

- 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

**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.

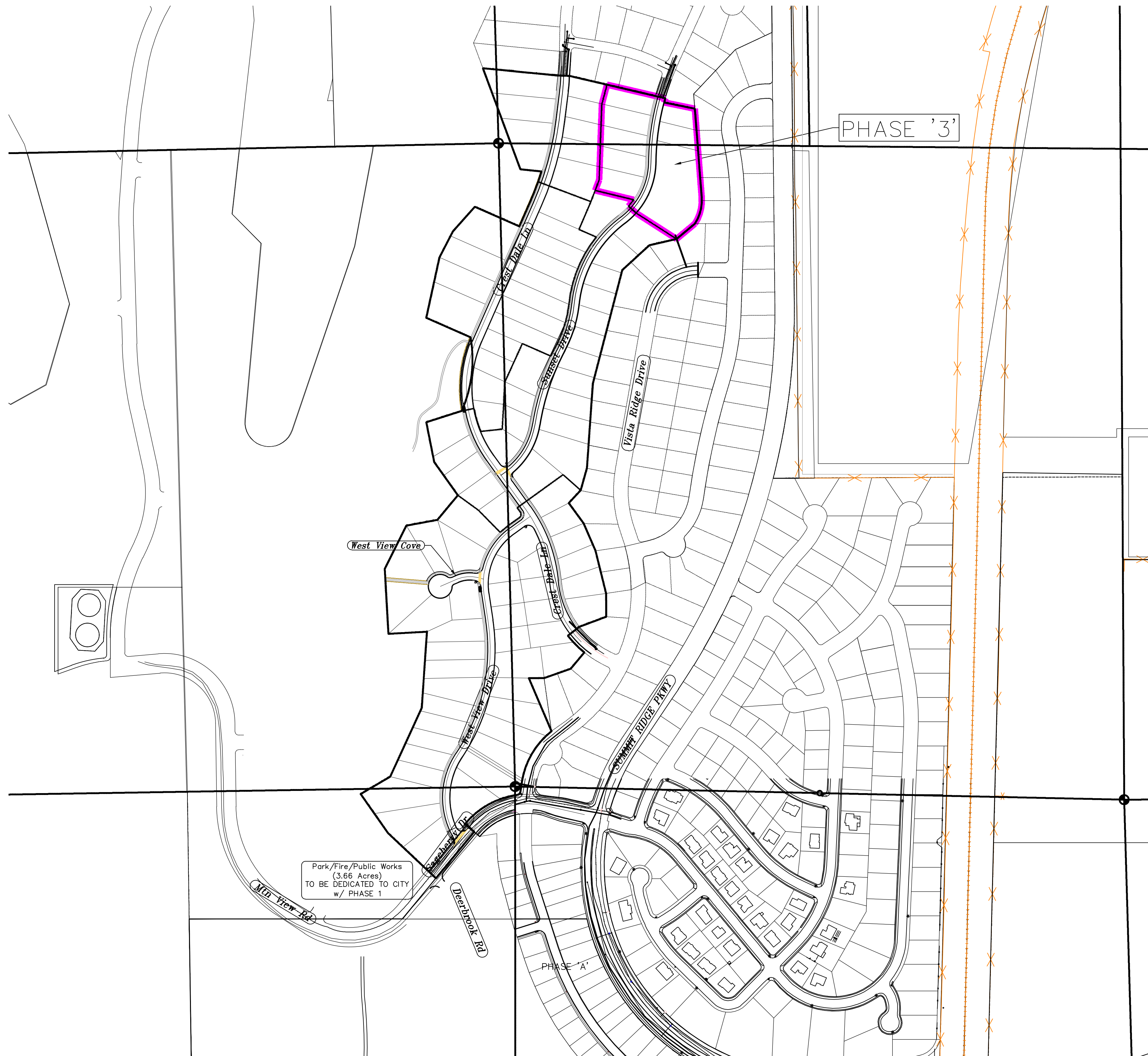
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# The Vistas West @ Summit Ridge

## PHASE '3'

### February 22

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.61 ACRES
TOTAL LOT ACREAGE	2.50 ACRES
TOTAL ROW ACREAGE	0.48 ACRES
TOTAL OPEN SPACE	1.63 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.52 / du
NUMBER OF LOTS	7 LOTS

PROJECT DEVELOPER	
David Simpson	
1 801.376.1988	
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	PLAN & PROFILE SHEETS
LS-01	LANDSCAPE PLANS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

**NOTES:**

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- ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
- 18" 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.
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- 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 3**

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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3	

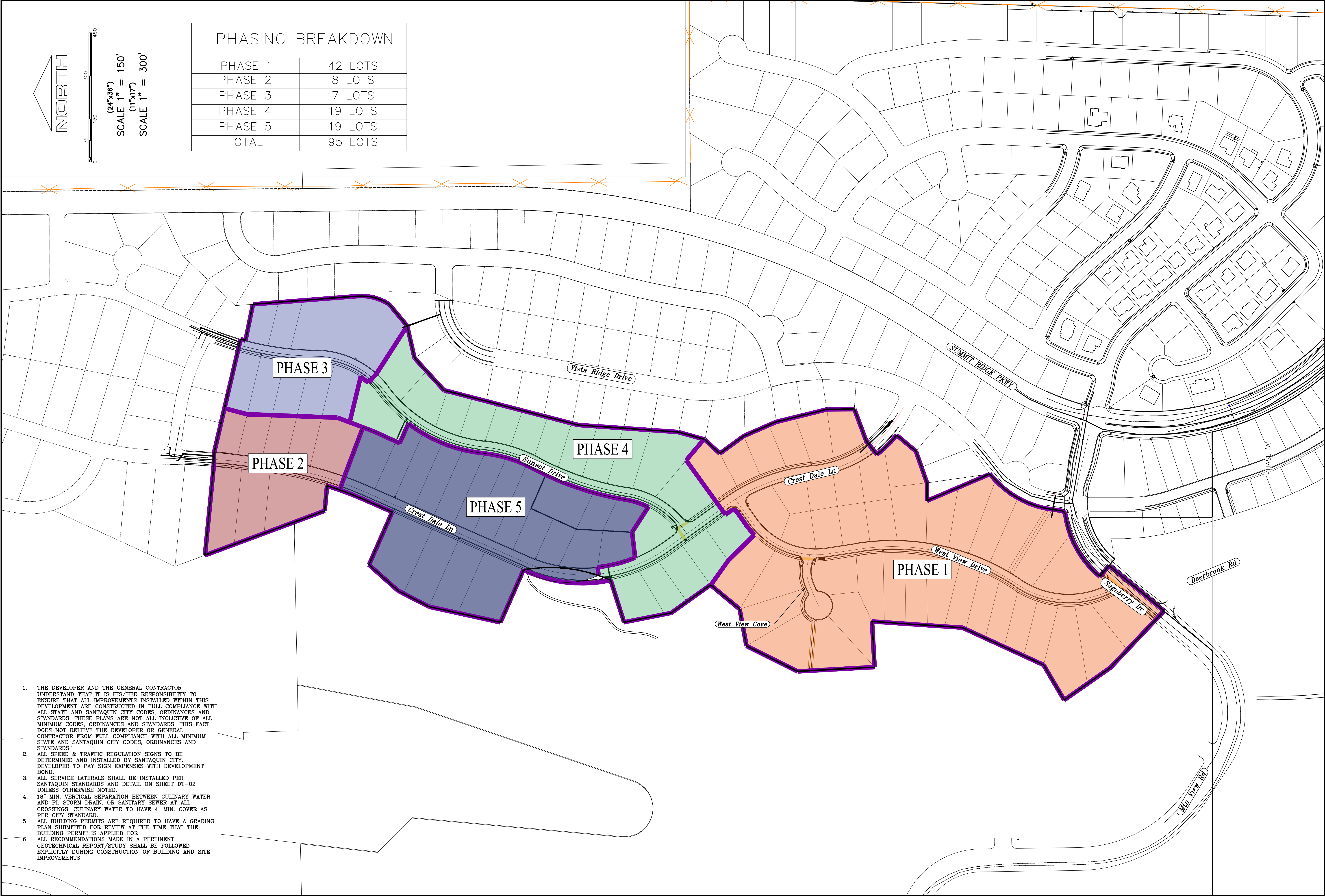
SHEET NAME:



COVER SHEET & NOTES

SHEET:

CS-01







**THE VISTAS WEST @ SUMMIT RIDGE**

**PHASE 3**

LOCATED IN SW PORTION SECTION 10,  
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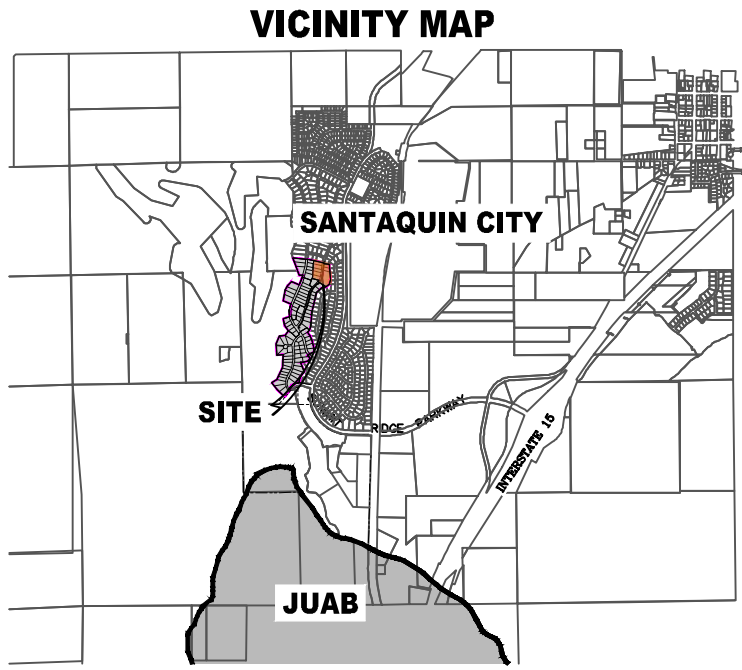
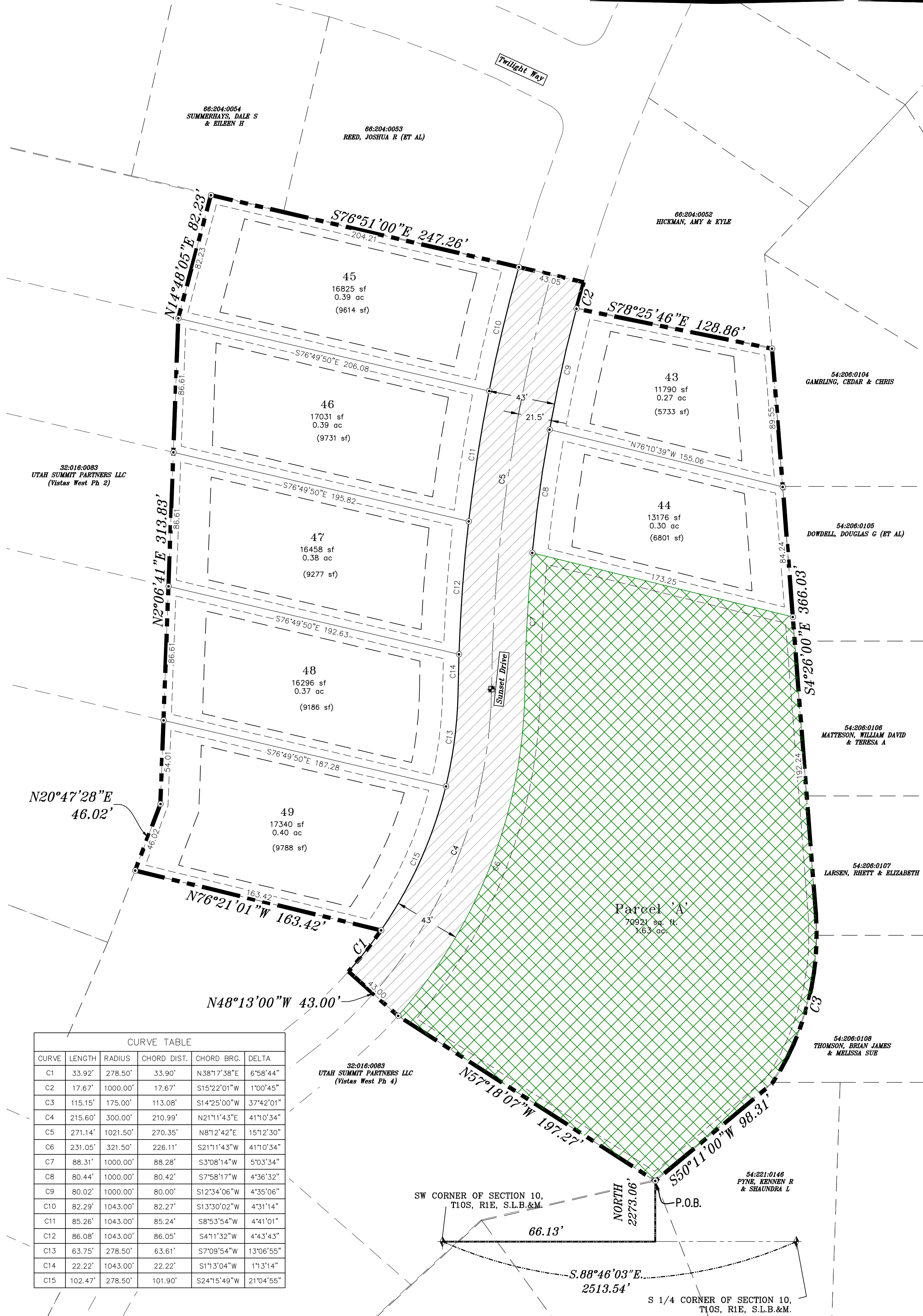
1	
2	
3	

SHEET NAME:  
PHASE PLAN

SHEET:  
PH-01



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3



AREA BREAKDOWN

TOTAL PLAT ACREAGE	4.61 ACRES
TOTAL LOT ACREAGE	2.50 ACRES
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LEGEND

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, S1B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.

NORTH

0 20 40 80 120

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

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.

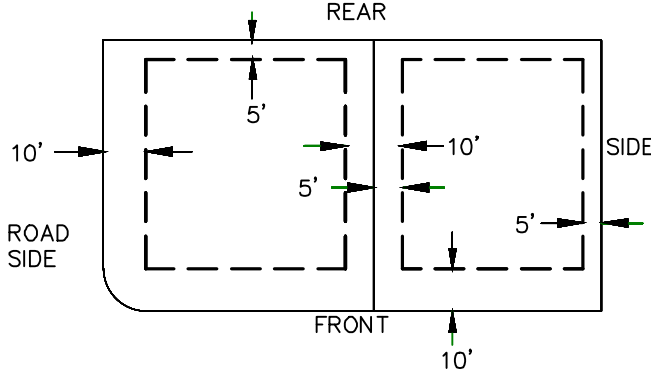
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

DOMINION ENERGY COMPANY

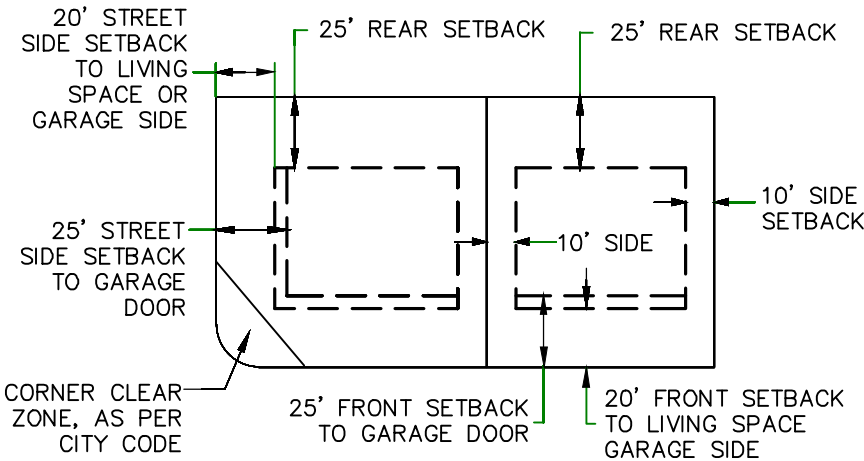
BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



NOTES:

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

UTILITIES APPROVAL

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

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

CENTURY LINK \_\_\_\_\_

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 3

BEGINNING AT A POINT ON A LINE THAT IS S 88°46'03"E. A DISTANCE OF 866.13 FEET ALONG THE SECTION LINE AND NORTH 22°23'06" FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 57°18' 02" W FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE.

THENCE, N 48°13' 00" W FOR A DISTANCE OF 43.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06° 58' 44", HAVING A RADIUS OF 278.50 FEET, AND WHOSE LONG CHORD BEARS N 38°17' 38" E FOR A DISTANCE OF 33.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 78°21' 01" W FOR A DISTANCE OF 163.42 FEET TO A POINT ON A LINE.

THENCE, N 20°47' 28" E FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE.

THENCE, N 02°06' 41" E FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE.

THENCE, N 14°48' 05" E FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE.

THENCE, S 78°51' 00" E FOR A DISTANCE OF 247.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 00' 45", HAVING A RADIUS OF 1000.00 FEET, AND WHOSE LONG CHORD BEARS S 15°22' 01" W FOR A DISTANCE OF 17.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

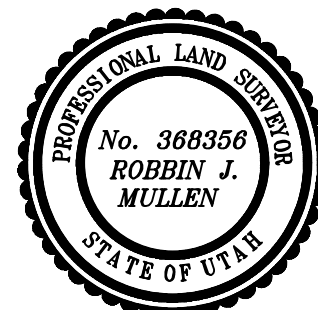
THENCE, S 78°25' 46" E FOR A DISTANCE OF 128.86 FEET TO A POINT ON A LINE.

