MEMORANDUM

TO: Mayor Hunsaker and City Council
FROM: Jon Lundell P.E., City Engineer
RE: Grey Cliffs Development – Conditional Use Permit for Mass Grading

City Council Action needed
Review a proposed mass grading conditional use permit application for conformance to Santaquin City Code and consider approval.

Background
Mr. Steve Larsen of S and L Incorporated, is requesting a Conditional Use Permit for the mass grading associated with the proposed Grey Cliff's Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located North of East Side Park and East of the SR-198 and contains approximately 299 acres.

Analysis

Santaquin City Code *§10.16.280: Gravel, Sand, Earth Extraction, and Mass Grading* states that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project. Additionally, the site must be inspected by the City Engineer and the City Planner to verify conformance with the approved grading plan.

Below is a table indicating the requirement and the proposed action. Items in Blue text indicates additional information provided from previous Planning Commission meeting:

City Code Section Title 10 Ch. 16 sec 280	Requirement	Status
D.11 Nuisance Mitigation	Mitigate Dust, Noise, & Odors	Dust: Applicant proposes to use water to reduce dust by utilizing existing on-site private wells and city water connection and a water truck to keep dust down. Noise: Applicant indicated that operation will be only during city required hours. Odors: Applicant indicated that no odors are expected.
E: Bonding	Must provide a bond for the reclamation of the site	Bonding amount to be determined after final approval and provided prior to preconstruction meeting being held.

G: Marketing of Materials	Maintain a sales office on site and maintain a current Santaquin City Business License	Prior to any outside sales of material a Santaquin City Business license must be obtained
J: Minimum lot size	10 acre minimum	The overall property that is proposed to be included within the mass grading is approximately 299 acres.
K: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	Any structure on the site must be placed outside of the required setbacks
L: Parking	One parking stall per site employee	Applicant has provided 10 parking stalls for the site
M: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	Applicant has shown a berm along the perimeter of property.
N: Hours of operation	7:00 am to 7:00 pm	Operations must be limited to 7:00 am to 7:00 pm
O: Road Access	Must have direct access to a public road	Directly accessing SR-198. Proof of UDOT access approval must be provided.
P: Road Maintenance	Must maintain haul routes to minimize dust 40’ wide paved road prior to the entrance/exit	Applicant has indicated that track pads will be at all access points to the site.
R: Noise standards	Maintain safe decibel levels	Use of berm for site screening
S: Blasting	No Blasting permitted	
T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged into the roadway	
U: Lighting	Direct all lighting way from neighboring properties	
V: Drainage	May not allow any storm water to flow onto adjacent properties and may not create stagnant ponds	Applicant has shown a berm to prevent storm water generated on the site from leaving the site.
W: Excavation and Backfill	Mass grading to the finished elevation If backfill is necessary must be clean suitable material	Any over excavation will be backfilled using approved onsite materials
X: Vegetation	Site must be reclaimed with sufficient topsoil and seeding	Replace stockpiled topsoil and place an approved seed mix

Due to the size of the proposed mass grading permit, the applicant is required by The State of Utah to have Storm Water Pollution Prevention Plan (SWPPP) and proof of the approved plan submitted to the city prior beginning any mass grading work on the site.

Possible City Council Actions:

Possible City Council actions include:

1. Approve the conditional use permit without additional conditions.
2. Approve the conditional use permit with conditions and findings.
3. Table the proposed Conditional use permit request with findings.

Staff Recommendation

City staff recommends the Conditional Use Permit for the Grey Cliffs Mass Grading Operation be approved with the following conditions:

Conditions:

1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
2. Provide appropriate bonding for the site.
3. The applicant provides a water meter for the proposed connection to Santaquin City water and set up an account for appropriate billing.
4. Provide copies of UDOT approval for access to and from the site.

VICINITY MAP

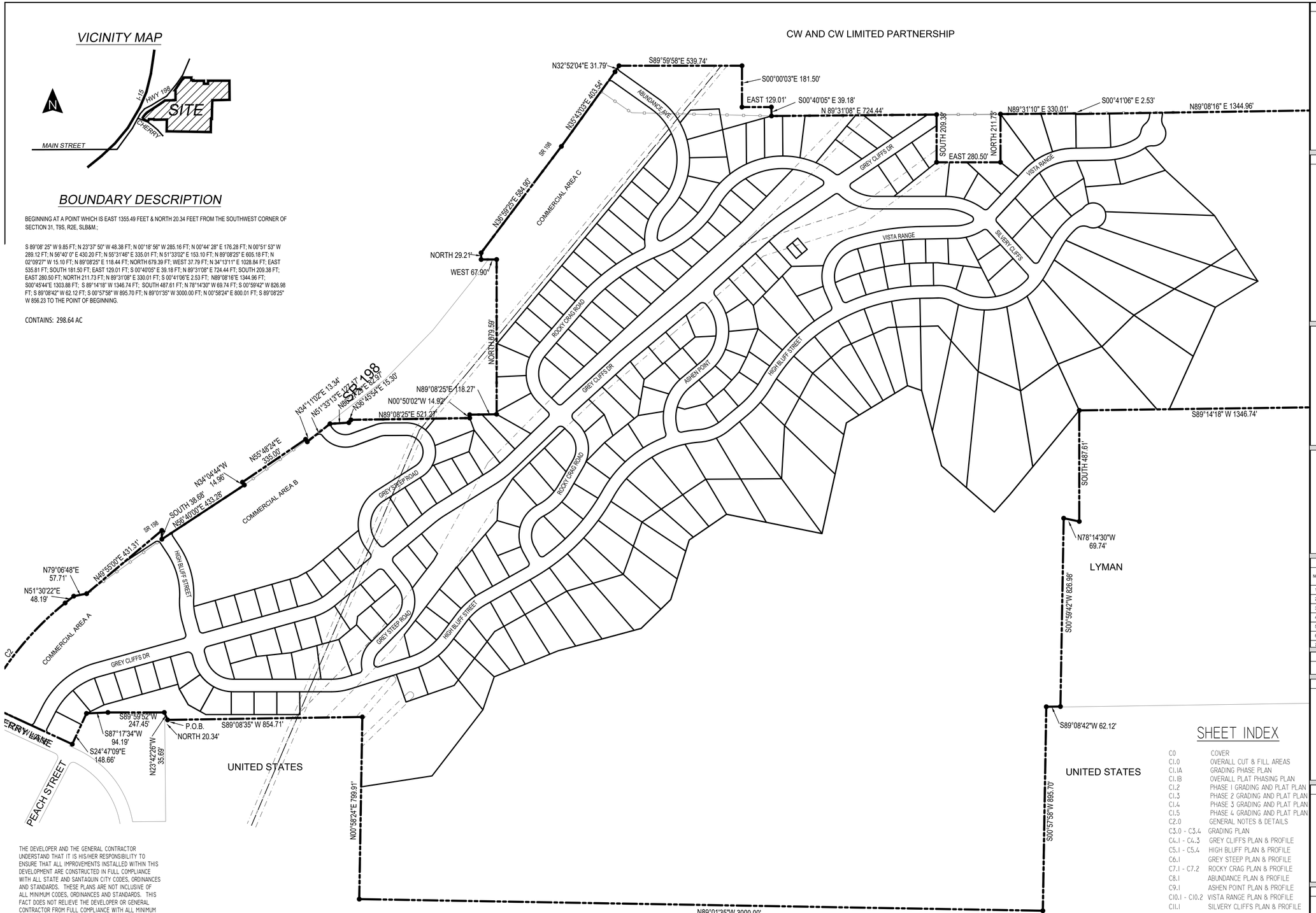
BOUNDARY DESCRIPTION

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

S 89°08' 25" W 9.85 FT; N 23°37' 50" W 48.39 FT; N 00°18' 56" W 285.16 FT; N 00°44' 28" E 176.28 FT; N 00°51' 53" W 289.12 FT; N 56°40' 0" E 430.20 FT; N 59°31'46" E 335.01 FT; N 51°33'02" E 153.10 FT; N 89°08'25" E 605.18 FT; N 02°09'27" W 15.10 FT; N 89°08'25" E 118.44 FT; NORTH 679.39 FT; WEST 37.79 FT; N 34°13'11" E 1028.84 FT; EAST 535.81 FT; SOUTH 181.50 FT; EAST 129.01 FT; S 00°40'05" E 39.18 FT; N 89°31'08" E 724.44 FT; SOUTH 209.38 FT; EAST 280.50 FT; NORTH 211.73 FT; N 89°31'08" E 330.01 FT; S 00°41'06"E 2.53 FT; N89°08'16"E 1344.96 FT; S00°45'44"E 1303.88 FT; S 89°14'18" W 1346.74 FT; SOUTH 487.61 FT; N 78°14'30" W 69.74 FT; S 00°59'42" W 826.98 FT; S 89°08'42" W 62.12 FT; S 00°57'58" W 895.70 FT; N 89°01'35" W 3000.00 FT; N 00°58'24" E 800.01 FT; S 89°08'25" W 856.23 TO THE POINT OF BEGINNING.

CONTAINS: 298.64 AC

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.

SHEET INDEX

C0	COVER
C1.0	OVERALL CUT & FILL AREAS
C1.1A	GRADING PHASE PLAN
C1.1B	OVERALL PLAT PHASING PLAN
C1.2	PHASE 1 GRADING AND PLAT PLAN
C1.3	PHASE 2 GRADING AND PLAT PLAN
C1.4	PHASE 3 GRADING AND PLAT PLAN
C1.5	PHASE 4 GRADING AND PLAT PLAN
C2.0	GENERAL NOTES & DETAILS
C3.0 - C3.4	GRADING PLAN
C4.1 - C4.3	GREY CLIFFS PLAN & PROFILE
C5.1 - C5.4	HIGH BLUFF PLAN & PROFILE
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C7.1 - C7.2	ROCKY CRAG PLAN & PROFILE
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C9.1	ASHEN POINT PLAN & PROFILE
C10.1 - C10.2	VISTA RANGE PLAN & PROFILE
C11.1	SILVERY CLIFFS PLAN & PROFILE

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			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, CIVIL ENGINEERING, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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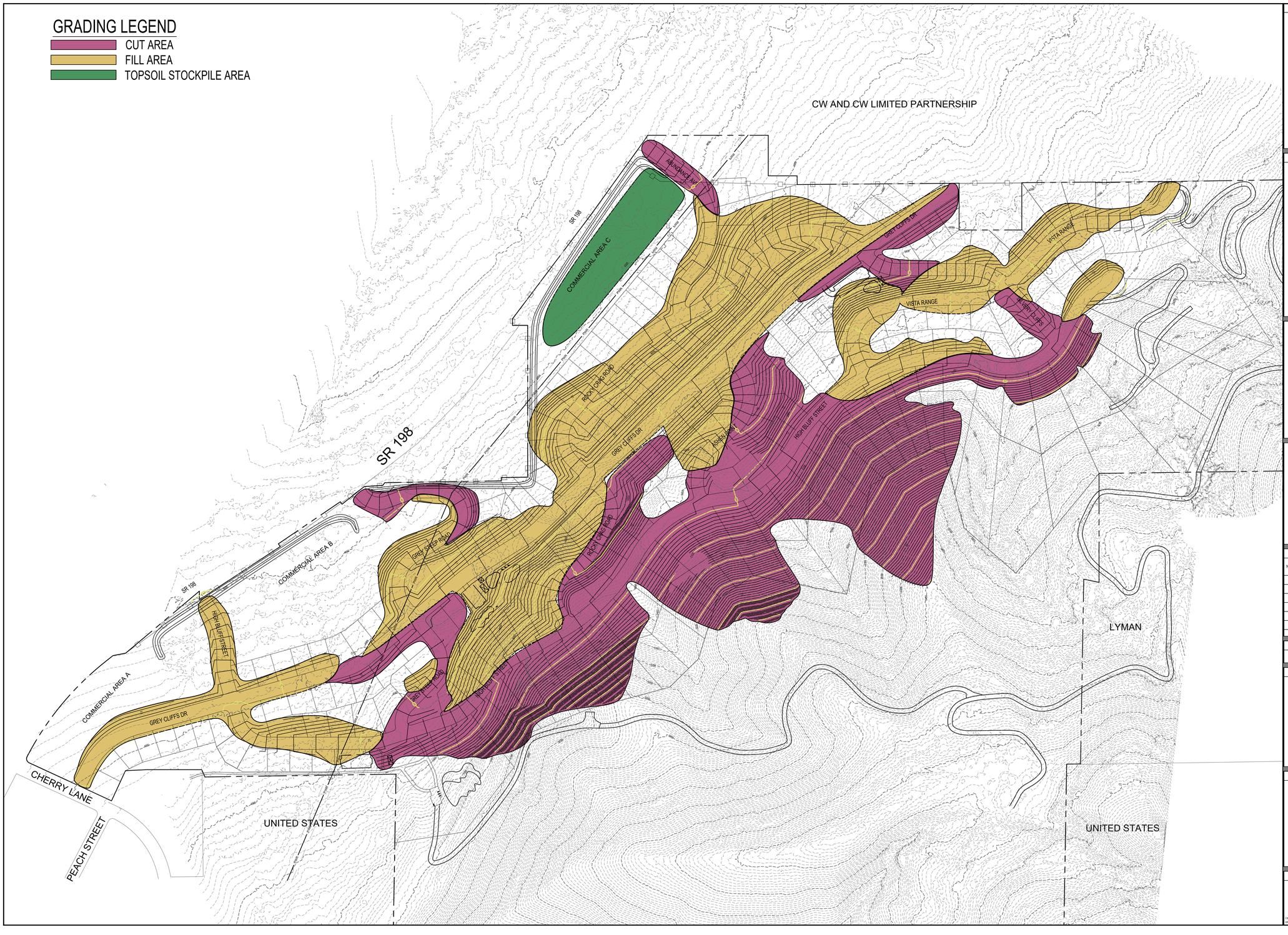
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA



