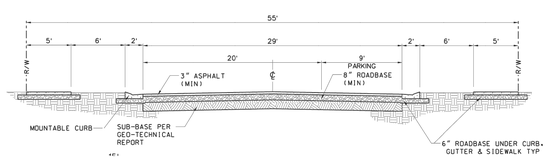
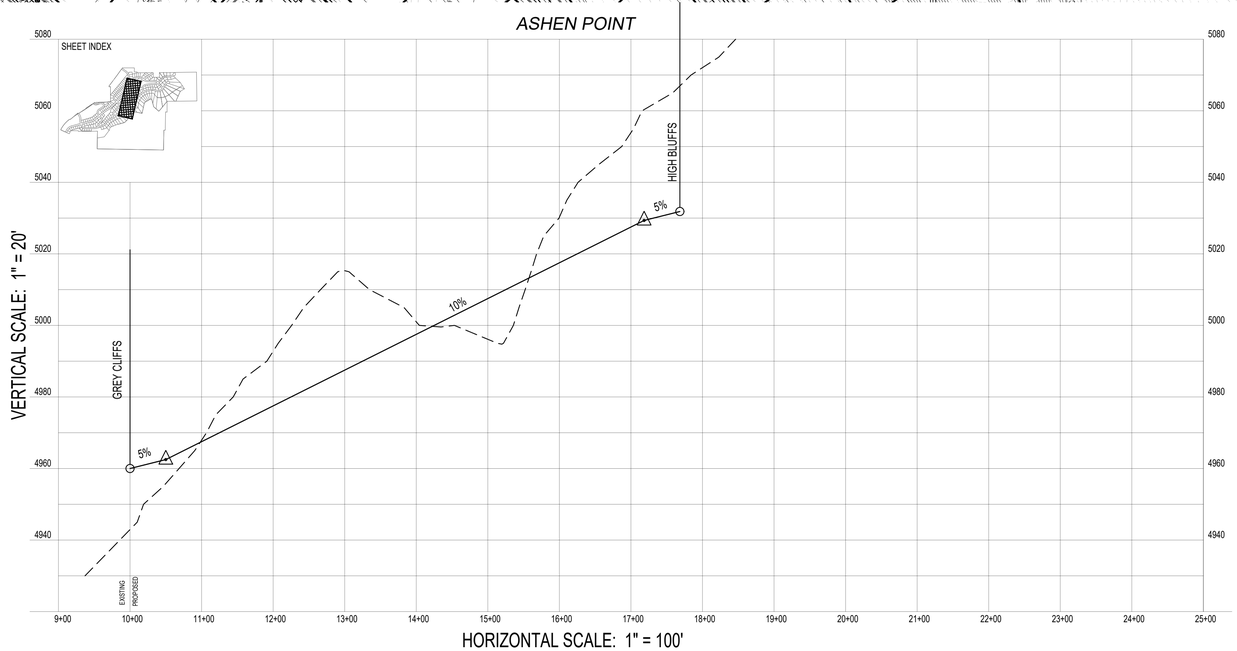
ROADWAY CROSS SECTION



ASHEN POINT



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

0 50 100 200 300

SCALE: 1"= 100'

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

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

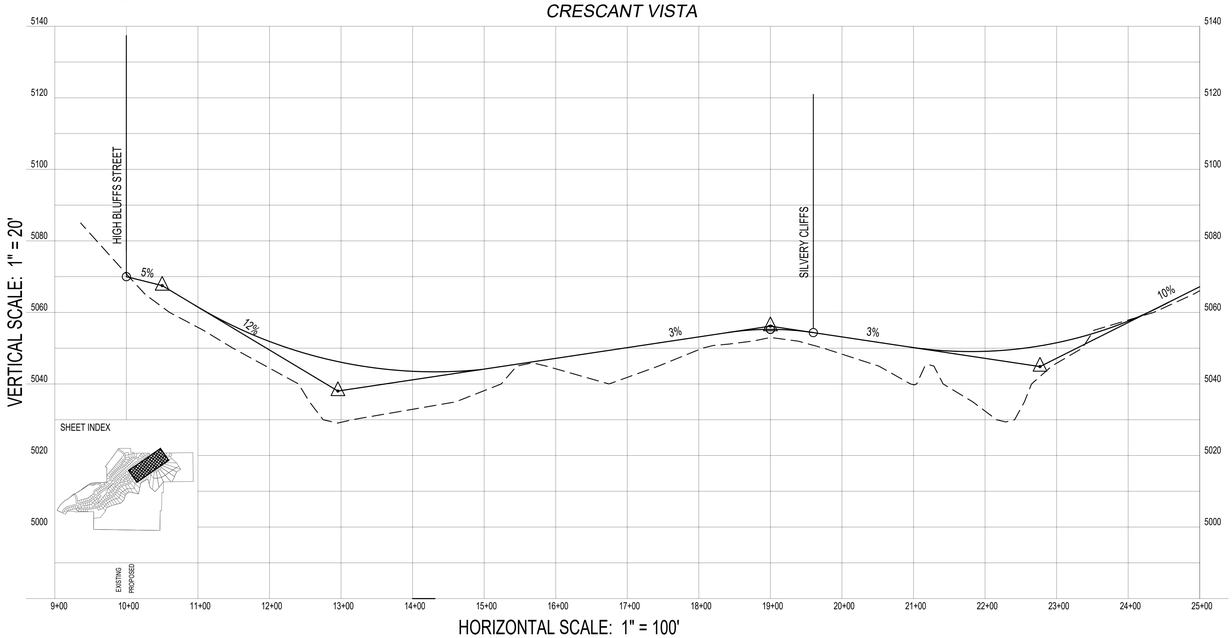
DESCRIPTION

PRELIMINARY PLAN

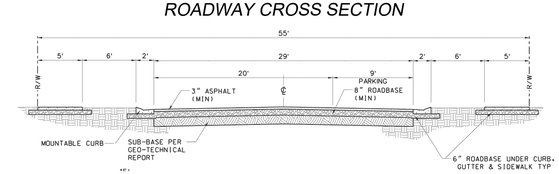
SHEET NAME	SHEET NUMBER
ASHEN POINT	*C9.1*

