

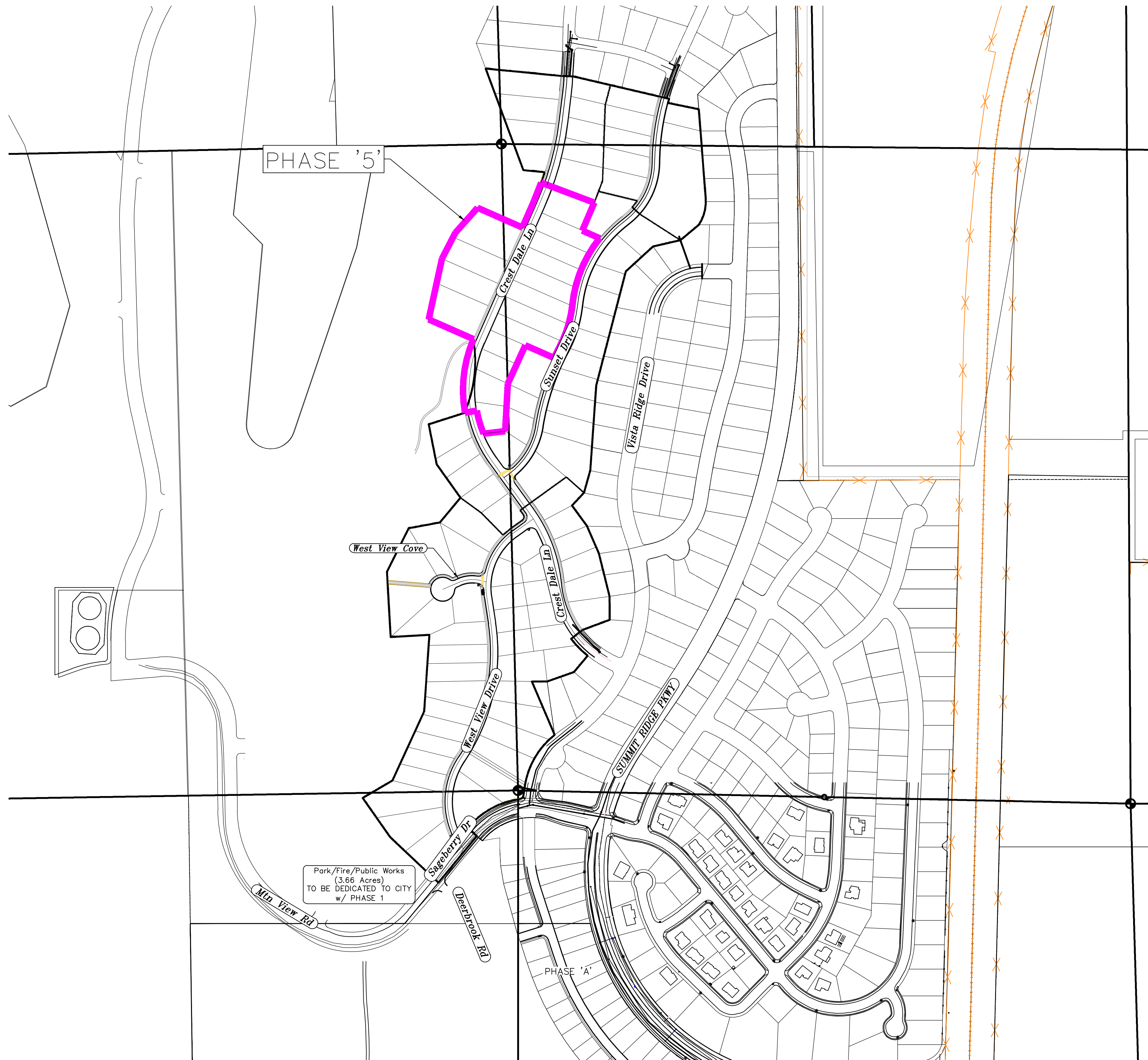
- ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS
- NCBU TO BE LOCATED IN PHASE 1 (3 BOX) AND PHASE 5 (3 BOX)
- PHASES 1, 3 AND 4 TO BE BUILT CONCURRENTLY TO ALLOW FOR PROPER UTILITY LOOPING
- PHASE 2 AND 5 TO BE BUILT CONCURRENTLY AND AFTER PHASE 1, 3 AND 4 FOR PROPER TRAFFIC AND UTILITY LOOPING

The Vistas West @ Summit Ridge

PHASE '5'

February 22

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	-- ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.85 / du
NUMBER OF LOTS	16 LOTS

PROJECT DEVELOPER

David Simpson
1 801-376-1966 |
Woodsprings@gmail.com
407 N Main Street Springville, UT 84663

PROJECT ENGINEER & SURVEYOR

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

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
UP-01	SITE & UTILITY PLANS
GR-01-2	GRADING PLANS
PP-01-4	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

NOTES:

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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- ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
- 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
- ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NOTES TO CONTRACTOR:

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

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Engineering & Surveying

region

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P: 801.376.2245
regiondesignllc.com

THE VISTAS WEST @ SUMMIT RIDGE

PHASE 5

LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022

PROJECT #

REVISIONS:

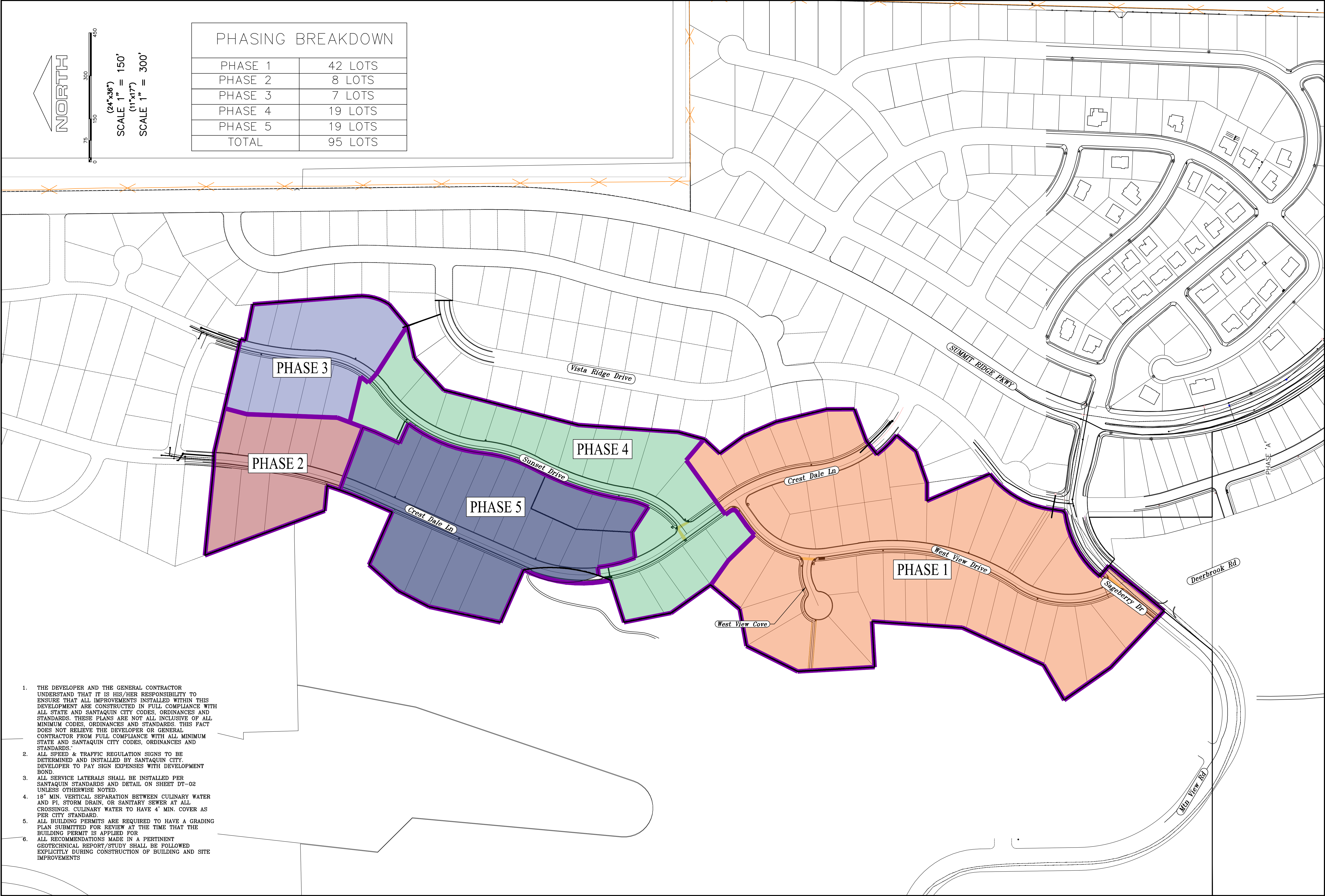
1	
2	
3	

SHEET NAME:


COVER SHEET & NOTES

SHEET:


CS-01



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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

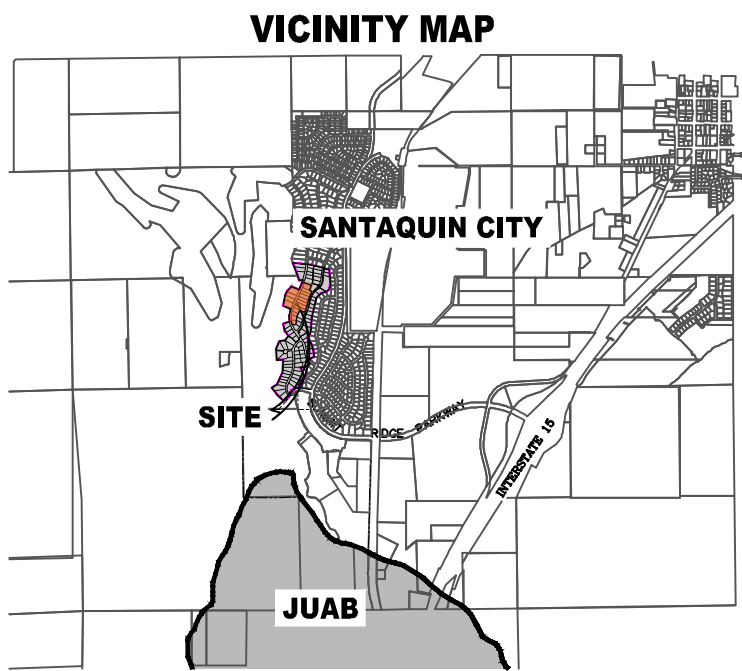
DATE:2.21.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	298.76'	521.50'	294.69'	S22°21'12"W	32°49'25"
C2	185.40'	478.50'	184.24'	S17°02'28"W	22°11'57"
C3	98.88'	475.50'	98.70'	N16°14'46"W	11°54'52"
C4	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C5	89.10'	1195.50'	89.08'	N21°36'54"E	4°16'13"
C6	87.43'	1220.00'	87.41'	S21°41'49"W	4°06'21"
C7	297.04'	500.00'	292.70'	S6°43'50"W	34°02'20"
C8	27.61'	478.50'	27.61'	S26°29'16"W	3°18'22"
C9	75.21'	478.50'	75.13'	S20°19'54"W	9°00'21"
C10	76.91'	478.50'	76.83'	S11°13'27"W	9°12'34"
C11	5.66'	478.50'	5.66'	S6°16'50"W	0°40'40"
C12	71.75'	521.50'	71.69'	S9°52'58"W	7°52'57"
C13	75.45'	521.50'	75.38'	S17°58'07"W	8°17'22"
C14	75.14'	521.50'	75.07'	S26°14'27"W	8°15'18"
C15	76.43'	521.50'	76.36'	S34°34'00"W	8°23'48"
C16	3.01'	524.50'	3.01'	N23°35'08"E	0°19'43"
C17	36.17'	475.50'	36.16'	S8°06'35"E	4°21'29"
C18	134.68'	475.50'	134.23'	S2°11'00"W	16°13'41"
C19	86.01'	475.50'	85.89'	S15°28'46"W	10°21'50"
C20	25.63'	475.50'	25.63'	S22°12'20"W	3°05'19"
C21	88.76'	1244.48'	88.74'	S21°42'24"W	4°05'12"






THE VISTAS WEST @ SUMMIT RIDGE PHASE 5



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	8.67 ACRES
TOTAL LOT ACREAGE	7.55 ACRES
TOTAL ROW ACREAGE	1.12 ACRES
TOTAL OPEN SPACE	1.00 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.85 / duq
NUMBER OF LOTS	16 LOTS

