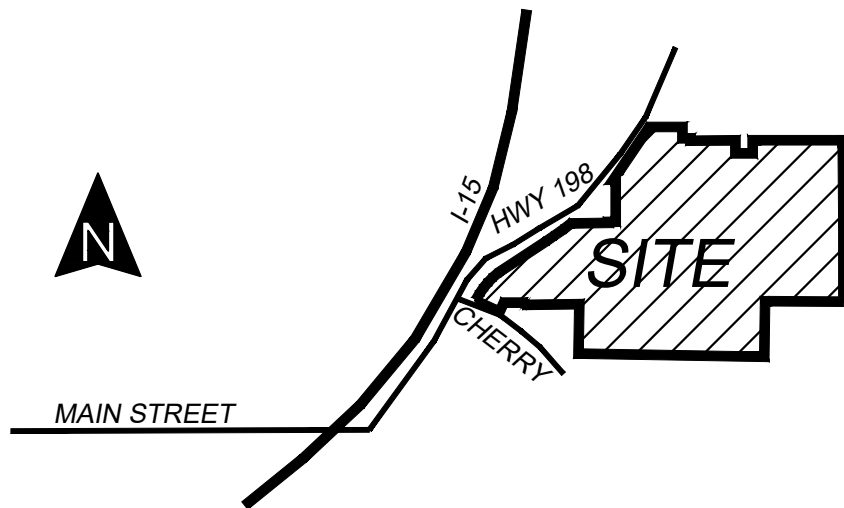


VICINITY MAP



UDOT SR 198

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

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

WILDLAND / URBAN INTERFACE

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

DENSITY TABULATIONS

ZONING R-10 / C-1

RESIDENTIAL LOTS	
PHASE A	22 LOTS
PHASE B	29 LOTS
PHASE C	31 LOTS
PHASE D	29 LOTS
PHASE E	33 LOTS
PHASE F	71 LOTS
TOTAL	215 LOTS

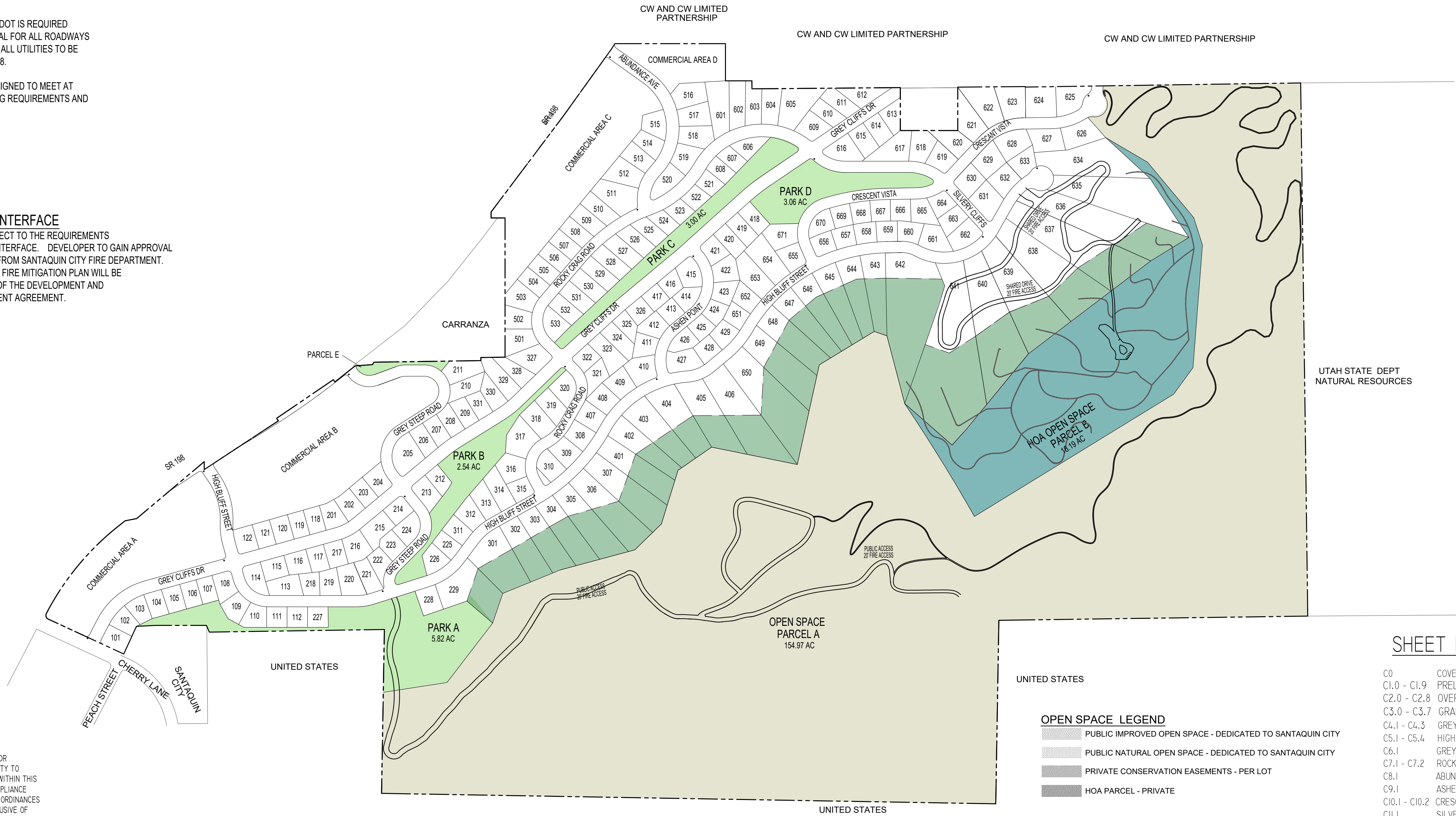
COMMERCIAL LOTS 4 LOTS

DENSITY (215+4) / 340.56 0.64 DU/AC

AREA CALCULATIONS

PROJECT ACREAGE	= 340.56 AC (100.0%)
RESIDENTIAL LOTS (SINGLE FAMILY)	= 76.48 AC (22.5%)
COMMERCIAL LOTS	= 26.28 AC (7.7%)
STREET DEDICATIONS	= 25.52 AC (7.5%)
PRIVATE CONSERVATION EASEMENTS	= 24.83 AC (7.3%)
/ SENSITIVE LANDS OVER 30% SLOPE	
HOA PARCEL (FAMILY CAMP)	= 18.19 AC (5.3%)
PUBLIC NATURAL OPEN SPACE	= 154.97 AC (45.5%)
/ SENSITIVE LANDS OVER 30% SLOPE	
TOTAL SENSITIVE LANDS	= 197.99 AC (58.1%)
PUBLIC IMPROVED OPEN SPACE	= 14.42 AC (4.2%)

HILLSIDE OVERLAY	
PROJECT ACREAGE	= 340.56 AC (100%)
TOTAL SENSITIVE LANDS	= 197.99 AC (58.1%)
NET DEVELOPABLE AREA	= 142.57 AC (41.9%)
OPEN SPACE REQ'D (10% NET AREA)	= 14.26 AC
IMPROVED OPEN SPACE PROVIDED	= 14.42 AC



OPEN SPACE LEGEND

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

SHEET INDEX

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

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

DEVELOPMENT

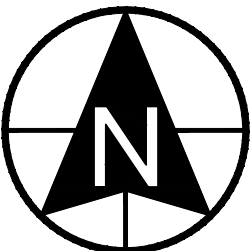


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458



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



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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS	SEAL
NO. DATE DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

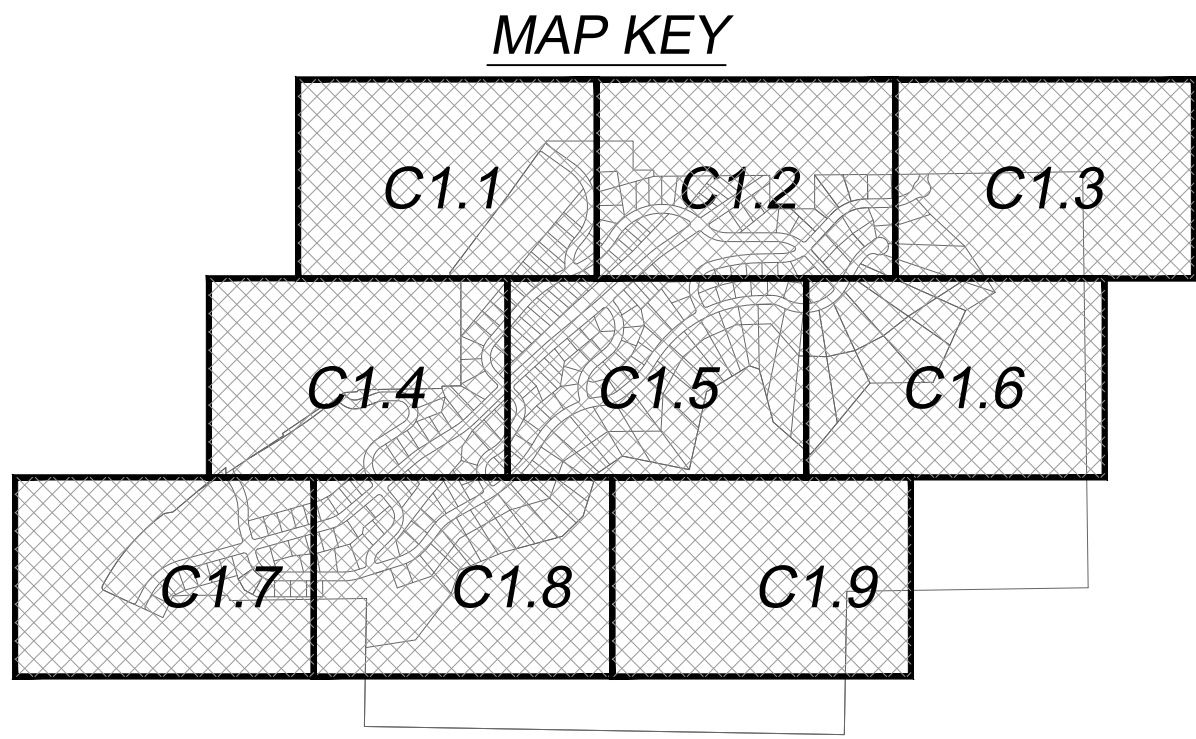
PRELIMINARY
PLAN

SHEET NAME

COVER

SHEET NUMBER

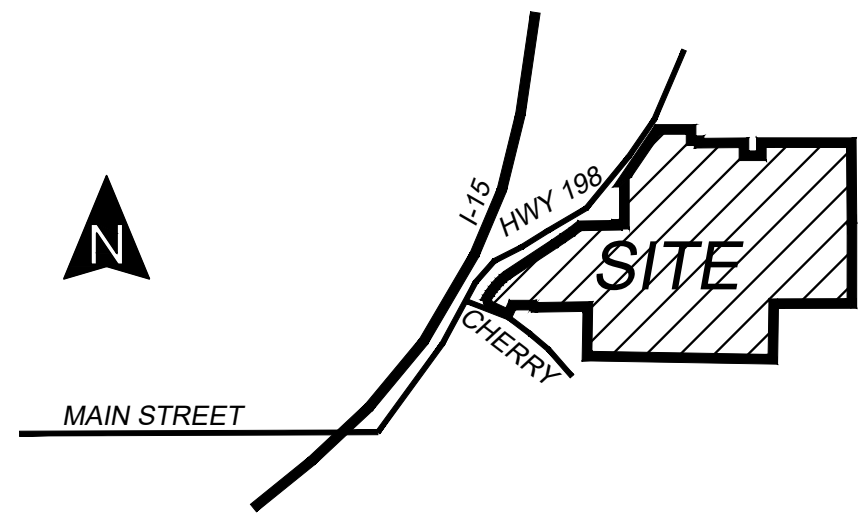
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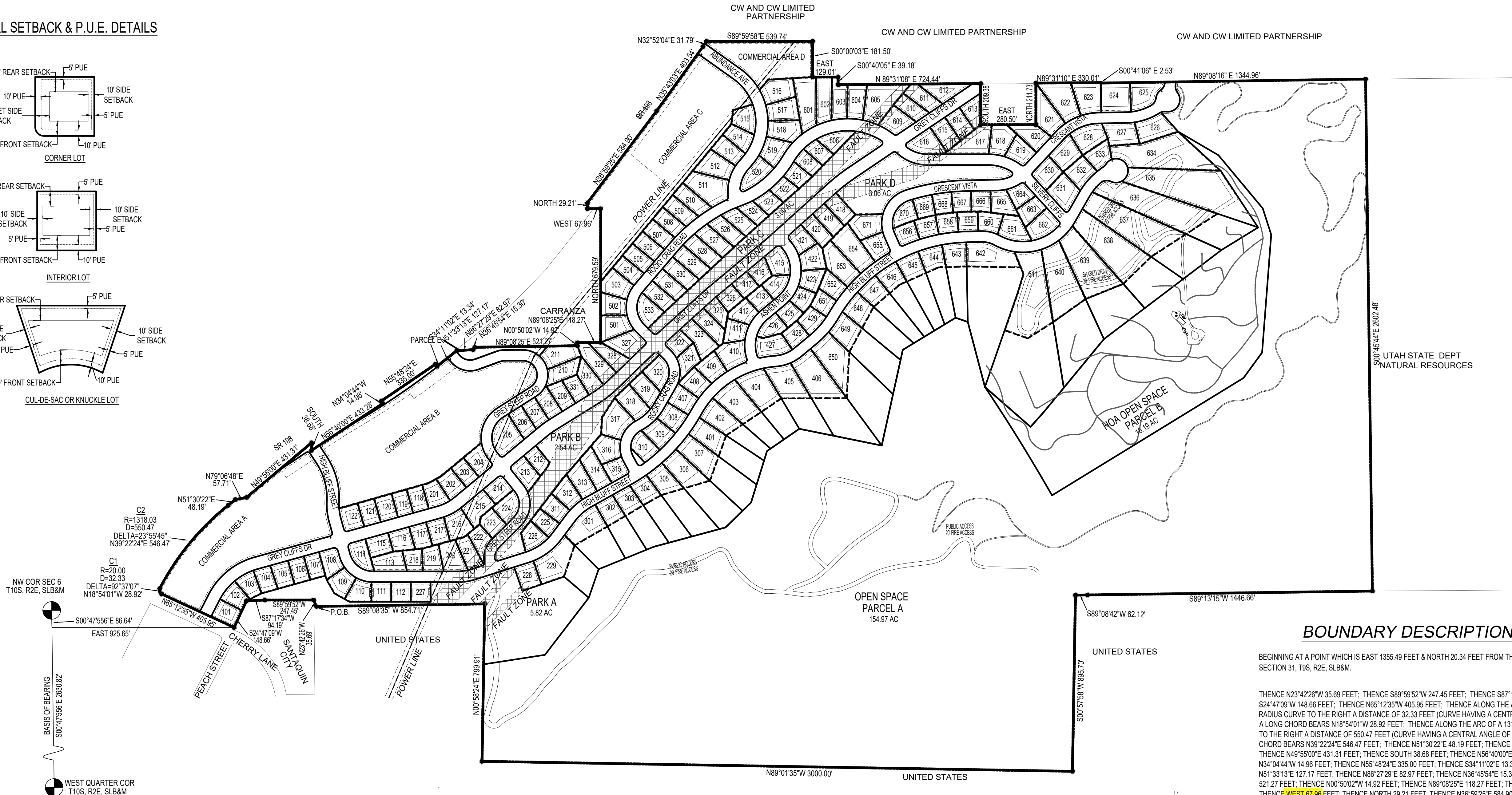
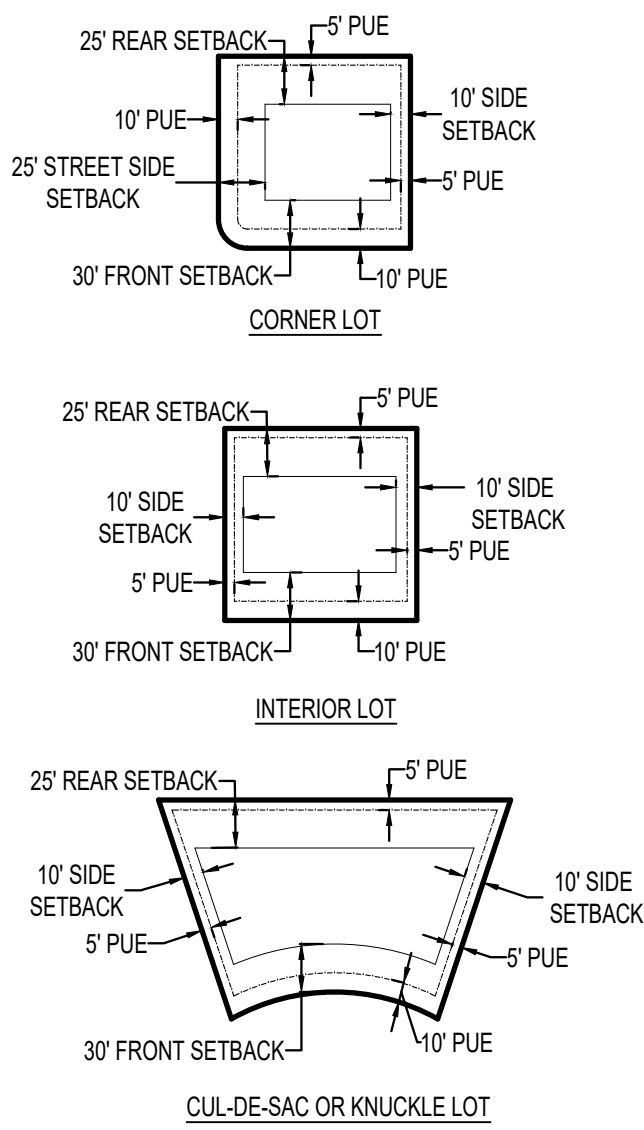
CE - CONSERVATION EASEMENT

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VICINITY MAP



TYPICAL SETBACK & P.U.E. DETAILS



BOUNDARY DESCRIPTION

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

THENCE N23°42'26"W 35.69 FEET; THENCE S89°59'52"W 247.45 FEET; THENCE S87°17'34"W 94.19 FEET; THENCE S24°47'09"W 148.66 FEET; THENCE N65°12'35"W 405.95 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 32.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 92°37'07" AND A LONG CHORD BEARS N18°54'01"W 28.92 FEET; THENCE ALONG THE ARC OF A 1318.03 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 550.47 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°55'45" AND A LONG CHORD BEARS N39°22'24"E 546.47 FEET; THENCE N79°06'48"E 57.71 FEET; THENCE N79°06'48"E 57.71 FEET; THENCE N34°04'44"W 431.31 FEET; THENCE SOUTH 38.68 FEET; THENCE N56°40'00"E 433.28 FEET; THENCE N34°04'44"W 14.96 FEET; THENCE N55°48'24"E 335.00 FEET; THENCE S34°11'02"E 13.34 FEET; THENCE N51°33'13"E 127.17 FEET; THENCE N86°27'29"E 82.97 FEET; THENCE N36°45'54"E 15.30 FEET; THENCE N89°08'25"E 521.27 FEET; THENCE N00°50'02"W 14.92 FEET; THENCE N88°08'25"E 118.27 FEET; THENCE NORTH 679.59 FEET; THENCE WEST 67.96 FEET; THENCE NORTH 29.21 FEET; THENCE N36°59'25"E 584.90 FEET; THENCE N35°43'03"E 403.54 FEET; THENCE N32°52'04"E 31.79 FEET; THENCE S89°59'58"E 539.74 FEET; THENCE S00°00'03"E 181.50 FEET; THENCE EAST 129.01 FEET; THENCE S00°40'05"E 39.18 FEET; THENCE N89°31'08"E 724.44 FEET; THENCE SOUTH 280.50 FEET; THENCE EAST 280.50 FEET; THENCE NORTH 211.73 FEET; THENCE N89°31'10"E 330.01 FEET; THENCE S00°41'06"E 2.53 FEET; THENCE N89°08'16"E 1344.96 FEET; THENCE S89°13'15"W 1446.66 FEET; THENCE S89°08'42"W 62.12 FEET; THENCE S00°57'58"W 895.70 FEET; THENCE N89°01'35"W 3000.00 FEET; THENCE N00°58'24"E 799.91 FEET; THENCE S89°08'35"W 854.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 340.56 AC

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1"= 300'

BERG
CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.0

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DEVELOPMENT

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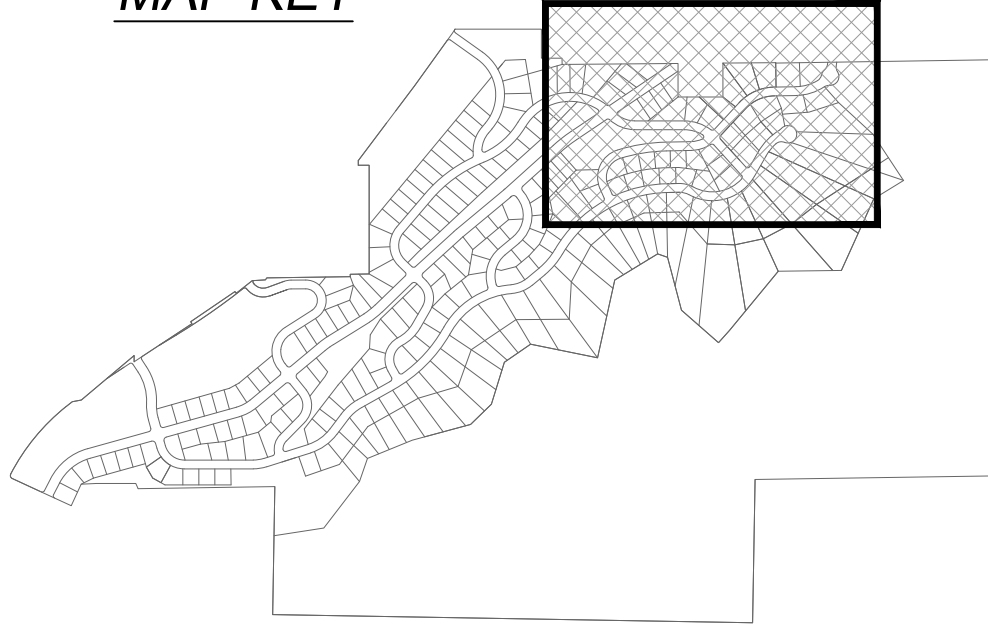
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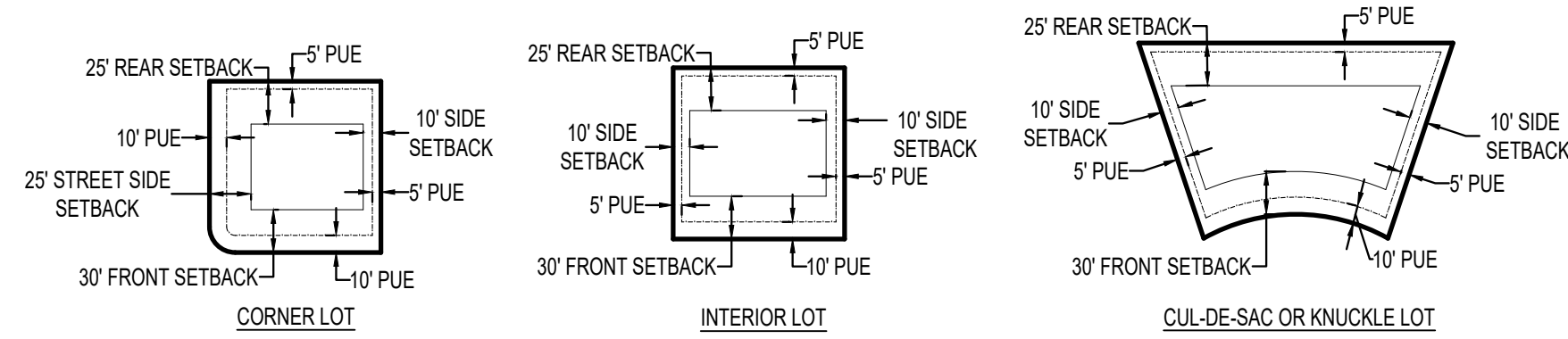
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PRELIMINARY PLAN		11/9/2022	
PROJECT			
DESCRIPTION			
PRELIMINARY PLAN			
SHEET NAME		SHEET NUMBER	
PRELIM PLAT		C1.1	

Grey Berg Engineering is not responsible for any errors or omissions in this drawing.

MAP KEY

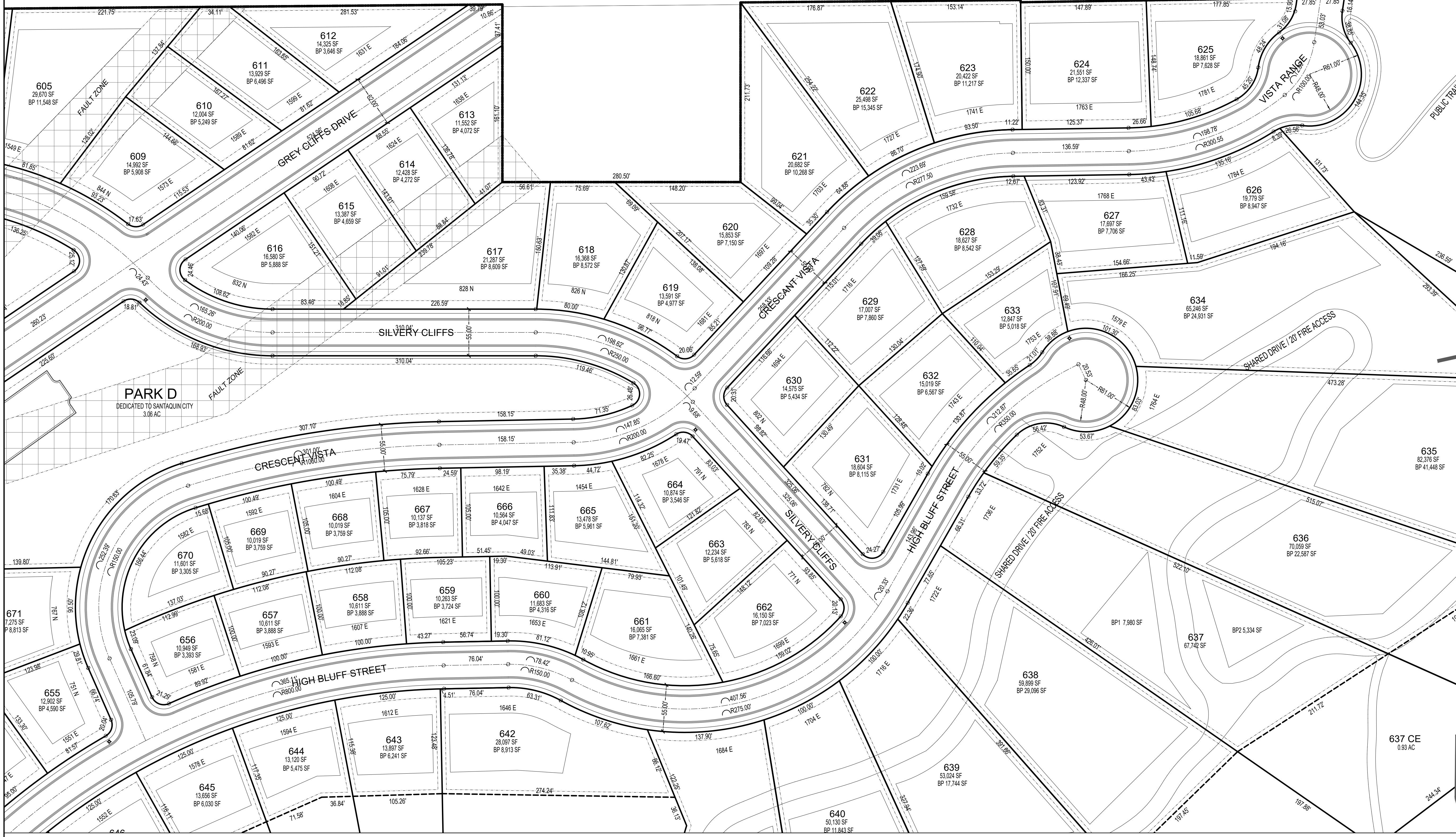


TYPICAL SETBACK & P.U.E. DETAILS



CE - CONSERVATION EASEMENT

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



DEVELOPMENT



700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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



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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.2

GreyCliffs ESTATES

MAP KEY

CW AND CW LIMITED PARTNERSHIP

CE - CONSERVATION EASEMENT

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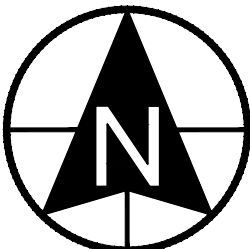


700 N SR198
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GREY
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LLC.

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SCALE: 1"= 60'



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PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY
PLAN

SHEET NAME

PRELIM
PLAT

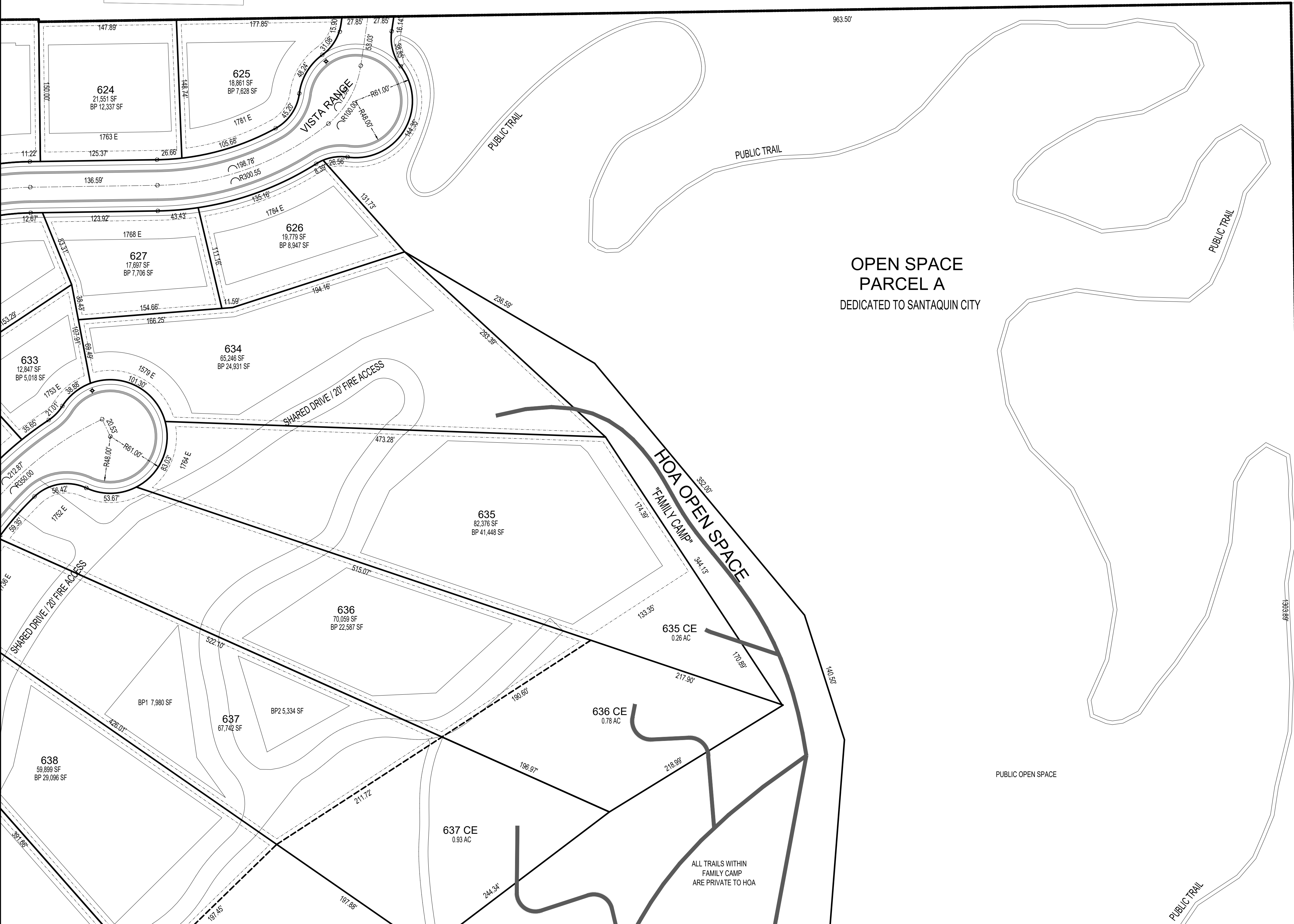
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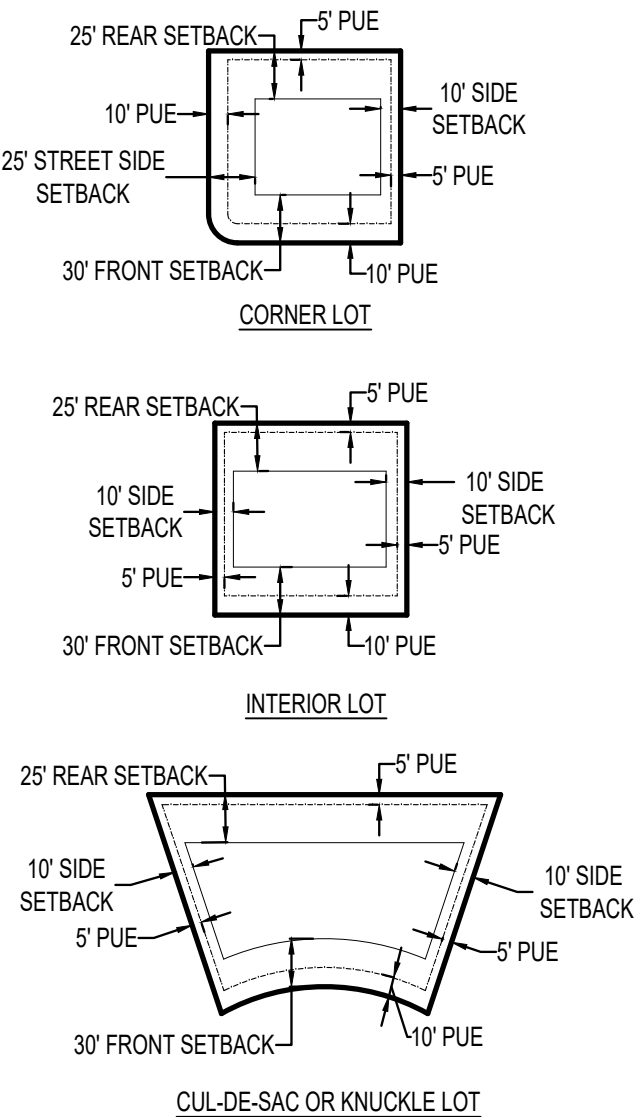
GreyCliffs Estates LLC (801) 785-8458

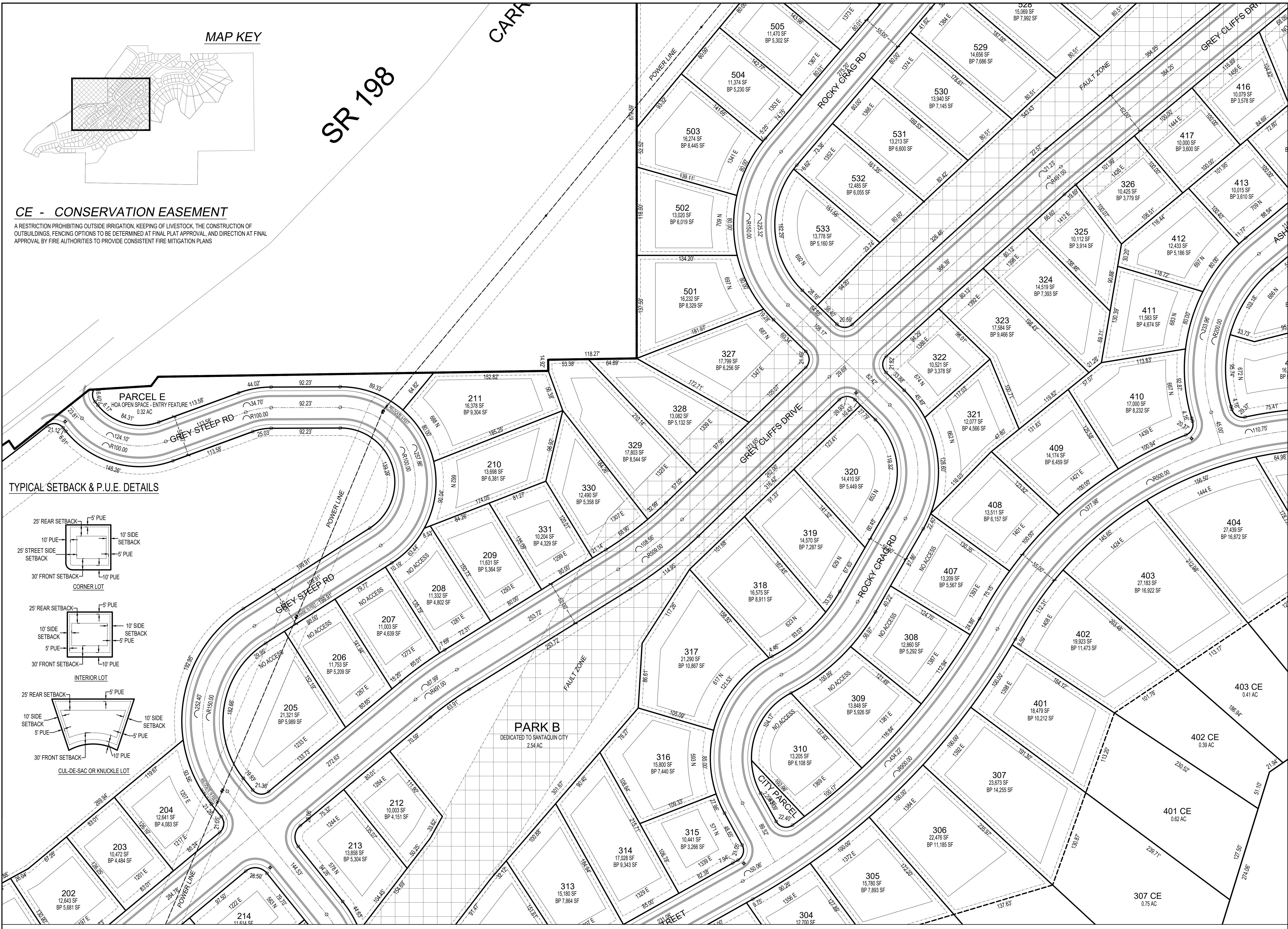
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11/9/2022