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

CRESCANT VISTA



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

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

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

SEAL

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

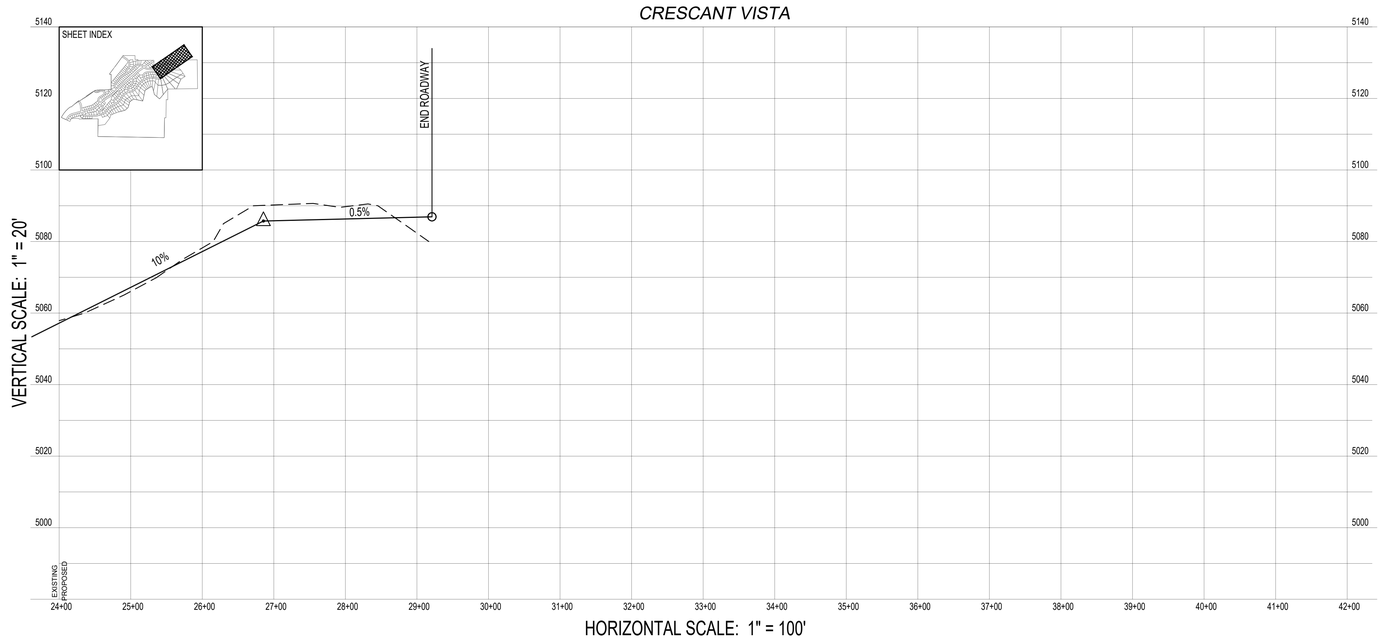
DESCRIPTION

PRELIMINARY PLAN

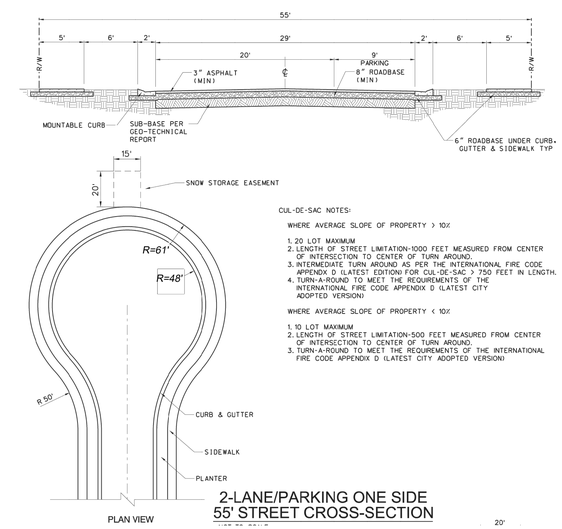
SHEET NAME	SHEET NUMBER
CRESCANT VISTA	*C10.1*

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

CRESCANT VISTA



ROADWAY CROSS SECTION



CUL-DE-SAC NOTES:

WHERE AVERAGE SLOPE OF PROPERTY > 10%

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

WHERE AVERAGE SLOPE OF PROPERTY < 10%

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

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

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

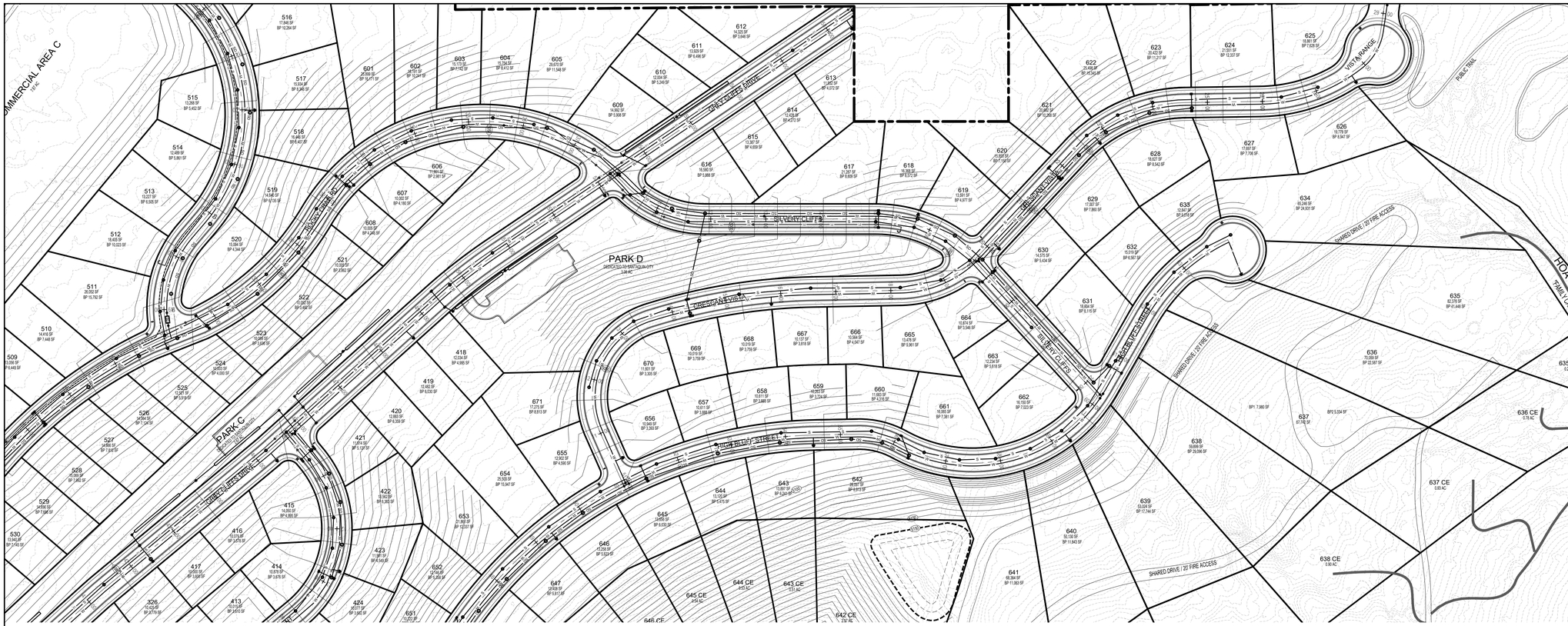
GreyCliffs ESTATES

DESCRIPTION

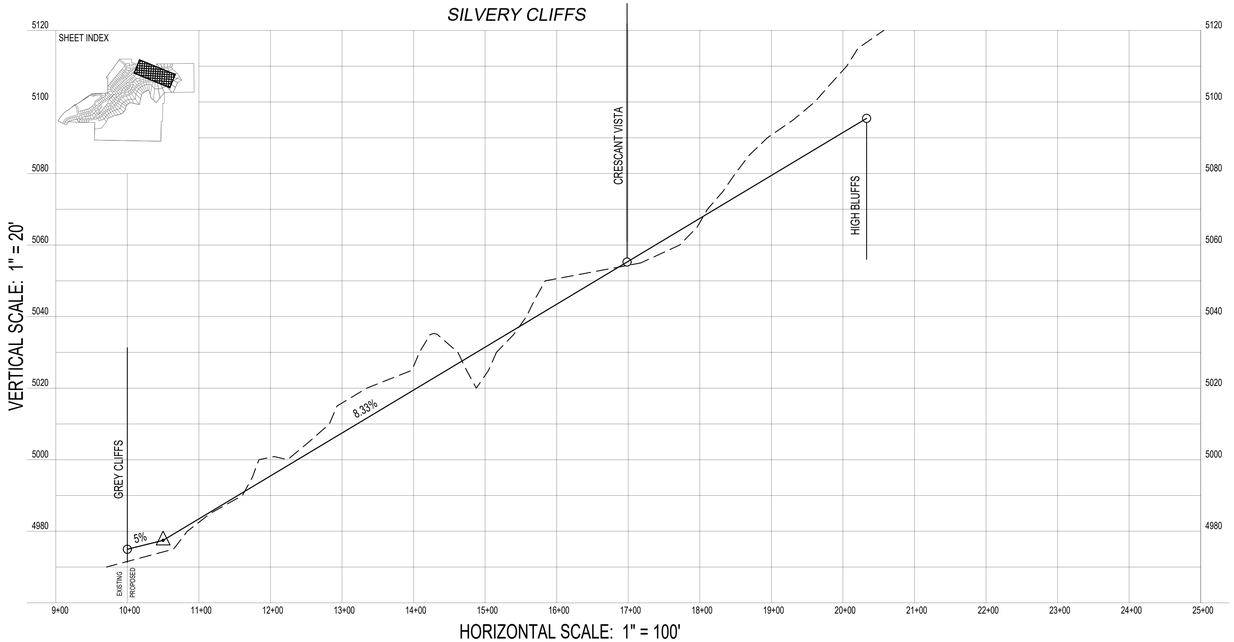
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CRESCANT VISTA	*C10.2*

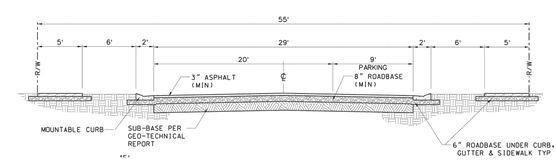
J:\my drive\berg civil\2021\grey cliffs\preliminary plan\grce_pre-10 profiles crescant vista.dwg



