MEMORANDUM

To: Planning Commission

From: Jon Lundell, City Engineer

Date: June 10, 2022

RE: **Grey Cliffs Subdivision Preliminary Plan Review**

Zone: C-1, R-10 with Develop. Agr.
Size: 298.64 Acres
Lots: 217

The Grey Cliffs Subdivision is located east of State Road 198 and approximately 600 North. The proposed subdivision is in the Interchange Commercial (C-1), R-10 and the Agriculture (AG) Zones. The proposal consists of 217 single-family lots and has 25.99 acres of commercial. The single-family lot sizes range from 10,000 square feet (.23 acres) to 166,399 square feet (3.82 acres). There is 14.42 acres of open space that will be improved by the developer. There is approximately 113 acres of natural open space that would be dedicated to the City.

The project received a conditional rezone on November 20, 2018 with a condition that a development agreement be approved by the City Council. On March 16, 2021 the City Council approved a development agreement for the Grey Cliffs Development and the property was rezoned. Most of the project was rezoned to R-10. There is a small portion of the development that is still zoned AG, which may need to be rezoned. When the conditional rezone was approved, the developer didn't own the property that is currently zoned AG and was not included with the conditional rezone. The developer may need to have areas of the project rezoned in order for their plan to be approved. Even though there is currently a PUD designation on the property, the developer's plans have changed and they are planning on doing a development that is consistent with the regulations in the R-10 Residential and Interchange Commercial (C-1) zones.

The proposed development is in the Hillside Overlay Zone and all the requirements of the overlay zone must be met by the development. A Geological Hazard report for the project has been provided. The report indicates the locations of potential drainage debris basin areas for potential debris flows. These debris basins will be required to mitigate identified hazards to the development. The geological hazard report identifies a fault line that runs north and south approximately in the middle of the project and is located in the future Grey Cliffs Drive and indicated on the provided plans. To help mitigate the potential hazards to underground utilities that would be in the fault zone the developer has proposed to install more resilient infrastructure to reduce the chance of a complete failure of the underground pipes. This includes installing ductile iron pipe within the fault zone, addition valving at the edges of the fault zone, and HDPE sewer pipe. There is also an open space requirement in this overlay zone. Santaquin City Code 10.20.230.E.1 states, "Each development within this zone is required to contain at least ten percent (10%) of the net developable acreage of the development in permanent recreation open space." There are additional requirements that will also need to be met in this section of code. A complete review of the open space will be conducted when preliminary plans are submitted. The developer is proposing 14.42 acres of improved open space. Some of the proposed amenities for the open space include: Pickle-ball courts, hammock stations, pavilions, seating areas, trails, parking lots, etc.

The developer is proposing a conservation easement along most of the lots on the east side of High Bluff

Street. The conservation easement is labeled as CE on the development plans. The conservation easement will preserve the hillside and the natural vegetation while giving property owners larger lots. The developer must provide additional language for the conservation easement for review.

The proposed development is providing all the required infrastructure for the future lots. This includes the installation of all the culinary water, pressure irrigation water lines, booster pump station, sewer lines, sewer lift station, etc. Additionally, the development must provide the appropriate amount of water dedication as required by Santaquin City code. Because some of the proposed infrastructure for the development has the potential to serve additional development to the north, a connectors agreement has been proposed by the developer that would require future developments to reimburse a portion of the costs of the infrastructure to the developer and must be approved by the City Council.

The Development Review Committee has reviewed the preliminary plans for the development on May 24, 2022 and forwarded a positive recommendation to the Planning Commission.

The planning commission review is to determine that the proposed development complies with Santaquin City code and then provide a recommendation to the City Council and the City Council will be the land use authority for preliminary plans.

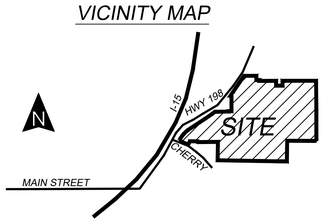
Recommended motion:
"Motion to forward a positive recommendation to the City Council for the proposed Grey Cliffs subdivision with the following conditions:

1. The developer provides the conservation easement details
2. A connectors agreement be provided for review

Attachments:

1. Preliminary Plans

VICINITY MAP



DENSITY TABULATIONS

ZONING	R-10 / C-1	
RESIDENTIAL LOTS		
PHASE A	22 LOTS	
PHASE B	29 LOTS	
PHASE C	31 LOTS	
PHASE D	29 LOTS	
PHASE E	33 LOTS	
PHASE F	71 LOTS	
TOTAL	215 LOTS	
COMMERCIAL LOTS	4 LOTS	
DENSITY	(215+4) / 340.56	0.64 DU/AC

AREA CALCULATIONS

PROJECT ACREAGE	= 340.56 AC (100.0%)
RESIDENTIAL LOTS (SINGLE FAMILY)	= 76.48 AC (22.5%)
COMMERCIAL LOTS	= 26.28 AC (7.7%)
STREET DEDICATIONS	= 25.52 AC (7.5%)
PRIVATE CONSERVATION EASEMENTS / SENSITIVE LANDS OVER 30% SLOPE	= 24.83 AC (7.3%)
HOA PARCEL (FAMILY CAMP)	= 18.19 AC (5.3%)
PUBLIC NATURAL OPEN SPACE / SENSITIVE LANDS OVER 30% SLOPE	= 154.97 AC (45.5%)
TOTAL SENSITIVE LANDS	= 197.99 AC (58.1%)
PUBLIC IMPROVED OPEN SPACE	= 14.42 AC (4.2%)
HILLSIDE OVERLAY	
PROJECT ACREAGE	= 340.56 AC (100%)
TOTAL SENSITIVE LANDS	= 197.99 AC (58.1%)
NET DEVELOPABLE AREA	= 142.57 AC (41.9%)
OPEN SPACEREQ'D (10% NET AREA)	= 14.26 AC
IMPROVED OPEN SPACE PROVIDED	= 14.42 AC

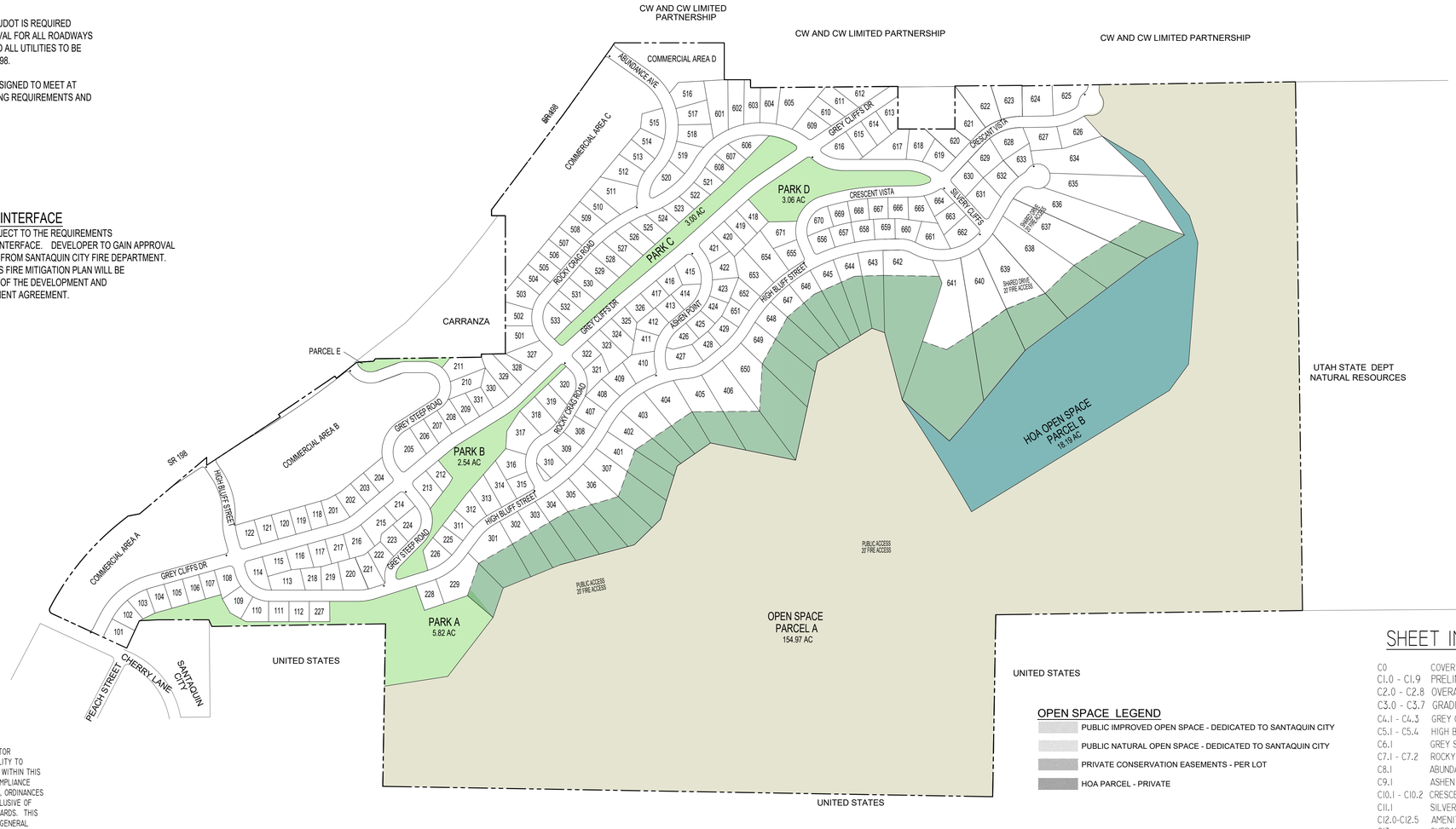
UDOT SR 198

WRITTEN APPROVAL FROM UDOT IS REQUIRED BEFORE FINAL PLAT APPROVAL FOR ALL ROADWAYS CONNECTING TO SR-198 AND ALL UTILITIES TO BE CONSTRUCTED WITHIN SR-198.

THE PROJECT HAS BEEN DESIGNED TO MEET AT UDOT INTERSECTION SPACING REQUIREMENTS AND UTILITY LOCATIONS.

WILDLAND / URBAN INTERFACE

THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE WILDLAND / URBAN INTERFACE. DEVELOPER TO GAIN APPROVAL OF A FIRE MITIGATION PLAN FROM SANTAQUIN CITY FIRE DEPARTMENT. THE REQUIREMENTS OF THIS FIRE MITIGATION PLAN WILL BE NOTED ON ALL FINAL PLATS OF THE DEVELOPMENT AND DETAILED IN THE DEVELOPMENT AGREEMENT.



SHEET INDEX

C0	COVER
C1.0 - C1.9	PRELIMINARY PLAN
C2.0 - C2.8	OVERALL UTILITY PLANS
C3.0 - C3.7	GRADING PLAN
C4.1 - C4.3	GREY CLIFFS PLAN & PROFILE
C5.1 - C5.4	HIGH BLUFF PLAN & PROFILE
C6.1	GREY STEEP PLAN & PROFILE
C7.1 - C7.2	ROCKY CRAG PLAN & PROFILE
C8.1	ABUNDANCE PLAN & PROFILE
C9.1	ASHEN POINT PLAN & PROFILE
C10.1 - C10.2	CRESCENT VISTA PLAN & PROFILE
C11.1	SILVERY CLIFFS PLAN & PROFILE
C12.0-C12.5	AMENITIES & LANDSCAPE PLAN
C13	OVERALL PLAT PHASING PLAN
C14.1-C14.2	OVERALL FENCING PLAN

OPEN SPACE LEGEND

- PUBLIC IMPROVED OPEN SPACE - DEDICATED TO SANTAQUIN CITY
- PUBLIC NATURAL OPEN SPACE - DEDICATED TO SANTAQUIN CITY
- PRIVATE CONSERVATION EASEMENTS - PER LOT
- HOA PARCEL - PRIVATE

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 150 300 600 900

SCALE: 1"= 300'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KENNETH R. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

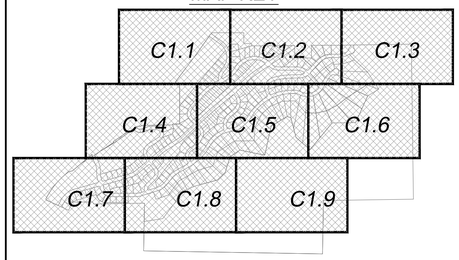
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grc_pre-00-cover.dwg

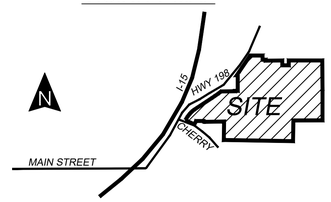
MAP KEY



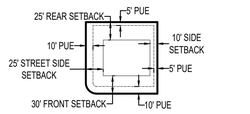
CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS

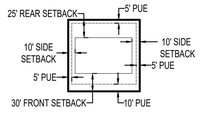
VICINITY MAP



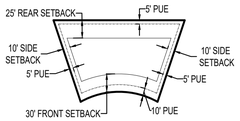
TYPICAL SETBACK & P.U.E. DETAILS



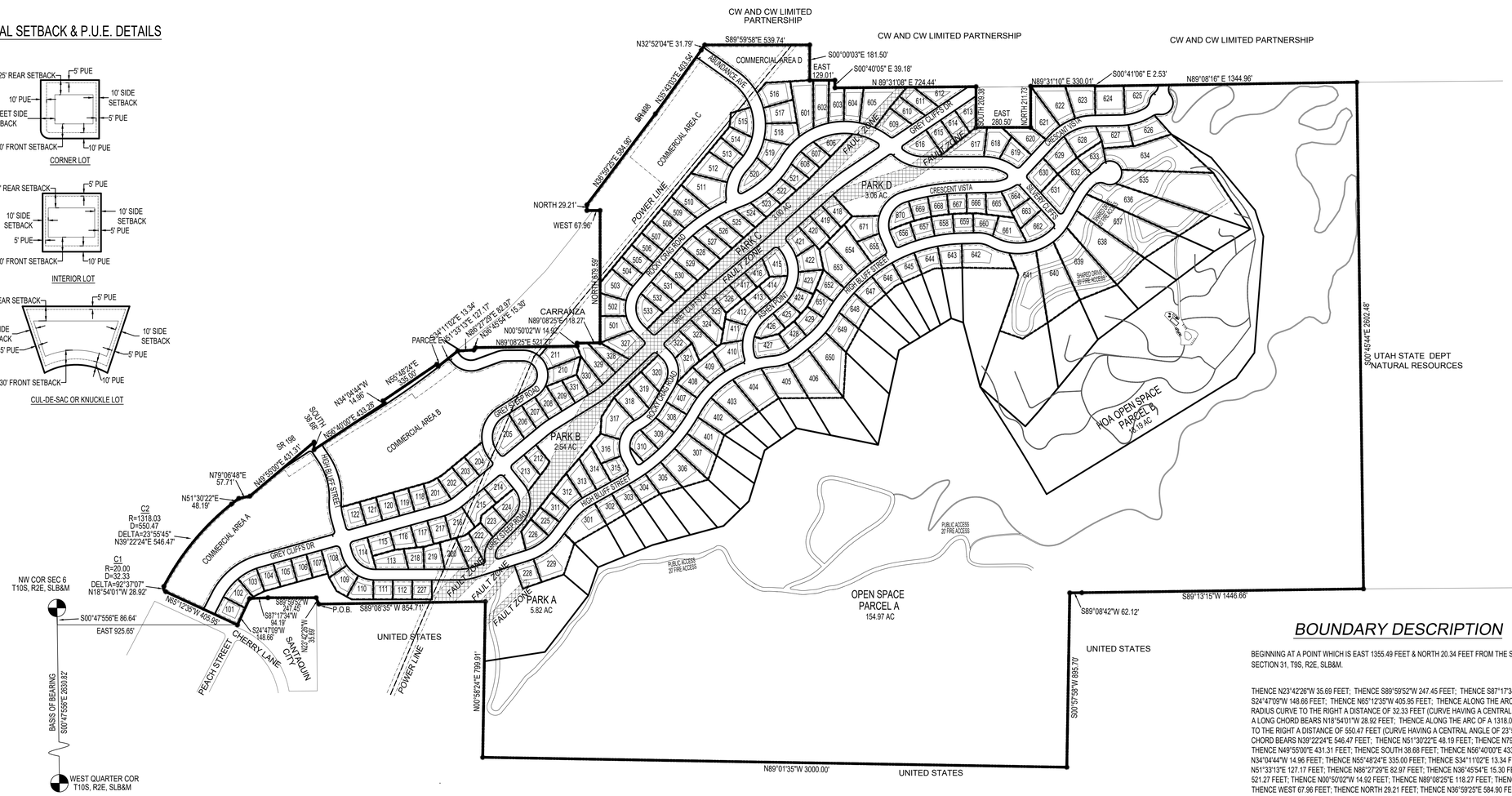
CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT



BOUNDARY DESCRIPTION

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

THENCE N23°42'26"W 35.69 FEET; THENCE S89°59'52"W 247.45 FEET; THENCE S87°17'34"W 94.19 FEET; THENCE S24°47'09"W 148.66 FEET; THENCE N65°12'35"W 405.95 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 32.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 92°37'07" AND A LONG CHORD BEARS N18°54'01"W 28.92 FEET; THENCE ALONG THE ARC OF A 1318.03 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 550.47 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°55'45" AND A LONG CHORD BEARS N39°22'24"E 546.47 FEET; THENCE N51°30'22"E 48.19 FEET; THENCE N79°06'48"E 57.71 FEET; THENCE N49°55'00"E 431.31 FEET; THENCE SOUTH 38.68 FEET; THENCE N56°40'00"E 433.28 FEET; THENCE N34°04'44"W 14.96 FEET; THENCE N55°46'24"E 335.00 FEET; THENCE S34°11'02"E 13.34 FEET; THENCE N51°13'13"E 127.17 FEET; THENCE N36°27'29"E 82.97 FEET; THENCE N36°45'54"E 15.30 FEET; THENCE N89°08'25"E 521.27 FEET; THENCE N00°50'02"W 14.92 FEET; THENCE N89°08'25"E 118.27 FEET; THENCE NORTH 679.59 FEET; THENCE WEST 67.96 FEET; THENCE NORTH 29.21 FEET; THENCE N36°59'25"E 584.90 FEET; THENCE N35°43'03"E 403.54 FEET; THENCE N32°52'04"E 31.79 FEET; THENCE S89°59'58"E 539.74 FEET; THENCE S00°00'03"E 181.50 FEET; THENCE EAST 129.01 FEET; THENCE S00°40'05"E 39.18 FEET; THENCE N89°31'08"E 724.44 FEET; THENCE SOUTH 209.38 FEET; THENCE EAST 280.50 FEET; THENCE NORTH 211.73 FEET; THENCE N89°31'10"E 330.01 FEET; THENCE S00°41'06"E 2.53 FEET; THENCE N89°08'16"E 1344.96 FEET; THENCE S00°45'44"E 2602.48 FEET; THENCE S89°13'15"W 1446.66 FEET; THENCE S89°08'42"W 62.12 FEET; THENCE S00°57'58"W 895.70 FEET; THENCE N89°01'35"W 3000.00 FEET; THENCE N00°58'24"E 799.91 FEET; THENCE S89°08'35"W 854.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 340.56 AC

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 150 300 600 900

SCALE: 1"= 300'

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R-Berg — ENGINEERING — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.0

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grpl_pre-01-layout.dwg

MAP KEY

TYPICAL SETBACK & P.U.E. DETAILS

CORNER LOT

INTERIOR LOT

CUL-DE-SAC OR KNUCKLE LOT



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

STATE OF UTAH — KEVIN T. BERG — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

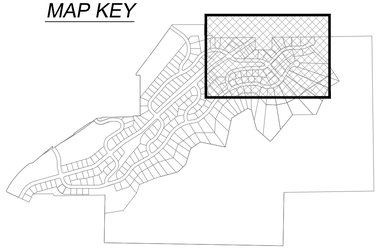
DESCRIPTION

PRELIMINARY PLAN

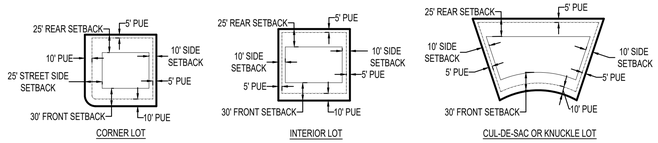
SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.1

I:\my drawings\civil\2021\grey cliffs\preliminary plan\grpl_pre-01-layout.dwg

MAP KEY

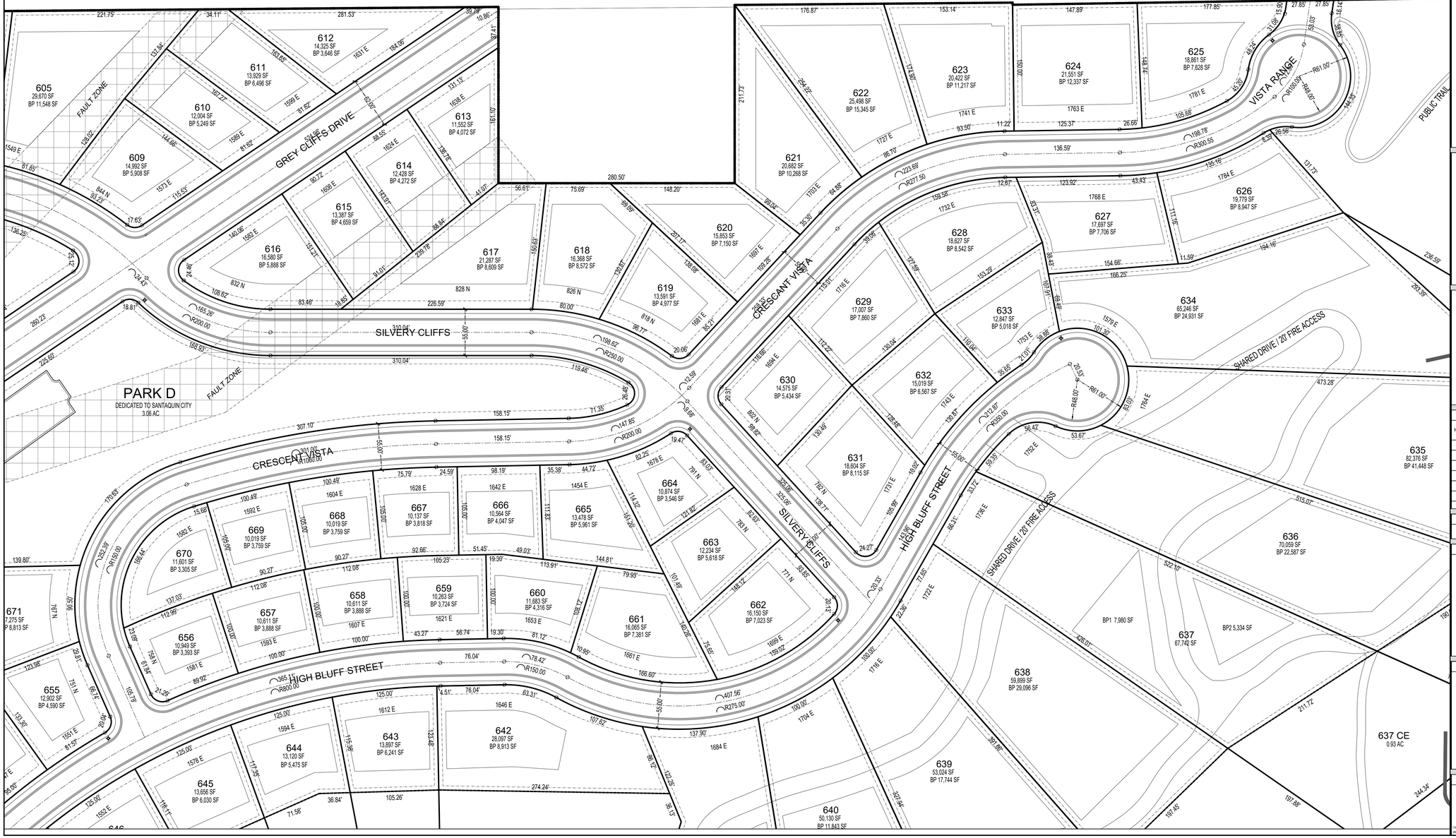


TYPICAL SETBACK & P.U.E. DETAILS



CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH R. BERG 343602 REGISTERED PROFESSIONAL ENGINEER 4/21/2022 343602
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

