

- 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.

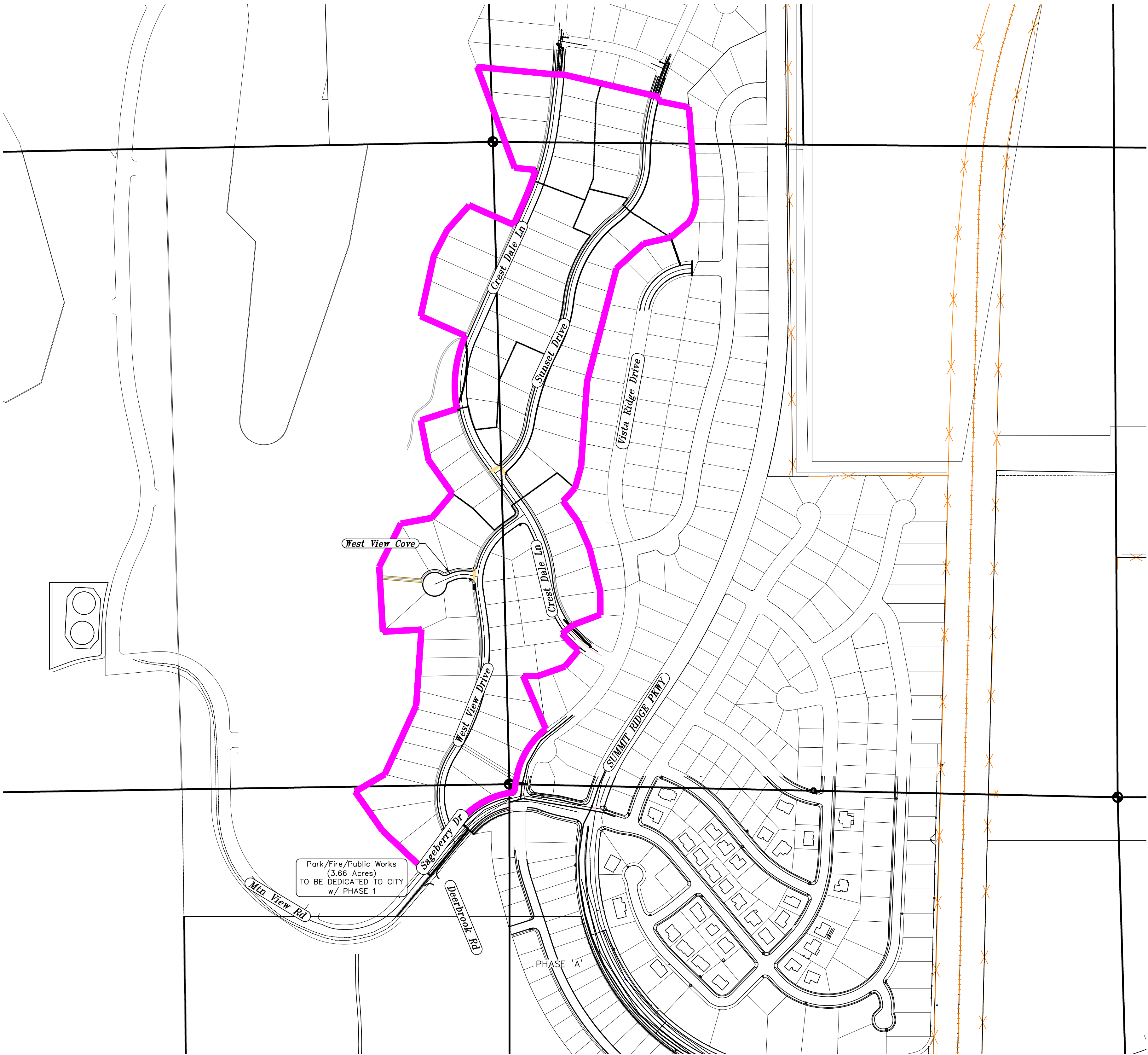
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

# The Vistas West @ Summit Ridge

## - PRELIMINARY PLAT -

### March 22

Santaquin, Utah County, Utah



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	48.19 ACRES
TOTAL LOT ACREAGE	40.28 ACRES
TOTAL ROW ACREAGE	6.22 ACRES
TOTAL OPEN SPACE	1.69 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.97 / .40 ac
NUMBER OF LOTS	95 LOTS

**PROJECT DEVELOPER**

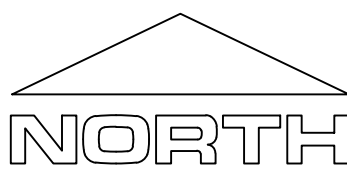
**David Simpson**  
| 801-376-1966 |  
woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

**PROJECT ENGINEER  
& SURVEYOR**

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

**NOTES:**

- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- 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.
- ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
- ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



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**THE VISTAS WEST @ SUMMIT RIDGE**  
**- PRELIMINARY PLAT -**

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

DATE:3.2.2022

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:

COVER SHEET & NOTES

SHEET:

CS-01

TITLE DESCRIPTION

A PARCEL OF LAND IN THE SOUTHERN PORTION OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE ALONG SAID SECTION LINE SOUTH 89° 05' 23" WEST FOR A DISTANCE OF 200.98 FEET AND SOUTH 157.24 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 39° 29' 43" WEST FOR A DISTANCE OF 245.43 FEET TO A POINT ON A LINE; THENCE NORTH 46° 40' 43" WEST FOR A DISTANCE OF 230.22 FEET TO A POINT ON A LINE; THENCE NORTH 34° 58' 36" WEST FOR A DISTANCE OF 196.81 FEET TO A POINT ON A LINE; THENCE NORTH 59° 34' 28" EAST FOR A DISTANCE OF 141.33 FEET TO A POINT ON A LINE; THENCE NORTH 24° 39' 14" EAST FOR A DISTANCE OF 311.57 FEET TO A POINT ON A LINE; THENCE NORTH 03° 56' 17" EAST FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE; THENCE SOUTH 86° 47' 00" WEST FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE; THENCE NORTH 03° 13' 01" WEST FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE; THENCE NORTH 26° 32' 16" EAST FOR DISTANCE OF 199.53 FEET TO A POINT ON A LINE; THENCE NORTH 79° 31' 09" EAST FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE; THENCE NORTH 39° 45' 10" EAST FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE; THENCE NORTH 35° 29' 00" WEST FOR A DISTANCE OF 168.34 FEET TO A POINT ON A LINE; THENCE NORTH 11° 13' 00" WEST FOR A DISTANCE OF 167.42 FEET TO A POINT ON A LINE; THENCE NORTH 72° 16' 35" EAST FOR A DISTANCE OF 156.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 42' 36", HAVING A RADIUS OF 524.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 06° 33' 58" EAST FOR A DISTANCE OF 304.16 FEET TO A POINT ON THE INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 66° 15' 00" WEST FOR A DISTANCE OF 200.87 FEET TO A POINT ON A LINE; THENCE NORTH 12° 19' 23" EAST FOR A DISTANCE OF 255.06 FEET TO A POINT ON A LINE; THENCE NORTH 27° 19' 22" EAST FOR A DISTANCE OF 120.23 FEET TO A POINT ON A LINE; THENCE NORTH 41° 38' 48" EAST FOR A DISTANCE OF 136.61 FEET TO A POINT ON A LINE; THENCE SOUTH 66° 15' 00" EAST FOR A DISTANCE OF 200.80 FEET TO A POINT ON A LINE; THENCE NORTH 22° 47' 50" EAST 199.56 FEET TO A POINT ON A LINE; THENCE NORTH 18° 23' 54" EAST FOR A DISTANCE OF 45.13 FEET TO A POINT ON A LINE; THENCE NORTH 84° 25' 20" WEST FOR A DISTANCE OF 87.88 FEET TO A POINT ON A LINE; THENCE NORTH 20° 21' 00" WEST FOR A DISTANCE OF 444.77 FEET TO A POINT ON A LINE; THENCE SOUTH 84° 25' 20" EAST FOR A DISTANCE OF 310.67 FEET TO A POINT ON A LINE; THENCE SOUTH 87° 58' 56" EAST FOR A DISTANCE OF 49.07 FEET TO A POINT ON A LINE; THENCE SOUTH 76° 51' 00" EAST FOR A DISTANCE OF 405.30 FEET TO A POINT ON A LINE; THENCE SOUTH 11° 34' 14" WEST FOR A DISTANCE OF 17.63 FEET TO A POINT ON A LINE; THENCE SOUTH 78° 25' 46" EAST FOR A DISTANCE OF 127.69 FEET TO A POINT ON A LINE; THENCE SOUTH 04° 26' 00" EAST FOR A DISTANCE OF 366.03 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG 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 SOUTH 14° 25' 00" WEST FOR A DISTANCE OF 113.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 50° 11' 00" WEST FOR A DISTANCE OF 98.31 FEET TO A POINT ON A LINE; THENCE SOUTH 77° 04' 00" WEST FOR A DISTANCE OF 115.22 FEET TO A POINT ON A LINE; THENCE SOUTH 47° 28' 27" WEST FOR A DISTANCE OF 151.76 FEET TO A POINT ON A LINE; THENCE SOUTH 14° 32' 00" WEST FOR A DISTANCE OF 483.46 FEET TO A POINT ON A LINE; THENCE SOUTH 04° 00' 00" WEST FOR A DISTANCE OF 349.19 FEET TO A POINT ON A LINE; THENCE SOUTH 15° 39' 00" WEST FOR A DISTANCE OF 95.30 FEET TO A POINT ON A LINE; THENCE SOUTH 43° 02' 20" WEST FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE; THENCE SOUTH 36° 14' 25" EAST FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE; THENCE SOUTH 23° 32' 07" EAST FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE; THENCE SOUTH 13° 56' 44" EAST FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE; THENCE SOUTH 00° 19' 24" EAST FOR A DISTANCE OF 95.97 FEET TO A POINT ON A LINE; THENCE SOUTH 69° 30' 14" WEST FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE; THENCE SOUTH 51° 58' 00" WEST FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 55' 18", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 29' 39" EAST FOR DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 39° 56' 39" WEST FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE; THENCE SOUTH 70° 43' 21" WEST FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE; THENCE SOUTH 89° 50' 37" WEST FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE; THENCE SOUTH 23° 07' 06" EAST FOR A DISTANCE OF 238.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 30° 11' 58" WEST FOR A DISTANCE OF 243.53 FEET; THENCE SOUTH 08° 32' 47" WEST FOR A DISTANCE OF 39.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45° 22' 17" WEST FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 43' 19", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60° 51' 25" WEST FOR A DISTANCE OF 247.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 50° 26' 43" EAST A DISTANCE OF 8.55 FEET TO THE POINT OF BEGINNING.

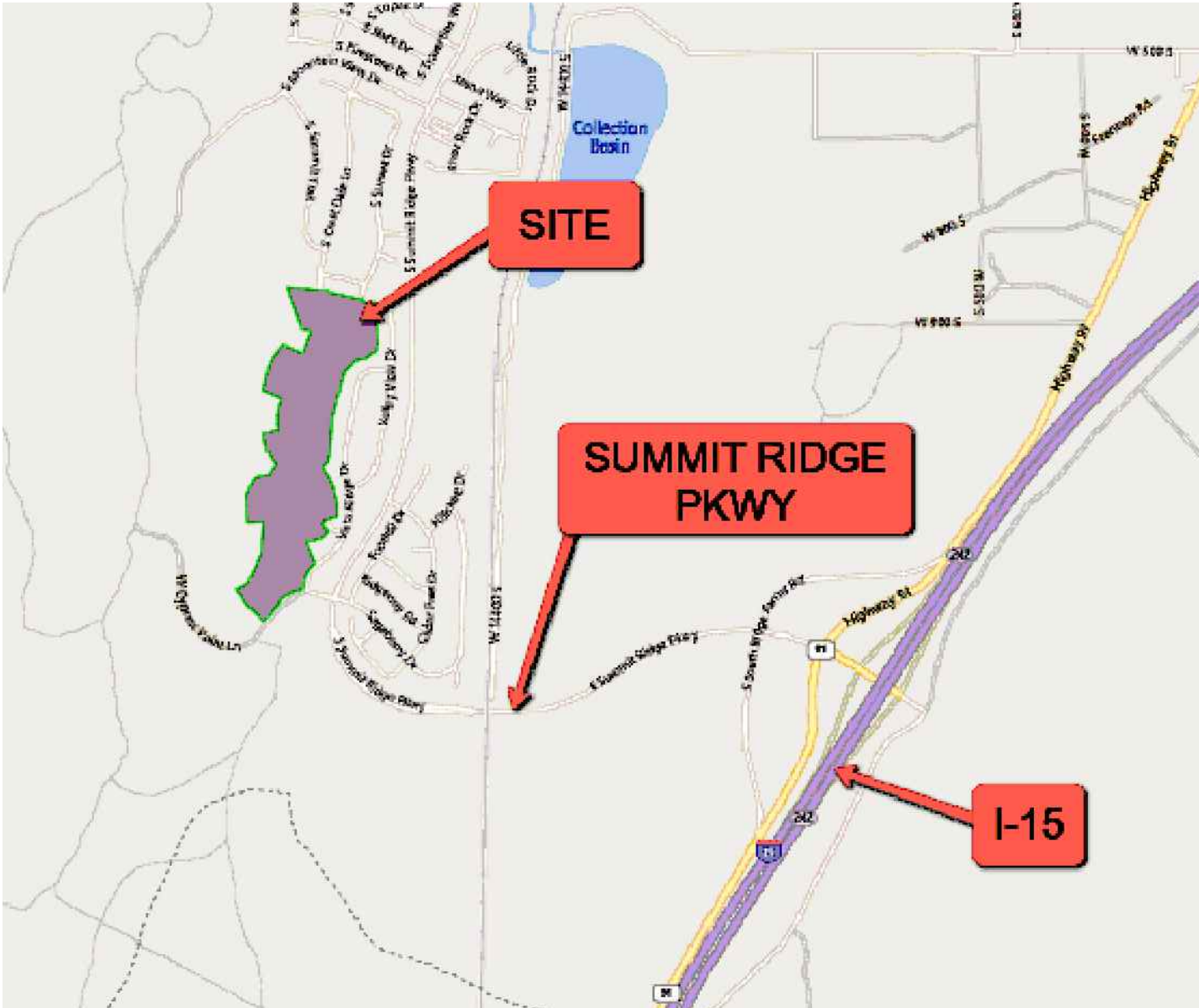
ITEMS CORRESPONDING TO SCHEDULE B-II

1-8. GENERAL EXCEPTIONS, NOT PLOTTED

9. MECHANICS' AND/OR MATERIALMEN'S LIEN CLAIMS IF EITHER WORK IS STARTED, ANY MATERIAL DELIVERED OR SERVICE RENDERED, PRIOR TO THE RECORDATION OF THE SECURITY INSTRUMENT TO BE INSURED.
- LOSS OF PRIORITY UNDER THIS PROVISION MAY JEOPARDIZE THE COMPANY'S ABILITY TO INSURE UNDER AN ALTA OWNER'S OR LENDERS POLICY.
- THE STATE CONSTRUCTION REGISTRY DISCLOSES THE FOLLOWING PRELIMINARY NOTICE(S): (A) ENTRY NO. 9256871, FILED JANUARY 3, 2022, BY GSH GEOTECHNICAL, INC.. (SURVEYOR NOTES: THIS DOCUMENT CALLS OUT PARCELS 32:015:0035 AND 32:0022:0007. THESE PARCELS LIE TO THE WEST AND SOUTH OF THIS PARCEL, BUT DO NOT INCLUDE IT. DOES NOT AFFECT THIS PARCEL, NOT SHOWN ON PLAT)
10. RIGHTS OF WAY IN FAVOR OF UTAH POWER AND LIGHT COMPANY FOR THE SANTAQUIN TINTIC TRANSMISSION LINE, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED, RECORDED ON FEBRUARY 10, 1913, AS ENTRY NO. 821, IN BOOK 137, AT PAGE 79, UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER THE SOUTHERN PORTION OF THIS PROPERTY THAT FALLS IN SECTION 15, SHOWN ON PLAT)
11. THE TERMS, CONDITIONS, EFFECTS, AND STIPULATIONS OF A GRANT OF EASEMENT AND AGREEMENT DATED JANUARY 18, 2001, BY AND BETWEEN SOUTH COUNTY DEVELOPMENT, LC AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION. SAID GRANT OF EASEMENT AND AGREEMENT WAS RECORDED ON JANUARY 25, 2001, AS ENTRY NO. 6254:2001 IN THE UTAH COUNTY RECORDER'S OFFICE.
- (A) TERMINATION AND AMENDMENT TO GRANT OF EASEMENT AND AGREEMENT, RECORDED ON SEPTEMBER 4, 2002, AS ENTRY NO. 102768:2002 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS EASEMENT IS LOCATED IN THE SOUTHERLY PORTION OF THIS PROPERTY, SHOWN ON PLAT)
12. A TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF SANTAQUIN CITY FOR A NON-EXCLUSIVE AND TEMPORARY RIGHT-OF-WAY AND EASEMENT TO FACILITATE THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN THE SUMMIT RIDGE PLANNED COMMUNITY. SAID TEMPORARY CONSTRUCTION EASEMENT WAS RECORDED ON DECEMBER 5, 2001, AS ENTRY NO. 126549:2001, UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON DECEMBER 24, 2001 AS ENTRY NO. 225902 IN BOOK 430 AT PAGE 892 IN THE JUAB COUNTY RECORDER'S OFFICE) (SURVEYOR NOTES: THIS IS A BLANKET EASEMENT OVER SECTIONS 9, 10, 15 & 16, NOT SHOWN ON PLAT)
13. AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY KNOWN AS ORDINANCE NO. 12-1-2000 WHICH WAS RECORDED ON DECEMBER 26, 2000 AS ENTRY NO. 102458:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.
- (A) FIRST AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 144933:2006 IN THE UTAH COUNTY RECORDER'S OFFICE AND THEN RECORDED ON OCTOBER 31, 2006 AS ENTRY NO. 00245622 IN BOOK 0499 AT PAGE 0125 IN THE JUAB COUNTY RECORDER'S OFFICE.
- (B) SECOND AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON APRIL 21, 2020 AS ENTRY NO. 52340:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.
- (C) AGREEMENT OF EXPIRATION OF ANNEXATION AND DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE RECORDED ON DECEMBER 18, 2020 AS ENTRY NO. 202292:2020 IN THE UTAH COUNTY RECORDER'S OFFICE.(SURVEYOR NOTES: ALL OF PROPERTY INCLUDED IN DESCRIPTION
14. THE RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION OF THE SUBJECT LAND UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.(SURVEYOR NOTES: NOT A SURVEY MATTER)
15. MATTERS AS SET FORTH ON THE CERTAIN SURVEY FOR LGI HOMES UTAH, A UTAH LIMITED LIABILITY COMPANY, PRO-TITLE AND ESCROW, INC., AND FIRST AMERICAN TITLE COMPANY, PREPARED BY ROBBIN J. MULLEN, DATED DECEMBER 14, 2021, AS PROJECT NO. UNKNOWN. (SURVEYOR NOTES: THIS SURVEY IS A PORTION OF THAT LARGER SURVEY)
16. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE PUBLIC RECORDS. (SURVEYOR NOTES: NOT PLOTTABLE, NOT SHOWN ON PLAT)
18. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES, RECORDED ON SEPTEMBER 1, 2006 AS ENTRY NO. 15136:2006 IN THE UTAH COUNTY RECORDER'S OFFICE.
- (A) FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 77782:2019 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON AUGUST 14, 2019 AS ENTRY NO. 291619 IN BOOK 591 AT PAGE 16 IN THE JUAB COUNTY RECORDER'S OFFICE)
- (B) SECOND AMENDMENT TO RESIDENTIAL DESIGN GUIDELINES FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 132794:2020 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON SEPTEMBER 1, 2020 AS ENTRY NO. 295982 IN BOOK 600 AT PAGE 1135 IN THE JUAB COUNTY RECORDER'S OFFICE)
- (C) SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 2 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON FEBRUARY 8, 2021 AS ENTRY NO. 23190:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (ALSO RECORDED ON FEBRUAY 8, 2021 AS ENTRY NO. 298710 IN BOOK 605 AT PAGE 1623 IN THE JUAB COUNTY RECORDER'S OFFICE)
- (D) SECOND SUPPLEMENTAL DECLARATION RELEASING AND WITHDRAWING PROPERTY FROM THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES AND AMENDMENT NO. 3 TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUMMIT RIDGE COMMUNITIES A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH RECORDED ON SEPTEMBER 17, 2021 AS ENTRY NO. 161723:2021 IN THE UTAH COUNTY RECORDER'S OFFICE. (SURVEYOR NOTES: THIS DOCUMENT INCLUDES ALL OF THIS PROPERTY. THE EASEMENTS ARE NOT DESCRIBED SO CANNOT BE PLOTTED, NOT SHOWN ON PLAT)
- 19-26. VARIOUS EXCEPTIONS THAT DO NOT HAVE SPECIFIC EASEMENTS TO PLOT. NOT PLOTTABLE, NOT SHOWN.

THE VISTAS WEST AT SUMMIT RIDGE

LOCATED IN THE WEST ½ OF SECTION 15, NE ¼ SECTION 16, E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santiquin, Utah County, UT



Vicinity Map

based upon Title Commitment No. 38268-P FROM PRO-TITLE AND ESCROW, INC, bearing an effective date of February 3, 2022, 7:30 am.

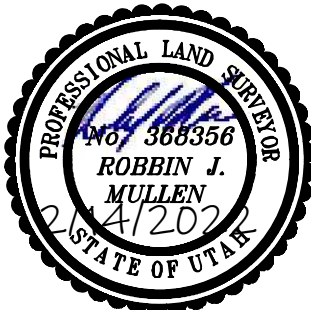
Surveyor's Certification

To PRO-TITLE AND ESCROW, INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 14, 2021.

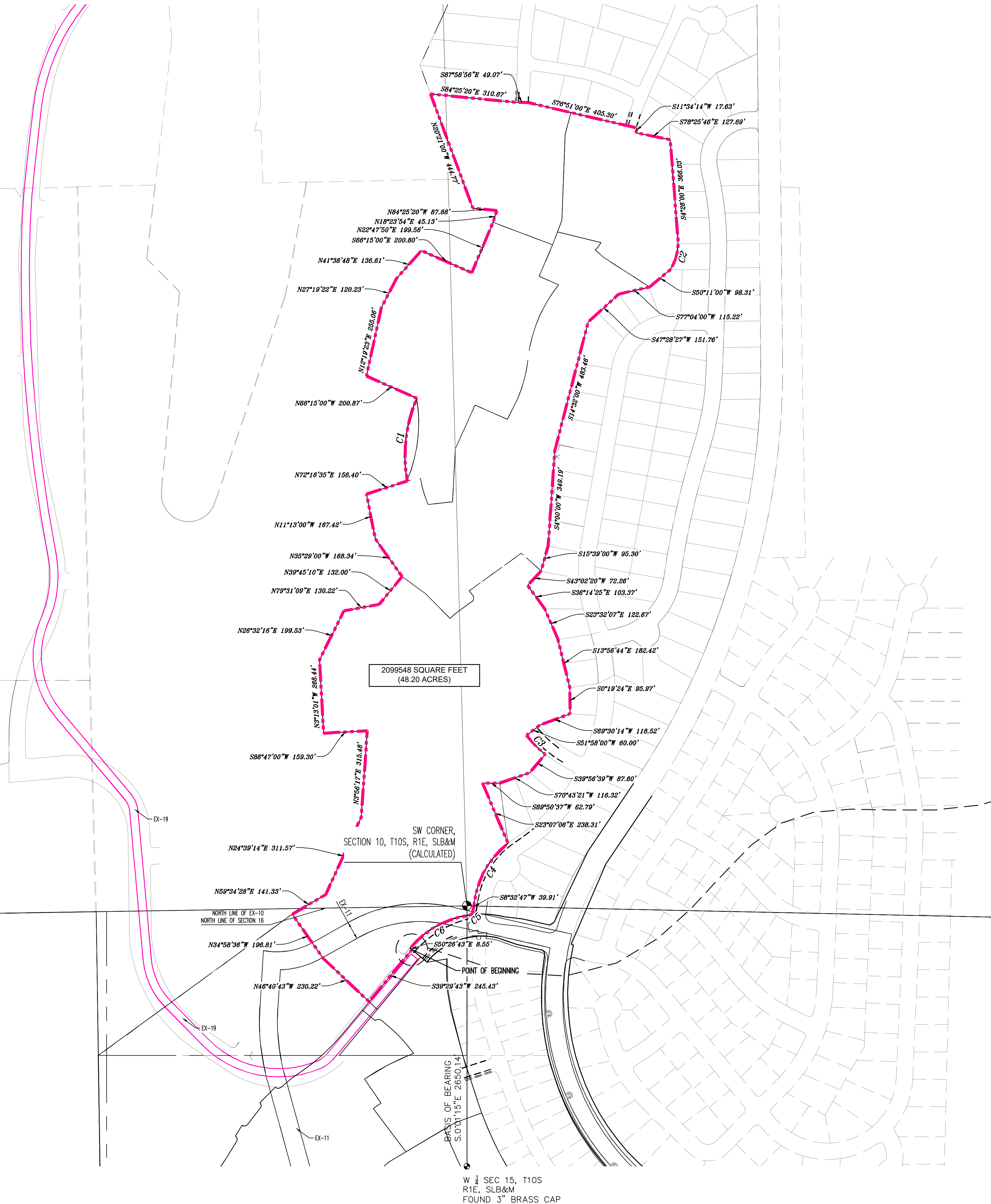
*[Signature]*

Surveyor's signature

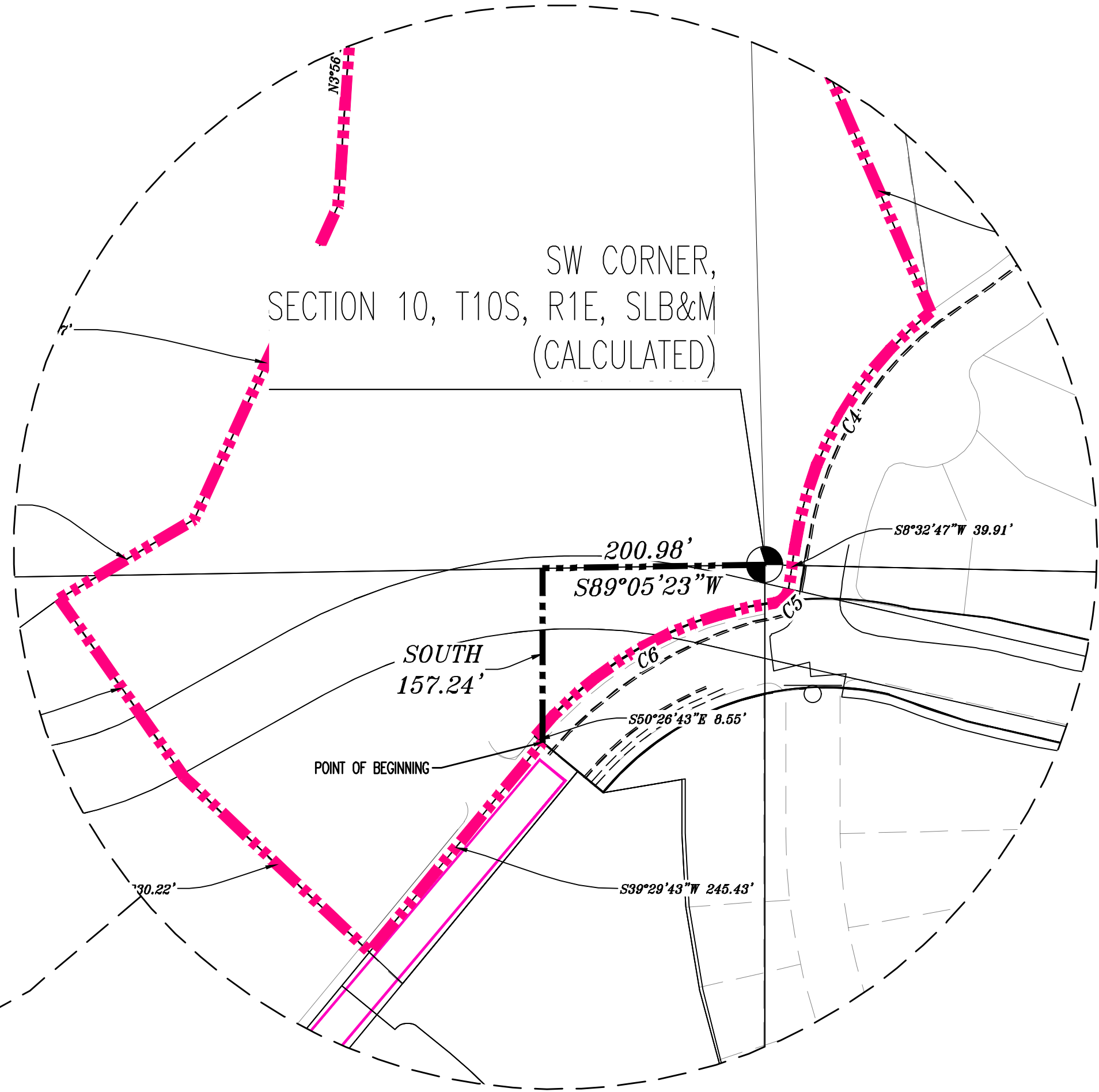
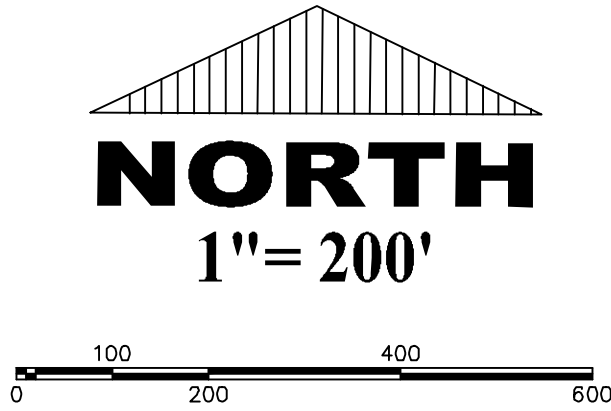


Robbin J. Mullen  
1776 North State St. #110  
Orem, UT 84057  
(801) 367-5274

Surveyor License #:368356  
Date of last revision:Jan. 06, 2022



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	308.59'	524.50'	304.16'	N6°33'58"E	33°42'36"
C2	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"



Legend of Symbols & Abbreviations

- FENCE

IRON PIN SET

R/W RIGHT OF WAY

C/L CENTERLINE

FOUND MONUMENT

SIGN

(M) MEASURED

(R) RECORDED

FLAGPOLE

ADA PARKING

REC. RECORDED

CALC. CALCULATED

**POB** POINT OF BEGINNING

**POC** POINT OF COMMENCEMENT

**ACCESS** POINT OF ACCESS
- POWER POLE

LIGHT POLE

TRANSFORMER

ELECTRIC METER

GAS VALVE

GAS METER

WATER METER

WATER VALVE

HYDRANT

WATER MANHOLE

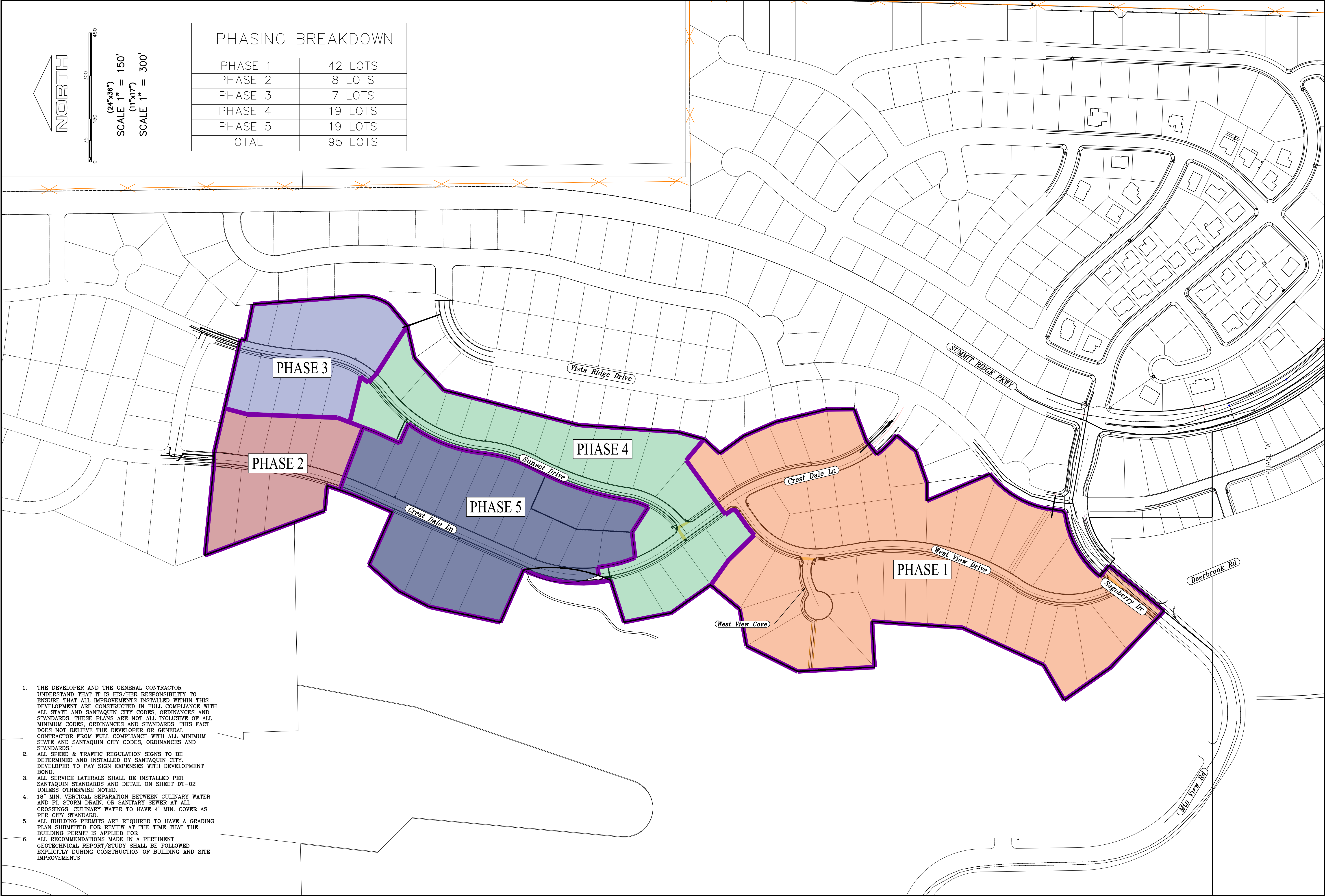
STORM MANHOLE

CATCH BASIN (SQUARE)


CATCH BASIN (ROUND)

SANITARY MANHOLE


SANITARY CLEANOUT



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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-02 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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Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



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

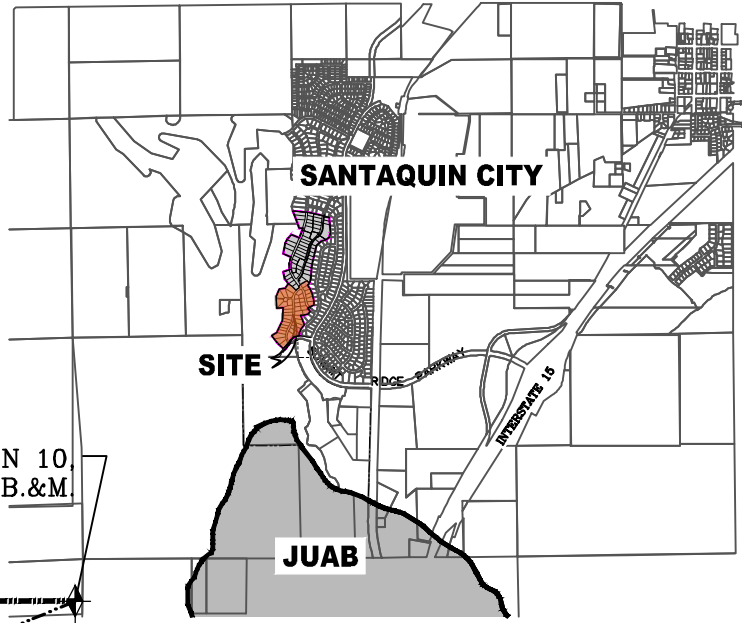
DATE:2.21.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PHASE PLAN

SHEET:  
PH-01

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

VICINITY MAP



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, 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

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W. A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, S 53° 58' 06" E FOR A DISTANCE OF 104.81 FEET TO A POINT ON A LINE. THENCE, S 44° 32' 11" E FOR A DISTANCE OF 127.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS N 50° 19' 24" E FOR A DISTANCE OF 43.36 FEET. THENCE, N 54° 31' 00" E FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 09° 20' 30" E FOR A DISTANCE OF 21.28 FEET. THENCE, N 35° 50' 00" W FOR A DISTANCE OF 23.05 FEET TO A POINT ON A LINE. THENCE, N 54° 10' 00" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE. THENCE, N 54° 10' 00" E FOR A DISTANCE OF 173.44 FEET TO A POINT ON A LINE. THENCE, S 48° 33' 10" E FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE. THENCE, S 43° 02' 20" W FOR A DISTANCE OF 72.26 FEET TO A POINT ON A LINE. THENCE, S 36° 14' 25" E FOR A DISTANCE OF 103.37 FEET TO A POINT ON A LINE. THENCE, S 23° 32' 07" E FOR A DISTANCE OF 122.67 FEET TO A POINT ON A LINE. THENCE, S 13° 56' 44" E FOR A DISTANCE OF 182.42 FEET TO A POINT ON A LINE. THENCE, S 00° 19' 24" E FOR A DISTANCE OF 52.79 FEET TO A POINT ON A LINE. THENCE, N 69° 30' 14" W FOR A DISTANCE OF 118.52 FEET TO A POINT ON A LINE. THENCE, S 51° 58' 00" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12° 55' 18", HAVING A RADIUS OF 430.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 29' 39" E FOR A DISTANCE OF 96.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE. THENCE, S 39° 56' 39" W FOR A DISTANCE OF 87.60 FEET TO A POINT ON A LINE. THENCE, S 70° 43' 21" W FOR A DISTANCE OF 116.32 FEET TO A POINT ON A LINE. THENCE, S 89° 50' 37" W FOR A DISTANCE OF 62.79 FEET TO A POINT ON A LINE. THENCE, S 23° 07' 08" E FOR A DISTANCE OF 238.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 18' 23", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS S 30° 11' 58" W FOR A DISTANCE OF 243.53 FEET. THENCE, S 08° 32' 47" W FOR A DISTANCE OF 39.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 73° 40' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 22' 17" W FOR A DISTANCE OF 17.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 43' 19", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S 60° 51' 25" W FOR A DISTANCE OF 247.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE. THENCE, S 49° 56' 41" E FOR A DISTANCE OF 8.50 FEET TO A POINT ON A LINE. THENCE, S 39° 29' 43" W FOR A DISTANCE OF 245.35 FEET TO A POINT ON A LINE. THENCE, N 48° 40' 43" W FOR A DISTANCE OF 230.17 FEET TO A POINT ON A LINE. THENCE, N 03° 56' 17" E FOR A DISTANCE OF 315.48 FEET TO A POINT ON A LINE. THENCE, S 86° 47' 00" W FOR A DISTANCE OF 159.30 FEET TO A POINT ON A LINE. THENCE, N 03° 13' 00" W FOR A DISTANCE OF 268.44 FEET TO A POINT ON A LINE. THENCE, N 28° 32' 16" E FOR A DISTANCE OF 199.53 FEET TO A POINT ON A LINE. THENCE, N 79° 31' 09" E FOR A DISTANCE OF 130.22 FEET TO A POINT ON A LINE. THENCE, N 39° 45' 10" E A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.50 ACRES OF LAND AND 42 LOTS