SILVERY CLIFFS



ROADWAY CROSS SECTION



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

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

SEAL

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

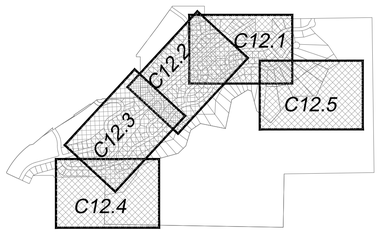
DESCRIPTION

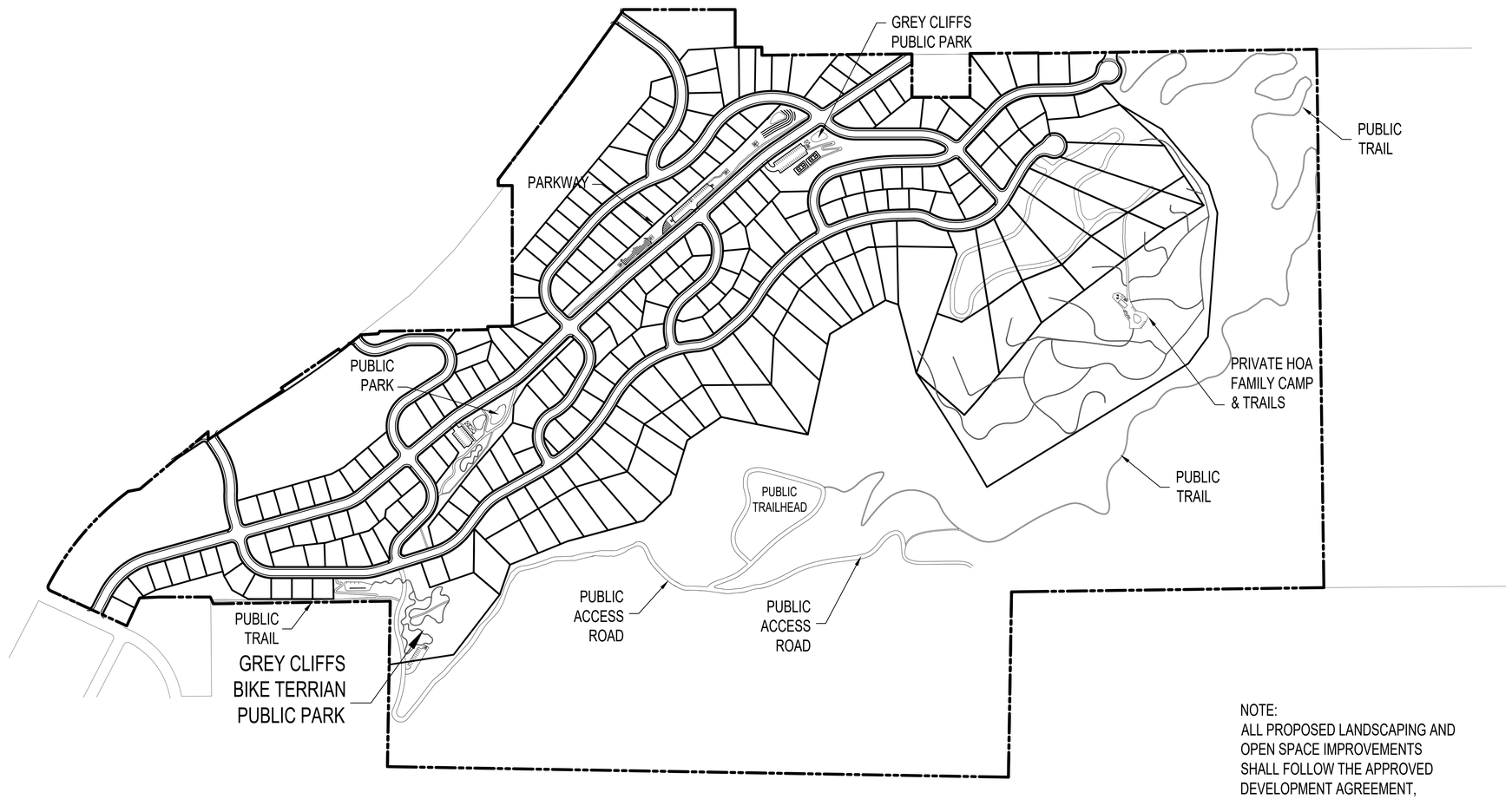
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	*C11.1*

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

MAP KEY





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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