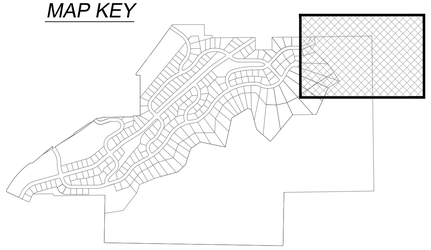
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.2

I:\my drive\berg civil\2021\grey cliffs\preliminary plat\gca_prel-01-layout.dwg

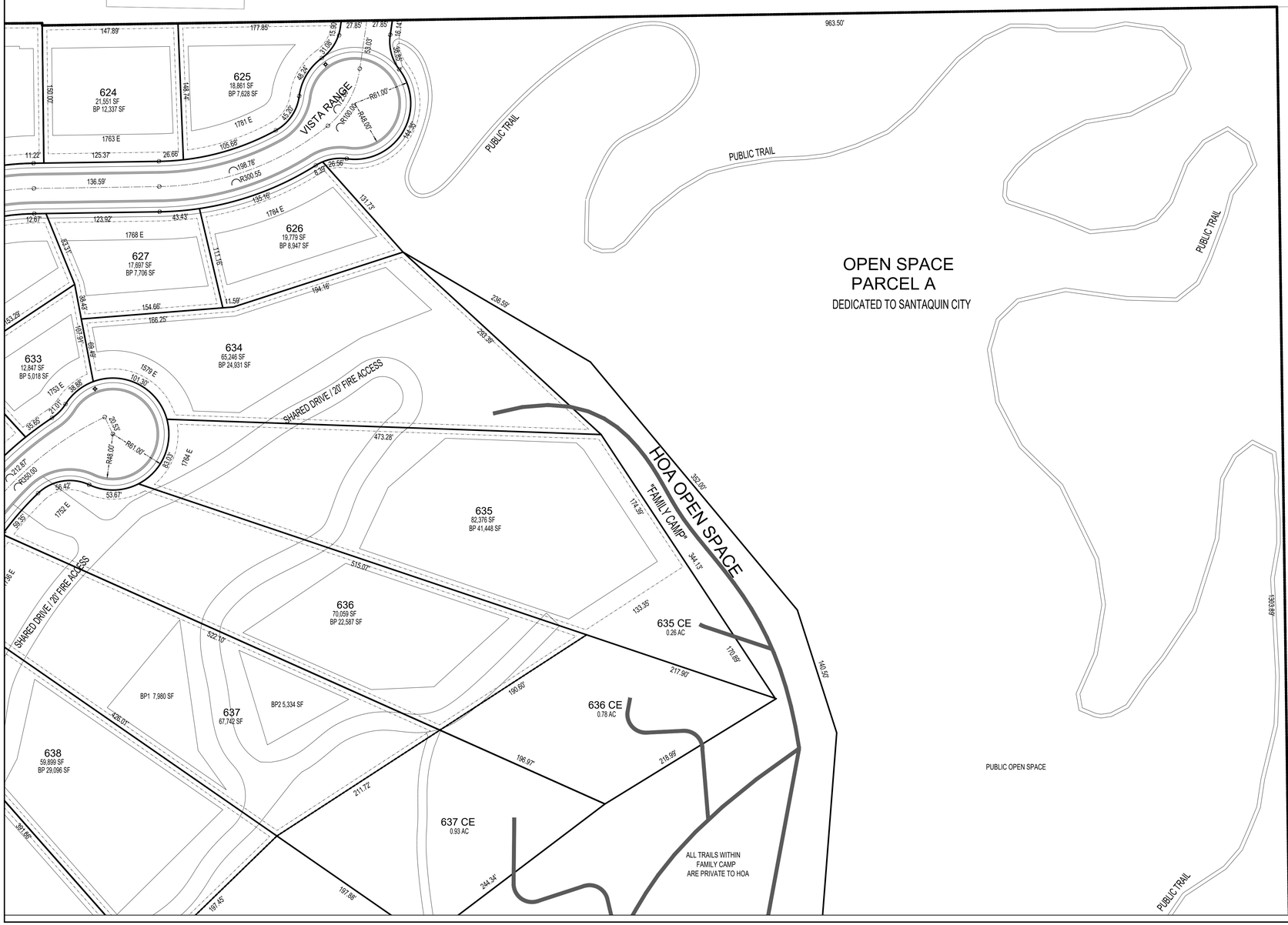
CW AND CW LIMITED PARTNERSHIP

MAP KEY

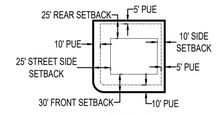


CONSERVATION EASEMENT

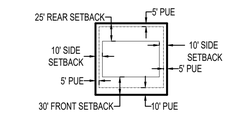
A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS



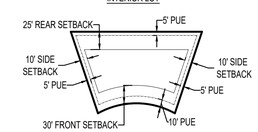
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. Berg
RYAN D. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

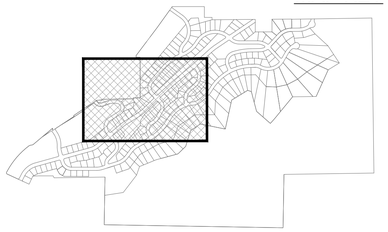
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.3

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gpe_pre-01-layout.dwg

MAP KEY



CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS

SR 198

CARR

POWER LINE

ROCKY CRAG RD

GREY CLIFFS DRIVE

GREY STEEP RD

FAULT ZONE

ASH

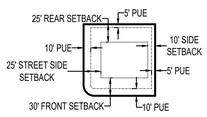
PARCEL E
HOA OPEN SPACE - ENTRY FEATURE
0.32 AC

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

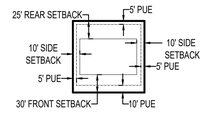
CITY PARCEL
1.49 AC

201	12,643 SF	BP 5,681 SF
202	12,643 SF	BP 5,681 SF
203	10,472 SF	BP 4,484 SF
204	12,641 SF	BP 4,083 SF
205	21,321 SF	BP 5,989 SF
206	11,753 SF	BP 5,209 SF
207	11,003 SF	BP 4,639 SF
208	11,332 SF	BP 4,802 SF
209	11,631 SF	BP 5,364 SF
210	13,698 SF	BP 6,381 SF
211	16,378 SF	BP 9,304 SF
212	10,003 SF	BP 4,151 SF
213	13,858 SF	BP 5,304 SF
214	11,614 SF	
301	12,200 SF	
302	12,200 SF	
303	12,200 SF	
304	12,200 SF	
305	15,780 SF	BP 7,893 SF
306	22,476 SF	BP 11,185 SF
307	23,673 SF	BP 14,255 SF
307 CE	0.75 AC	
308	12,860 SF	BP 5,292 SF
309	13,848 SF	BP 5,926 SF
310	13,205 SF	BP 6,108 SF
311	12,200 SF	
312	12,200 SF	
313	15,180 SF	BP 7,864 SF
314	17,028 SF	BP 9,343 SF
315	10,441 SF	BP 3,266 SF
316	15,800 SF	BP 7,440 SF
317	21,290 SF	BP 10,867 SF
318	16,575 SF	BP 8,911 SF
319	14,570 SF	BP 7,287 SF
320	14,410 SF	BP 5,449 SF
321	12,077 SF	BP 4,566 SF
322	10,521 SF	BP 3,378 SF
323	17,584 SF	BP 9,466 SF
324	14,519 SF	BP 7,393 SF
325	10,112 SF	BP 3,914 SF
326	10,425 SF	BP 3,779 SF
327	17,799 SF	BP 6,256 SF
328	13,082 SF	BP 5,132 SF
329	17,803 SF	BP 8,544 SF
330	12,490 SF	BP 5,358 SF
331	10,204 SF	BP 4,329 SF
401	18,479 SF	BP 10,212 SF
401 CE	0.62 AC	
402	19,923 SF	BP 11,473 SF
402 CE	0.39 AC	
403	27,183 SF	BP 16,922 SF
403 CE	0.41 AC	
404	27,439 SF	BP 16,872 SF
405	11,470 SF	BP 5,302 SF
406	11,374 SF	BP 5,230 SF
407	13,209 SF	BP 5,567 SF
408	13,511 SF	BP 6,157 SF
409	14,174 SF	BP 6,459 SF
410	17,000 SF	BP 8,232 SF
411	11,583 SF	BP 4,674 SF
412	12,433 SF	BP 5,186 SF
413	10,015 SF	BP 3,610 SF
414	10,000 SF	BP 3,600 SF
415	10,079 SF	BP 3,378 SF
416	10,079 SF	BP 3,378 SF
417	10,000 SF	BP 3,600 SF
501	16,232 SF	BP 8,329 SF
502	13,020 SF	BP 6,019 SF
503	16,274 SF	BP 8,445 SF
504	11,374 SF	BP 5,230 SF
505	11,470 SF	BP 5,302 SF
506	11,374 SF	BP 5,230 SF
507	11,470 SF	BP 5,302 SF
508	11,374 SF	BP 5,230 SF
509	11,470 SF	BP 5,302 SF
510	11,374 SF	BP 5,230 SF
511	11,470 SF	BP 5,302 SF
512	11,374 SF	BP 5,230 SF
513	11,470 SF	BP 5,302 SF
514	11,374 SF	BP 5,230 SF
515	11,470 SF	BP 5,302 SF
516	11,374 SF	BP 5,230 SF
517	11,470 SF	BP 5,302 SF
518	11,374 SF	BP 5,230 SF
519	11,470 SF	BP 5,302 SF
520	11,374 SF	BP 5,230 SF
521	11,470 SF	BP 5,302 SF
522	11,374 SF	BP 5,230 SF
523	11,470 SF	BP 5,302 SF
524	11,374 SF	BP 5,230 SF
525	11,470 SF	BP 5,302 SF
526	11,374 SF	BP 5,230 SF
527	11,470 SF	BP 5,302 SF
528	15,069 SF	BP 7,992 SF
529	14,656 SF	BP 7,686 SF
530	13,940 SF	BP 7,145 SF
531	13,213 SF	BP 6,600 SF
532	12,485 SF	BP 6,055 SF
533	13,778 SF	BP 5,160 SF

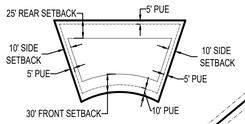
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH R. Berg LICENSED PROFESSIONAL ENGINEER 4/21/2022 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.4

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gpe_pre-01-layout.dwg

FAULT ZONE

GREY CLIFFS DRIVE

ASHEN POINT

HIGH BLUFF STREET

PUBLIC ACCESS

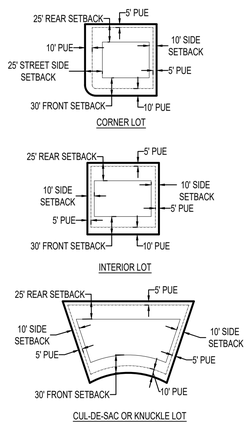
PUBLIC OPEN SPACE

PUBLIC OPEN SPACE

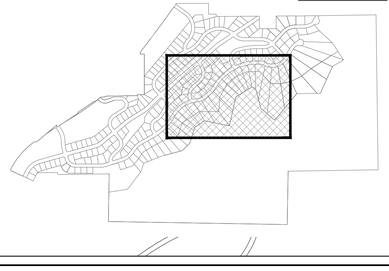
ALL TRAILS WITHIN FAMILY CAMP ARE PRIVATE TO HOA

HOA PARCEL FAMILY CAMP

TYPICAL SETBACK & P.U.E. DETAILS



MAP KEY



CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R-Berg
REGISTERED ENGINEER
4/21/2022
343602
PROFESSIONAL ENGINEERS

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

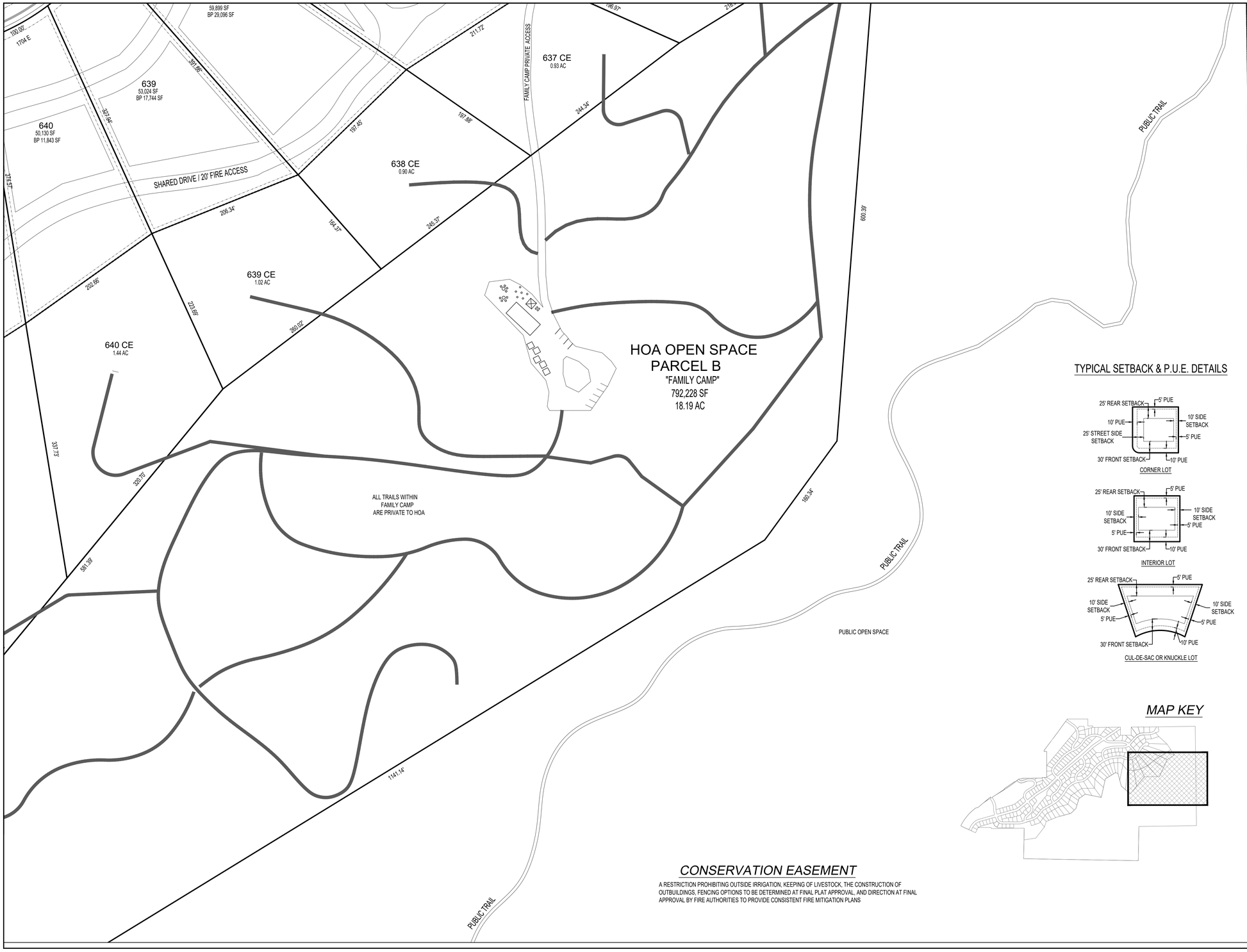
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.5*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grey_pre21-layout.dwg



CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS

TYPICAL SETBACK & P.U.E. DETAILS

CORNER LOT

INTERIOR LOT

CUL-DE-SAC OR KNUCKLE LOT

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 343602 REGISTERED PROFESSIONAL ENGINEER 4/21/2022
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.6

I:\My drive\berg civil\2021\grey cliffs\preliminary plan\gcpp_pre-01-layout.dwg

MAP KEY

HIGH BLUFF STREET

GREY CLIFFS DRIVE

COMMERCIAL AREA A
5.65 AC

CHERRY LANE

PEACH STREET

SANTAQUIN CITY

UNITED STATES

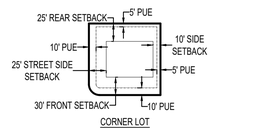
PUBLIC OPEN SPACE

POWER LINE

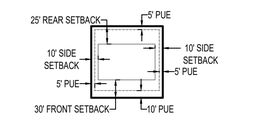
FAULT ZONE

101	12,417 SF	BP 4,526 SF
102	11,507 SF	BP 4, 793 SF
103	10,879 SF	BP 4,637 SF
104	10,929 SF	BP 4,716 SF
105	11,346 SF	BP 4,945 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
112	10,000 SF	BP 3,600 SF
113	14,933 SF	BP 5,154 SF
114	13,201 SF	BP 3,550 SF
115	11,969 SF	BP 4,486 SF
116	12,098 SF	BP 4,888 SF
117	11,053 SF	BP 4,777 SF
118	10,282 SF	BP 4,364 SF
119	10,000 SF	BP 4,199 SF
120	11,393 SF	BP 4,973 SF
121	10,841 SF	BP 4,655 SF
122	12,562 SF	BP 4,292 SF
201	12,451 SF	BP 5,599 SF
202	12,643 SF	BP 5,681 SF
203	10,472 SF	BP 4,484 SF
204	12,641 SF	BP 4,083 SF
215	16,592 SF	BP 5,379 SF
216	15,338 SF	BP 3,660 SF
217	11,623 SF	BP 5,106 SF
218	10,085 SF	BP 3,980 SF
219	10,390 SF	BP 4,392 SF
220	16,216 SF	BP 3,201 SF
221	13,015 SF	BP 5,126 SF
222	11,203 SF	BP 3,971 SF
227	10,075 SF	BP 3,583 SF

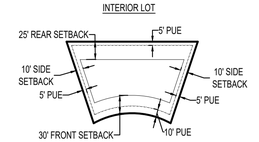
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT



INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R. BERG — 5524810 — ENGINEER — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

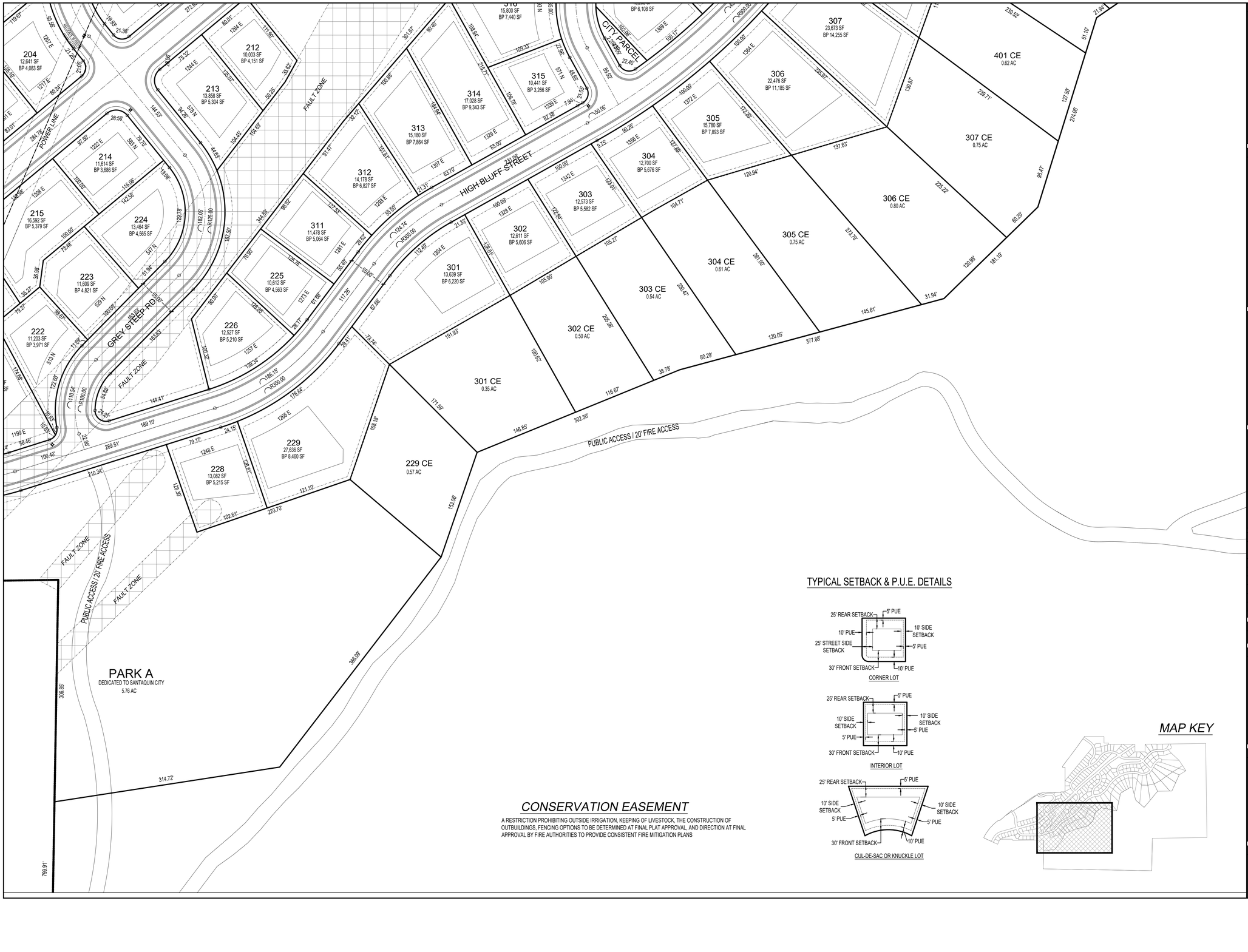
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.7

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gpe_pre-01-layout.dwg



TYPICAL SETBACK & P.U.E. DETAILS

CORNER LOT

INTERIOR LOT

CUL-DE-SAC OR KNUCKLE LOT

CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	*C1.8*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gpe_pre-01-layout.dwg

OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC

PUBLIC ACCESS / 20' FIRE ACCESS

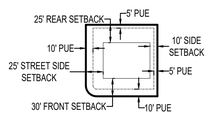
PUBLIC TRAIL

PUBLIC TRAIL

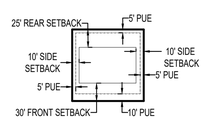
PUBLIC TRAIL

PUBLIC ACCESS / 20' FIRE ACCESS

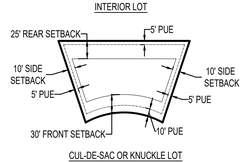
TYPICAL SETBACK & P.U.E. DETAILS



CORNER LOT

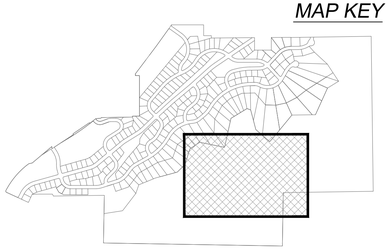


INTERIOR LOT



CUL-DE-SAC OR KNUCKLE LOT

MAP KEY



CONSERVATION EASEMENT

A RESTRICTION PROHIBITING OUTSIDE IRRIGATION, KEEPING OF LIVESTOCK, THE CONSTRUCTION OF OUTBUILDINGS, FENCING OPTIONS TO BE DETERMINED AT FINAL PLAT APPROVAL, AND DIRECTION AT FINAL APPROVAL BY FIRE AUTHORITIES TO PROVIDE CONSISTENT FIRE MITIGATION PLANS

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 30 60 120 180
SCALE: 1"= 60'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. Berg · KENNETH R. BERG · 4/21/2022 · 343602 · PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.9

I:\my drive\berg civil\2021\grey cliffs\prelim\exhibits\grey cliffs_pre-01-layout.dwg

GREY CLIFFS

4/21/2022

SEWER LIFT STATION SIZING ANALYSIS

Design daily flow rates for proposed non-residential developments where the types of use and occupancy are not known shall be designed for a minimum of 1200 gallons per acre, or the applicant shall specify an anticipated flow based upon anticipated or potential uses

AREA	Description	ERC RATIOS RATIO	UNIT	QUANTITY	Average FLow gpd	cfs	Peaking Factor	Peak Flow cfs	Cumulative Peak Flows (cfs)
1	Commercial Area A	1200	gpd / ac	6.65	7980	0.01	4.5	0.06	0.06
2	Residential	400	gpd / DU	2	800	0.00	4.5	0.01	0.06
3	Commercial Area B	1200	gpd / ac	9.44	11328	0.02	4.5	0.08	0.14
4	Commercial Area C	1200	gpd / ac	7.91	9492	0.01	4.5	0.07	0.21
5	Residential	400	gpd / DU	42	16800	0.03	4.5	0.12	0.32
6	Commercial Area D	1200	gpd / ac	2.28	2736	0.00	4.5	0.02	0.34

