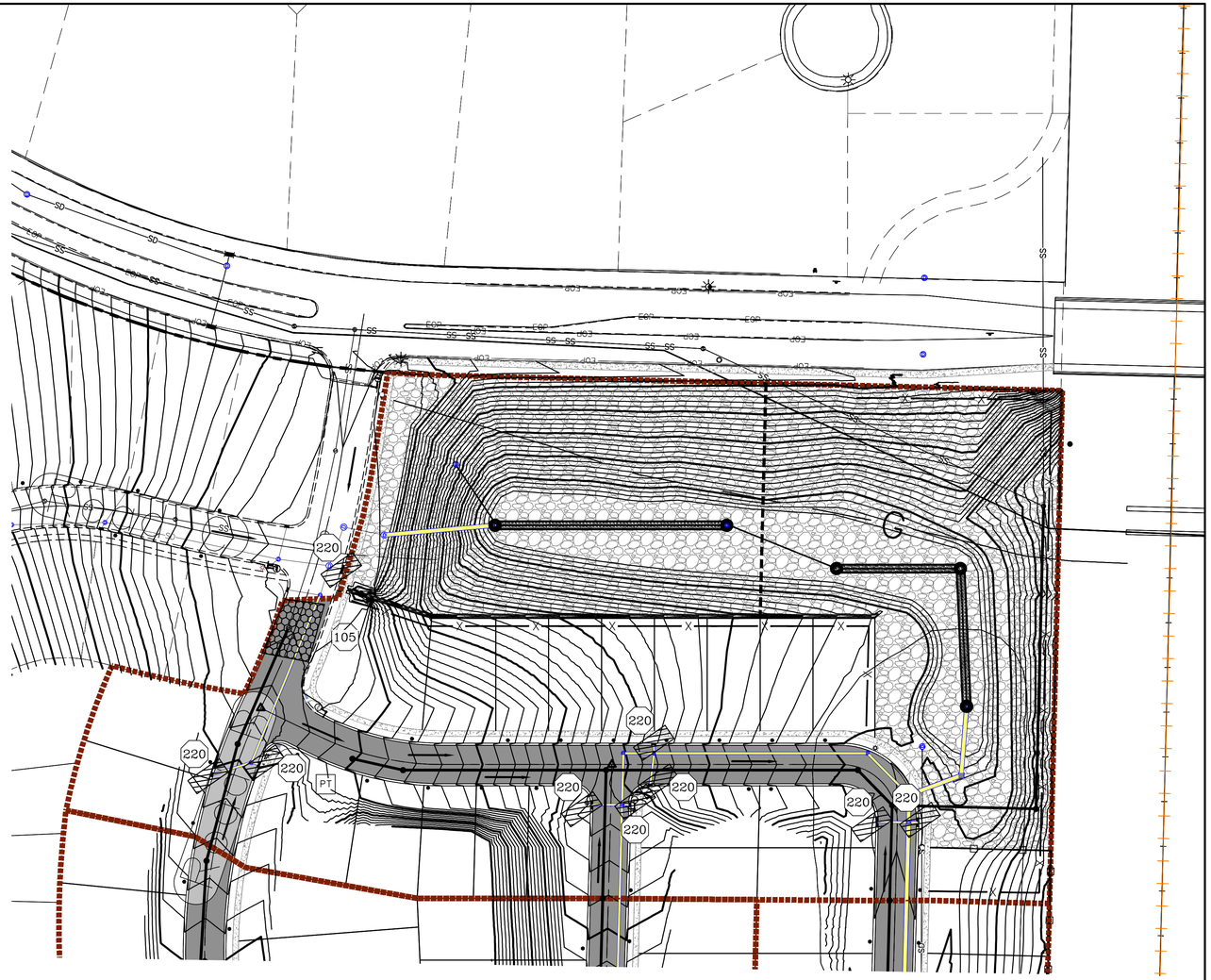
LEGEND:

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

NOTES:

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



PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

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

FOR PROJECT SITE CONCERNS CONTACT
(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
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PROFESSIONAL LAND SURVEYOR 187023 Donald L. Ipsen PLS 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

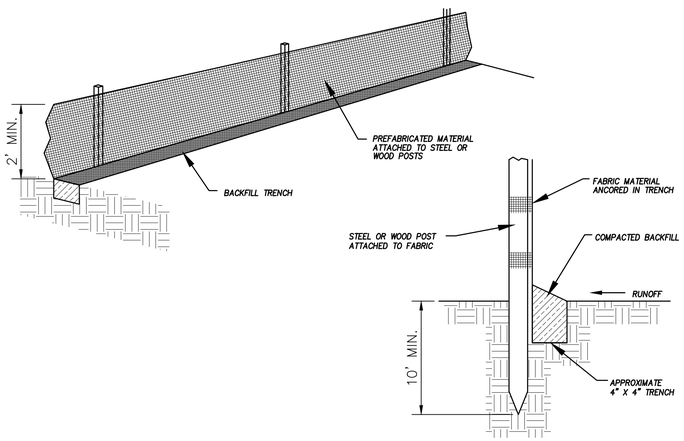
DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

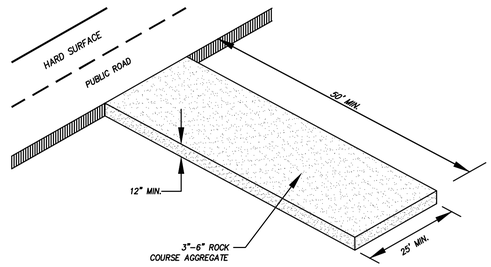
SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01

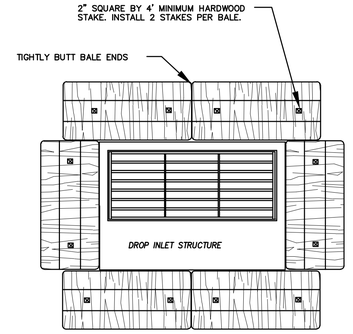
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE B\EC-01



DETAIL–A
SILT FENCE DETAIL
–NTS–

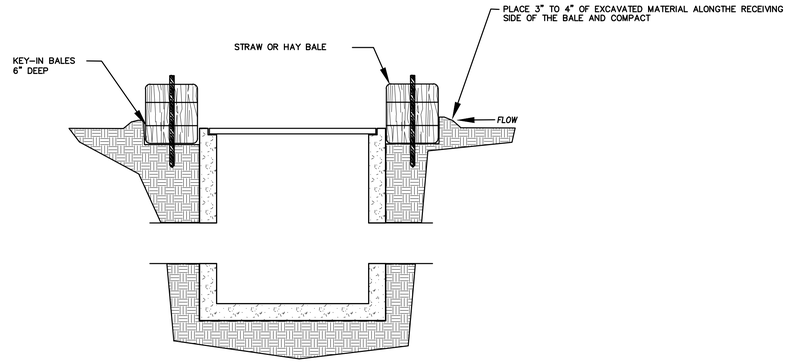


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



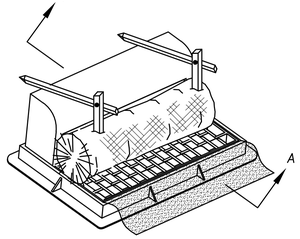
PLAN VIEW

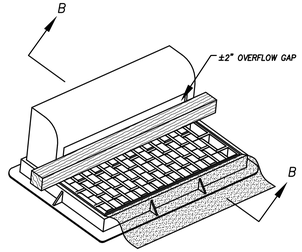
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT 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.

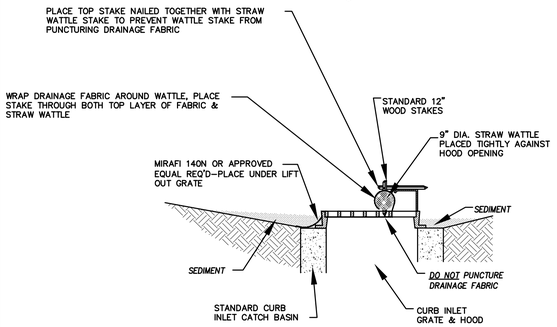


SECTION

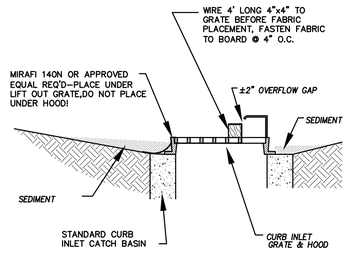
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







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.

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Orem, UT 84057
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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:1.19.2020
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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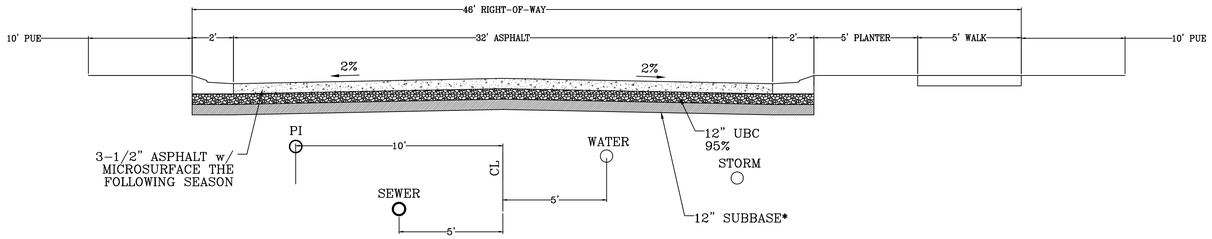
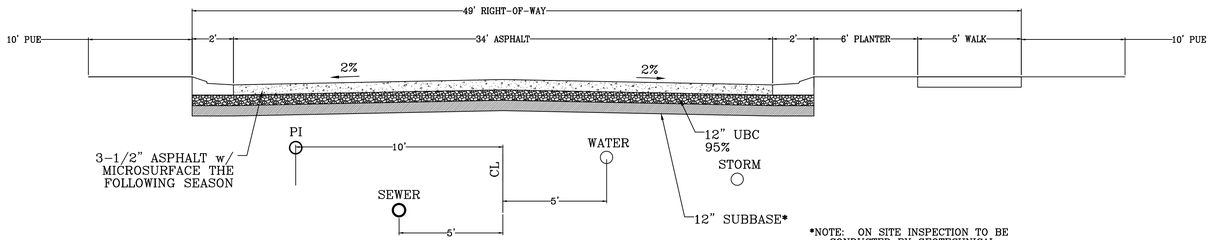


MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

500 ADT

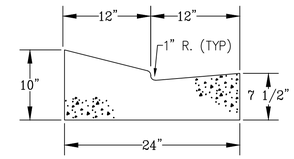


MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

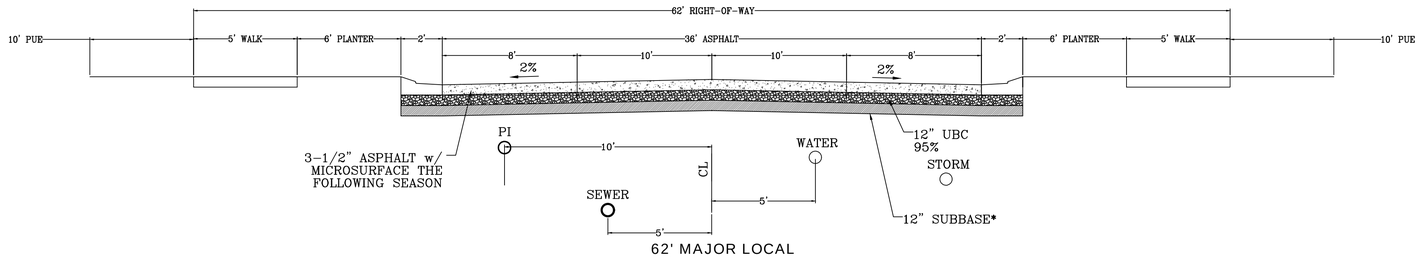
1500 ADT

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



MODIFIED HIGH BACK CURB

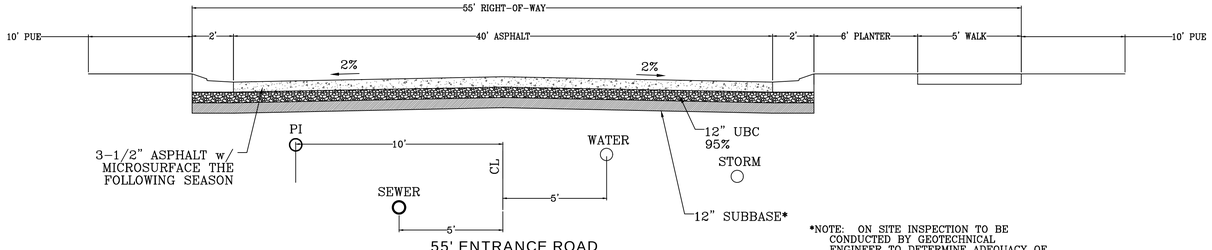
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



62' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST

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



55' ENTRANCE ROAD
Typical Road Section

LOOKING NORTH AND WEST

1500 ADT

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

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Orem, UT 84057
P: 801.376.2245
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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:1.19.2020

PROJECT #

REVISIONS:

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2	
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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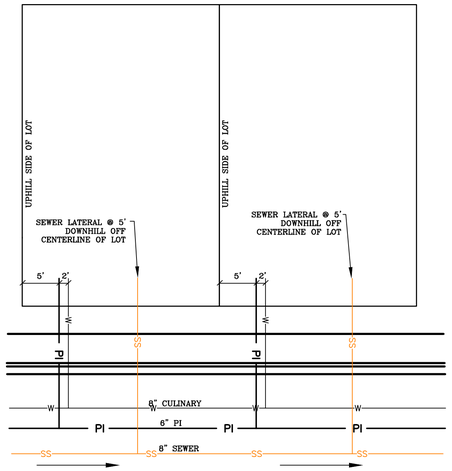
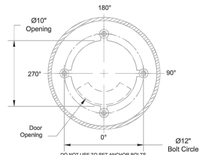


Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered round shaft base design. The shaft shall be Ø5" smooth.
MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.
CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the base. Longitudinal welds shall be welded to the base. All exposed welds on the 'E' shaft to be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.
DIMENSIONS
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a Ø3" x 3" tall tenon with a transitional donut shall be provided for luminaire mounting.
INSTALLATION
The anchorage detail with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.
FINISH:
The entire assembly shall have a standard Holophane 'black' finish.
LUMINAIRE DESCRIPTION
Catalog #'s: GPO40AKASMBSNSBFCVRBHPCSL25 - NYA1435J17P07ABGBK
- 40W 215mA 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
- 25ft Prewired Leads
For complete specifications see LUM_GPD.

Anchorage Detail



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

Catalog #'s:
- GPO40AKASMBSNSBFCVRBHPCSL25 - NYA1435J17P07ABGBK

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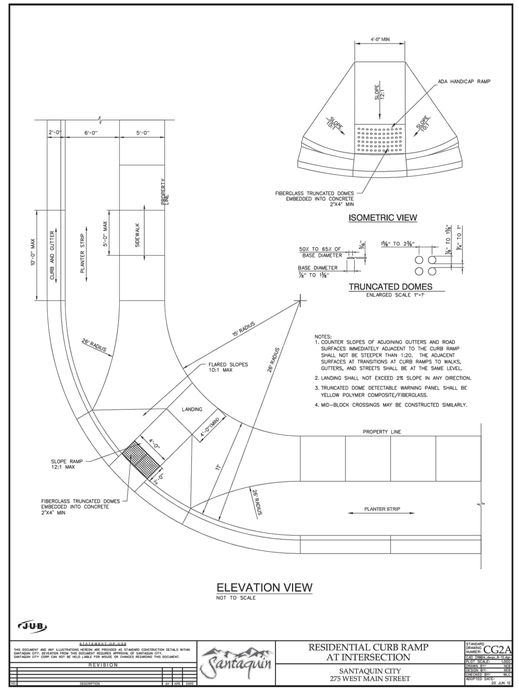
REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

LOCAL AND COLLECTOR STREET LIGHTING DETAILS	L1
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 19 – OCT – 16



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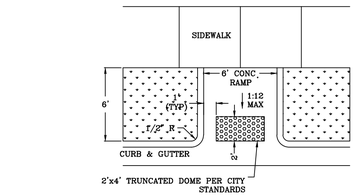
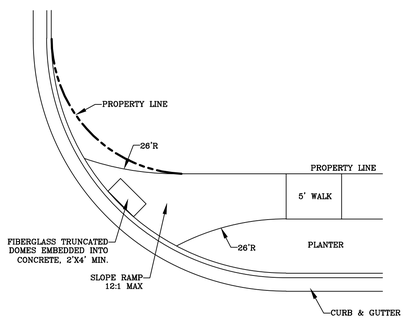
REVISION			
NO.	DESCRIPTION	BY	DATE

Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION	ELEVATION NO. CG2A
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 01 JAN 18



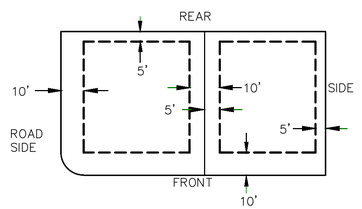
MID-BLOCK RAMP DETAIL



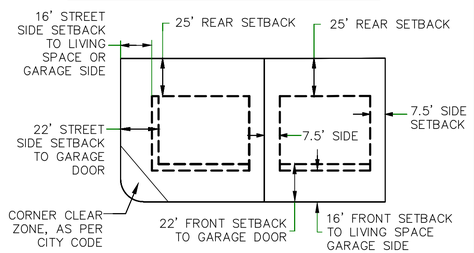
RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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

DATE:1.19.2020
PROJECT #

REVISIONS:
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

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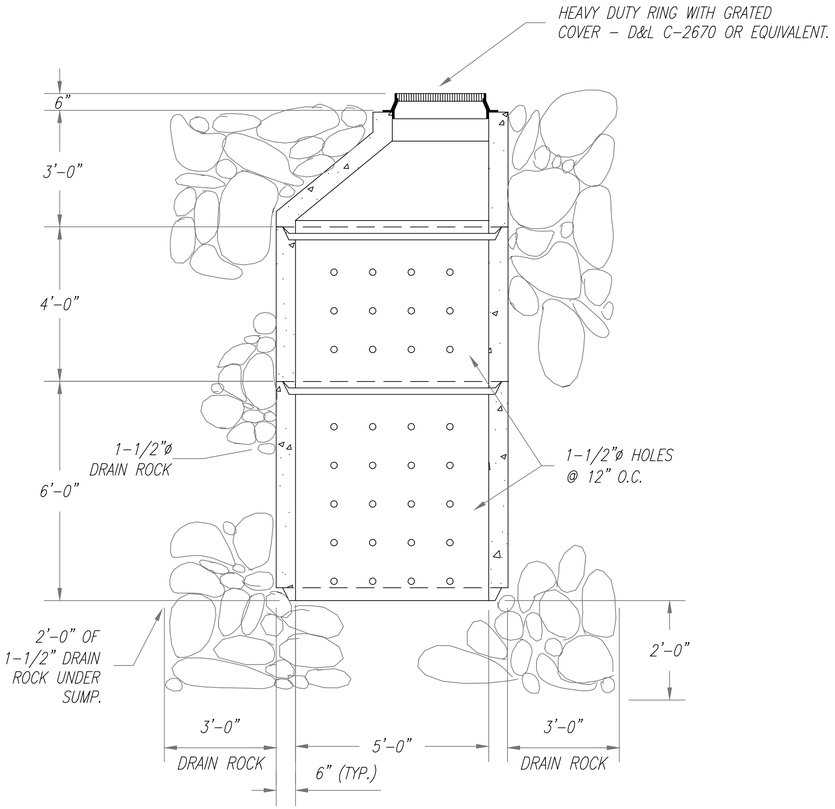

TYPICAL CONCRETE SUMP

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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:1.19.2020
PROJECT #

REVISIONS:
1
2
3

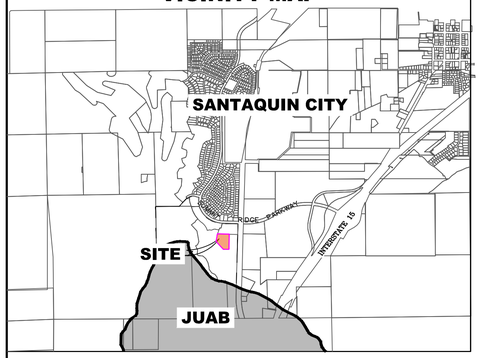
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-03

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

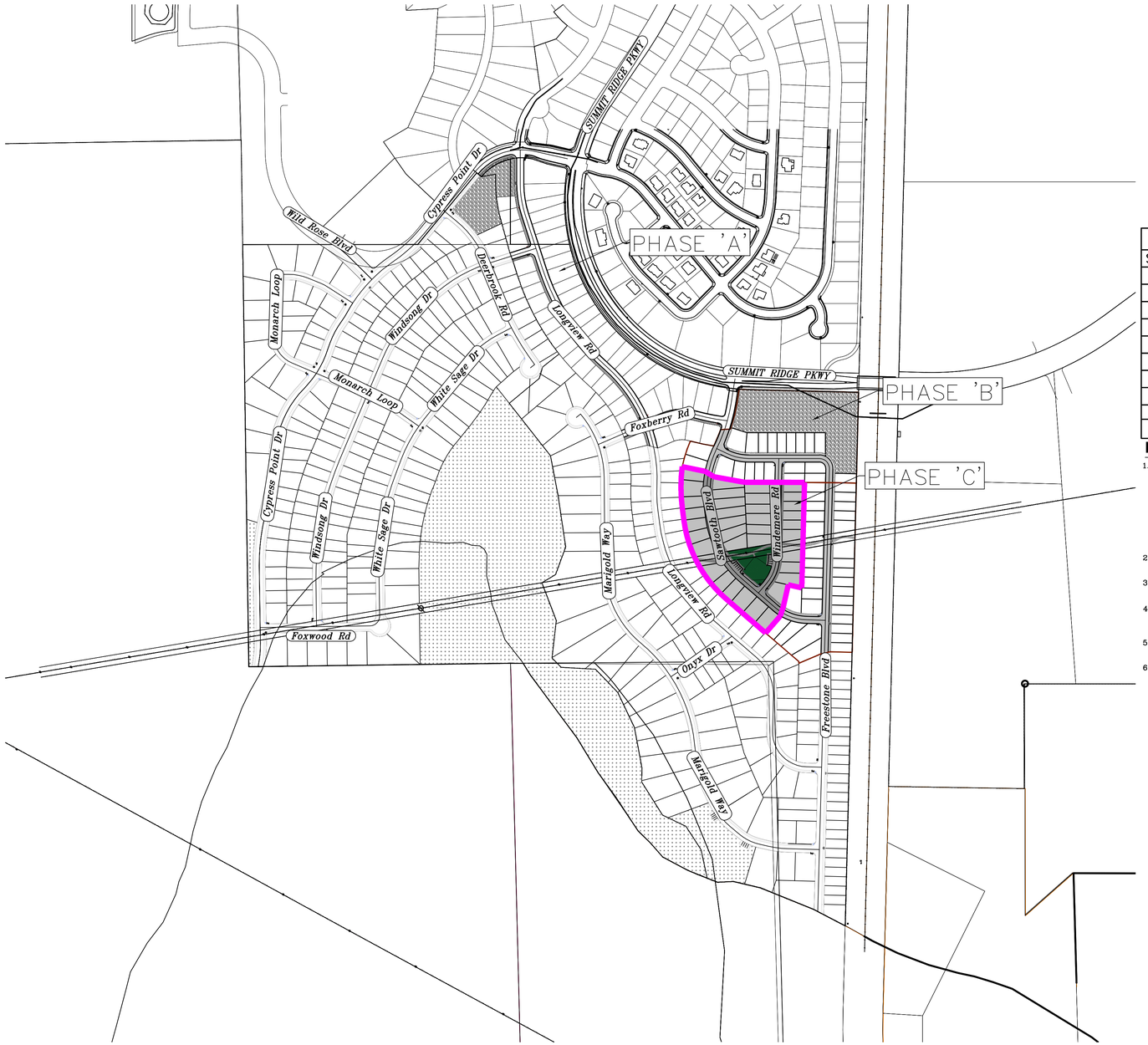
The Hills @ Summit Ridge
PHASE 'C'
January 20

Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.21 ACRES
TOTAL LOT ACREAGE	5.78 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	0.91 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	4.38 / dua
NUMBER OF LOTS	36 LOTS

PROJECT ENGINEER & SURVEYOR

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

PROJECT DEVELOPER

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
UP-01	SITE & UTILITY PLANS
GR-01-2	GRADING PLANS
PP-01-4	PLAN & PROFILE SHEETS
LS-01	LANDSCAPE PLANS (PONDS)
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-03	TYPICAL DETAILS

NOTES:

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

NORTH

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

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: COVER SHEET & NOTES

SHEET: CS-01

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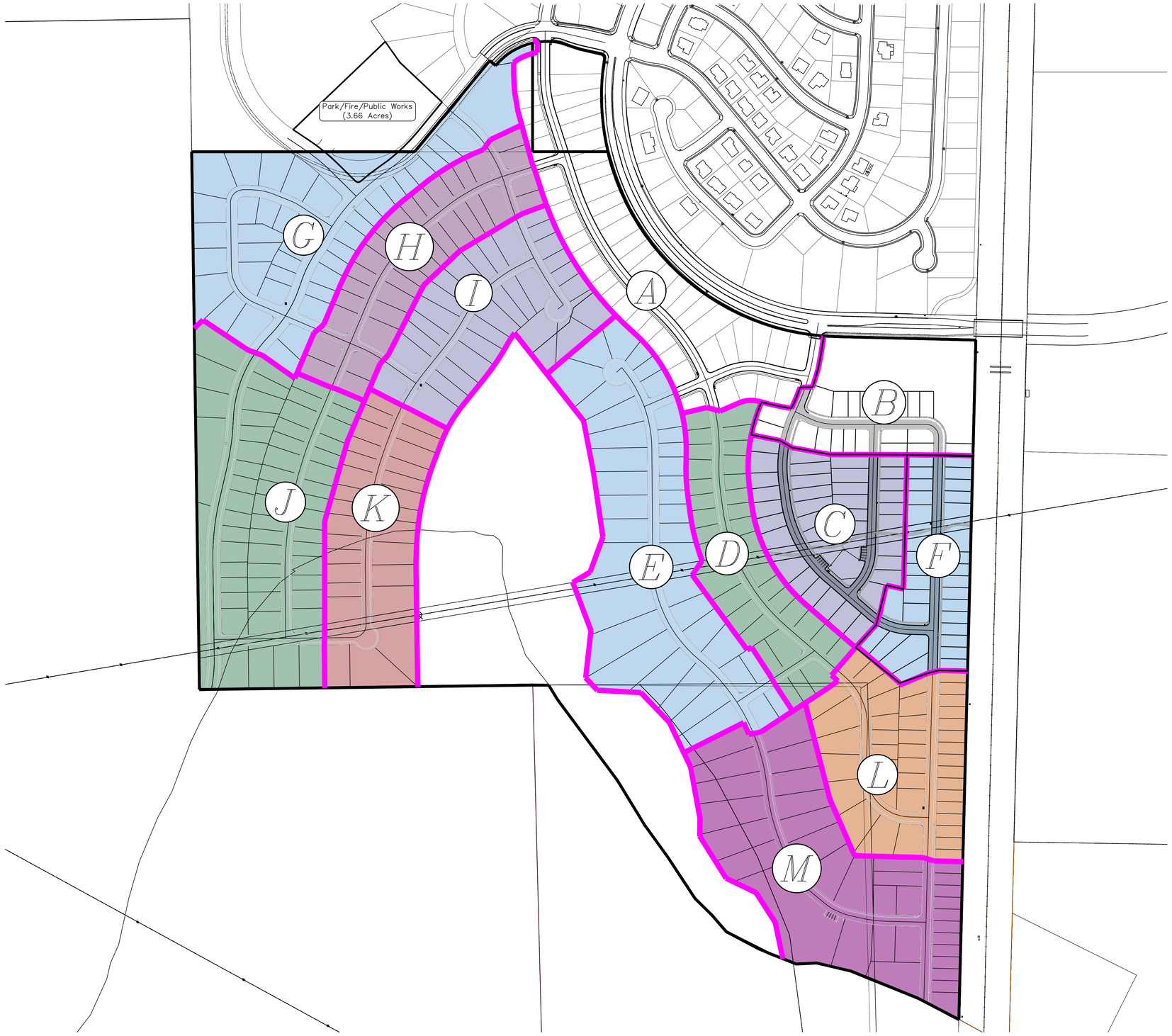

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PROFESSIONAL LAND SURVEYOR
187705
Daniel L. Ingbar
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020
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REVISIONS:
1
2
3

SHEET NAME:
PHASE PLAN

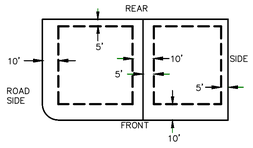
SHEET:
PH-01

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

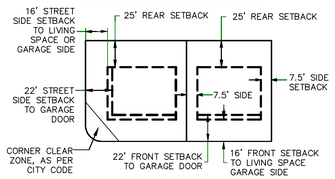
THE HILLS @ SUMMIT RIDGE
PHASE 'C'

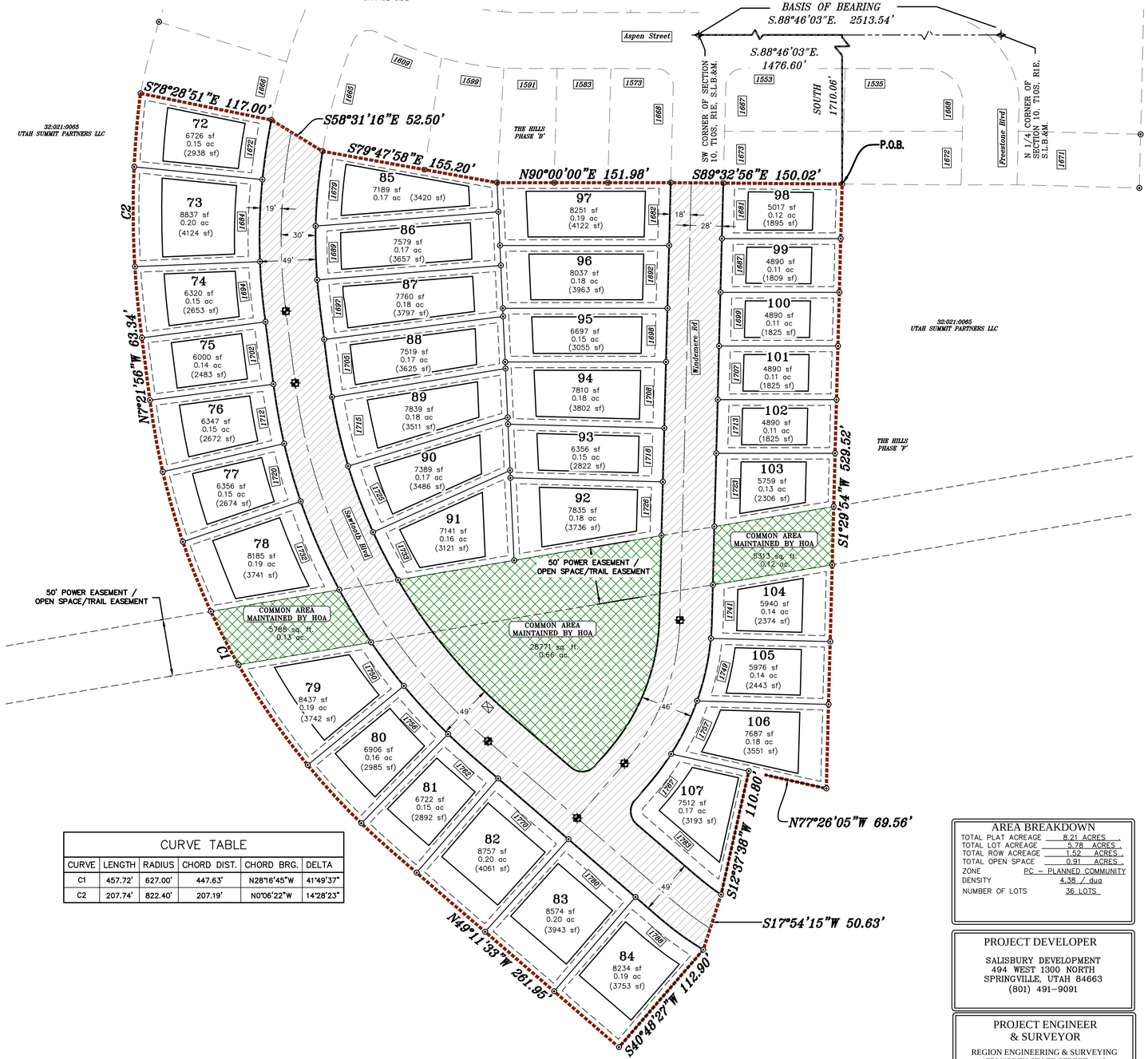
LOCATED IN THE SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)





CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	457.72'	627.00'	447.63'	N28°16'45"W	41°49'37"
C2	207.74'	822.40'	207.19'	N10°06'22"W	14°28'23"

AREA BREAKDOWN

TOTAL PLAT ACREAGE	8.21 ACRES
TOTAL LOT ACREAGE	5.78 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	0.91 ACRES
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DENSITY	4.38 / duq
NUMBER OF LOTS	36 LOTS

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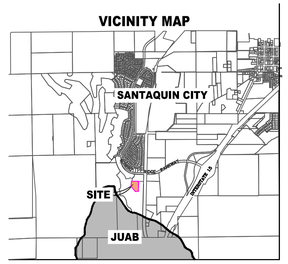
VICINITY MAP



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

THE HILLS – PHASE C

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

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

CONTAINING 8.21 ACRES OF LAND AND 36 LOTS

_____ DATE

_____ SURVEYOR (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 'C'

_____ UTAH COUNTY, UTAH

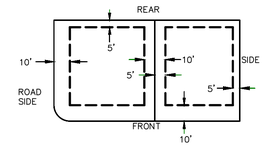
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUTNY ENGINEER SEAL	COUNTY-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 368356 ROBBIN J. MULLEN STATE OF UTAH			

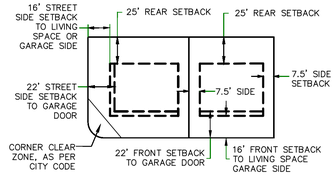
This form approved by Utah County and the municipalities therein.