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	20.50 ACRES
TOTAL LOT ACREAGE	18.09 ACRES
TOTAL ROW ACREAGE	2.35 ACRES
TOTAL OPEN SPACE	0.06 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.05 / A/C
NUMBER OF LOTS	42 LOTS

PROJECT DEVELOPER

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

PROJECT ENGINEER & SURVEYOR

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

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 SANTIQUIN CITY AS PUBLIC RIGHT OF WAY  
AREA DEDICATED TO SANTIQUIN 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 19, T10S, R1E, S1B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



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

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

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

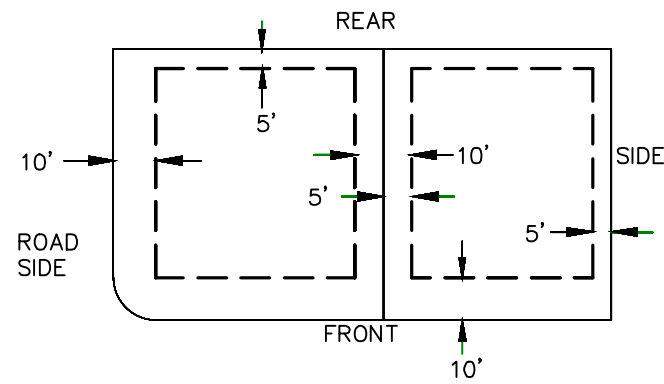
DOMINION ENERGY COMPANY

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

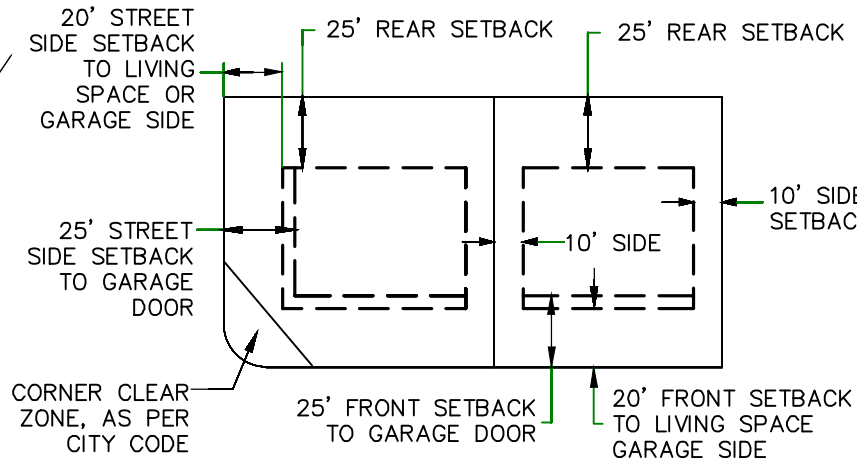
TITLE- \_\_\_\_\_

SHEET 1 of 2

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



NOTES:

1. 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.
2. [XXXX]... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. 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 \_\_\_\_\_

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	57.85'	N54°31'00"E
L2	23.05'	N35°50'00"W
L3	75.82'	N66°46'31"E
L4	24.68'	S75°09'22"E
L5	25.80'	S35°50'00"E

N79°31'09"E 130.22'

N20°32'16"E 199.53'

N3°13'00"W 268.44'

S86°47'00"W 159.30'

N3°56'11"E 315.48'

N24°39'11"E 311.58'

N59°36'08"E 141.43'

N35°00'20"W 196.88'

N46°40'43"W 230.17'

S39°29'43"W 245.35'

S8°32'47"W 39.91'

S70°43'21"W 116.32'

S39°56'39"W 87.60'

S89°50'37"W 62.79'

S36°07'00"E 238.31'

S8°54'25"W 243.82'

N76°15'22"W 226.20'

N76°15'22"W 208.82'

N76°15'22"W 206.36'

N76°15'22"W 196.84'

N76°15'22"W 196.30'

N76°15'22"W 212.43'

S80°52'36"W 273.93'

S51°40'28"W 204.65'

S39°29'43"W 21.01'

S49°56'41"E 8.50'

S39°29'43"W 245.35'

S39°29'43"W 245.35'

S39°29'43"W 245.35'

S39°29'43"W 245.35'

S39°29'43"W 245.35'

S39°29'43"W 245.35'

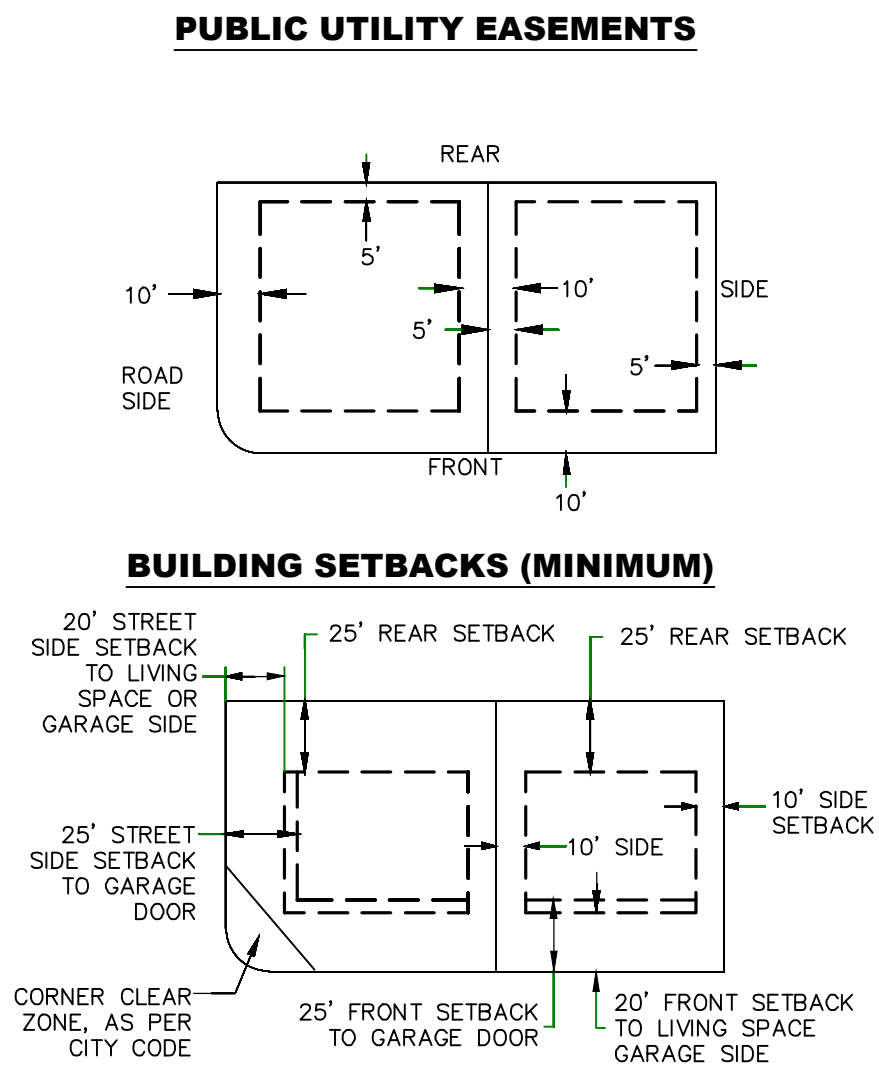
S39°29'43"W 245.35'

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.40'	296.50'	43.36'	N50°19'24"E	8°23'13"
C2	23.65'	15.00'	21.28'	N9°20'30"E	90°21'00"
C3	96.98'	430.00'	96.77'	S44°29'39"E	12°55'18"
C4	249.43'	330.00'	243.53'	S30°11'58"W	43°18'23"
C5	19.29'	15.00'	17.99'	S45°22'17"W	73°40'17"
C6	253.52'	340.00'	247.69'	S60°51'25"W	42°43'19"
C7	230.85'	405.50'	227.74'	S21°05'05"E	32°37'03"
C8	283.69'	605.07'	281.10'	S19°10'50"E	26°51'47"
C9	34.01'	605.07'	34.00'	S34°13'20"E	3°13'13"
C10	86.37'	130.00'	84.79'	N85°48'34"E	38°04'06"
C11	32.33'	320.00'	32.32'	S34°04'52"E	5°47'21"
C12	363.38'	320.00'	344.17'	S1°20'40"W	65°03'44"
C13	579.15'	780.00'	565.94'	S12°36'16"W	42°32'33"
C14	62.24'	275.00'	62.11'	S2°10'58"E	12°58'06"
C15	241.02'	275.00'	233.38'	S29°24'33"W	50°12'55"
C16	90.90'	296.50'	90.54'	N37°20'50"E	17°33'54"
C17	90.14'	296.50'	89.80'	N19°51'19"E	17°25'10"
C18	23.05'	15.00'	20.85'	N55°10'37"E	88°03'48"
C19	82.65'	146.00'	81.55'	N82°59'31"E	32°26'00"
C20	16.10'	15.00'	15.34'	S82°28'01"E	61°30'55"
C21	52.71'	50.00'	50.30'	S81°54'37"E	60°24'08"
C22	36.94'	50.00'	36.10'	N46°43'30"E	42°19'38"
C23	15.40'	50.00'	15.34'	N16°44'06"E	17°39'10"
C24	45.36'	50.00'	43.82'	N18°04'55"W	51°58'52"
C25	81.63'	50.00'	72.86'	S89°09'26"W	93°32'26"
C26	32.40'	50.00'	31.84'	S23°49'25"W	37°07'37"
C27	16.10'	15.00'	15.34'	S36°01'04"W	61°30'55"
C28	69.28'	114.00'	68.21'	S84°11'03"W	34°49'03"
C29	20.44'	15.00'	18.90'	N39°21'46"W	78°05'19"
C30	43.20'	296.50'	43.16'	N4°29'34"W	8°20'54"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	81.47'	758.50'	81.43'	N5°35'23"W	6°09'15"
C32	75.03'	758.50'	75.00'	N0°19'17"E	5°40'04"
C33	75.03'	758.50'	75.00'	N5°59'20"E	5°40'04"
C34	121.52'	758.50'	121.39'	N13°24'45"E	9°10'46"
C35	75.03'	758.50'	75.00'	N20°50'10"E	5°40'04"
C36	75.03'	758.50'	75.00'	N26°30'14"E	5°40'04"
C37	60.07'	758.50'	60.06'	N31°36'24"E	4°32'17"
C38	14.94'	341.50'	14.94'	N32°37'19"E	2°30'26"
C39	75.15'	341.50'	75.00'	N25°03'50"E	12°36'31"
C40	75.15'	341.50'	75.00'	N12°27'19"E	12°36'31"
C41	58.57'	341.50'	58.50'	N1°14'15"E	9°49'38"
C42	55.78'	341.50'	55.72'	N8°21'20"W	9°21'32"
C43	105.21'	341.50'	104.80'	N21°51'41"W	17°39'09"
C44	18.37'	15.00'	17.25'	N4°24'14"E	70°10'59"
C45	30.17'	15.00'	25.33'	S82°53'16"E	115°14'02"
C46	261.20'	298.50'	252.95'	S0°12'09"E	50°08'13"
C47	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C48	45.57'	801.50'	45.56'	S32°14'49"W	3°15'27"
C49	78.06'	801.50'	78.03'	S27°49'41"W	5°34'49"
C50	81.28'	801.50'	81.24'	S22°07'58"W	5°48'37"
C51	72.72'	801.50'	72.69'	S16°37'42"W	5°11'54"
C52	79.04'	801.50'	79.00'	S11°12'15"W	5°39'00"
C53	101.17'	801.50'	101.10'	S4°45'48"W	7°13'56"
C54	95.52'	801.50'	95.47'	S2°16'02"E	6°49'43"
C55	41.76'	801.50'	41.76'	S7°10'27"E	2°59'07"
C56	37.89'	253.50'	37.85'	S4°23'08"E	8°33'46"
C57	127.49'	253.50'	126.15'	S14°18'14"W	28°48'56"
C58	114.17'	253.50'	113.21'	S41°36'51"W	25°48'19"
C59	44.43'	26.00'	39.22'	N76°31'46"W	97°54'27"
C60	81.26'	591.69'	81.20'	N23°38'21"W	7°52'09"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	122.85'	591.69'	122.63'	N13°45'23"W	11°53'47"
C62	21.01'	591.69'	21.01'	N6°47'27"W	2°02'05"
C63	74.13'	419.00'	74.03'	N9°50'40"W	10°08'13"
C64	97.99'	419.00'	97.77'	N21°36'47"W	13°24'01"
C65	66.56'	419.00'	66.49'	N32°51'49"W	9°06'04"
C66	129.25'	370.00'	128.59'	S27°19'30"E	20°00'51"
C67	80.99'	370.00'	80.83'	S11°02'49"E	12°32'31"
C68	87.43'	640.50'	87.36'	S9°36'11"E	7°49'15"
C69	95.41'	640.50'	95.32'	S17°46'51"E	8°32'05"
C70	89.23'	640.50'	89.16'	S26°02'22"E	7°58'56"
C71	64.87'	640.50'	64.84'	S32°55'55"E	5°48'10"
C73	62.39'	430.00'	62.34'	S46°47'54"E	8°18'48"
C74	34.58'	430.00'	34.57'	S40°20'15"E	4°36'30"
C75	29.35'	330.00'	29.34'	S49°18'17"W	5°05'46"
C76	100.15'	330.00'	99.76'	S38°03'46"W	17°23'16"
C77	116.19'	330.00'	115.59'	S19°16'55"W	20°10'26"
C78	71.20'	340.00'	71.07'	S76°13'08"W	11°59'53"
C80	3.74'	330.00'	3.74'	S8°52'15"W	0°38'55"
C81	182.32'	340.00'	180.14'	S54°51'28"W	30°43'26"



THE VISTAS WEST @ SUMMIT RIDGE PHASE 1		
UTAH COUNTY, UTAH		
SCALE: 1" = 80 FEET		
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
This form approved by Utah County and the municipalities therein.		

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- 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

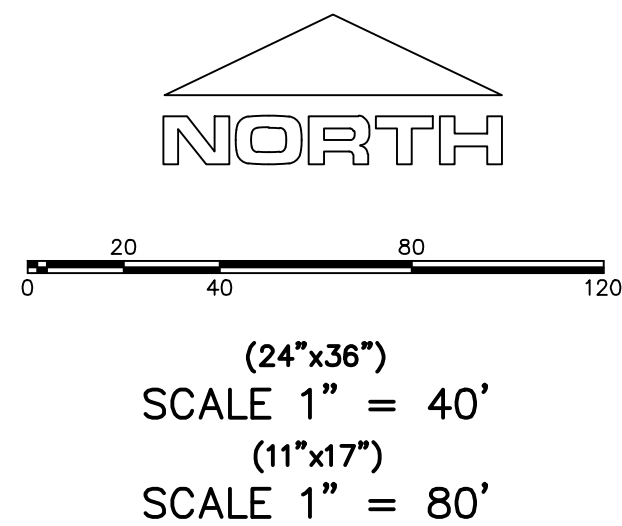
#### LEGEND

- EXISTING CONTOUR MAJOR  
--- EXISTING CONTOUR MINOR  
--- EXISTING DEED LINE  
--- SD --- EXISTING STORM MAIN  
--- SS --- 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

#### NOTES TO CONTRACTOR:

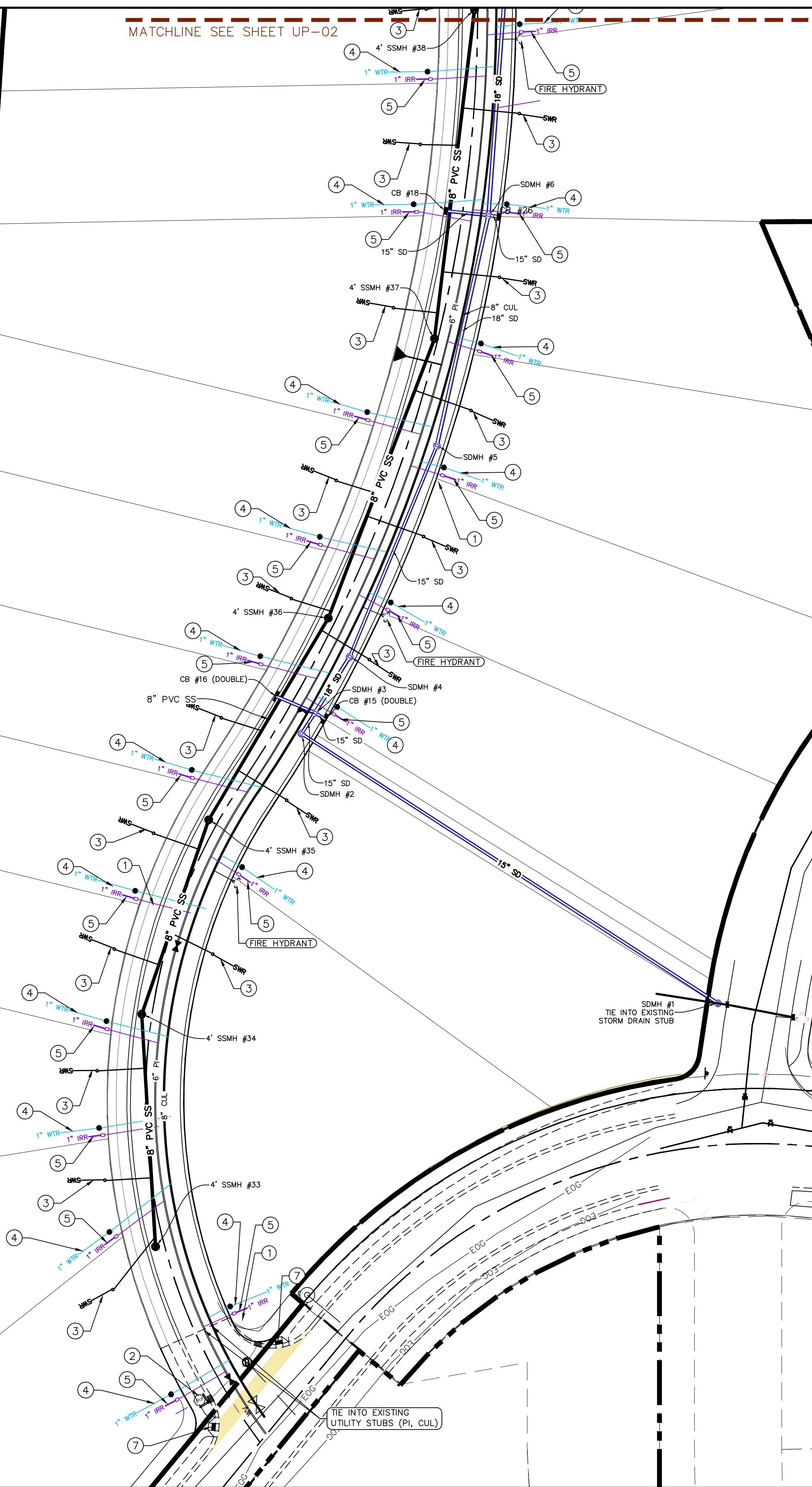
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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



ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

MATCHLINE SEE SHEET UP-02



Engineering  
& Surveying

region



THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2

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:

UTILITY PLANS

SHEET:

UP-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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 P1, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- 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 P1 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 P1 MAIN  
EXISTING CONCRETE  
P1/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 P1 MAIN  
PROPOSED SEWER MAIN  
PROPOSED WAT/P1/SEWER  
SERVICE LATERALS  
RESIDENTIAL STREET LIGHT  
PROPOSED VALVE (WAT/P1)  
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

#### 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.

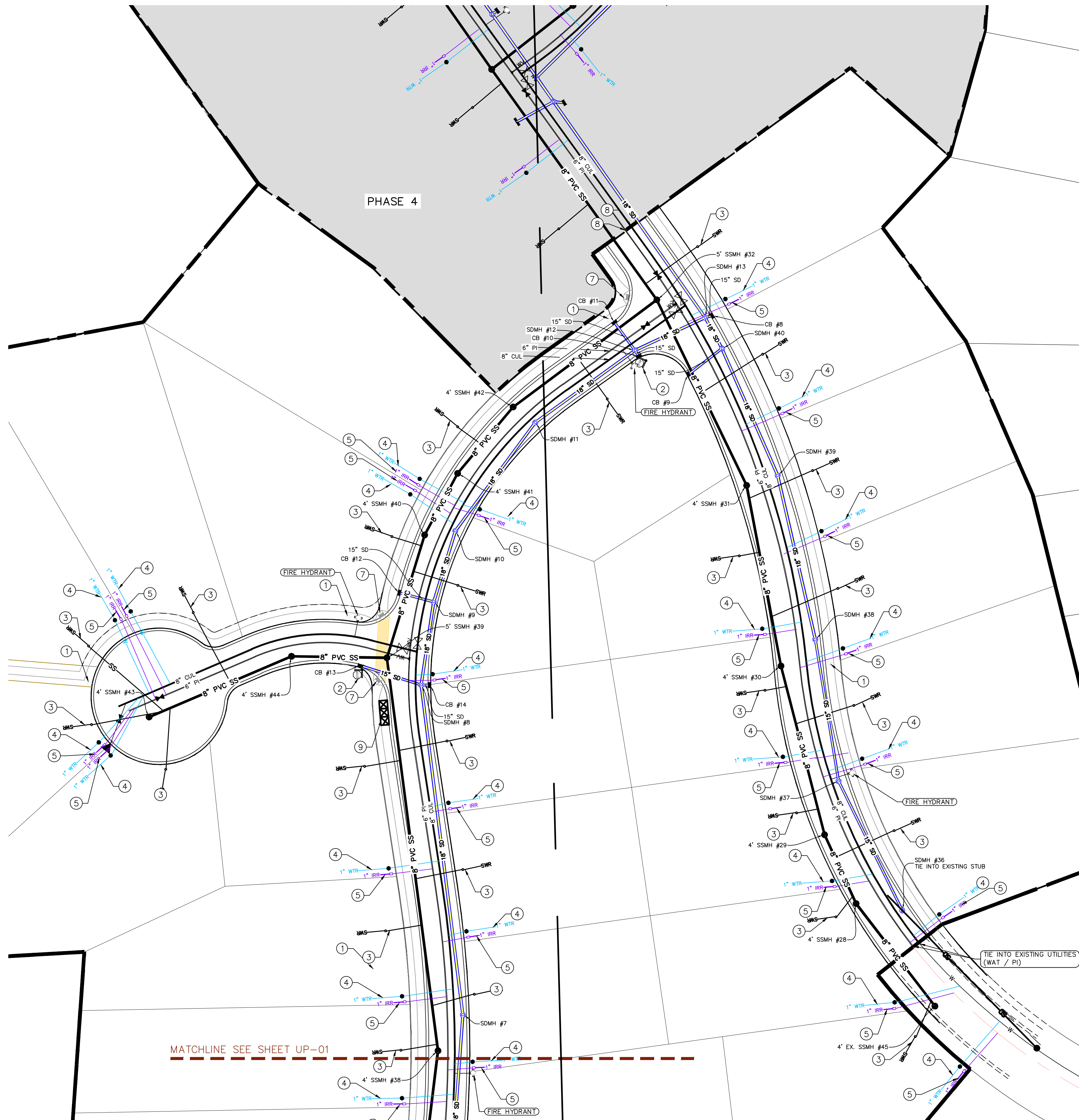
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

NORTH

0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



MATCHLINE SEE SHEET UP-01



### THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

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

DATE: 2.21.2022

PROJECT #

REVISIONS:

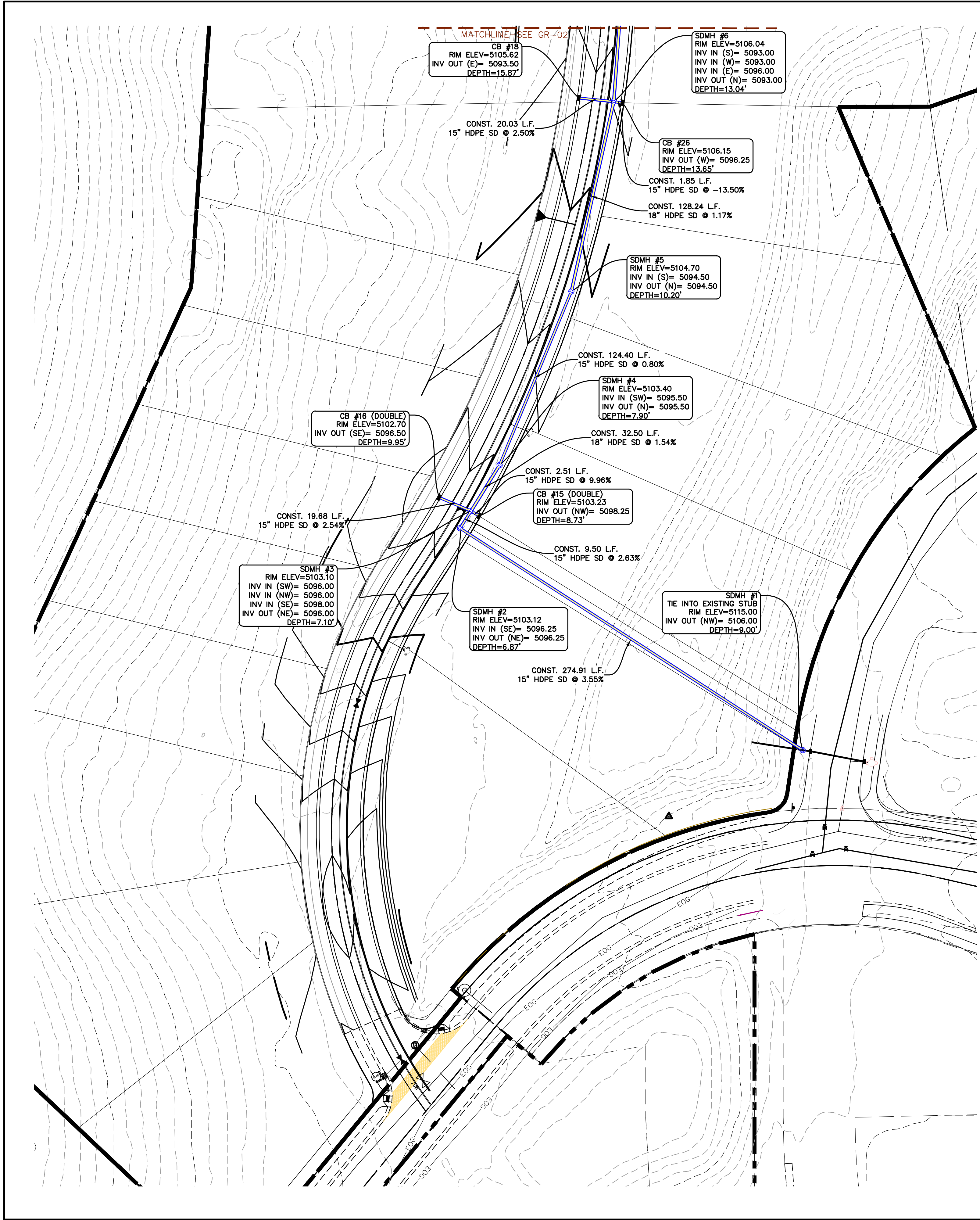
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SHEET NAME:

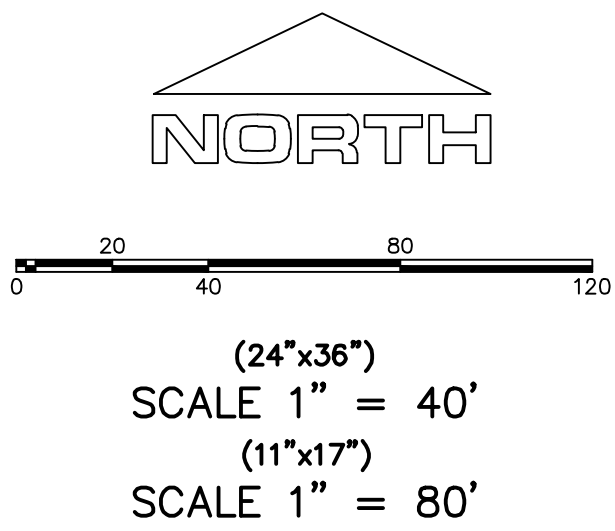
UTILITY PLANS

SHEET:



UP-02



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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Engineering & Surveying  
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Orem, UT 84057  
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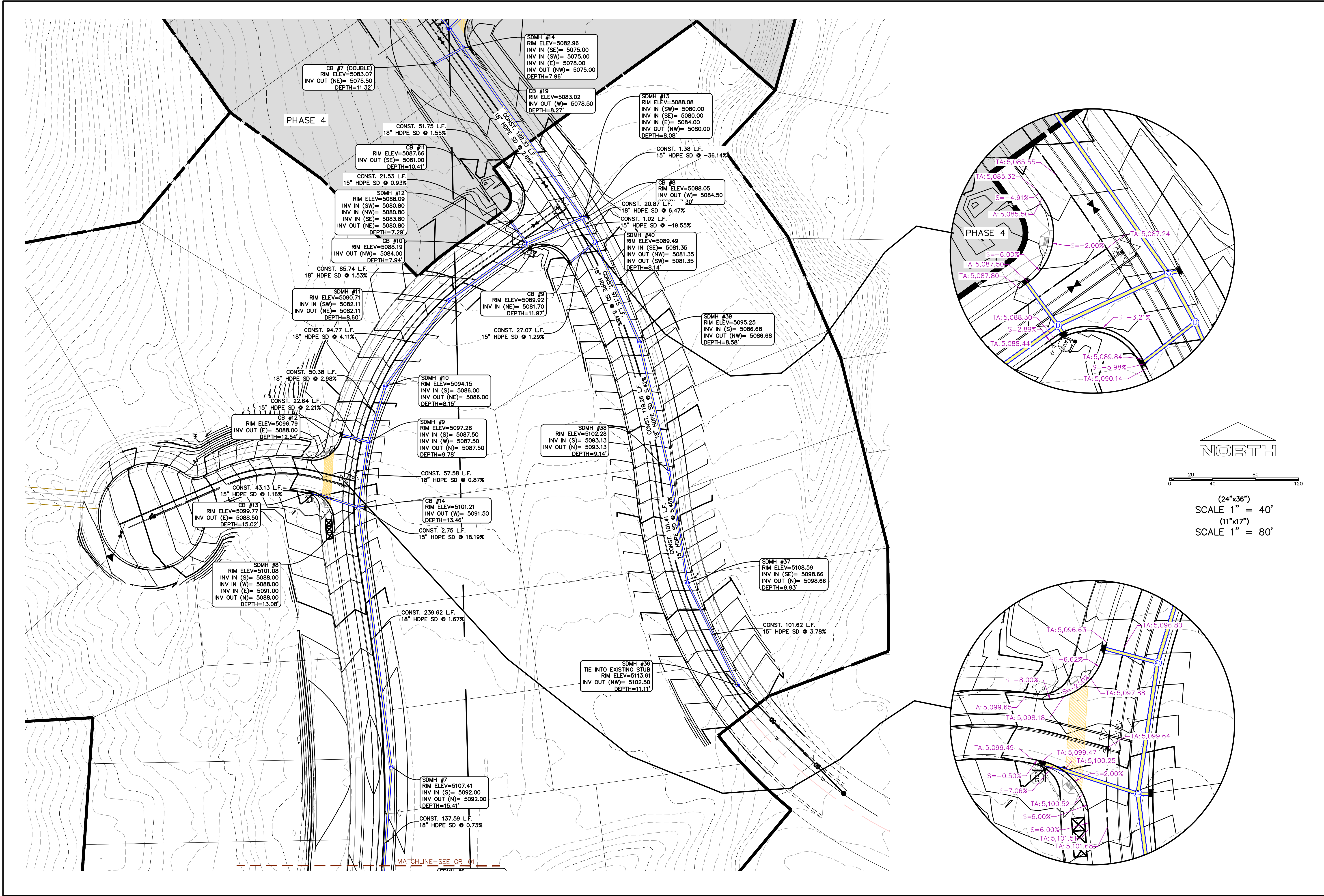
**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022  
PROJECT #

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SHEET NAME:  
GRADING PLANS

SHEET:  
**GR-01**



Engineering & Surveying

region

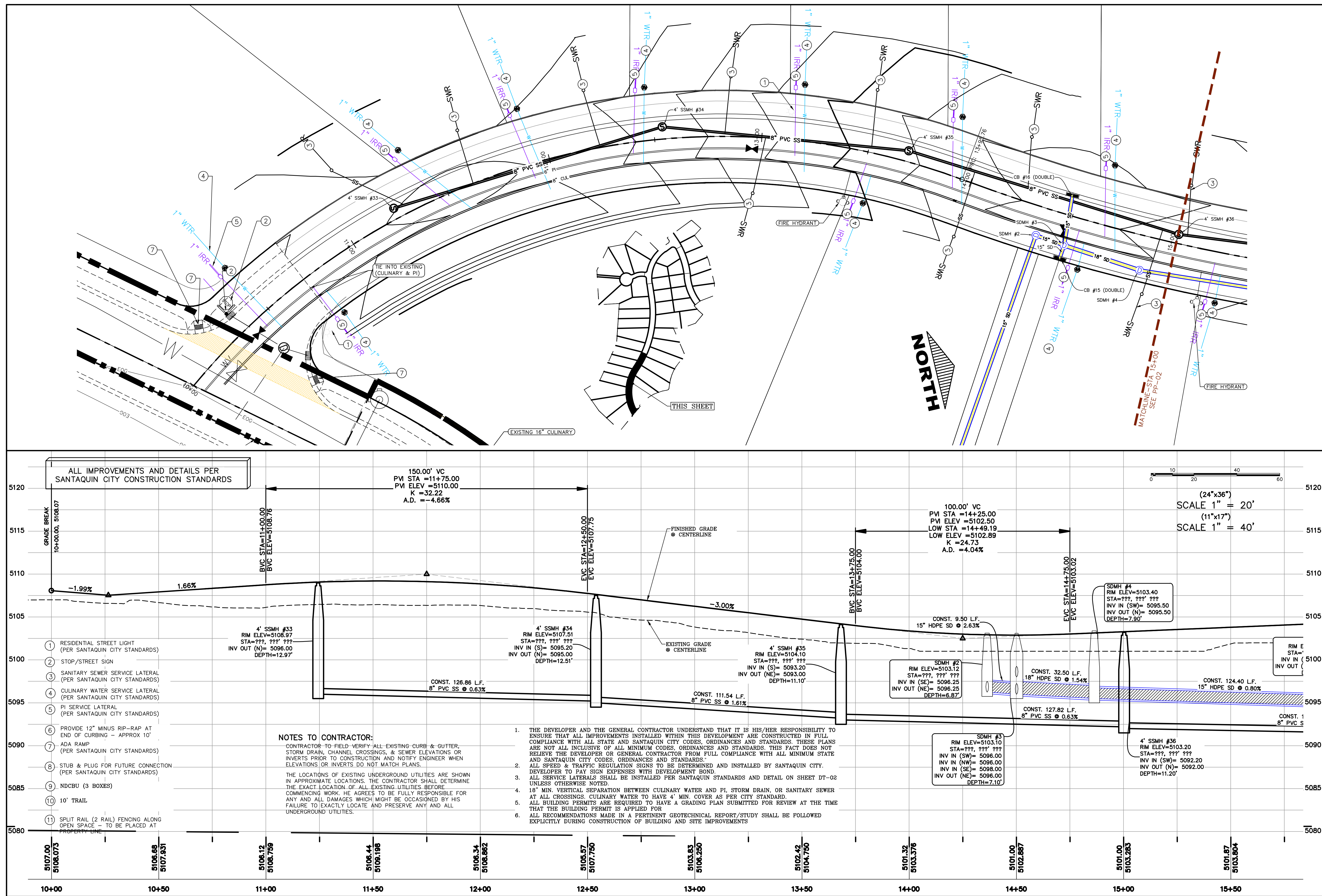
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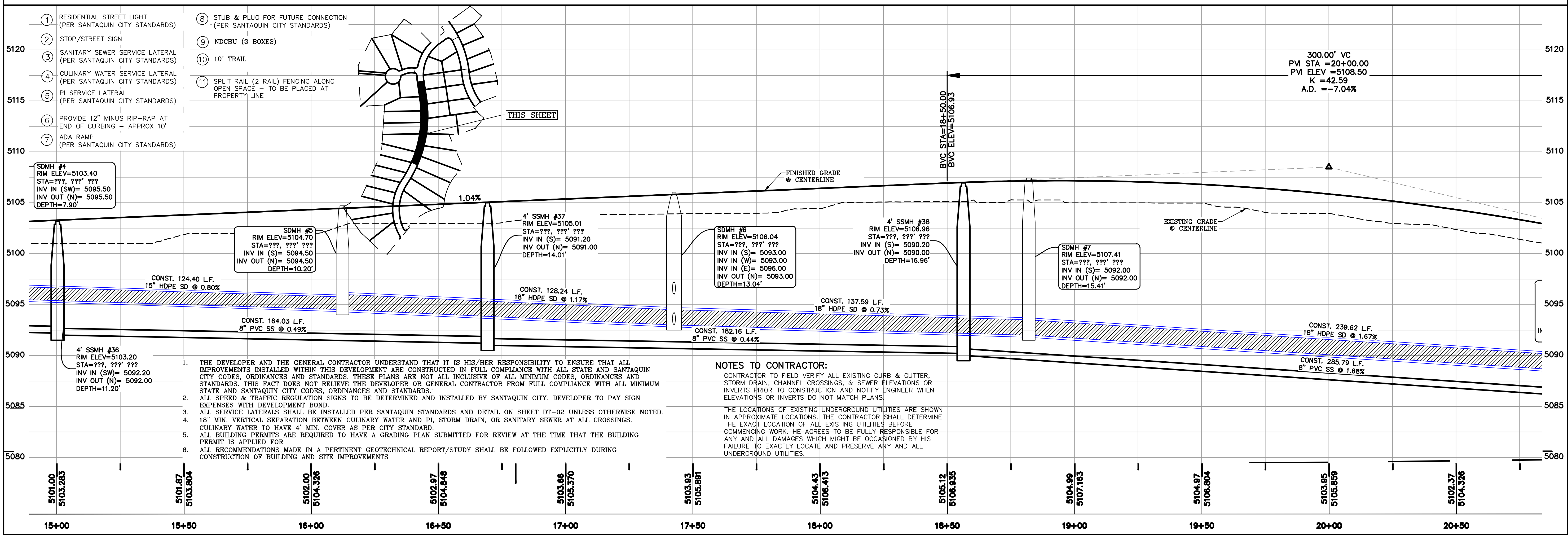
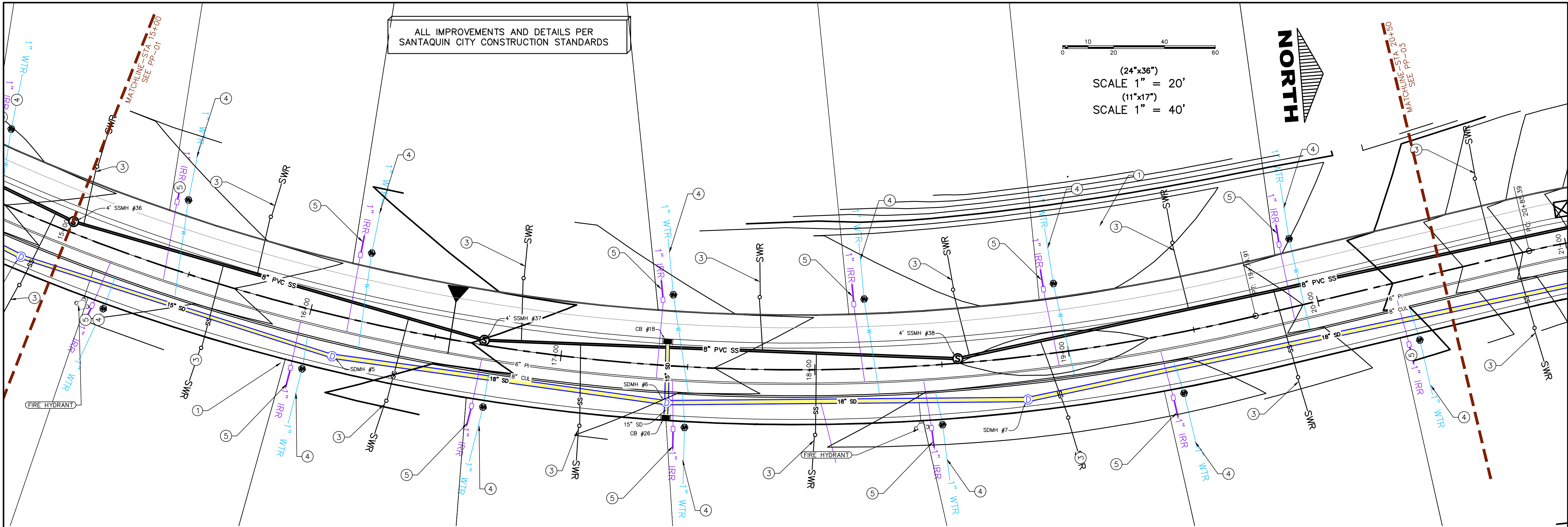
THE VISTAS WEST @ SUMMIT RIDGE