TYPICAL SETBACK & P.U.E. DETAILS





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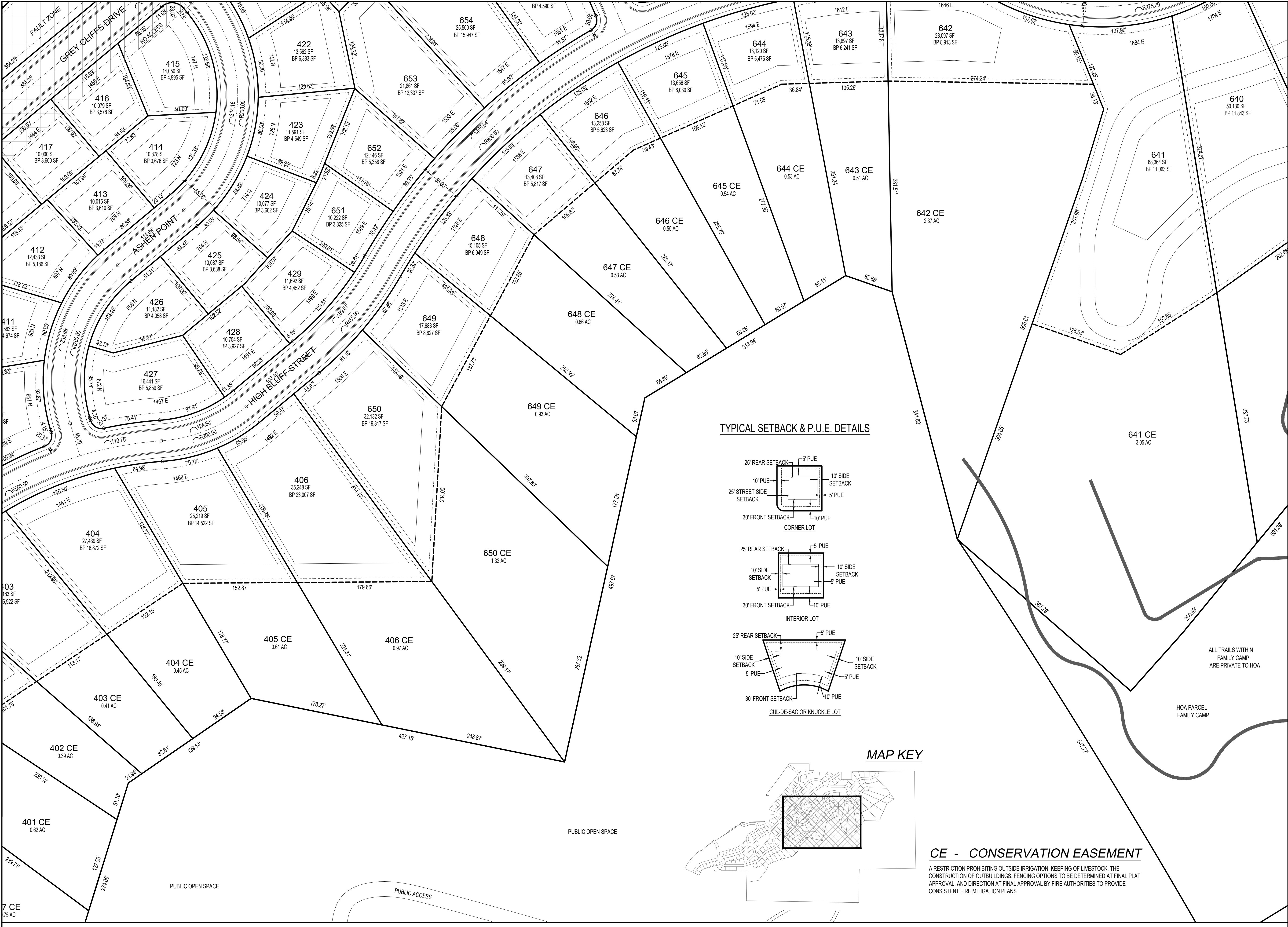
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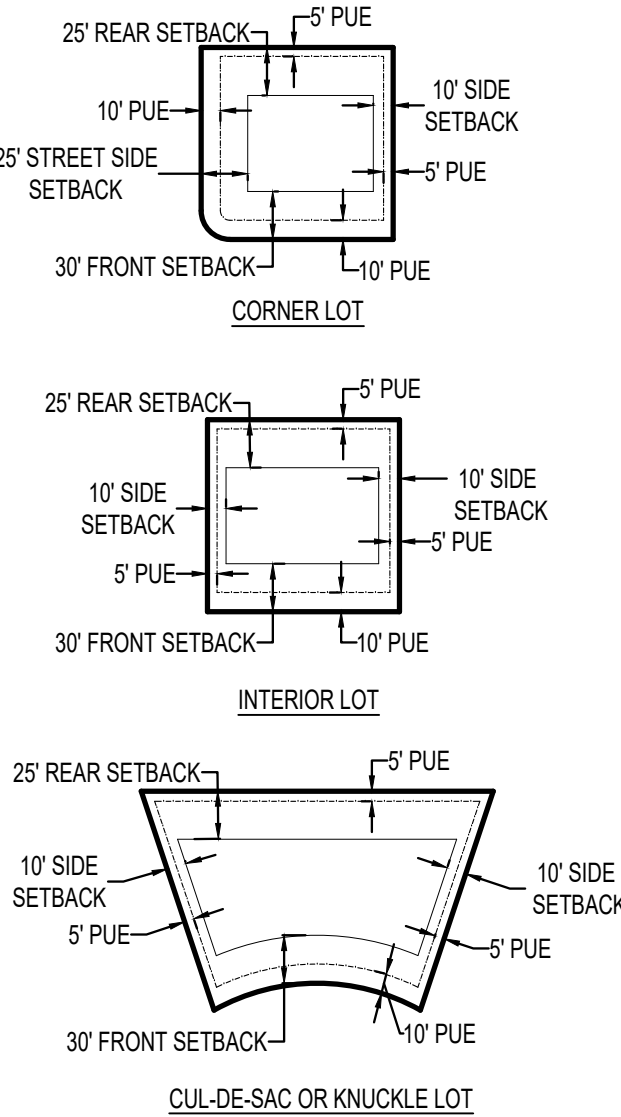
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PRELIMINARY PLAN	

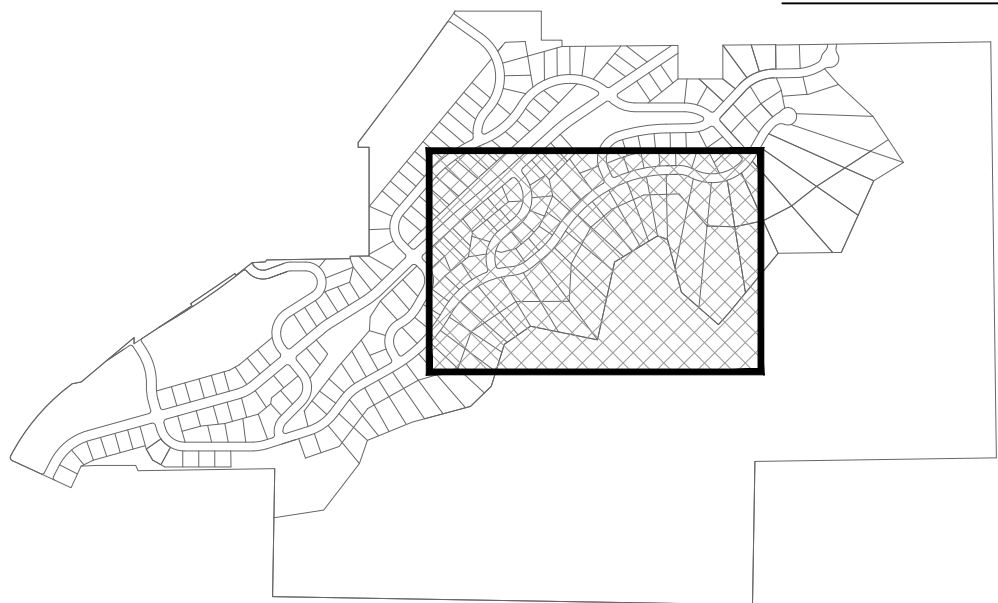
SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.4



TYPICAL SETBACK & P.U.E. DETAILS



MAP KEY



CE - CONSERVATION EASEMENT

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DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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SCALE: 1"= 60'

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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

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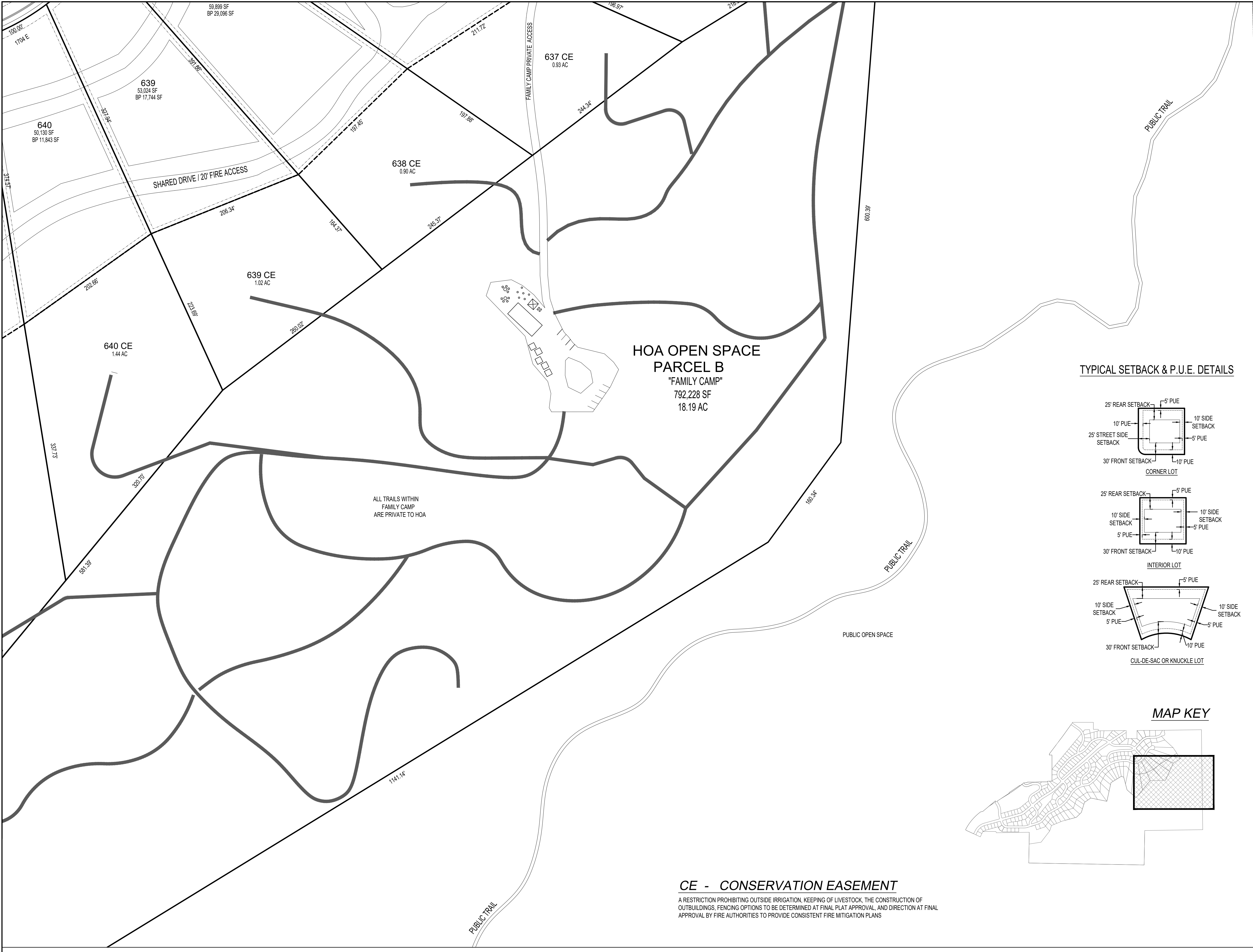
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.5

11/9/2022 11:03 AM
Berg Civil Engineering
11038 N Highland Blvd Suite 400
Highland UT, 84003
office: (801) 492-1277
cell: (801) 616-1677

ALL TRAILS WITHIN
FAMILY CAMP
ARE PRIVATE TO HOA

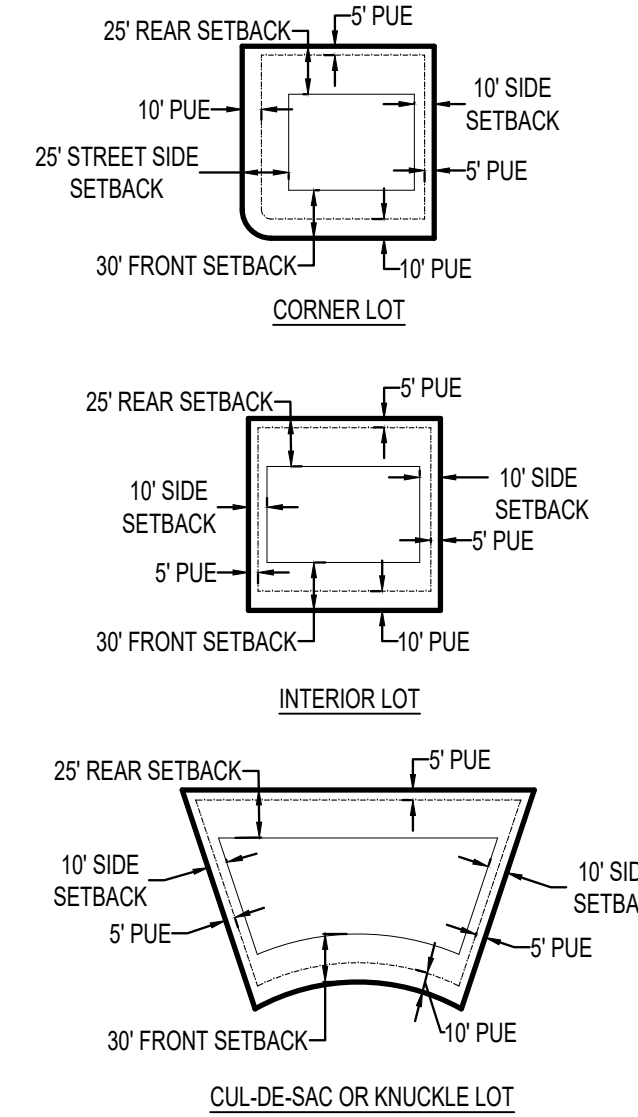
HOA PARCEL
FAMILY CAMP



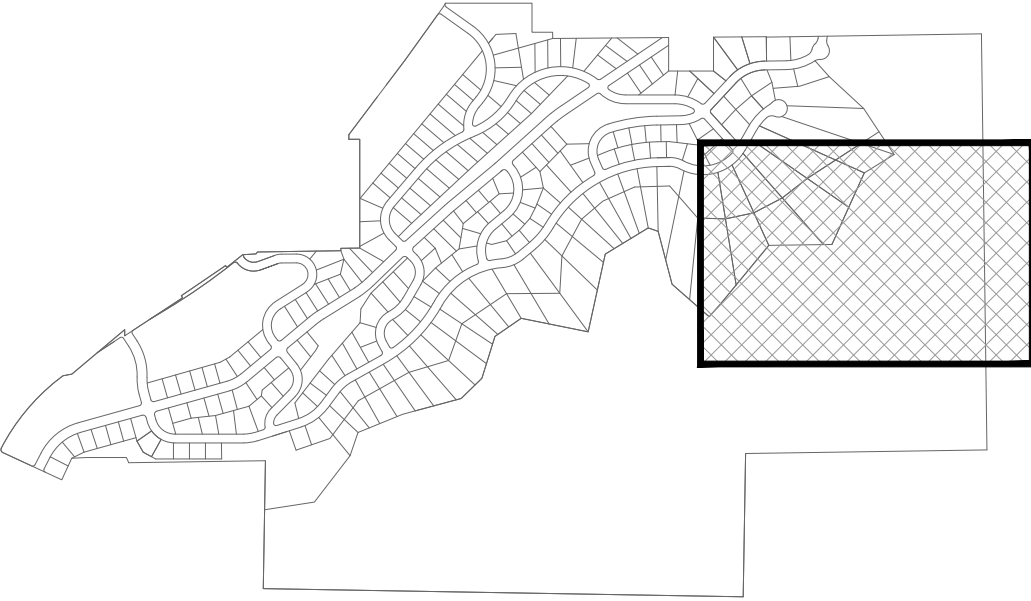
CE - CONSERVATION EASEMENT

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TYPICAL SETBACK & P.U.E. DETAILS



MAP KEY



S00°45'44"E 2602.48'

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1"= 60'

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ACTION			DATE
PRELIMINARY PLAN			11/9/2022

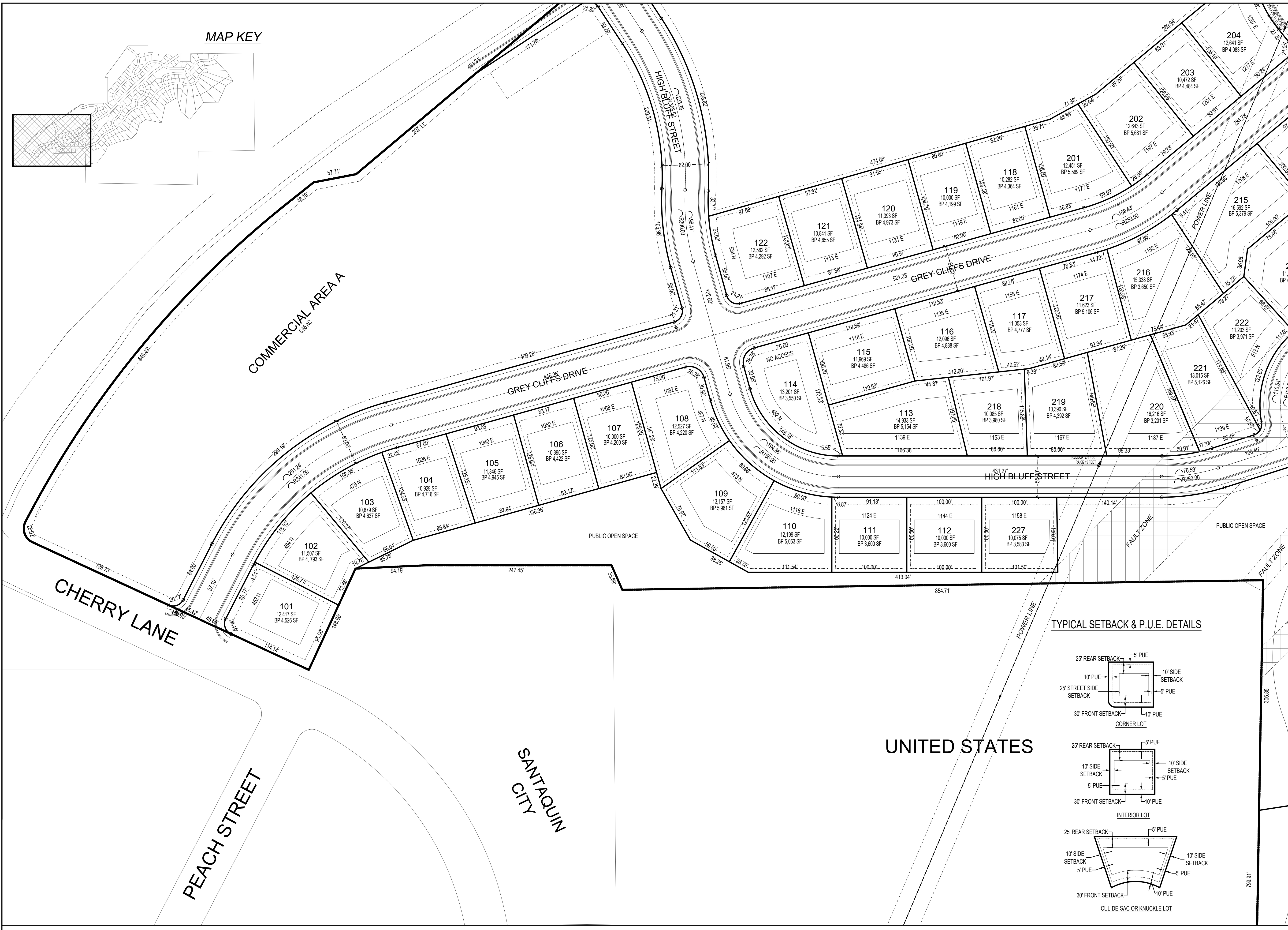
PROJECT

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.6

any drawing with this title is preliminary
it is not for construction



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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LINDON, UT 84042
801.785.8458

SCALE: 1"= 60'

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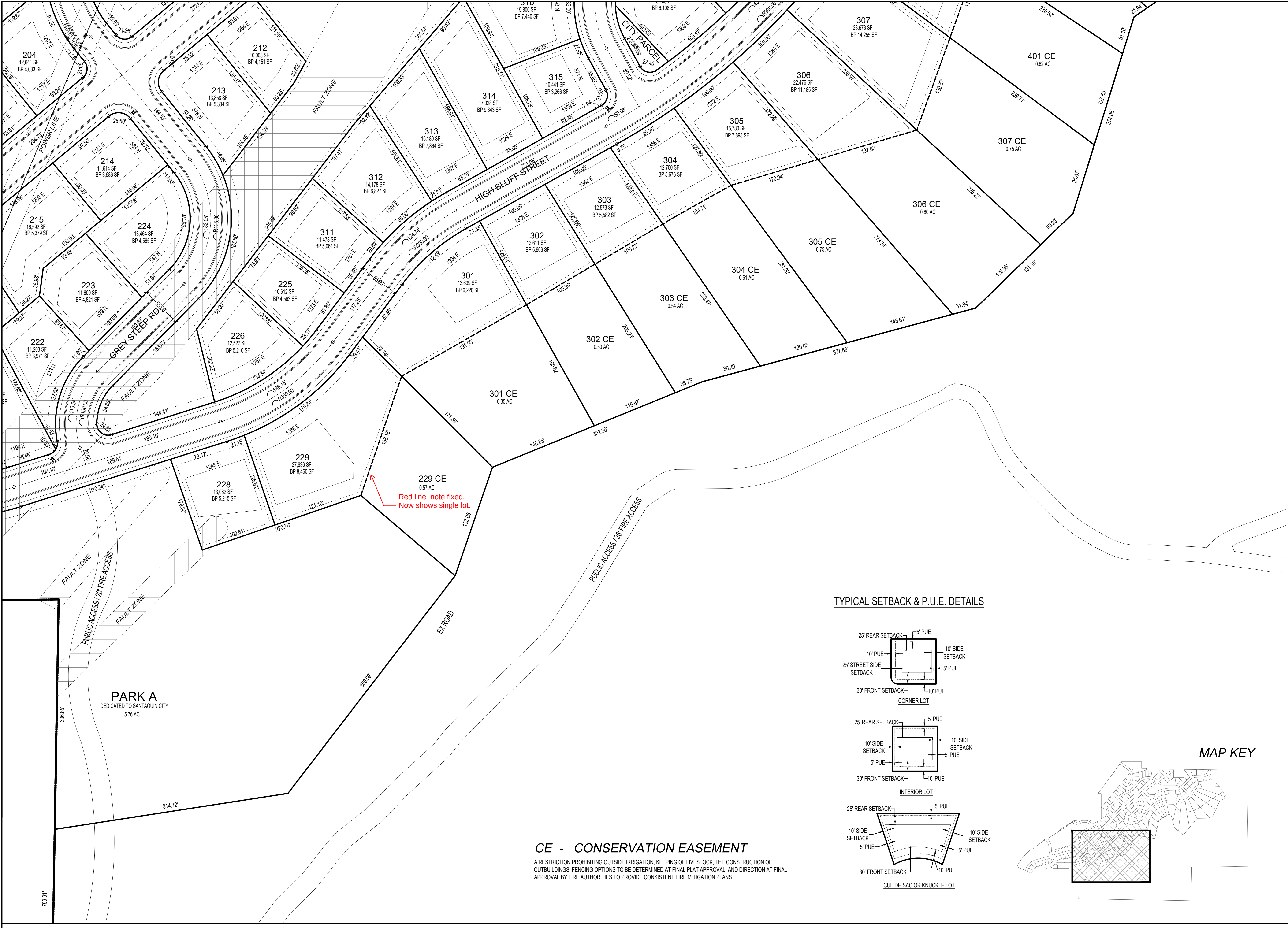
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PRELIMINARY PLAN	11/9/2022

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.7

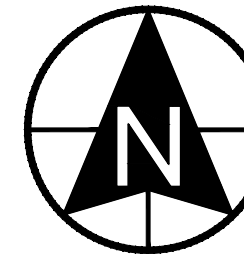


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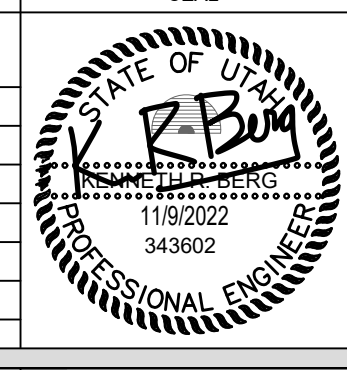

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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


SCALE: 1"= 60'


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REVISIONS			SEAL
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ACTION			DATE
PRELIMINARY PLAN			11/9/2022

PROJECT

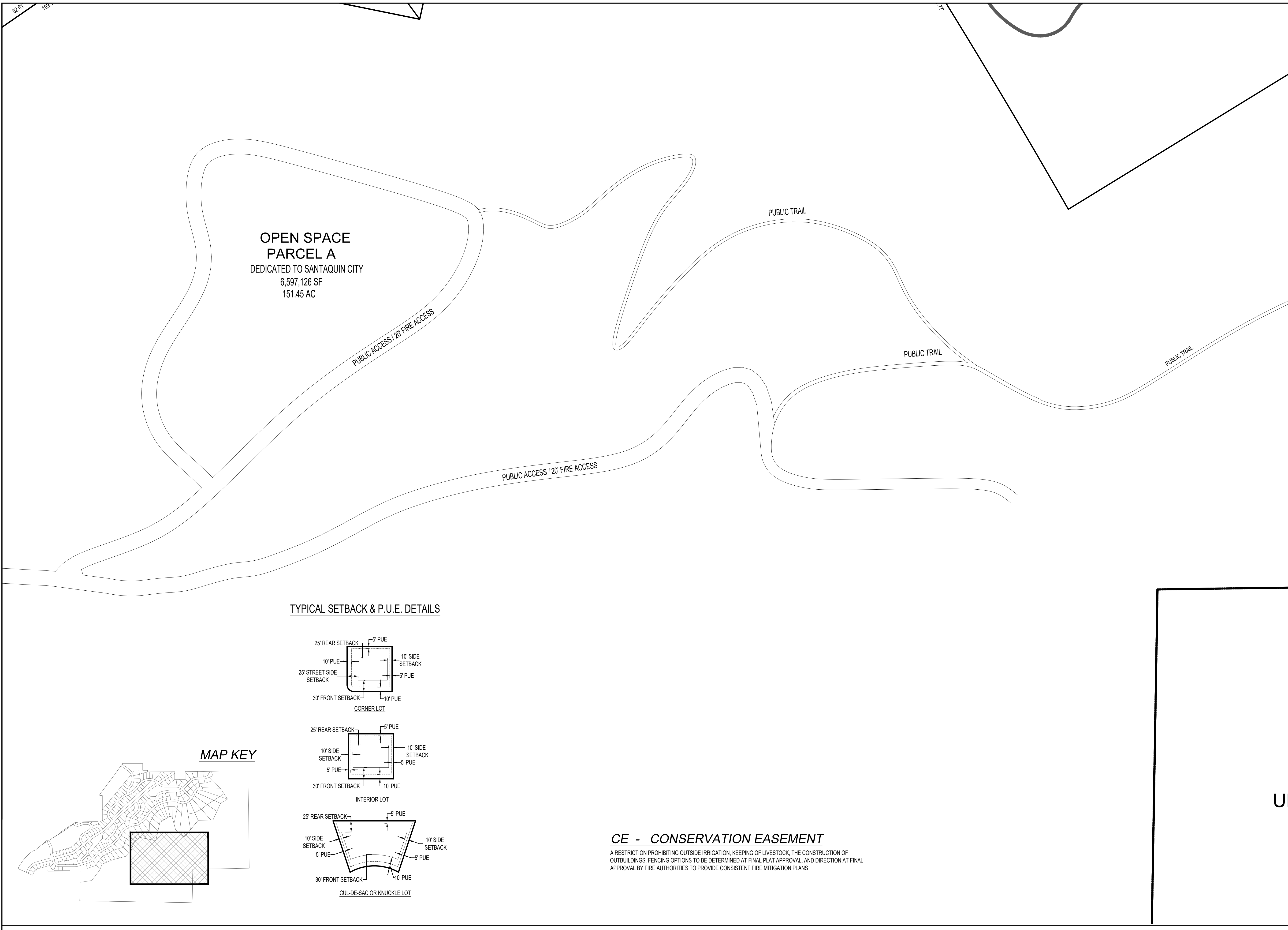


DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.8

GreyCliffs Estates LLC 11/9/2022 343602



DEVELOPMENT

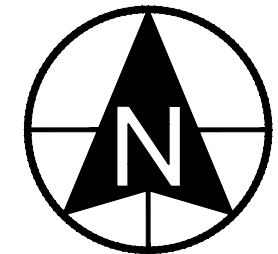


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

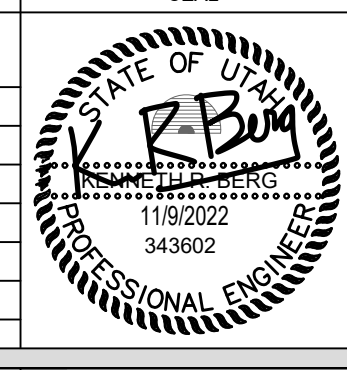


SCALE: 1"= 60'



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CIVIL ENGINEERING

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ACTION		DATE	
PRELIMINARY PLAN		11/9/2022	

PROJECT



DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
PRELIM PLAT	C1.9

CE - CONSERVATION EASEMENT

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

GREY CLIFFS

4/21/2022

SEWER LIFT STATION SIZING ANALYSIS

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

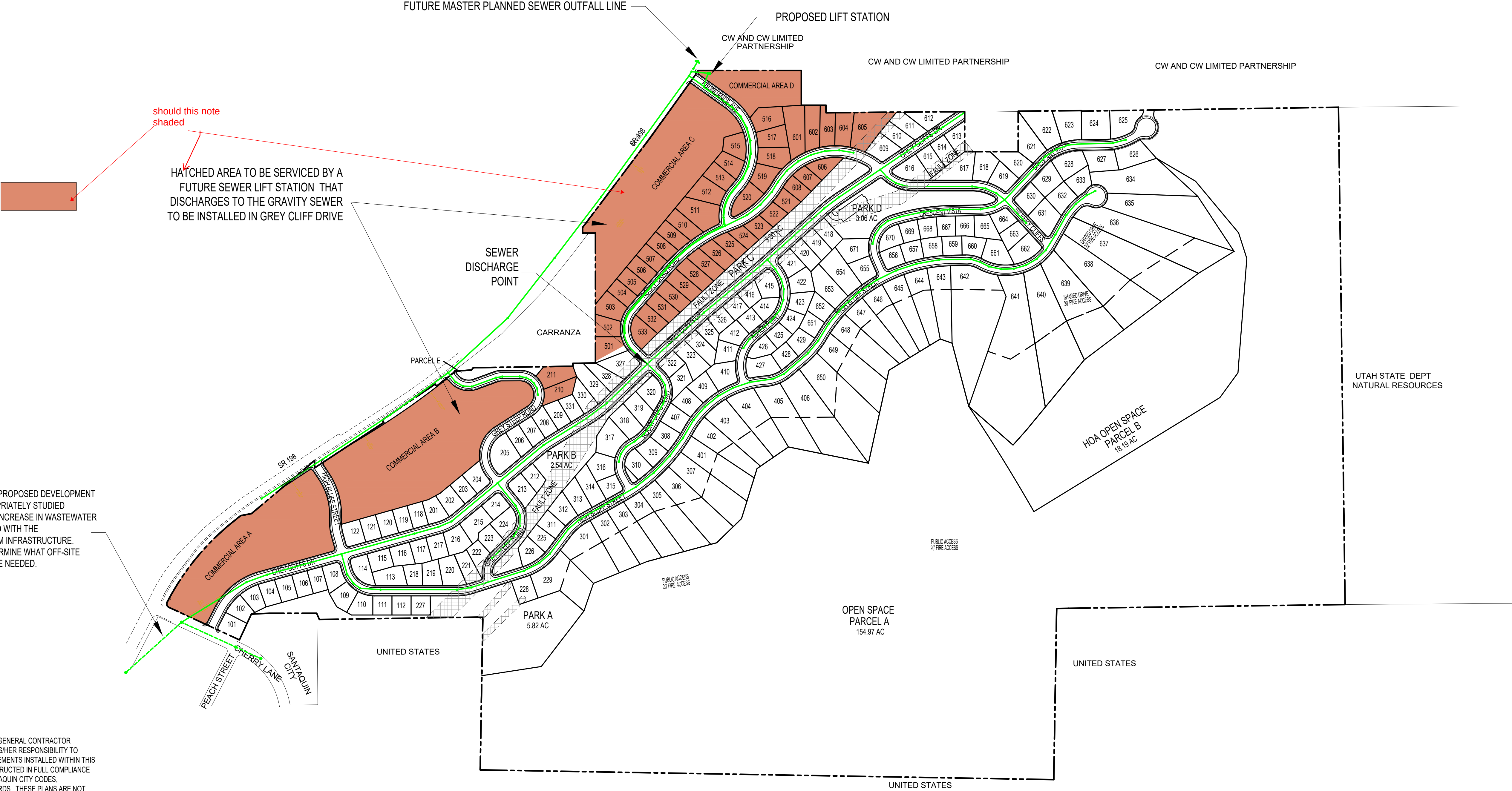
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			UNIT	QUANTITY	gpd	cfs			
1	Commercial Area A	1200	gpd / ac	6.65	7980	0.01	4.5	0.06	0.06
2	Residential	400	gpd / DU	2	800	0.00	4.5	0.01	0.06
3	Commercial Area B	1200	gpd / ac	9.44	11328	0.02	4.5	0.08	0.14
4	Commercial Area C	1200	gpd / ac	7.91	9492	0.01	4.5	0.07	0.21
5	Residential	400	gpd / DU	42	16800	0.03	4.5	0.12	0.32
6	Commercial Area D	1200	gpd / ac	2.28	2736	0.00	4.5	0.02	0.34

LIFT STATION ELEVATION 4825
CONNECTION POINT 4930

FLOWRATE 0.34 cfs
154 gpm
HEAD 105 FEET

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

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



FAULT ZONE PROTECTION

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

DEVELOPMENT

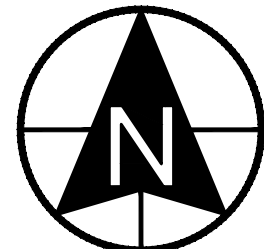


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458



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



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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY
PLAN

SHEET NAME	SHEET NUMBER
OVERALL SEWER	C2.01

11/9/2022 11:03:00 AM

UDOT NOTE

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

PRESSURIZED IRRIGATION ZONES

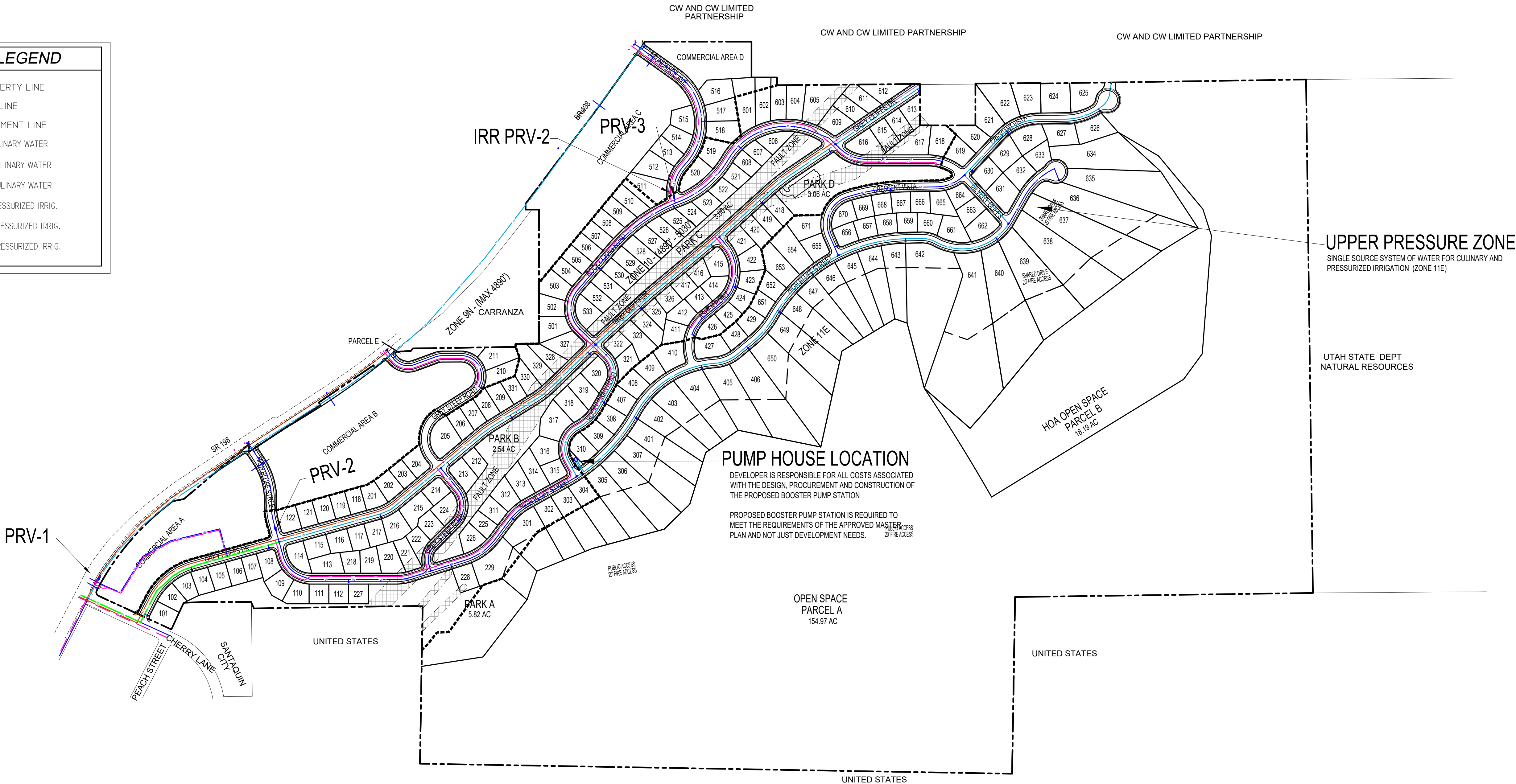
ALL PRESSURIZED IRRIGATION ZONES CORRELATE WITH THE CULINARY WATER PRESSURE ZONES AS SHOWN
AS PER MASTER PLAN ZONE 11E WILL BE SERVED BY DRINKING WATER