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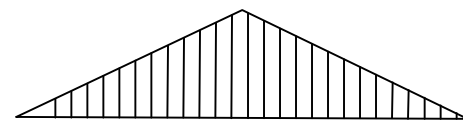
<u>LEGEND</u>	
	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN
	TO BE SET AT ALL LOT CORNERS
	FOUND CLASS 1 STREET MONUMENT
	SET STREET MONUMENT

	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	PUBLIC UTILITY EASEMENT
	CALCULATED POINT (NOT SET)
	NDCBU (4'x8' POSTAL EASEMENT)

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

BASIS OF BEARING

THE BASIS OF BEARING FOR THE VISTAS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10, T10S, R1E, SLB&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



SCALE 1" = 80'
SCALE 1" = 160'

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20 _____

DOMINION ENERGY COMPANY

BY- _____

TITLE- _____

SHEET 1 of 1

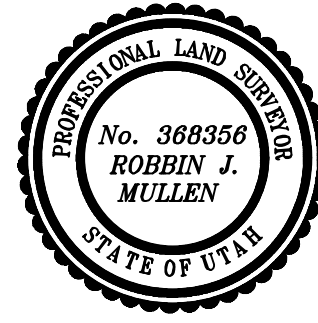
Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

VISTAS WEST - PHASE 5

BEGINNING AT A POINT ON A LINE THAT IS S.88°46'03"E. A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 23° 13' 09" W FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE; THENCE, S 66° 15' 00" E FOR A DISTANCE OF 17.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 32° 49' 25", HAVING A RADIUS OF 521.50 FEET, AND WHOSE LONG CHORD BEARS S 22° 21' 12" W FOR A DISTANCE OF 294.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 11' 57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS S 17° 02' 28" W FOR A DISTANCE OF 184.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 26° 48' 32" W FOR A DISTANCE OF 47.49 FEET TO A POINT ON A LINE; THENCE, N 66° 15' 00" E FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE; THENCE, S 24° 29' 08" W FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE; THENCE, S 03° 10' 35" W FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE; THENCE, S 83° 16' 45" W FOR A DISTANCE OF 89.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 54' 52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS N 16° 14' 46" W FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 79° 42' 40" W FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 42' 36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS N 06° 33' 58" E FOR A DISTANCE OF 304.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 12° 19' 23" E FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE; THENCE, N 27° 19' 22" E FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE; THENCE, N 41° 38' 48" E FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE; THENCE, S 66° 15' 00" E FOR A DISTANCE OF 200.87 FEET TO A POINT ON A LINE; THENCE, N 23° 45' 00" E FOR A DISTANCE OF 110.52 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 16' 13", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 21° 36' 54" E FOR A DISTANCE OF 89.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 69° 22' 18" E A DISTANCE OF 232.67 FEET TO THE POINT OF BEGINNING CONTAINING 8.67 ACRES OF LAND AND 16 LOTS



DATE

OWNERS DEDICATION

SURVEYOR
(See Seal Below)

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

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS
DAY OF _____, A.D. 20 _____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER
(See Seal Below)

CLERK-RECORDER
(See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

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- ① RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ⑤ P.I. SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ⑥ PROVIDE 12" MINUS RIP-RAP AT
END OF CURBING - APPROX 10'
- ⑦ ADA RAMP
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG
OPEN SPACE TO BE PLACED AT
PROPERTY LINE

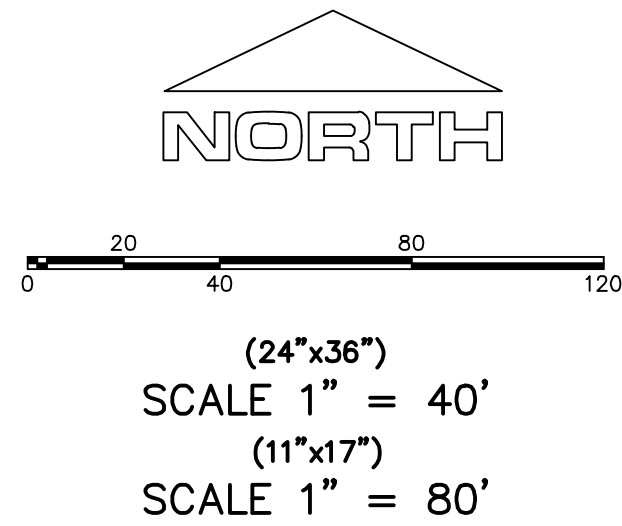
LEGEND

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

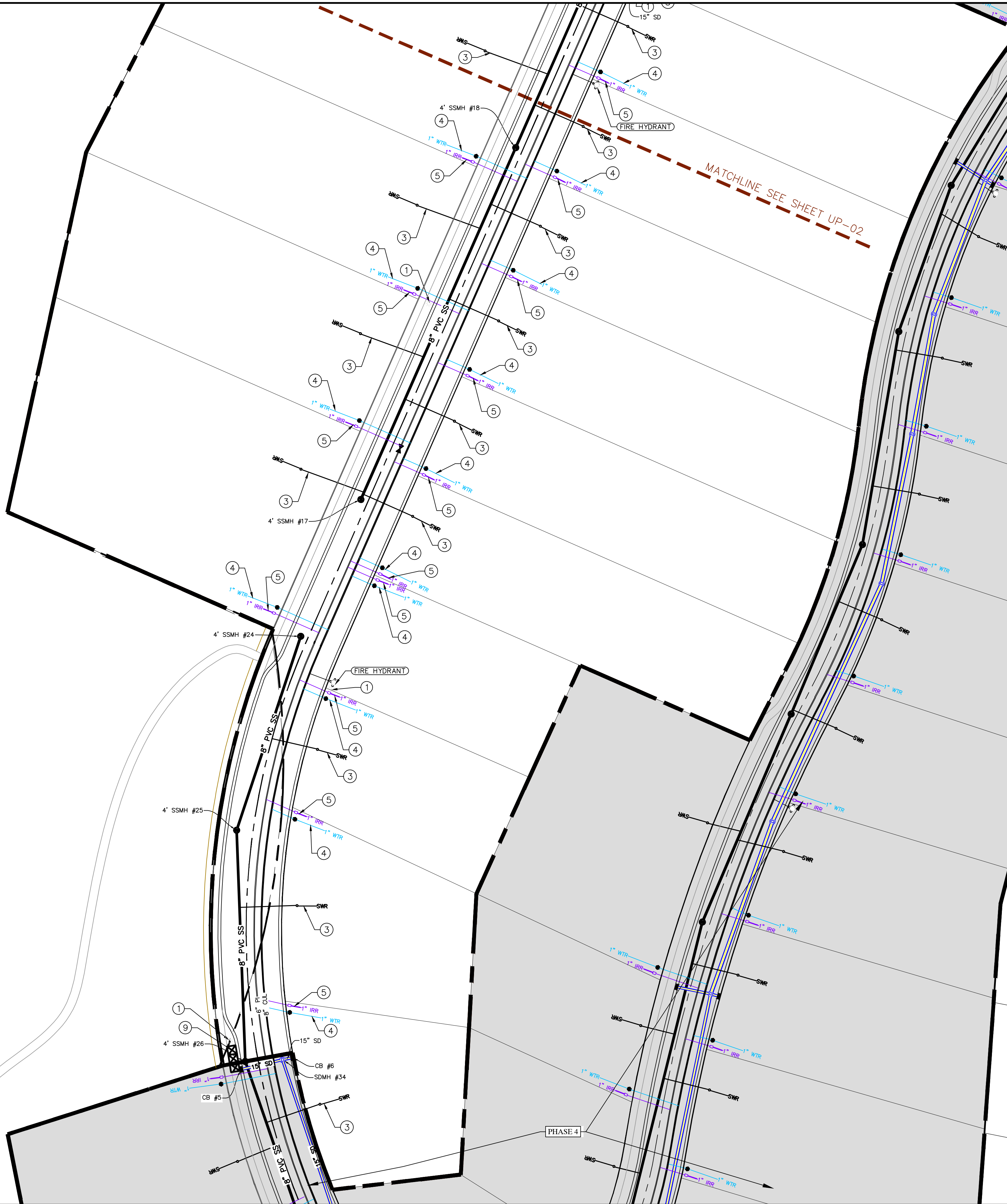
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ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



Engineering
& Surveying

region



THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022

PROJECT #

REVISIONS:

1
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3

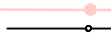















SHEET NAME:

UTILITY PLANS

SHEET:

UP-01

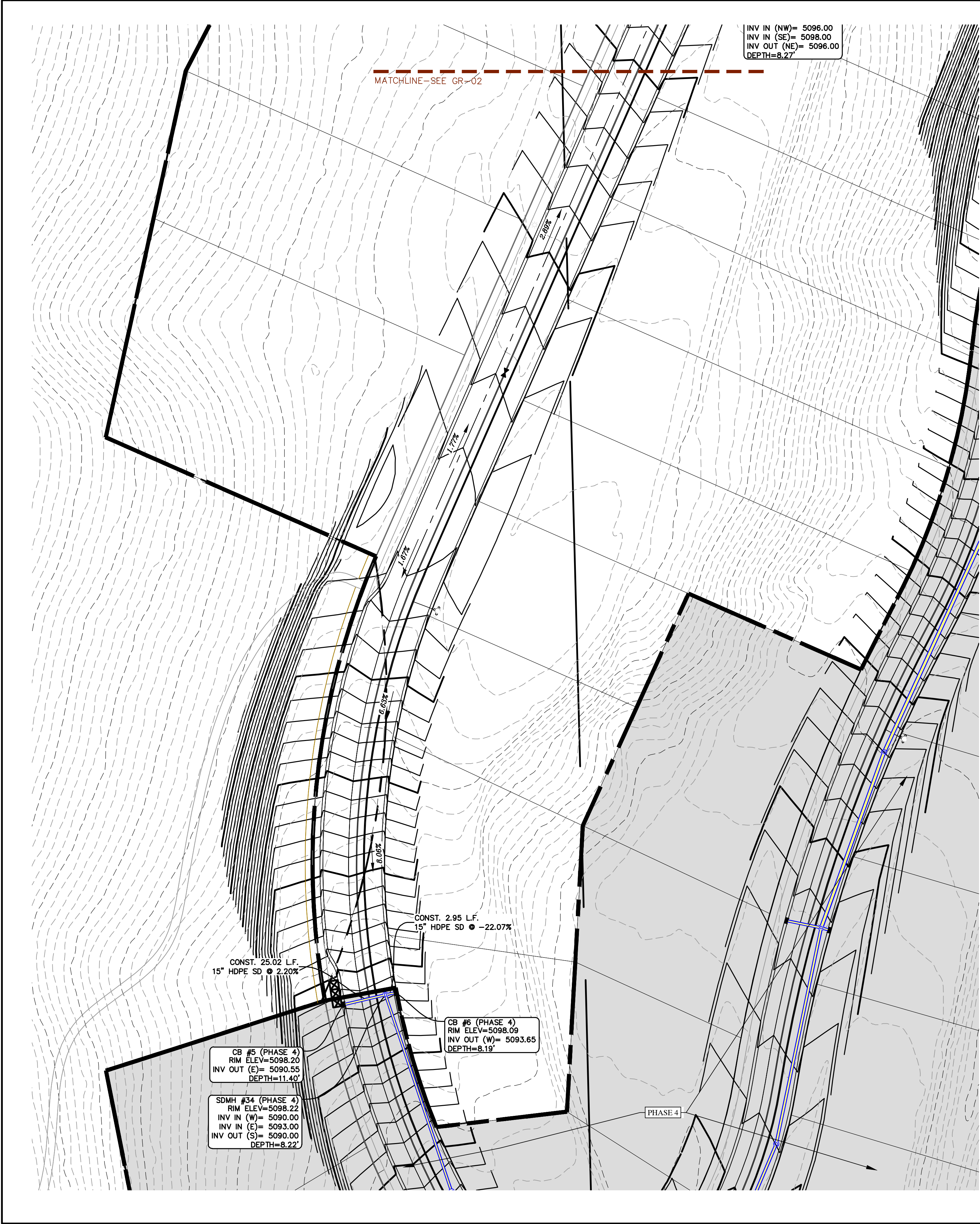
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- ⑤ PI SERVICE LATERAL
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- ⑥ PROVIDE 12" MINUS RIP-RAP AT
END OF CURBING – APPROX 10'
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(PER SANTQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION
(PER SANTQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL
- ⑪ SPLIT RAIL (2 RAIL) FENCING ALONG
OPEN SPACE – TO BE PLACED AT
PROPERTY LINE