THE HILLS @ SUMMIT RIDGE
PHASE 'B'

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



LEGEND

- FOUND SECTION COR. AS NOTED
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- FOUND CLASS I STREET MONUMENT
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- PROPERTY BOUNDARY
- CENTERLINE
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- LOT LINE
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- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)

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	457.72'	627.00'	447.63'	N28°16'45"W	41°49'37"
C2	207.74'	822.40'	207.19'	N0°06'22"W	14°28'23"
C3	157.55'	499.00'	156.90'	N1°40'47"E	18°05'25"
C4	364.28'	499.00'	356.24'	N28°16'45"W	41°49'37"
C5	38.18'	250.00'	38.15'	N53°34'05"W	8°45'03"
C6	137.21'	200.00'	134.54'	N21°09'10"E	39°18'33"
C7	36.93'	627.00'	36.93'	N47°30'18"W	3°22'30"
C8	69.38'	627.00'	69.35'	N42°38'50"W	6°20'26"
C9	106.88'	627.00'	106.75'	N34°35'38"W	9°45'59"
C10	52.51'	627.00'	52.50'	N27°18'40"W	4°47'55"
C11	65.77'	627.00'	65.74'	N21°54'24"W	6°00'37"
C12	63.86'	627.00'	63.83'	N15°59'01"W	5°50'08"
C13	62.38'	627.00'	62.35'	N10°12'56"W	5°42'01"
C14	55.73'	822.40'	55.72'	N5°24'04"W	3°52'59"
C15	87.42'	822.40'	87.38'	N0°24'52"W	6°05'25"
C16	64.59'	822.40'	64.57'	N4°52'50"E	4°29'59"
C17	52.76'	518.00'	52.74'	N8°36'05"E	5°50'08"
C18	71.94'	518.00'	71.89'	N1°42'16"E	7°57'28"
C19	46.03'	518.00'	46.01'	N4°49'12"W	5°05'28"
C20	51.54'	518.00'	51.51'	N10°12'56"W	5°42'01"
C21	52.76'	518.00'	52.74'	N15°59'01"W	5°50'08"
C22	84.51'	518.00'	84.42'	N23°34'31"W	9°20'52"
C23	53.82'	518.00'	53.80'	N31°13'34"W	5°57'12"
C24	47.68'	518.00'	47.67'	N36°50'24"W	5°16'28"
C25	57.32'	518.00'	57.29'	N42°38'50"W	6°20'26"
C26	30.51'	518.00'	30.51'	N47°30'18"W	3°22'30"
C27	45.87'	269.00'	45.81'	N54°04'38"W	9°46'09"
C28	26.00'	220.00'	25.99'	S52°34'43"E	6°46'18"
C29	23.56'	15.00'	21.21'	S4°11'33"E	90°00'00"
C30	33.11'	228.00'	33.08'	S36°38'51"W	8°19'12"
C31	51.76'	228.00'	51.64'	S25°59'04"W	13°00'22"
C32	56.16'	228.00'	56.02'	S12°25'31"W	14°06'44"
C33	15.40'	228.00'	15.40'	S3°26'01"W	3°52'15"
C34	124.87'	182.00'	122.43'	N21°09'10"E	39°18'33"
C35	23.56'	15.00'	21.21'	N85°48'27"E	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C36	154.76'	469.00'	154.06'	S39°44'22"E	18°54'22"
C37	47.09'	469.00'	47.07'	S27°24'36"E	5°45'09"
C38	61.98'	469.00'	61.94'	S20°44'52"E	7°34'19"
C39	62.06'	469.00'	62.01'	S13°10'17"E	7°34'52"
C40	16.50'	469.00'	16.50'	S8°22'23"E	2°00'55"
C41	23.72'	469.00'	23.72'	S5°55'00"E	2°53'51"
C42	47.08'	469.00'	47.06'	S1°35'32"E	5°45'05"
C43	65.86'	469.00'	65.81'	S5°18'23"W	8°02'45"

CURVE TABLE					
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C1	457.72'	627.00'	447.63'	N28°16'45"W	41°49'37"
C2	207.74'	822.40'	207.19'	N0°06'22"W	14°28'23"

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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. NDCBU (3 BOXES)
10. 10' TRAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

0 20 40 80 120

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

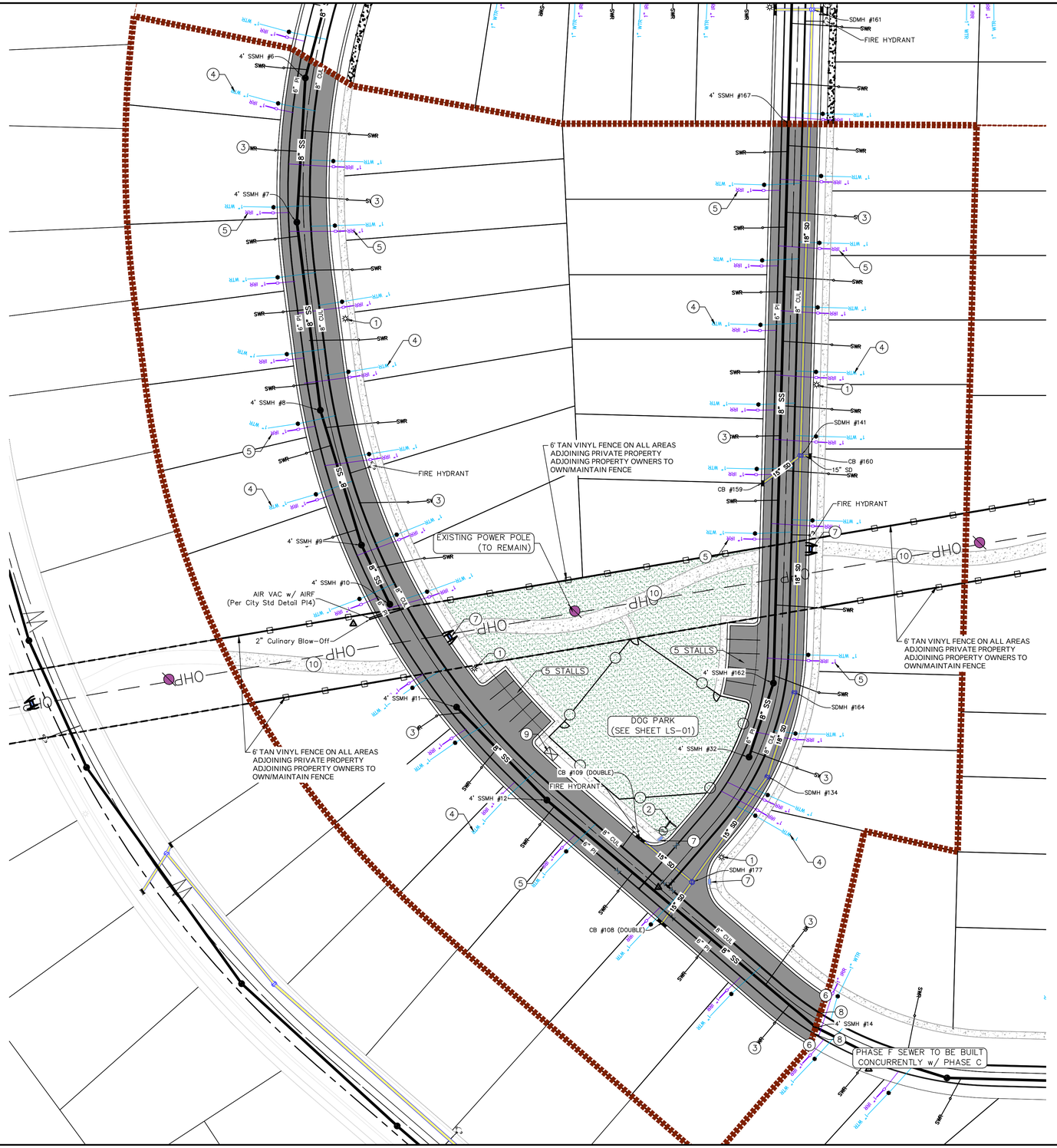
LEGEND

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

NOTES TO CONTRACTOR:

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

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



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

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

DATE:1.19.2020
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_016_SUMMIT RIDGE\2_SHEET FILES\PHASE C\UTILITY PLANS

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THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-01

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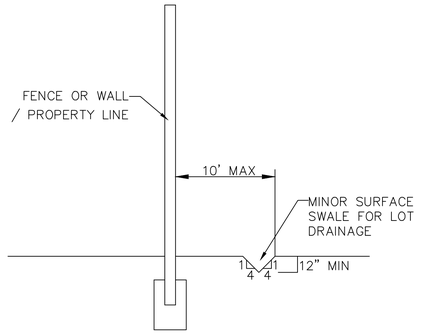
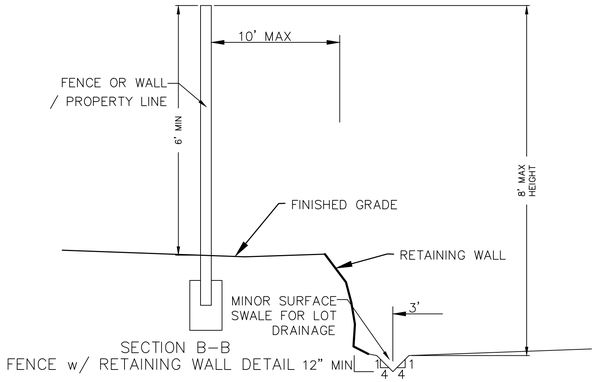
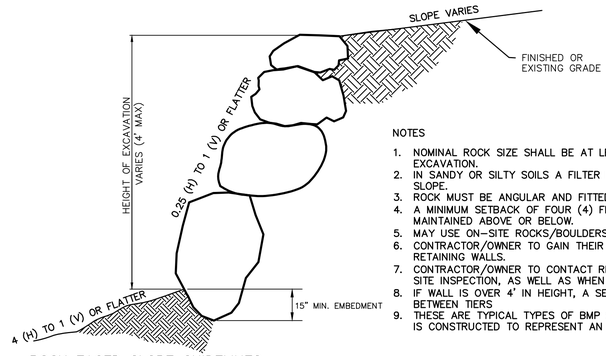


SECTION C–C
FENCE DETAIL



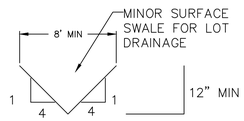
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



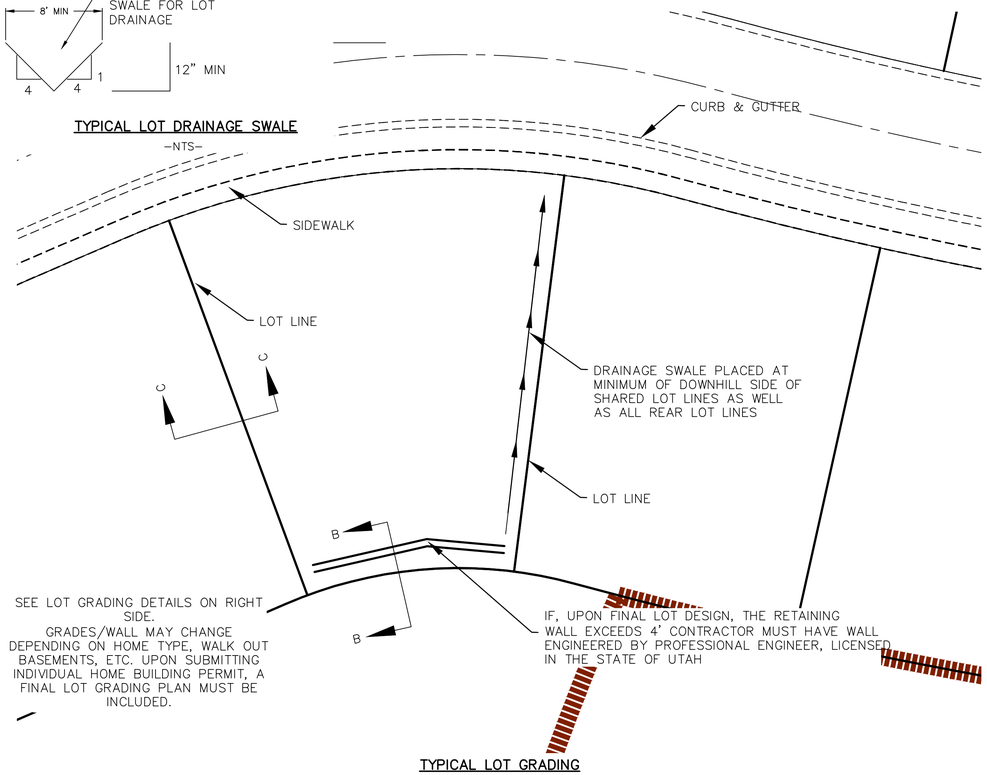
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

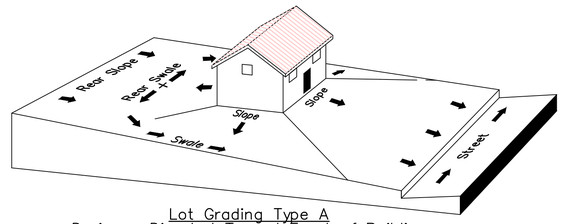
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



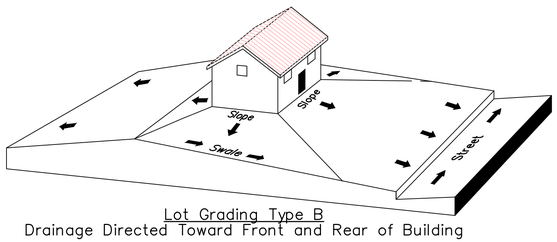
TYPICAL LOT DRAINAGE SWALE
–NTS–



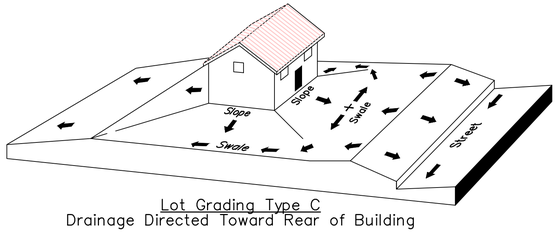
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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

DATE:1.19.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-02

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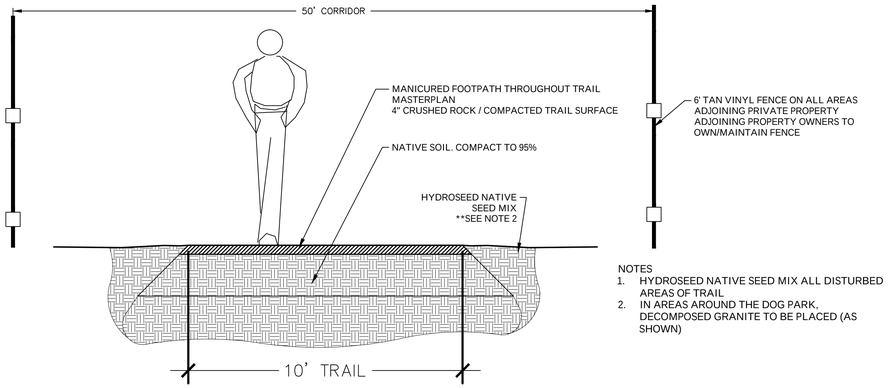


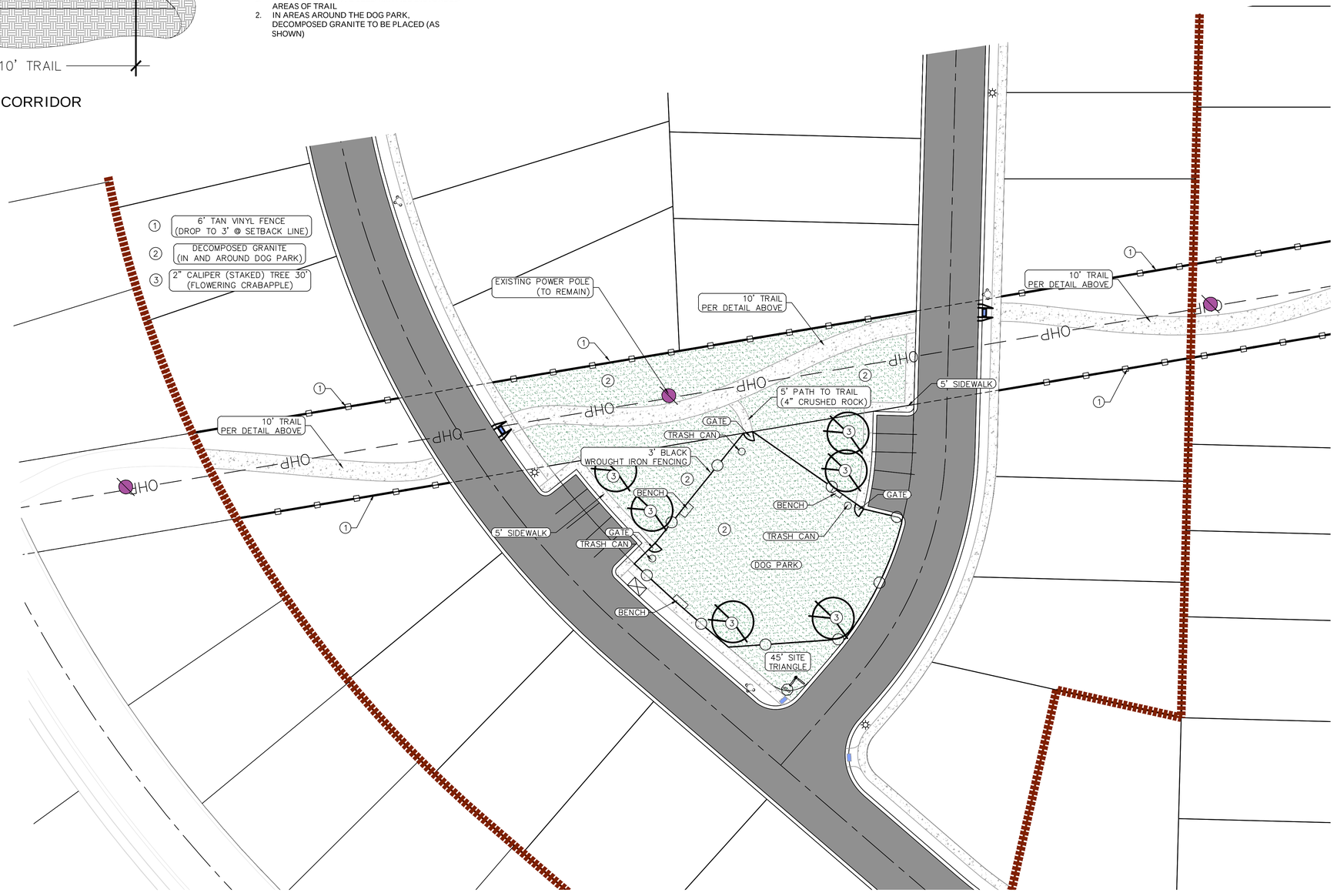
TRAIL CORRIDOR

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

NORTH

0 10 20 40 60

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



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THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01

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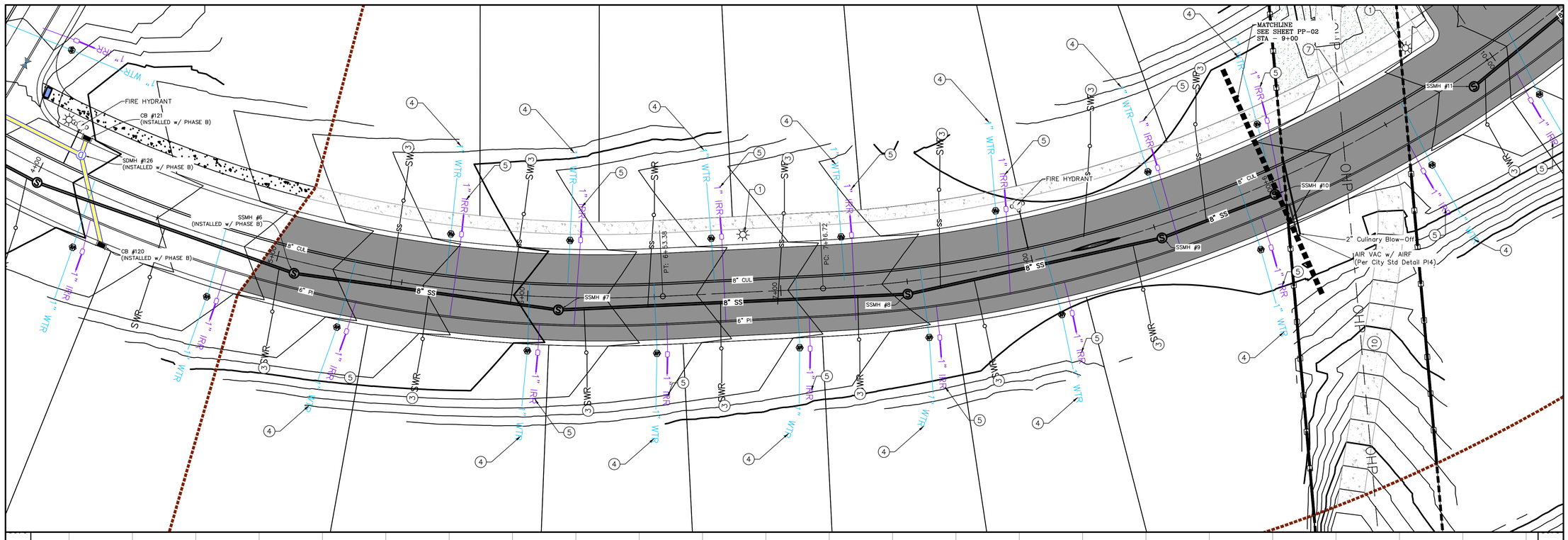

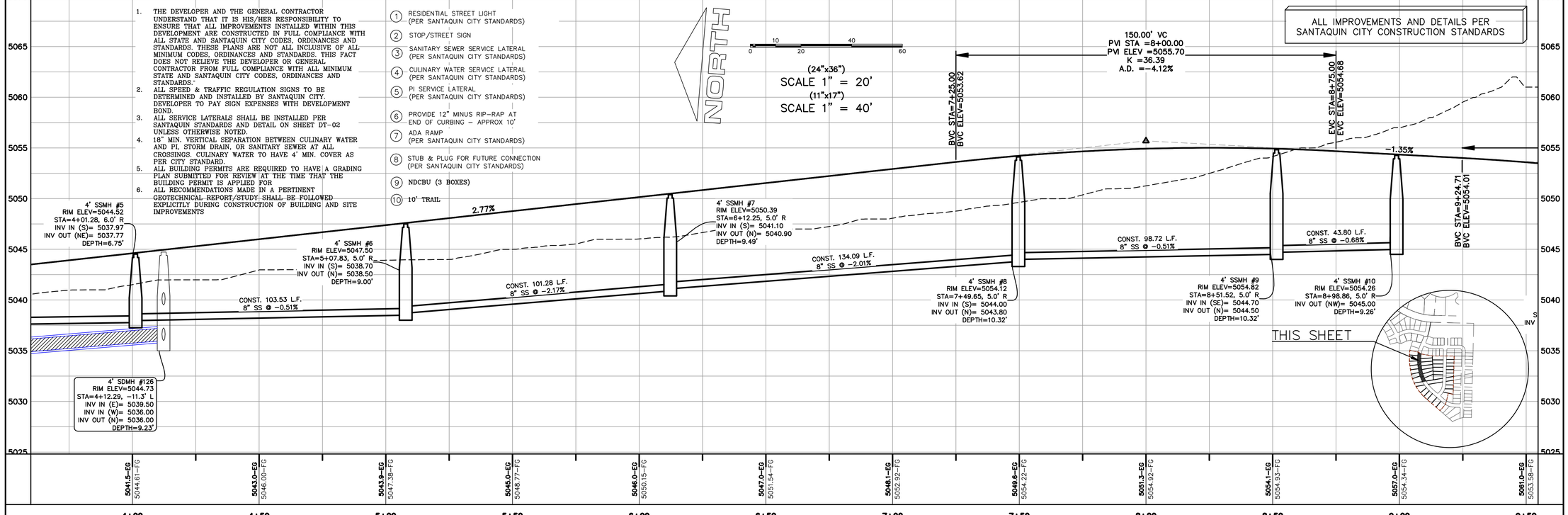

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THE HILLS @ SUMMIT RIDGE
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TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
PROJECT #

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2
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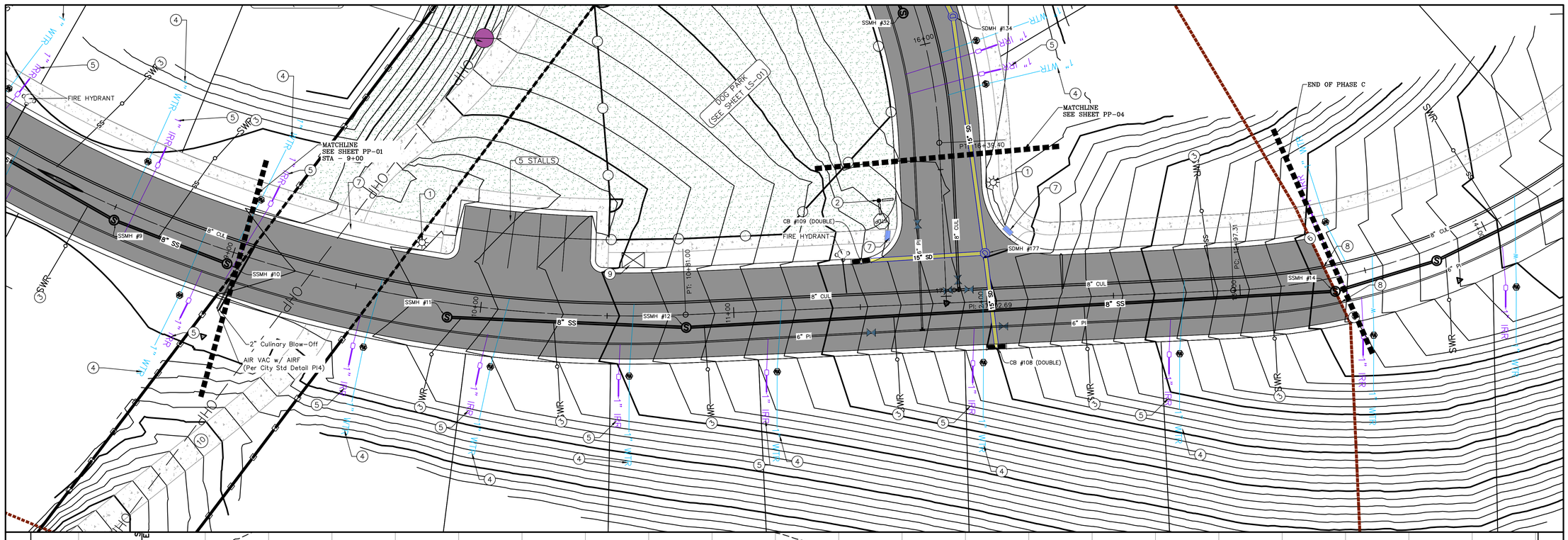
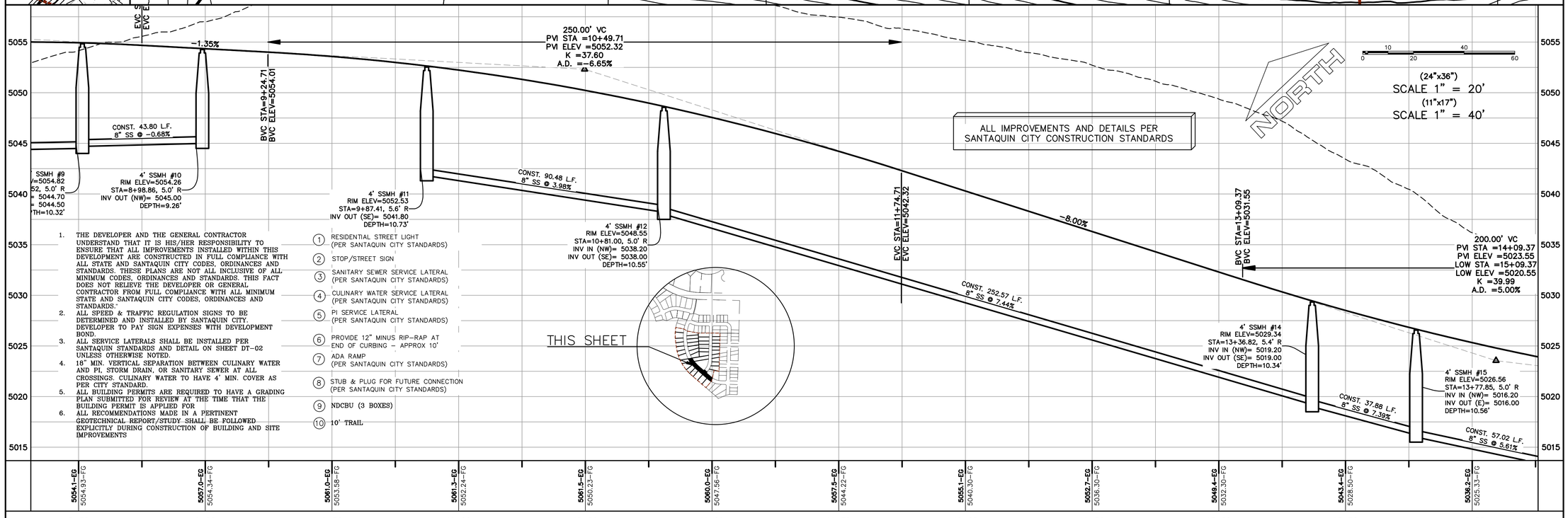
SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01