PHASE 1

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

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SHEET NAME:
GRADING PLANS
SHEET:
GR-02





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

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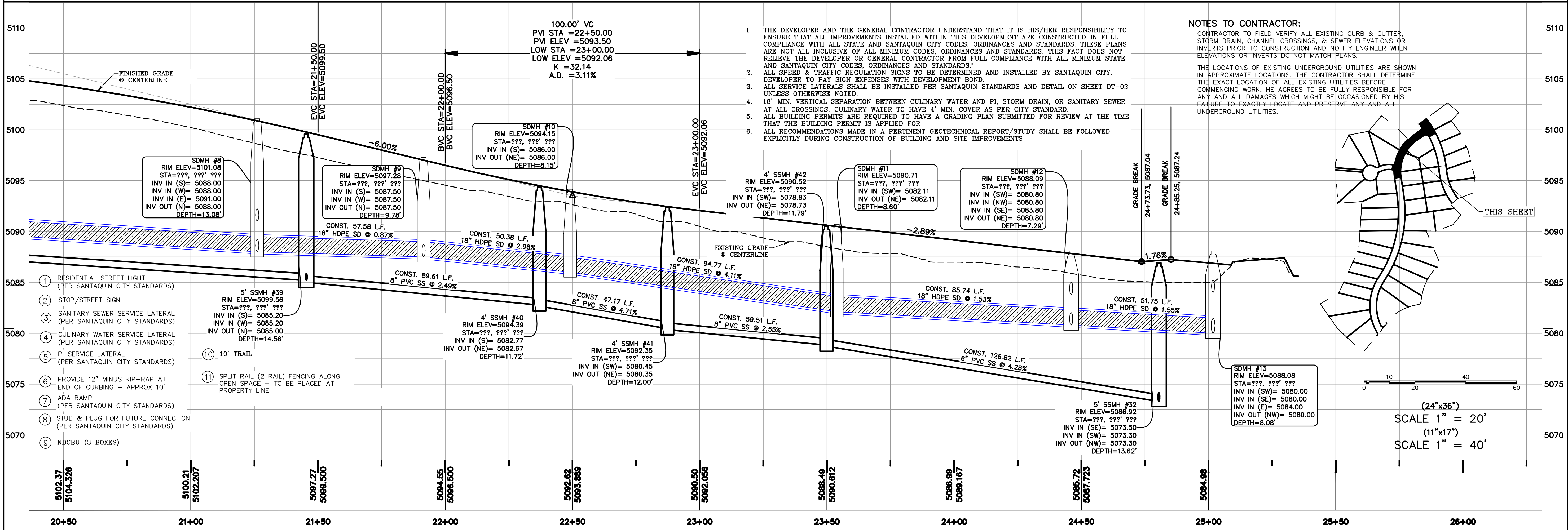
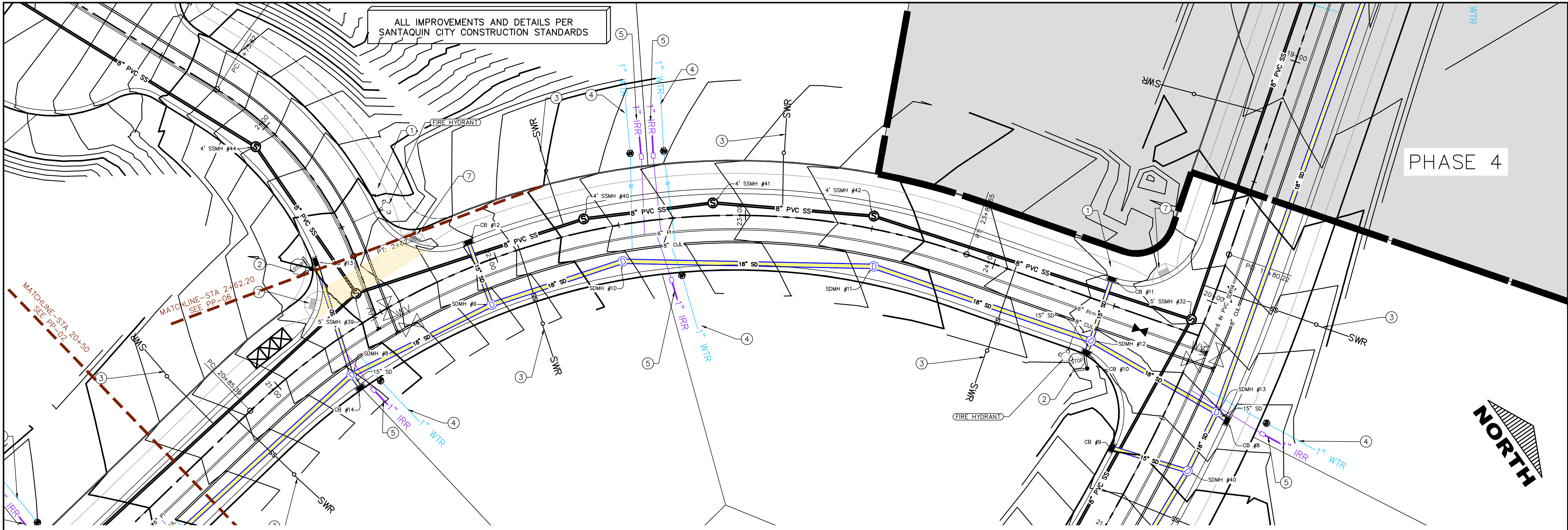
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SHEET NAME:

PLAN & PROFILE

SHEET:

PP-02



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DATE: 2.21.2022

PROJECT #

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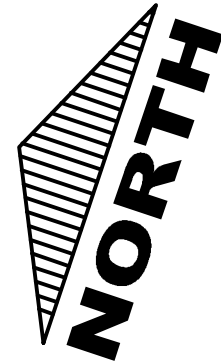
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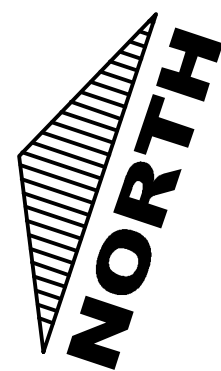
PLAN & PROFILE

SHEET:

PP-03



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



**region** Engineering & Surveying

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P: 801.376.2245  
[regiondesignille.com](http://regiondesignille.com)



**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**

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

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTIAGO CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS, CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTIAGO CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIAGO CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIAGO STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL. STORM DRAIN, OR SANTIAGO SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 18" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS SHALL BE OBTAINED PRIOR TO 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

NOTES TO CONTRACTOR:

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

(DATE:2.21.2022

PROJECT #

REVISIONS:

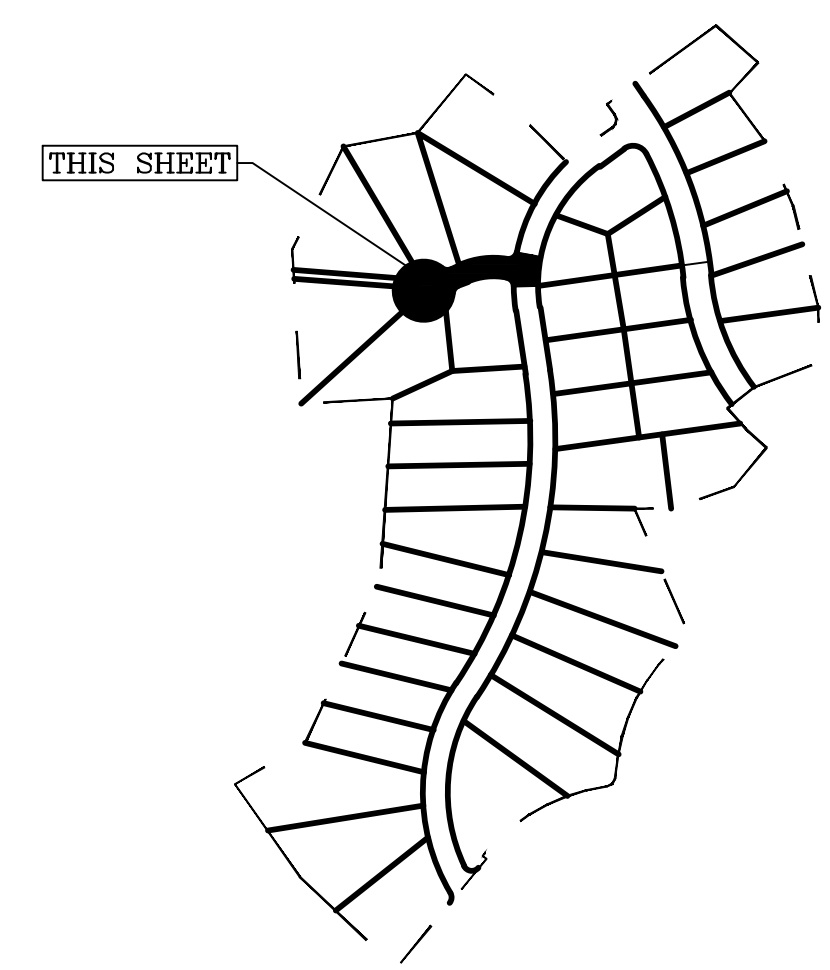
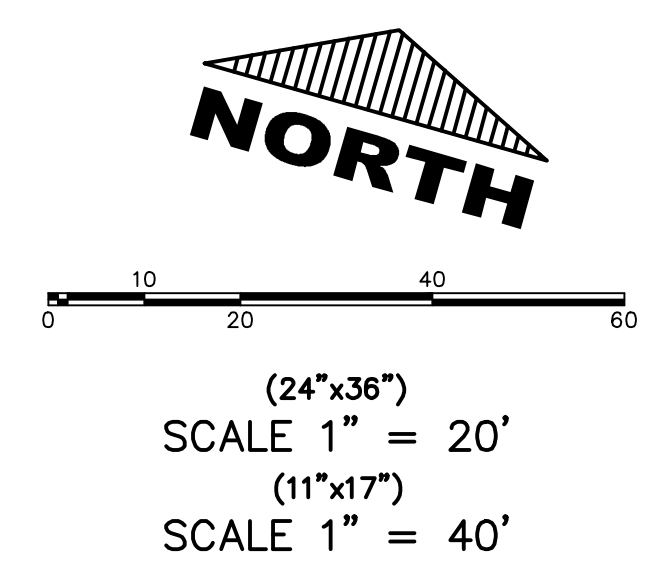
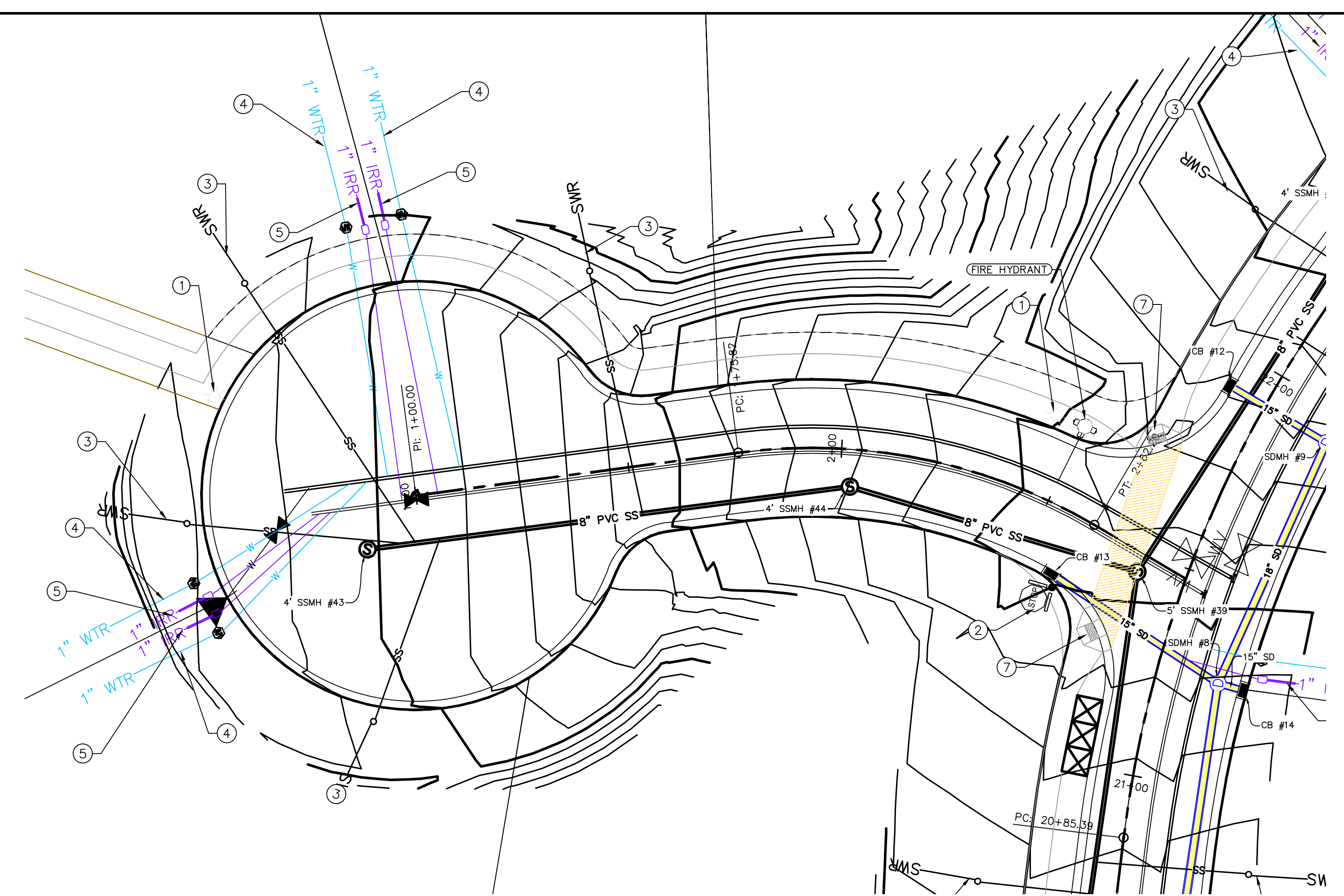
SHEET NAME:

## PLAN & PROFILE

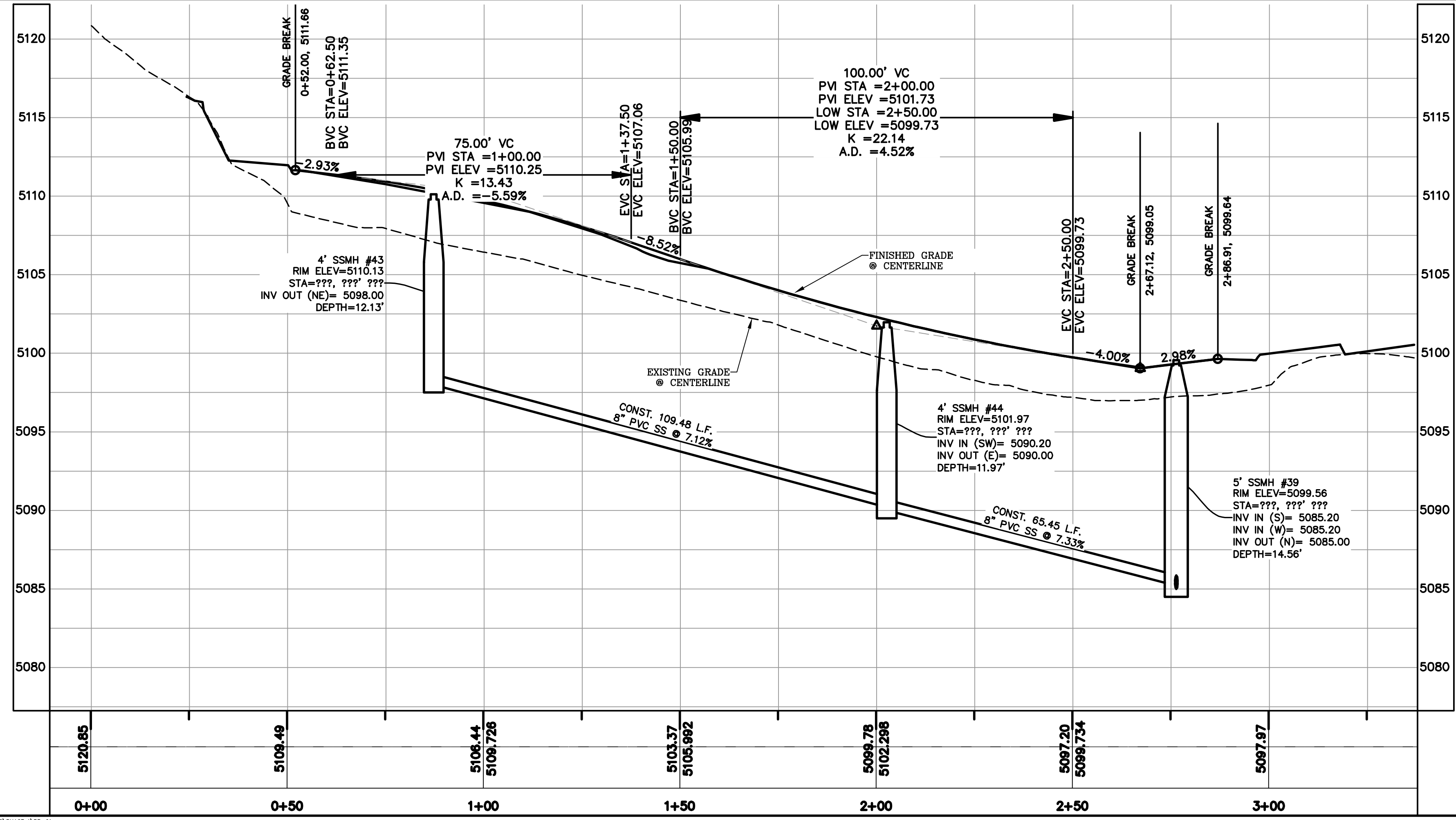
SHEET:

PP-05

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



- 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



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 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

NOTES TO CONTRACTOR:

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Engineering  
& Surveying

region

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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1

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

DATE: 2.21.2022

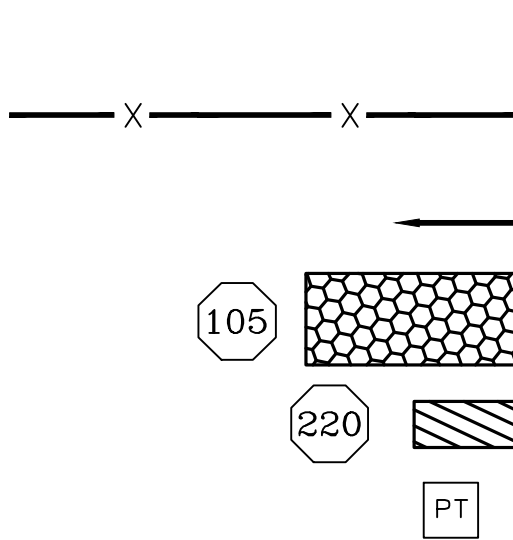
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-06



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  
DAVID SHERRING

PROJECT NAME  
THE VISTAS @ SUMMIT RIDGE - PHASE 1  
PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT  
(6" Uppercase Bold Letters)

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
CITY ENGINEERING  
(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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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

NORTH

0 30 60 120 180

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

orks

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

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

DATE:2.21.2022

PROJECT #

REVISIONS:

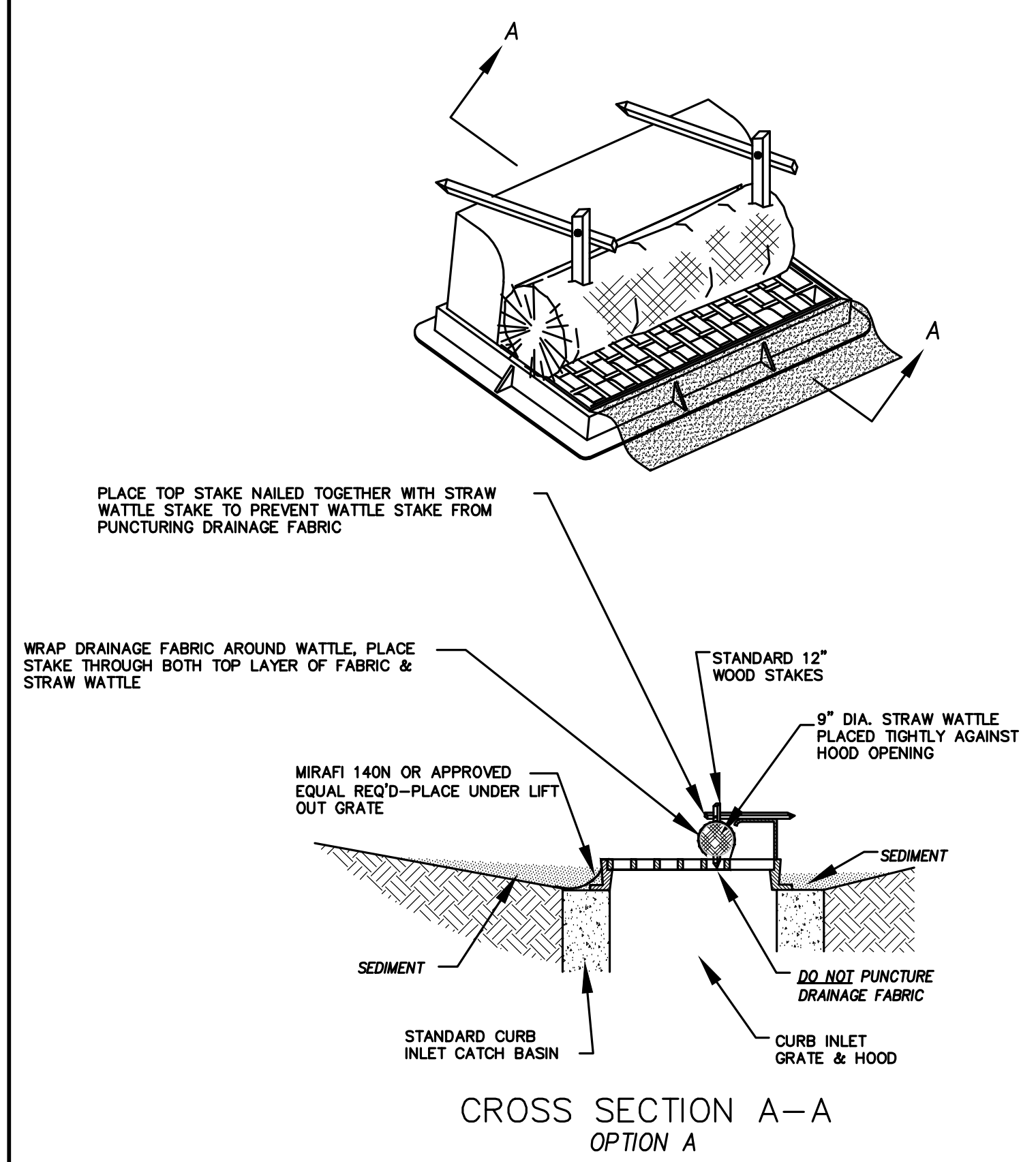
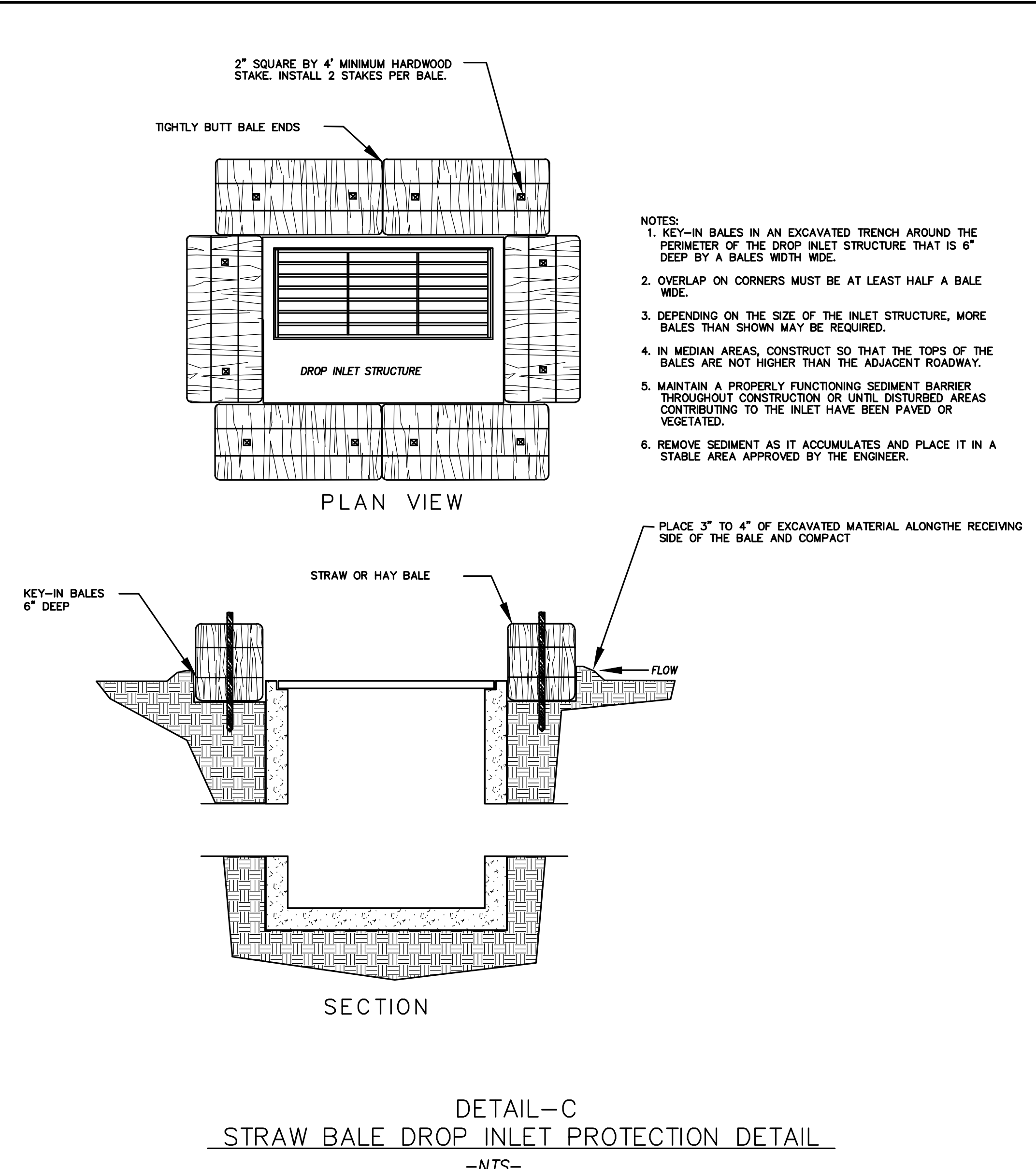
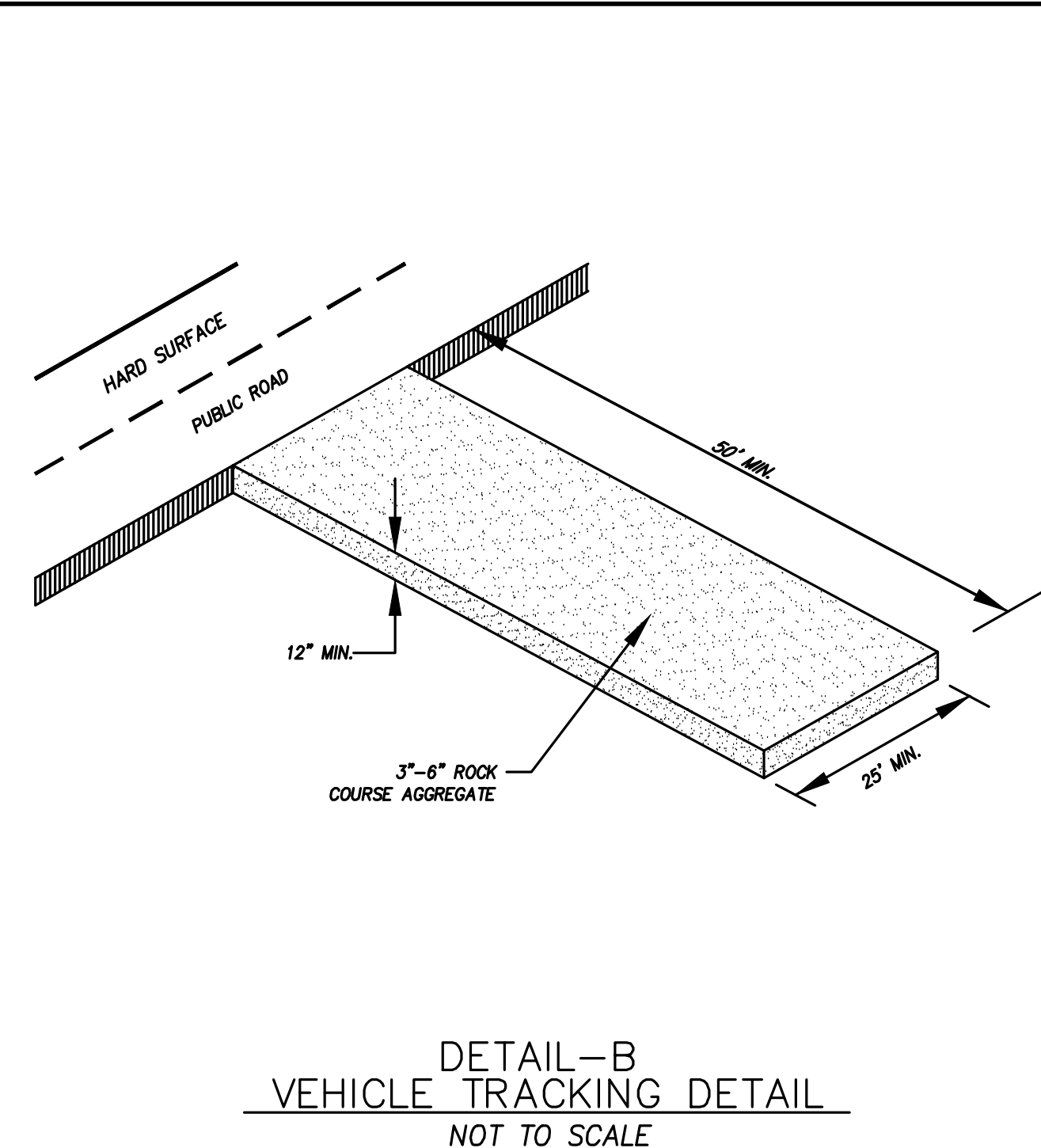
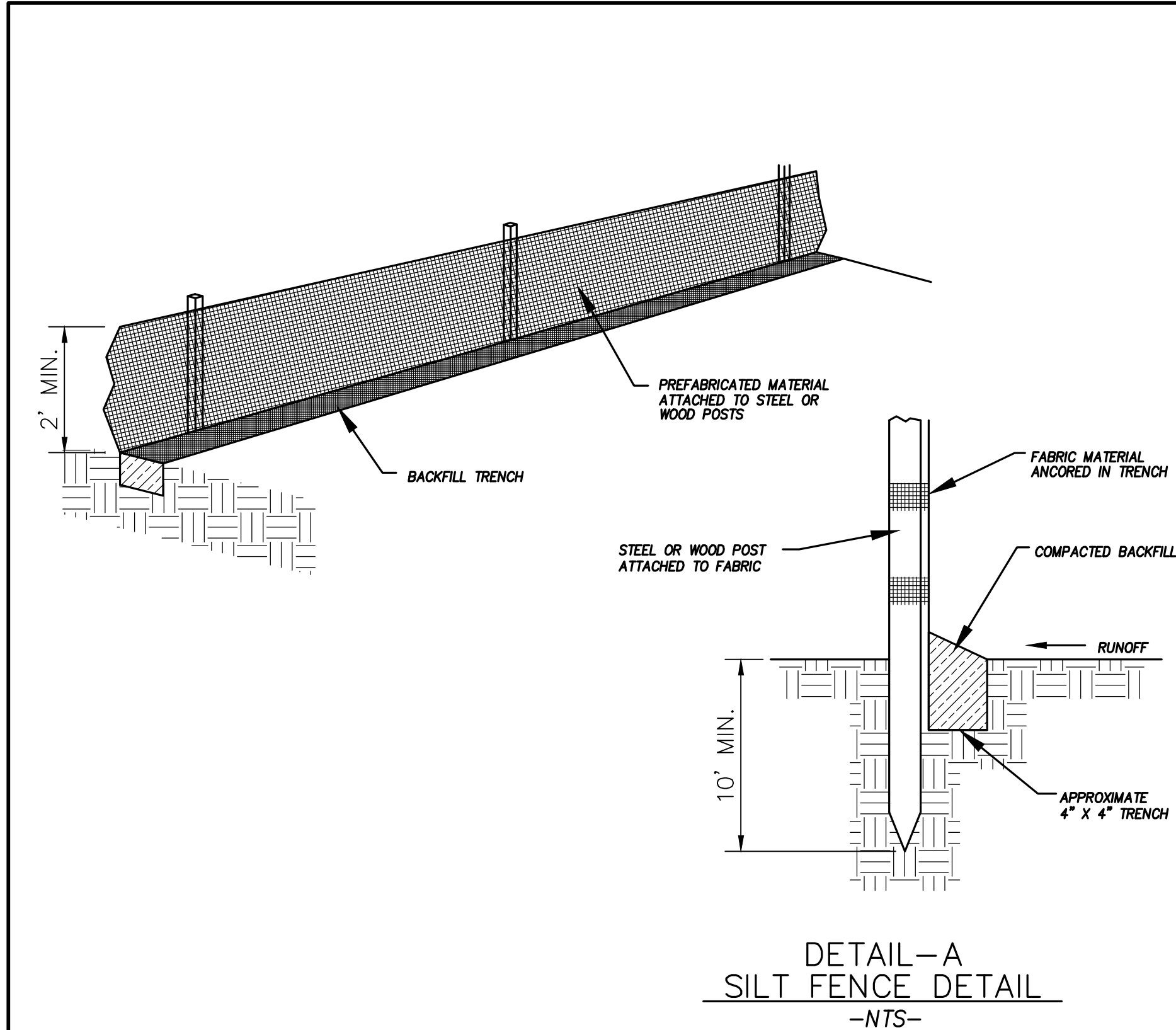
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2  
3

SHEET NAME:

EROSION CONTROL PLAN

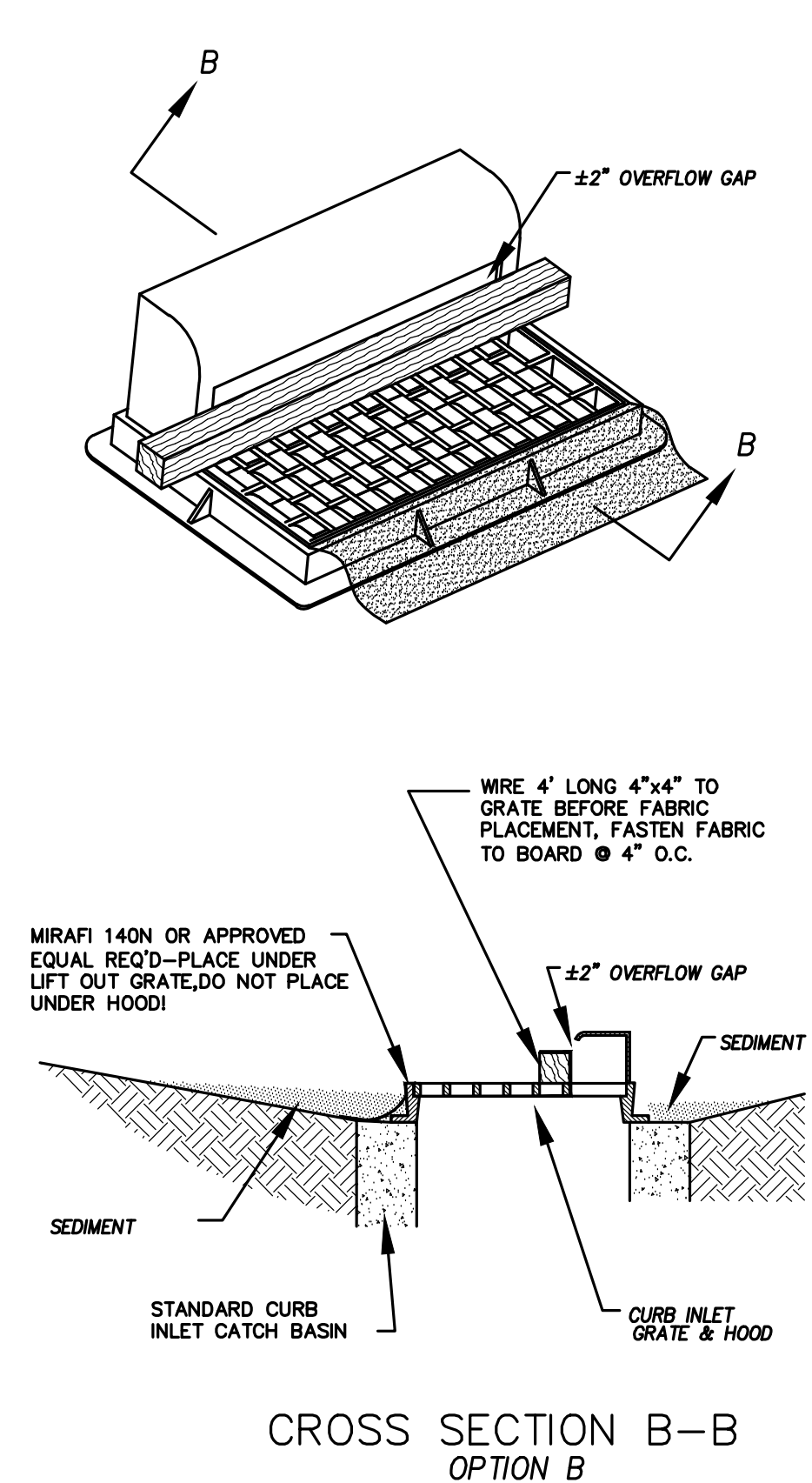
SHEET:

EC-01



\* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL-D  
CURB INLET PROTECTION  
DETAIL FOR EXISTING CATCH BASINS  
ANY OF THE ABOVE OPTIONS MAY BE USED  
NOT TO SCALE



EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPEROUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDED, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 1**  
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:  
EROSION CONTROL DETAILS  
SHEET:  
EC-03

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  
DAVID SWANSON  
  
PROJECT NAME  
THE VISTA @ SUMMIT RIDGE - PHASE 1  
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  
XXX-XXX-XXXX  
(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.