THENCE, S 04°28' 00" E FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 37°42' 01", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 14°25' 00" W FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 50°11' 00" W A DISTANCE OF 98.31 FEET TO THE POINT OF BEGINNING

CONTAINING 4.61 ACRES OF LAND AND 7 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 HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_

COUNTY OF UTAH \_\_\_\_\_

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

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ENGINEER (See Seal Below) \_\_\_\_\_

ATTEST \_\_\_\_\_

CLERK-RECORDER (See Seal Below) \_\_\_\_\_

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.



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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
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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.

- 1 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 7 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL
- 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  
EXISTING STORM MAIN  
EXISTING SEWER MAIN  
EXISTING WATER MAIN  
EXISTING PI MAIN  
EXISTING CONCRETE  
PI/WAT/SEWER LATERAL  
PROPOSED ASPHALT  
PROPOSED CONCRETE  
PROPOSED CURB & GUTTER  
PROPOSED LOT LINE  
BOUNDARY LINE  
RIGHT OF WAY LINE  
PROPOSED STORM MAIN  
PROPOSED CUL MAIN  
PROPOSED PI MAIN  
PROPOSED SEWER MAIN  
PROPOSED WAT/PI/SEWER  
SERVICE LATERALS  
RESIDENTIAL STREET LIGHT  
PROPOSED VALVE (WAT/PI)  
PROPOSED SEWER MANHOLE  
PROPOSED STORM INLET/MANHOLE  
PROPOSED ADA RAMP  
PROPOSED STOP/STREET SIGN  
PROPOSED FIRE HYDRANT  
FOUND SECTION COR. AS NOTED  
SET 5/8" IRON PIN  
TO BE SET AT ALL LOT CORNERS  
FOUND CLASS I STREET MONUMENT  
SET STREET MONUMENT  
CENTERLINE  
RIGHT-OF-WAY LINE  
LOT LINE  
PUBLIC UTILITY EASEMENT  
SECTION LINE

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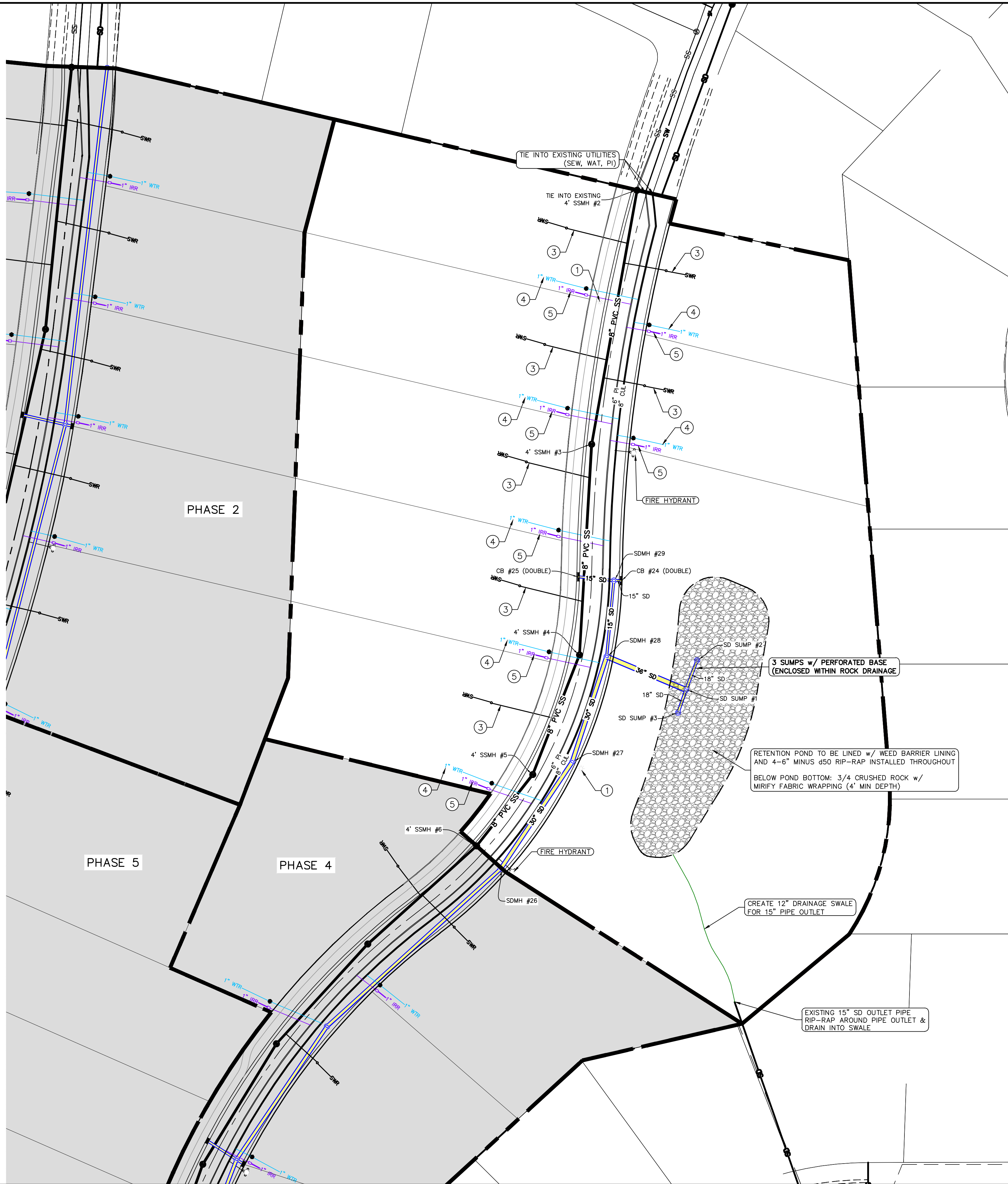
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NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'  
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ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



#### THE VISTAS WEST @ SUMMIT RIDGE PHASE 3

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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2	
3	

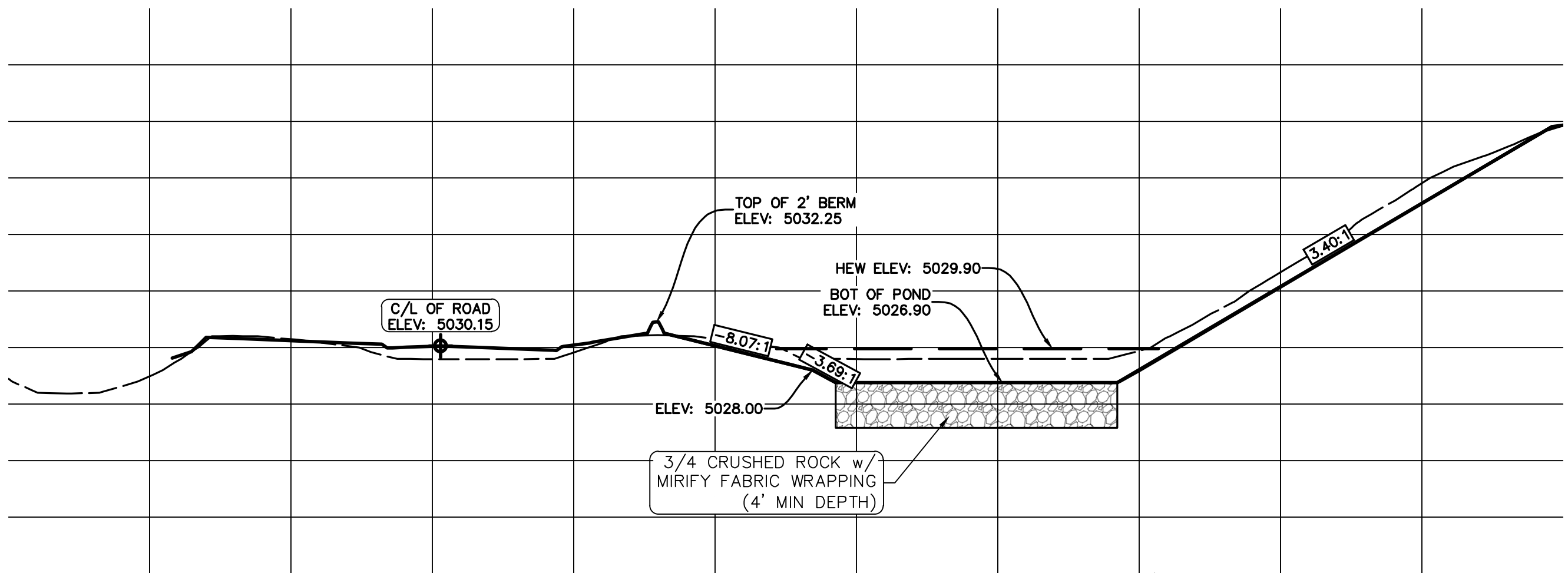
SHEET NAME:

UTILITY PLANS

SHEET:



UP-01





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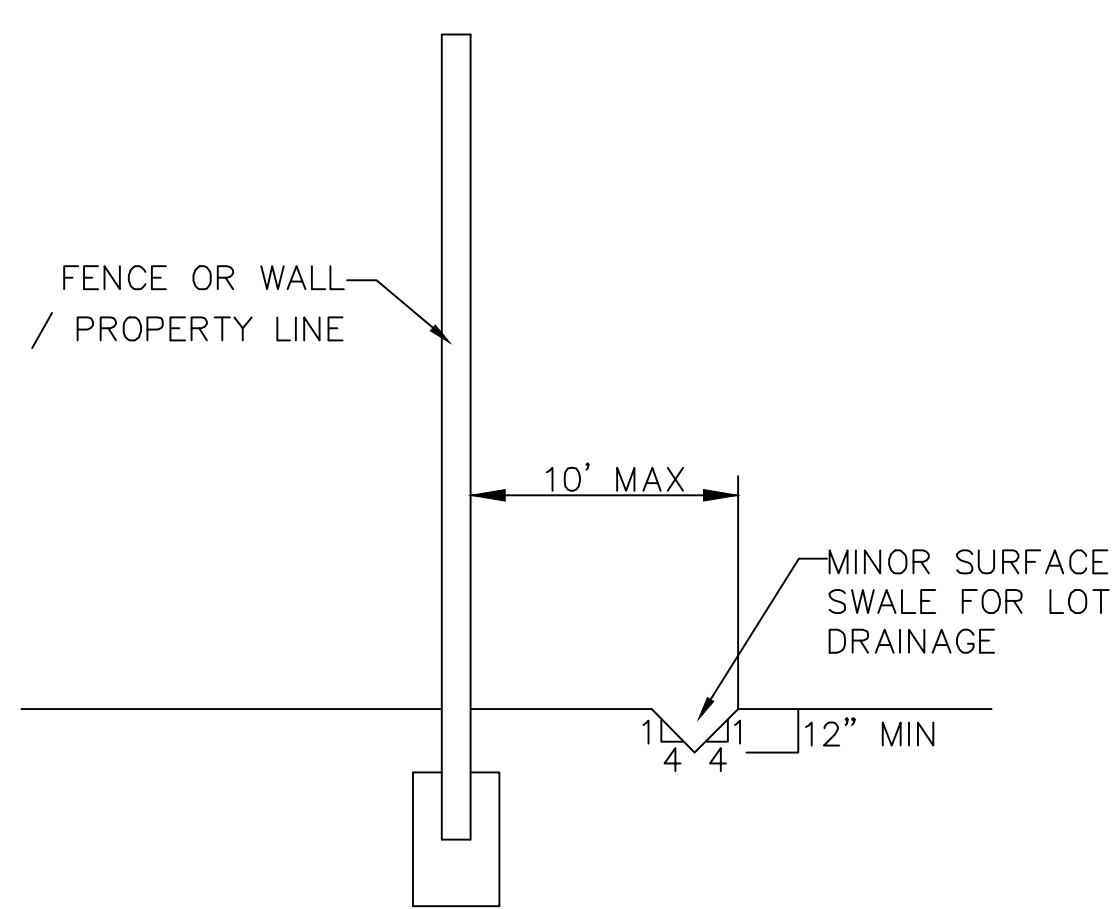


**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

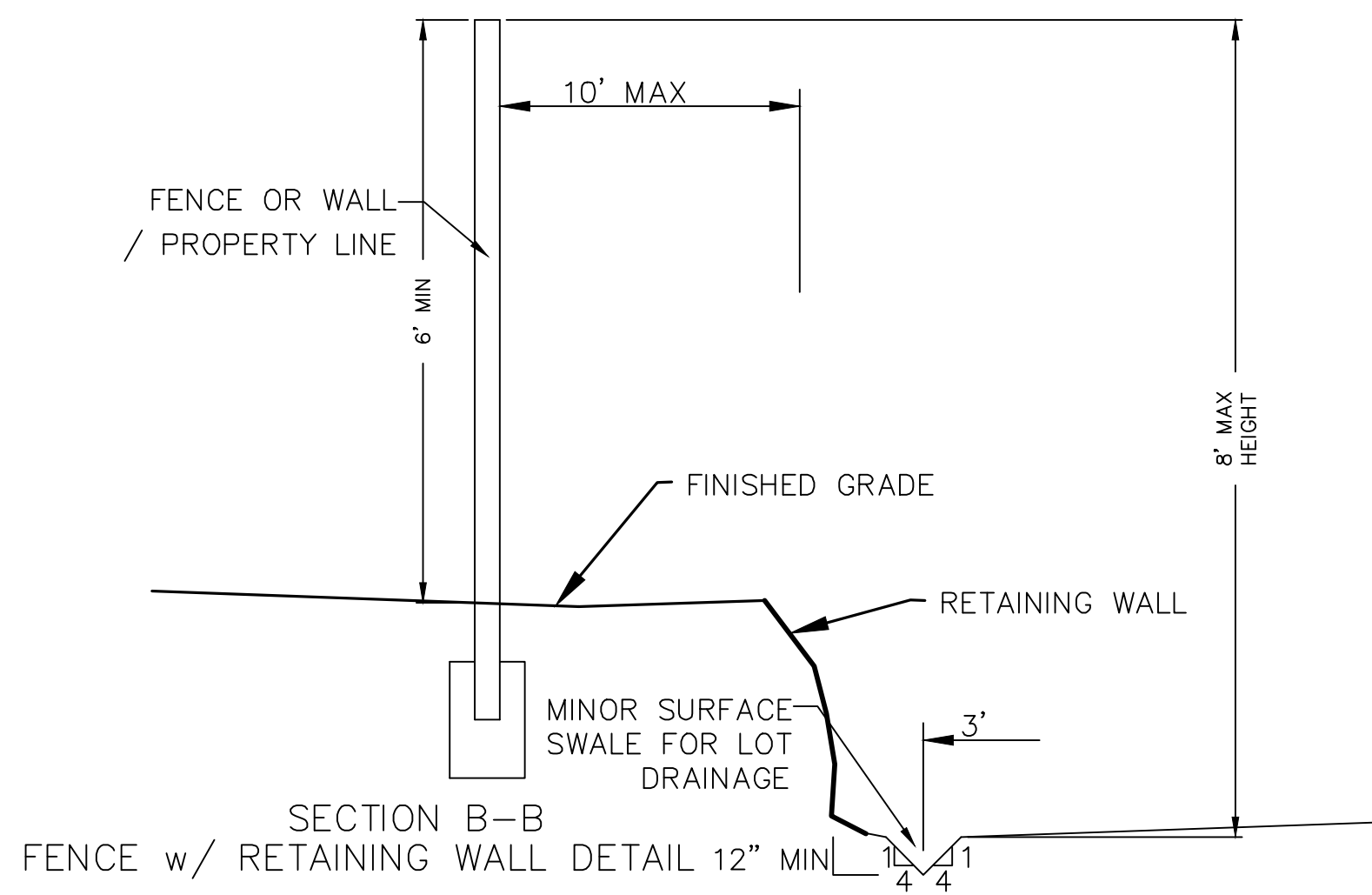
DATE: 2.21.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**