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THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-02

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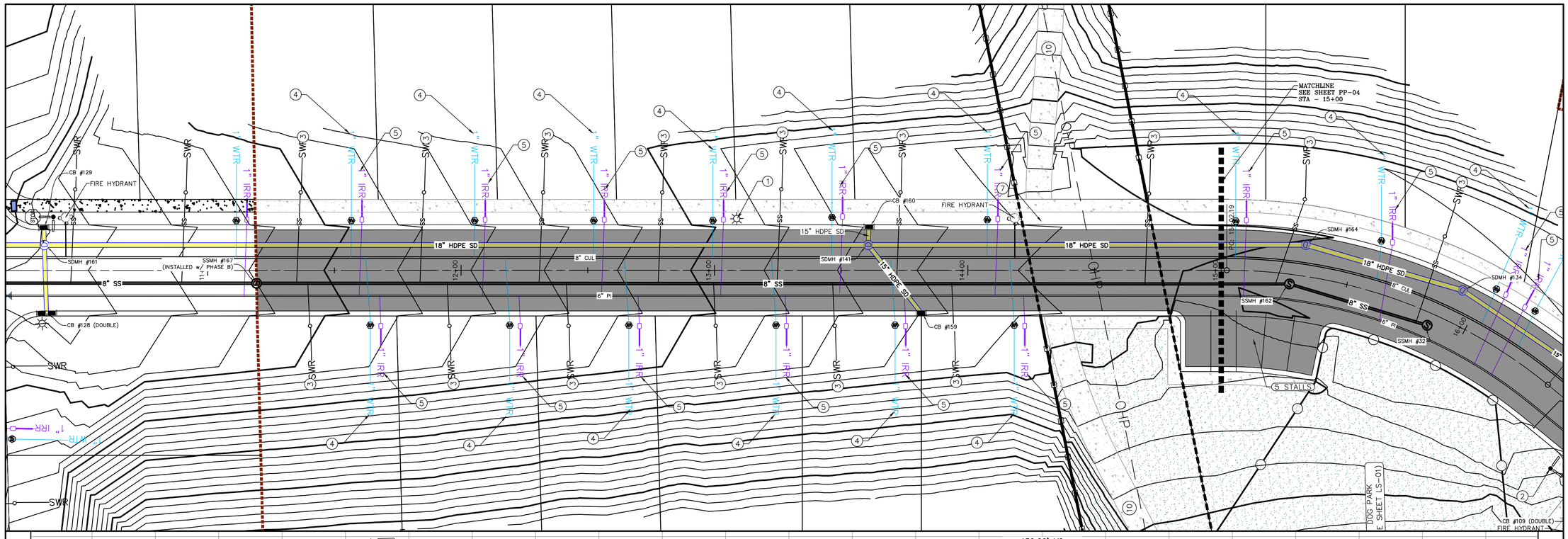

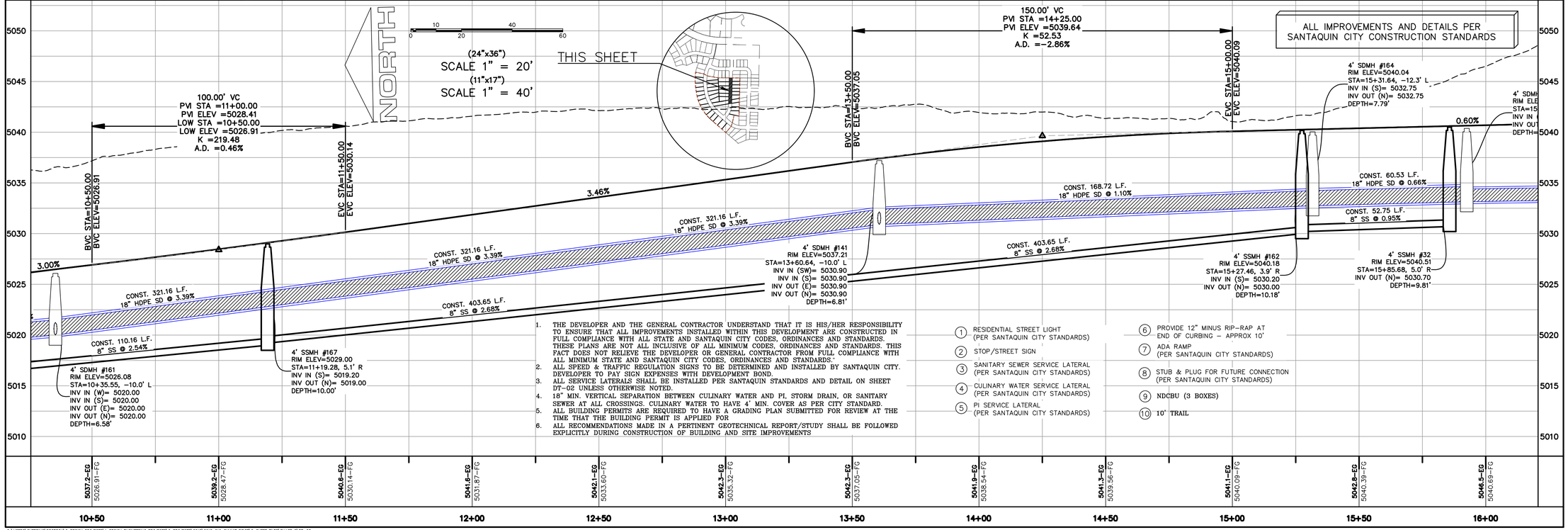

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P: 801.376.2245
regiondesignllc.com

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

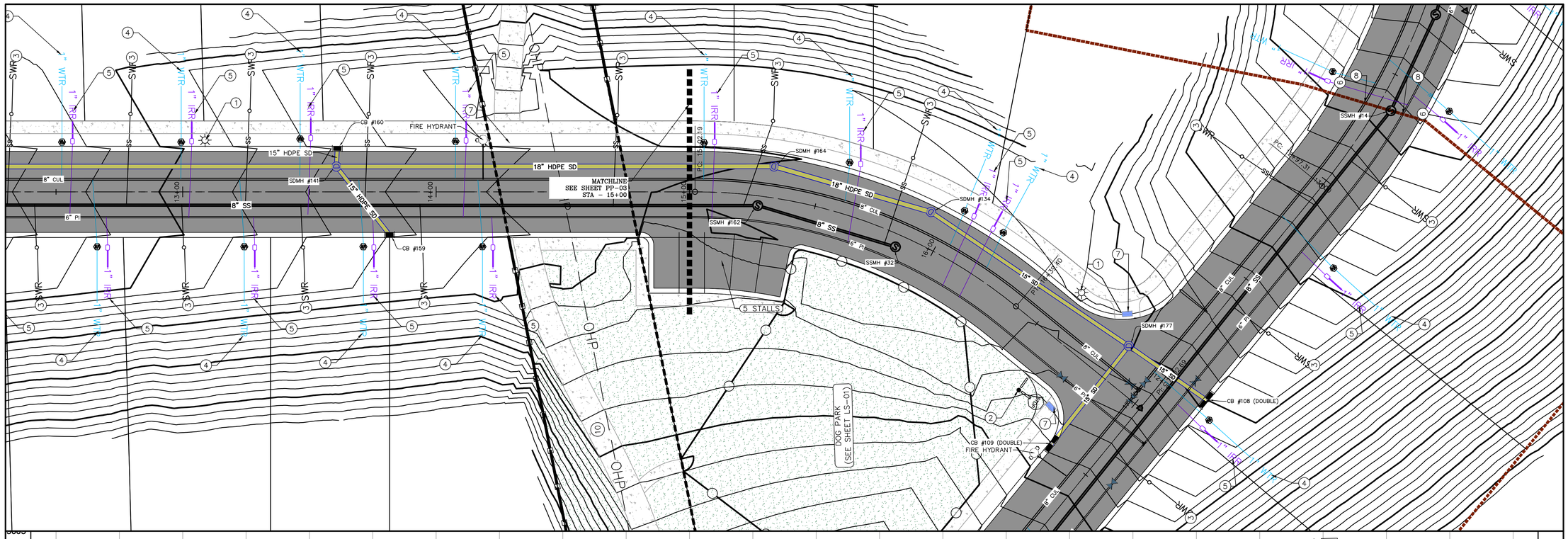
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
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 C\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 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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

THIS SHEET

NORTH

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

150.00' VC
PVI STA =14+25.00
PVI ELEV =5039.64
K =52.53
A.D. =-2.86%

BVC STA=13+50.00
BVC ELEV=5037.05

EVC STA=15+00.00
EVC ELEV=5040.09

3.46%

0.60%

2.00%

-2.00%

CONST. 321.16 L.F.
18" HDPE SD @ 3.39%

CONST. 168.72 L.F.
18" HDPE SD @ 1.10%

CONST. 403.65 L.F.
8" SS @ 2.68%

CONST. 60.53 L.F.
18" HDPE SD @ 0.66%

CONST. 52.75 L.F.
8" SS @ 0.95%

CONST. 89.78 L.F.
15" HDPE SD @ 0.39%

CONST. 33.24 L.F.
15" HDPE SD @ 1.50%

4' SDMH #141
RIM ELEV=5037.21
STA=13+60.64, -10.0' L
INV IN (SW)= 5030.90
INV IN (S)= 5030.90
INV OUT (E)= 5030.90
INV OUT (N)= 5030.90
DEPTH=6.81'

4' SSMH #162
RIM ELEV=5040.18
STA=15+27.46, 3.9' R
INV IN (S)= 5030.20
INV OUT (N)= 5030.00
DEPTH=10.18'

4' SDMH #164
RIM ELEV=5040.04
STA=15+31.64, -12.3' L
INV IN (S)= 5032.75
INV OUT (N)= 5032.75
DEPTH=7.79'

4' SSMH #32
RIM ELEV=5040.51
STA=15+85.68, 5.0' R
INV OUT (N)= 5030.70
DEPTH=9.81'

4' SDMH #134
RIM ELEV=5040.38
STA=15+92.49, -13.4' L
INV IN (SW)= 5033.15
INV OUT (N)= 5033.15
DEPTH=7.73'

5' SDMH #177
RIM ELEV=5040.11
STA=16+83.69, -16.1' L
INV IN (SW)= 5033.50
INV IN (NW)= 5033.50
INV OUT (NE)= 5033.50
DEPTH=7.11'

CB #108 (Double)
RIM ELEV=5041.23
STA=17+20.80, -19.0' L
INV OUT (NE)= 5034.00
DEPTH=10.98'

GRADE BREAK
16+85.69, 5041.21

GRADE BREAK
17+02.69, 5041.55

GRADE BREAK
17+19.69, 5041.21

5042.1-EG	5033.60-FG	5042.3-EG	5035.32-FG	5042.2-EG	5037.05-FG	5041.9-EG	5038.54-FG	5041.3-EG	5039.56-FG	5041.1-EG	5040.09-FG	5042.8-EG	5040.39-FG	5046.5-EG	5040.69-FG	5051.2-EG	5040.99-FG	5055.7-EG	5041.52-FG	5060.8-EG	5044.57-FG	-EG	-FG
12+50		13+00		13+50		14+00		14+50		15+00		15+50		16+00		16+50		17+00		17+50		18+00	

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

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

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187029
Donald L. Lyster
P.E./L.S.
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE

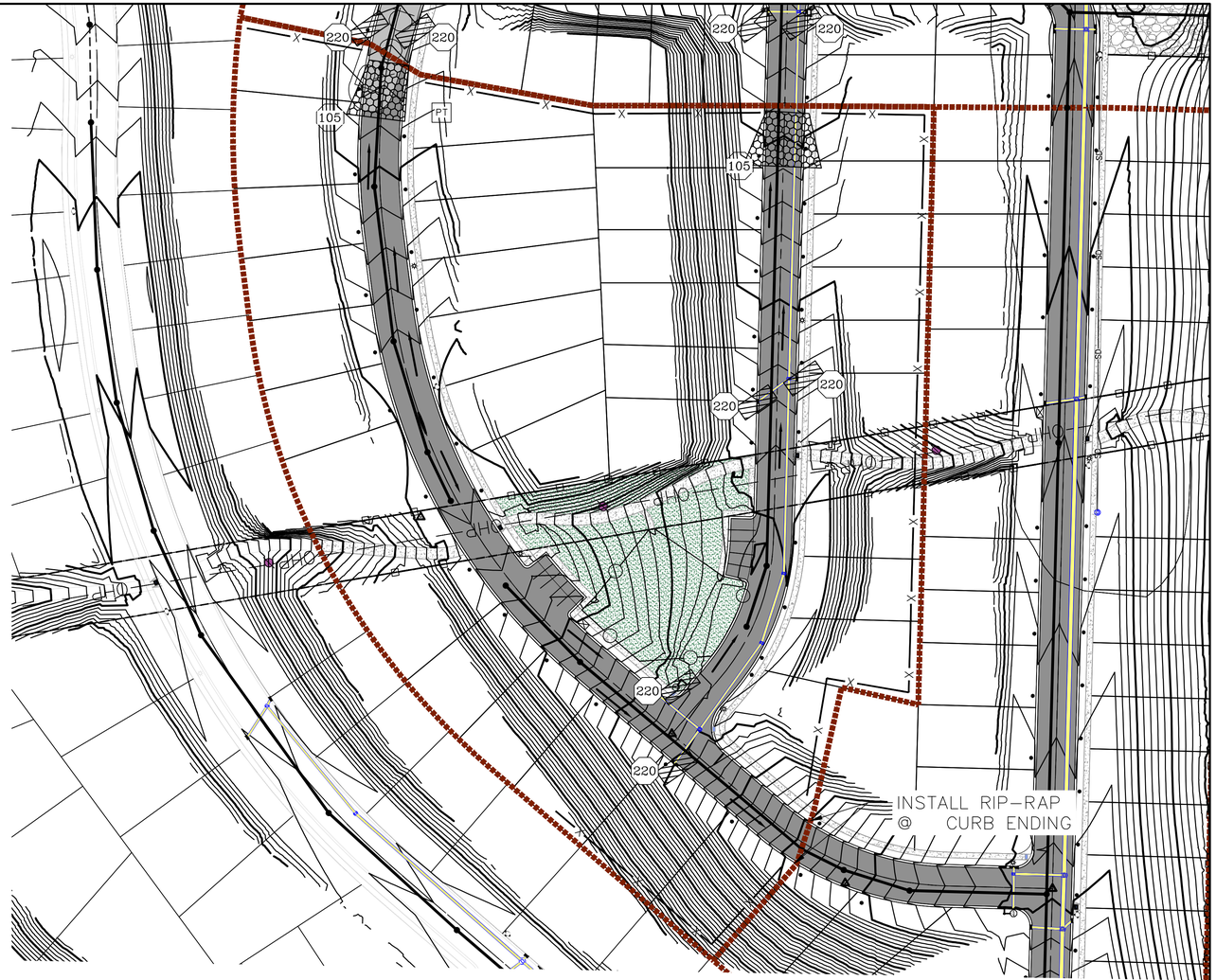
SHEET:
PP-04

LEGEND:

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

NOTES:

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



PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

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

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

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

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

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

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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND 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

LAND SURVEYOR — 187023 — Donald L. Ipsen — REGISTERED

THE HILLS @ SUMMIT RIDGE PHASE 'C'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: EROSION CONTROL PLAN
SHEET: EC-01

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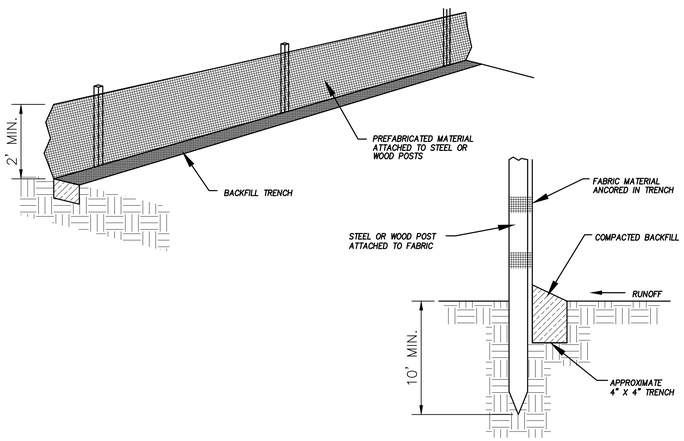
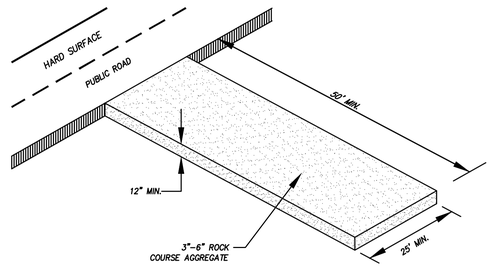
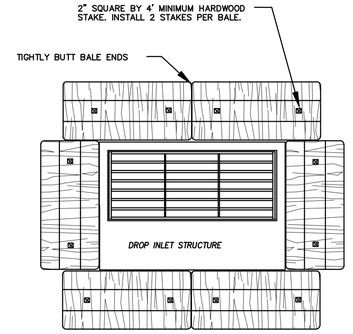


DETAIL–A
SILT FENCE DETAIL
–NTS–

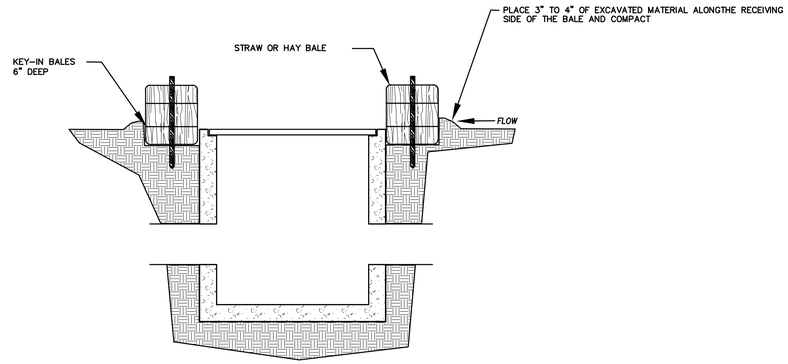


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



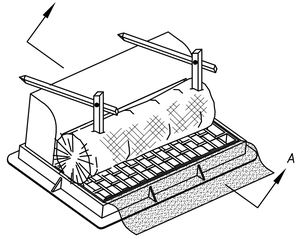
PLAN VIEW

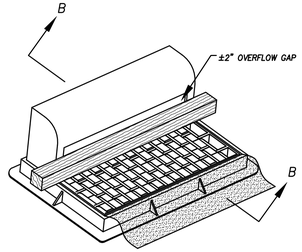
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

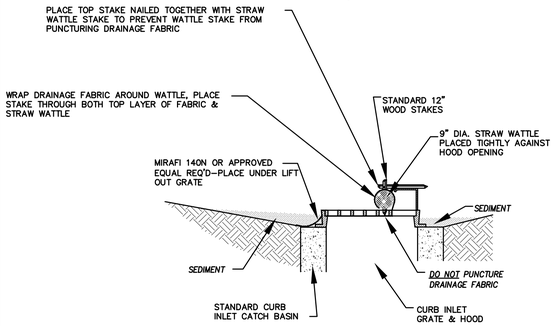


SECTION

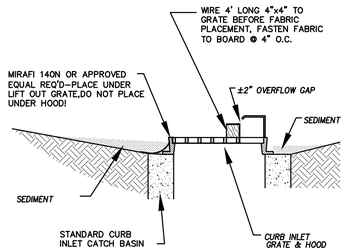
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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

DATE:1.19.2020
PROJECT #

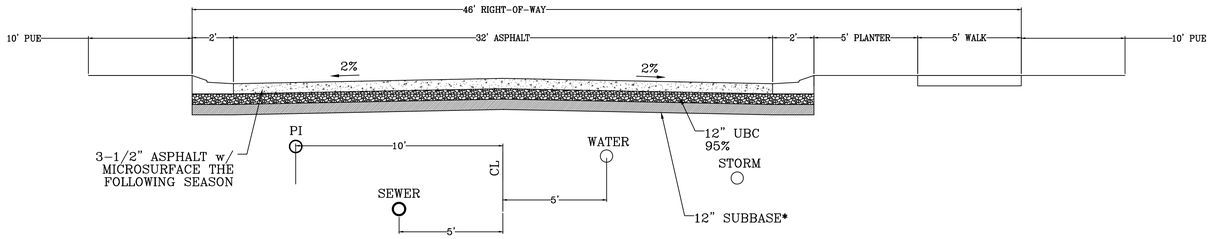
REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS

SHEET:
EC-02

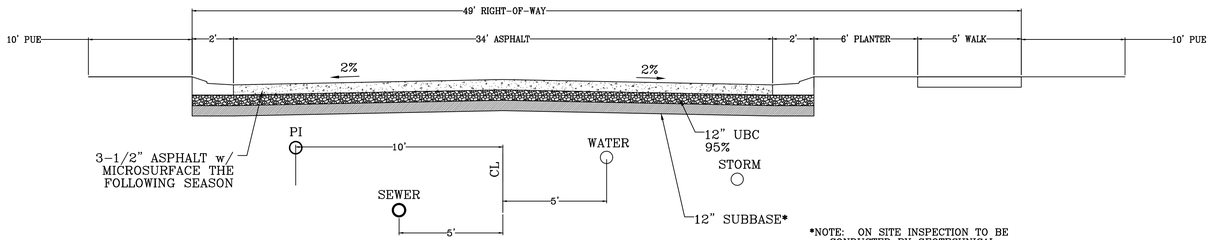
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE C\EC-02



MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

500 ADT

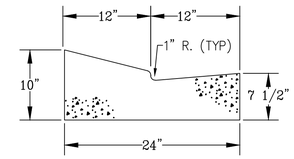


MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

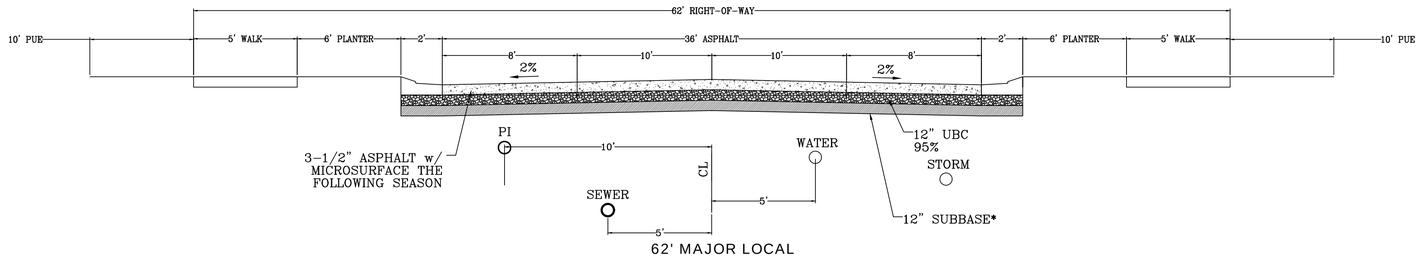
1500 ADT

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



MODIFIED HIGH BACK CURB

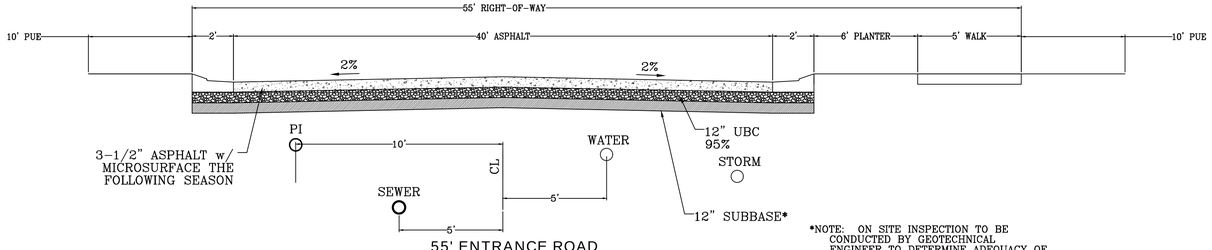
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



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 LAND SURVEYOR
187023
Donald L. Lyster
P.E.L.S.
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'C'

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

DATE:1.19.2020

PROJECT #

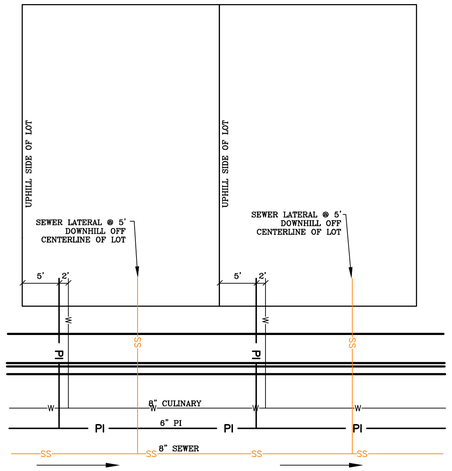
REVISIONS:

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 C\DT-01



Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered round shaft base design. The shaft shall be .050" smooth.

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

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top and bottom of the transition fitting, and at the bottom of the base. All exposed welds on the 'E' shaft to be cold 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.

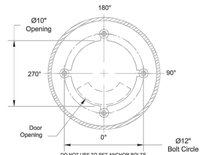
INSTALLATION
The base shall detail with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

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

LUMINAIRE DESCRIPTION
- Holophane ERA-SA-40-E-T4
- 40W 215mA 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
- 25ft Prewired Leads

For complete specifications see LUM_GPD.

