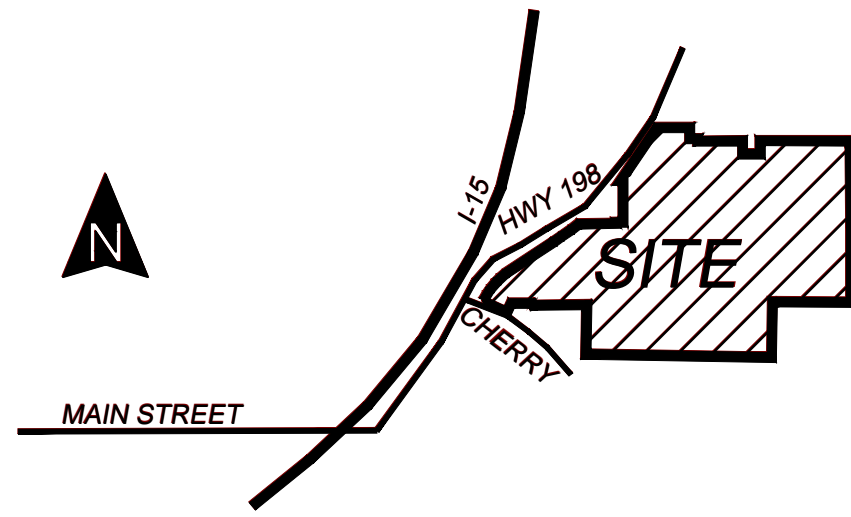


VICINITY MAP



Approved Layout

Proposed Layout

DENSITY TABULATIONS

ZONING R-10 / C-1

RESIDENTIAL LOTS	
PHASE A	29 LOTS
PHASE B	29 LOTS
PHASE C	28 LOTS
PHASE D	29 LOTS
PHASE E	33 LOTS
PHASE F	71 LOTS
TOTAL	216 LOTS

COMMERCIAL LOTS 4 LOTS

DENSITY (216*4) / 340.56 0.68 DU/AC

AREA CALCULATIONS

PROJECT ACREAGE	= 340.56 AC (100.0%)
RESIDENTIAL LOTS (SINGLE FAMILY)	= 78.84 AC (23.33%)
COMMERCIAL LOTS	= 26.88 AC (7.78%)
STREET DEDICATIONS	= 25.52 AC (7.35%)
PRIVATE CONSERVATION EASEMENTS / SENSITIVE LANDS OVER 30% SLOPE	= 26.89 AC (7.78%)
HOA PARCEL (FAMILY CAMP)	= 18.88 AC (5.32%)
PUBLIC NATURAL OPEN SPACE / SENSITIVE LANDS OVER 30% SLOPE	= 160.07 AC (47.09%)
TOTAL SENSITIVE LANDS	= 193.92 AC (56.9%)
PUBLIC IMPROVED OPEN SPACE	= 16.23 AC (4.8%)

HILLSIDE OVERLAY

PROJECT ACREAGE	= 340.56 AC (100%)
TOTAL SENSITIVE LANDS	= 193.92 AC (56.9%)
NET DEVELOPABLE AREA	= 146.64 AC (43.3%)
OPEN SPACE PROVIDED (10% NET AREA)	= 14.66 AC
IMPROVED OPEN SPACE PROVIDED	= 16.23 AC

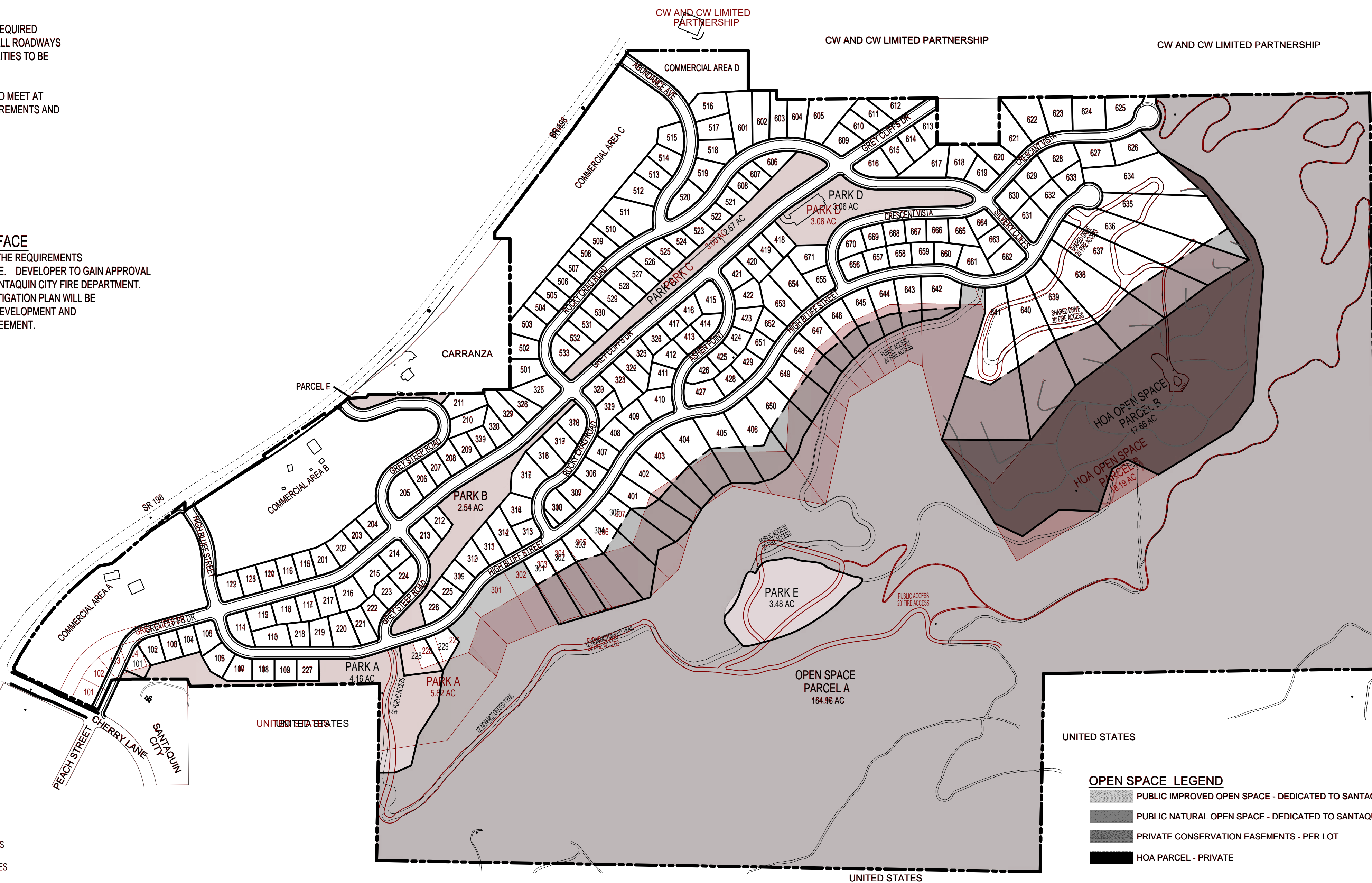
UDOT SR 198

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

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

WILDLAND / URBAN INTERFACE

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



OPEN SPACE LEGEND

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

SHEET INDEX

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

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1" = 300'

Berg CIVIL ENGINEERING
11038 N 3rd Street, Suite 400
Highland, UT 84003
office (801) 492-1277
cell (801) 616-1677

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

ACTION	DATE
PRELIMINARY PLAN	01/22/2025

PROJECT

DESCRIPTION

AMENDED PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

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