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

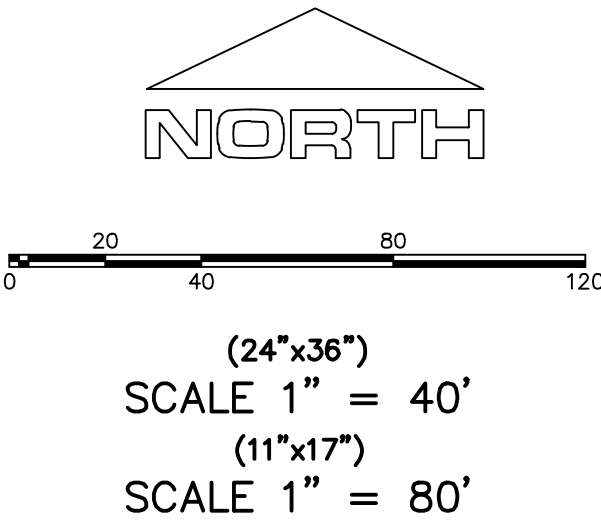
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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

UP-02



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



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

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

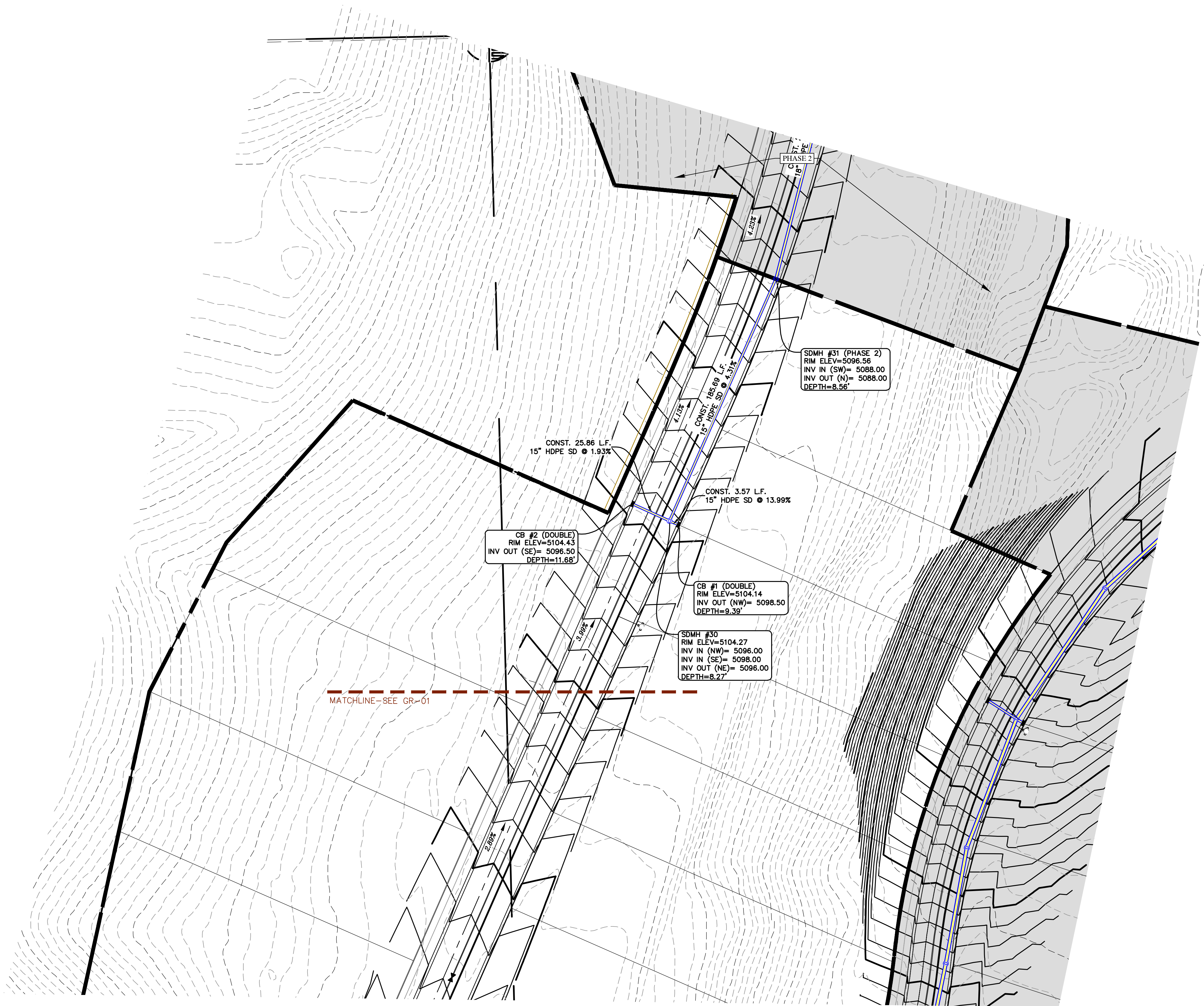
DATE:2.21.2022
PROJECT #

REVISIONS:

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SHEET NAME:
GRADING PLANS

SHEET:
GR-01



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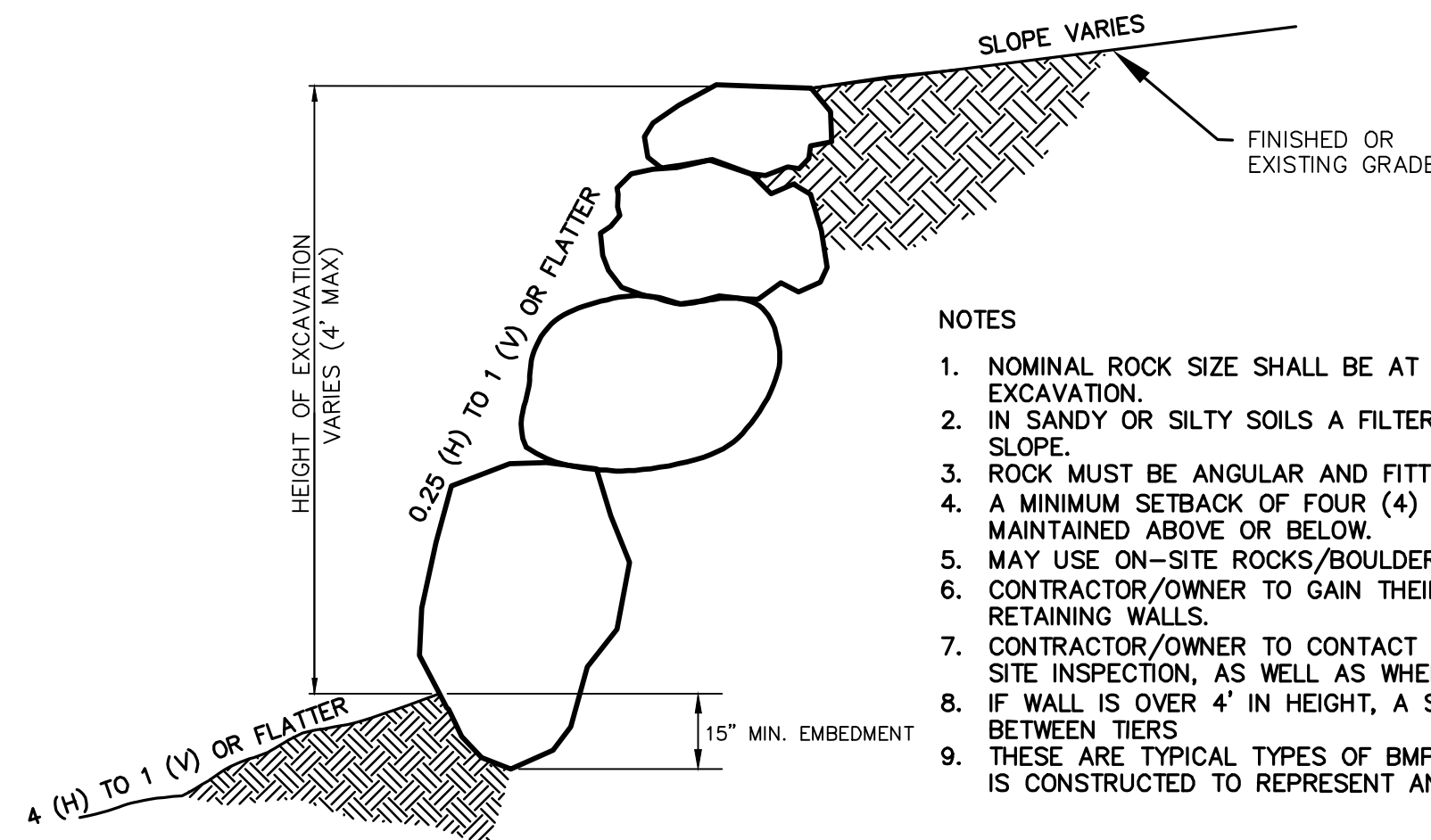
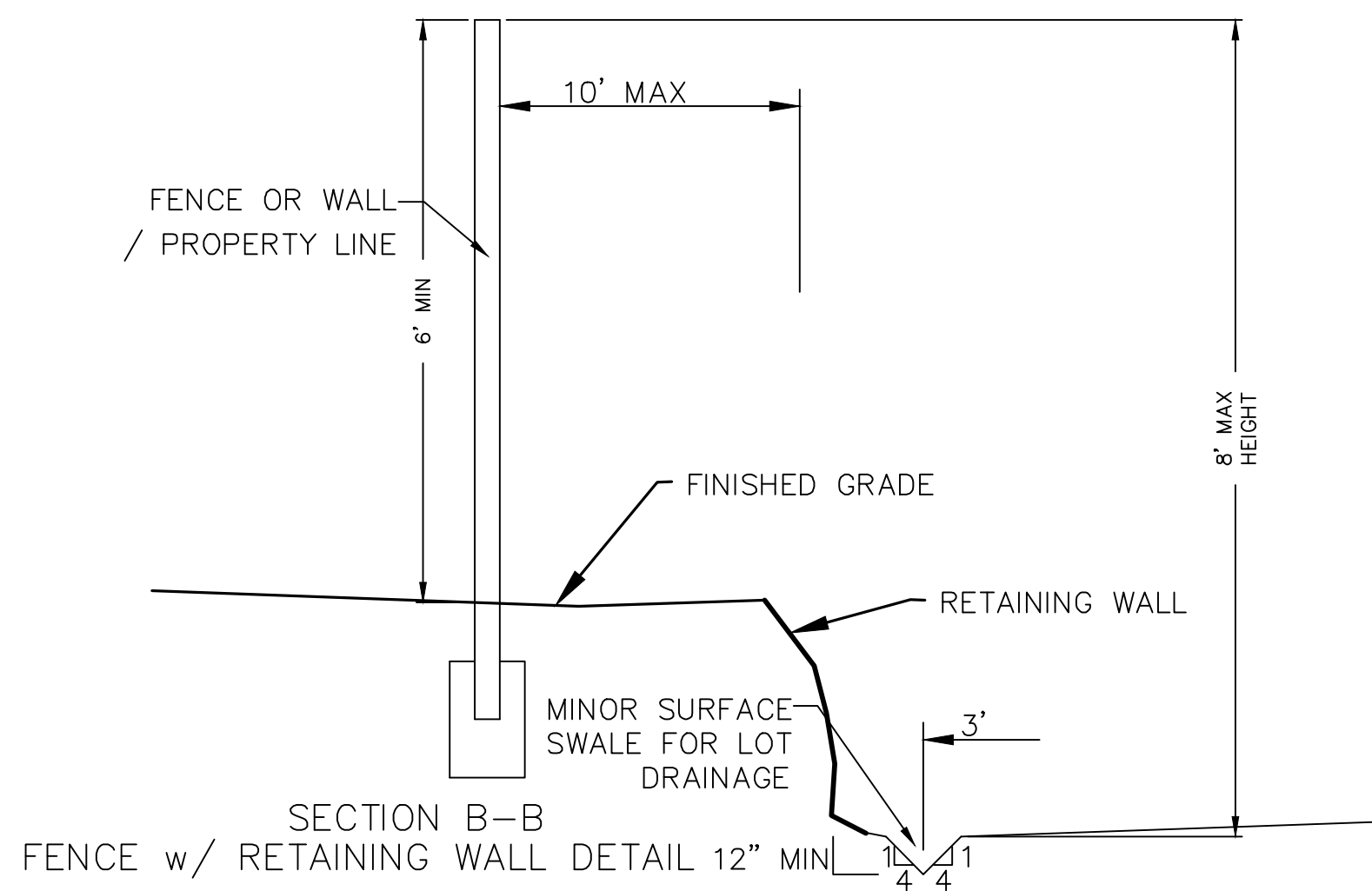
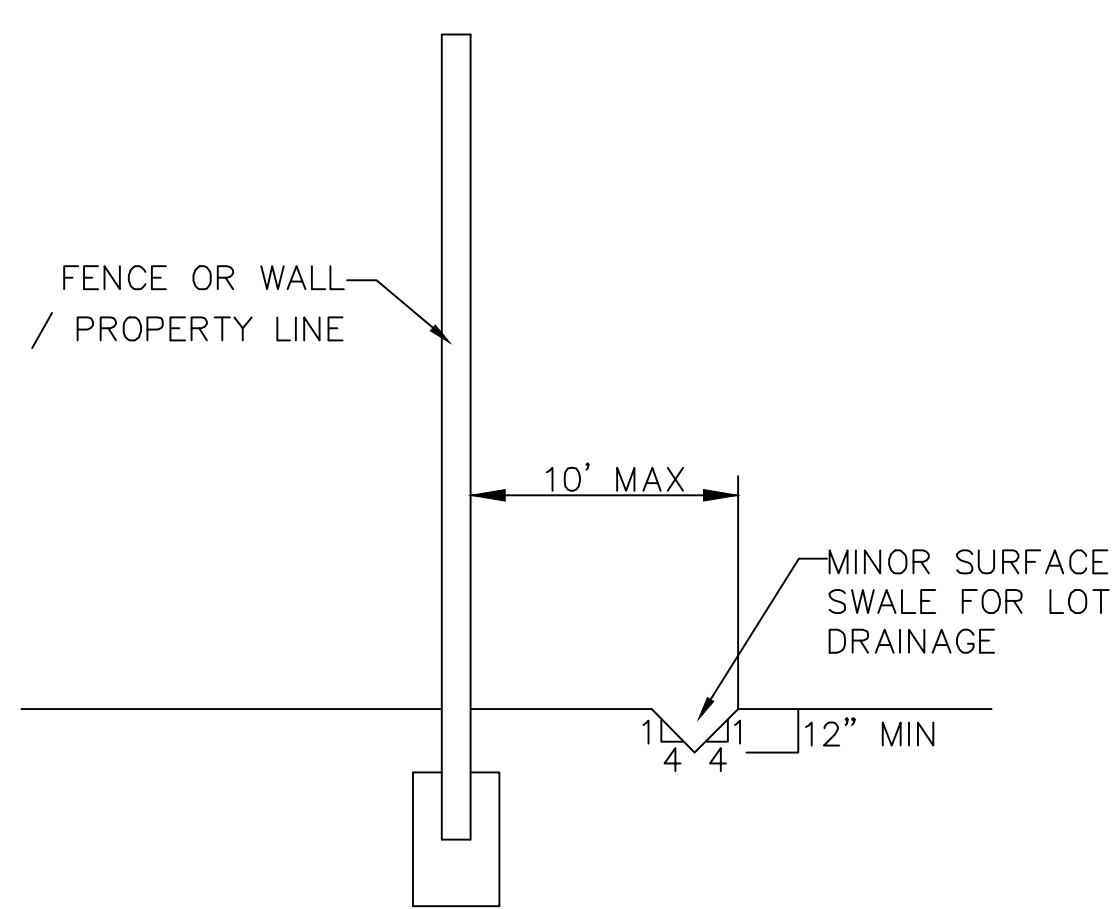


THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022
PROJECT #
REVISIONS:

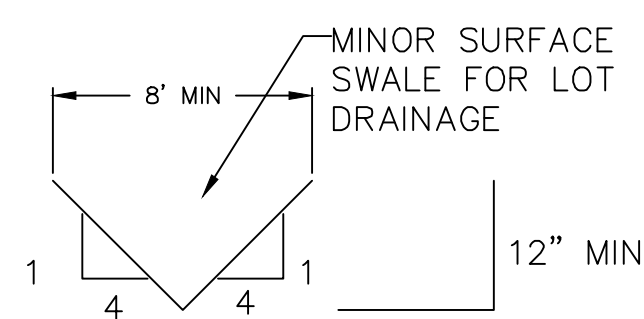
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SHEET NAME:
GRADING PLANS
SHEET:
GR-02



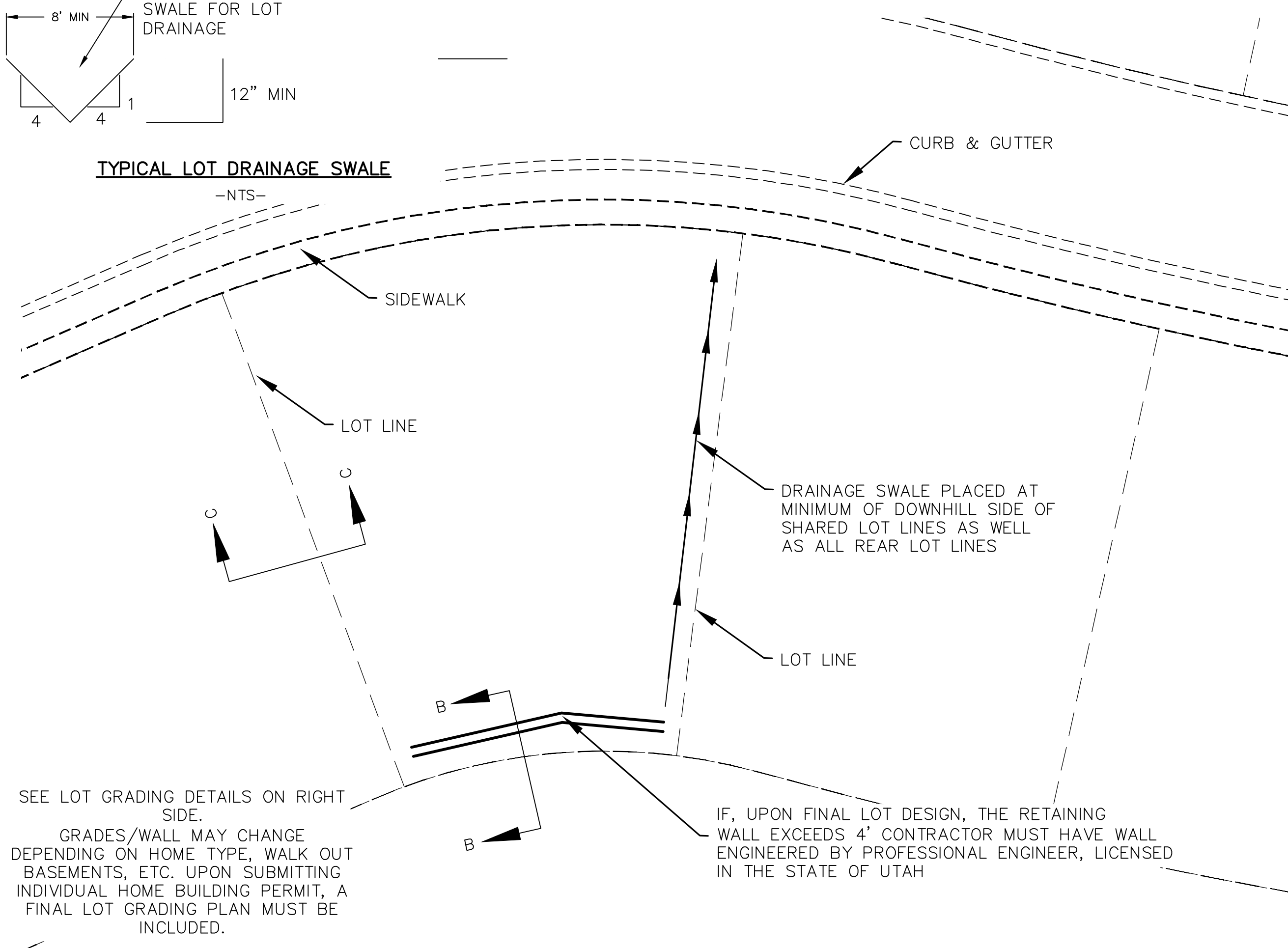
NOTES

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



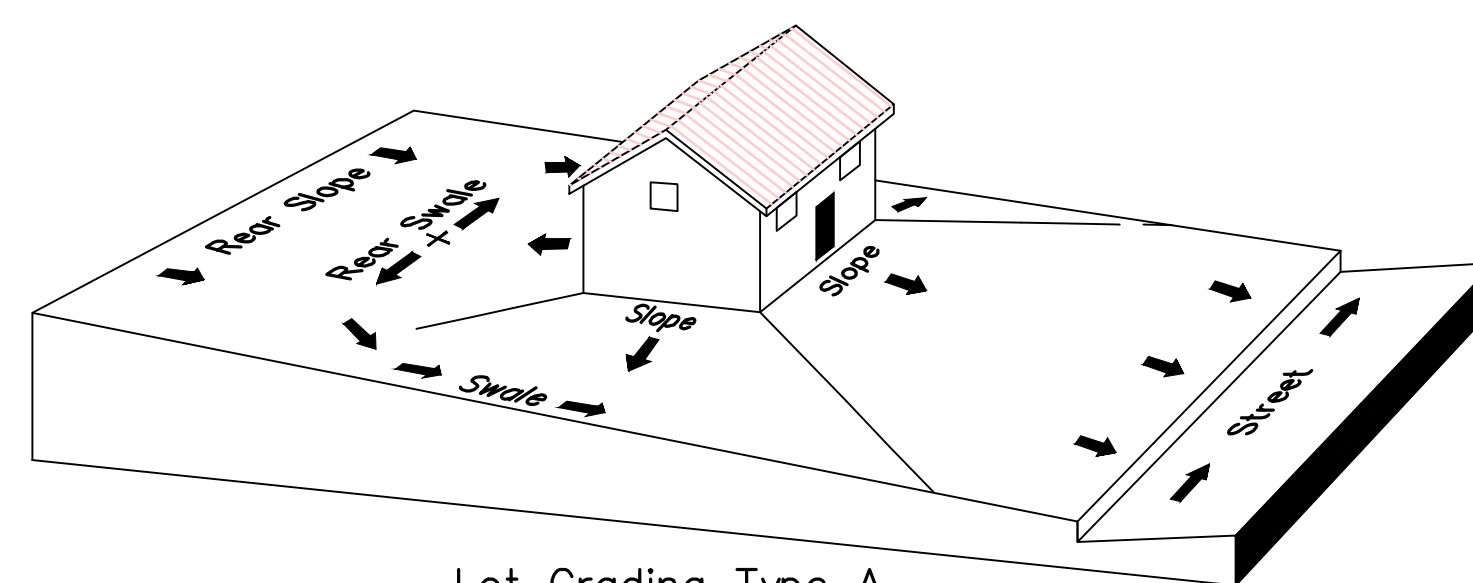
TYPICAL LOT DRAINAGE SWALE

-NTS-

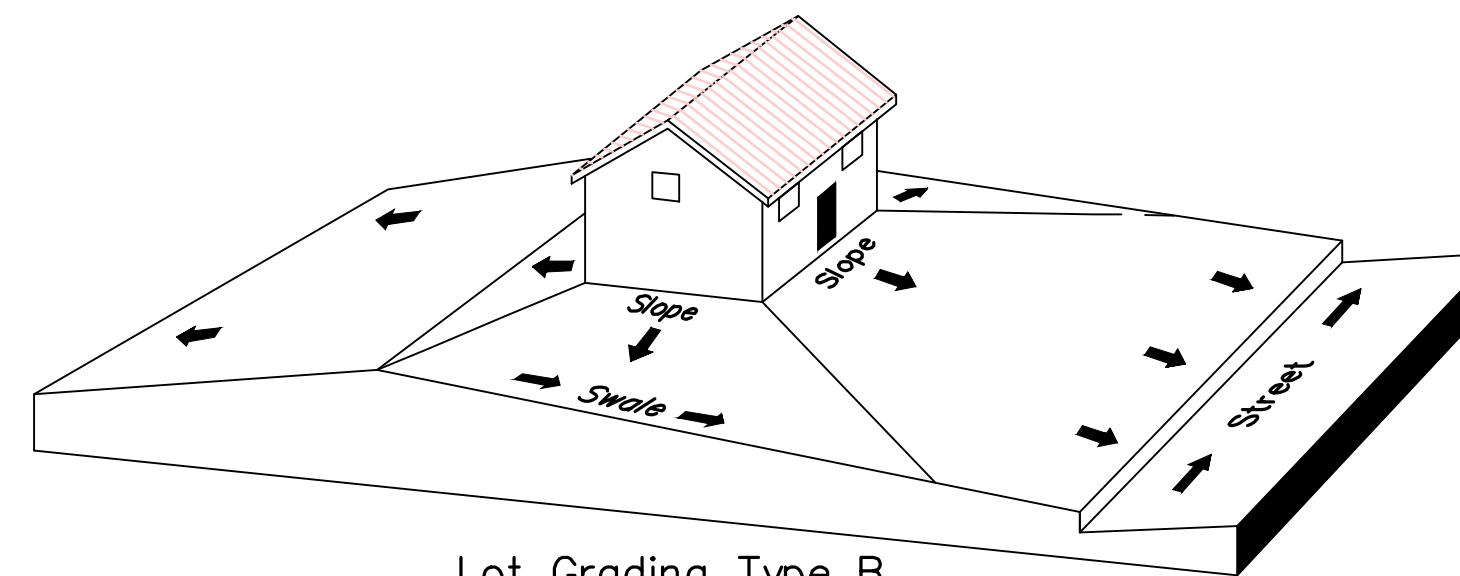


TYPICAL LOT GRADING

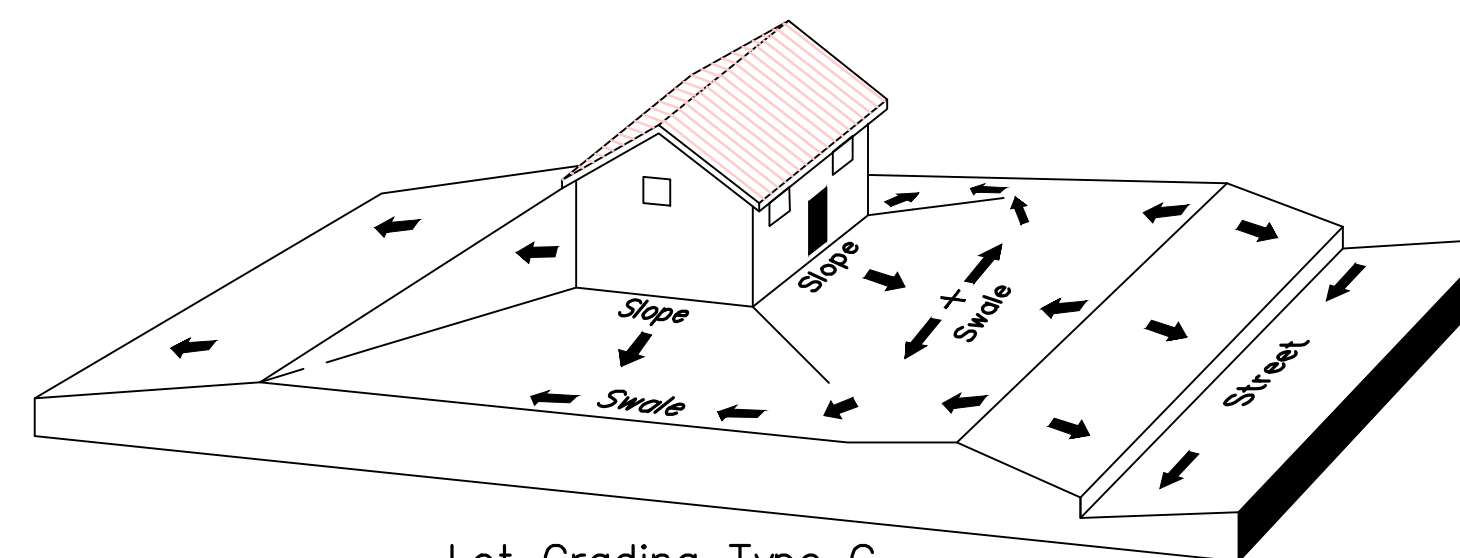
-NTS-



Lot Grading Type A
Drainage Directed Toward Front of Building



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



Lot Grading Type C
Drainage Directed Toward Rear of Building