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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
OVERALL CUT & FILL	*C1.0*

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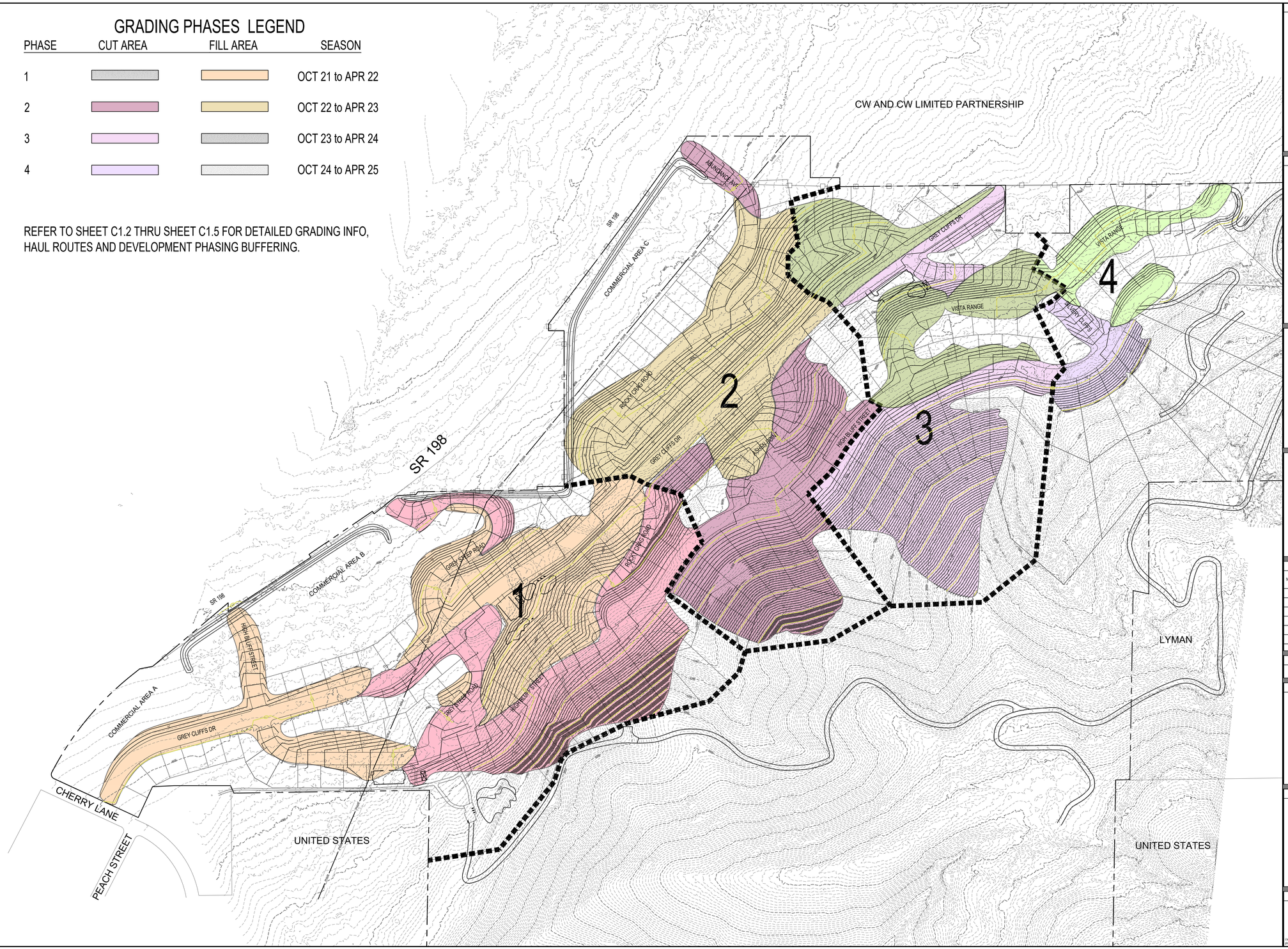
GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 21 to APR 22
2			OCT 22 to APR 23
3			OCT 23 to APR 24
4			OCT 24 to APR 25

REFER TO SHEET C1.2 THRU SHEET C1.5 FOR DETAILED GRADING INFO, HAUL ROUTES AND DEVELOPMENT PHASING BUFFERING.



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GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
CUT & FILL PHASING	*C1.1A*

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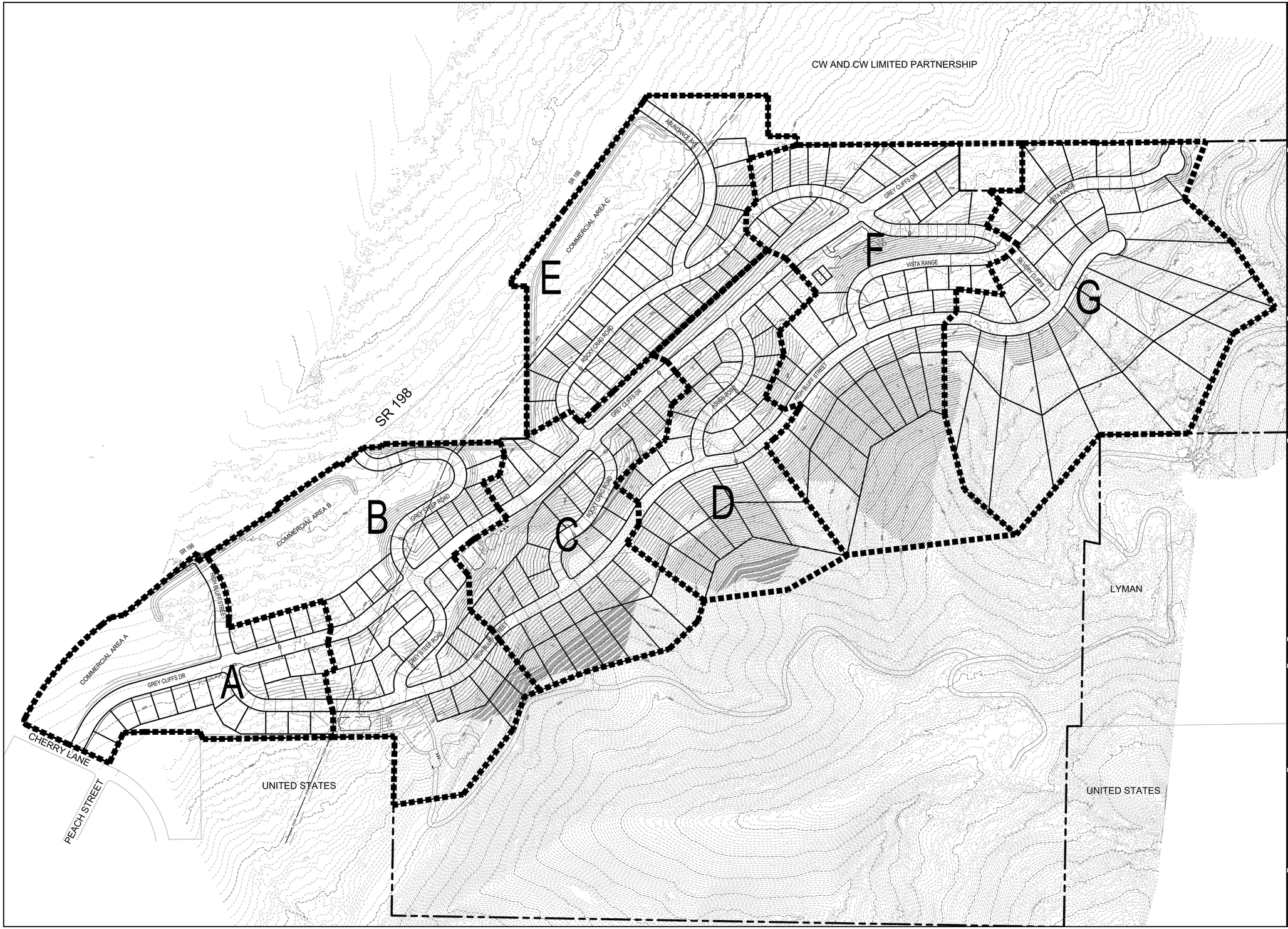

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GreyCliffs ESTATES

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SEAL

STATE OF UTAH
R. Berg
RYAN BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

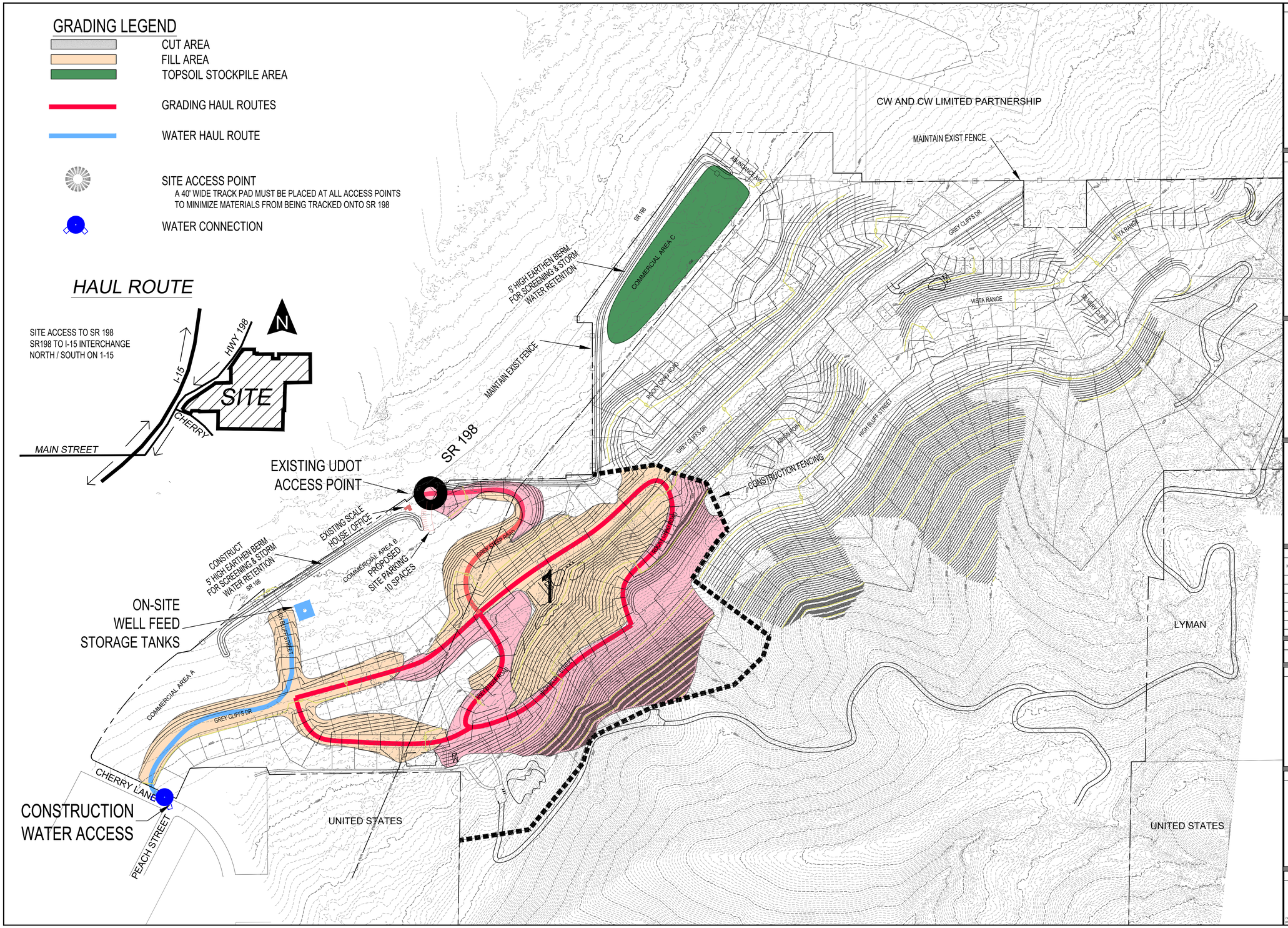
GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	*C1.1B*

GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- GRADING HAUL ROUTES
- WATER HAUL ROUTE
- SITE ACCESS POINT
  A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198
- WATER CONNECTION

HAUL ROUTE



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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 1 GRADING	*C1.2*

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GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- GRADING HAUL ROUTES
- WATER HAUL ROUTE
- SITE ACCESS POINT
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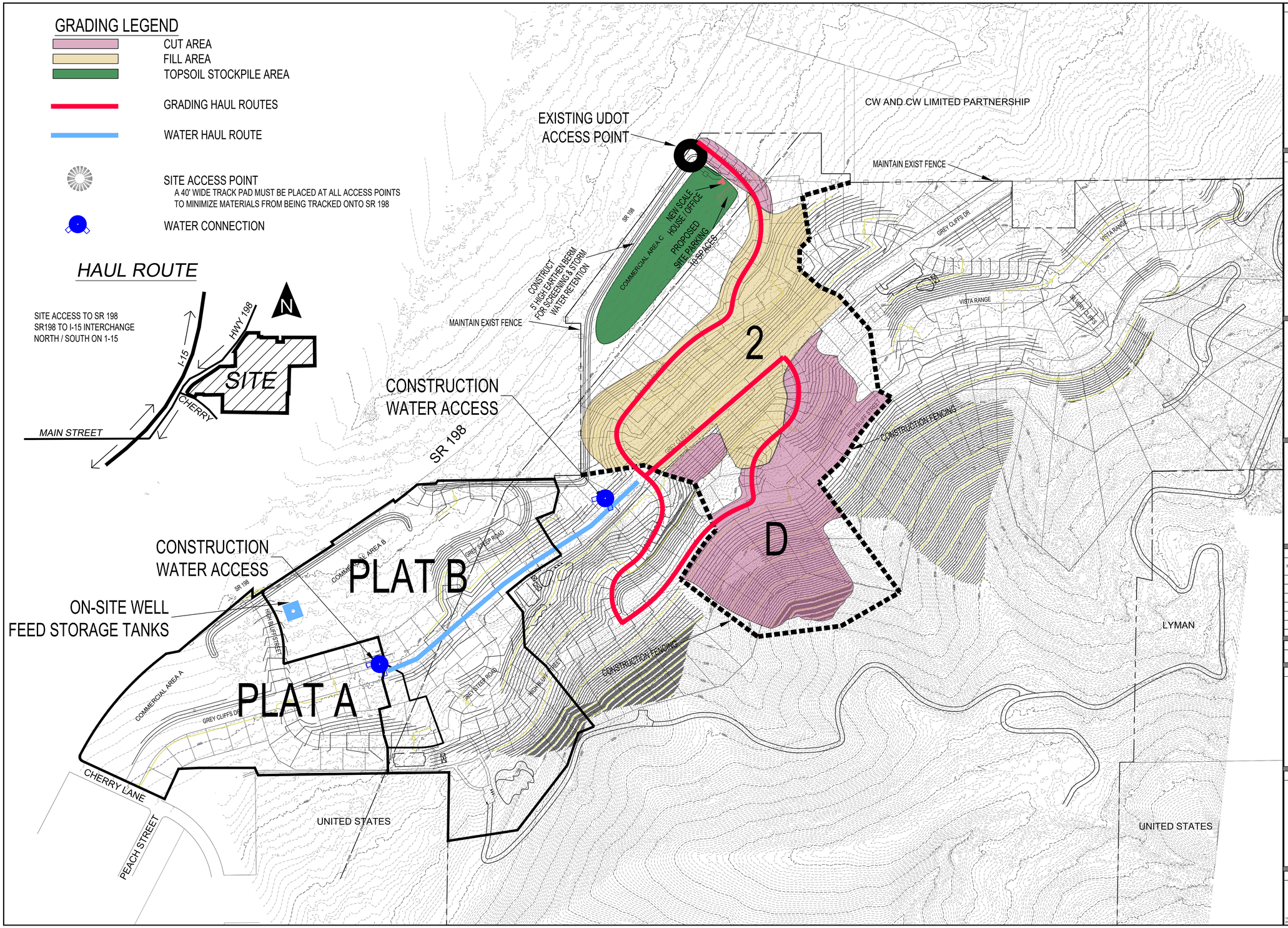

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GreyCliffs ESTATES

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07/22/2021
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PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 2 GRADING	*C1.3*

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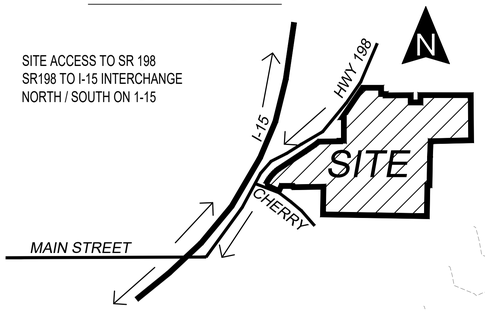
GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- GRADING HAUL ROUTES
- WATER HAUL ROUTE
- SITE ACCESS POINT
  A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198
- WATER CONNECTION

HAUL ROUTE

SITE ACCESS TO SR 198
SR198 TO I-15 INTERCHANGE
NORTH / SOUTH ON 1-15



ON-SITE WELL
FEED STORAGE TANKS
EXISTING UDOT
ACCESS POINT
CW AND CW LIMITED PARTNERSHIP
MAINTAIN EXIST FENCE
SR 198
NEW SCALE HOUSE/ OFFICE
PROPOSED SITE PARKING 16 SPACES
COMMERCIAL AREA C
CONSTRUCT 5' HIGH EARTHEN BERM FOR SCREENING & STORM WATER RETENTION
MAINTAIN EXIST FENCE
VISTA RANGE
CONSTRUCTION FENCING
CONSTRUCTION WATER ACCESS
SR 198
RIDGE CREST ROAD
ISHAM POINT
CONSTRUCTION FENCING
3
PLAT B
PLAT C
PLAT A
COMMERCIAL AREA B
COMMERCIAL AREA A
GREY CLIFFS ROAD
GREY STEEP ROAD
HIGH BLUFF STREET
CHERRY LANE
PEACH STREET
UNITED STATES
LYMAN
UNITED STATES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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SCALE: 1"= 200'

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 3 GRADING	*C1.3*

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GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA
- GRADING HAUL ROUTES
- WATER HAUL ROUTE
- SITE ACCESS POINT
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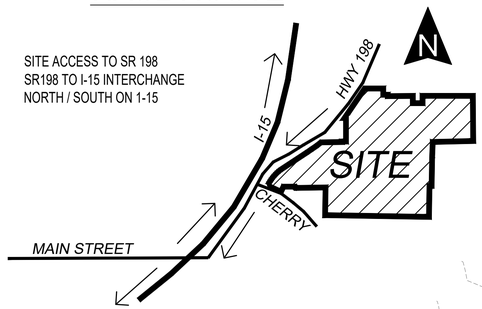

ON-SITE WELL
FEED STORAGE TANKS

EXISTING UDOT
ACCESS POINT

CW AND CW LIMITED PARTNERSHIP

MAINTAIN EXIST FENCE

ARLINGTON AVE

SR 198

NEW SCALE HOUSE/ OFFICE

PROPOSED SITE PARKING 16 SPACES

CONSTRUCT 5' HIGH EARTHEN BERM FOR SCREENING & STORM WATER RETENTION

MAINTAIN EXIST FENCE

GREY CLIFFS DR

4

PLAT E

ROCK CHAG ROAD

GREY CLIFFS DR

ASHLAND POINT

HIGH BLUFF STREET

CONSTRUCTION FENCING

SR 198

PLAT B

PLAT C

PLAT D

PLAT A

COMMERCIAL AREA B

GREY SHEEP ROAD

ROCK CHAG ROAD

SR 198

HIGH BLUFF STREET

COMMERCIAL AREA A

GREY CLIFFS DR

GREY STEEP ROAD

HIGH BLUFF STREET

CHERRY LANE

PEACH STREET

UNITED STATES

LYMAN

UNITED STATES

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
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SCALE: 1"= 200'

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SEAL

STATE OF UTAH
KENNETH R. BERG
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 4 GRADING	*C1.5*

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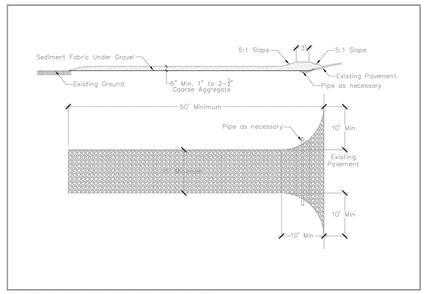
BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION | RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see **Section 6.6**).

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO[2] T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5 5 to 10	95 98
Site grading fill outside area defined above	0 to 5 5 to 10	92 95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5 5 to 10	90 92

CMT ENGINEERING LABORATORIES

May 6, 2020

Mr. Steve Larsen
South Valley Holdings, LLC
935 West Center Street
Lindon, Utah 84042

RE: Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
About 650 North State Road 198
Santaquin, Utah
CMT Project No. 12330

Mr. Larsen:

As you requested and authorized, this letter presents our geotechnical recommendations for cut slope stability along the east side of the subject project. CMT previously provided a geotechnical report[1] and a geologic hazards report[2] for this site.

Proposed Construction

We understand the project consists of constructing single family residences and possibly some multi-family buildings, with associated streets and utilities throughout the site. In order for this construction to occur, significant cuts will be needed along the eastern side of the site, which are shown on the current plans as 1H:1V (Horizontal:Vertical) slopes extending as high as 250 feet or more. There are three major cuts currently shown on the east side of the site, which we discuss below in **Recommendations**.

Site Geology

The geology of the lower portion of the site was presented in the referenced geologic hazards report. The upper portion of the site where the proposed cuts are planned is mapped as "Megabreccia Deposits" (map unit QTmb) that are Pleistocene to Pliocene(?) in age, and unspecified bedrock/rock (map unit R), that is Tertiary to Precambrian in age. Unit QTmb is described as:

> *"Includes large bedrock blocks, rubble, and younger Quaternary landslide deposits too small to map separately; bedrock blocks are comprised largely of Paleozoic quartzite, dolomite, and limestone on the northwest margin of Dry Mountain, east of Santaquin; mapped by Demars (1956), Hintze (1962), and Witkind and Weiss (1991) as highly faulted and deformed bedrock, but a prominent arcuate main scarp lies to the east of the deposit, which has a more subdued upper surface than surrounding bedrock and lies in an amphitheater at least 150 feet (45 meters) below the scarp; displacement of the deposit is thought to have started in the late Tertiary (possibly Pliocene) and continued intermittently during the*

[1] "Geotechnical Engineering Study, Santaquin Heights Development, About 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, November 1, 2019.
[2] "Geologic Hazards Investigation, Santaquin Heights, Approximately 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, August 29, 2019.

> *Pleistocene as movement along the Wasatch fault zone uplifted the range front relative to the valleys. Thickness as much as 200 feet (60 m)."*

The unspecified bedrock materials are described as:

> *"Hintze (1962) and Witkind and Weiss (1991) compiled geologic maps of the region that include the Santaquin quadrangle at respective scales of 1:125,000 and 1:100,000, providing valuable overviews of regional geology, although many questions remain regarding stratigraphic relationships and geologic structure. According to these maps, … Precambrian rocks are most common at the base of the western side of Dry Mountain."*

The majority of the three proposed cuts will be in the QTmb materials, which essentially is comprised of large blocks of bedrock within older landslide deposits.

Slope Recommendations

Given the anticipated materials at the site, we recommend 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. There is a possibility that flatter slopes may be needed in some areas to provide adequate stability, thus we highly recommend that CMT observe these cuts (or even preliminary cutting) during construction to verify the cut slopes will be appropriate or if some areas need to be cut at a flatter slope angle. The remaining recommendations in the referenced report appear appropriate and should be followed.

Closure

This letter is considered an addendum to our referenced geotechnical report and subject to the same conditions and limitations presented therein. If you have any questions, please call.

Sincerely,
CMT Engineering Laboratories

William G. Turner, P.E.
Senior Geotechnical Engineer

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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

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STATE OF UTAH
R. BERG
REGISTERED
07/22/2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	C2.0

city drawings\cad\2021\proj cd\fig\grading permit\gcve_gp-02 general notes.dwg

MAP KEY

C3.1 | C3.2 | C3.3 | C3.4

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.