FAULT ZONE PROTECTION

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

WATER & PI LEGEND

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



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DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1"= 300'

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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
WATER ZONES	C2.02

11/9/2022 11:02 AM Ryan J. Berg (801) 492-1277

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

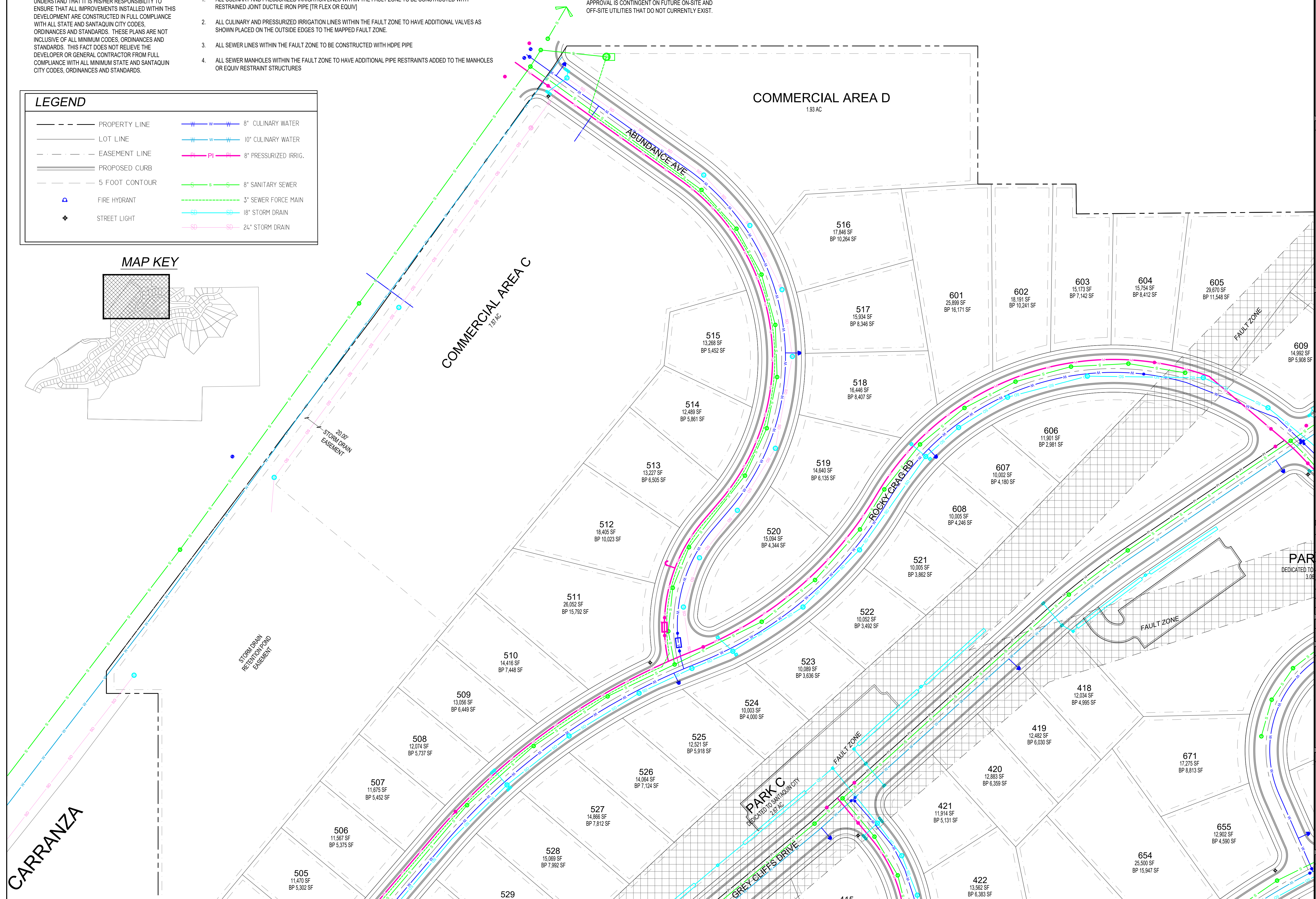
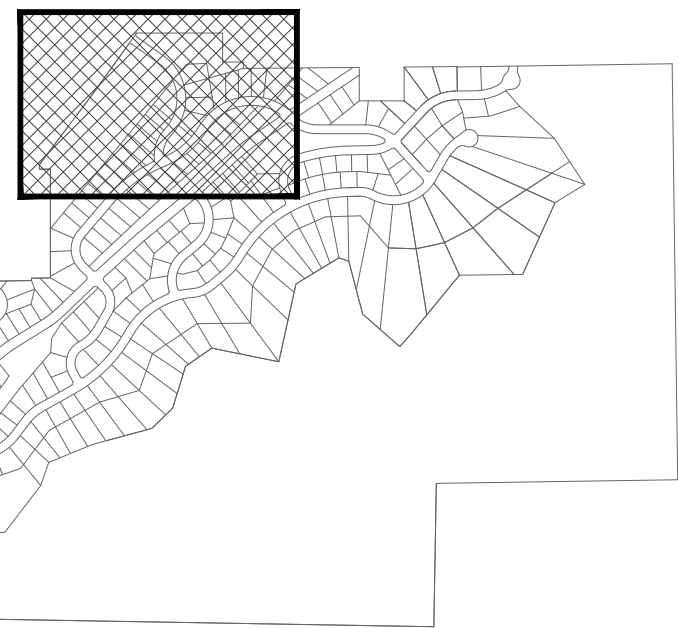
- FAULT ZONE PROTECTION**
1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE (TR FLEX OR EQUIV)
 2. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO HAVE ADDITIONAL VALVES AS SHOWN PLACED ON THE OUTSIDE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

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

LEGEND

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

MAP KEY



DEVELOPMENT

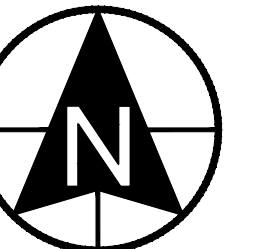


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458



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



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REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT



DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.1

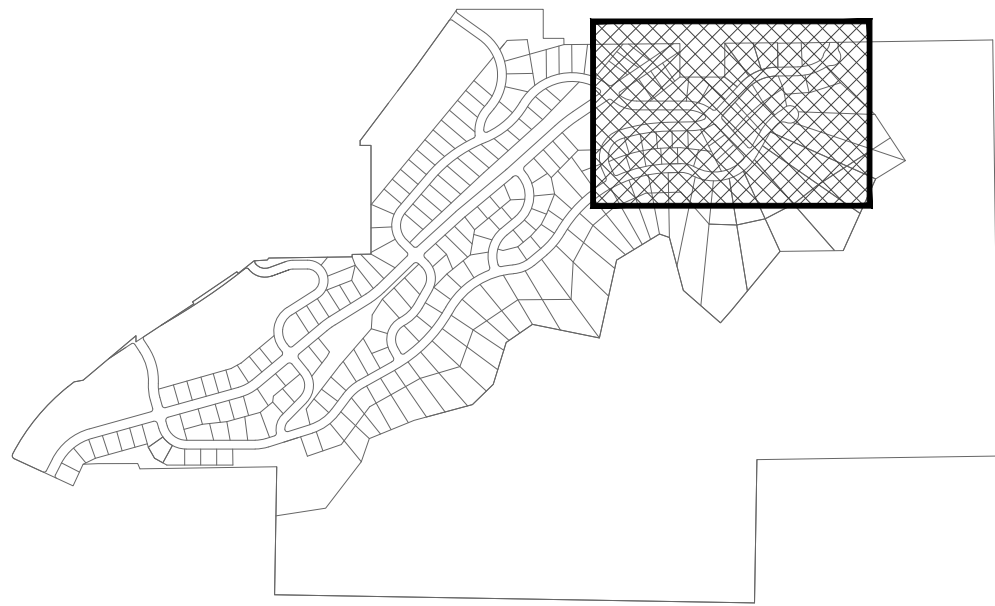
CW AND CW LIMITED PARTNERSHIP

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

FAULT ZONE PROTECTION

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

MAP KEY



LEGEND

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

CW A

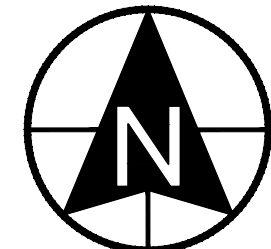


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
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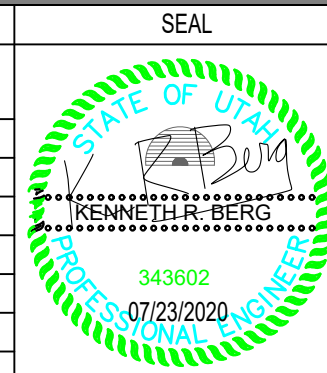


0 30 60 120 180
SCALE: 1"= 60'



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

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ACTION		DATE
PRELIMINARY PLAN		

07/23/2020

PROJECT



DESCRIPTION

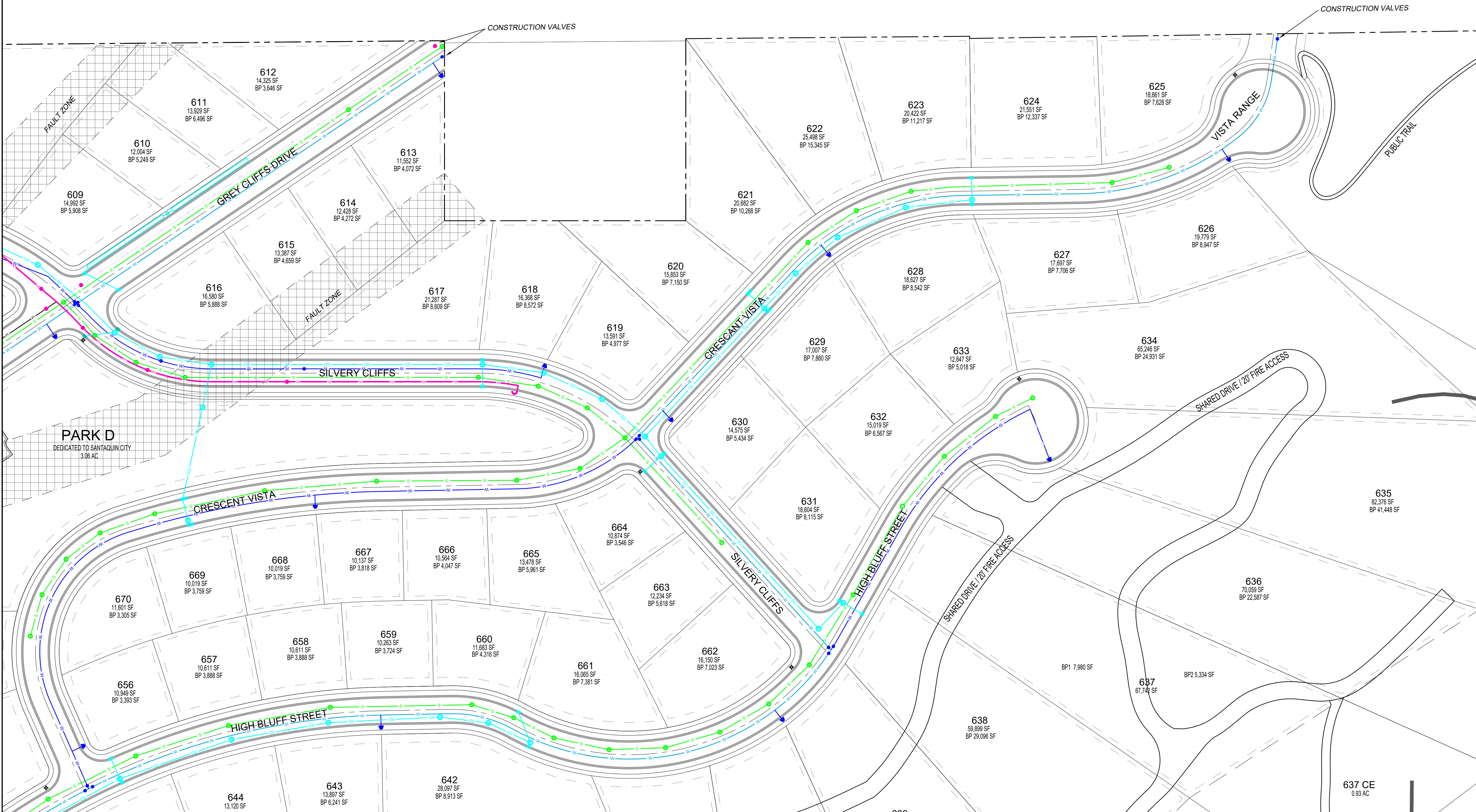
PRELIMINARY PLANS

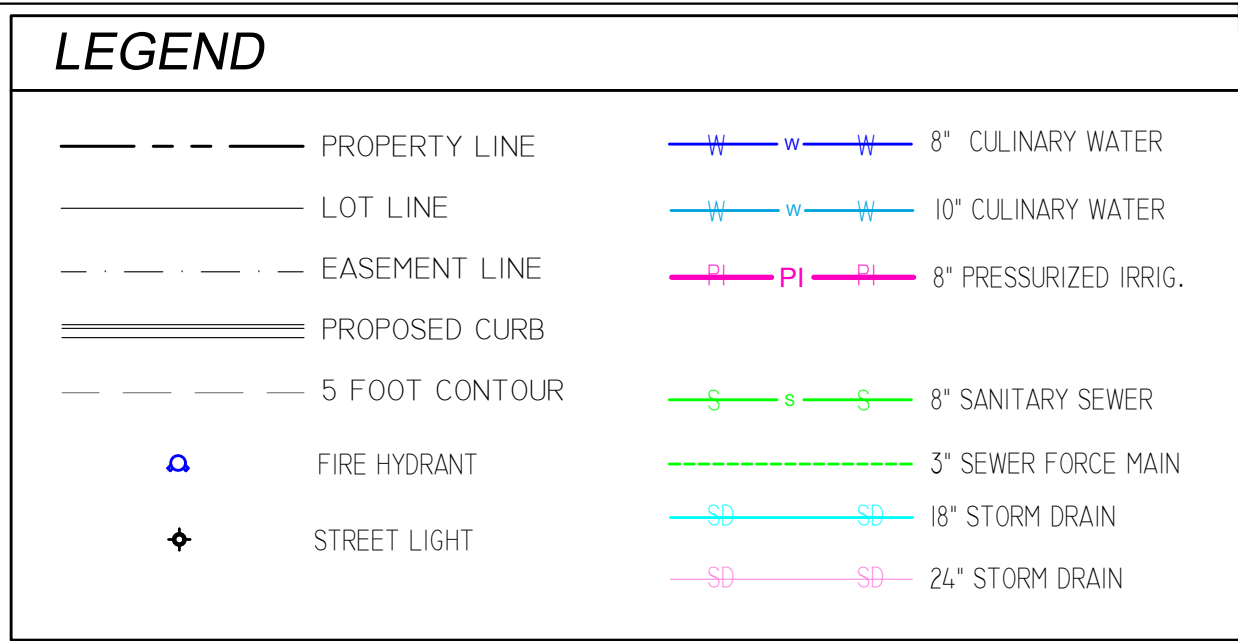
SHEET NAME

UTILITY

SHEET NUMBER

C2.2





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

FAULT ZONE PROTECTION

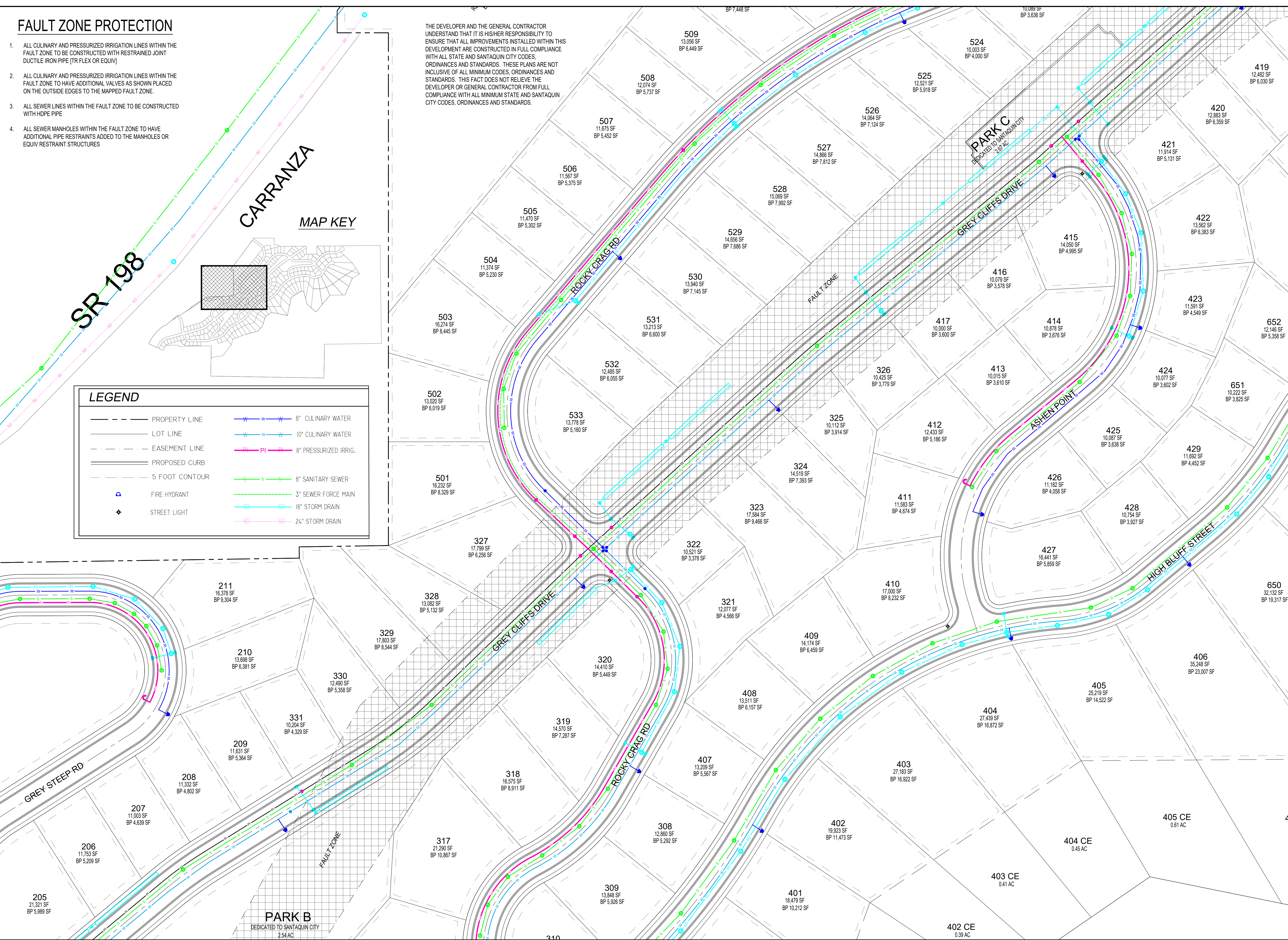
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CARRANZA
MAP KEY

LEGEND

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



DEVELOPMENT

GreyCliffs ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

North arrow and scale: 1" = 60'

berg
CIVIL ENGINEERING

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
PRELIMINARY PLAN			07/23/2020
PROJECT			
GreyCliffs ESTATES			
DESCRIPTION			
PRELIMINARY PLANS			
SHEET NAME		SHEET NUMBER	
UTILITY		C2.4	

berg civil engineering utah 07/23/2020 grey cliffs preliminary plans page 02 of 04

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

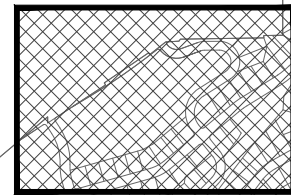
LEGEND

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

FAULT ZONE PROTECTION

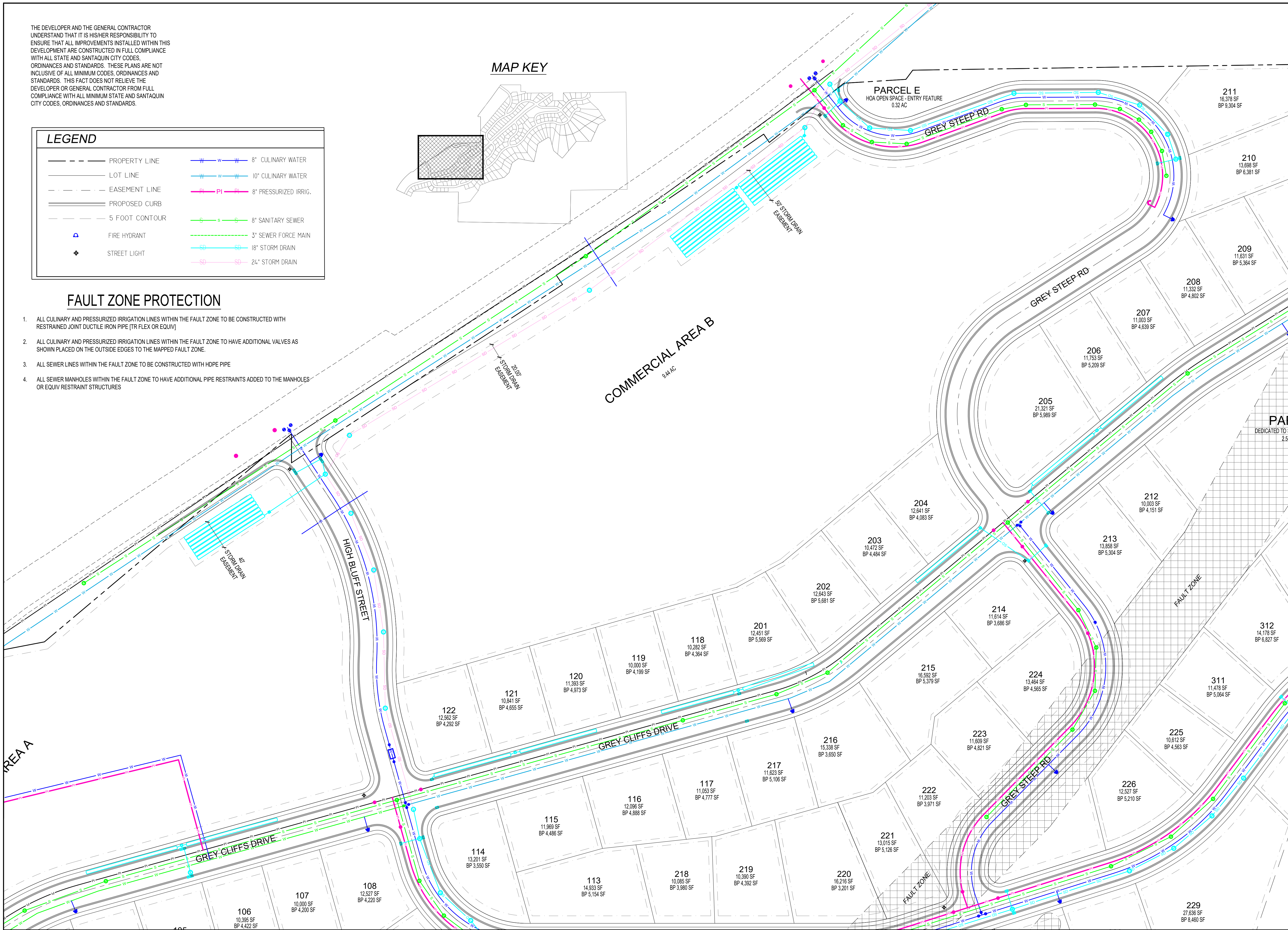
1. ALL CULINARY AND PRESSURIZED IRRIGATION LINES WITHIN THE FAULT ZONE TO BE CONSTRUCTED WITH RESTRAINED JOINT DUCTILE IRON PIPE (TR FLEX OR EQUIV)
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MAP KEY



COMMERCIAL AREA B
9.44 AC

PARCEL E
HOA OPEN SPACE - ENTRY FEATURE
0.32 AC



DEVELOPMENT

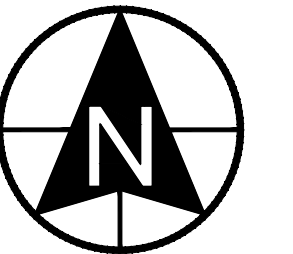


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

**GREY
CLIFFS
LLC.**

935 W. CENTER
LINDON, UT 84042
801.785.8458



SCALE: 1"= 60'



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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT



DESCRIPTION

**PRELIMINARY
PLANS**

SHEET NAME	SHEET NUMBER
UTILITY	C2.5

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

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPOSED CURB
- 5 FOOT CONTOUR
- ⬮

FIRE HYDRANT
- ⬮

STREET LIGHT

W

w

W

8" CULINARY WATER

W

w

W

10" CULINARY WATER

PI

PI

PI

8" PRESSURIZED IRRIG.

S

s

S

8" SANITARY SEWER

SD

SD

SD

3" SEWER FORCE MAIN

SD

SD

SD

18" STORM DRAIN

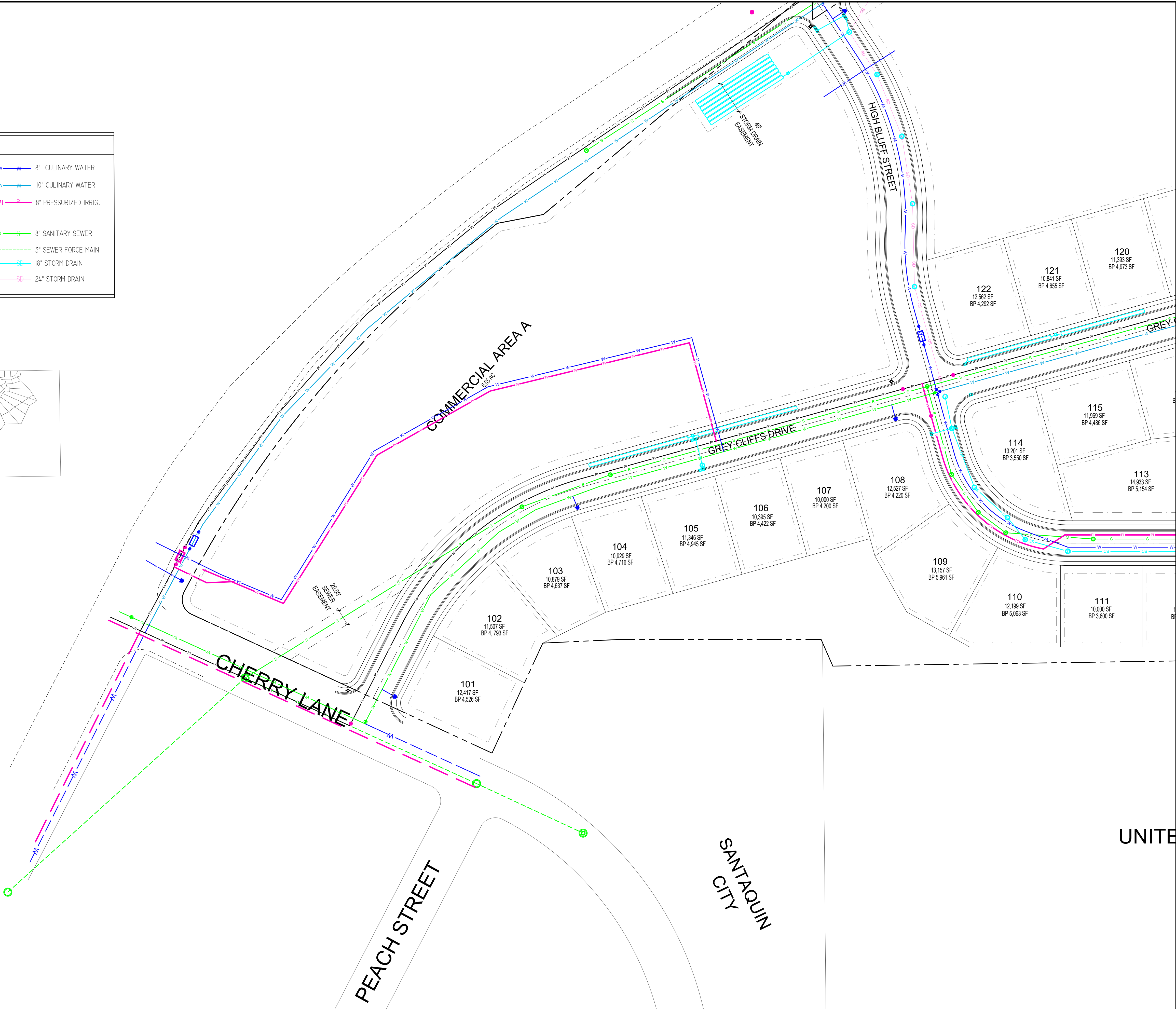
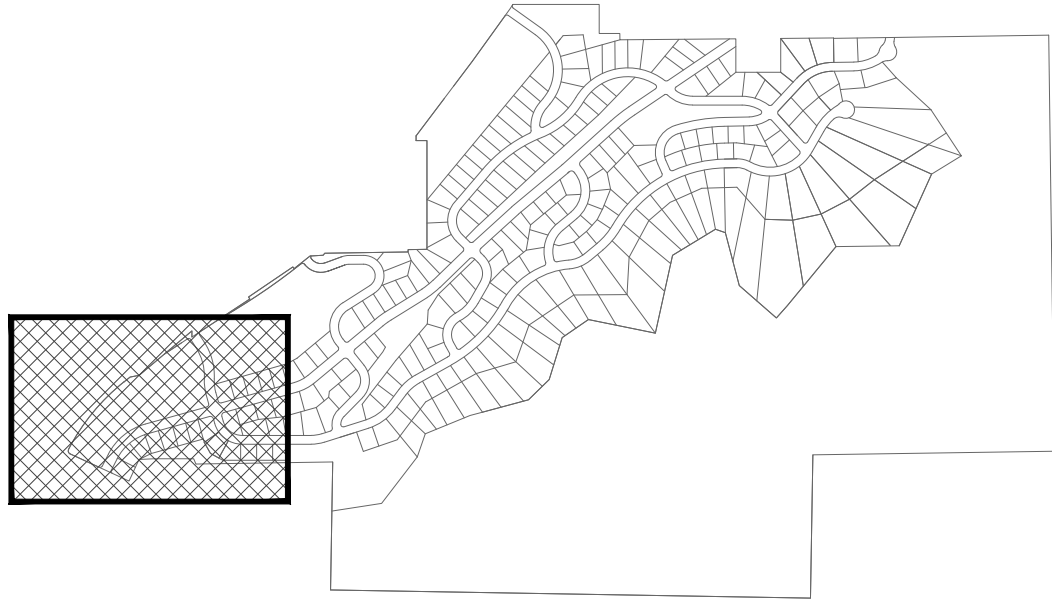
SD

SD

SD

24" STORM DRAIN

MAP KEY



DEVELOPMENT

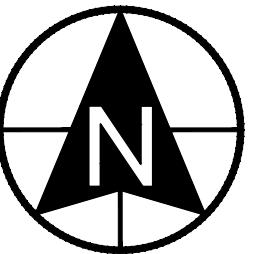


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458



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



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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT



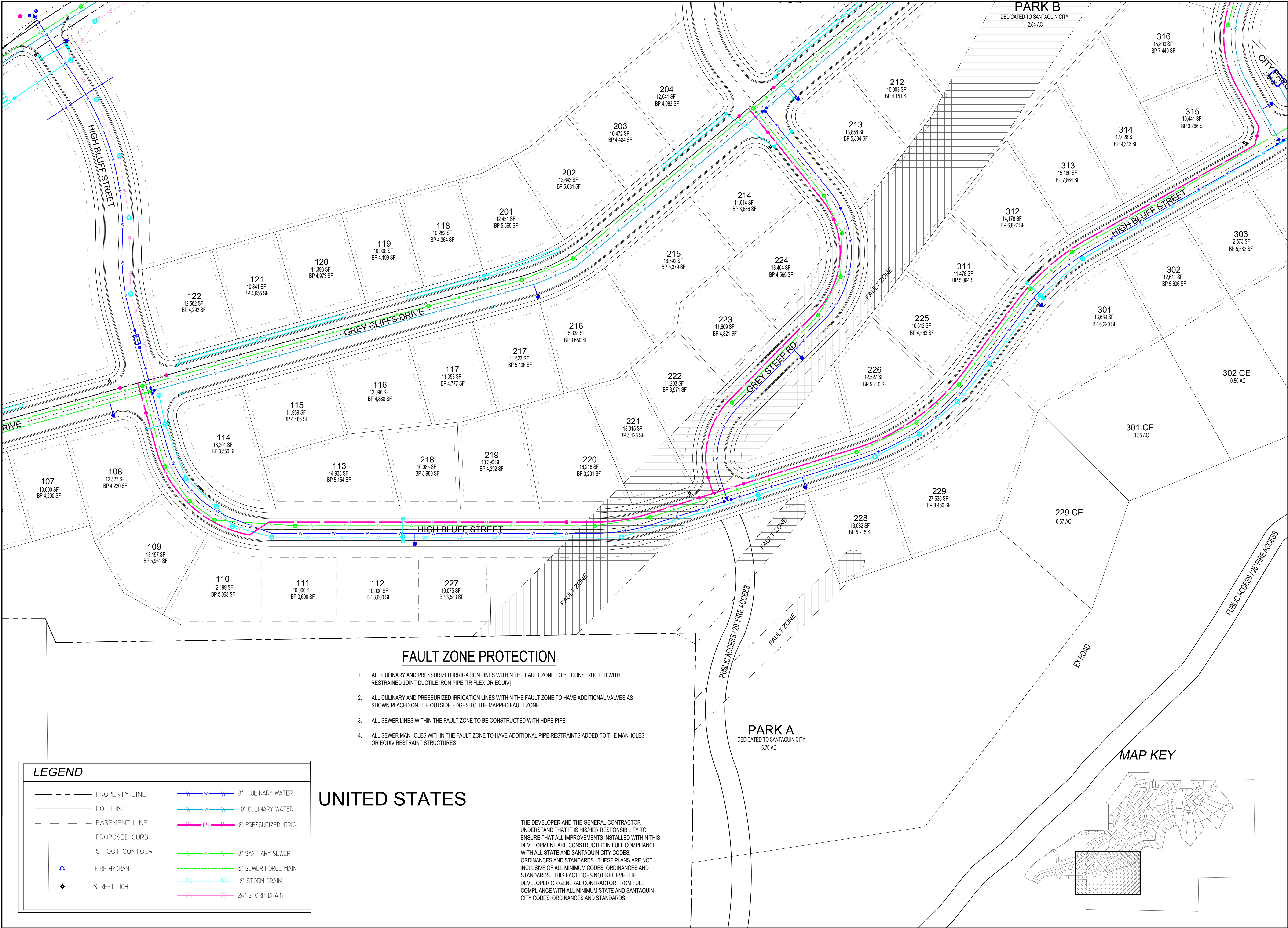
UNITE

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.6

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DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1"= 50'