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

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4. 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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LEGEND:

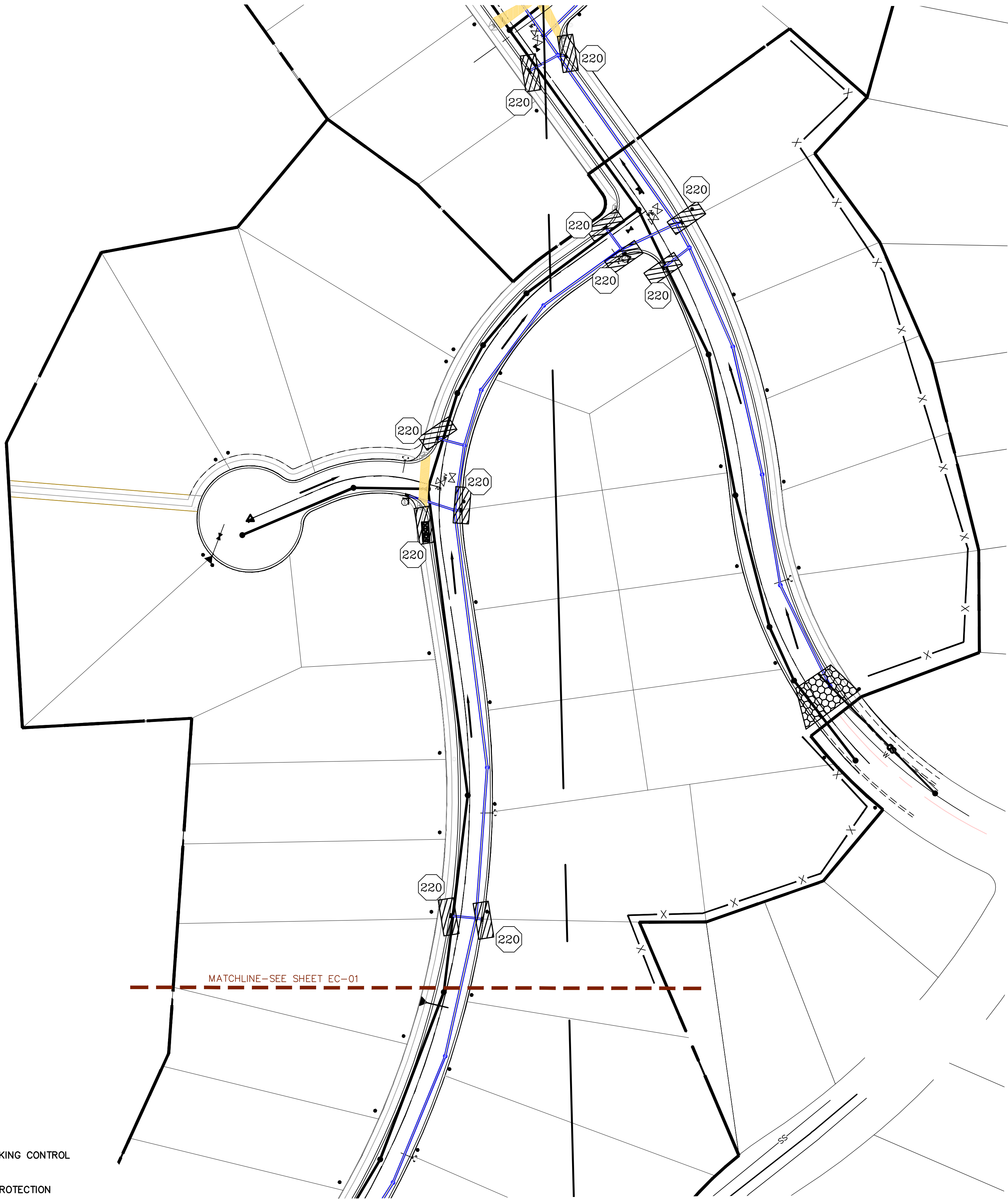
PROPOSED SILT FENCE  
(SEE SHEET EC-02)

FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

PORTABLE TOILETS



NORTH

0 30 60 120 180

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

Engineering  
& Surveying  
**region**  
1776 N. State St. #110  
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**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 1**

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	

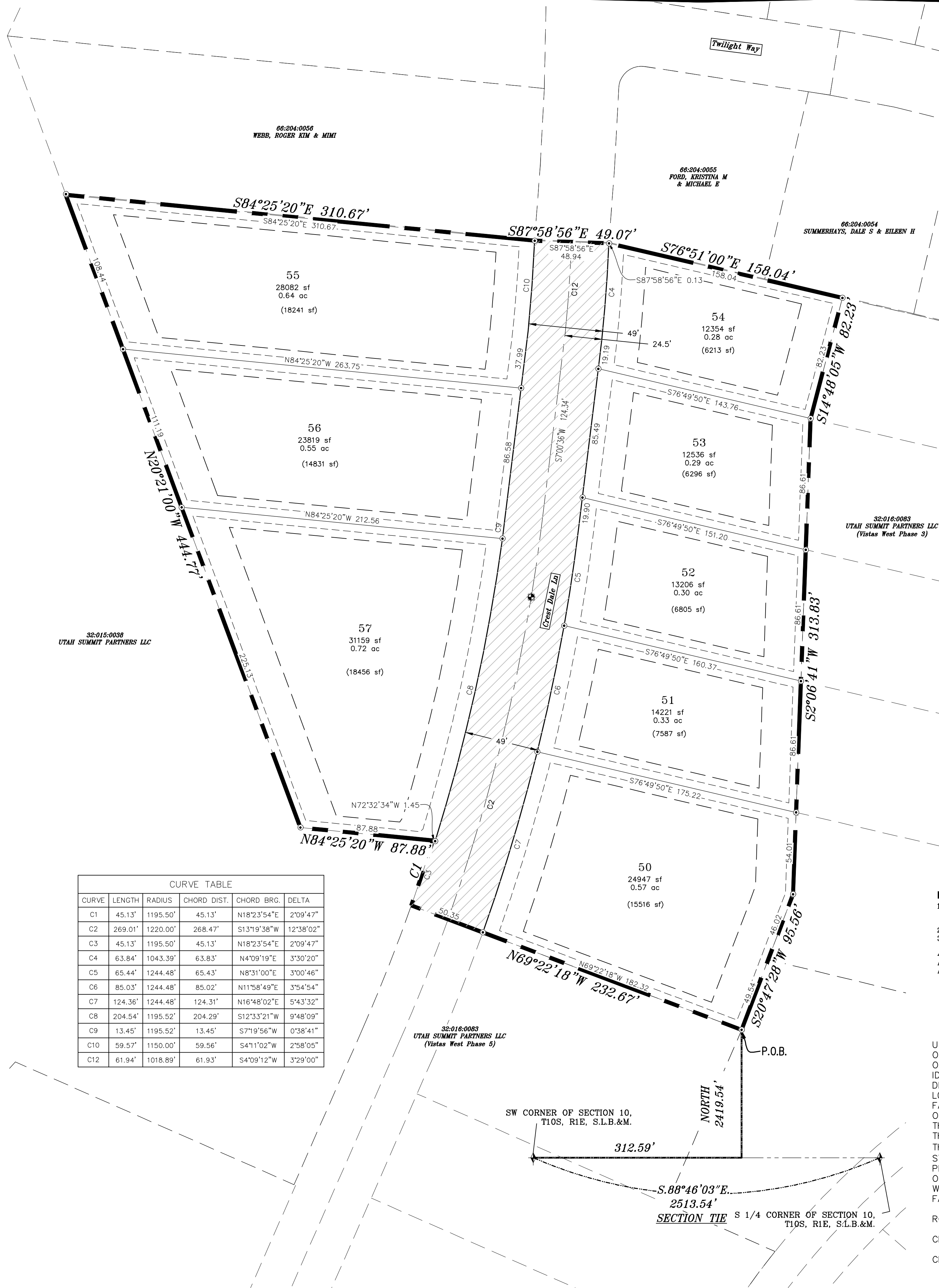
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EROSION CONTROL PLAN

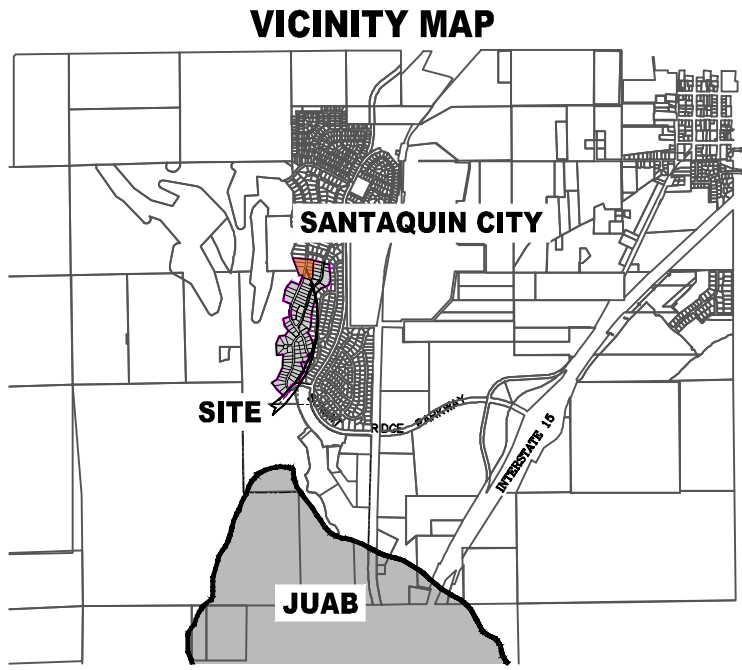
SHEET:

EC-02

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	45.13'	1195.50'	45.13'	N18°23'54"E
C2	269.01'	1220.00'	268.47'	S13°19'38"W
C3	45.13'	1195.50'	45.13'	N18°23'54"E
C4	63.84'	1043.39'	63.83'	N4°09'19"E
C5	65.44'	1244.48'	65.43'	N8°31'00"E
C6	85.03'	1244.48'	85.02'	N11°58'49"E
C7	124.36'	1244.48'	124.31'	N16°48'02"E
C8	204.54'	1195.52'	204.29'	S12°33'21"W
C9	13.45'	1195.52'	13.45'	S7°19'56"W
C10	59.57'	1150.00'	59.56'	S4°11'02"W
C12	61.94'	1018.89'	61.93'	S4°09'12"W

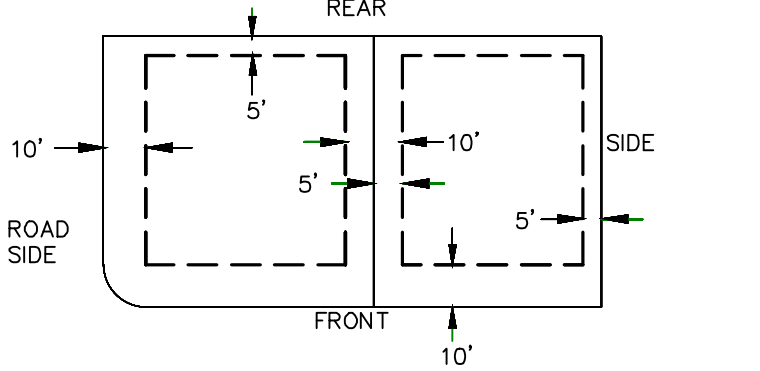


AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.19 ACRES
TOTAL LOT ACREAGE	3.68 ACRES
TOTAL ROW ACREAGE	0.51 ACRES
TOTAL OPEN SPACE	0.51 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.91 / du
NUMBER OF LOTS	8 LOTS

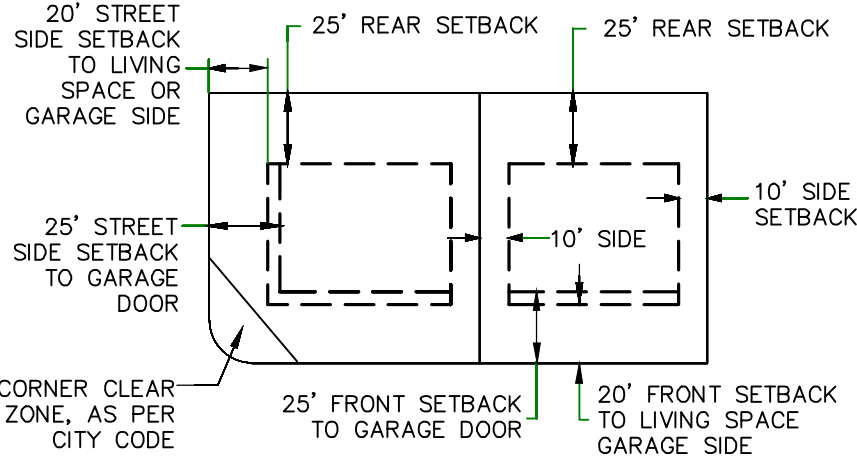
PROJECT DEVELOPER  
**David Simpson**  
801-376-1966 |  
Woodsprings@gmail.com  
407 N Main Street Springville, UT 84663

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

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



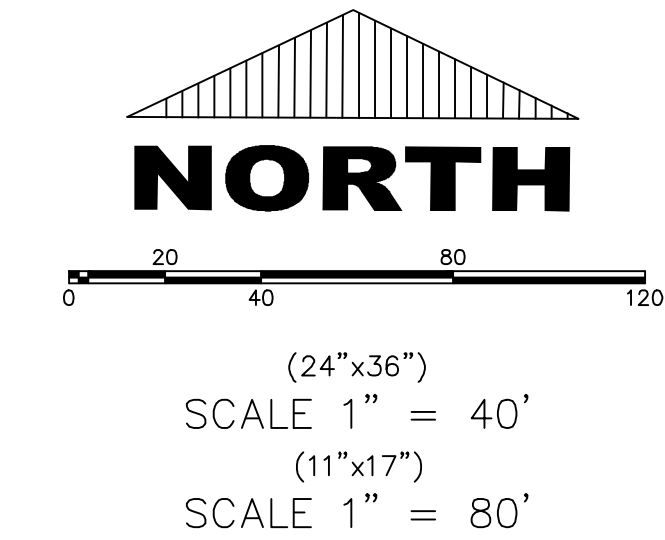
- LEGEND
- FOUND SECTION COR. AS NOTED
  - SET 5/8" IRON PIN.
  - TO BE SET AT ALL LOT CORNERS
  - FOUND CLASS 1 STREET MONUMENT
  - SET STREET MONUMENT

- 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 19, T10S, R1E, S1B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



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- \_\_\_\_\_

NOTES:

1. @ TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. #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.
3. (XXXX) ... PROPOSED RESIDENTIAL ADDRESS
4. (XXXX S.F.) AREA IN PARENTHESES DENOTES BUILDABLE AREA
5. 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 \_\_\_\_\_

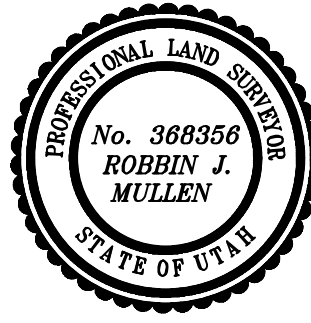
Surveyor's Certificate

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 2

BEGINNING AT A POINT ON A LINE THAT IS S.88°46'03"E. A DISTANCE OF 312.59 FEET ALONG THE SECTION LINE AND NORTH 2419.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE, N 69° 22' 18" W FOR A DISTANCE OF 232.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 09' 47", HAVING A RADIUS OF 1195.50 FEET, AND WHOSE LONG CHORD BEARS N 18° 23' 54" E FOR A DISTANCE OF 45.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 84° 25' 20" W FOR A DISTANCE OF 87.88 FEET TO A POINT ON A LINE. THENCE, N 20° 21' 00" W FOR A DISTANCE OF 444.77 FEET TO A POINT ON A LINE. THENCE, S 84° 25' 20" E FOR A DISTANCE OF 310.67 FEET TO A POINT ON A LINE. THENCE, S 87° 58' 56" E FOR A DISTANCE OF 49.07 FEET TO A POINT ON A LINE. THENCE, S 76° 51' 00" E FOR A DISTANCE OF 158.04 FEET TO A POINT ON A LINE. THENCE, S 14° 48' 05" W FOR A DISTANCE OF 82.23 FEET TO A POINT ON A LINE. THENCE, S 02° 06' 41" W FOR A DISTANCE OF 313.83 FEET TO A POINT ON A LINE. THENCE, S 20° 47' 28" W FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE. THENCE S 20° 47' 28" W A DISTANCE OF 49.54 FEET TO THE POINT OF BEGINNING CONTAINING 4.19 ACRES OF LAND AND 8 LOTS



DATE

OWNERS DEDICATION

SURVEYOR  
(See Seal Below)

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 2

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- 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  
---SD--- EXISTING STORM MAIN  
---SS--- 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

#### 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.

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

NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'

(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



#### THE VISTAS WEST @ SUMMIT RIDGE PHASE 2

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

DATE: 2.21.2022

PROJECT #

REVISIONS:

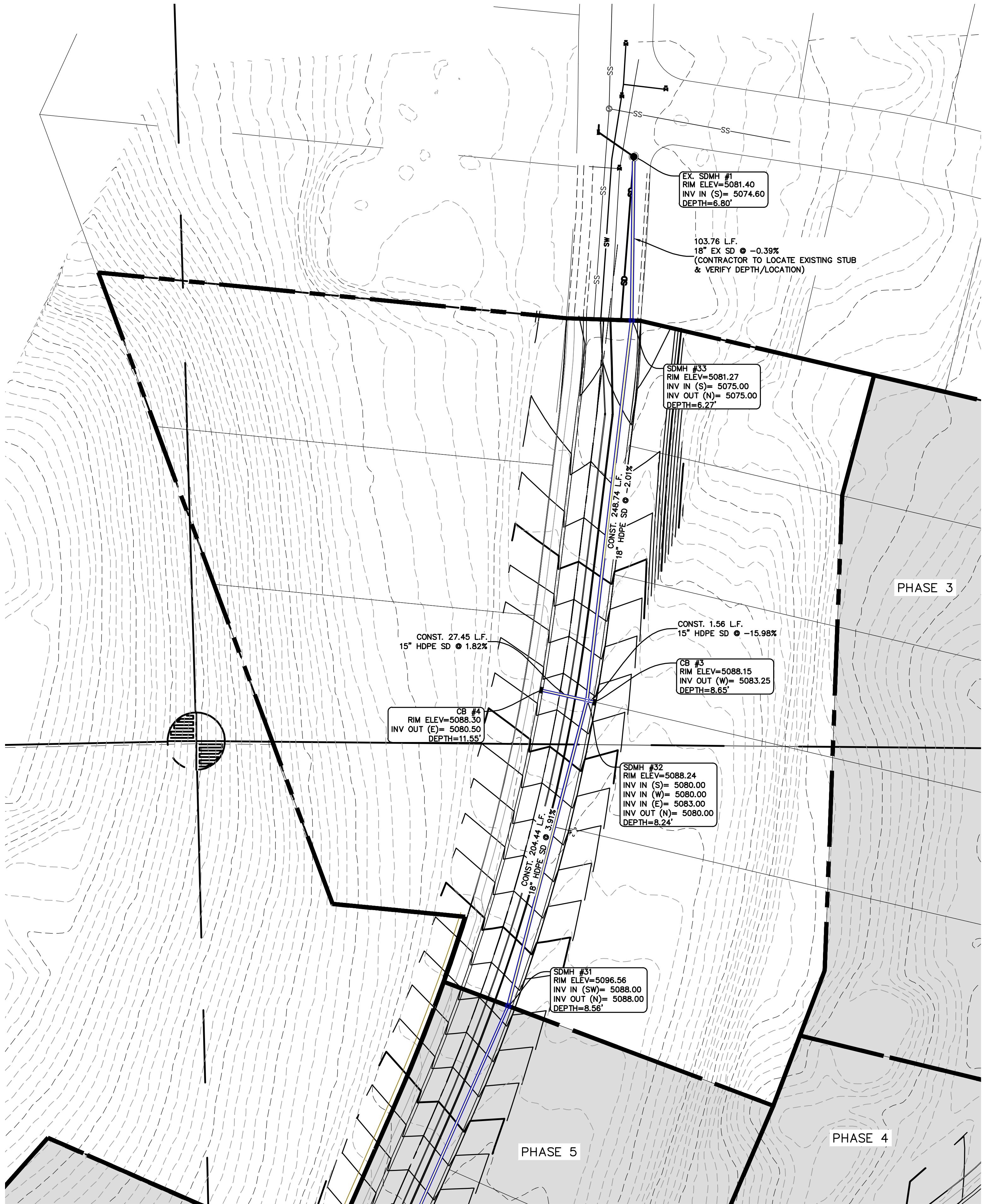
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SHEET NAME:

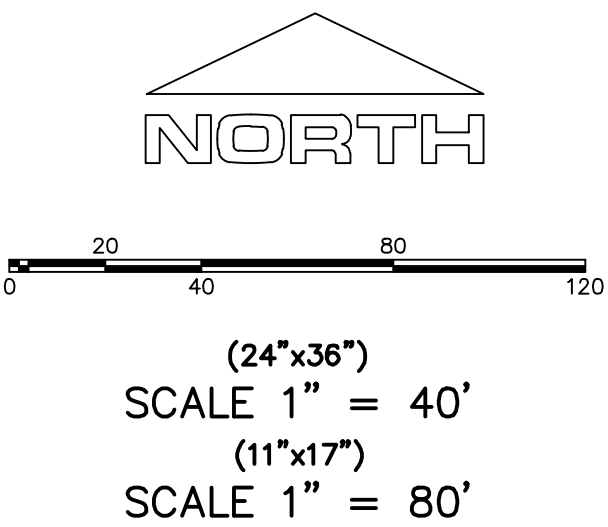
UTILITY PLANS

SHEET:

UP-01



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



Engineering & Surveying

region

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regiondesignllc.com

THE VISTAS WEST @ SUMMIT RIDGE

PHASE 2

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

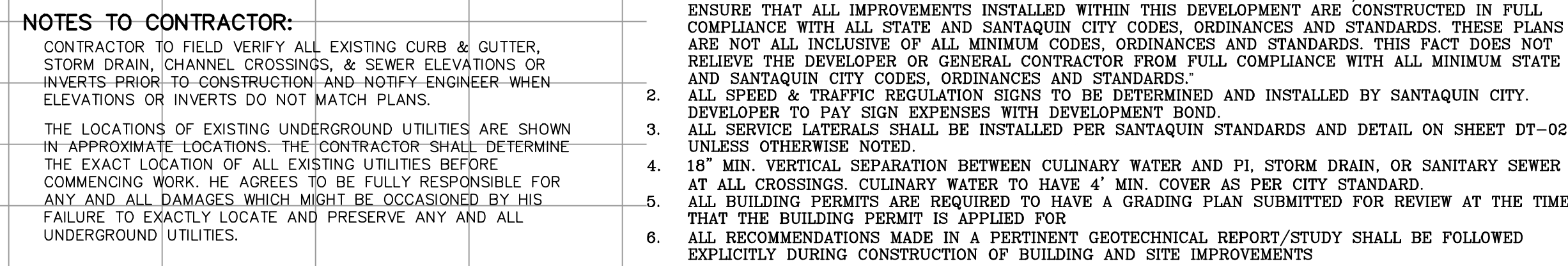
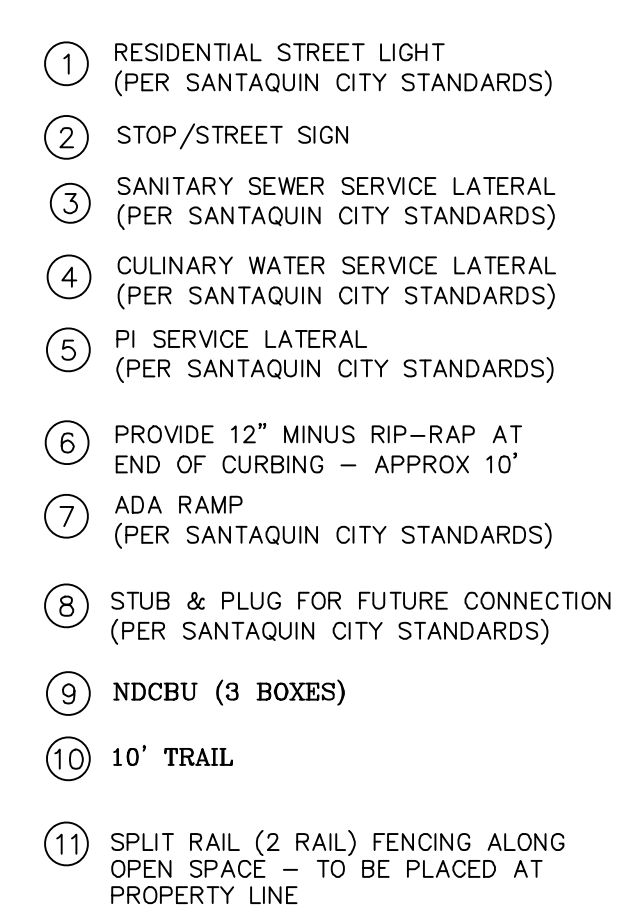
DATE:2.21.2022	
PROJECT #	
REVISIONS:	
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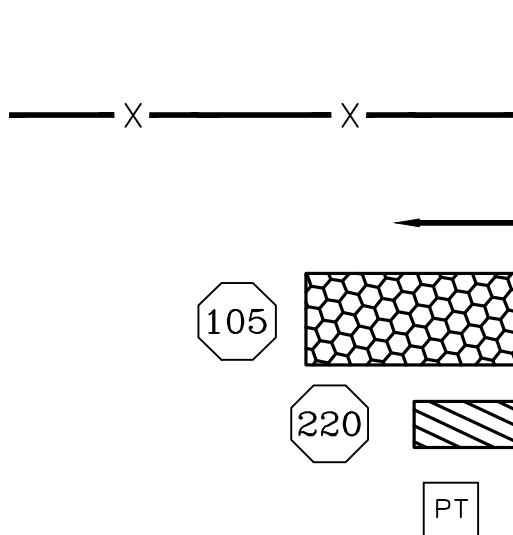
SHEET NAME:

GRADING PLANS

SHEET:

GR-01





LEGEND:

PROPOSED SILT FENCE  
(SEE SHEET EC-02)

FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

PORTABLE TOILETS

NOTES:

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

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

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

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)

PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT  
(6" Uppercase Bold Letters)

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
CITY ENGINEER  
(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.

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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. 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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

NORTH

0 30 60 120 180

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



Engineering & Surveying  
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 2**  
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

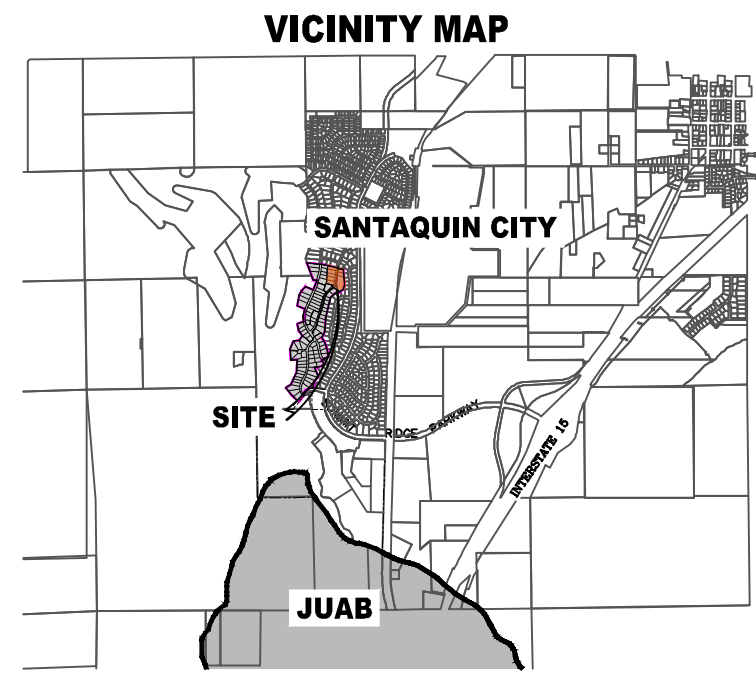
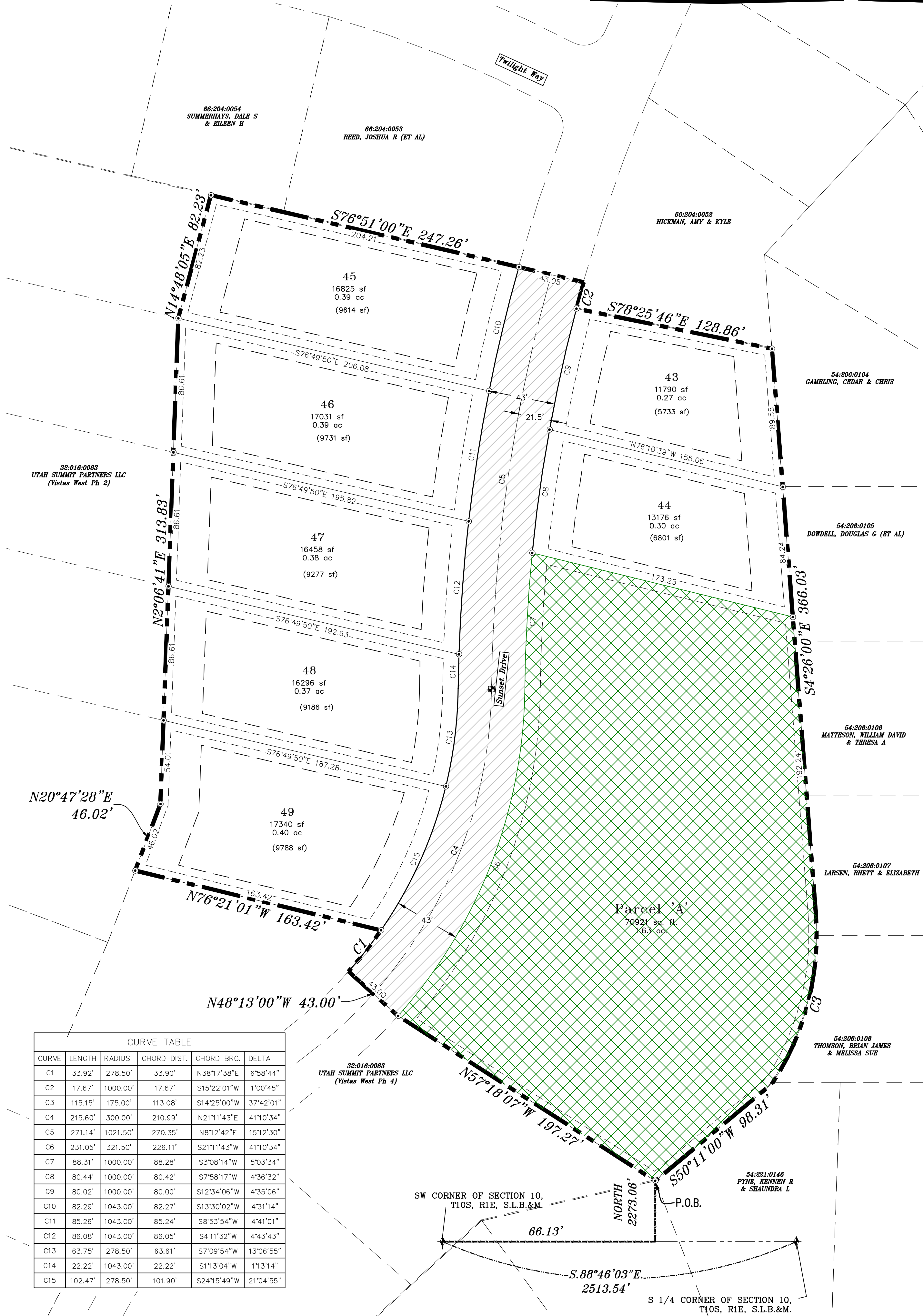
SHEET NAME:

EROSION CONTROL PLAN

SHEET:

EC-01

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 3



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	EC - PLANNED COMMUNITY
DENSITY	1.52 / duq
NUMBER OF LOTS	7 LOTS

PROJECT DEVELOPER

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

PROJECT ENGINEER & SURVEYOR

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

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'

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

DOMINION ENERGY ACCEPTANCE

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

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

DOMINION ENERGY COMPANY

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

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

SHEET 1 of 1

Surveyor's Certificate

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

Boundary Description

VISTAS WEST - PHASE 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°13'06" FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 57°18'07" 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.

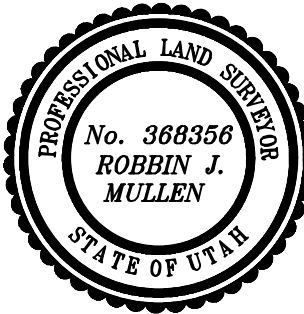
THENCE, S 78°25'46" E FOR A DISTANCE OF 128.86 FEET TO A POINT ON A LINE.

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 HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO 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 \_\_\_\_\_

ATTEST \_\_\_\_\_

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

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
--------------------	---------------------------	----------------------

This form approved by Utah County and the municipalities therein.