CW AND CW LIMITED PARTNERSHIP

SR 198

COMMERCIAL AREA C

COMMERCIAL AREA B

COMMERCIAL AREA A

ABARANGE AVE

GREY CLIFFS DR

VISTA RANGE

SILVERY PEAKS

ASHWA POINT

HIGH BLUFFS CIRCLE

GREY CREEK ROAD

ROCKY CREEK ROAD

HIGH BLUFF STREET

PEACH STREET ROAD

HIGH BLUFFS STREET

PEACH STREET

UNITED STATES

LYMAN

UNITED STATES

DEVELOPMENT

GreyCliffs ESTATES

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GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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MAP KEY

SR 198

COMMERCIAL AREA C

ABUNDANCE AVE

GREY CLIFFS DR

VISTA RANGE

SILVERY CL

ROCKY CRAG ROAD

GREY CLIFFS DR

ASHEN POINT

HIGH BLUFF STREET

GREY STEEP ROAD

ROCKY CRAG ROAD

198

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

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PROFESSIONAL ENGINEER

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GreyCliffs ESTATES

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GRADING PERMIT PLANS

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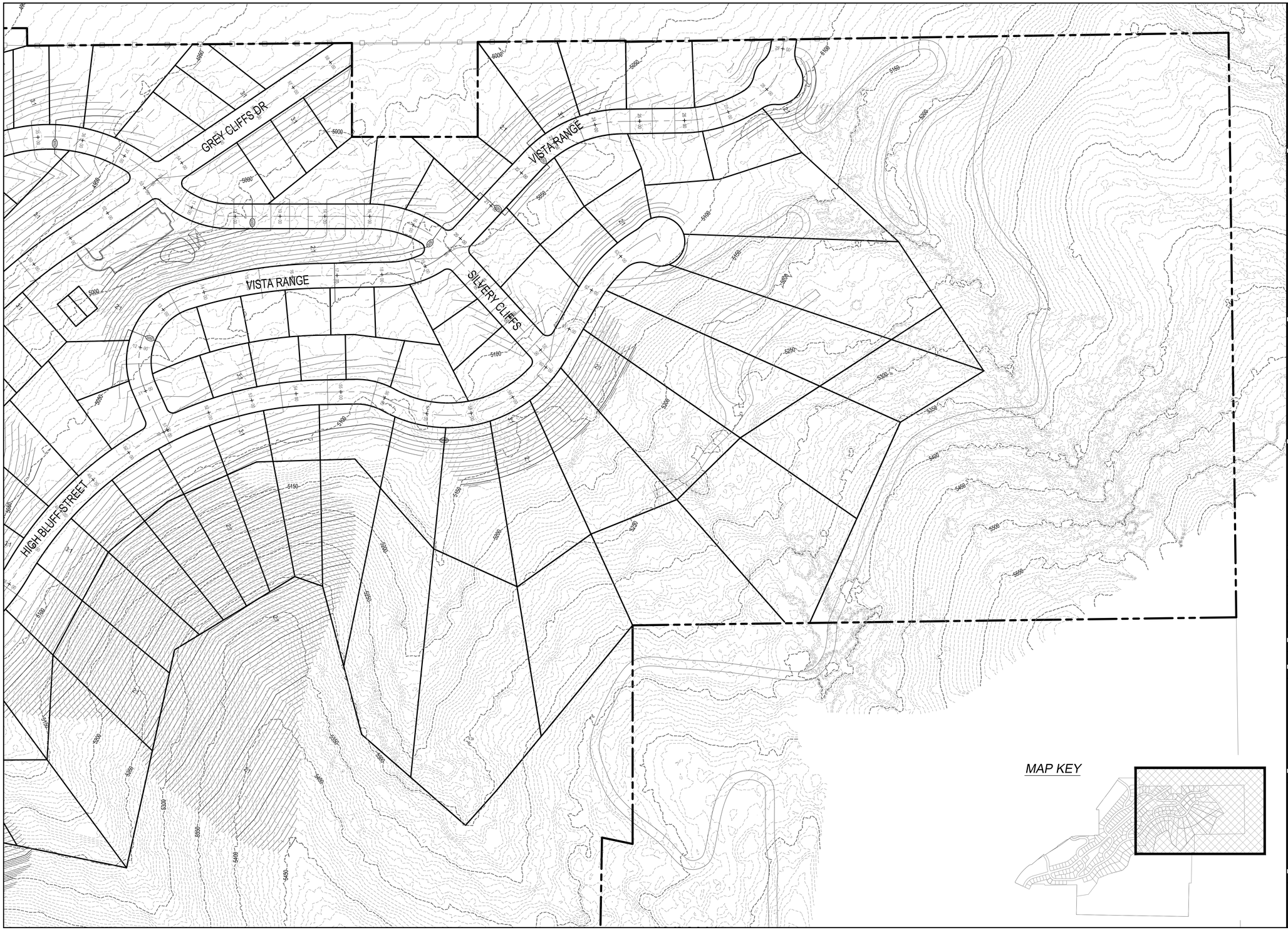

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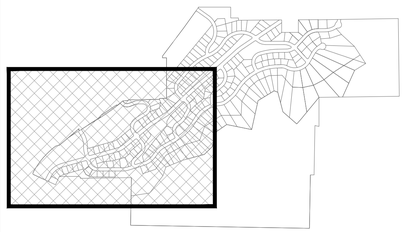

SR 198

COMMERCIAL AREA A

COMMERCIAL AREA B

HIGH BLUFF STREET

GREY CLIFFS DR

GREY STEEP ROAD

GREY STEEP ROAD

ROCKY CRAG ROAD

HIGH BLUFF STREET

CHERRY LANE

PEACH STREET

UNITED STATES

DEVELOPMENT

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PROFESSIONAL ENGINEER

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GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
GRADING	C3.3

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ROCKY CRAG ROAD

HIGH BLUFF STREET

UNIT

UNITED STATES

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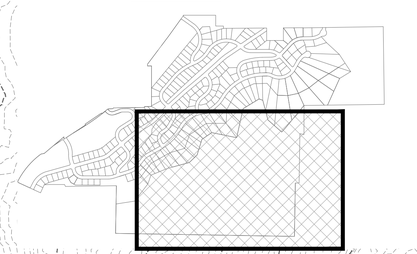

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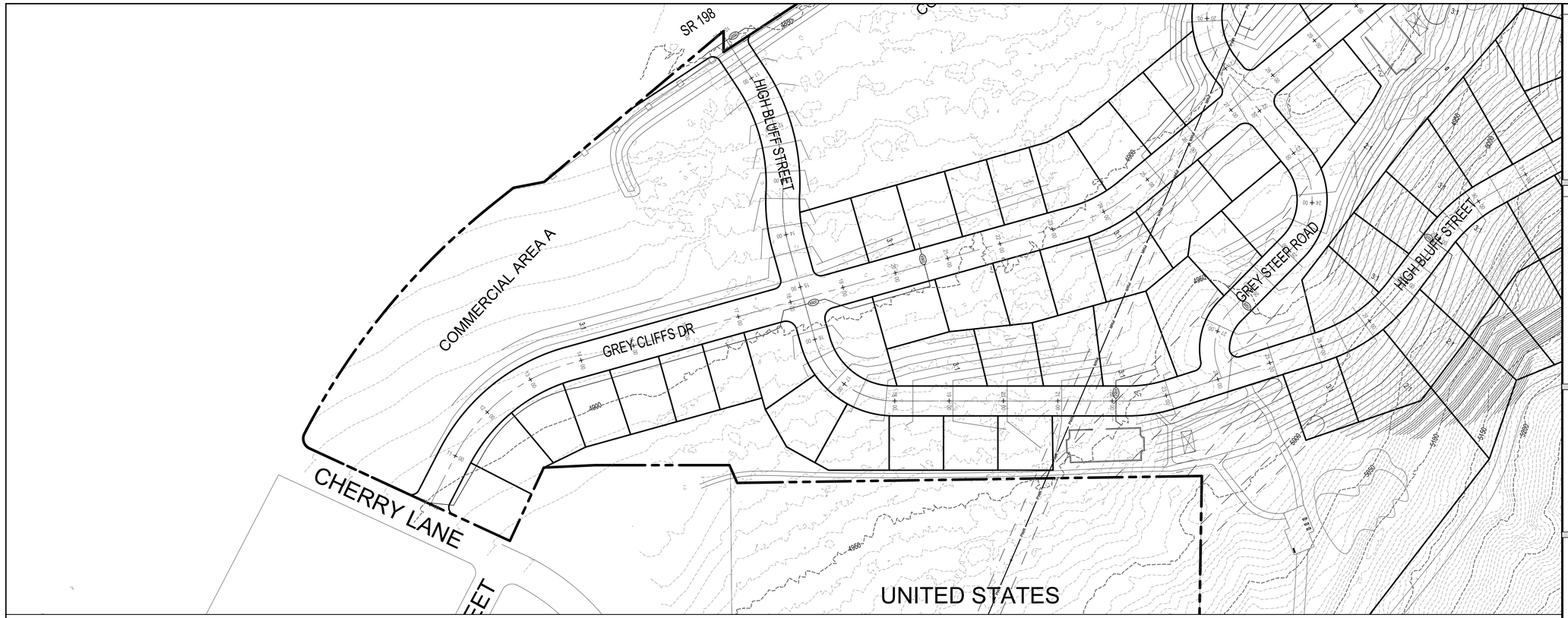

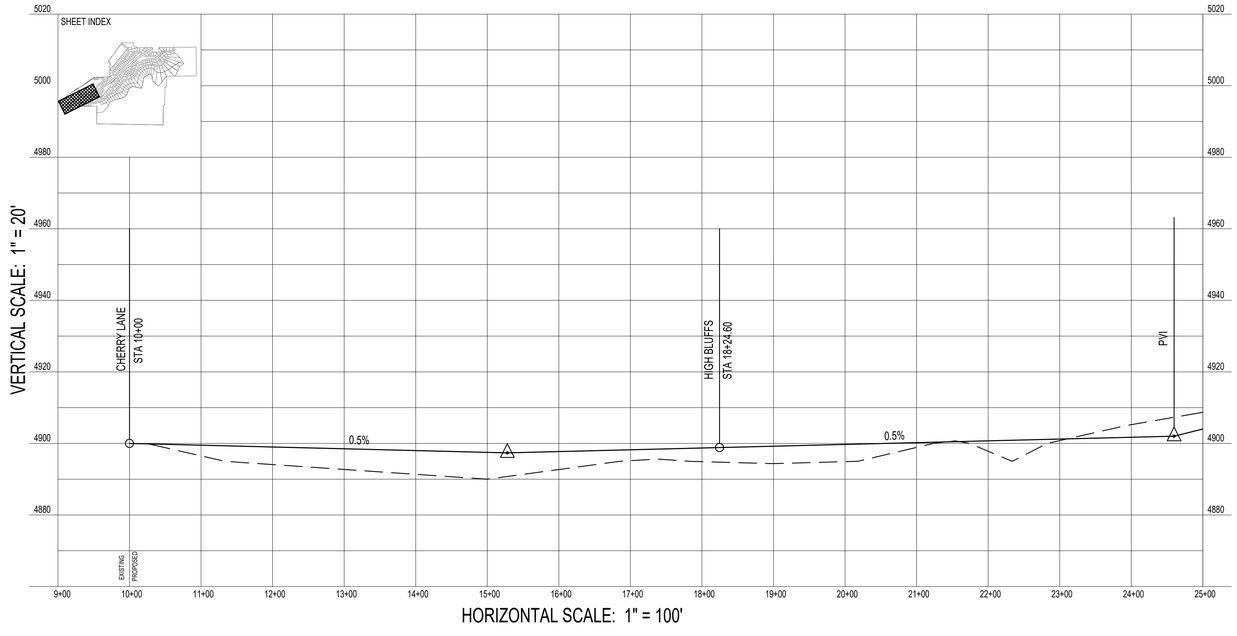

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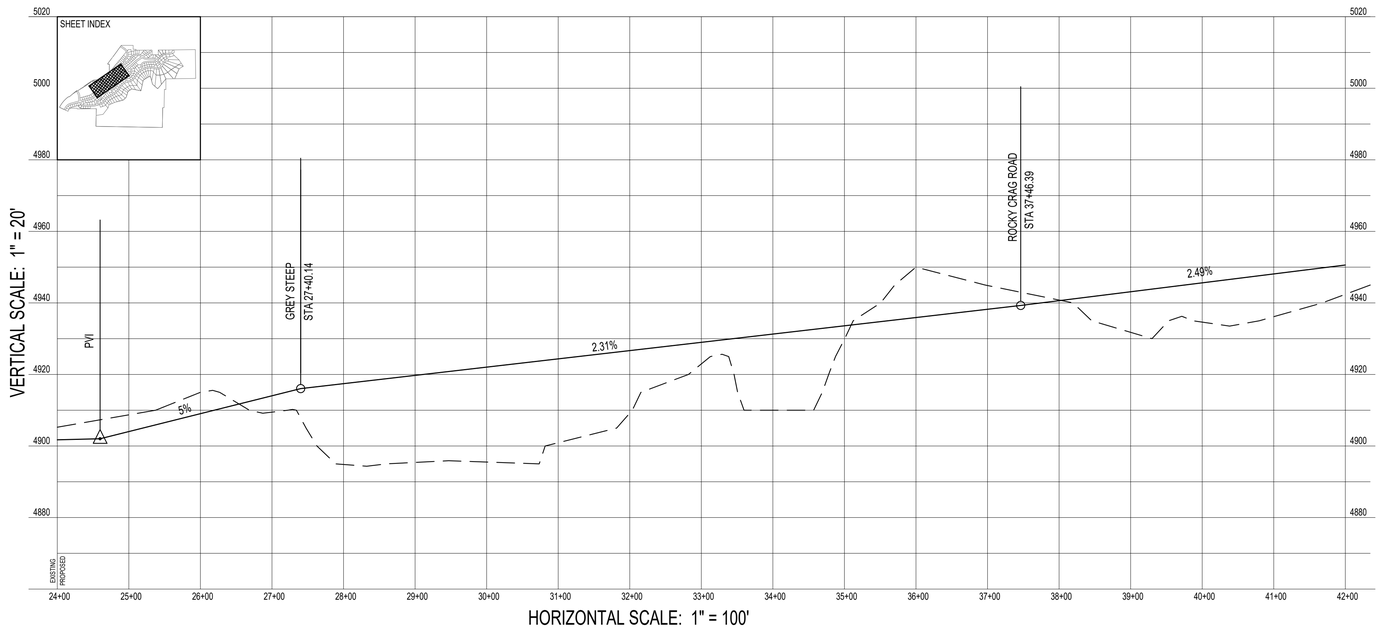