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

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	07/23/2020

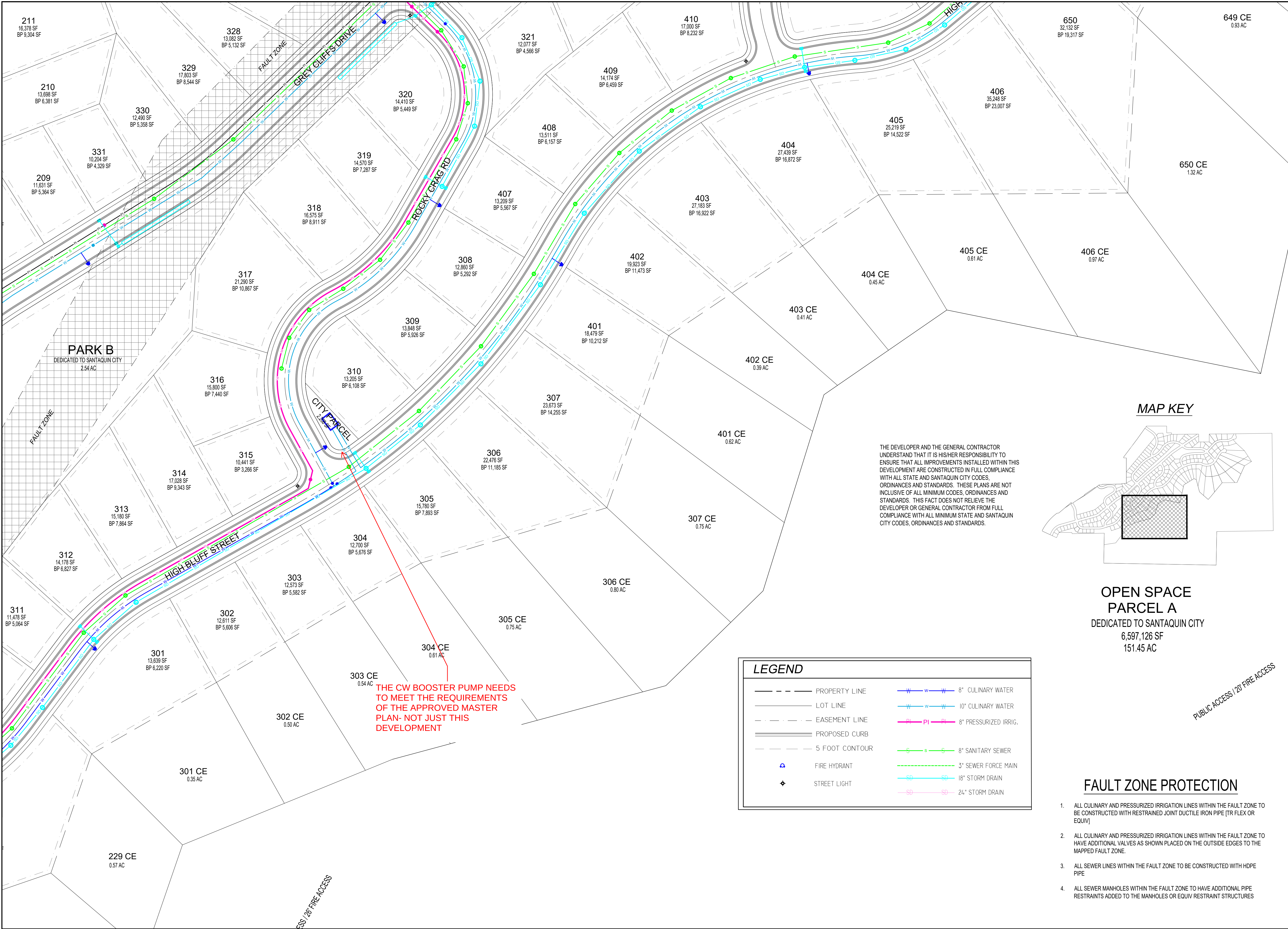
PROJECT

DESCRIPTION

PRELIMINARY PLANS

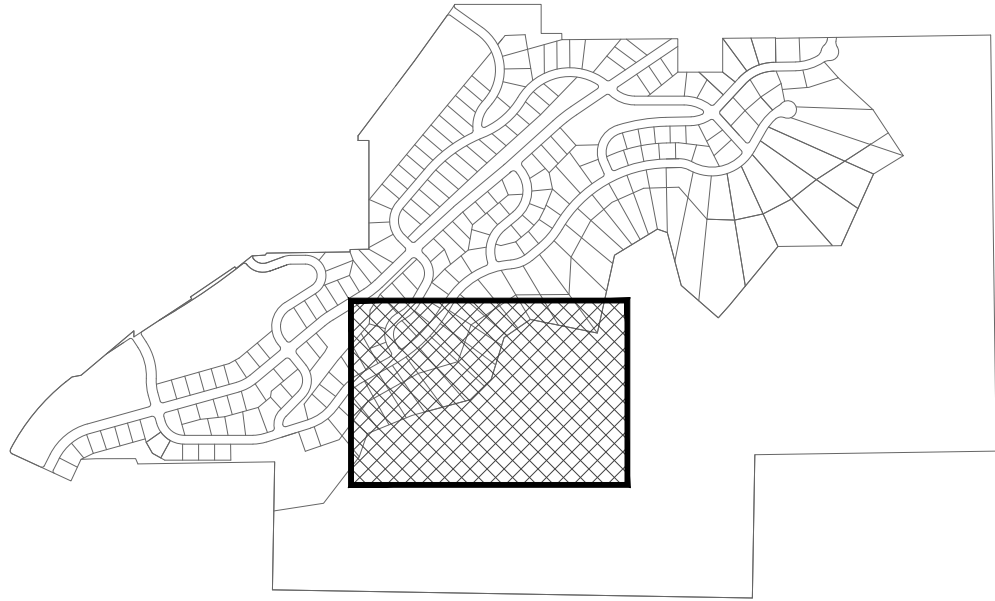
SHEET NAME	SHEET NUMBER
UTILITY	C2.7

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MAP KEY



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

LEGEND

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

FAULT ZONE PROTECTION

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

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

0 30 60 120 180

SCALE: 1"= 60'

BERG
CIVIL ENGINEERING

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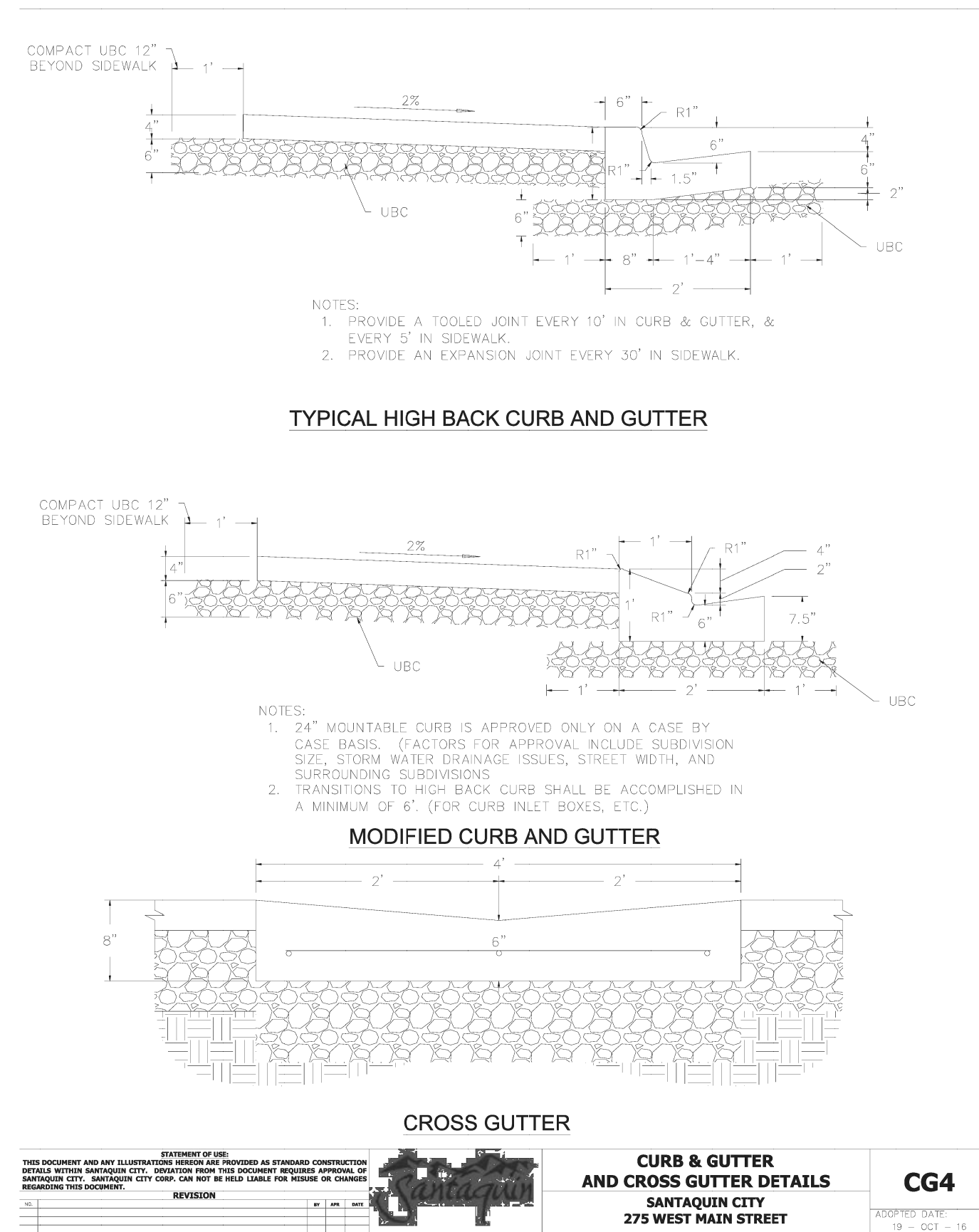
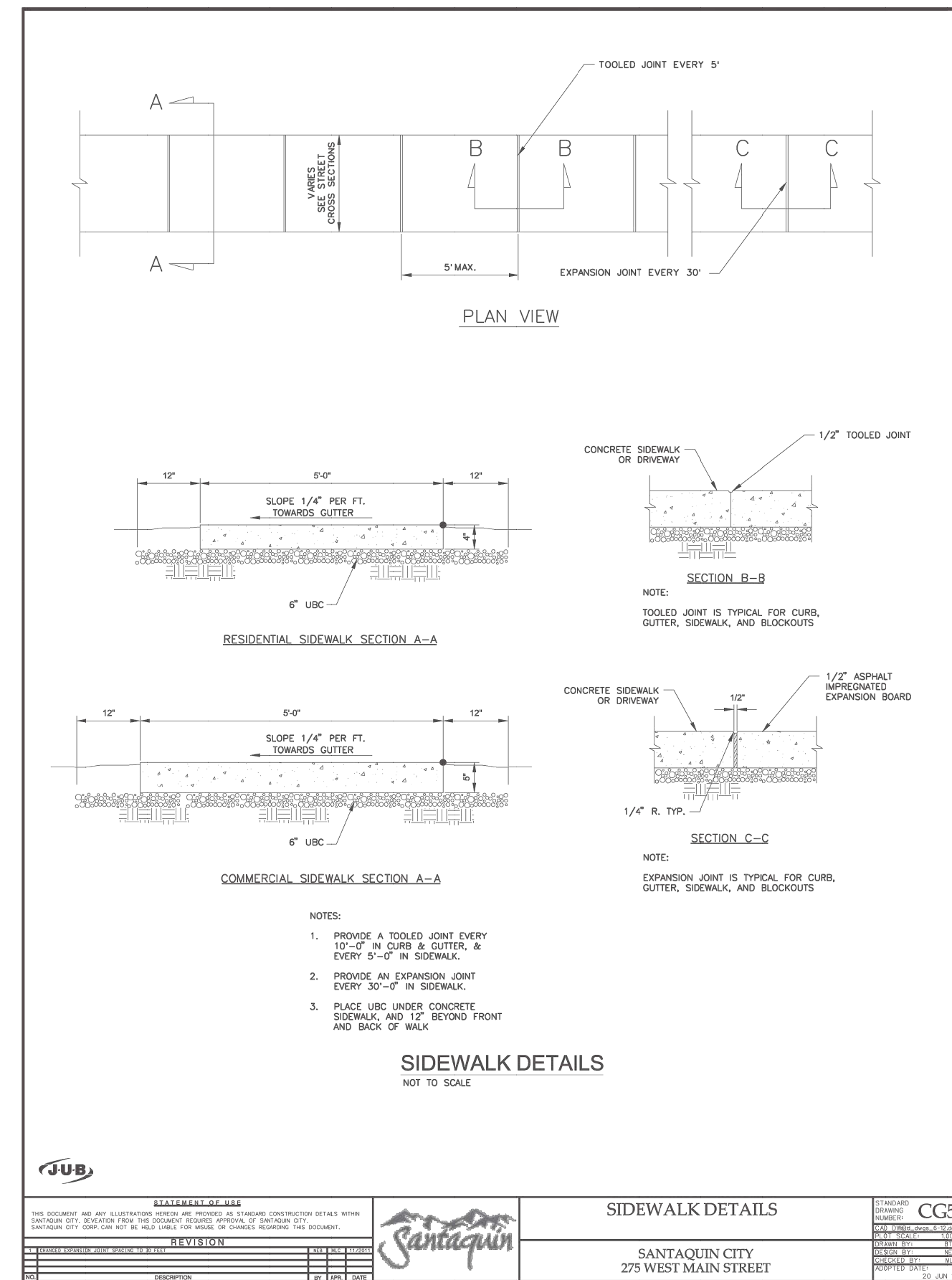
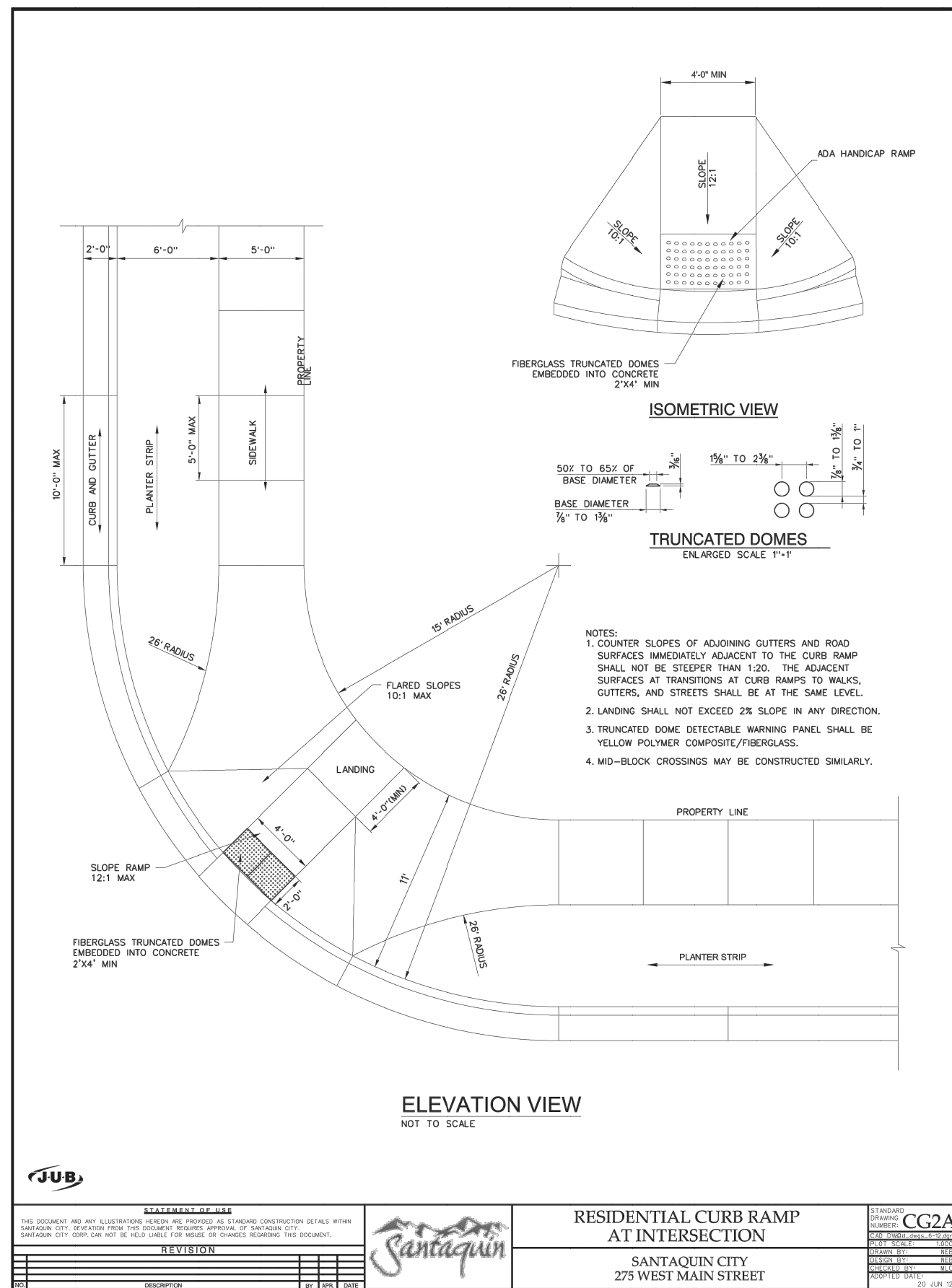
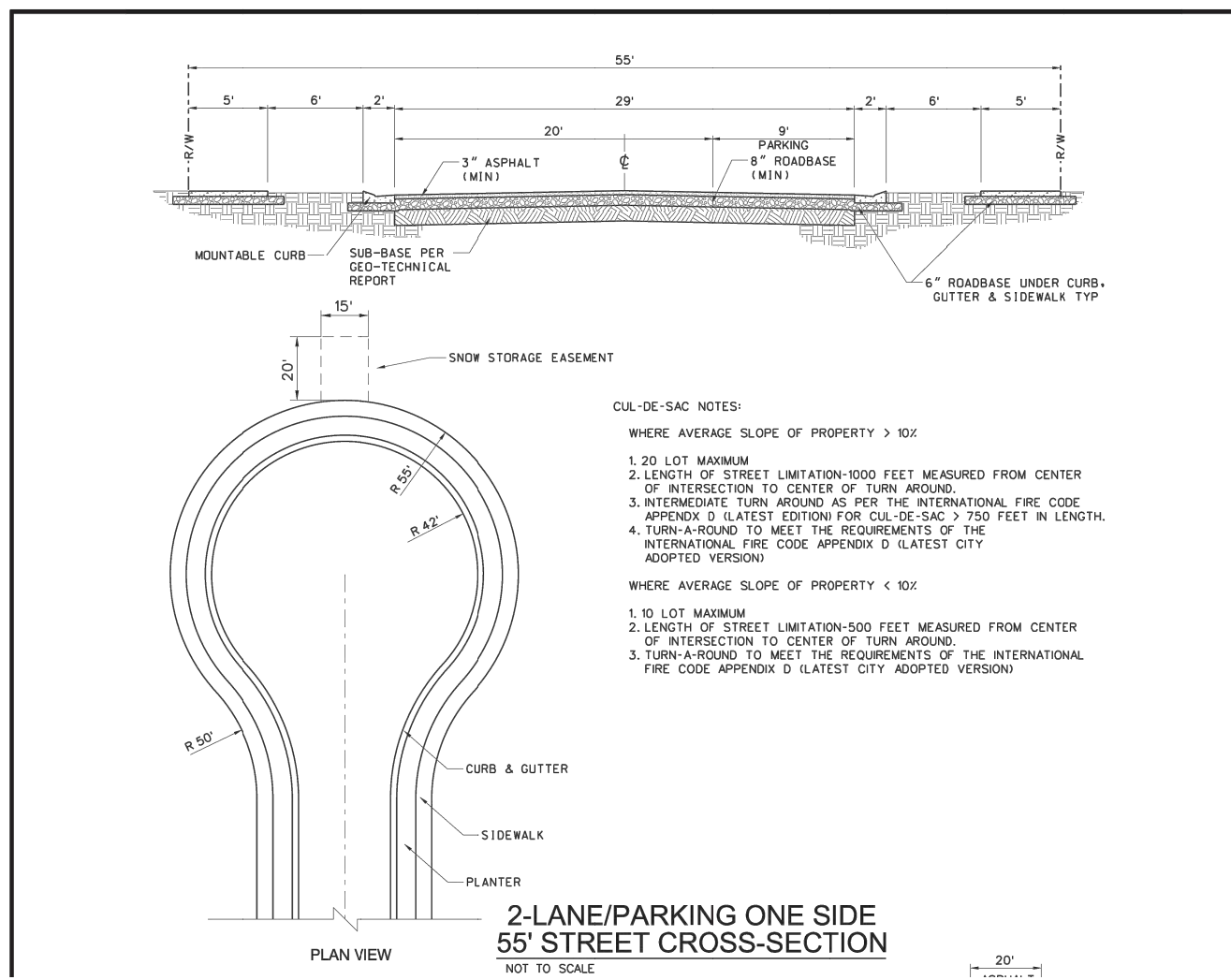
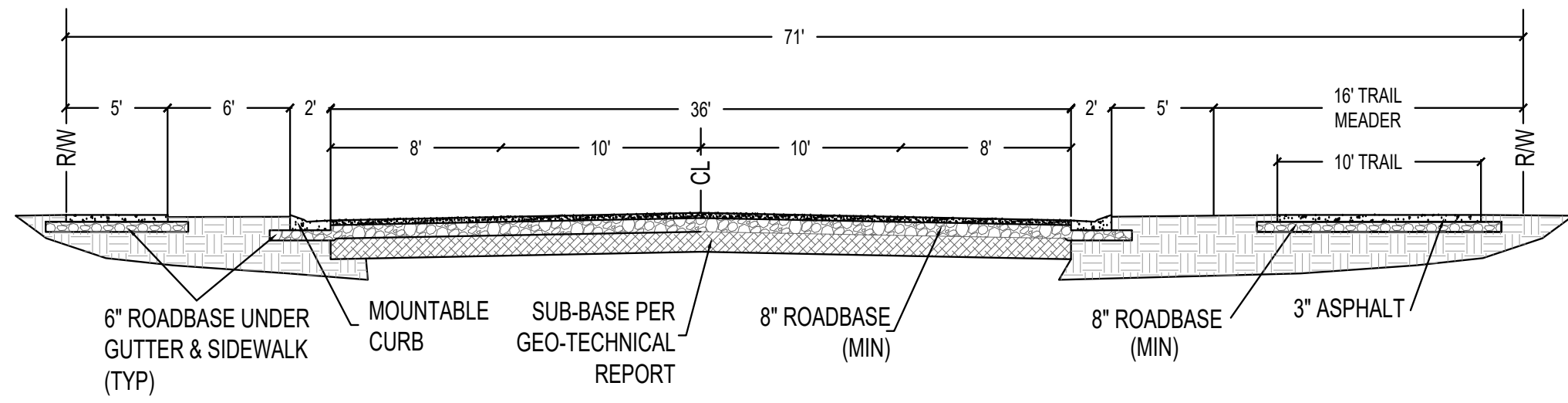
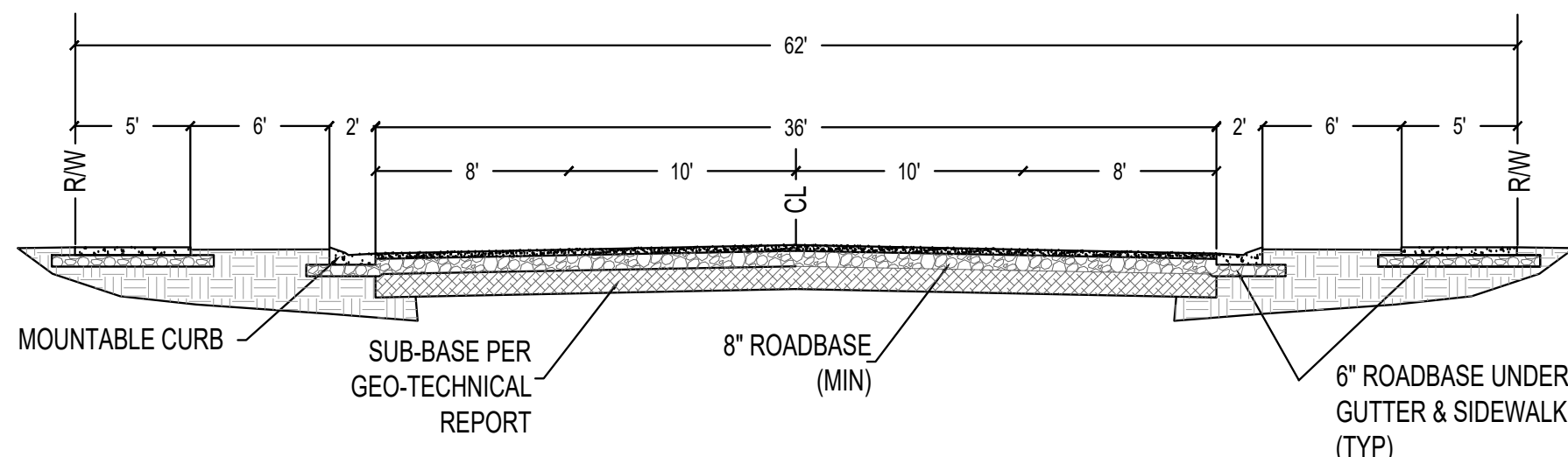
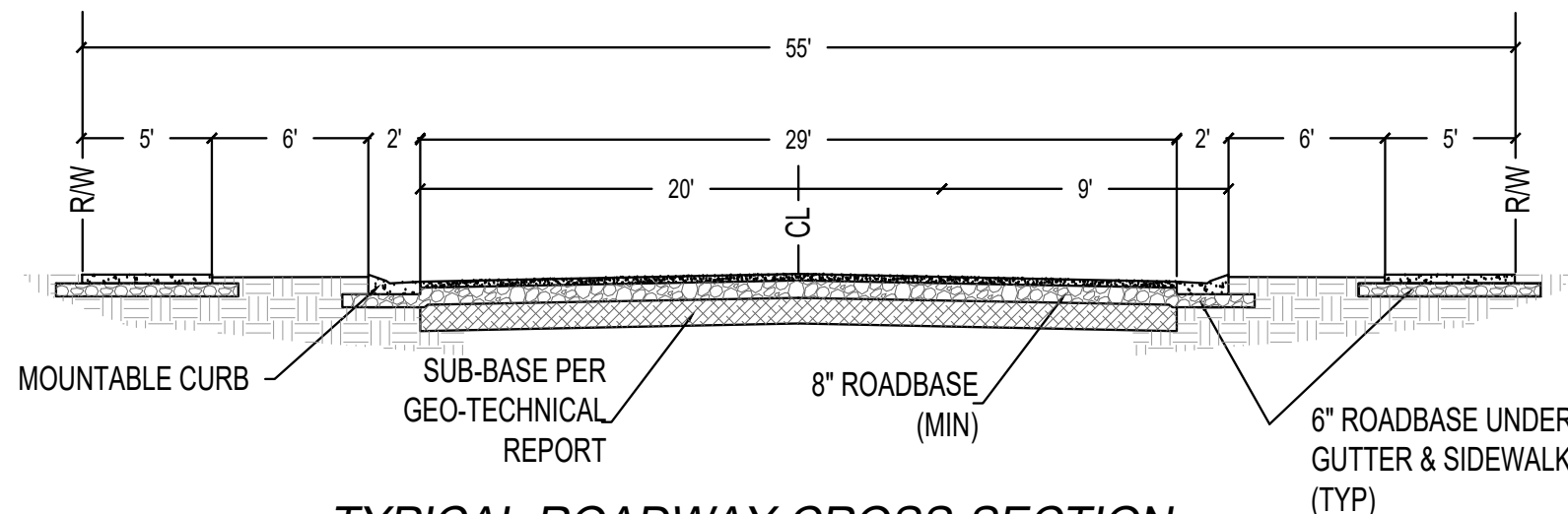
ACTION	DATE
PRELIMINARY PLAN	07/23/2020

PROJECT

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2.8



DEVELOPMENT

GreyCliffs
ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS
LLC.

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LONDON, UT 84042
801.785.8458

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

PROJECT

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DESCRIPTION

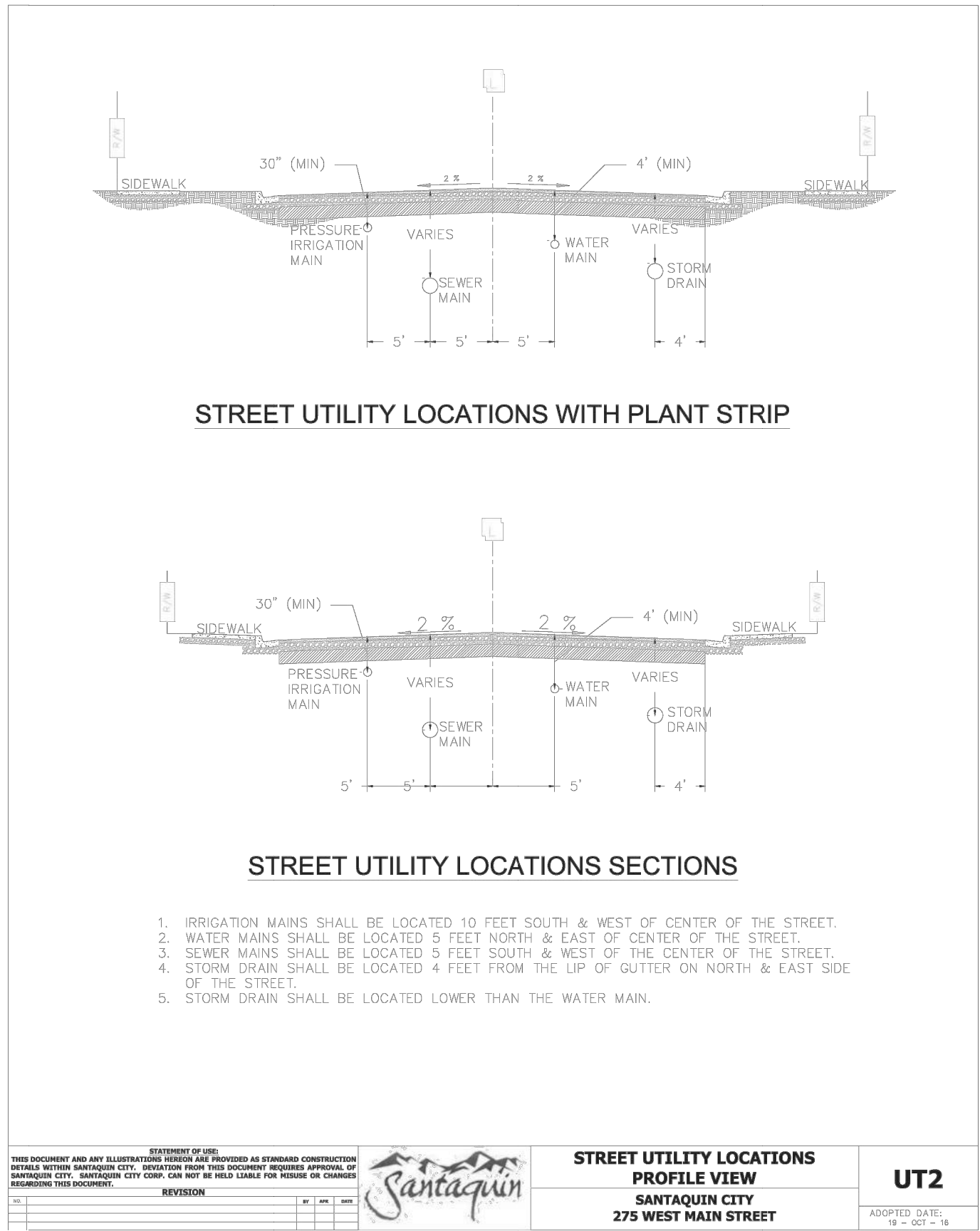
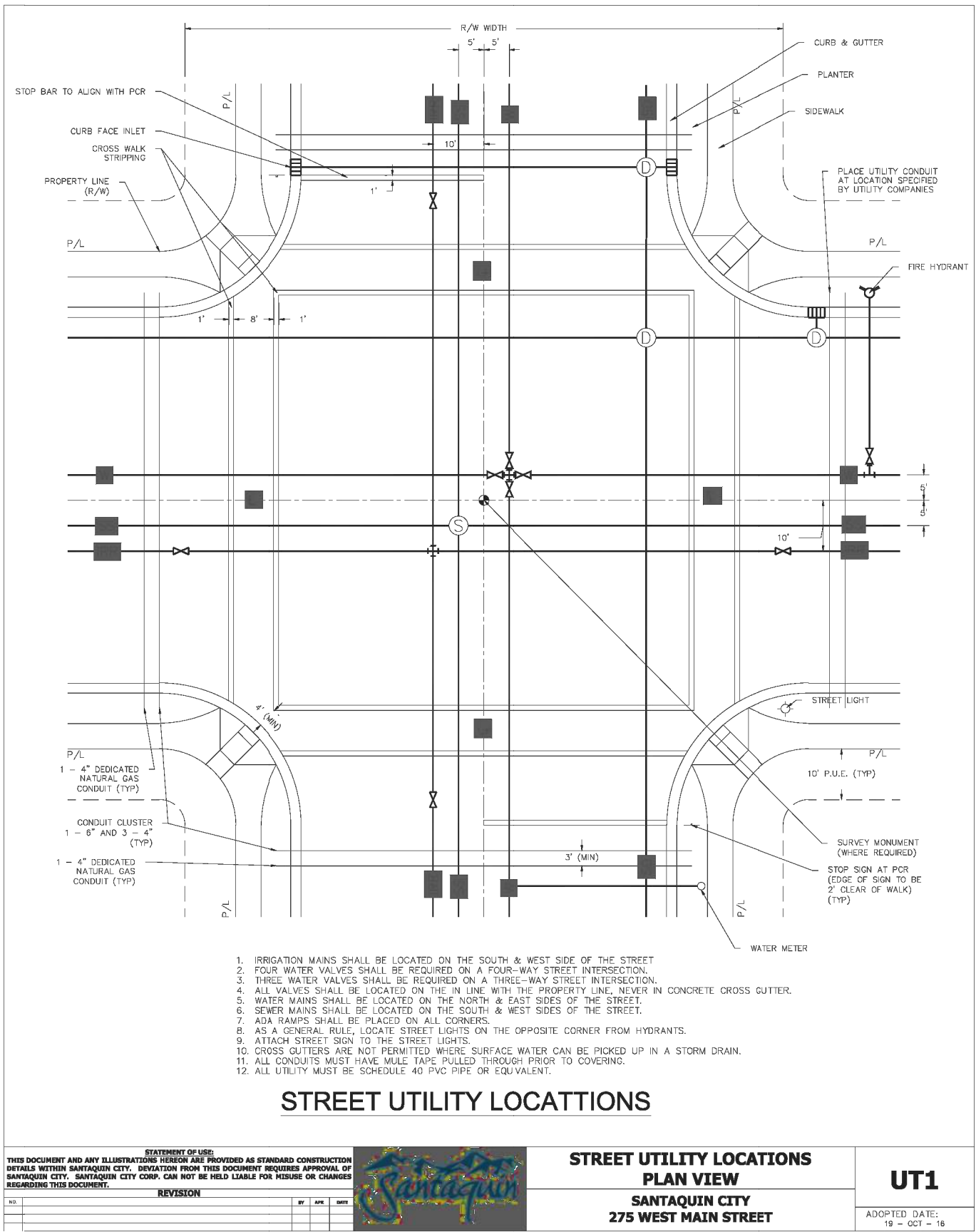
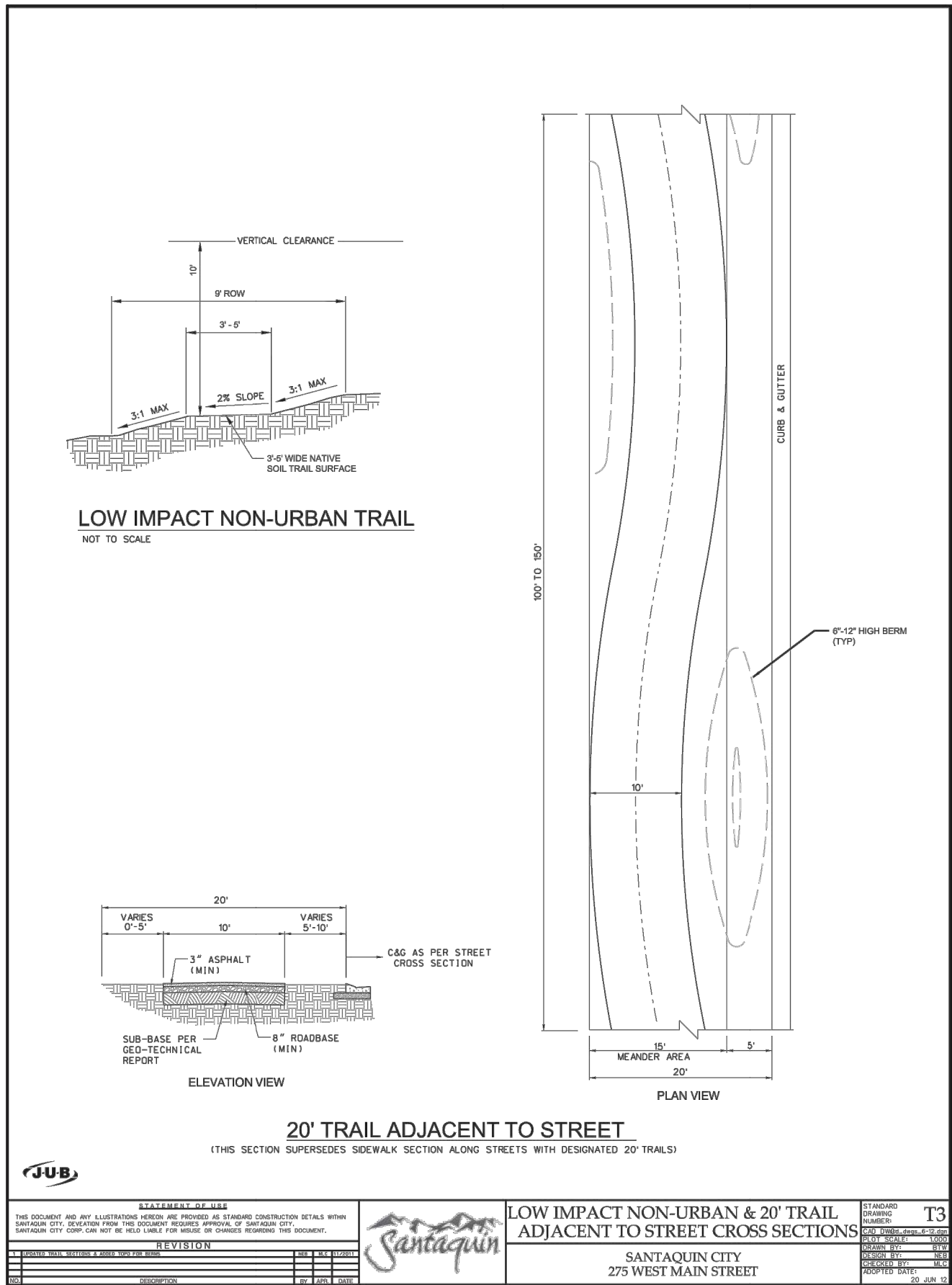
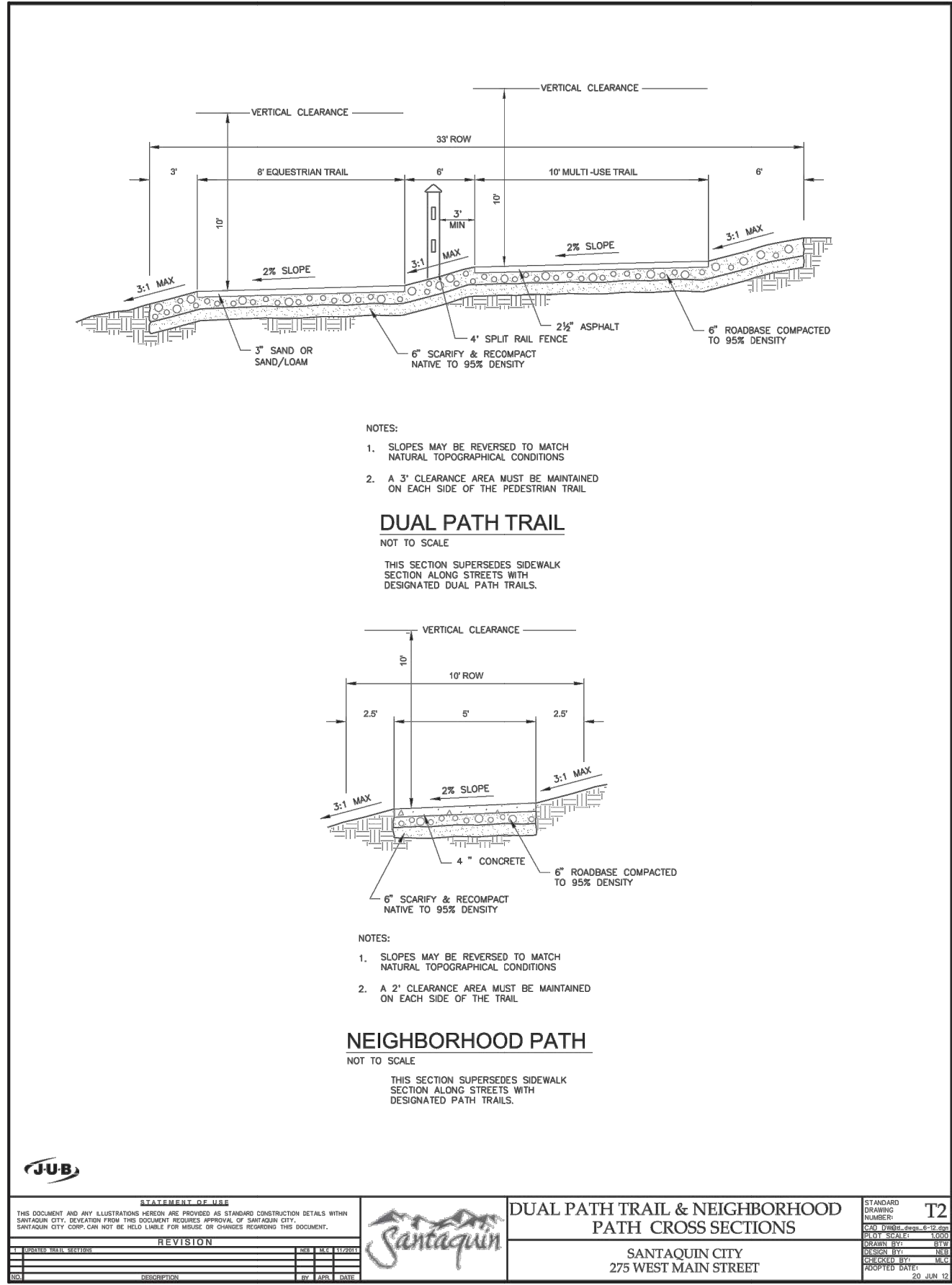
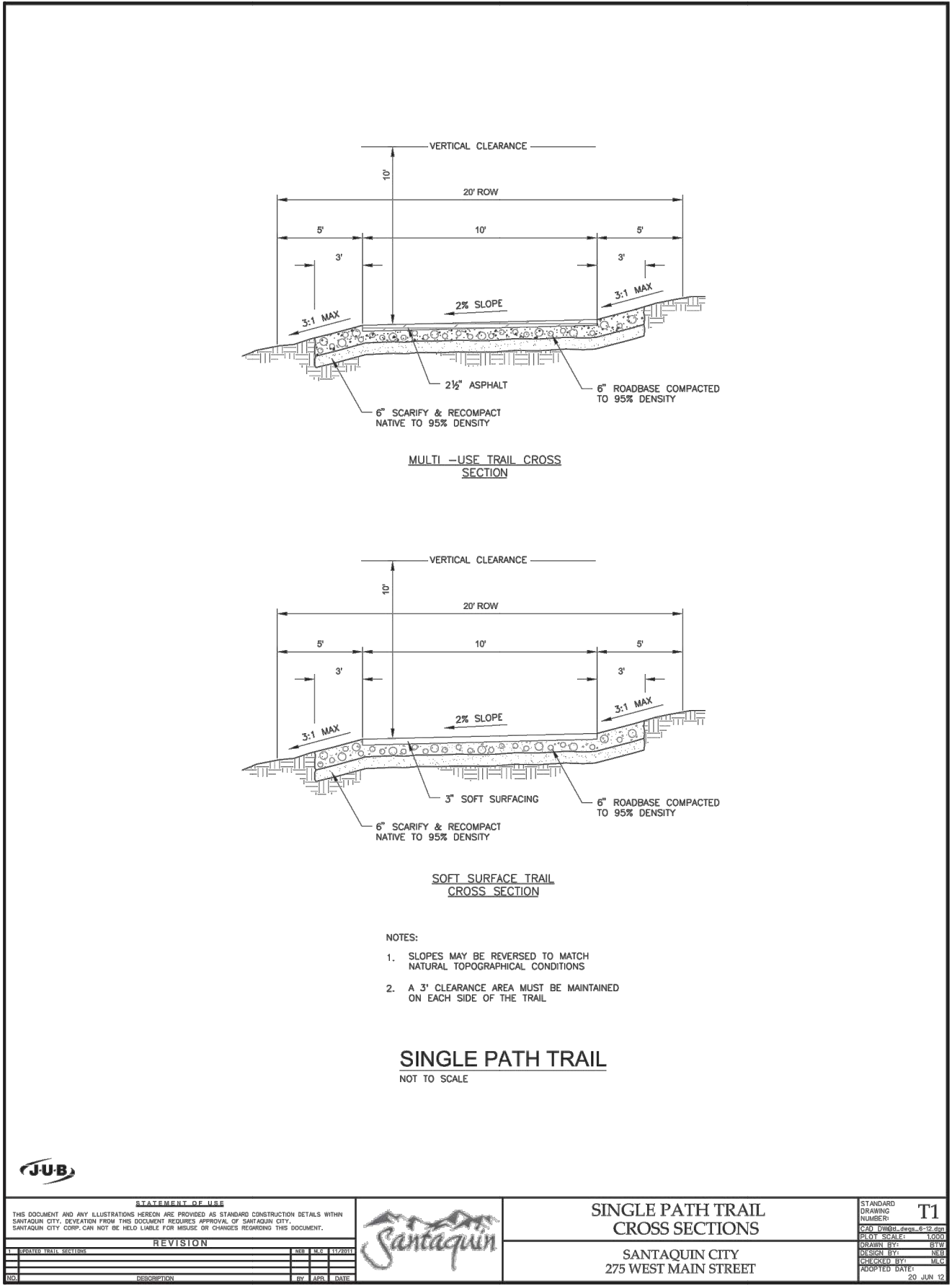
PRELIMINARY PLANS