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

SEAL

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

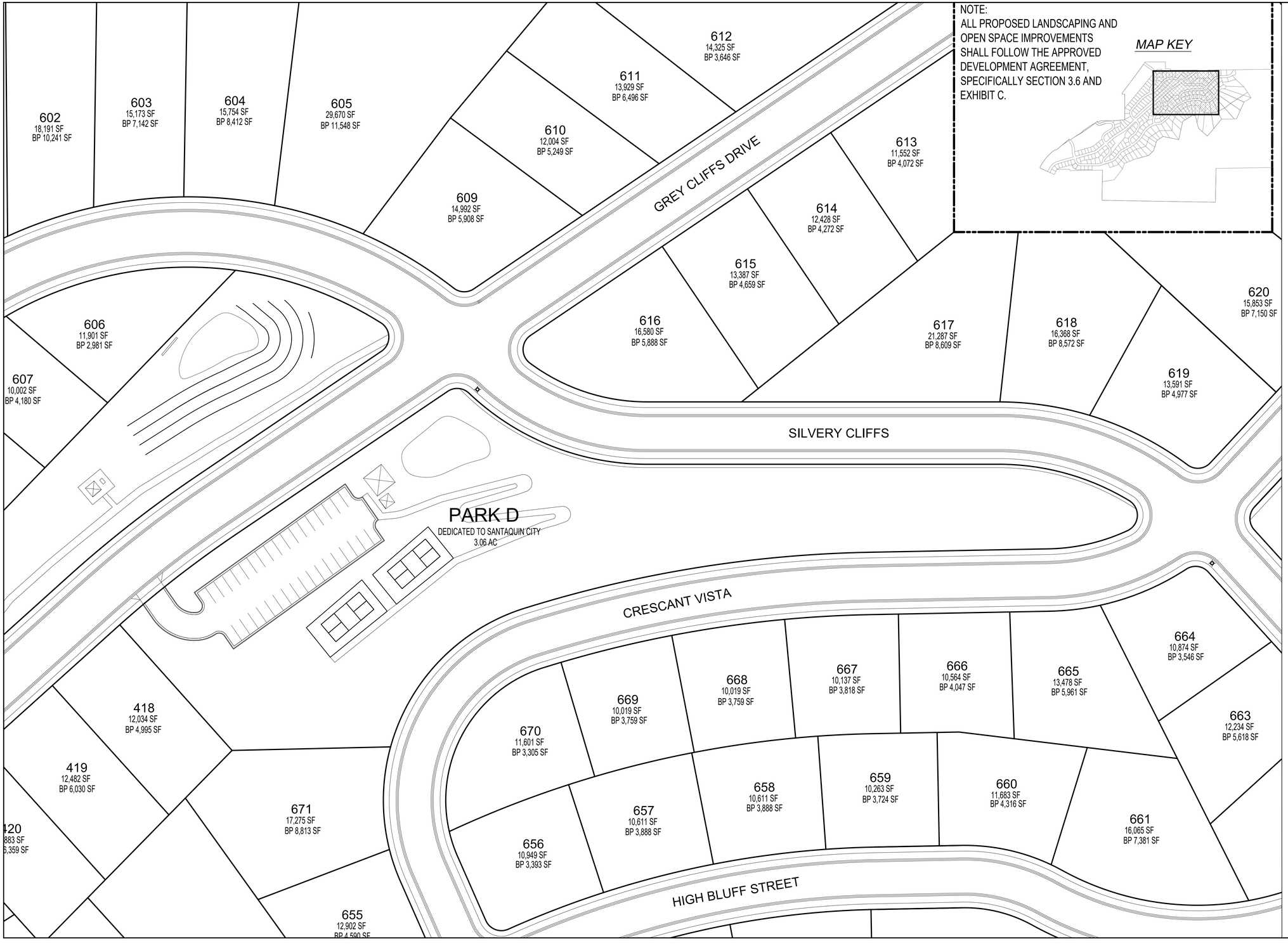
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
AMENITIES	*C12.0*

file: drawfiles/ cad/2021/grey cliffs/preliminary plan/pre_plan 12-amenities.dwg



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

MAP KEY

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

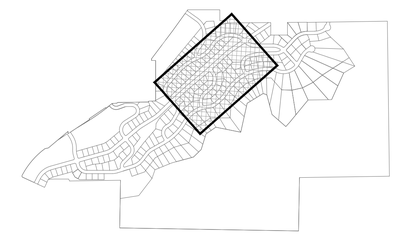
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
LOWER TRAILHEAD	*C12.1*

city drive/berg civil/2021/grey cliffs/preliminary plan/grye_pre-12-amenities.dwg

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

MAP KEY



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS NOT COMPLETE AND IS RELEASED FOR DAILY REVIEW PURPOSES ONLY. IT SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
1			SEAL:
2			DATE: 4/20/2022
3			SEAL NO. 343692
4			DATE:
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