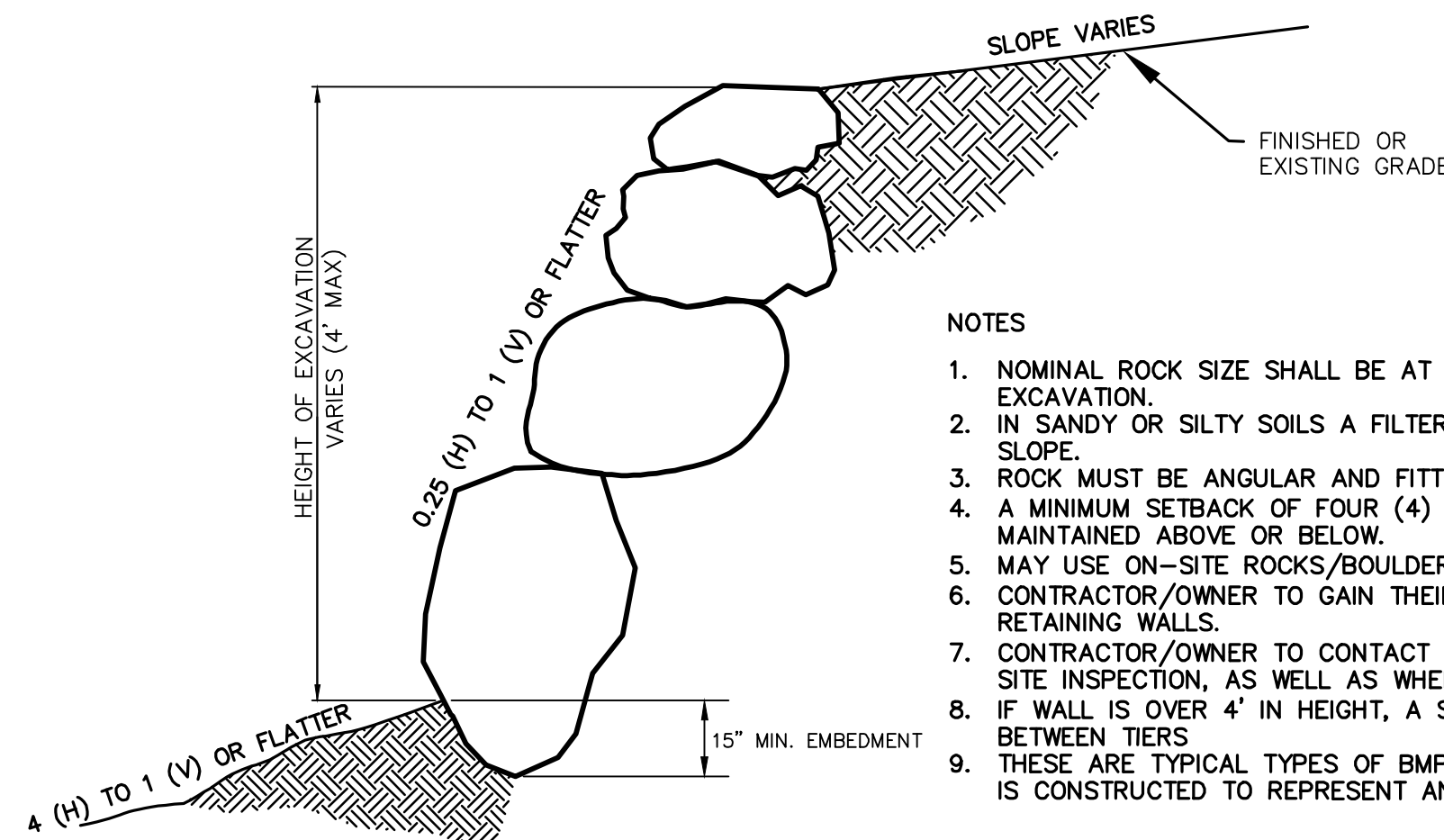




SECTION C-C  
FENCE DETAIL



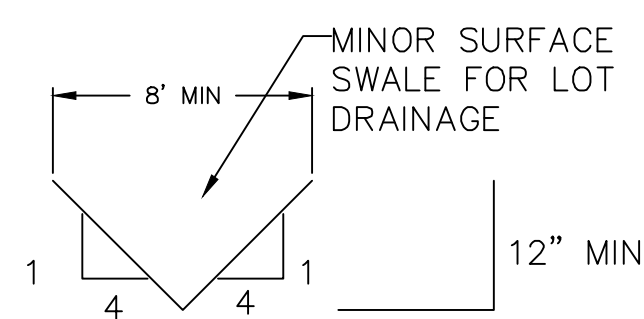
SECTION B-B  
FENCE w/ RETAINING WALL DETAIL 12\"/>



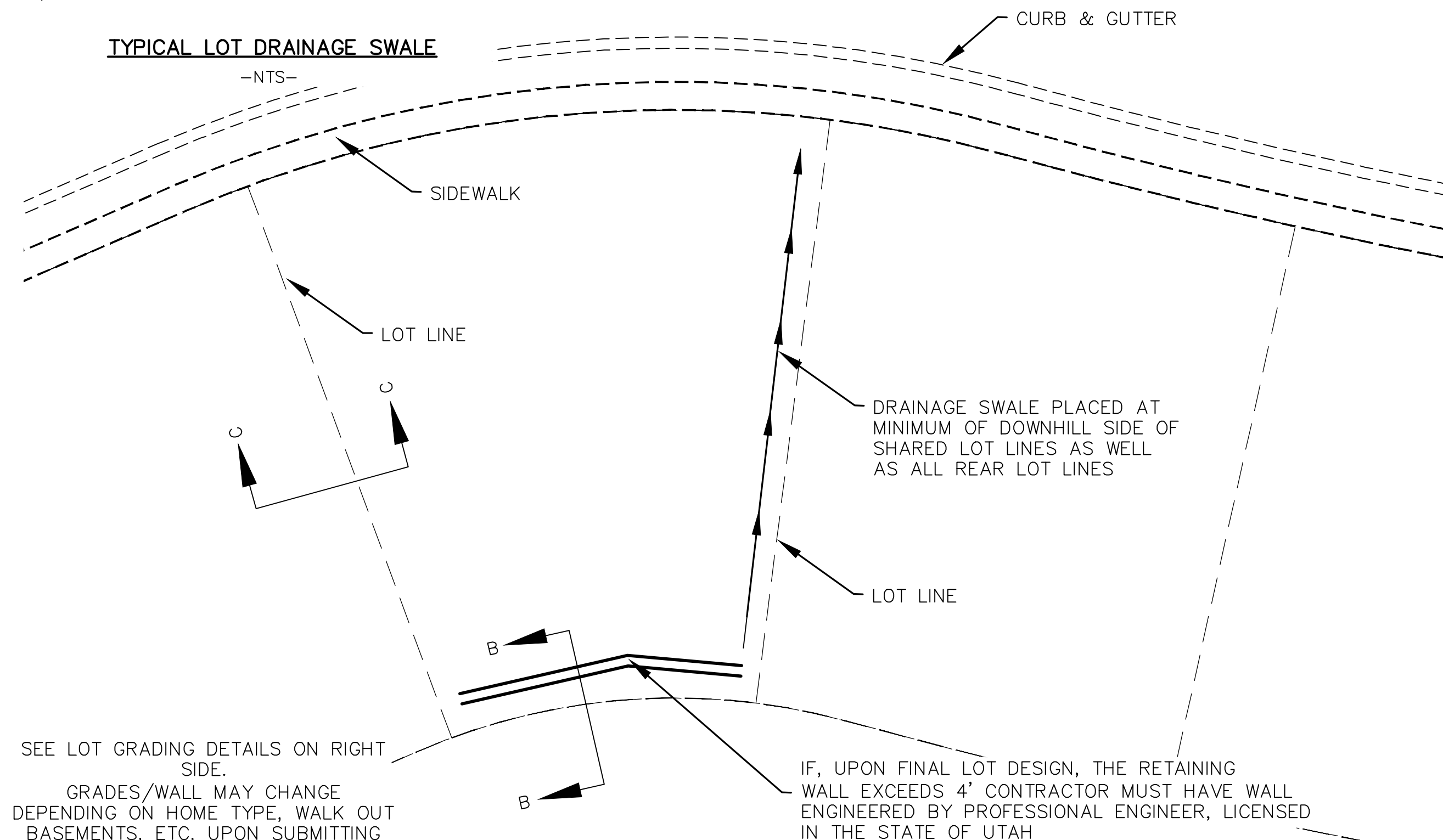
ROCK FACED SLOPE GUIDELINES  
EXCAVATION  
-NTS-