Anchorage Detail



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

Catalog #'s:
- GPO40AEA3M8SNSBFCVRBHPCSL25 - NYA1435J17P07ABGBK

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

REVISION

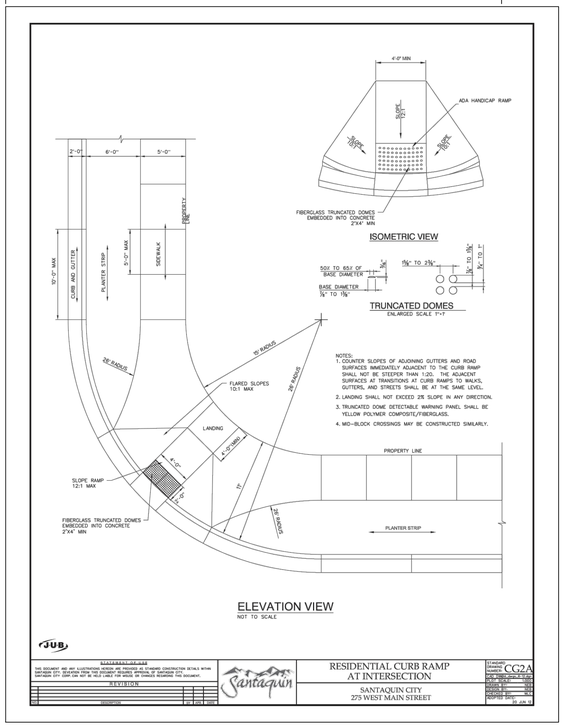
NO.	DESCRIPTION	BY	APP.	MM-DD-YY

Santaquin

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

L1

ADOPTED DATE:
19 – OCT – 16



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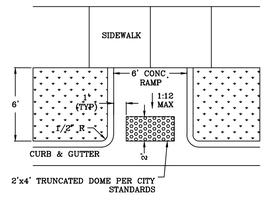
REVISION

NO.	DESCRIPTION	BY	APP.	MM-DD-YY

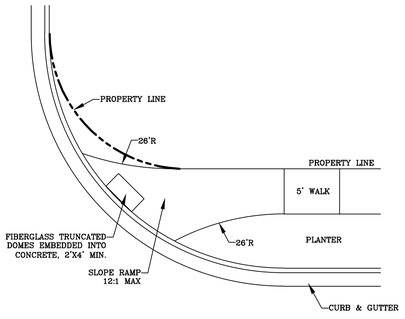
Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
275 WEST MAIN STREET

DRAWING NUMBER:	CG2A
SHEET SIZE:	11" x 17"
DRAWN BY:	MM
CHECKED BY:	MM
APPROVED BY:	JAS
ADOPTED DATE:	01 JAN 16



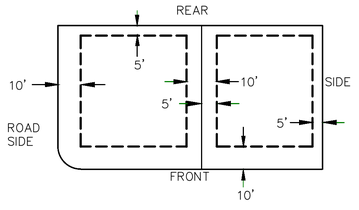
MID-BLOCK RAMP DETAIL



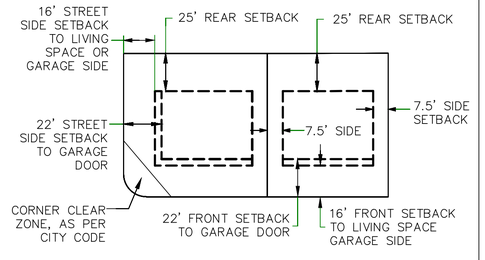
RAMP DETAIL

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

DATE:1.19.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

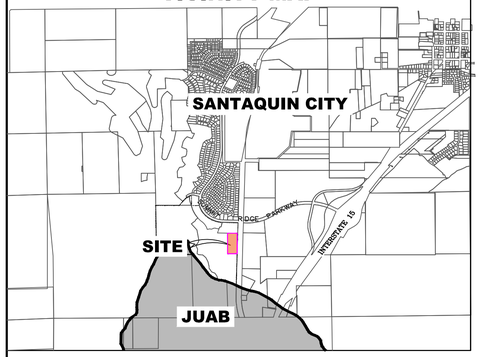
SHEET:
DT-02

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

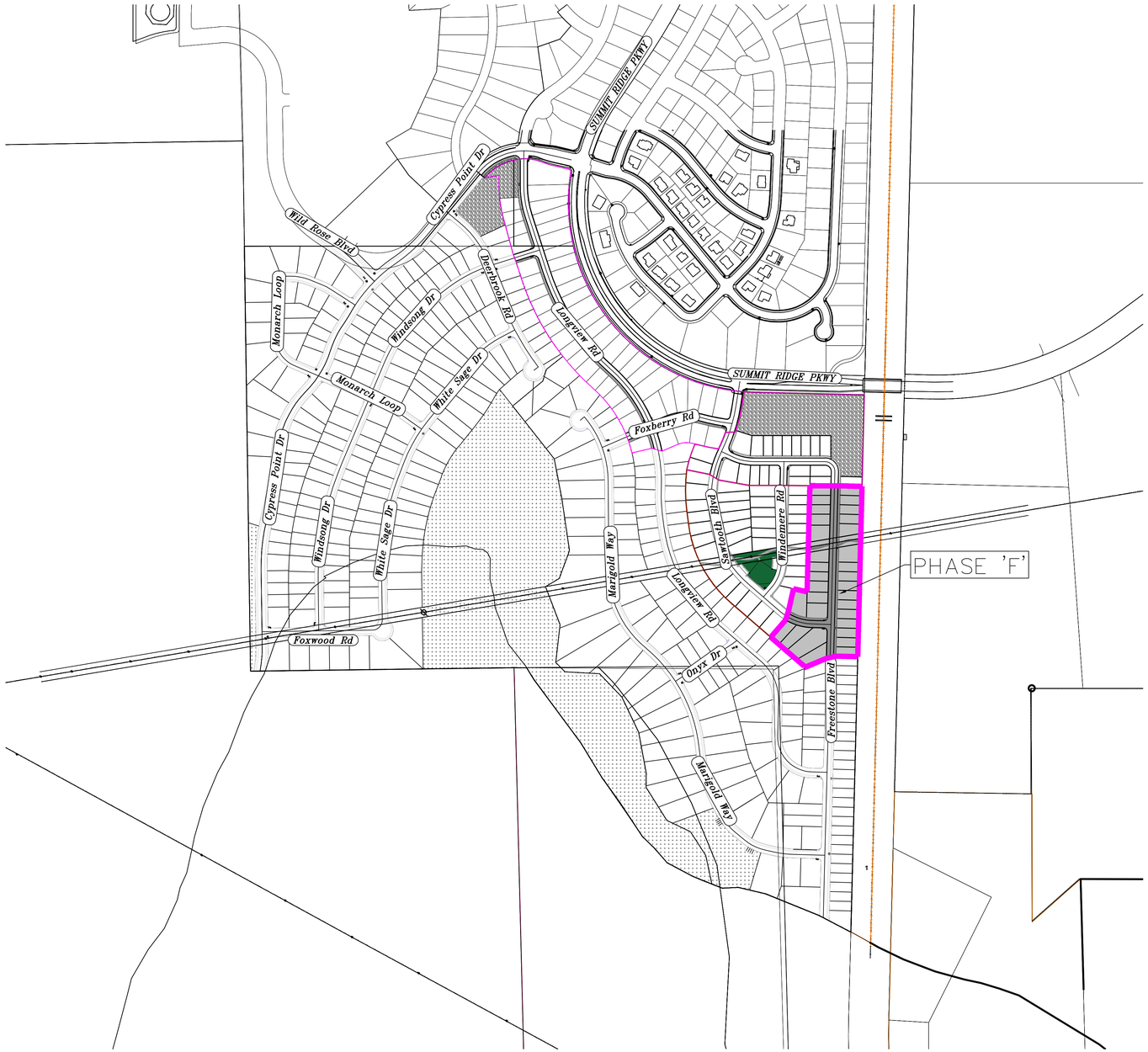
The Hills @ Summit Ridge
PHASE 'F'
January 20

Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	6.03 ACRES
TOTAL LOT ACREAGE	4.58 ACRES
TOTAL ROW ACREAGE	1.20 ACRES
TOTAL OPEN SPACE	0.25 ACRES
ZONE	PC – PLANNED COMMUNITY
DENSITY	5.31 / dua
NUMBER OF LOTS	32 LOTS

PROJECT ENGINEER & SURVEYOR

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

PROJECT DEVELOPER

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

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

NOTES:

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

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

THE HILLS @ SUMMIT RIDGE
PHASE 'F'

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

DATE:1.19.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

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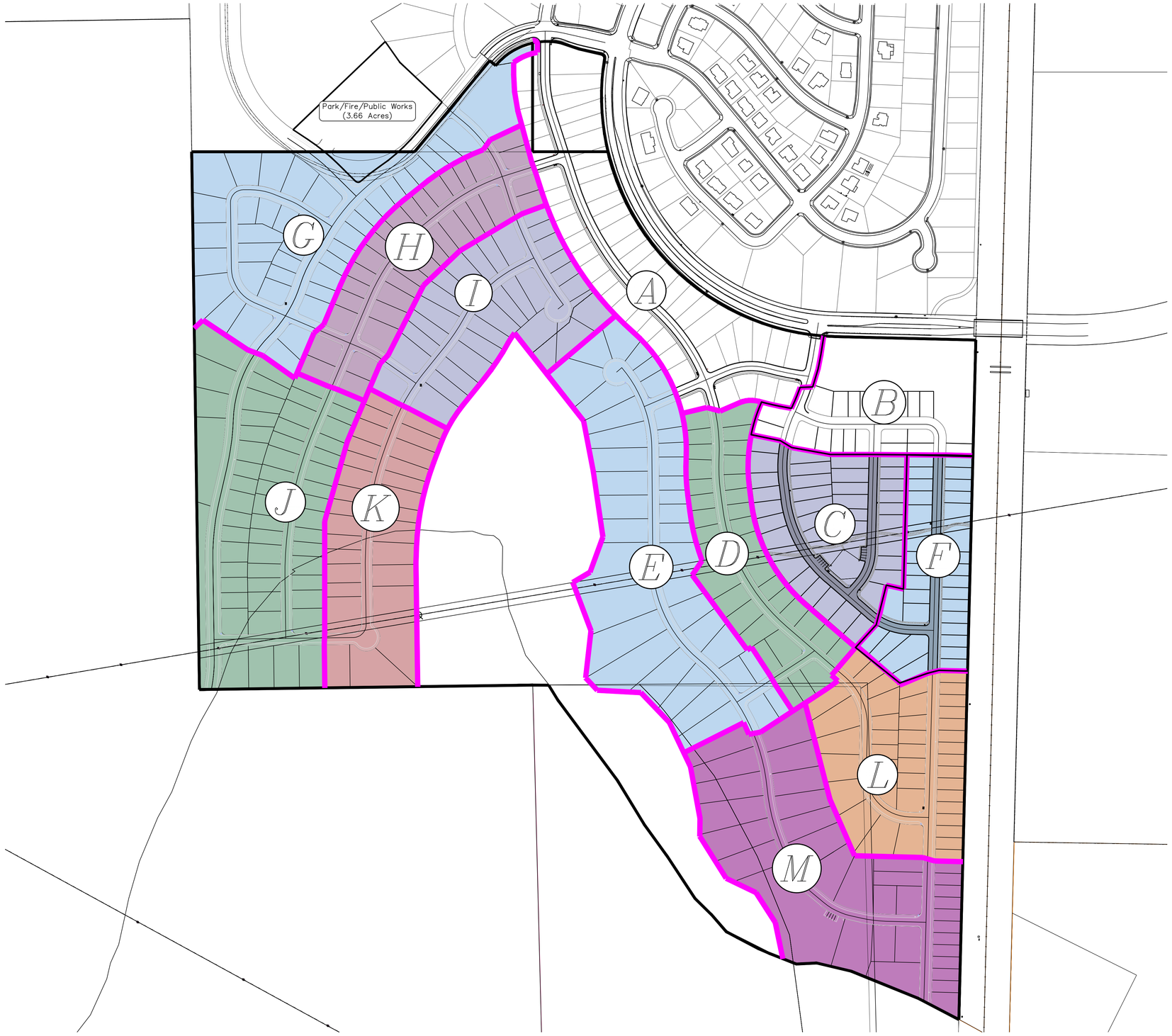

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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL LAND SURVEYOR
187705
Daniel L. Ingbar
DEVELOPMENT

THE HILLS @ SUMMIT RIDGE
PHASE 'F'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

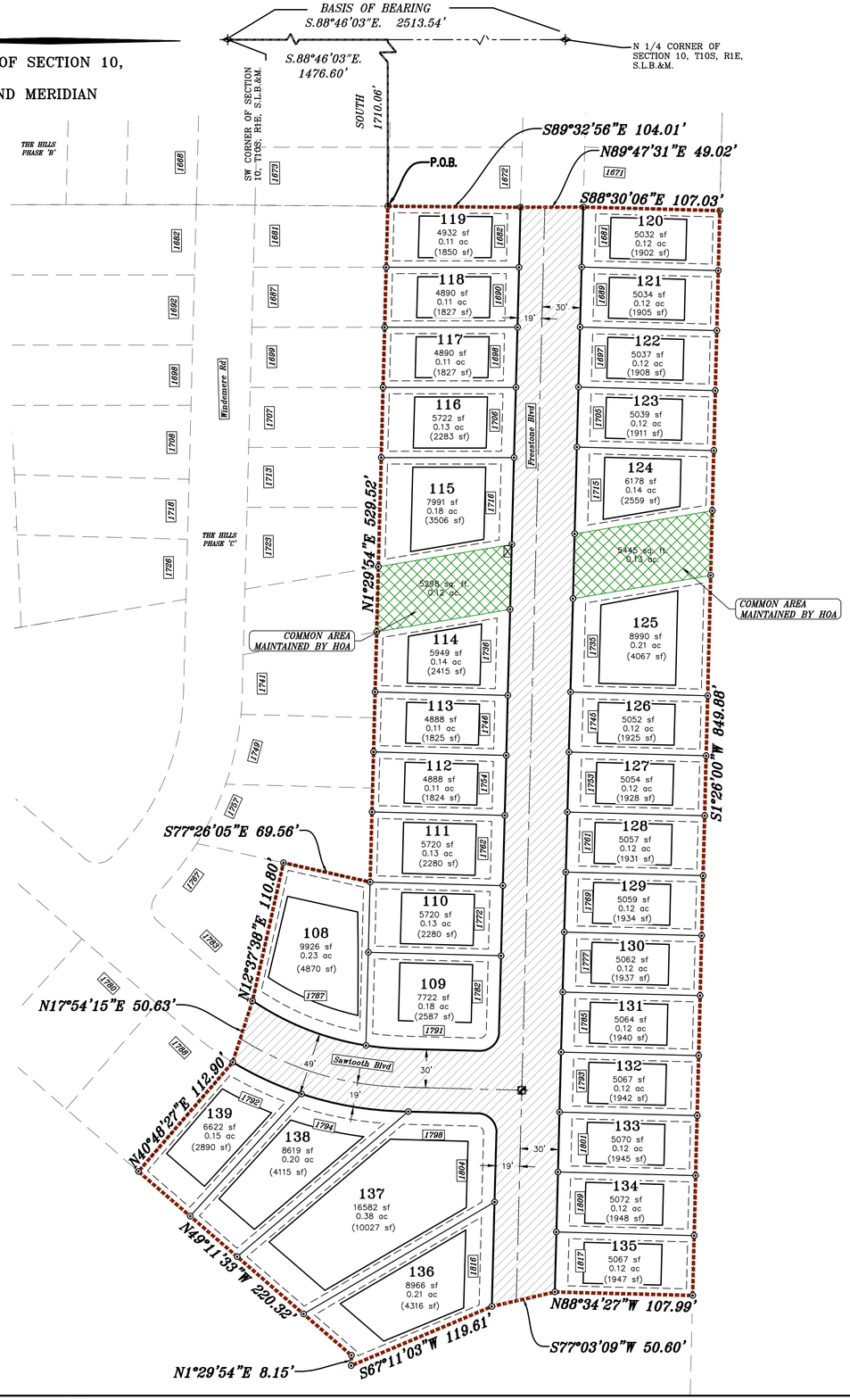
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

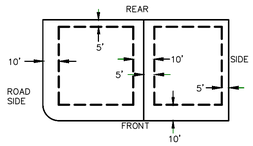
C:\USERS\SHERRING\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_016_SUMMIT RIDGE\2_SHEET FILES\PHASE F\PH-01

THE HILLS @ SUMMIT RIDGE
PHASE 'F'

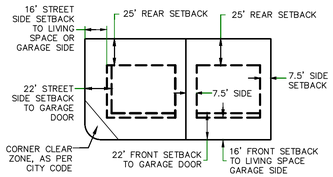
LOCATED IN THE SOUTHEAST CORNER OF SECTION 10,
TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
Santaquin, Utah County, Utah



PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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ZONE	PC – PLANNED COMMUNITY
DENSITY	5.31 / dua
NUMBER OF LOTS	32 LOTS

PROJECT DEVELOPER

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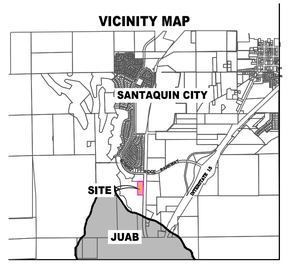
OREM, UTAH 84057
PH - 801.376.2245

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

THE HILLS – PHASE F

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

THENCE, S 89° 32' 56" E FOR A DISTANCE OF 104.01 FEET TO A POINT ON A LINE.
THENCE, N 89° 47' 31" E FOR A DISTANCE OF 49.02 FEET TO A POINT ON A LINE.
THENCE, S 88° 30' 06" E FOR A DISTANCE OF 107.03 FEET TO A POINT ON A LINE.
THENCE, S 01° 26' 00" W FOR A DISTANCE OF 849.88 FEET TO A POINT ON A LINE.
THENCE, N 88° 34' 27" W FOR A DISTANCE OF 107.99 FEET TO A POINT ON A LINE.
THENCE, S 77° 03' 09" W FOR A DISTANCE OF 50.60 FEET TO A POINT ON A LINE.
THENCE, S 67° 11' 03" W FOR A DISTANCE OF 119.61 FEET TO A POINT ON A LINE.
THENCE, N 01° 29' 54" E FOR A DISTANCE OF 8.15 FEET TO A POINT ON A LINE.
THENCE, N 49° 11' 33" W FOR A DISTANCE OF 220.32 FEET TO A POINT ON A LINE.
THENCE, N 40° 48' 27" E FOR A DISTANCE OF 112.90 FEET TO A POINT ON A LINE.
THENCE, N 17° 54' 15" E FOR A DISTANCE OF 50.63 FEET TO A POINT ON A LINE.
THENCE, N 12° 37' 38" E FOR A DISTANCE OF 110.80 FEET TO A POINT ON A LINE.
THENCE, S 77° 26' 05" E FOR A DISTANCE OF 69.56 FEET TO A POINT ON A LINE.

THENCE N 01° 29' 54" E A DISTANCE OF 529.52 FEET TO THE POINT OF BEGINNING

CONTAINING 6.03 ACRES OF LAND AND 32 LOTS

_____ 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 'F'

_____ UTAH COUNTY, UTAH

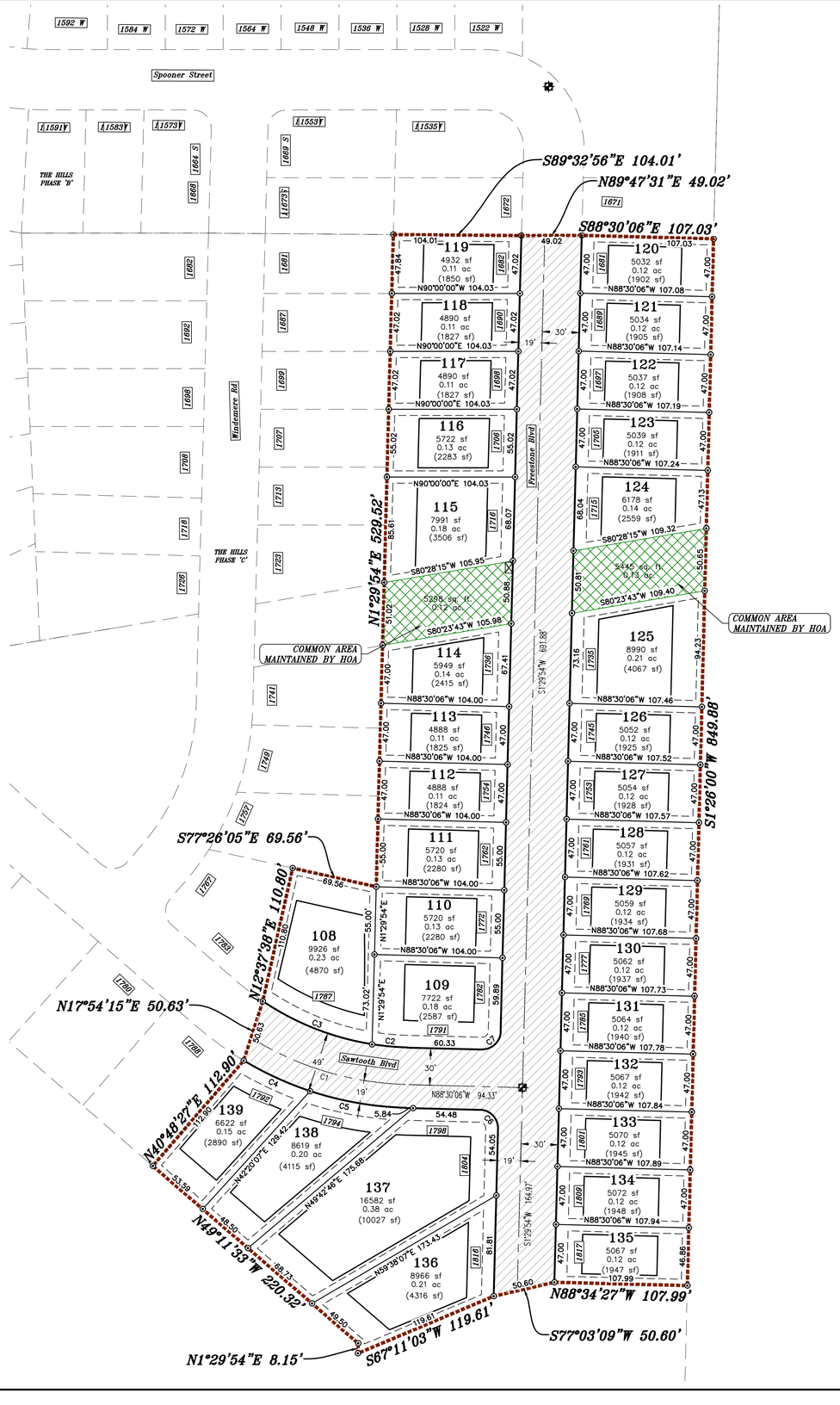
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	COUNTY–RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 368356 ROBBIN J. MULLEN STATE OF UTAH			

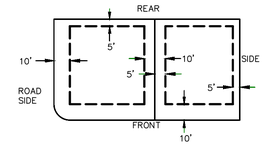
This form approved by Utah County and the municipalities therein.

SHEET 1 of 2

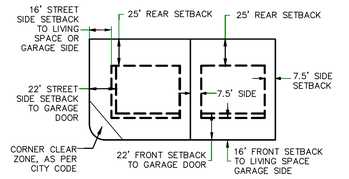
THE HILLS @ SUMMIT RIDGE
PHASE 'F'



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)
- NDCBU (4'x8' POSTAL EASEMENT)

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	133.34'	250.00'	131.76'	N73°13'21"W	30°33'29"
C2	28.75'	220.00'	28.73'	S84°45'27"E	7°29'18"
C3	96.18'	220.00'	95.42'	S68°29'20"E	25°02'57"
C4	59.50'	269.00'	59.38'	N65°17'53"W	12°40'21"
C5	79.19'	269.00'	78.91'	N80°04'05"W	16°52'02"
C6	23.56'	15.00'	21.21'	N43°30'06"W	90°00'00"
C7	23.56'	15.00'	21.21'	N46°29'54"E	90°00'00"

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

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

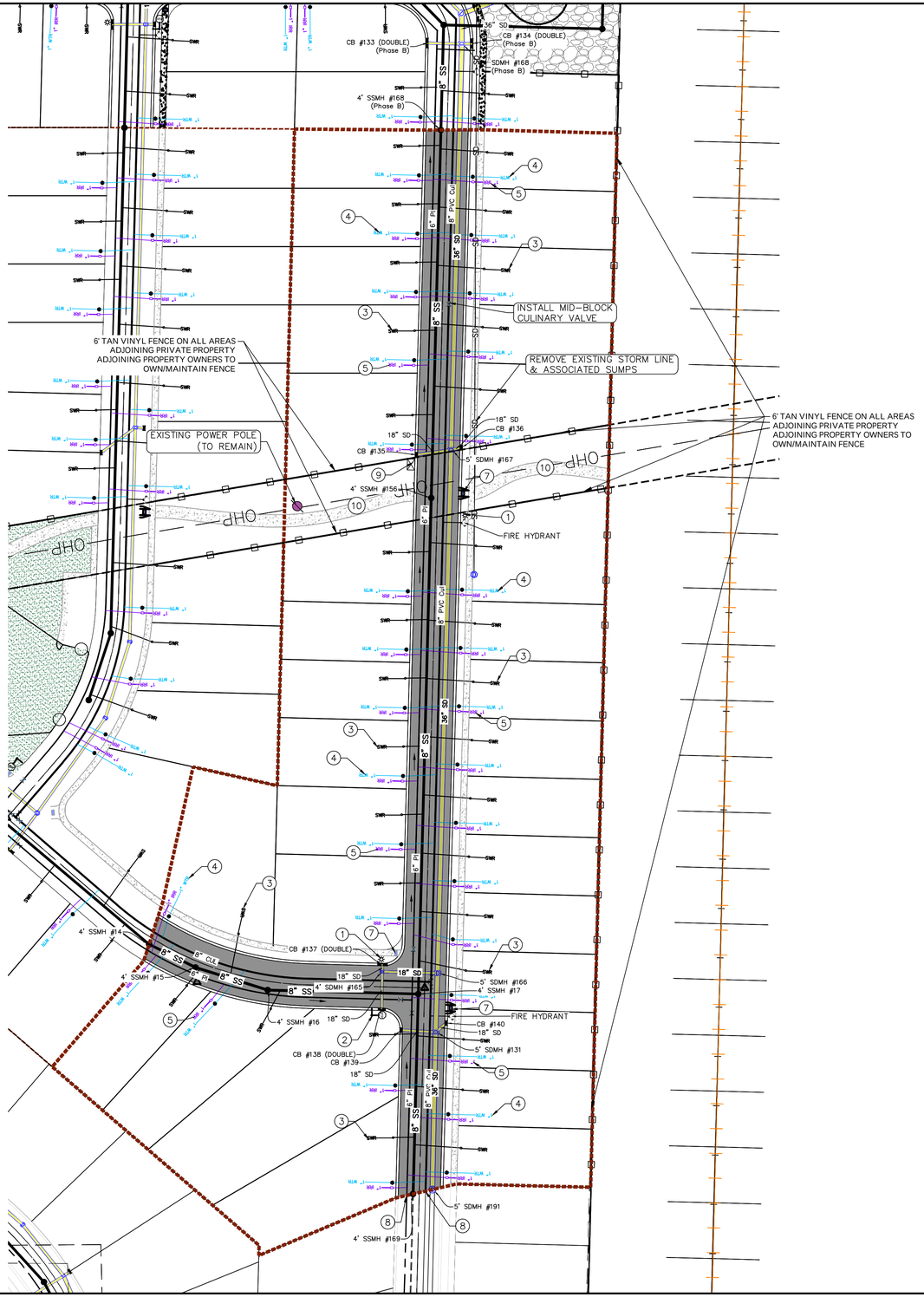
NORTH

0 25 50 100 150

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

LEGEND

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



NOTES TO CONTRACTOR:

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

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

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

PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
P.L.S.
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE
PHASE 'F'

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

DATE:1.19.2020
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_016_SUMMIT RIDGE\2_SHEET FILES\PHASE F\UTILITY PLANS

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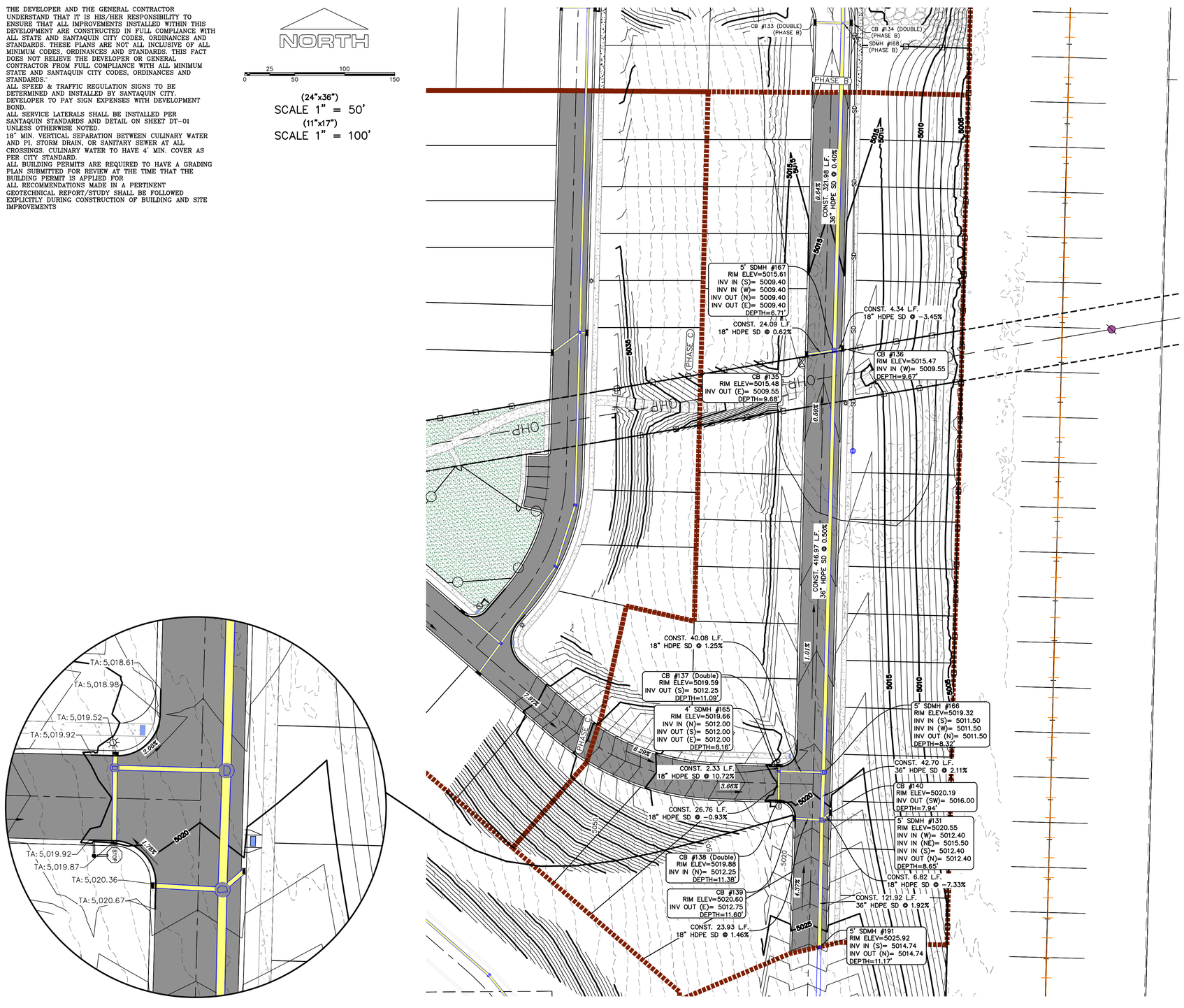
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING 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 25 50 100 150

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



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

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-01

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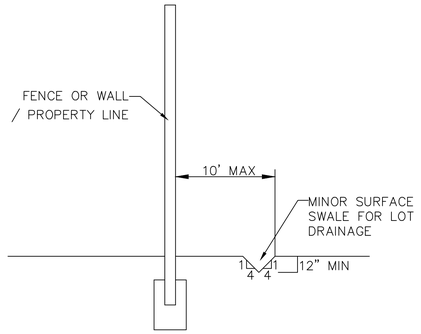
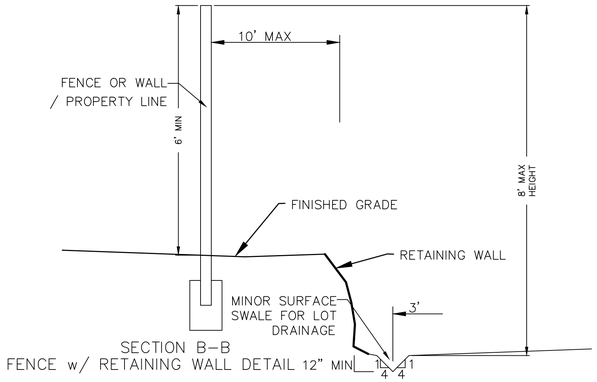
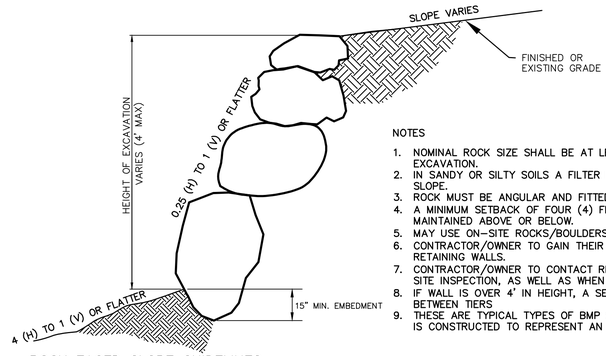


