



## **DRC MEETING**

Tuesday, December 08, 2020, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### **MEETINGS HELD ONLINE ONLY**

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below.

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at [https://www.youtube.com/channel/UCTzZT\\_yW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw) or by searching for Santaquin City Channel on YouTube.

### **ADA NOTICE**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## **AGENDA**

### **NEW BUSINESS**

**1. Foothill Village Plat J Final Subdivision Review**

A final review of a 18 lot subdivision located at approximately Foothill Village Boulevard and Saddlebrook Drive.

**2. Foothill Village Plat O Final Subdivision Review**

A final subdivision review of a 16 lot subdivision located at approximately Westwood Way and Sadie Lane.

**3. Foothill Village Plat P Final Subdivision Review**

A final review of a 9 lot subdivision located at approximately Saddlebrook Drive and Westwood Way.

**4. Foothill Village Plat R Final Subdivision Review**

A final review of a 19 lot subdivision located at approximately Dogwood Drive and Raintree Lane.

**5. Foothill Village Plat R2 Final Subdivision Review**

A final subdivision review of a 9 lot subdivision located at approximately Dogwood Drive and Raintree Lane.

**6. Foothill Village Plat Z Final Subdivision Review**

A final review of a 15 lot subdivision located at approximately Horizon Loop and Badger Way.

**7. McMullin Commercial Preliminary Plat Review**

A preliminary review of a 3 lot commercial subdivision located at approximately State Road 198 and 150 N.

**8. 2021 Regular Meeting Schedule**

The DRC will approve a regular meeting schedule for 2021.

**MEETING MINUTES APPROVAL**

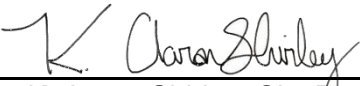
**9.** October 27, 2020

November 10, 2020

**AJOURNMENT**

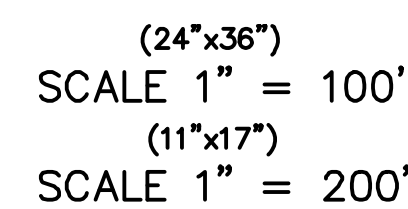
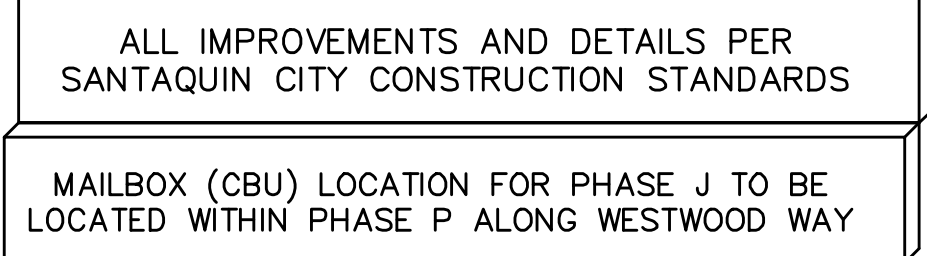
**CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Website.

