

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 22, 2022

RE: **Vistas West at Summit Ridge Subdivision Preliminary Major Change Review**

Zone: PC
Size: 48.19 Acres
Lots: 95

The Vistas West at Summit Ridge Subdivision is located at approximately Crest Dale Lane and Vista Ridge Drive. The preliminary plan for Vistas West was approved by the City Council on October 18, 2017. Since then, there have been an extension for the preliminary approval, and they have been approved to do mass grading.

On February 21, 2022, the applicant submitted final plans for all 5 phases of Vistas West. Staff started reviewing the plans and saw that there were some changes to the plans. During the original preliminary review, they were required to provide storm retention. The final plans showed that they removed 3 lots in phase 3 and replaced the lots with a storm retention basin to meet the storm retention requirements. They added the 3 lots to different phases in the development. They had to reduce the size of several lots to be able to fit the additional lots lost due to the retention basin.

[Santaquin City Code 11.20.090](#) states:

“Changes From Approved Preliminary Plats: It is recognized that through the final review process the design of street grades, **stormwater facilities**, and utilities may necessitate changes from preliminary plats approved by the City Council.

1. Minor Changes: The Development Review Committee may, in their discretion, approve minor changes from approved preliminary plats. The types of minor changes contemplated by this section include legal description mistakes, minor boundary changes, reduction of the number of parcels, modifications to road alignments and items that should have been included on the preliminary plat. In such a case, the Community Development Director shall provide written notice to the Planning Commission and City Council of such changes at each body's next meeting.
2. Major Changes: Major changes from approved preliminary plats, including an increase in the total lots within the development, **reduction of approved lot sizes**, change of public open space locations, elimination or increase in the number of roads, **shall be submitted for review by the Planning Commission and City Council.**

Due to the reduction of approved lot sizes the change to the preliminary plan is considered a major change and is required to be reviewed by the Planning Commission and City Council.

The proposed subdivision is in the Summit Ridge Development and is subject to the Summit Ridge Development Agreement and Santaquin City Code. All lot sizes meet the requirements of the Development Agreement and Santaquin City Code. The smallest lot is 11,107 square feet (.25 acres) and the largest lot is 34,002 square feet (.78 acres).

The storm retention basin will be in phase 3 of the development and is 1.63 acres. Part of the retention basin will be improved with a pavilion, tot lot, and grass. Phase 3 of the preliminary plans (Attachment 1) has an exhibit (Sheet LS-01) that shows a concept plan of the park. This is not the final plans for the park and landscaping. Final plans for the park and landscaping are required when final plans are submitted. The exhibit in the preliminary plans will give us a good idea of what the improvements will look like.

The Planning Commission will need to forward a recommendation to the City Council and the City Council will review and determine if the preliminary plan meets the necessary requirements.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning.

Recommended Motion: “Motion to recommend approval of the Vistas West and Summit Ridge Preliminary Plan with the following conditions:

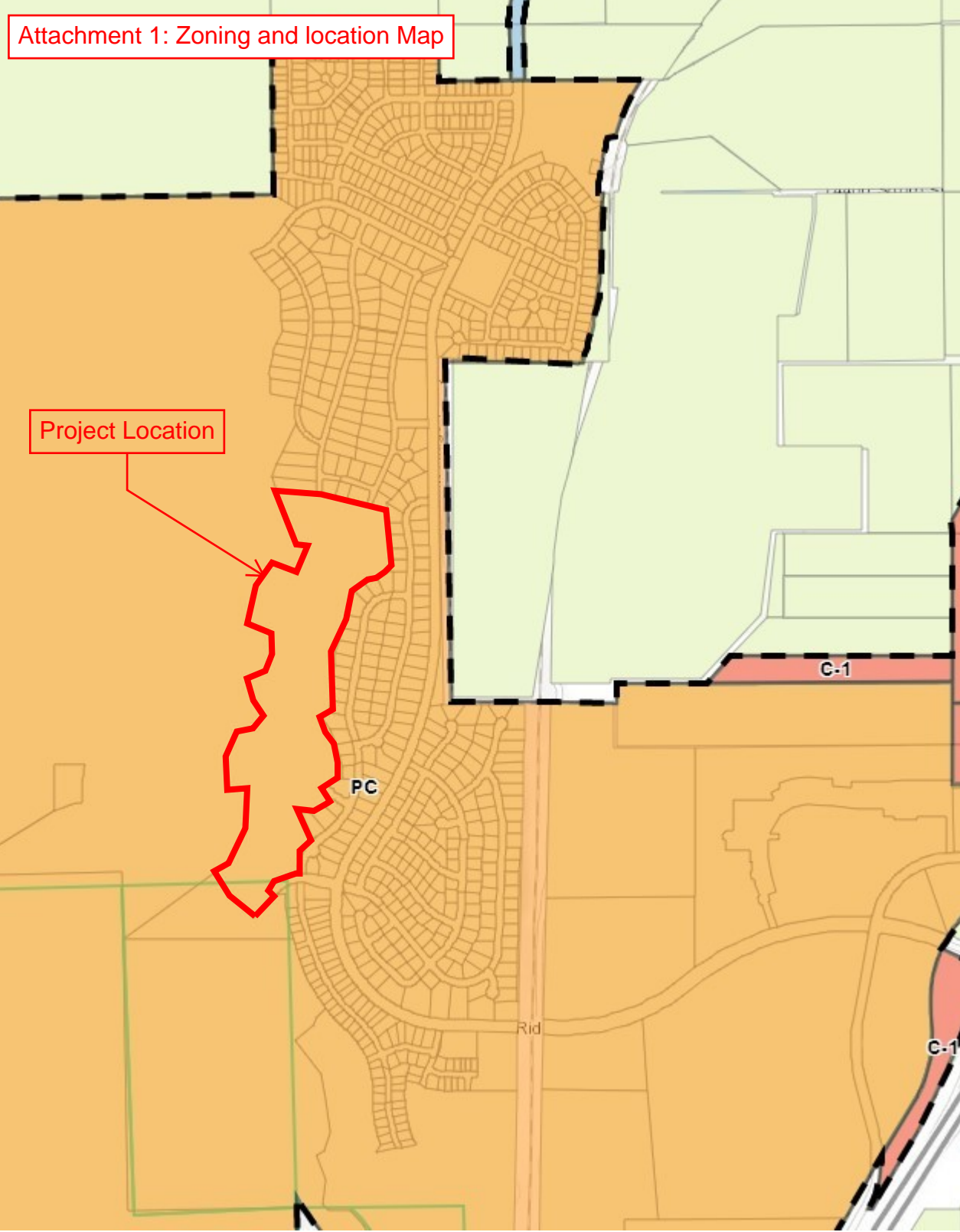
1. All planning and engineering comments be addressed.

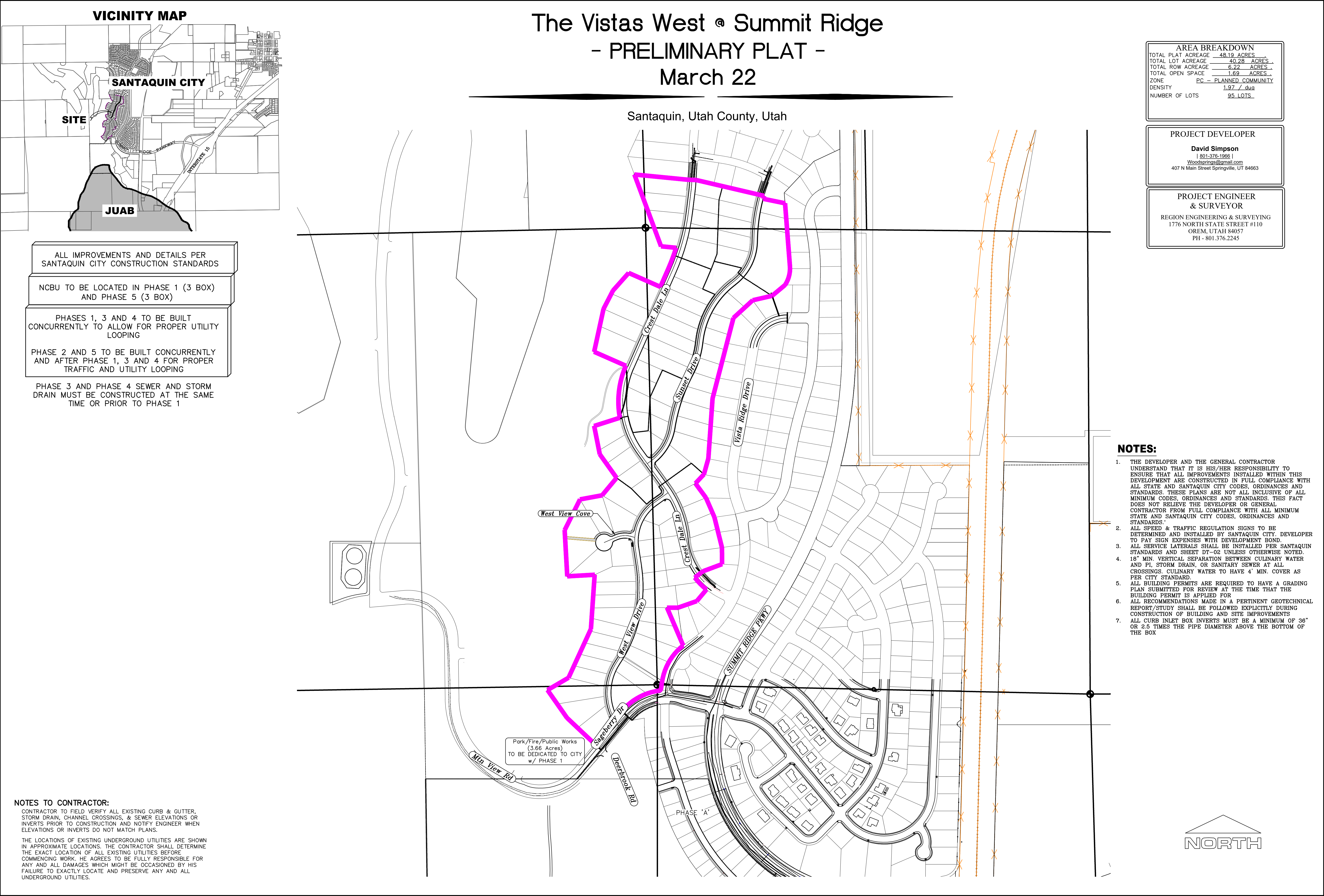
Attachments:

1. Zoning and Location Map
2. Preliminary Plans

Attachment 1: Zoning and location Map

Project Location





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.

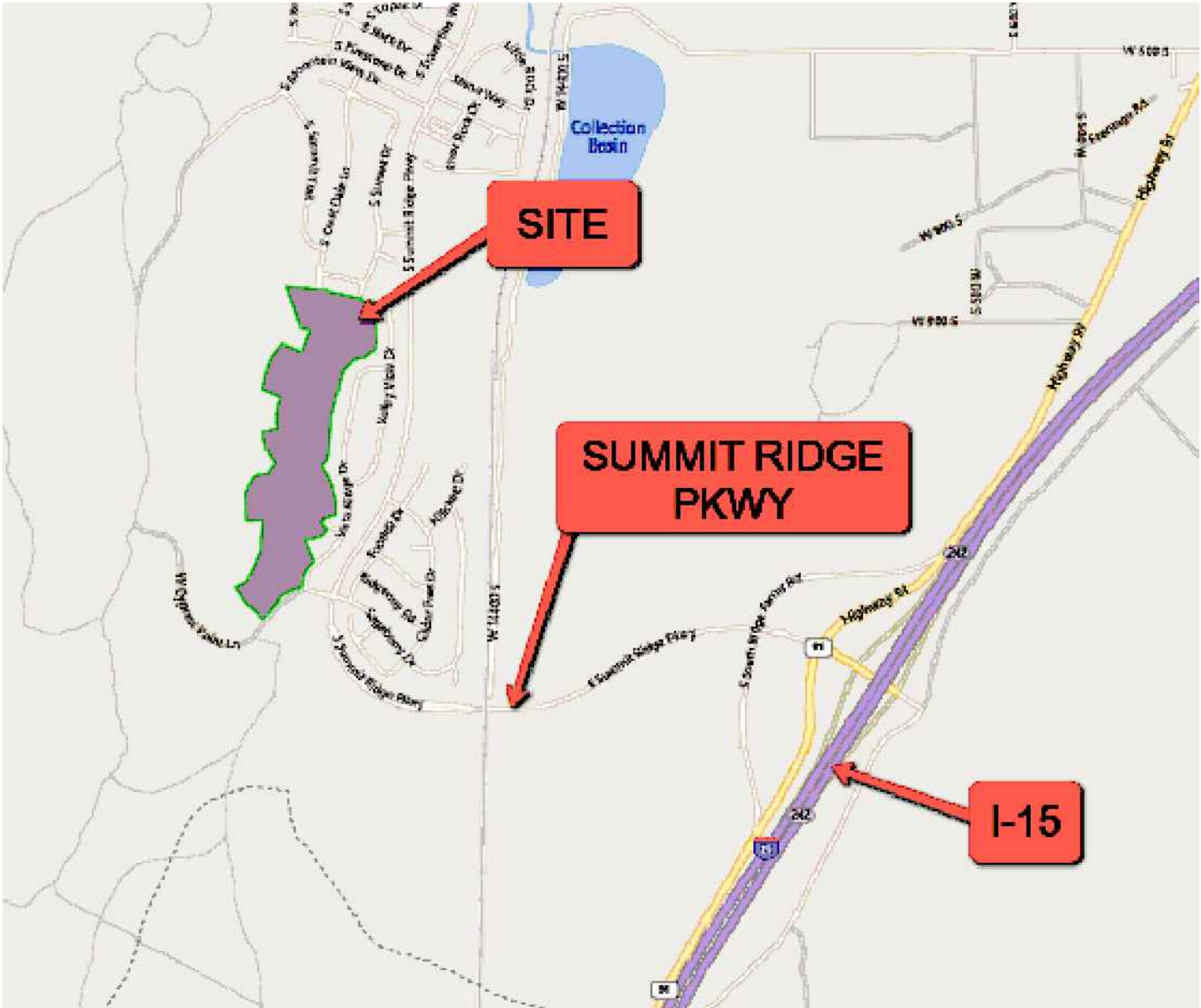
ITEMS CORRESPONDING TO SCHEDULE B-II

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 FAVORS 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

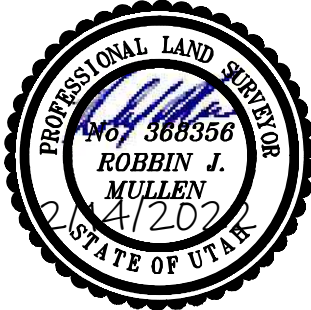
based upon Title Commitment No. 38268-P FROM PRO-TITLE AND ESCROW, INC, bearing an effective date of February 3, 2022, 7:30 am.

Surveyor's Certification

To PRO-TITLE AND ESCROW, INC.:

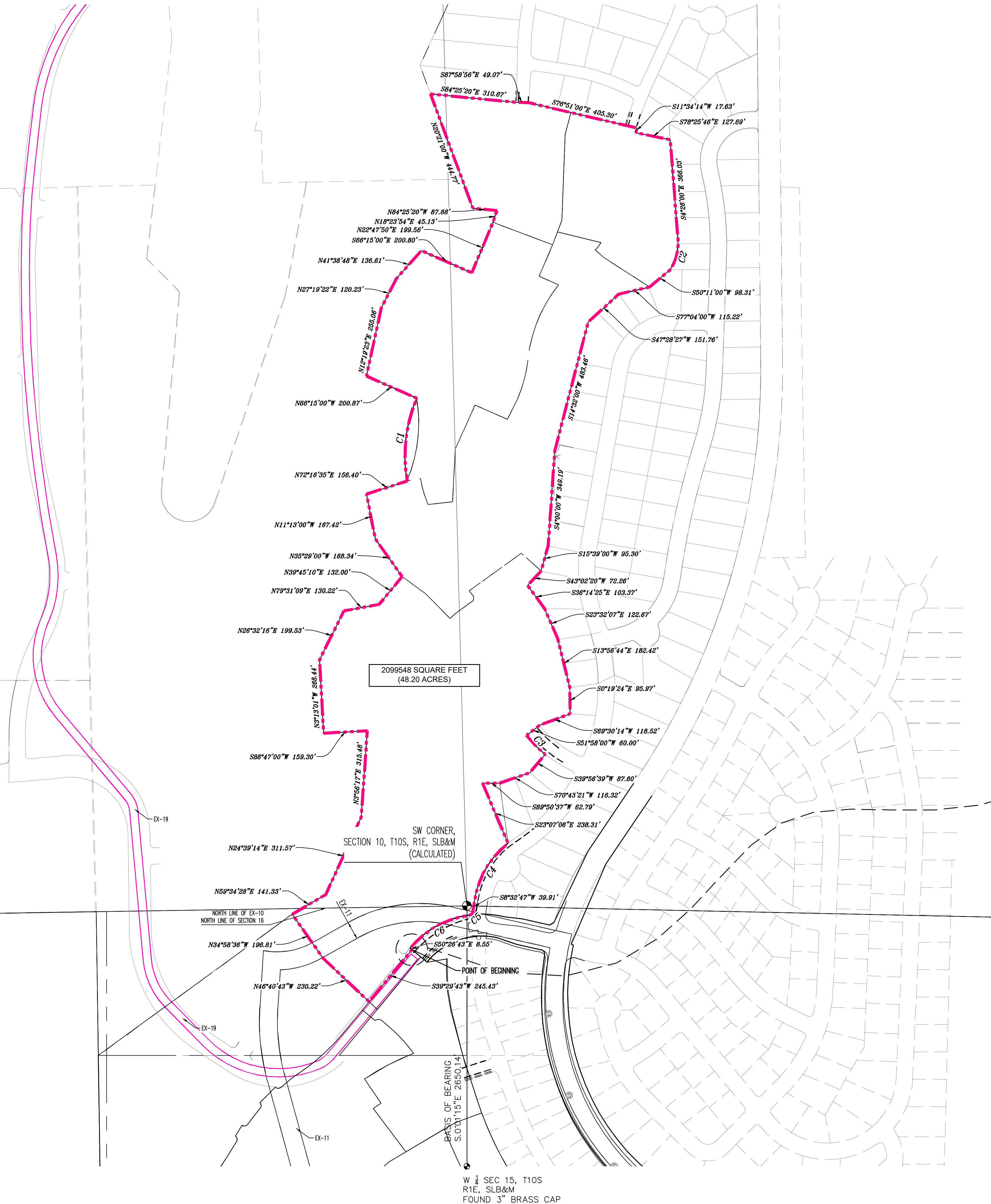
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on December 14, 2021.

Surveyor's signature

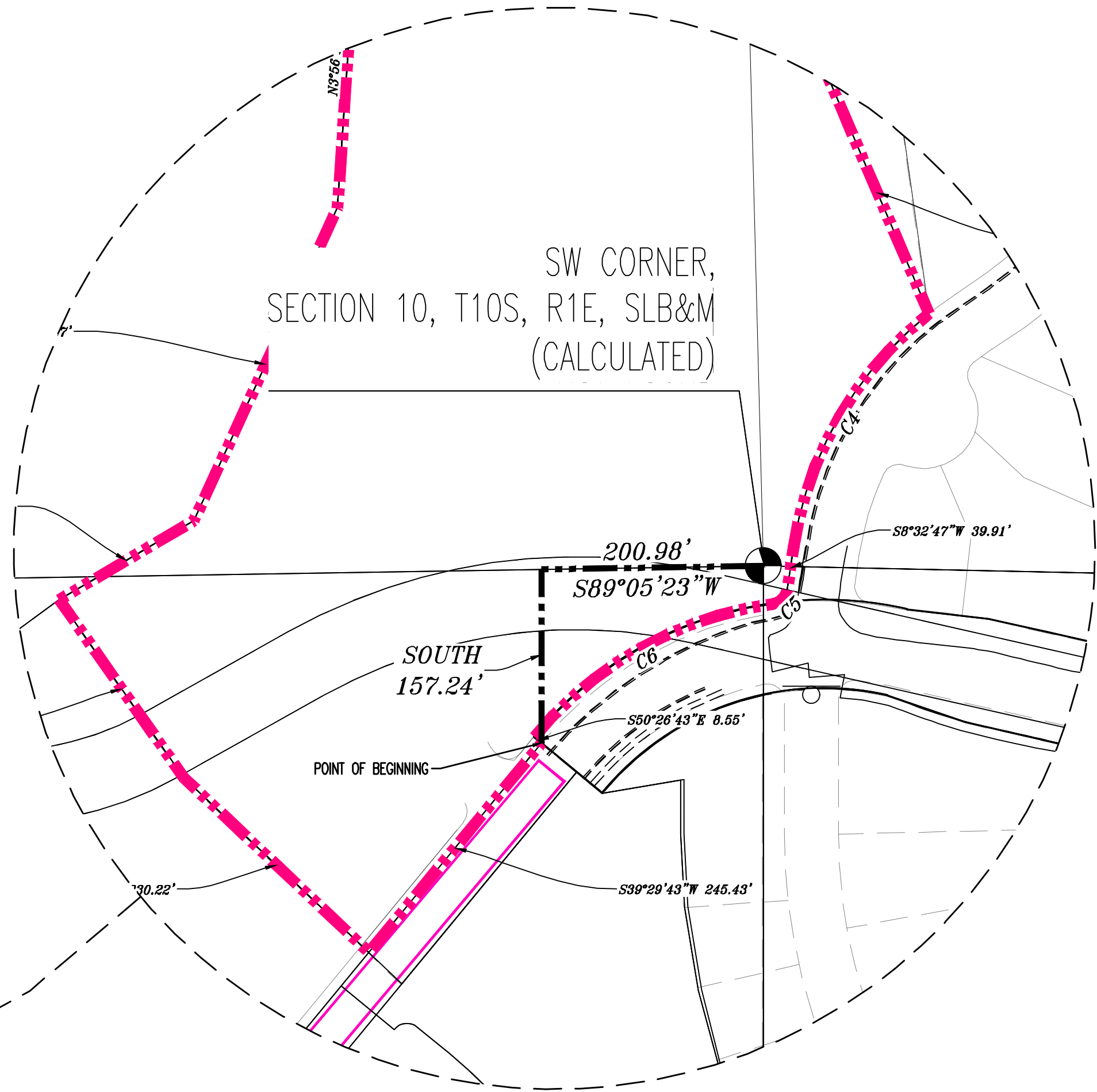
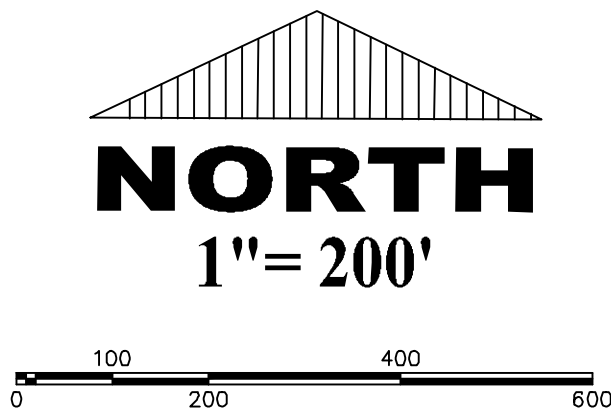


Robbin J. Mullen
1776 North State St. #110
Orem, UT 84057
(801) 367-5274

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

RIGHT OF WAY

CENTERLINE

FOUND MONUMENT

SIGN

MEASURED

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

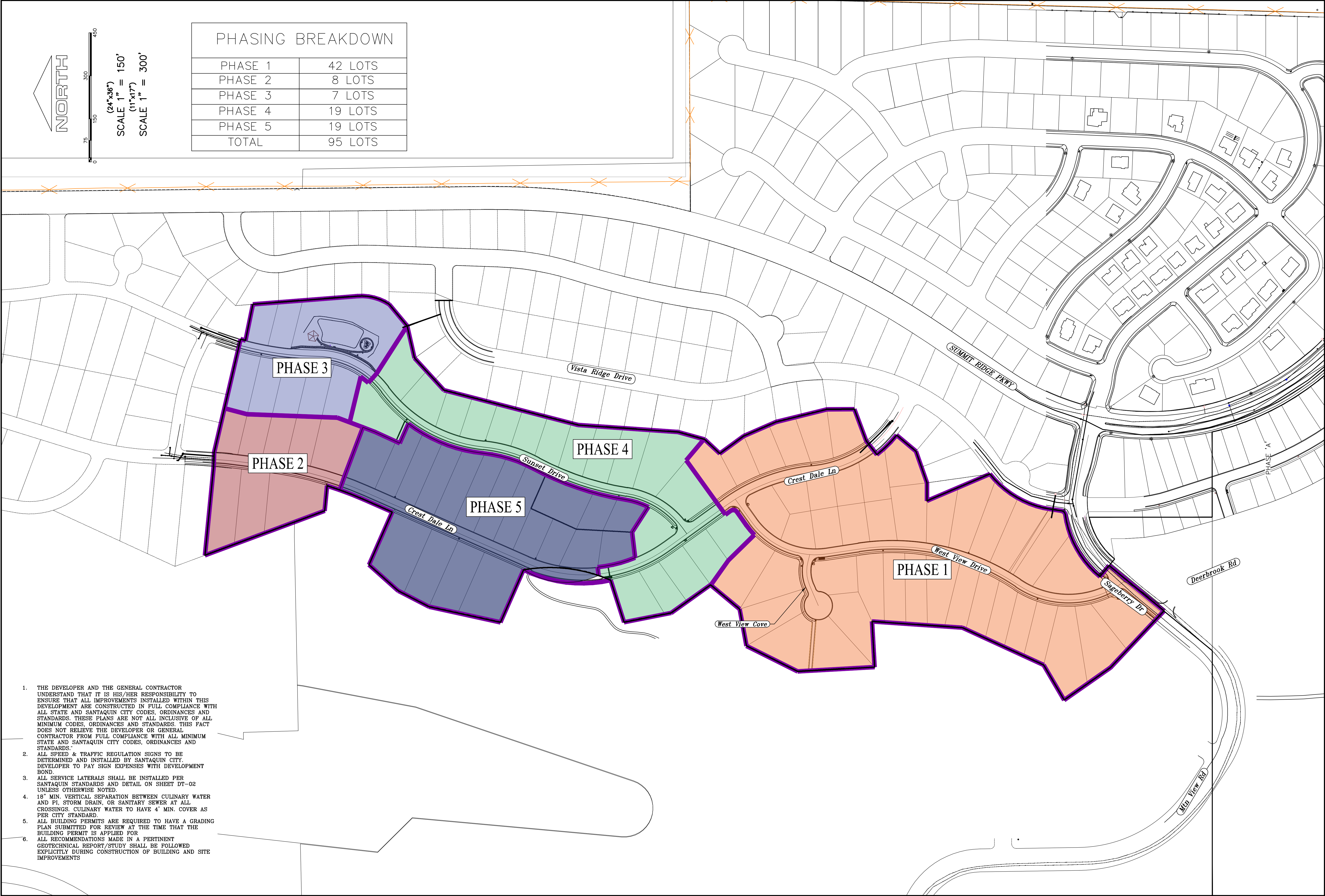
STORM MANHOLE

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

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

PROFESSIONAL SEAL
#187025
Donald L. Taylor
P.E., A.S.T.B.
4/17/2022

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: 4.19.2022
PROJECT #

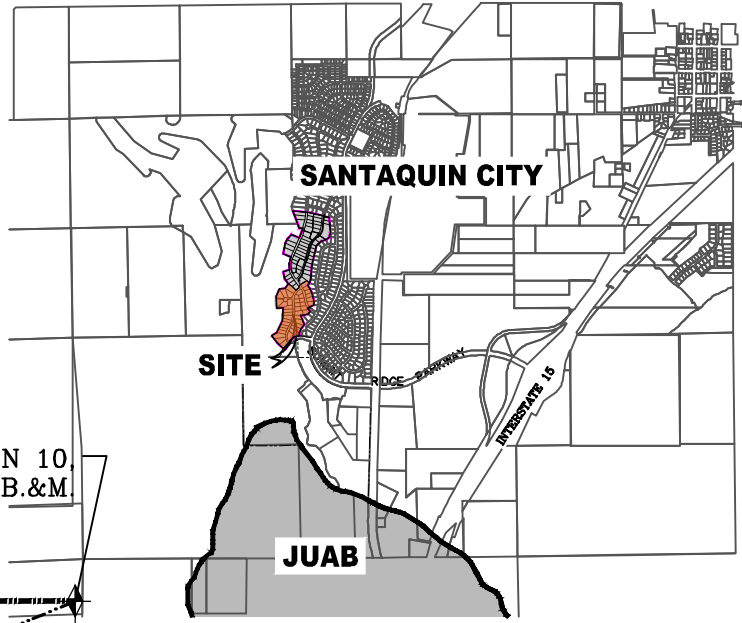
REVISIONS:

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, T10S, R1E, S.L.B.&M. TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 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" E 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 57.85 FEET TO A POINT ON A LINE, THENCE S 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 52.79 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' 42" E 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

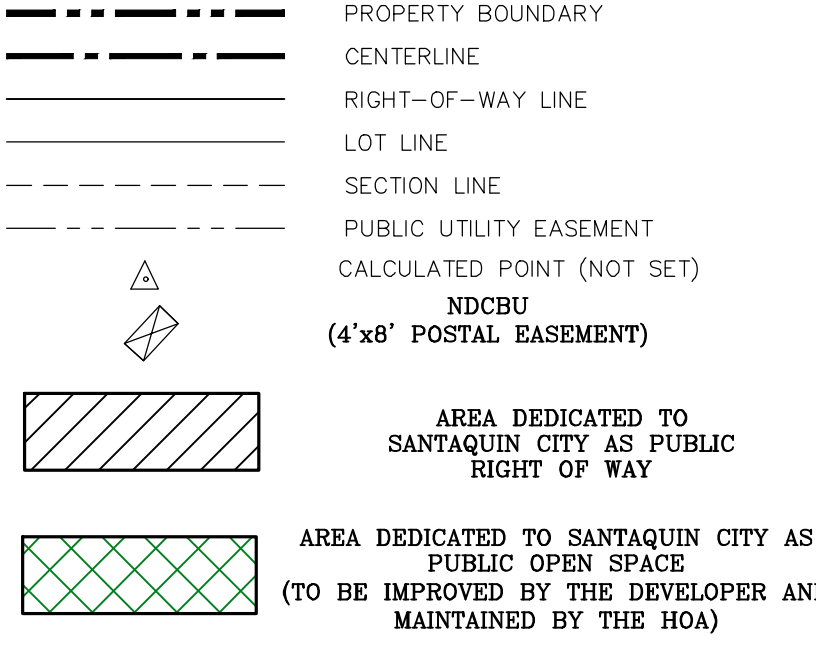
David Simpson
1801-376-1966
Woodspings@gmail.com
407 N Main Street Springville, UT 84663

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



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, S.L.B.&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 1-800-368-8532.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY
BY-_____
TITLE-_____

P.O.B.

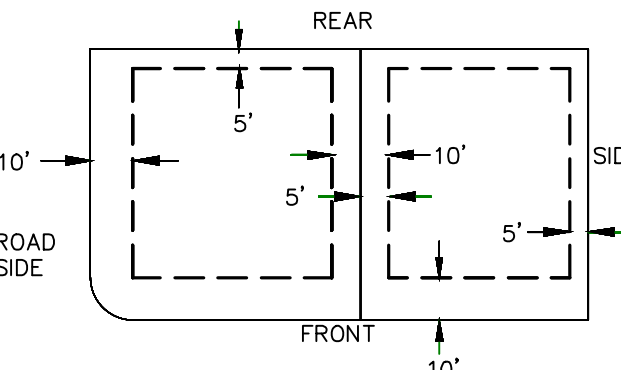
NORTH
1205.38'

SE 1/4 CORNER OF SECTION 9,
T10S, R1E, S.L.B.&M.

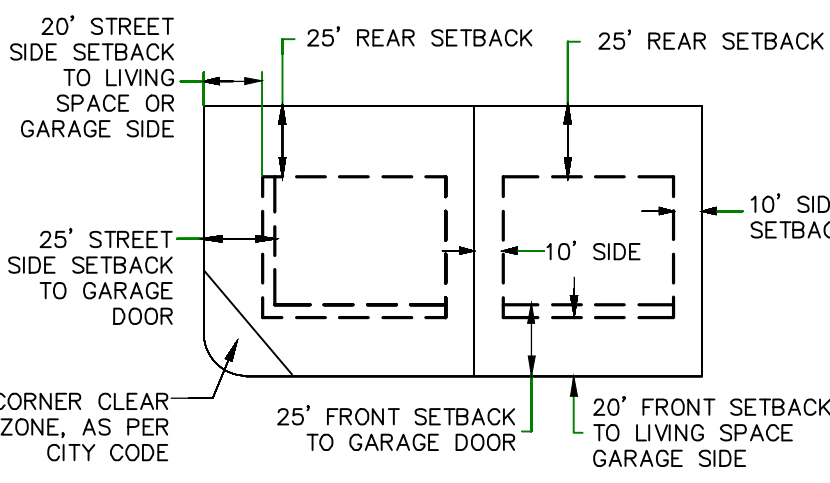
236.39'

S.89°05'23"W.
2704.70'
SECTION TIE

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
4. AREA IN PARENTHESES DENOTES BUILDABLE AREA
5. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

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.

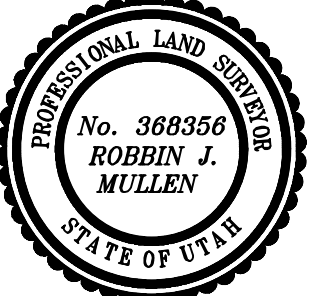
ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

LINE	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

INSTALL
"PRIVATE PROPERTY
- NO TRESPASSING"
SIGN AT END OF OPEN SPACE

32-015-0038
UTAH SUMMIT PARTNERS LLC

32-022-0007
UTAH SUMMIT PARTNERS LLC



OWNERS DEDICATION

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

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

LIMITED COMPANY ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1

_____, UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

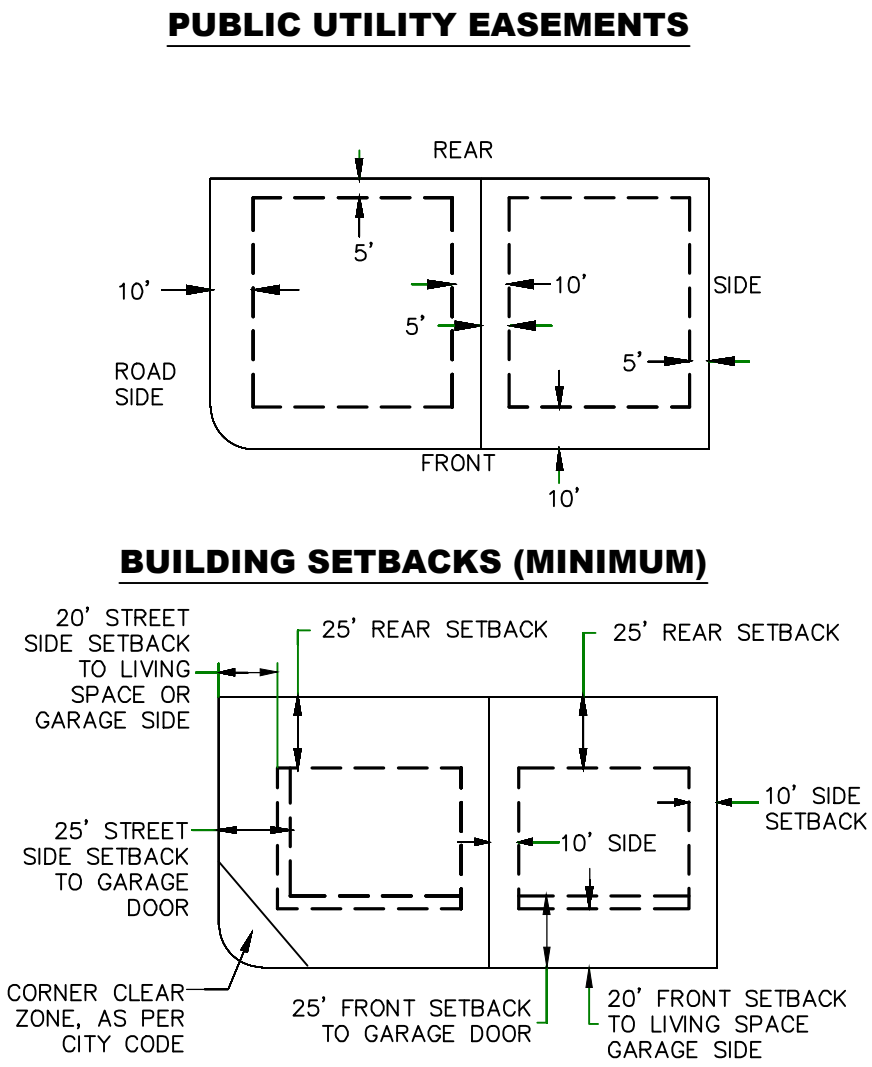
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL

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"
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'	S42°3'08"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"
C61	122.85'	591.69'	122.63'	N13°45'23"W	11°53'47"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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"
C82	46.94'	298.50'	46.89'	S29°22'15"W	9°00'35"
C85	30.67'	15.00'	25.60'	N81°55'50"W	117°08'54"
C86	251.23'	298.50'	243.88'	N0°45'17"E	48°13'21"
C87	90.90'	296.50'	90.54'	S37°20'50"W	17°33'54"
C88	82.65'	146.00'	81.55'	S82°59'31"W	32°26'00"
C89	23.05'	15.00'	20.85'	S55°10'37"W	88°03'48"
C90	90.14'	296.50'	89.80'	S19°51'19"W	17°25'10"
C91	52.71'	50.00'	50.30'	N81°54'37"W	60°24'08"
C92	16.10'	15.00'	15.34'	N82°28'01"W	61°30'55"
C93	36.94'	50.00'	36.10'	S46°43'30"W	42°19'38"
C94	15.40'	50.00'	15.34'	S16°44'06"W	17°39'10"
C95	45.36'	50.00'	43.82'	S18°04'55"E	51°58'52"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C96	81.63'	50.00'	72.86'	N89°09'26"E	93°32'26"
C97	43.20'	296.50'	43.16'	S4°29'34"E	8°20'54"
C98	20.44'	15.00'	18.90'	S39°21'46"E	78°05'19"
C99	69.28'	114.00'	68.21'	N84°11'03"E	34°49'03"
C100	16.10'	15.00'	15.34'	N36°01'04"E	61°30'55"
C101	32.40'	50.00'	31.84'	N23°49'25"E	37°07'37"
C102	81.47'	758.50'	81.43'	S5°35'23"E	6°09'15"
C103	75.03'	758.50'	75.00'	S0°19'17"W	5°40'04"
C104	75.03'	758.50'	75.00'	S5°59'20"W	5°40'04"
C105	121.52'	758.50'	121.39'	S13°24'45"W	9°10'46"
C106	75.03'	758.50'	75.00'	S20°50'10"W	5°40'04"
C107	75.03'	758.50'	75.00'	S26°30'14"W	5°40'04"
C108	14.94'	341.50'	14.94'	S32°37'19"W	2°30'26"
C109	60.07'	758.50'	60.06'	S31°36'24"W	4°32'17"
C110	75.15'	341.50'	75.00'	S25°03'50"W	12°36'31"
C111	75.15'	341.50'	75.00'	S12°27'19"W	12°36'31"
C112	58.57'	341.50'	58.50'	S1°14'15"W	9°49'38"
C113	55.78'	341.50'	55.72'	S8°21'20"E	9°21'32"
C114	17.99'	15.00'	16.93'	S5°08'01"W	68°43'23"
C115	96.52'	341.50'	96.20'	S21°07'55"E	16°11'37"



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 (SEE DETAIL ON DT-01)
- ⑪ SPLIT RAIL (3 RAIL) FENCING - TO BE PLACED AT
PROPERTY LINE

LEGEND

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

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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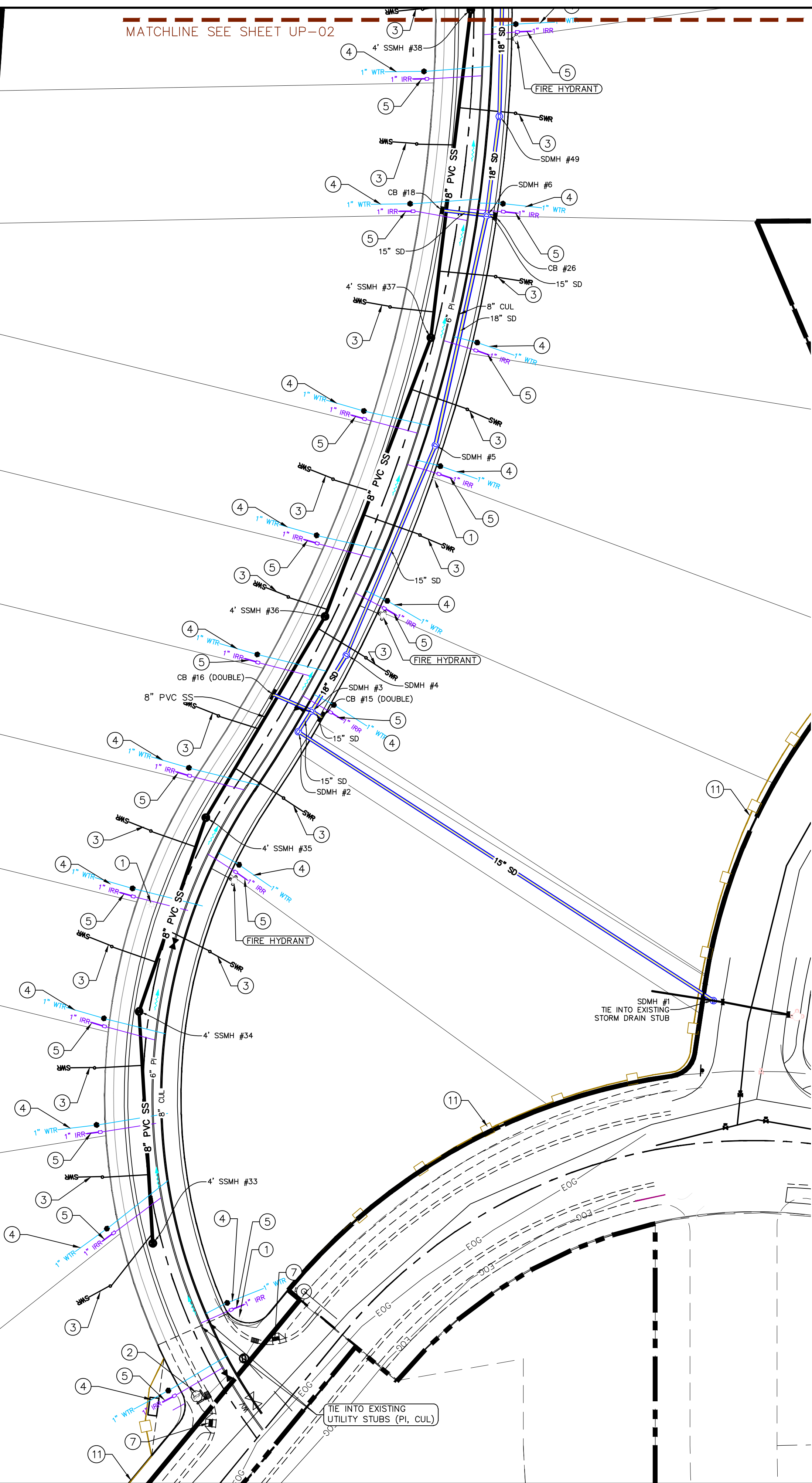
NORTH