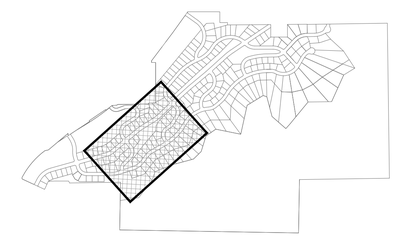
PRELIMINARY PLAN

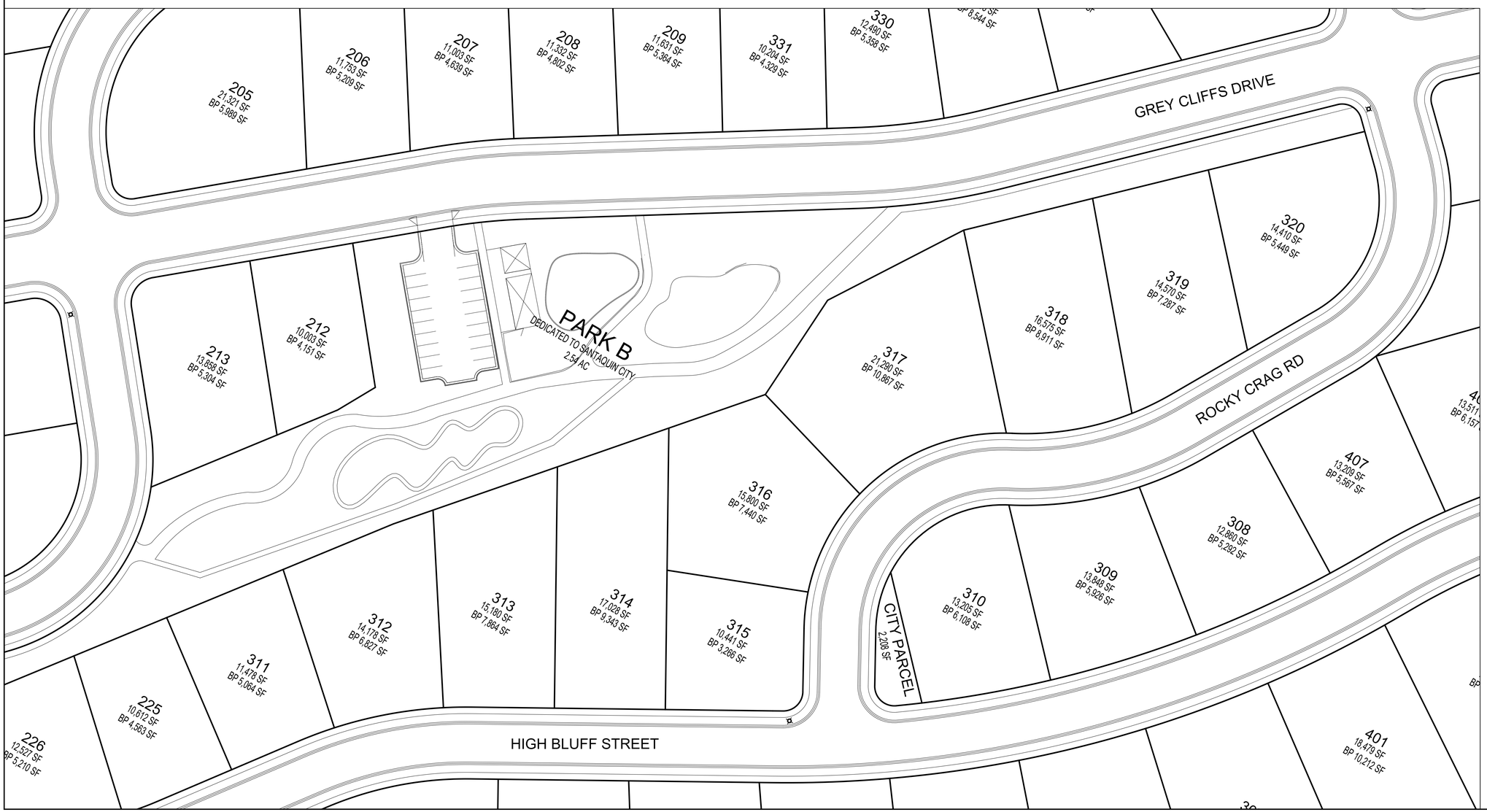
SHEET NAME	SHEET NUMBER
MIDDLE TRAILHEAD	*C12.2*

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

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

MAP KEY





DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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