0.34 cfs

FLOWRATE **154 gpm**

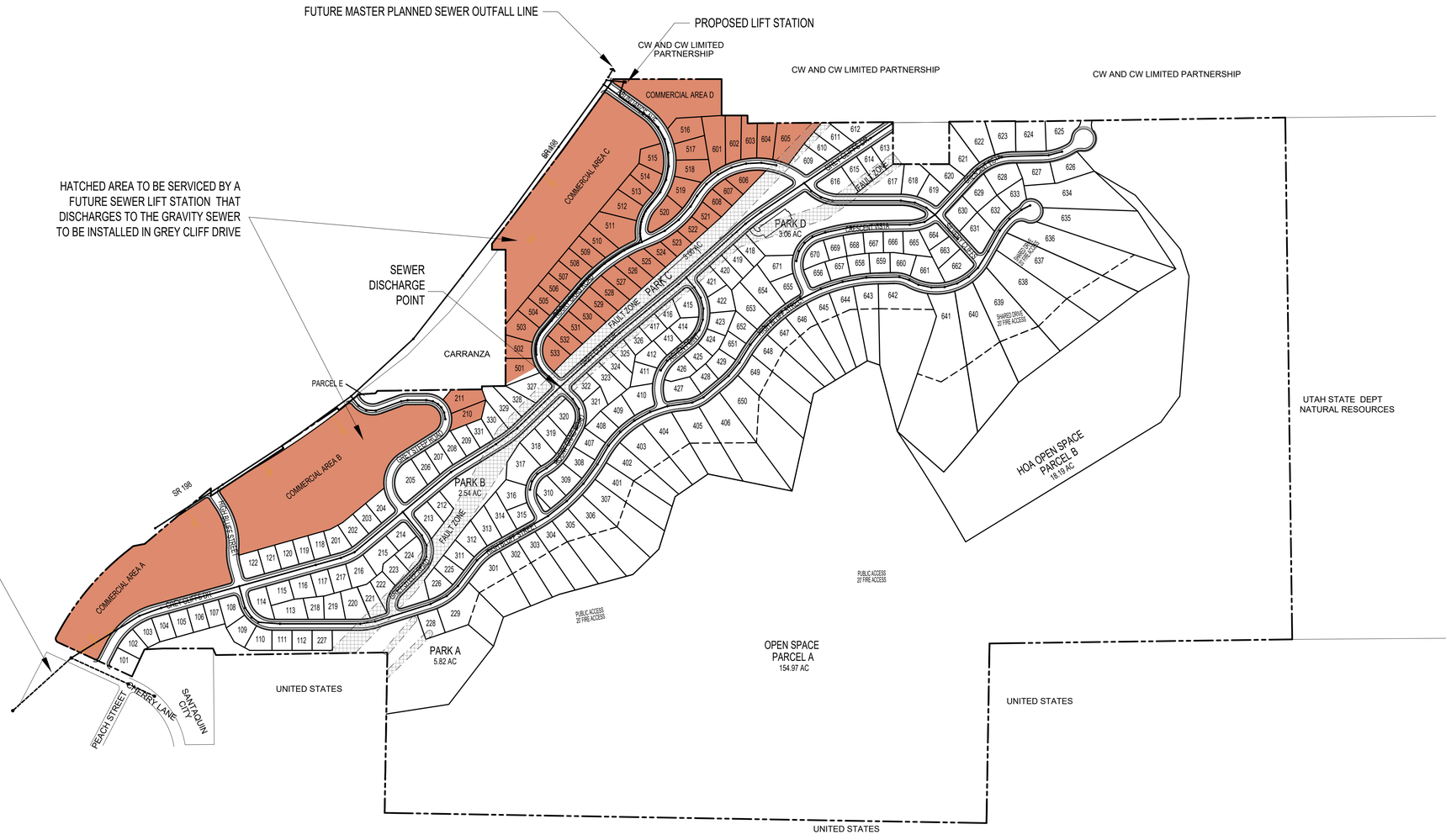
LIFT STATION ELEVATION 4825
CONNECTION POINT 4930

HEAD **105 FEET**

HATCHED AREA TO BE SERVICED BY A FUTURE SEWER LIFT STATION THAT DISCHARGES TO THE GRAVITY SEWER TO BE INSTALLED IN GREY CLIFF DRIVE

THE AREA WITHIN THE PROPOSED DEVELOPMENT HAS NOT BEEN APPROPRIATELY STUDIED TO DETERMINE IF THE INCREASE IN WASTEWATER FLOW CAN BE HANDLED WITH THE EXISTING DOWNSTREAM INFRASTRUCTURE. THIS STUDY WILL DETERMINE WHAT OFF-SITE IMPROVEMENTS MAY BE NEEDED.

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



FAULT ZONE PROTECTION

1. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
2. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.
935 W. CENTER
LINDON, UT 84042
801.785.8458

0 150 300 600 900
SCALE: 1"= 300'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KENNETH H. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL SEWER	C2.01

I:\ks drawings\ cad\2021\grey cliffs\preliminary plan\grey_plan2021-sewer.dwg

UDOT NOTE

ALL IMPROVEMENTS LOCATED WITHIN SR198 RIGHT-OF-WAY MUST HAVE WRITTEN APPROVAL FROM UDOT

PRESSURIZED IRRIGATION ZONES

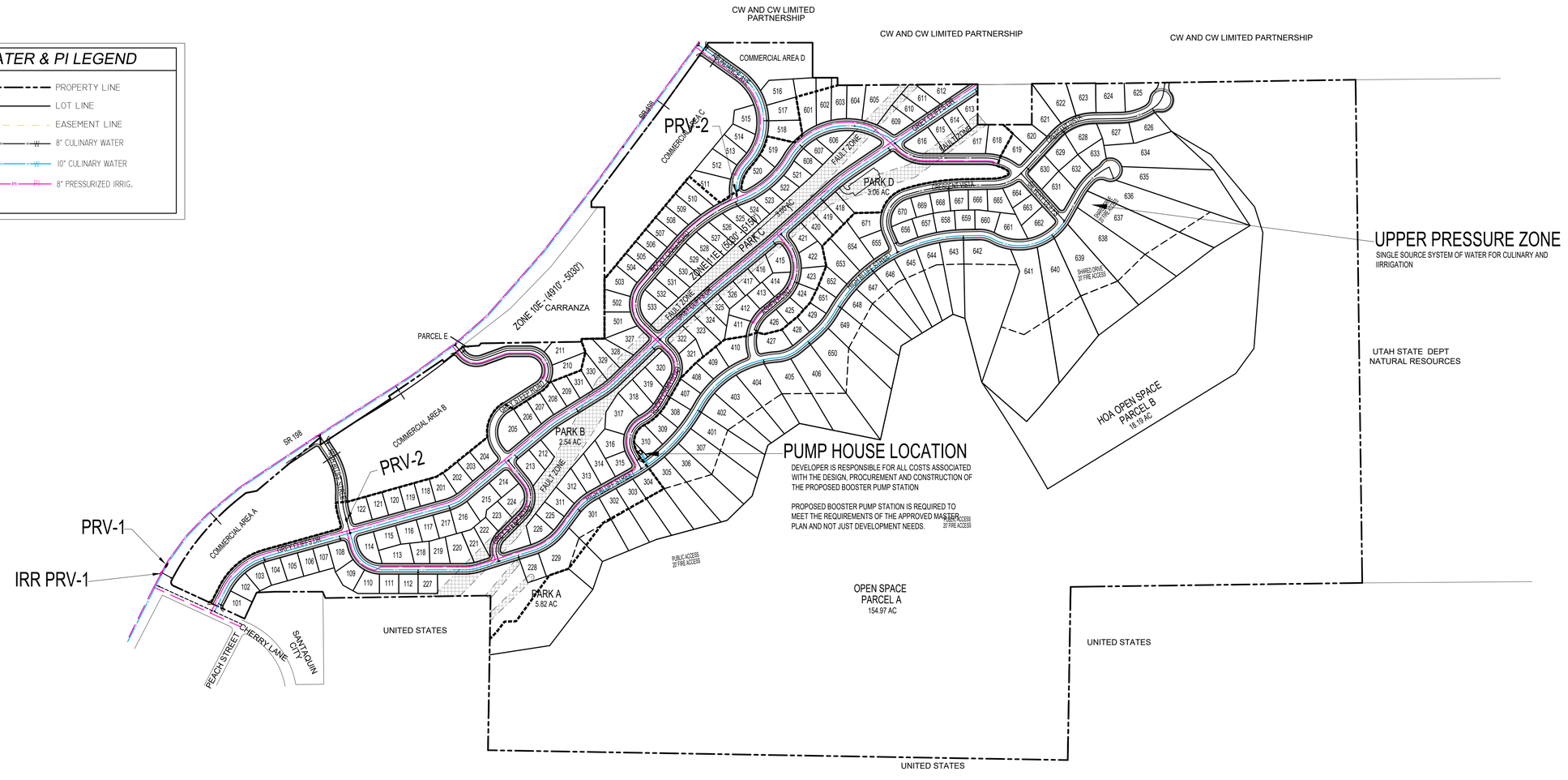
ALL PRESSURIZED IRRIGATION ZONES CORRELATE WITH THE CULINARY WATER PRESSURE ZONES AS SHOWN

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.

WATER & PI LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 8" CULINARY WATER
- 10" CULINARY WATER
- 8" PRESSURIZED IRRIG.



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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 150 300 600 900
SCALE: 1"= 300'

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KENNETH BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
WATER ZONES	C2.02

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gce_pre-02-water_zn.dwg

FAULT ZONE PROTECTION

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

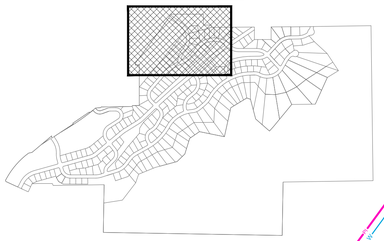
1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

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

LEGEND

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

MAP KEY



COMMERCIAL AREA D
1.93 AC

COMMERCIAL AREA C
1.87 AC

ABUNDANCE AVE

ROCKY CRAG RD

GREY CLIFFS DRIVE

FAULT ZONE

PARK C
DEDICATED TO SANTAQUIN CITY
3.87 AC

PAR
DEDICATED TO
3.06

20.00' STORM DRAIN EASEMENT

STORM DRAIN RETENTION POND EASEMENT

CARRANZA

505	11,470 SF	BP 5,302 SF
506	11,567 SF	BP 5,375 SF
507	11,675 SF	BP 5,452 SF
508	12,074 SF	BP 5,737 SF
509	13,056 SF	BP 6,449 SF
510	14,416 SF	BP 7,448 SF
511	26,052 SF	BP 15,792 SF
512	18,405 SF	BP 10,023 SF
513	13,227 SF	BP 6,505 SF
514	12,489 SF	BP 5,861 SF
515	13,268 SF	BP 5,452 SF
516	17,846 SF	BP 10,264 SF
517	15,934 SF	BP 8,346 SF
518	16,446 SF	BP 8,407 SF
519	14,640 SF	BP 6,135 SF
520	15,094 SF	BP 4,344 SF
521	10,005 SF	BP 3,862 SF
522	10,052 SF	BP 3,492 SF
523	10,089 SF	BP 3,636 SF
524	10,003 SF	BP 4,000 SF
525	12,321 SF	BP 5,918 SF
526	14,084 SF	BP 7,124 SF
527	14,866 SF	BP 7,812 SF
528	15,089 SF	BP 7,992 SF
529	14,656 SF	
601	25,899 SF	BP 16,171 SF
602	18,191 SF	BP 10,241 SF
603	15,173 SF	BP 7,142 SF
604	15,754 SF	BP 8,412 SF
605	29,670 SF	BP 11,548 SF
606	11,901 SF	BP 2,981 SF
607	10,002 SF	BP 4,180 SF
608	10,005 SF	BP 4,246 SF
609	14,902 SF	BP 5,908 SF
415		
418	12,034 SF	BP 4,995 SF
419	12,462 SF	BP 6,020 SF
420	12,883 SF	BP 6,359 SF
421	11,914 SF	BP 5,131 SF
422	13,962 SF	BP 6,383 SF
654	25,500 SF	BP 15,947 SF
655	12,902 SF	BP 4,590 SF
671	17,275 SF	BP 8,813 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

I:\My Drive\berg civil\2021\grey cliffs\preliminary plan\gcpl_pre-02-utility.dwg

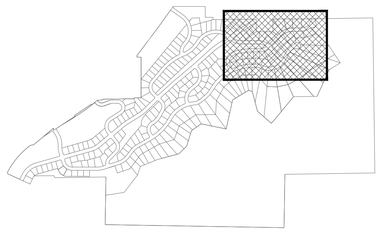
CW AND CW LIMITED PARTNERSHIP

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

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

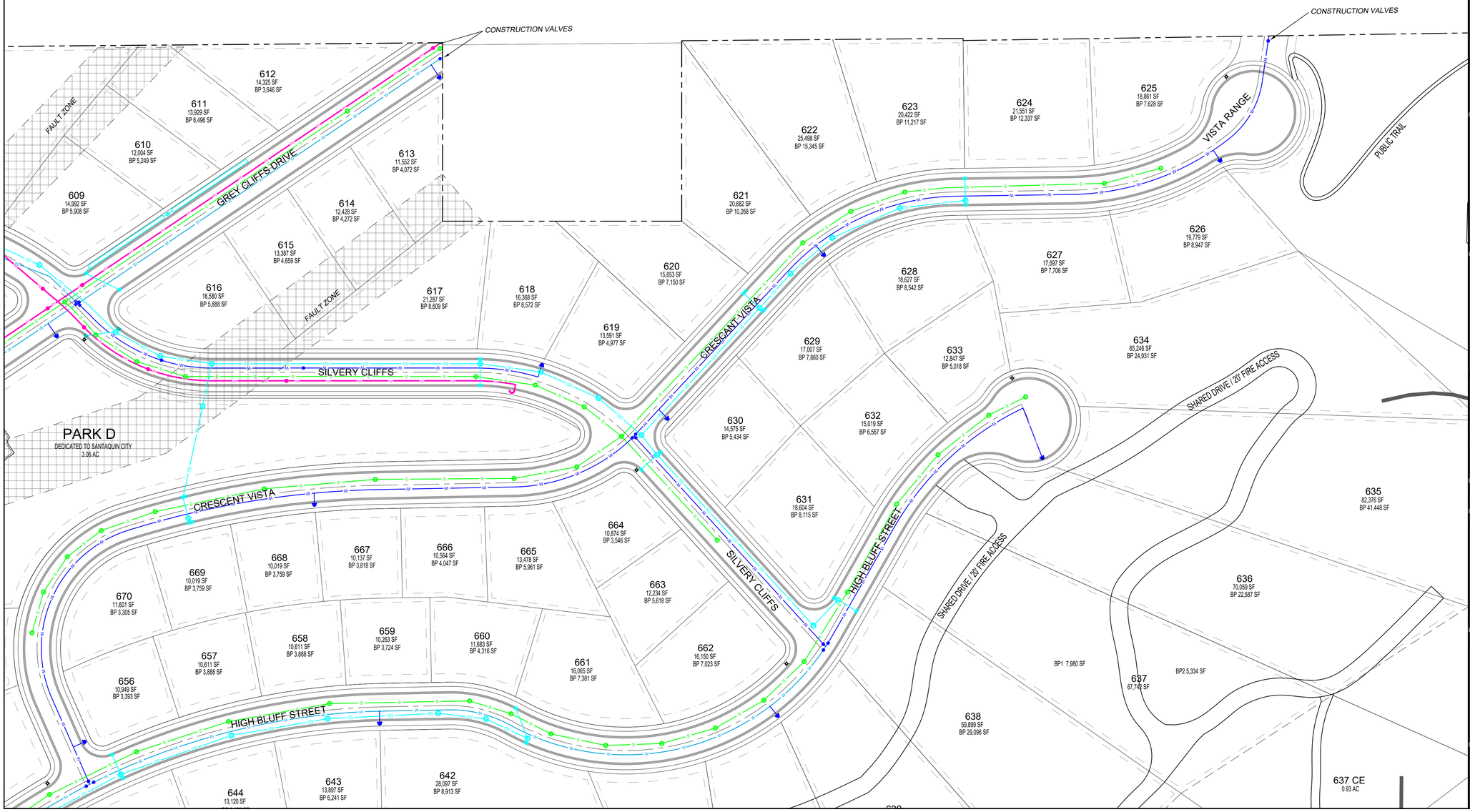
MAP KEY



LEGEND

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

CW A



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

STATE OF UTAH — KENNETH R. BERG — 343802 — 07/23/2020 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

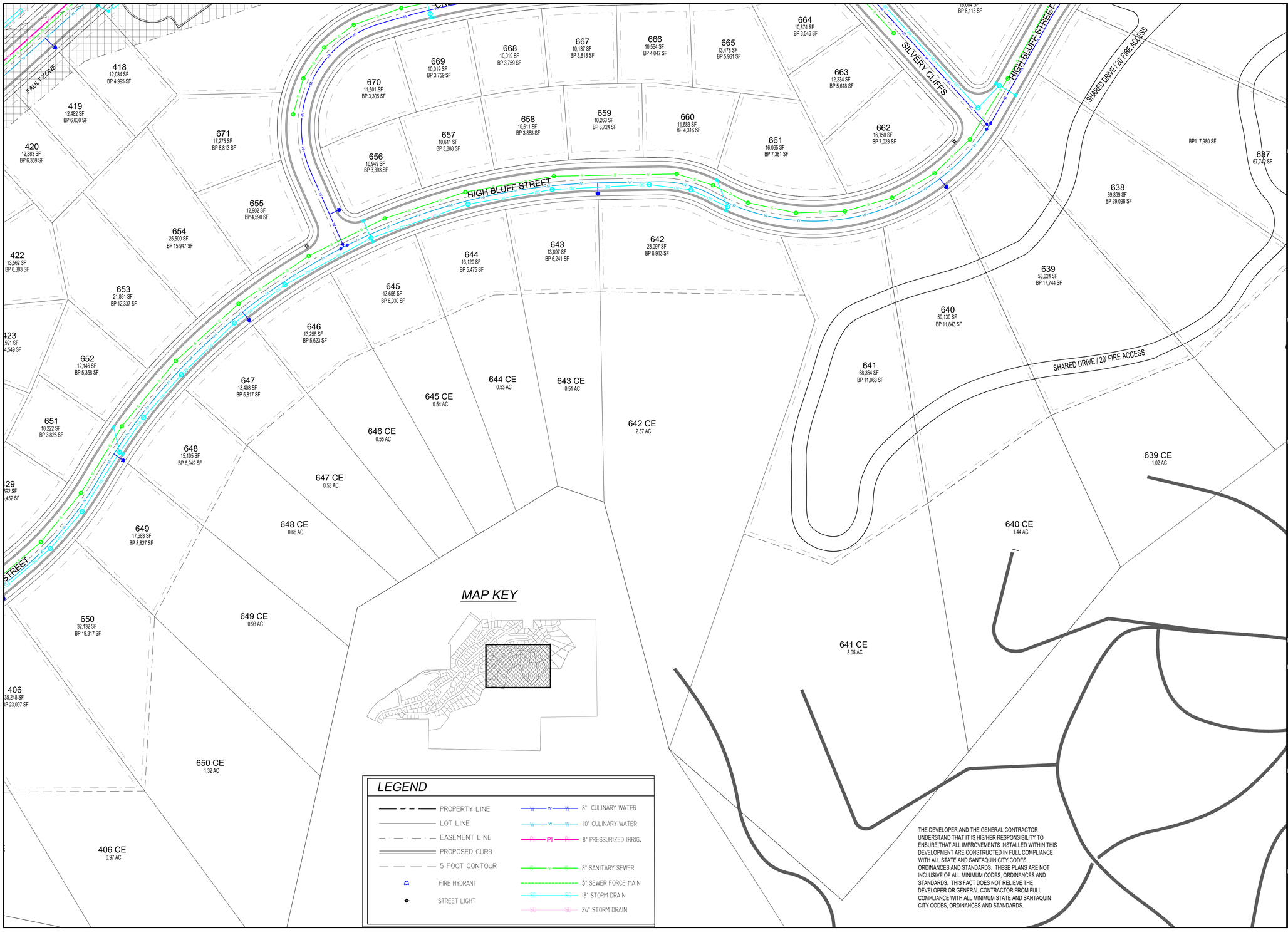
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pre_pre-02-utility.dwg



MAP KEY

LEGEND

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

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 0 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — KENNETH R. BERG — 343602 — 07/23/2020 — REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.3*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gce_pre-02-utility.dwg

FAULT ZONE PROTECTION

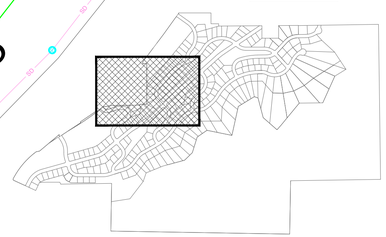
1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

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

SR 198

CARRANZA

MAP KEY



LEGEND

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

ROCKY CRAG RD

GREY CLIFFS DRIVE

GREY STEEP RD

ASHEN POINT

HIGH BLUFF STREET

FAULT ZONE

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

PARK C
DEDICATED TO SANTAQUIN CITY
2.21 AC

205	21,321 SF, BP 5,989 SF	
206	11,753 SF, BP 5,209 SF	
207	11,003 SF, BP 4,639 SF	
208	11,332 SF, BP 4,802 SF	
209	11,631 SF, BP 5,364 SF	
210	13,696 SF, BP 6,381 SF	
211	16,378 SF, BP 9,304 SF	
310		
317	21,200 SF, BP 10,867 SF	
318	16,575 SF, BP 8,911 SF	
319	14,570 SF, BP 7,287 SF	
320	14,410 SF, BP 5,449 SF	
321	12,077 SF, BP 4,566 SF	
322	10,521 SF, BP 3,378 SF	
323	17,584 SF, BP 9,466 SF	
324	14,519 SF, BP 7,393 SF	
325	10,112 SF, BP 3,914 SF	
326	10,425 SF, BP 3,779 SF	
327	17,799 SF, BP 8,256 SF	
328	13,082 SF, BP 5,132 SF	
329	17,803 SF, BP 8,544 SF	
330	12,490 SF, BP 5,358 SF	
331	10,204 SF, BP 4,329 SF	
401	18,479 SF, BP 10,212 SF	
402	19,923 SF, BP 11,473 SF	
402 CE	0.39 AC	
403	27,183 SF, BP 16,922 SF	
403 CE	0.41 AC	
404	27,439 SF, BP 16,872 SF	
404 CE	0.45 AC	
405	25,219 SF, BP 14,522 SF	
405 CE	0.61 AC	
406	35,248 SF, BP 23,007 SF	
407	13,209 SF, BP 5,567 SF	
408	13,511 SF, BP 6,157 SF	
409	14,174 SF, BP 6,459 SF	
410	17,000 SF, BP 8,232 SF	
411	11,583 SF, BP 4,674 SF	
412	12,433 SF, BP 5,186 SF	
413	10,015 SF, BP 3,610 SF	
414	10,878 SF, BP 3,676 SF	
415	14,050 SF, BP 4,995 SF	
416	10,079 SF, BP 3,578 SF	
417	10,000 SF, BP 3,600 SF	
419	12,482 SF, BP 6,030 SF	
420	12,883 SF, BP 6,359 SF	
421	11,914 SF, BP 5,131 SF	
422	13,562 SF, BP 6,383 SF	
423	11,591 SF, BP 4,549 SF	
424	10,077 SF, BP 3,602 SF	
425	10,087 SF, BP 3,638 SF	
426	11,182 SF, BP 4,058 SF	
427	16,441 SF, BP 5,889 SF	
428	10,754 SF, BP 3,927 SF	
429	11,692 SF, BP 4,452 SF	
501	16,232 SF, BP 8,329 SF	
502	13,020 SF, BP 6,019 SF	
503	16,274 SF, BP 8,445 SF	
504	11,374 SF, BP 5,230 SF	
505	11,470 SF, BP 5,302 SF	
506	11,567 SF, BP 5,375 SF	
507	11,675 SF, BP 5,452 SF	
508	12,074 SF, BP 5,737 SF	
509	13,056 SF, BP 6,449 SF	
524	10,003 SF, BP 4,000 SF	
525	12,521 SF, BP 5,918 SF	
526	14,064 SF, BP 7,124 SF	
527	14,866 SF, BP 7,812 SF	
528	15,069 SF, BP 7,992 SF	
529	14,656 SF, BP 7,686 SF	
530	13,940 SF, BP 7,145 SF	
531	13,213 SF, BP 6,600 SF	
532	12,485 SF, BP 6,055 SF	
533	13,778 SF, BP 5,160 SF	
650	32,132 SF, BP 19,317 SF	
651	10,222 SF, BP 3,825 SF	
652	12,146 SF, BP 5,358 SF	