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- 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 CULINARY 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

#### 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.

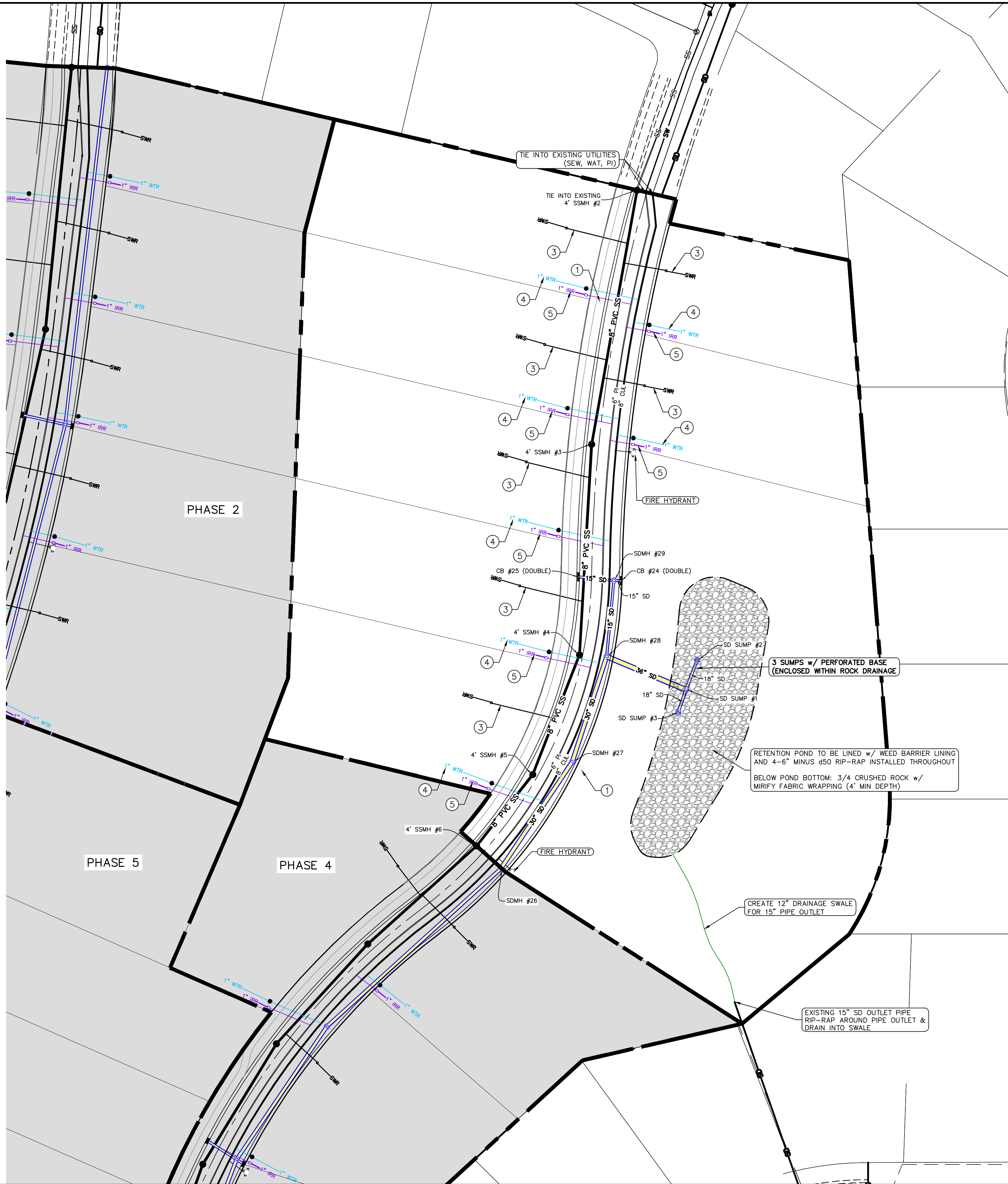
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

NORTH

0 20 40 80 120

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

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:

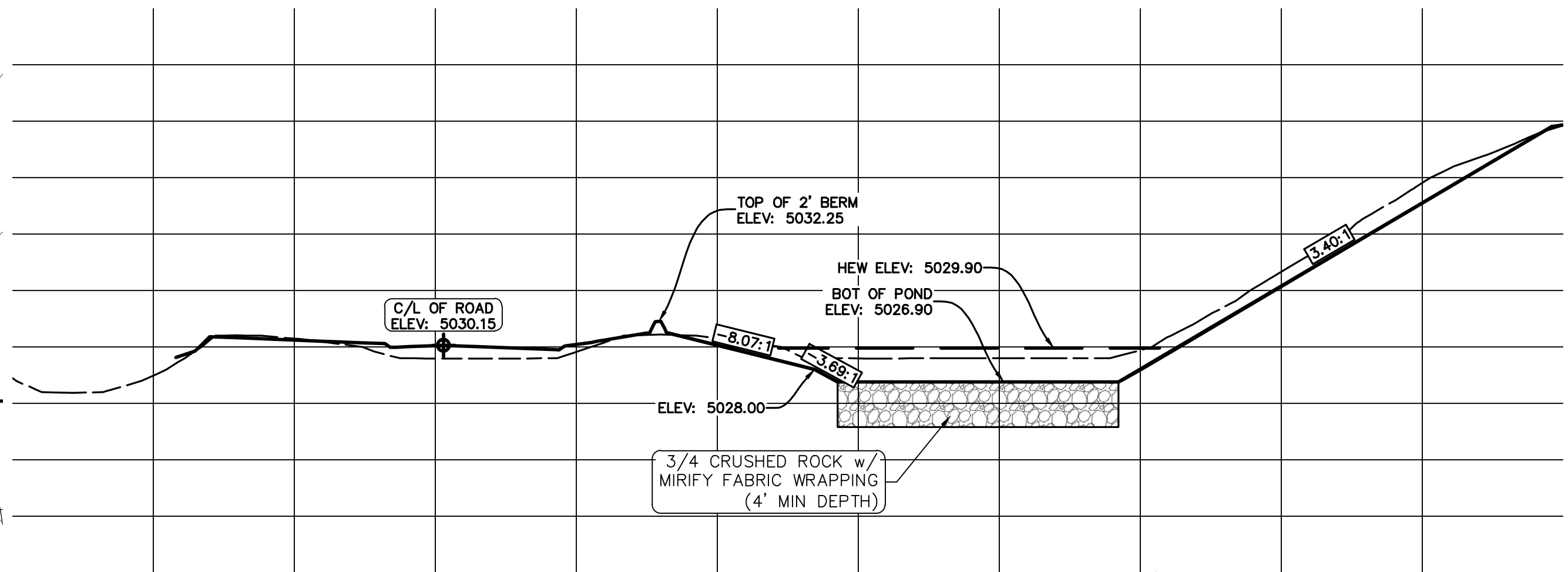
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3	

SHEET NAME:

UTILITY PLANS

SHEET:

UP-01



POND SECTION

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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0 20 40 80 120

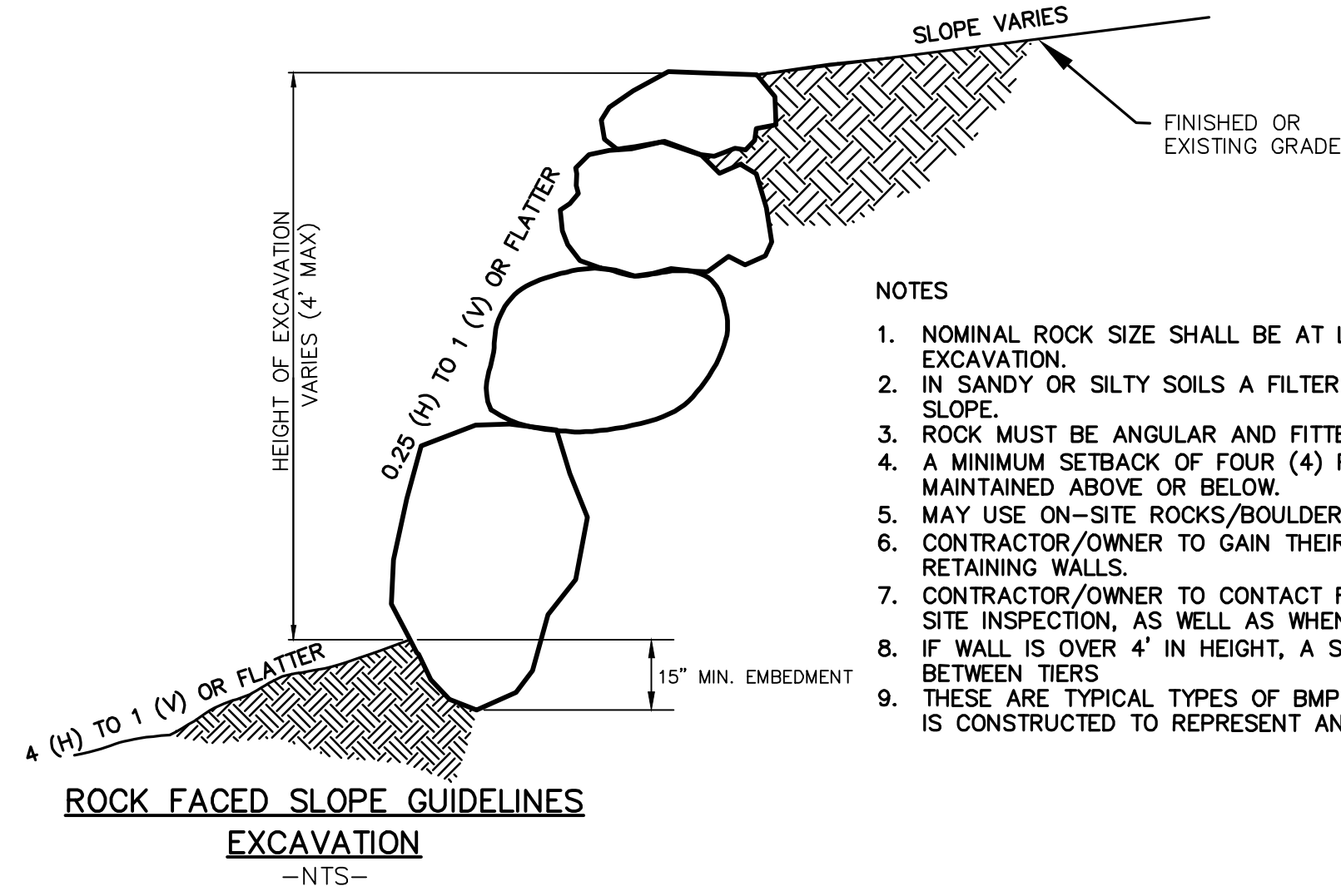
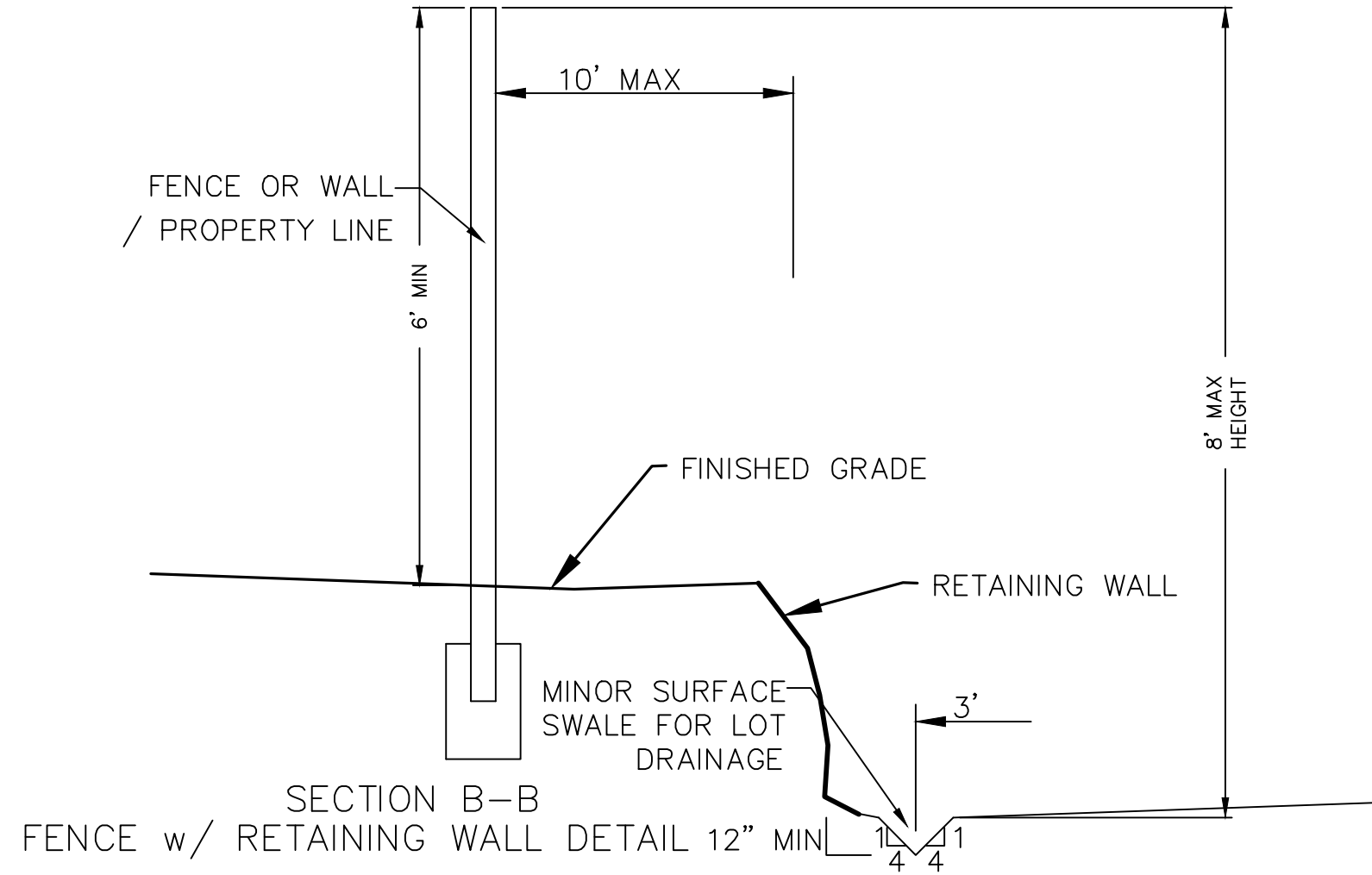
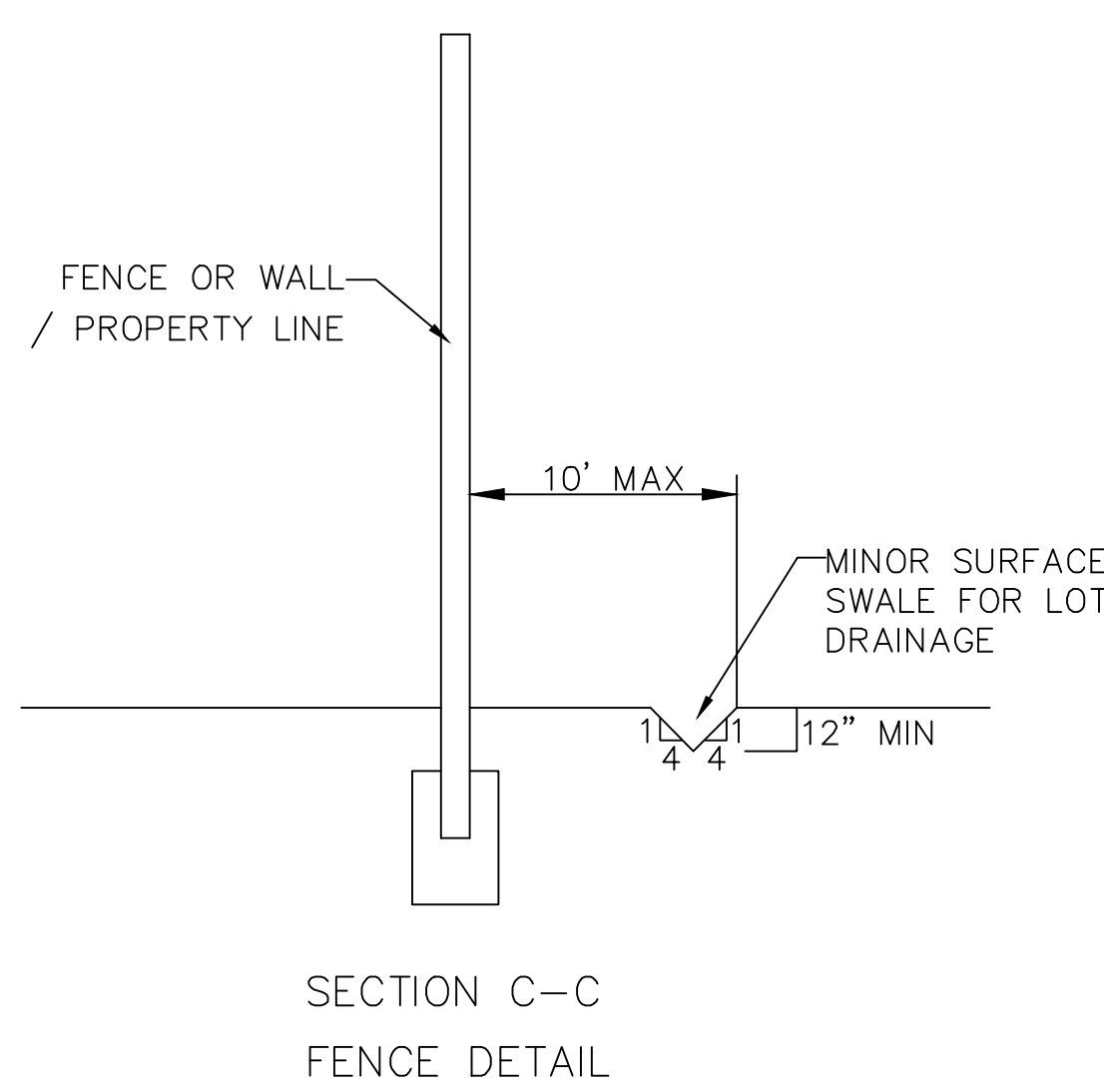
(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
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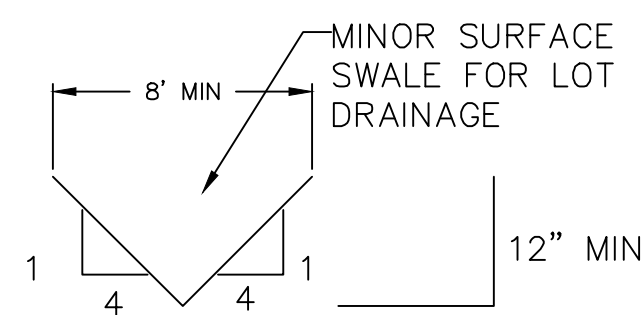
**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022	
PROJECT #	
REVISIONS:	
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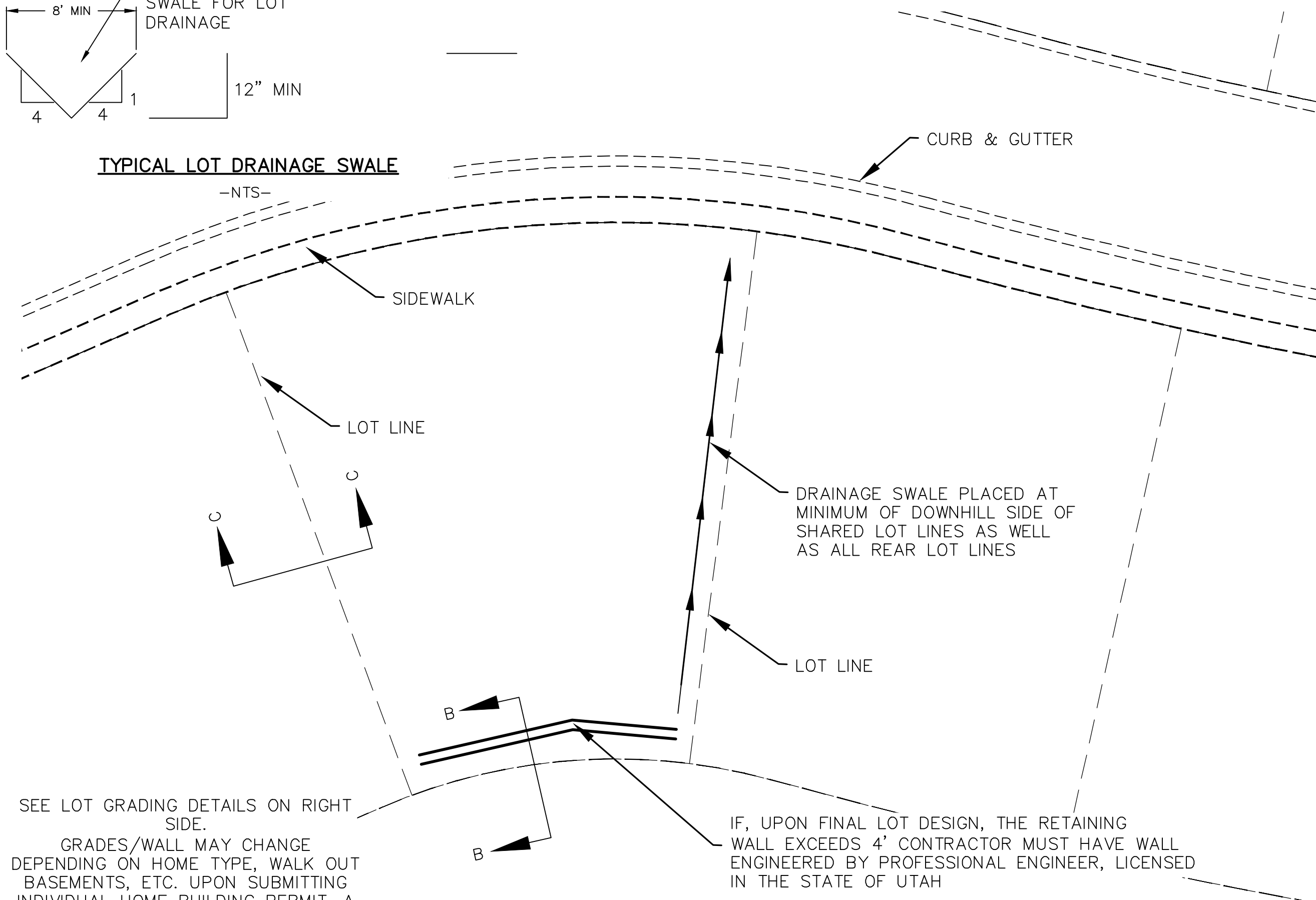
SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**



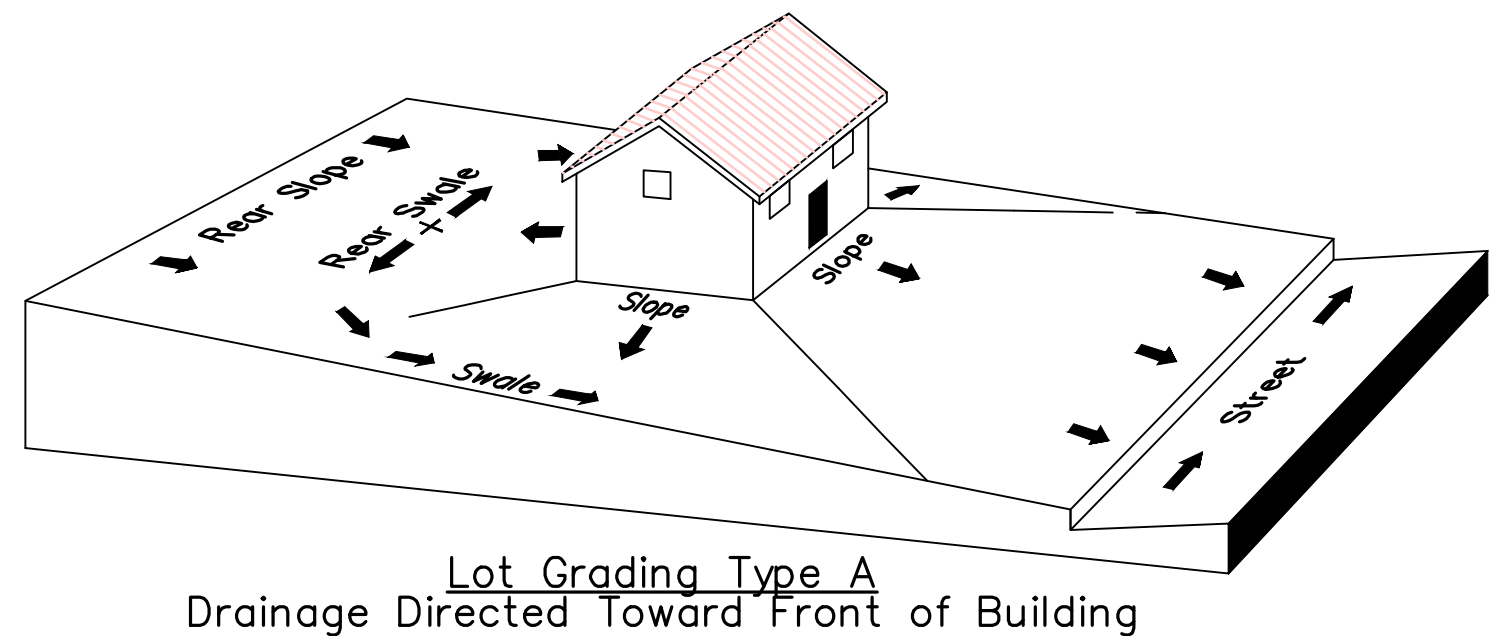
- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET 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.



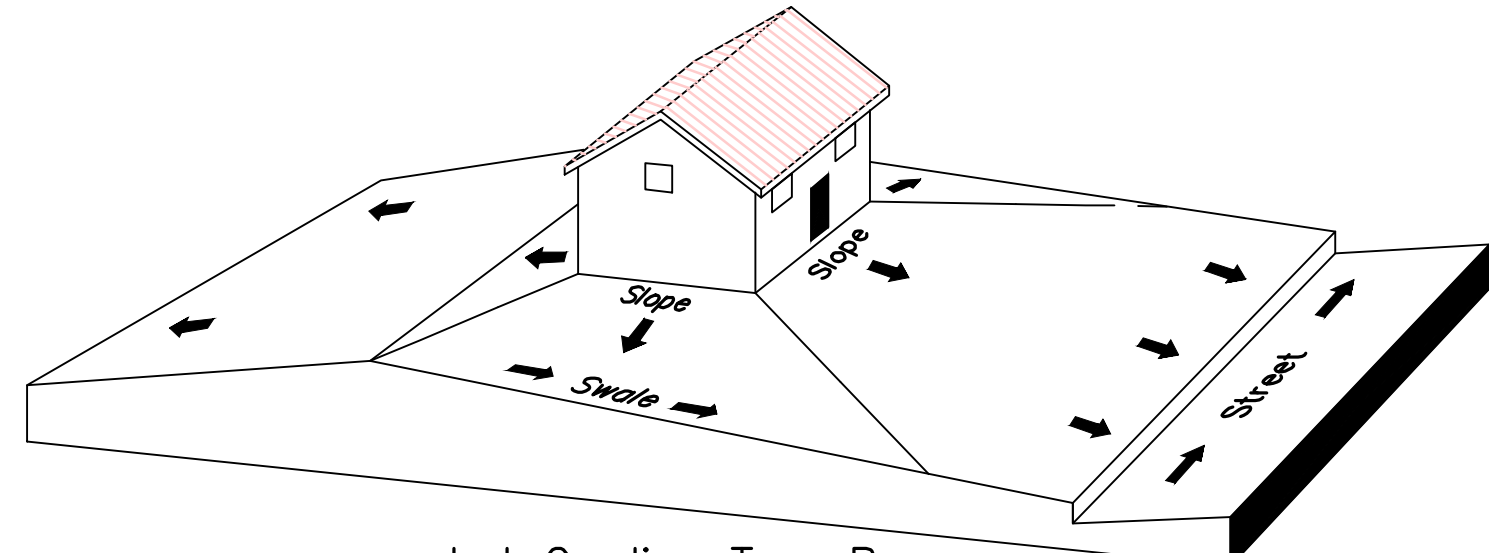
TYPICAL LOT DRAINAGE SWALE



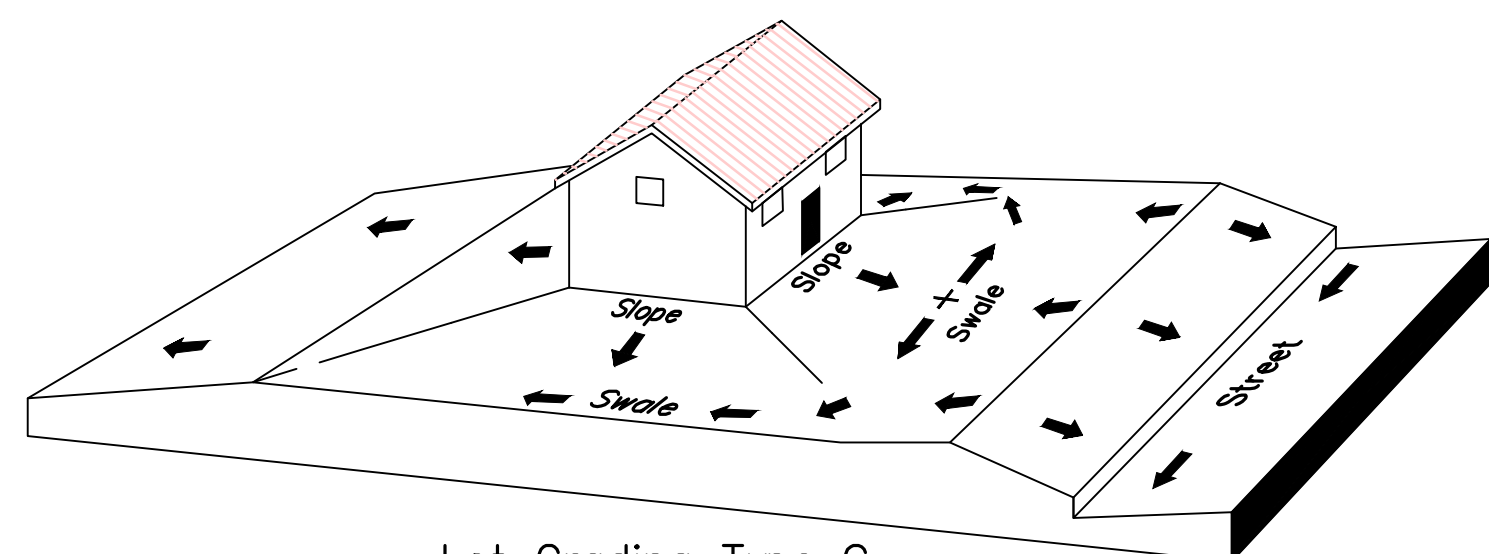
TYPICAL LOT GRADING



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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Engineering & Surveying

region

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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:
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3

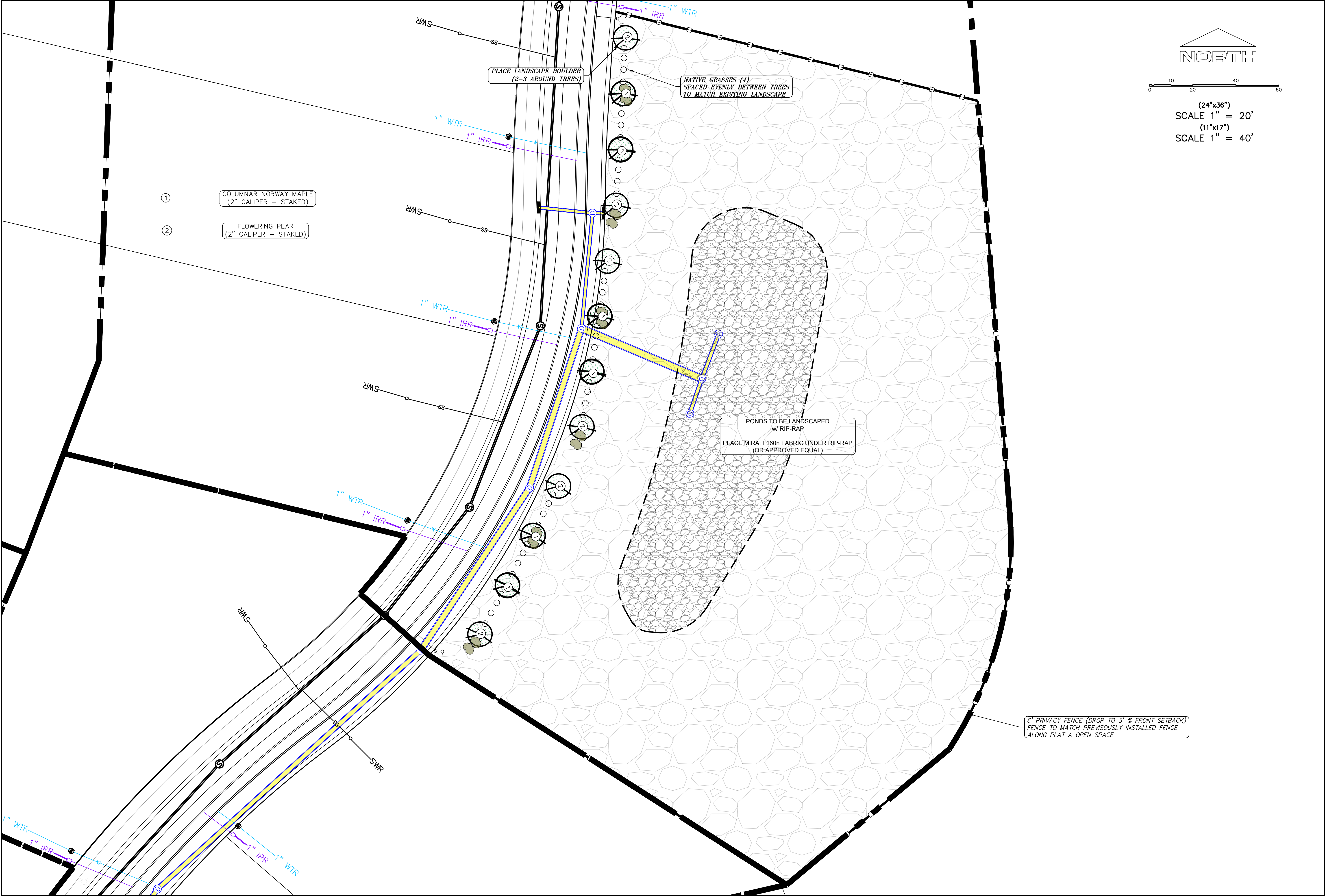
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GRADING PLANS

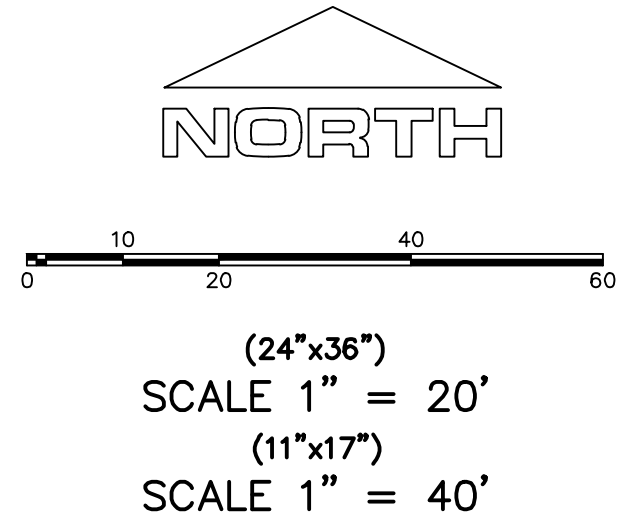
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GR-02







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



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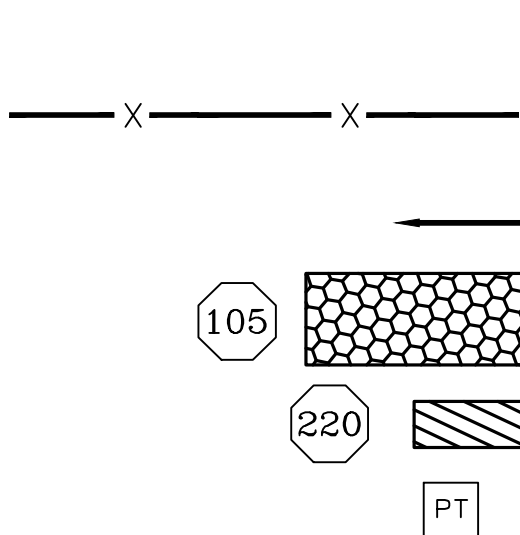
**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 3**

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

DATE: 2.21.2022	
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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	BEGINNING OF CONSTRUCTION TO PLACEMENT OF ASPHALT

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)

PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
1-800-438-6848  
(3" Uppercase Bold Letters and 3" Bold Numbers)

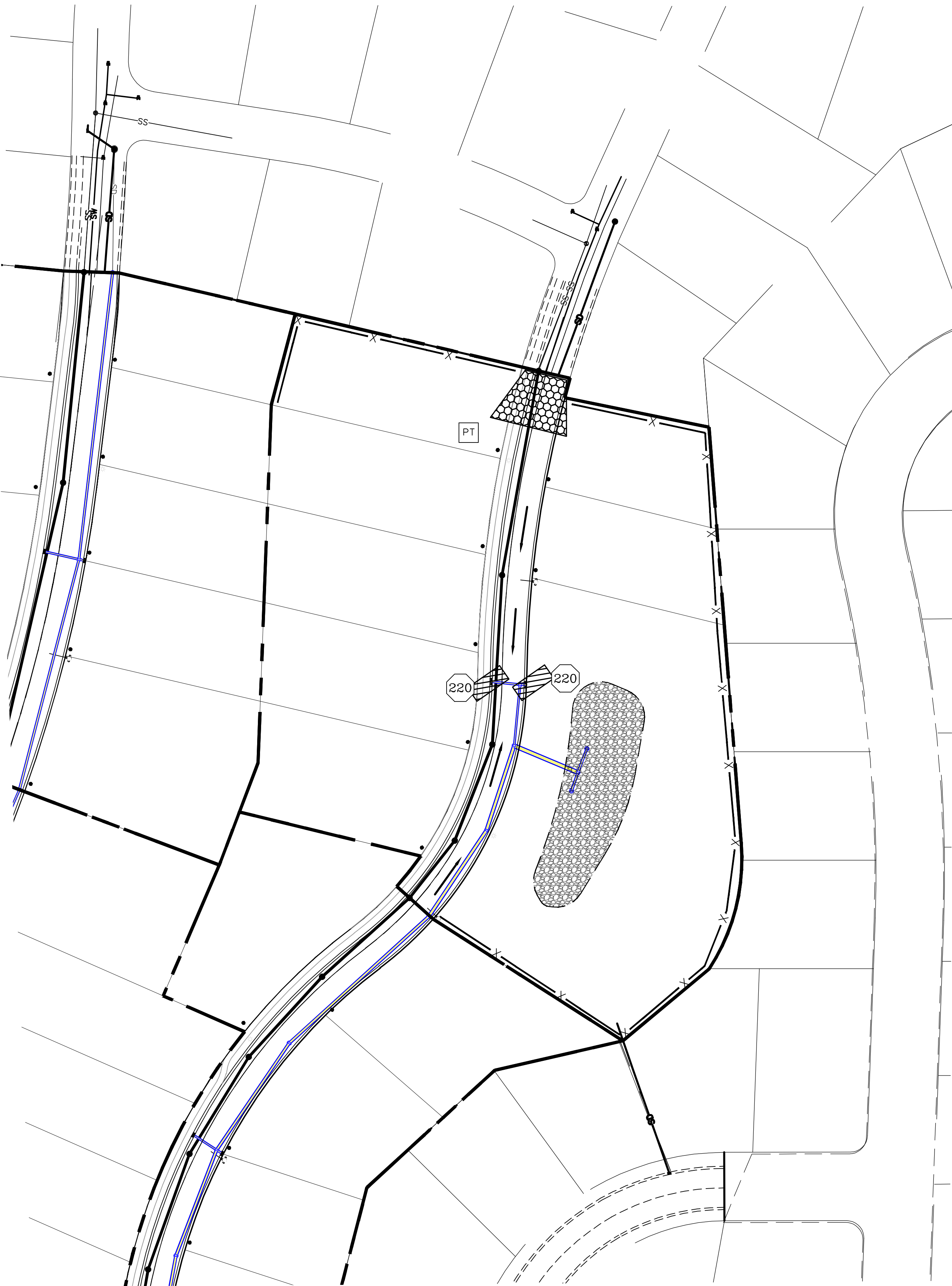
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT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

NORTH

0 30 60 120 180

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



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

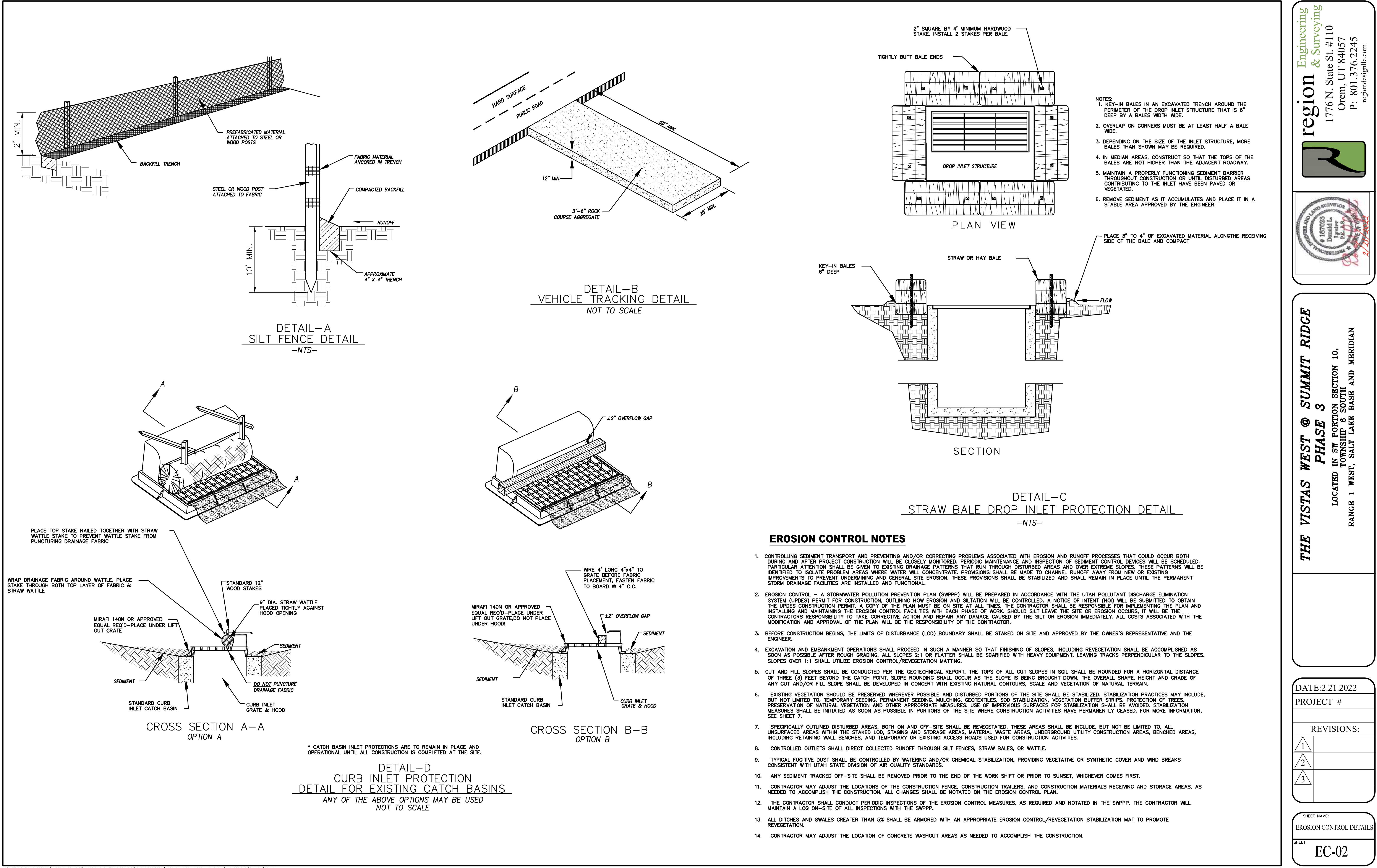
PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:  
EROSION CONTROL PLAN