SECTION C–C
FENCE DETAIL



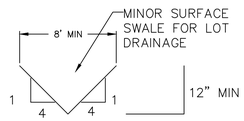
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



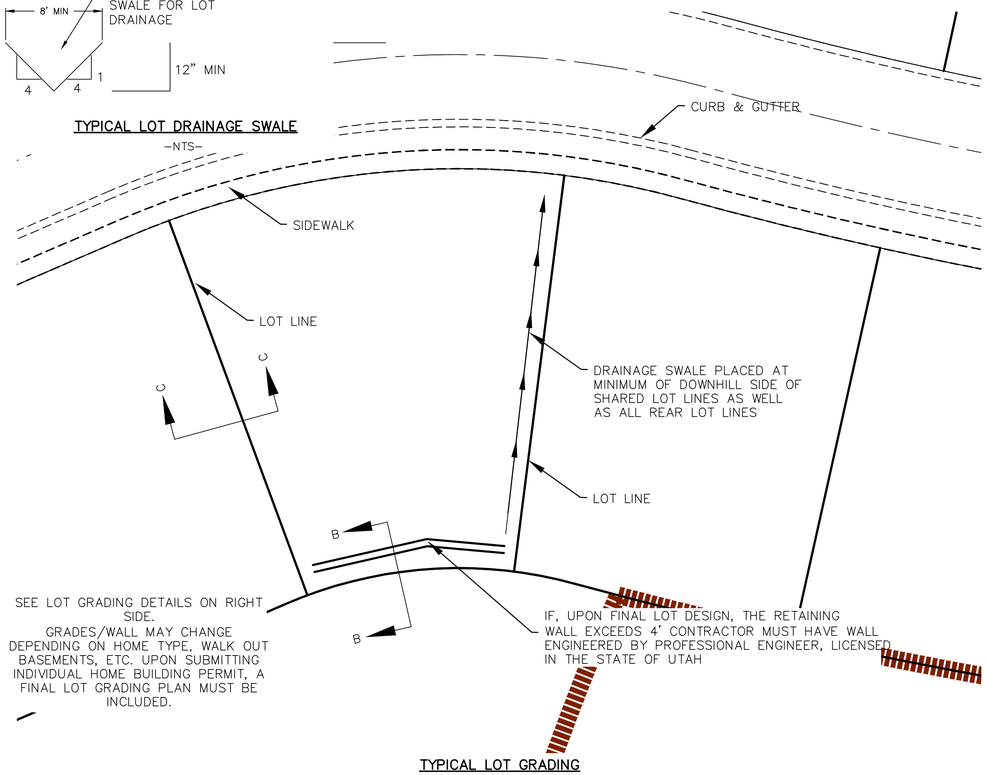
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

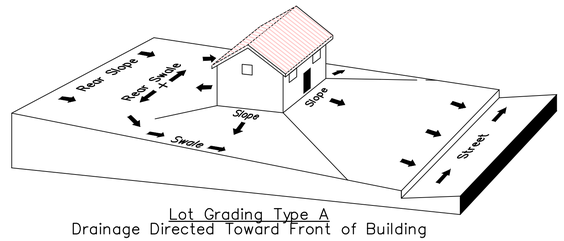
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS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



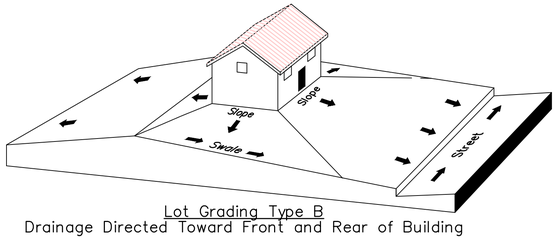
TYPICAL LOT DRAINAGE SWALE
–NTS–



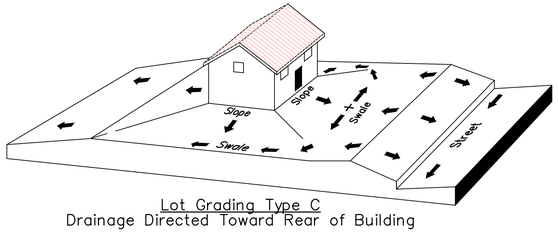
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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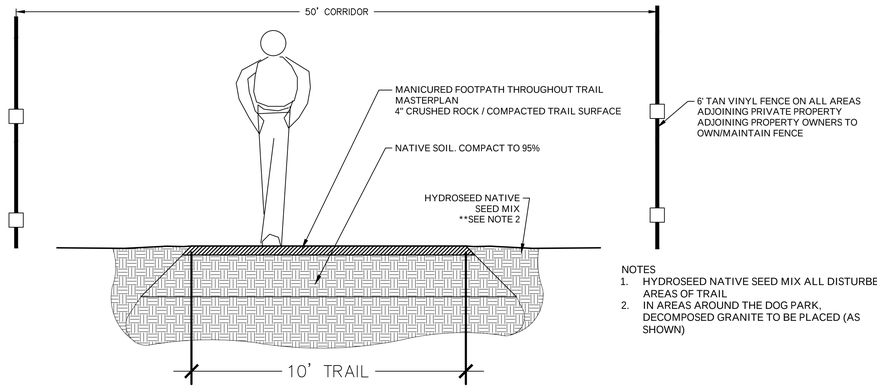
THE HILLS @ SUMMIT RIDGE
PHASE 'F'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
PROJECT #
REVISIONS:
1
2
3

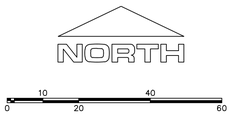
SHEET NAME:
GRADING PLANS
SHEET:
GR-02

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

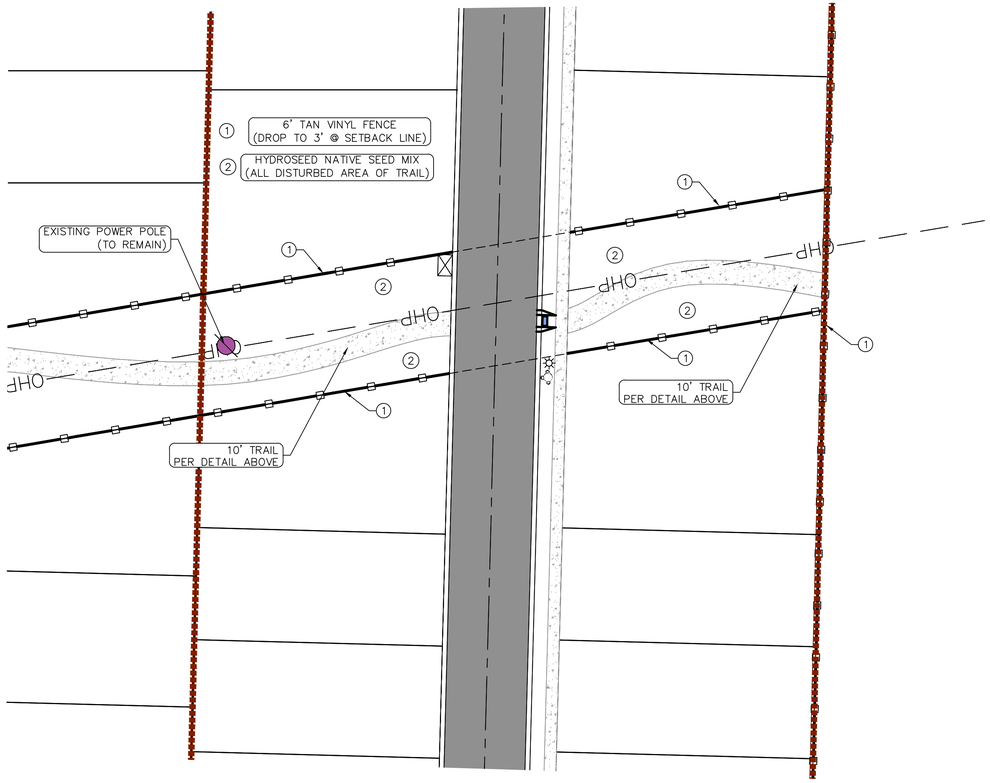


TRAIL CORRIDOR

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



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



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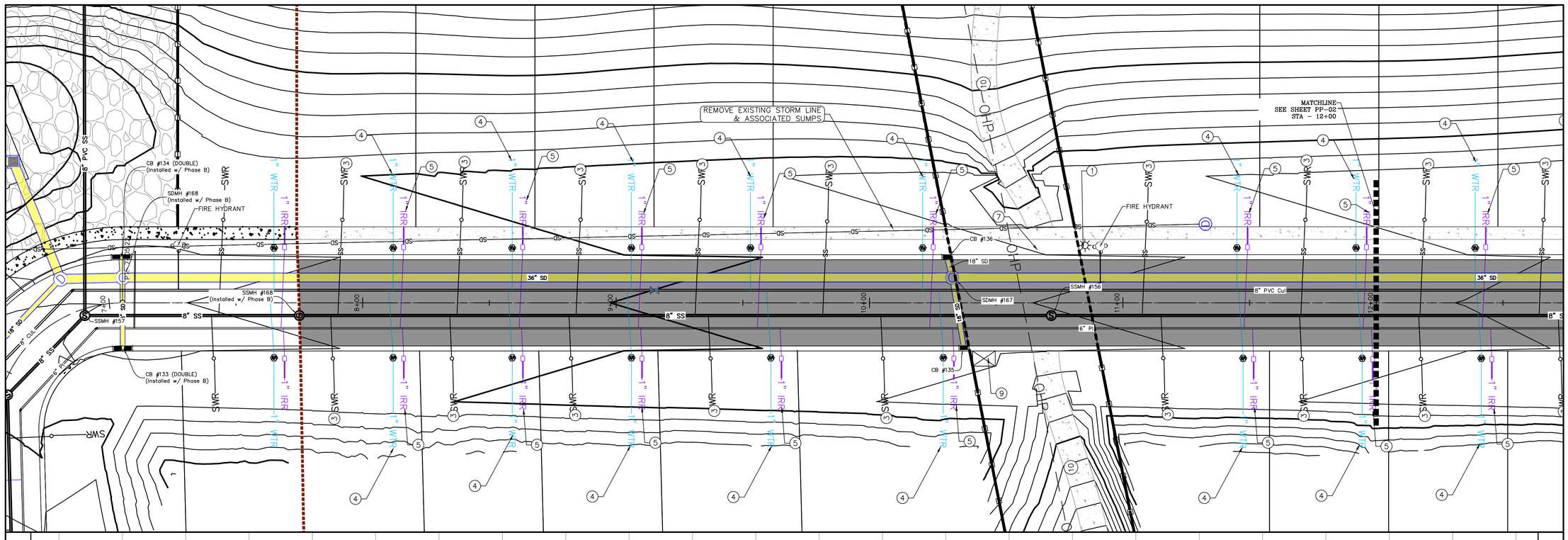
THE HILLS @ SUMMIT RIDGE
PHASE 'F'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLANS
SHEET:
LS-01

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



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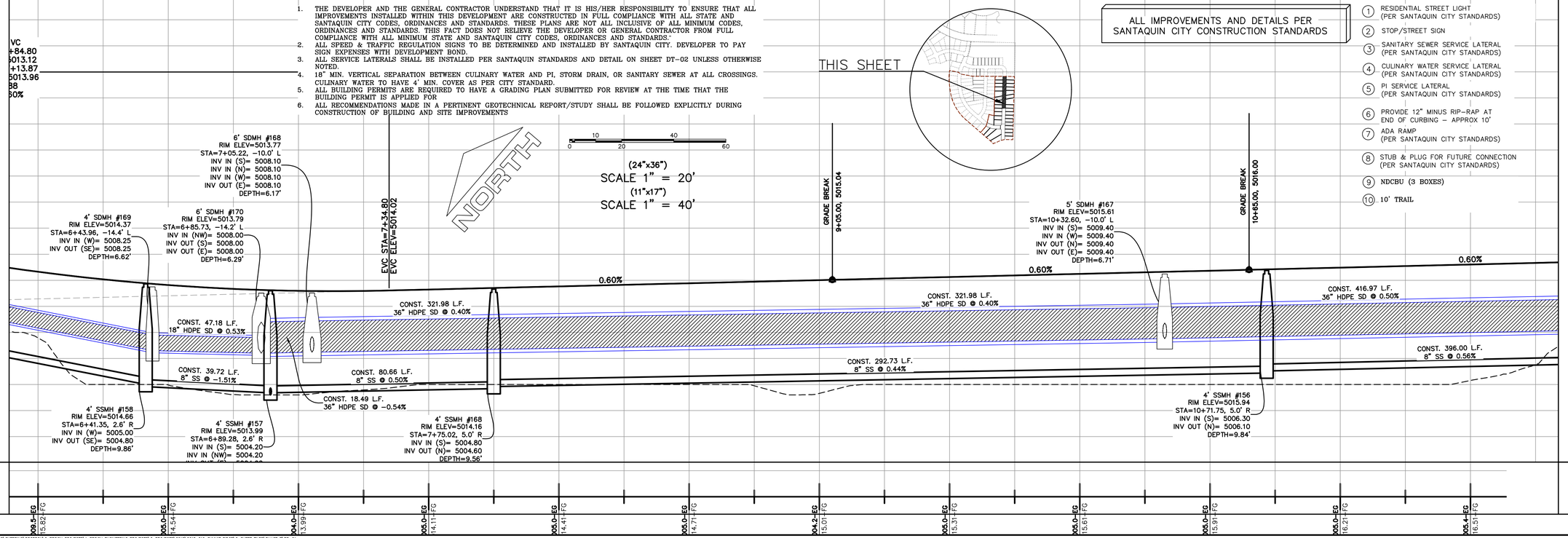
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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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. L.S.
STATE OF UTAH

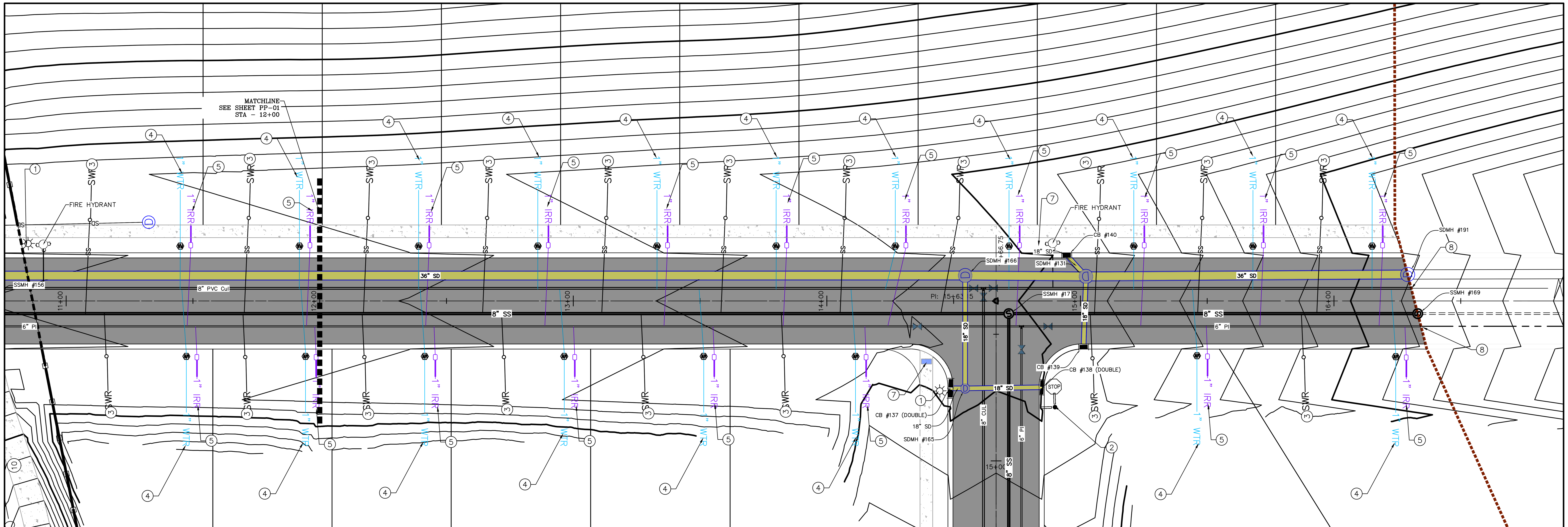
THE HILLS @ SUMMIT RIDGE
PHASE 'F'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01



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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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(2) STOP/STREET SIGN
(3) SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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(9) NDCBU (3 BOXES)
(10) 10' TRAIL

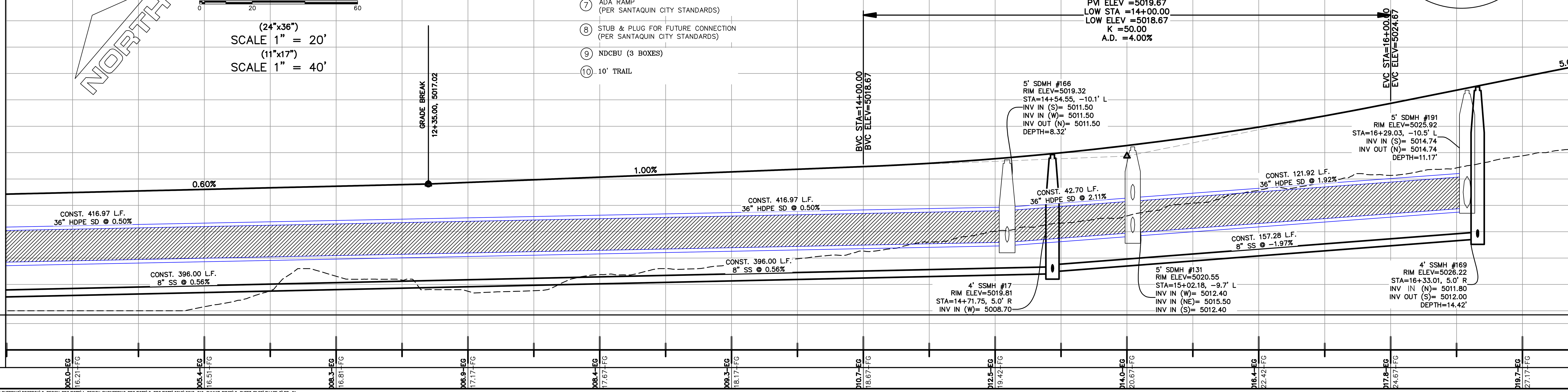
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

THIS SHEET

NORTH

0 10 20 40 60

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



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PROFESSIONAL ENGINEER AND LAND SURVEYOR # 187023 Donald L. Tysker P.E.,A.S. STATE OF UTAH

THE HILLS @ SUMMIT RIDGE PHASE 'F'

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

DATE:1.19.2020
PROJECT #

REVISIONS:

1
2
3

SHEET NAME: PLAN & PROFILE

SHEET: PP-02

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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(24"x36")
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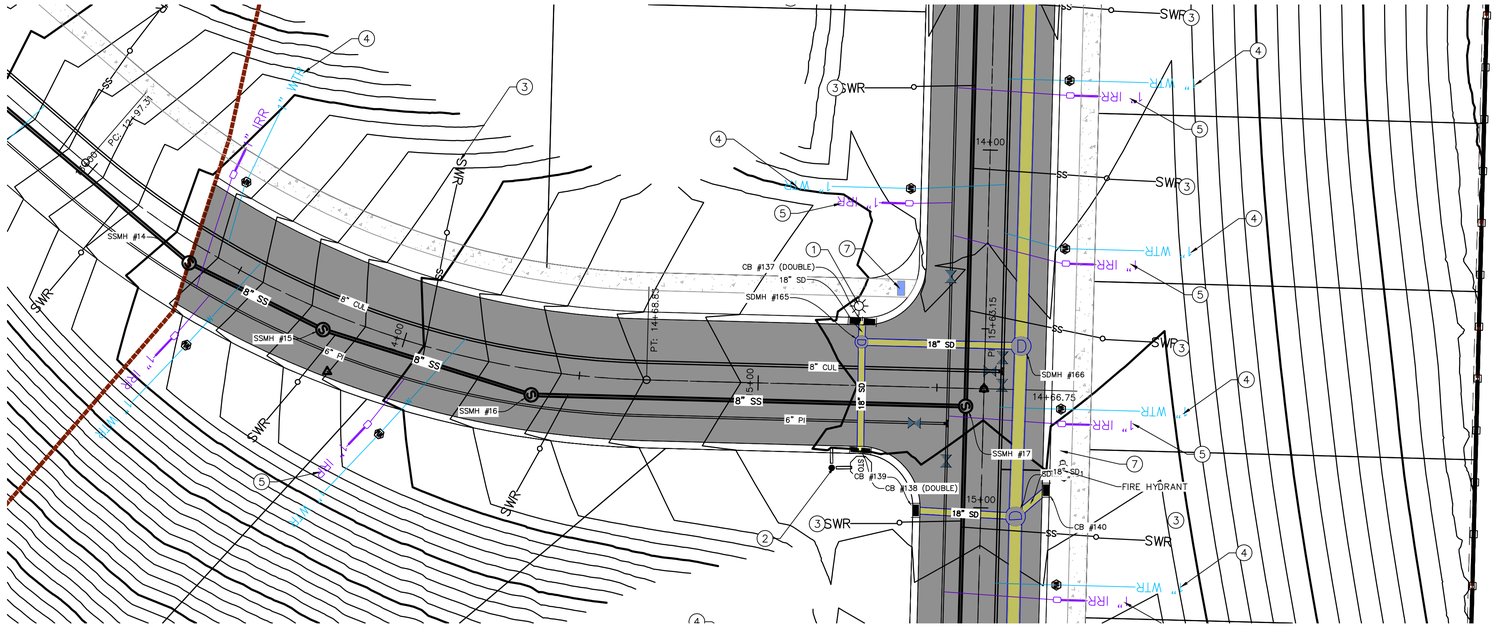

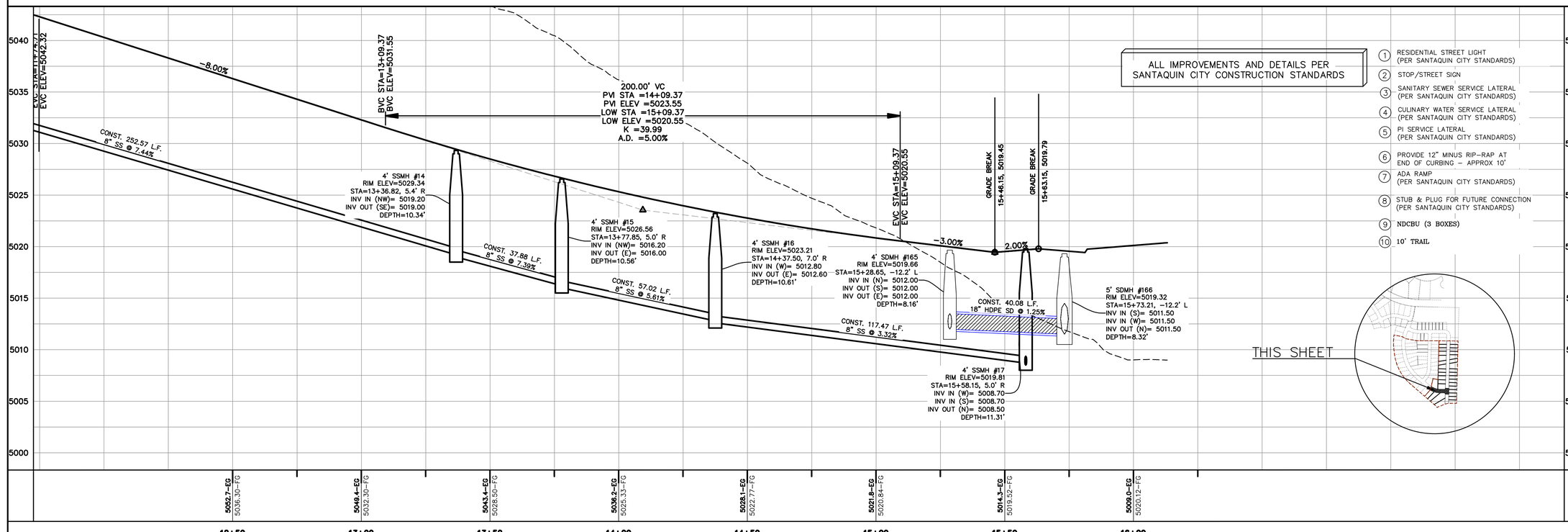

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9. NDCBU (3 BOXES)
10. 10' TRAIL

THIS SHEET

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-03

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LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-02)

FLOW ARROW

105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)

220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)

PT **PORTABLE TOILETS**

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME
(4" Uppercase Bold Letters)

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

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

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

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

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

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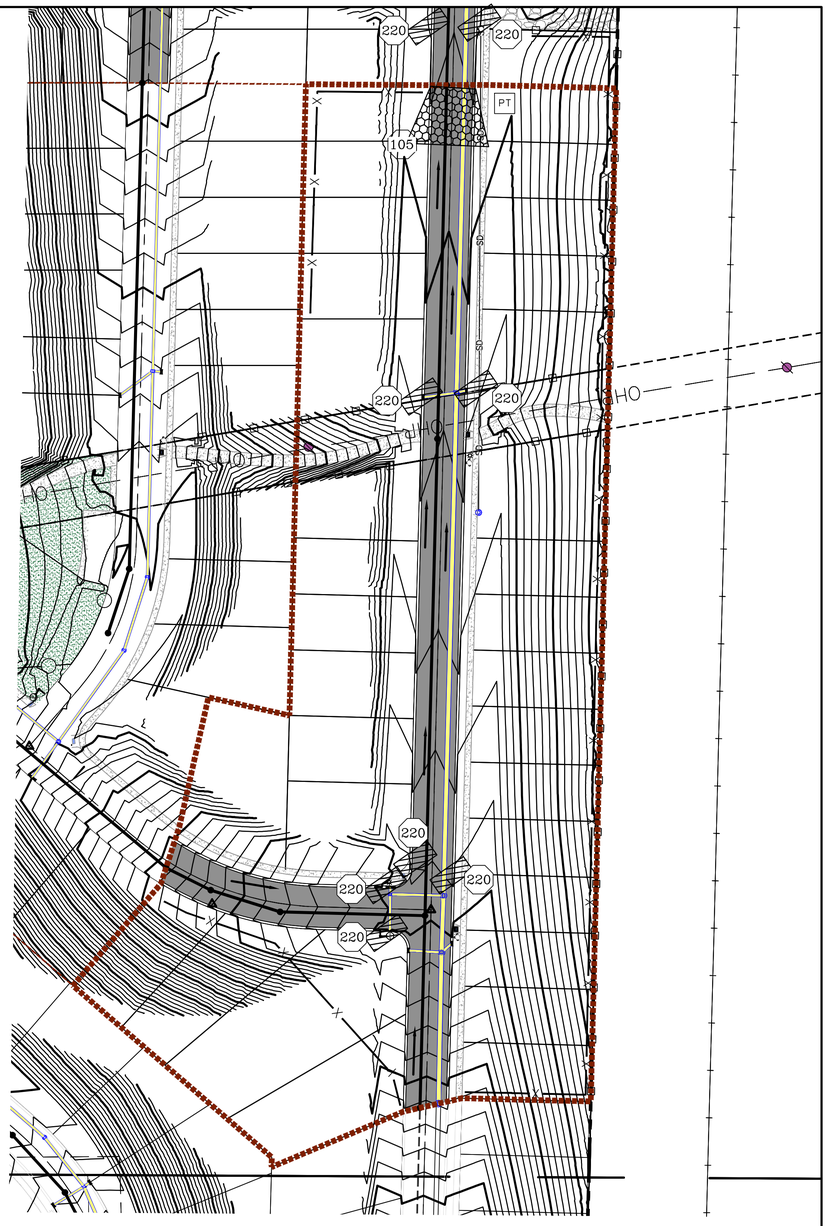

NORTH

0 50 100 150 200

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

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

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

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PLS
STATE OF UTAH

THE HILLS @ SUMMIT RIDGE PHASE 'F'

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

DATE:1.19.2020
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

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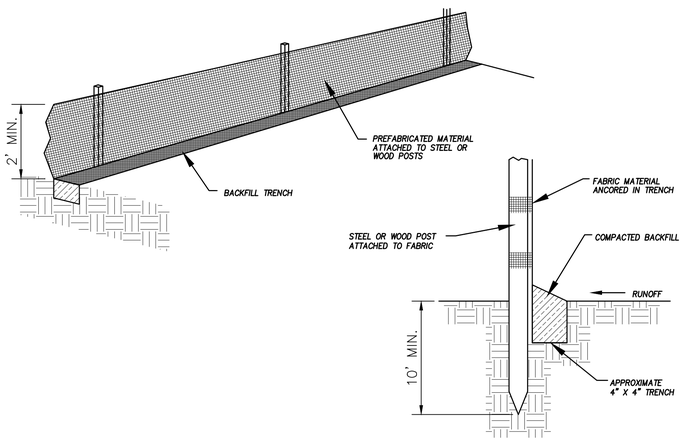
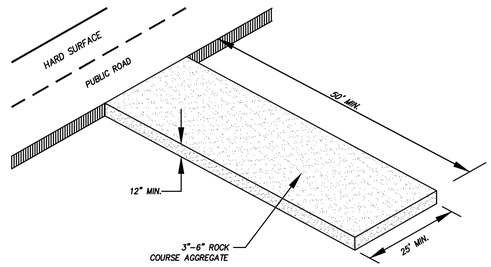
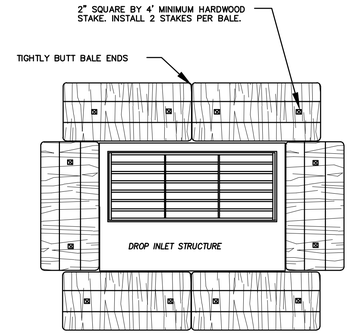