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg

CIVIL ENGINEERING

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

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.4*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grpe_pre-02-utility.dwg

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

LEGEND

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

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

MAP KEY

PARCEL E
HOA OPEN SPACE - ENTRY FEATURE
0.32 AC

COMMERCIAL AREA B
9.44 AC

50' STORM DRAIN EASEMENT
20'0' STORM DRAIN EASEMENT
40' STORM DRAIN EASEMENT

GREY STEEP RD
GREY CLIFFS DRIVE
HIGH BLUFF STREET
FAULT ZONE

205	21,321 SF	BP 5,989 SF
206	11,753 SF	BP 5,209 SF
207	11,003 SF	BP 4,639 SF
208	11,332 SF	BP 4,802 SF
209	11,631 SF	BP 5,364 SF
210	13,698 SF	BP 6,381 SF
211	16,378 SF	BP 9,304 SF
212	10,003 SF	BP 4,151 SF
213	13,858 SF	BP 5,304 SF
214	11,614 SF	BP 3,686 SF
215	16,592 SF	BP 5,379 SF
216	15,338 SF	BP 3,650 SF
217	11,623 SF	BP 5,106 SF
218	10,085 SF	BP 3,980 SF
219	10,390 SF	BP 4,382 SF
220	16,216 SF	BP 3,201 SF
221	13,015 SF	BP 5,126 SF
222	11,203 SF	BP 3,971 SF
223	11,609 SF	BP 4,621 SF
224	13,464 SF	BP 4,565 SF
225	10,612 SF	BP 4,563 SF
226	12,527 SF	BP 5,210 SF
229	27,636 SF	BP 8,460 SF
311	11,478 SF	BP 5,064 SF
312	14,178 SF	BP 6,827 SF
101	10,395 SF	BP 4,422 SF
102	10,000 SF	BP 4,200 SF
103	12,527 SF	BP 4,220 SF
104	13,201 SF	BP 3,550 SF
105	14,933 SF	BP 5,154 SF
106	12,096 SF	BP 4,888 SF
107	11,053 SF	BP 4,777 SF
108	12,562 SF	BP 4,292 SF
109	10,841 SF	BP 4,655 SF
110	11,393 SF	BP 4,973 SF
111	10,000 SF	BP 4,199 SF
112	10,282 SF	BP 4,364 SF
113	12,451 SF	BP 5,569 SF
114	12,643 SF	BP 5,681 SF
115	10,472 SF	BP 4,484 SF
116	12,841 SF	BP 4,083 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.5

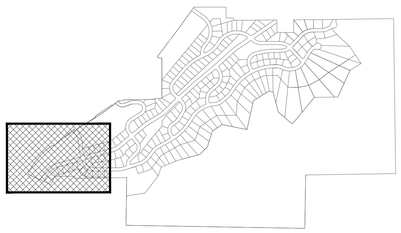
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grey_pre-02-utility.dwg

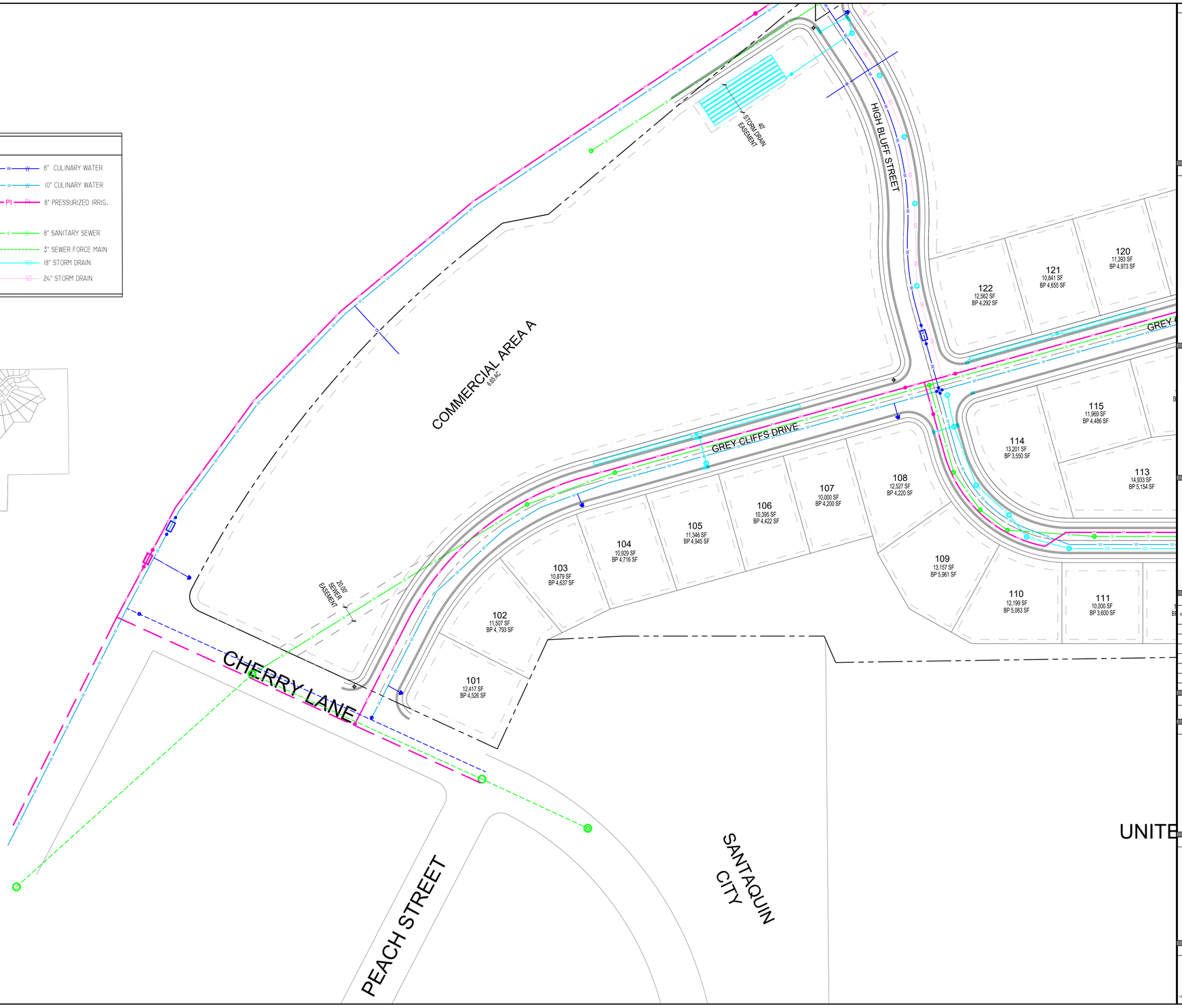
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES,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

LEGEND

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

MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — KENNETH R. BERG — 343602 — 07/23/2020 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.6*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pre_pre-02-utility.dwg

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

HIGH BLUFF STREET

GREY CLIFFS DRIVE

GREY STEEP RD

FAULT ZONE

PUBLIC ACCESS

PARK A
DEDICATED TO SANTAQUIN CITY
5.76 AC

107	10,000 SF BP 4,200 SF	
108	12,527 SF BP 4,220 SF	
109	13,157 SF BP 5,961 SF	
110	12,199 SF BP 5,063 SF	
111	10,000 SF BP 3,600 SF	
112	10,000 SF BP 3,600 SF	
113	14,933 SF BP 5,154 SF	
114	13,201 SF BP 3,550 SF	
115	11,969 SF BP 4,486 SF	
116	12,096 SF BP 4,888 SF	
117	11,053 SF BP 4,777 SF	
118	10,282 SF BP 4,364 SF	
119	10,000 SF BP 4,199 SF	
120	11,393 SF BP 4,973 SF	
121	10,841 SF BP 4,655 SF	
122	12,562 SF BP 4,292 SF	
201	12,451 SF BP 5,569 SF	
202	12,643 SF BP 5,681 SF	
203	10,472 SF BP 4,484 SF	
204	12,641 SF BP 4,083 SF	
212	10,003 SF BP 4,151 SF	
213	13,858 SF BP 5,304 SF	
214	11,614 SF BP 3,686 SF	
215	16,592 SF BP 5,379 SF	
216	15,338 SF BP 3,650 SF	
217	11,623 SF BP 5,106 SF	
218	10,085 SF BP 3,980 SF	
219	10,390 SF BP 4,392 SF	
220	16,216 SF BP 3,201 SF	
221	13,015 SF BP 5,126 SF	
222	11,203 SF BP 3,971 SF	
223	11,809 SF BP 4,821 SF	
224	13,464 SF BP 4,565 SF	
225	10,612 SF BP 4,563 SF	
226	12,527 SF BP 5,210 SF	
227	10,075 SF BP 3,583 SF	
228	13,082 SF BP 5,215 SF	
229	27,636 SF BP 8,460 SF	
229 CE	0.57 AC	
301	13,639 SF BP 6,220 SF	
301 CE	0.35 AC	
302	12,611 SF BP 5,606 SF	
302 CE	0.50 AC	
303	12,573 SF BP 5,582 SF	
311	11,478 SF BP 5,064 SF	
312	14,178 SF BP 6,827 SF	
313	15,180 SF BP 7,864 SF	
314	17,028 SF BP 9,343 SF	
315	10,441 SF BP 3,266 SF	
316	15,800 SF BP 7,440 SF	

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

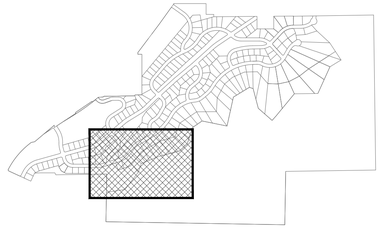
LEGEND

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

UNITED STATES

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

MAP KEY



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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.
935 W. CENTER
LINDON, UT 84042
801.785.8458

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL
STATE OF UTAH
KENNETH R. BERG
343602
07/23/2020
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

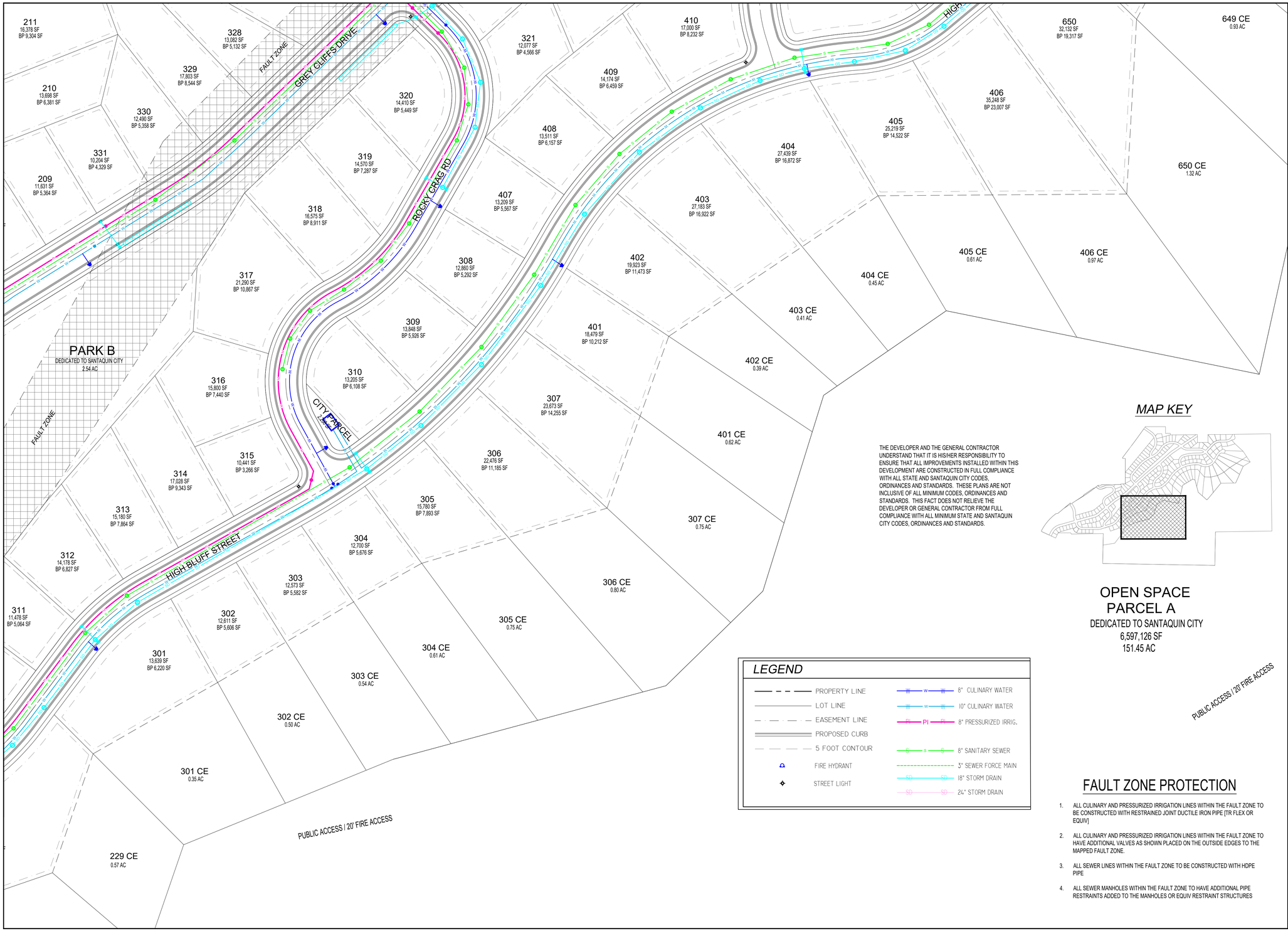
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.7*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pre_pre-02-utility.dwg



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

LEGEND

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

MAP KEY

OPEN SPACE PARCEL A

DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC

FAULT ZONE PROTECTION

1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE [TR FLEX OR EQUIV]
2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE EDGES TO THE MAPPED FAULT ZONE.
3. ALL SEWER LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH HDPE PIPE
4. ALL SEWER MANHOLES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL PIPE RESTRAINTS ADDED TO THE MANHOLES OR EQUIV RESTRAINT STRUCTURES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 30 60 120 180
SCALE: 1"= 60'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

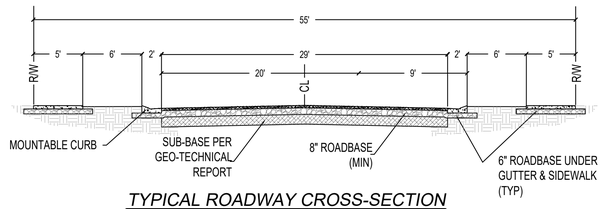
GreyCliffs ESTATES

DESCRIPTION

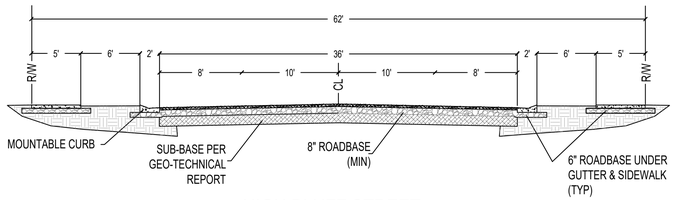
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.8

tony driveberg civil/2021/greycliffs/preliminary plan/grce_pre-02-utility.dwg

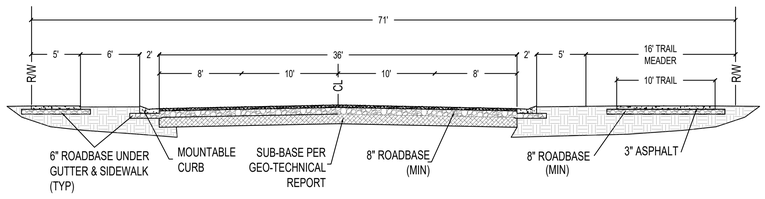


TYPICAL ROADWAY CROSS-SECTION



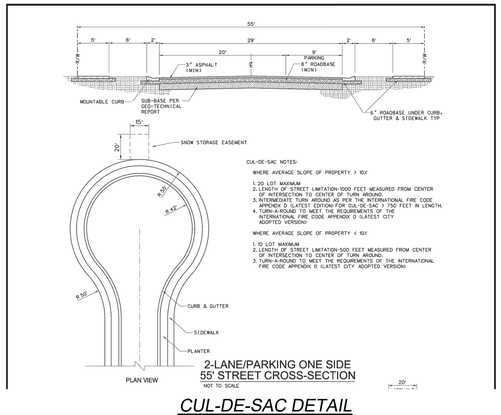
HIGH BLUFF STREET CROSS-SECTION

SR 198 TO GREY CLIFF DRIVE

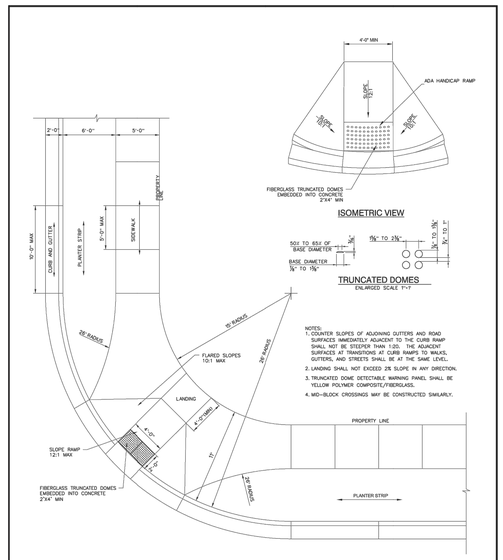


GREY CLIFF DRIVE CROSS-SECTION

MAJOR COLLECTOR WITH 10' MEADERING TRAIL



CUL-DE-SAC DETAIL



ELEVATION VIEW

NOT TO SCALE

JUB

REVISION			
NO.	DATE	DESCRIPTION	BY

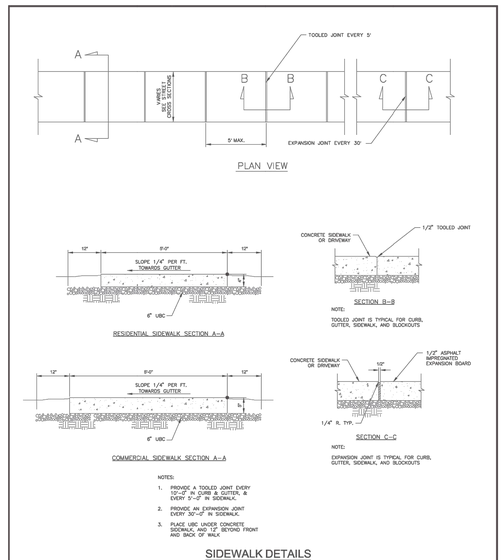
DESIGNED	DRAWN	CHECKED
JP	KMB	KRB

Santaquin

RESIDENTIAL CURB RAMP AT INTERSECTION

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. CG2A
APPROVED DATE: 19 – OCT – 16



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.
3. PLACE UBC UNDER CONCRETE SIDEWALK AND 12" BEYOND FRONT AND BACK OF WALK

SIDEWALK DETAILS

NOT TO SCALE

JUB

REVISION			
NO.	DATE	DESCRIPTION	BY

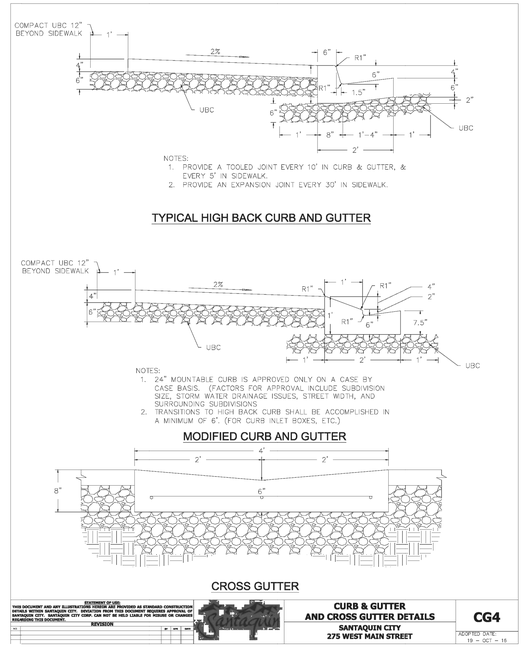
DESIGNED	DRAWN	CHECKED
JP	KMB	KRB

Santaquin

SIDEWALK DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NO. CG5
APPROVED DATE: 19 – OCT – 16



DEPARTMENT OF JUB
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. SANTAQUIN CITY MAKES NO WARRANTY AS TO THE ACCURACY OF THESE DETAILS. SANTAQUIN CITY SHALL NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION			
NO.	DATE	DESCRIPTION	BY

Santaquin

CURB & GUTTER AND CROSS GUTTER DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

CG4

ADOPTED DATE: 19 – OCT – 16

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
2			
3			
4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 07/23/2020
7			

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

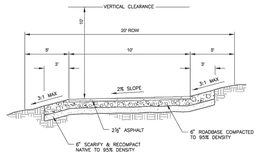
GreyCliffs ESTATES

DESCRIPTION

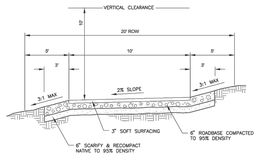
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	*C2.9*

Utility drawings\civil\2021\grey cliffs\preliminary plan\grey_plan20-utility_details.dwg



MULTI -USE TRAIL CROSS SECTION



SOFT SURFACE TRAIL CROSS SECTION

NOTES:

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

SINGLE PATH TRAIL

NOT TO SCALE

JUB

STATEMENT OF USE

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

REVISION

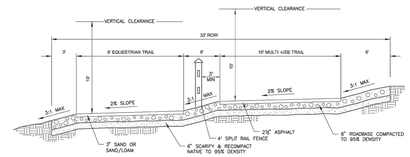
NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "MIN" TO WIDTH OF TRAIL			

Santaquin

SINGLE PATH TRAIL CROSS SECTIONS

SANTAQUIN CITY
225 WEST MAIN STREET

STANDARD DRAWING NUMBER	T1
CIVIL SITE PLAN	1.000
CIVIL SITE PLAN	1.000
DESIGN BY	BH
DRAWN BY	BH
CHECKED BY	BH
APPROVED BY	BH
ADOPTED DATE	18 JUN 19



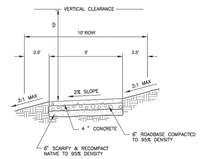
NOTES:

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

DUAL PATH TRAIL

NOT TO SCALE

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



NOTES:

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

NEIGHBORHOOD PATH

NOT TO SCALE

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

JUB

STATEMENT OF USE

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

REVISION

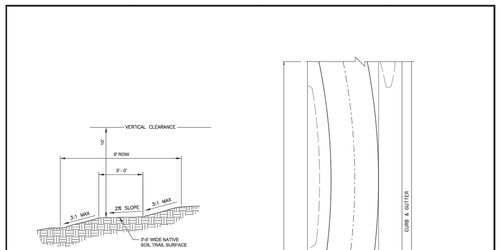
NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "MIN" TO WIDTH OF TRAIL			

Santaquin

DUAL PATH TRAIL & NEIGHBORHOOD PATH CROSS SECTIONS

SANTAQUIN CITY
225 WEST MAIN STREET

STANDARD DRAWING NUMBER	T2
CIVIL SITE PLAN	1.000
CIVIL SITE PLAN	1.000
DESIGN BY	BH
DRAWN BY	BH
CHECKED BY	BH
APPROVED BY	BH
ADOPTED DATE	18 JUN 19



LOW IMPACT NON-URBAN TRAIL

NOT TO SCALE

20' TRAIL ADJACENT TO STREET

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

JUB

STATEMENT OF USE

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

REVISION

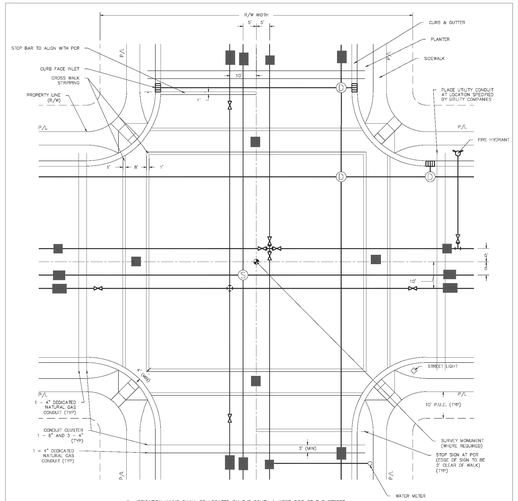
NO.	DESCRIPTION	BY	APP.	DATE
1	ADDED "MIN" TO WIDTH OF TRAIL			

Santaquin

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

SANTAQUIN CITY
225 WEST MAIN STREET

STANDARD DRAWING NUMBER	T3
CIVIL SITE PLAN	1.000
CIVIL SITE PLAN	1.000
DESIGN BY	BH
DRAWN BY	BH
CHECKED BY	BH
APPROVED BY	BH
ADOPTED DATE	18 JUN 19



1. IRRIGATION MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDE OF THE STREET
2. FOUR WATER VALVES SHALL BE REQUIRED ON A FOUR-WAY STREET INTERSECTION.
3. THREE WATER VALVES SHALL BE REQUIRED ON A THREE-WAY STREET INTERSECTION.
4. ALL VALVES SHALL BE LOCATED ON THE 'N' LINE WITH THE PROPERTY LINE, NEVER IN CONCRETE CROSS GUTTER.
5. ALL FIRE HYDRANTS SHALL BE LOCATED ON THE SOUTH & WEST SIDE OF THE STREET.
6. SEWER MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDES OF THE STREETS.
7. ADA RAMPS SHALL BE PLACED ON ALL CORNERS.
8. AS A GENERAL RULE, LOCATE STREET LIGHTS ON THE OPPOSITE CORNER FROM HYDRANTS.
9. ALL CURB RETURNS SHALL BE A MINIMUM OF 30' RADIUS.
10. CROSS GUTTERS ARE NOT PERMITTED WHERE SURFACE WATER CAN BE PICKED UP IN A STORM DRAIN.
11. ALL CONDUITS MUST HAVE MULE TAPE PULLED THROUGH PRIOR TO COVERING.
12. ALL UTILITY MUST BE SCHEDULE 40 PVC PIPE OR EQUIVALENT.