SHEET:  
EC-01



Engineering & Surveying  
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1776 N. State St. #110  
Orem, UT 84057  
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**THE VISTAS WEST @ SUMMIT RIDGE**  
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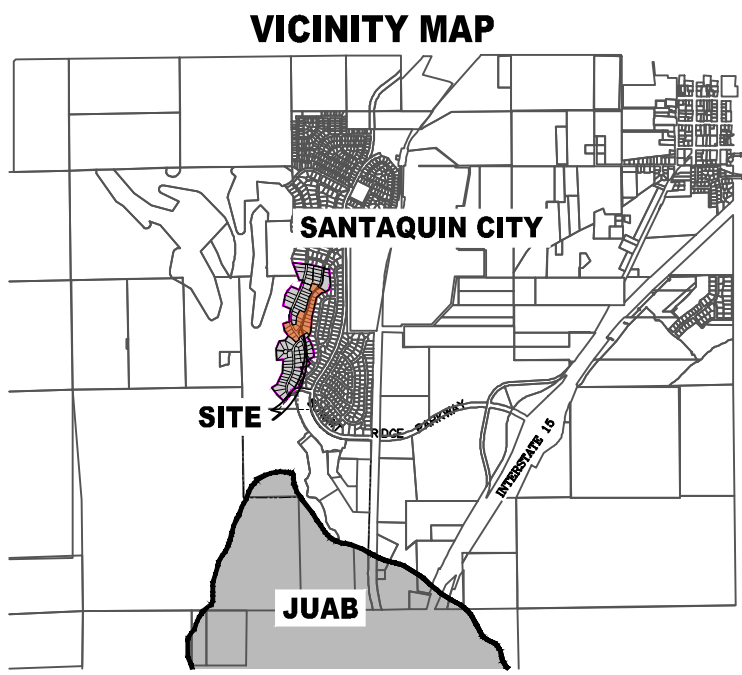
SHEET NAME:  
EROSION CONTROL DETAILS

SHEET:  
**EC-02**

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	98.88'	475.50'	98.70'	S16°14'46"E
C2	185.40'	478.50'	184.24'	N17°02'28"E
C3	298.76'	521.50'	294.69'	N22°21'12"E
C4	33.92'	278.50'	33.90'	S38°17'38"W
C5	23.65'	15.00'	21.28'	S9°20'30"W
C6	43.40'	296.50'	43.36'	S50°19'24"W
C7	222.92'	500.00'	221.08'	S23°03'40"E
C8	236.05'	300.00'	230.01'	N31°37'31"E
C9	332.60'	1000.00'	331.07'	N18°36'45"E
C10	193.73'	500.00'	192.52'	N17°02'28"E
C11	411.07'	500.00'	399.59'	N29°29'38"E
C12	58.97'	300.00'	58.88'	N47°24'53"E
C13	90.10'	978.50'	90.07'	S15°57'33"W
C14	90.16'	978.50'	90.13'	S21°14'12"W
C15	72.83'	978.50'	72.81'	S26°00'31"W
C16	18.09'	521.50'	18.09'	S27°08'50"W
C17	90.24'	521.50'	90.12'	S21°11'48"W
C18	90.78'	521.50'	90.66'	S11°15'10"W
C19	2.95'	521.50'	2.95'	S6°06'14"W
C20	87.89'	478.50'	87.76'	S11°12'12"W
C21	90.32'	478.50'	90.19'	S21°52'21"W
C22	151.81'	478.50'	151.17'	S36°22'07"W
C23	63.38'	478.50'	63.33'	S49°15'06"W
C24	63.20'	321.50'	63.10'	S47°24'53"W
C25	54.75'	278.50'	54.66'	N47°24'53"E
C26	129.99'	521.50'	129.65'	N45°54'20"E
C27	177.38'	1021.50'	177.16'	N20°30'08"E
C28	86.76'	1021.50'	86.73'	N13°05'40"E
C29	28.12'	1021.50'	28.12'	N9°52'22"E
C30	83.32'	278.50'	83.01'	N17°39'18"E
C31	119.53'	278.50'	118.62'	N38°31'16"E
C32	24.44'	15.00'	21.82'	S82°30'30"E
C33	113.12'	475.50'	112.85'	S29°01'06"E
C34	103.79'	524.50'	103.62'	N15°57'28"W
C35	76.15'	524.50'	76.09'	N25°47'11"W
C36	53.89'	524.50'	53.87'	N32°53'23"W
C37	22.38'	15.00'	20.36'	S6°55'01"W
C38	124.74'	321.50'	123.95'	S38°33'09"W
C39	84.64'	321.50'	84.39'	S19°53'46"W
C40	18.35'	321.50'	18.35'	S10°43'09"W
C41	72.36'	978.50'	72.35'	S11°12'10"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	83.00'	S35°50'00"E
L2	24.10'	N54°10'00"E
L3	147.96'	S35°50'00"E



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	10.22 ACRES
TOTAL LOT ACREAGE	8.46 ACRES
TOTAL ROW ACREAGE	1.76 ACRES
TOTAL OPEN SPACE	1.76 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	2.15 / du
NUMBER OF LOTS	22 LOTS

PROJECT DEVELOPER

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

PROJECT ENGINEER  
& SURVEYOR

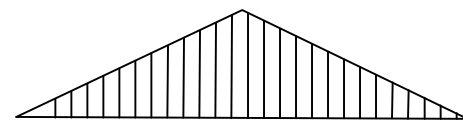
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

LEGEND

FOUND SECTION COR. AS NOTED	PROPERTY BOUNDARY
SET 5/8" IRON PIN.	CENTERLINE
TO BE SET AT ALL LOT CORNERS	RIGHT-OF-WAY LINE
FOUND CLASS I STREET MONUMENT	LOT LINE
	SECTION LINE
	PUBLIC UTILITY EASEMENT
	CALCULATED POINT (NOT SET)
	NDCBU
(4'x8' POSTAL EASEMENT)	AREA DEDICATED TO SANTIQUIN CITY AS PUBLIC RIGHT OF WAY
	AREA DEDICATED TO SANTIQUIN 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 19, T10S, R1E, S1B&M WITH THE BEARING BEING S89°05'23"W ALONG SAID LINE.



(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'

DOMINION ENERGY ACCEPTANCE

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

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

DOMINION ENERGY COMPANY

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

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

ROCKY MTN POWER

CENTRACOM

CENTURY LINK

UTILITIES APPROVAL

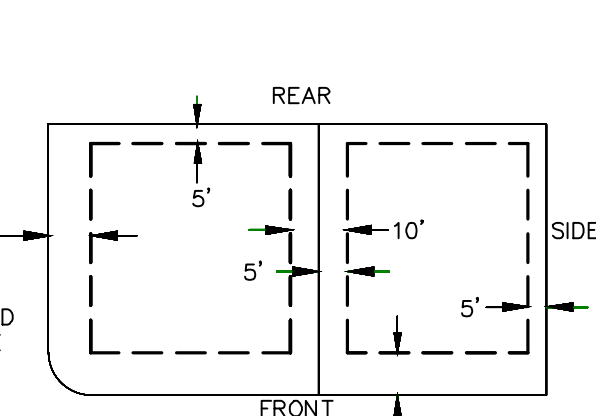
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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

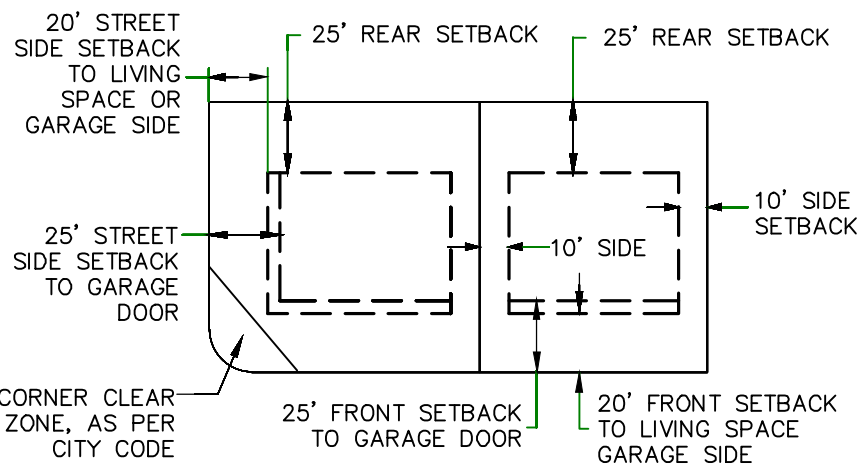
CENTRACOM

CENTURY LINK

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



NOTES:

1. @ TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. #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.
3. [XXXX] ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA
4. 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.

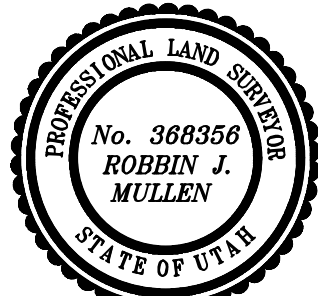
Boundary Description

VISTAS WEST - PHASE 4

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W, A DISTANCE OF 236.39 FEET ALONG THE SECTION LINE AND NORTH 1205.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 35° 29' 00" W FOR A DISTANCE OF 168.34 FEET TO A POINT ON A LINE.  
THENCE, N 11° 13' 00" W FOR A DISTANCE OF 167.42 FEET TO A POINT ON A LINE.  
THENCE, N 72° 16' 35" E FOR A DISTANCE OF 156.40 FEET TO A POINT ON A LINE.  
THENCE, N 79° 42' 40" E FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 54' 52", HAVING A RADIUS OF 475.50 FEET, AND WHOSE LONG CHORD BEARS S 16° 14' 46" E FOR A DISTANCE OF 98.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, N 83° 16' 45" E FOR A DISTANCE OF 89.45 FEET TO A POINT ON A LINE.  
THENCE, N 03° 10' 35" E FOR A DISTANCE OF 194.78 FEET TO A POINT ON A LINE.  
THENCE, N 24° 29' 08" E FOR A DISTANCE OF 173.45 FEET TO A POINT ON A LINE.  
THENCE, S 68° 15' 00" E FOR A DISTANCE OF 128.25 FEET TO A POINT ON A LINE.  
THENCE, N 26° 48' 32" E FOR A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH 22° 11' 57", HAVING A RADIUS OF 478.50 FEET, AND WHOSE LONG CHORD BEARS N 17° 02' 28" E FOR A DISTANCE OF 184.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 32° 49' 25", HAVING A RADIUS OF 521.50 FEET, AND WHOSE LONG CHORD BEARS N 22° 21' 12" E FOR A DISTANCE OF 294.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, N 66° 15' 00" W FOR A DISTANCE OF 77.83 FEET TO A POINT ON A LINE.  
THENCE, N 23° 13' 09" E FOR A DISTANCE OF 124.82 FEET TO A POINT ON A LINE.  
THENCE, N 20° 47' 28" E FOR A DISTANCE OF 49.54 FEET TO A POINT ON A LINE.  
THENCE, S 76° 21' 01" E FOR A DISTANCE OF 163.42 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, AND WHOSE LONG CHORD BEARS S 38° 17' 38" W FOR A DISTANCE OF 33.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, S 48° 13' 00" E FOR A DISTANCE OF 43.00 FEET TO A POINT ON A LINE. THENCE, S 57° 18' 07" E FOR A DISTANCE OF 197.27 FEET TO A POINT ON A LINE. THENCE, S 77° 04' 00" W FOR A DISTANCE OF 115.22 FEET TO A POINT ON A LINE.  
THENCE, S 47° 28' 27" W FOR A DISTANCE OF 151.76 FEET TO A POINT ON A LINE. THENCE, S 14° 32' 00" W FOR A DISTANCE OF 483.46 FEET TO A POINT ON A LINE. THENCE, S 04° 00' 00" W FOR A DISTANCE OF 349.19 FEET TO A POINT ON A LINE.  
THENCE, S 15° 38' 00" W FOR A DISTANCE OF 95.30 FEET TO A POINT ON A LINE. THENCE, N 48° 33' 10" W FOR A DISTANCE OF 97.14 FEET TO A POINT ON A LINE. THENCE, S 54° 10' 00" W FOR A DISTANCE OF 173.44 FEET TO A POINT ON A LINE.  
THENCE, S 54° 10' 00" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE. THENCE, S 35° 50' 00" E FOR A DISTANCE OF 23.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 21' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 09° 20' 30" W FOR A DISTANCE OF 21.28 FEET. THENCE, S 54° 31' 00" W FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 23' 13", HAVING A RADIUS OF 296.50 FEET, AND WHOSE LONG CHORD BEARS S 50° 19' 24" W FOR A DISTANCE OF 43.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 44° 32' 11" W FOR A DISTANCE OF 127.68 FEET TO A POINT ON A LINE. THENCE N 53° 58' 08" W A DISTANCE OF 104.81 FEET TO THE POINT OF BEGINNING

CONTAINING 10.22 ACRES OF LAND AND 22 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

S.S.

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTIQUIN

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

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

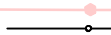


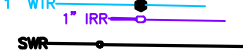












NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

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

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

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

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

SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
ANTAQUIN CITY CONSTRUCTION STANDARDS

## PHASE 5

## PHASE 1

## PHASE 1

**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4**

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

REVISIONS:

3

SHEET

UP-01

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

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

#### LEGEND

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

#### 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.

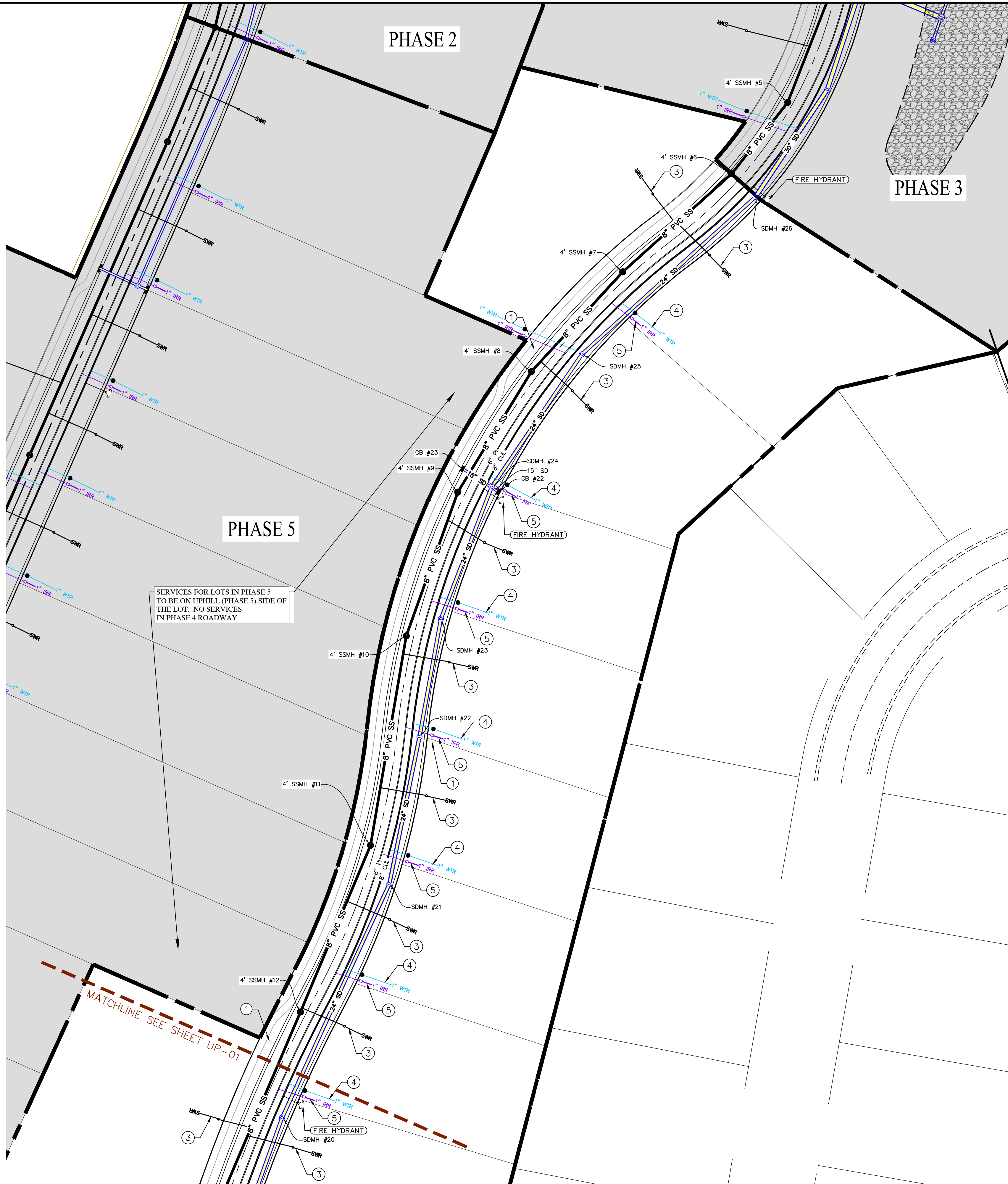
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

NORTH

0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



region  
Engineering  
& Surveying

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



#### THE VISTAS WEST @ SUMMIT RIDGE PHASE 4

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

DATE: 2.21.2022

PROJECT #

REVISIONS:

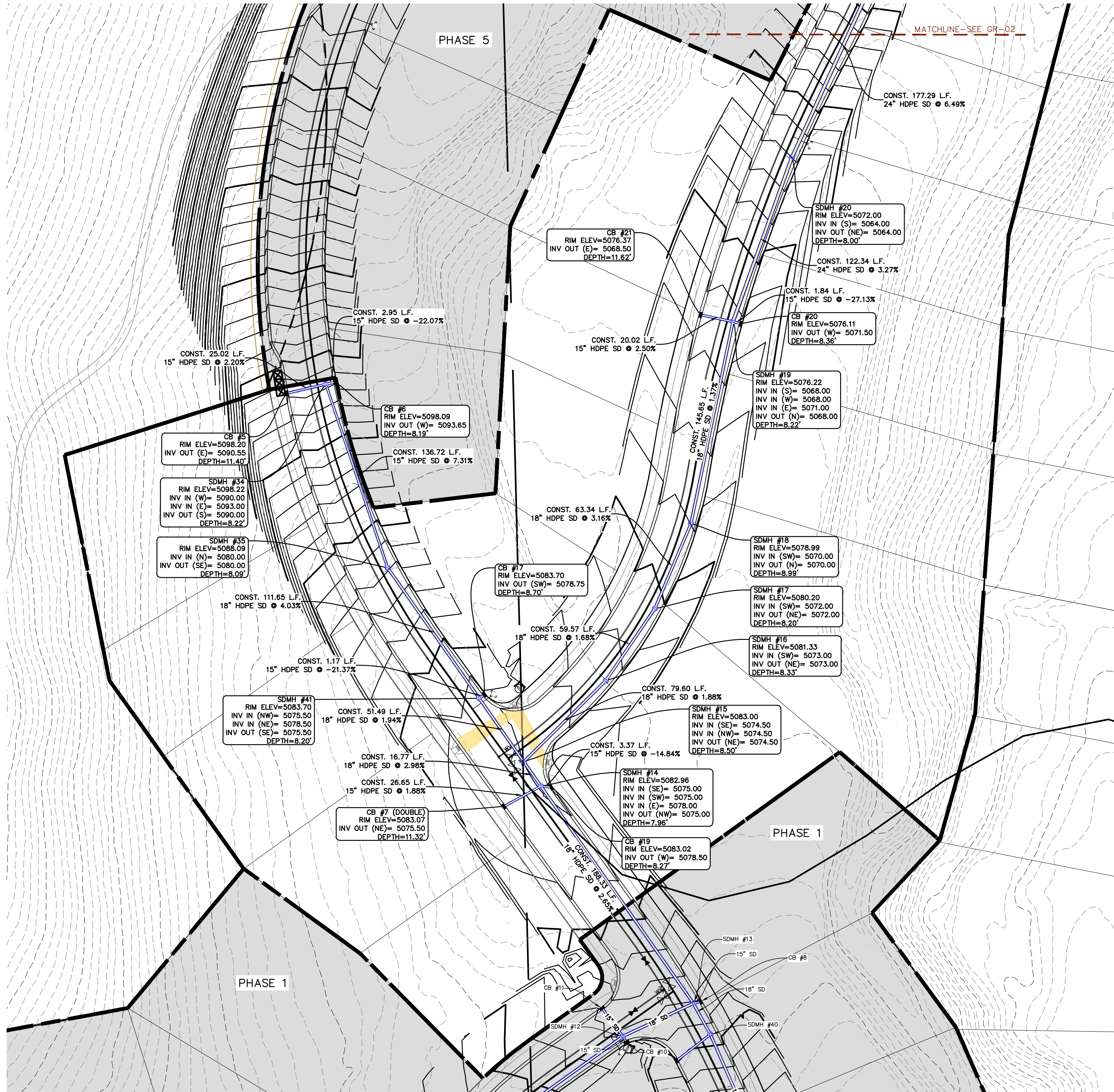
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SHEET NAME:

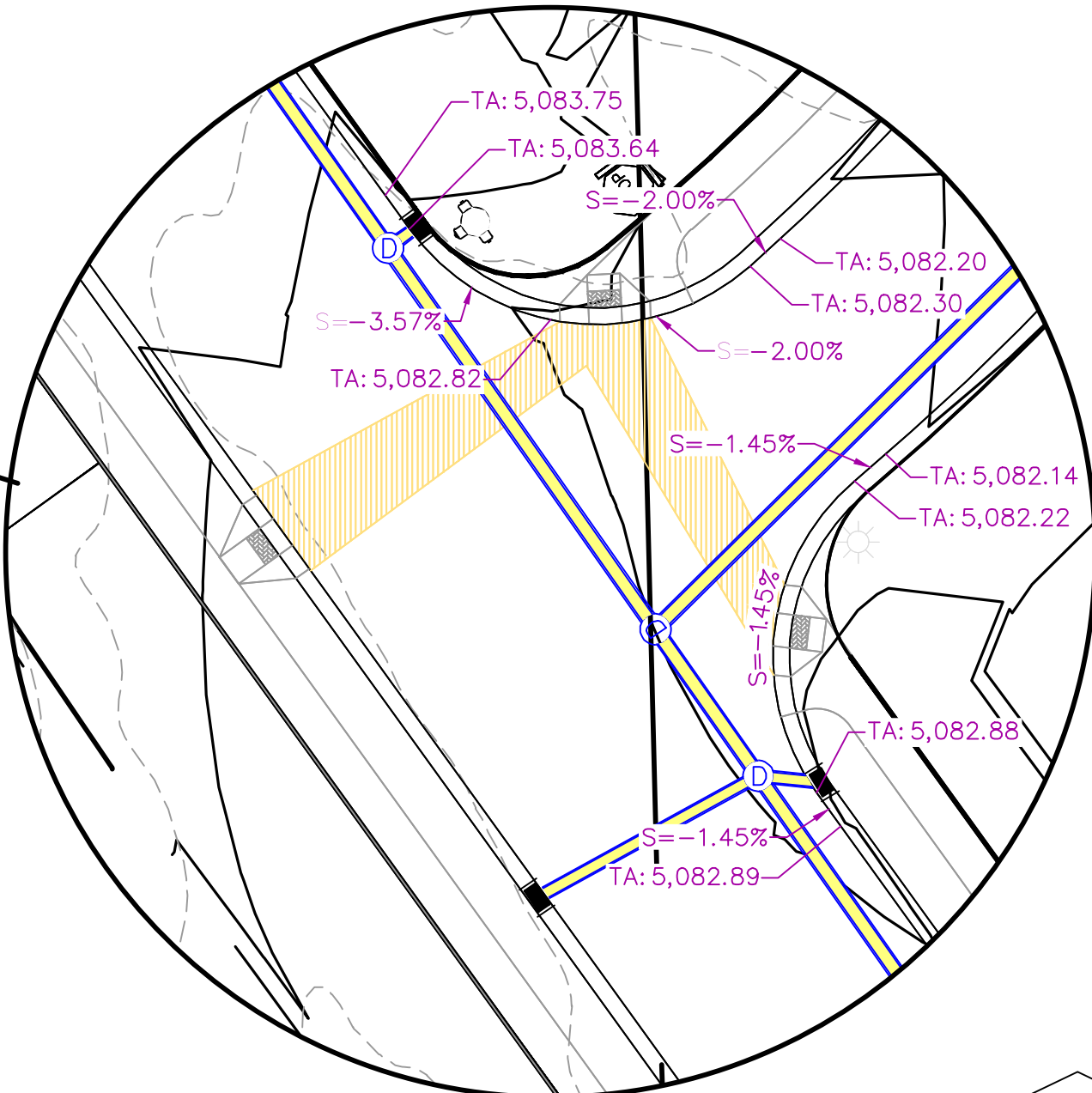
UTILITY PLANS

SHEET:

UP-02



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



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

Engineering & Surveying  
**region**  
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Orem, UT 84057  
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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022	
PROJECT #	
REVISIONS:	
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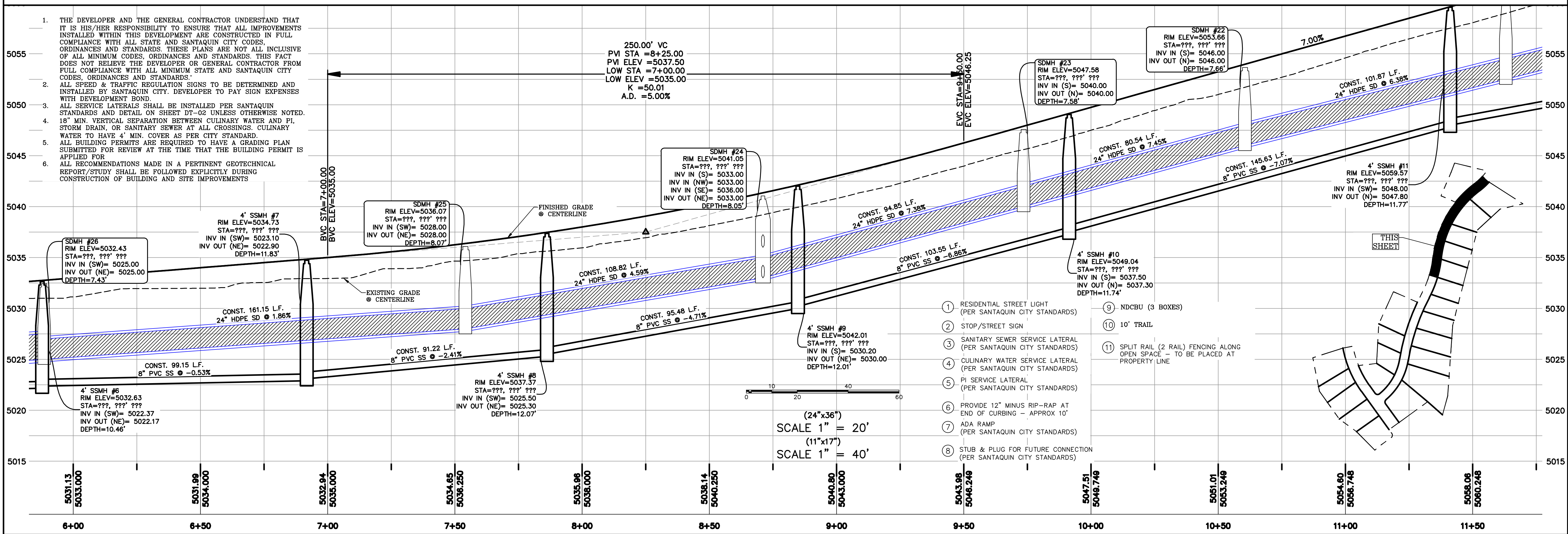
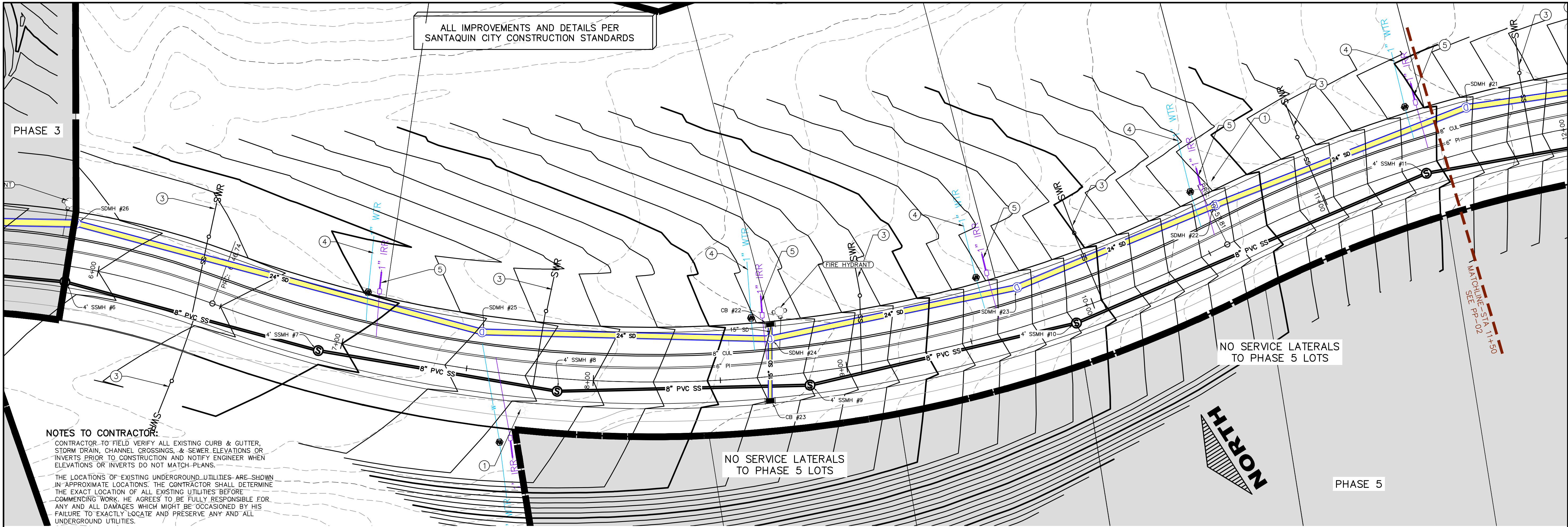
SHEET NAME:  
GRADING PLANS  
SHEET:  
**GR-01**



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

DATE: 2.21.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:	
GRADING PLANS	
SHEET:	
GR-02	



C:\USERS\SHERRING\WORKBOX\REGION PROJECTS\REGION ENGINEERING PROJECTS\02\0201\0202\0202\_VISTAS WEST - SANTAQUIN\2\_SHEET FILES\PHASE 4\PP-01



DATE: 2.21.2022  
PROJECT #

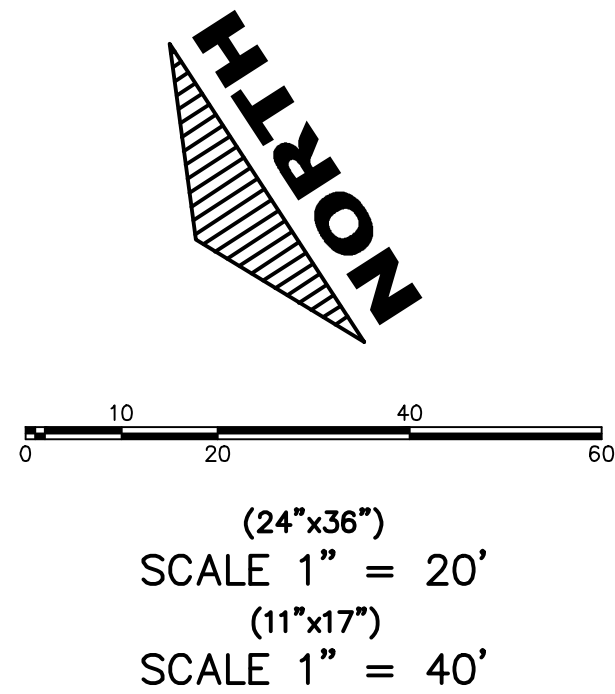
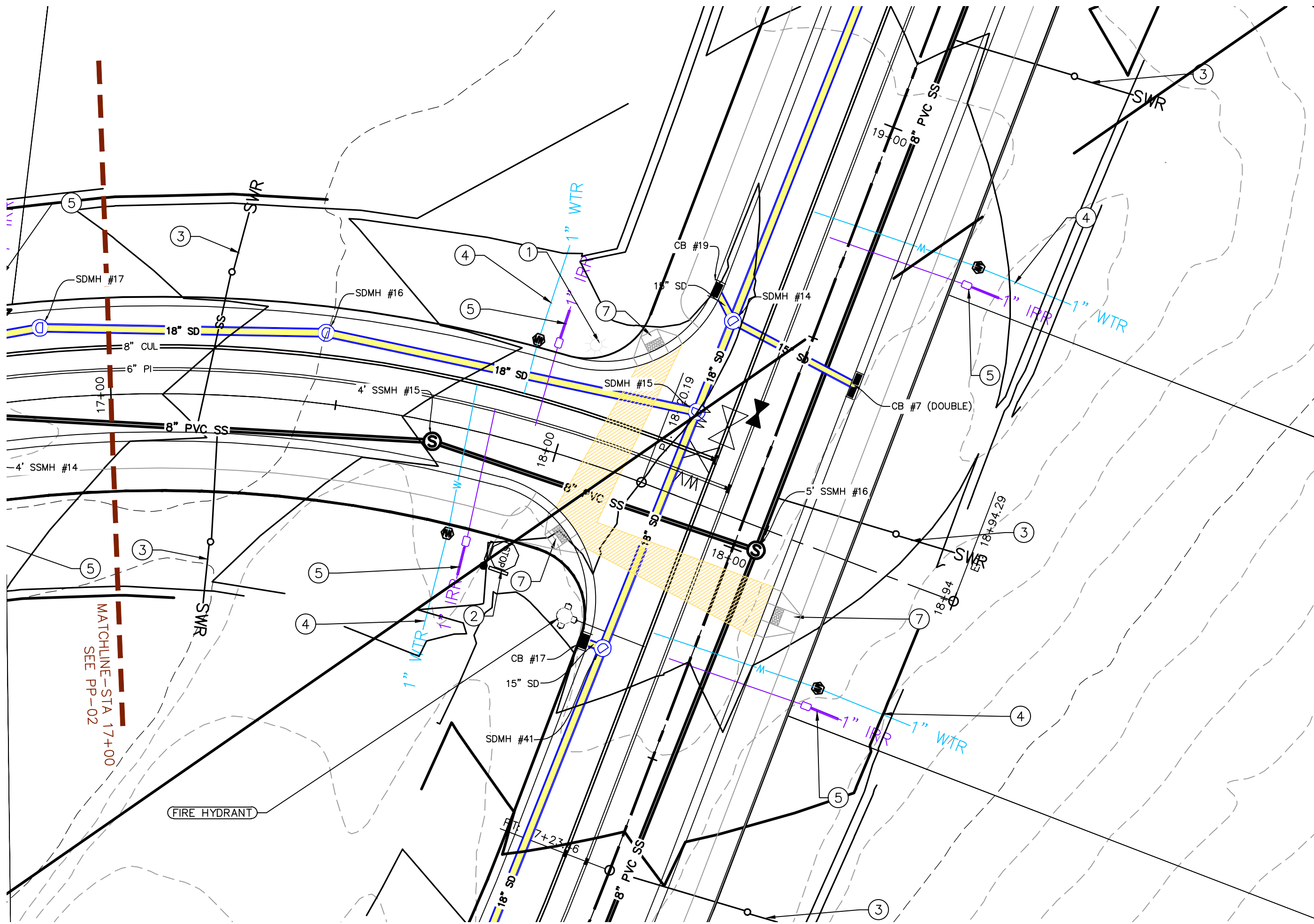
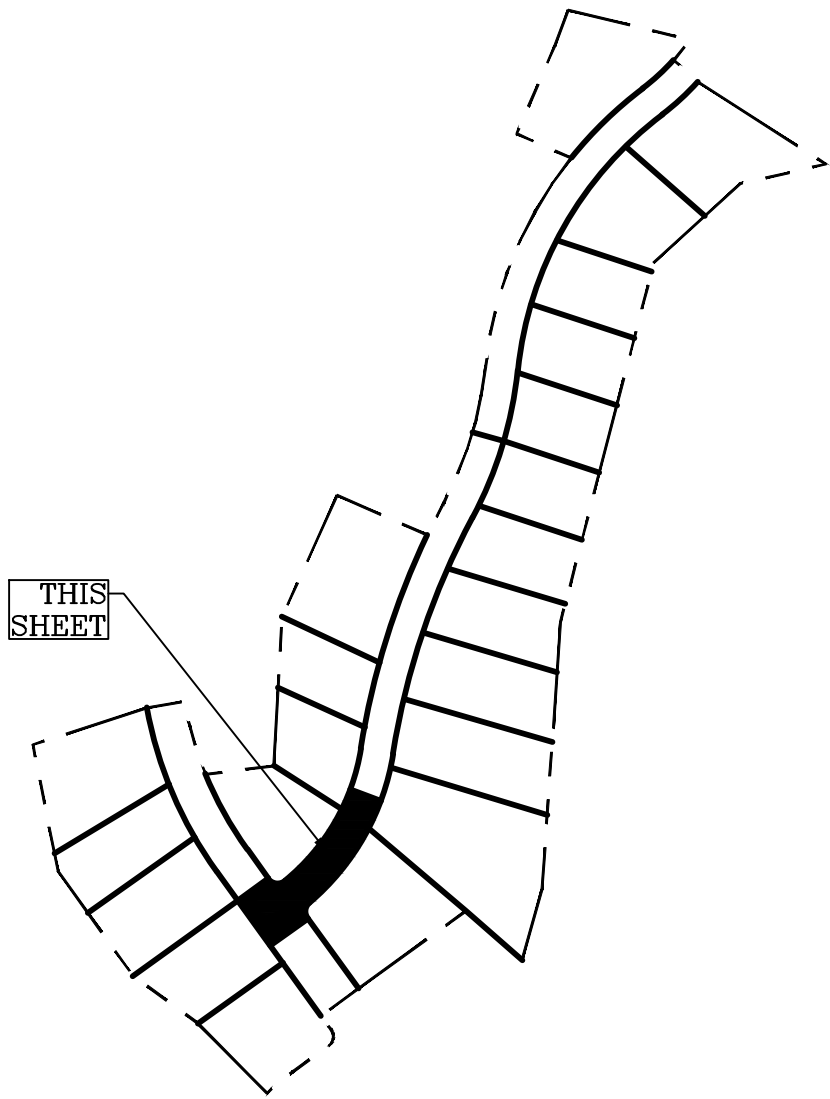
REVISIONS:

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SHEET NAME:  
PLAN & PROFILE

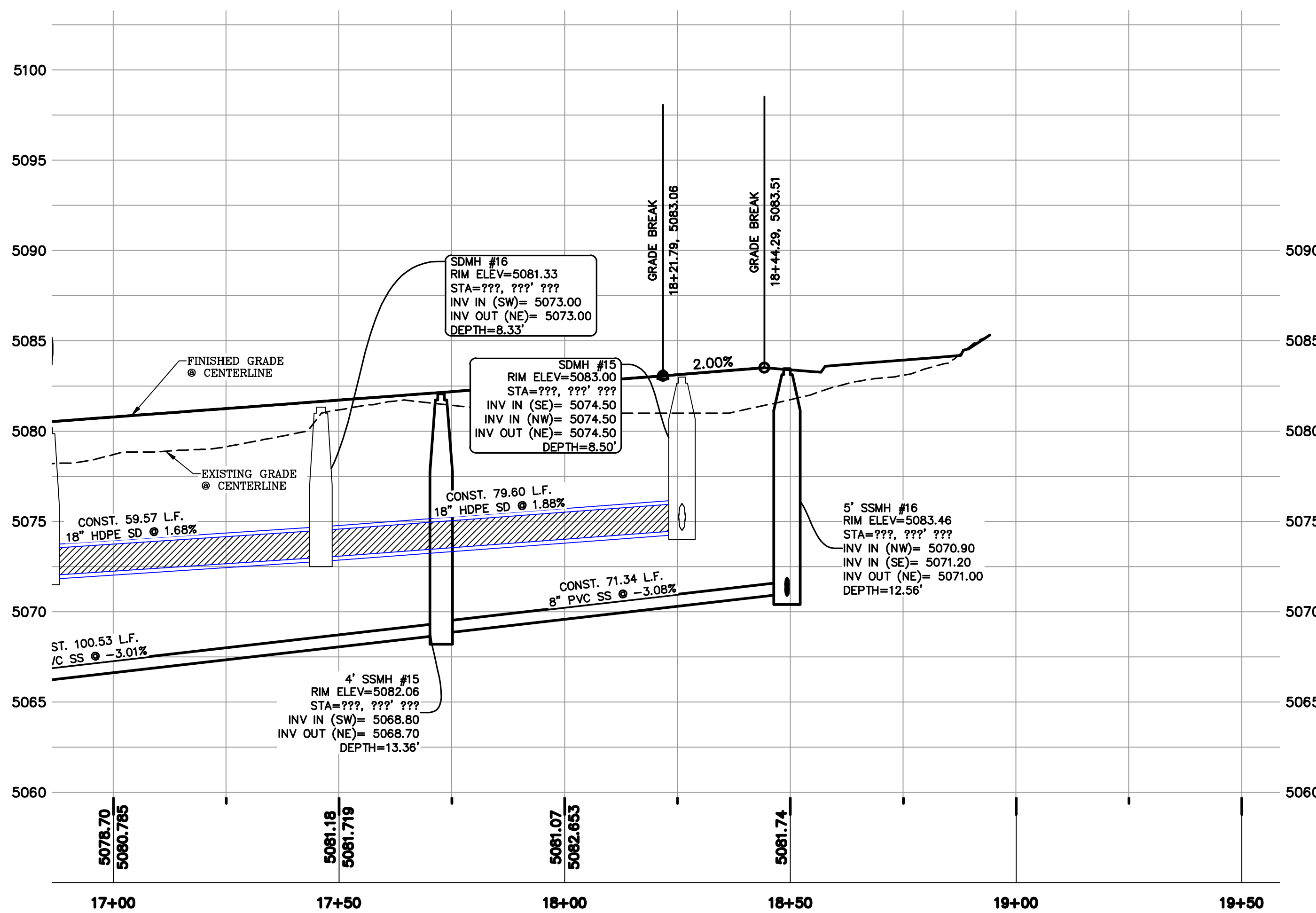
SHEET:  
PP-01





1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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-02 UNLESS OTHERWISE NOTED.
4. 18\"/>
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
- 6.