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GREY CLIFFS DR	C4.2

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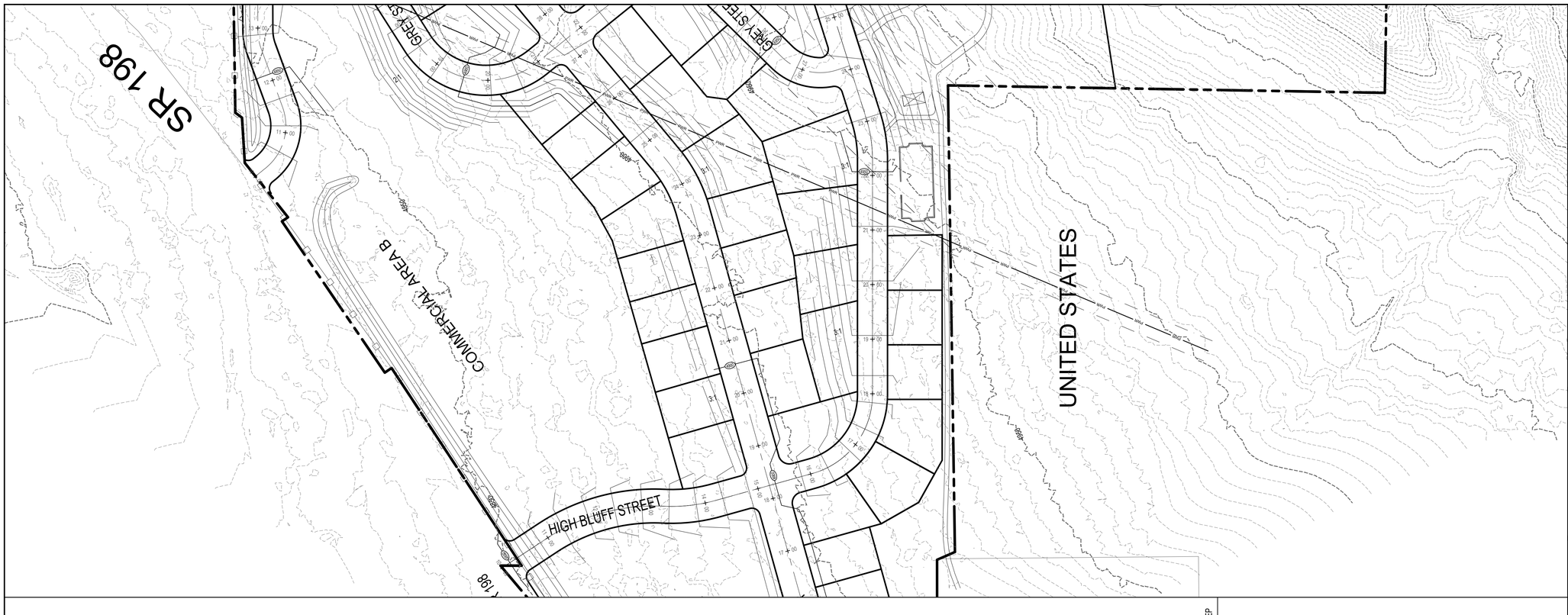

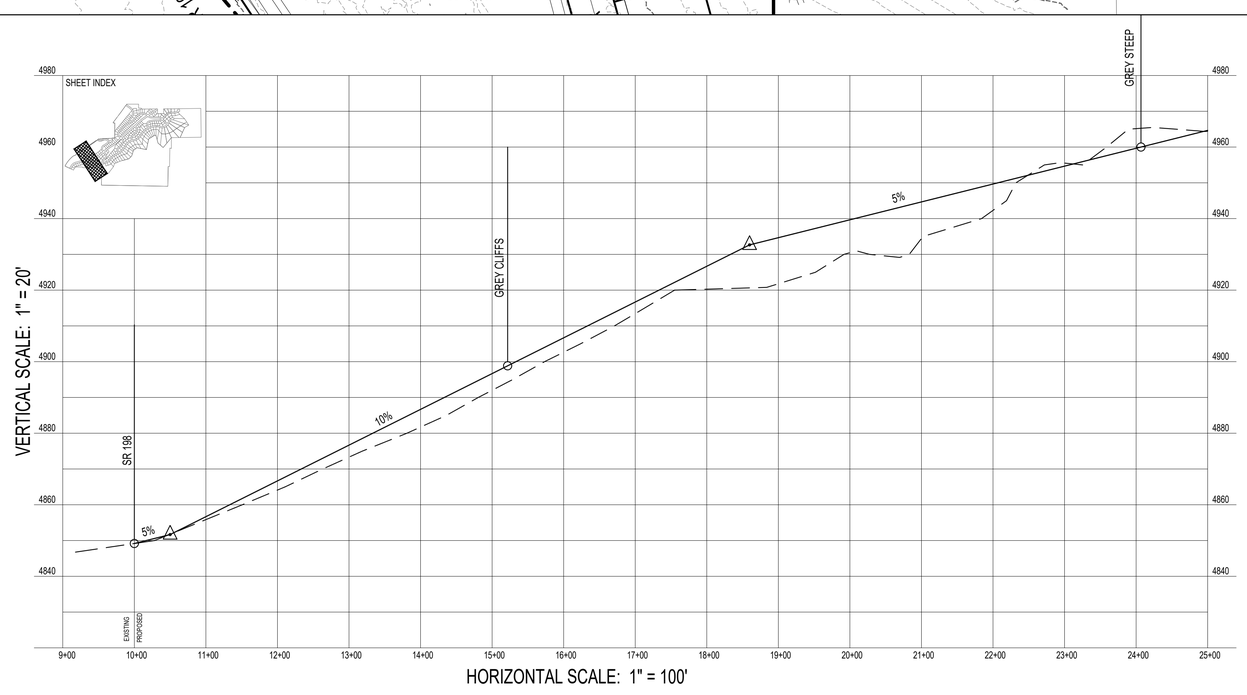

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.1*

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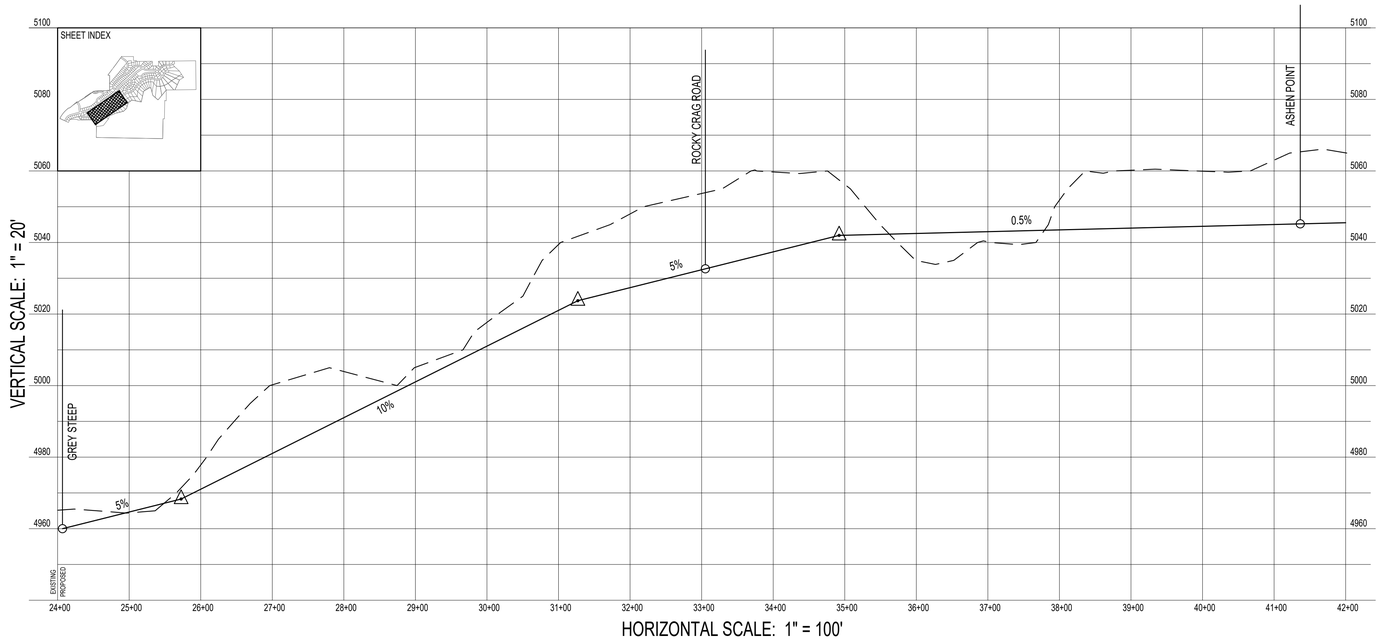

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

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HIGH BLUFF	C5.2

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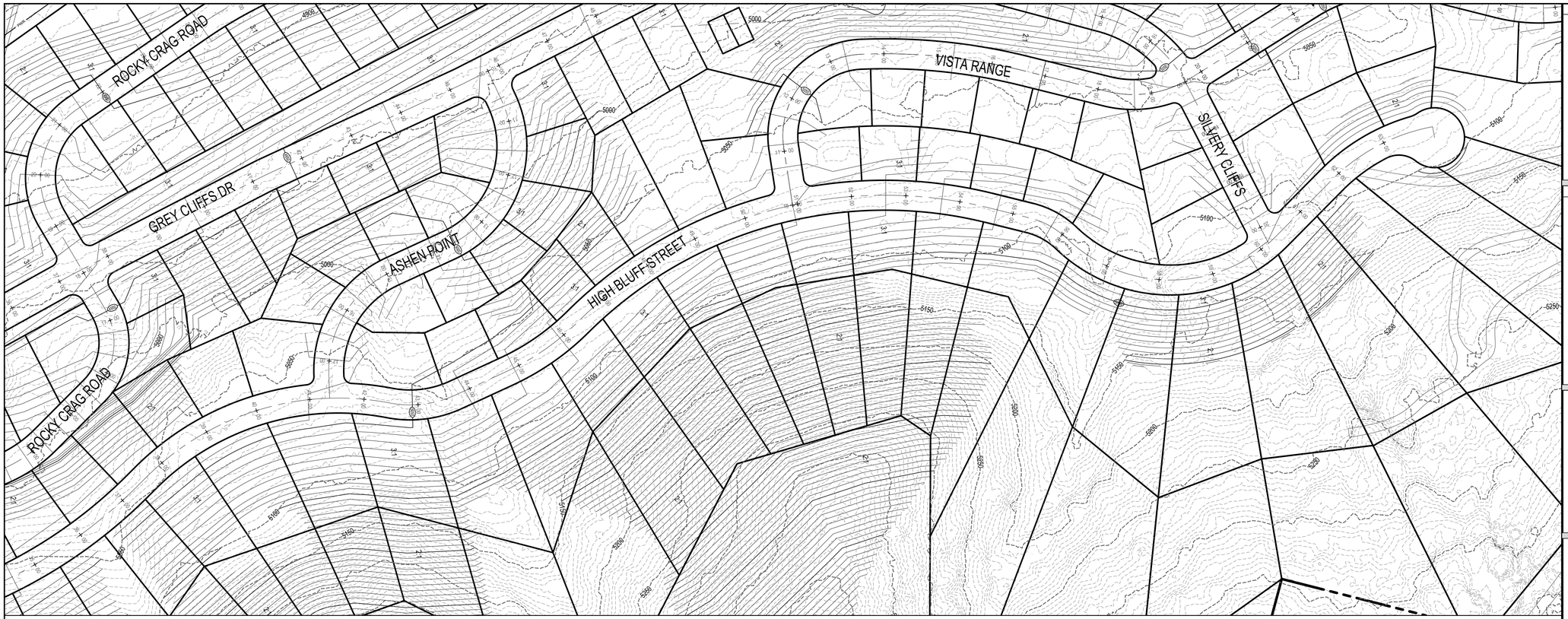