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

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

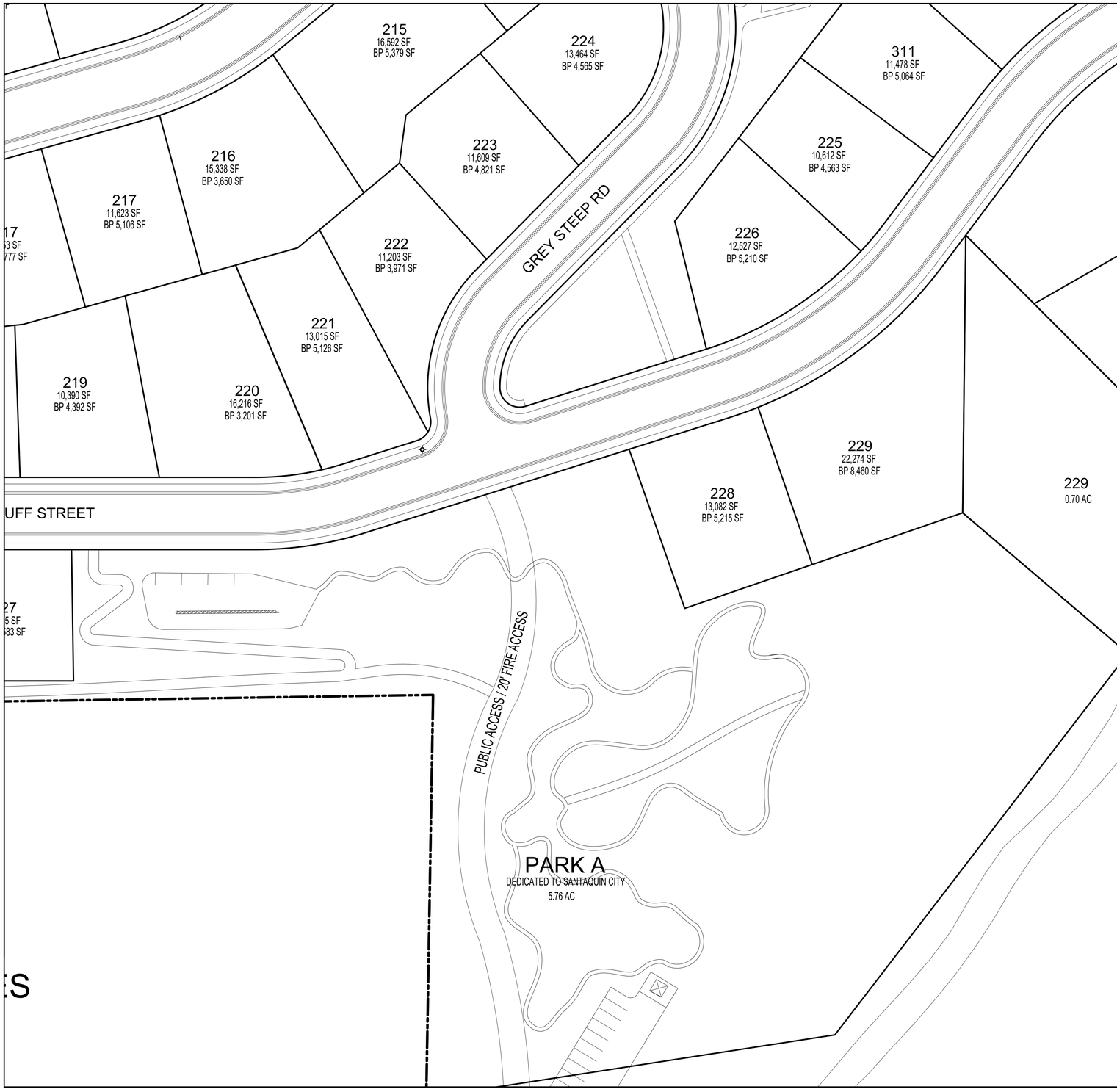
GreyCliffs ESTATES

DESCRIPTION

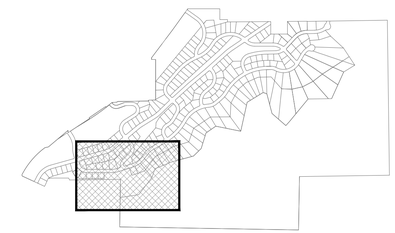
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CLIFF TRAILHEAD	C12.3

c:\pw drawings\ed2327\gcs cliffs\preliminary
plan\gcs_pm-12-amenities.dwg



MAP KEY



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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	*C12.4*

city drawings civil\2021\proj cd\fig\preliminary
plan\grgs_pre-C-amenities.dwg

MAP KEY

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

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED FOR REVIEW ONLY. IT MAY NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. KENNETH R. BERG 4/21/2022 REGISTERED PROFESSIONAL ENGINEER SEAL NO. 341992 DATE
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

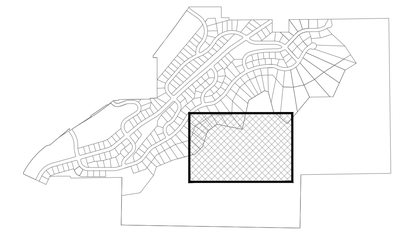
PRELIMINARY PLAN

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

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

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

MAP KEY



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

PUBLIC TRAIL

PUBLIC ACCESS / 20' FIRE ACCESS

PUBLIC ACCESS / 20' FIRE ACCESS

DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

N

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

THIS DOCUMENT IS COMPLETE AND RELEASED FOR THE PURPOSE(S) OF REVIEW AND COMMENT ONLY. IT MAY NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
DATE: 4/21/2022
SEAL NO. 343992
DAVID R. STORY
STATE OF UTAH
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

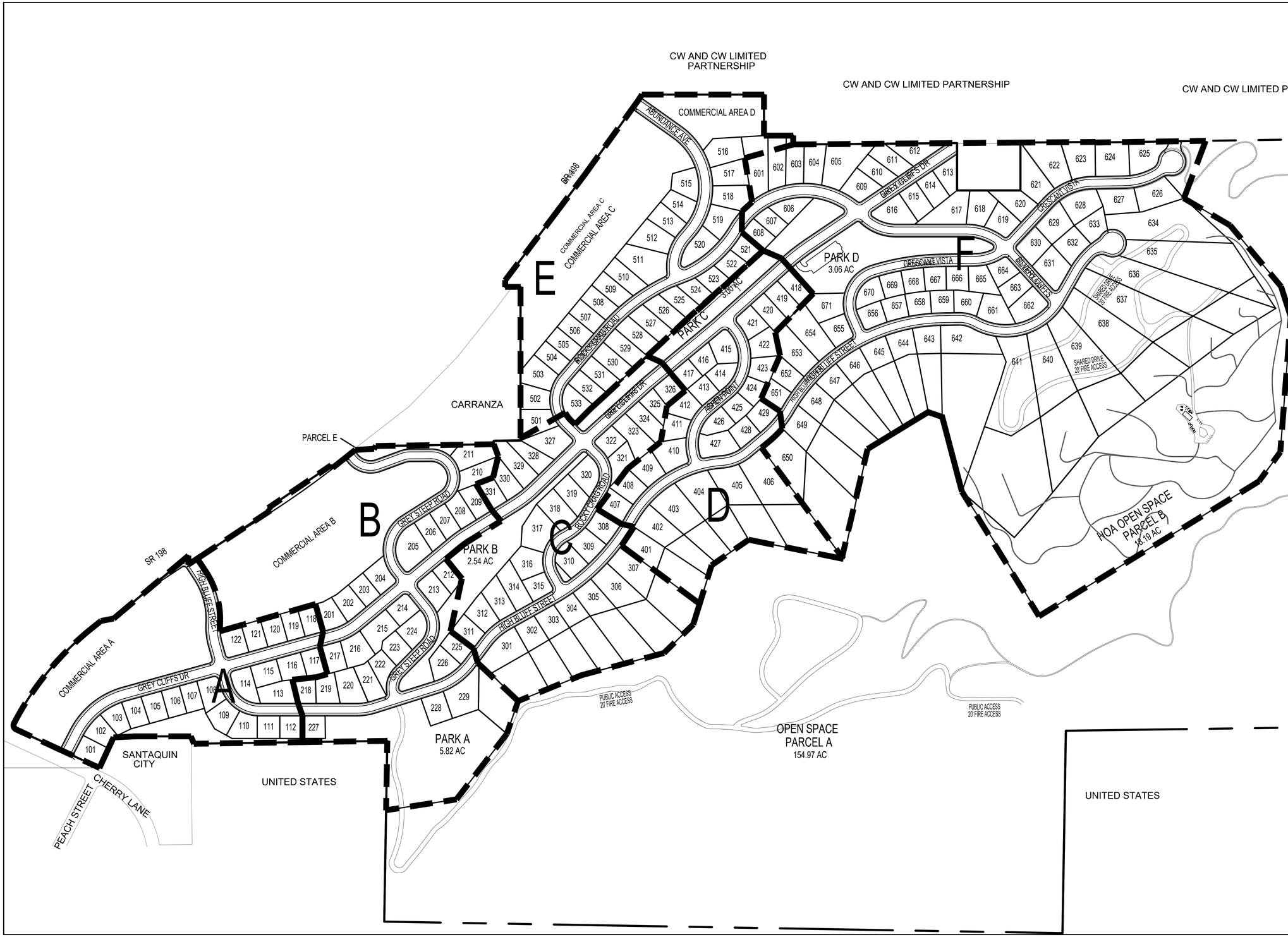
GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PUBLIC TRAILHEAD	*C12.6*