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



- 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\"/>
- 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

#### 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.

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

Engineering  
& Surveying

**region**

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**THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4**

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:  
PLAN & PROFILE

SHEET:  
PP-03



LEGEND:

— X — X —  
PROPOSED SILT FENCE  
(SEE SHEET EC-02)

—  
FLOW ARROW

105  
220  
PT  
PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

PORTABLE TOILETS

NOTES:

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

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

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

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)

PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

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

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

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

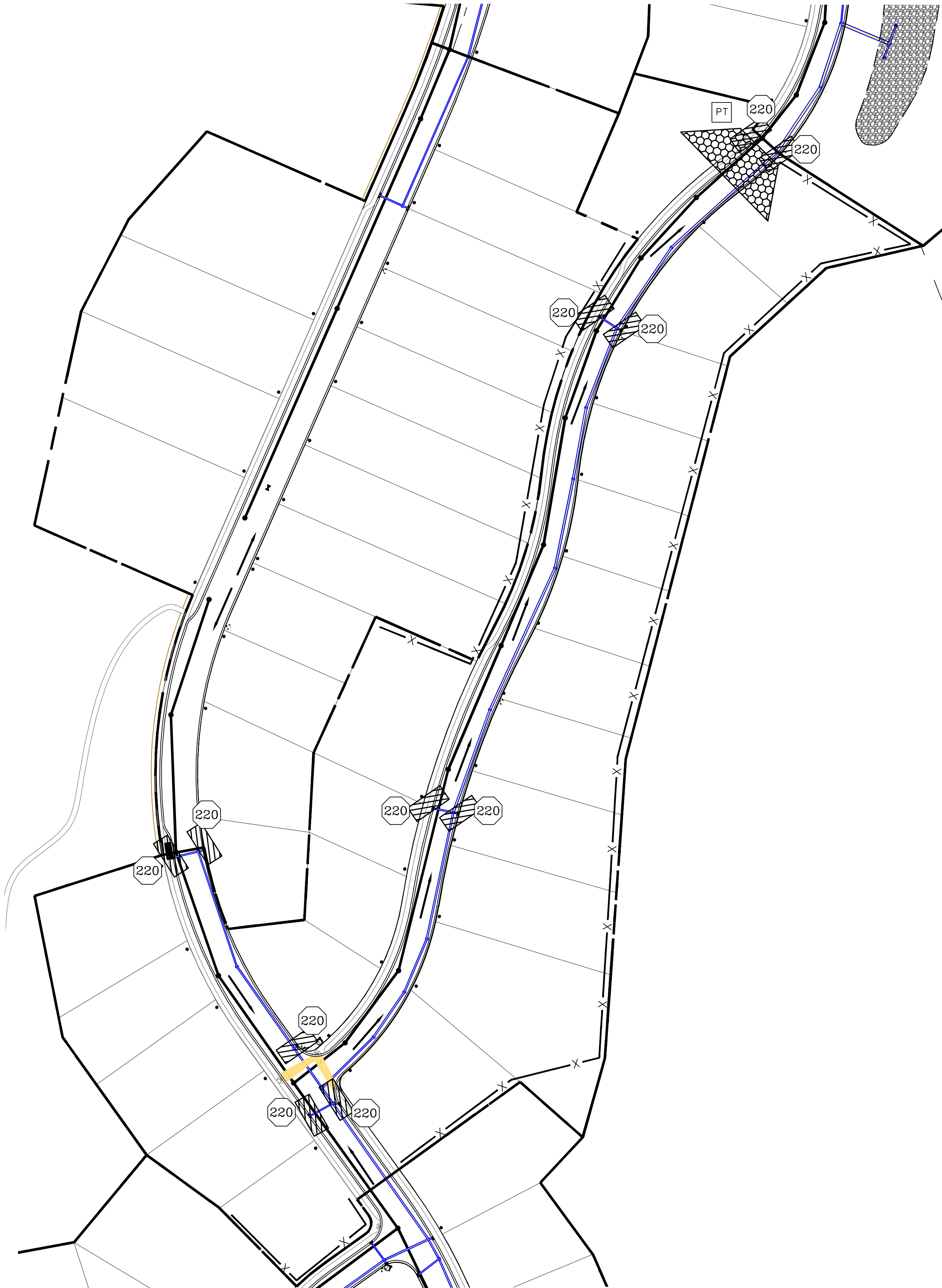
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT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

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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. 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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS



NORTH

0 40 80 160 240

(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'



region  
Engineering  
& Surveying  
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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 4  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022

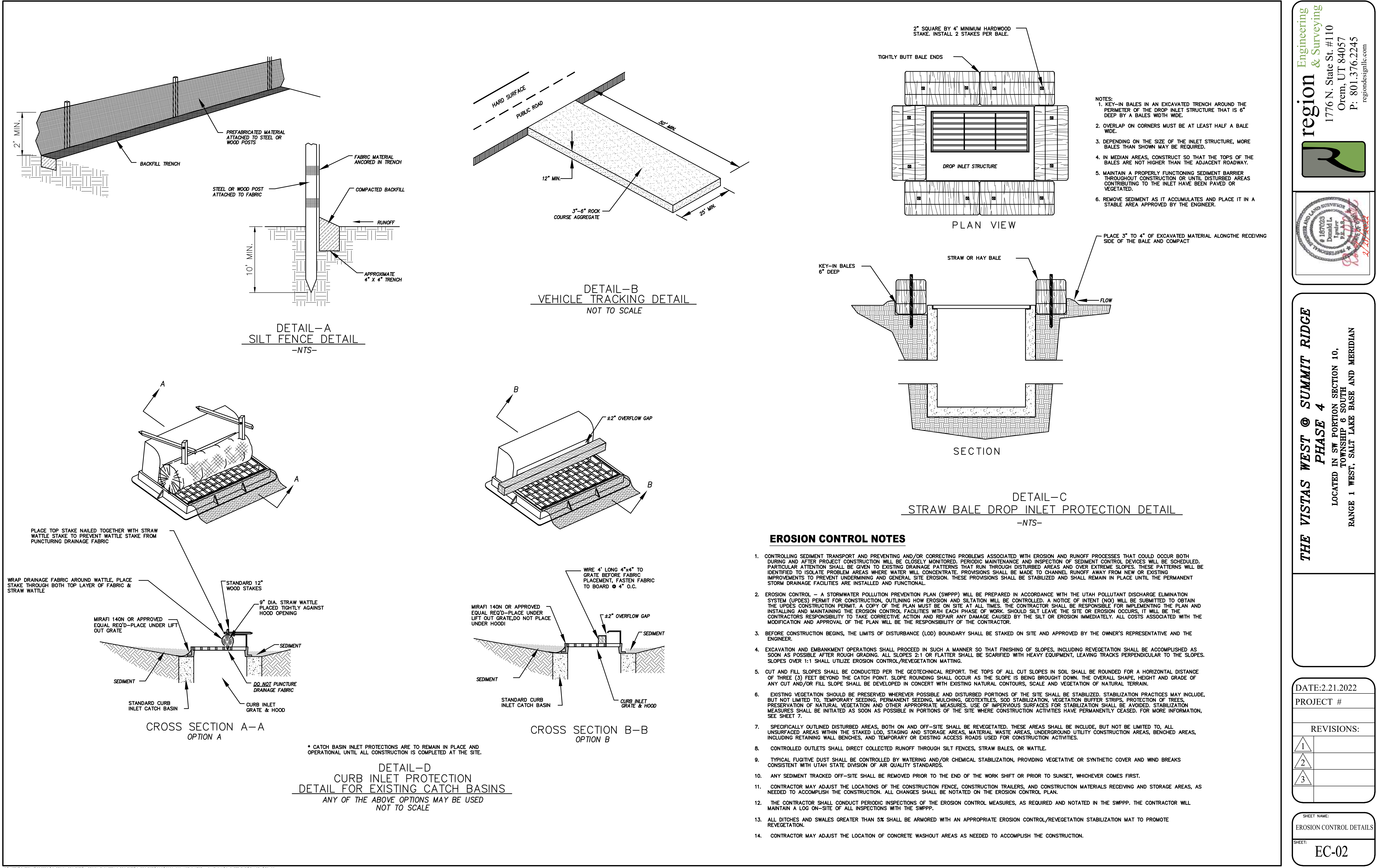
PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:  
EROSION CONTROL PLAN

SHEET:  
EC-01



Engineering  
& Surveying

region

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**THE VISTAS WEST @ SUMMIT RIDGE**  
**PHASE 4**  
LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

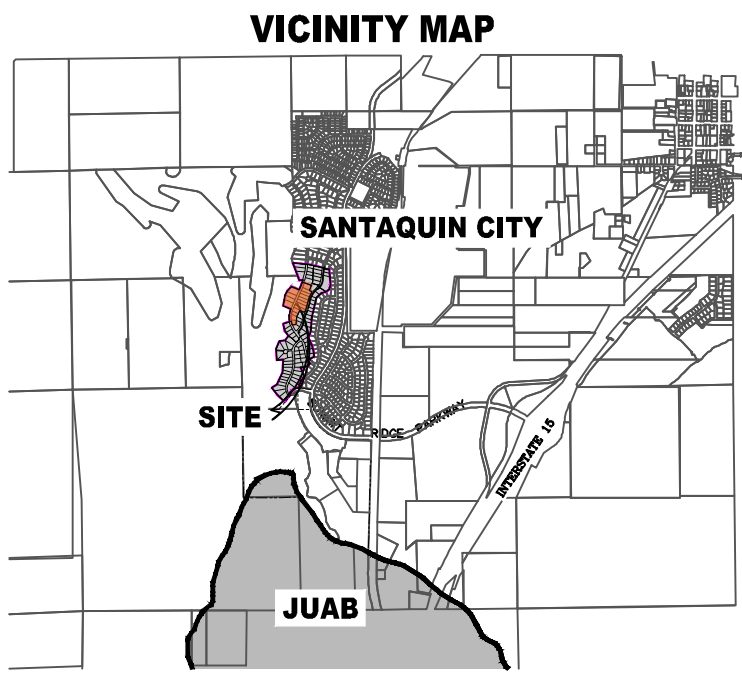
DATE: 2.21.2022  
PROJECT #  
REVISIONS:  

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2	
3	

SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
EC-02

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





# THE VISTAS WEST @ SUMMIT RIDGE PHASE 5



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

PROJECT DEVELOPER	
David Simpson	
801-376-1966	
woods@vistas@gmail.com	
407 N Main Street Springville, UT 84663	

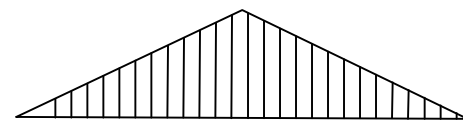
PROJECT ENGINEER & SURVEYOR	
REGION ENGINEERING & SURVEYING	
1776 NORTH STATE STREET #110	
OREM, UTAH 84057	
PH - 801.376.2245	

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

	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	PUBLIC UTILITY EASEMENT
	CALCULATED POINT (NOT SET)
	NDCBU (4'x8' POSTAL EASEMENT)
	AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
	AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)

## BASIS OF BEARING

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



0	40	80	160	240
SCALE 1" = 80'				
SCALE 1" = 160'				

## DOMINION ENERGY ACCEPTANCE

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

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

DOMINION ENERGY COMPANY

BY-

TITLE-

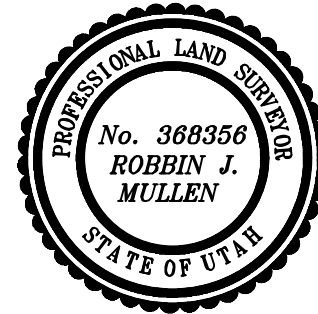
## Surveyor's Certificate

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

## Boundary Description

### VISTAS WEST - PHASE 5

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



DATE

## OWNERS DEDICATION

SURVEYOR  
(See Seal Below)

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

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

# THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

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

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

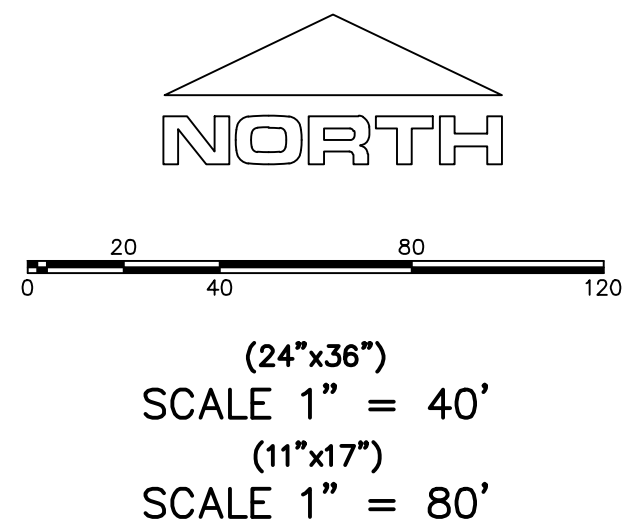
#### LEGEND

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

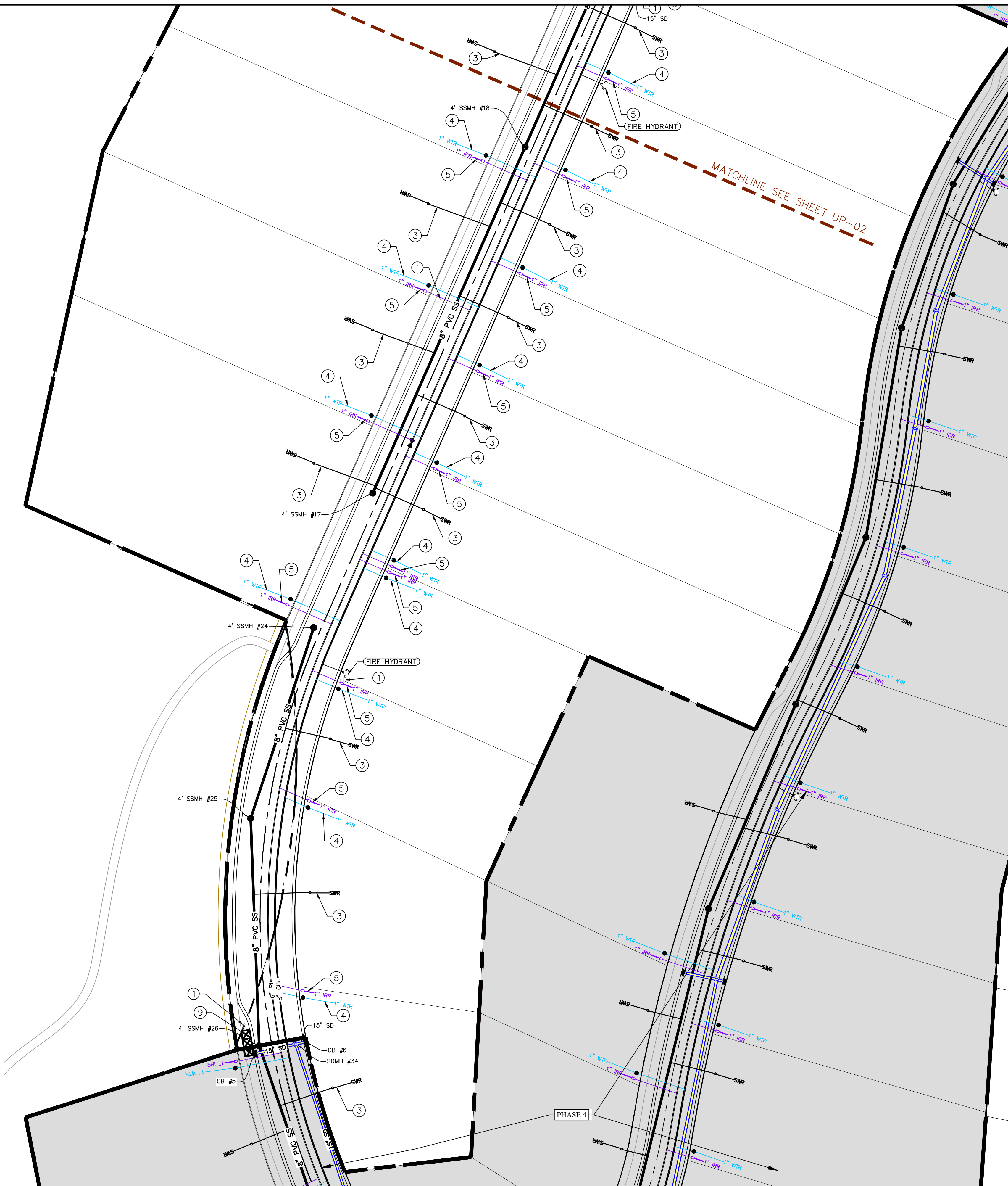
#### NOTES TO CONTRACTOR:

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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ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



### THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

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

DATE: 2.21.2022

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:

UTILITY PLANS

SHEET:

UP-01

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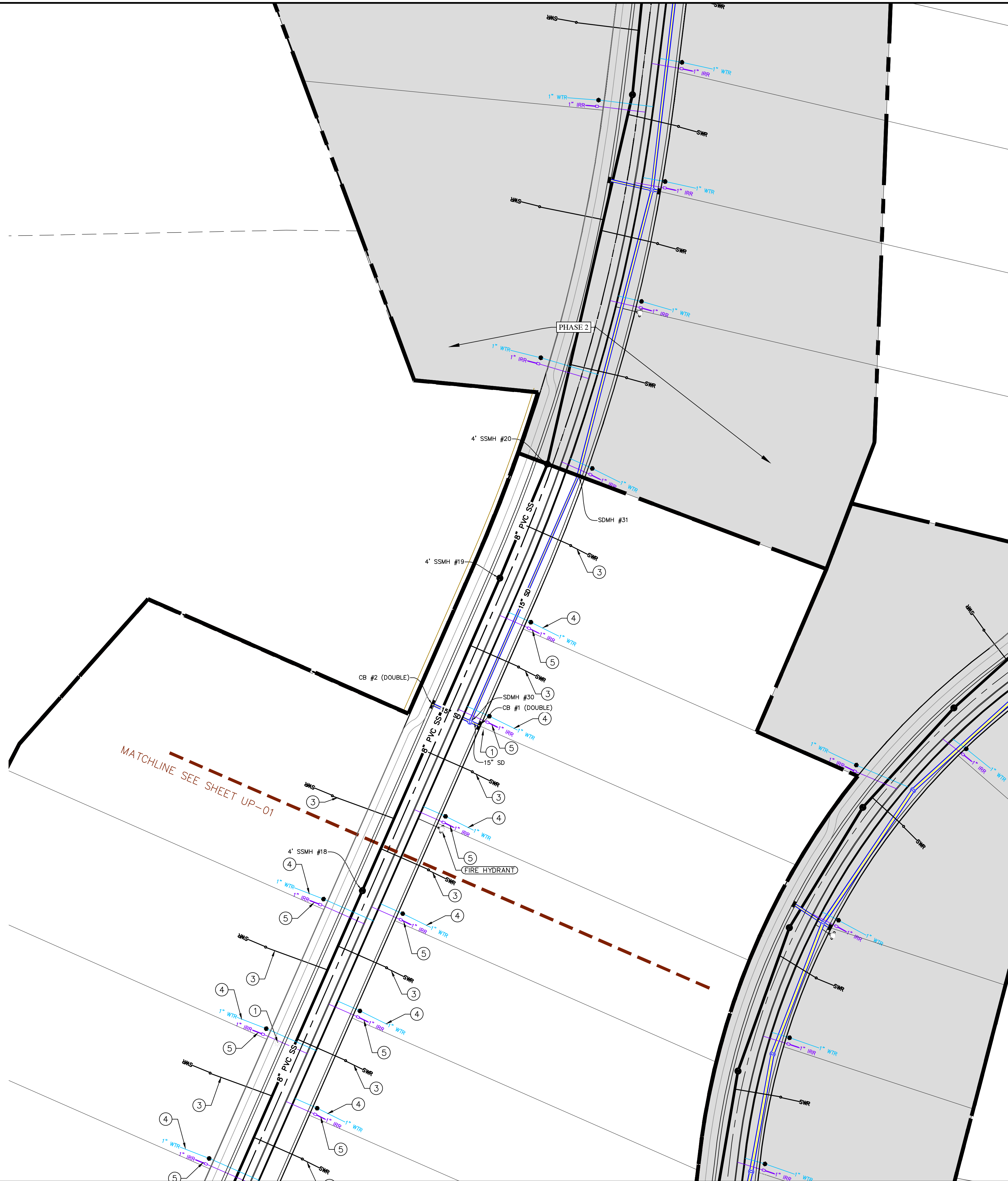
NORTH

0 20 40 80 120

(24"x36")  
SCALE 1" = 40'

(11"x17")  
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



### THE VISTAS WEST @ SUMMIT RIDGE PHASE 5

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

DATE: 2.21.2022

PROJECT #

REVISIONS:

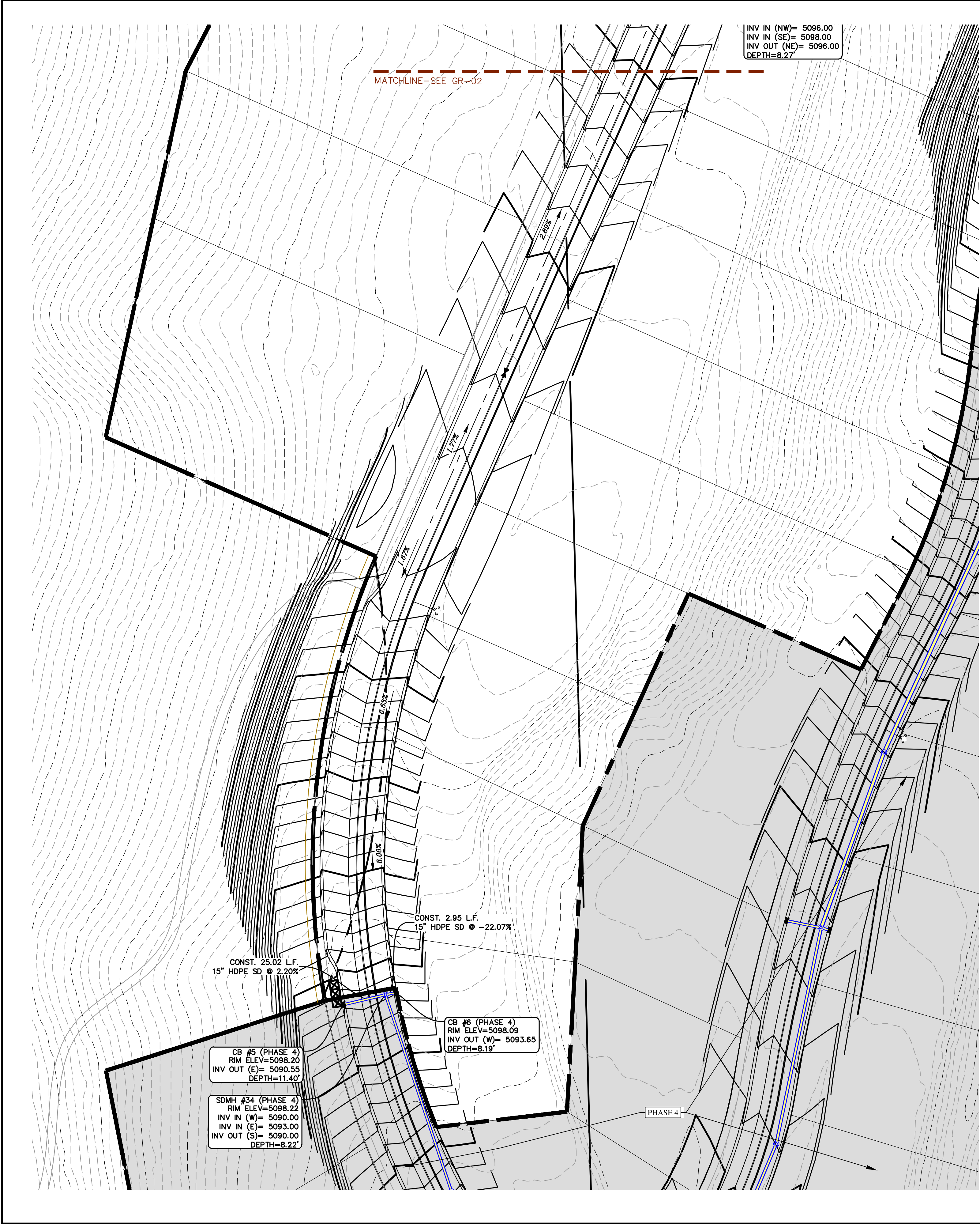
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3

SHEET NAME:

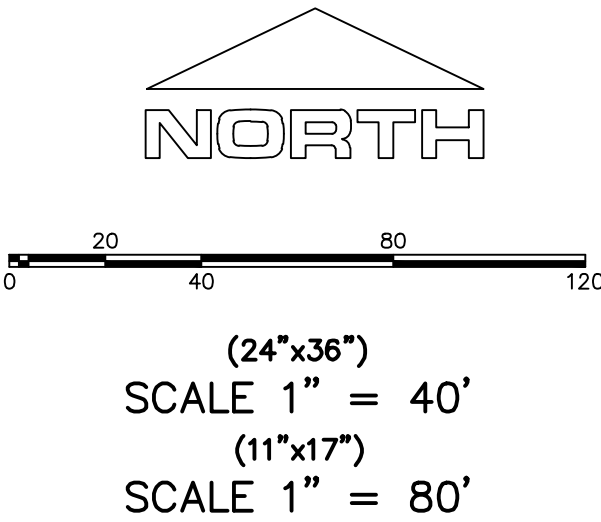
UTILITY PLANS

SHEET:

UP-02



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Engineering & Surveying

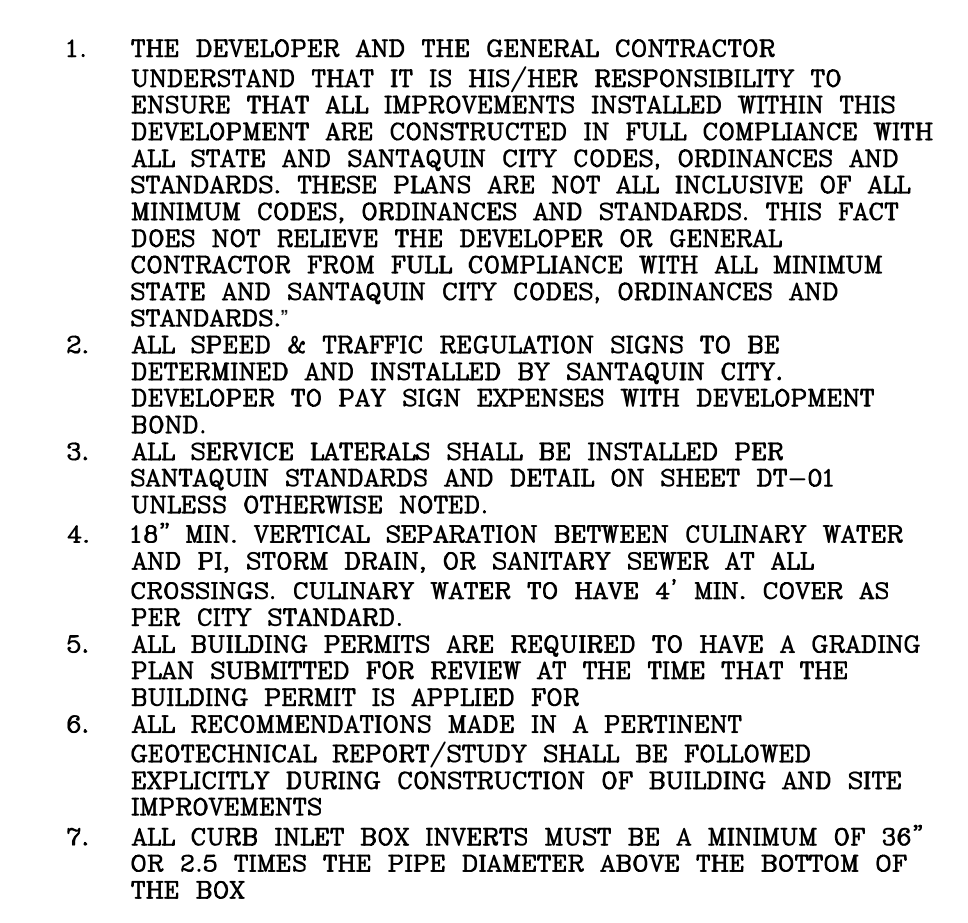
region

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

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

DATE: 2.21.2022	
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SHEET NAME:  
GRADING PLANS  
SHEET:  
GR-01



***THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 5***

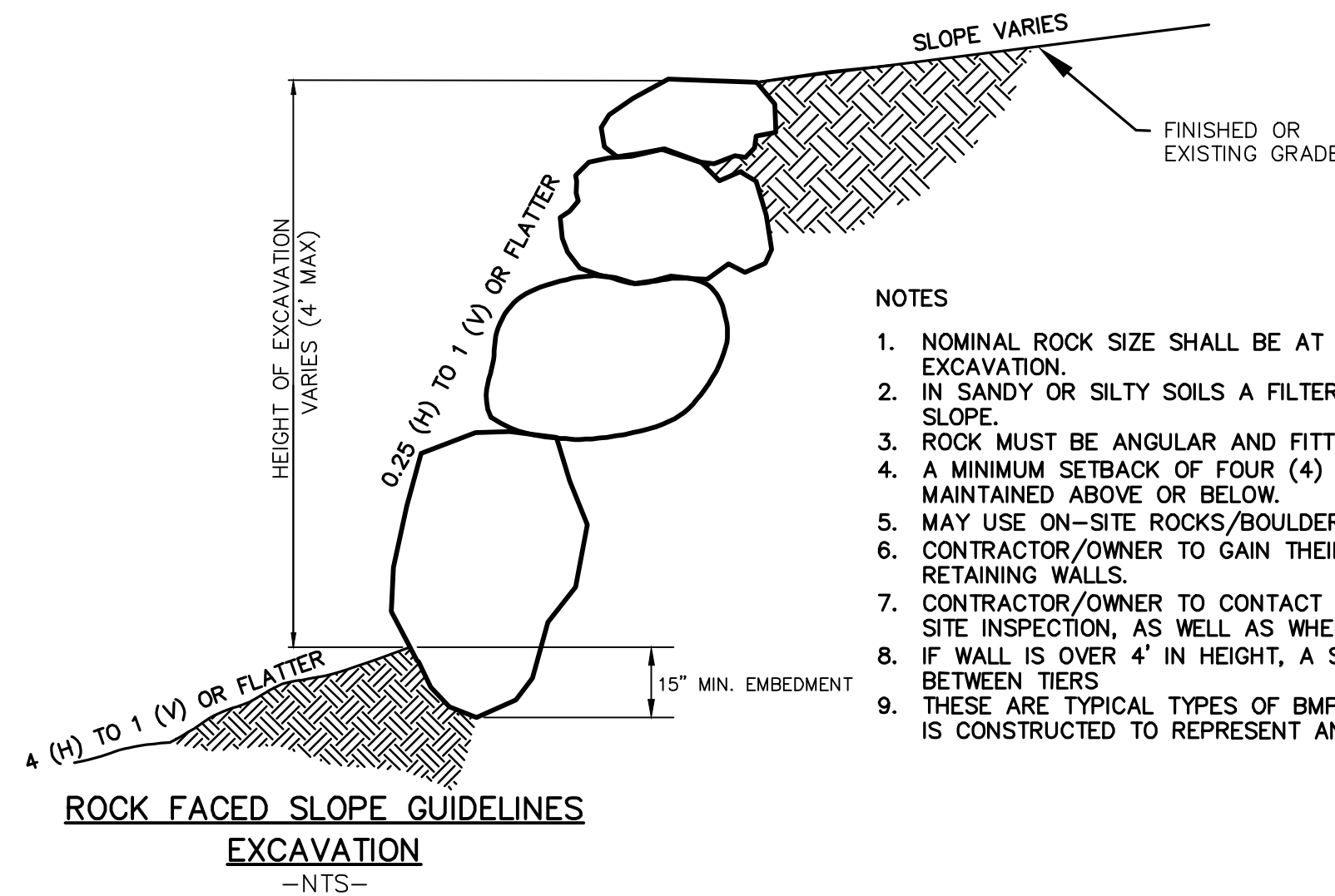
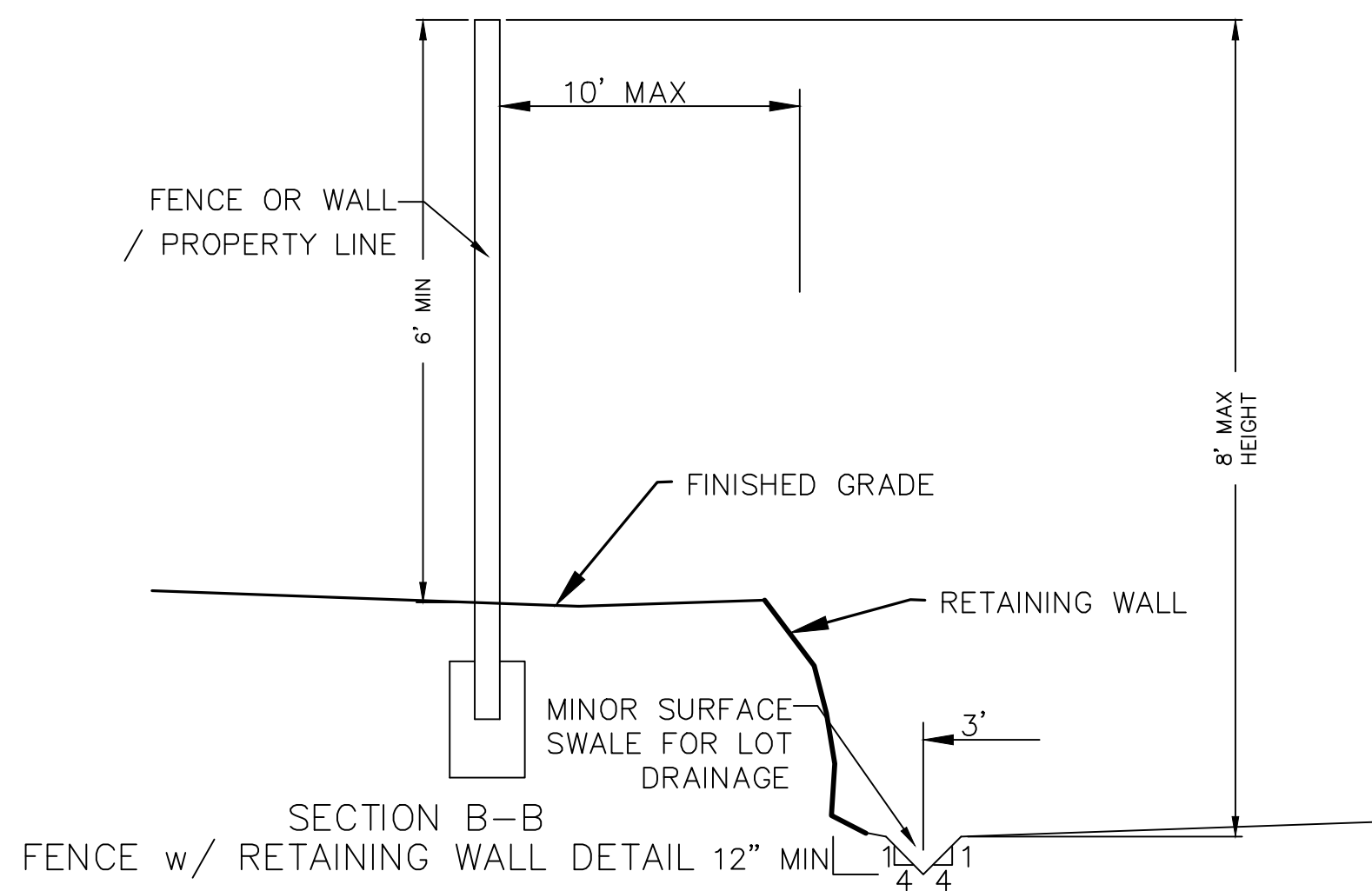
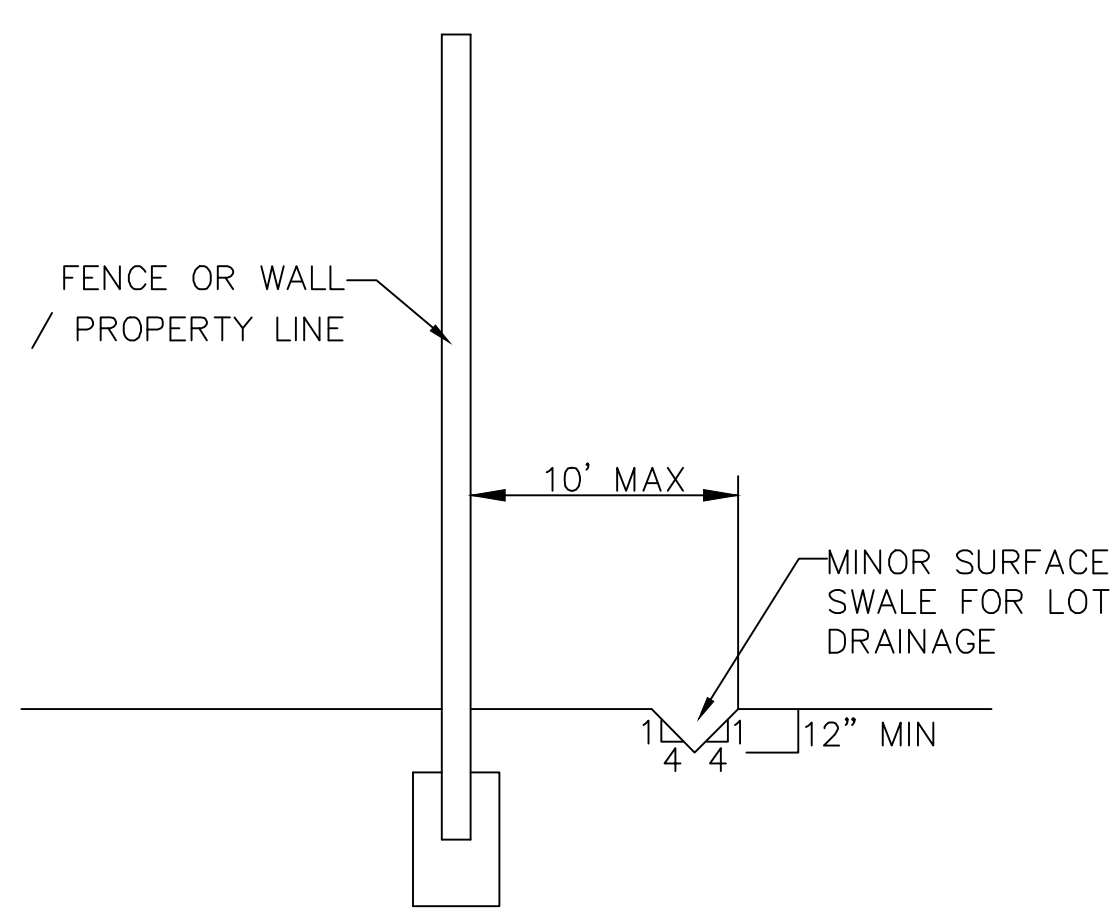
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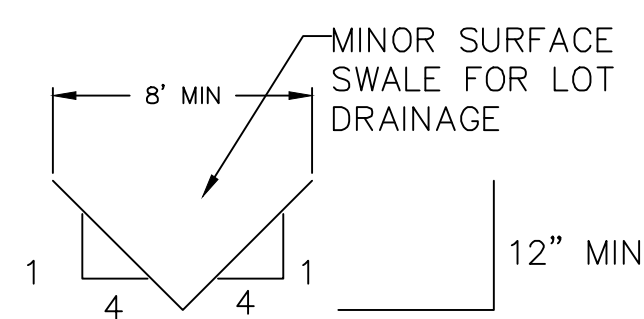
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**GRADING PLANS**