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

Lot Drainage -

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

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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022

PROJECT #

REVISIONS:

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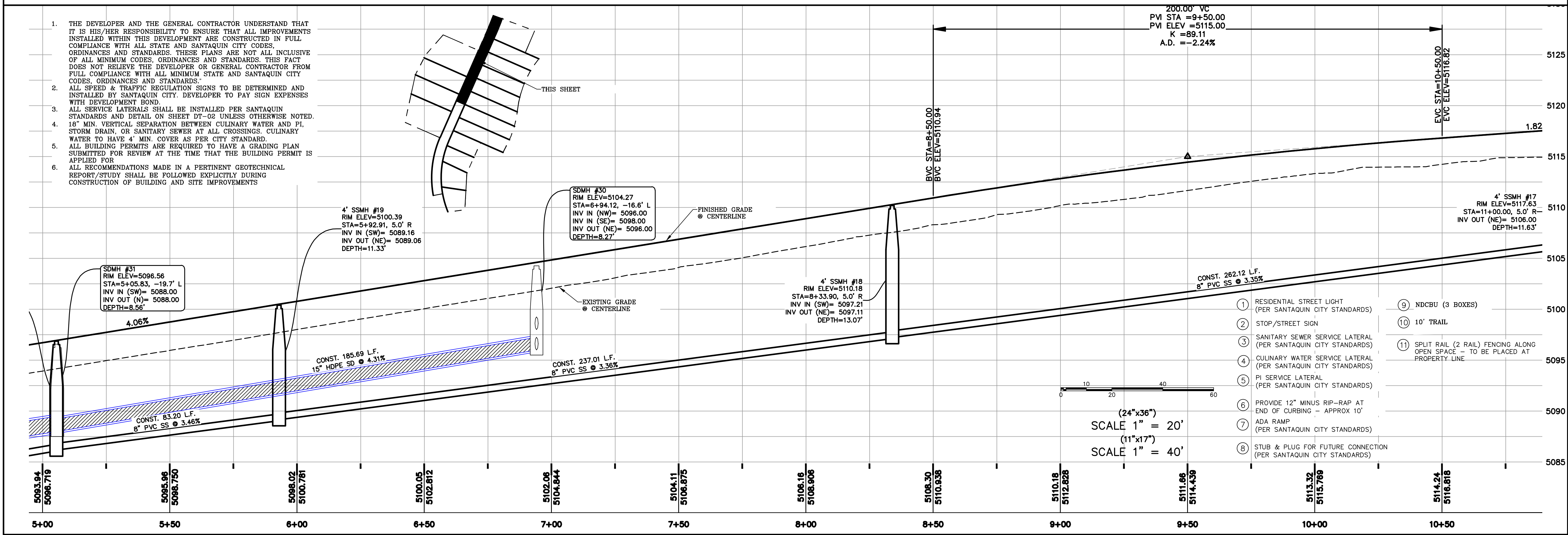
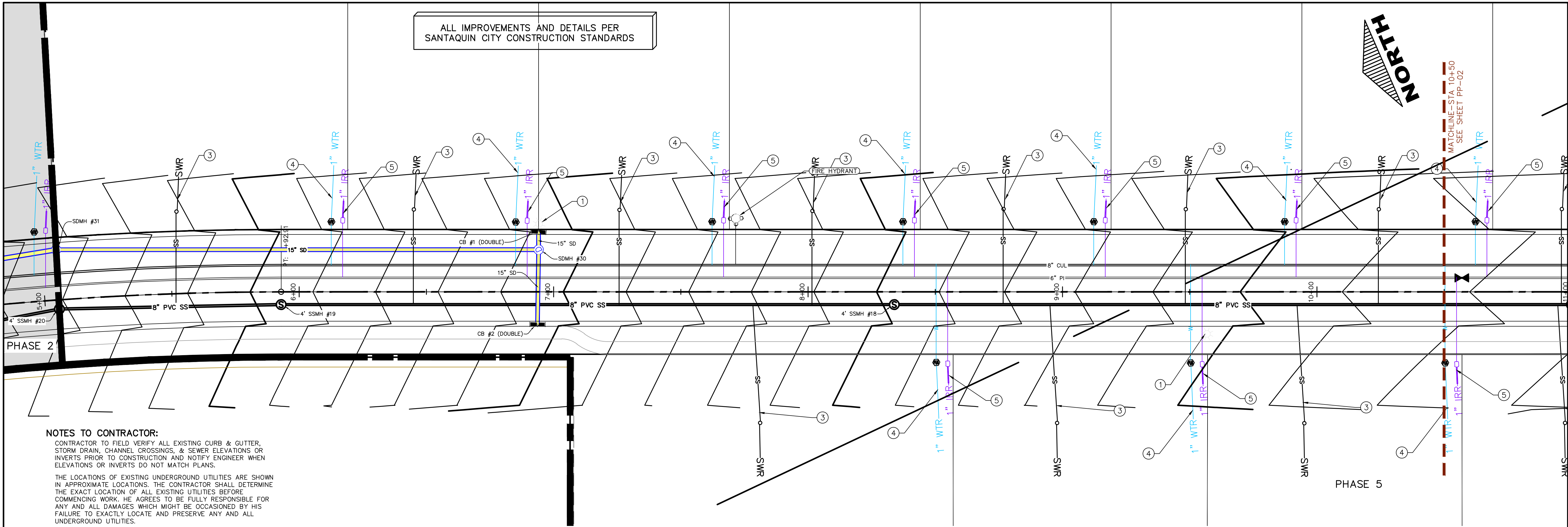
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SHEET NAME:

GRADING PLANS

SHEET:

GR-03



C:\USERS\SHERRING\WORKBOX\2_REGION PROJECTS\2_REGION ENGINEERING PROJECTS\2020\2020_002_VISTAS WEST - SANTAQUIN\2_SHEET FILES\PHASE 5\PP-01



DATE: 2.21.2022

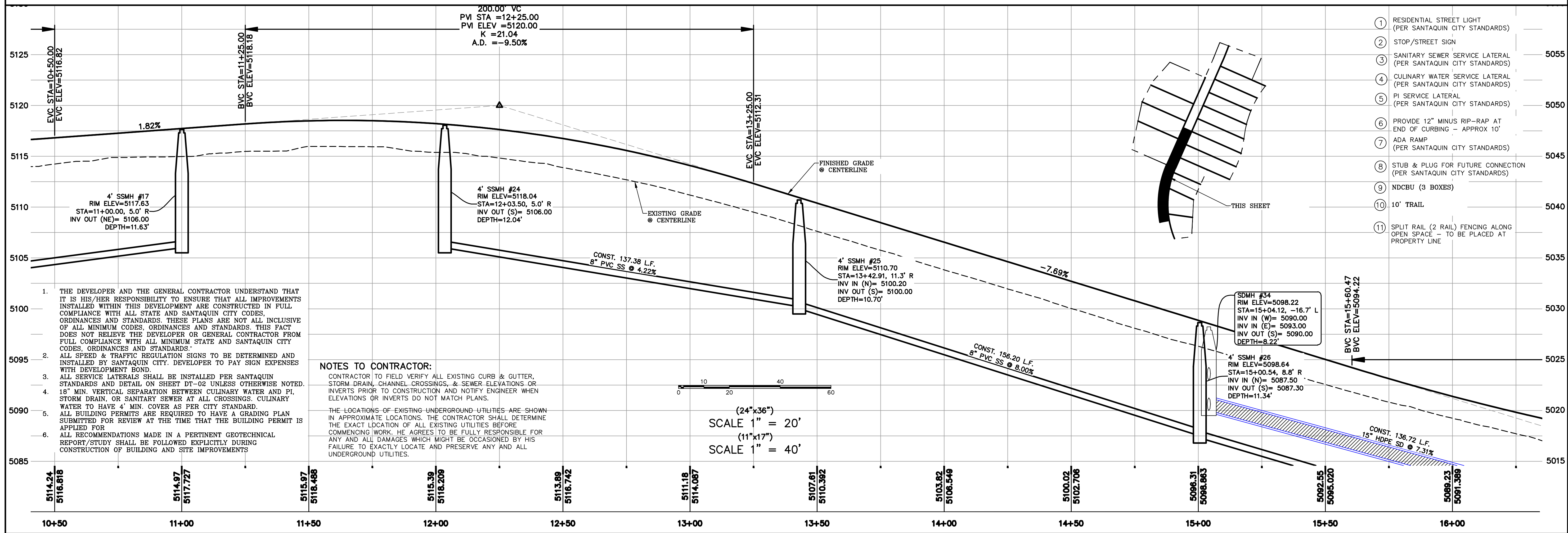
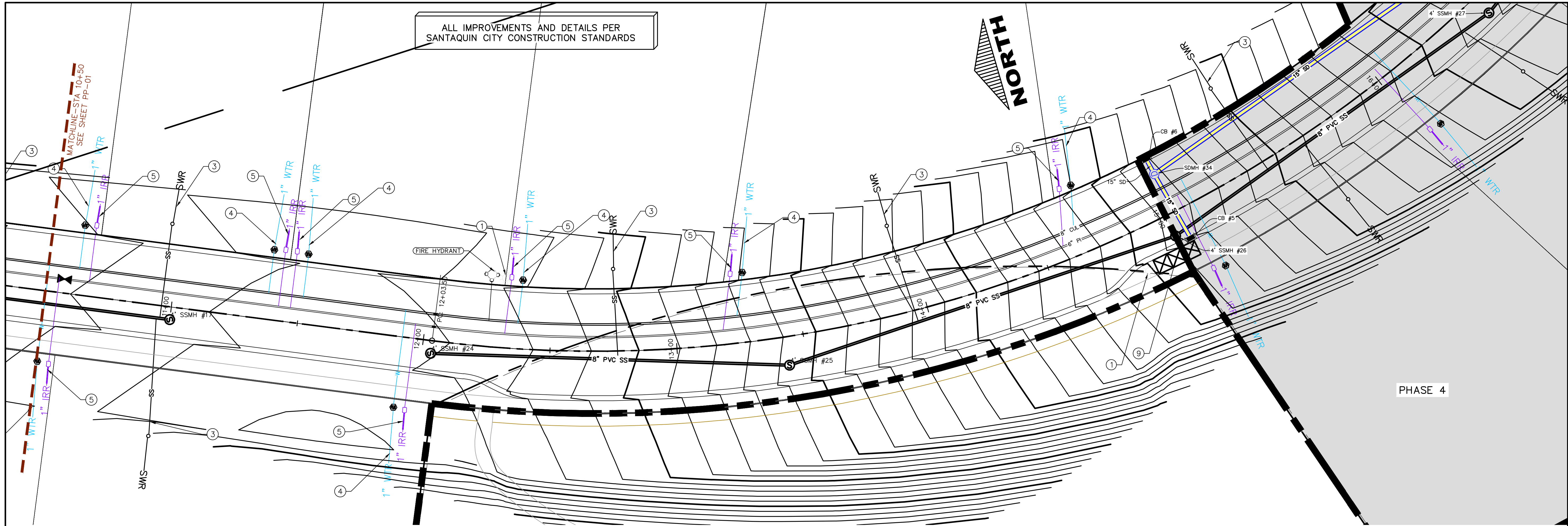
PROJECT #