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-02



Engineering
& Surveying

region



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: 4.19.2022

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.
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- ① RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS)
- ② STOP/STREET SIGN
- ③ SANITARY SEWER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- ④ CULINARY WATER SERVICE LATERAL
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- ⑥ PROVIDE 12" MINUS RIP-RAP AT
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- ⑦ ADA RAMP
(PER SANTAQUIN CITY STANDARDS)
- ⑧ STUB & PLUG FOR FUTURE CONNECTION
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (3 BOXES)
- ⑩ 10' TRAIL (SEE DETAIL ON DT-01)
- ⑪ SPLIT RAIL (3 RAIL) FENCING - TO BE PLACED AT
PROPERTY LINE
- ⑫ 6' TAN VINYL FENCE (DROP 3' @ SETBACK LINES) ALONG ADJOINING PRIVATE
PROPERTY
ADJOINING PROPERTY OWNERS TO OWN/MAINTAIN FENCE
--FENCE TO BE INSTALLED FULLY ON LOT OWNER PROPERTY (OFFSET FROM
PROPERTY LINE 12")

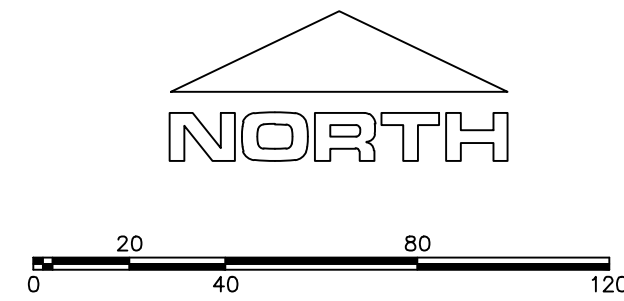
LEGEND

- 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:

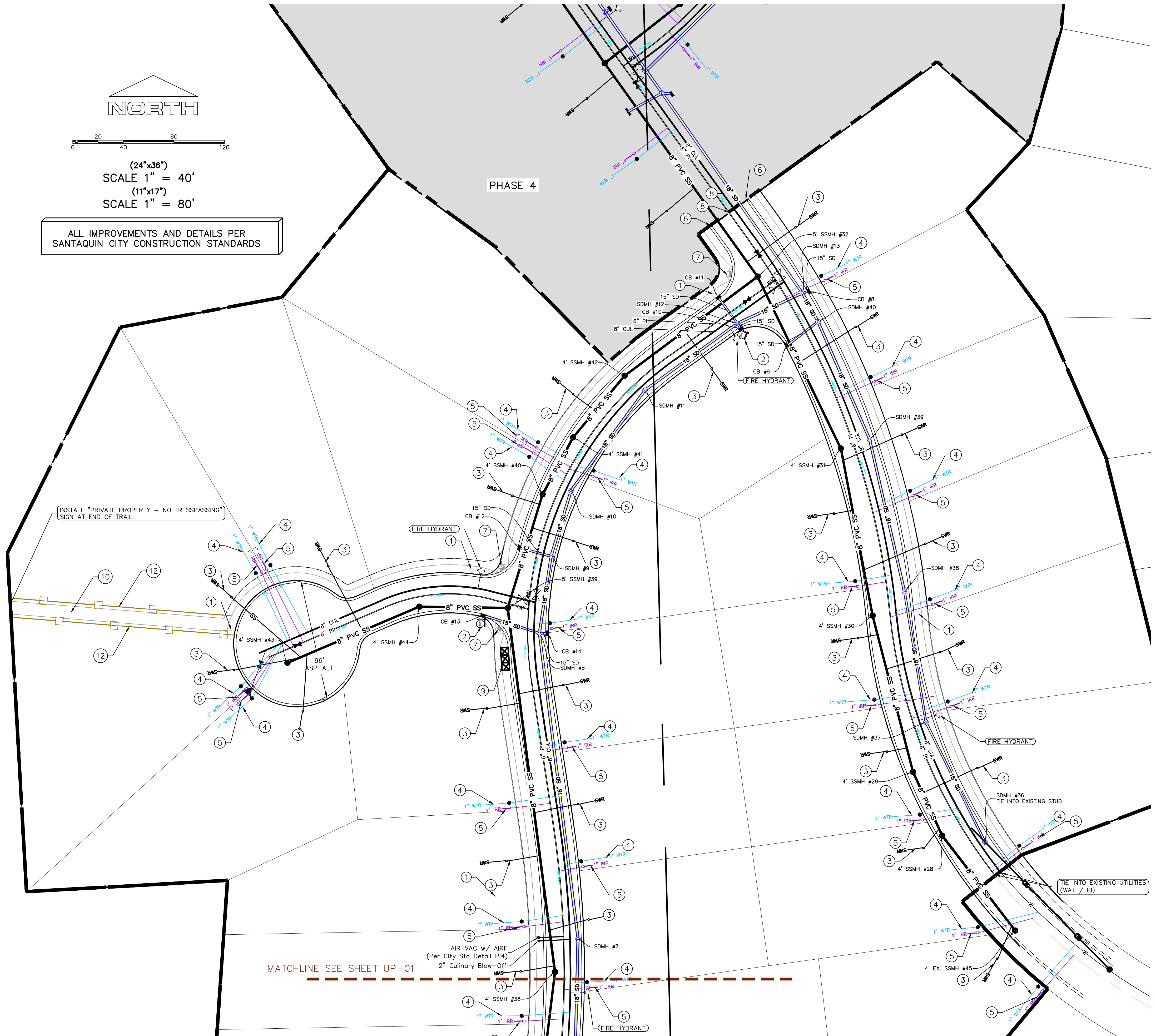
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Orem, UT 84057
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THE VISTAS WEST @ SUMMIT RIDGE PHASE 1

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

DATE: 4.19.2022

PROJECT #

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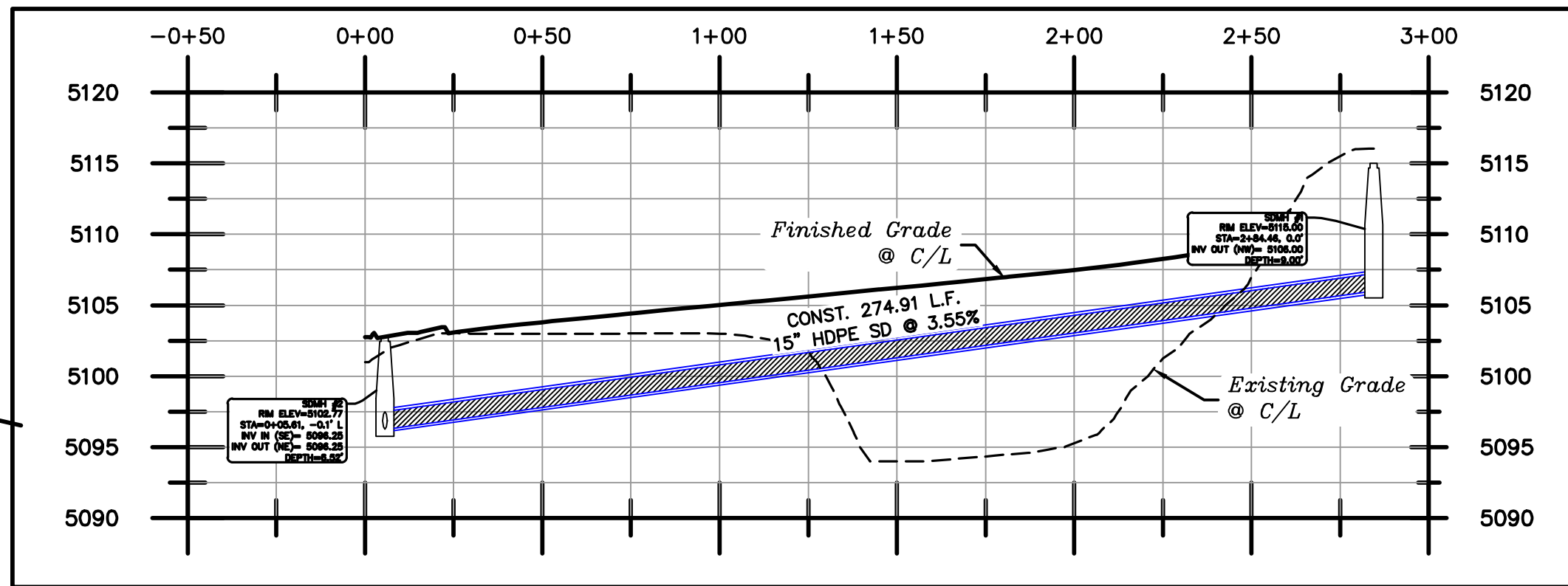
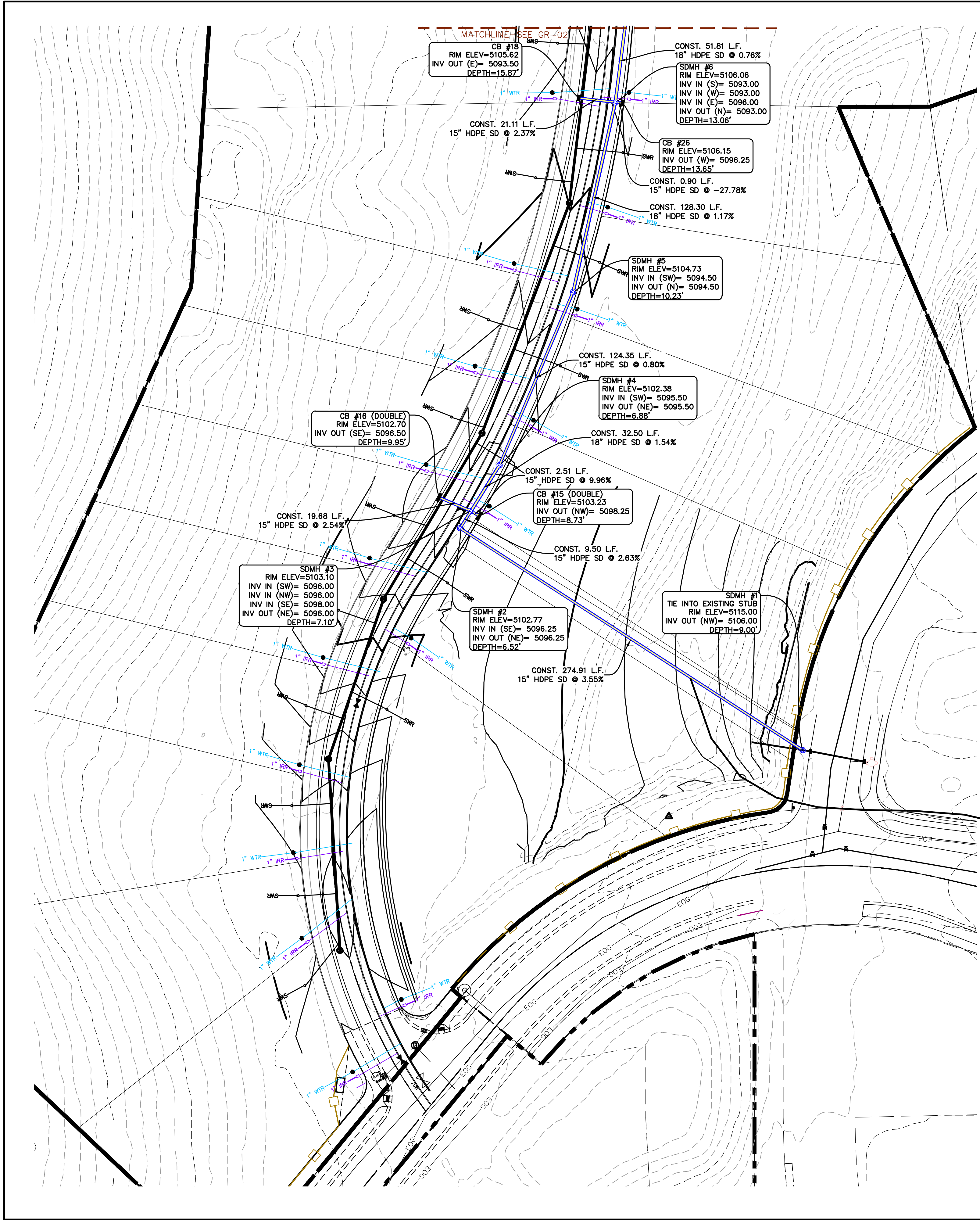
- 1
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SHEET NAME:

UTILITY PLANS

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UP-02



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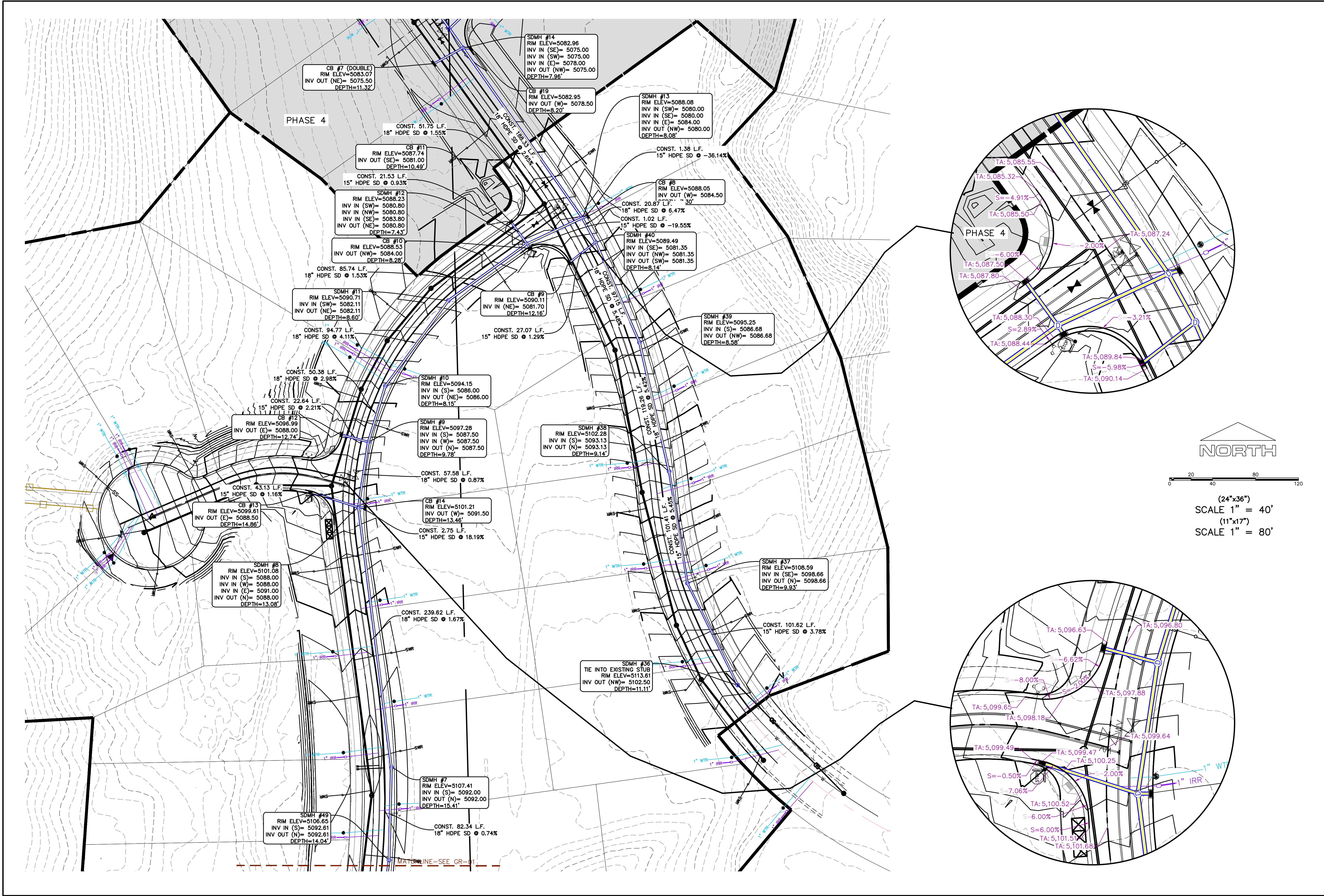
Engineering & Surveying
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GRADING PLANS
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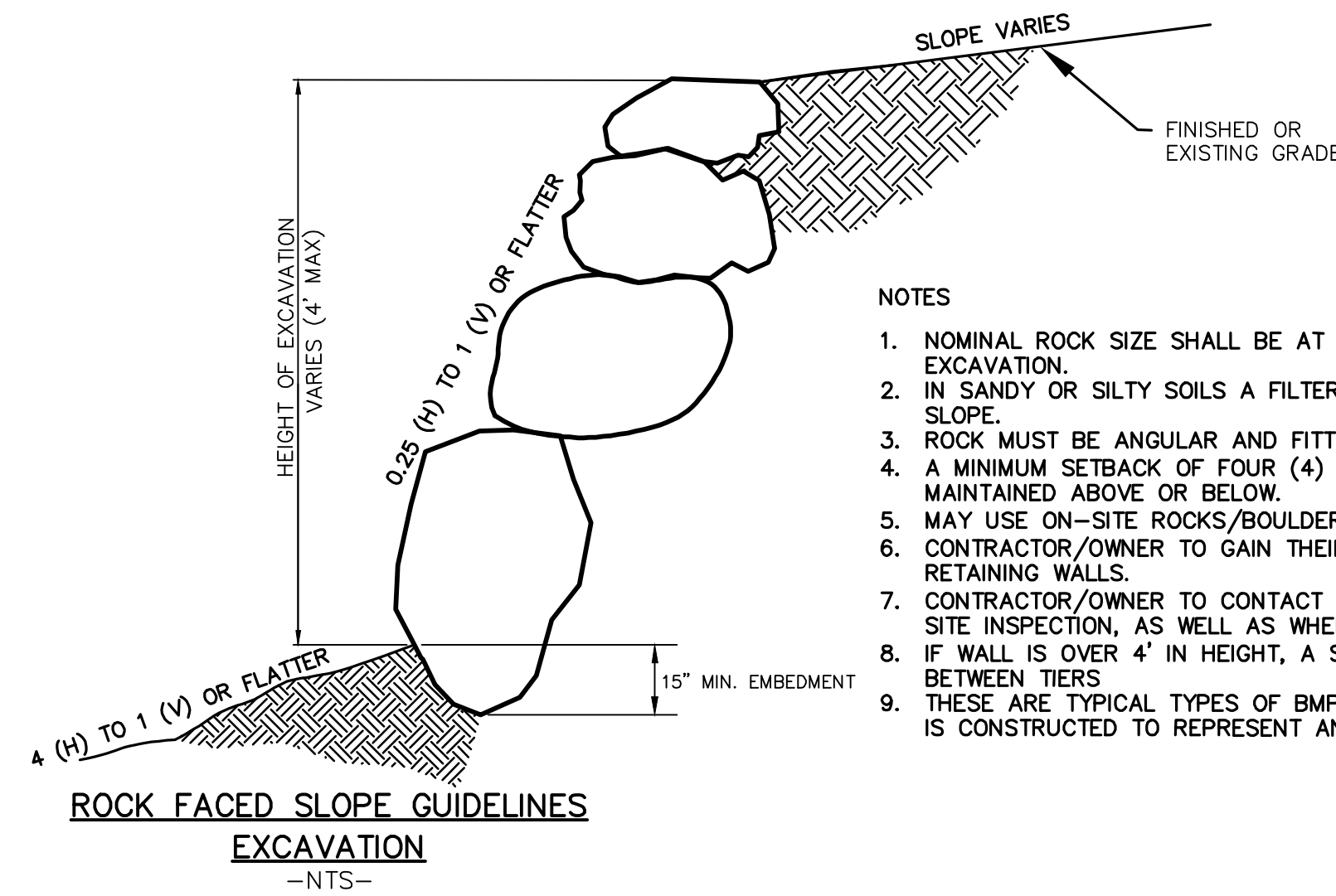
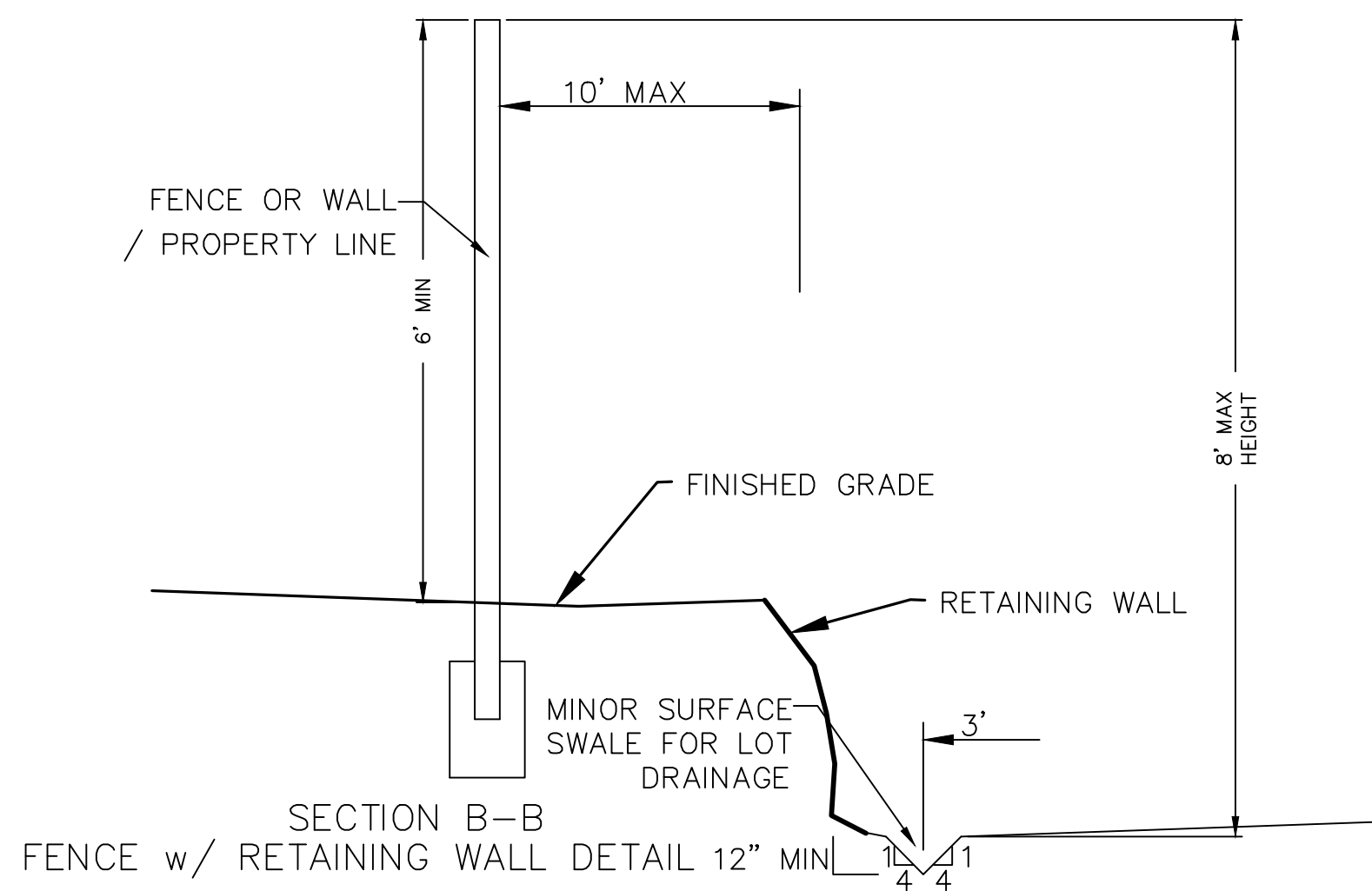
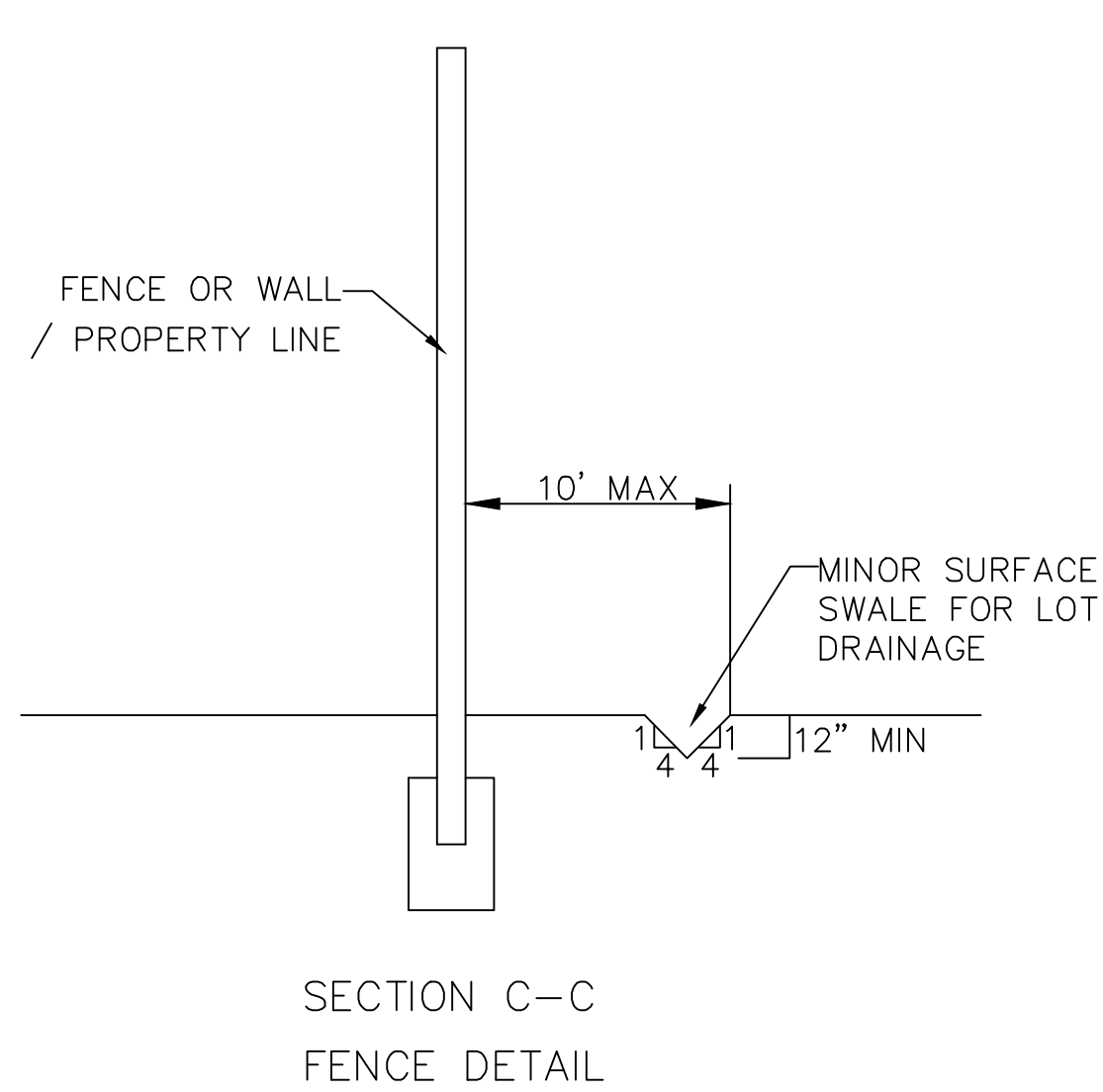
Professional Engineer
#187025
Donald L. Taylor
UTAH
4/19/2022

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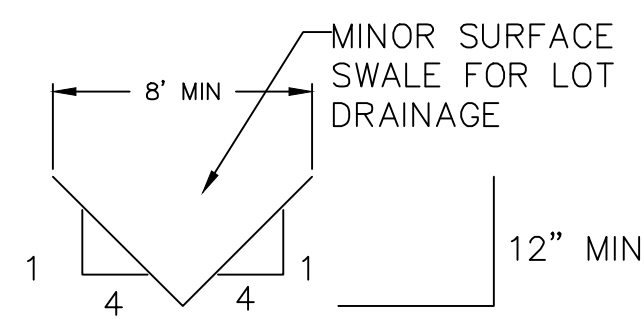
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GR-02

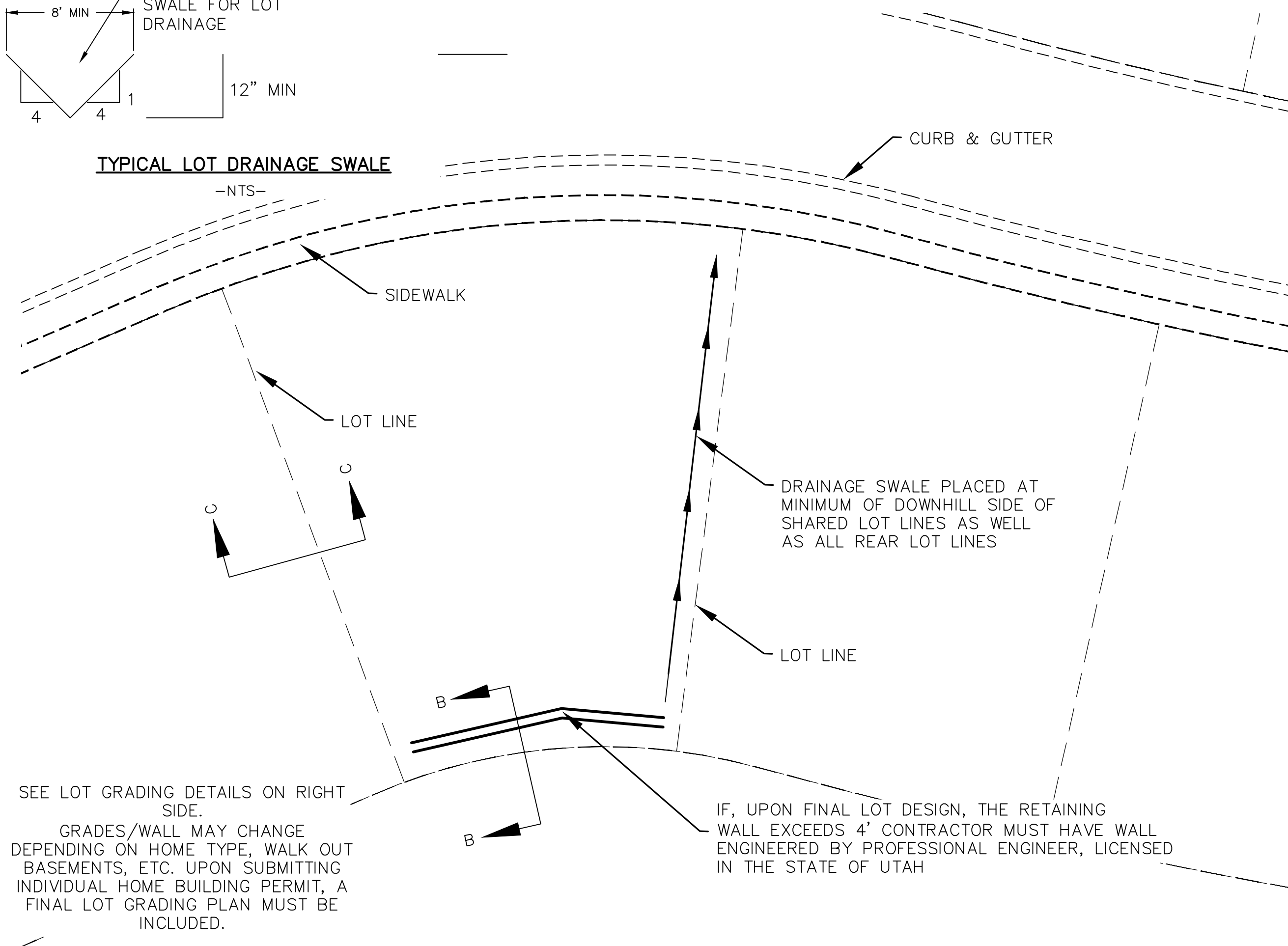


- NOTES
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
 2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
 3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
 4. A MINIMUM SETBACK OF FOUR (4) FEET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



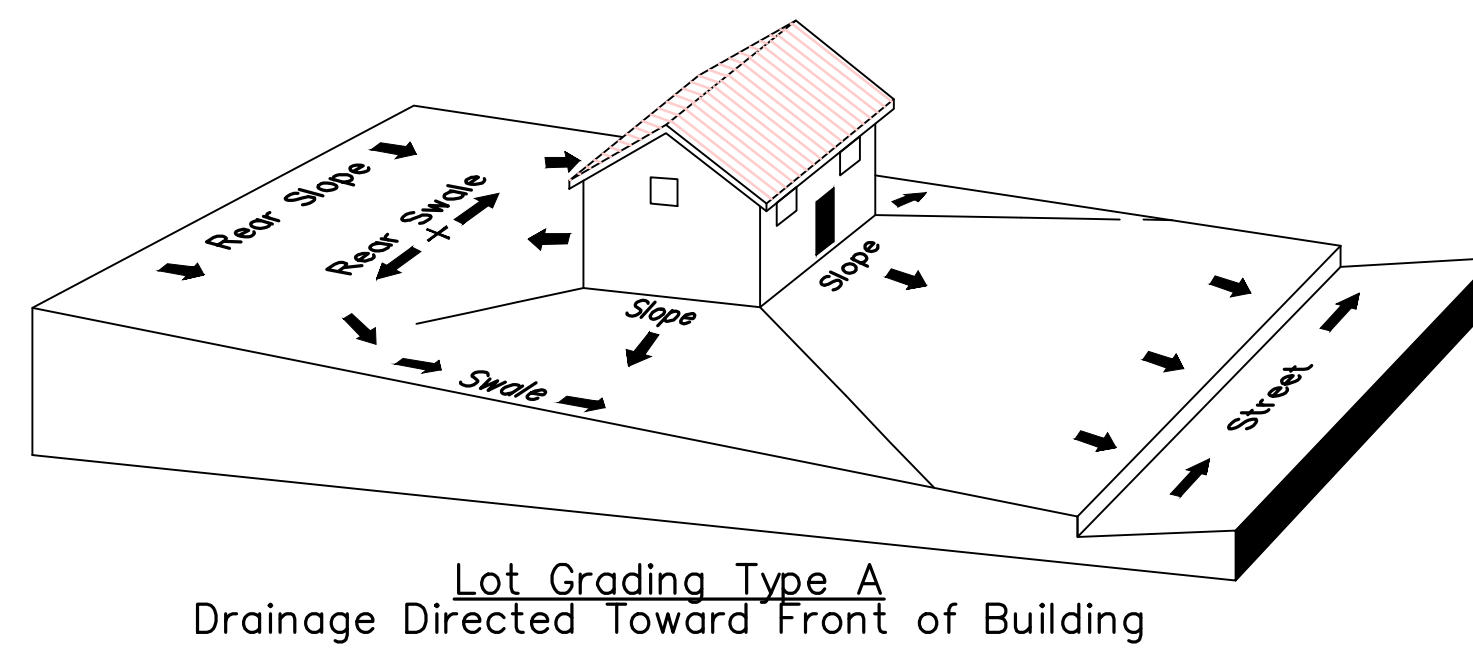
TYPICAL LOT DRAINAGE SWALE

-NTS-

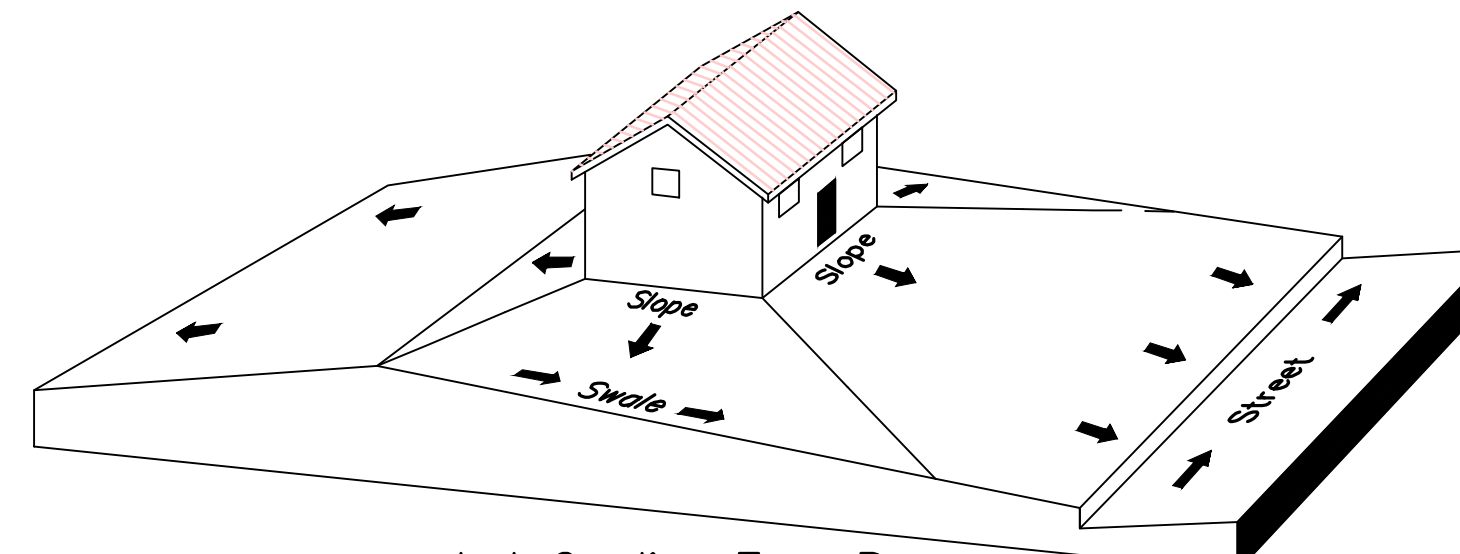


TYPICAL LOT GRADING

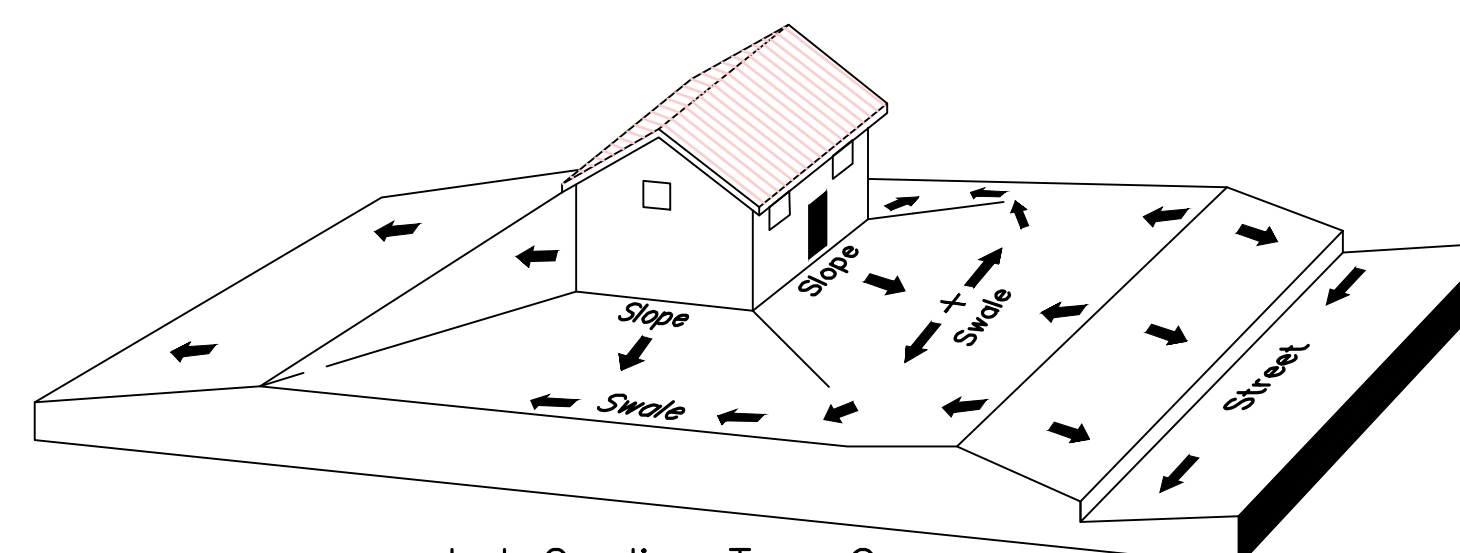
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Lot Grading Type A
Drainage Directed Toward Front of Building



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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PHASE 1

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

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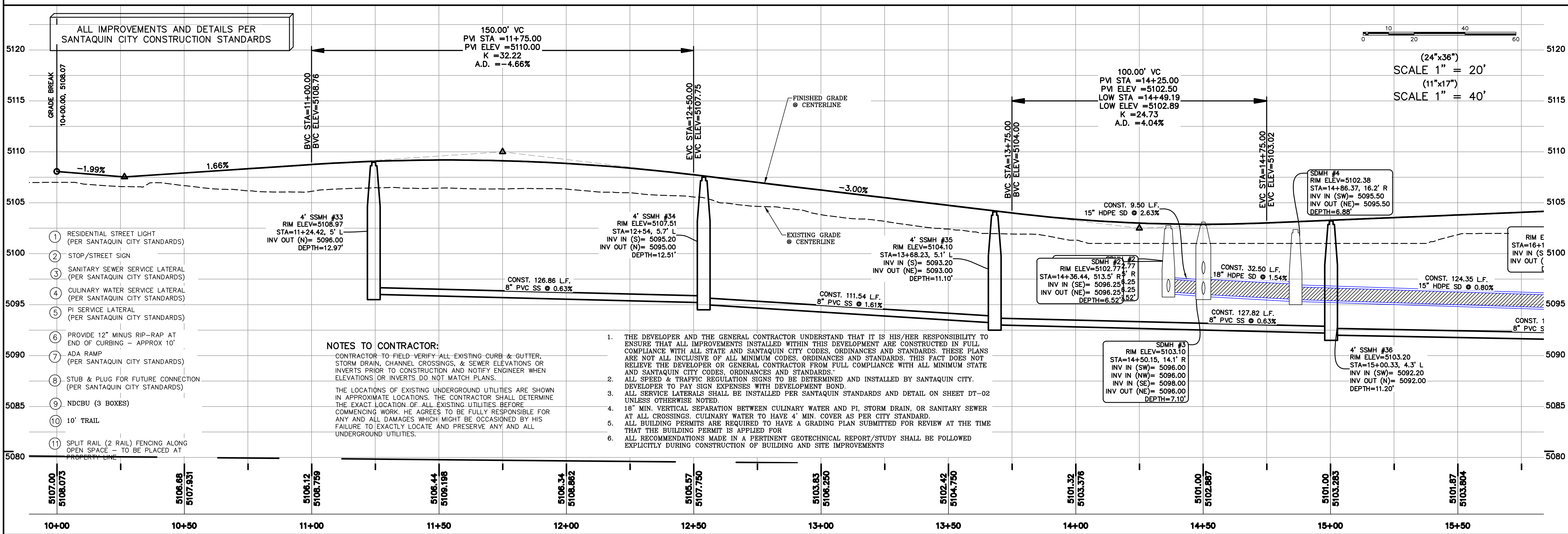
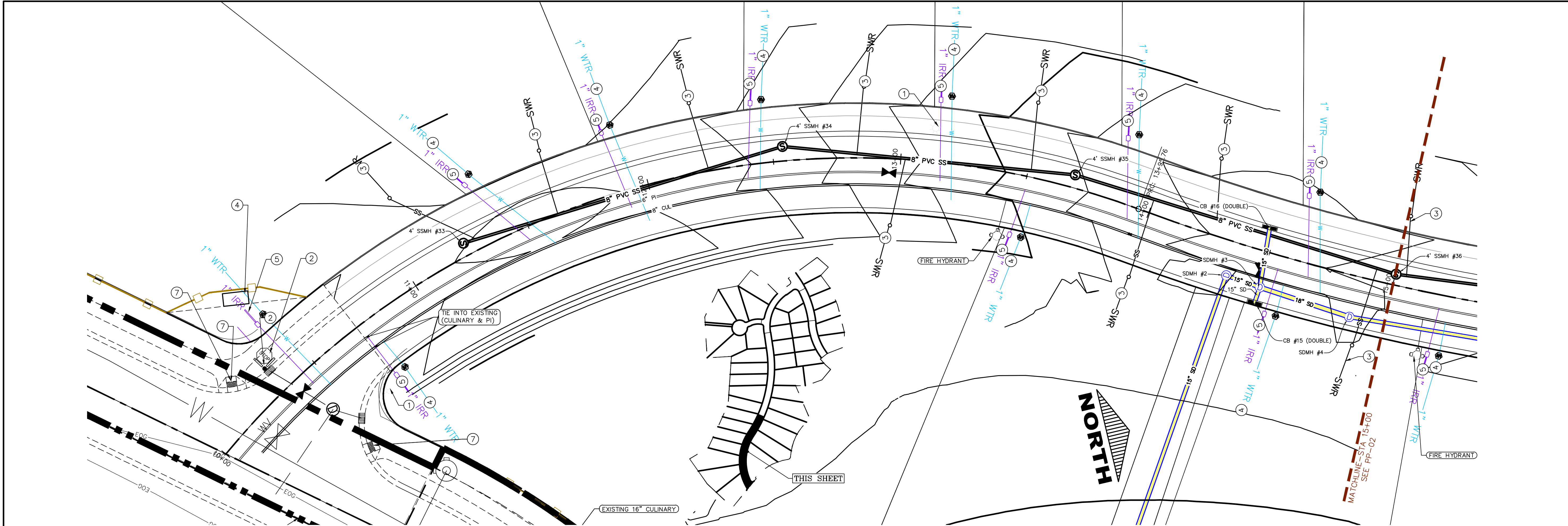
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GRADING PLANS