SHEET: GR-02

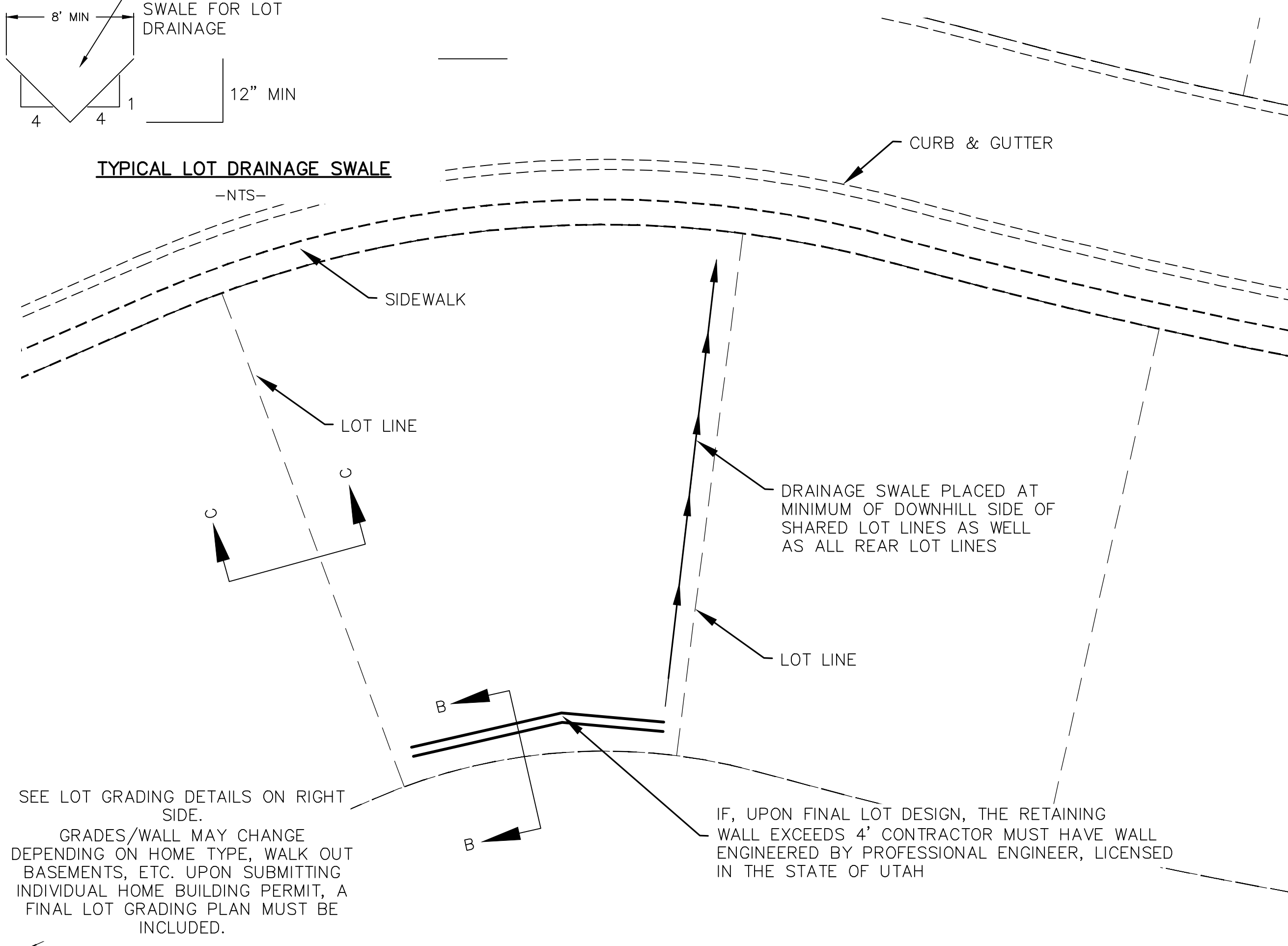


- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
  3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
  4. A MINIMUM SETBACK OF FOUR (4) FEET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



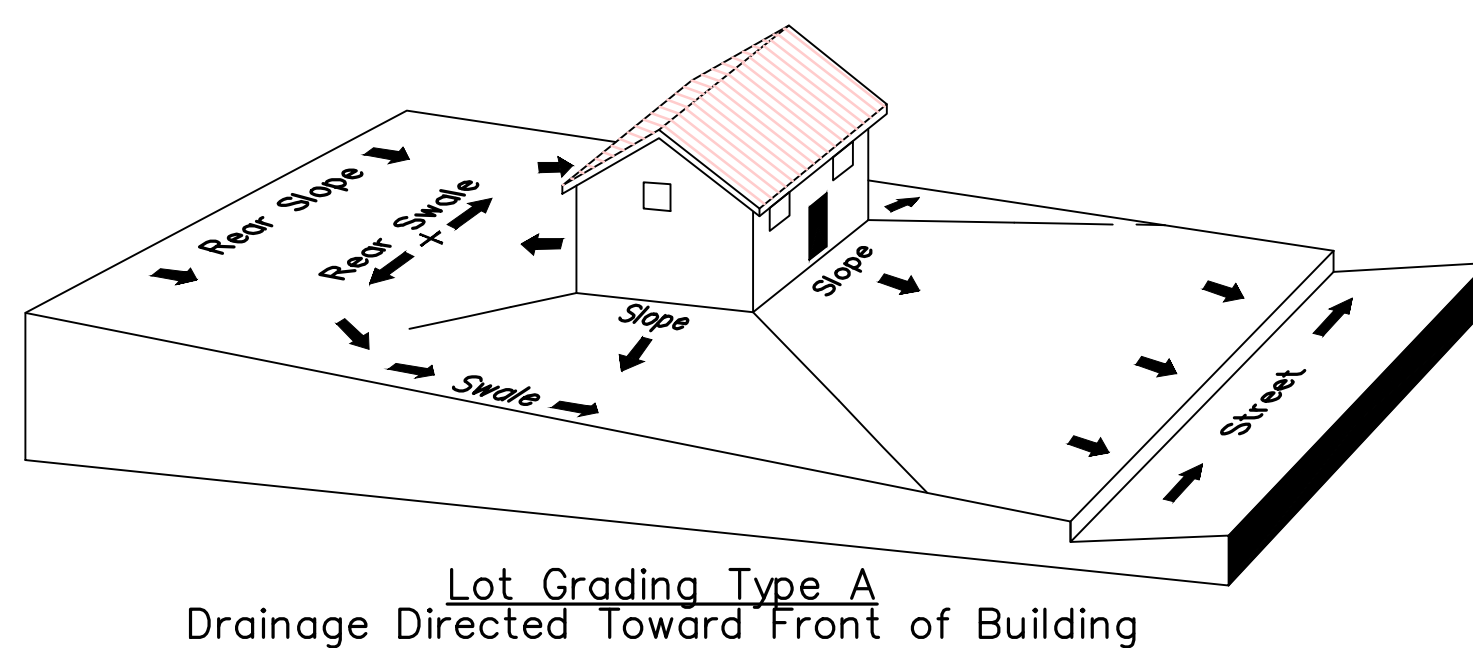
TYPICAL LOT DRAINAGE SWALE

-NTS-

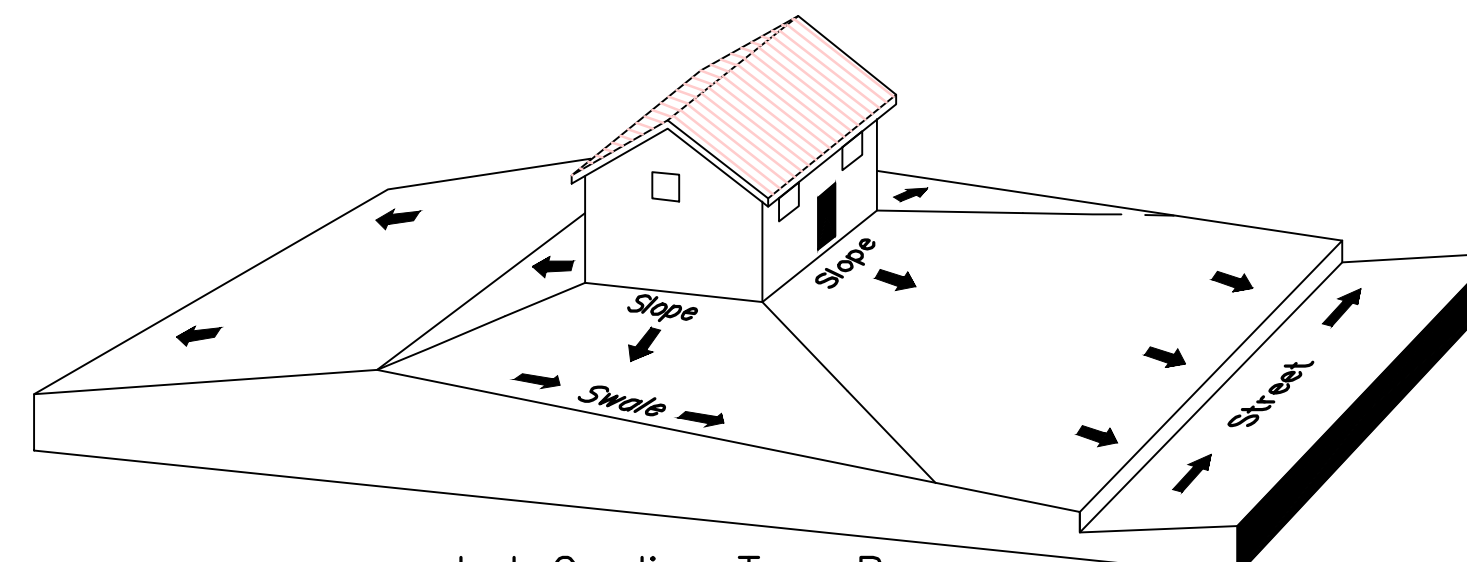


TYPICAL LOT GRADING

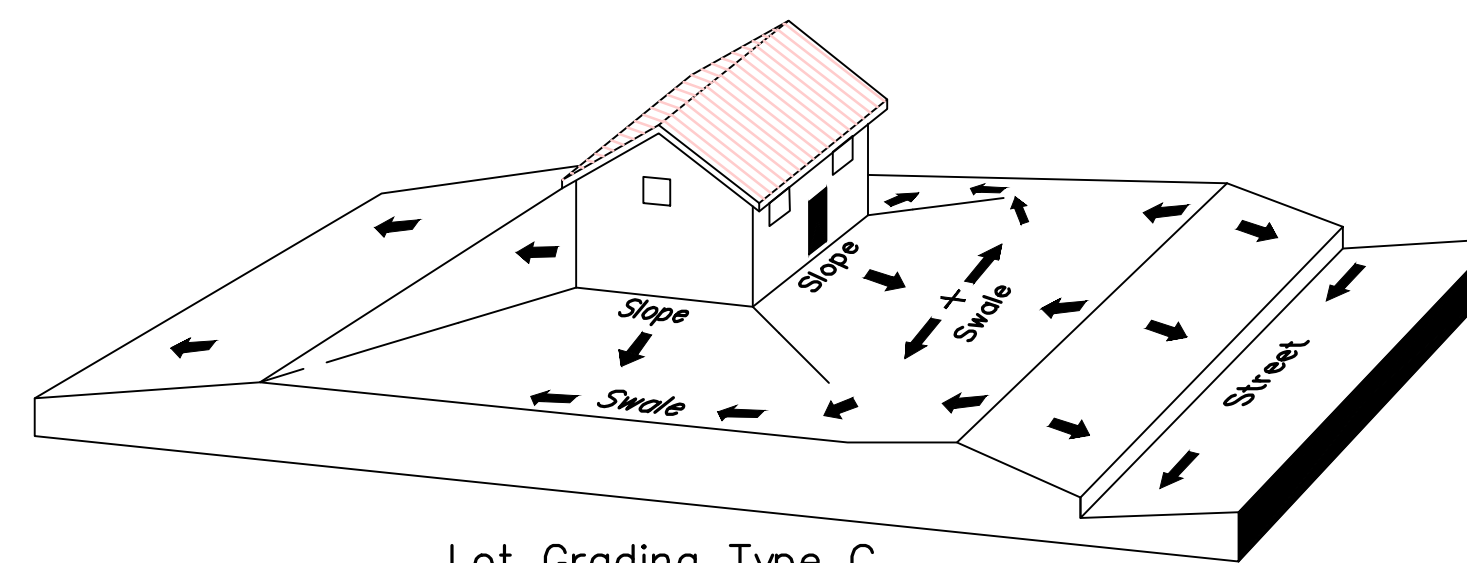
-NTS-



Lot Grading Type A  
Drainage Directed Toward Front of Building



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



Lot Grading Type C  
Drainage Directed Toward Rear of Building

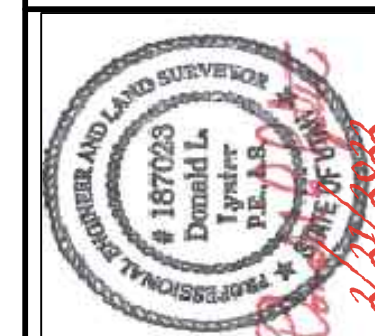
\*\* ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR \*\*

Lot Drainage -

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

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PROJECT #

REVISIONS:

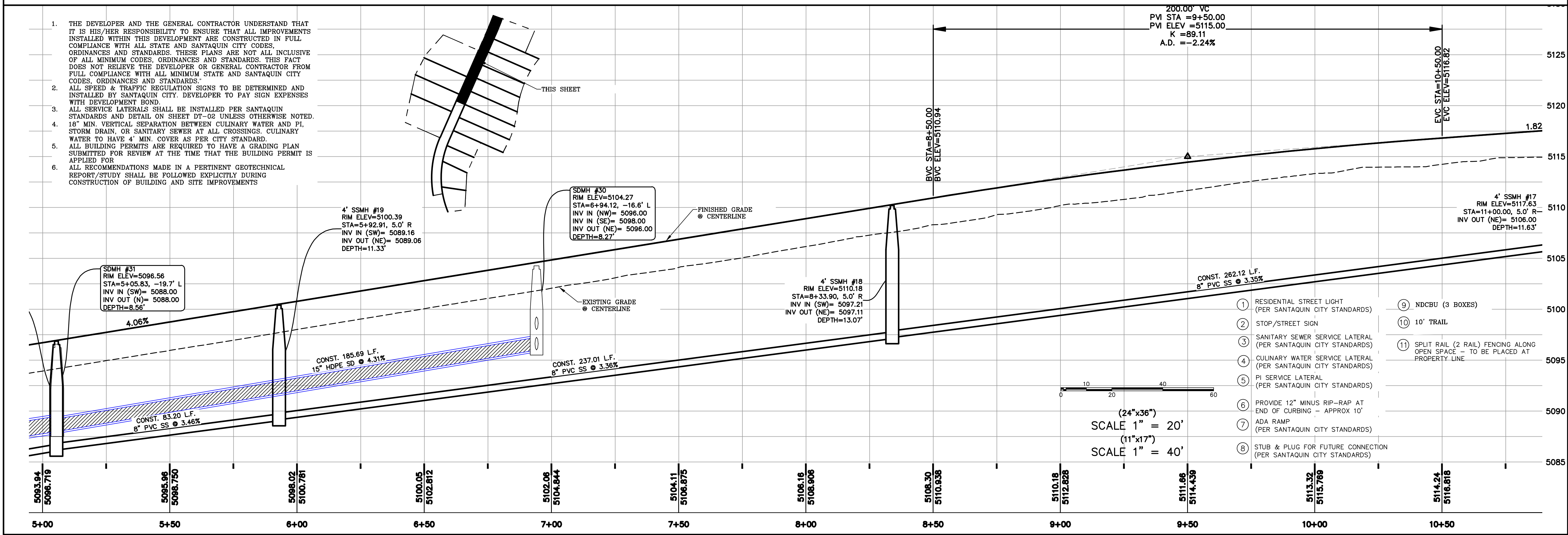
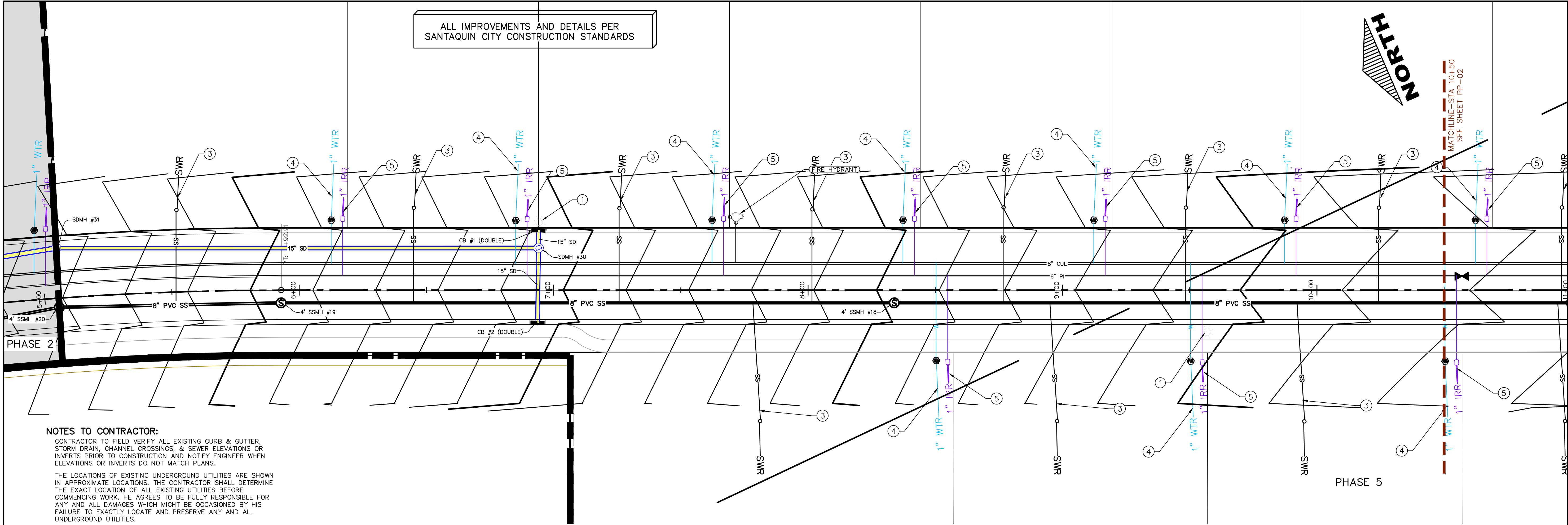
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SHEET NAME:

GRADING PLANS

SHEET:

GR-03



C:\USERS\SHERRING\WORKBOX\2\_REGION PROJECTS\2\_REGION ENGINEERING PROJECTS\2020\2020\_002\_VISTAS WEST - SANTAQUIN\2\_SHEET FILES\PHASE 5\PP-01

region  
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PROFESSIONAL LAND SURVEYOR  
# 187025  
Donald L. Tye  
2/2/2022

THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 5

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

DATE: 2.21.2022

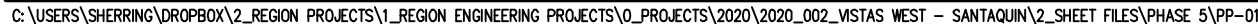
PROJECT #

REVISIONS:

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SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-01



## PHASE 4

1	RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)	
2	STOP/STREET SIGN	
3	SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)	5055
4	CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)	
5	PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)	5050
6	PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'	
7	ADA RAMP (PER SANTAQUIN CITY STANDARDS)	5045
8	STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)	
9	NDCBU (3 BOXES)	
10	10' TRAIL	5040
11	SPILT RAIL (2 RAIL) FENCING ALONG OPEN SPACE - TO BE PLACED AT PROPERTY LINE	

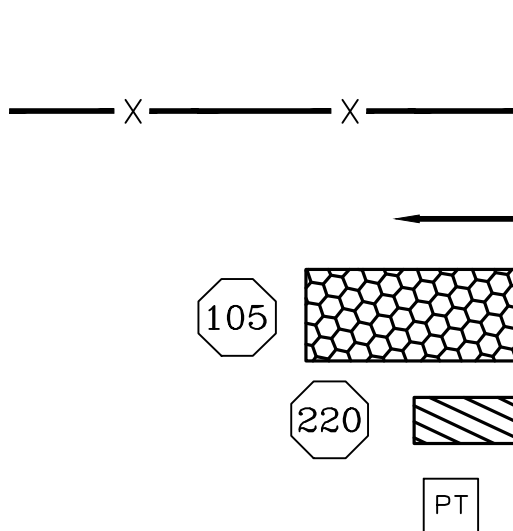
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

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

LOCATED IN SW PORTION SECTION 10,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 11 WEST

DD 02

DD 02



LEGEND:

PROPOSED SILT FENCE  
(SEE SHEET EC-02)

FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

PORTABLE TOILETS

NOTES:

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

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

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

PROJECT INFORMATION SIGN

- ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
  2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
  3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
  4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)

PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT  
(6" Uppercase Bold Letters)

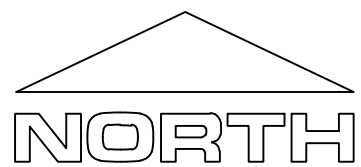
Office Phone Contact ###-###-####  
(4" Bold Numbers)

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

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

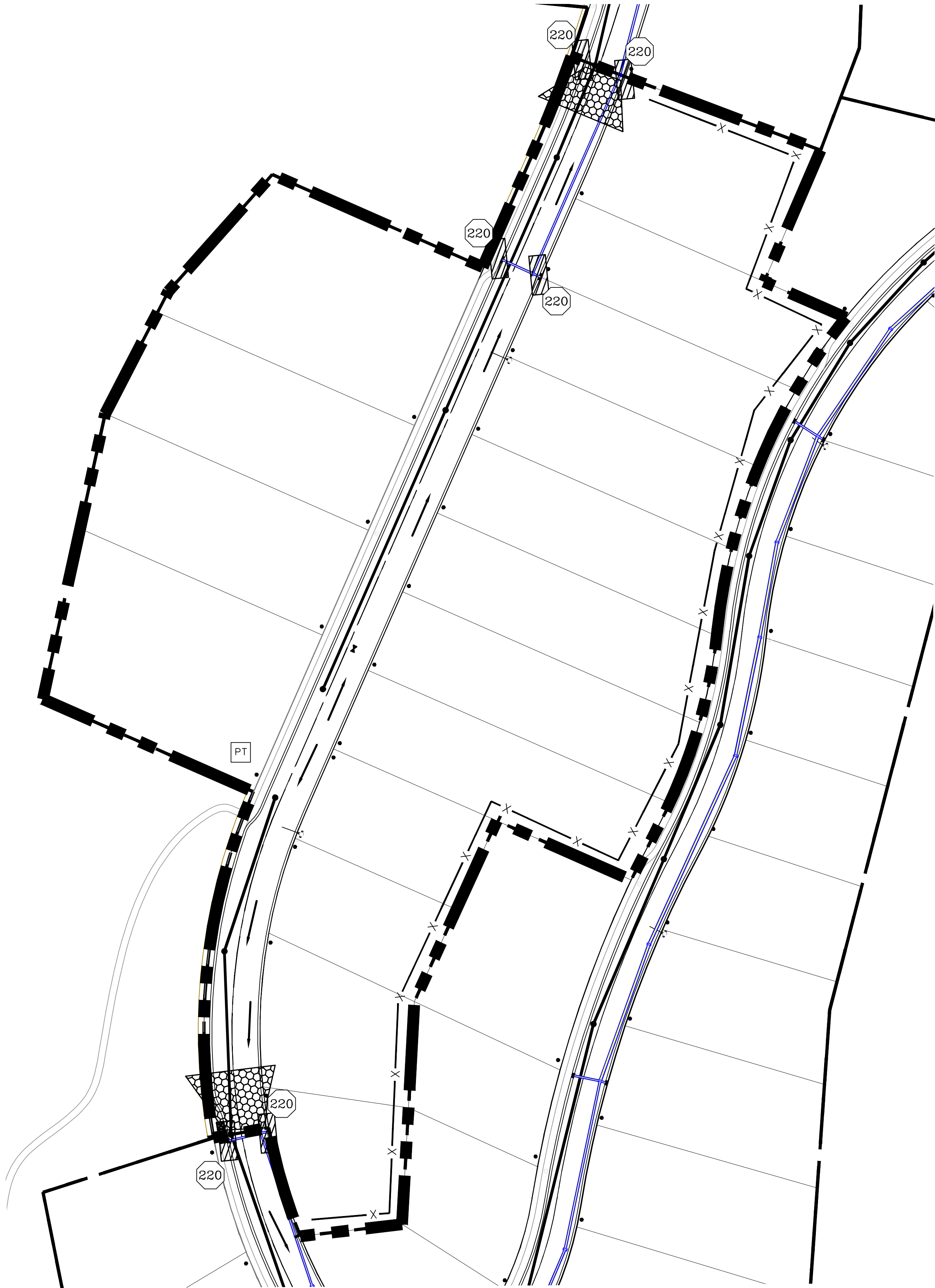
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT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

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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. 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.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS



0 30 60 120 180

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



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THE VISTAS WEST @ SUMMIT RIDGE  
PHASE 5

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TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 2.21.2022

PROJECT #

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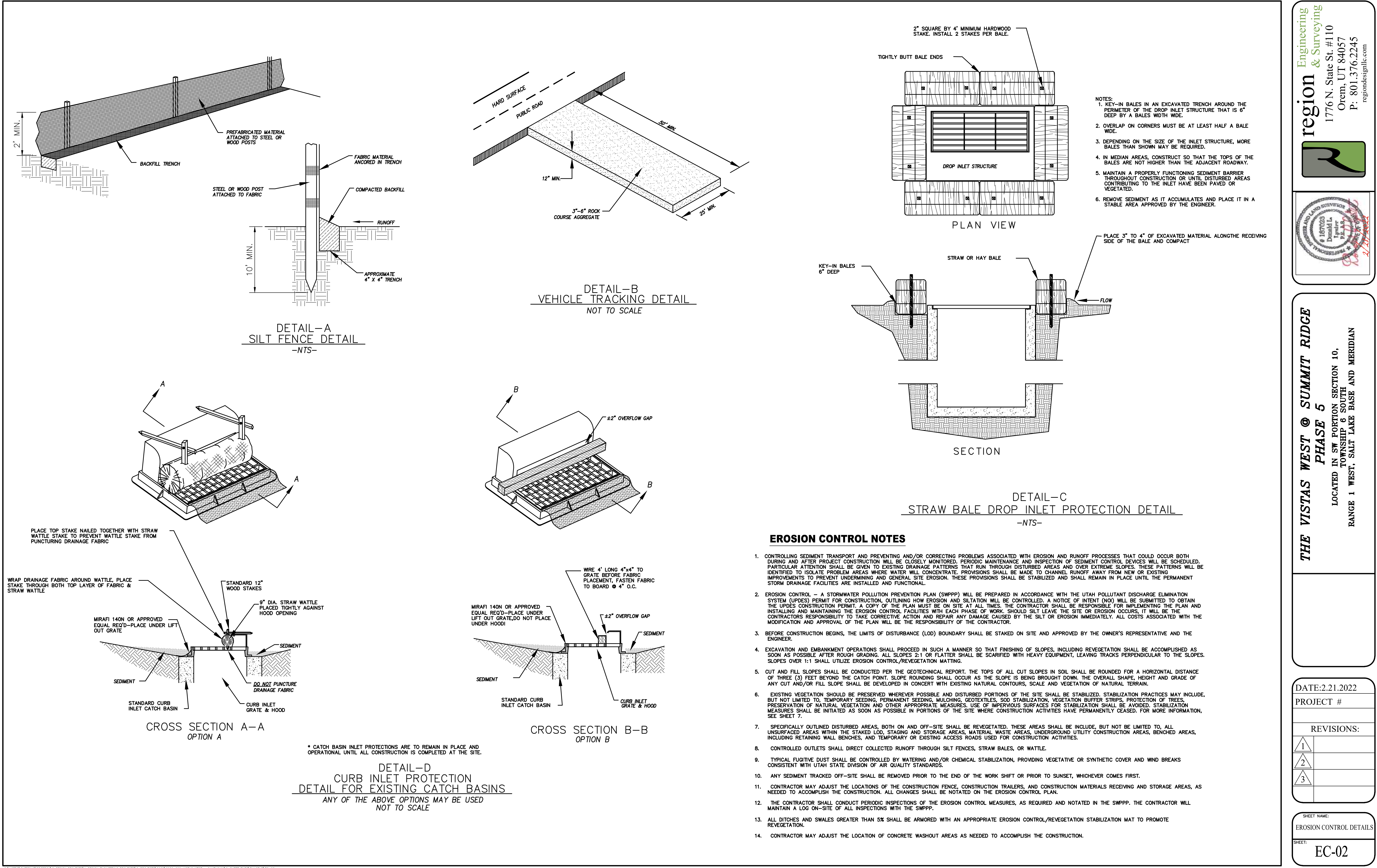
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SHEET NAME:

EROSION CONTROL PLAN

SHEET:

EC-01



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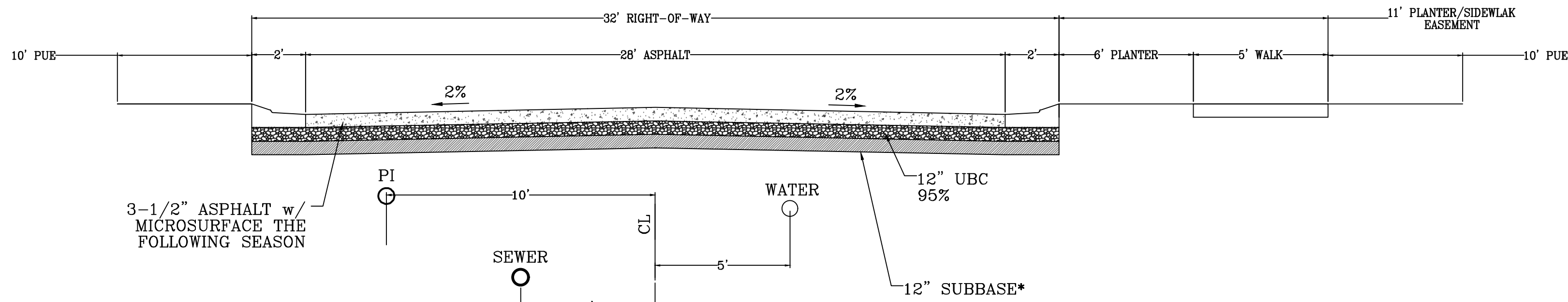
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PROJECT #

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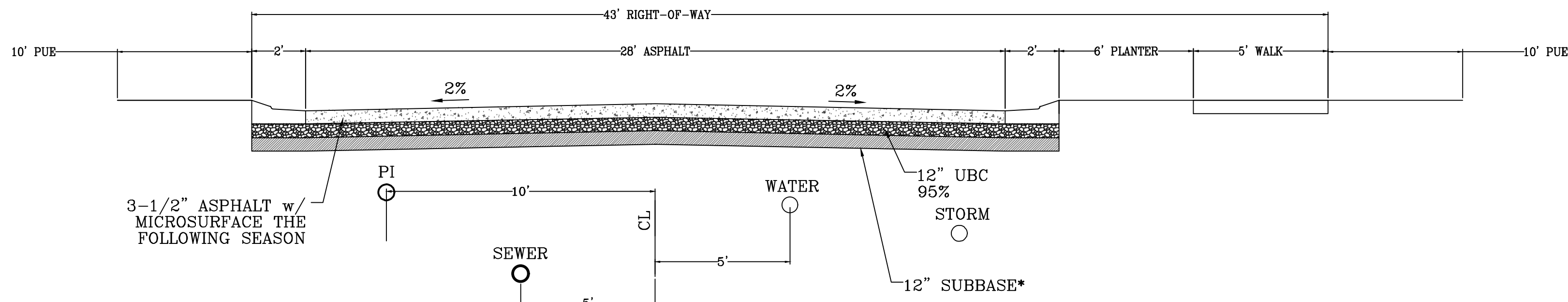
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SHEET NAME:  
EROSION CONTROL DETAILS

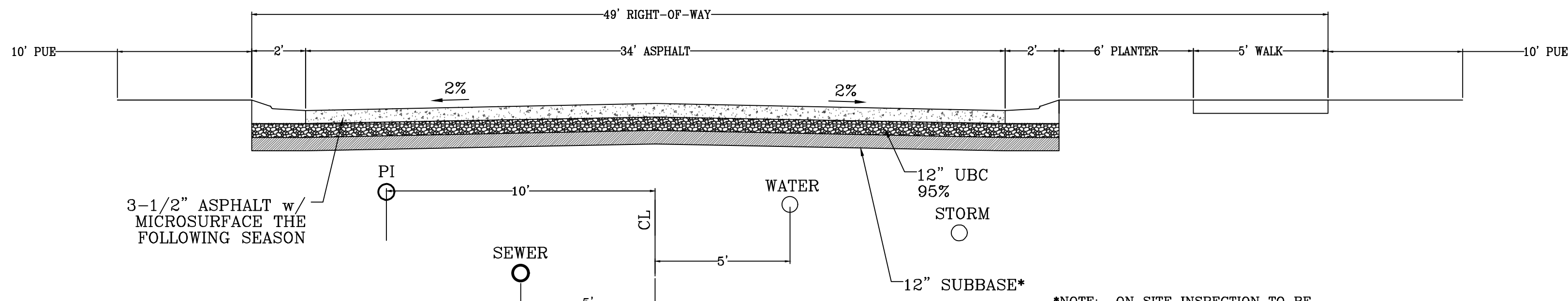
SHEET:  
EC-02



**CUL-DE-SAC ROADWAY**  
**Typical Road Section**  
LOOKING NORTH AND WEST  
500 ADT

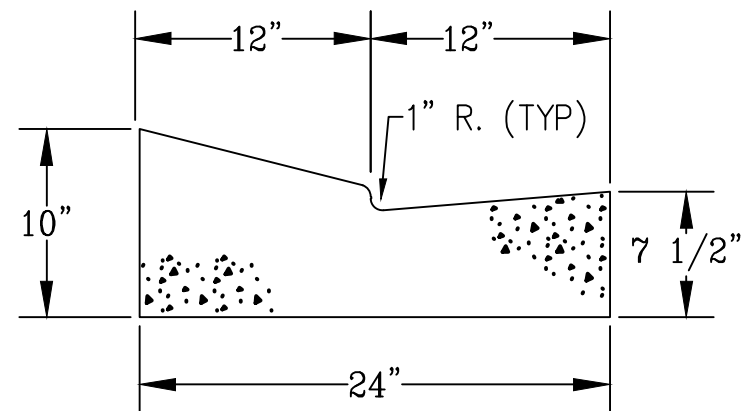


**MINOR RESIDENTIAL ROADWAY**  
**Typical Road Section**  
LOOKING NORTH AND WEST  
500 ADT



**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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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:2.21.2022	
PROJECT #	
REVISIONS:	
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2	
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SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01