DETAIL–A
SILT FENCE DETAIL
–NTS–

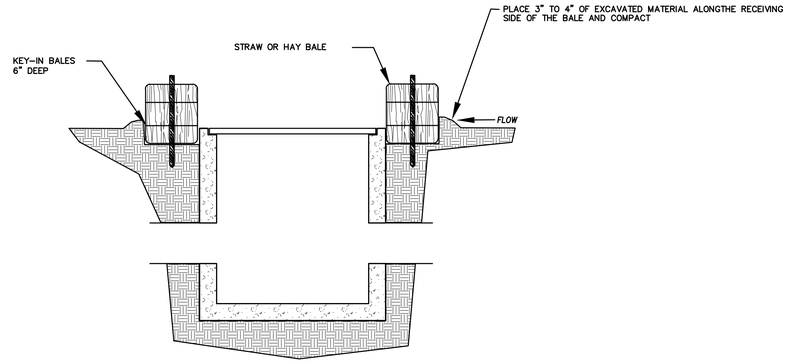


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



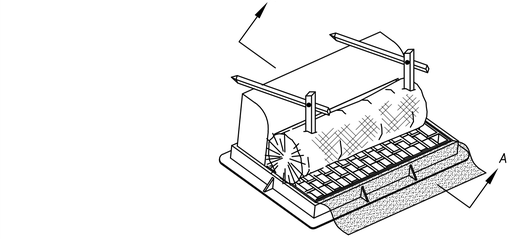
PLAN VIEW

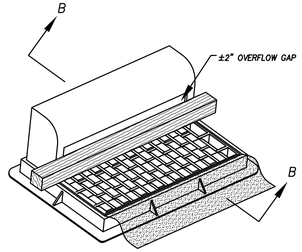
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT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

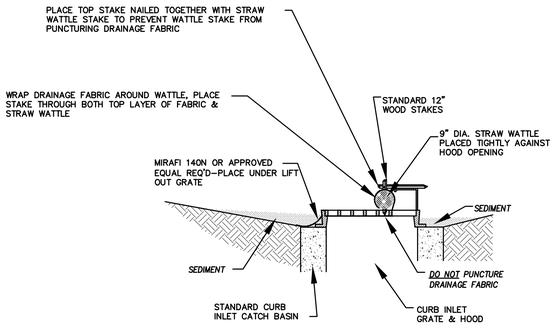


SECTION

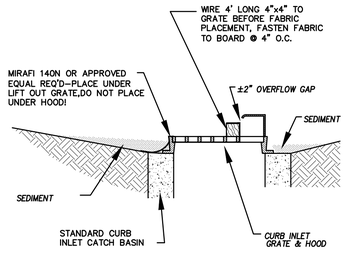
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

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

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

EROSION CONTROL NOTES

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

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

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

DATE:1.19.2020
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02

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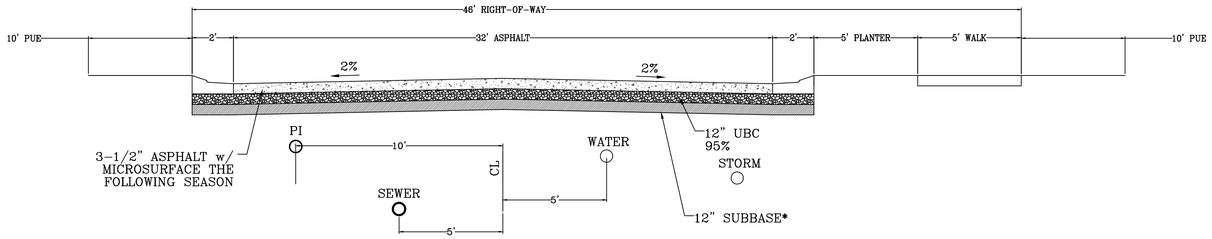
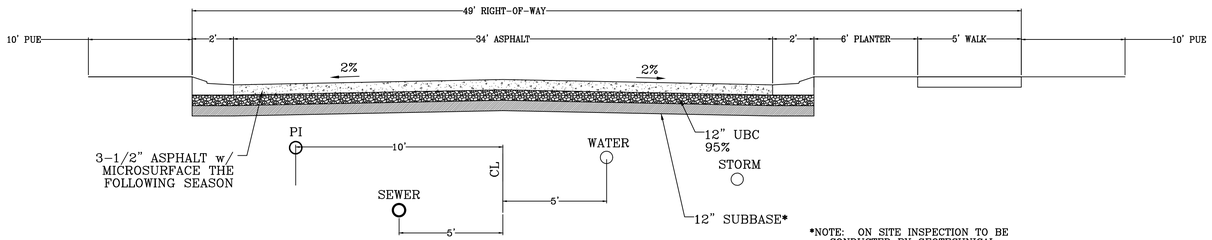


MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

500 ADT

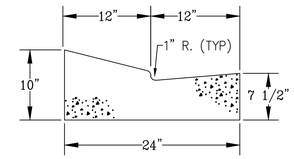


MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST

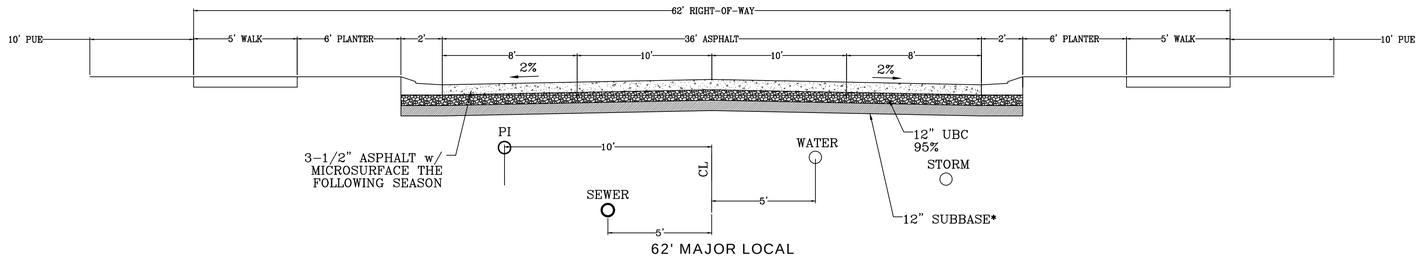
1500 ADT

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



MODIFIED HIGH BACK CURB

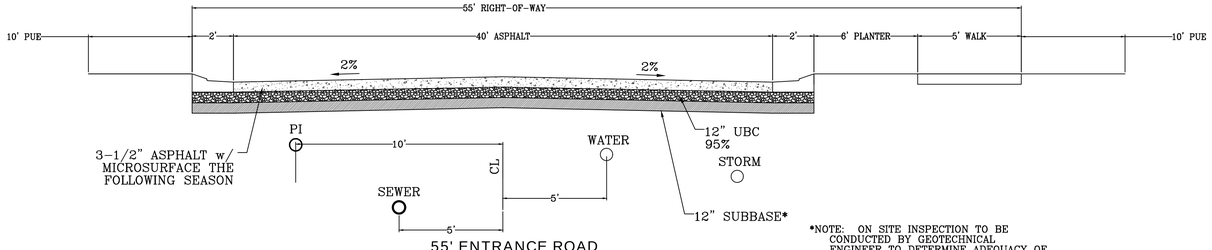
*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



62' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST

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



55' ENTRANCE ROAD
Typical Road Section

LOOKING NORTH AND WEST

1500 ADT

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

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THE HILLS @ SUMMIT RIDGE
PHASE 'F'

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

DATE:1.19.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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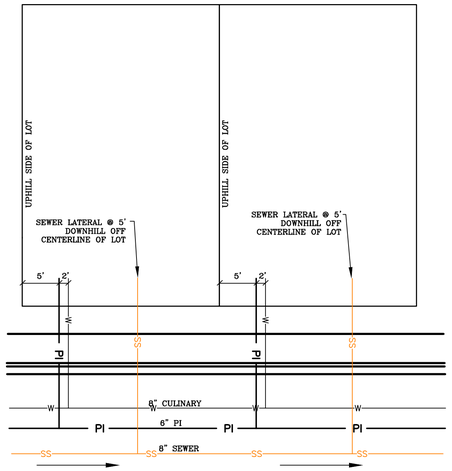


Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered shaft and base design. The shaft shall be .050" smooth.

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

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the base casting where the shaft enters and exits the base. All exposed welds on the 'F' shaft to be cut 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.

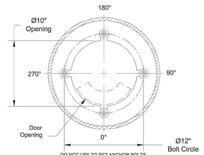
INSTALLATION
The base shall detail with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

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

LUMINAIRE DESCRIPTION
- Holophane Granville GVC
- 40W 215mA 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
- 25ft Prewired Leads

For complete specifications see LUM_GPD.

Anchorage Detail

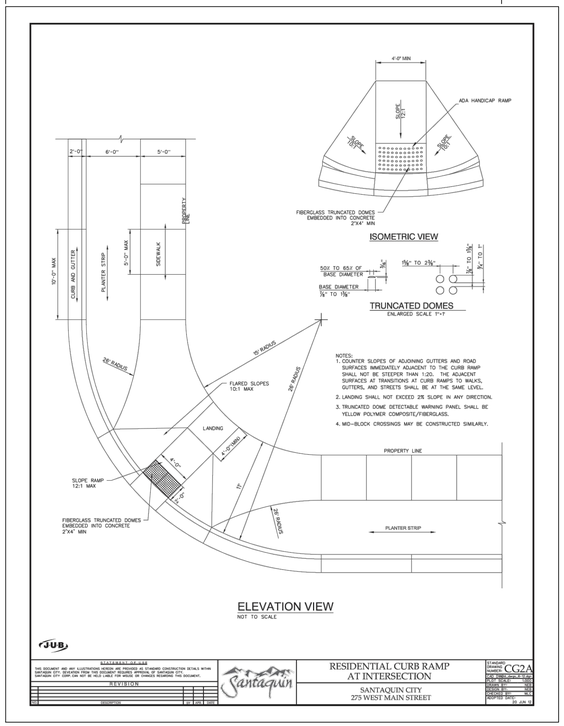


Catalog #'s:
- GPC40AKAS6M50NSBFCVRBHPCSL25 - NYA1435J17P07ABGBK

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

REVISION			
NO.		BY	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS	L1
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 19 — OCT — 16



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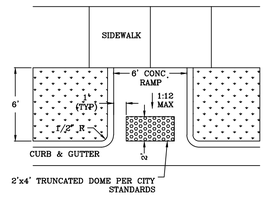
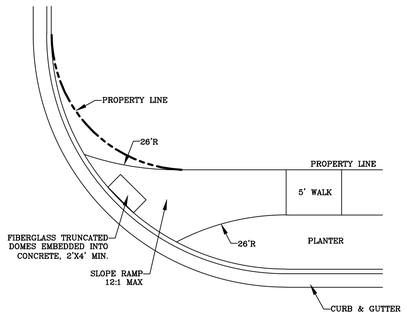
REVISION			
NO.		BY	DATE

RESIDENTIAL CURB RAMP AT INTERSECTION	ST. DRAWING NUMBER: CG2A
SANTAQUIN CITY 275 WEST MAIN STREET	ADOPTED DATE: 19 JUN 19



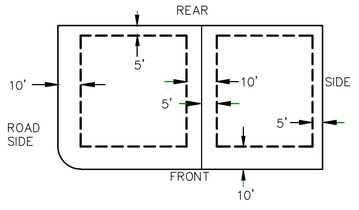
MID-BLOCK RAMP DETAIL



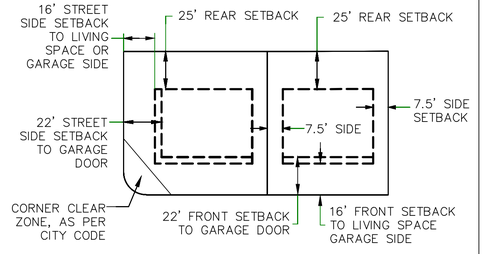
RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



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DATE:1.19.2020
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REVISIONS:

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3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

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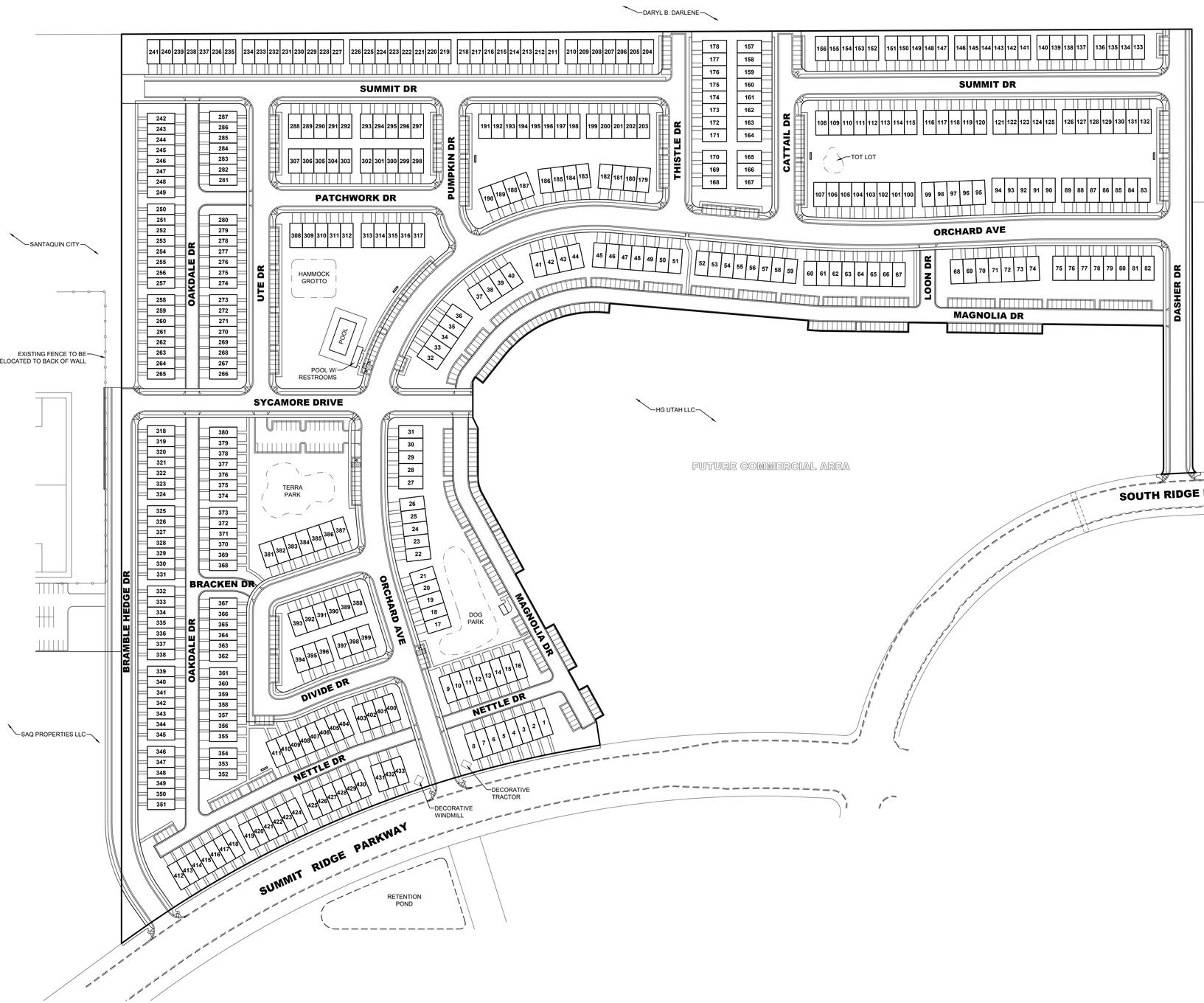
SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

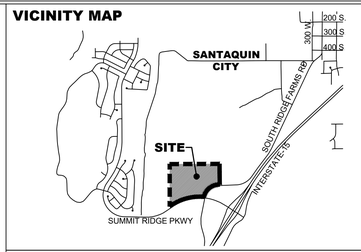


NORTH

SCALE: 1"=100'

100 50 0 100

VICINITY MAP



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SHEET 2	LOT LAYOUT 2	SHEET 11	DETAILS
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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 8	STORM DRAIN / GRADING PLAN 1		
SHEET 9	STORM DRAIN / GRADING PLAN 2		

TABULATIONS

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	43.03 ACRES±
TOTAL OPEN SPACE	10.32 ACRES±
TOTAL ACRES IN ROADS	14.17 ACRES±
TOTAL AREA IN LOTS	10.74 ACRES±
TOTAL UNITS:	433 UNITS
TOWN HOMES	433 UNITS
DENSITY	10 UNITS/ACRE
REQUIRED PARKING	
TOWN HOMES (433x2)	866 STALLS
GUEST PARKING	117 STALLS
TOTAL PARKING REQUIRED	983 STALLS
PROVIDED PARKING	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (433X1)	433 STALLS
EXTERIOR PARKING	554 STALLS
TOTAL PARKING PROVIDED	987 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.

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 SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

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 640.00 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 377.54 FEET; THENCE S4°54'27"W 18.00 FEET; THENCE N85°05'33"W 8.26 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°28'23"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: ±43.03 ACRES

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: 01/21/2020

SHEET
COVER

PLOT DATE: 1/21/2020 11:17:00 AM
PLOT BY: RYAN HOLMES
FILE NAME: C:\USERS\RYAN\DESKTOP\SUMMIT RIDGE TOWNHOMES\COVER.DWG

MATCH LINE - SEE SHEET 2

SANTAQUIN CITY

SAQ PROPERTIES LLC

NBCU LOCATION

HG UTAH LLC

DOG WASH

BRAMBLE HEDGE DRIVE (PUBLIC - 62' WIDE)

OAKDALE DRIVE (PRIVATE - 26' WIDE)

BRACKEN DR (PRIVATE - 26' WIDE)

ORCHARD AVENUE (PUBLIC - 62' WIDE)

MAGNOLIA DRIVE (PRIVATE - 30' WIDE)

DIVIDE DRIVE (PUBLIC - 59' WIDE)

NETTLE DRIVE (PRIVATE - 26' WIDE)

SUMMIT RIDGE PARKWAY (PUBLIC - 120' WIDE)

N0°00'00"E 1723.41

N0°00'00"E 749.91

S0°00'00"E 770.11

N0°00'00"W 811.91

N0°00'00"W 396.72

N0°00'00"W 468.41

S0°00'00"E 209.18

N0°00'00"W 181.68

N0°00'00"W 138.10

S90°00'00"W 73.70

S71°29'07"W 165.13

N71°29'07"E 205.06

S71°29'07"W 168.00

N71°29'07"E 154.74

S71°29'07"W 144.00

S71°29'07"W 72.00

S71°29'07"W 98.45

S71°29'07"W 143.55

S66°46'27"W 64.54

N66°46'27"E 64.54

N90°00'00"E 61.71

S71°29'07"W 212.75

N71°29'07"E 273.58

S71°29'07"W 160.00

N71°29'07"E 160.00

N71°29'07"E 221.59

S71°29'07"W 80.00

S71°29'07"W 110.00

N71°29'07"E 140.73

N71°29'07"E 109.44

N71°29'07"E 60.00

S71°29'07"W 60.00

S63°09'48"W 128.55

N63°09'48"E 128.55

N63°46'11"E 120.00

S69°33'06"W 62.79

N69°33'06"E 122.30

N69°56'51"E 140.00

S30°03'08"E 28.90

N35°16'41"W 47.00

N35°16'41"W 48.96

N35°16'41"W 45.43

S17°18'49"E 262.23

S17°18'49"E 91.18

S17°18'49"E 98.36

S17°18'49"E 130.25

S17°18'49"E 3.09

S28°42'48"E 164.00

S61°17'12"W 18.00

S28°42'48"E 117.92

N61°17'12"E 18.00

S28°42'48"E 91.00

S61°17'12"W 18.00

S28°42'48"E 41.71

N61°17'12"E 18.00

S28°42'48"E 64.00

S61°17'12"W 18.00

S28°42'48"E 4.50

S28°42'48"E 74.40

N61°17'12"E 30.00

S28°42'48"E 45.00

R=67.00
Δ=28°42'48"
L=33.58
CH=S14°21'24"E 33.23

R=2060.00
Δ=27°34'30"
L=991.43
CH=S67°29'45"W 981.89

SCALE: 1" = 40'

40 20 0 40

NORTH

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: 01/21/2020

SHEET 1

THE LAYOUT, TYPOGRAPHIC ARRANGEMENT, DESIGN, TEXTURE, AND GRAPHIC ELEMENTS CONTAINED IN THIS DRAWING ARE THE PROPERTY OF LEI AND ARE PROTECTED BY COPYRIGHT LAW. UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED.

DARYL & DARLENE KAY

N89°43'53"E 2028.87

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

N90°00'00"W 168.00 | N90°00'00"W 192.00 | N90°00'00"W 192.00 | N90°00'00"W 192.00 | S90°00'00"W 168.00 | N0°00'00"E 192.00 | N0°00'00"E 304.37 | N0°00'00"E 72.00

N90°00'00"W 1011.01

SUMMIT DRIVE
(PUBLIC - 55' WIDE)

N90°00'00"E 1053.51

N90°00'00"W 222.00 | 134.00 | 130.50 | 360.36 | 428.66

242 243 244 245 246 247 248 249 — S0°00'00"E 160.00

250 251 252 253 254 255 256 257 — S0°00'00"E 160.00 — S0°00'00"E 540.35

258 259 260 261 262 263 264 265 — S0°00'00"E 160.00

N0°00'00"W 595.35

287 286 285 284 283 282 281 — N0°00'00"W 140.00 — N0°00'00"W 207.00

280 279 278 277 276 275 274 — N0°00'00"W 140.00 — N0°00'00"W 510.35

273 272 271 270 269 268 267 266 — N0°00'00"W 160.00 — N0°00'00"W 388.35

N90°00'00"E 75.00 | S90°00'00"W 130.50 | S90°00'00"W 75.00

UTE DRIVE
(PUBLIC - 55' WIDE)

OAKDALE DRIVE
(PRIVATE - 26' WIDE)

N90°00'00"W 275.29

288 289 290 291 292 | 293 294 295 296 297 — S0°00'00"E 122.00

307 306 305 304 303 | 302 301 300 299 298 — N0°00'00"E 122.00

S90°00'00"E 120.00 | L39 | N90°00'00"E 120.00 | S90°00'00"W 120.00 | L42 | N90°00'00"W 120.00

N90°00'00"E 275.29

PATCHWORK DRIVE
(PUBLIC - 55' WIDE)

PUMPKIN DRIVE
(PUBLIC - 55' WIDE)

N0°00'00"E 207.00 | N0°00'00"E 224.29

N90°00'00"W 343.72

191 192 193 194 195 196 197 198 | 199 200 201 202 203 — S0°00'00"E 181.79

S90°00'00"E 192.00 | L48 | S90°00'00"E 120.00

THISTLE DRIVE
(PUBLIC - 55' WIDE)

N0°00'00"E 152.84 | N0°00'00"E 195.44

NBCU LOCATION

190 189 188 187 — S70°16'39"W 96.00

186 185 184 183 — S83°16'29"W 96.00

182 181 180 179 — N85°02'14"W 96.00

ORCHARD AVENUE
(PUBLIC - 62' WIDE)

C23 | 114.71 | C25 | N85°02'14"W 317.99 | 203.28

N90°00'00"W 278.03

308 309 310 311 312 | 313 314 315 316 317

S90°00'00"E 120.00 | L45 | N90°00'00"E 120.00

N53°08'51"W 52.87

N77°44'48"E 96.00

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

S85°35'20"E 168.00

N58°49'45"E 96.00

40 39 38 37

S0°00'00"E 303.35

NBCU LOCATION

MAGNOLIA DRIVE
(PRIVATE - 30' WIDE)

S85°05'33"E 395.11

S4°54'27"W 18.00

N85°05'33"W 8.26

36 35 34 33 32

N34°15'23"E 80.09

POOL RESTROOMS

R=219.00
Δ=56°26'04"
L=215.71
CH=S66°41'25"W 207.09

N38°28'22"E 65.54 | N38°28'22"E 65.54 | N38°28'22"E 65.54

S38°28'22"W 65.54

S10°00'00"W 11.44 | 15.23 | 13.17 | N90°00'00"E 129.74

N51°31'38"W 18.00

R=35.00
Δ=16°19'24"
L=9.97
CH=S30°18'40"W 9.94

S0°00'00"E 68.17

S10°00'00"E 38.71

N90°00'00"E 133.75

S90°00'00"W 134.00 | 130.50 | S90°00'00"W 344.93 | 214.43 | S90°00'00"W 163.81

SYCAMORE DRIVE
(PUBLIC - 55' WIDE)

HG UTAH LLC

S25°45'00"E 22.56

N90°00'00"E 381.94

318 319 320 321 322 323 324 — S0°00'00"E 140.00

380 379 378 377 376 375 374 — N0°00'00"W 140.00

S90°00'00"W 145.80

31 30 29 28 27 — N0°00'00"W 120.00

N0°00'00"E 111.84 | N0°00'00"E 139.34 | N0°00'00"E 111.84

S0°00'00"E 91.52

R=67.00
Δ=28°42'48"
L=33.58
CH=S14°21'24"E 33.23

S0°00'00"E 87.02

BRAMBLE HEDGE DRIVE
(PUBLIC - 62' WIDE)

26

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

SANTAQUIN CITY

N0°00'00"E 1723.41

NORTH

SCALE: 1" = 40'

40 20 0 40

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
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Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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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: 01/21/2020

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
C44	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C45	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C46	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C47	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C48	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C49	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C50	15.00	90°00'00"	23.56	S45°00'00"W 21.21
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°15'35"	105.38	S4°07'47"E 105.29
C55	669.00	17°16'40"	201.74	S8°38'20"E 200.98
C56	700.00	11°06'07"	135.64	S5°33'04"E 135.43
C57	700.00	6°10'32"	75.45	S14°11'24"E 75.41
C58	700.00	17°16'40"	211.09	S8°38'20"E 210.29
C59	15.00	79°44'42"	20.88	S31°36'46"W 19.23
C60	15.00	93°40'28"	24.52	S61°40'39"E 21.88
C61	731.00	2°26'15"	31.10	S16°03'32"E 31.10
C62	15.00	88°45'47"	23.24	S27°06'14"W 20.98
C65	293.50	4°42'40"	24.13	S69°07'47"W 24.13
C66	266.00	4°42'40"	21.87	S69°07'47"W 21.87
C68	75.00	23°13'33"	30.40	S78°23'14"W 30.19
C69	47.50	8°27'20"	7.01	S71°00'07"W 7.00
C70	15.00	104°46'13"	27.43	N52°23'07"W 23.76
C71	12.50	71°29'07"	15.60	S35°44'34"W 14.60
C72	40.00	34°57'07"	24.40	S17°28'34"W 24.02
C73	40.00	36°32'00"	25.51	S53°13'07"W 25.08
C74	40.00	71°29'07"	49.91	S35°44'34"W 46.73
C75	67.50	11°05'13"	13.06	S29°28'02"W 13.04
C76	67.50	11°07'19"	13.10	S40°34'18"W 13.08
C77	67.50	23°55'25"	28.18	S11°57'43"W 27.98
C78	67.50	25°21'10"	29.87	S58°48'32"W 29.62
C79	67.50	36°28'29"	42.97	S53°14'53"W 42.25
C80	67.50	35°00'38"	41.25	S17°30'19"W 40.61

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C81	102.50	23°13'33"	41.55	N78°23'14"E 41.27
C82	238.50	4°42'40"	19.61	N69°07'47"E 19.61
C83	15.00	91°14'13"	23.89	S62°53'46"E 21.44
C84	62.00	34°28'31"	37.31	S72°45'44"E 36.75
C85	88.00	34°38'19"	53.20	N72°40'50"W 52.39
C86	75.00	35°09'10"	46.01	N72°25'25"W 45.30
C87	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C88	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C89	12.00	59°33'06"	12.47	S29°46'33"W 11.92
C90	12.00	120°26'54"	25.23	N60°13'27"W 20.83
C91	148.50	3°36'42"	9.36	S61°21'27"W 9.36
C92	122.50	3°36'42"	7.72	N61°21'27"E 7.72
C93	148.50	3°36'39"	9.36	S64°58'08"W 9.36
C94	135.50	3°36'39"	8.54	S64°58'08"W 8.54
C95	122.50	3°36'39"	7.72	N64°58'08"E 7.72
C96	135.50	3°36'42"	8.54	S61°21'27"W 8.54
C97	122.50	4°42'40"	10.07	N69°07'47"E 10.07
C98	135.50	4°42'40"	11.14	S69°07'47"W 11.14
C99	148.50	4°42'40"	12.21	S69°07'47"W 12.21
C111	219.00	35°16'41"	134.84	S17°38'20"E 132.72
C112	250.00	35°16'41"	153.93	N17°38'20"W 151.51
C113	281.00	8°06'40"	39.78	S31°13'21"E 39.75
C114	10.00	79°48'05"	13.93	N68°36'50"W 12.83
C115	10.00	100°11'55"	17.49	N21°23'10"E 15.34
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	10.00	90°41'44"	15.83	N45°21'50"E 14.23
C128	10.00	89°18'16"	15.59	S44°38'10"E 14.06
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

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	N73°58'32"W	18.11
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	S67°38'01"W	52.56
L29	S47°27'37"W	27.14
L30	S0°00'00"E	12.00
L31	S0°00'00"E	12.00
L32	S48°00'46"E	26.91
L33	N48°00'46"E	26.91
L34	N0°00'00"W	12.00
L35	N15°38'47"W	18.54
L36	N23°30'09"E	12.54
L37	N53°07'34"W	25.00
L38	S25°22'30"E	22.14
L39	N90°00'00"E	16.00
L40	N26°07'20"E	22.28

LINE TABLE		
LINE	DIRECTION	LENGTH
L41	N26°07'20"W	22.28
L42	N90°00'00"W	16.00
L43	S25°22'30"W	22.14
L44	N30°57'50"W	23.32
L45	N90°00'00"W	15.40
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	S53°07'48"W	25.00
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	S36°25'02"E	33.69
L70	N20°04'39"E	58.26
L71	N0°00'00"W	12.00
L72	N0°00'06"E	12.00
L73	N21°02'14"W	13.93
L74	N21°02'15"E	13.93
L75	N0°00'01"E	12.00
L76	N48°00'46"W	26.91
L77	N79°31'24"W	15.83
L78	S26°57'53"W	37.80
L79	S79°24'46"E	23.58
L80	N58°05'32"E	17.44

LINE TABLE		
LINE	DIRECTION	LENGTH
L81	S87°03'20"W	19.83
L82	S71°29'07"W	12.00
L83	S26°59'51"W	37.52
L84	N54°39'00"W	24.76
L85	S75°01'51"W	12.77
L86	S10°02'33"E	20.54
L87	N21°20'49"E	42.82
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	N79°26'49"W	41.17
L95	S21°28'20"W	26.10
L96	N13°40'17"W	85.36
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

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SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

LOT LAYOUT 3

REVISIONS
1 -
2 -
3 -
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LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=40'
DATE: 01/21/2020

SHEET 3

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SCALE: 1"=20'

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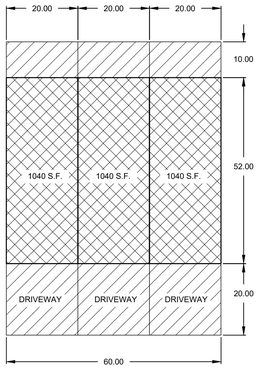
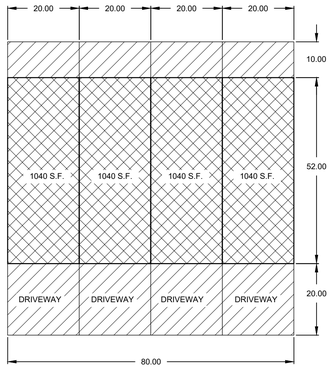