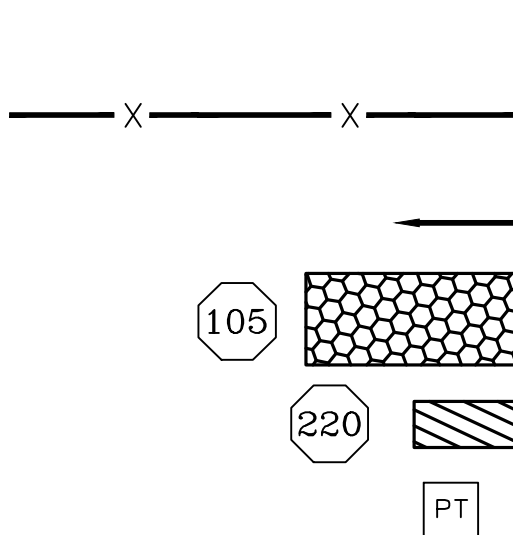
REVISIONS:

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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-01





LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-02)

FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)

PORTABLE TOILETS

NOTES:

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

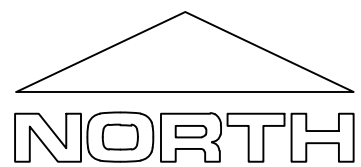
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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

PROJECT INFORMATION SIGN

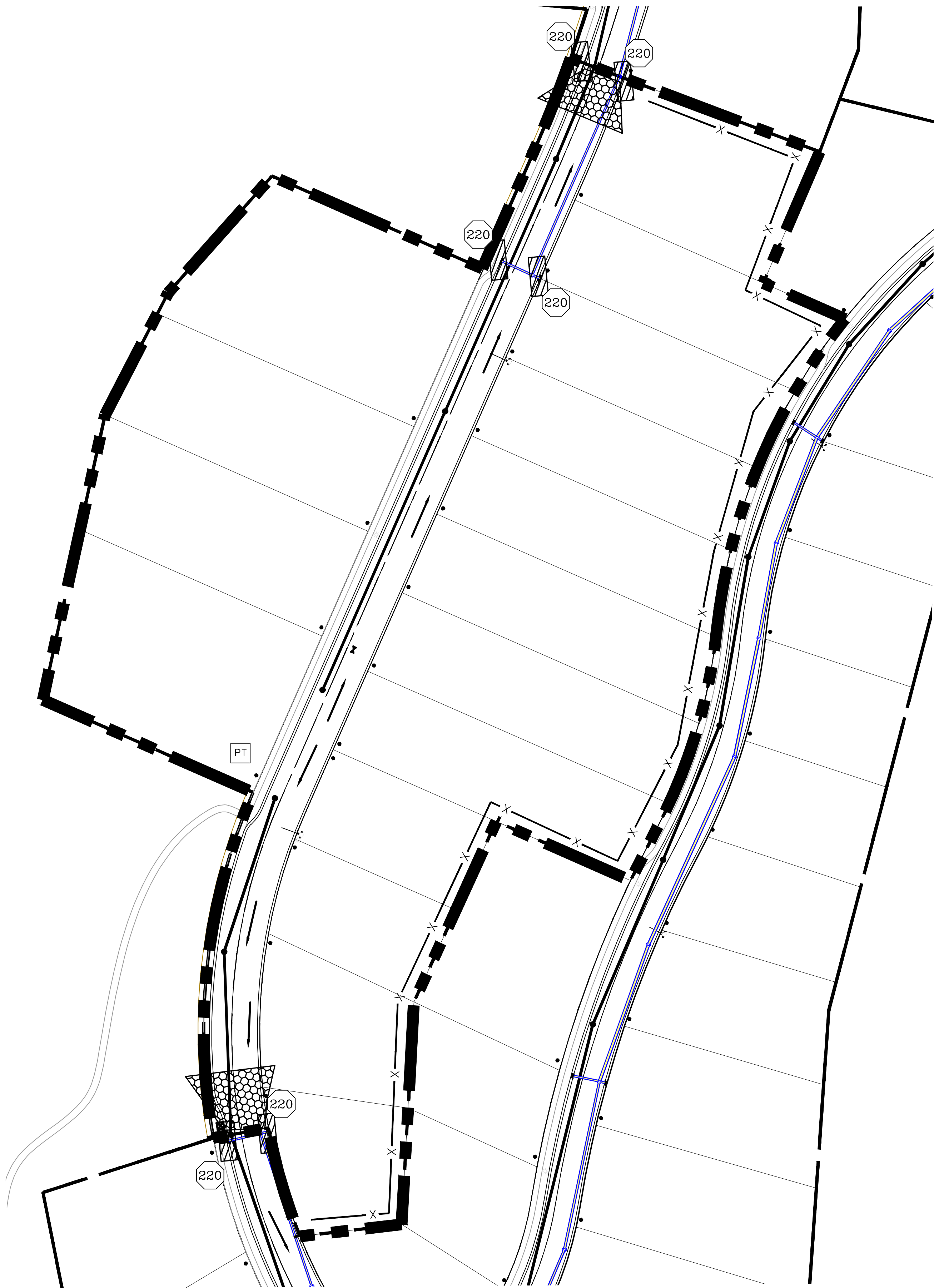
- ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
 2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
 3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
 4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.
- DEVELOPERS NAME
(4" Uppercase Bold Letters)
- PROJECT NAME
(4" Uppercase Bold Letters)
- PERMIT NUMBER
(4" Bold Numbers)
- FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)
- Office Phone Contact ###-###-####
(4" Bold Numbers)
- Cell Phone Contact ###-###-####
(4" Bold Numbers)
- IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXXXXXXXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
 6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT MEETS THESE REQUIREMENTS.

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0 30 60 120 180

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



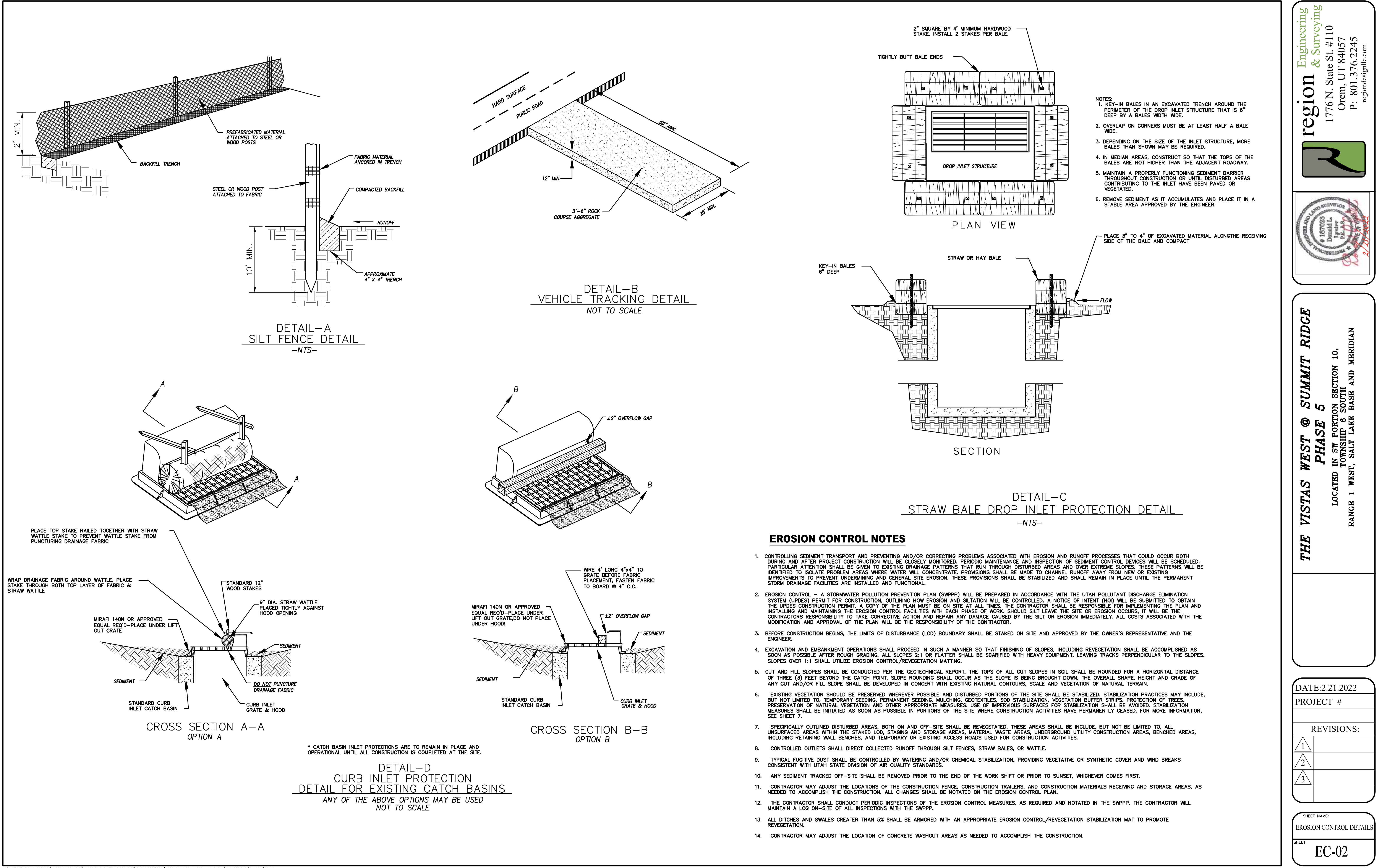
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Orem, UT 84057
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regiondesignllc.com

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
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TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022
PROJECT #
REVISIONS:
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SHEET NAME:
EROSION CONTROL PLAN