NOTES

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



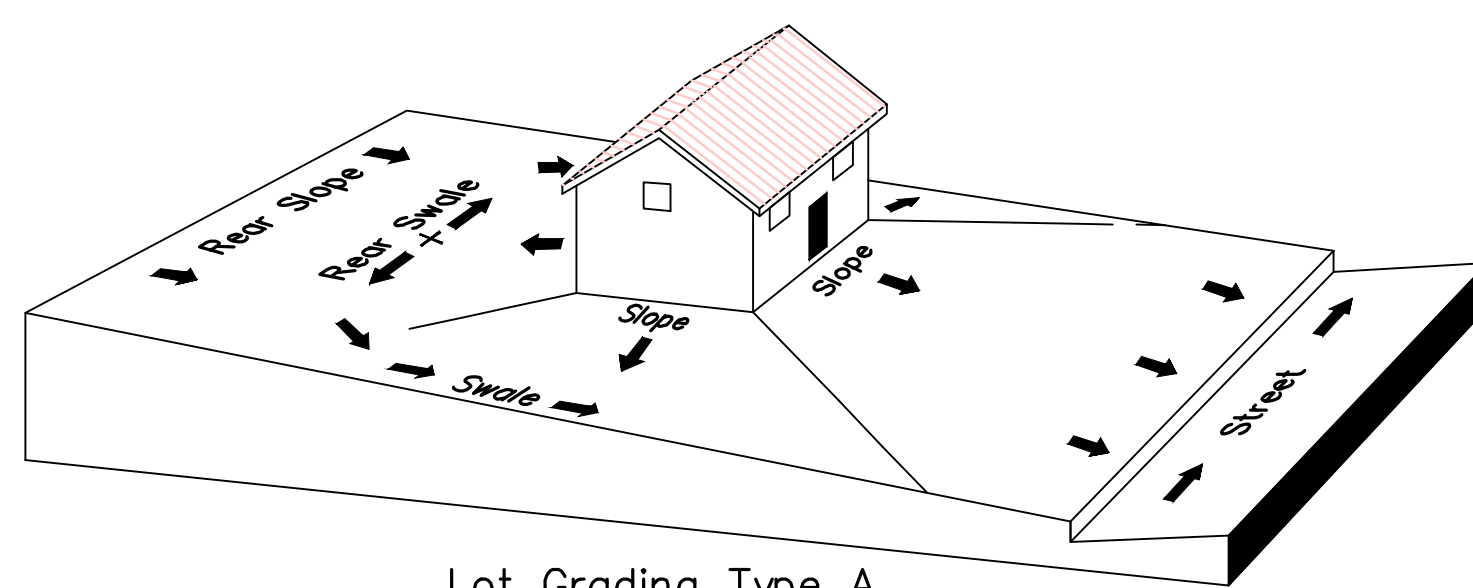
TYPICAL LOT DRAINAGE SWALE  
-NTS-



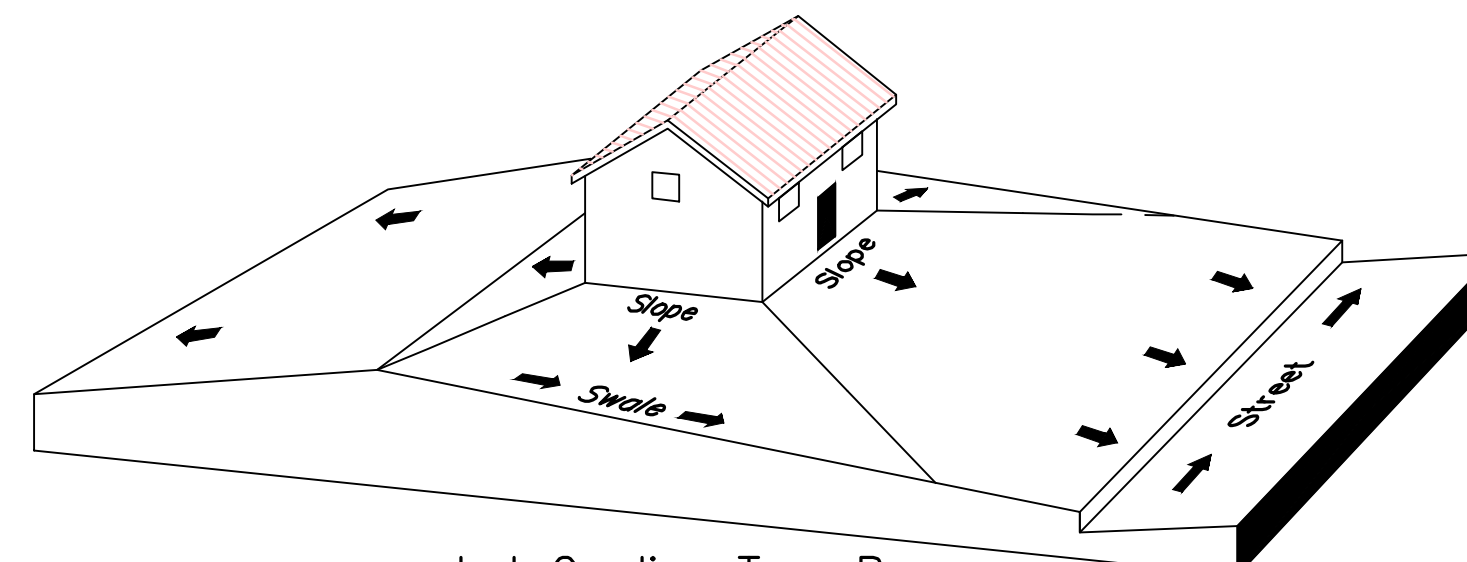
SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH

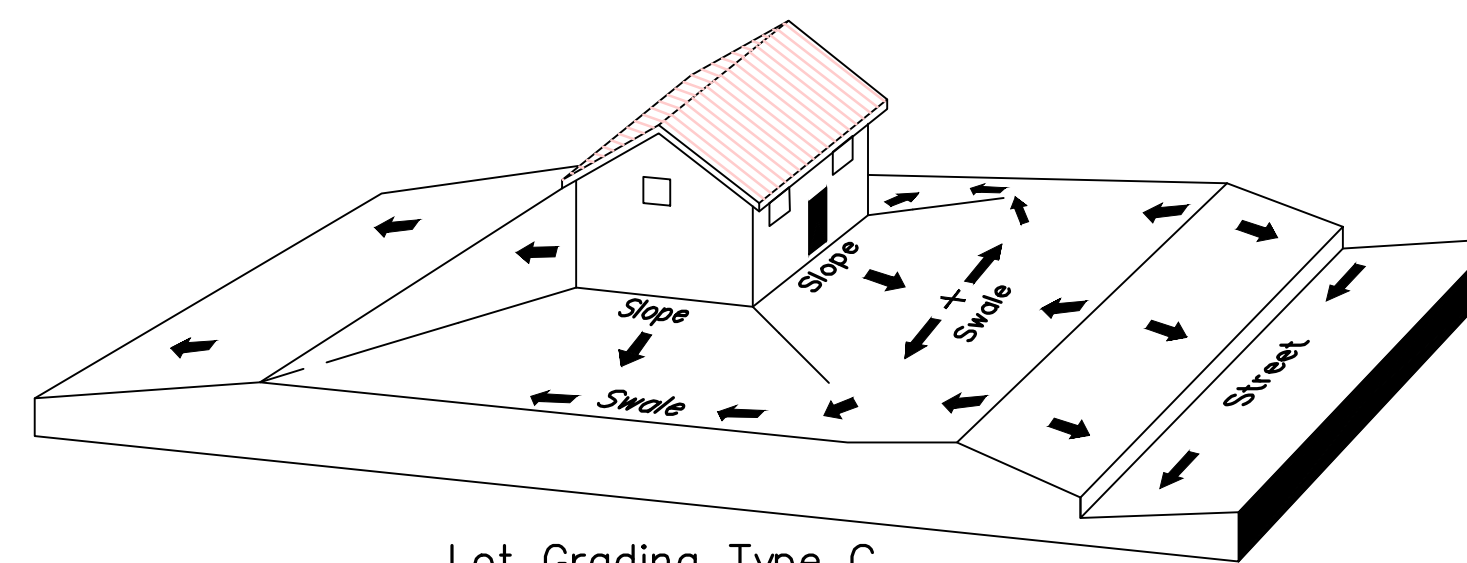
TYPICAL LOT GRADING  
-NTS-



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

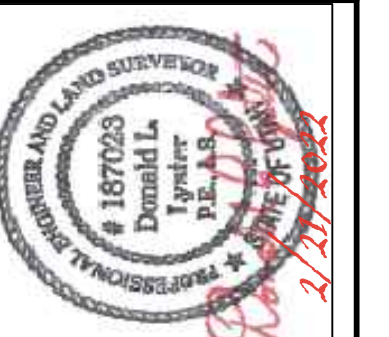
\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

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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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3  
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:

GRADING PLANS

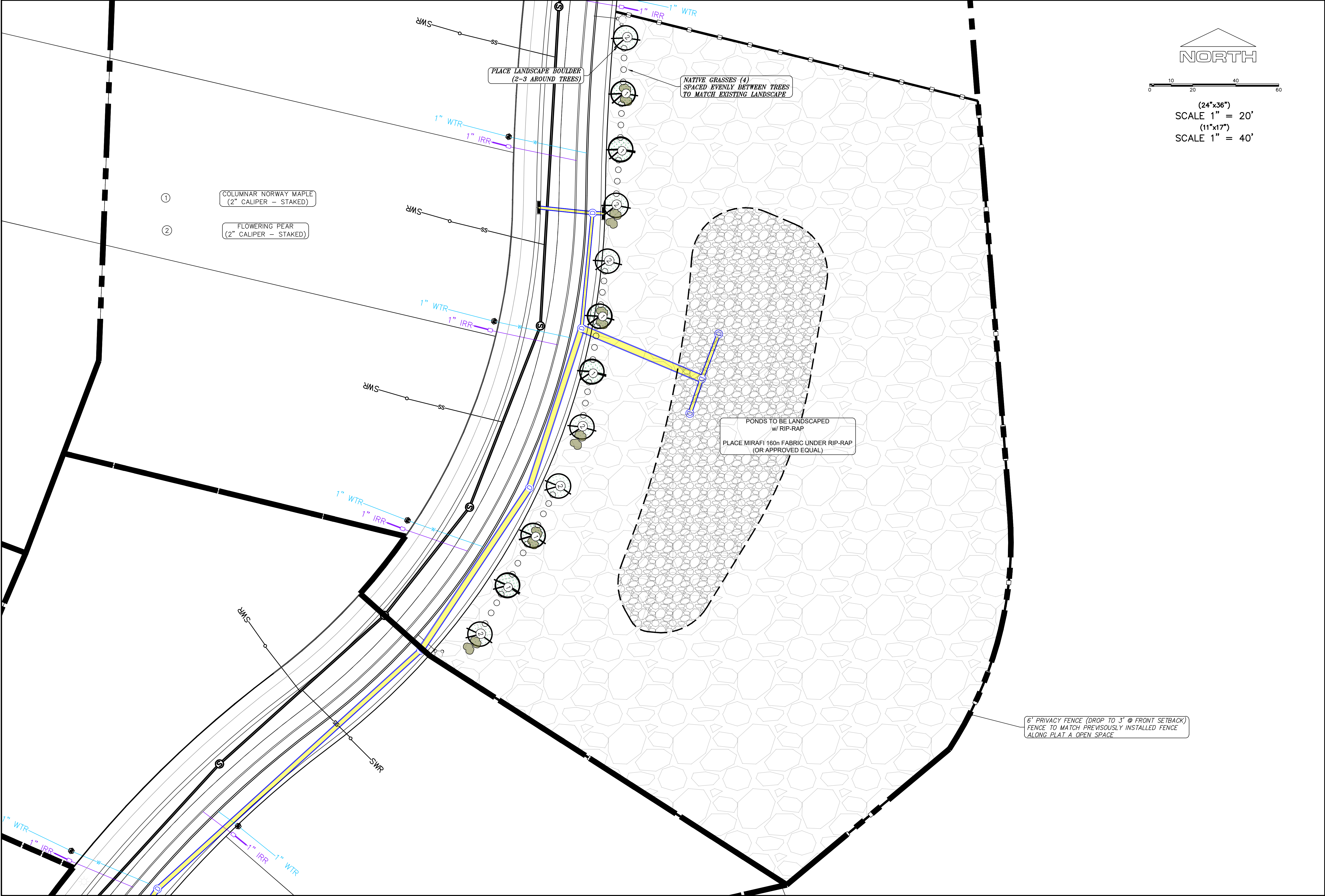
SHEET:

GR-02









C:\USERS\SHERRING\WORKBOX\2\_REGION PROJECTS\2\_REGION ENGINEERING PROJECTS\2020\2020\_002\_VISTAS WEST - SANTIAQUIN\2\_SHEET FILES\PHASE 3\LANDSCAPE PLANS

NORTH

0 10 20 40 60

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

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R

PROFESSIONAL LAND SURVEYOR  
# 187025  
Donald L. Taylor  
2/2/2022

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3

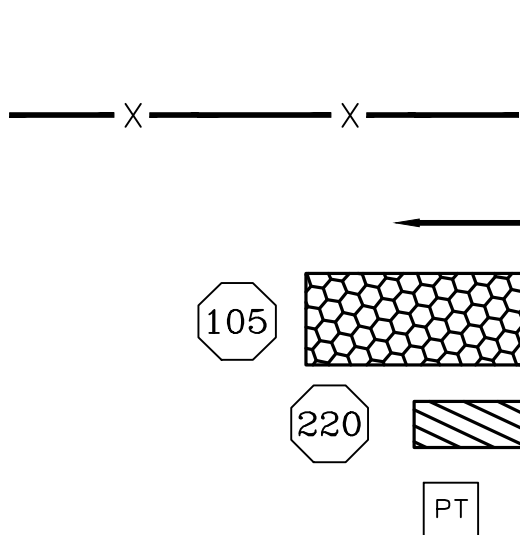
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
LANDSCAPE PLANS

SHEET:  
LS-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	BEGINING 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

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
801-222-3400  
(3" Uppercase Bold Letters and 3" Bold Numbers)

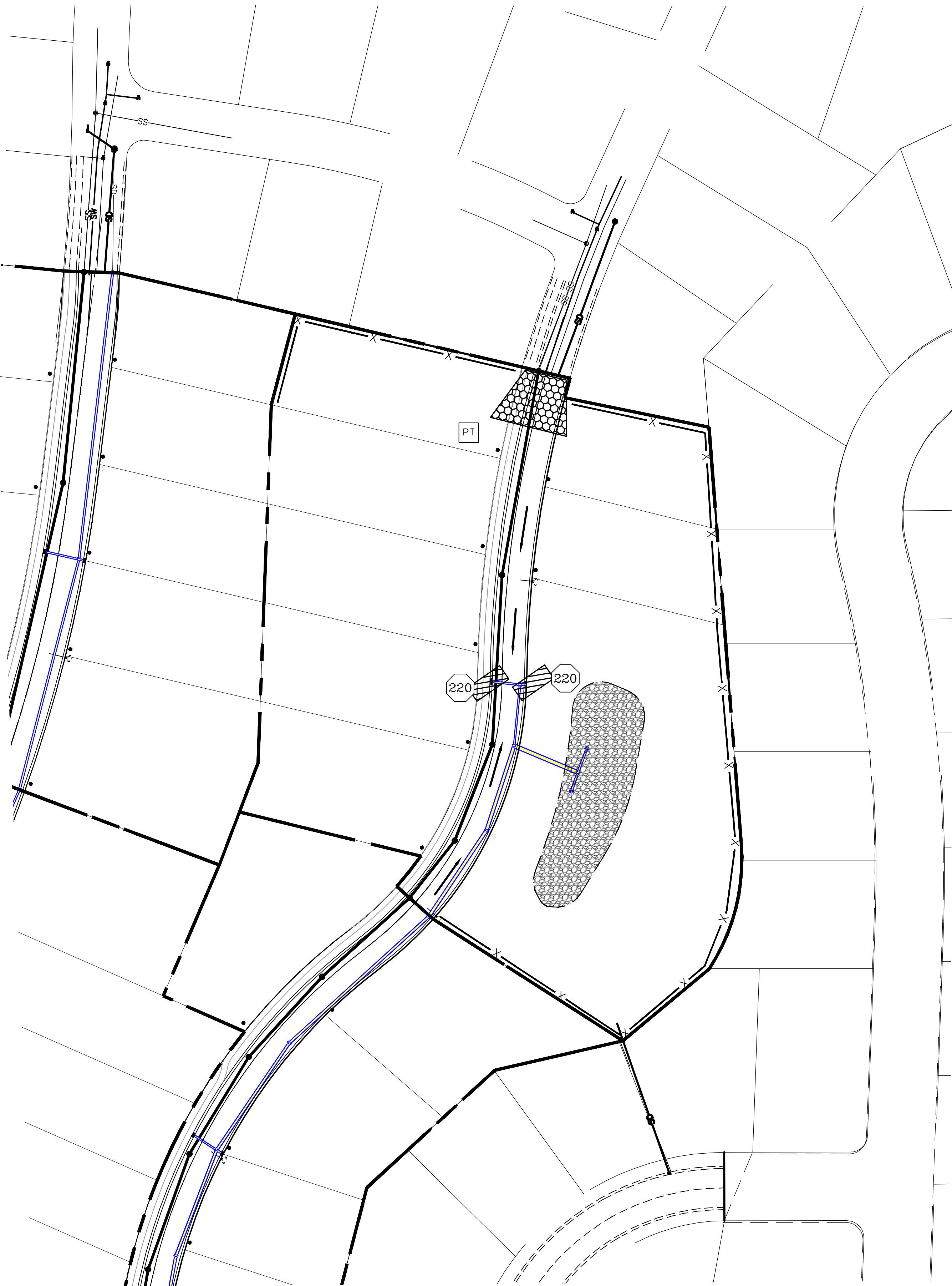
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT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

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4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
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NORTH

0 30 60 120 180

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



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**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022

PROJECT #

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1  
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3