SHEET:

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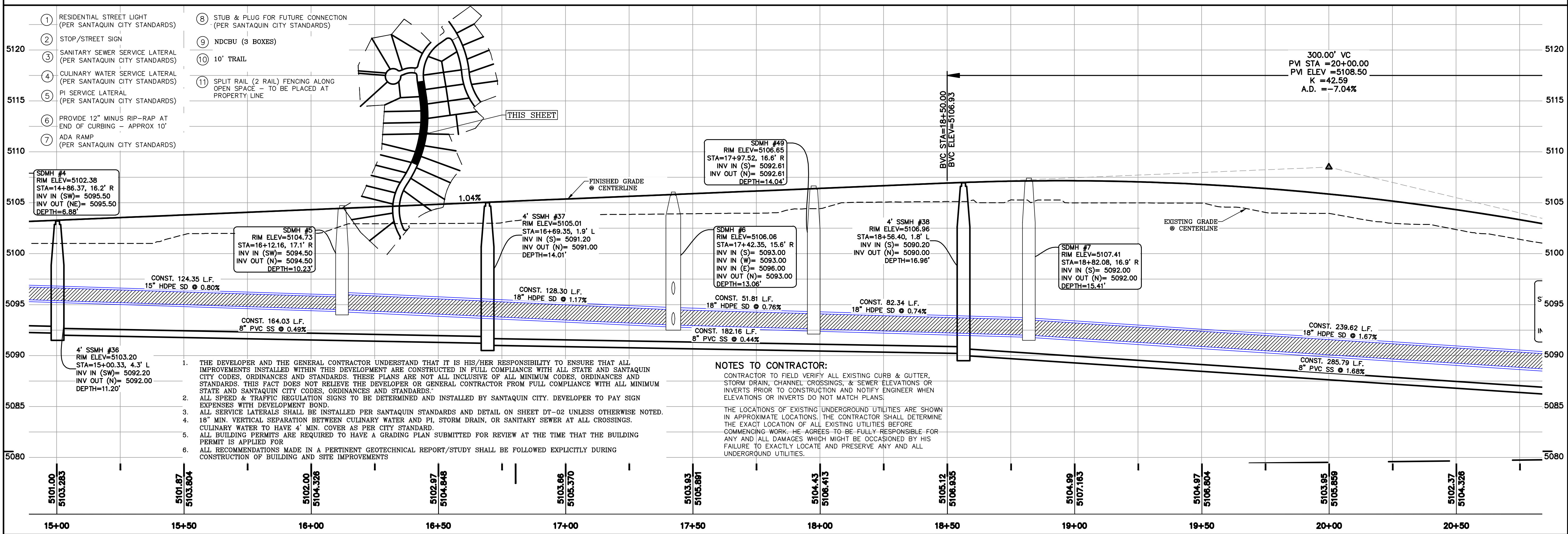
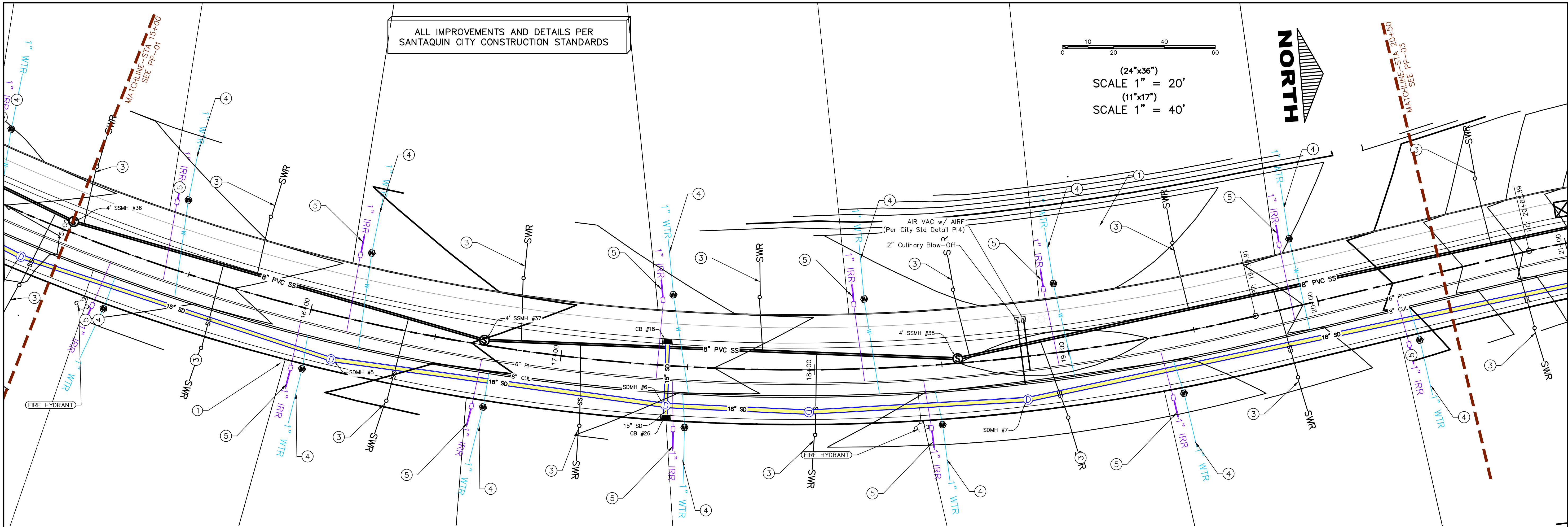


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SHEET NAME:
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PP-01



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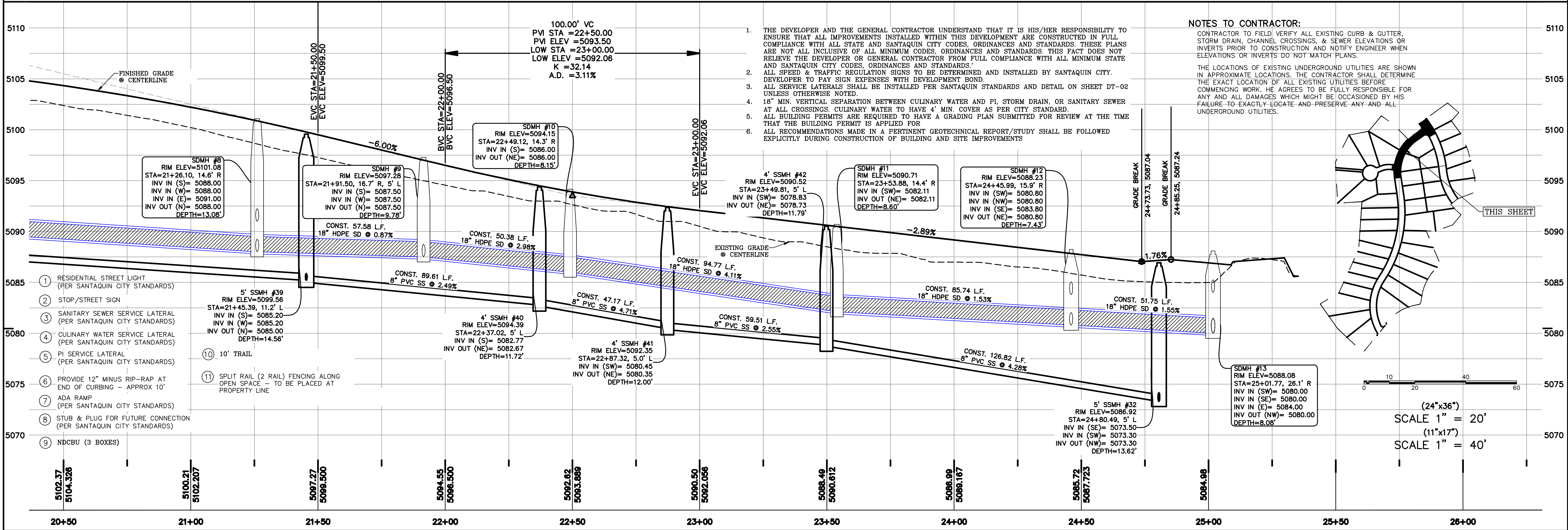
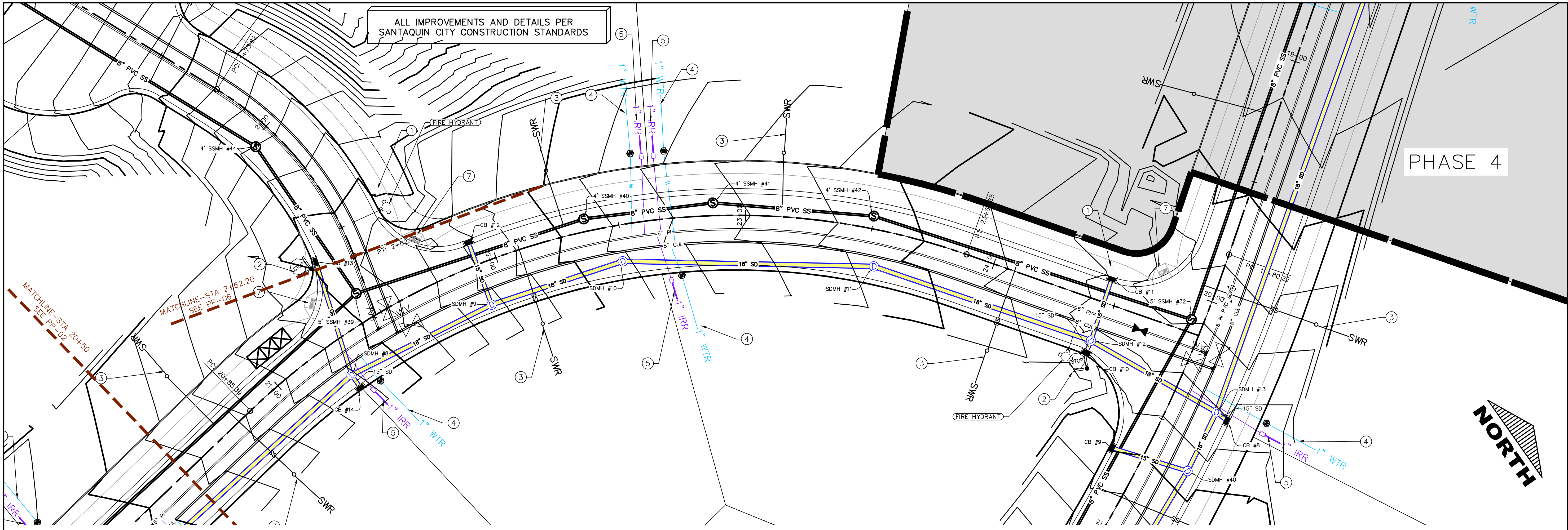
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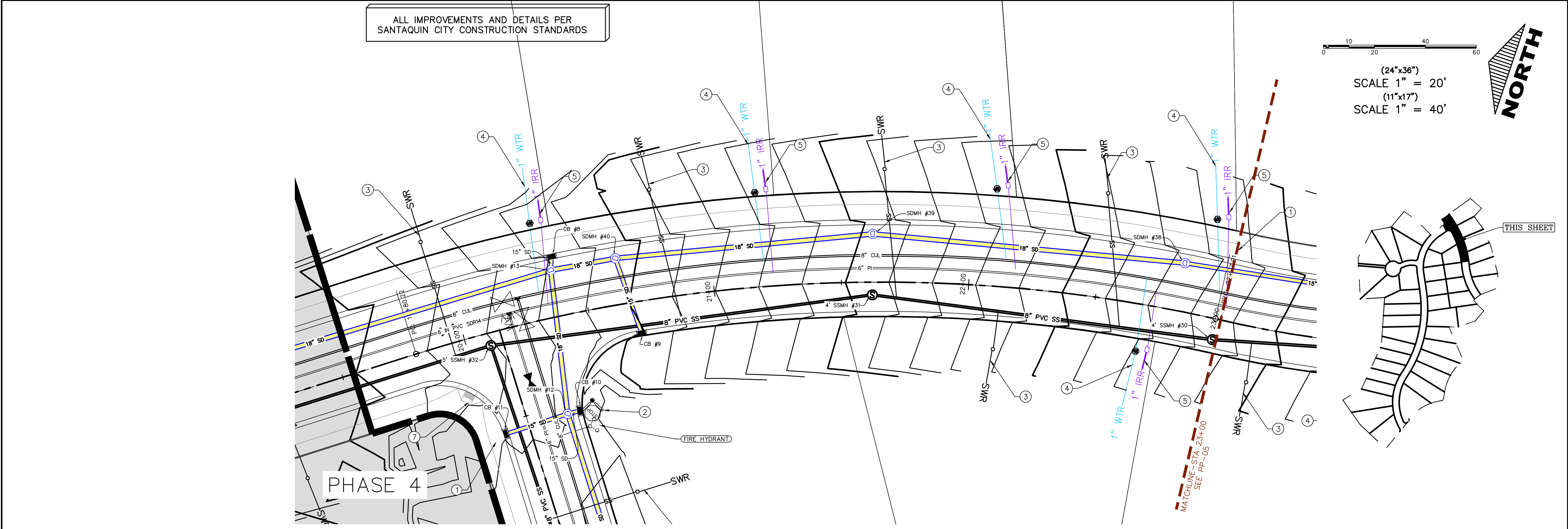
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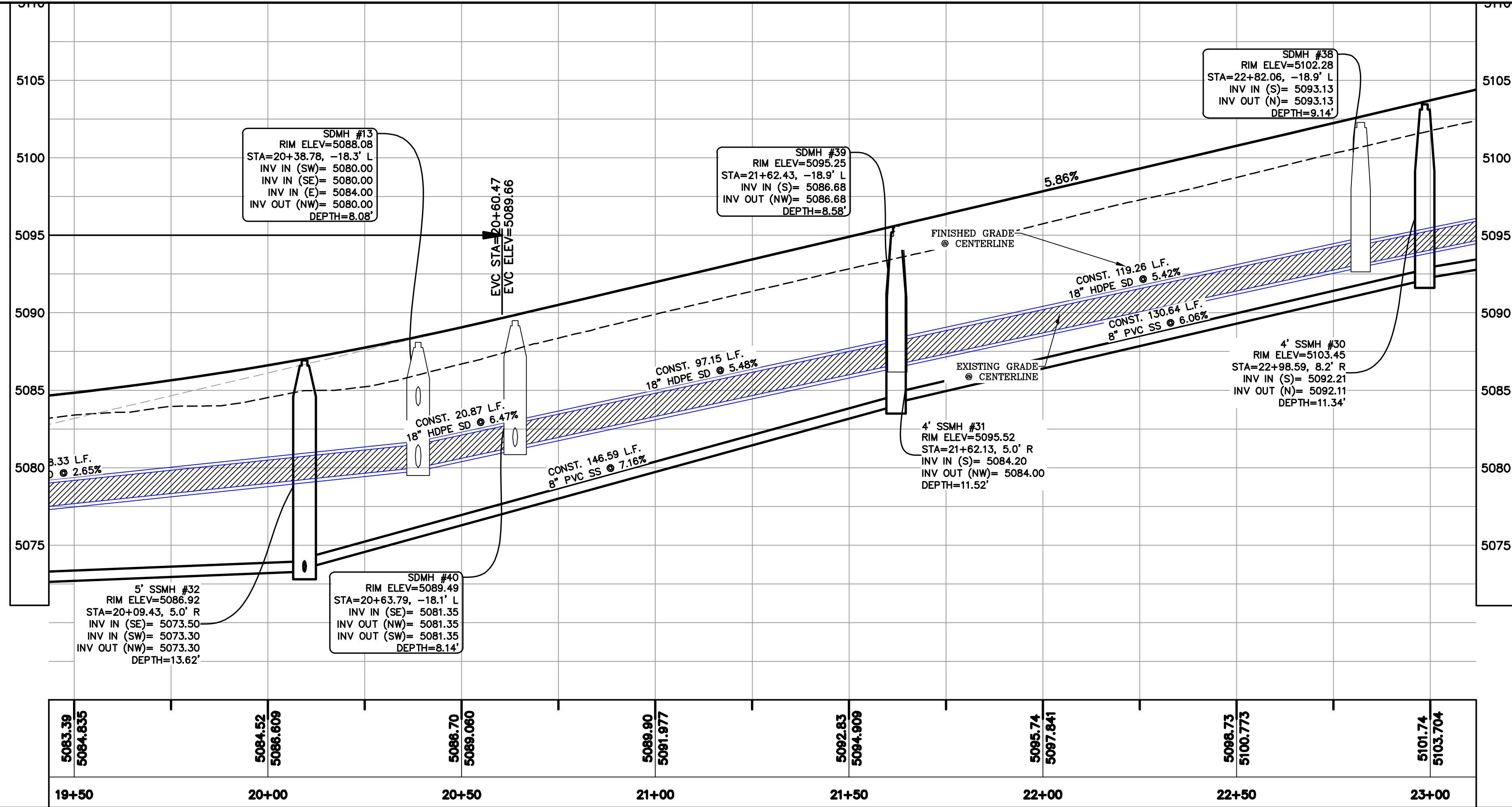
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PP-02





1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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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



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187025
Donald L. Taylor
Professional Engineer
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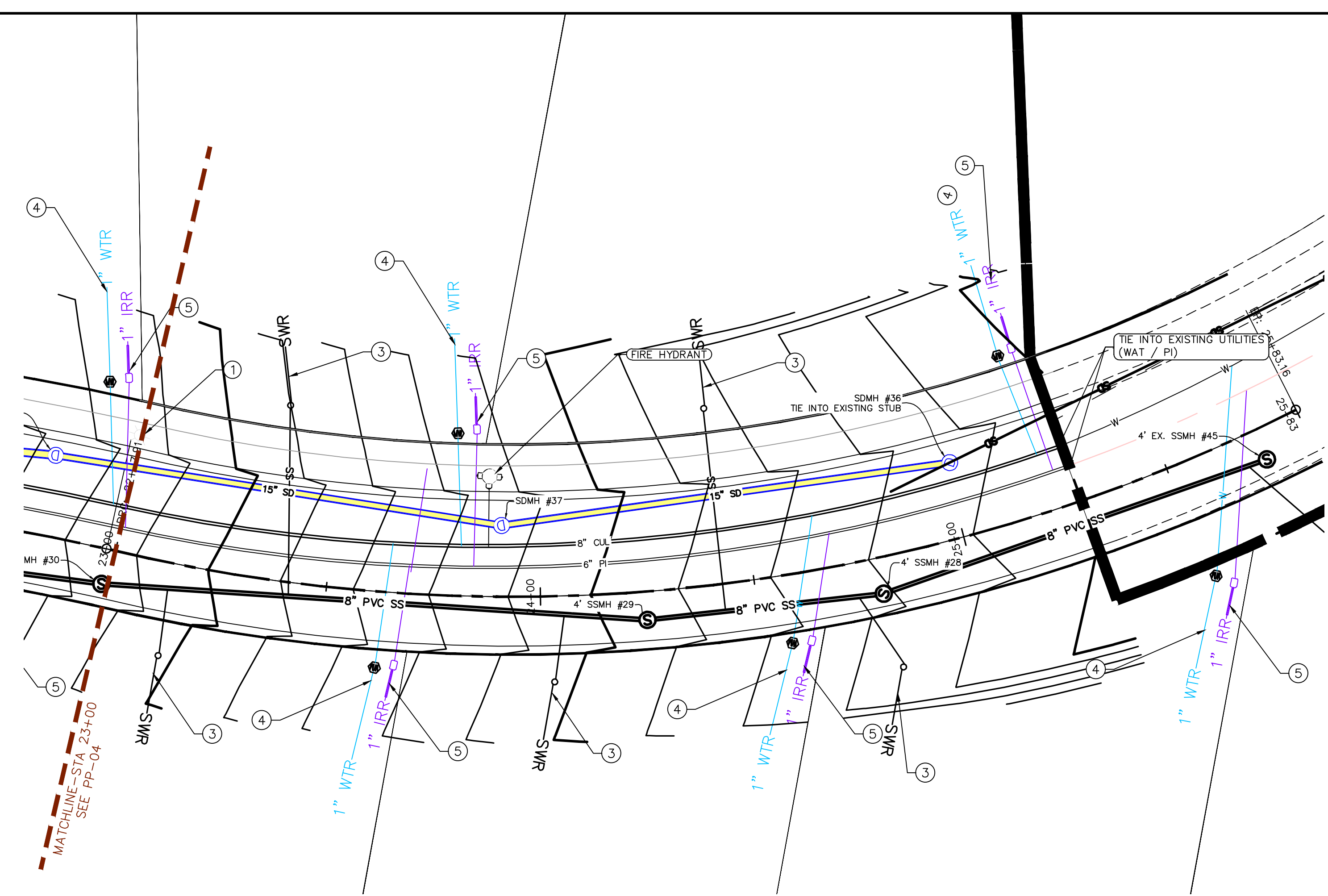
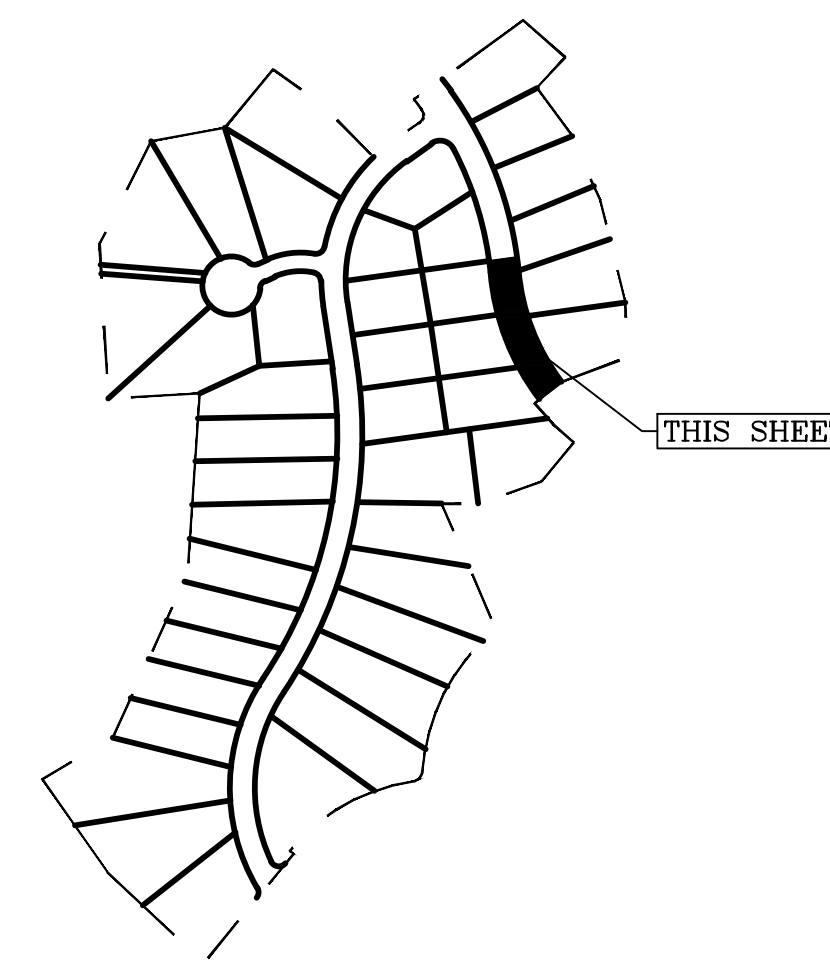
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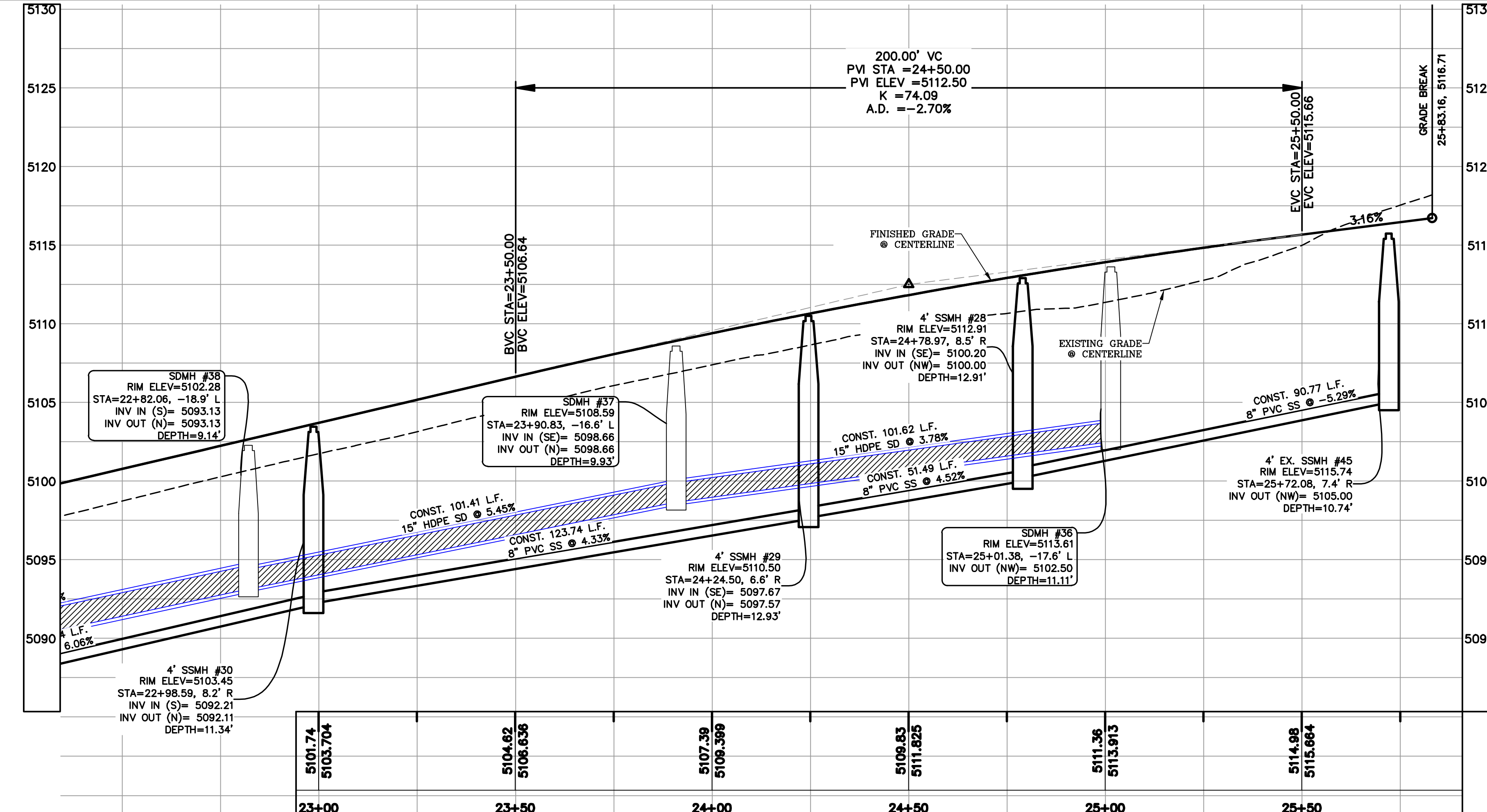
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PLAN & PROFILE

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PP-04

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



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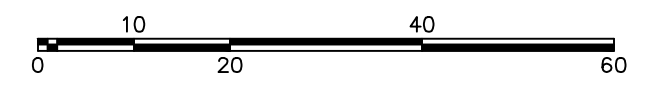


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- 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
- ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW 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.

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.



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

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



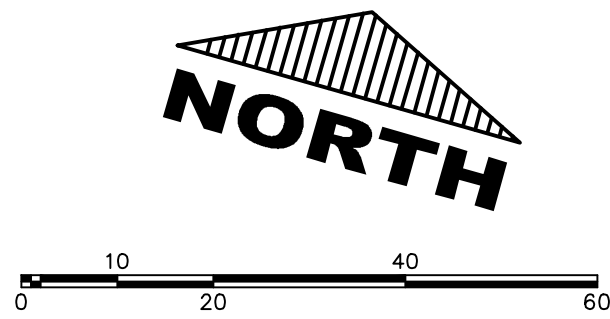
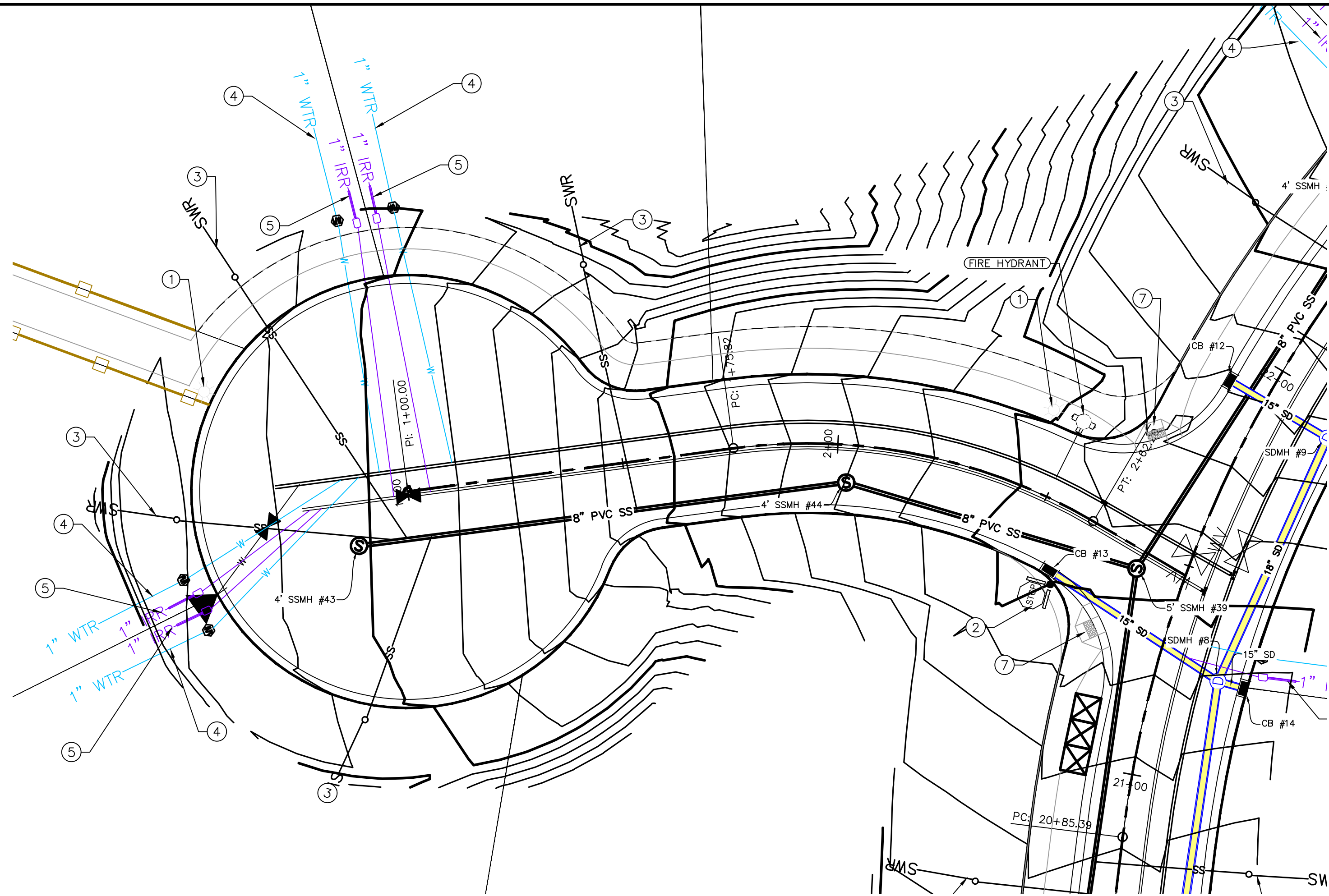
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 1
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

REVISIONS:	
1	
2	
3	

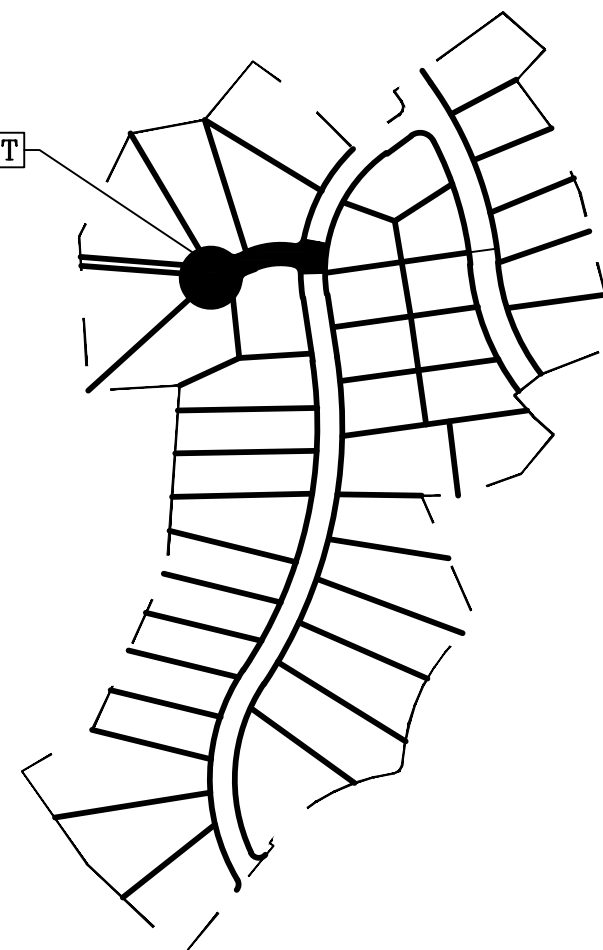
SHEET NAME:
PLAN & PROFILE
SHEET:
PP-05

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

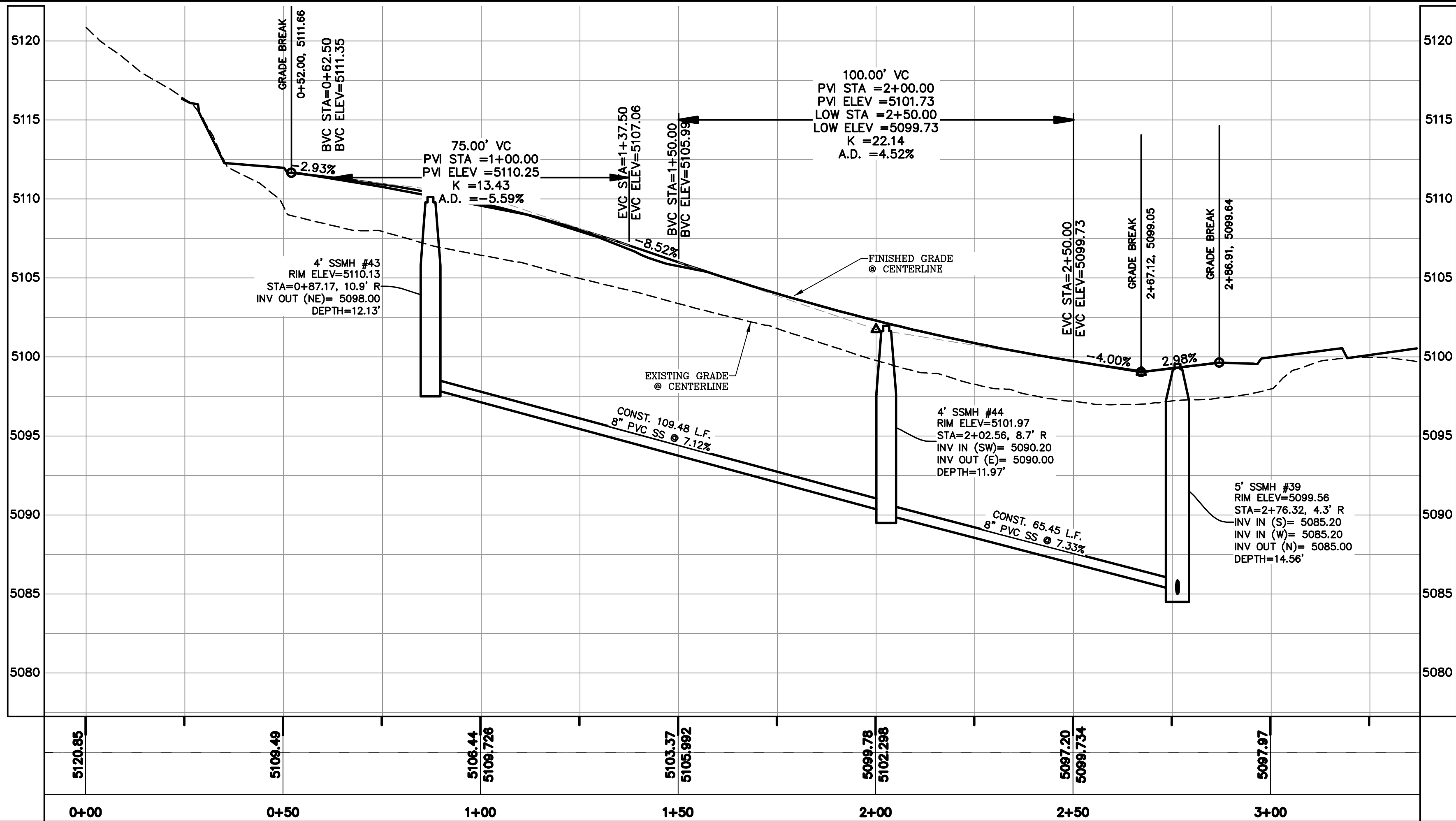


(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THIS SHEET



- 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



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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:4.19.2022

PROJECT #

REVISIONS:

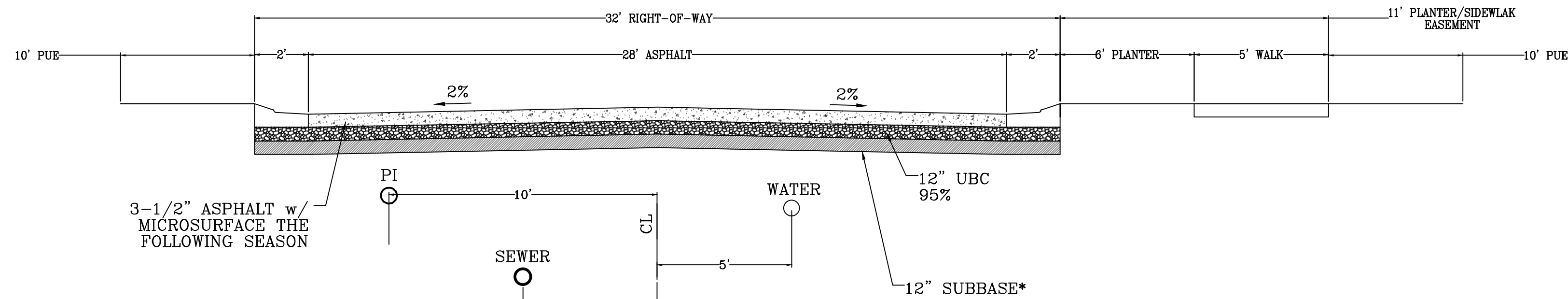
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2
3

SHEET NAME:

PLAN & PROFILE

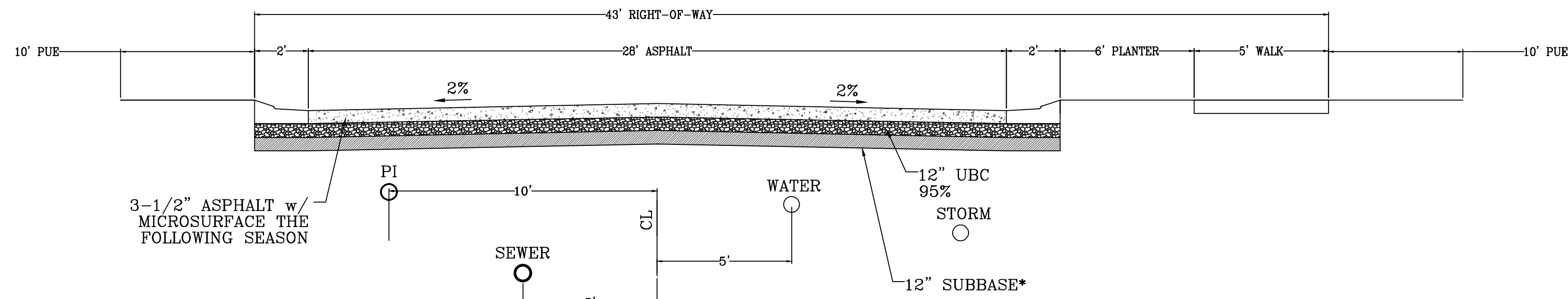
SHEET:

PP-06



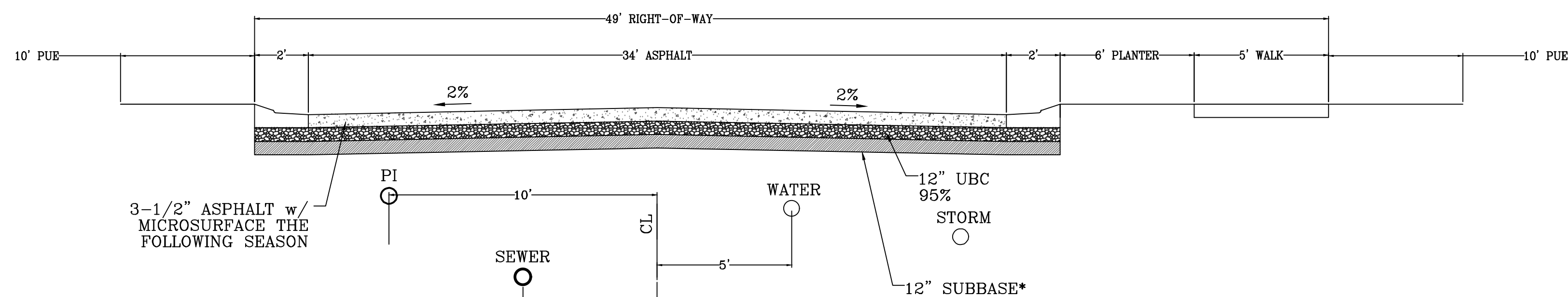
**CUL-DE-SAC ROADWAY
Typical Road Section**

LOOKING NORTH AND WEST
500 ADT



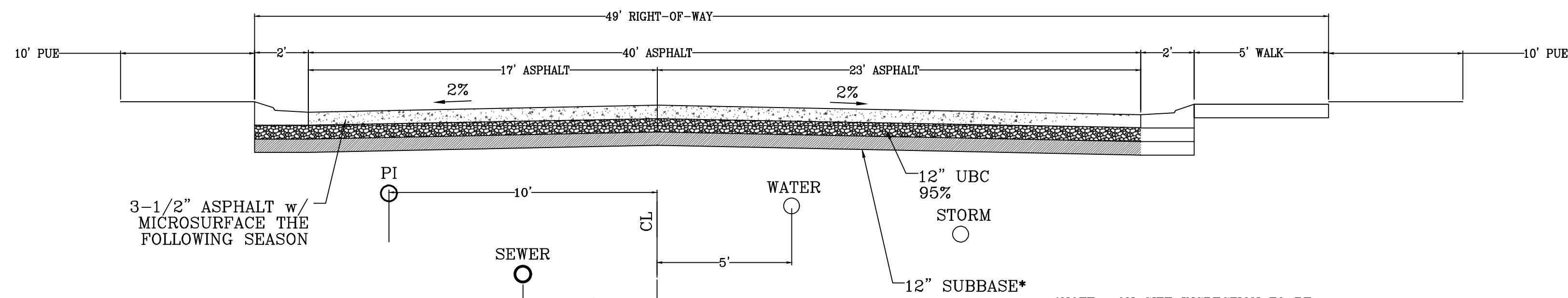
**MINOR RESIDENTIAL ROADWAY
Typical Road Section**