SHEET:
EC-01



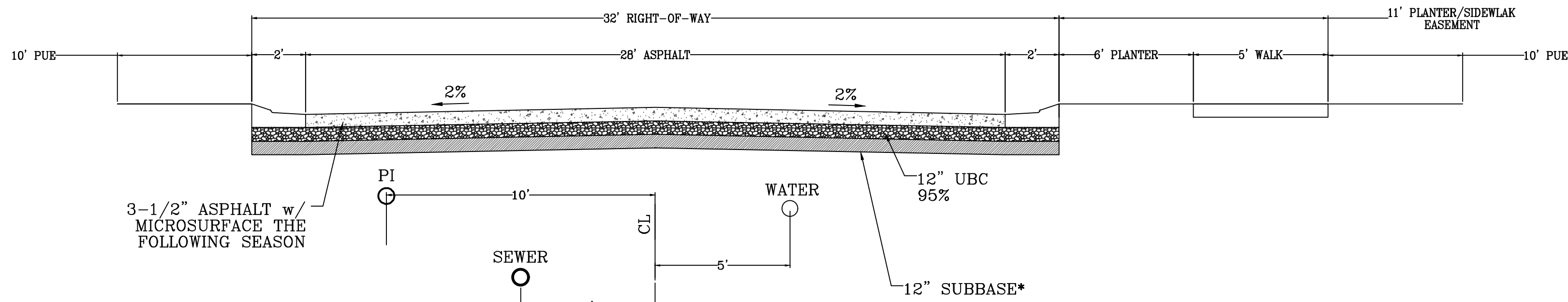
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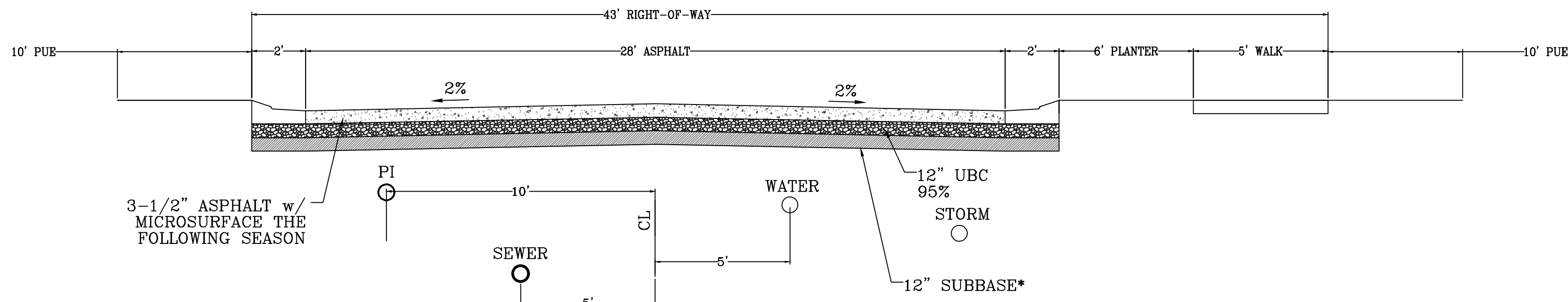
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SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02



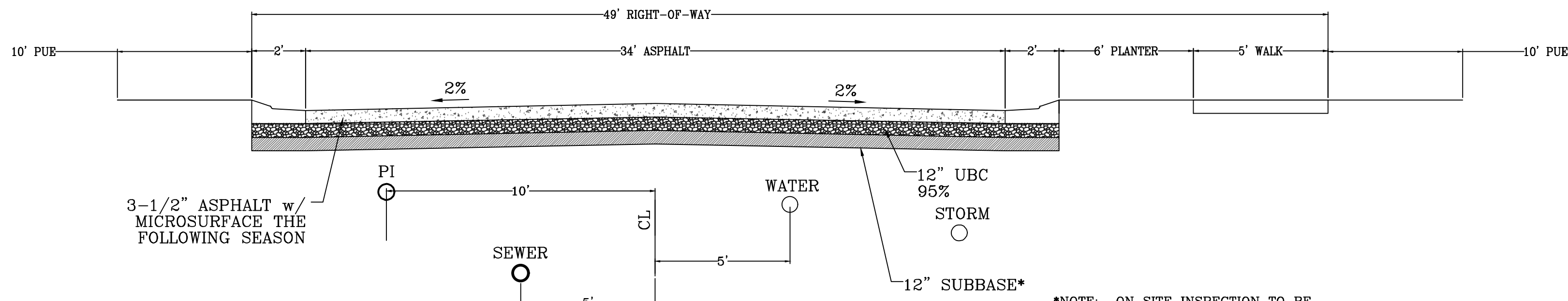
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



MINOR RESIDENTIAL ROADWAY
Typical Road Section

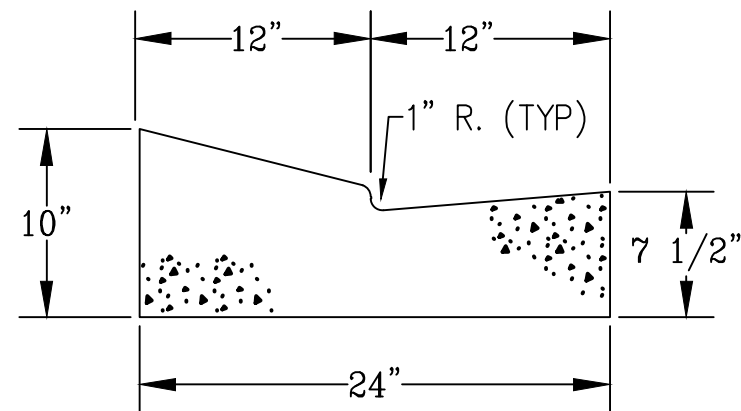
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
1500 ADT

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



MODIFIED HIGH BACK CURB

*NOTE: ON SITE INSPECTION TO BE
CONDUCTED BY GEOTECHNICAL
ENGINEER TO DETERMINE ADEQUACY OF
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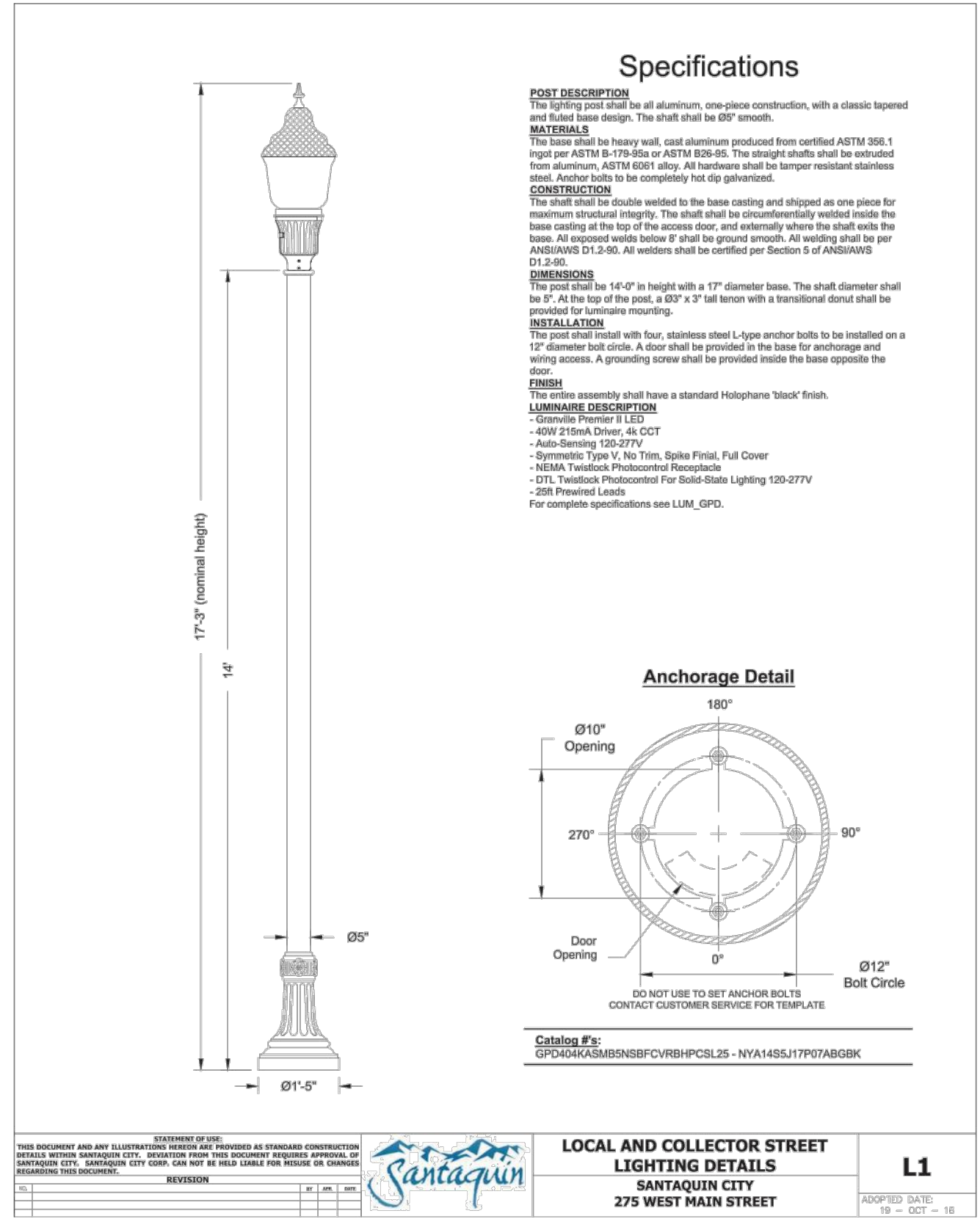
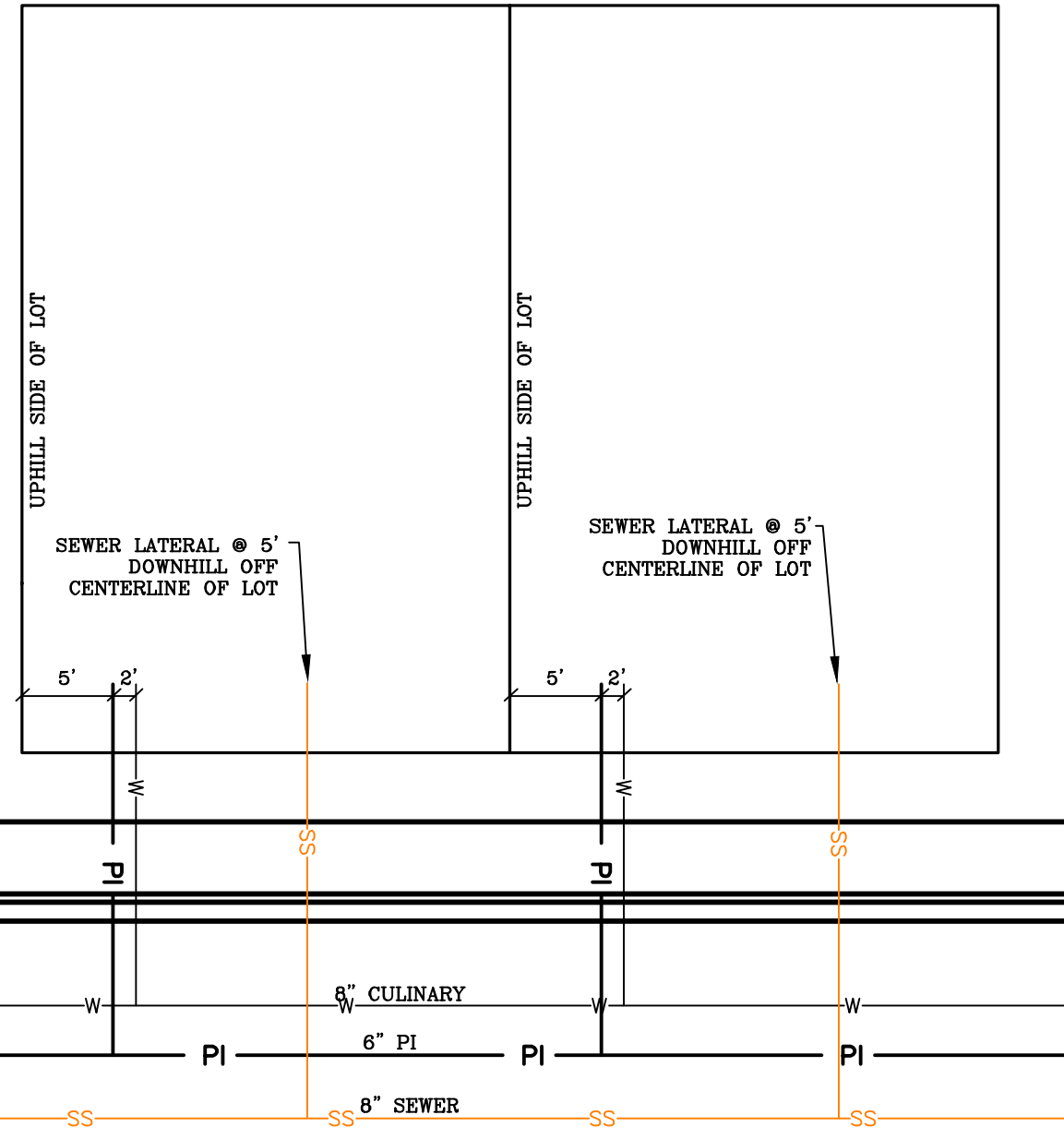
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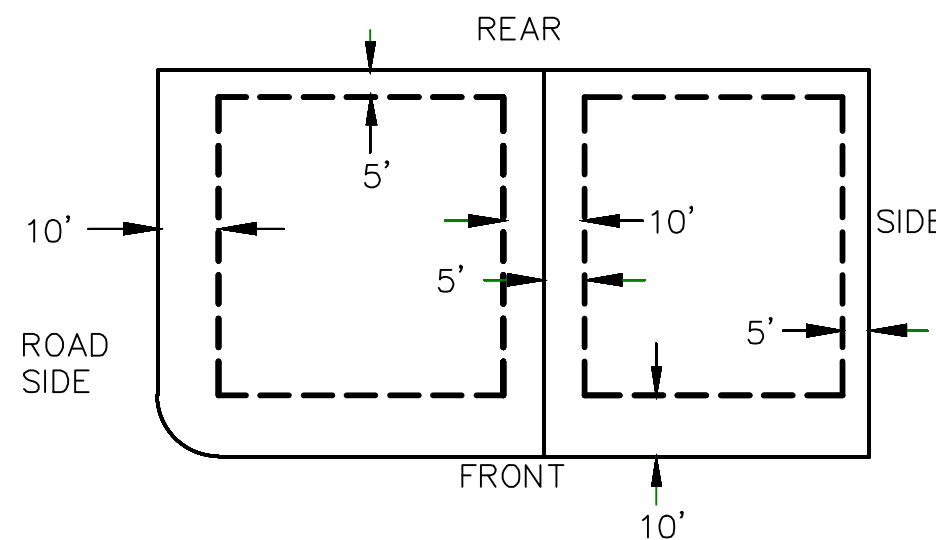
TYPICAL DETAILS