STREET UTILITY LOCATTIONS

STATEMENT OF USE

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

REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1				

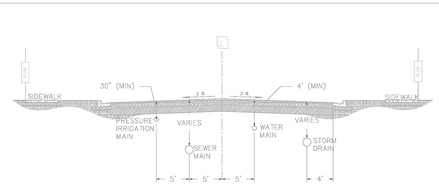
Santaquin

STREET UTILITY LOCATIONS PLAN VIEW

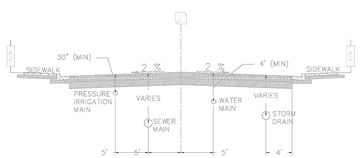
SANTAQUIN CITY
275 WEST MAIN STREET

UT1

ADOPTED DATE: 18 = OCT = 18



STREET UTILITY LOCATIONS WITH PLANT STRIP



STREET UTILITY LOCATIONS SECTIONS

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

STATEMENT OF USE

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

REVISION

NO.	DESCRIPTION	BY	APP.	DATE
1				

Santaquin

STREET UTILITY LOCATIONS PROFILE VIEW

SANTAQUIN CITY
275 WEST MAIN STREET

UT2

ADOPTED DATE: 18 = OCT = 18

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

berg

CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
1			KENNETH R. BERG, P.E.
2			SERIAL NO. 343602
3			DATE: 07/23/2020
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	*C2.10*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grce_pre-02-utility_dtls.dwg

MAP KEY

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

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNER

COMMERCIAL AREA D

ABUNDANCE AVE

SR198

RETENTION POND
COMMERCIAL AREA C

GREY CLIFFS DR

CRESCENT VISTA

HIGH BLUFF STREET

PARK D
3.06 AC

PARK C
3.00 AC

ROCKY CREEK ROAD

ASHEN POINT

CARRANZA

PARCEL E

GRIFFS STEEP ROAD

PARK B
2.54 AC

SHARED DRIVE
20' FIRE ACCESS

HOA OPEN SPACE
PARCEL B
16.19 AC

SR 198

COMMERCIAL AREA B

COMMERCIAL AREA A

PARK A
5.82 AC

PUBLIC ACCESS
20' FIRE ACCESS

OPEN SPACE
PARCEL A
154.97 AC

UNITED STATES

UNITED STATES

PEACH STREET

CHERRY LANE

SANTAQUIN CITY

GRADING NOTES

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

2. GIVEN THE ANTICIPATED MATERIALS AT THE SITE IT IS RECOMMENDED BY THE GEOTECH THAT THE SLOPES BE CUT AT APPROXIMATELY 0.7H:1V (HORIZONTAL:VERTICAL) WITH A 7.5-FOOT WIDE BENCH AT EVERY 25 FEET HEIGHT, WHICH PROVIDES AN OVERALL 1H:1V SLOPE.

3. TYPICAL CUT SLOPES ARE SHOWN AS 2:1

4. FILL SLOPES SHOWN AS 2:1 TYPICAL.

5. SLOPE STABILIZATION FOR ALL CUT FILL SLOPES WILL OCCUR AS PER THE APPROVED GRADING PERMIT.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 100 200 400 600

SCALE: 1"= 200'

CIVIL ENGINEERING

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
RANDALL BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.0

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grey_pre-01-grading.dwg



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R. BERG — 7800 — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.1*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gce_prem01-grading.dwg

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 343602, 4/21/2022, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.2*

I:\dev drive\berg civil\2021\grey cliffs\preliminary plan\grey_pre-01-grading.dwg

MAP KEY

SR 198

CARRAN

PARCEL E
HOA OPEN SPACE - ENTRY FEATURE
0.32 AC

PARK B
DEDICATED TO SANTAQUIN CITY
2.54 AC

CITY PARCEL
2.68 AC

GREY STEEP RD

GREY CLIFFS DRIVE

ROCKY CRAG RD

501	16,232 SF	BP 8,329 SF
502	13,020 SF	BP 6,019 SF
503	16,274 SF	BP 8,445 SF
504	11,374 SF	BP 6,230 SF
505	11,470 SF	BP 5,302 SF
506	11,567 SF	BP 5,375 SF
528	15,069 SF	BP 7,892 SF
529	14,686 SF	BP 7,686 SF
530	13,940 SF	BP 7,145 SF
531	13,213 SF	BP 6,600 SF
532	12,485 SF	BP 6,055 SF
533	13,776 SF	BP 5,160 SF
417	10,000 SF	BP 3,600 SF
326	10,425 SF	BP 3,779 SF
325	10,112 SF	BP 3,914 SF
412	12,433 SF	BP 5,186 SF
324	14,519 SF	BP 7,393 SF
323	17,564 SF	BP 9,466 SF
411	11,583 SF	BP 4,674 SF
322	10,521 SF	BP 3,378 SF
321	12,[illegible] SF	BP [illegible] SF
410	17,000 SF	BP 8,232 SF
409	14,174 SF	BP 6,459 SF
408	15,511 SF	BP 8,157 SF
404	27,439 SF	BP 16,872
403	27,183 SF	BP 16,922 SF
402	19,925 SF	BP 11,473 SF
402 CE	0.29 AC	
401	19,479 SF	BP 10,212 SF
401 CE	0.62 AC	
307 CE	0.75 AC	
307	23,673 SF	BP 14,255 SF
306	22,476 SF	BP 11,185 SF
305	15,780 SF	BP 7,693 SF
308	12,860 SF	BP 5,292 SF
309	13,648 SF	BP 5,926 SF
310	13,205 SF	BP 6,108 SF
316	15,900 SF	BP 7,440 SF
317	21,290 SF	BP 10,867 SF
318	18,975 SF	BP 8,911 SF
319	14,570 SF	BP 7,287 SF
320	14,410 SF	BP 5,449 SF
327	17,799 SF	BP 6,256 SF
328	13,082 SF	BP 5,132 SF
329	17,903 SF	BP 8,544 SF
330	12,490 SF	BP 5,358 SF
331	10,204 SF	BP 4,329 SF
211	16,378 SF	BP 9,304 SF
210	13,698 SF	BP 6,381 SF
209	11,631 SF	BP 5,367 SF
208	11,332 SF	BP 4,802 SF
207	11,003 SF	BP 4,638 SF
206	11,285 SF	BP 5,209 SF
205	21,921 SF	BP 5,989 SF
204	12,641 SF	BP 4,083 SF
203	10,472 SF	BP 4,484 SF
202	12,643 SF	BP 5,881 SF
212	10,004 SF	BP 4,151 SF
213	13,858 SF	BP 5,304 SF
314	17,028 SF	BP 8,360 SF
315	10,441 SF	BP 3,266 SF
313	15,980 SF	BP 7,864 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 30 60 120 180
SCALE: 1"= 60'

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

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
KENNETH BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.3

city drawings\civil\2021\grey cliffs\preliminary plan\grye_pre-01grading.dwg

GREY CLIFFS DRIVE
ASHEN POINT
HIGH BLUFF STREET
528 15,069 SF BP 7,992 SF
529 14,656 SF BP 7,686 SF
415 14,050 SF BP 4,955 SF
416 10,079 SF BP 3,578 SF
417 10,000 SF BP 3,600 SF
414 10,878 SF BP 3,876 SF
326 10,425 SF BP 3,779 SF
413 10,015 SF BP 3,610 SF
325 10,112 SF BP 3,914 SF
412 12,433 SF BP 5,186 SF
324 14,519 SF BP 7,393 SF
323 17,584 SF BP 9,466 SF
411 11,583 SF BP 4,674 SF
321 12,076 SF BP 6,286 SF
410 17,000 SF BP 8,232 SF
409 14,174 SF BP 6,459 SF
408 15,511 SF BP 9,157 SF
422 13,562 SF BP 6,383 SF
423 11,981 SF BP 4,549 SF
424 10,077 SF BP 3,602 SF
425 10,087 SF BP 3,638 SF
426 11,182 SF BP 4,058 SF
427 16,441 SF BP 5,859 SF
428 10,754 SF BP 3,927 SF
429 11,992 SF BP 4,452 SF
653 21,861 SF BP 12,337 SF
652 10,246 SF BP 3,858 SF
651 10,222 SF BP 3,825 SF
649 17,683 SF BP 9,827 SF
650 32,132 SF BP 15,817 SF
406 35,898 SF BP 23,007 SF
405 25,219 SF BP 14,522 SF
404 27,439 SF BP 16,872 SF
403 27,183 SF BP 18,922 SF
402 19,928 SF BP 11,473 SF
401 18,479 SF BP 10,212 SF
307 23,673 SF BP 14,255 SF
654 28,500 SF BP 15,947 SF
644 13,120 SF BP 5,475 SF
643 13,897 SF BP 6,241 SF
642 26,097 SF BP 8,913 SF
645 13,656 SF BP 6,030 SF
646 15,258 SF BP 5,623 SF
647 13,408 SF BP 5,817 SF
648 15,155 SF BP 6,949 SF
645 CE 0.54 AC
644 CE 0.53 AC
643 CE 0.51 AC
642 CE 2.57 AC
646 CE 0.55 AC
647 CE 0.53 AC
648 CE 0.86 AC
649 CE 0.93 AC
650 CE 1.32 AC
406 CE 0.97 AC
405 CE 0.61 AC
404 CE 0.45 AC
403 CE 0.41 AC
402 CE 0.39 AC
401 CE 0.62 AC
307 CE 0.75 AC
SD
OS
3:1
2:1
5000
5050
5100
5150
5200
5250
5300
5350
5400
5450
5500
5550
5600
5650

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 50 100 200 300
SCALE: 1"= 100'

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

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. Berg
CIVIL ENGINEERING
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.4

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grye_pre-D\grading.dwg

HOA OPEN SPACE
"FAMILY CAMP"
792,228 SF
18.19 AC

HIGH BLUFF STREET
SILVERY CLIFFS
CRESCANT V
SHARED DRIVE / 20' FIRE ACCESS
HOA OPEN SPACE
"FAMILY CAMP"

619 13,591 SF BP 4,977 SF
629 17,007 SF BP 7,860 SF
630 14,575 SF BP 5,434 SF
631 18,604 SF BP 8,115 SF
632 15,019 SF BP 6,567 SF
633 12,847 SF BP 5,018 SF
634 65,246 SF BP 24,931 SF
635 82,376 SF BP 41,448 SF
636 70,089 SF BP 22,587 SF
637 67,742 SF BP1 7,980 SF BP2 5,334 SF
638 50,899 SF BP 29,096 SF
639 53,024 SF BP 17,744 SF
640 50,130 SF BP 11,843 SF
641 68,364 SF BP 11,063 SF
642 26,097 SF BP 8,913 SF
659 10,263 SF BP 3,724 SF
660 11,883 SF BP 4,316 SF
661 16,065 SF BP 7,381 SF
662 16,150 SF BP 7,023 SF
663 12,234 SF BP 5,818 SF
664 10,874 SF BP 3,546 SF
665 13,478 SF BP 5,961 SF
666 10,564 SF BP 4,047 SF

635 CE 0.26 AC
636 CE 0.78 AC
637 CE 0.93 AC
638 CE 0.90 AC
639 CE 1.02 AC
640 CE 1.44 AC
641 CE 3.05 AC
642 CE 2.37 AC

HOA OPEN SPACE
PARCEL B
"FAMILY CAMP"
792,228 SF
18.19 AC

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 50 100 200 300
SCALE: 1"= 100'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. Berg ENGINEERING 4/21/2022 343602 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

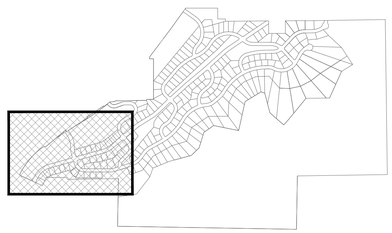
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.5*

city drive/berg civil/2021/grey cliffs/preliminary plan/gca_pre-D/grading.dwg

MAP KEY



COMMERCIAL
9.44 AC

COMMERCIAL AREA A
6.65 AC

HIGH BLUFF STREET

GREY CLIFFS DRIVE

GREY CLIFFS DRIVE

HIGH BLUFF STREET

CHERRY LANE

UNITED STATES

101	12,417 SF	BP 4,526 SF
102	11,507 SF	BP 4, 793 SF
103	10,699 SF	BP 4,637 SF
104	10,999 SF	BP 4,716 SF
105	11,340 SF	BP 4,945 SF
106	10,395 SF	BP 4,422 SF
107	10,000 SF	BP 4,200 SF.
108	12,527 SF	BP 4,220 SF
109	13,157 SF	BP 5,961 SF
110	12,199 SF	BP 5,063 SF
111	10,000 SF	BP 3,600 SF
112	10,000 SF	BP 3,600 SF
113	14,933 SF	BP 5,154 SF
114	13,201 SF	BP 3,550 SF
115	11,969 SF	BP 4,486 SF
116	12,096 SF	BP 4,888 SF
117	11,053 SF	BP 4,777 SF
118	10,282 SF	BP 4,364 SF
119	10,000 SF	BP 4,199 SF
120	11,393 SF	BP 4,973 SF
121	10,841 SF	BP 4,655 SF
122	12,562 SF	BP 4,292 SF
201	12,451 SF	BP 5,569 SF
202	12,643 SF	BP 5,881 SF
203	10,472 SF	BP 4,484 SF
204	12,641 SF	BP 4,083 SF
215	16,592 SF	BP 5,379 SF
216	15,338 SF	BP 3,650 SF
217	11,623 SF	BP 5,106 SF
218	10,085 SF	BP 3,980 SF
219	10,390 SF	BP 4,392 SF
220	16,216 SF	BP 3,201 SF
221	13,015 SF	BP 5,126 SF
222	11,265 SF	BP 3,971 SF
227	10,075 SF	BP 3,583 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
J. R. BERG
6346782-2202
REGISTERED
PROFESSIONAL ENGINEER
4/21/2022
343602

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

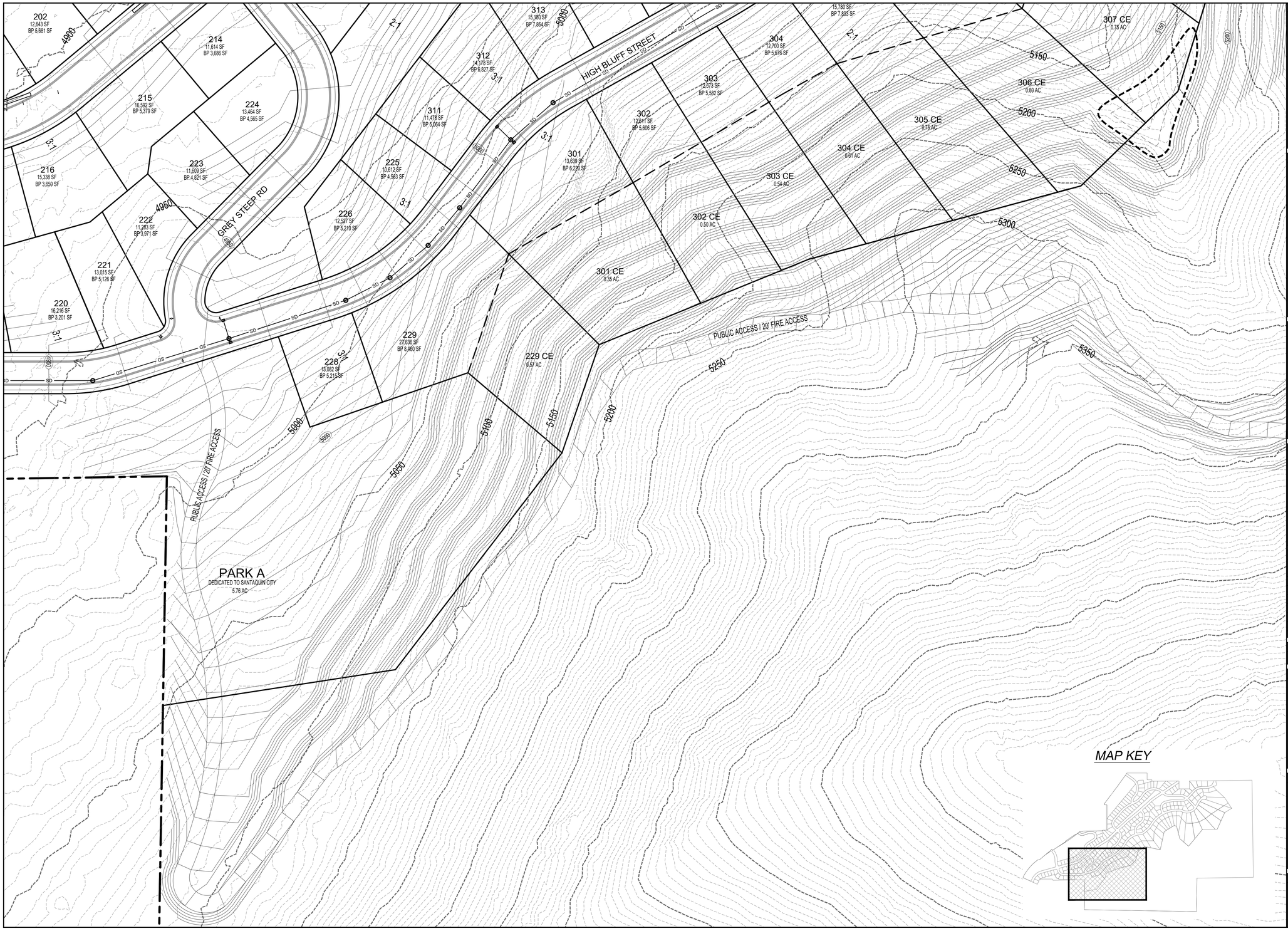
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.6

I:\my drive\berg civil\202\grey cliffs\preliminary plan\gpe_pre-01-grading.dwg



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 30 60 120 180

SCALE: 1"= 60'

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG LICENSED PROFESSIONAL ENGINEER 4/21/2022 343602
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.7

my drive\berg civil\2021\grey cliffs\preliminary plan\gpe_pre-D\grading.dwg

PRELIMINARY DEBRIS BASIN FOR DRAINAGE 1				
CMT PROJECT # 12330				
DESIGN VOLUME	1672 CY			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5160	595	0	0	0
5165	4014	11523	11523	427
5170	10163	35443	46965	1739
High Water Mark Elevation		5169.74	Design Vol	1672

Berm Width 15 feet
Side Slopes 3:1

PRELIMINARY DEBRIS BASIN FOR DRAINAGE 2				
CMT PROJECT # 12330				
DESIGN VOLUME	1525 CY			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5135	772	0	0	0
5140	4237	12523	12523	464
5145	10098	35838	48360	1791
High Water Mark Elevation		5144.00	Design Vol	1525

Berm Width 15 feet
Side Slopes 3:1

PRELIMINARY DEBRIS BASIN FOR DRAINAGE 3				
CMT PROJECT # 12330				
DESIGN VOLUME	2356			
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY
5140	7281	0	0	0
5145	13554	52088	52088	1929
5150	21312	87165	139253	5158
High Water Mark Elevation		5145.66	Design Vol	2356

Berm Width 15 feet
Side Slopes 3:1

GEOLOGIC HAZARD NOTES

THE GEOLOGIC HAZARDS INVESTIGATION HAS BEEN COMPLETED BY CMT AS PROJECT # 12330.

THE ESTIMATED DEBRIS VOLUMES HAS BEEN TAKEN FROM THIS REPORT.