LOOKING NORTH AND WEST
500 ADT



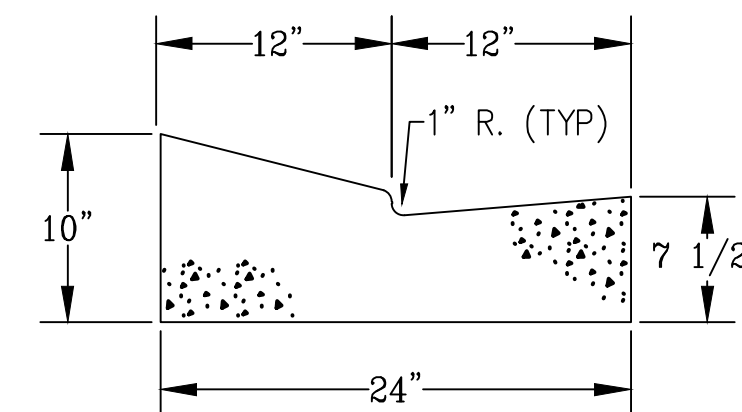
**MAJOR RESIDENTIAL ROADWAY
Typical Road Section**

LOOKING SOUTH AND WEST
1500 ADT



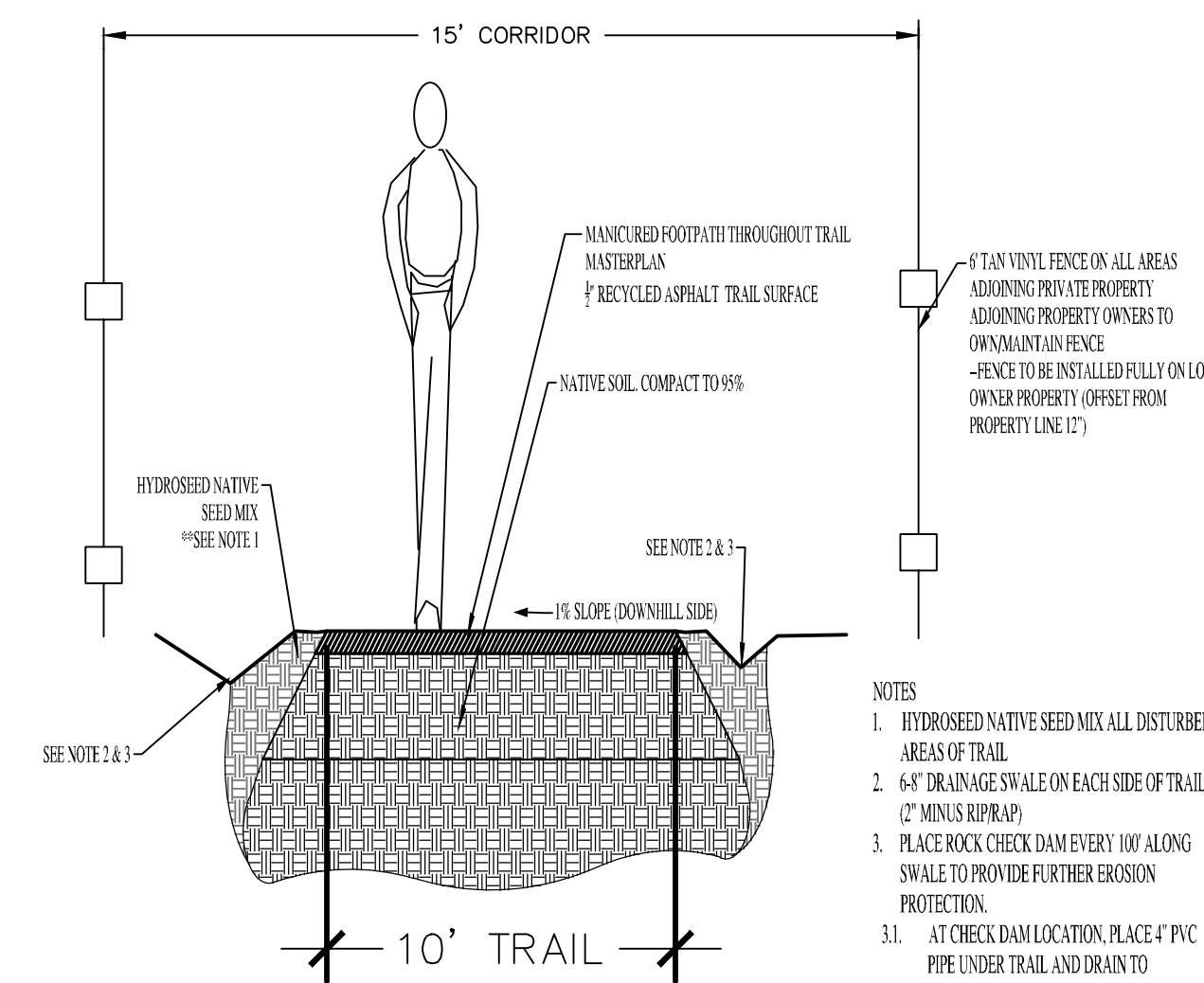
**MAJOR RESIDENTIAL ROADWAY
Modified Road Section**

LOOKING SOUTH AND WEST
⊙ OPEN SPACE BUMP OUT



MODIFIED HIGH BACK CURB

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



TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6" DRAINAGE SWALE ON EACH SIDE OF TRAIL (12" MINUS RIBBON)
 3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4" PVC PIPE UNDER TRAIL AND DRAIN TO DOWNHILL SIDE



DATE: 4.19.2022

PROJECT #

REVISIONS:

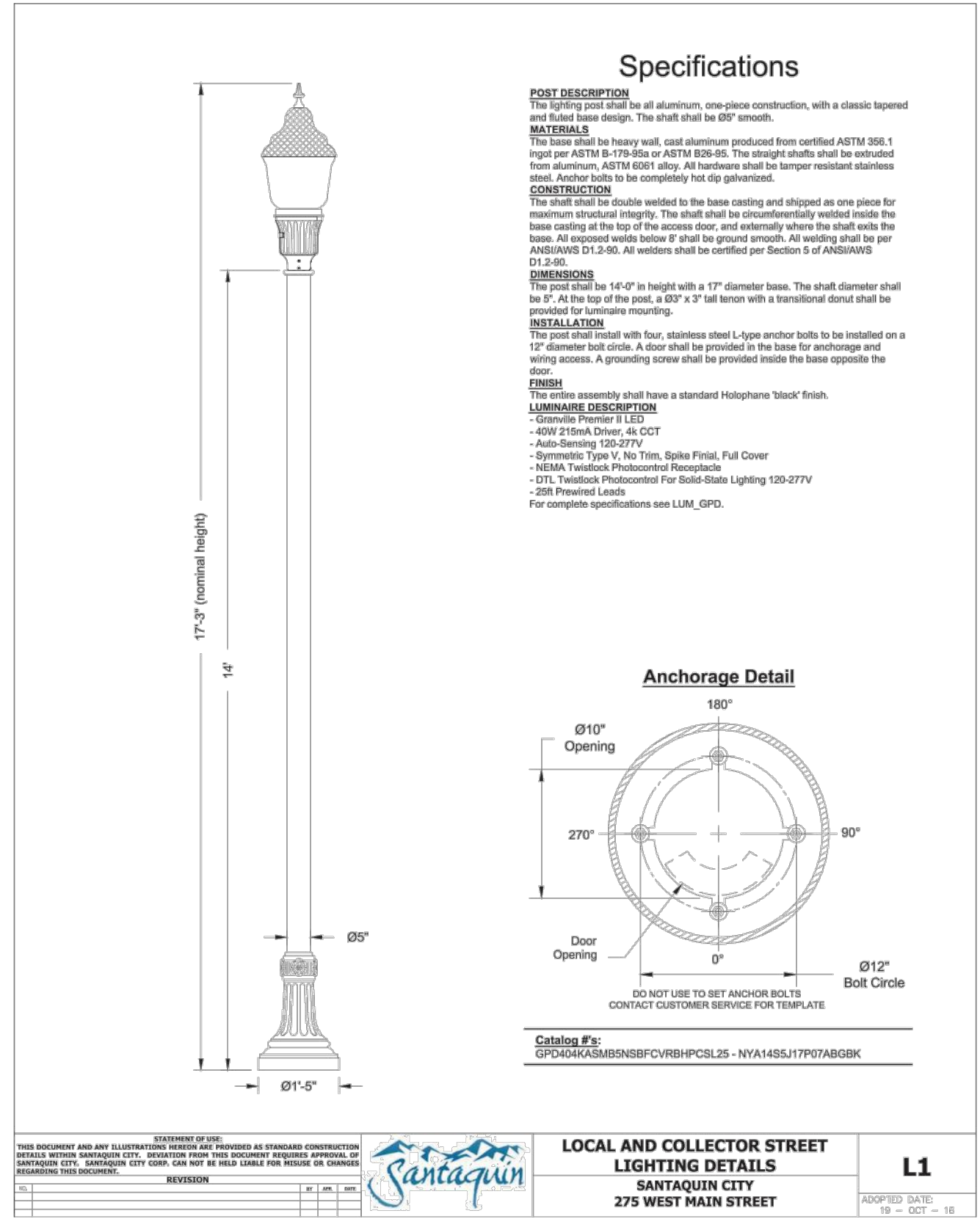
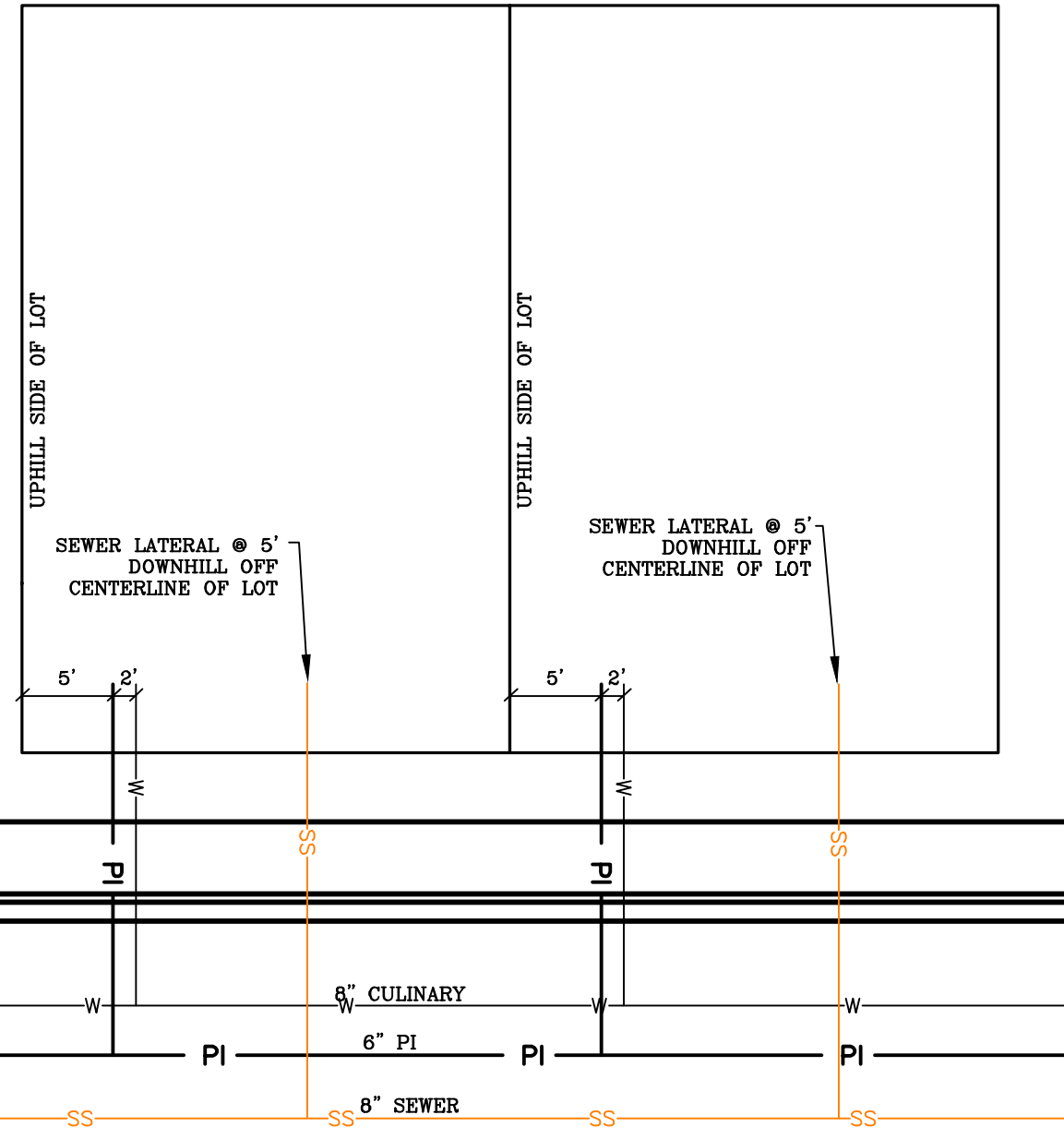
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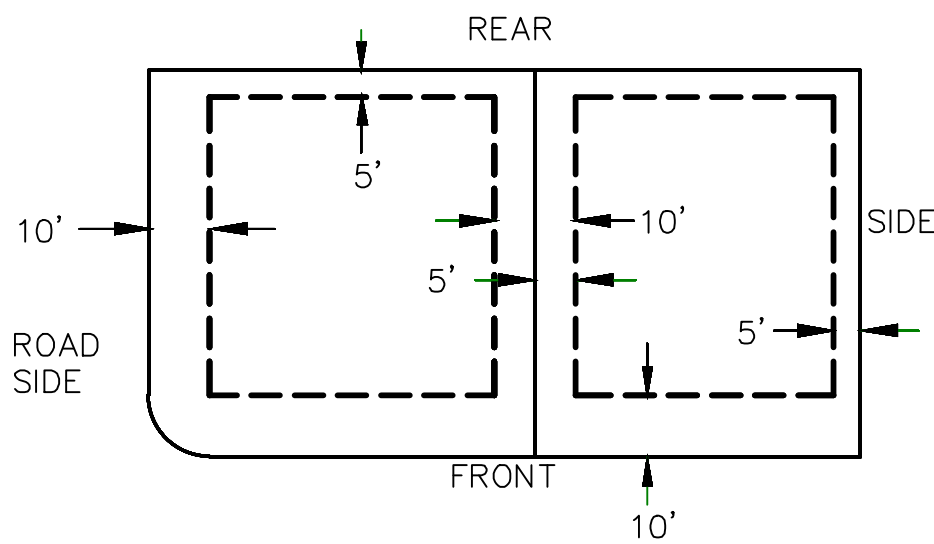
TYPICAL DETAILS

SHEET:

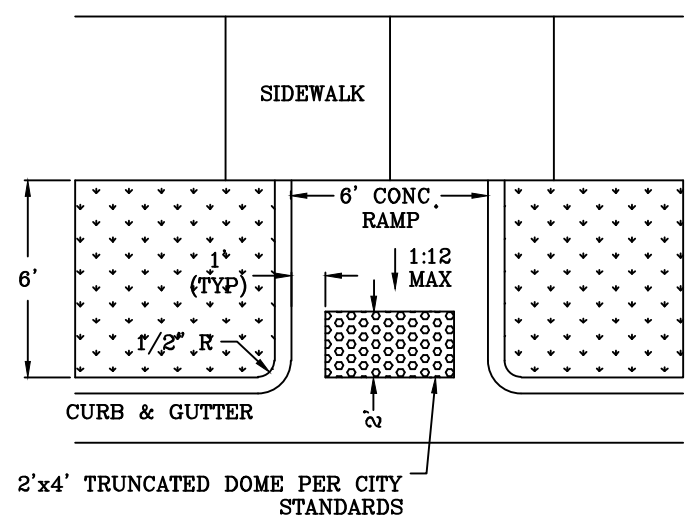
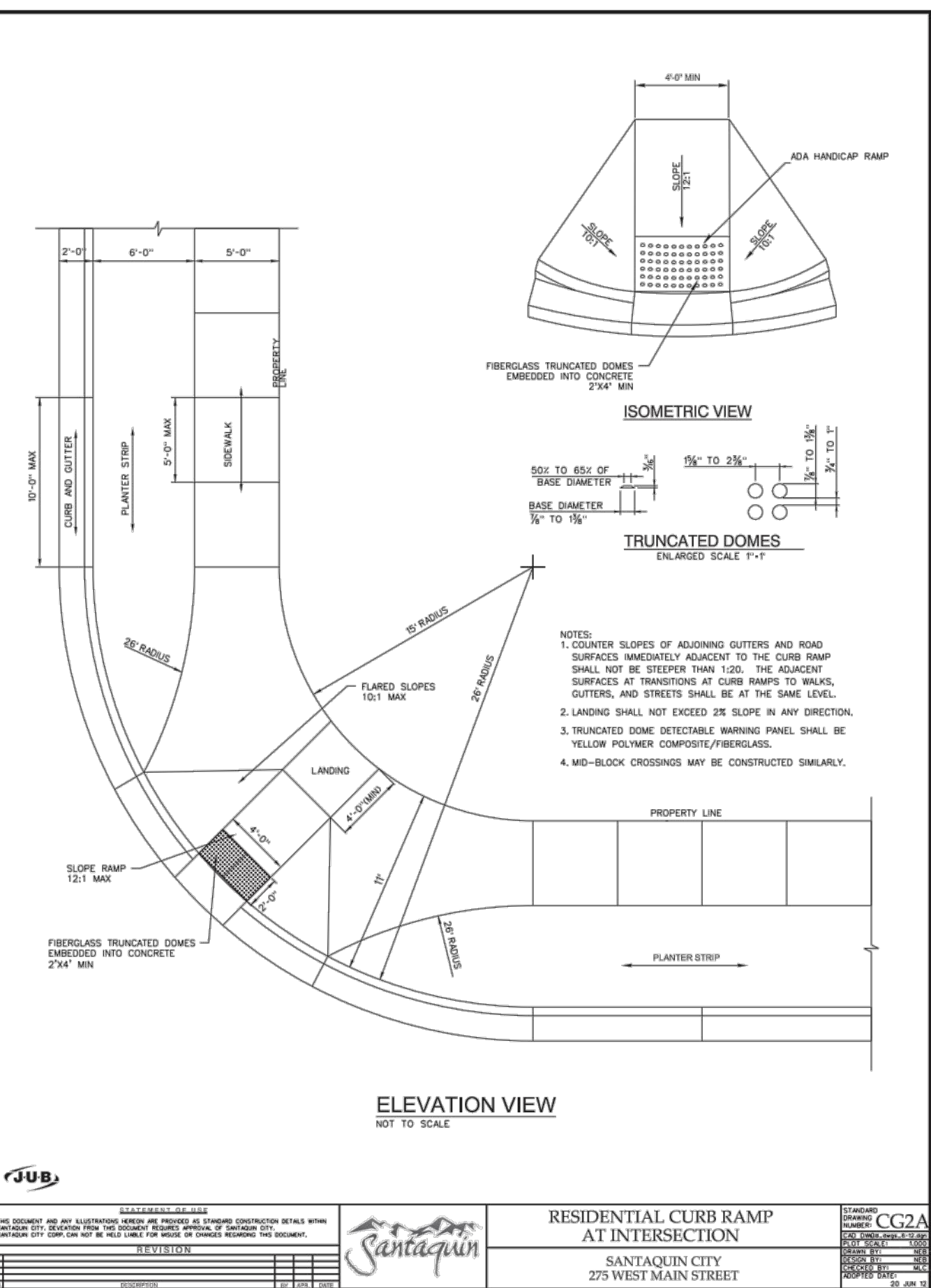
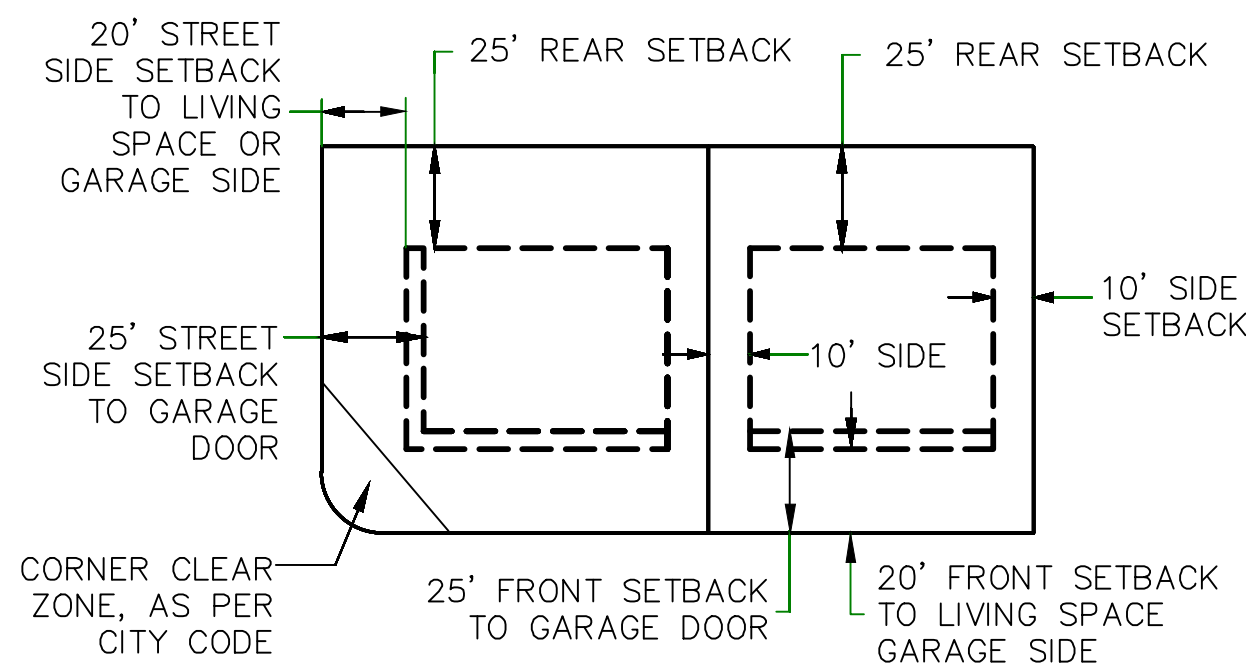
DT-01



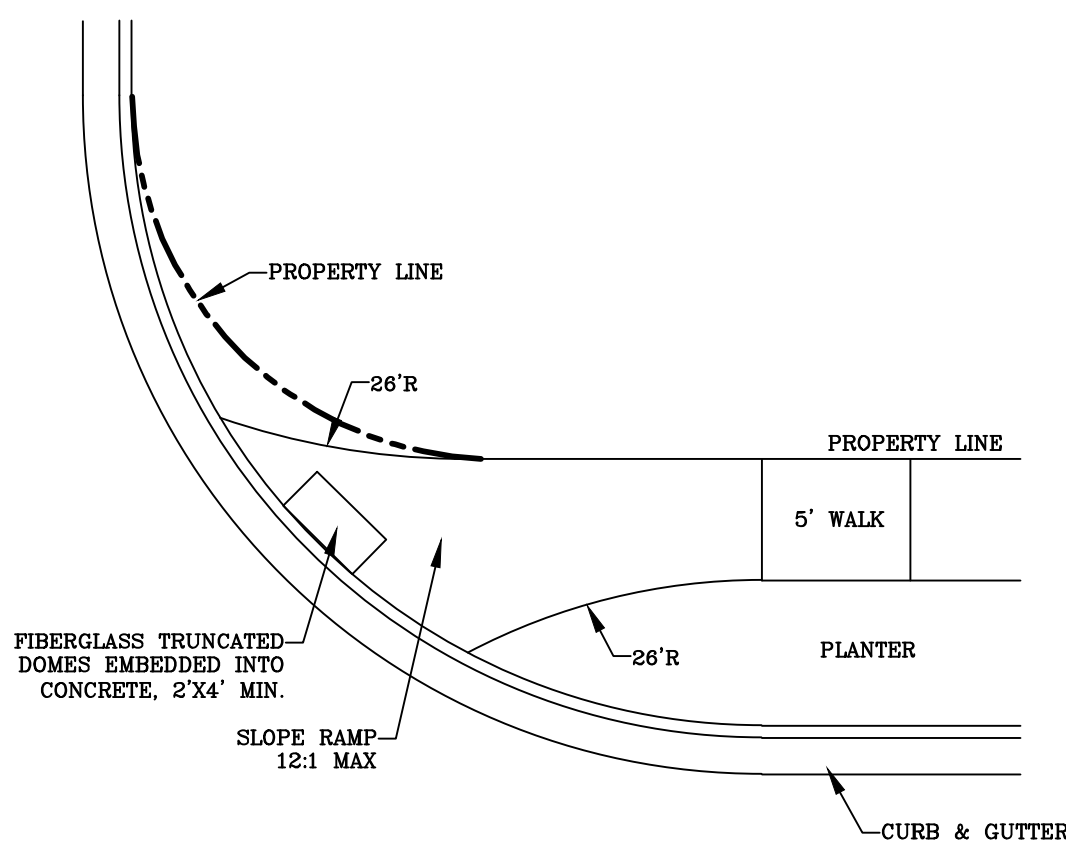
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



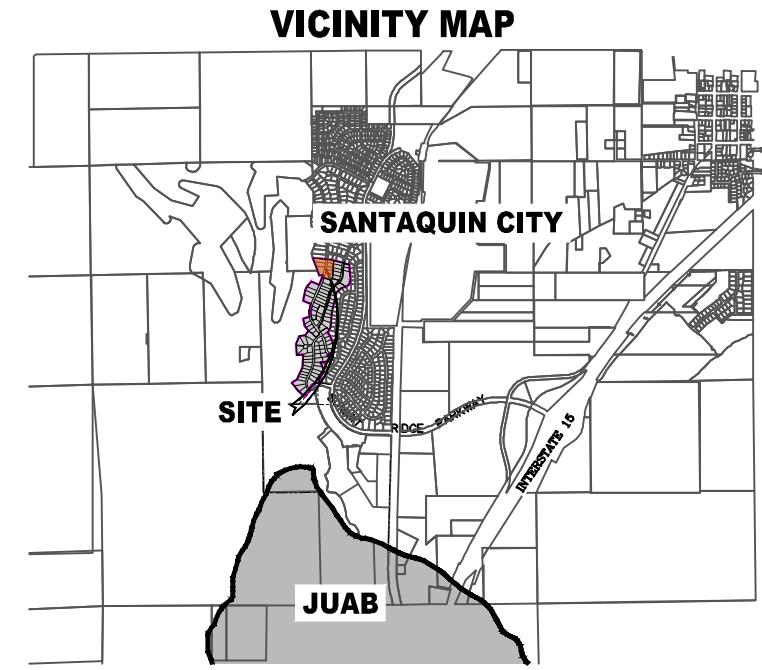
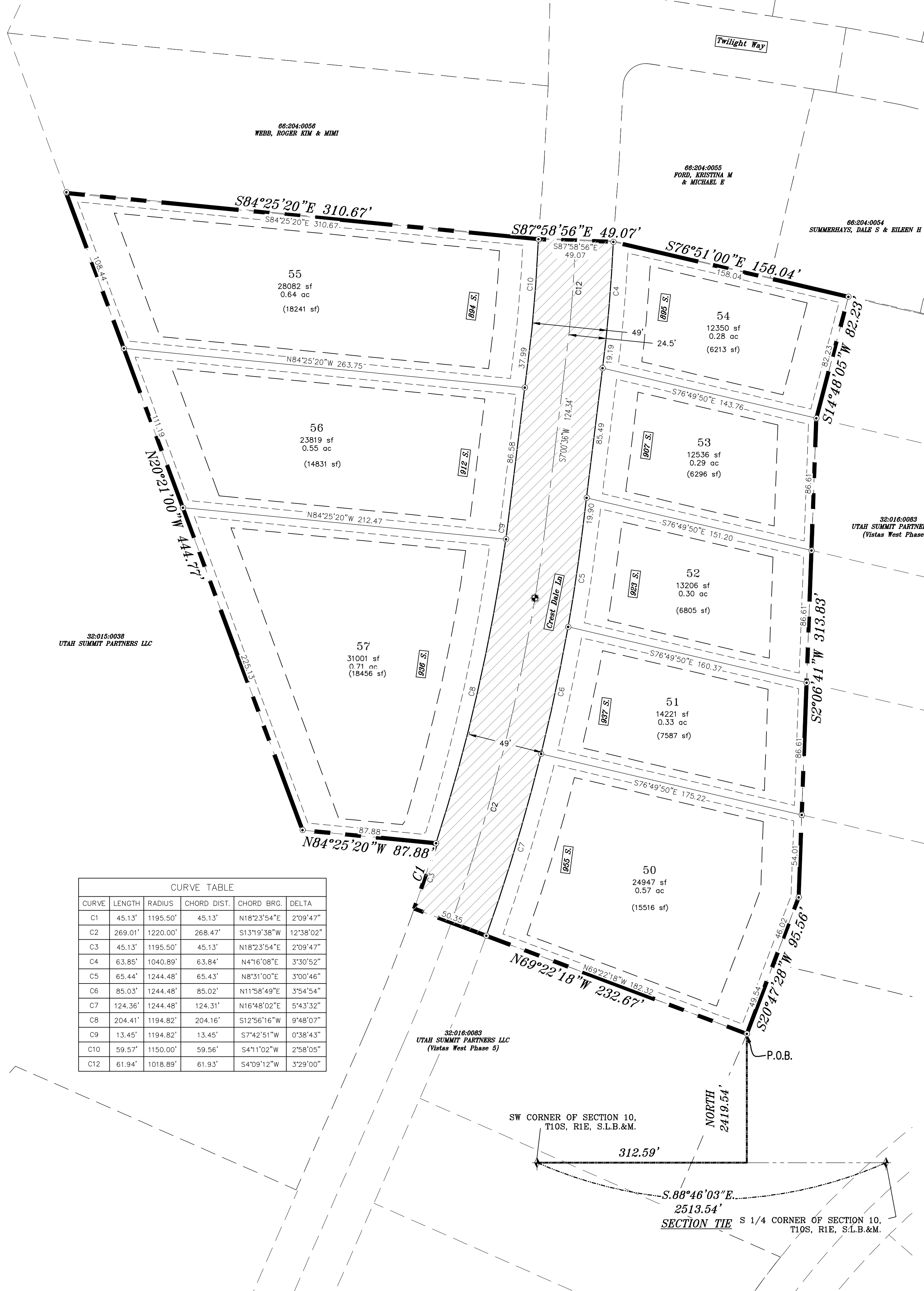
MID-BLOCK RAMP DETAIL



RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2



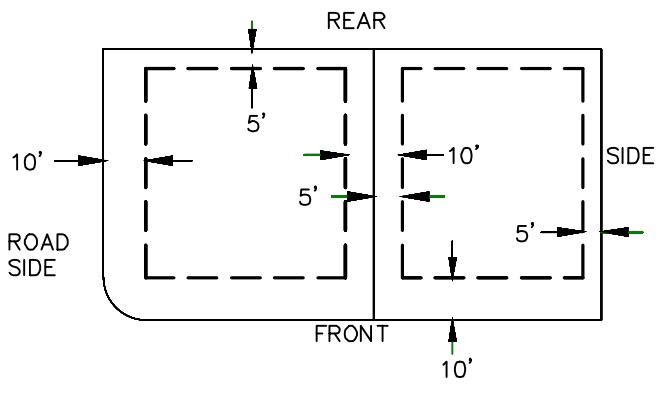
AREA BREAKDOWN	
TOTAL PLAT ACREAGE	4.19 ACRES
TOTAL LOT ACREAGE	3.68 ACRES
TOTAL ROW ACREAGE	0.51 ACRES
TOTAL OPEN SPACE	0.51 ACRES
ZONE	PC - PLANNED COMMUNITY
DENSITY	1.91 / du
NUMBER OF LOTS	8 LOTS

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

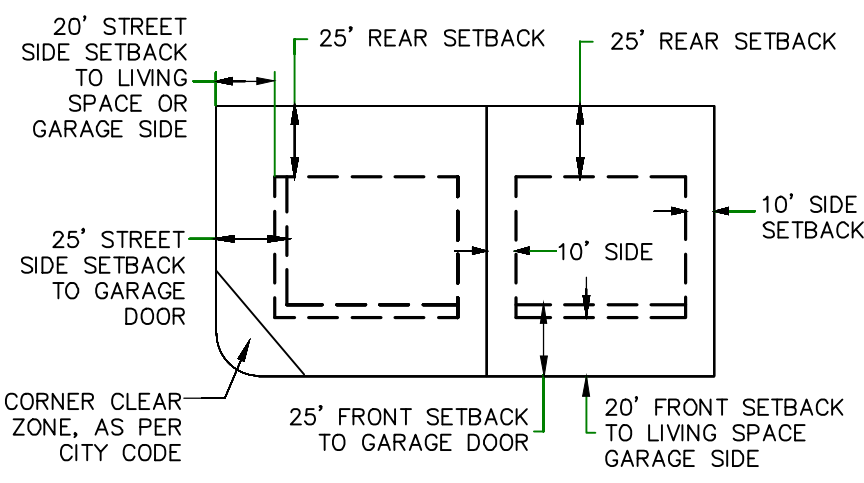
PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

VISTAS WEST PHASE 1, 3, 4, 5 & 6 SEWER AND STORM DRAIN MUST BE CONSTRUCTED AT THE SAME TIME AS OR PRIOR TO PHASE 2

PUBLIC UTILITY EASEMENTS



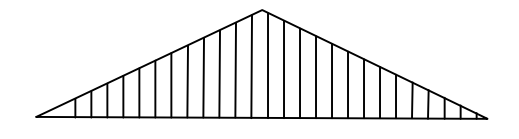
BUILDING SETBACKS (MINIMUM)



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



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

DOMINION ENERGY ACCEPTANCE

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

APPROVED THIS _____ DAY OF _____, 20 ____
DOMINION ENERGY COMPANY
BY- _____
TITLE- _____

- 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 PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

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.

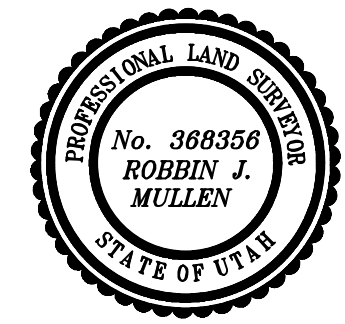
ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

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 _____ SURVEYOR (See Seal Below)
OWNERS DEDICATION

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 _____ 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 ____

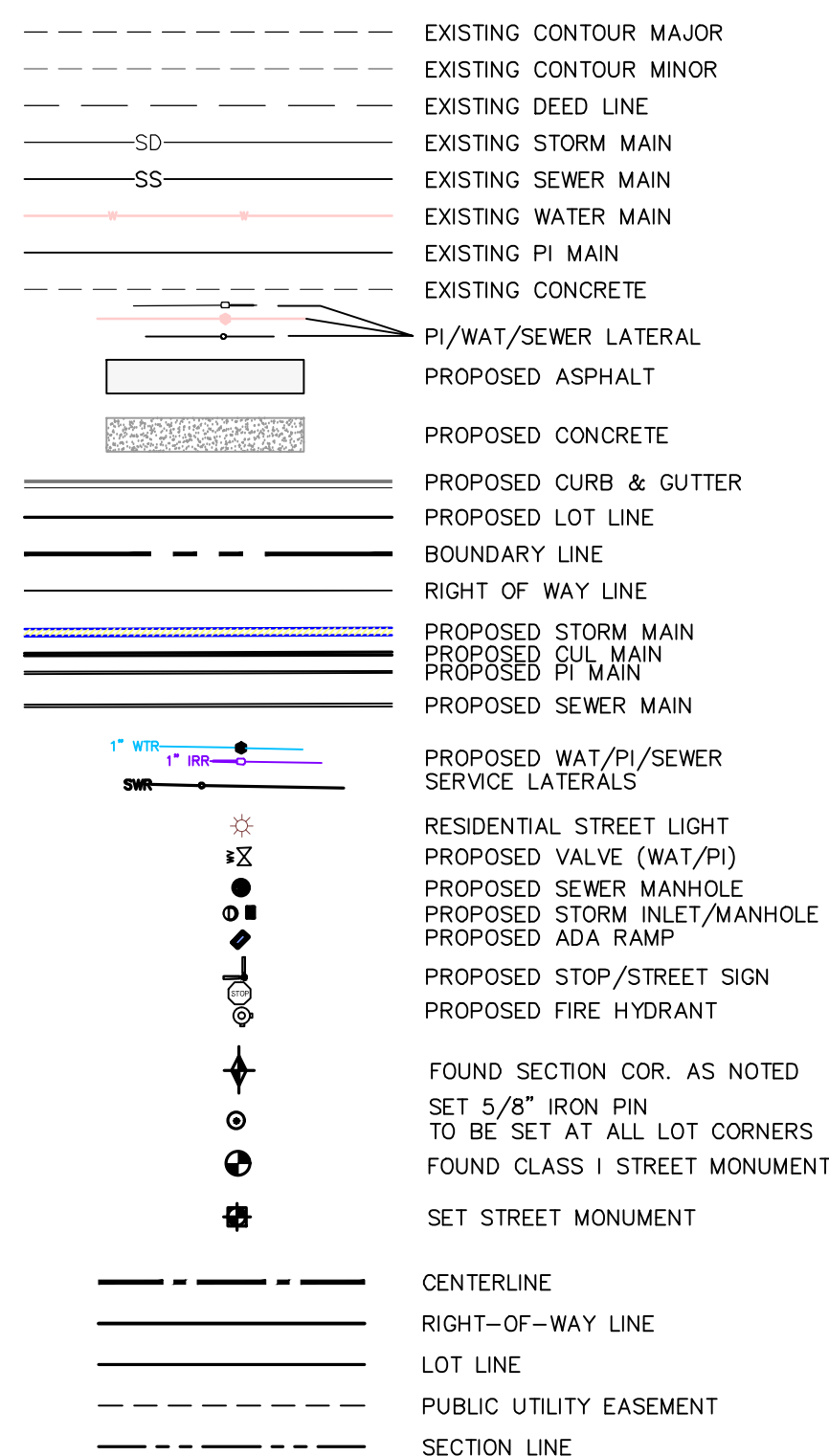
APPROVED MAYOR OF SANTAQUIN _____
ATTEST _____
ENGINEER (See Seal Below) _____ CLERK-RECORDER (See Seal Below) _____

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2

UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET
NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY-RECORDER SEAL
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 CONNEC
(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

LEGEND



NOTES TO CONTRACTOR

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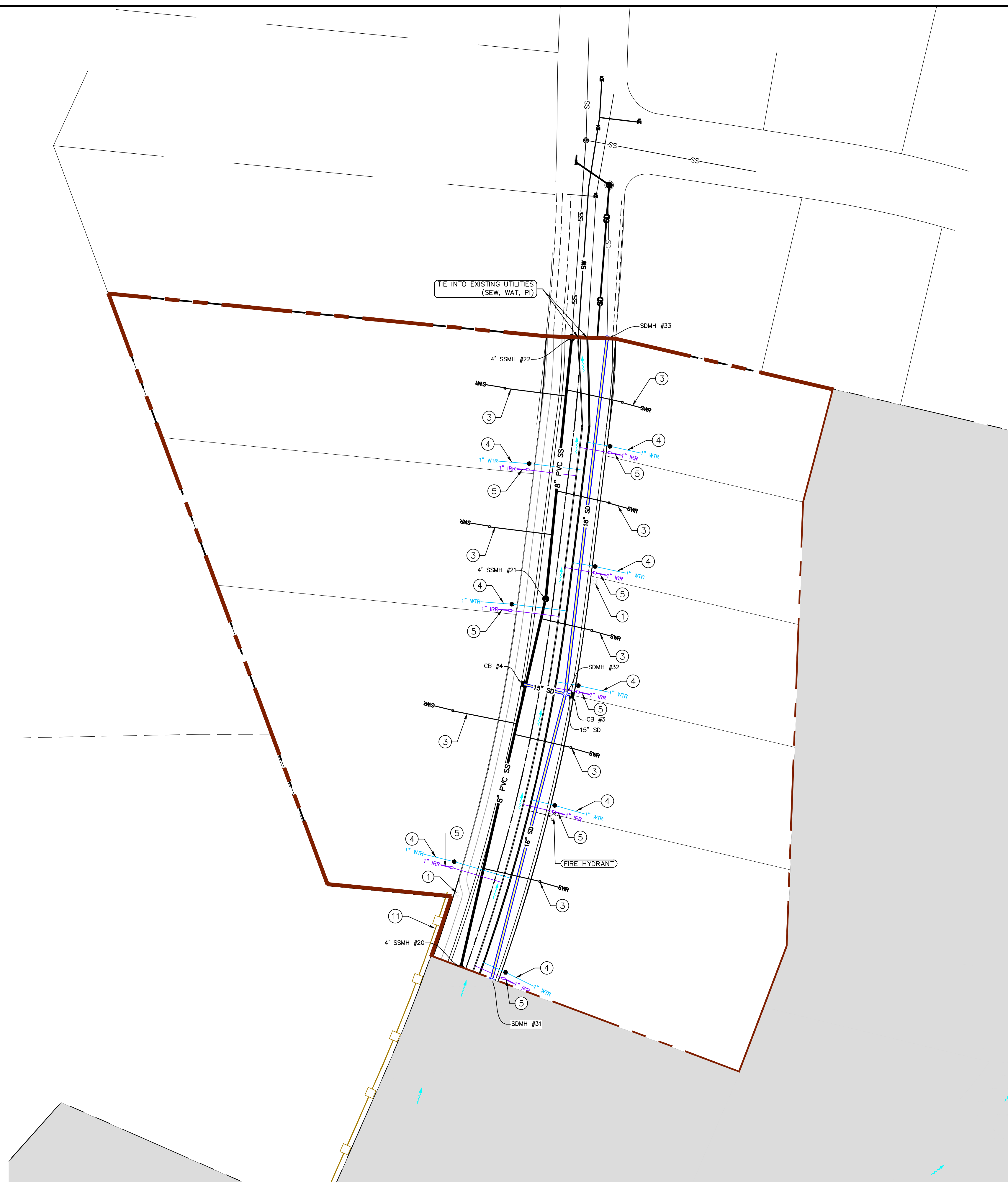
NORTH

A horizontal number line starting at 0 and ending at 120. Major tick marks are labeled at 0, 40, 80, and 120. The number 40 is written below the line, and the number 80 is written above the line.