SHEET NAME

UTILITY DETAILS

SHEET NUMBER

C2.9



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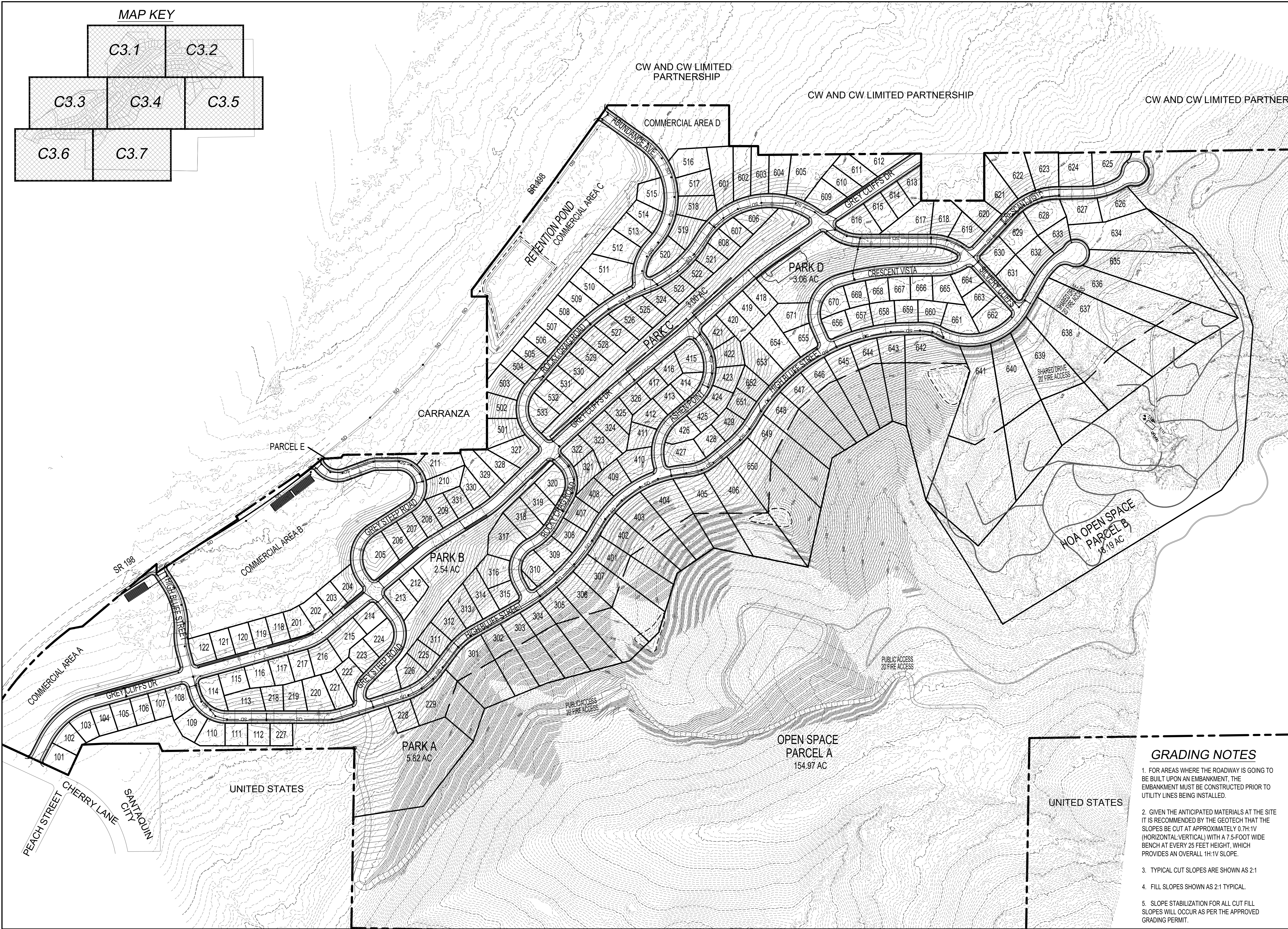
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4		KENNETH R. BERG	P.E.
5		SERIAL NO. 343602	
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ACTION			DATE
PRELIMINARY PLAN			07/23/2020



PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
UTILITY DETAILS	C2.10

10/23/2020 10:23:20 AM



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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

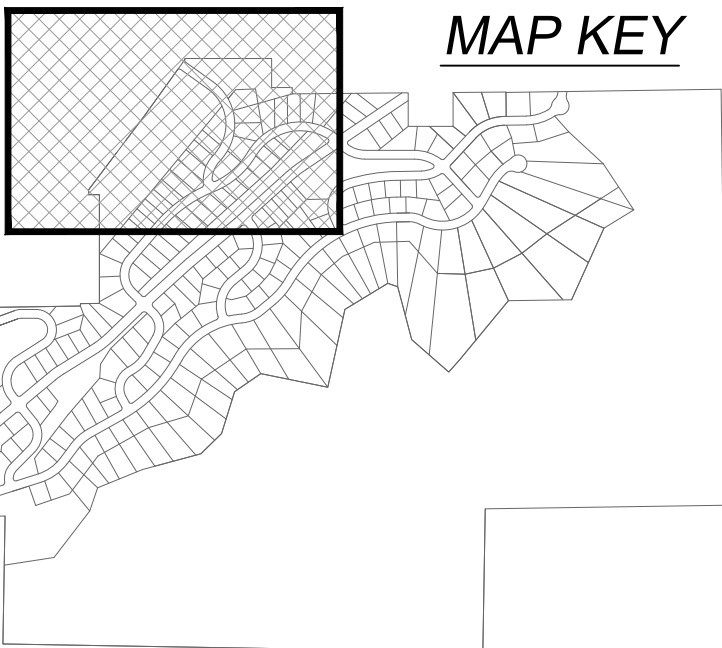
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DESCRIPTION	
PRELIMINARY PLAN	

SHEET NAME	SHEET NUMBER
GRADING	C3.0

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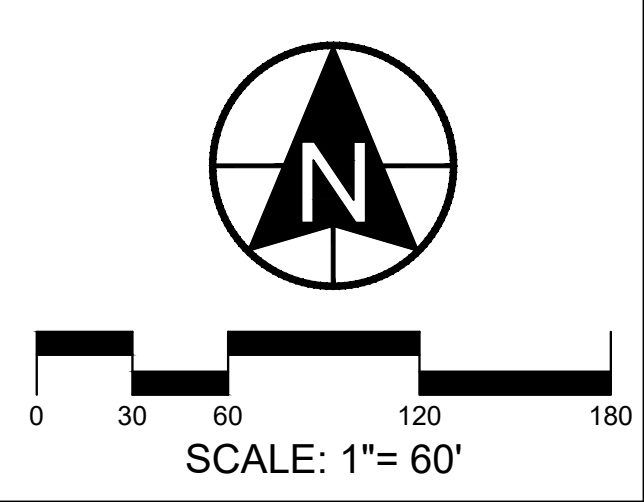
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PRELIMINARY PLAN	11/9/2022

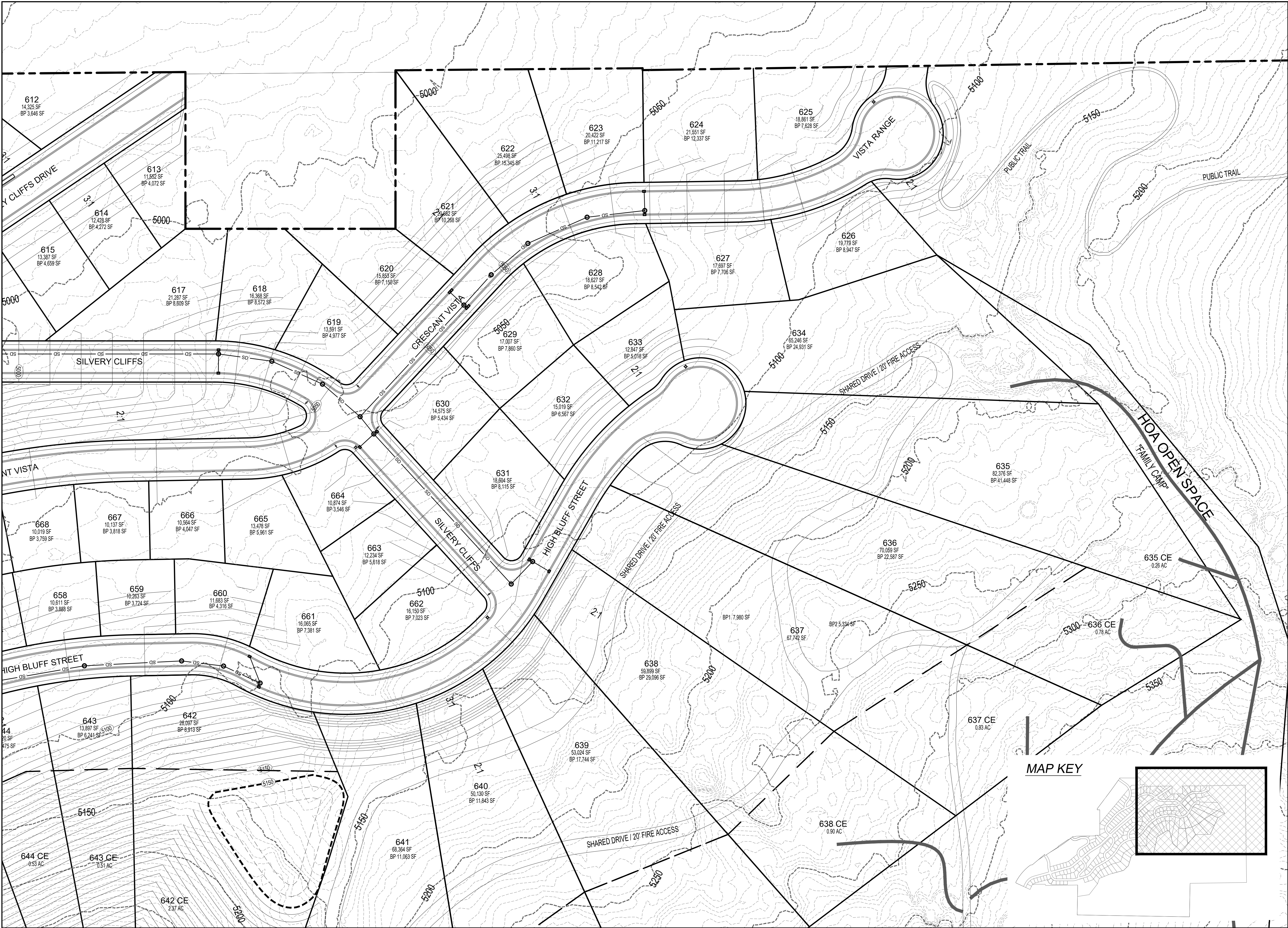
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DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.1

graycliffscorp.com/2022/graycliffscorp.com

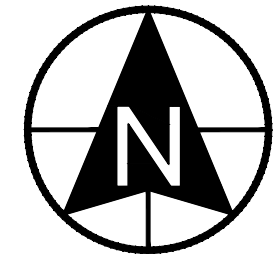


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SCALE: 1"= 100'


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PRELIMINARY PLAN	11/9/2022

PROJECT

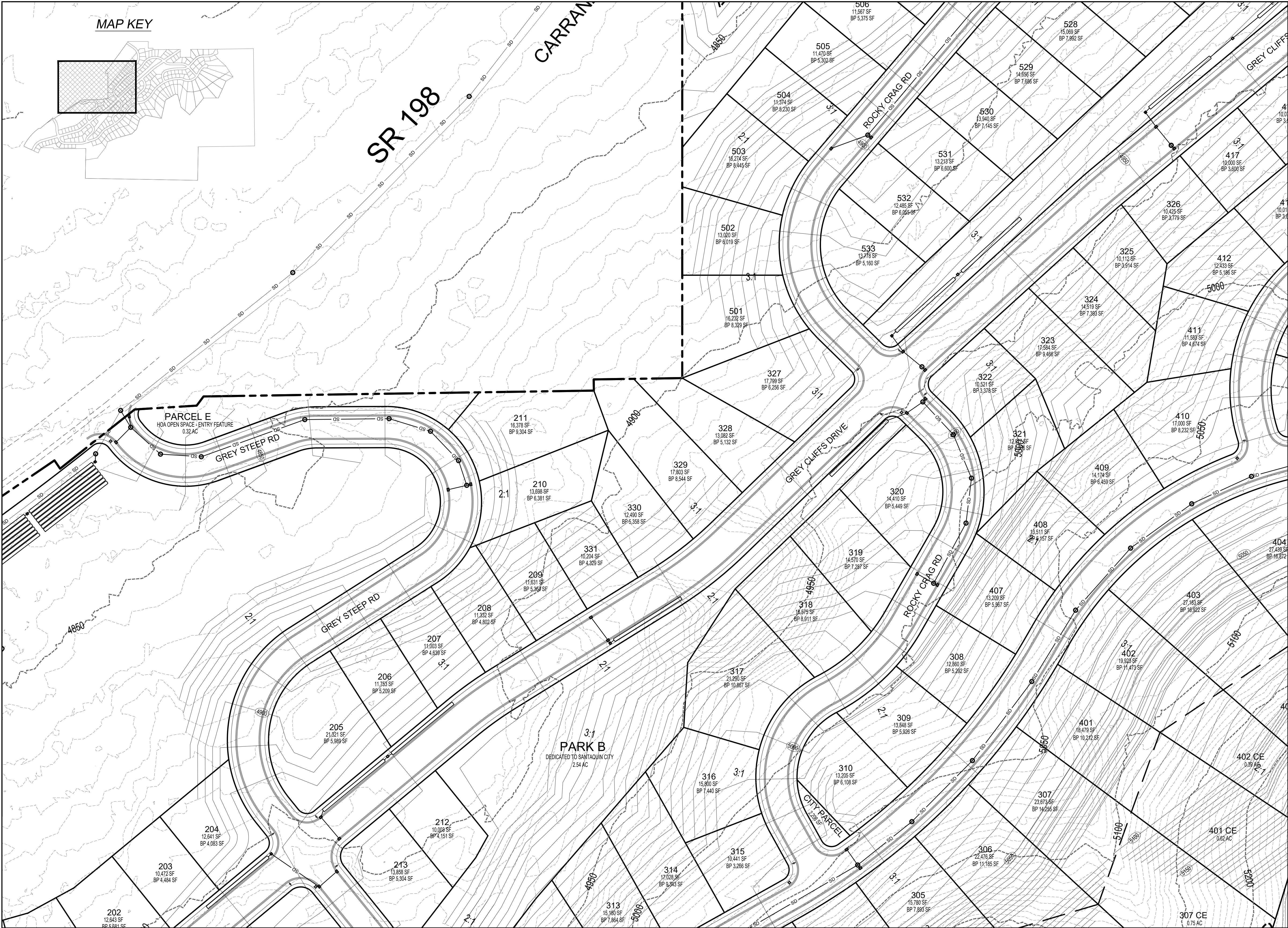


DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.2

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Design: 2022-01-01



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SCALE: 1"= 60'

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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.3

See drawing C02.01 for all dimensions.
Scale: 1"= 20' for grading.



DEVELOPMENT

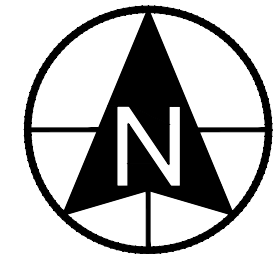


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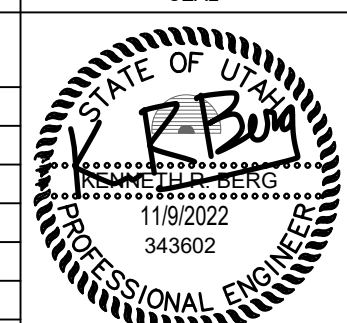
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SCALE: 1"= 100'



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PRELIMINARY PLAN	11/9/2022

PROJECT

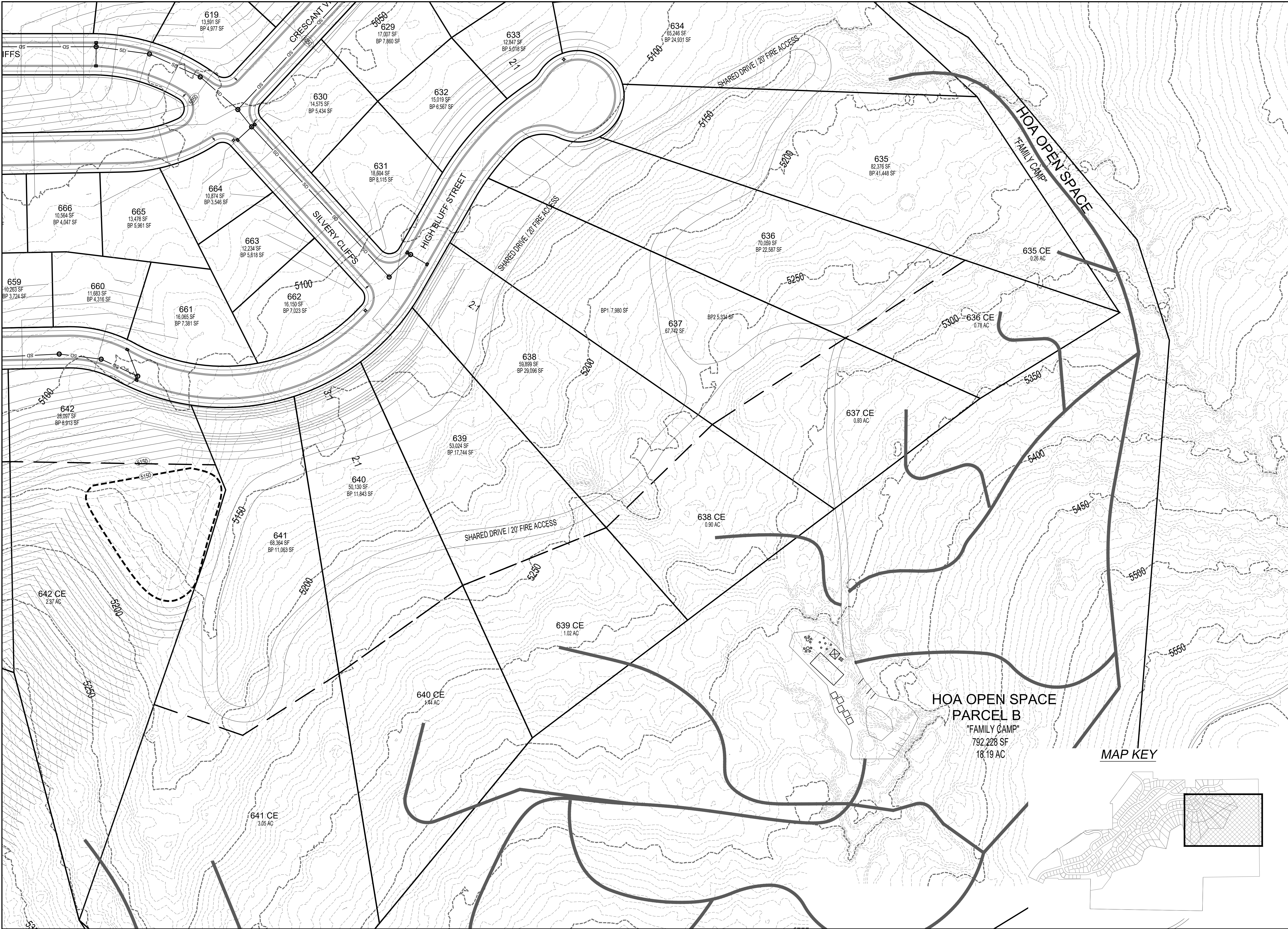


DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.4

any drawings and/or specifications shall remain the property of Berg Civil Engineering



DEVELOPMENT

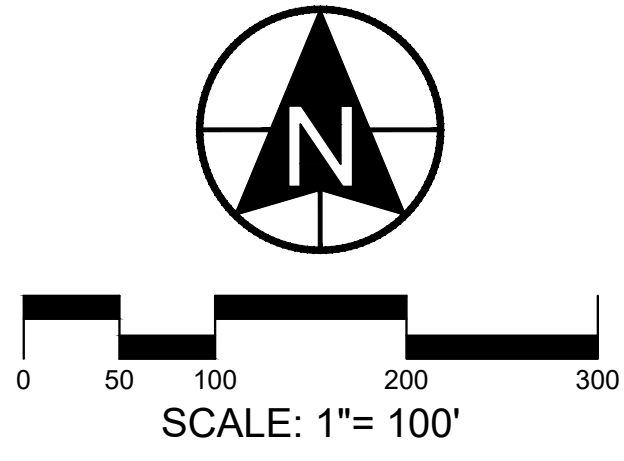


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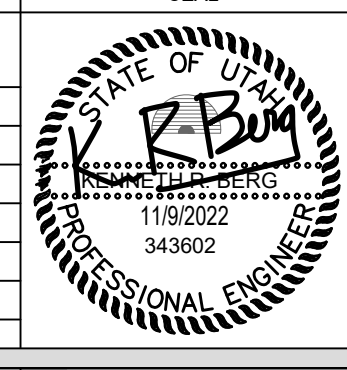
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SCALE: 1"= 100'



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PRELIMINARY PLAN	11/9/2022

PROJECT

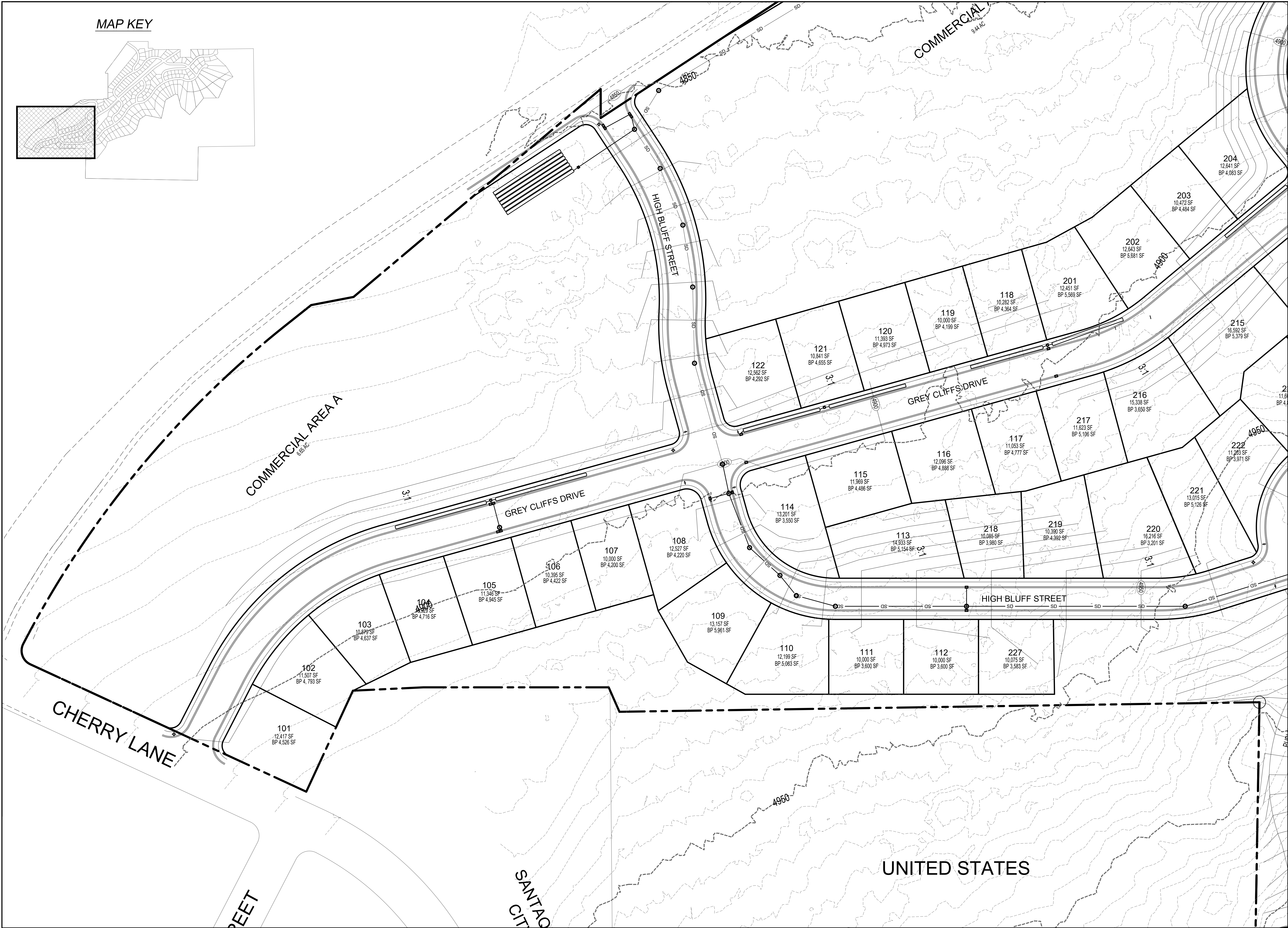


DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.5

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DEVELOPMENT

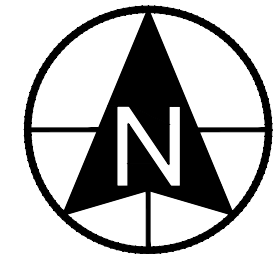


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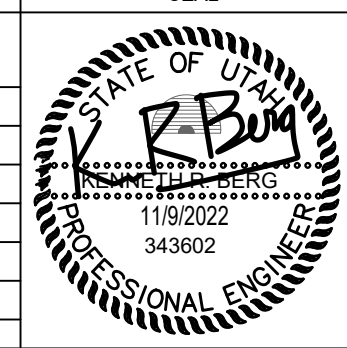


SCALE: 1"= 60'



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PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.6

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DEVELOPMENT

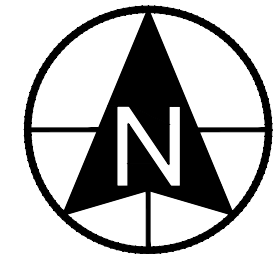


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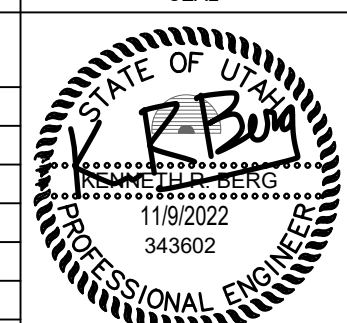
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SCALE: 1"= 60'



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PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.7

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11/9/2022 2:00 PM R. R. B.

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

Berm Width 15 feet
Side Slopes 3:1

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

Berm Width 15 feet
Side Slopes 3:1

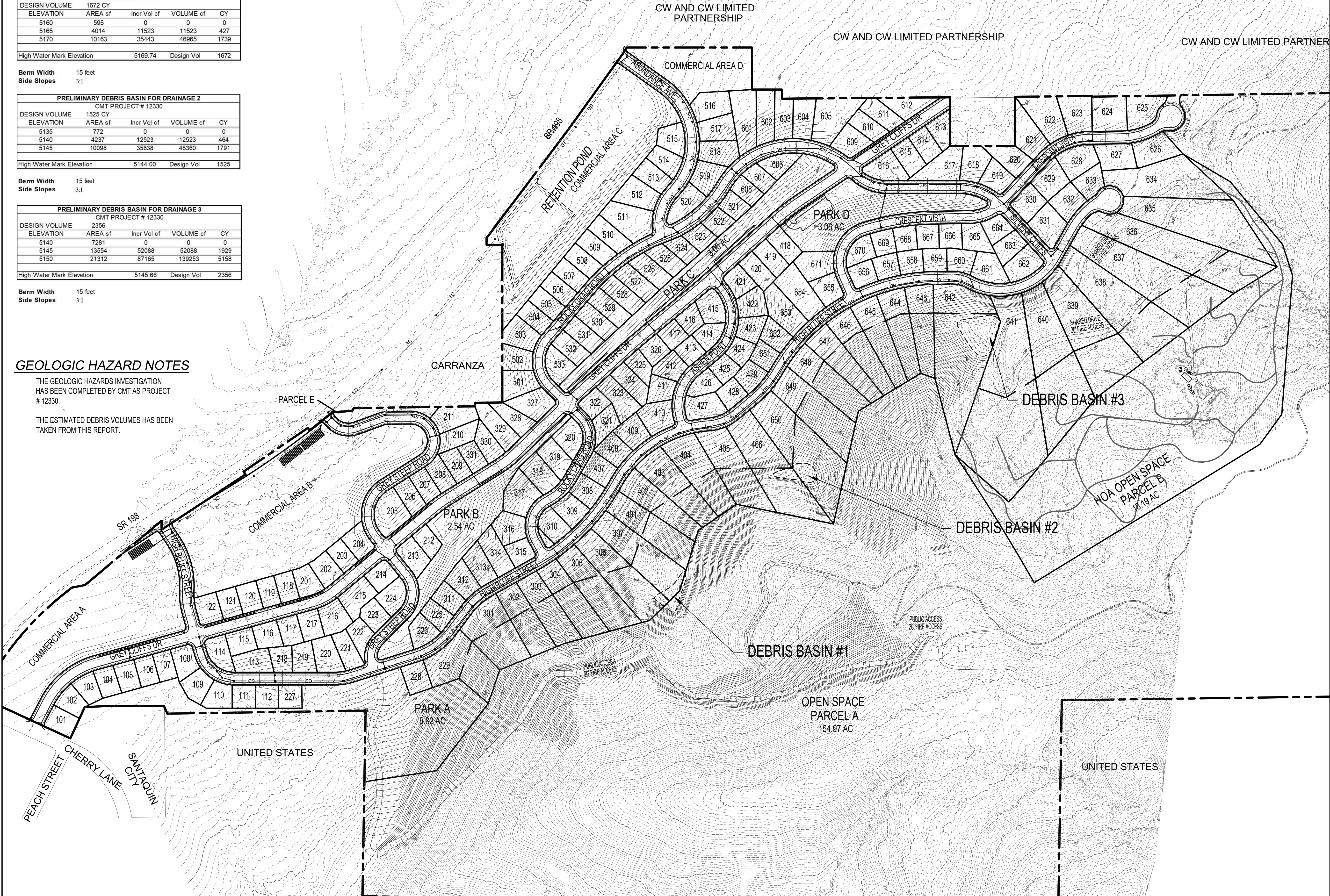
PRELIMINARY DEBRIS BASIN FOR DRAINAGE 3					
CMT PROJECT # 12330					
DESIGN VOLUME	2356 CY				
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	CY	
5140	7281	0	0	0	
5145	13554	52088	52088	1929	
5150	21312	87165	139253	5158	
High Water Mark Elevation		5145.66	Design Vol	2356	

Berm Width 15 feet
Side Slopes 3:1

GEOLOGIC HAZARD NOTES

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

THE ESTIMATED DEBRIS VOLUMES HAS BEEN TAKEN FROM THIS REPORT.



DEVELOPMENT

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DEVELOPER

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North arrow pointing up.