SHEET:

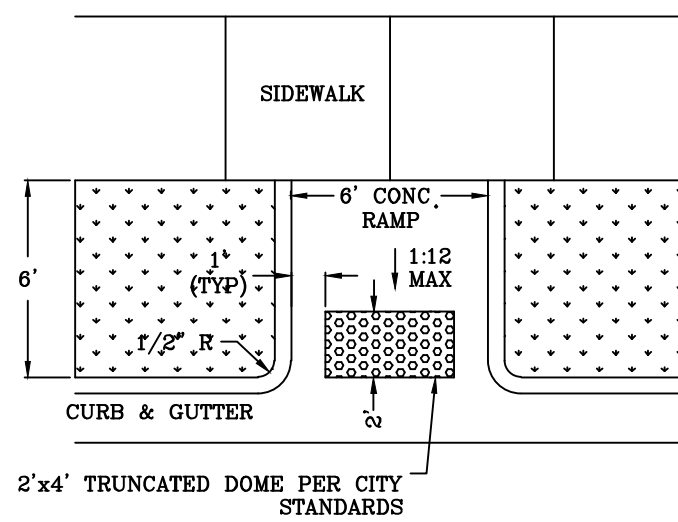
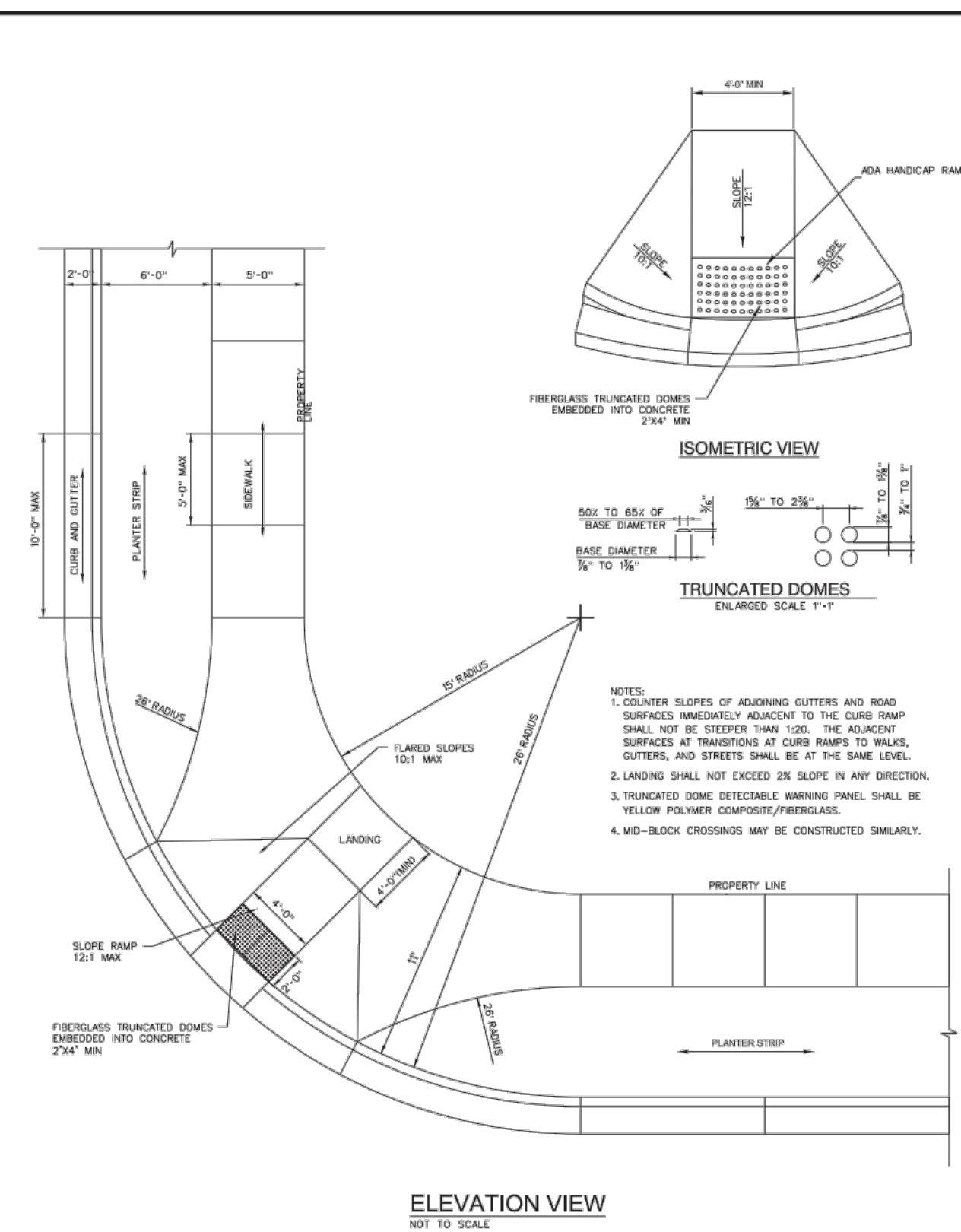
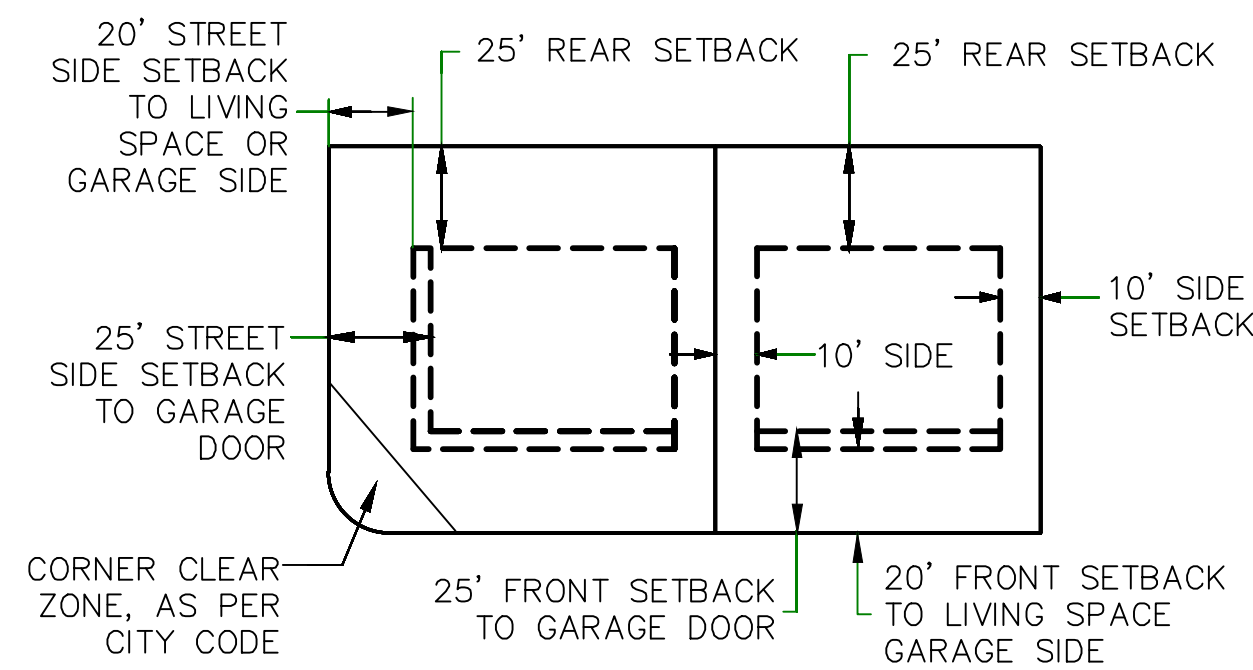
DT-01



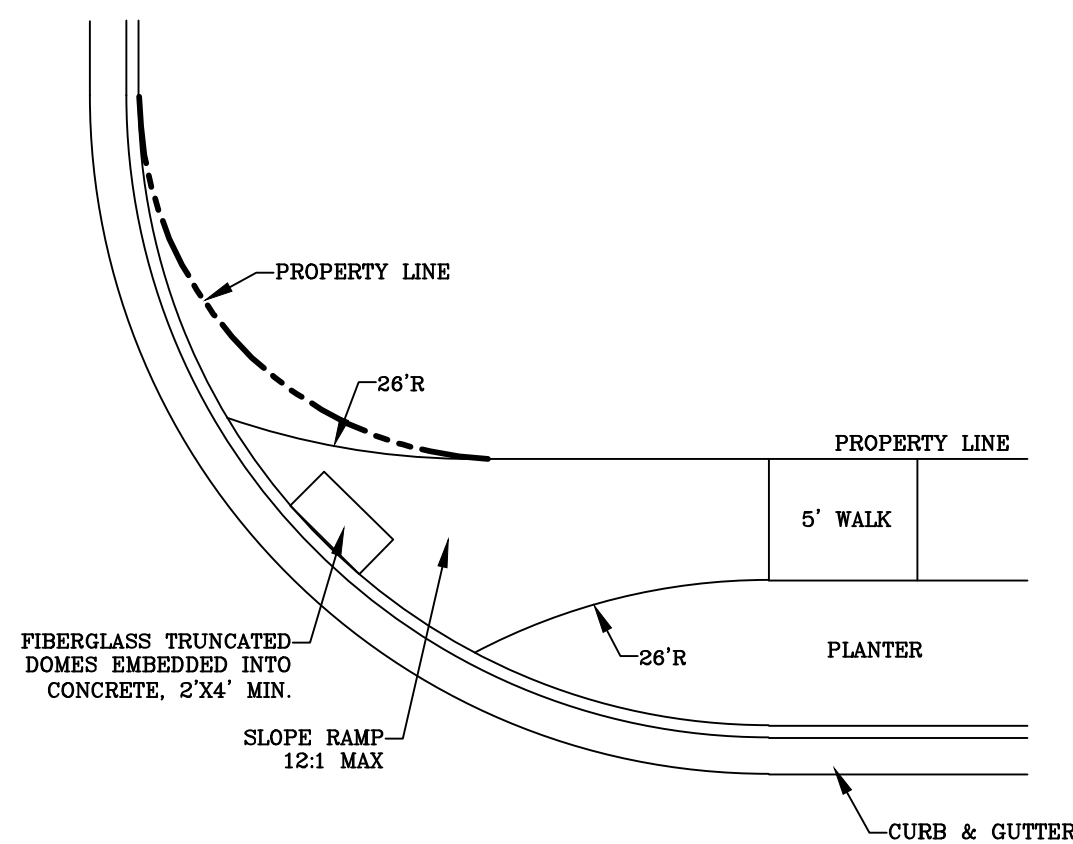
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



MID-BLOCK RAMP DETAIL



RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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P: 801.376.2245
regiondesignllc.com



THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02