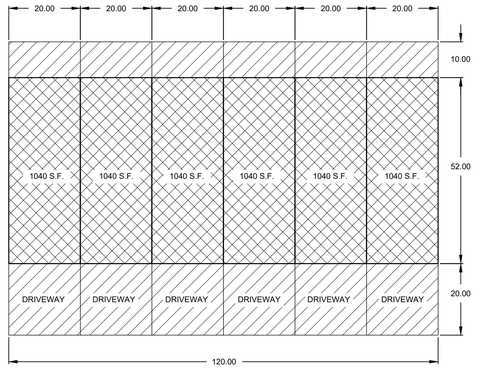
REAR LOAD 3-PLEX

LOTS 352-354, 431-433



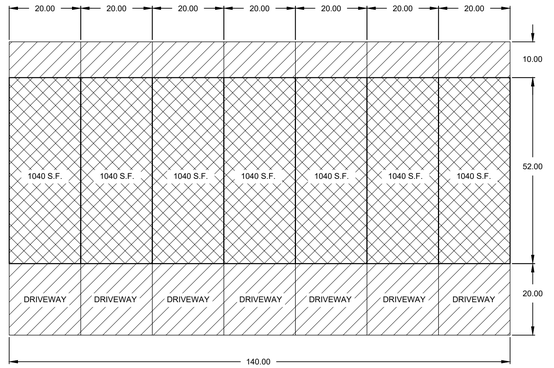
REAR LOAD 4-PLEX

LOTS 400-403



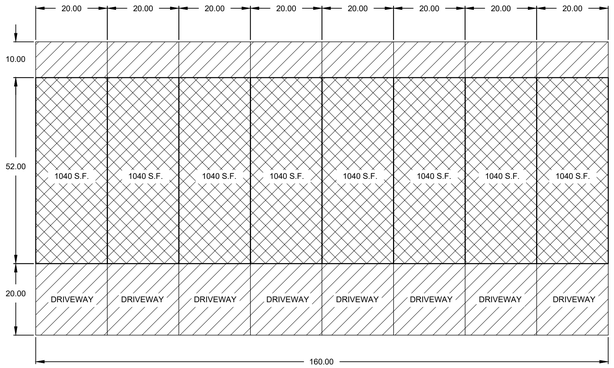
REAR LOAD 6-PLEX

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



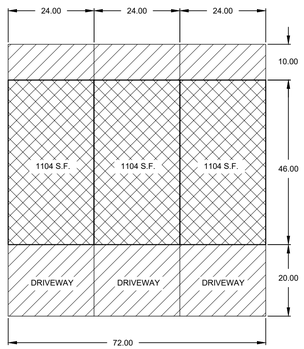
REAR LOAD 7-PLEX

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



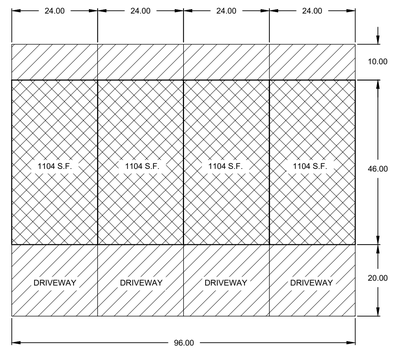
REAR LOAD 8-PLEX

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



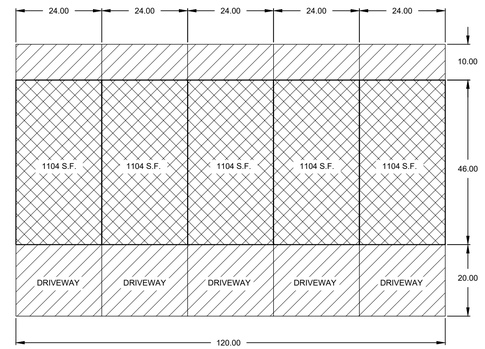
FRONT LOAD 3-PLEX

LOTS 165-170, 394-399



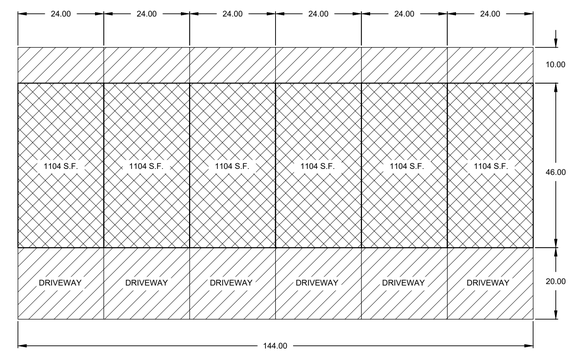
FRONT LOAD 4-PLEX

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



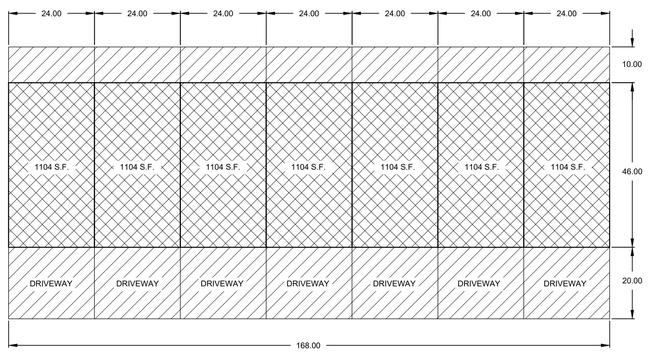
FRONT LOAD 5-PLEX

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



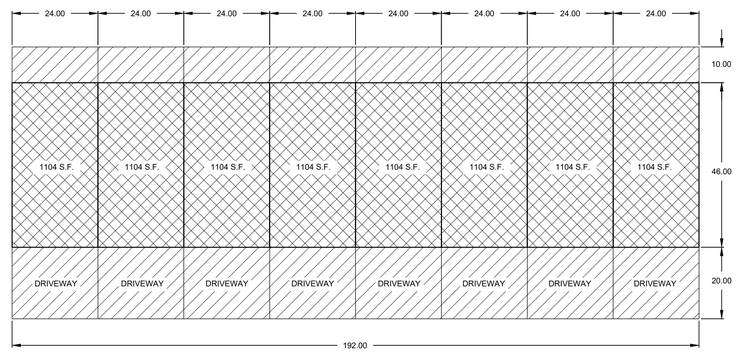
FRONT LOAD 6-PLEX

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

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

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3302 N. Main Street
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Phone: 801.798.0555
Fax: 801.798.9393
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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: 01/21/2020

SHEET 4

G:\...\SUMMIT RIDGE TOWNHOMES\CONSTRUCTION DRAWINGS\SUMMIT RIDGE TOWNHOMES - CONSTRUCTION SET.DWG 1/21/2020 2:47:14 PM

MATCH LINE - SEE SHEET 6

BRAMBLE HEDGE DRIVE

OAKDALE DR

BRACKEN DR

DIVIDE DRIVE

ORCHARD AVENUE

MAGNOLIA DR

NETTLE DR

SUMMIT RIDGE PARKWAY

R-TANKS

EXISTING FENCE TO BE RELOCATED TO BACK OF RIGHT-OF-WAY OR RETAINING WALL

EX. POWER BOX

15" SEWER (SEE SHEET 13 FOR MORE INFORMATION

EX. 15" SEWER TO BE REMOVED

2" PI STUB

CONNECT TO EX. SEWER

INSTALL FIRE HYDRANT (TYP)

8" CULINARY

8" SEWER

6" PI

10" CULINARY
EX. 15" SEWER

CAP & PLUG
8" CULINARY

CONNECT TO EX. SEWER W/ POUR IN PLACE MANHOLE

REMOVE EX. STORM DRAIN INFRASTRUCTURE BACK TO MANHOLE IN SUMMIT RIDGE PARKWAY

CAP & BLOCK EX. WATER

EX. FIRE HYDRANT

CONNECT TO EX. 12" CULINARY STUB

REMOVE EX. CURB

CONNECT TO EX STORM DRAIN

POUR IN PLACE MANHOLE

EX. 10" SEWER

EX. STREET LIGHT

CONNECT TO EX. PI LINE

36" STORM DRAIN

LOW-FLOW SUMP MANHOLES (TYP)

FUTURE RIGHT-OF-WAY

EX. 8" CULINARY

EX. 8" PI

CAP @ BLOCK
8" CULINARY

CAP & BLOCK
EX. WATER

EX. 8" SEWER

EX. 12" CULINARY

EX. 12" PI

EX. 30" STORM DRAIN

REMOVE EX. CURB INLET @ PIPE (PLUG EX. INVERT IN MANHOLE)

REMOVE EX. CURB

RETENTION POND
VOLUME REQ'D: 65,318 C.F.
1' FREEBOARD REQUIRED
3:1 SIDE SLOPES
APPROX. WATER DEPTH: 5'

STORM DRAIN NOTE

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

NORTH

SCALE: 1" = 40'

40 20 0 40

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SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
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5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 40'
DATE: 01/21/2020

SHEET 5

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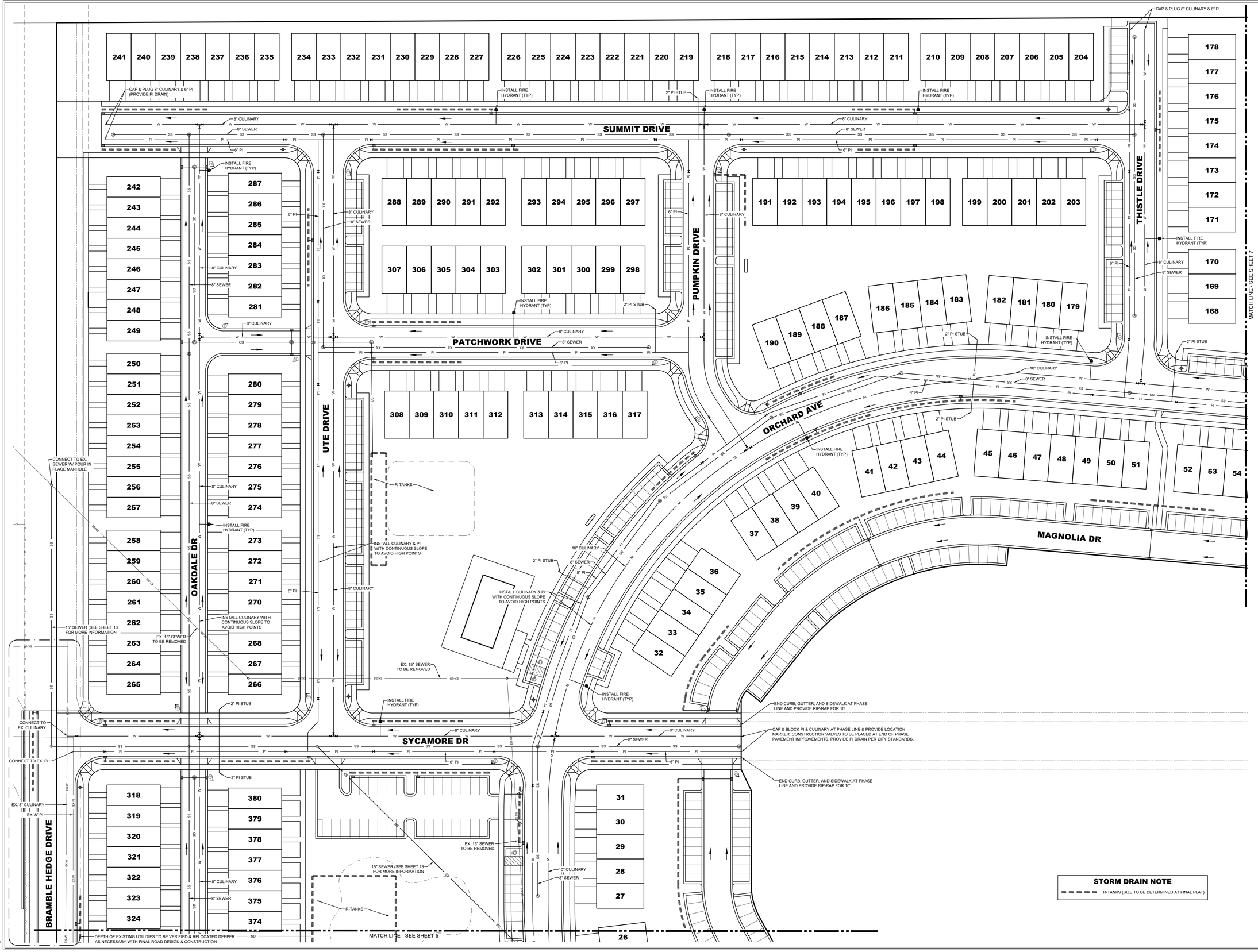

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SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
2 -
3 -
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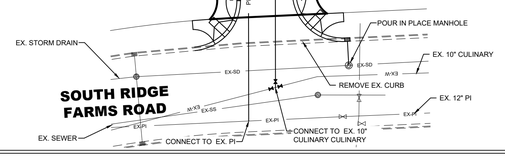
5 -

LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	NKW
SCALE:	1" = 40'
DATE:	01/21/2020
SHEET	6

STORM DRAIN NOTE

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



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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: 01/21/2020
SHEET 7

N:\ALL JOBS\2019\2019-0081\DRAWINGS\CIVIL\UTILITY PLAN\2019-0081 UTILITY PLAN 3.DWG

MATCH LINE - SEE SHEET 9

BRAMBLE HEDGE DRIVE

OAKDALE DRIVE

BRACKEN DR

DIVIDE DRIVE

DIVIDE DRIVE

ORCHARD AVENUE

ALLEY D

NETTLE DRIVE

NETTLE DRIVE

SUMMIT RIDGE PARKWAY

LOW-FLOW SUMP MANHOLES (TYP)

FUTURE RIGHT-OF-WAY

RETENTION POND
VOLUME REQ'D: 65,318 C.F.
1' FREEBOARD REQUIRED
3:1 SIDE SLOPES
APPROX. WATER DEPTH: 5'

STORM DRAIN NOTE

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

NORTH

SCALE: 1" = 40'

40 20 0 40

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SANTAQUIN, UTAH

GRADING PLAN / STORM DRAIN 1

REVISIONS
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4 -
5 -

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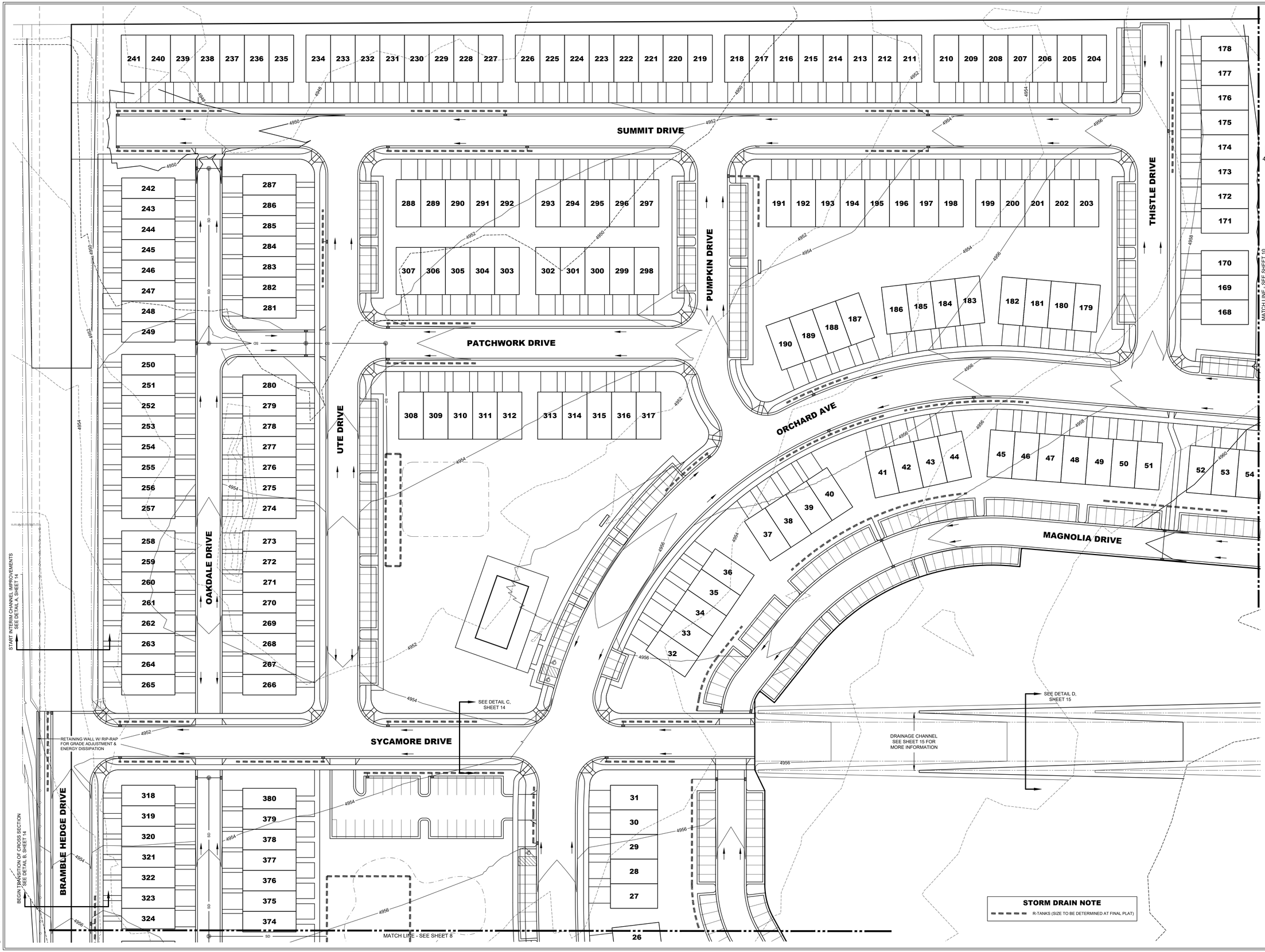
SCALE: 1" = 40'
DATE: 01/21/2020

SHEET 8



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GRADING PLAN / STORM DRAIN 2

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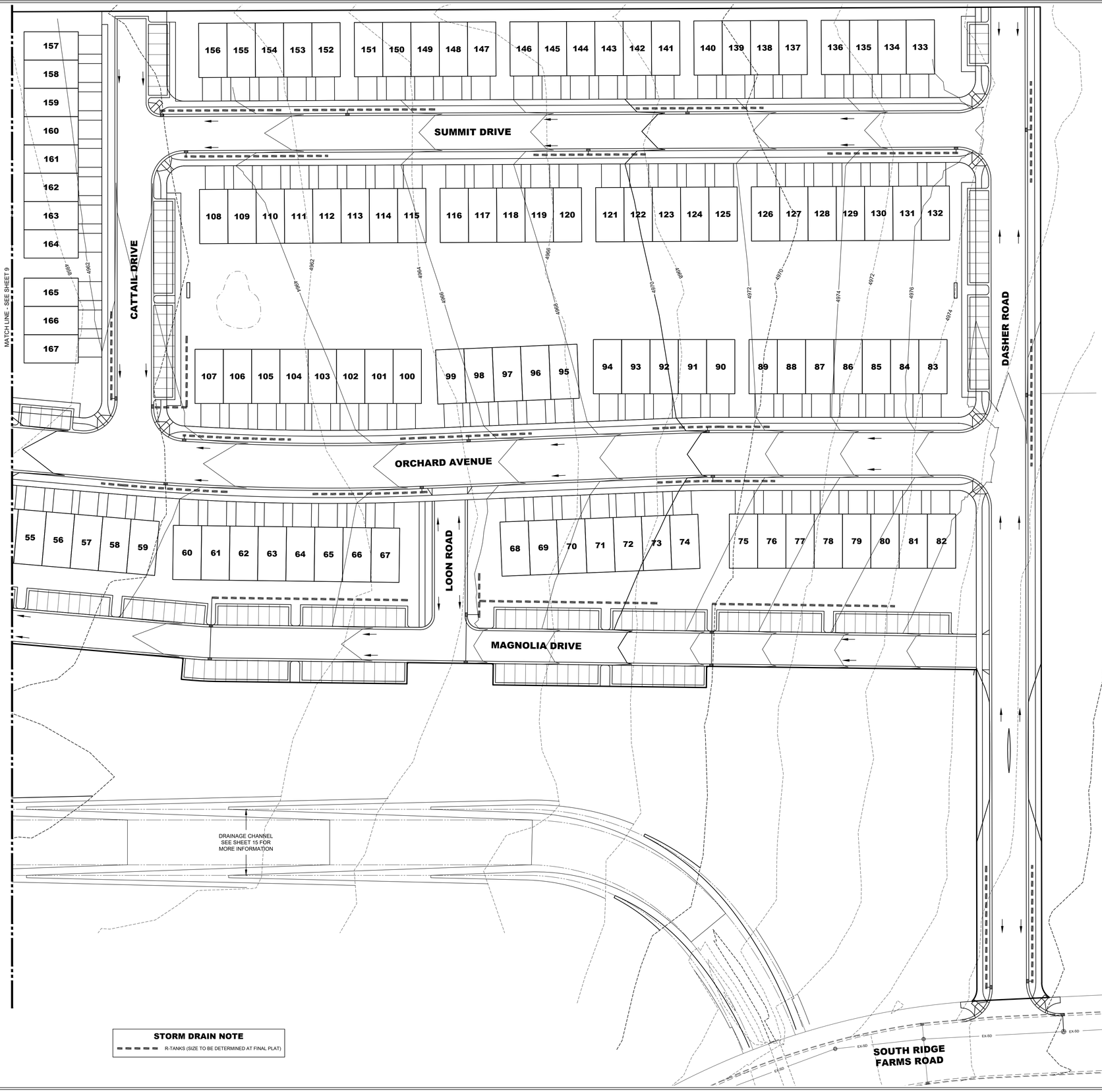
SCALE: 1" = 40'
DATE: 01/21/2020

SHEET 9



STORM DRAIN NOTE

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

NORTH

SCALE: 1"=40'

40 20 0 40

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GRADING PLAN / STORM DRAIN 3

REVISIONS

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DRAWN BY: RWH

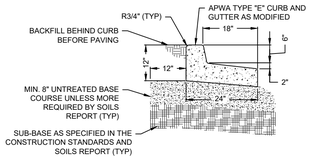
DESIGNED BY: NKW

SCALE: 1"=40'

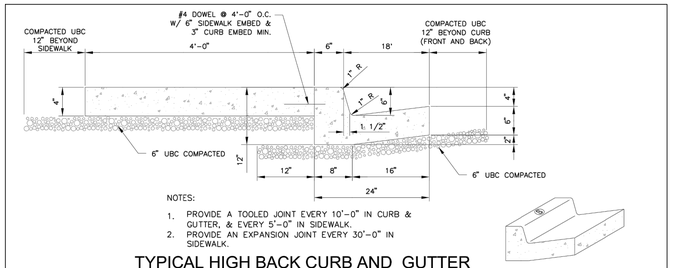
DATE: 01/21/2020

SHEET 10

S:\LEI PROJECTS\2019 PROJECTS\2019-0081 SUMMIT RIDGE TOWNHOMES\CAD\PLAT\2019-0081 PLAT.DWG



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.

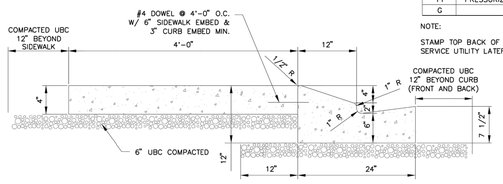
TYPICAL HIGH BACK CURB AND GUTTER

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



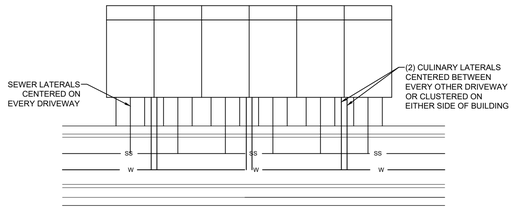
NOTES:

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

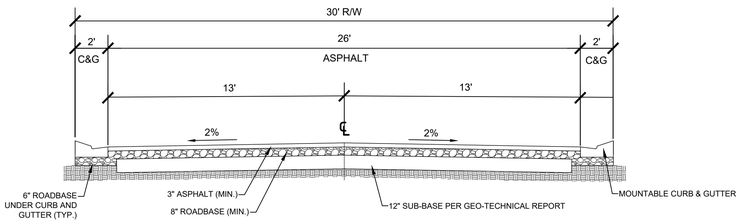
1 CURB & GUTTER DETAILS



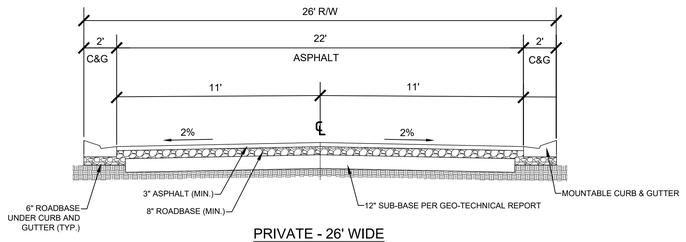
TOWNHOME LATERAL DETAIL

NOTE: FINAL PLACEMENT OF LATERALS TO BE DETERMINED AT FINAL PLAT

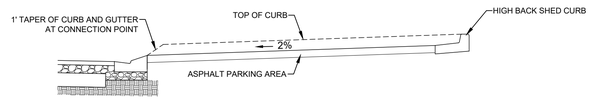
2 UTILITY LATERAL DETAILS



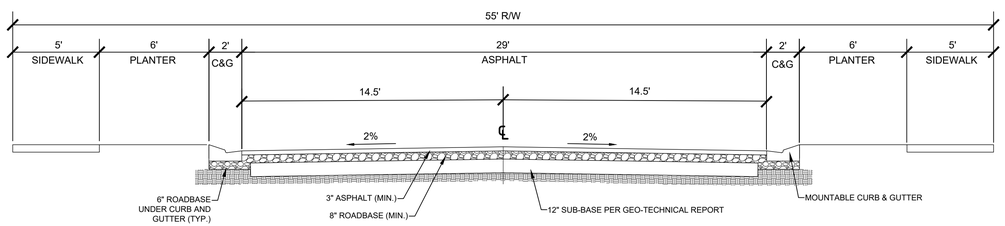
PRIVATE - 30' WIDE



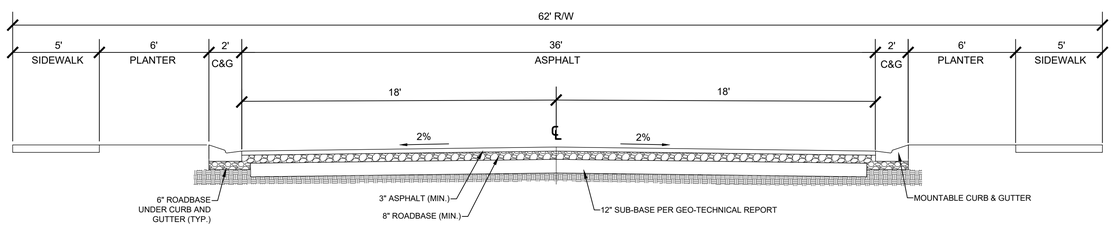
PRIVATE - 26' WIDE



PARKING STALLS ALONG ROADWAYS



PUBLIC - 55' WIDE



PUBLIC - 62' WIDE

3 STREET CROSS-SECTIONS

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NOT FOR CONSTRUCTION

SUMMIT RIDGE TOWNHOMES

SANTAQUIN, UTAH

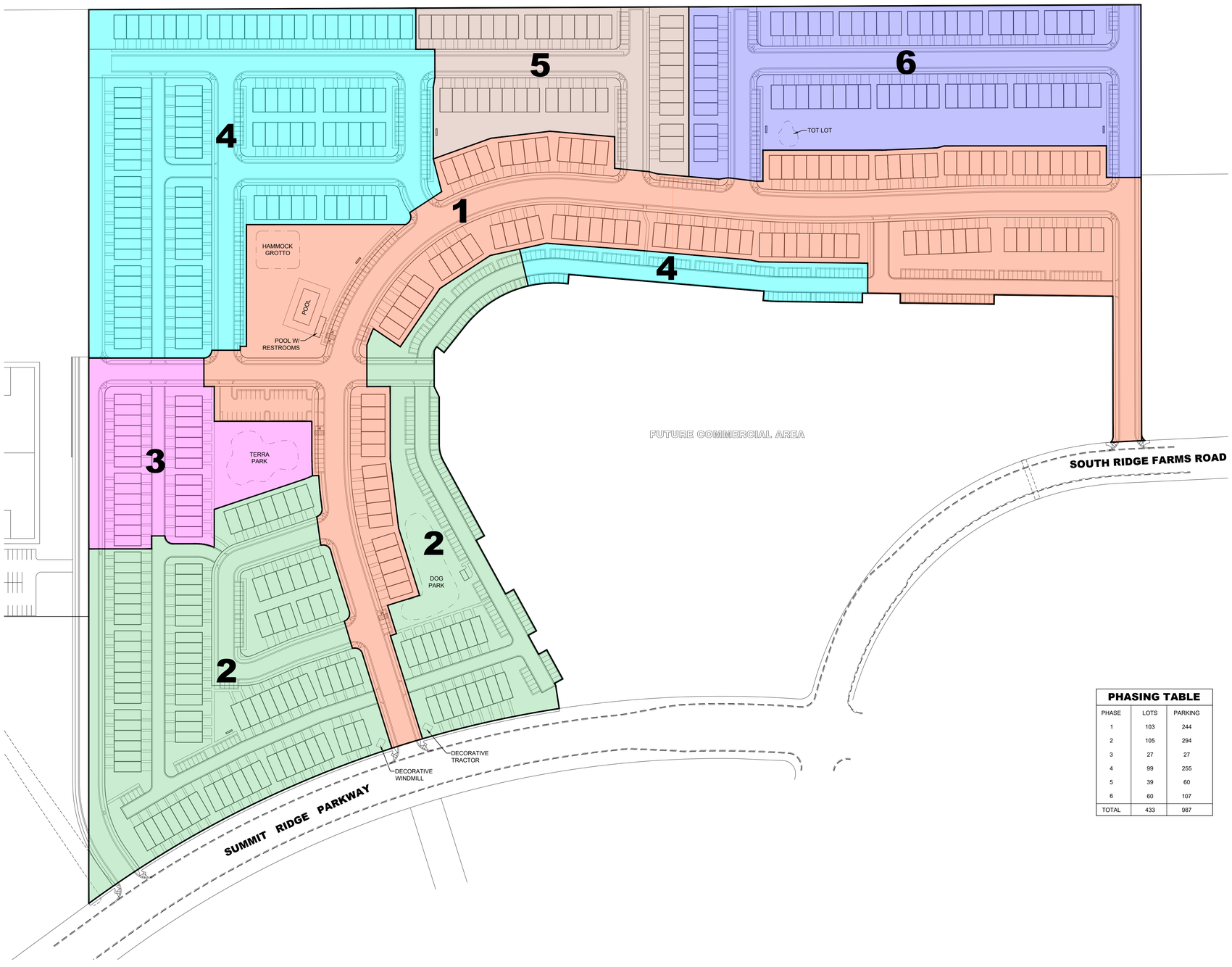
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 01/21/2020