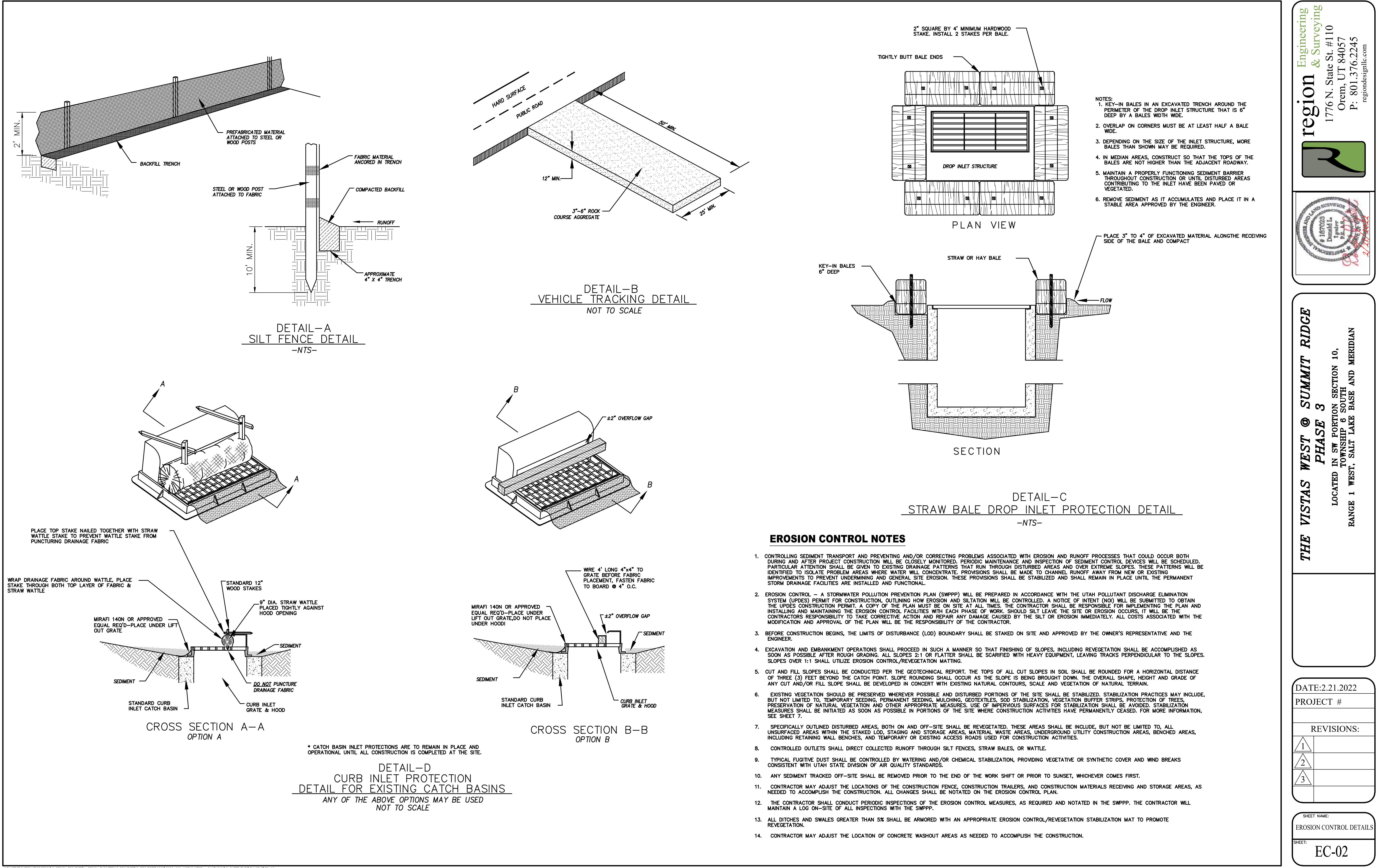
SHEET NAME:

EROSION CONTROL PLAN

SHEET:

EC-01





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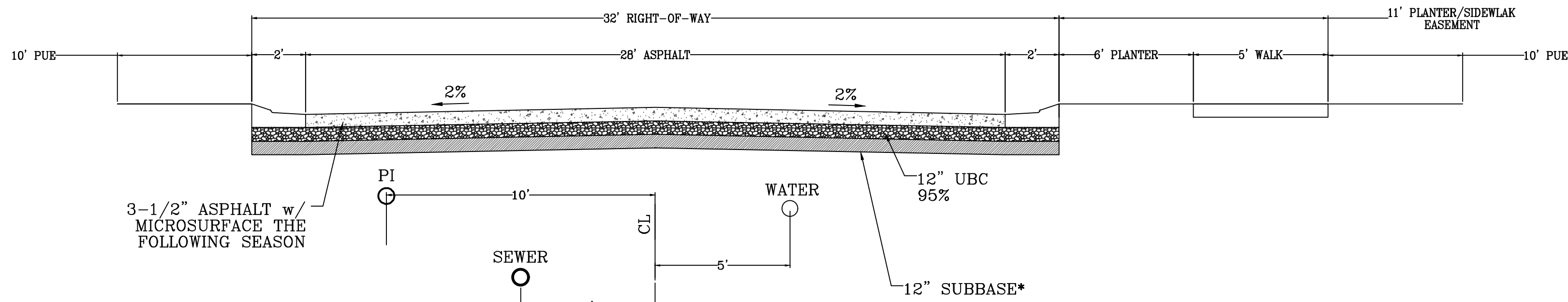
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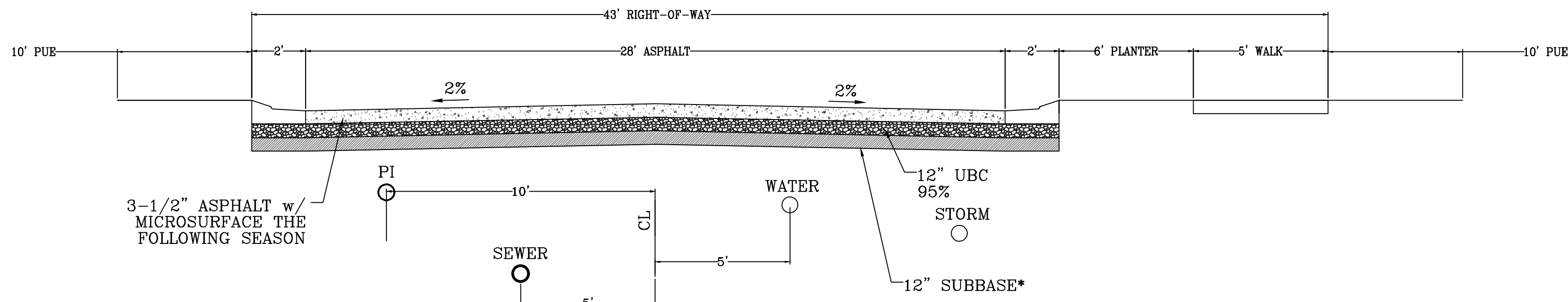
SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
**EC-02**





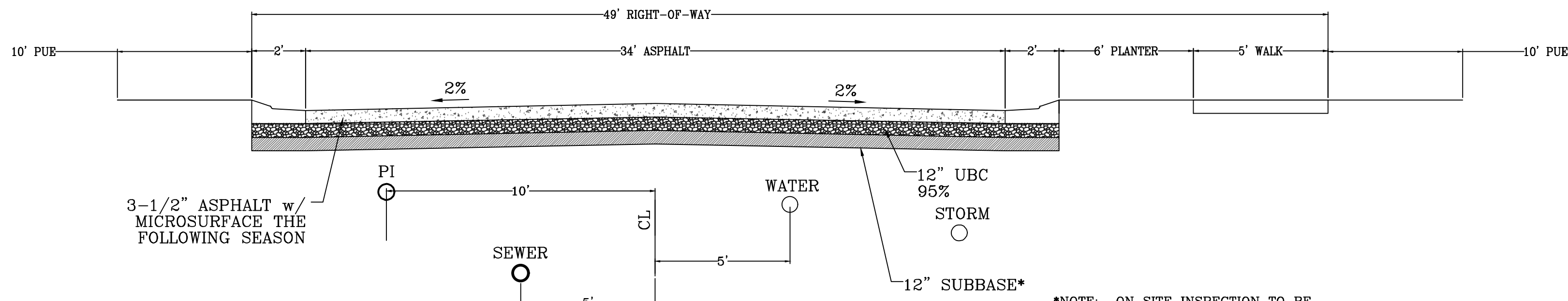
**CUL-DE-SAC ROADWAY**  
**Typical Road Section**

LOOKING NORTH AND WEST  
500 ADT



**MINOR RESIDENTIAL ROADWAY**  
**Typical Road Section**

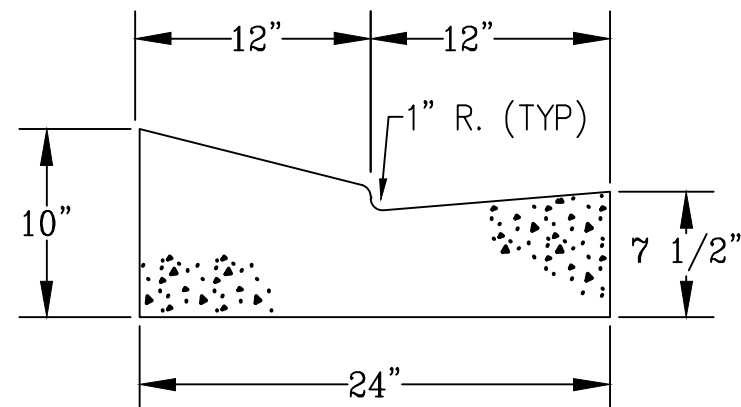
LOOKING NORTH AND WEST  
500 ADT



**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  
EXISTING MATERIAL

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1	
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3	

SHEET NAME: TYPICAL DETAILS	
SHEET:	DT-01