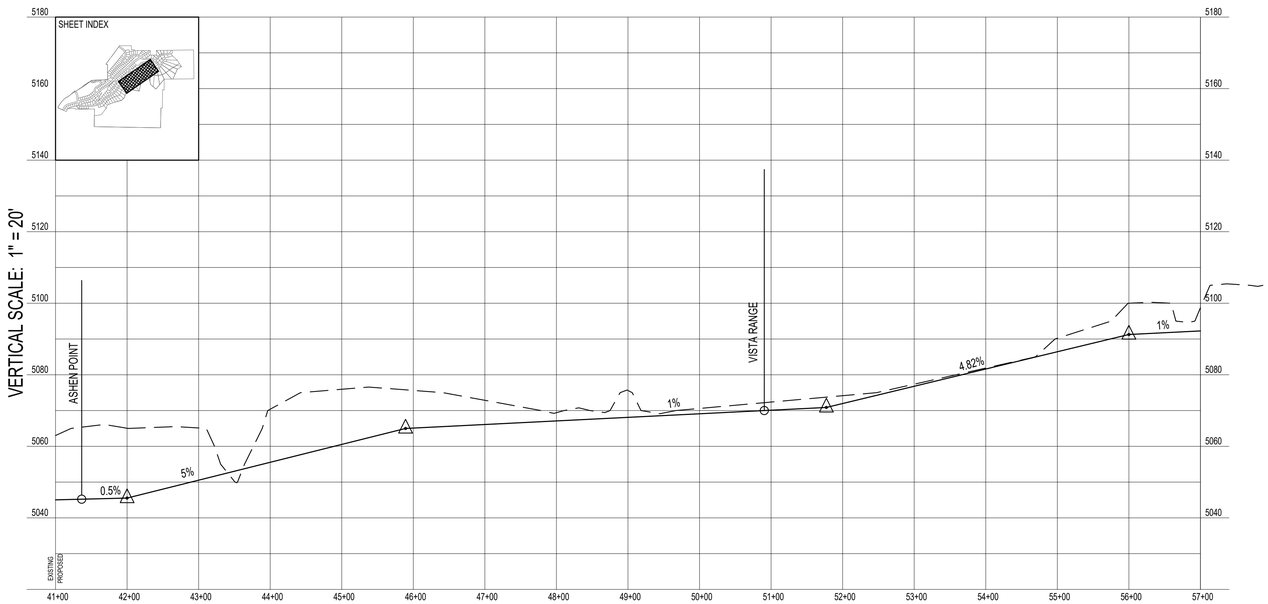

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.3*

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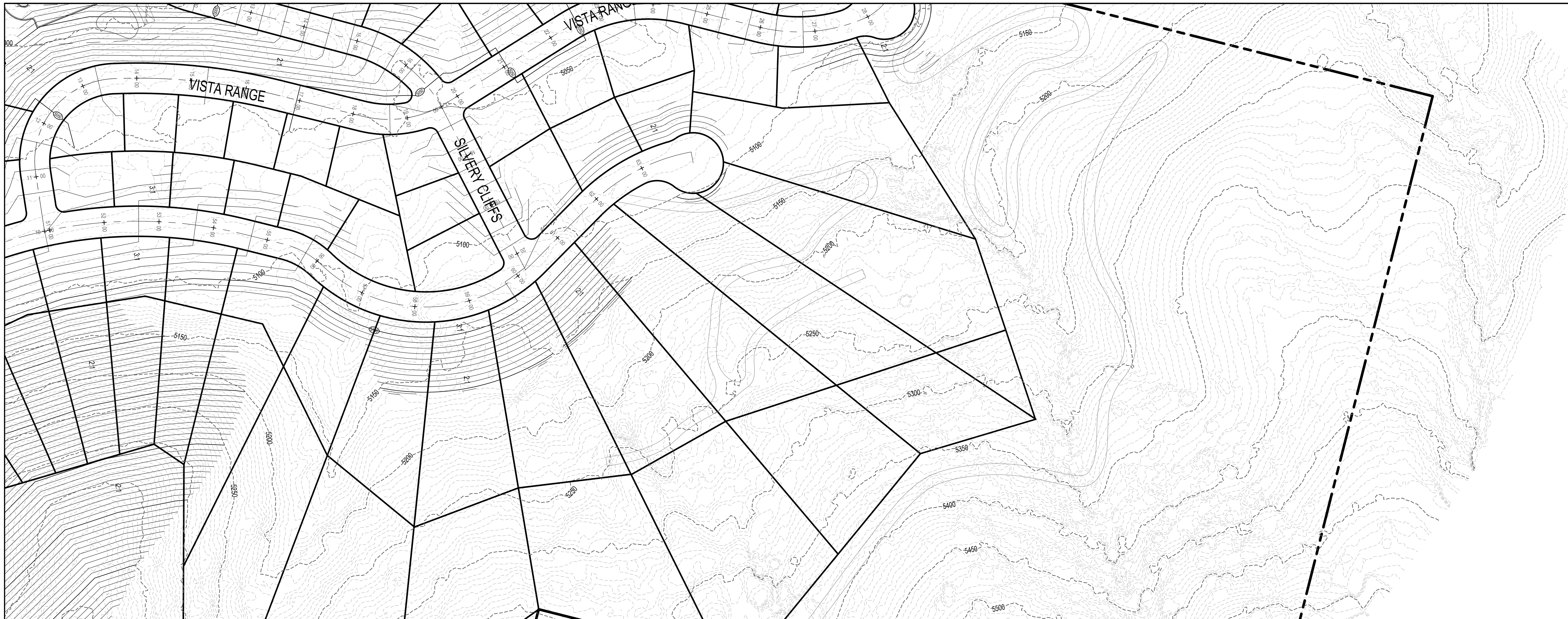

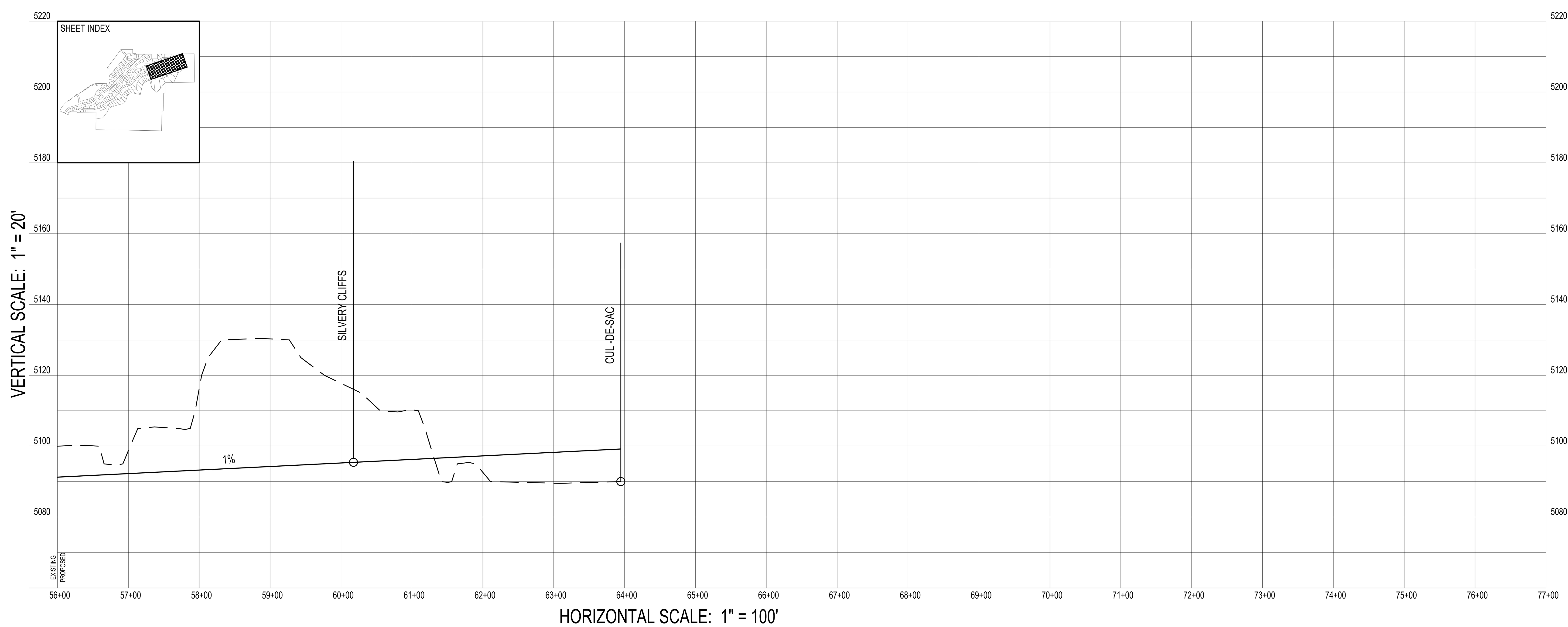

DEVELOPMENT

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700 N SR198

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STATE OF UTAH
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07/22/2021
343602
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
HIGH BLUFF	*C5.4*

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GreyCliffs ESTATES

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ACTION	DATE
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GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

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GREY STEEP	C6.1

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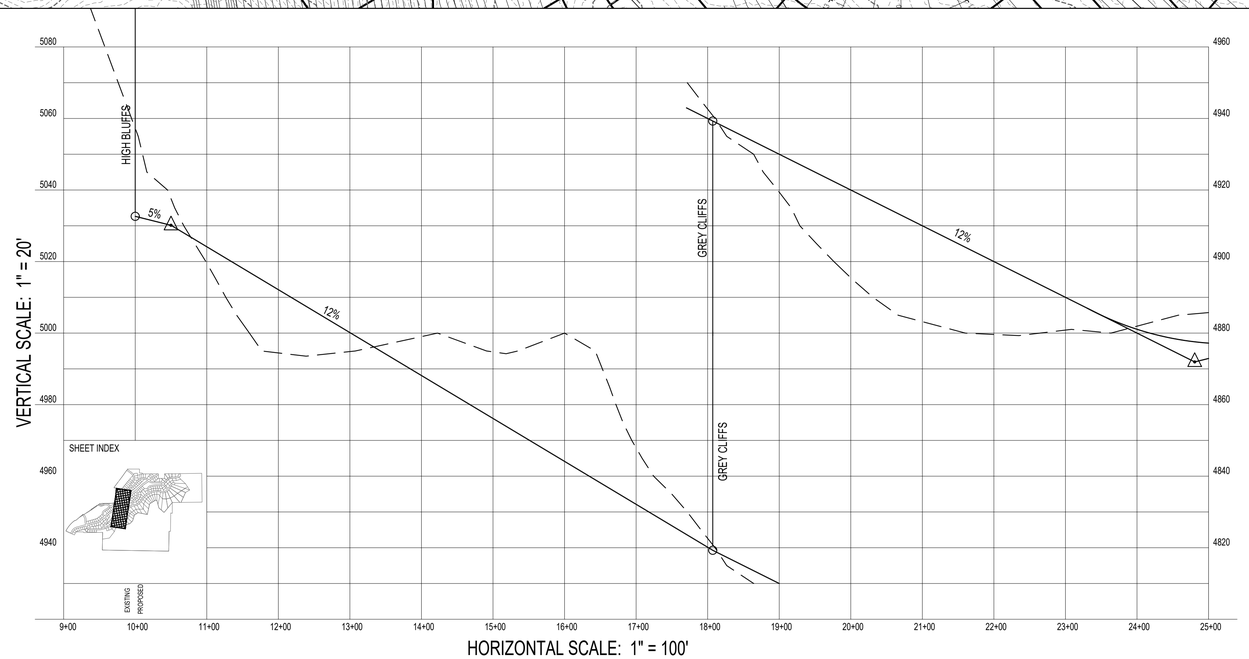

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STATE OF UTAH — V. R. Berg — REGISTERED — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ROCKY CRAG	*C7.1*