Scale: 1"= 200'

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PROJECT

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DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING	C3.8

DRAINAGE NARRATIVE

THE STORM DRAINAGE PLAN FOR GREY CLIFFS IS TO CONVEY STORM WATER RUNOFF TO AREAS OF THE DEVELOPMENT THAT HAVE THE AREA, SLOPE AND INFILTRATION RATE TO HANDLE THE 100 YEAR STORM EVENT.

SUBAREAS A - J WHICH DEFINE THE MAJORITY OF THE RESIDENTIAL AREAS ABOVE GREY CLIFFS DRIVE COLLECT STORMWATER RUNOFF AND DIRECT IT TO STORM CHAMBERS FOR EACH SUBAREA TO BE INSTALLED ALONG GREY CLIFFS DRIVE.

- REFER TO THE ATTACHED 100-YEAR STORM CALCULATION FOR SIZING OF THE STORM CHAMBERS
- REFER TO THE ATTACHED DETAIL FOR TYPICAL STORM CHAMBER INSTALLATION

SUBAREAS K - L WHICH ARE A MAJORITY OF THE COMMERCIAL AREAS BELOW GREY CLIFFS DRIVE COLLECT STORMWATER RUNOFF AND DIRECT IT TO STORM CHAMBERS FOR EACH SUBAREA TO BE INSTALLED ALONG SR-198. THESE STORM CHAMBERS WILL BE BUILT IN A PARALLEL CONFIGURATION TO INCREASE CAPACITY AS IMPROVEMENTS ARE INSTALLED.

- REFER TO THE ATTACHED 100-YEAR STORM CALCULATION FOR SIZING OF THE STORM CHAMBERS
- REFER TO THE ATTACHED DETAIL FOR TYPICAL STORM CHAMBER INSTALLATION

SUBAREA O WHICH IS A MAJORITY OF THE OPEN SPACE WITH SLOPES GREATER THAN 30% DOES NOT HAVE AREAS WITH CAPACITY TO INFILTRATE STORM WATER RUNOFF. THIS SUBAREA HAS BEEN DESIGNED WITH A STORM DRAIN SYSTEM THAT COLLECTS THE STORM WATER RUNOFF ALONG HIGH BLUFF STREET AND THEN CONVEYS THE RUNOFF TO THE RETENTION BASIN. THE RETENTION BASIN HAS BEEN LOCATED IN AN AREA THAT HAS THE AREA, SLOPE AND INFILTRATION RATE TO HANDLE THE 100 YEAR STORM EVENT.

SUBAREA P WHICH IS A MAJORITY OF THE OPEN SPACE WITH SLOPES GREATER THAN 30% DOES NOT HAVE AREAS WITH CAPACITY TO INFILTRATE STORM WATER RUNOFF. THIS SUBAREA HAS BEEN DESIGNED WITH A STORM DRAIN SYSTEM THAT COLLECTS THE STORM WATER RUNOFF ALONG HIGH BLUFF STREET AND THEN CONVEYS THE RUNOFF TO THE RETENTION BASIN. THE RETENTION BASIN HAS BEEN LOCATED IN AN AREA THAT HAS THE AREA, SLOPE AND INFILTRATION RATE TO HANDLE THE 100 YEAR STORM EVENT.

SUBAREAS M - N WHICH ARE A MAJORITY OF THE COMMERCIAL AREAS BELOW GREY CLIFFS DRIVE COLLECT STORMWATER RUNOFF AND DIRECT IT TO TO THE RETENTION BASIN. THE RETENTION BASIN HAS BEEN LOCATED IN AN AREA THAT HAS THE AREA, SLOPE AND INFILTRATION RATE TO HANDLE THE 100 YEAR STORM EVENT.

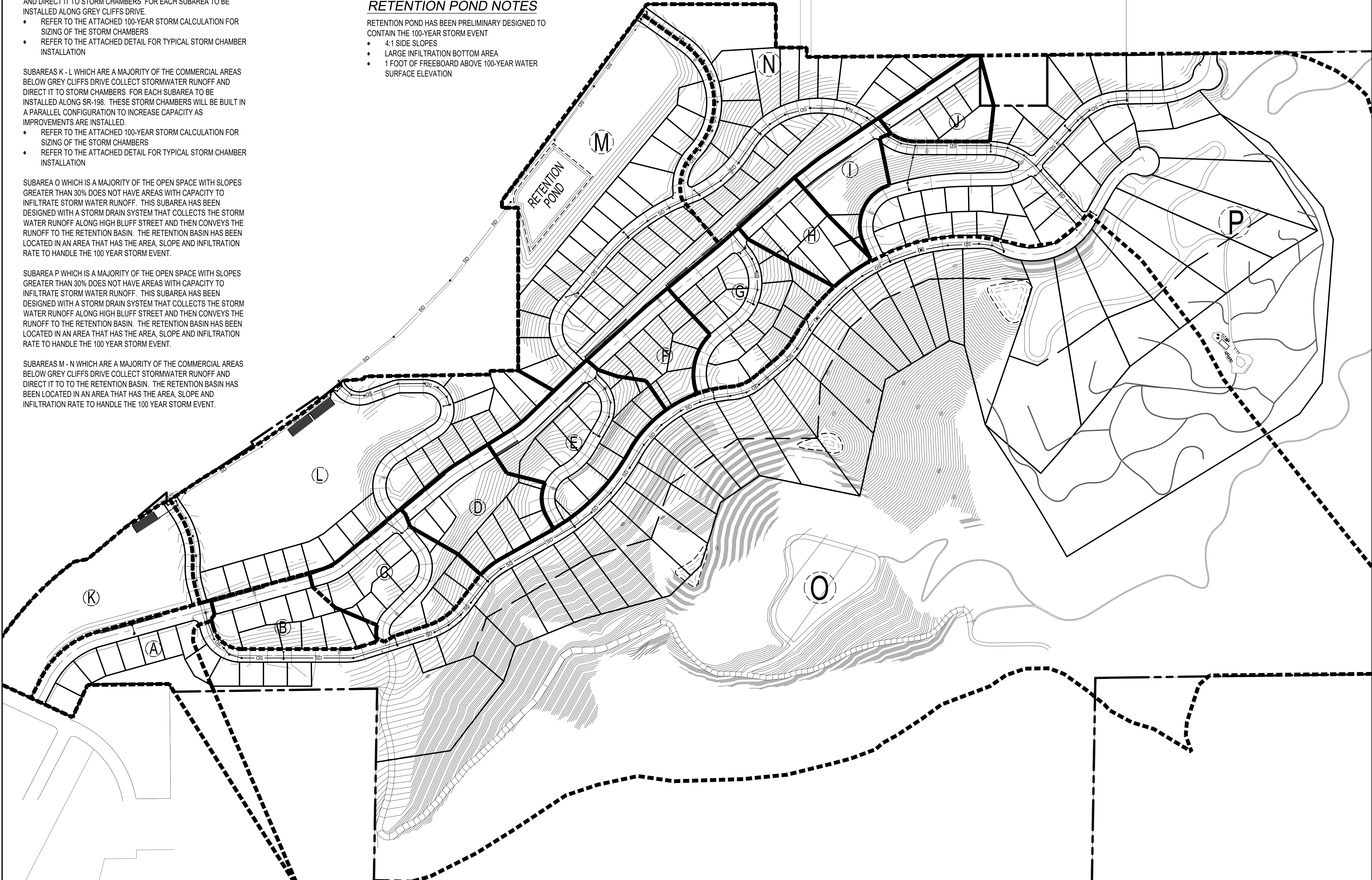
RETENTION POND RATING TABLE

ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	af
4822	54162	0	0	0.00
4824	62583	116745	116745	2.68
4826	71564	134147	250892	5.76
High Water Mark Elevation	100-Y Vol	4824.99	4,208	acre-ft

RETENTION POND NOTES

RETENTION POND HAS BEEN PRELIMINARY DESIGNED TO CONTAIN THE 100-YEAR STORM EVENT

- 4:1 SIDE SLOPES
- LARGE INFILTRATION BOTTOM AREA
- 1 FOOT OF FREEBOARD ABOVE 100-YEAR WATER SURFACE ELEVATION



DEVELOPMENT

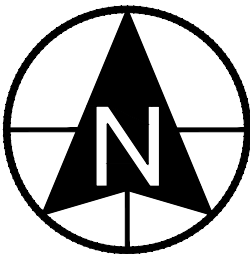


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

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801.785.8458



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



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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

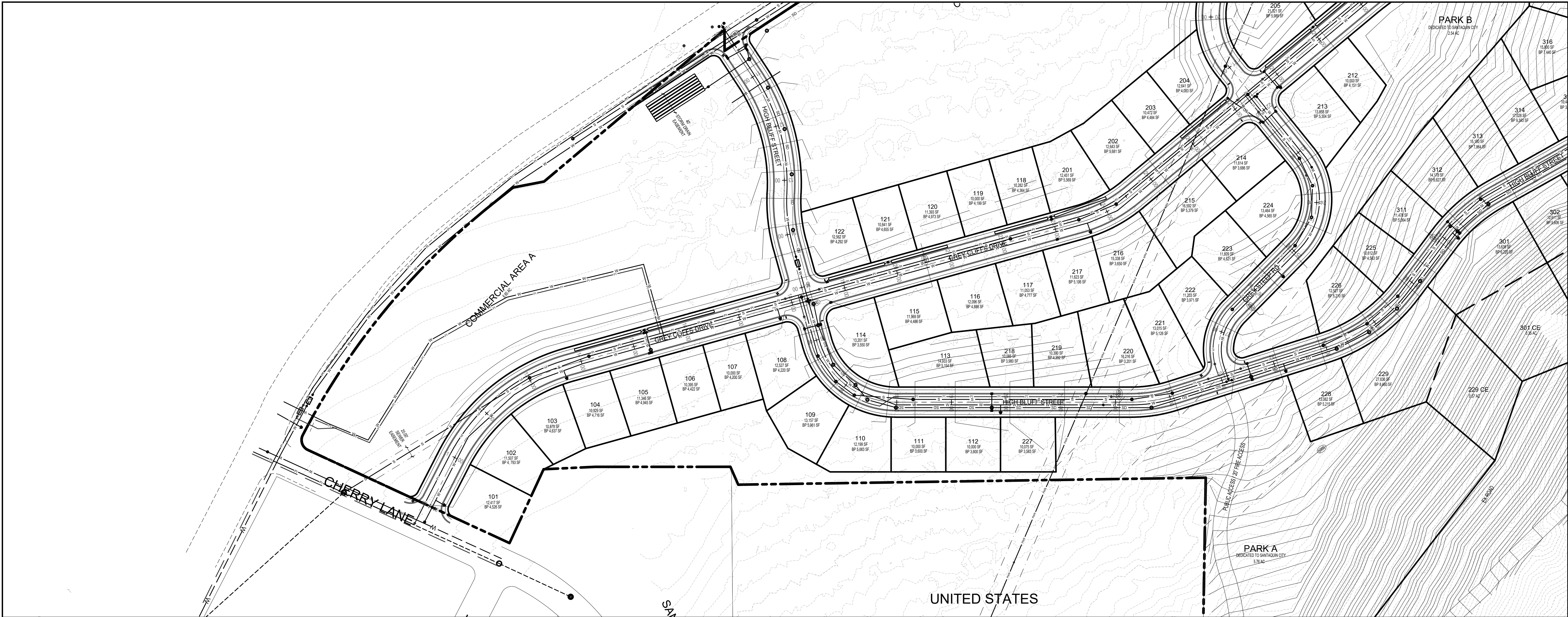
PROJECT



DESCRIPTION

PRELIMINARY
PLAN

SHEET NAME	SHEET NUMBER
STORM DRAINAGE CALCS	C1



DEVELOPMENT

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SCALE: 1"= 100'

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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

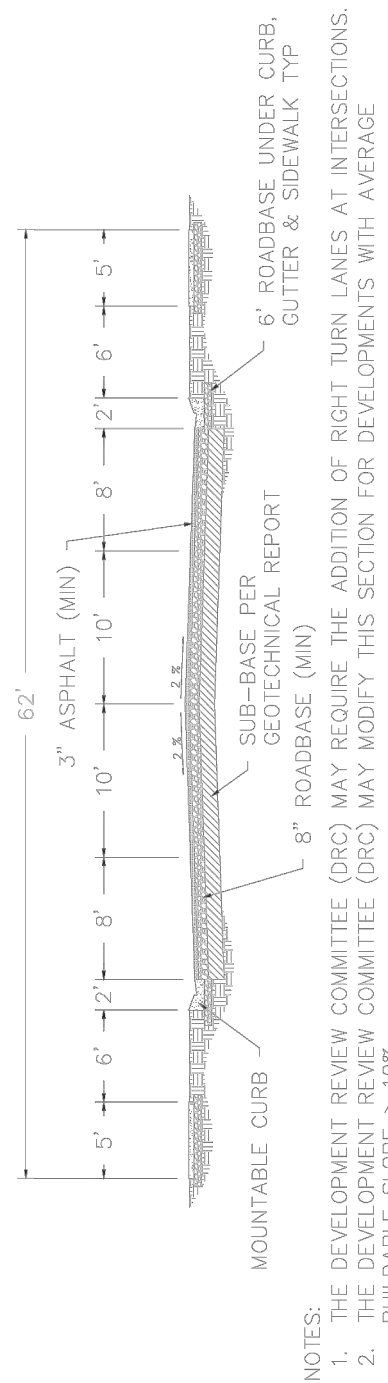
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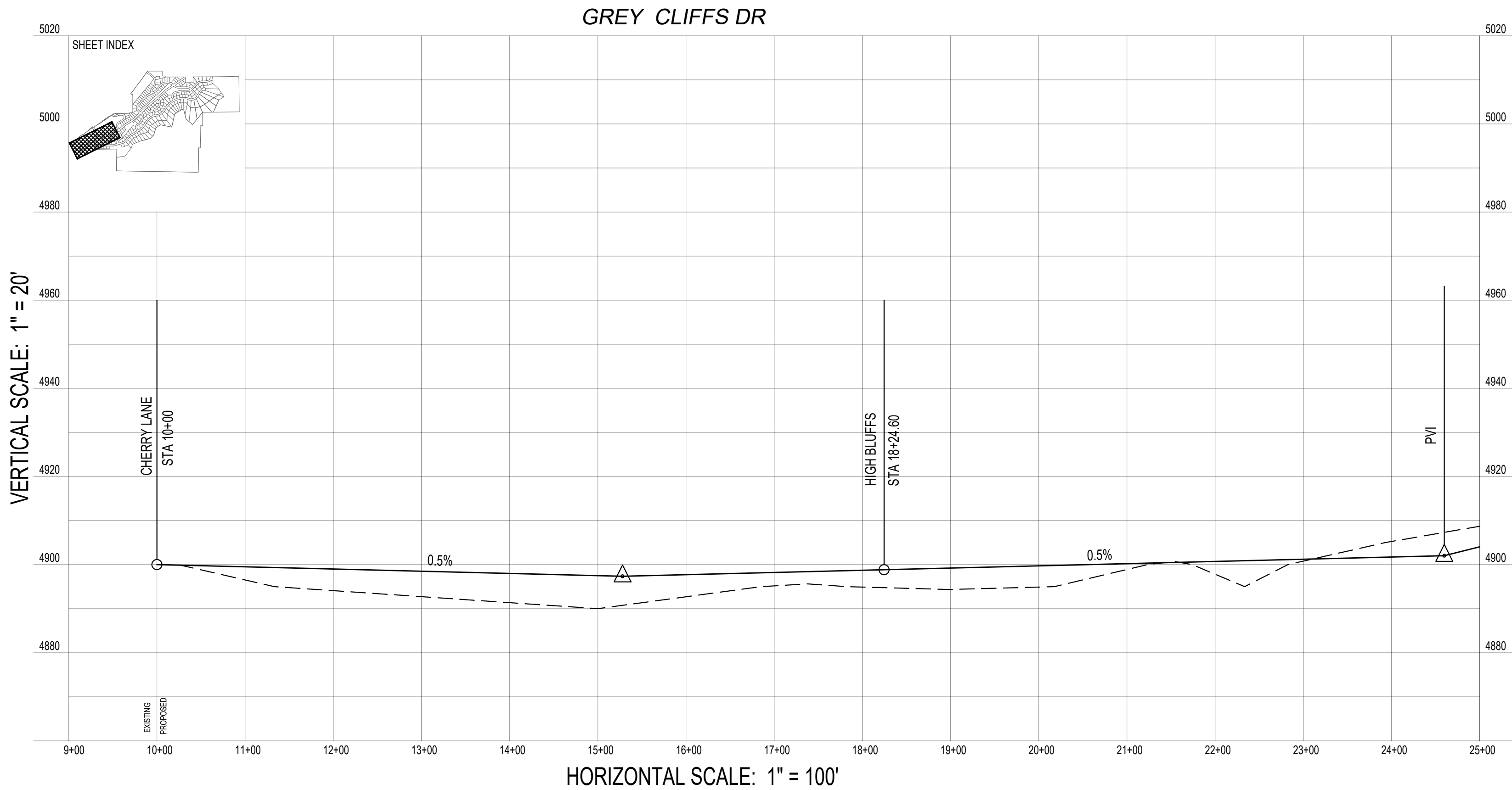
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.1

ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL





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North arrow pointing up.

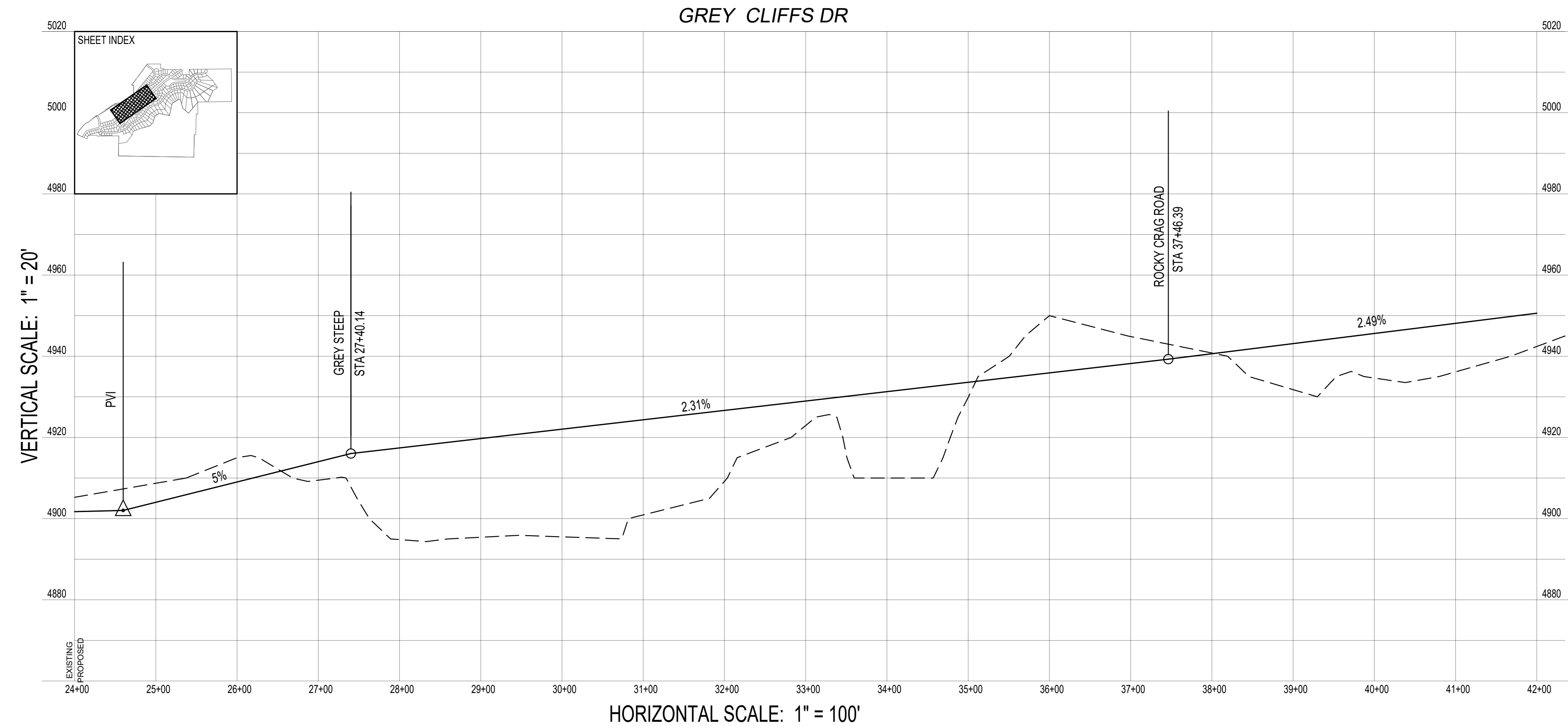
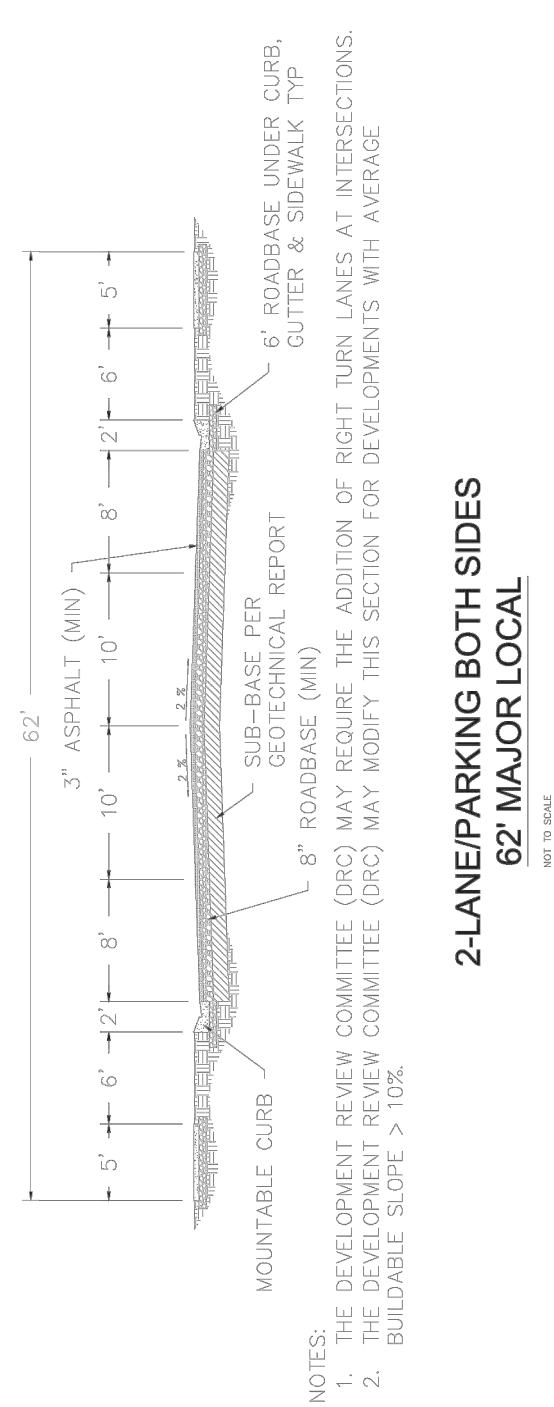
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SCALE: 1"= 100'

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ROADWAY CROSS SECTION



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PRELIMINARY PLAN	11/9/2022

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DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.2



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700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

North arrow pointing up.

Scale bar: 0, 50, 100, 200, 300 feet.

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	
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ACTION			DATE
PRELIMINARY PLAN			11/9/2022

PROJECT

GreyCliffs
ESTATES

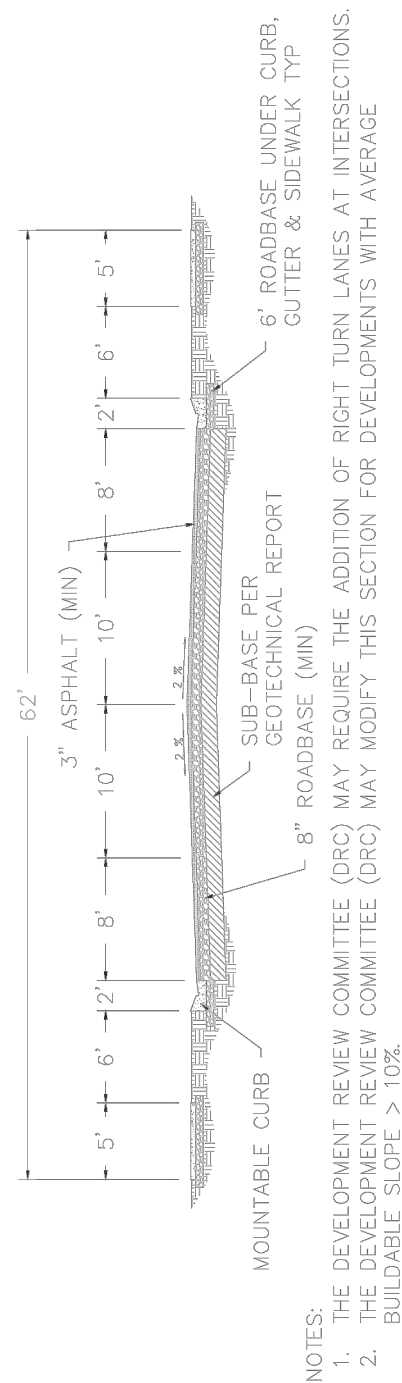
DESCRIPTION

PRELIMINARY PLAN

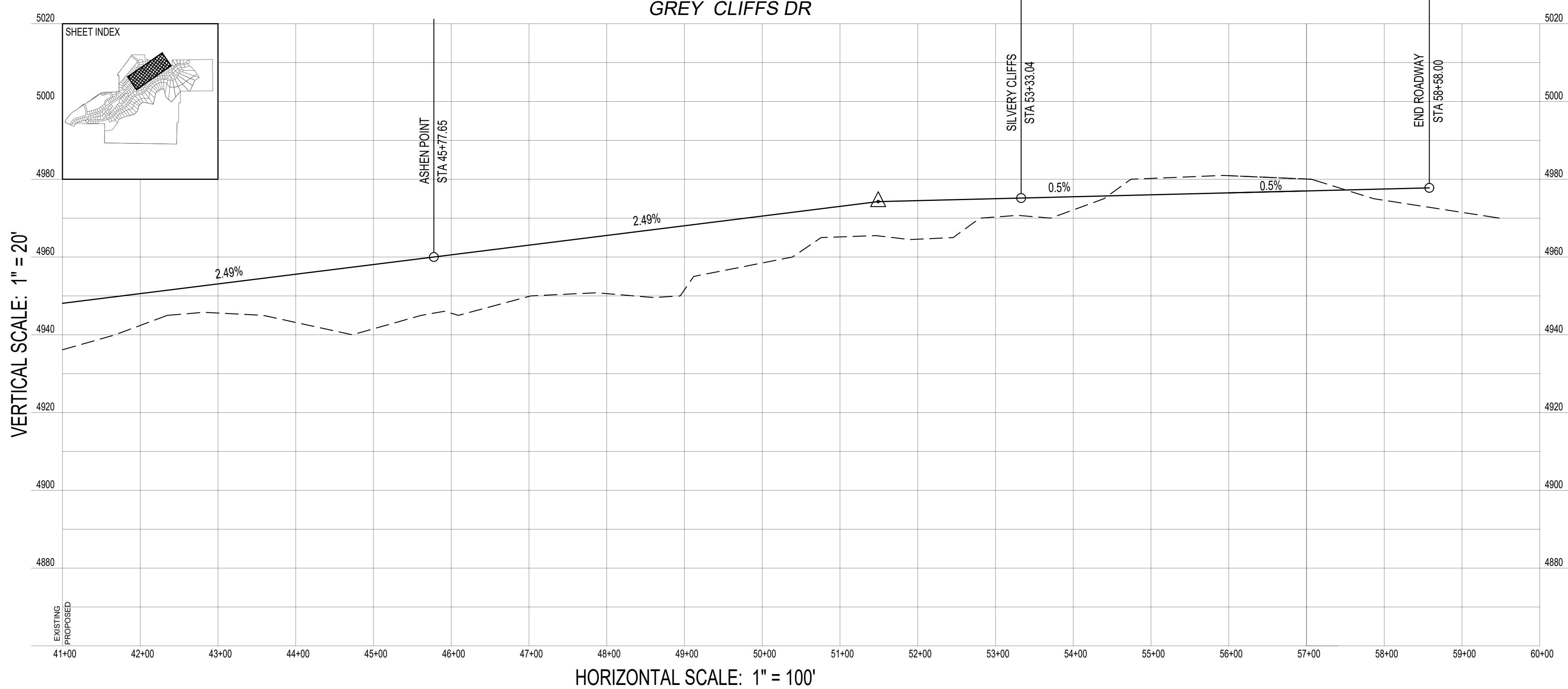
SHEET NAME	SHEET NUMBER
GREY CLIFFS DR	C4.3

see drawing 00201grey cliffs preliminary planpage_004.pdf for details

ROADWAY CROSS SECTION



2-LANE/PARKING BOTH SIDES
62' MAJOR LOCAL





DEVELOPMENT

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ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

North arrow pointing up.

Scale bar: 0, 50, 100, 200, 300 feet.

SCALE: 1"= 100'

berg
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Highland Ut, 84003
office: (801) 492-1277
cell: (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
PRELIMINARY PLAN			11/9/2022

PROJECT

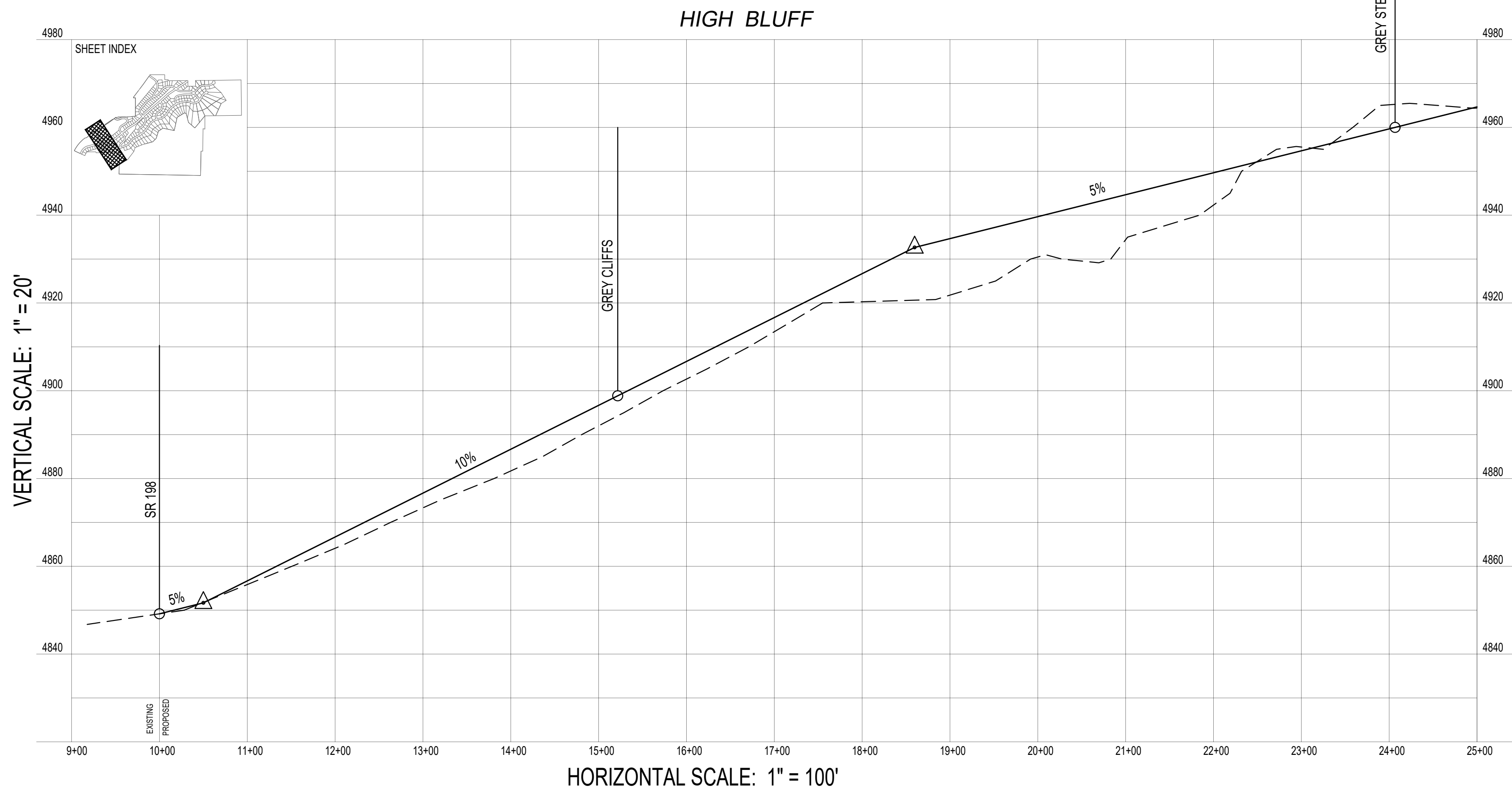
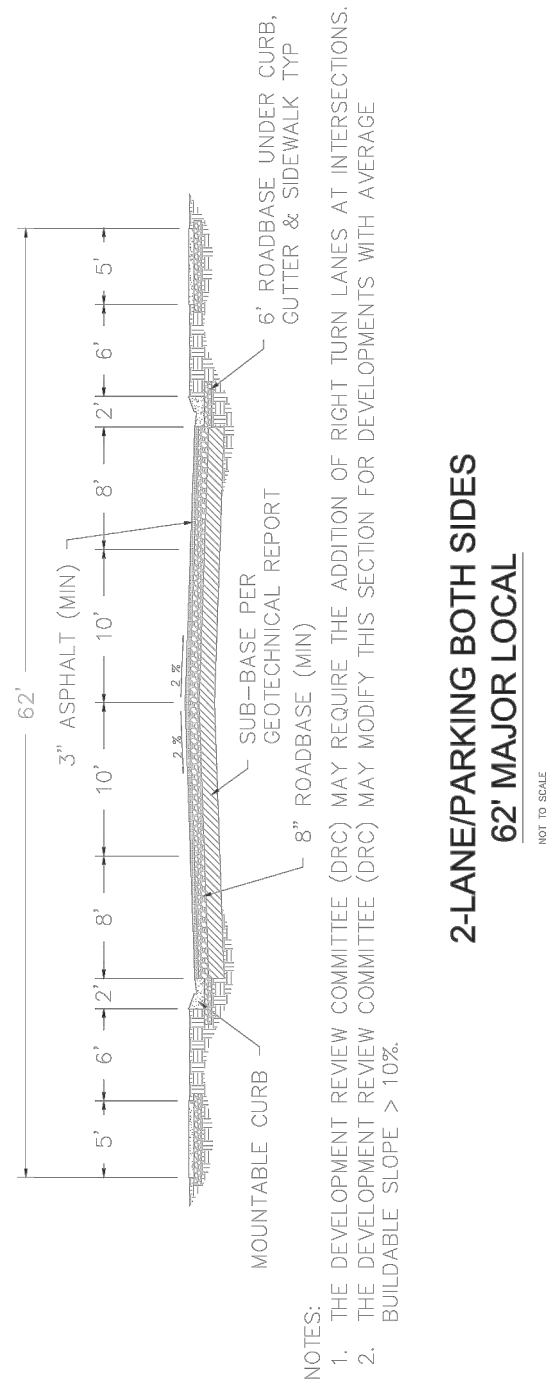
GreyCliffs
ESTATES

DESCRIPTION

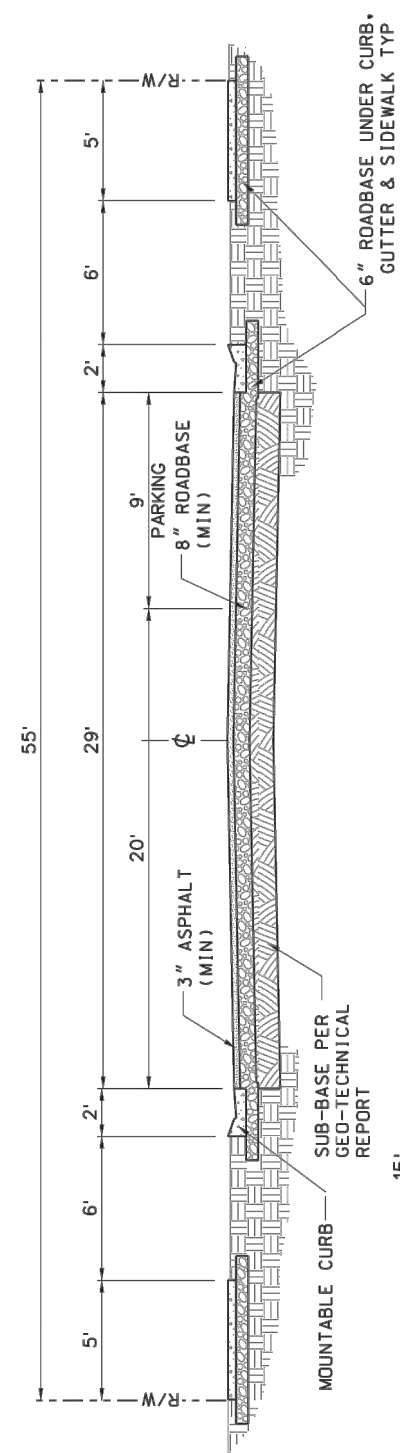
PRELIMINARY PLAN

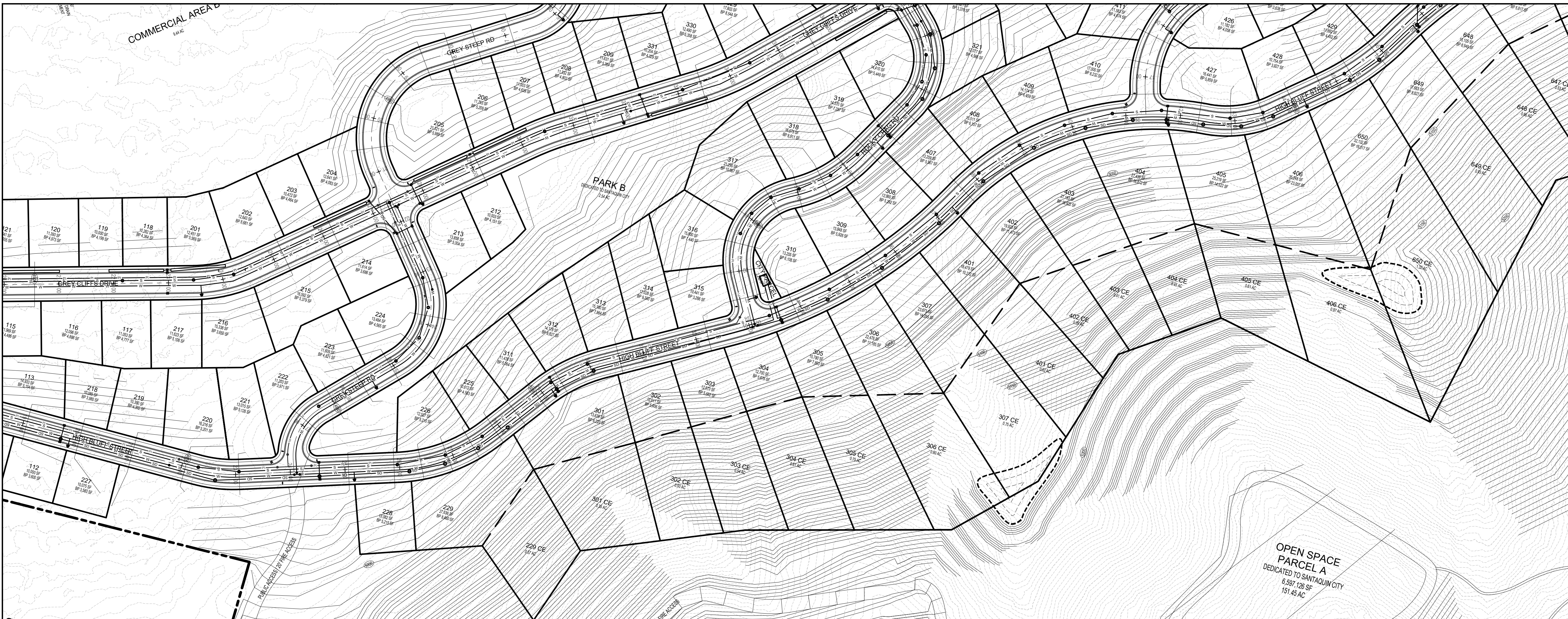
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HIGH BLUFF	C5.1