y:\my drive\berg civil\2021\grey cliff\preliminary plan\grey_pre-12-amenities.dwg



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

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

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

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

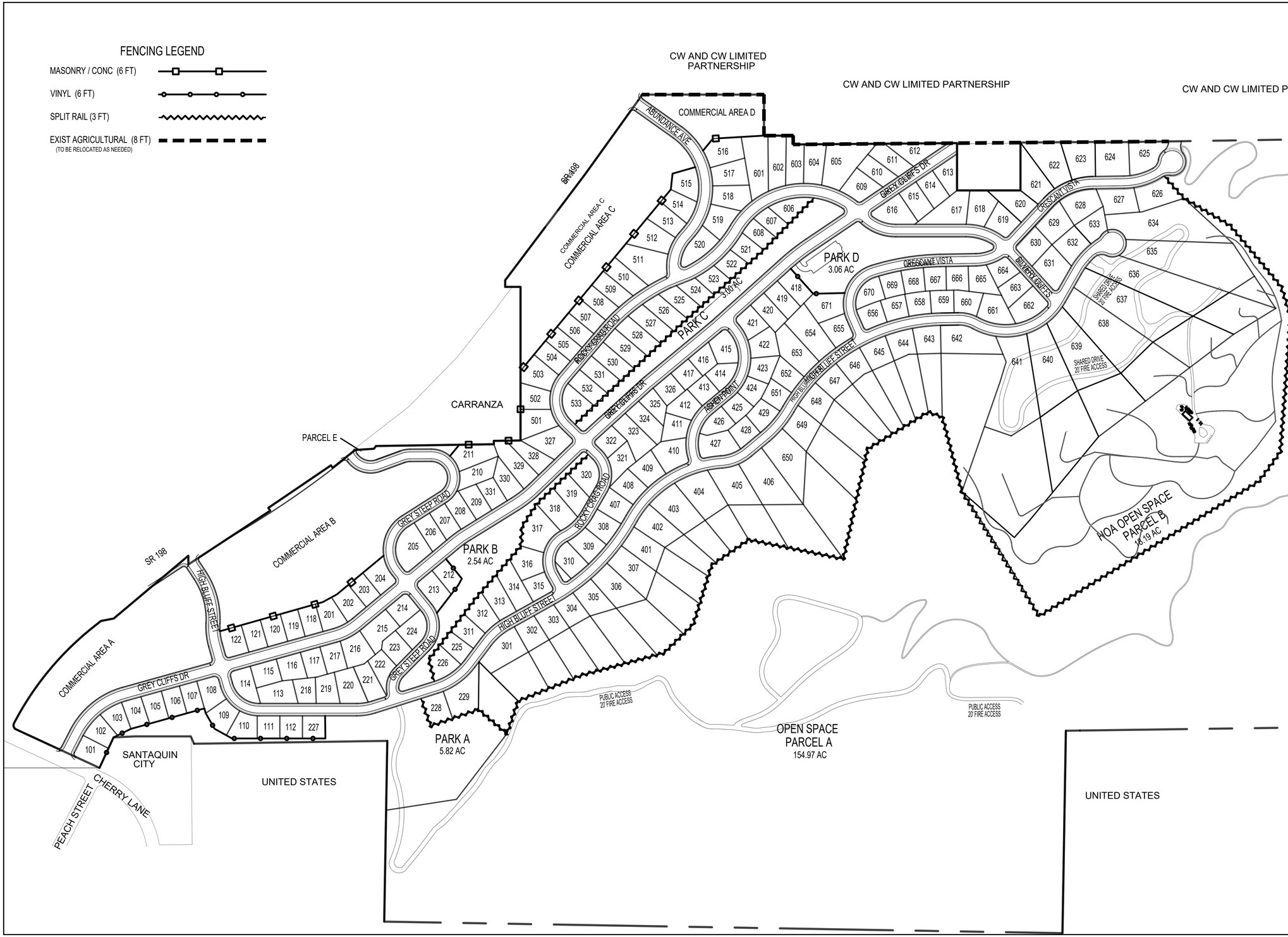
PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	*C13*



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198

SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER

LINDON, UT 84042

801.785.8458

N

0 100 200 400 600

SCALE: 1"= 200'

berg CIVIL ENGINEERING

11038 N Highland Blvd Suite 400

Highland Ut, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — RYAN BERG — 343602 — 4/21/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIMINARY PLAN	4/21/2022

PROJECT

GreyCliffs ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL FENCING PLAN	*C14*