CW AND CW LIMITED PARTNERSHIP
CW AND CW LIMITED PARTNERSHIP
CW AND CW LIMITED PARTNER
COMMERCIAL AREA D
ABUNDANCE AVE
SR-198
RETENTION POND
COMMERCIAL AREA C
PARK D
3.06 AC
CRESCENT VISTA
GREY CLIFFS DR
HIGH BLUFF STREET
ROCKY CREEK ROAD
ASHEN POINT
PARK C
3.00 AC
CARRANZA
PARCEL E
DEBRIS BASIN #3
SHARED DRIVE 20' FIRE ACCESS
HOA OPEN SPACE PARCEL B
16.19 AC
DEBRIS BASIN #2
GREY STEEP ROAD
ROCKY RIDGE ROAD
PARK B
2.54 AC
SR 198
COMMERCIAL AREA B
COMMERCIAL AREA A
DEBRIS BASIN #1
PUBLIC ACCESS 20' FIRE ACCESS
PARK A
5.82 AC
OPEN SPACE PARCEL A
154.97 AC
UNITED STATES
PEACH STREET
CHERRY LANE
SANTAQUIN CITY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL: STATE OF UTAH — K. Berg — KYLE BERG — 4/21/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

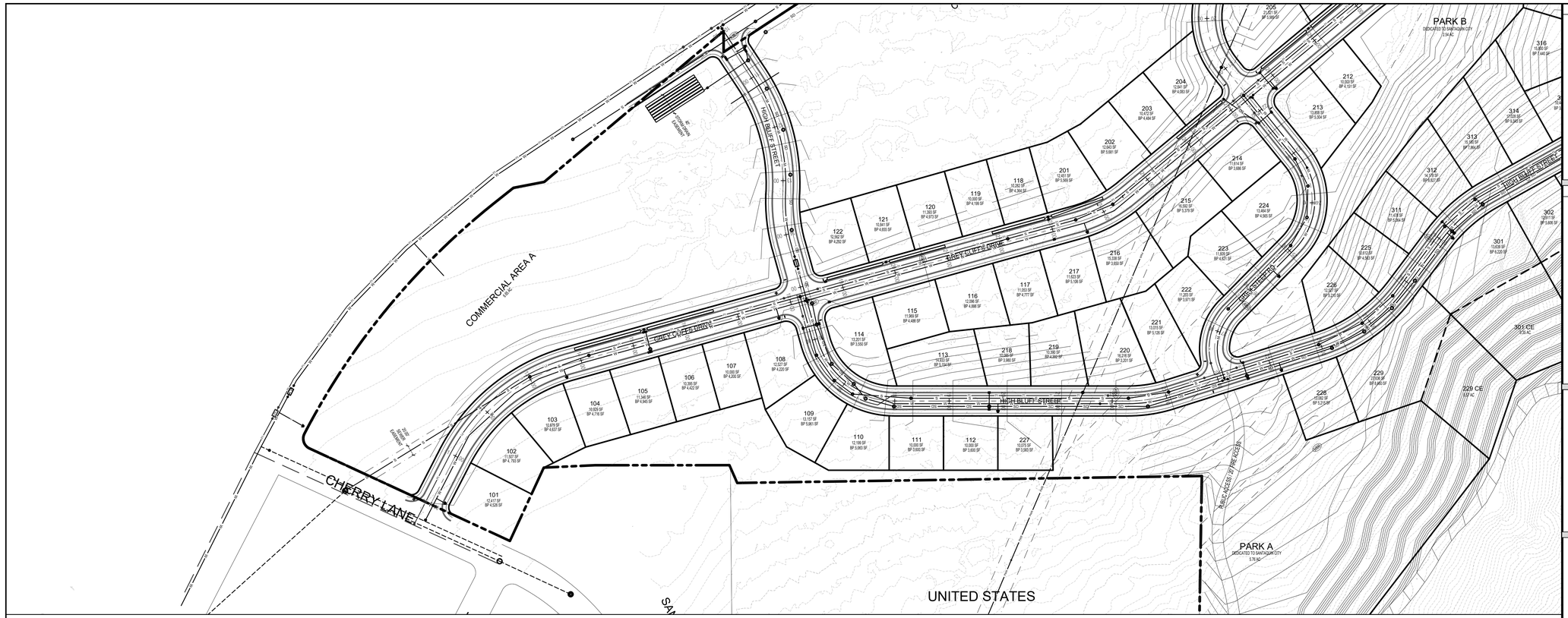
GreyCliffs ESTATES

DESCRIPTION

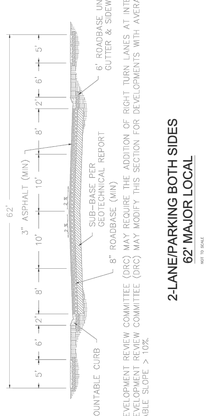
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	*C3.8*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grey_pre-01-grading.dwg

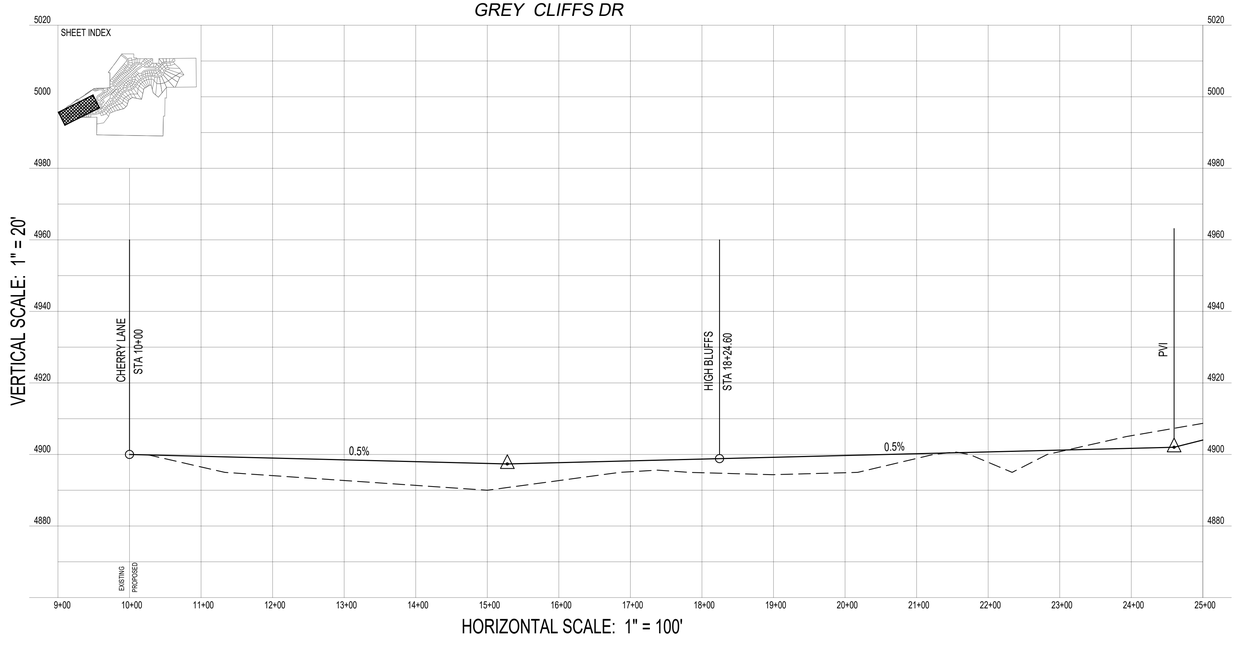


ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

GREY CLIFFS DR



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

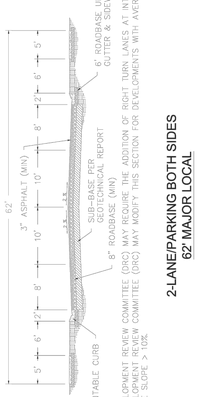
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.1

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grey_pre-04 profiles grey cliffs.dwg

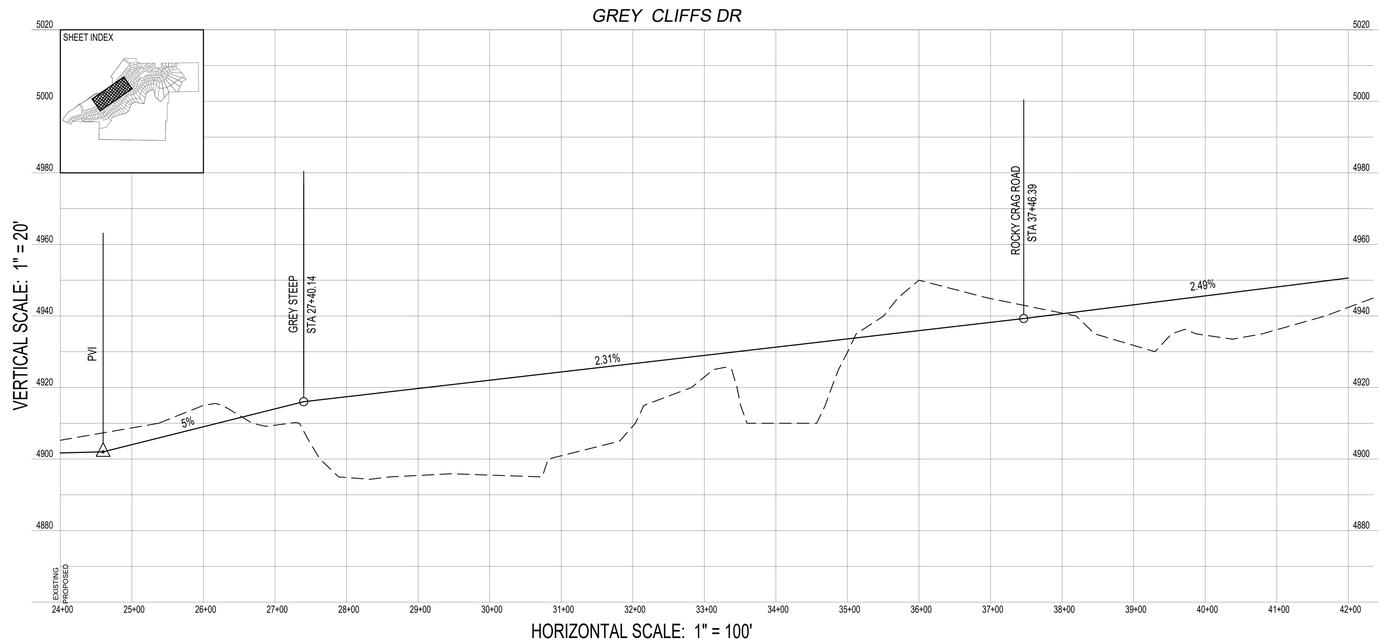


ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL
not to scale

GREY CLIFFS DR



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R. Berg — PROFESSIONAL ENGINEER

REGISTERED
4/21/2022
343602

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

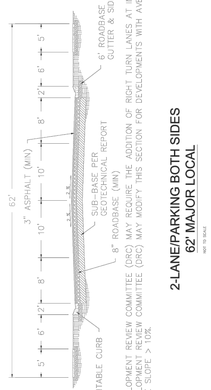
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.2

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gcpp_pre-04 profiles grey cliffs.dwg



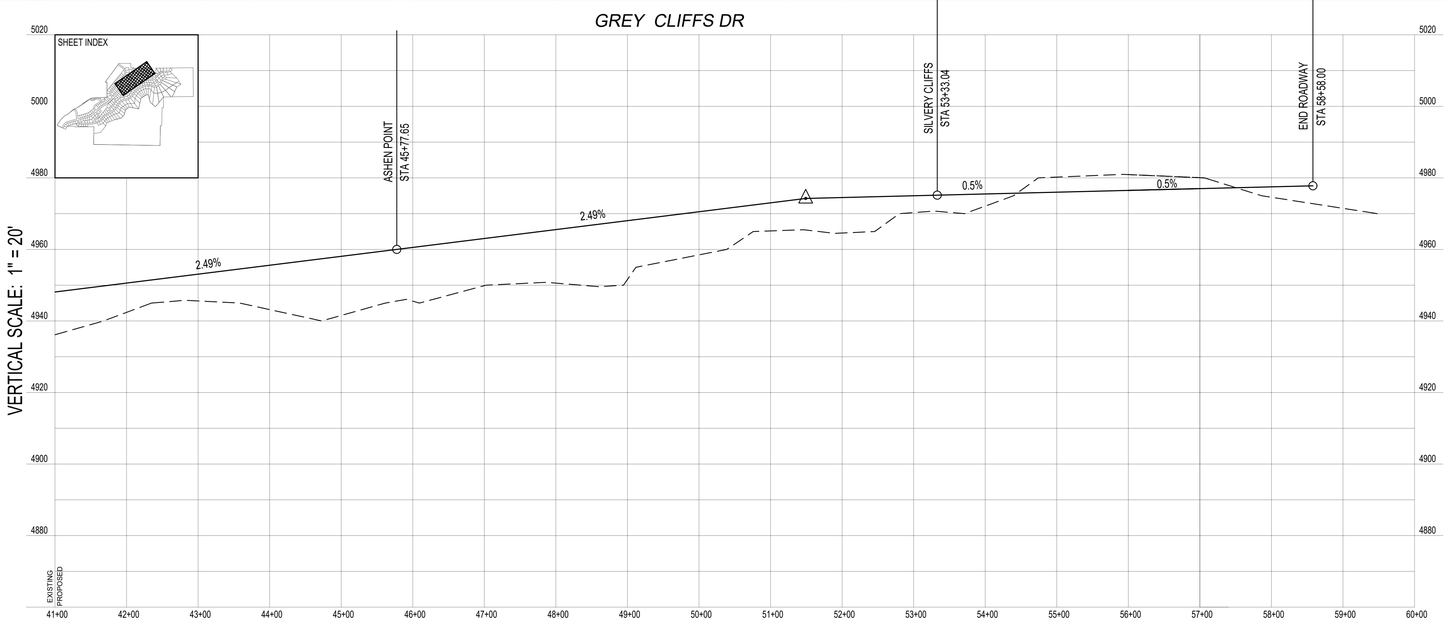
ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

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

GREY CLIFFS DR



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

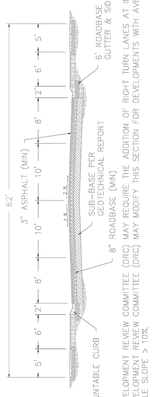
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.3

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gcp_pre-04 profiles grey cliffs.dwg

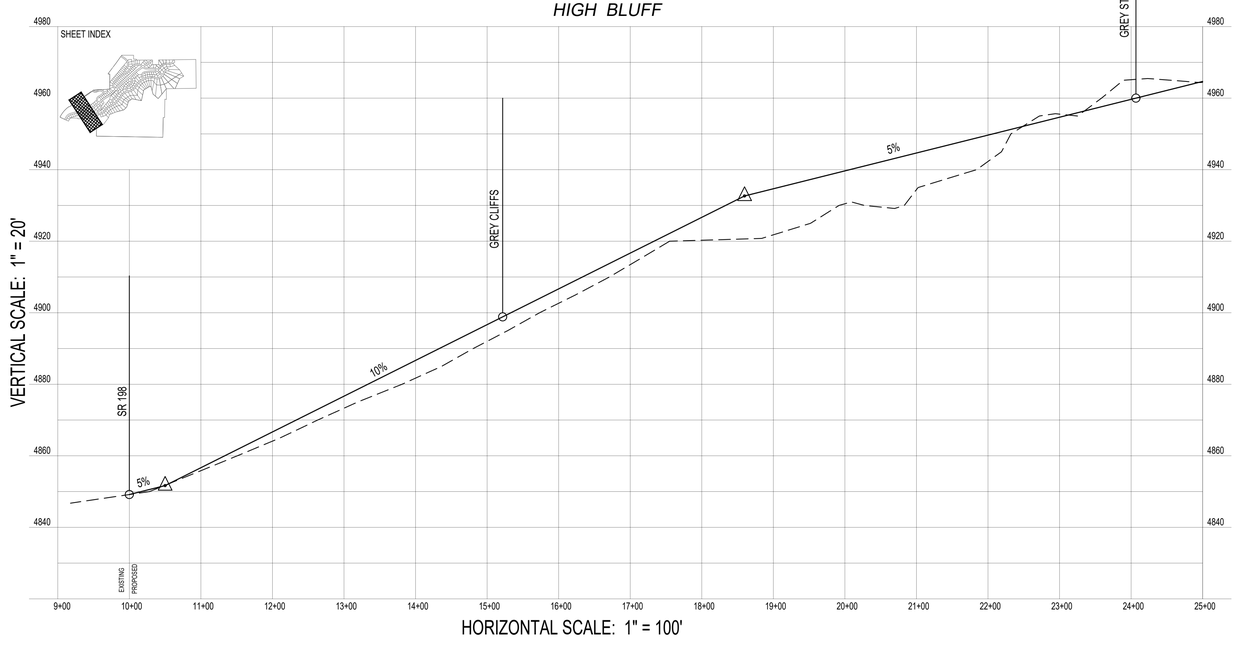


ROADWAY CROSS SECTION

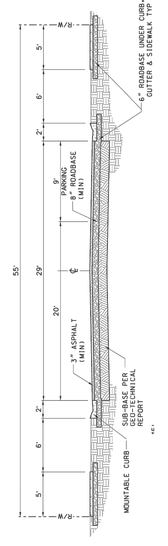


2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL

HIGH BLUFF



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. BERG · 343602 · 4/21/2022 · PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

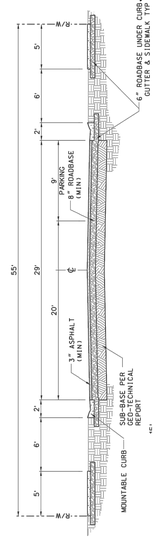
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.1

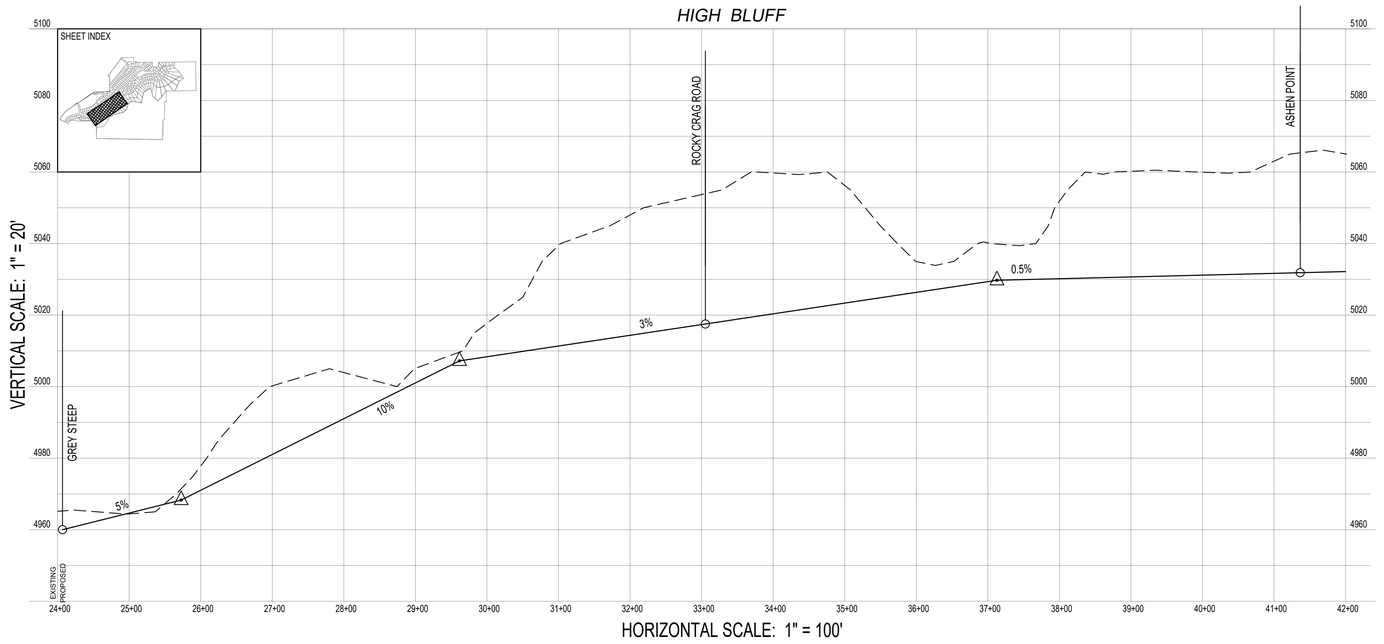
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grce_pre-05 profiles high bench.dwg



ROADWAY CROSS SECTION



HIGH BLUFF



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
1			STATE OF UTAH R. BERG 4/21/2022 343602 REGISTERED PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

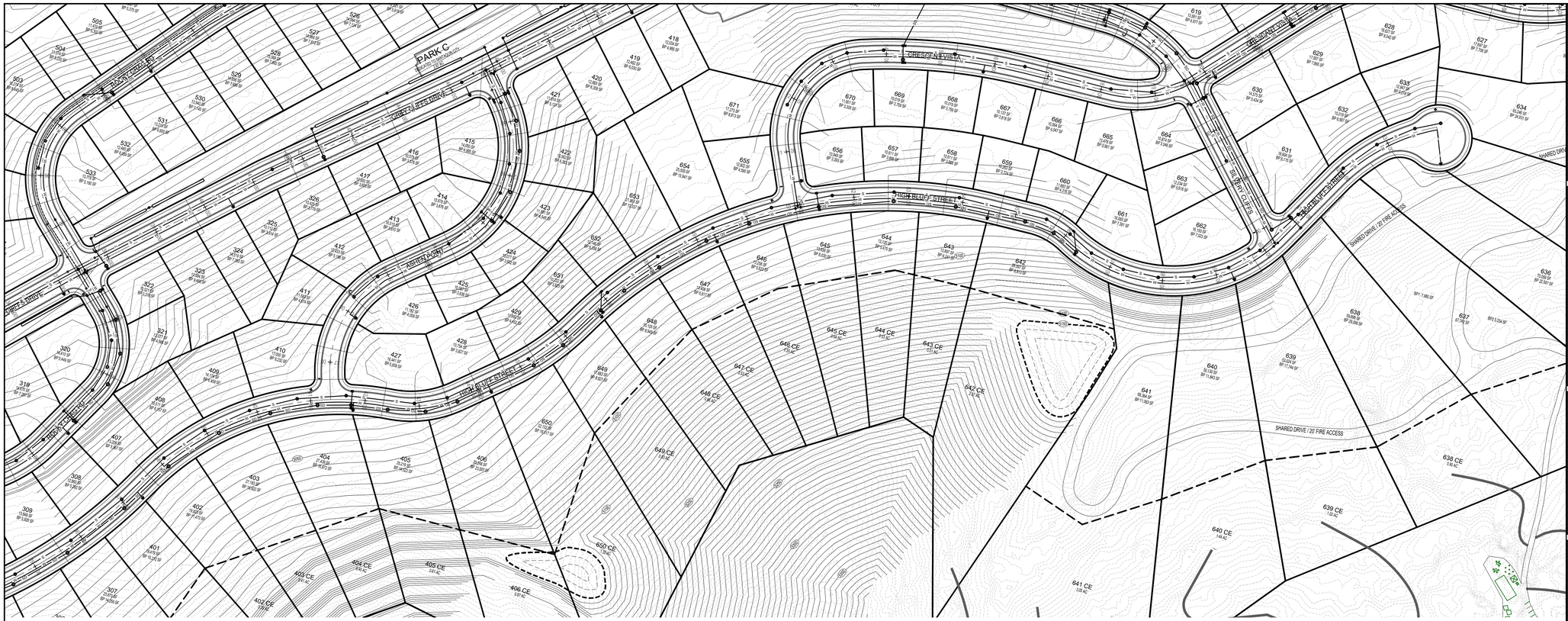
GreyCliffs ESTATES

DESCRIPTION

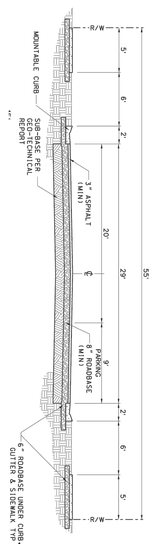
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.2*

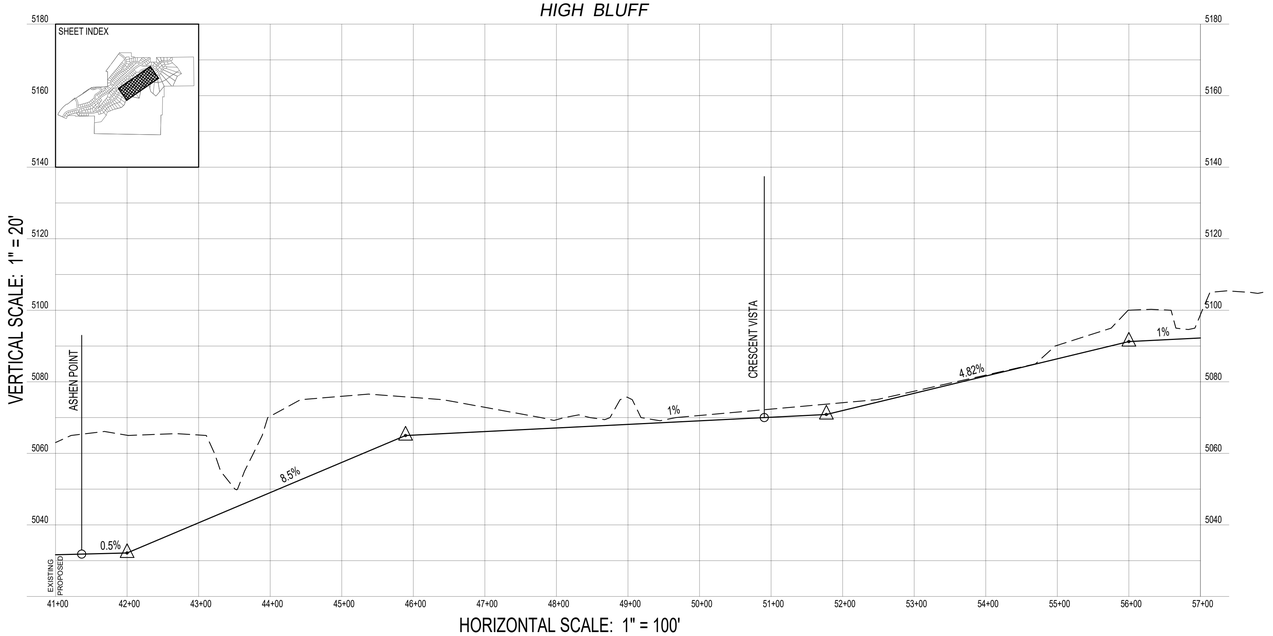
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pre_pre-05 profiles high bench.dwg



ROADWAY CROSS SECTION



HIGH BLUFF



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED, 4/21/2022, 343602, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

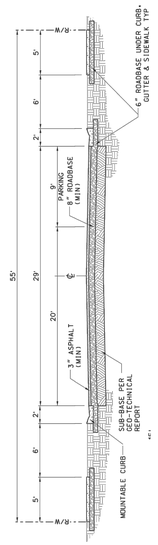
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.3*