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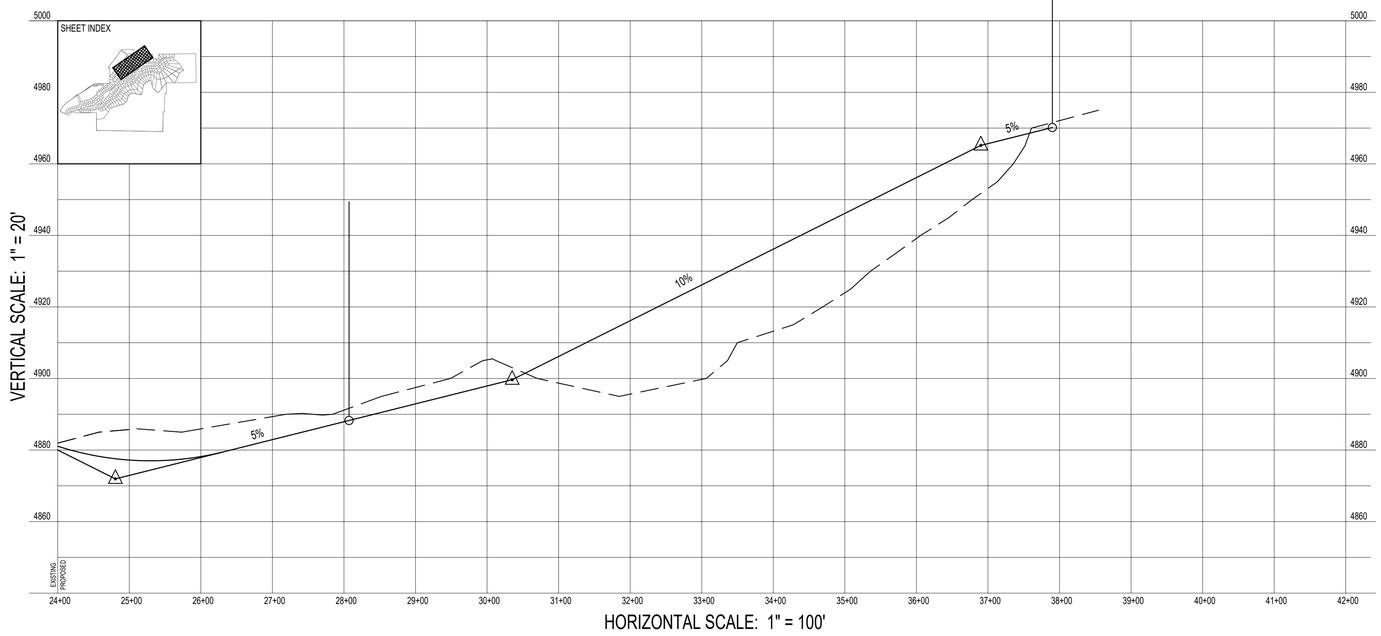

DEVELOPMENT

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

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STATE OF UTAH — R. Berg — REGISTERED — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ROCKY CRAG	*C7.2*

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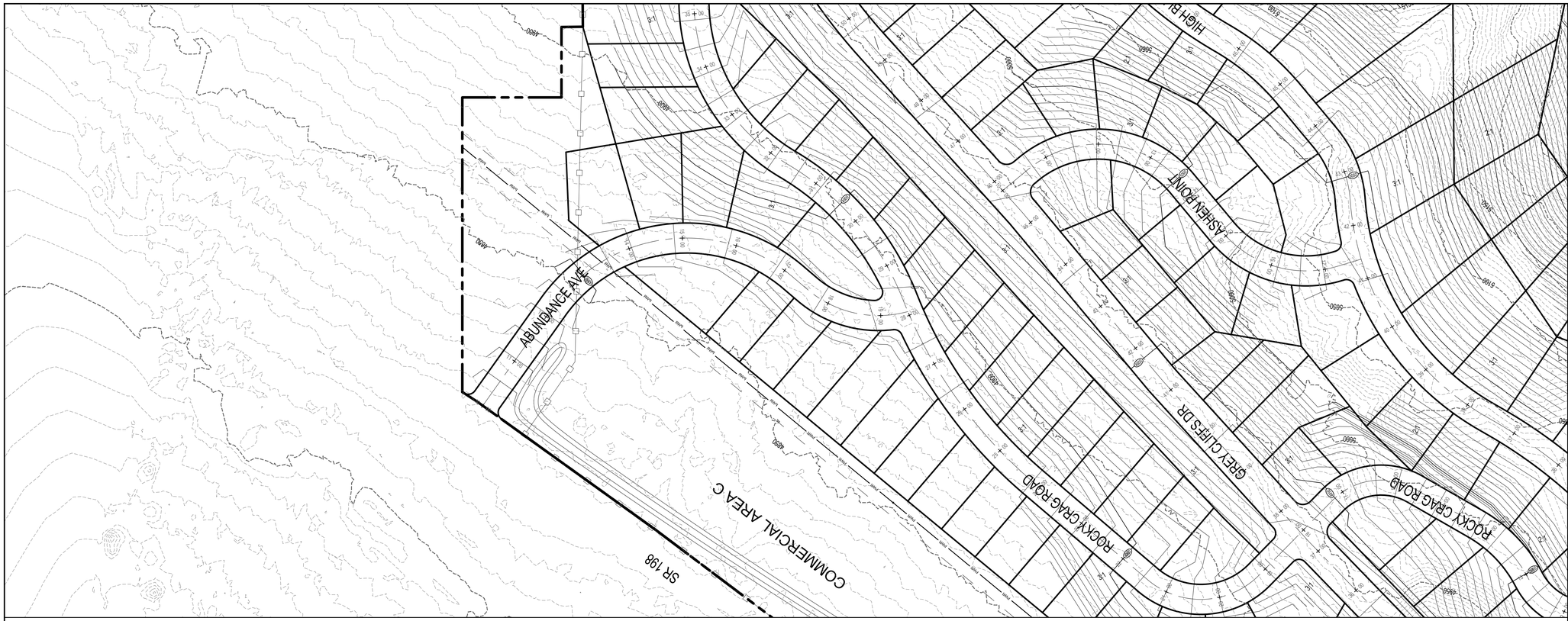

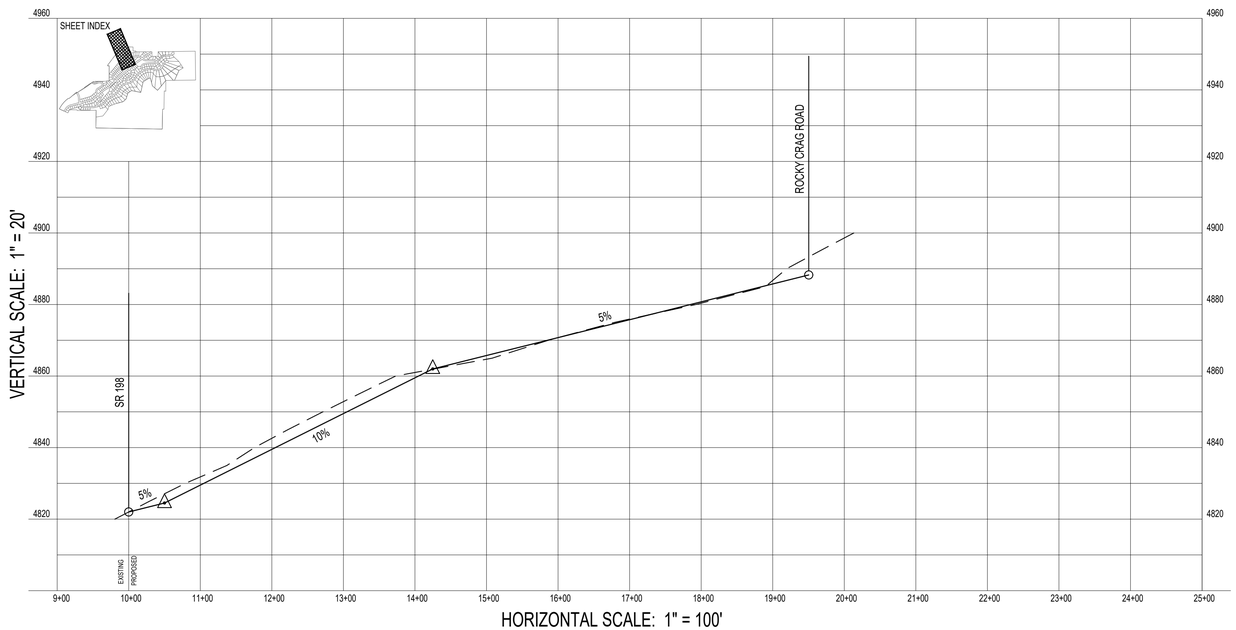

DEVELOPMENT

GreyCliffs ESTATES

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DEVELOPER

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STATE OF UTAH — R. Berg — REGISTERED — 07/22/2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ABUNDANCE	*C8.1*

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DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

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NO	DATE	DESCRIPTION	STATE OF UTAH, R. Berg, REGISTERED, 07/22/2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
ASHEN POINT	*C9.1*

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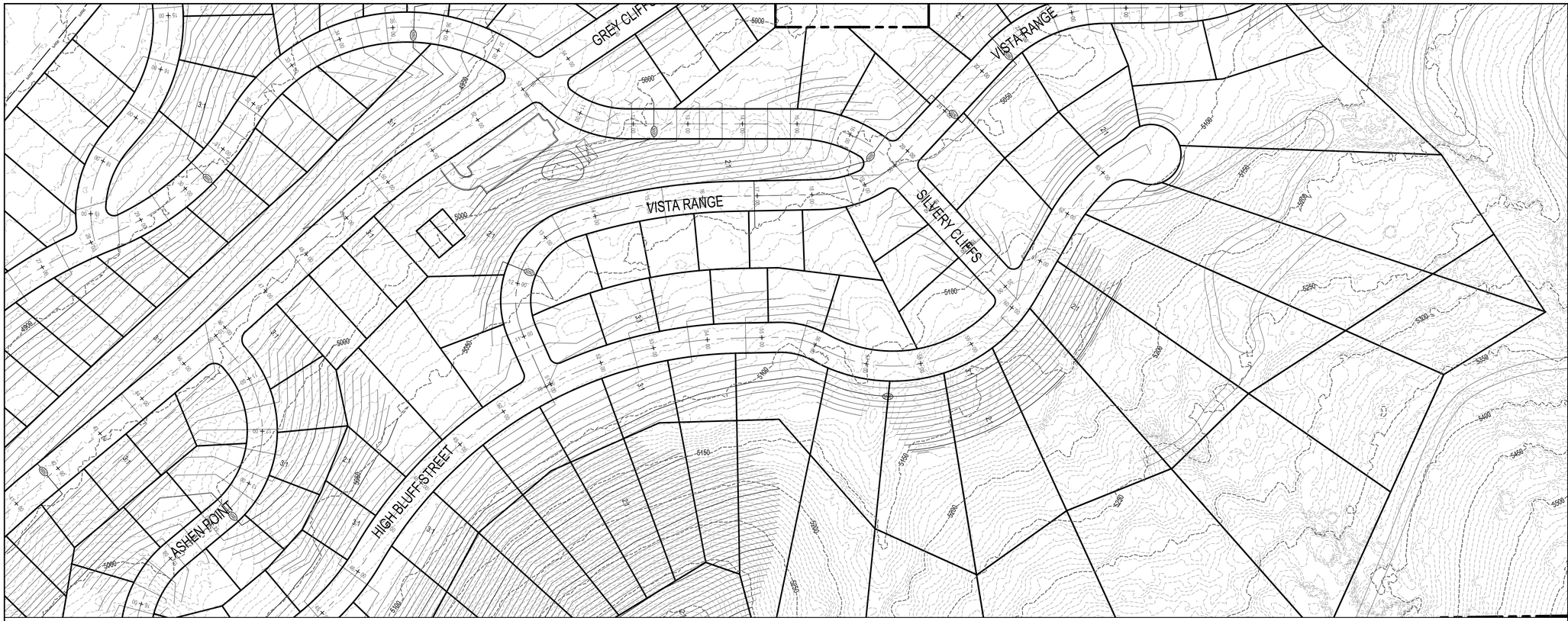