SHEET 11

10:26:47 | T:\Projects\2019\2019-0081 Summit Ridge Townhomes\Drawings\Plat\Plat Details.dwg | Layout: Details | User: nwilson



PHASING TABLE		
PHASE	LOTS	PARKING
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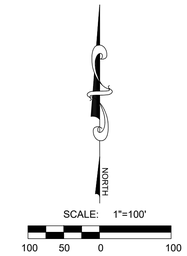
2	105	294
3	27	27
4	99	255
5	39	60
6	60	107
TOTAL	433	987



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SUMMIT RIDGE TOWNHOMES

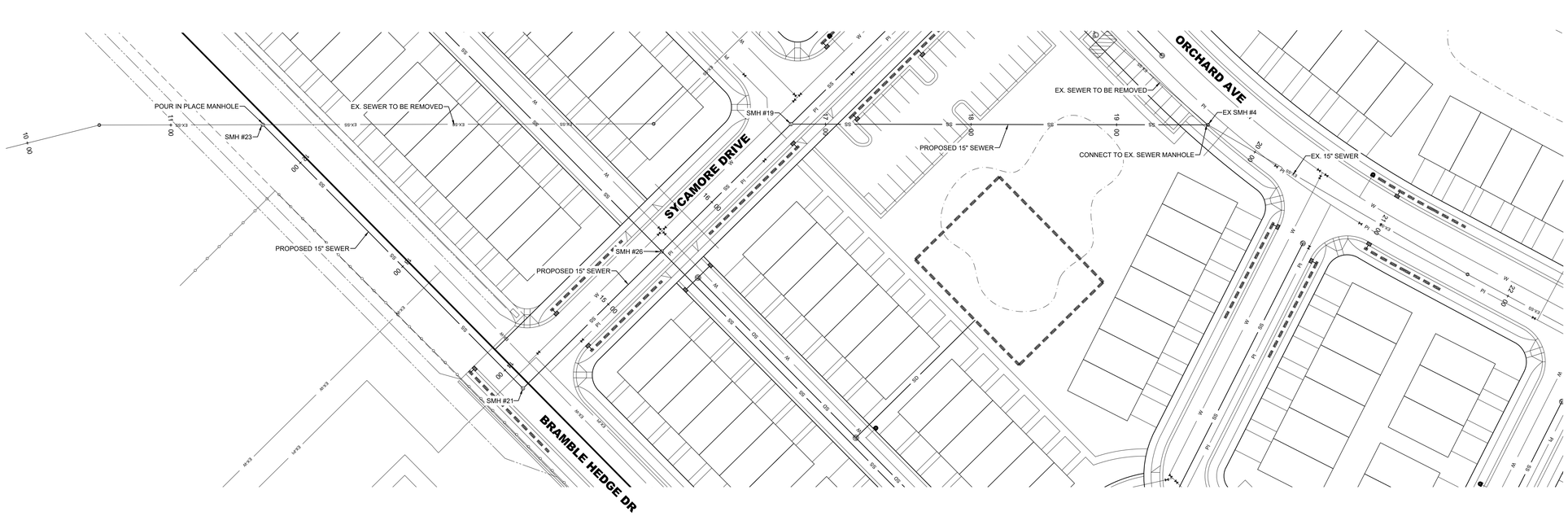
SANTAQUIN, UTAH

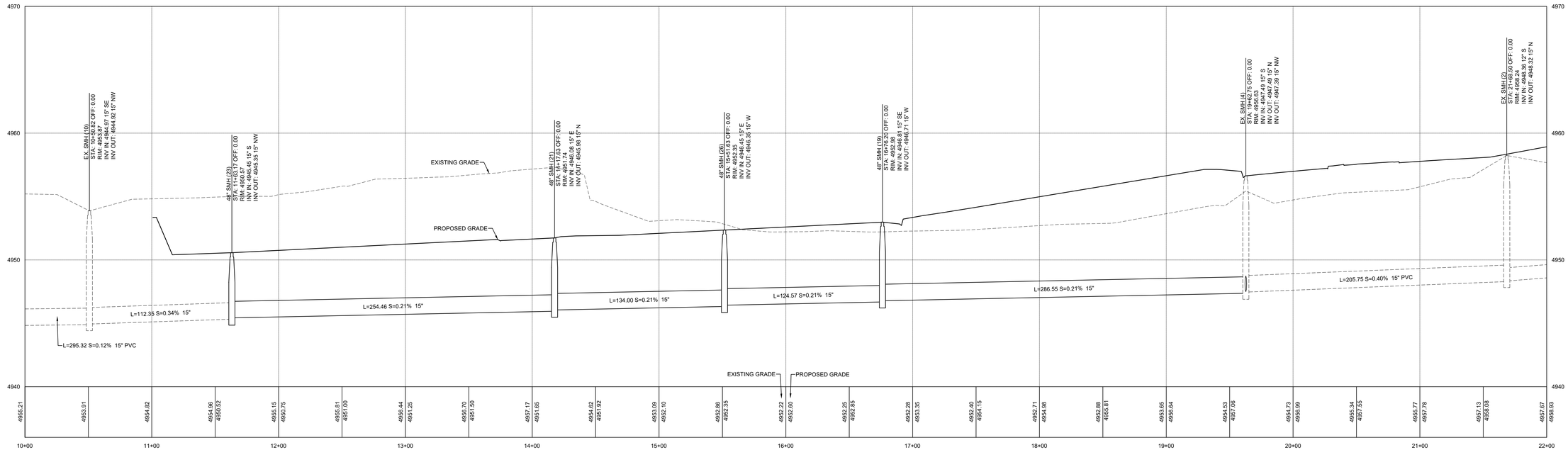
PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 01/21/2020

SHEET 12





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SUMMIT RIDGE TOWNHOMES

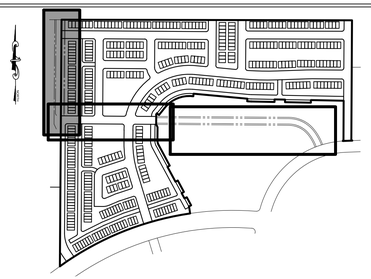
SANTAQUIN, UTAH

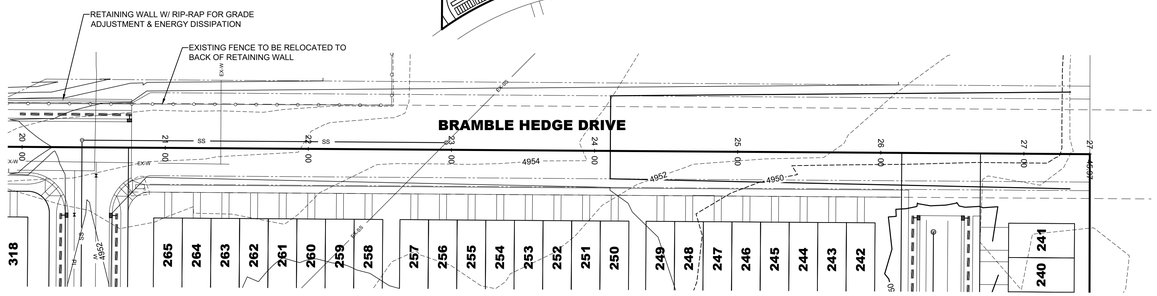
SEWER RE-ROUTE PLAN & PROFILE

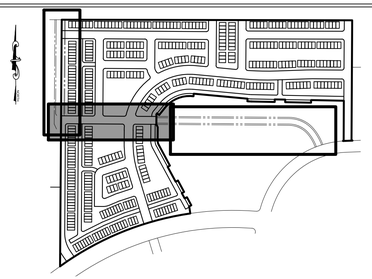
REVISIONS
1 -
2 -
3 -
4 -
5 -

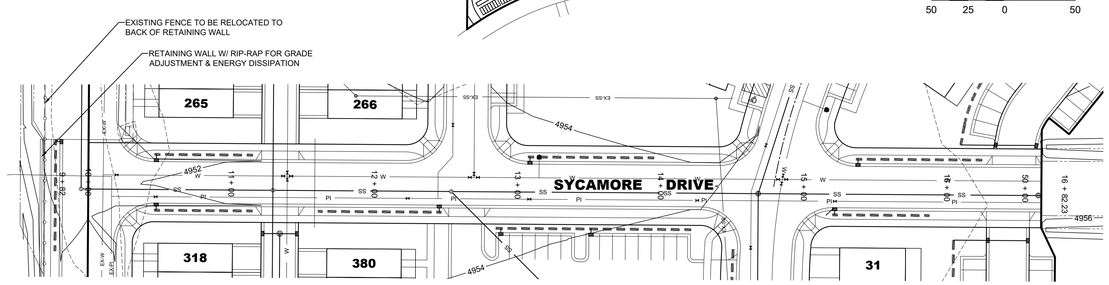
LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1"=40'
DATE: 01/21/2020

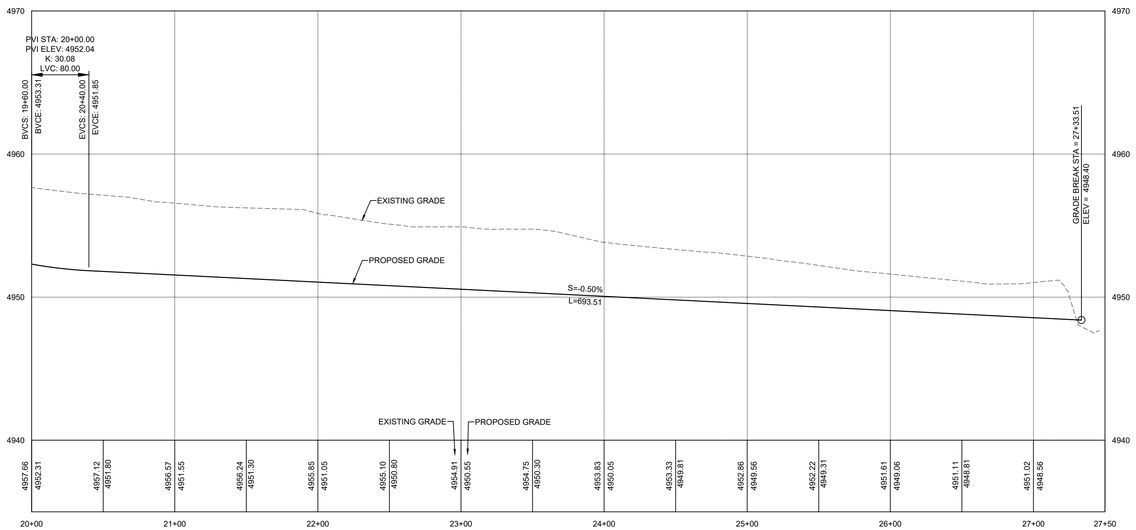
SHEET 13

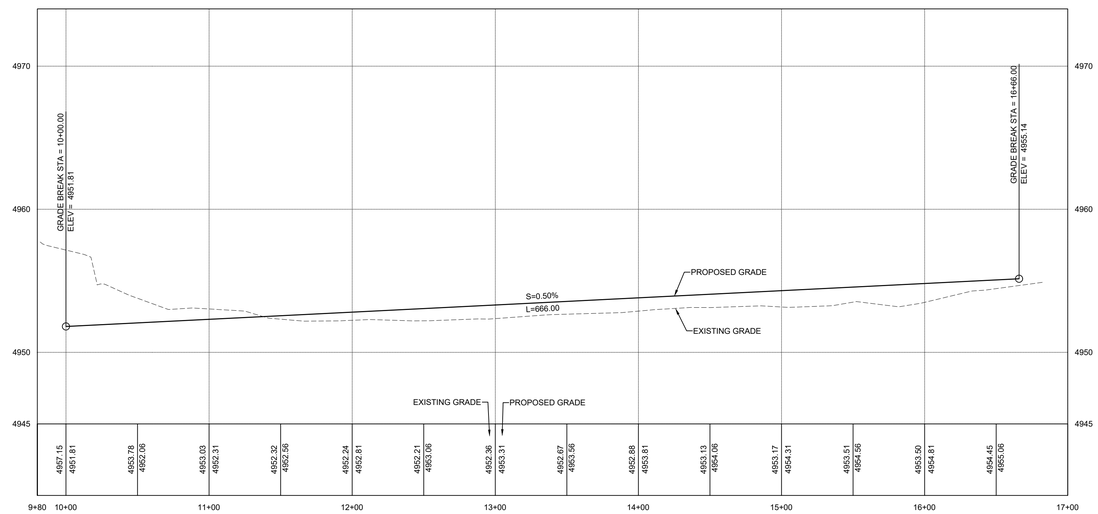


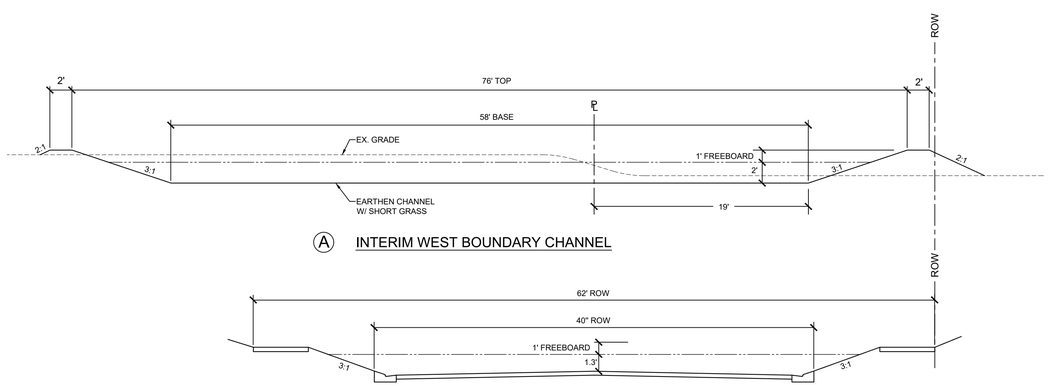






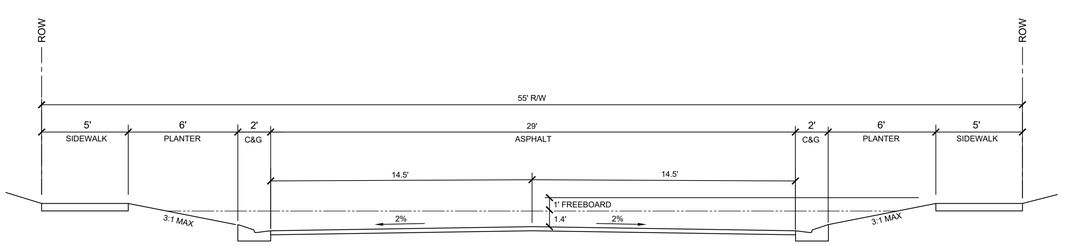






Ⓐ INTERIM WEST BOUNDARY CHANNEL

Ⓑ SECTION 1
FUTURE PUBLIC 62' ROADWAY



Ⓒ SECTION 2
PUBLIC 55' ROADWAY

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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: 01/21/2020

SHEET 14

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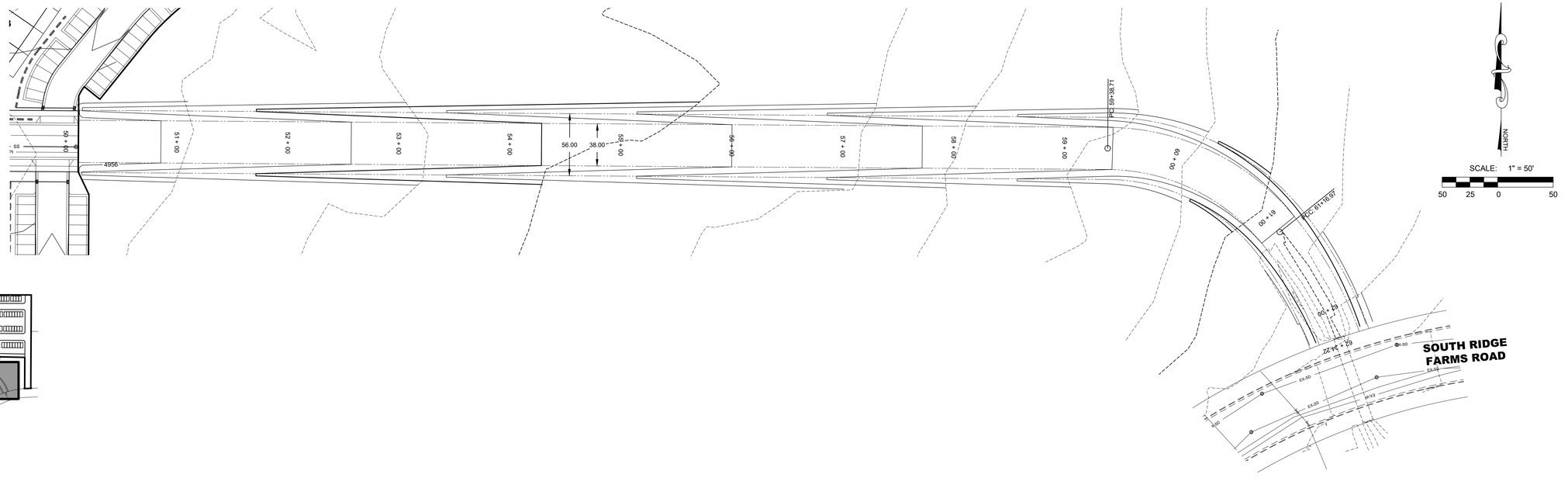

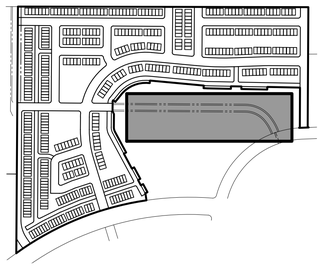

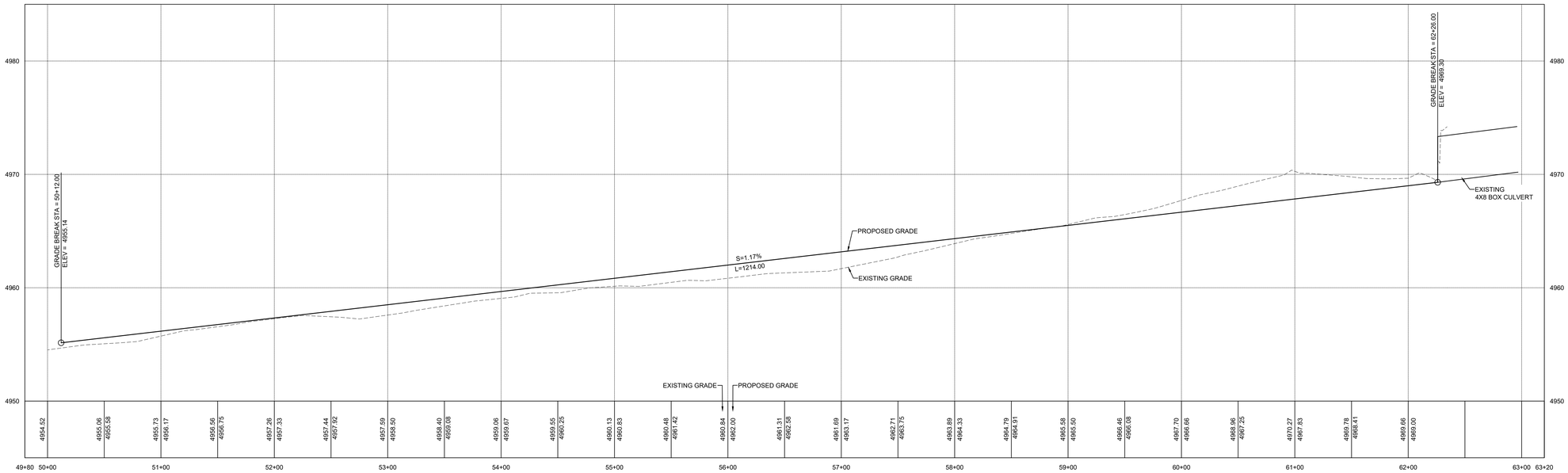

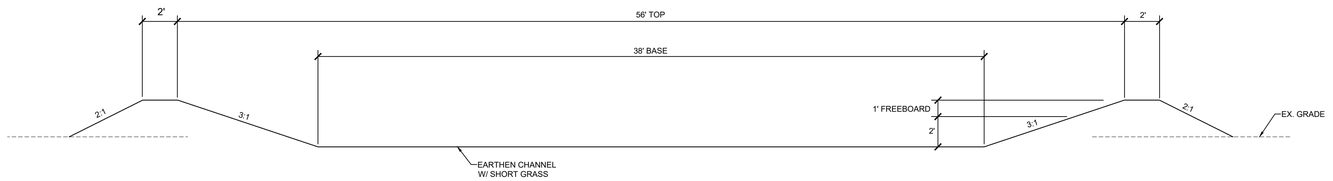

Ⓓ SECTION 3
COMMERCIAL AREA CHANNEL

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CHANNEL 2 - PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
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LEI PROJECT #: 2019-0081
DRAWN BY: RWH
DESIGNED BY: NKW
SCALE: 1" = 50'
DATE: 01/21/2020

SHEET 15

DRC Meeting Minutes
Tuesday, January 28, 2020

DRC Members in Attendance: Engineer Jon Lundell, Public Works Director Wade Eva, Building Official Randy Spadafora, Fire Inspector Taylor Sutherland, Community Development Director Jason Bond, and City Manager Ben Reeves.

Other's in Attendance: Assistant City Manager Norm Beagley, Post Master Jon Mendenhall, Staff Planner Ryan Harris, GIS/Infrastructure Drew Hoffman, and Building Inspector Jared Shepherd. Derk Palfreyman representing Countryside Estates Plat E, and Aaron Jensen representing Orchards West.

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

Countryside Estates Plat E Preliminary Review
*A **preliminary** review of a 3 lot subdivision located at approximately 200 E. and 820 S.*

Mr. Lundell revisited past discussions regarding the 750-foot dead end waterline on 820 S. He explained that the code regarding dead end waterlines was amended, and that the City Council gave permission for three additional lots to connect to the existing culinary water line with the condition that the subdivision must go through the subdivision review process.

Post Office: Mr. Mendenhall stated that the new homes can be added to the existing Mail Box Unit (MBU).

Engineering: Mr. Lundell explained that per the current standards and specs; a hammer head turnaround needs to have a 24 feet width of drivable surface, excluding curb and gutter. Mr. Beagley stated that right of way dedication will be required for the hammer head turn around. Mr. Bond suggested that a no parking sign is provided for the hammer head turnaround. Mr. Palfreyman assured him that signage will be provided. Mr. Lundell clarified that the hammer head turnaround will need to be extended 12 feet to the North and have an additional 4 feet in width. This will allow fire and plow trucks to turn around if someone is parked on the opposite side of 820 South. Mr. Palfreyman asked for clarification that curb and gutter, but not sidewalk will be required around the turnaround. Mr. Beagley confirmed this.

Mr. Lundell indicated that the shown cross section needs to be modified by adding two feet between the back of the sidewalk and the proposed property line. He explained that no sumps may be located underneath the asphalt, curb, and gutter. This means any storm water retention for the roadway will need to be provided behind the sidewalk within an easement in favor of the city. Mr. Lundell stated that the developer must verify that there are existing utility services. He explained that if roadway cuts are necessary to connect to the existing utilities, trench patching and a 2-inch overlay will be required 15 feet past each side of all trench cuts. Mr. Lundell noted that the existing P.I. line isn't shown on the plat. Mr. Palfreyman asked if the turnaround can be sloped towards the road in order to drain the water back towards the road. Mr. Beagley indicated that it should be fine, as long as the water draining towards the road is appropriately controlled and retained.

Mr. Bond clarified that while this agenda item was listed as a concept review, it is actually a preliminary review.

Motion: Mr. Bond motioned to recommend preliminary approval of the Countryside Estates Plat E, with

the condition that engineering redlines are addressed prior to the Planning Commission review. Mr. Eva seconded. The vote was unanimous in the affirmative.

Orchards West Preliminary Review
*A **preliminary** review of a 95-unit single family and multifamily development located at approximately 215 W. and Ginger Gold Road.*

Planning: Mr. Bond explained that the proposed apartments/4-plexes aren't consistent with the development agreement. Rather, attached single family housing such as the existing townhomes in the area are consistent. Mr. Jensen argued that his proposal creates a delineation between single family housing, townhomes and apartments. Mr. Beagley explained that if Mr. Jensen wishes to revisit the development agreement that is something he can propose to the City Council.

Mr. Lundell asked if a further review should be held since the proposal isn't consistent with the development agreement. Mr. Bond suggested that the DRC provide feedback specifically for the townhomes and the single family housing that do match the development agreement.

Fire: Mr. Sutherland asked what the intent of the dead end drive way on the North East corner of phase one is. Mr. Jensen answered that it would be two parking stalls. Mr. Lundell noted that the width of that proposed driveway is 20 feet. Mr. Sutherland explained that it needs to be widened to 26 feet in order to meet Fire Code. Mr. Bond indicated that the road alignment isn't consistent with the approved development agreement.

Mr. Jensen asked if he can move forward the seven townhomes in phase one. Mr. Beagley explained that since the access road isn't needed for the townhomes, they could be developed separately while the development agreement is addressed, should the developer desire to move in that direction.

Post Office: Mr. Mendenhall informed Mr. Jensen that this development will affect access to existing MBU's off of 90 West. He asked that this be considered as this development moves forward.

Planning and Zoning: Mr. Bond pointed out multiple areas in the development agreement that aren't consistent with the proposed plans. He asked that the developer provide a landscaping and phasing plan. Mr. Mendenhall asked that the MBU's are included in the phasing to ensure that they are installed prior to C of O's being issued. Mr. Bond noted that staff will monitor and communicate with the Post Office during their final review.

Mr. Reeves clarified that approving a subdivision that isn't consistent with an existing development agreement is a legislative decision. Mr. Jensen asked what his next steps are. Mr. Bond suggested that Mr. Jensen provide comprehensive information regarding how they propose to change the development agreement, as well as providing elevations. He recommended that he review that proposal with the DRC and Planning Commission prior to the City Council review.

Public Works: Mr. Eva asked how the apartments would be potentially metered. Mr. Lundell explained that current standards require multifamily units of three or more, to have a single meter. Mr. Eva pointed out that the current layout would put 12 individual meters on private property, with a main line located on a private street.

Planning: Mr. Harris explained that apartment parking for the current proposal would need to be expanded. He clarified that the covered parking stalls would need to be 20 feet instead of 18 feet. He also noted that the parking stalls located next to the building can be reduced to 18 feet, but a 6-foot sidewalk would be required.

Fire: Mr. Sutherland noted that apartment buildings require fire sprinklers. He noted that this would also affect the locations of the fire hydrants.

Engineering: Mr. Lundell explained that the per city code, trash enclosures require landscaping around three sides. He stated that the proposed amenities need details that are consistent with the development agreement. Mr. Lundell asked that the plat is cleaned up and that the amenities are listed on a separate page. Mr. Lundell asked that verification is provided indicating the one P.I. connection will be able to service all of the landscaping. He also indicated that the roadway cross section will need to be approved by the City Council.

Motion: Mr. Bond motioned to table the Orchards West Preliminary plan with the finding that it's not consistent with the development agreement. With the direction that if a change of development agreement is desired, that a comprehensive submittal is provided. Mr. Reeves seconded. The vote was unanimous in the affirmative.

Discussion on Proposed Amendment to the Foothill Development Agreement
A proposal to modify setbacks in the Foothill Village development will be discussed.

Mr. Bond explained that D.R. Horton purchased the Foothill Development from Salisbury Homes. He described their proposal to change the setbacks, in order to better fit their product to the approved lots. Mr. Bond stated that while this proposal requires City Council legislative action, staff feedback is wanted prior to City Council review.

Mr. Bond outlined the currently approved setbacks which are; a 25-foot rear setback, a 30-foot front setback with 10-foot side setbacks. He presented their proposed setbacks which are: a 20-foot rear setback, an 18-foot setback to the house, with a 20-foot setback to the driveway. The proposed side setbacks would be 5 feet on one side and 10 feet on the other.

Mr. Bond explained the Council's concerns that 20-foot driveways are too small for larger vehicles. Despite these concern, D.R. Horton is still proposing 20 foot driveways, but have offered to provide a compacted road base material on the side of the home where larger vehicles could be parked. This extra driveway would be setback 22 feet 9 inches. Mr. Bond explained that homes with a third car garage will already have a longer third driveway to accommodate larger vehicles. He clarified that these setback modifications would only apply to lots that are 110 feet or less in depth, this would include roughly 80 lots that are a part of the Foothill development.

Mr. Lundell noted that the R-8 zone has a 20-foot setback to the garage. Mr. Sutherland explained that the proposed setbacks would meet fire code, but putting homes that close together can cause issues. He explained that in the case of a structure fire, the neighboring homes take away priority from the home that is on fire.

Mr. Bond explained that the Council was clear that they wouldn't like to see 20-foot driveways. He

clarified that this is the developer's proposal. Mr. Eva noted that he would like to see traffic grade P.I. and utility boxes required for lots less than 80 feet in width. Mr. Reeves agreed, but suggested that this would need to be modification to existing City standards rather than this specific development.

Mr. Lundell asked if road base would conflict with the landscaping requirements. Mr. Harris stated that it shouldn't affect the overall landscaping requirement since it isn't common open space.

Mr. Reeves explained the City's desire to work with D.R. Horton and see the Frontage Road connect from the North freeway interchange to the South freeway interchange. He stated that they are working with the developer in good faith to reconfigure the Highland Drive and Canyon Road intersection, which isn't required per the development agreement. Because of this, the City is open to working with them on the set backs.

Mr. Shepherd asked if the lots will remain the same size. Mr. Bond clarified that the lots and development layout will remain the same. Mr. Mendenhall suggested that the developer provide concrete for the third driveway rather than compacted road base.

Approval of Minutes for Meeting Held
January 14, 2020
Mr. Reeves motioned to approve the minutes from January 14th, 2020. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

Adjournment
Mr. Bond motioned to adjourn at 11:06 a.m.

*Approved on February 11, 2020

Jon Lundell, City Engineer

Kira Petersen, Deputy Recorder