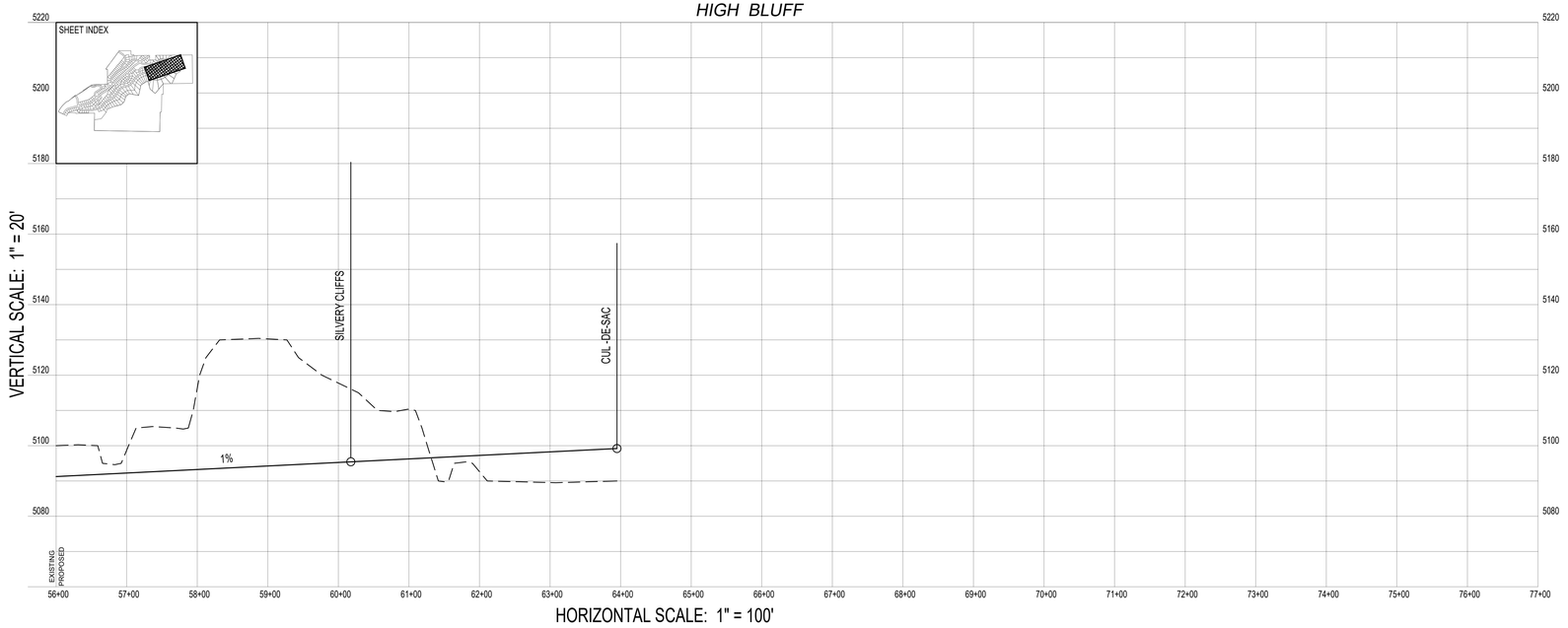
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pre_pre-05 profiles high bench.dwg



ROADWAY CROSS SECTION



HIGH BLUFF



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, 343602, REGISTERED PROFESSIONAL ENGINEER, 4/21/2022
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

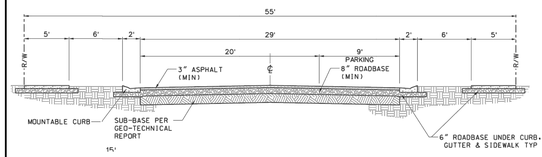
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.4

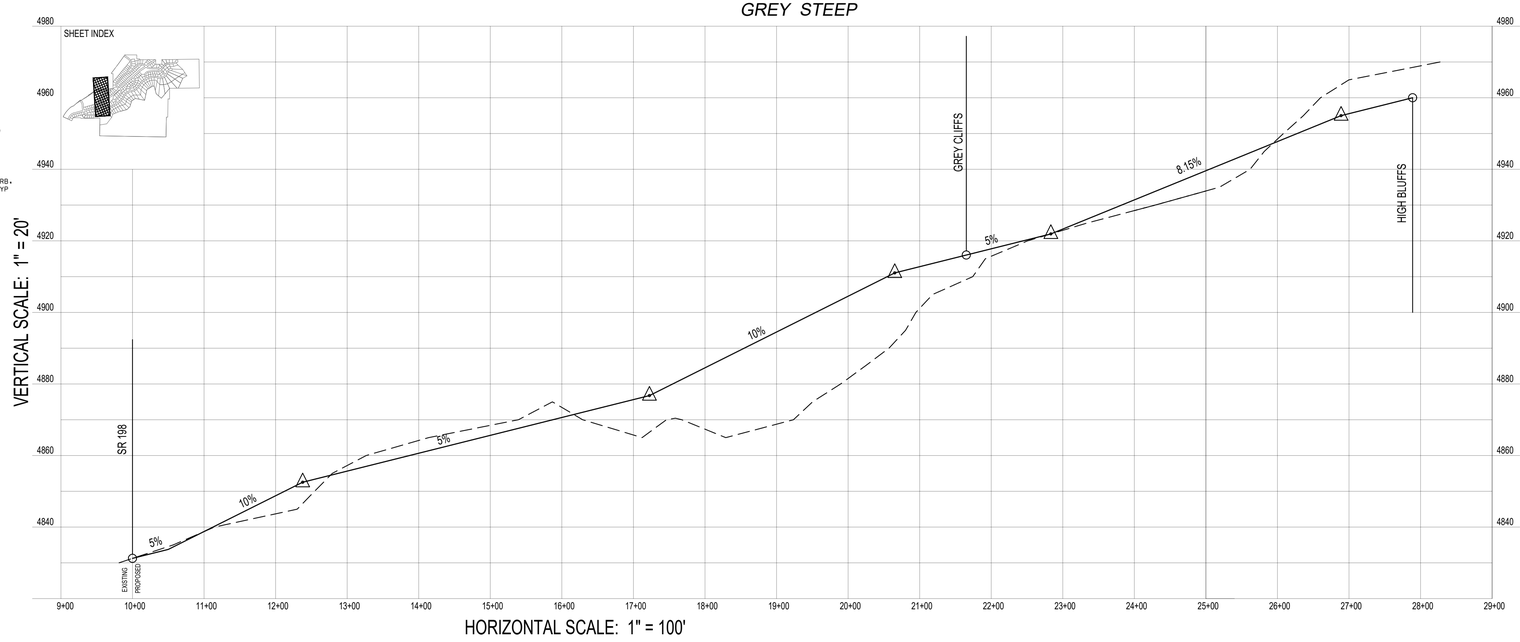
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pre_pre-05 profiles high bench.dwg



ROADWAY CROSS SECTION



GREY STEEP



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 343602, REGISTERED PROFESSIONAL ENGINEER, 4/21/2022
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY STEEP	C6.1

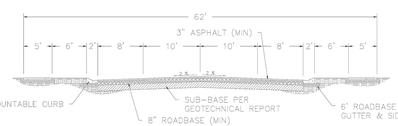
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pce_pre-06 profiles grey steep.dwg


PARK B
PARK C
COMMERCIAL AREA C
COMMERCIAL AREA D
TRAIL HEAD
TRAIL HEAD
TRAIL HEAD


OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
6,587,126 SF
151.45 AC
PUBLIC ACCESS TO REC ACCESS
PARK C
COMMERCIAL AREA C
COMMERCIAL AREA D
ROBERT LEE DRIVE
ROBERT LEE DRIVE
ROBERT LEE DRIVE
ROBERT LEE DRIVE
ROCKY CRAG DRIVE
ROCKY CRAG DRIVE
ROCKY CRAG

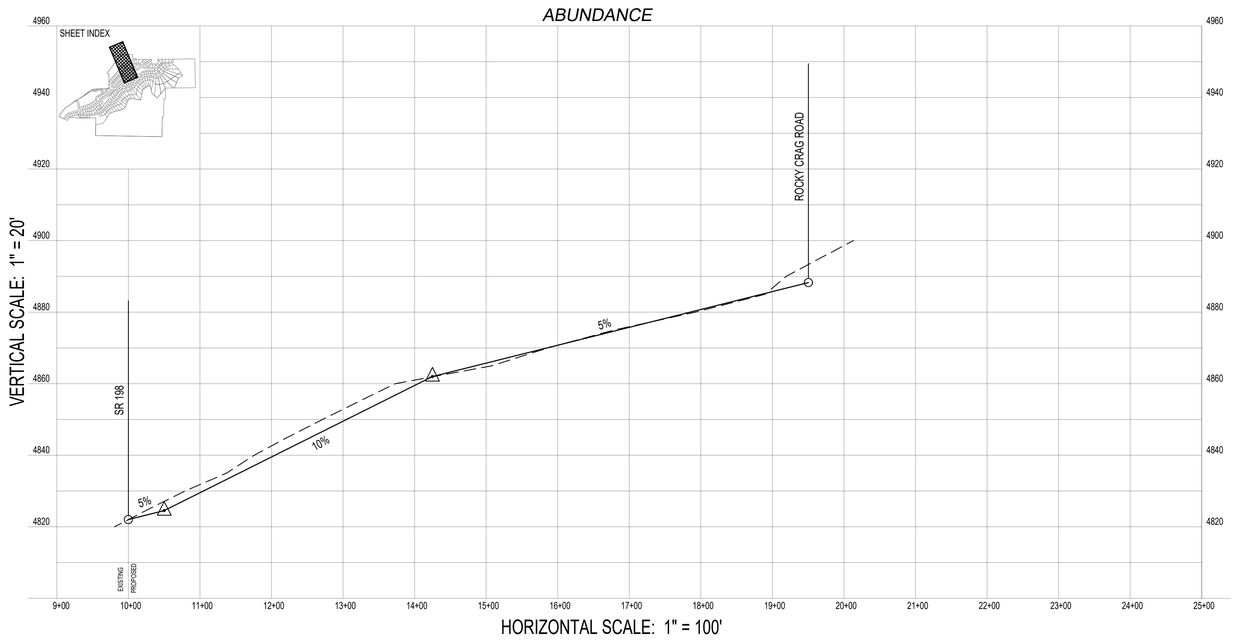


ROADWAY CROSS SECTION



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

ABUNDANCE



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. Berg
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

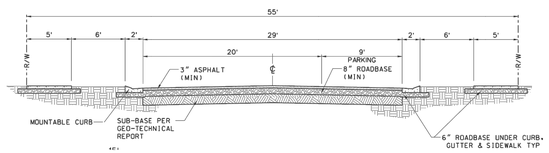
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ABUNDANCE	C8.1

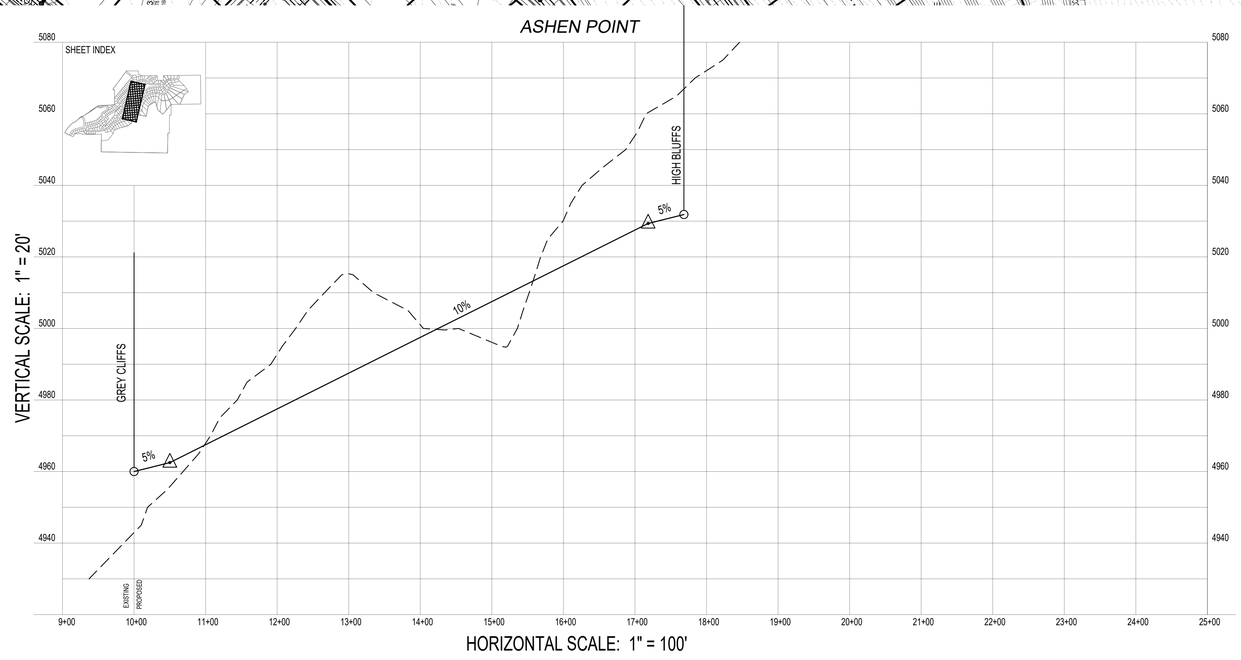
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pce_pre-08 profiles abundance.dwg



ROADWAY CROSS SECTION



ASHEN POINT



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED, 4/21/2022, 343602, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

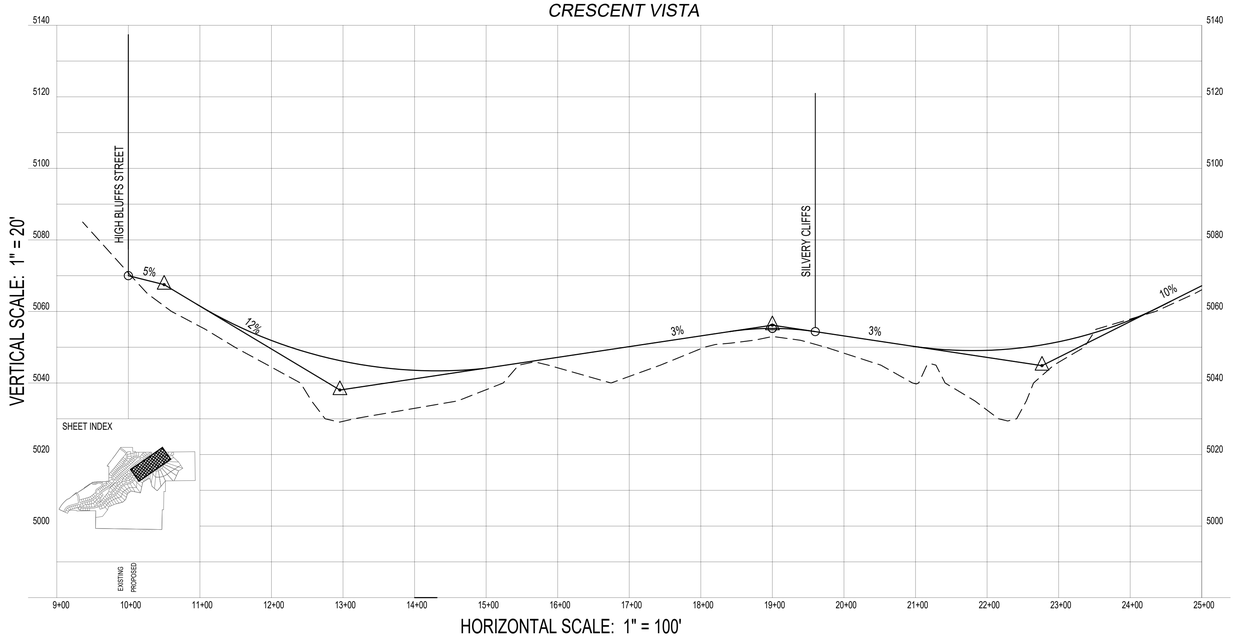
DESCRIPTION

PRELIMINARY PLAN

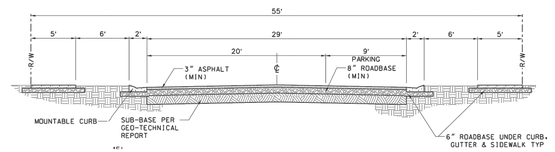
SHEET NAME	SHEET NUMBER
ASHEN POINT	C9.1

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pce_pre-09 profiles ashen point.dwg





ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CRESCANT VISTA	*C10.1*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pce_pre-10 profiles crescent vista.dwg

CW AND CW LIMITED PARTNERSHIP

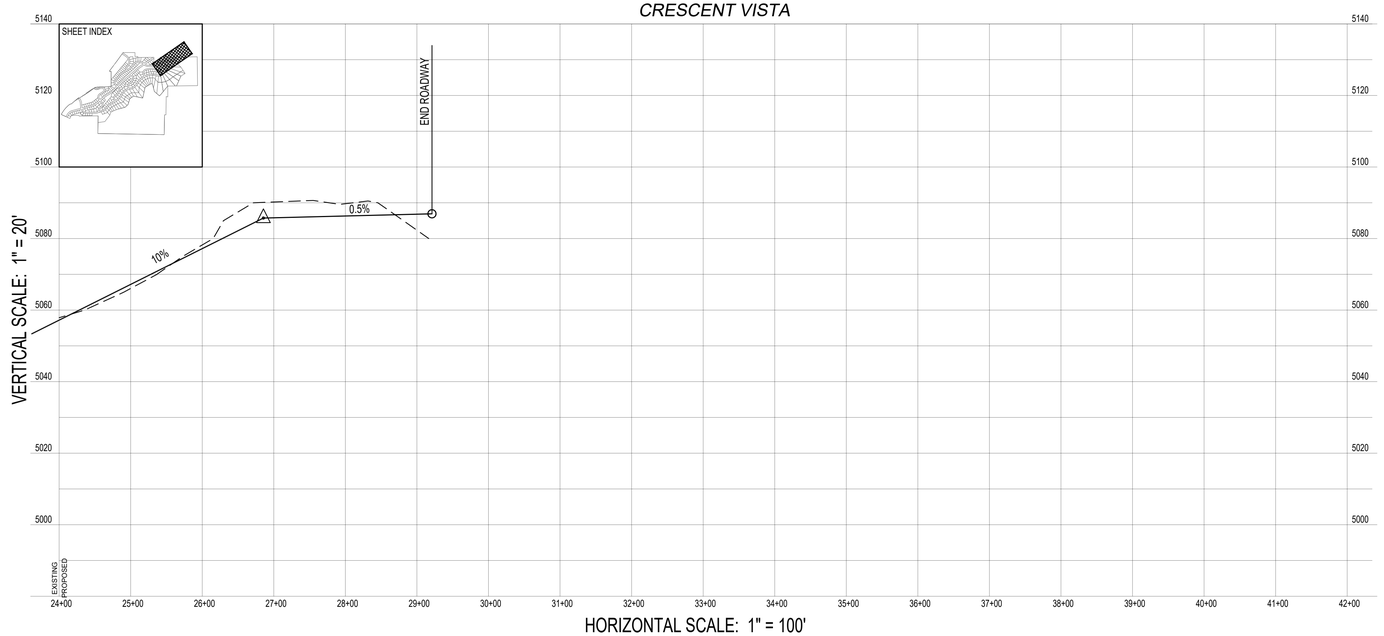
PARK D
DEDICATED TO SANTAQUIN CITY
3.06 AC

OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY

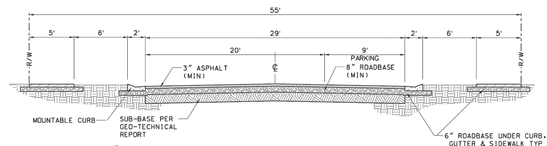
HOA OPEN SPACE
TRAIL'S COMP

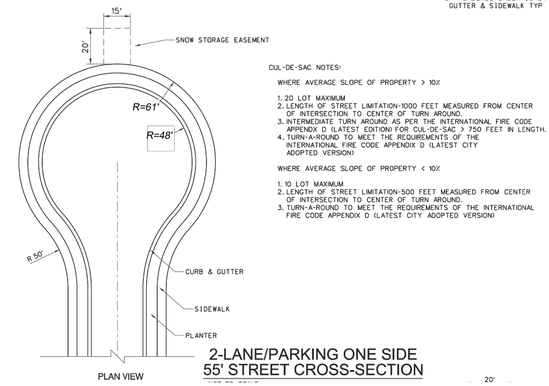
CRESCENT VISTA DRIVE
SILVERADO CLIFFS
OREGON NEVADA
HIGH BLUFF STREET
VISTA RANGE
SHARED DRIVE 20' FIRE ACCESS
PUBLIC TRAIL

CRESCENT VISTA



ROADWAY CROSS SECTION





CUL-DE-SAC NOTES:

WHERE AVERAGE SLOPE OF PROPERTY > 10%

1. 20 LOT MAXIMUM
2. LENGTH OF STREET LIMITATION-1000 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. INTERMEDIATE TURN AROUND AS PER THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST EDITION) FOR CUL-DE-SAC > 750 FEET IN LENGTH.
4. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)

WHERE AVERAGE SLOPE OF PROPERTY < 10%

1. 10 LOT MAXIMUM
2. LENGTH OF STREET LIMITATION-500 FEET MEASURED FROM CENTER OF INTERSECTION TO CENTER OF TURN AROUND.
3. TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST CITY ADOPTED VERSION)

2-LANE/PARKING ONE SIDE
55' STREET CROSS-SECTION

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 50 100 200 300
SCALE: 1"= 100'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED, 4/21/2022, 343602, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