ROADWAY CROSS SECTION

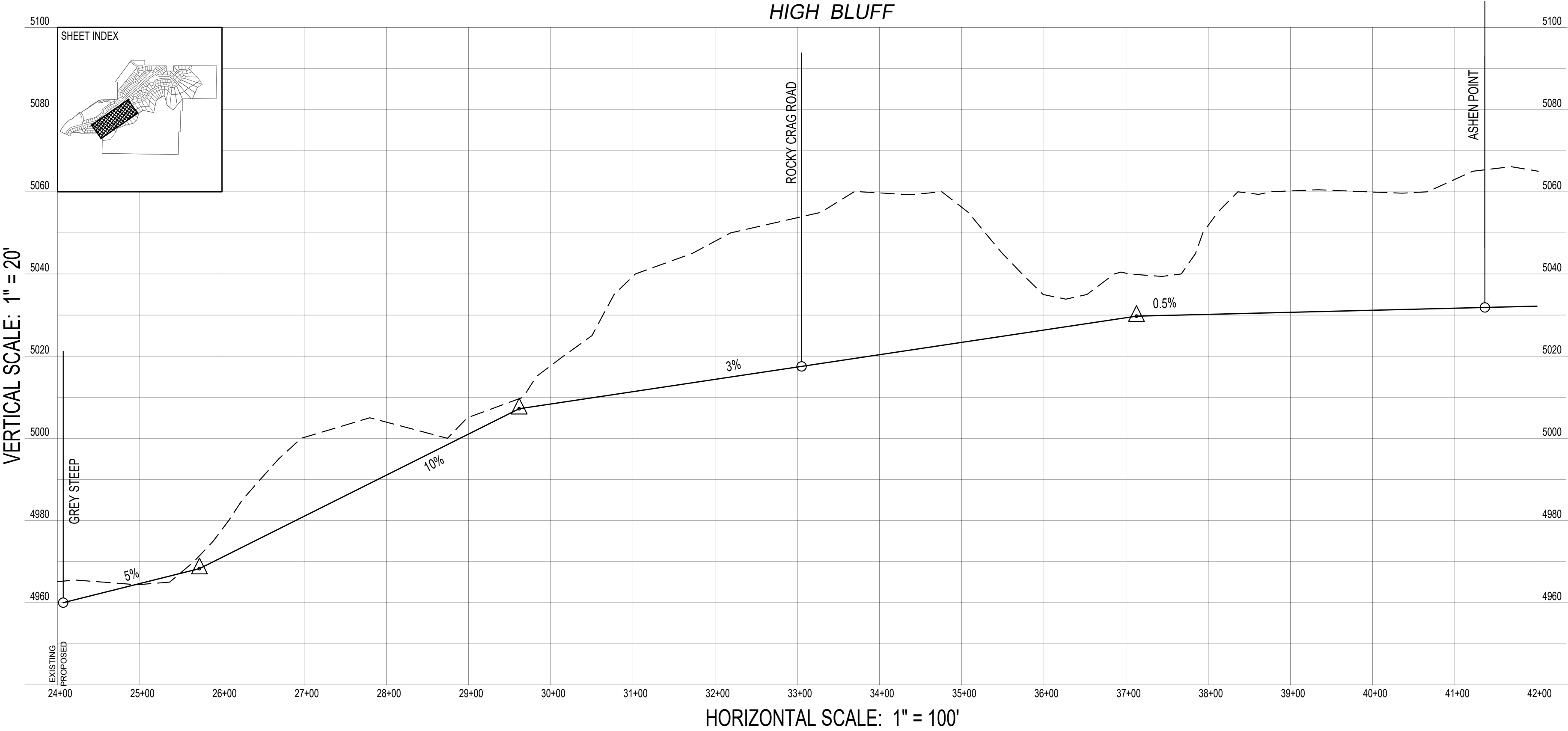
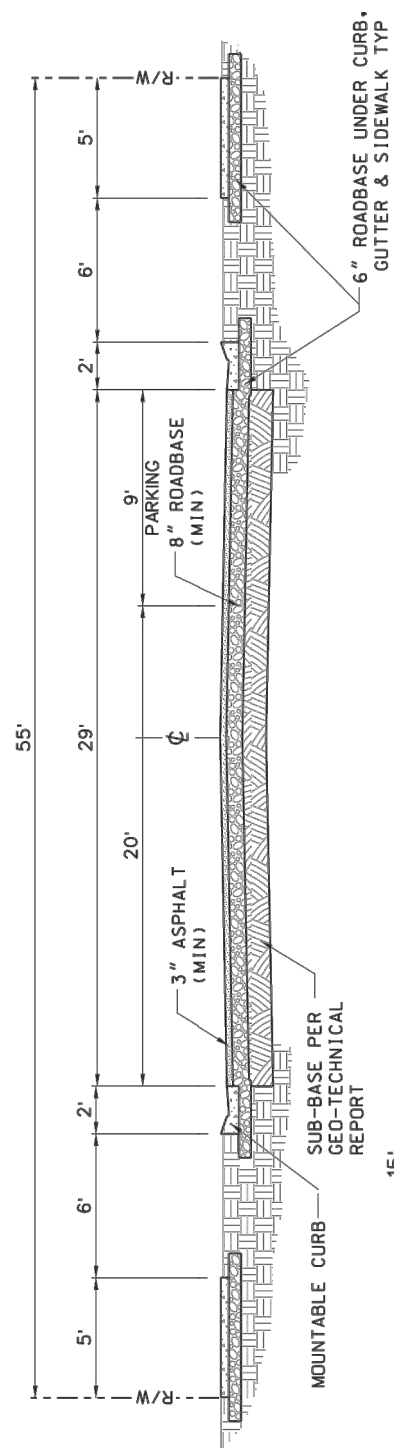


ROADWAY CROSS SECTION





ROADWAY CROSS SECTION



DEVELOPMENT

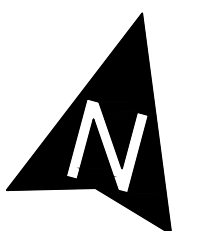


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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SCALE: 1"= 100'



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REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

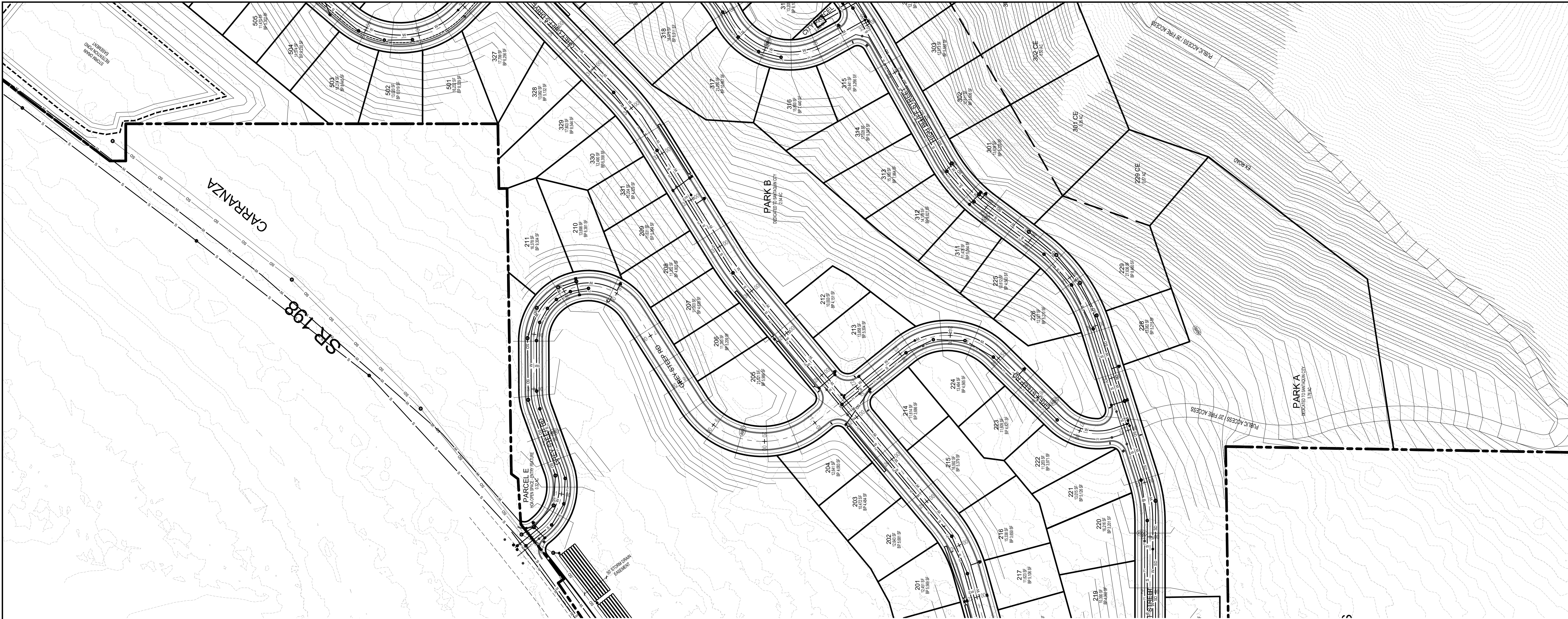


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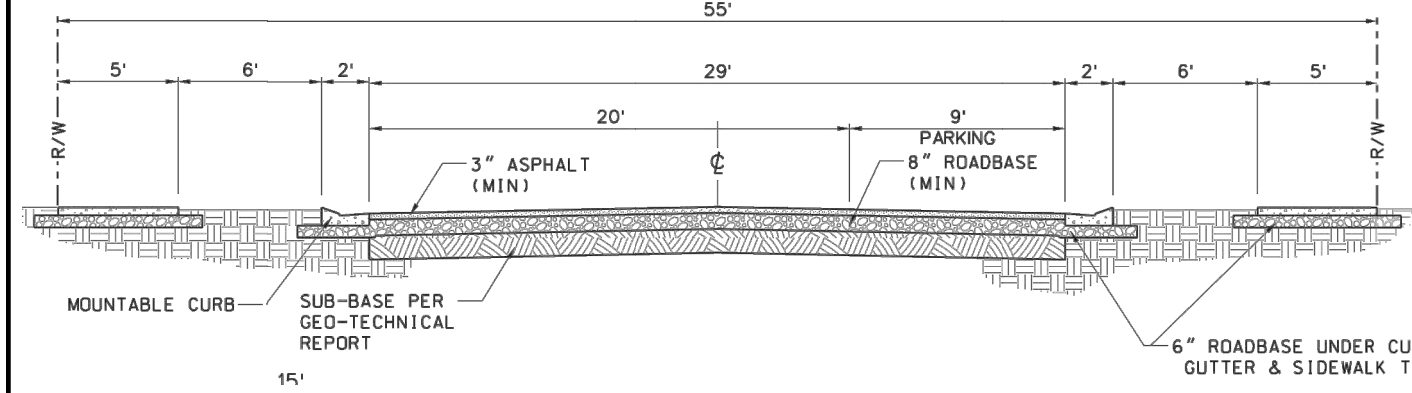
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
HIGH BLUFF	C5.2

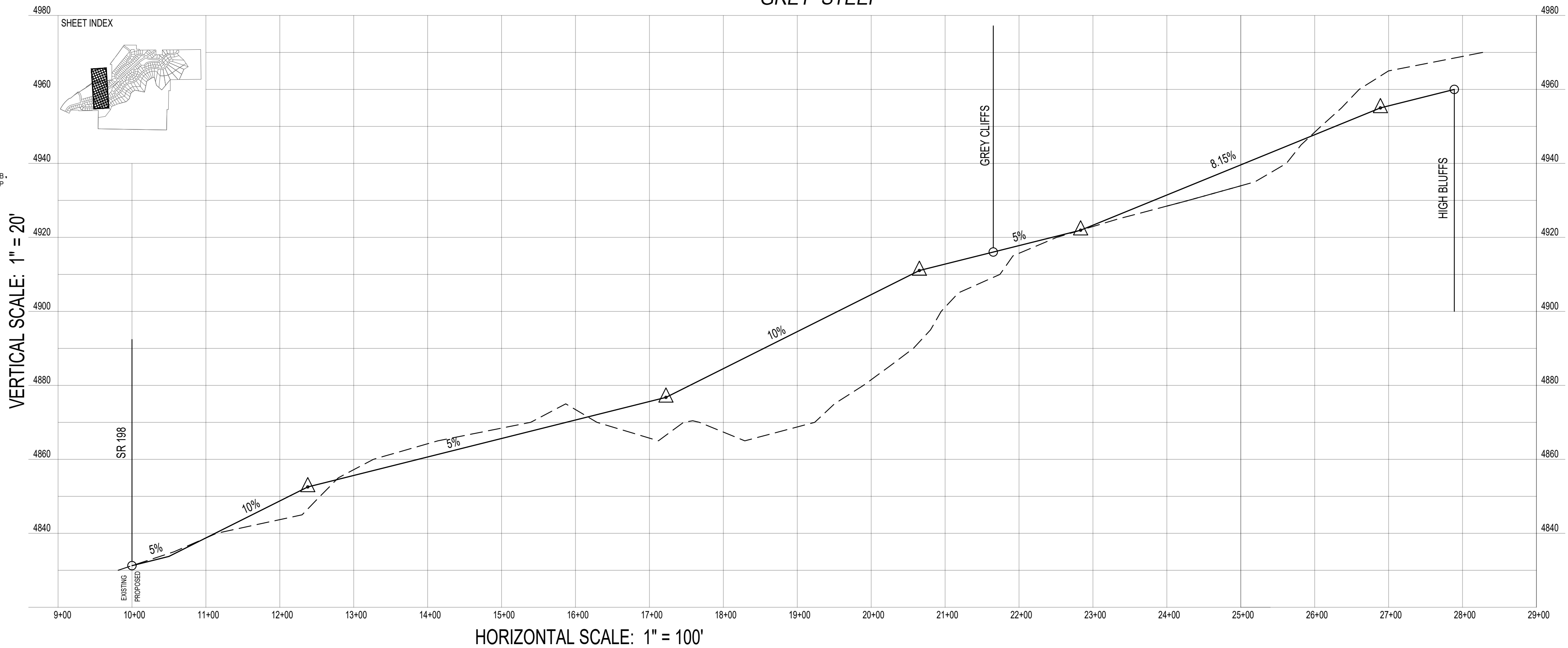
\\p01\working\2022\grey cliffs\preliminary\plan\p01\p01.dwg
11/9/2022



ROADWAY CROSS SECTION



GREY STEEP



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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801.785.8458

SCALE: 1"= 100'

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cell: (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GREY STEEP	C6.1

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11/9/2022



DEVELOPMENT

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ESTATES

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SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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935 W. CENTER
LINDON, UT 84042
801.785.8458

North arrow pointing up.

Scale bar: 0, 50, 100, 200, 300 feet.

SCALE: 1"= 100'

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

GreyCliffs
ESTATES

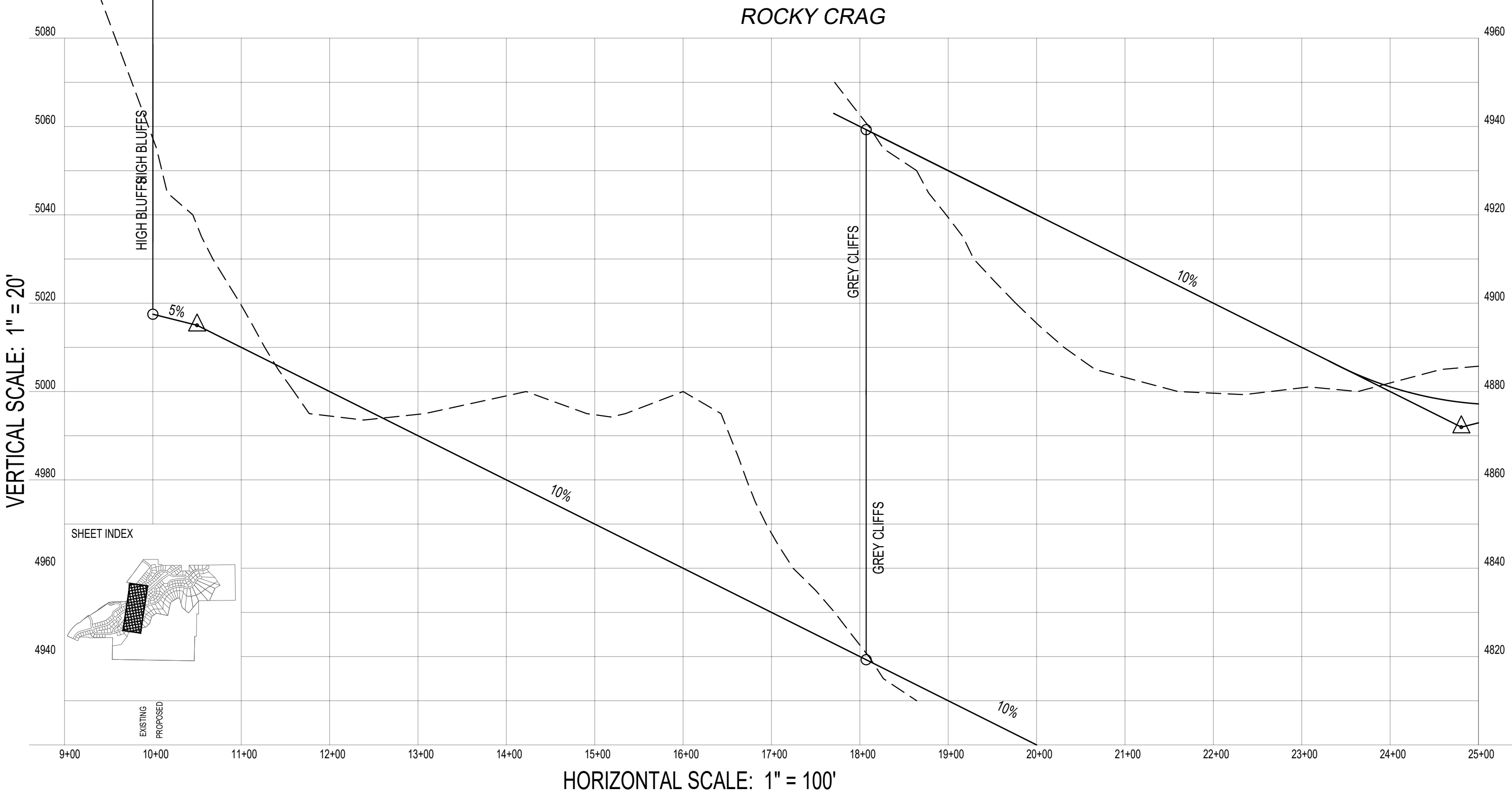
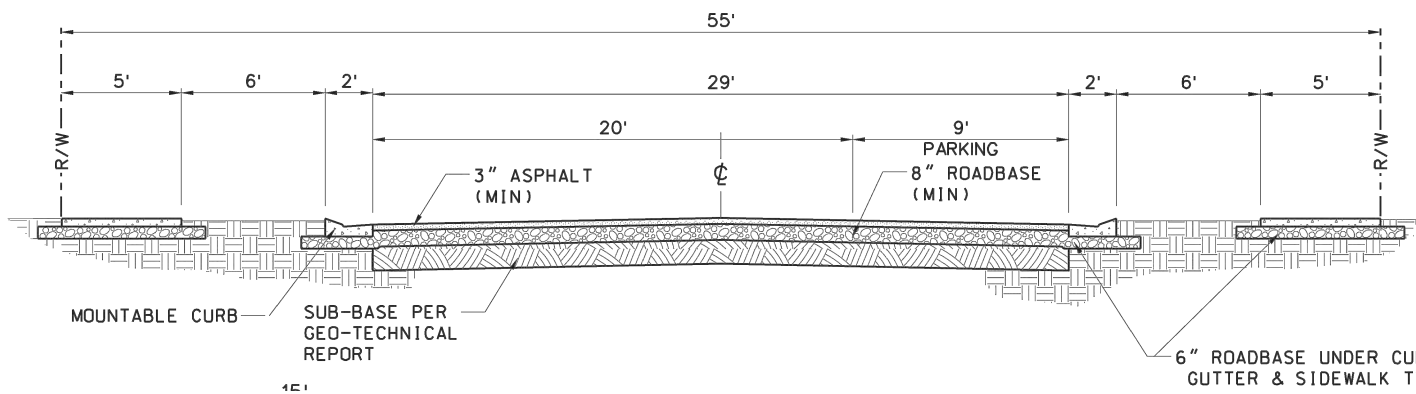
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ROCKY CRAG	C7.1

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ROADWAY CROSS SECTION





DEVELOPMENT

GreyCliffs
ESTATES

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
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801.785.8458

North arrow pointing up and slightly to the left.

Scale bar: 0, 50, 100, 200, 300 feet.

SCALE: 1"= 100'

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CIVIL ENGINEERING

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cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

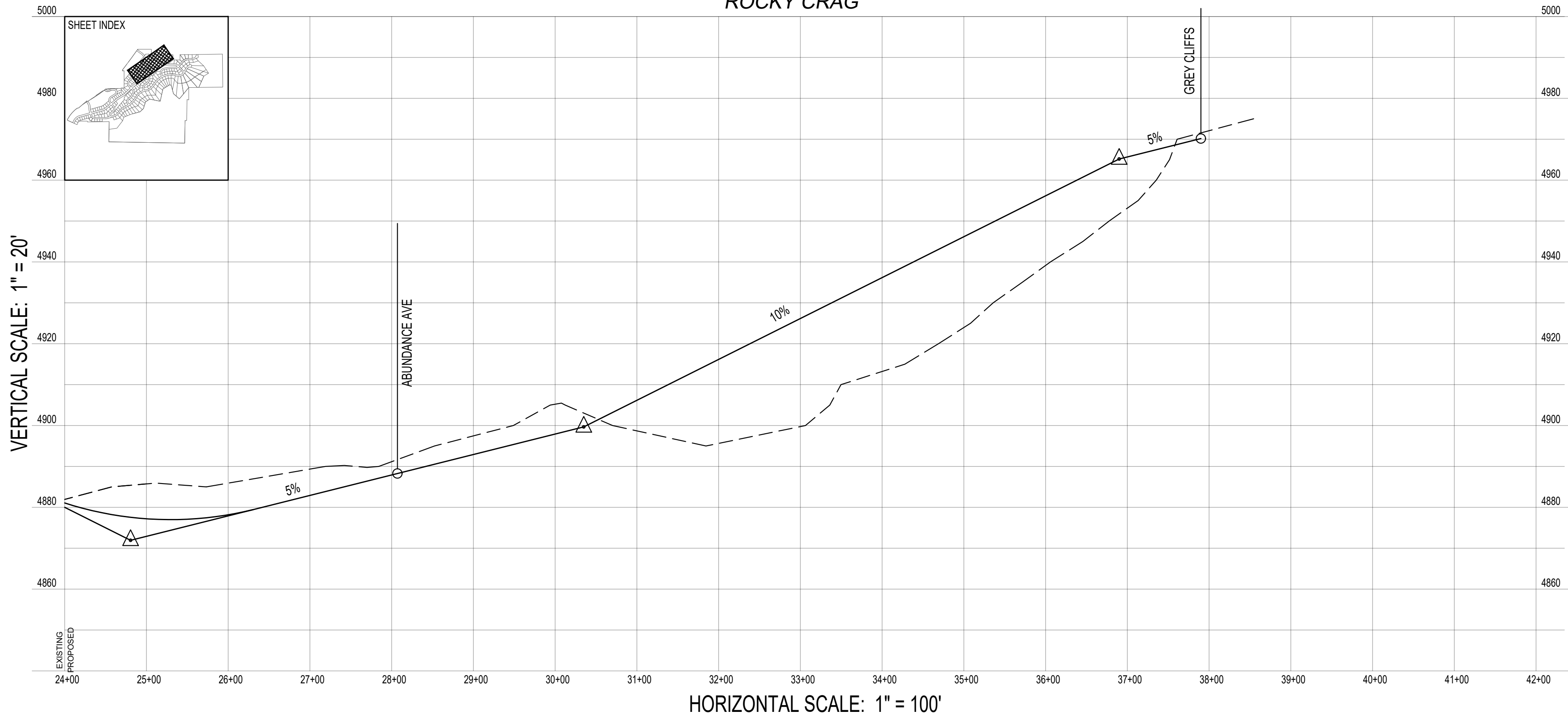
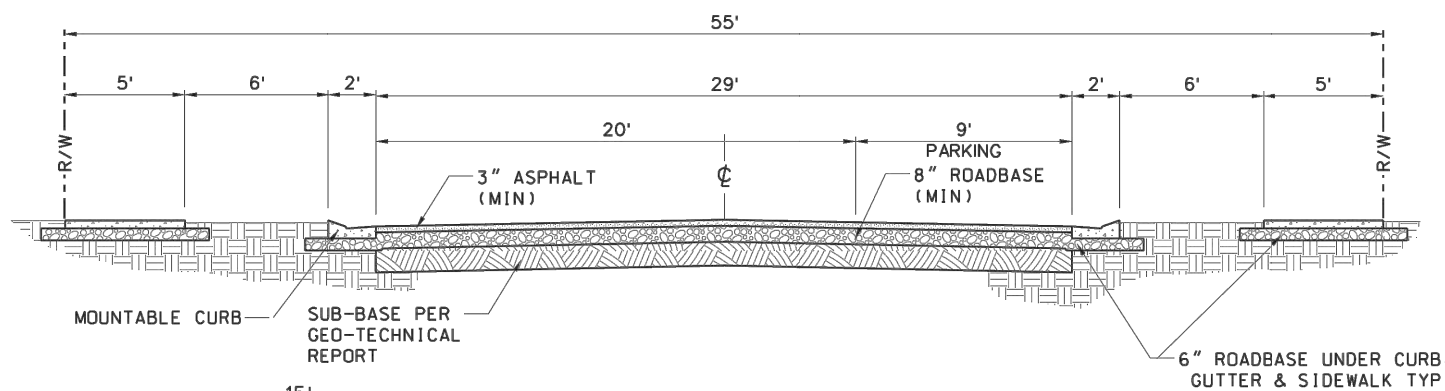
GreyCliffs
ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
ROCKY CRAG	C7.2

ROADWAY CROSS SECTION





DEVELOPMENT

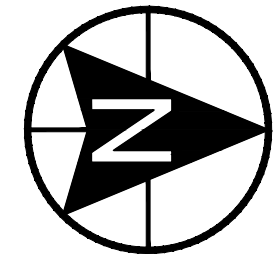


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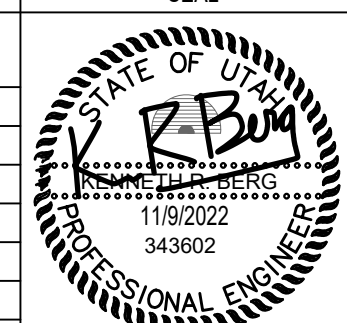
0 50 100 200 300

SCALE: 1"= 100'



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REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



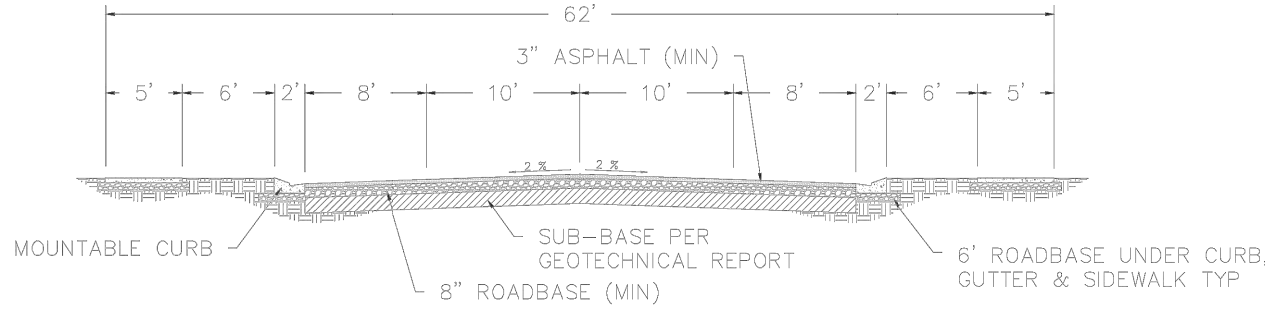
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PRELIMINARY PLAN

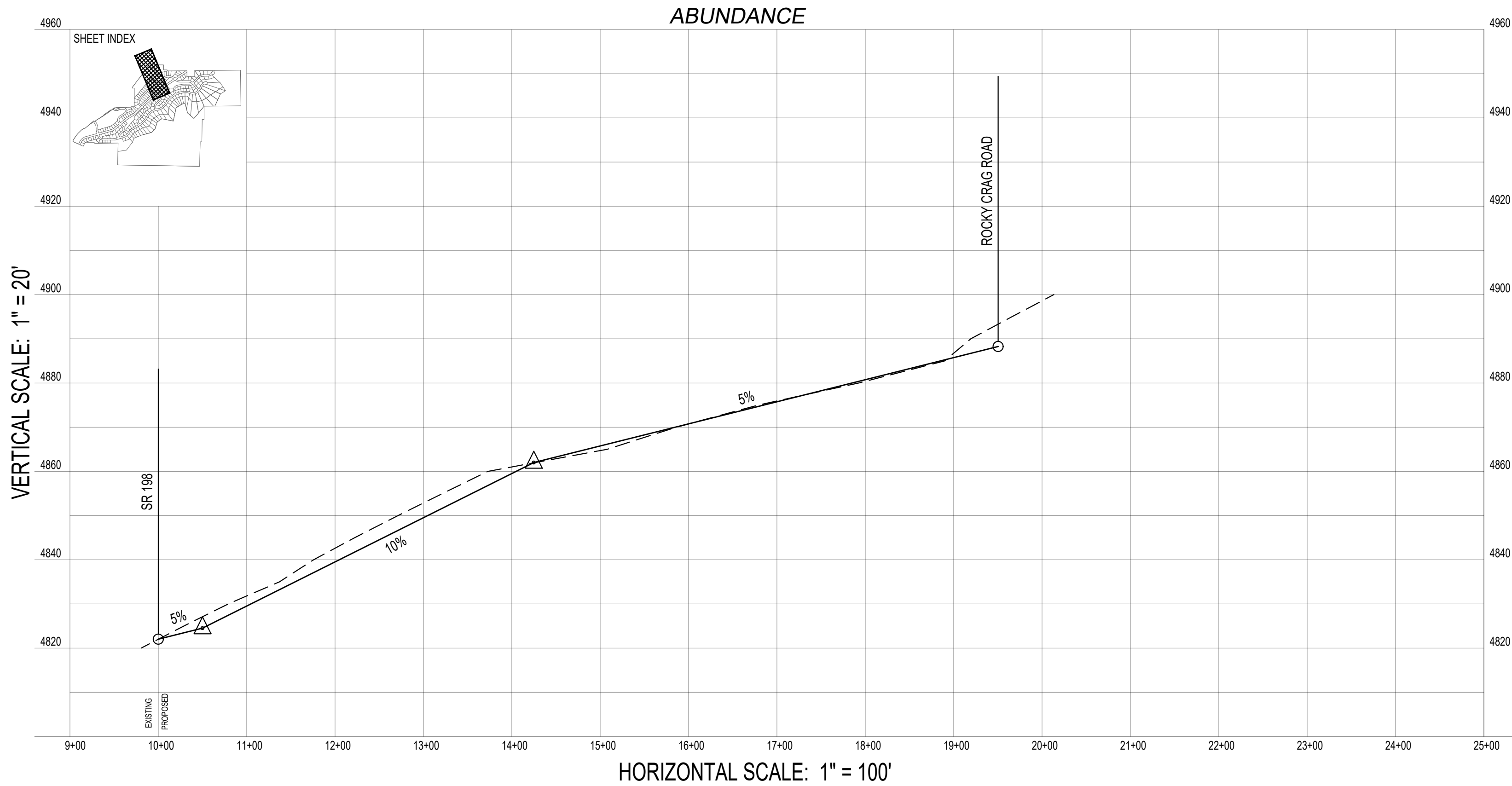
SHEET NAME	SHEET NUMBER
ABUNDANCE	C8.1

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11/9/2022

ROADWAY CROSS SECTION



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





DEVELOPMENT



700 N SR198
SANTAQUIN, UTAH COUNTY, UT

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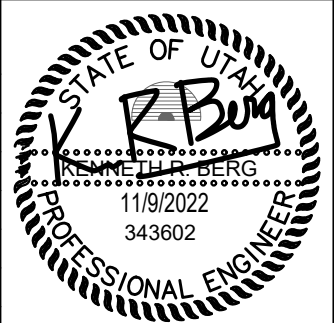
935 W. CENTER
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801.785.8458

North arrow pointing up and a graphic scale bar from 0 to 300 feet.