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

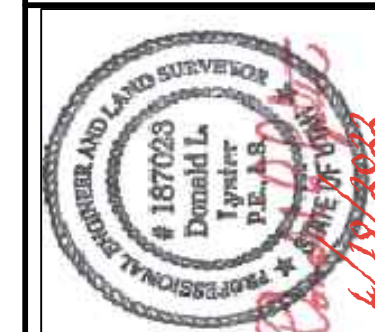
(11"x17")
SCALE 1" = 80'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



region
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& Surveying

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Orem, UT 84057
P: 801.376.2245
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:4.19.2022

PROJECT #

REVISIONS:

SHEET NAME:

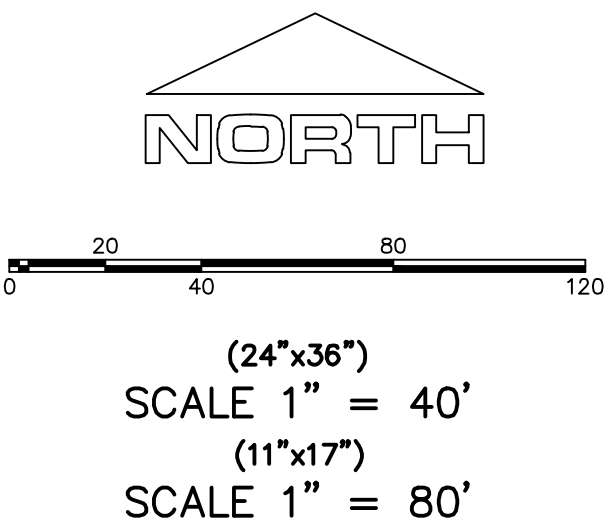
UTILITY PLANS

SHEET

UP-01



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND FI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



Engineering & Surveying

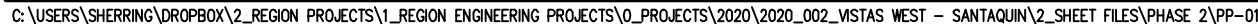
region


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

THE VISTAS WEST @ SUMMIT RIDGE
PHASE 2
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
GRADING PLANS
SHEET:
GR-01



- 

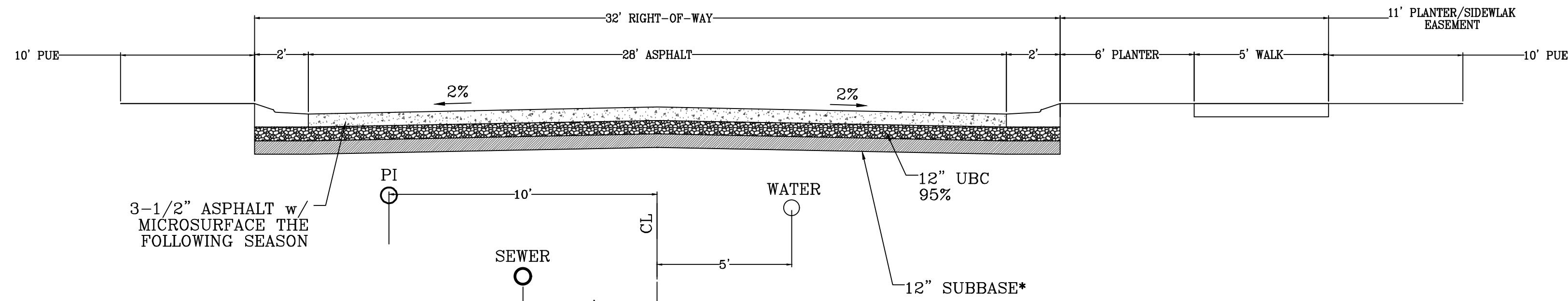
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Engineering & Surveying

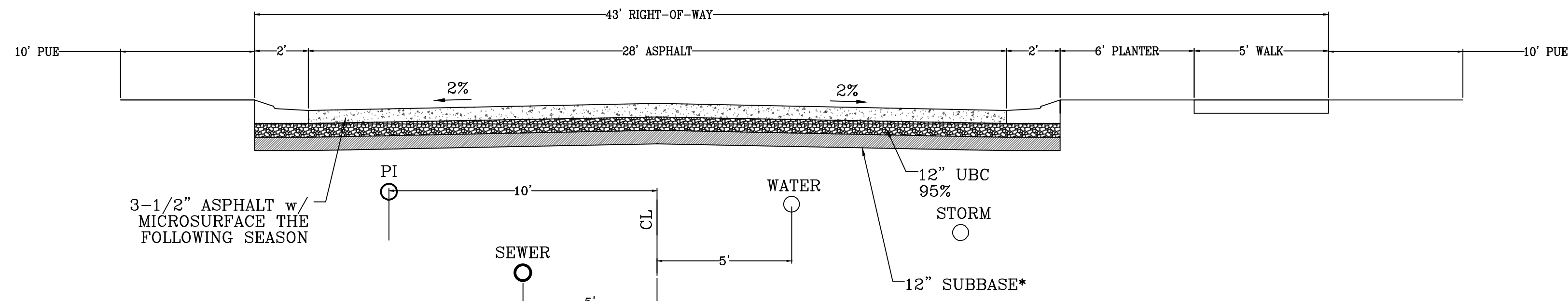
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

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

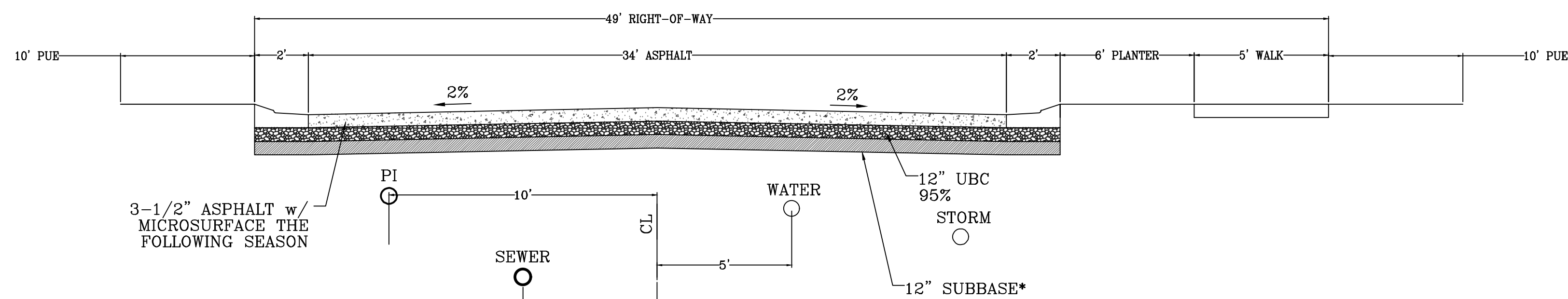
PP-01



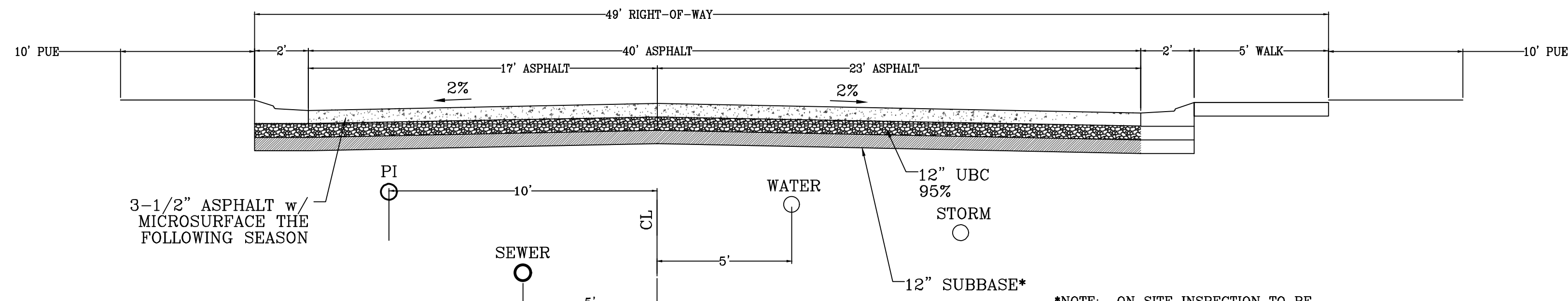
CUL-DE-SAC ROADWAY
Typical Road Section
LOOKING NORTH AND WEST
500 ADT



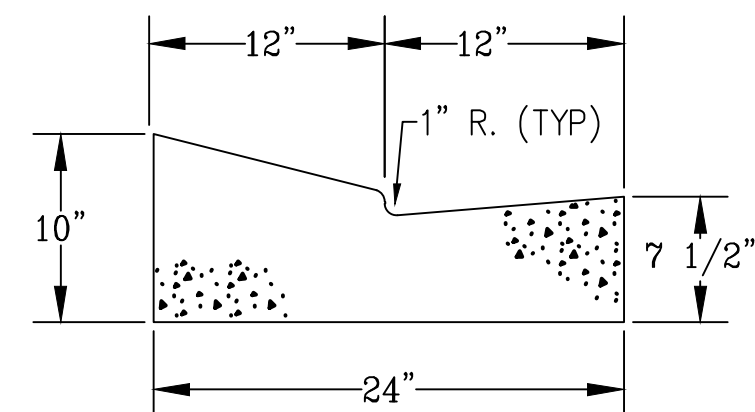
MINOR RESIDENTIAL ROADWAY
Typical Road Section
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section
LOOKING SOUTH AND WEST
1500 ADT

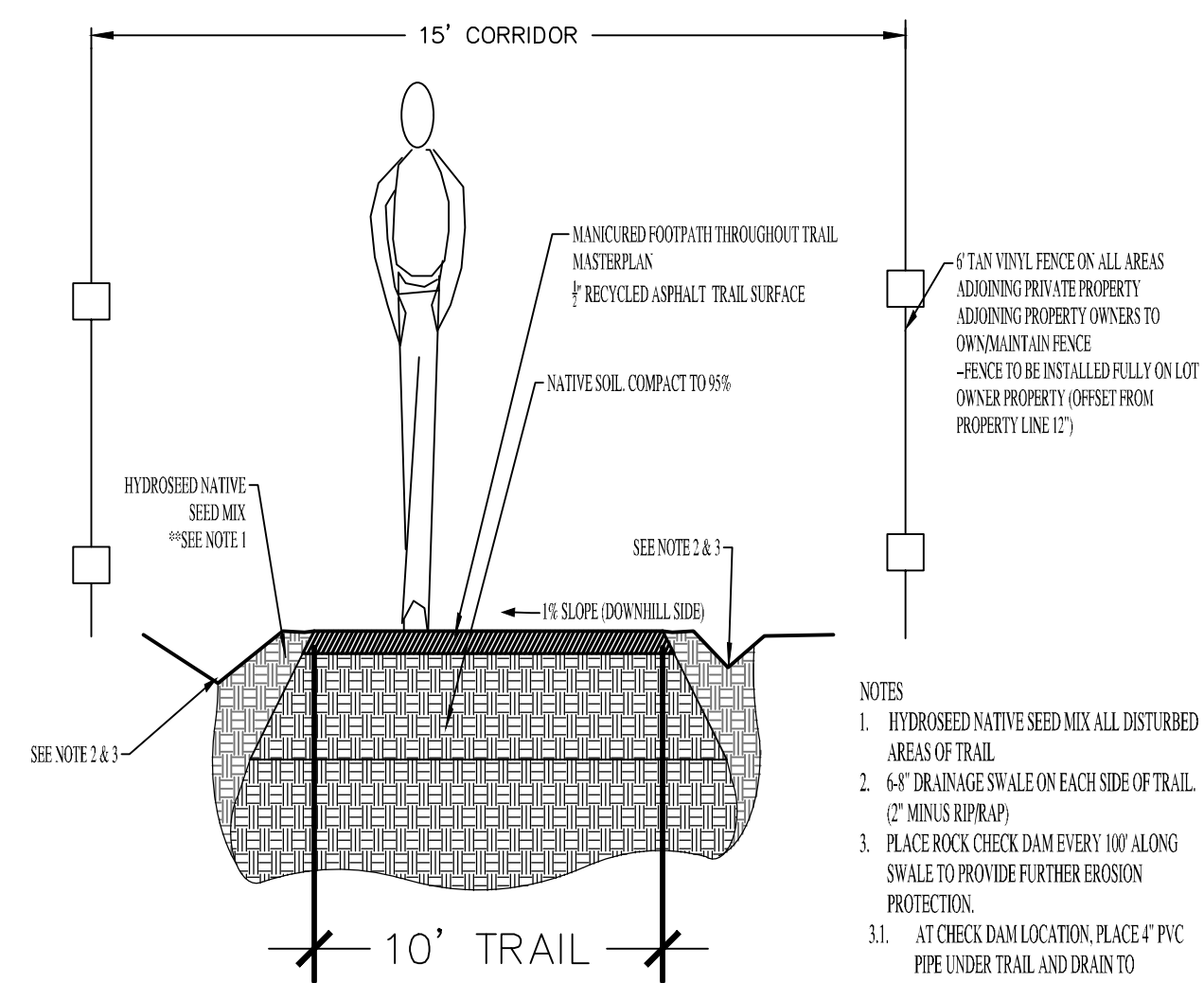


MAJOR RESIDENTIAL ROADWAY
Modified Road Section
LOOKING SOUTH AND WEST
⊙ OPEN SPACE BUMP OUT



MODIFIED HIGH BACK CURB

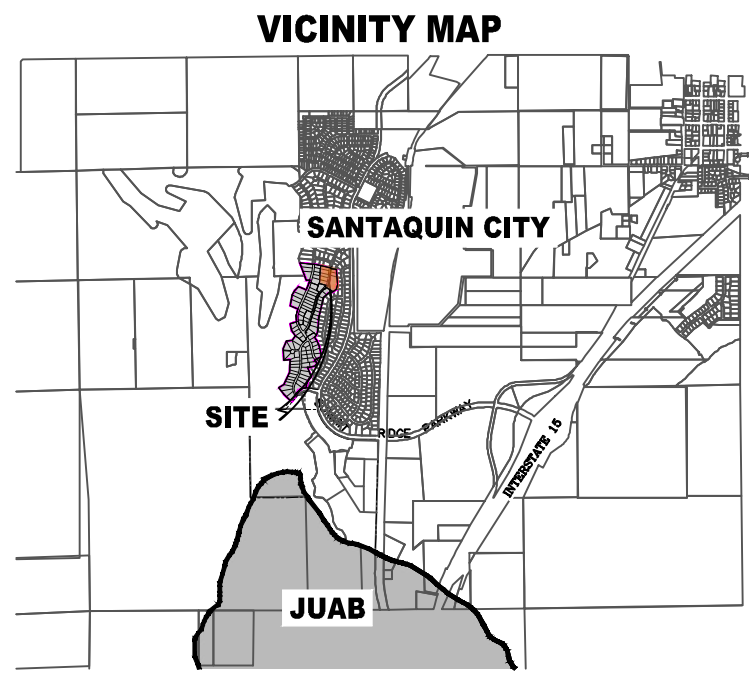
*NOTE: ON SITE INSPECTION TO BE
CONDUCTED BY GEOTECHNICAL
ENGINEER TO DETERMINE ADEQUACY OF
EXISTING MATERIAL



TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6\"/>
 3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4\"/>

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 |
Woodriffs@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

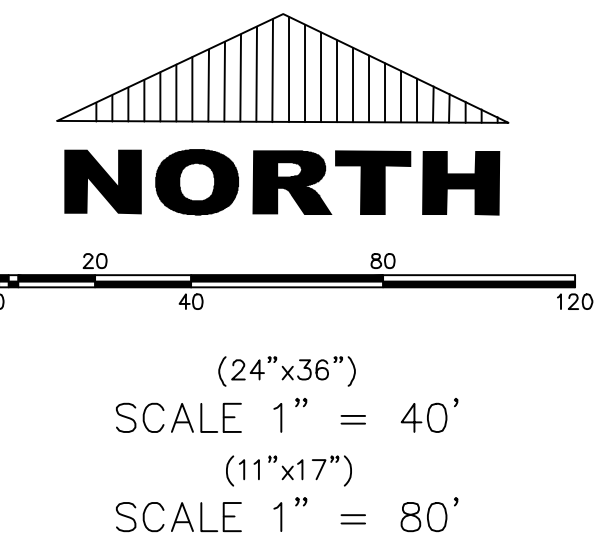
- LEGEND
- FOUND SECTION COR. AS NOTED
 - SET 5/8" IRON PIN.
 - TO BE SET AT ALL LOT CORNERS
 - FOUND CLASS 1 STREET MONUMENT
 - SET STREET MONUMENT

- 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.



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 2273.06 FEET 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.

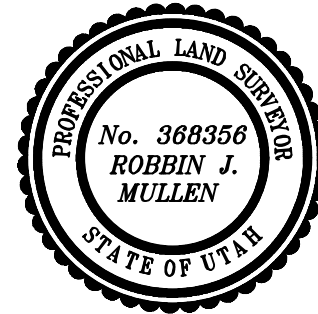
THENCE, S 78°25'46" E FOR A DISTANCE OF 128.86 FEET TO A POINT ON A LINE.

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 _____ 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 3

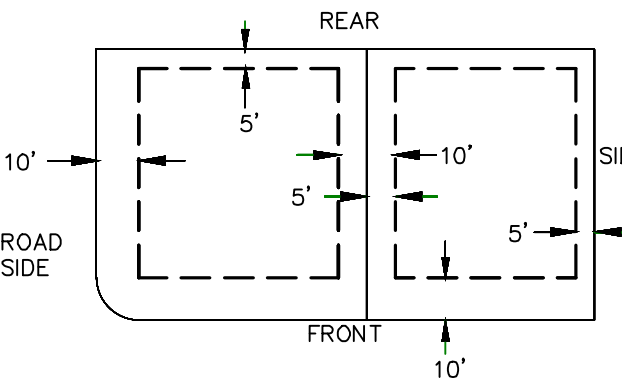
UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

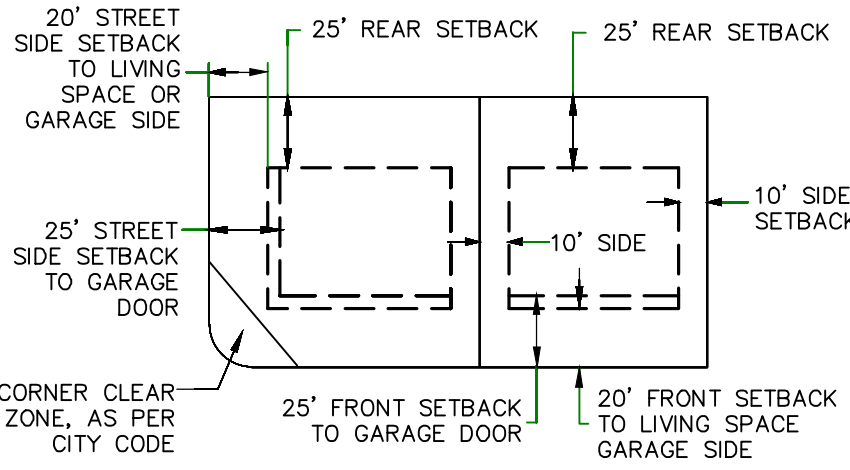
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



NOTES:

1. (C) 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. XXXXJ - PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESSIS DENOTES BUILDABLE AREA
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

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 _____

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	33.92'	278.50'	33.90'	N38°17'38"E	6°58'44"
C2	17.67'	1000.00'	17.67'	S15°22'01"W	1°00'45"
C3	115.15'	175.00'	113.08'	S14°25'00"W	37°42'01"
C4	215.60'	300.00'	210.99'	N21°11'43"E	41°10'34"
C5	271.14'	1021.50'	270.35'	N8°12'42"E	15°12'30"
C6	231.05'	321.50'	226.11'	S21°11'43"W	41°10'34"
C7	88.31'	1000.00'	88.28'	S3°08'14"W	5°03'34"
C8	80.44'	1000.00'	80.42'	S7°58'17"W	4°38'32"
C9	80.02'	1000.00'	80.00'	S12°34'06"W	4°35'06"
C10	82.29'	1043.00'	82.27'	S13°30'02"W	4°31'14"
C11	85.26'	1043.00'	85.24'	S8°53'54"W	4°41'01"
C12	86.08'	1043.00'	86.05'	S4°11'32"W	4°43'43"
C13	63.75'	278.50'	63.61'	S7°09'54"W	13°06'55"
C14	22.22'	1043.00'	22.22'	S11°30'04"W	11°31'14"
C15	102.47'	278.50'	101.90'	S24°15'49"W	21°04'55"

UTAH SUMMIT PARTNERS LLC (Vistas West Ph 4)

SW CORNER OF SECTION 10, T10S, R1E, S.L.B.&M.

NORTH 2273.06'

P.O.B.

S 1/4 CORNER OF SECTION 10, T10S, R1E, S.L.B.&M.

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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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)

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

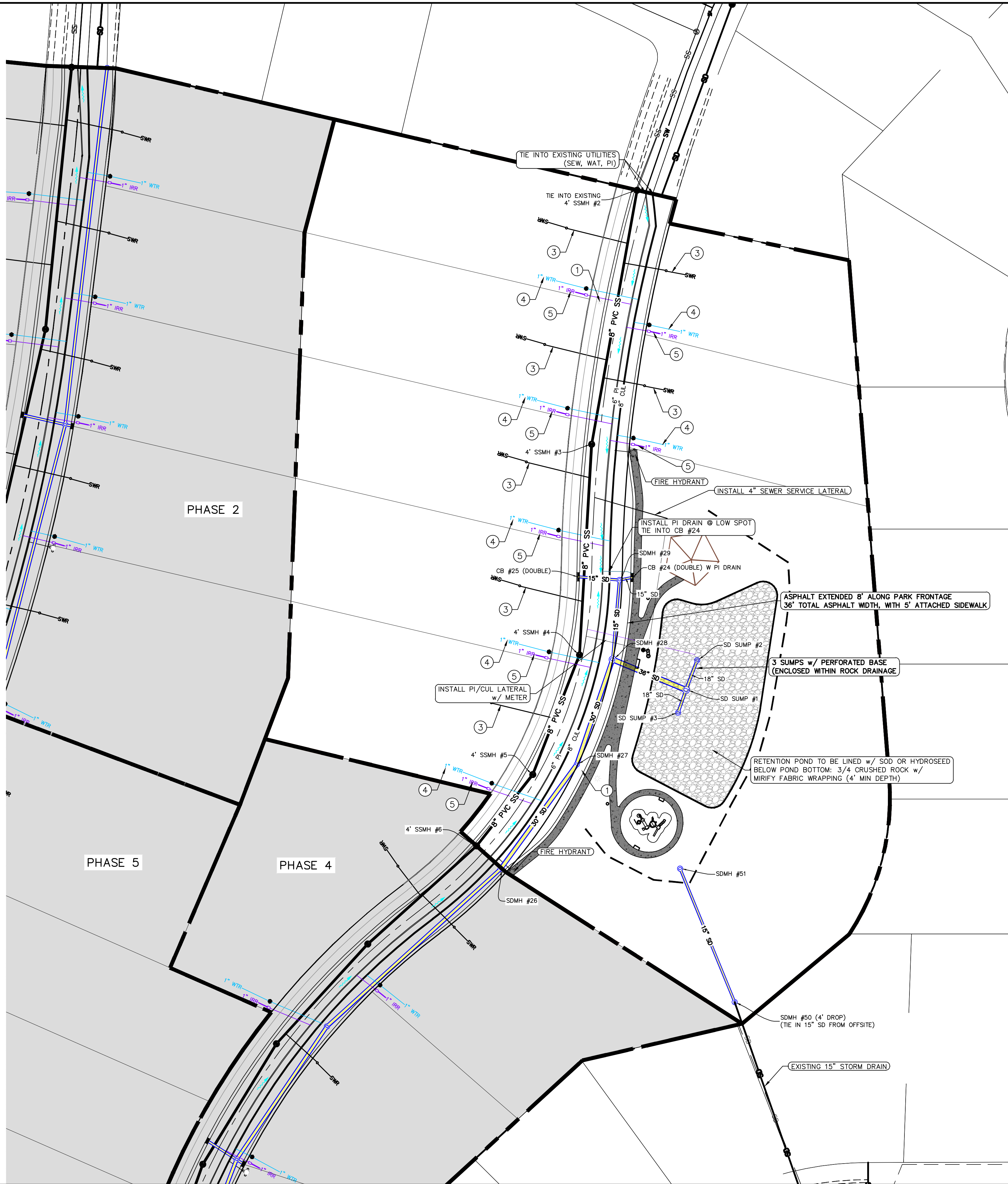
LEGEND

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

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.



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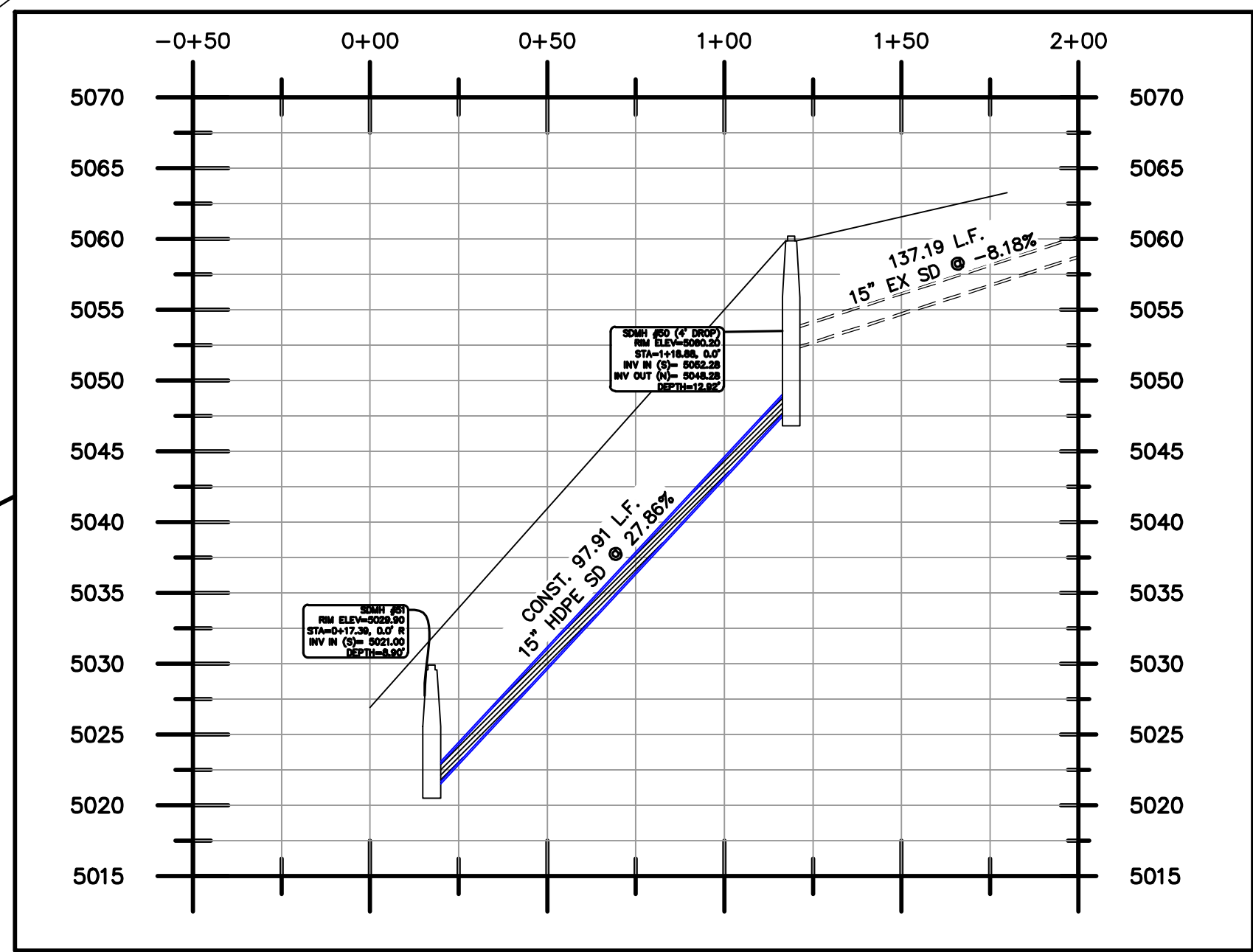
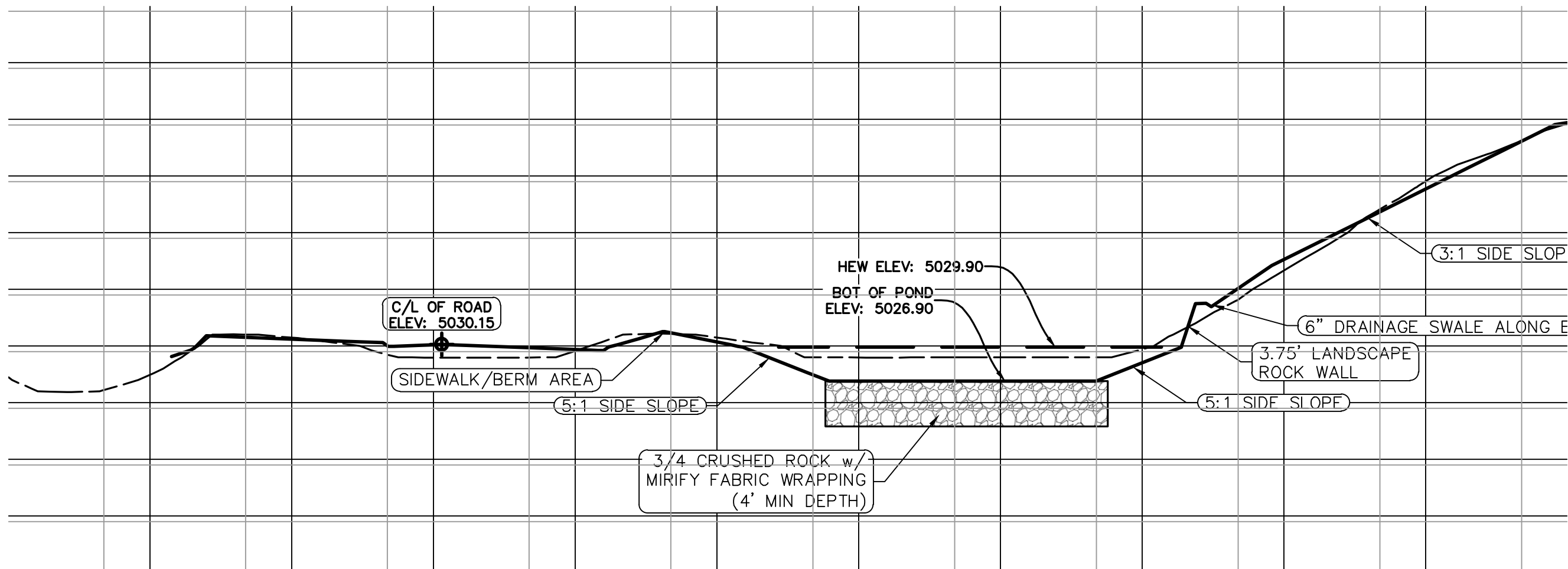
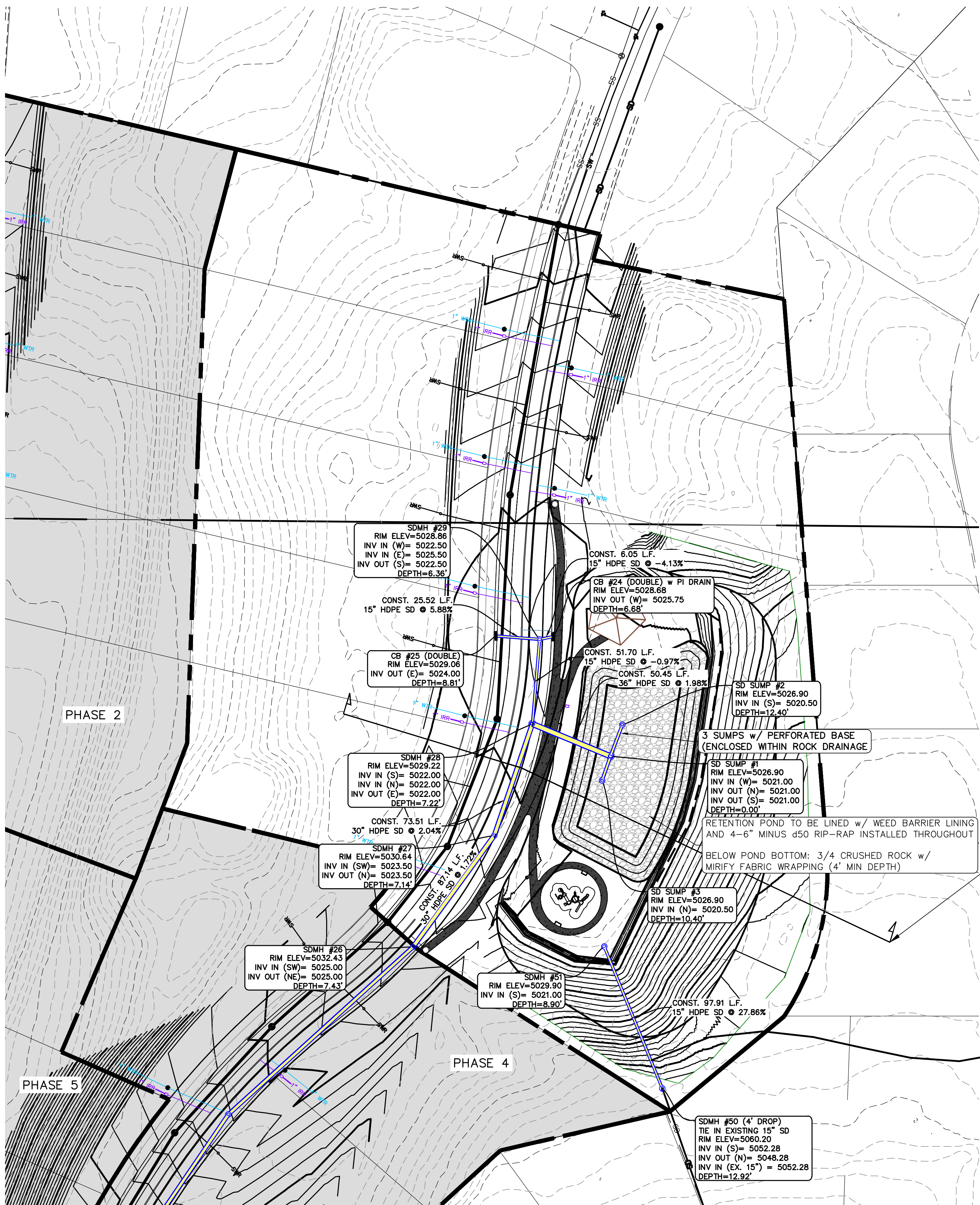
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS
SHEET:
UP-01

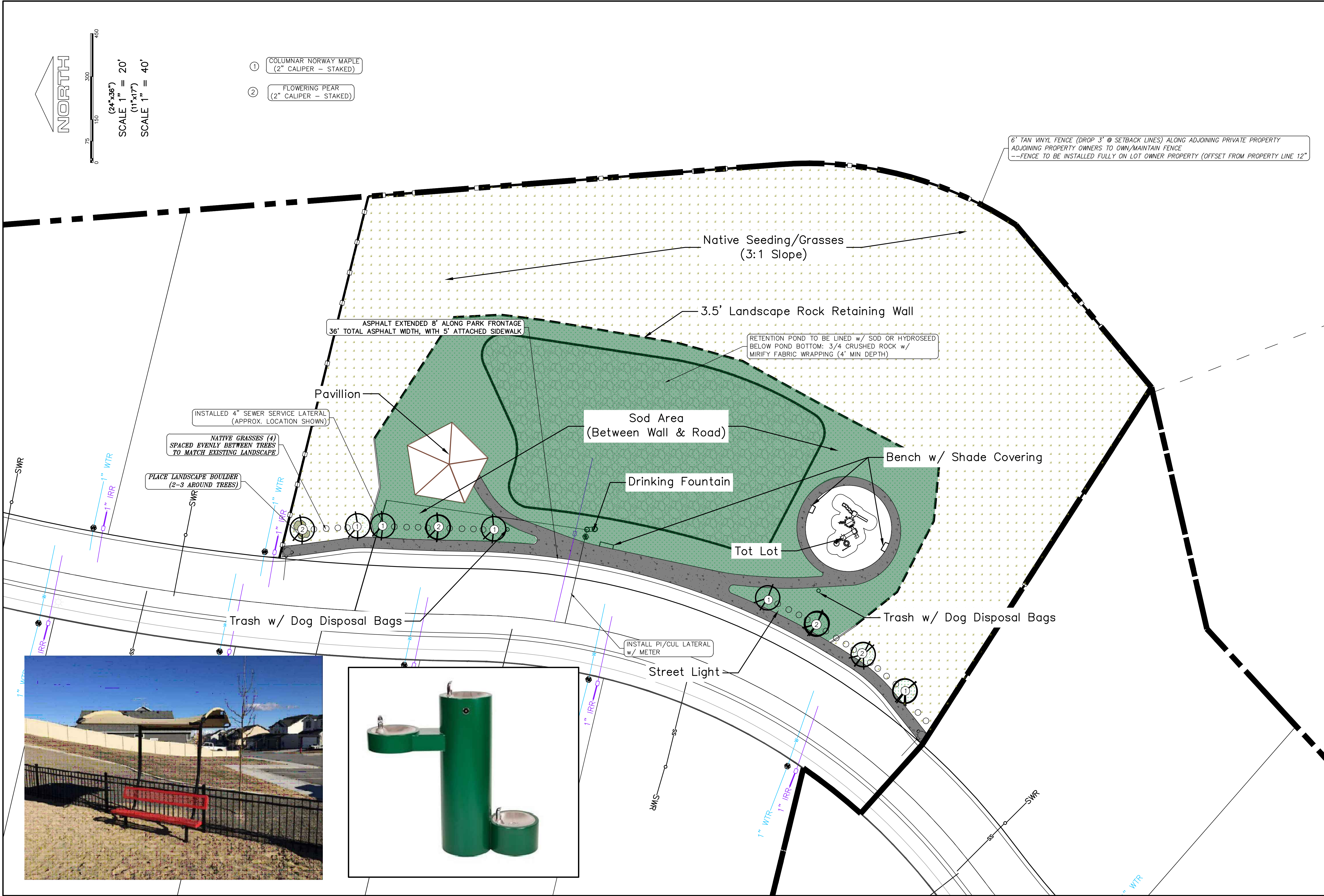


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Engineering & Surveying
region
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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THE VISTAS WEST @ SUMMIT RIDGE
PHASE 3
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022
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1
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GRADING PLANS
SHEET:
GR-01



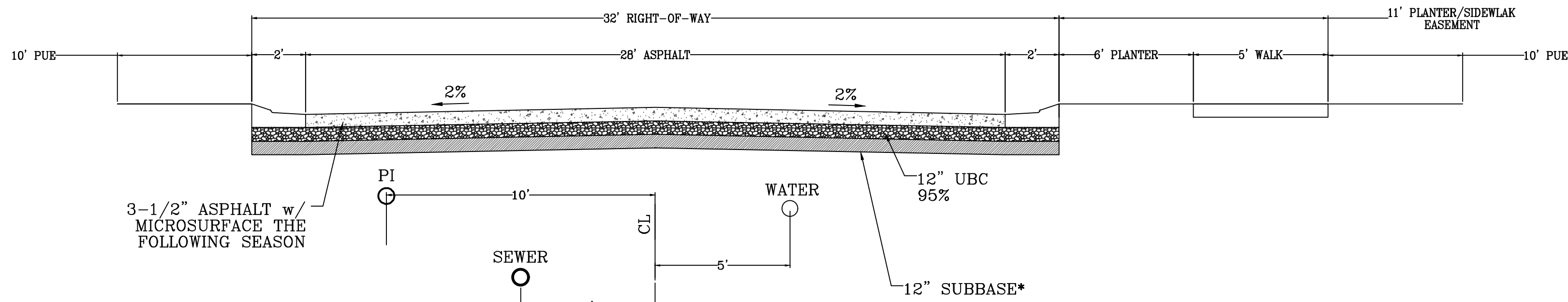
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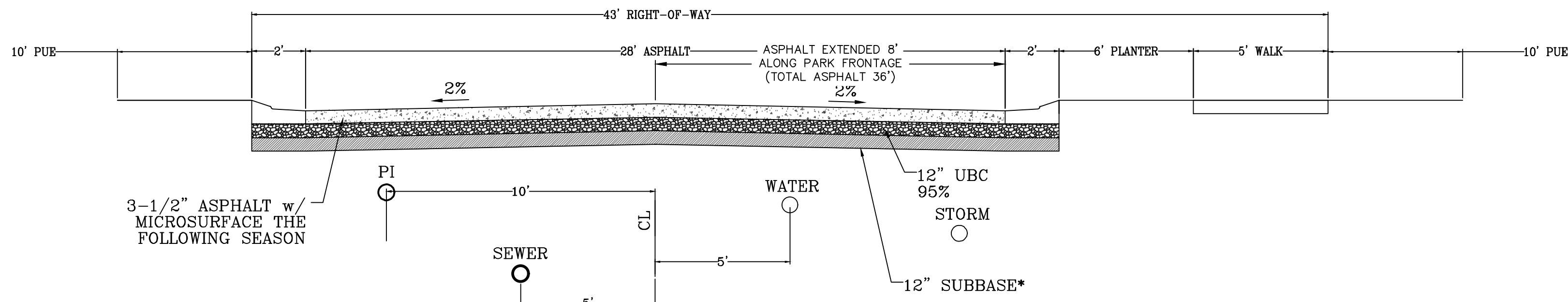
DATE: 4.19.2022	
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1	
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3	

SHEET NAME:
LANDSCAPE PLANS

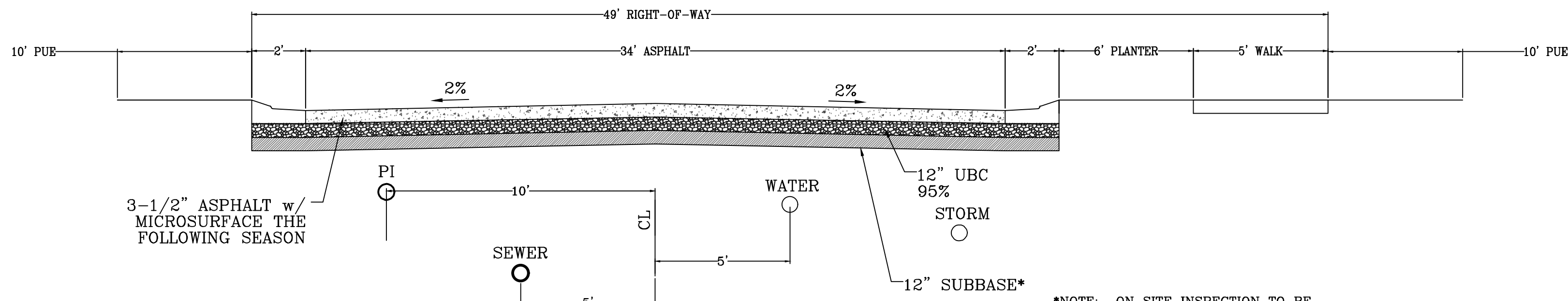
SHEET:
LS-01



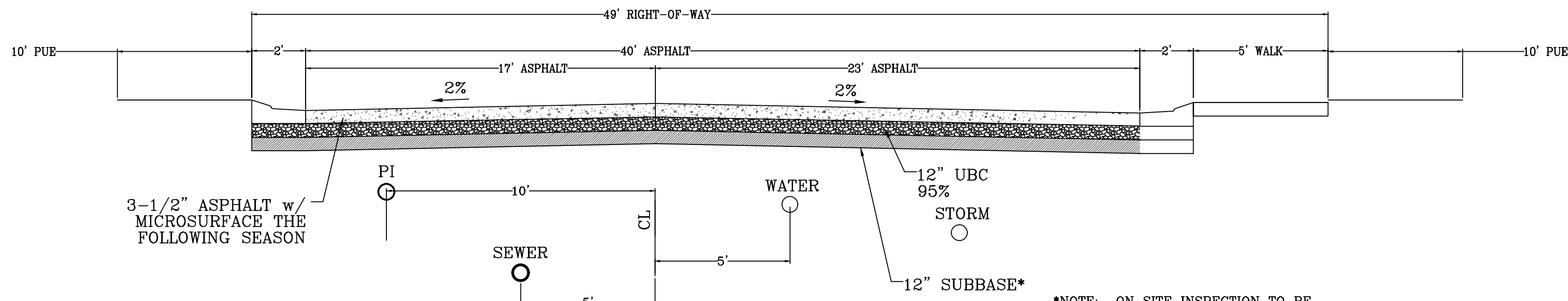
CUL-DE-SAC ROADWAY
Typical Road Section
LOOKING NORTH AND WEST
500 ADT