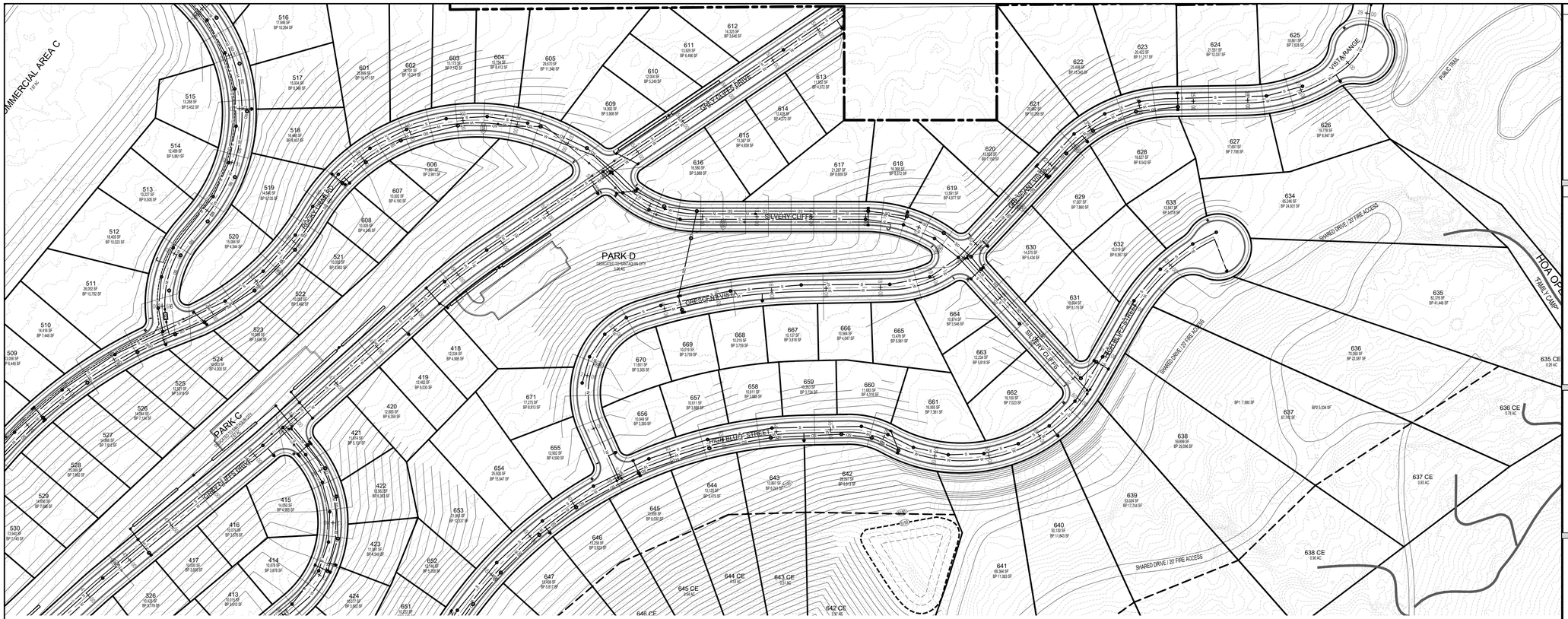
GreyCliffs ESTATES

DESCRIPTION

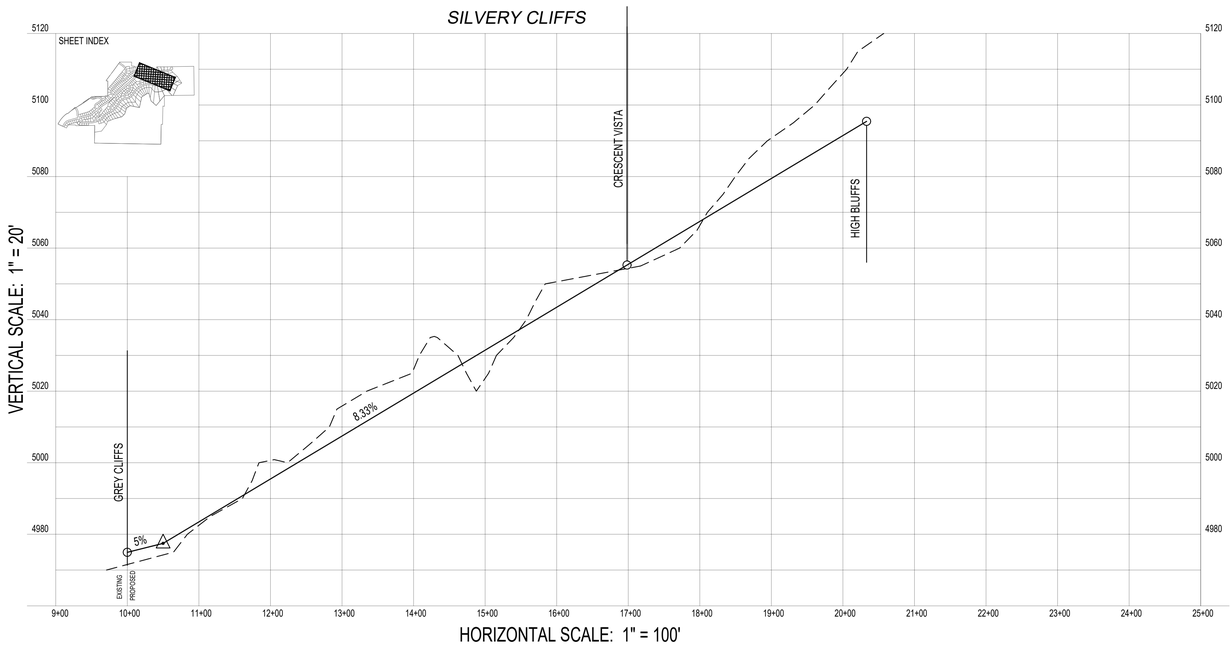
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CRESCANT VISTA	C10.2

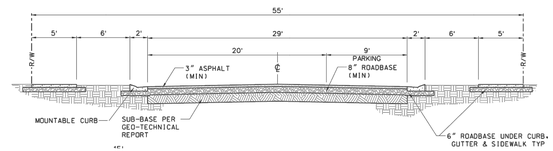
I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pce_pre-10 profiles crescent vista.dwg



SILVERY CLIFFS



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. R. Berg
REGISTERED
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

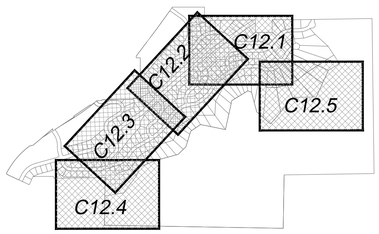
DESCRIPTION

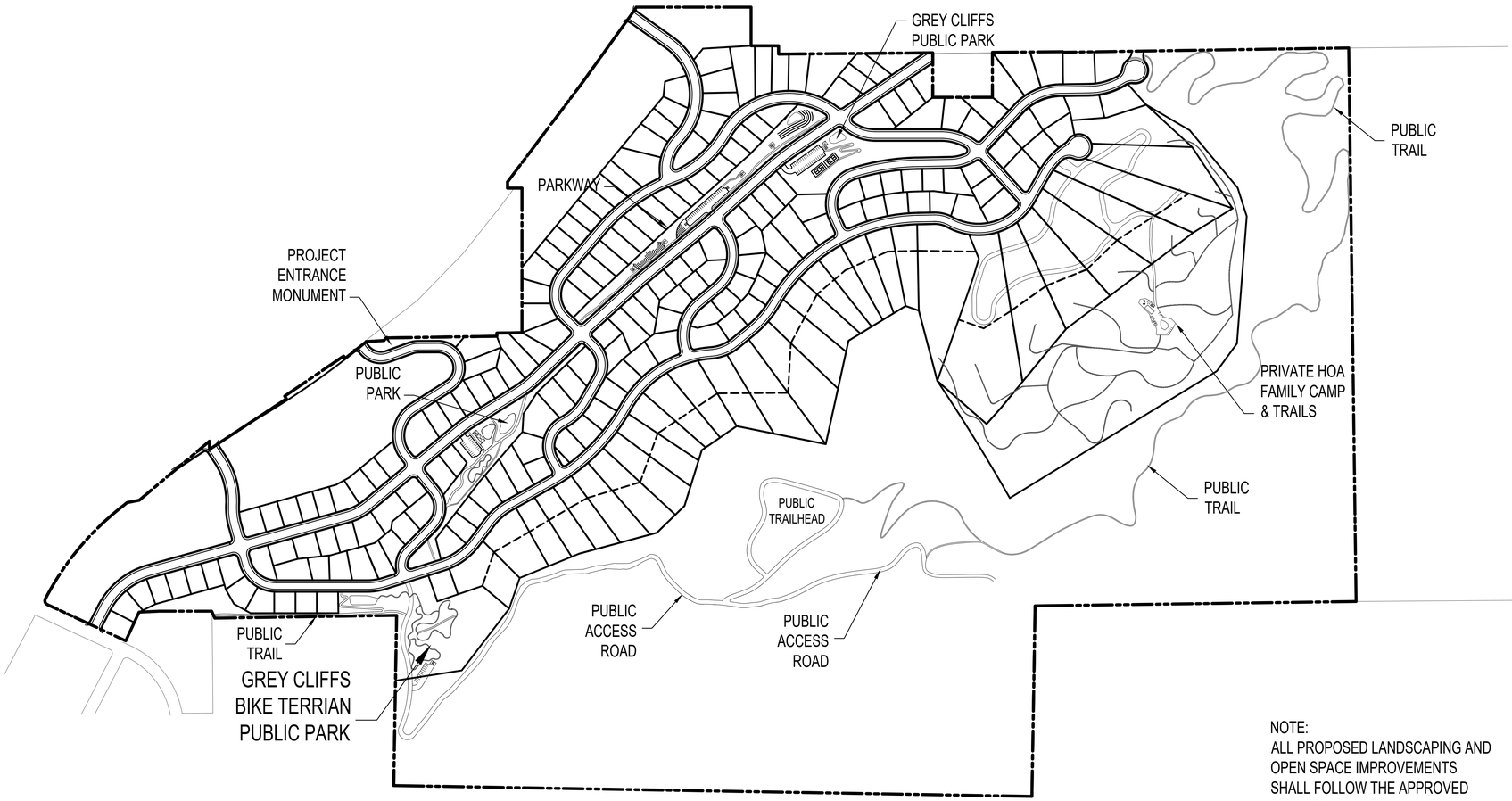
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	C11.1

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\pce_pre-11 profiles silvery cliffs.dwg

MAP KEY





NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 150 300 600 900
SCALE: 1"= 300'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			



THIS DOCUMENT IS INCOMPLETE AND IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
REGISTERED ENGINEER
SIGNATURE NO. 348982
DATE 4/21/2022

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

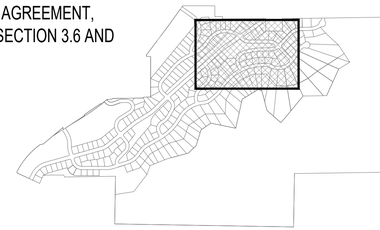
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
AMENITIES	*C12.0*

I:\ps-drawings\ cad\2021\grey cliffs\preliminary plan\gre_pre-12-amenities.dwg

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY



602
18,191 SF
BP 10,241 SF

603
15,173 SF
BP 7,142 SF

604
15,754 SF
BP 8,412 SF

605
29,670 SF
BP 11,548 SF

606
11,901 SF
BP 2,981 SF

607
10,002 SF
BP 4,180 SF

609
14,992 SF
BP 5,908 SF

610
12,004 SF
BP 5,249 SF

611
13,929 SF
BP 6,496 SF

612
14,325 SF
BP 3,646 SF

613
11,552 SF
BP 4,072 SF

614
12,428 SF
BP 4,272 SF

615
13,387 SF
BP 4,659 SF

616
16,580 SF
BP 5,888 SF

617
21,287 SF
BP 8,609 SF

618
16,368 SF
BP 8,572 SF

619
13,591 SF
BP 4,977 SF

620
15,853 SF
BP 7,150 SF

GREY CLIFFS DRIVE

SILVERY CLIFFS

CRESCENT VISTA

HIGH BLUFF STREET

PARK D
DEDICATED TO SANTAQUIN CITY
3.06 AC

418
12,034 SF
BP 4,995 SF

419
12,482 SF
BP 6,030 SF

420
883 SF
6,359 SF

671
17,275 SF
BP 8,813 SF

655
12,902 SF
BP 4,590 SF

656
10,949 SF
BP 3,393 SF

657
10,611 SF
BP 3,888 SF

658
10,611 SF
BP 3,888 SF

659
10,263 SF
BP 3,724 SF

660
11,683 SF
BP 4,316 SF

661
16,065 SF
BP 7,381 SF

663
12,234 SF
BP 5,618 SF

664
10,874 SF
BP 3,546 SF

665
13,478 SF
BP 5,961 SF

666
10,564 SF
BP 4,047 SF

667
10,137 SF
BP 3,818 SF

668
10,019 SF
BP 3,759 SF

669
10,019 SF
BP 3,759 SF

670
11,601 SF
BP 3,305 SF

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 20 40 80 120
SCALE: 1"= 40'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

THIS PLAN IS INCOMPLETE AND NOT READILY FOR CONSTRUCTION UNLESS IT BEARS THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.
SIGNED 4/21/2022
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SCOTT K. BERG
No. 340892
DATE

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

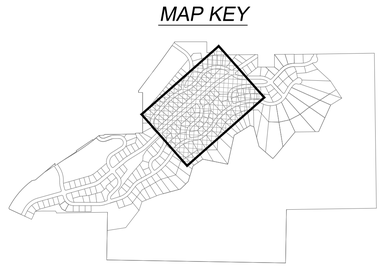
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
LOWER TRAILHEAD	C12.1

J:\my drive\berg civil\2021\grey cliffs\preliminary plan\gce_pre-12-amenities.dwg

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 20 40 80 120
SCALE: 1"= 40'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

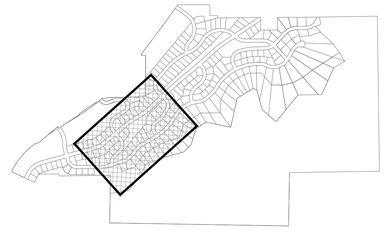
PRELIMINARY PLAN

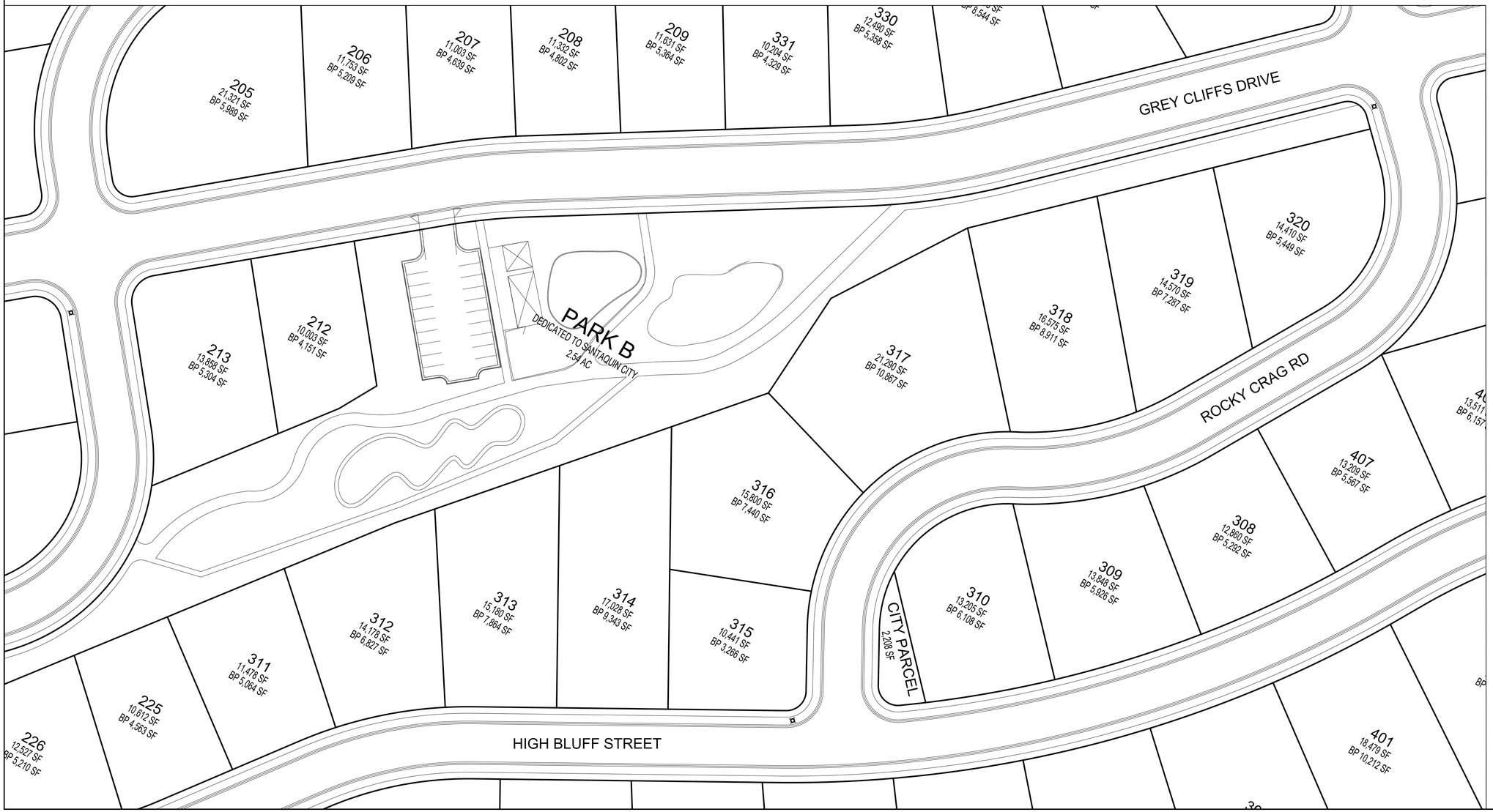
SHEET NAME	SHEET NUMBER
MIDDLE TRAILHEAD	*C12.2*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grpl_prel-12-amenities.dwg

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

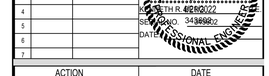
GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 20 40 80 120
SCALE: 1"= 40'

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

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			



THIS DESIGN IS INCOMPLETE AND IS RELEASED PRELIMINARILY FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. I, KASEN BERG, DO NOT HOLD MYSELF RESPONSIBLE FOR ANY ALTERATIONS MADE TO THESE PLANS AFTER THE FOLLOWING DATE.
REGISTERED PROFESSIONAL ENGINEER
DATE: 4/21/2022
SIGNATURE AND NO. 343662

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

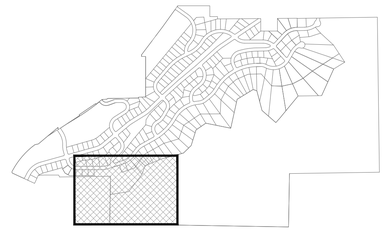
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CLIFF TRAILHEAD	*C12.3*

city drawings\civil3D\grey cliffs\preliminary plan\grey_pre-D-amenities.dwg



MAP KEY



NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

THIS ENGINEERING WORK IS COMPLETE AND NOT EASILY DISTINGUISHABLE FROM PRELIMINARY ENGINEERING WORK. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
JOSEPH R. BERG
4/21/2022
SIGNATURE
343682
DATE
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	*C12.4*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gpa_pre-12-amenities.dwg

BP 29,096 SF

637 CE
0.93 AC

638 CE
0.90 AC

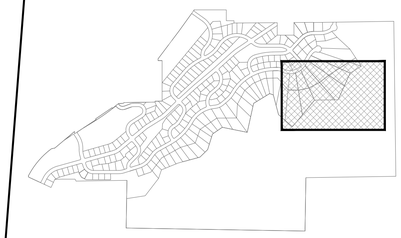
D DRIVE / 20' FIRE ACCESS

639 CE
1.02 AC

HOA OPEN SPACE
PARCEL B
"FAMILY CAMP"
792,228 SF
18.19 AC

PUBLIC TRAIL

MAP KEY



NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

THIS PLAN IS NOT COMPLETE AND IS RELEASED PRELIMINARILY FOR REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION OR RECORDATION PURPOSES.
JOSEPH R. BERG
SIGNED 4/21/2022
DATE 3439602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

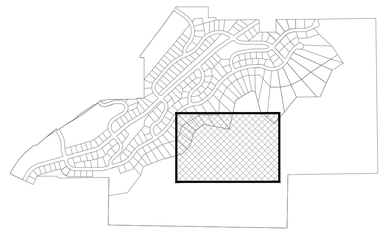
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HOA FAMILY CAMP	*C12.5*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\grpl_pre-C3-amenities.dwg

NOTE:
ALL PROPOSED LANDSCAPING AND OPEN SPACE IMPROVEMENTS SHALL FOLLOW THE APPROVED DEVELOPMENT AGREEMENT, SPECIFICALLY SECTION 3.6 AND EXHIBIT C.

MAP KEY



OPEN SPACE
PARCEL A
DEDICATED TO SANTAQUIN CITY
6,597,126 SF
151.45 AC

PUBLIC ACCESS / 20' FIRE ACCESS

PUBLIC TRAIL

PUBLIC ACCESS / 20' FIRE ACCESS

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

THIS PLAN IS INCOMPLETE AND RELEASED PRELIMINARILY FOR INTERIM REVIEW PURPOSES ONLY AND NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. IT WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF JOSEPH R. BERG
REG. NO. 348982
DATE 4/21/2022
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

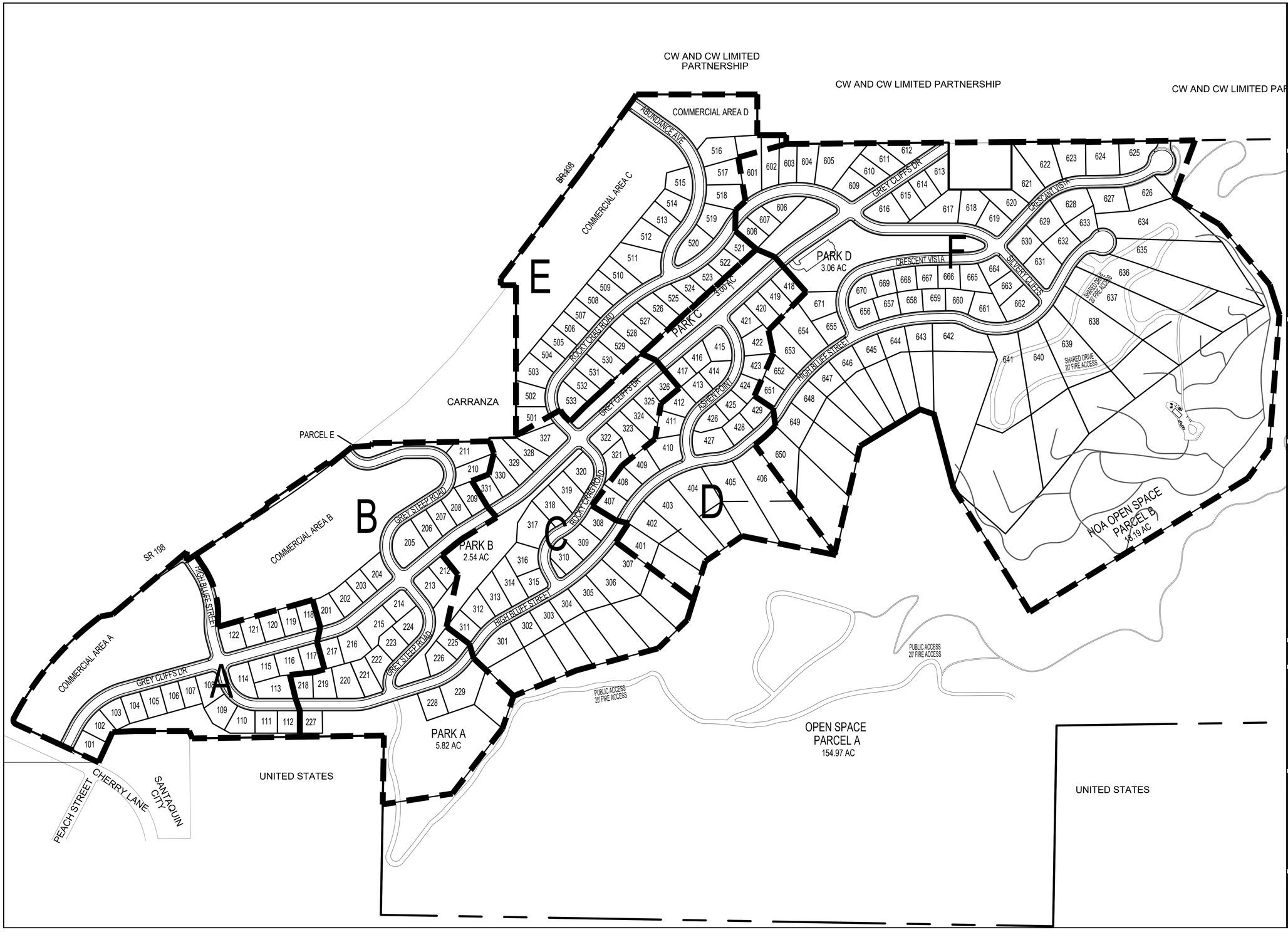
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PUBLIC TRAILHEAD	*C12.6*

I:\my drive\berg civil\2021\grey cliffs\preliminary plan\gce_pre-12-amenities.dwg



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

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

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	*C13*

FENCING LEGEND

- MASONRY / CONC (6 FT)
- VINYL (6 FT)
- SPLIT RAIL (3 FT)
- EXIST AGRICULTURAL (8 FT) (TO BE RELOCATED AS NEEDED)

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PARTNERSHIP

CW AND CW LIMITED PART

COMMERCIAL AREA D

ABUNDANCE AVE

SR-4498

COMMERCIAL AREA C

GREY CLIFFS DR

CRESCENT VISTA

SILVERY CLIFFS

SHARED DRIVE 20' FIRE ACCESS

PARK D
3.06 AC

PARK C
3.06 AC

ROCKY CRAG ROAD

ASHEN POINT

HIGH BLUFF STREET

CARRANZA

PARCEL E

GREY STEEP ROAD

COMMERCIAL AREA B

SR 198

PARK B
2.54 AC

COMMERCIAL AREA A

HOA OPEN SPACE
PARCEL B
16.19 AC

PUBLIC ACCESS
20' FIRE ACCESS

PARK A
5.82 AC

OPEN SPACE
PARCEL A
154.97 AC

UNITED STATES

PEACH STREET

CHERRY LANE

SANTAQUIN CITY

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BERG
RUSSELL R. BERG
4/21/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL FENCING PLAN	C14.1



MASONRY / CONC FENCE (6 FT)



SPLIT RAIL FENCE (3 FT)



VINYL FENCE (6 FT)

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. BUNT · BERG · 4/21/2022 · 343602 · PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL FENCING PLAN	C14.2