SCALE: 1"= 100'



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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

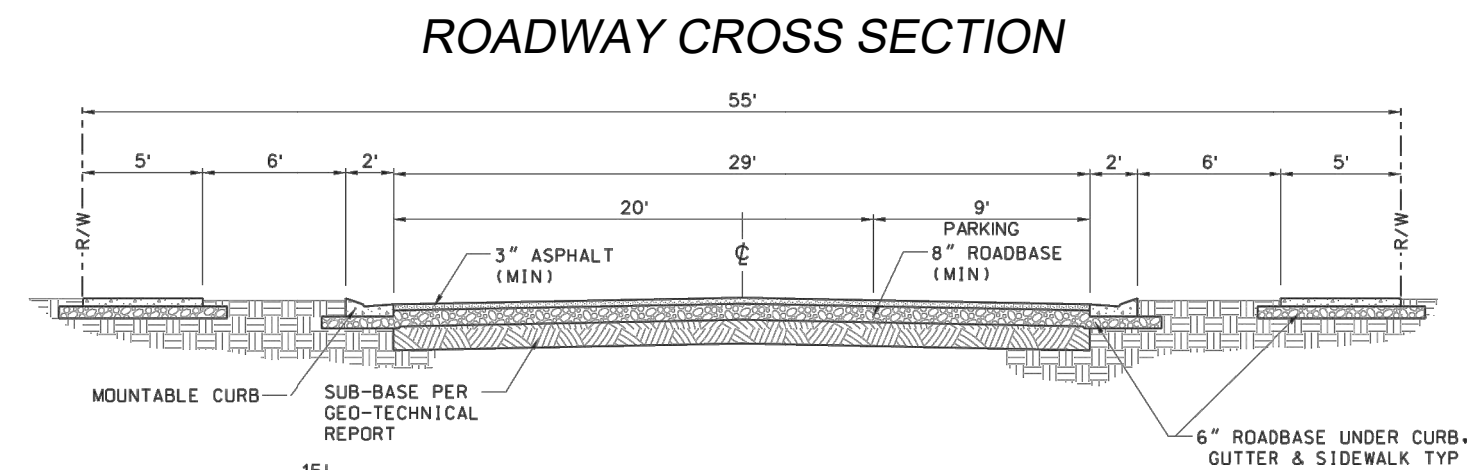
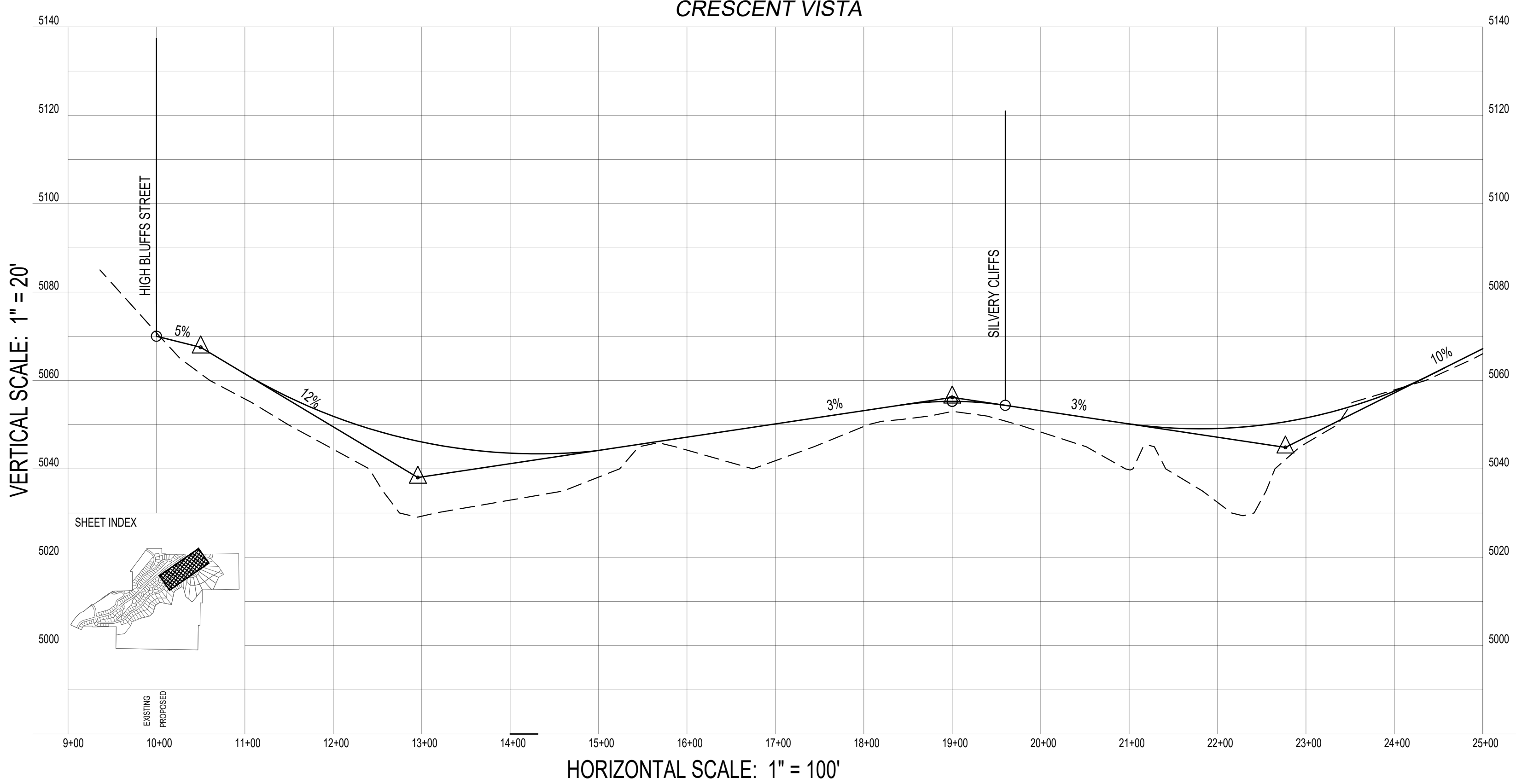
PROJECT



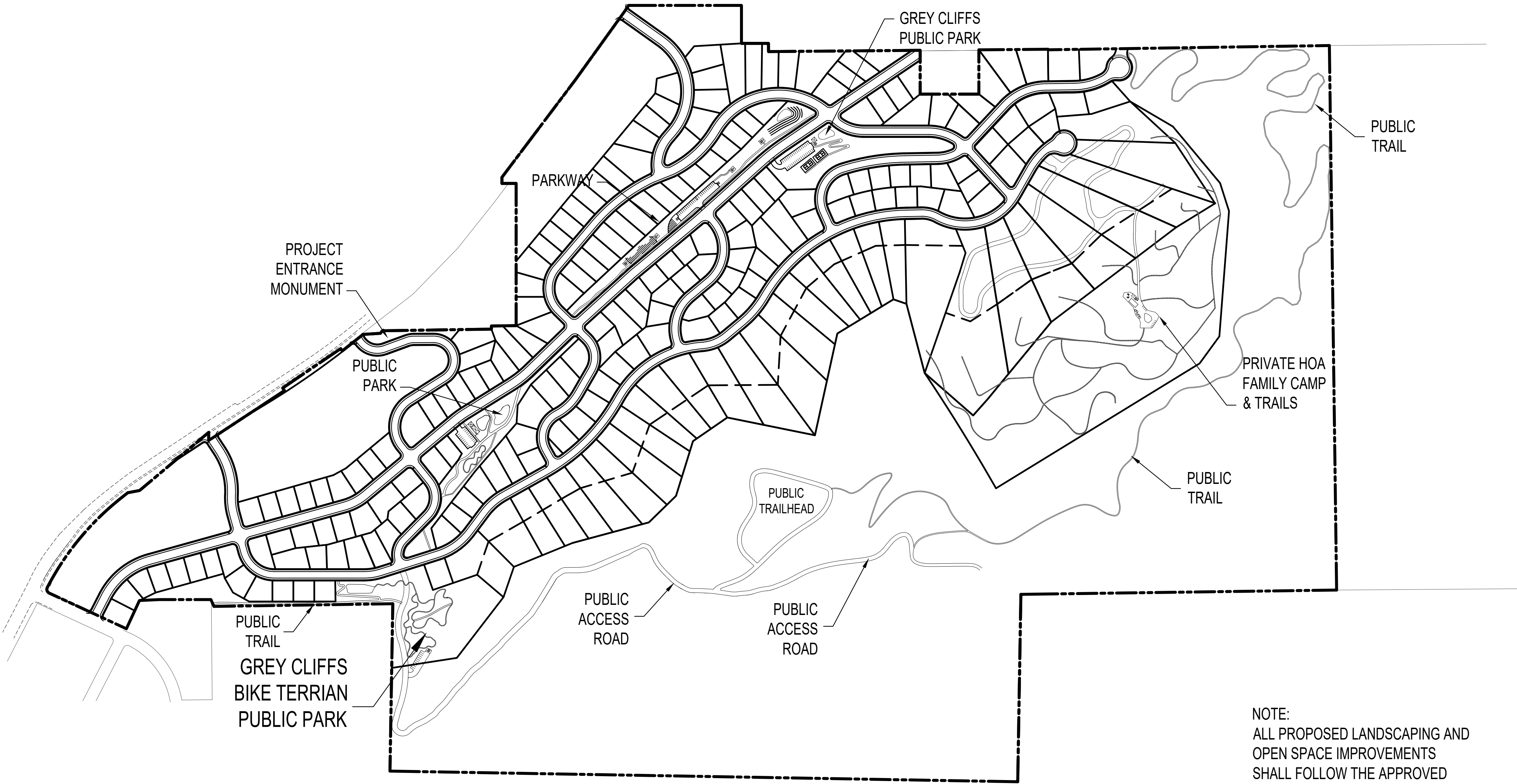
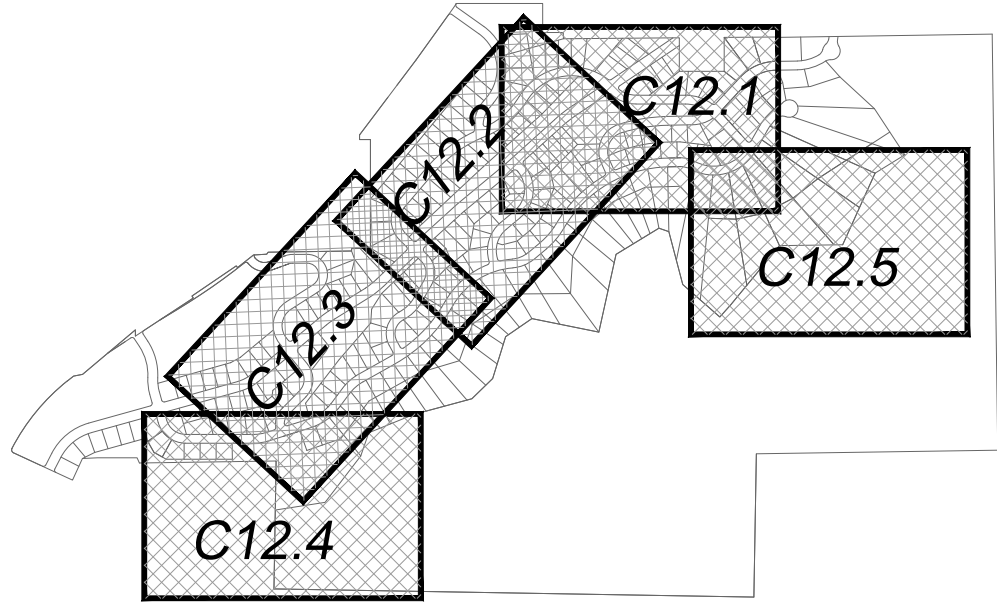
DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
CRESCANT VISTA	C10.1



MAP KEY



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

DEVELOPMENT

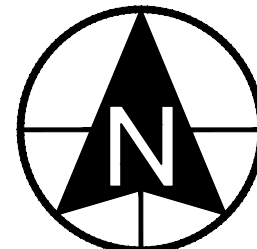


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DEVELOPER

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LLC.**

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LONDON, UT 84042
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0 150 300 600 900
SCALE: 1"= 300'



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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS SEAL IS VALID FOR THE COMPLETE PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT. IT IS THE RESPONSIBILITY OF THE SEALER TO MAINTAIN THE SEAL IN A LEGIBLE CONDITION. IF THE SEAL IS DAMAGED OR ILLEGIBLE, IT MUST BE REPLACED. THE SEAL IS VALID FOR A MAXIMUM OF 180 DAYS FROM THE DATE OF SEALING. IF THE PROJECT IS NOT COMPLETED WITHIN THIS TIME FRAME, THE SEAL MUST BE REAPPLIED. THE SEAL IS VALID FOR A MAXIMUM OF 180 DAYS FROM THE DATE OF SEALING. IF THE PROJECT IS NOT COMPLETED WITHIN THIS TIME FRAME, THE SEAL MUST BE REAPPLIED.
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

**PRELIMINARY
PLAN**

SHEET NAME

AMENITIES

SHEET NUMBER

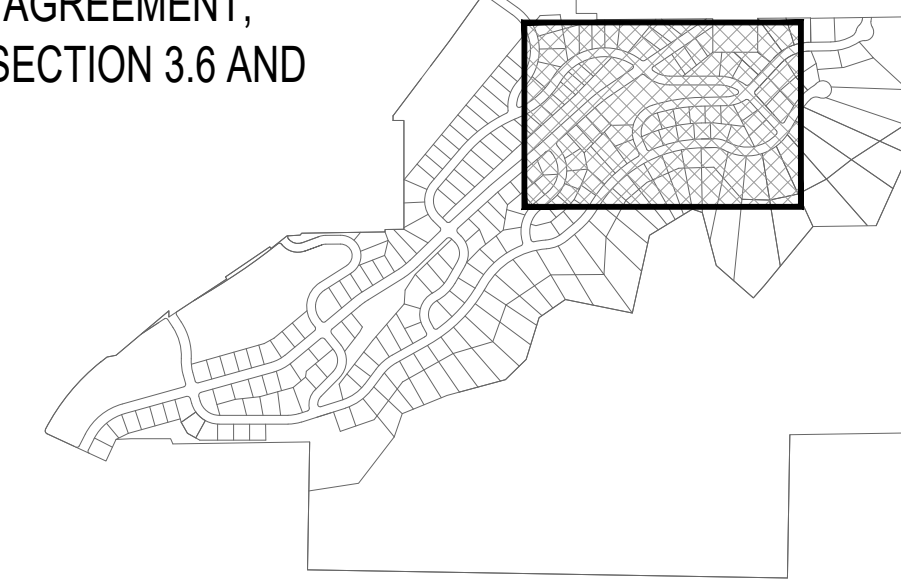
C12.0

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MAP KEY



DEVELOPMENT

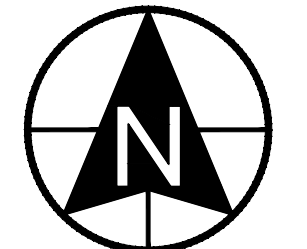


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

935 W. CENTER
LINDON, UT 84042
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0 20 40 80 120

SCALE: 1"= 40'



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cell (801) 616-1677

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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY PLAN

SHEET NAME

LOWER
TRAILHEAD

SHEET NUMBER

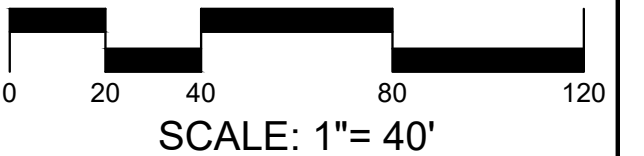
C12.1

©my driveberg 01/2021 gray cliffs preliminary
classroom, age 12, excellent dog

MAP KEY



GREY
CLIFFS
LLC.



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1		THIS DOCUMENT IS COMPLETE	
2		AND ALL REVISIONS HAVE BEEN MADE	
3		FOR THE PURPOSE OF SUBMITTING TO THE BOARD OF PROFESSIONAL ENGINEERS	
4		FOR REVIEW AND APPROVAL	
5		DATE: 04/11/2012	
6		SEAL NO. 3436602	
7		PROFESSIONAL ENGINEER	

ACTION	DATE
PRELIMINARY PLAN	11/9/2022



PRELIMINARY PLAN

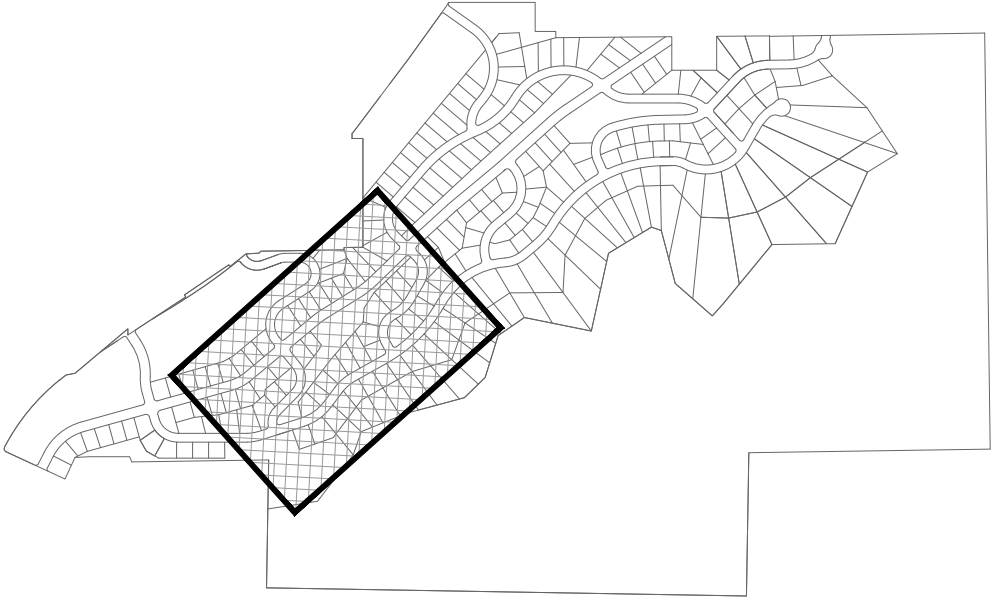
SHEET NUMBER

MIDDLE
TRAILHEAD

C12.2

NOTE:
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DEVELOPMENT AGREEMENT,
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MAP KEY



DEVELOPMENT

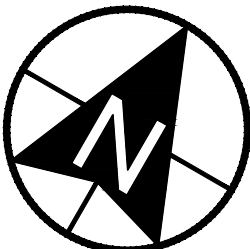


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SANTAQUIN, UTAH COUNTY, UT

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



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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS SHEET IS COMPLETE AND RELEASED TO THE PUBLIC FOR RECORDATION AND CONSTRUCTION. NO FURTHER REVISIONS WILL BE MADE TO THIS SHEET. U.S. RESIDENT ENGINEER STATE OF UTAH NO. 34866012 DATE 11/9/2022
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY
PLAN

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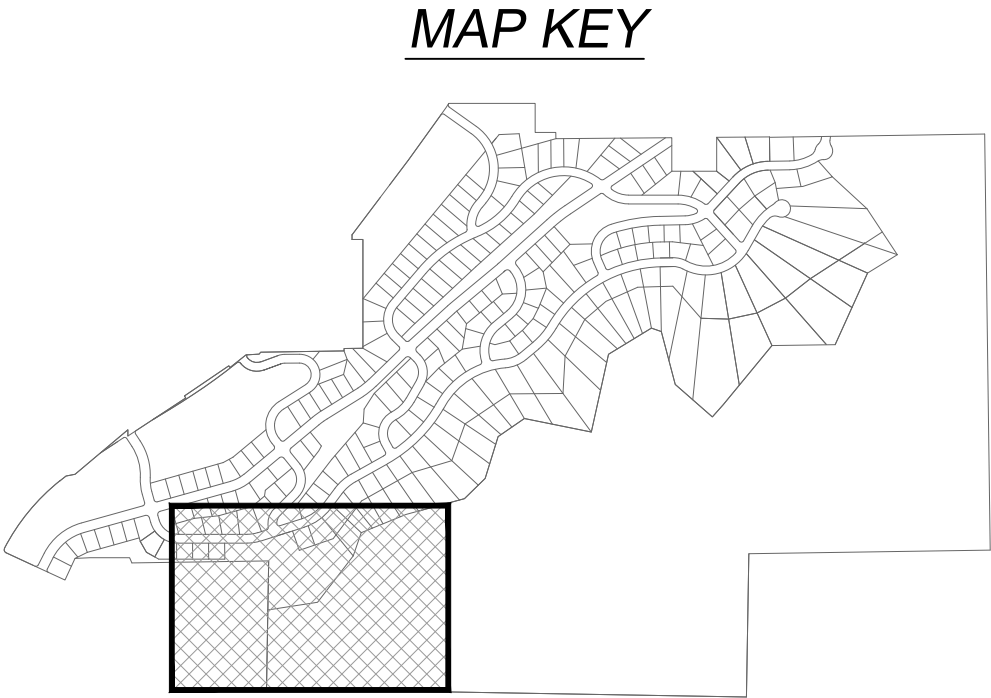
CLIFF
TRAILHEAD

SHEET NUMBER

C12.3

Jeffery Berg and Jeffery Berg Engineering

Utah State Board of Professional Engineers



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EXHIBIT C.

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DEVELOPER

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SCALE: 1"= 30'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

DESCRIPTION

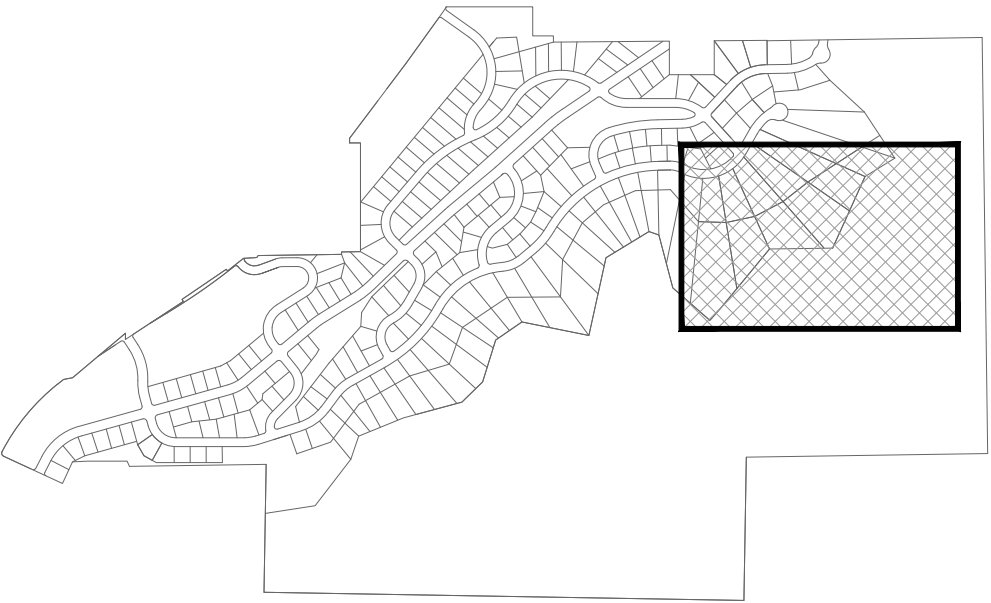
**PRELIMINARY
PLAN**

SHEET NAME	SHEET NUMBER
UPPER TRAILHEAD	C12.4

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MAP KEY



NOTE:
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DEVELOPMENT AGREEMENT,
SPECIFICALLY SECTION 3.6 AND
EXHIBIT C.

DEVELOPMENT

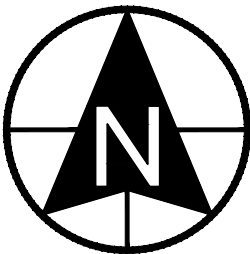


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

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LINDON, UT 84042
801.785.8458



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



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Highland Ut, 84003
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cell: (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS SEAL IS VOID IF NOT COMPLETELY FULFILLED BY THE ENGINEER'S SIGNATURE AND EXEMPT FROM CONTROL BY THE BOARD OF PROFESSIONAL ENGINEERS
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY
PLAN

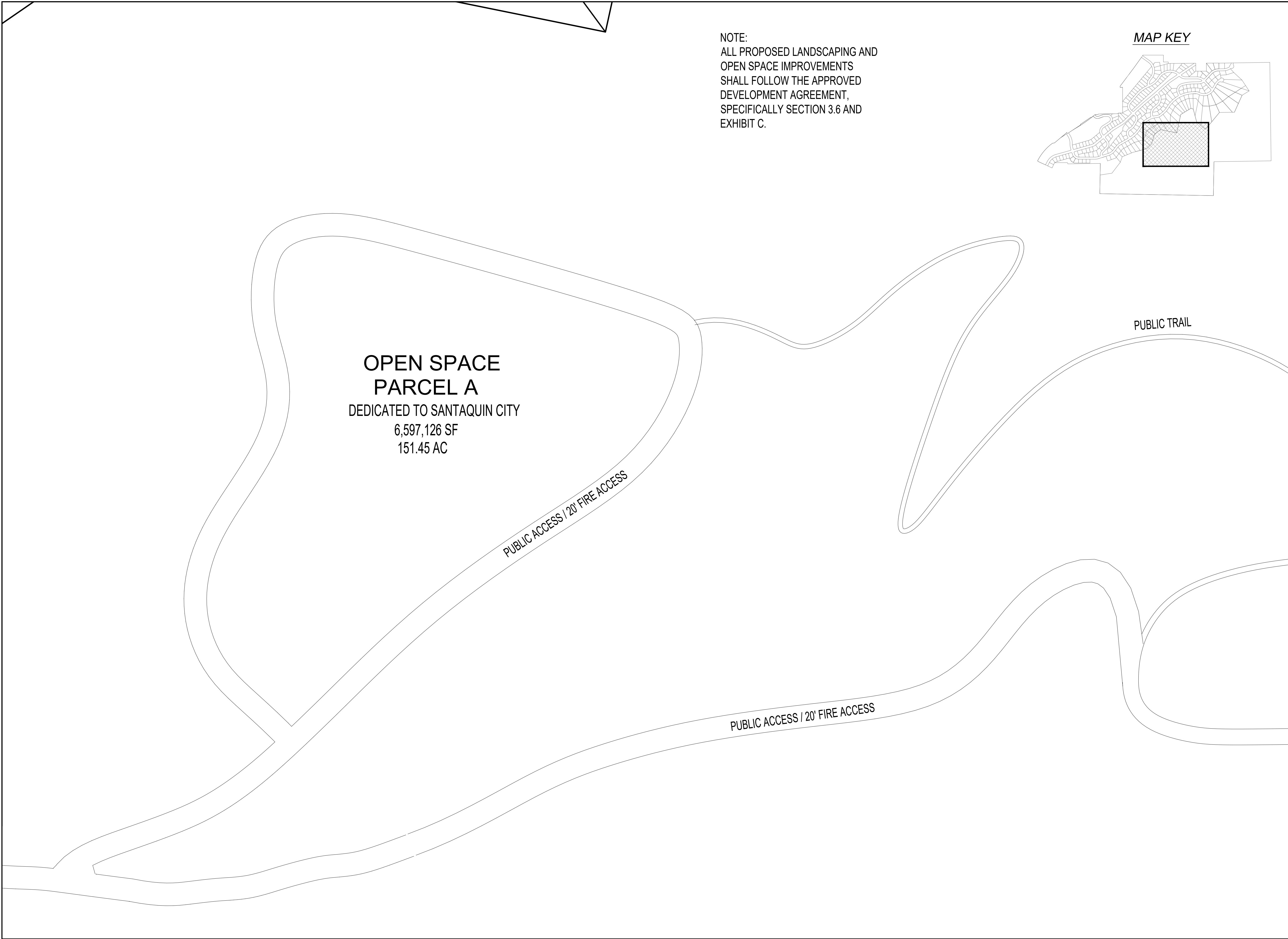
SHEET NAME

HOA FAMILY
CAMP

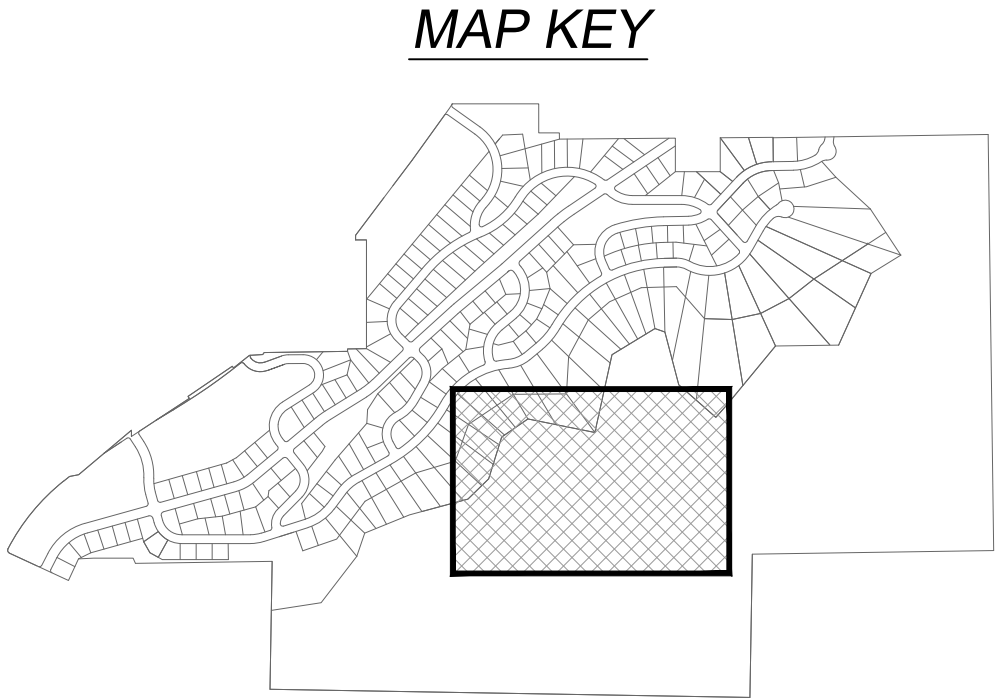
SHEET NUMBER

C12.5

See Berg and Berg Civil Engineering
Stamp for Compliance



NOTE:
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OPEN SPACE IMPROVEMENTS
SHALL FOLLOW THE APPROVED
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SPECIFICALLY SECTION 3.6 AND
EXHIBIT C.



DEVELOPMENT

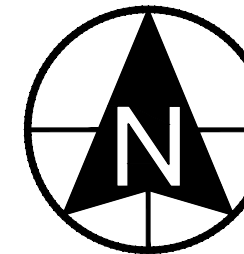


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

**GREY
CLIFFS
LLC.**

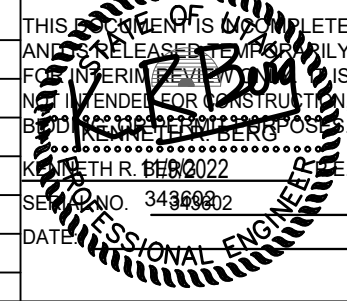
935 W. CENTER
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0 15 30 60 90
SCALE: 1"= 30'



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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	THIS SEAL IS TO BE USED FOR ALL REVISIONS AND RELEASED TO THE PUBLIC BY THE ENGINEER'S SIGNATURE
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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

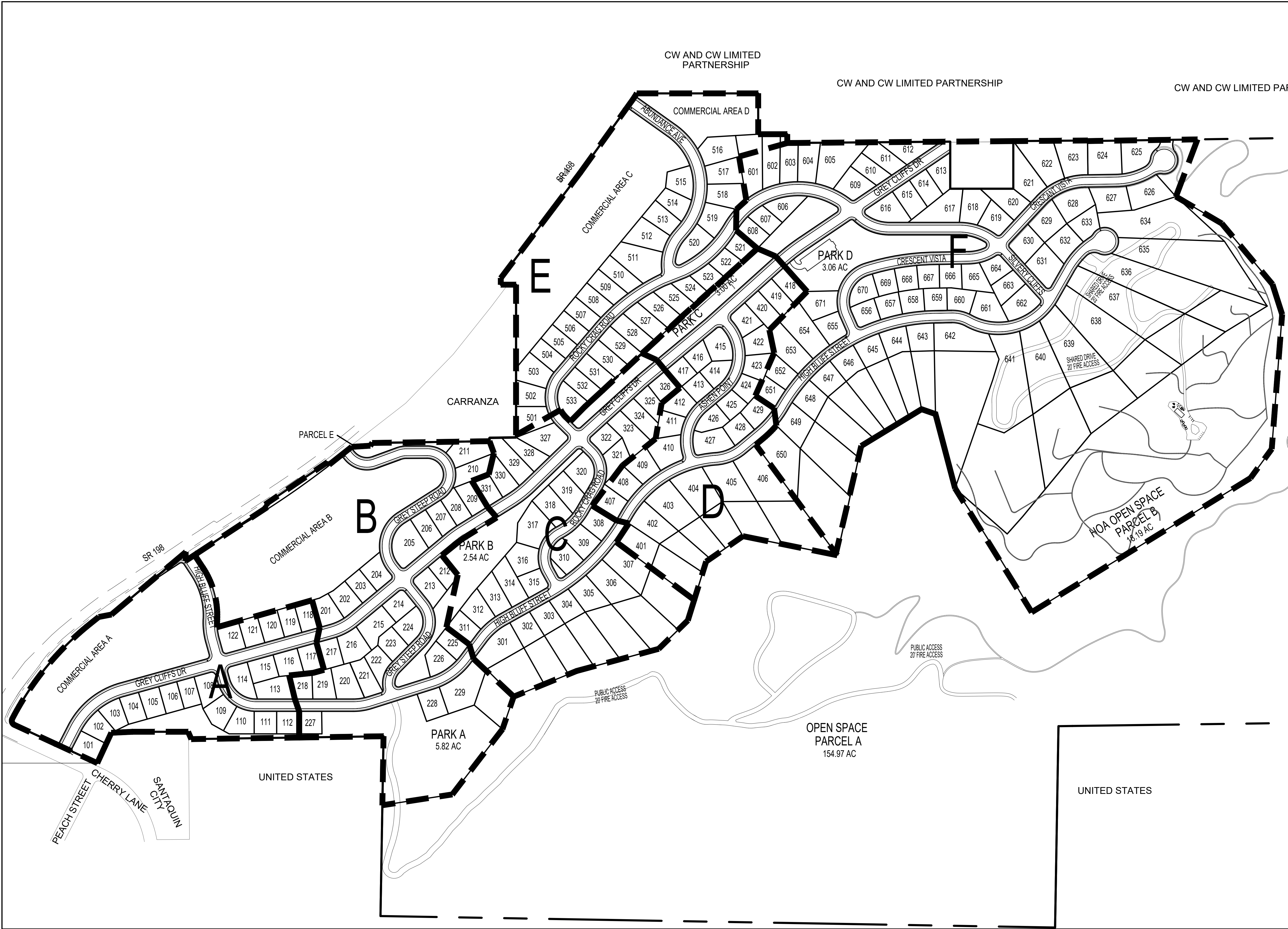


DESCRIPTION

**PRELIMINARY
PLAN**

SHEET NAME	SHEET NUMBER
PUBLIC TRAILHEAD	C12.6

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DEVELOPMENT

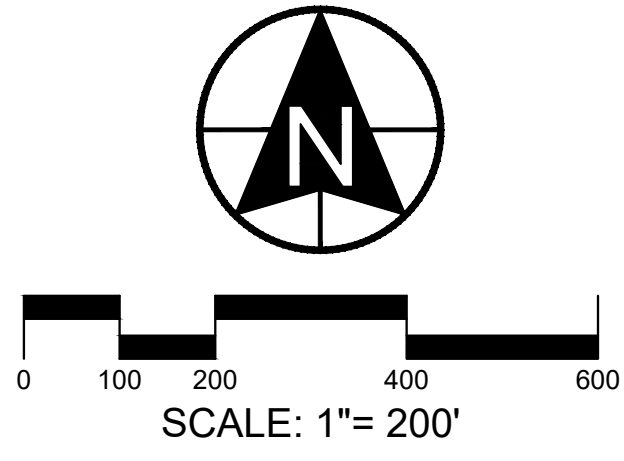


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

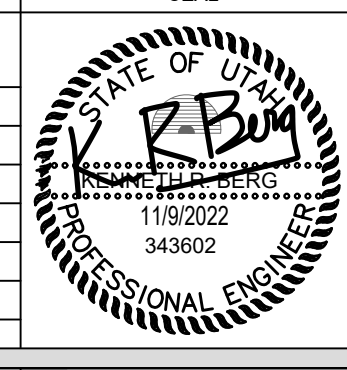


SCALE: 1"= 200'



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	
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7			

ACTION	DATE
PRELIMINARY PLAN	11/9/2022

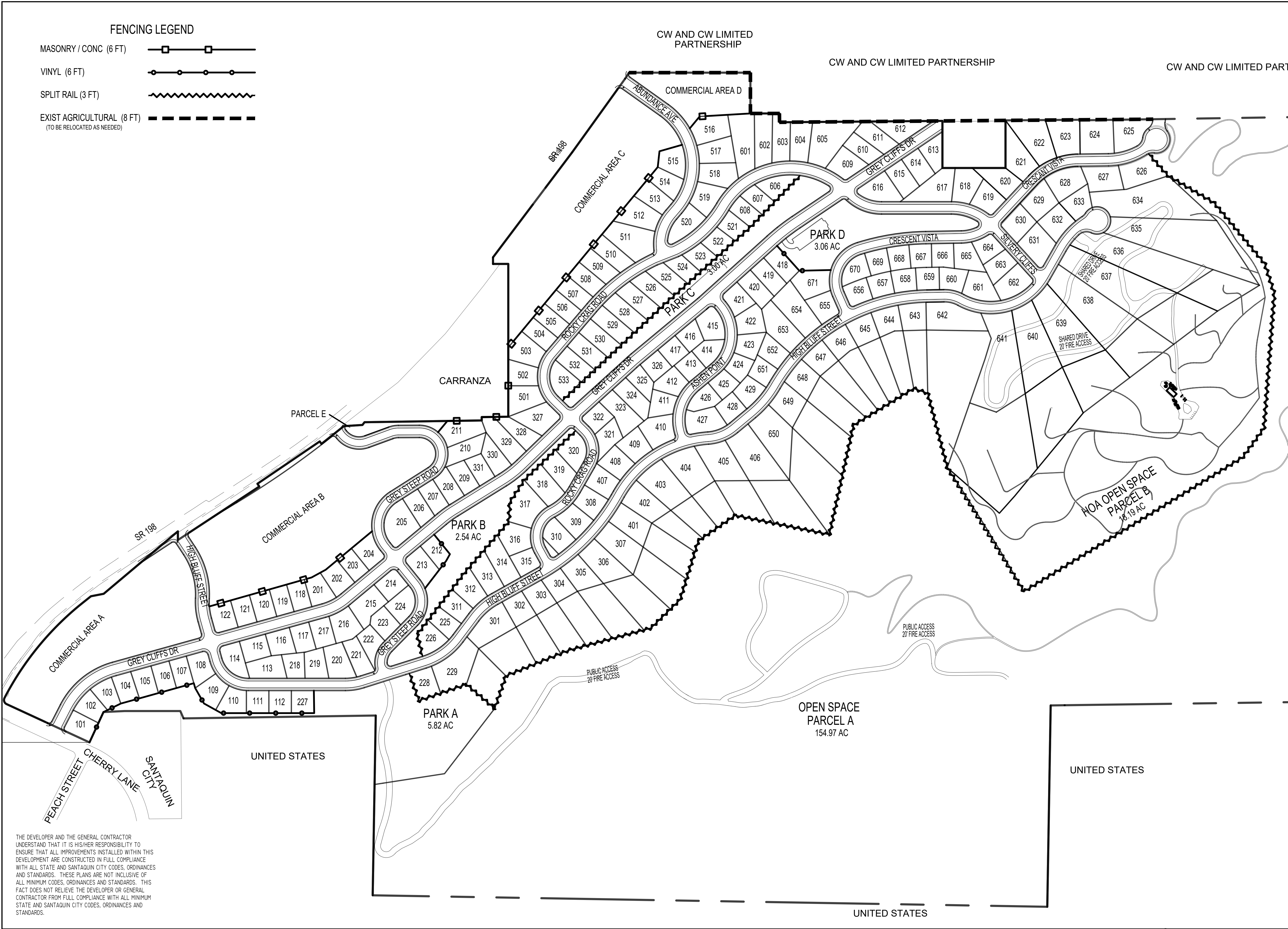
PROJECT



DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	C13



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

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1"= 200'

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ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
OVERALL FENCING PLAN	C14.1



MASONRY / CONC FENCE (6 FT)



SPLIT RAIL FENCE (3 FT)



VINYL FENCE (6 FT)

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

DEVELOPMENT

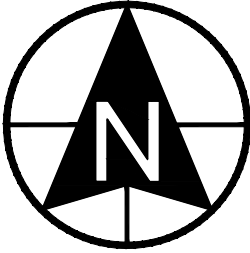


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY
CLIFFS
LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458



SCALE: 1"= 200'



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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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6			
7			

ACTION	DATE
PRELIMINARY PLAN	11/9/2022

PROJECT



DESCRIPTION

PRELIMINARY
PLAN

SHEET NAME	SHEET NUMBER
OVERALL FENCING PLAN	C14.2