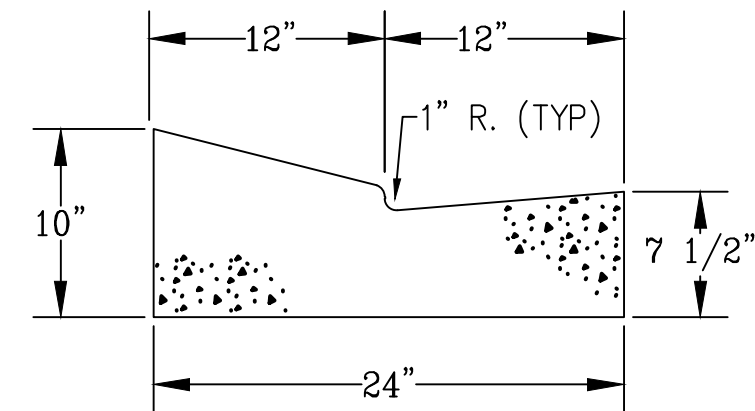
MINOR RESIDENTIAL ROADWAY
Typical Road Section
LOOKING NORTH AND WEST
500 ADT



MAJOR RESIDENTIAL ROADWAY
Typical Road Section
LOOKING SOUTH AND WEST
1500 ADT

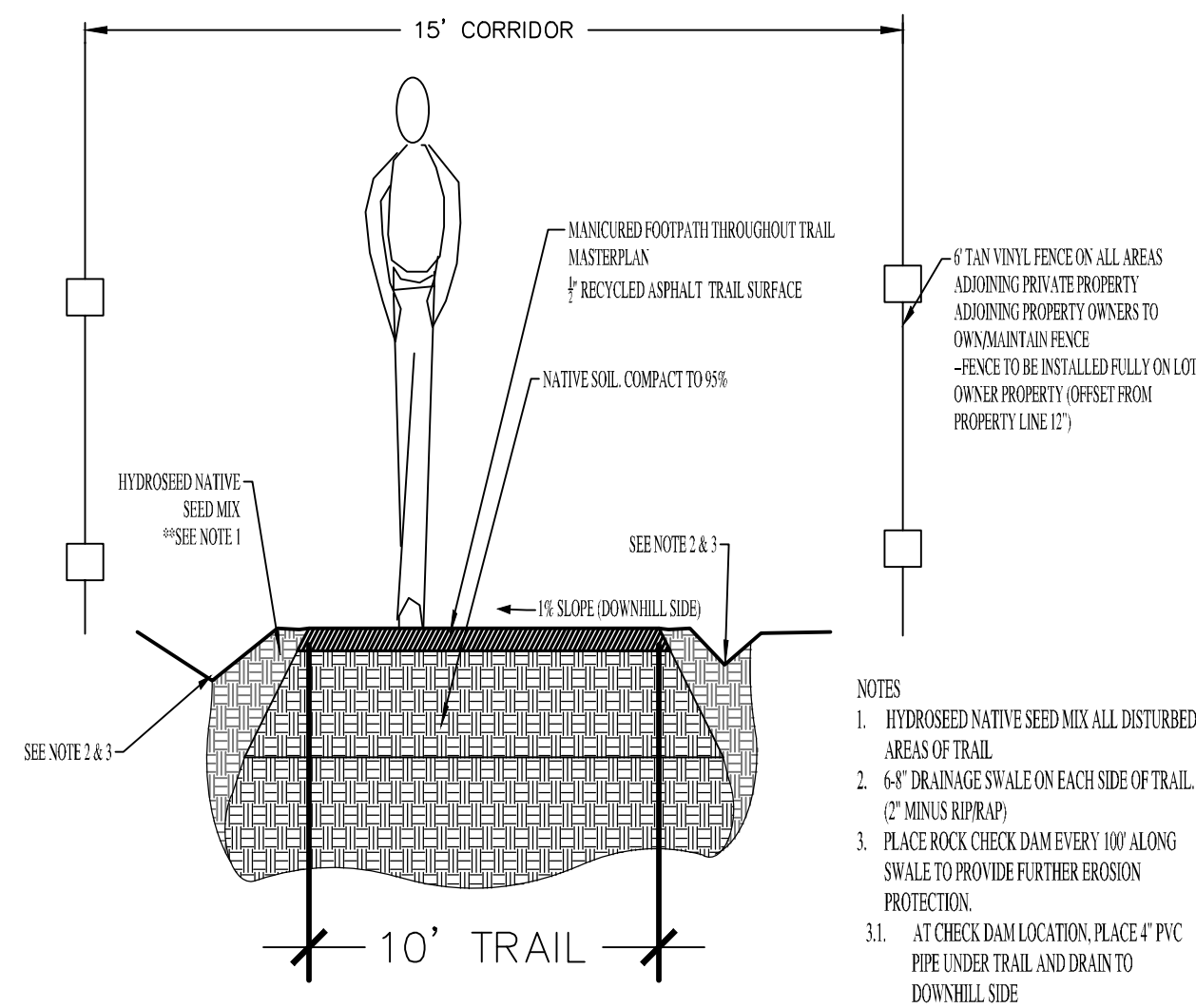


MAJOR RESIDENTIAL ROADWAY
Modified Road Section
LOOKING SOUTH AND WEST
⊙ OPEN SPACE BUMP OUT



MODIFIED HIGH BACK CURB

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



TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6\"/>
 3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4\"/>



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

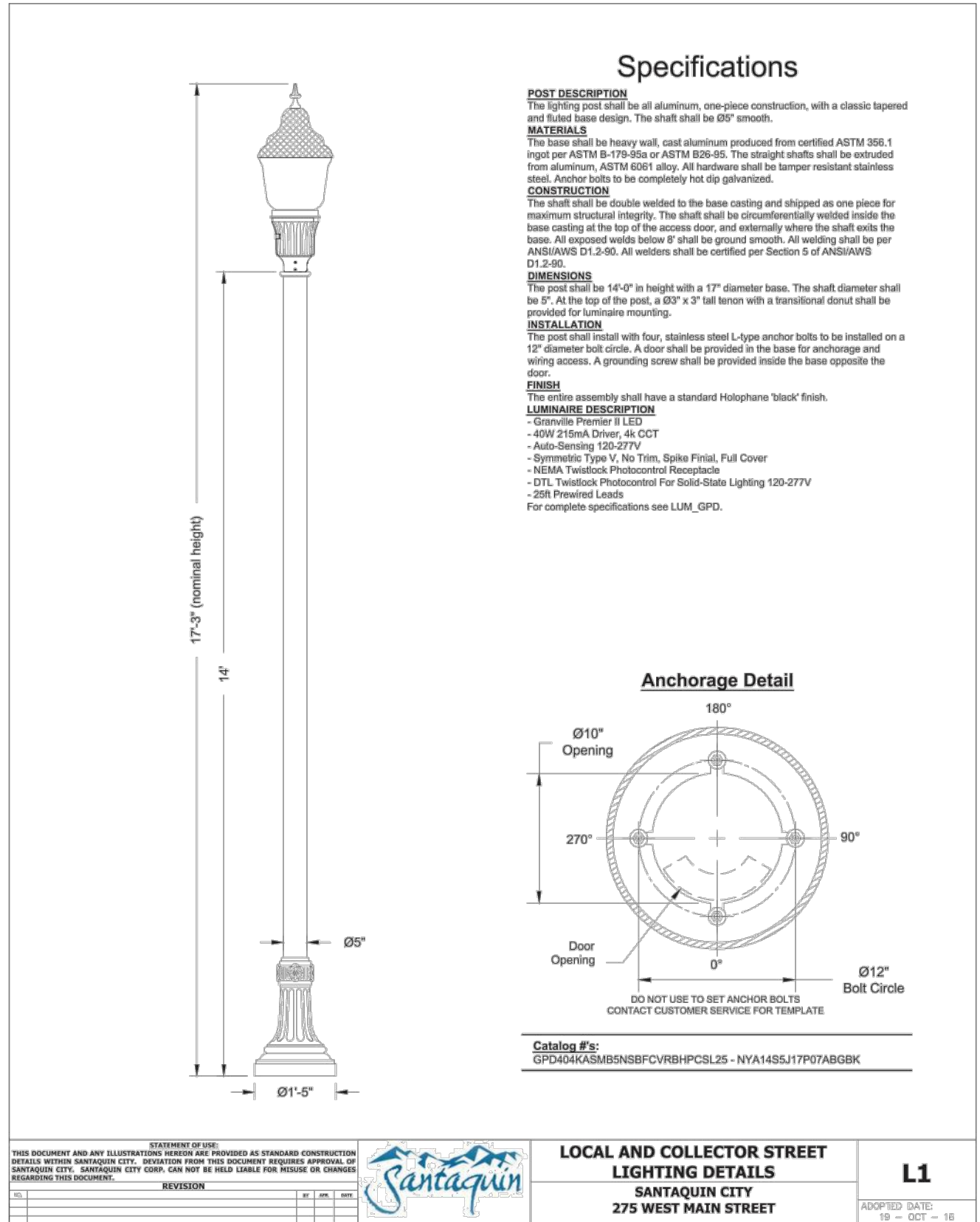
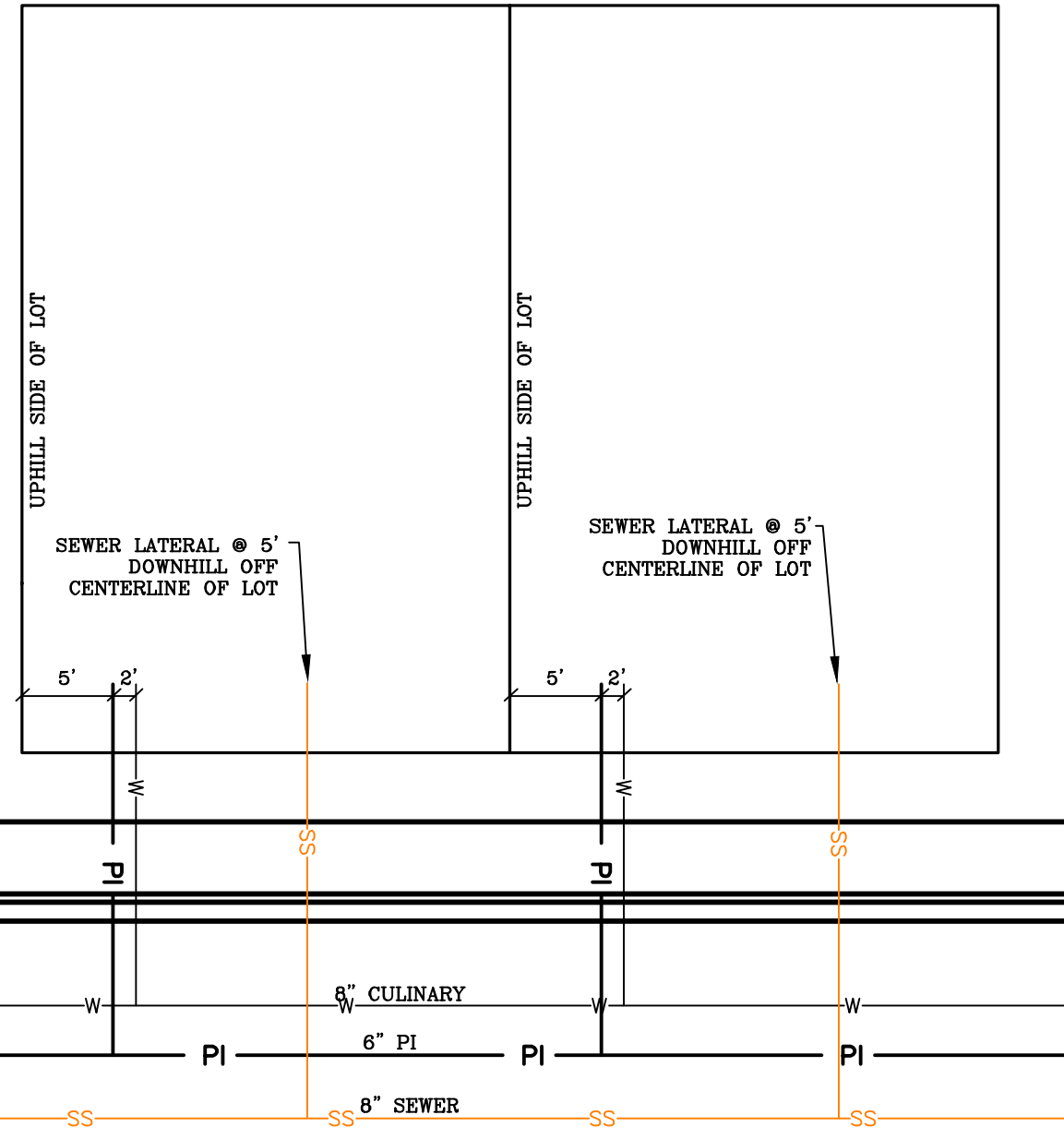
DATE: 4.19.2022
PROJECT #

REVISIONS:

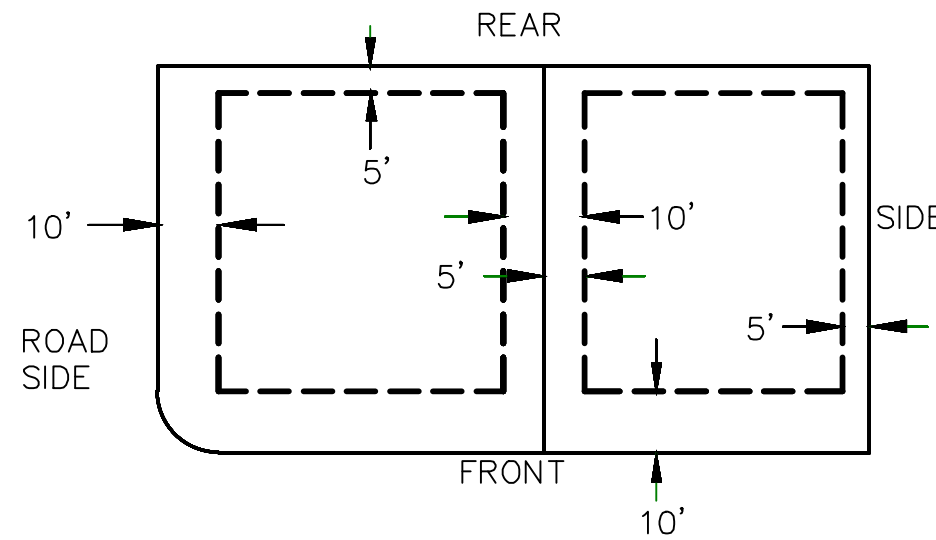
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SHEET NAME:
TYPICAL DETAILS

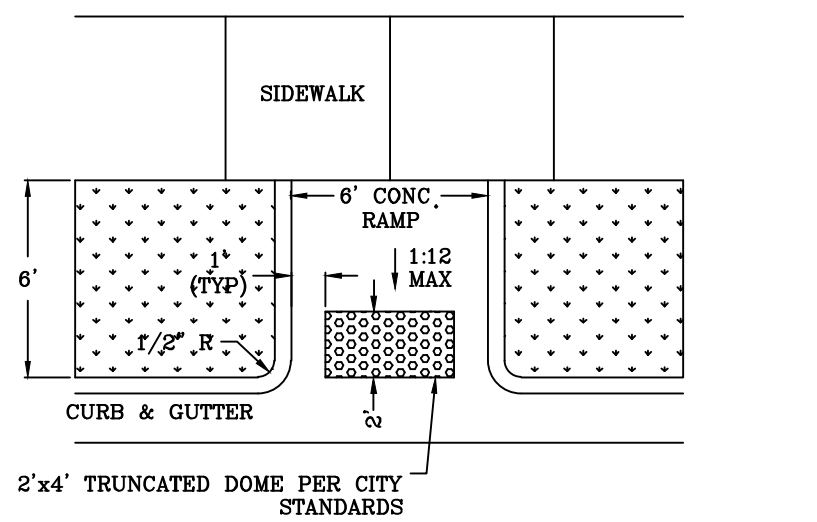
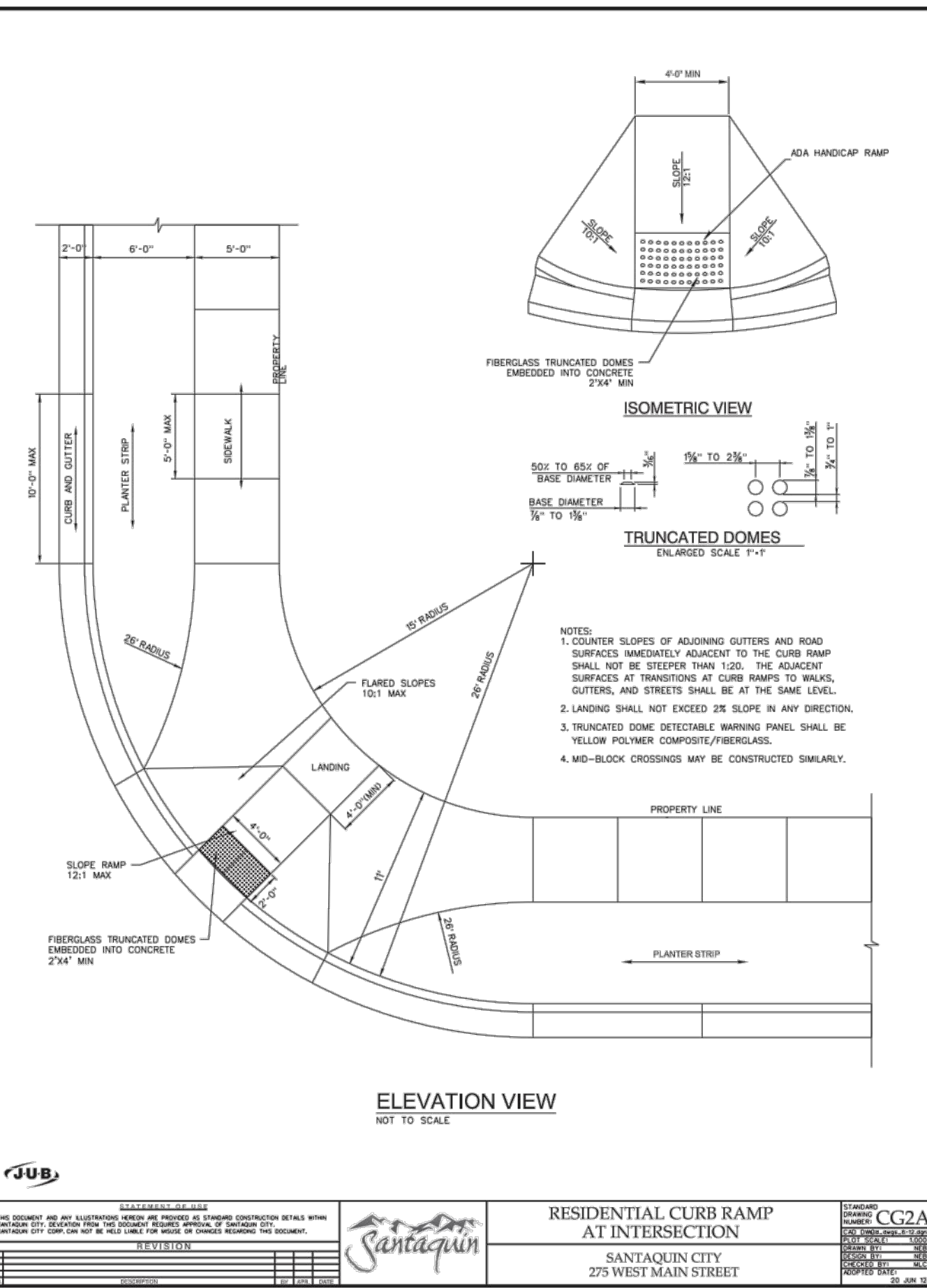
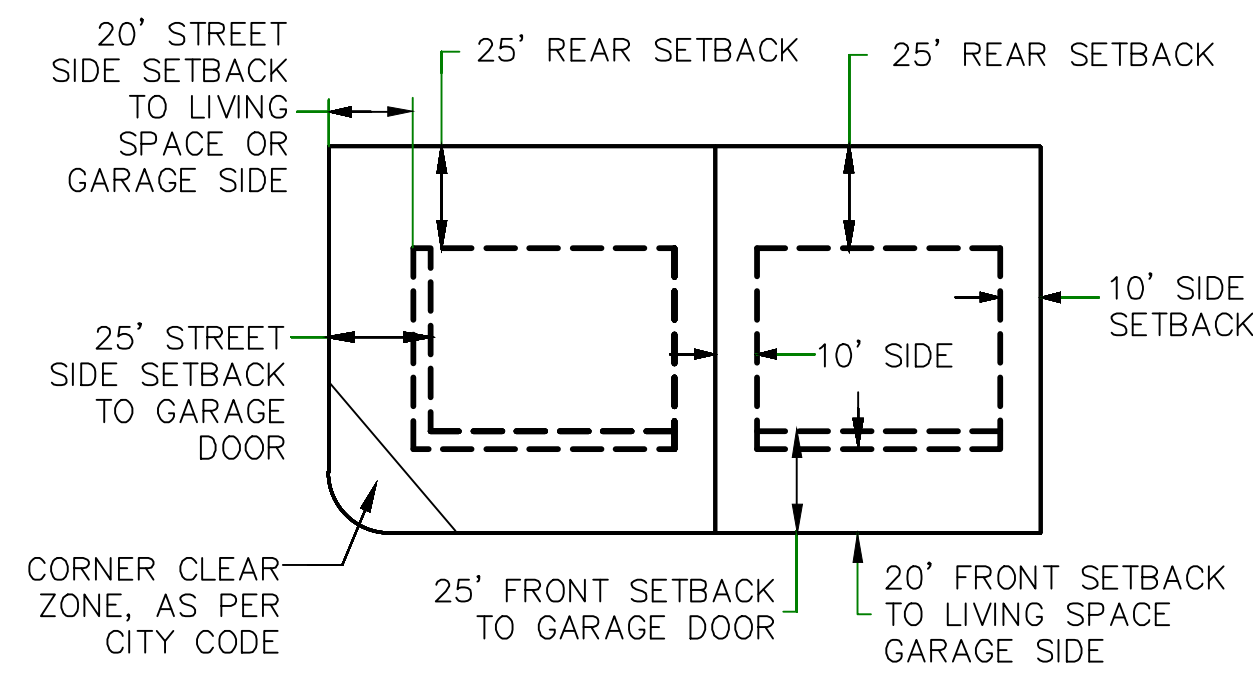
SHEET:
DT-01



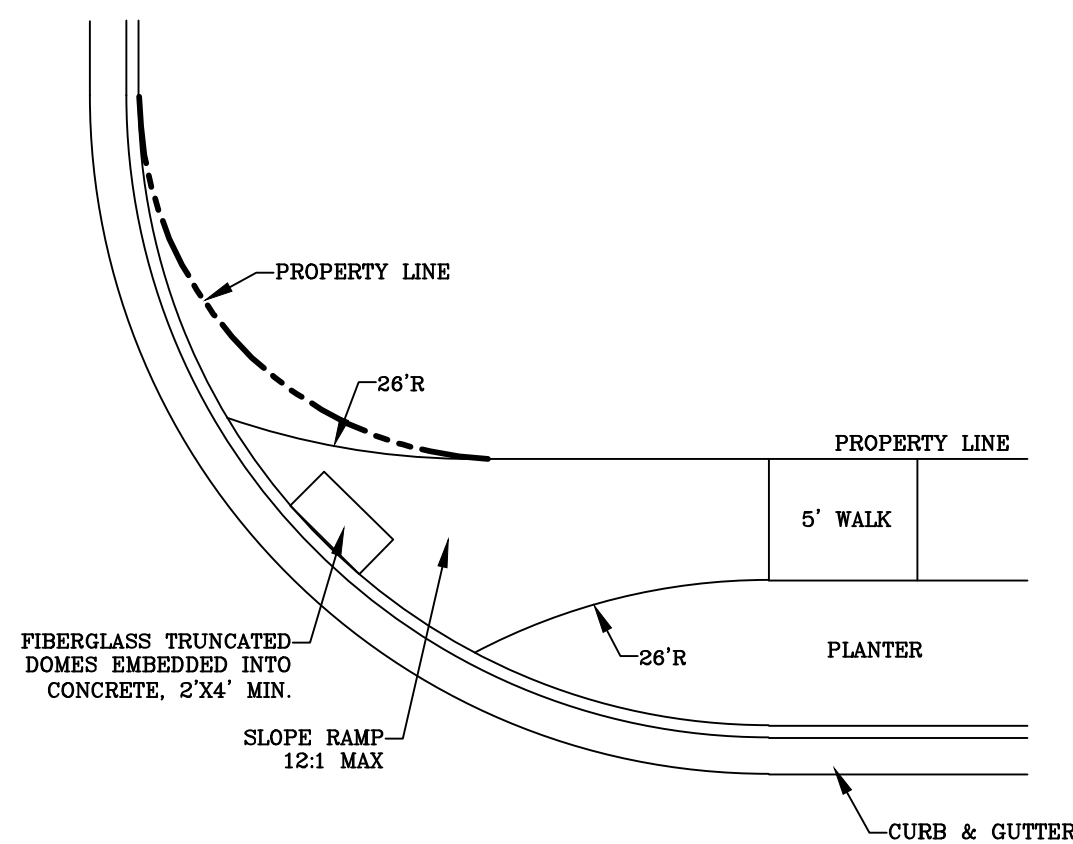
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



MID-BLOCK RAMP DETAIL



RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



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: 4.19.2022

PROJECT #

REVISIONS:

1	
2	
3	

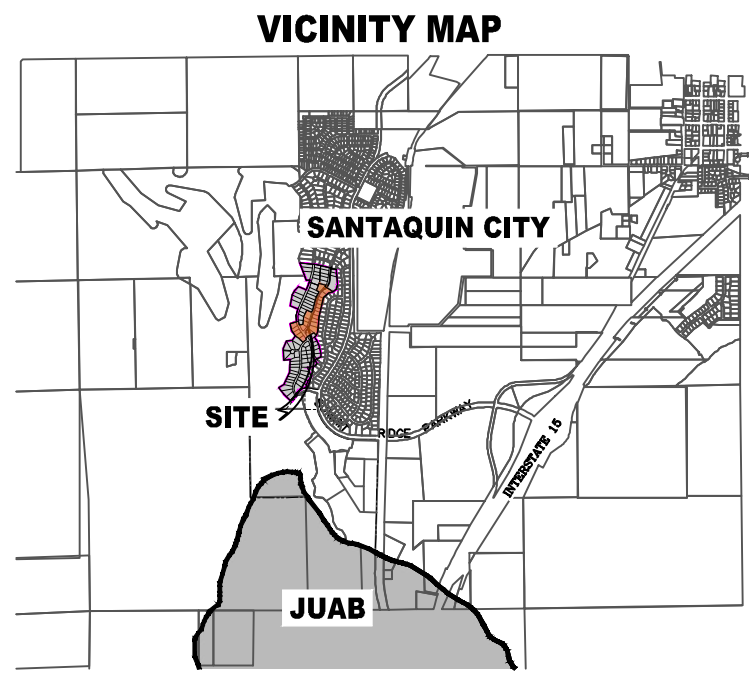
SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

THE VISTAS @ 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	84.84'	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 / d.u.
NUMBER OF LOTS	22 LOTS

PROJECT DEVELOPER
David Simpson
801-376-1966 |
woods@vps@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
	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

(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- _____

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 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.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 08° 58' 44", HAVING A RADIUS OF 478.50 FEET, 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 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.

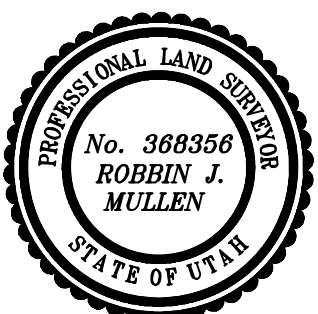
THENCE, S 54° 31' 00" W FOR A DISTANCE OF 57.85 FEET TO THE BEGINNING OF A CURVE.

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



OWNERS DEDICATION

DATE _____ 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 SANTAQUIN _____

ATTEST _____

ENGINEER (See Seal Below) _____ CLERK-RECORDER (See Seal Below) _____

THE VISTAS @ SUMMIT RIDGE
PHASE 4

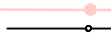















UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

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

- 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 CONNCT
(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.

ALL IMPROVEMENTS AND DETAILS PER
 ANTAQUIN CITY CONSTRUCTION STANDARDS

PHASE 5

PHASE 1

PHASE 1

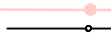














**THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4**

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

3

UP-01

- 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

-----	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
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-----	RIGHT-OF-WAY LINE
-----	LOT LINE
-----	PUBLIC UTILITY EASEMENT
-----	SECTION LINE

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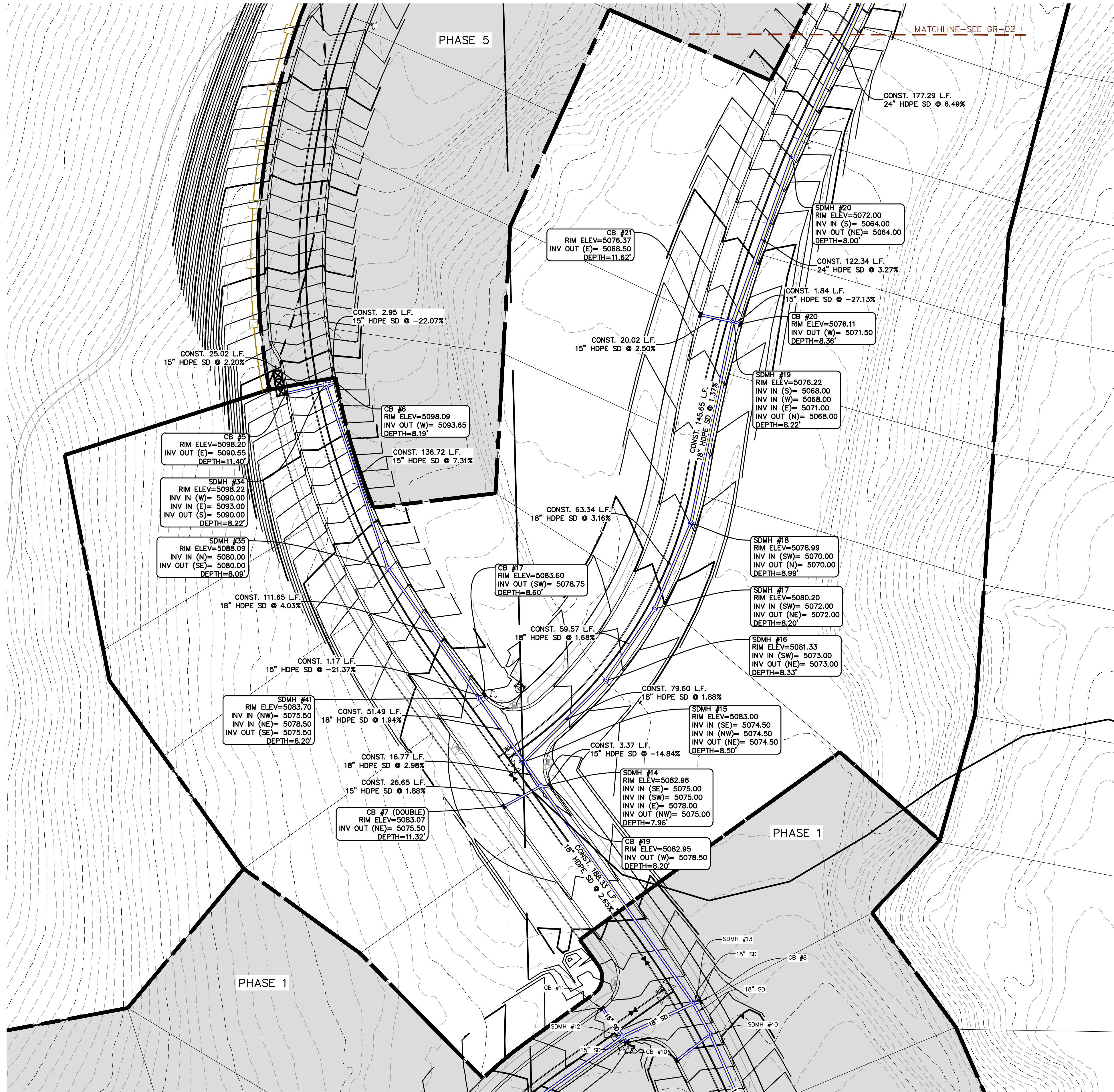
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[illegible]

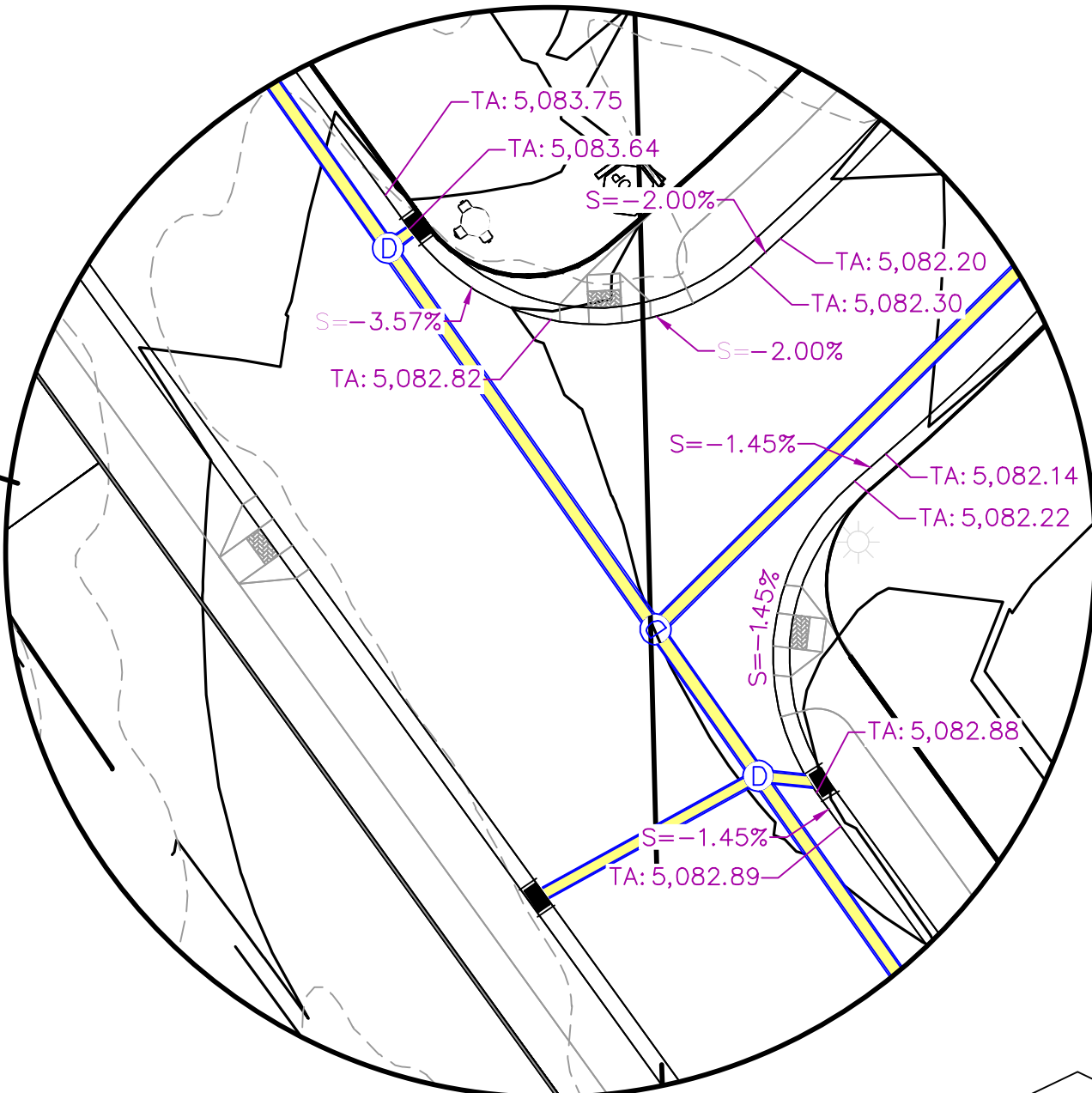
**THE VISTAS WEST © SUMMIT RIDGE
PHASE 4**

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

UP-02

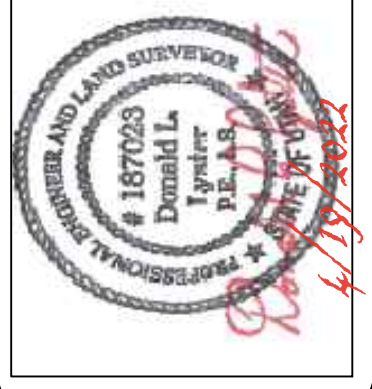



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM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



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

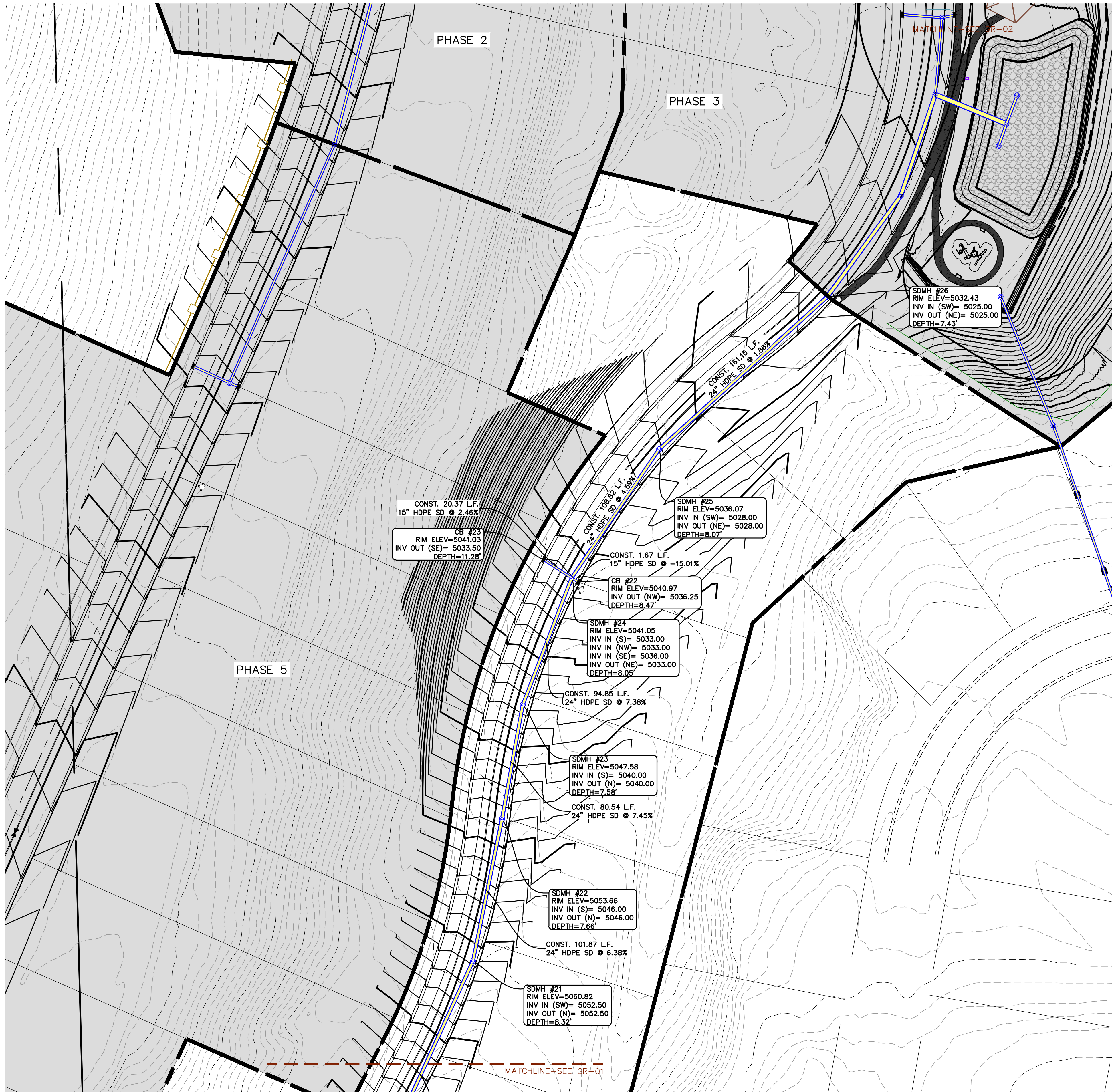
Engineering & Surveying
region
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



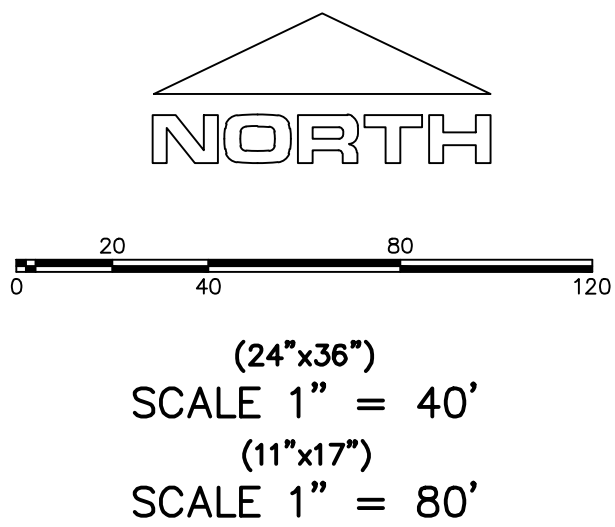
THE VISTAS WEST @ SUMMIT RIDGE
PHASE 4
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
1	
2	
3	