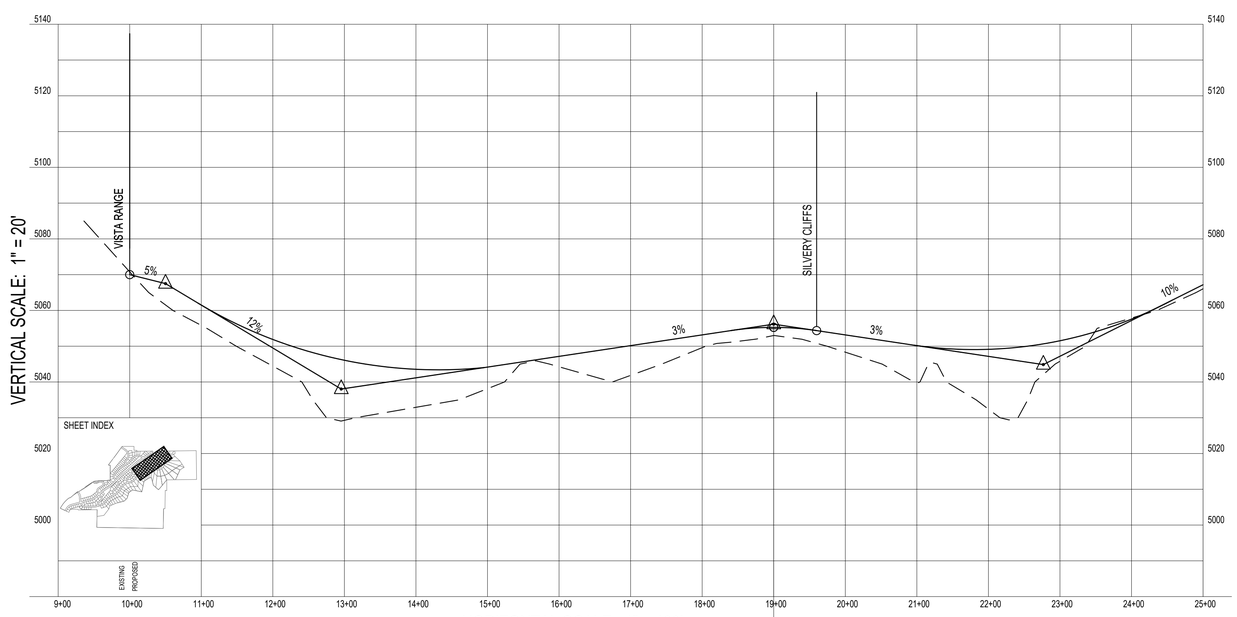

DEVELOPMENT

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

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
VISTA RANGE	C10.1

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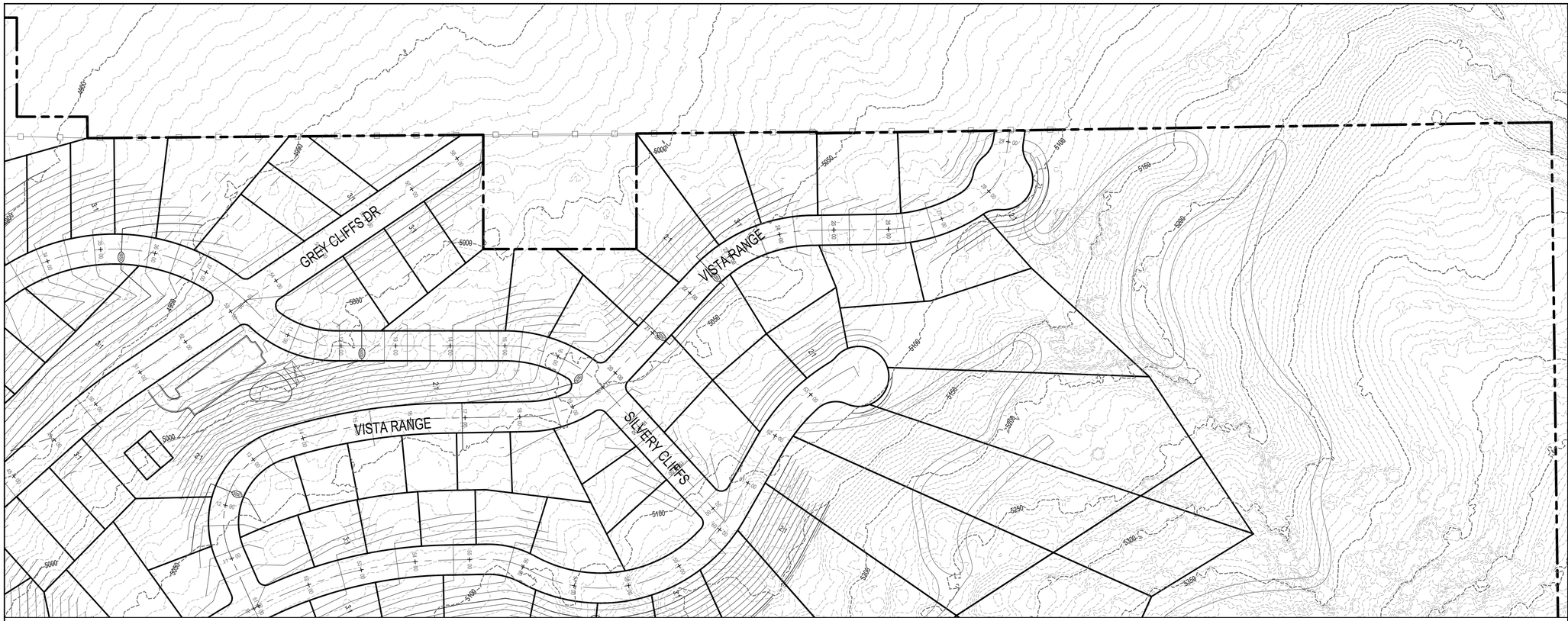

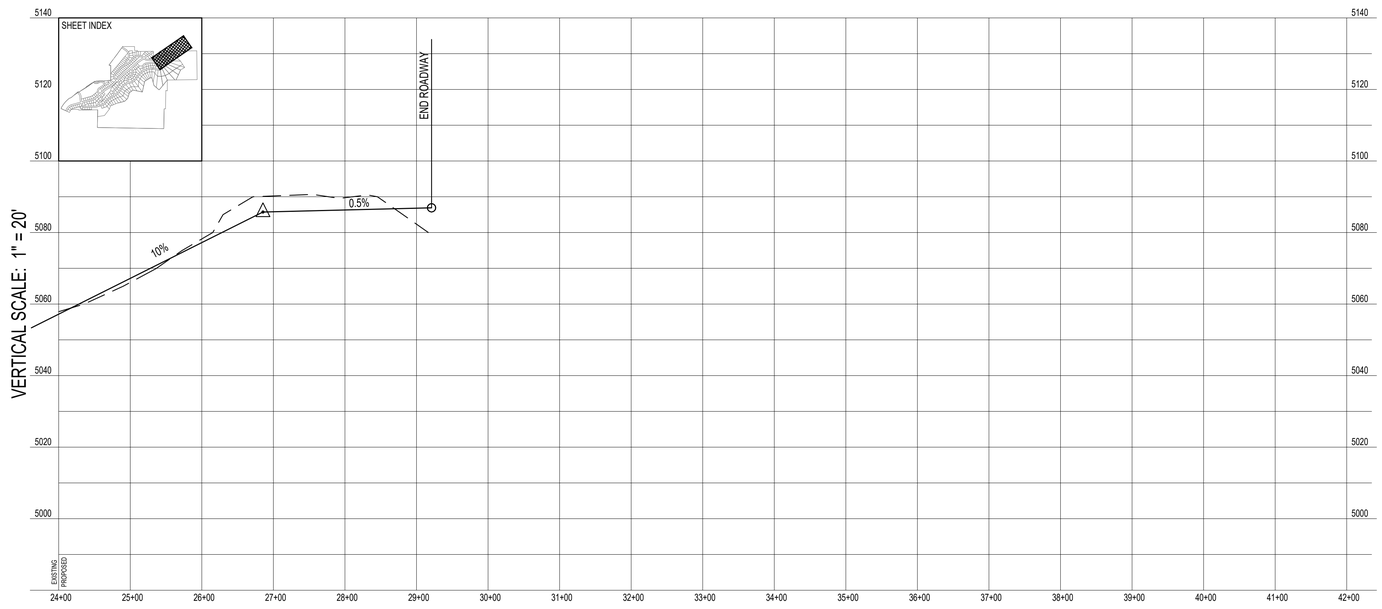

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

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801.785.8458

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SCALE: 1"= 100'

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
VISTA RANGE	C10.2

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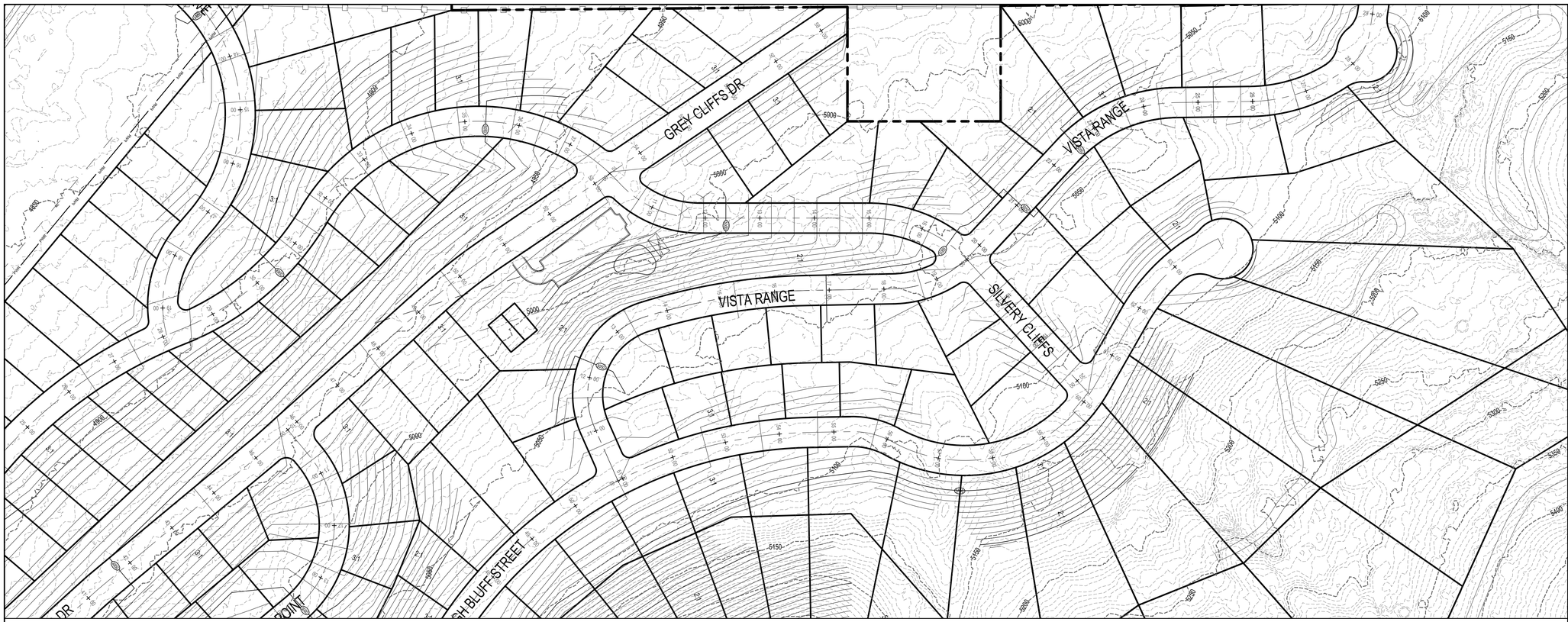

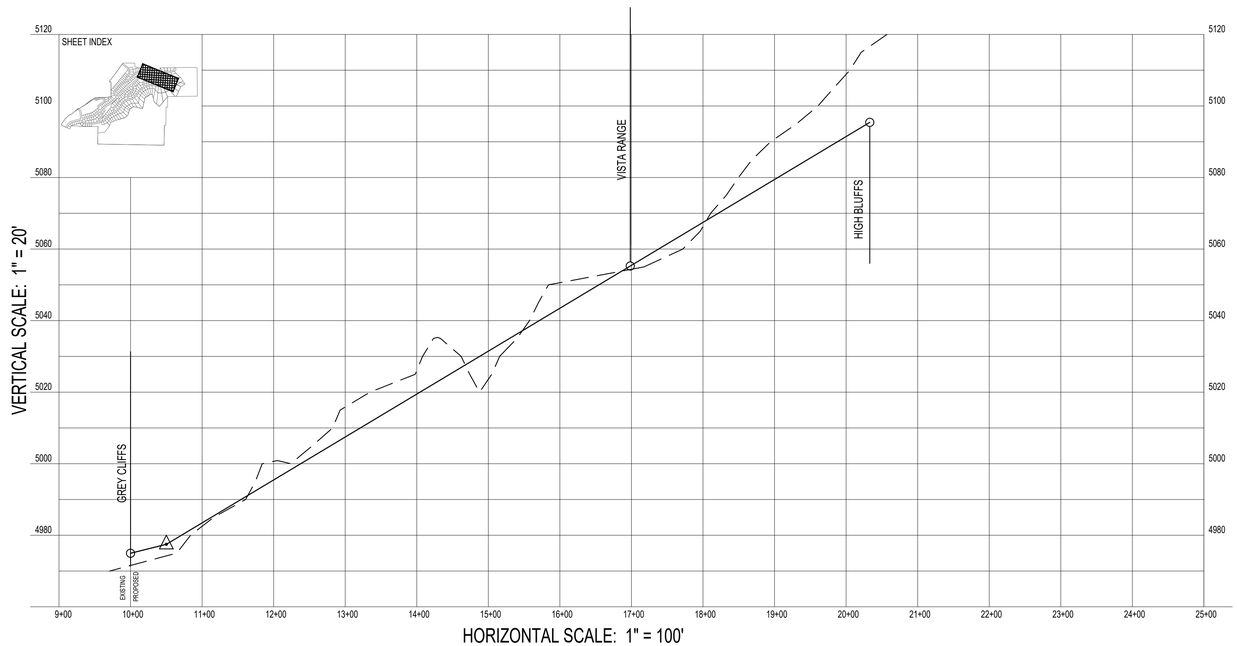

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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N

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ACTION	DATE
GRADING PERMIT	07/22/2021

PROJECT

GreyCliffs ESTATES

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	*C11.1*

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