SHEET NAME:
GRADING PLANS
SHEET:
GR-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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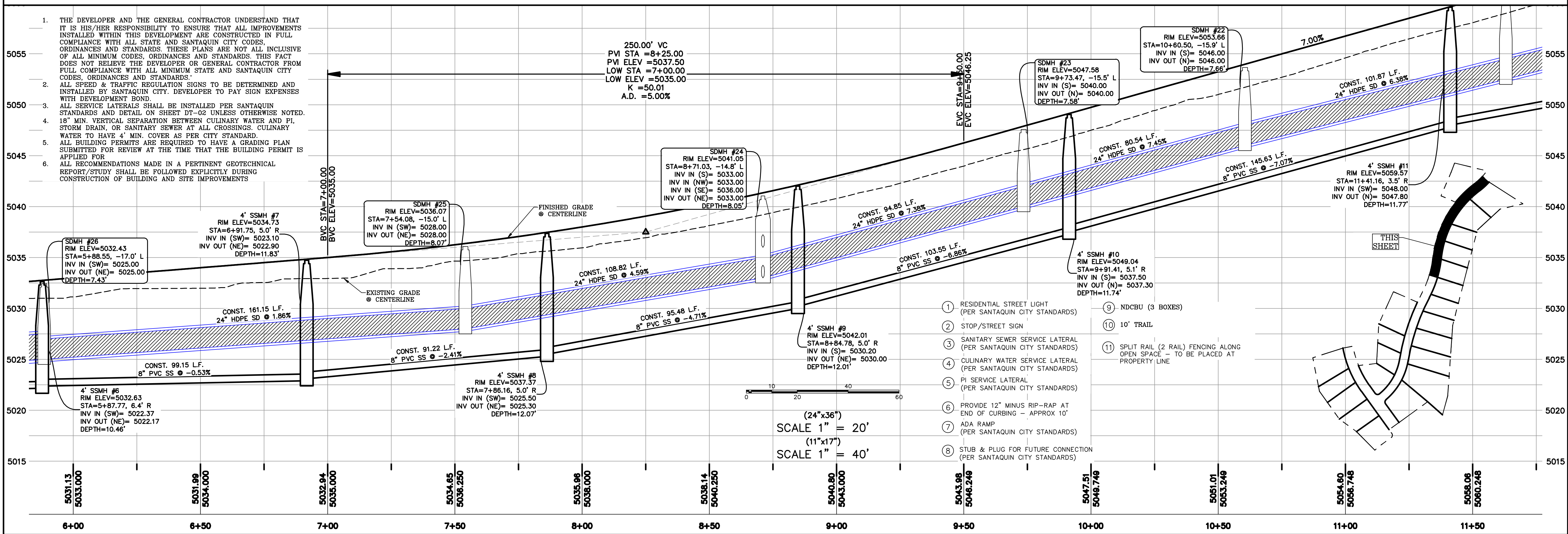
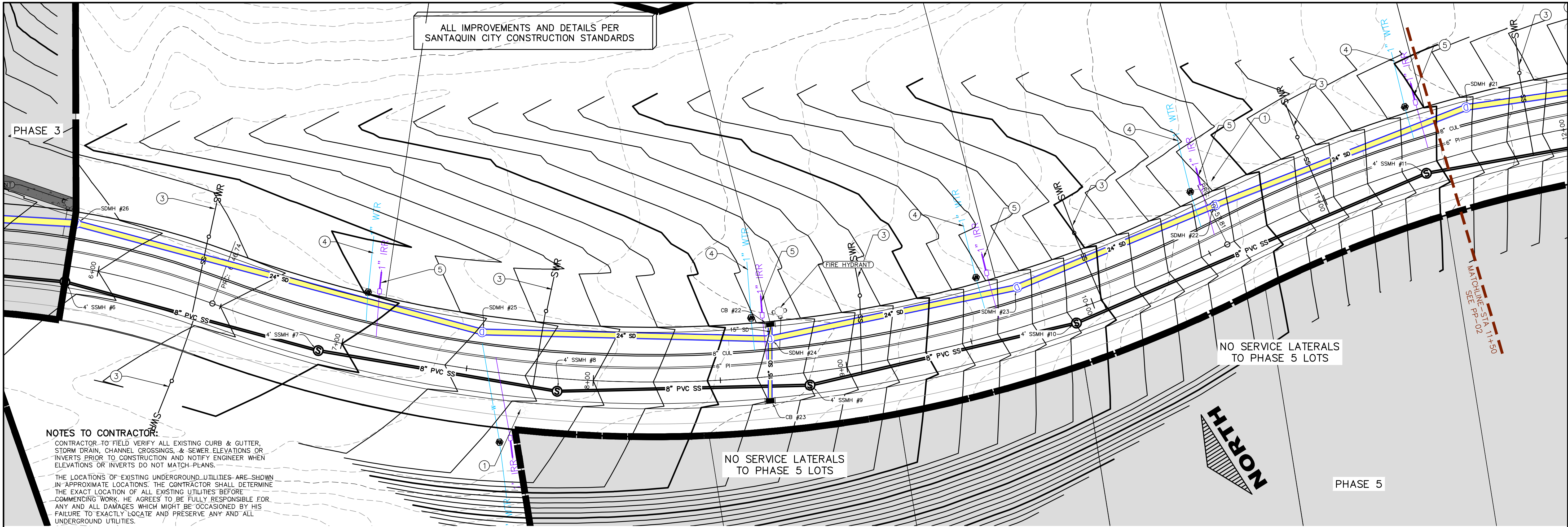
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Orem, UT 84057
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THE VISTAS WEST @ SUMMIT RIDGE
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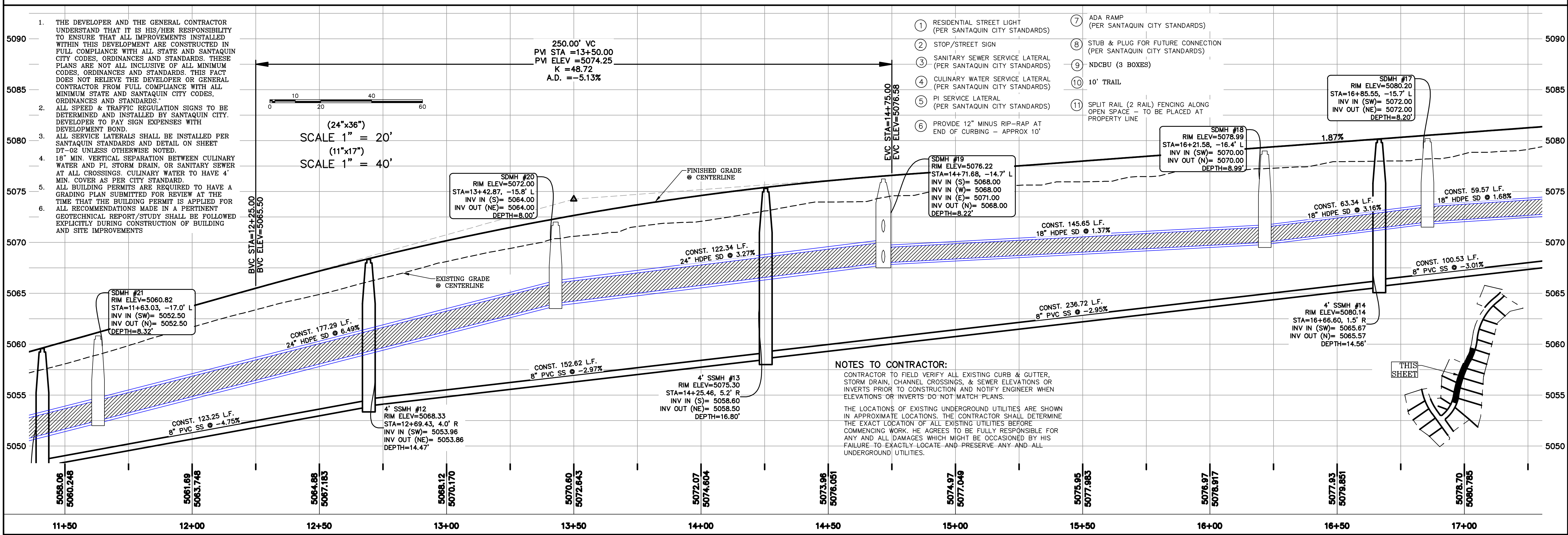
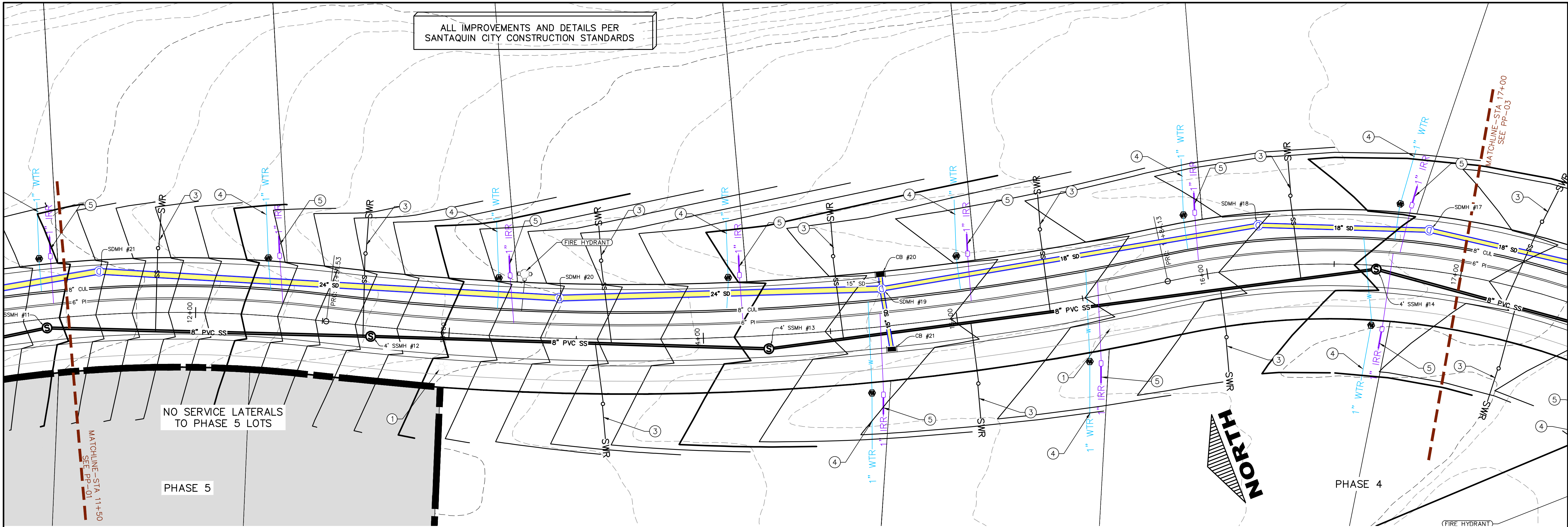
DATE: 4.19.2022	
PROJECT #	
REVISIONS:	
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SHEET NAME:
GRADING PLANS
SHEET:
GR-02



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





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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: 4.19.2022

PROJECT #

REVISIONS:

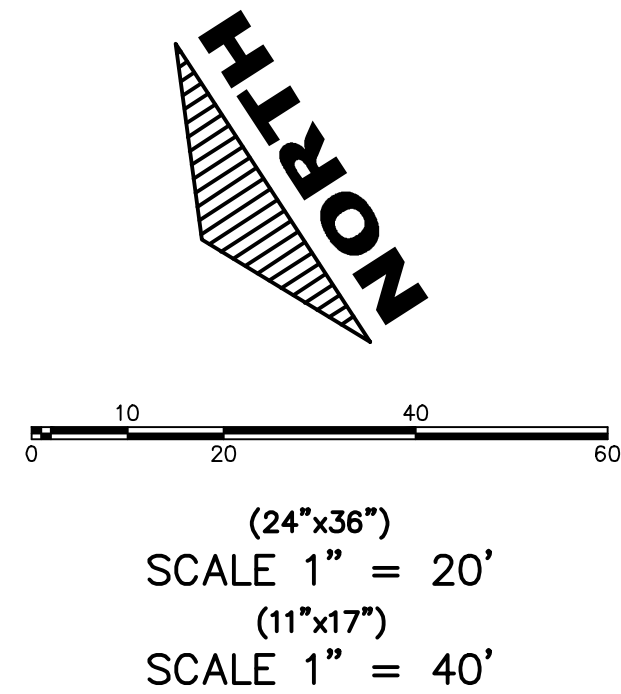
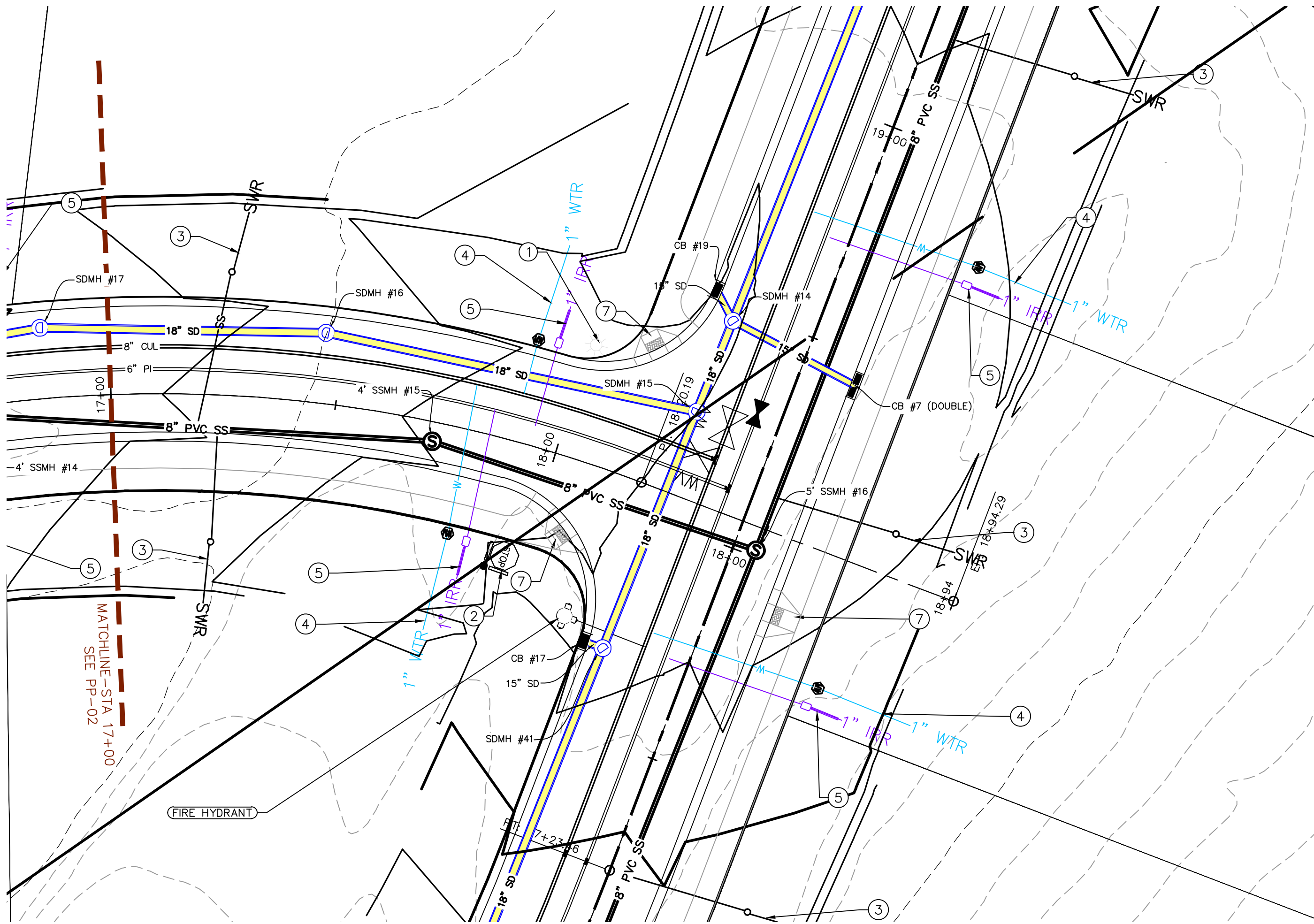
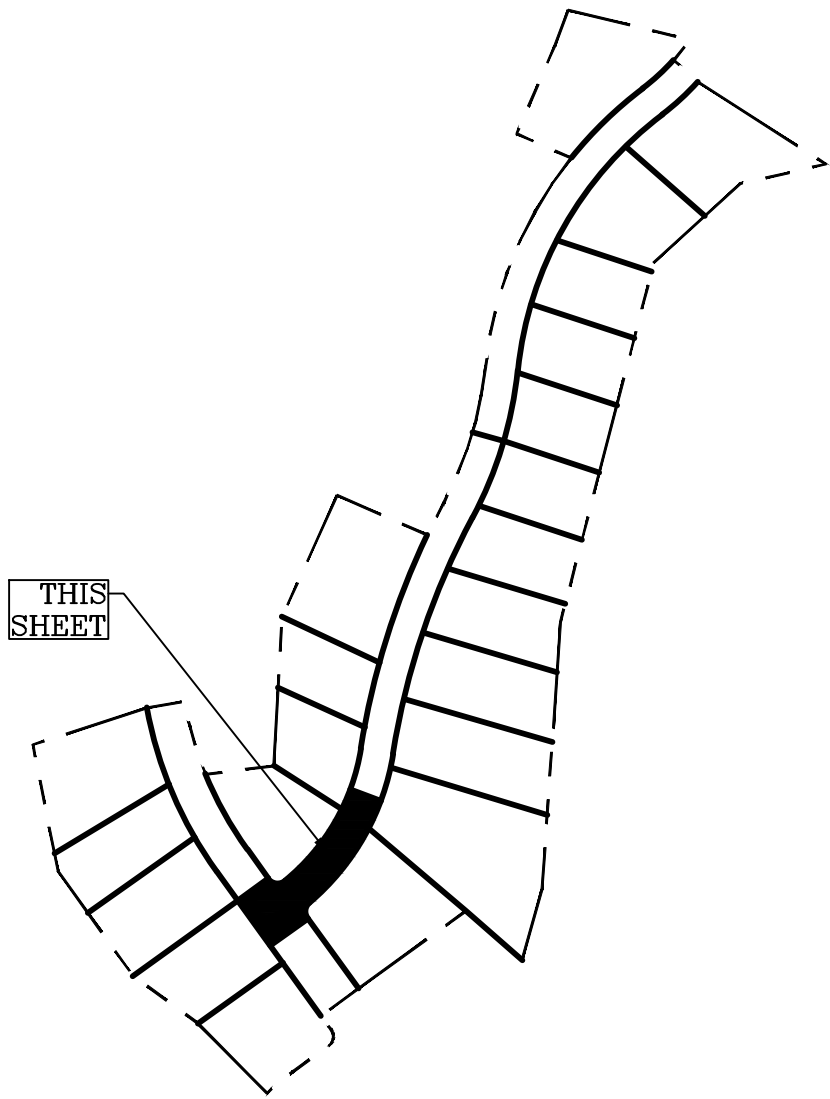
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SHEET NAME:

PLAN & PROFILE

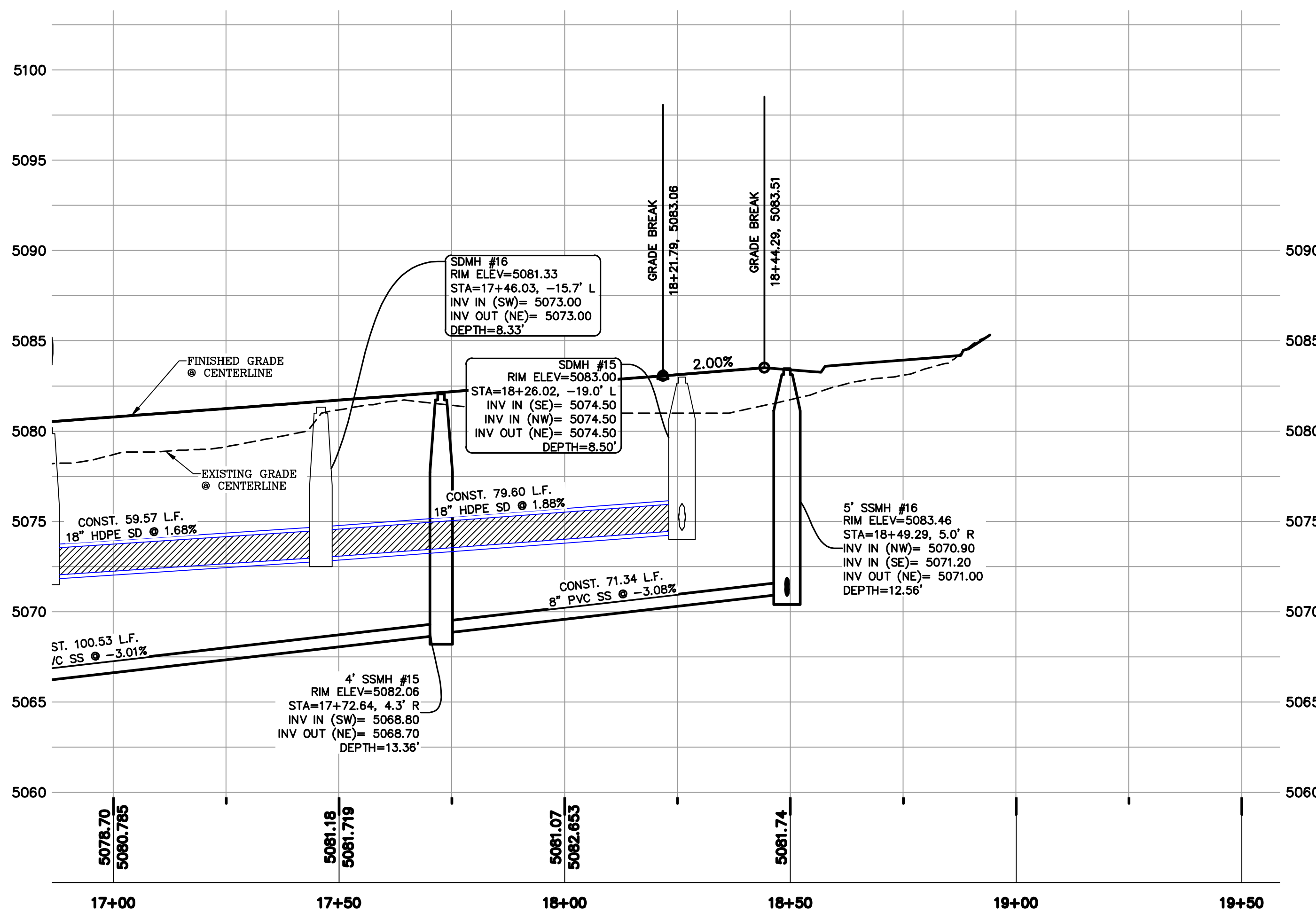
SHEET:

PP-02



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- 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" 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

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
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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: 4.19.2022

PROJECT #

REVISIONS:

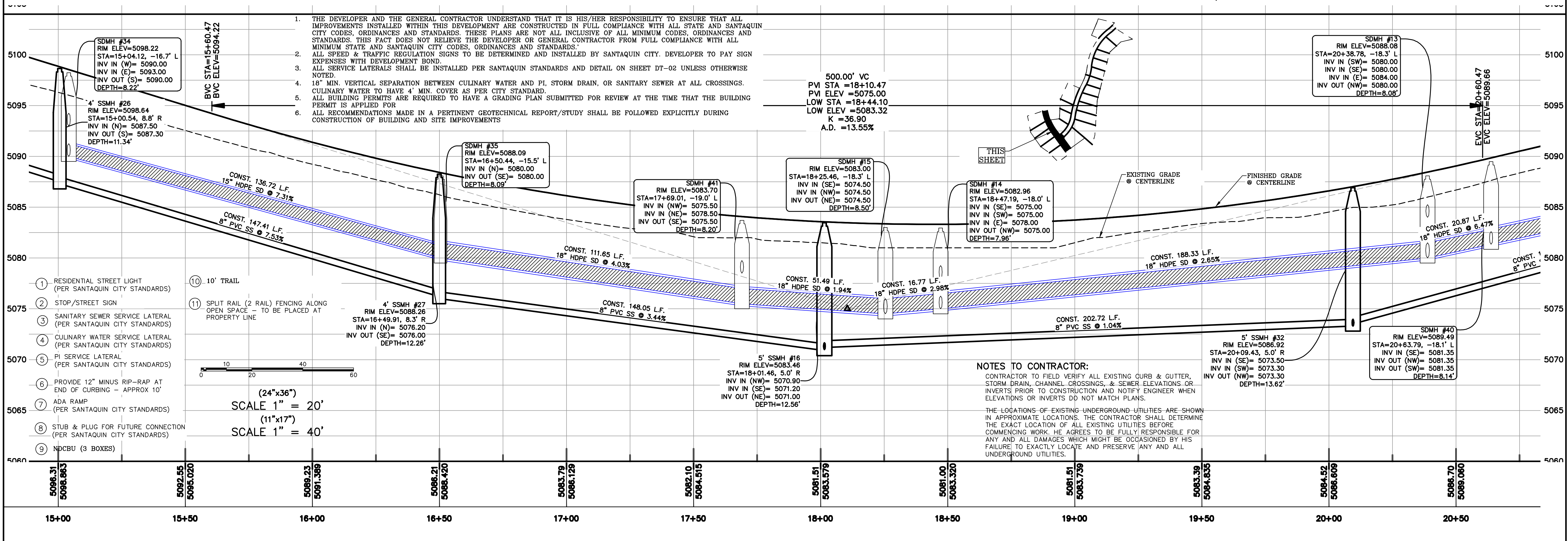
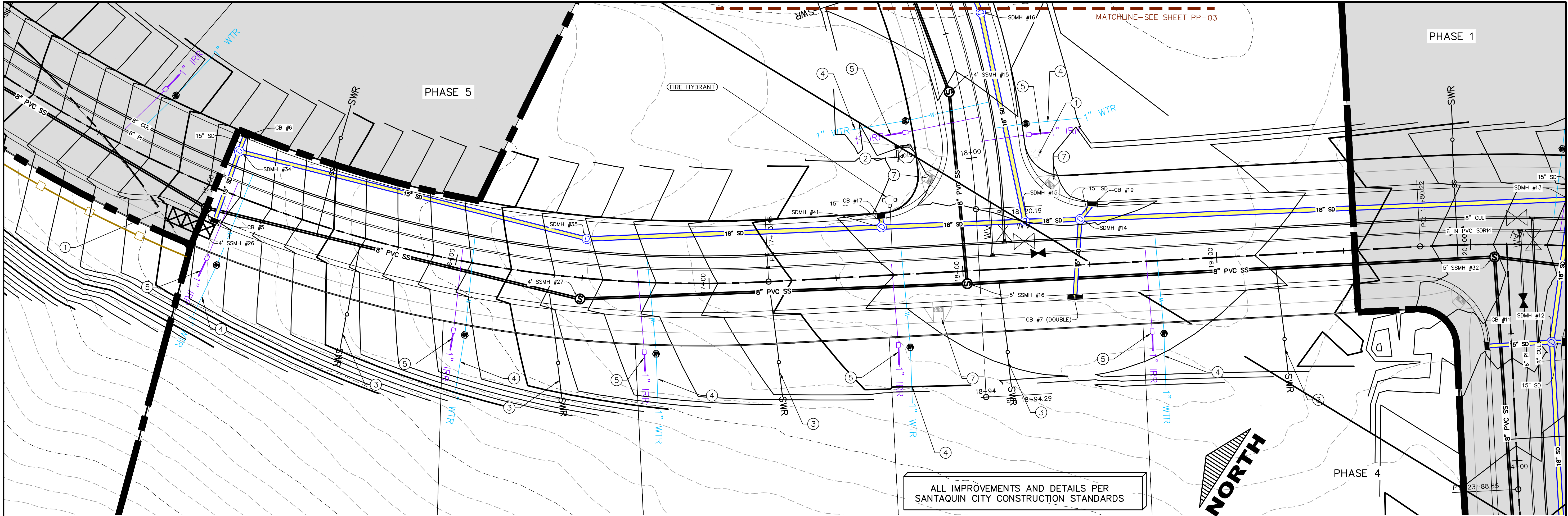
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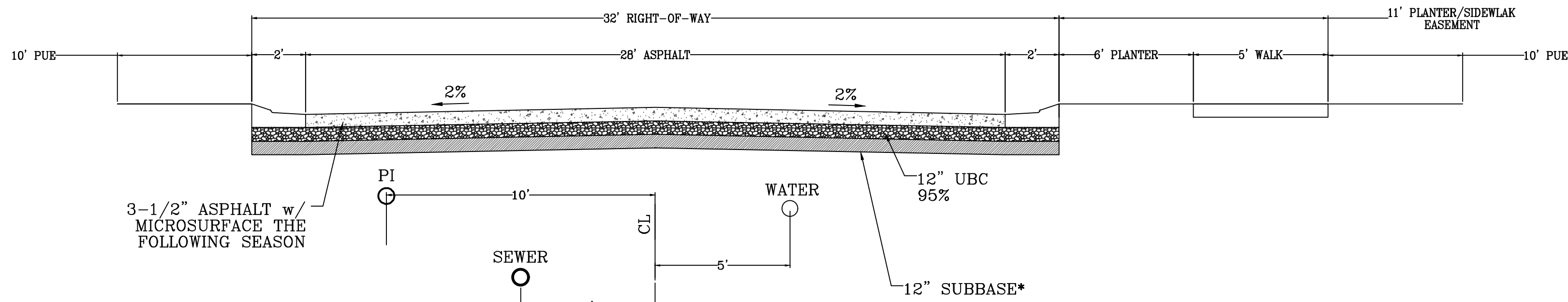
PLAN & PROFILE

SHEET:

PP-03

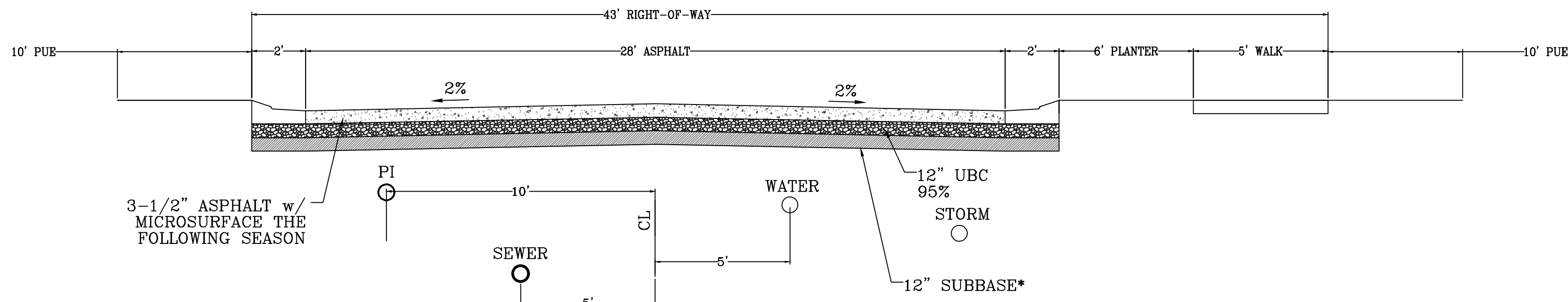


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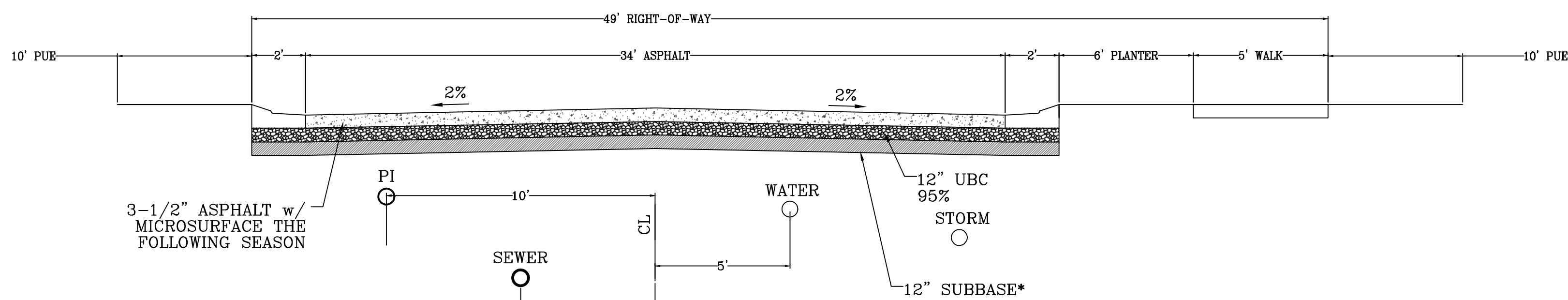
CUL-DE-SAC ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



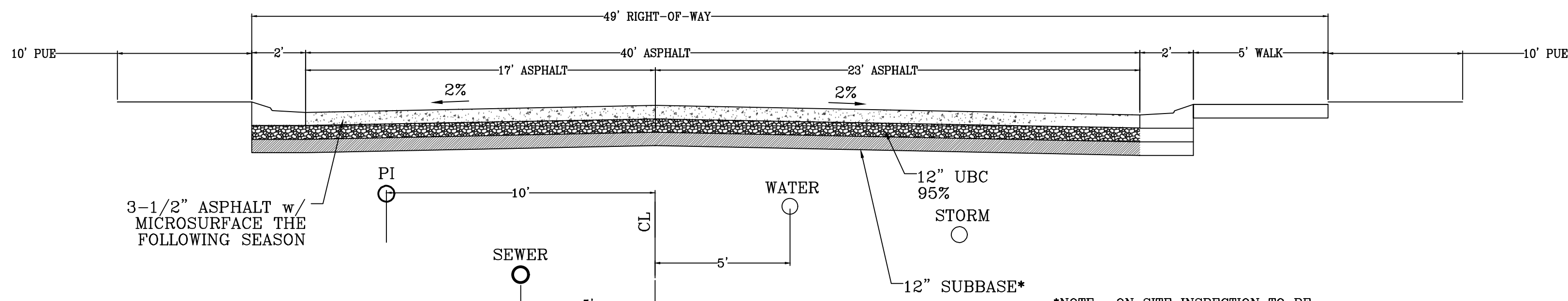
MINOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING NORTH AND WEST
500 ADT



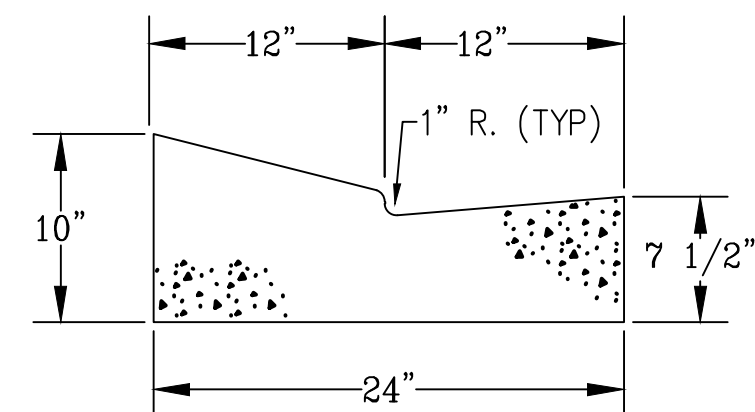
MAJOR RESIDENTIAL ROADWAY
Typical Road Section

LOOKING SOUTH AND WEST
1500 ADT



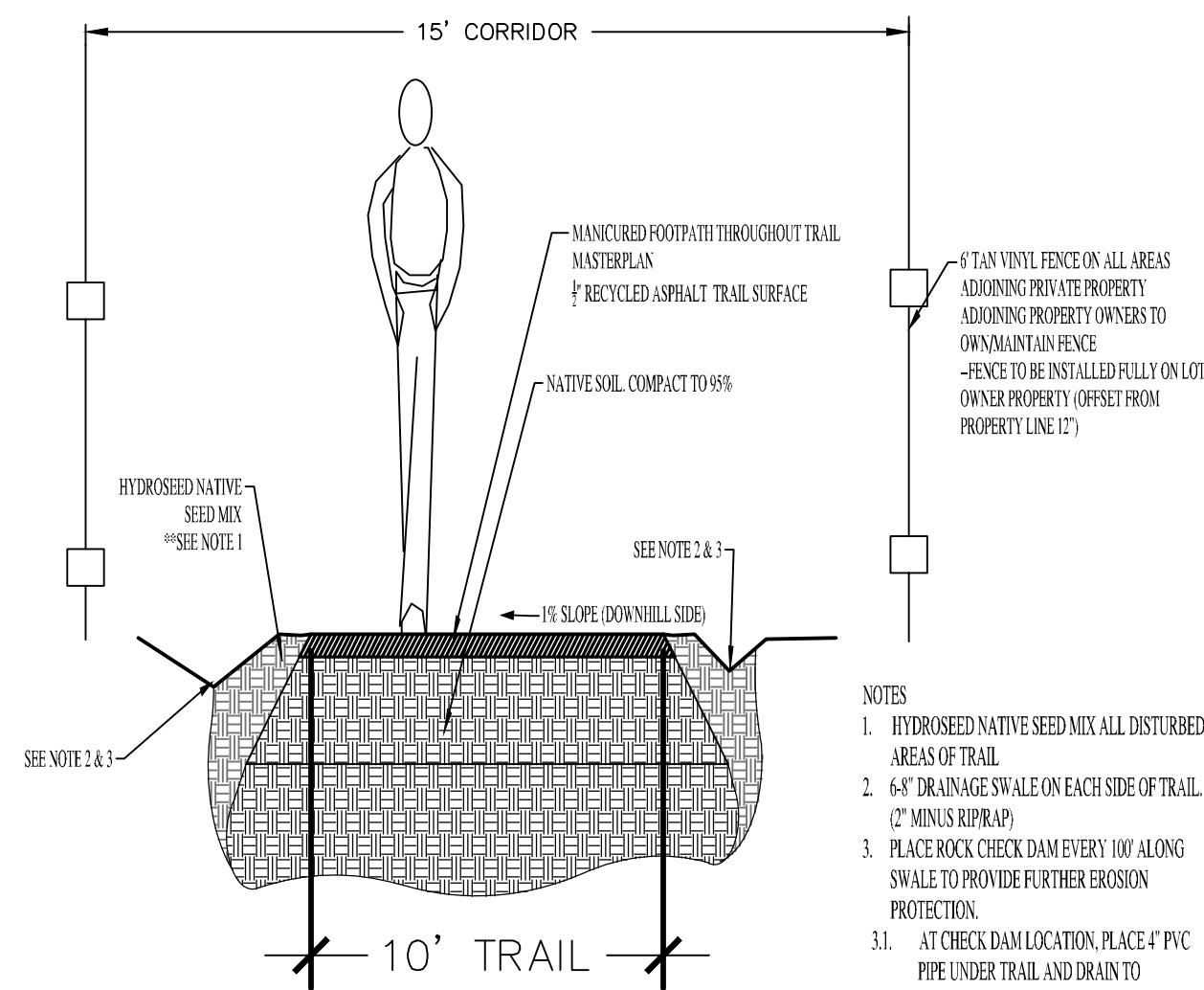
MAJOR RESIDENTIAL ROADWAY
Modified Road Section

LOOKING SOUTH AND WEST
⊙ OPEN SPACE BUMP OUT



MODIFIED HIGH BACK CURB

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



TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6\"/>
 3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4\"/>

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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: 4.19.2022

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REVISIONS:

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SHEET NAME:

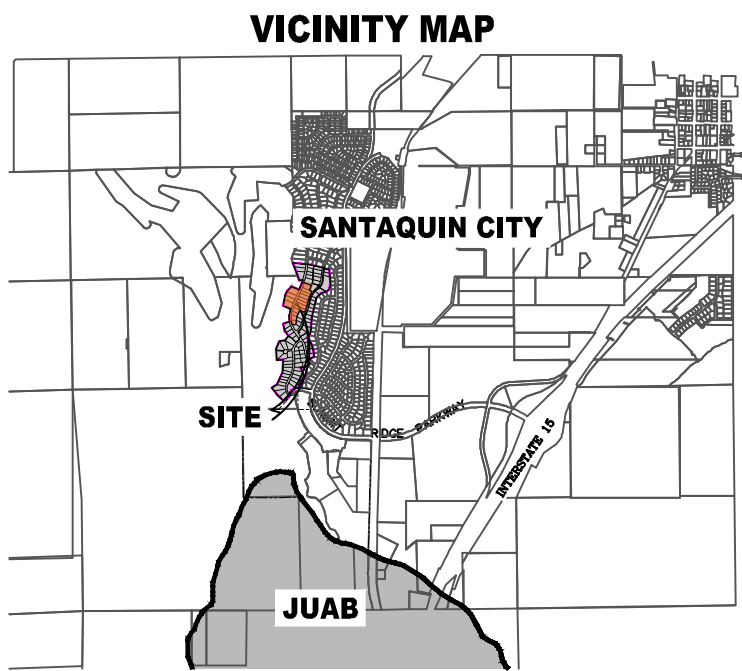
TYPICAL DETAILS

SHEET:

DT-01

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

THE VISTAS WEST @ SUMMIT RIDGE PHASE 5



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

PROJECT DEVELOPER	
David Simpson	
801-376-1966	
Woodspring@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	

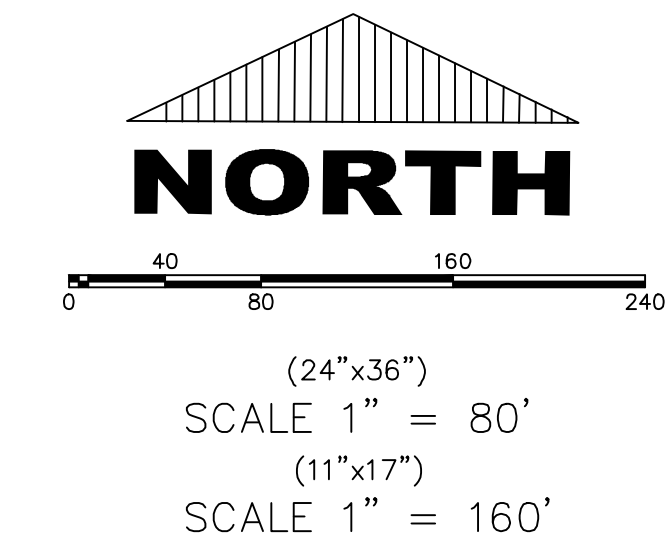
LEGEND	
FOUND SECTION COR. AS NOTED	
SET 5/8" IRON PIN.	
TO BE SET AT ALL LOT CORNERS	
FOUND CLASS 1 STREET MONUMENT	
SET STREET MONUMENT	

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 10, T10S, R1E, SLB&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- _____

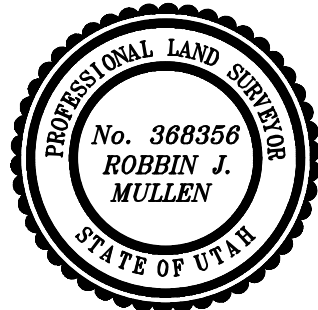
Surveyor's Certificate

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" W 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 200.80 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 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 HEREUNTO 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 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.
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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

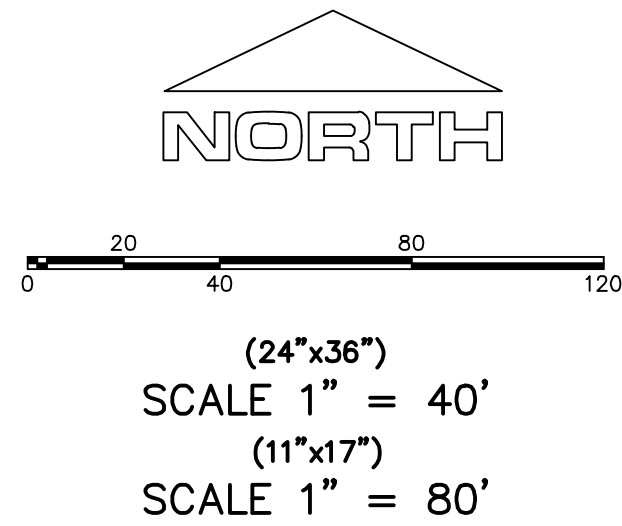
LEGEND

- 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

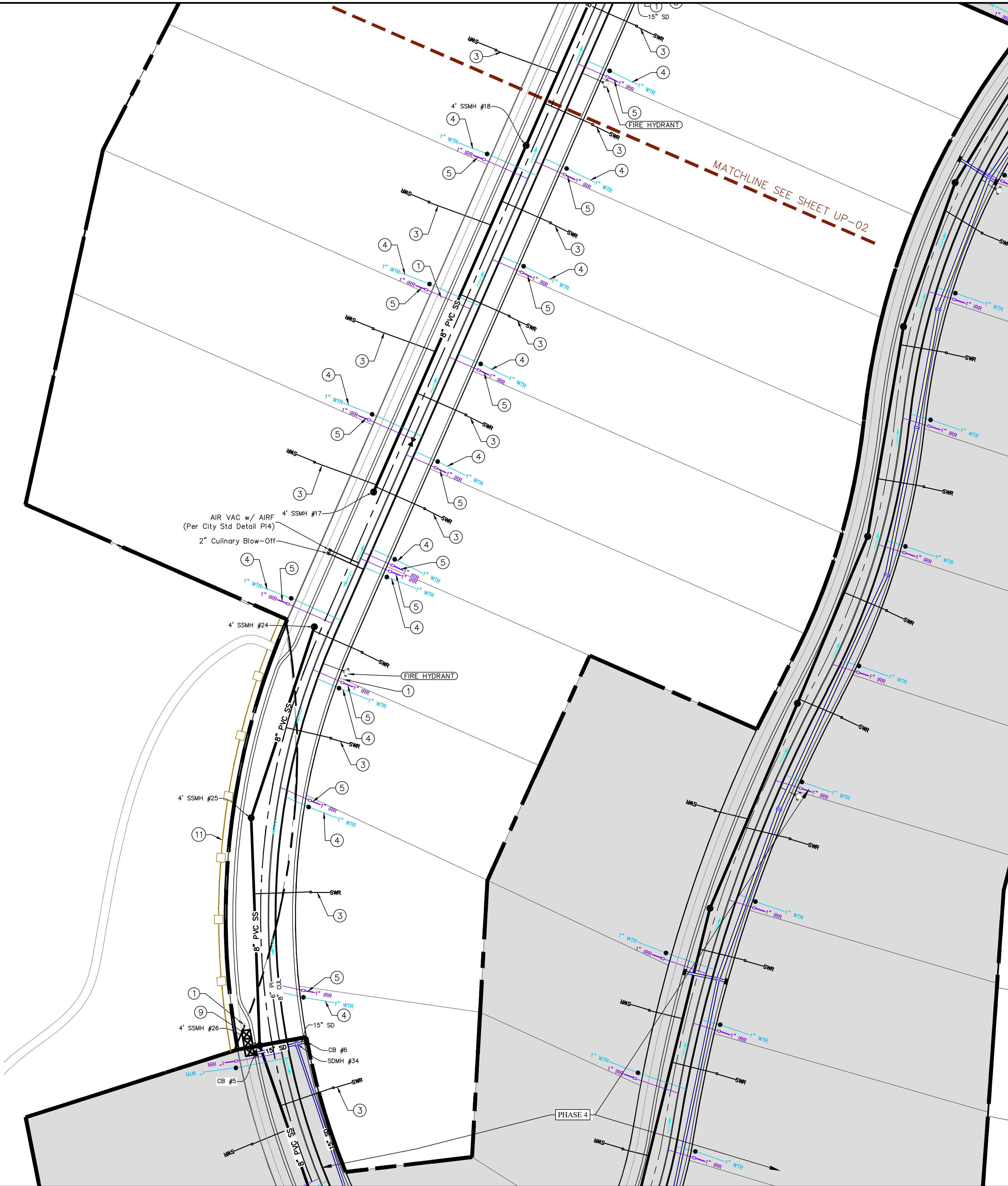
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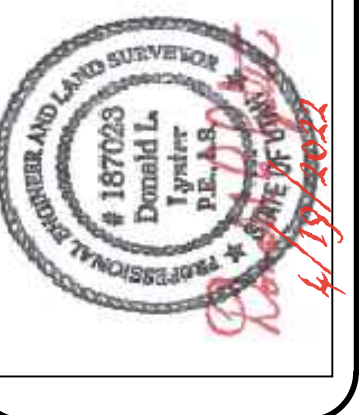


ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



region
Engineering
& Surveying

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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: 4.19.2022

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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- 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 CULINARY MAIN
PROPOSED P.I. MAIN
PROPOSED SEWER MAIN
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RESIDENTIAL STREET LIGHT
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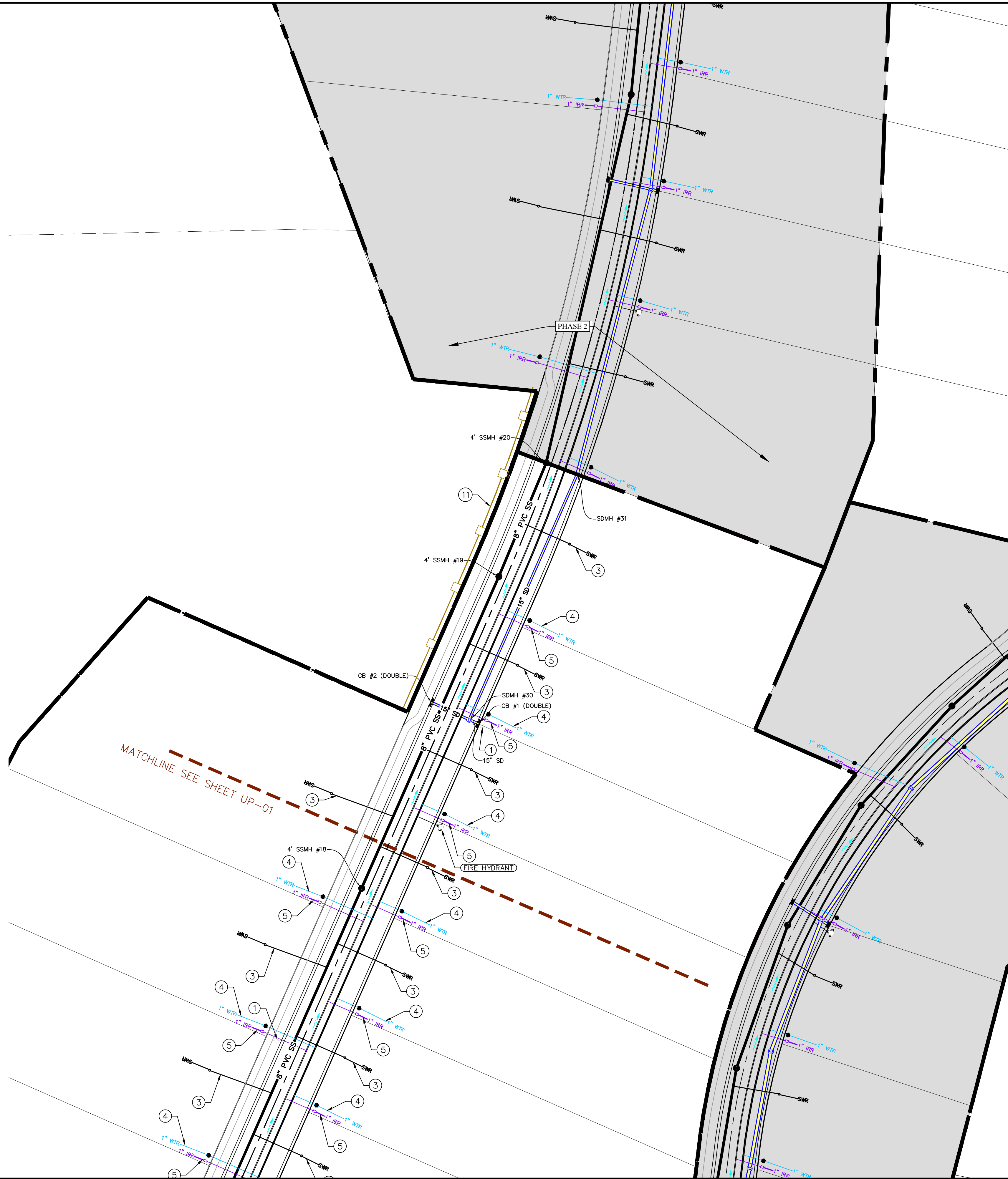
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NORTH

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: 4.19.2022

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

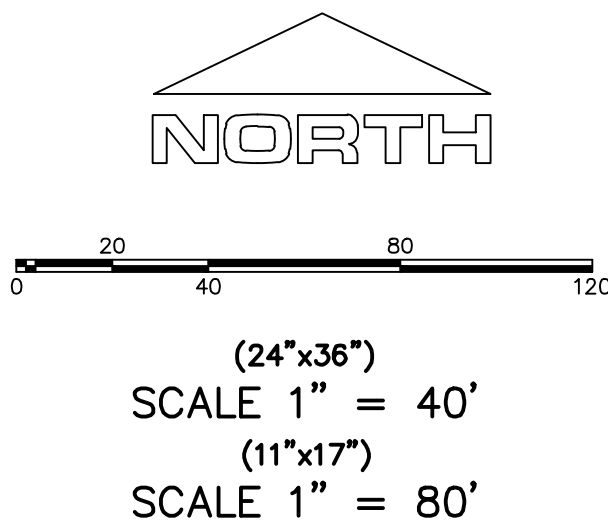
UTILITY PLANS

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
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region

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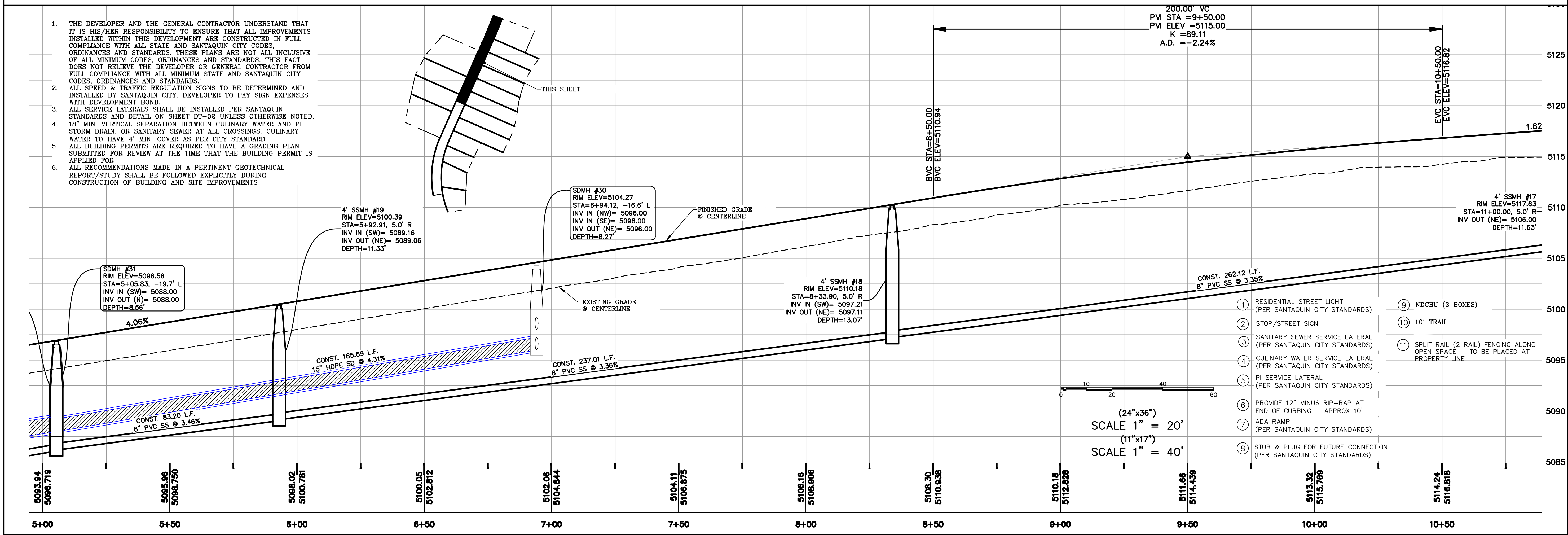
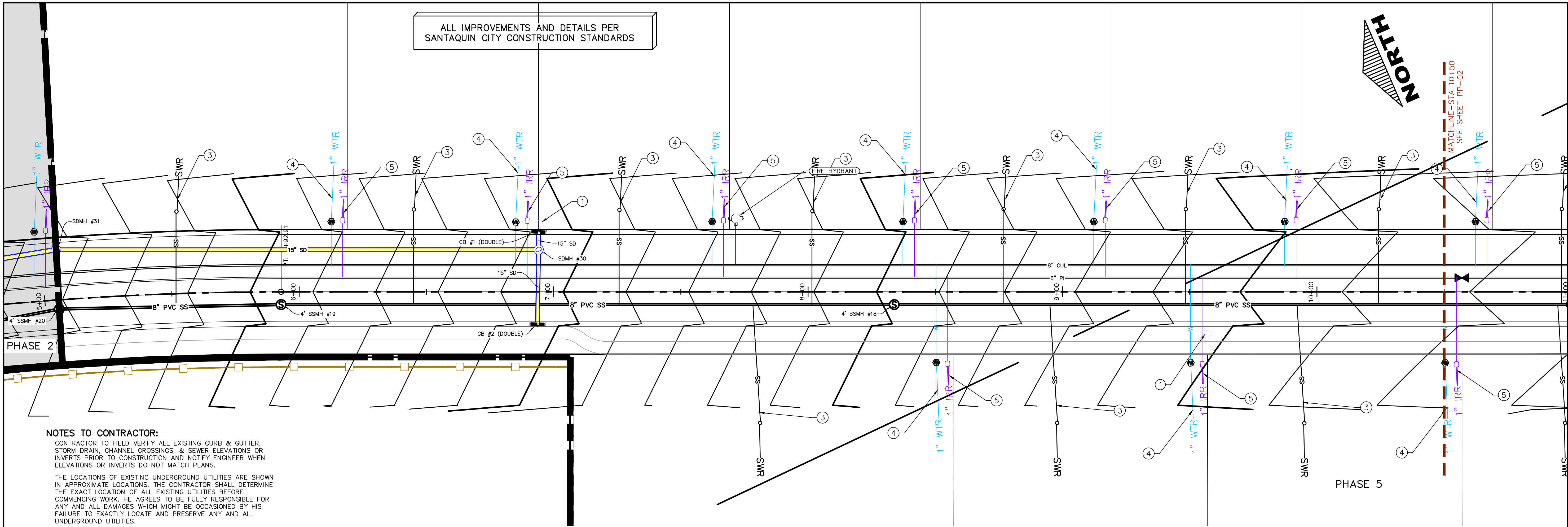


THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5
LOCATED IN SW PORTION SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:4.19.2022
PROJECT #

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



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



THE VISTAS WEST @ SUMMIT RIDGE
PHASE 5

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

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PROJECT #

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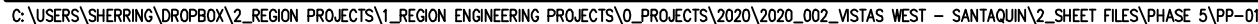
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SHEET NAME:

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 | SPUIT RAIL (2 RAIL) FENCING ALONG
OPEN SPACE - TO BE PLACED AT
PROPERTY LINE | |

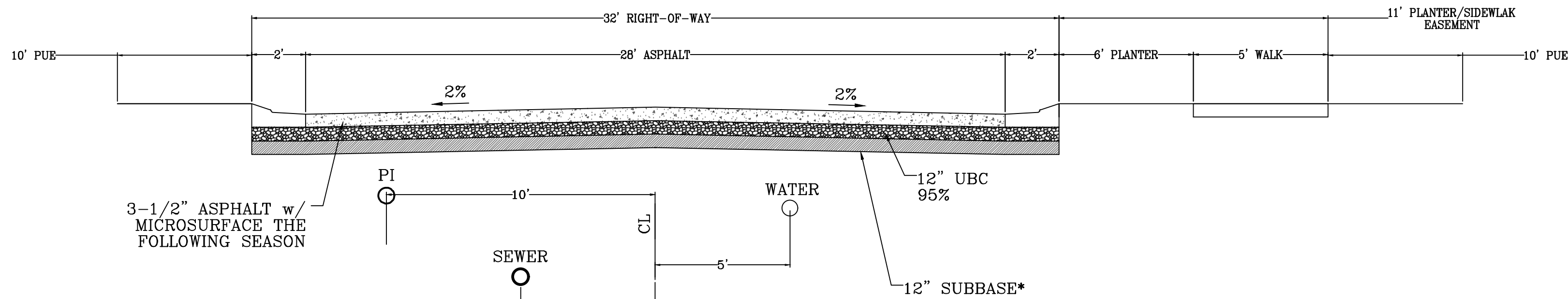
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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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

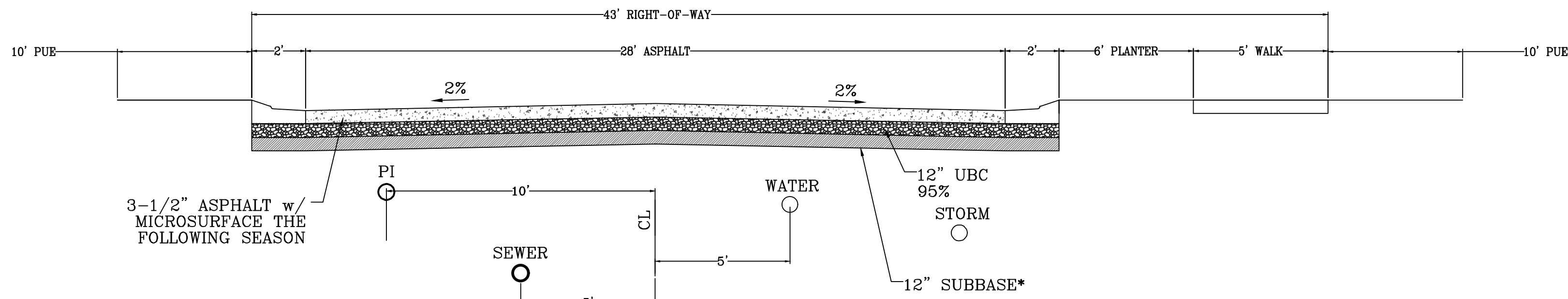
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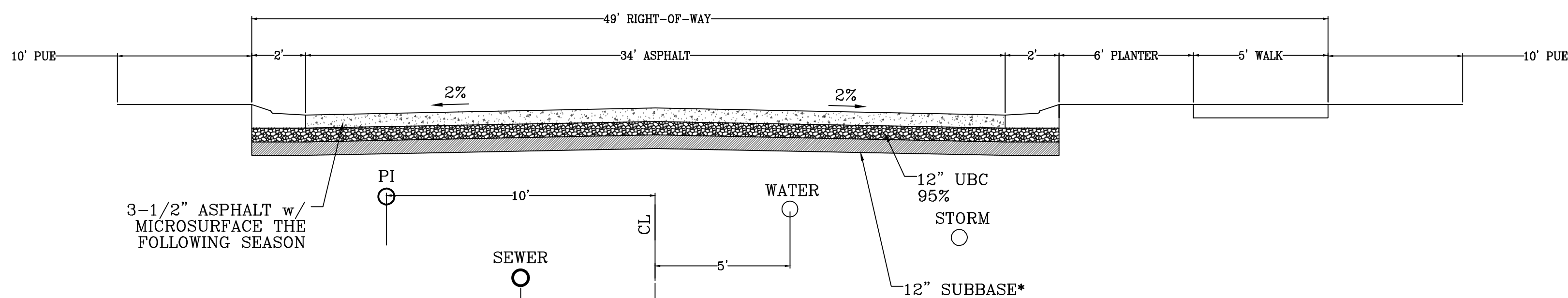
**CUL-DE-SAC ROADWAY
Typical Road Section**

LOOKING NORTH AND WEST
500 ADT



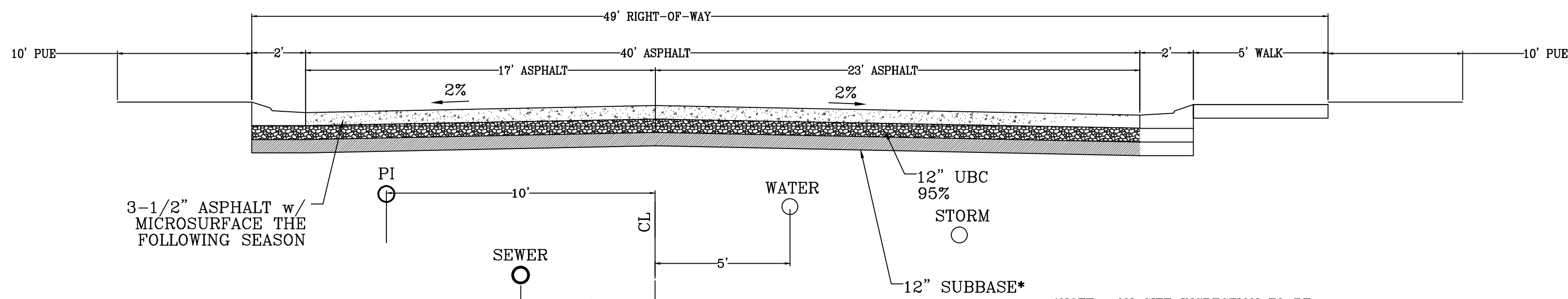
**MINOR RESIDENTIAL ROADWAY
Typical Road Section**

LOOKING NORTH AND WEST
500 ADT



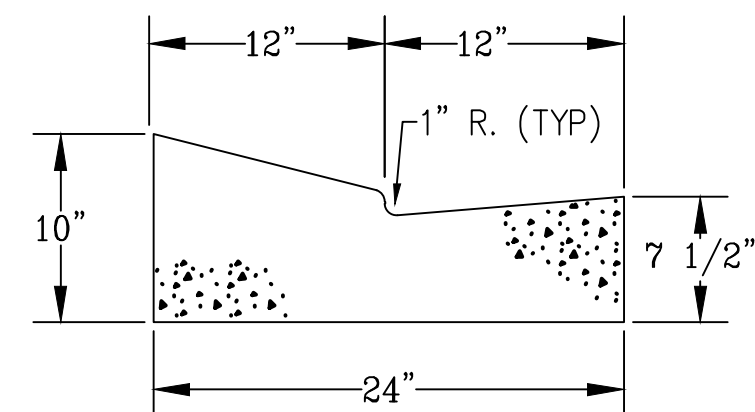
**MAJOR RESIDENTIAL ROADWAY
Typical Road Section**

LOOKING SOUTH AND WEST
1500 ADT



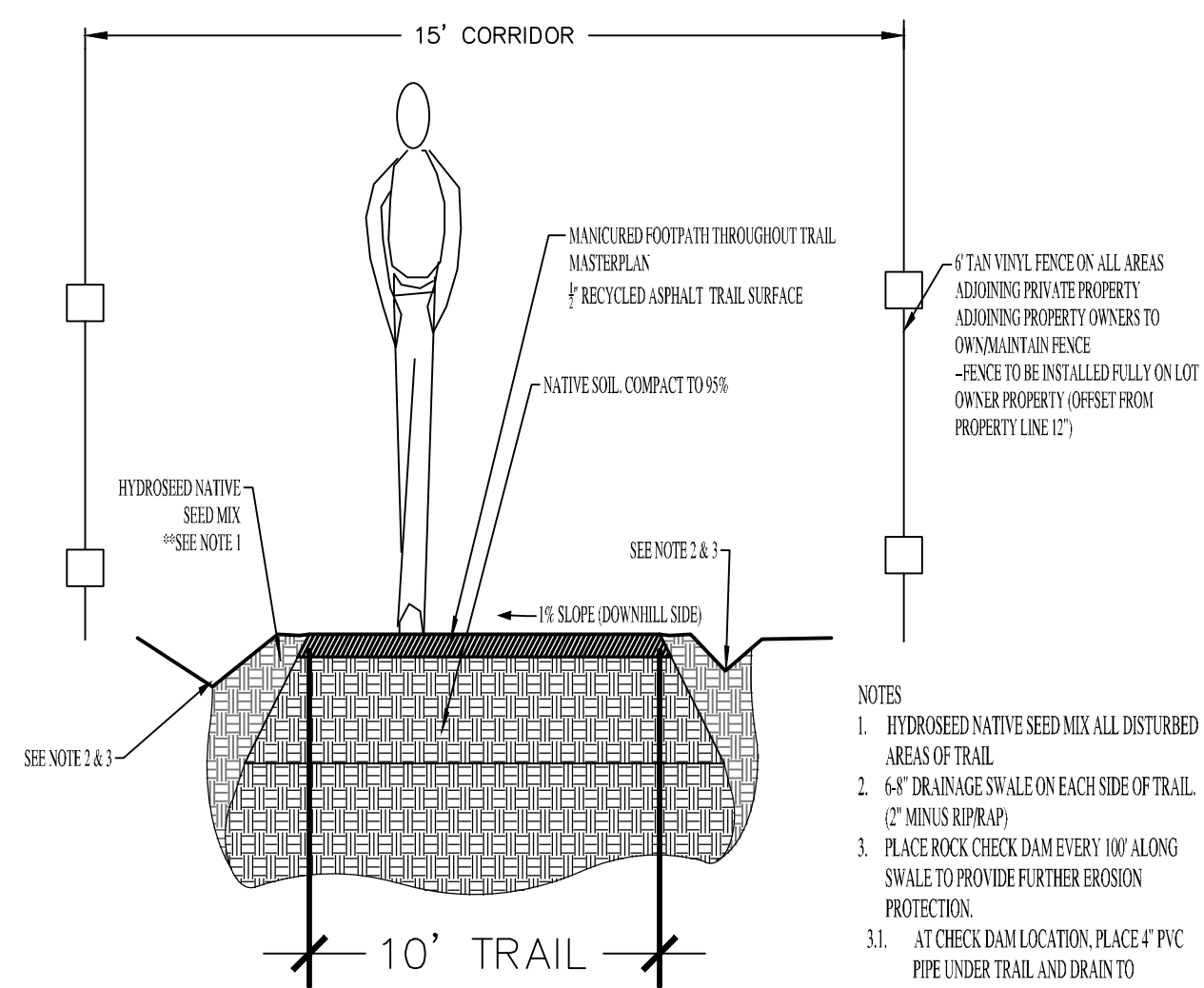
**MAJOR RESIDENTIAL ROADWAY
Modified Road Section**

LOOKING SOUTH AND WEST
⊙ OPEN SPACE BUMP OUT



MODIFIED HIGH BACK CURB

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



TRAIL CORRIDOR

- NOTES
1. HYDROSEED NATIVE SEED MIX ALL DISTURBED AREAS OF TRAIL
 2. 6\"/>
 3. PLACE ROCK CHECK DAM EVERY 100' ALONG SWALE TO PROVIDE FURTHER EROSION PROTECTION.
 - 3.1. AT CHECK DAM LOCATION, PLACE 4\"/>



**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: 4.19.2022

PROJECT #

REVISIONS:

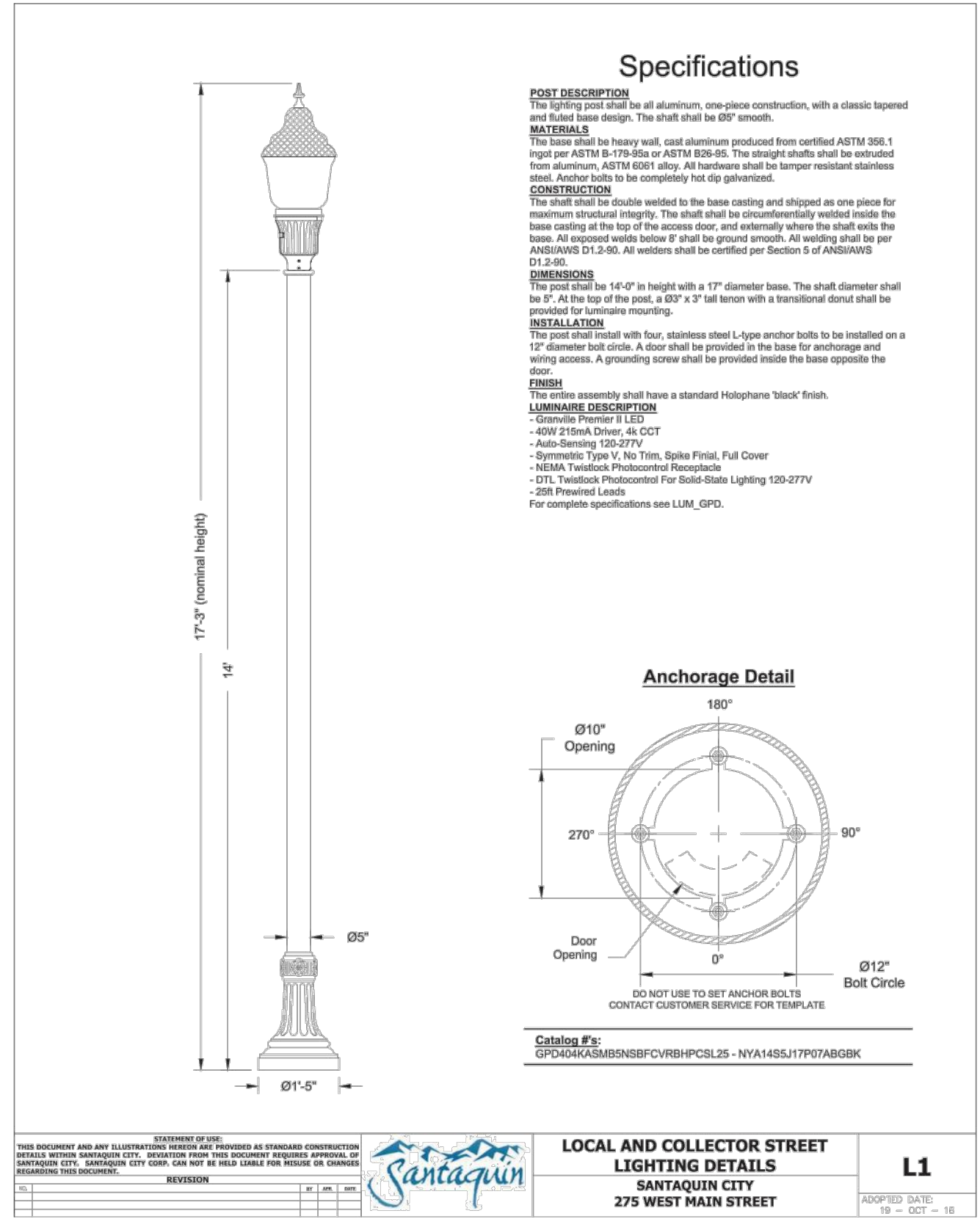
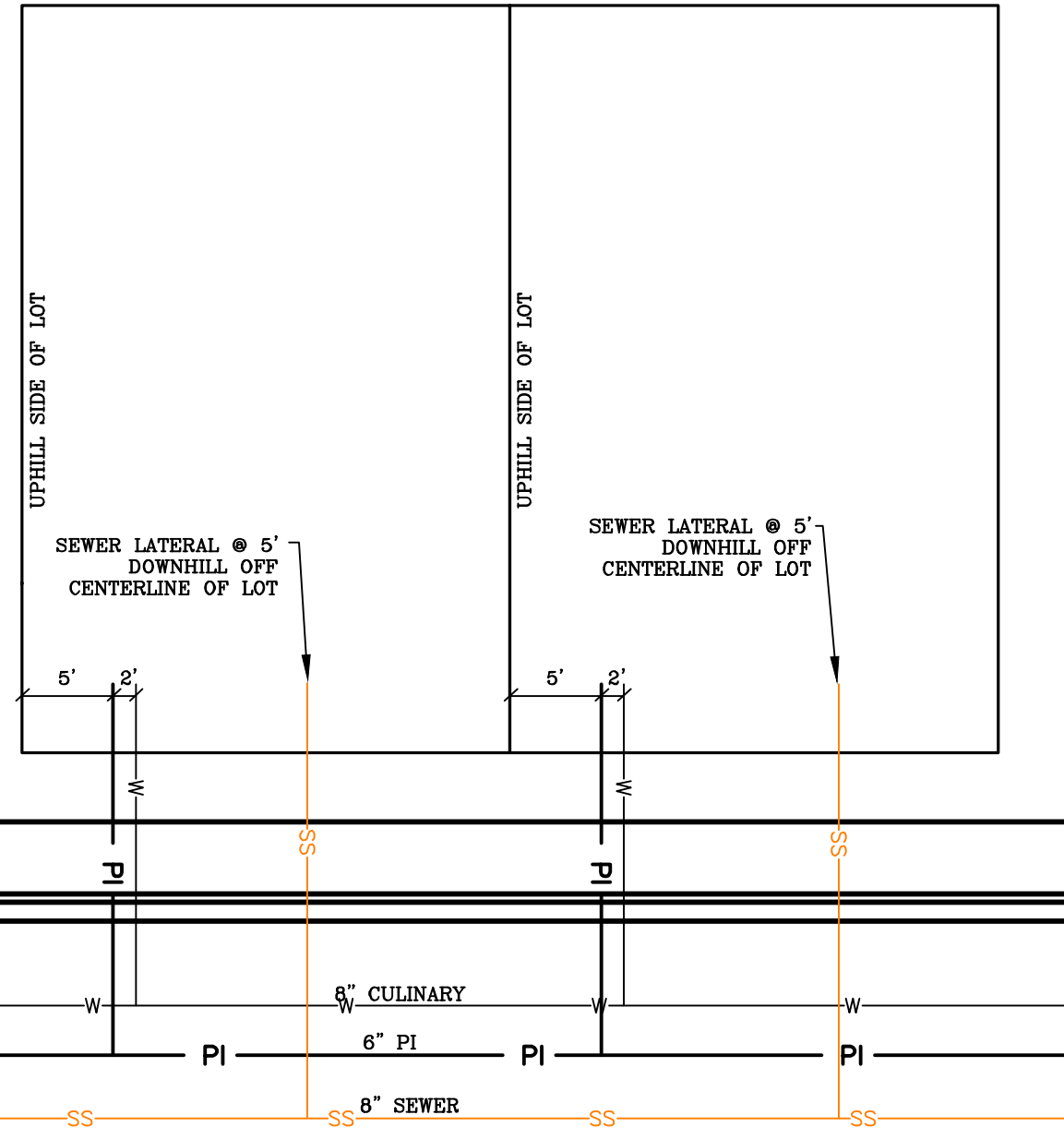
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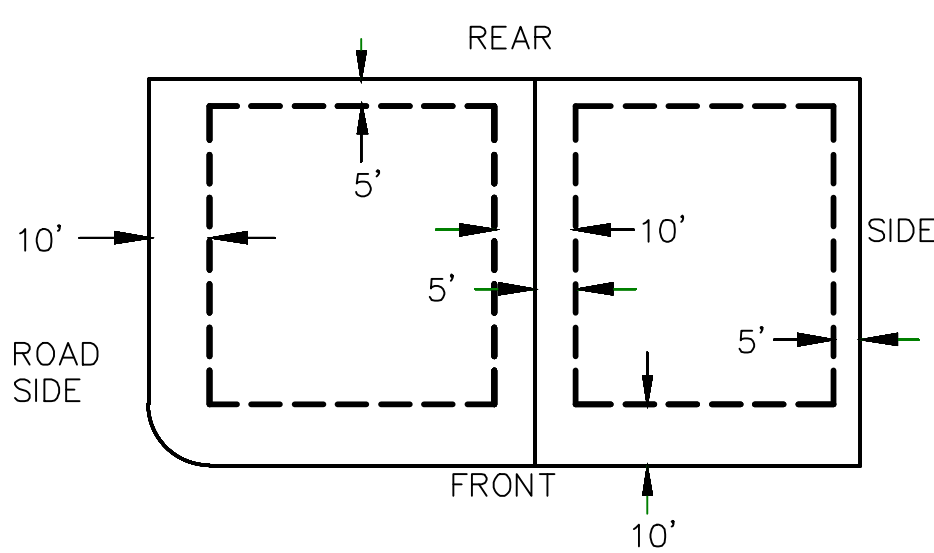
TYPICAL DETAILS

SHEET:

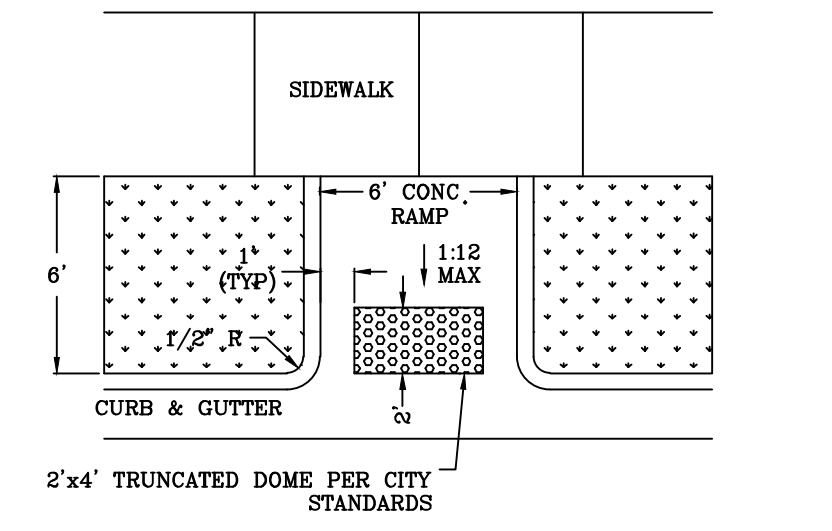
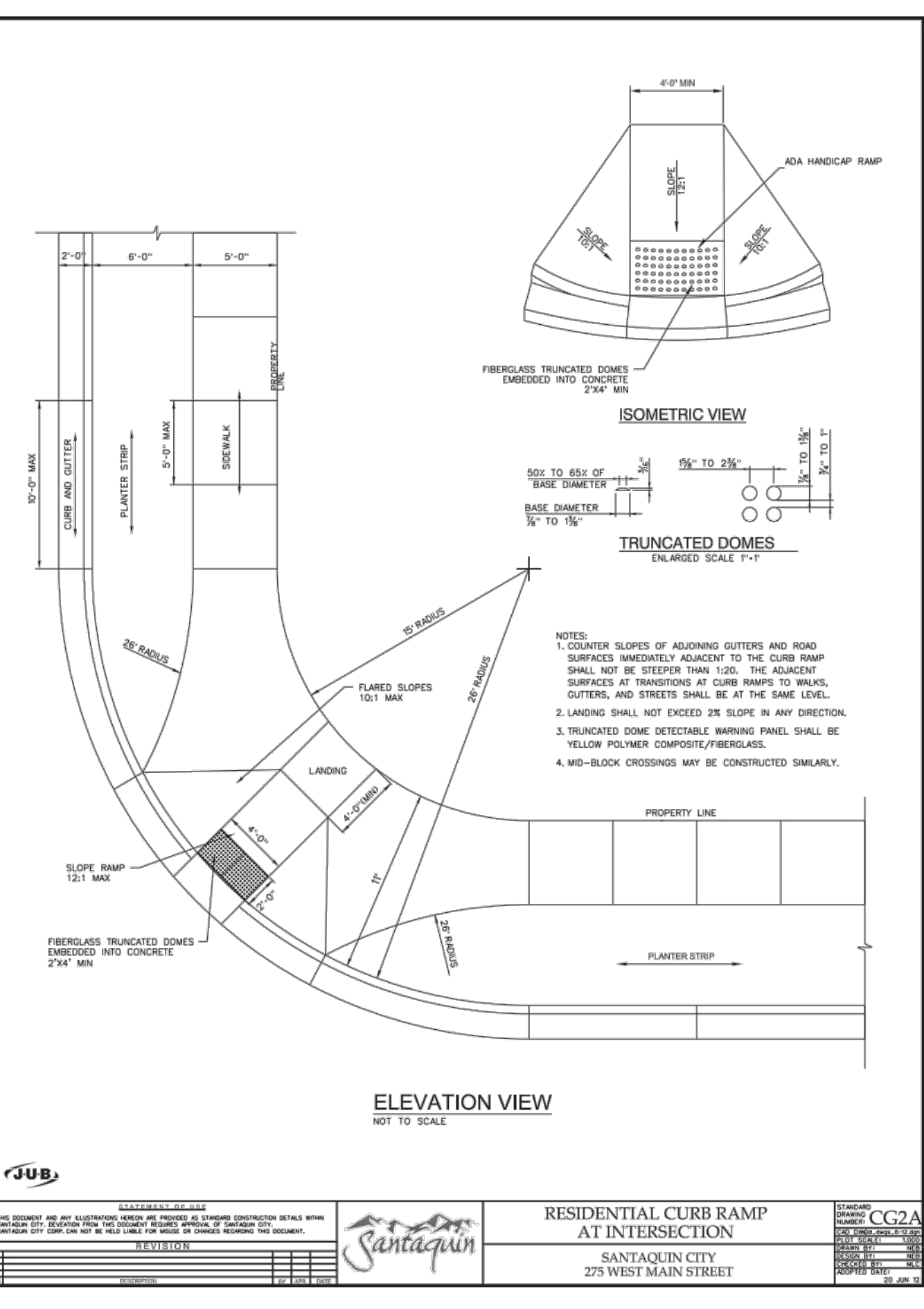
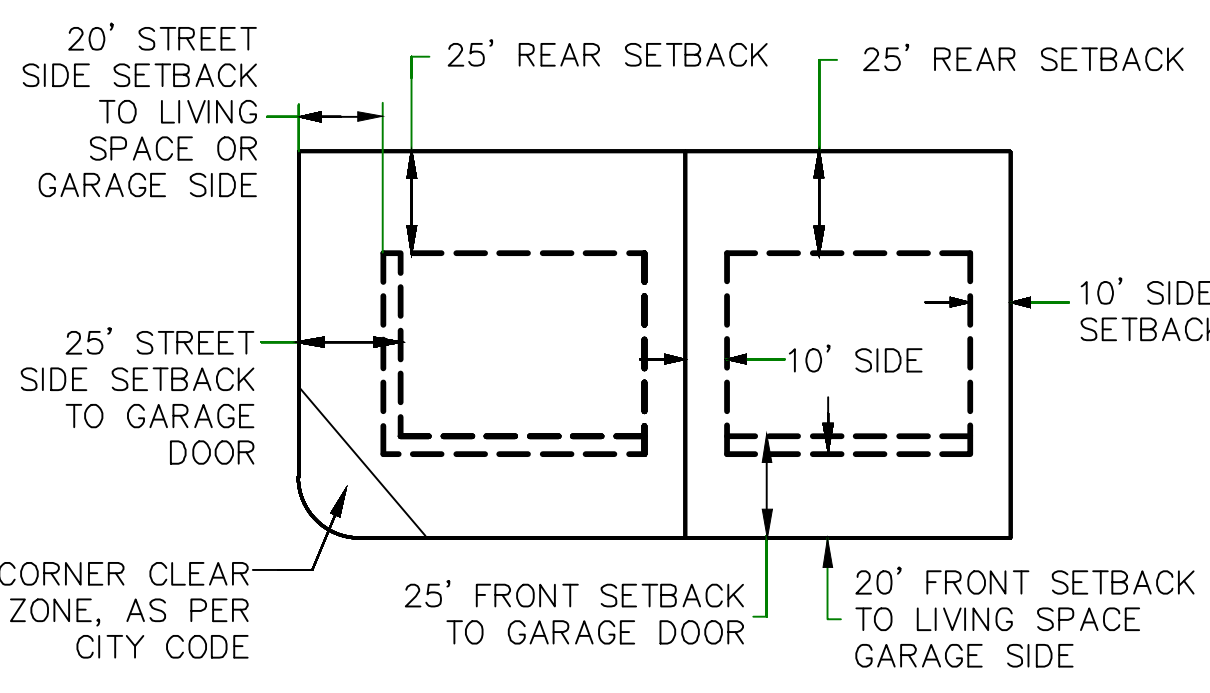
DT-01



PUBLIC UTILITY EASEMENTS

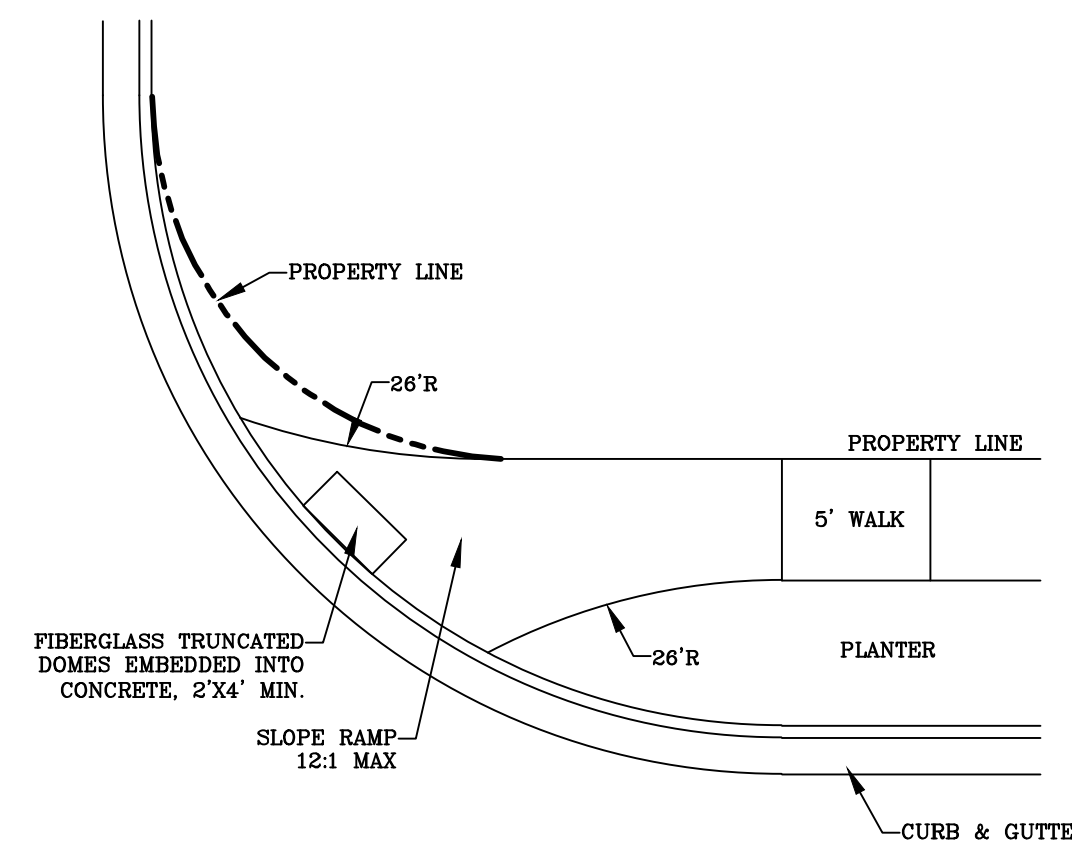


BUILDING SETBACKS (MINIMUM)



MID-BLOCK RAMP DETAIL

ALL IMPROVEMENTS AND DETAILS PER SANTIQUIN CITY CONSTRUCTION STANDARDS



RAMP DETAIL

Engineering & Surveying

region

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SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-02