BY:   
K. Aaron Shirley, City Recorder

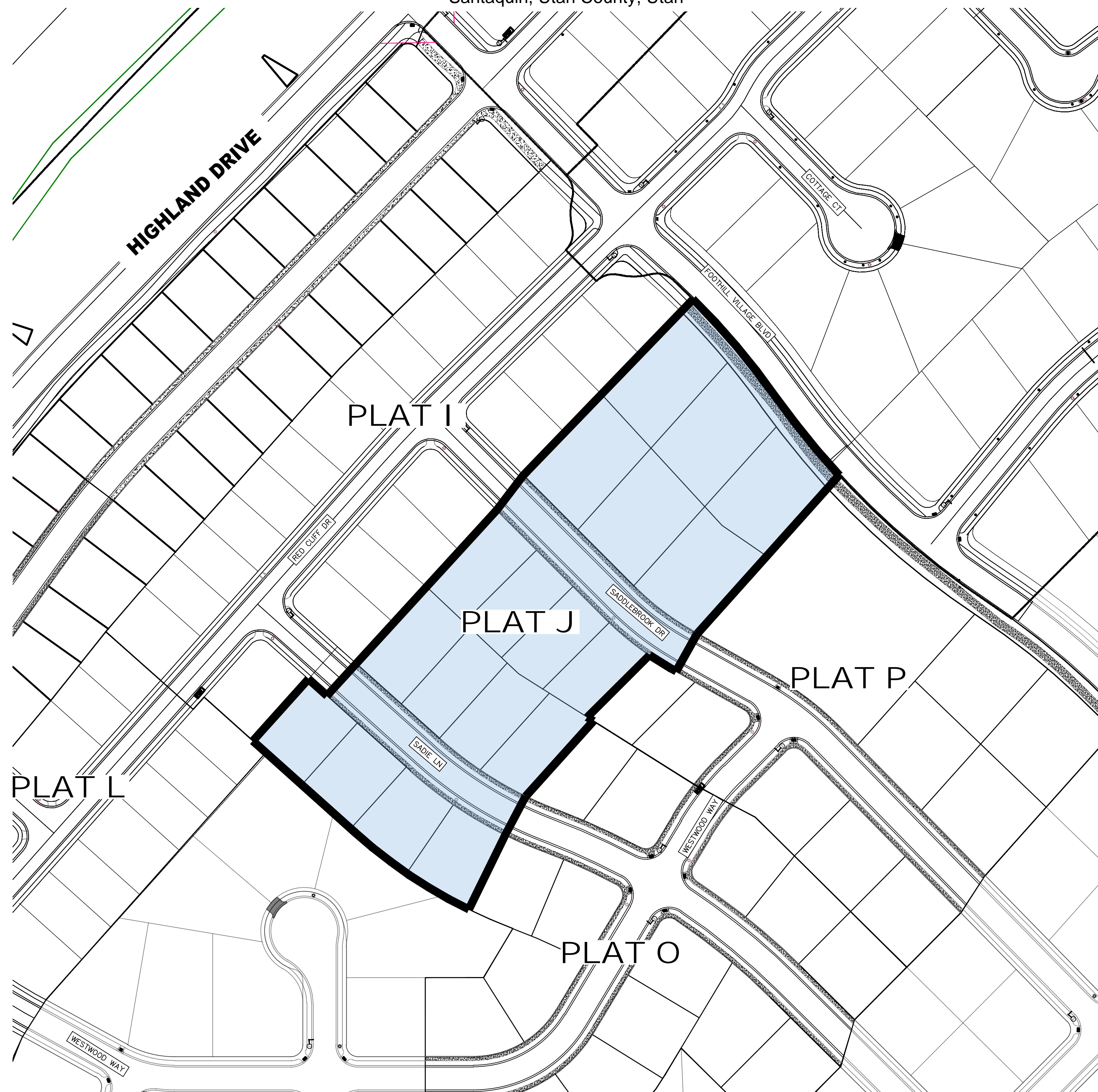


LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAUQUIN STANDARDS AND DETAIL ON SHEET DT-01, UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WULNER AND PL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
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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.

SIGNATURE: _____	DEVELOPER	DATE: _____
SIGNATURE: _____	CITY ENGINEER	DATE: _____
SIGNATURE: _____	COMMUNITY DEV. DIRECTOR	DATE: _____
SIGNATURE: _____	PUBLIC WORKS	DATE: _____
SIGNATURE: _____	BUILDING DEPARTMENT	DATE: _____
SIGNATURE: _____	POLICE DEPARTMENT	DATE: _____
SIGNATURE: _____	FIRE DEPARTMENT	DATE: _____

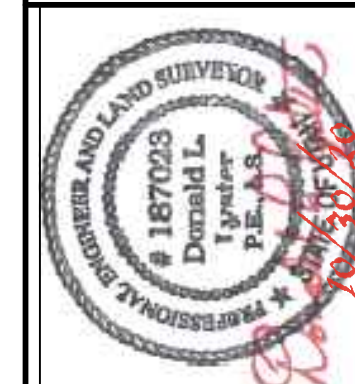


LOTS 18 LOTS  
TOTAL ACREAGE 5.08 ACRES  
TOTAL ACREAGE IN LOTS 4.20 ACRES  
TOTAL ACREAGE IN STREETS 0.88 ACRES  
DENSITY 3.54 UNITS PER ACRE  
ZONE R10 PUD

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

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
[CKLeavitt1@drhorton.com](mailto:CKLeavitt1@drhorton.com)

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PLAT	FINAL PLAT
SP-01-02	SITE & UTILITY PLAN
GR-01-02	GRADING PLAN
PP-01-02	PLAN & PROFILE
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'J'**

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PROJECT #

1	
2	
3	

SHEET: CS-01



# FOOTHILL VILLAGE SUBDIVISION PLAT 'J'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

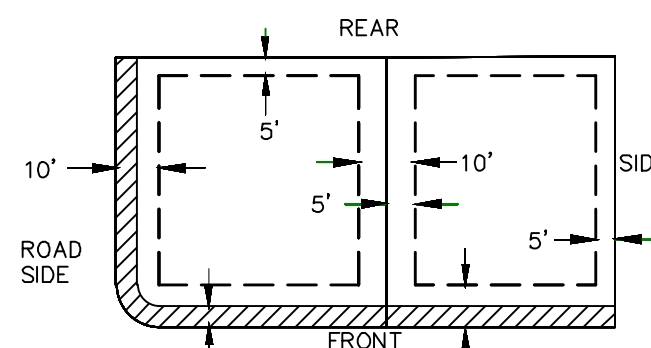
**NORTH**

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

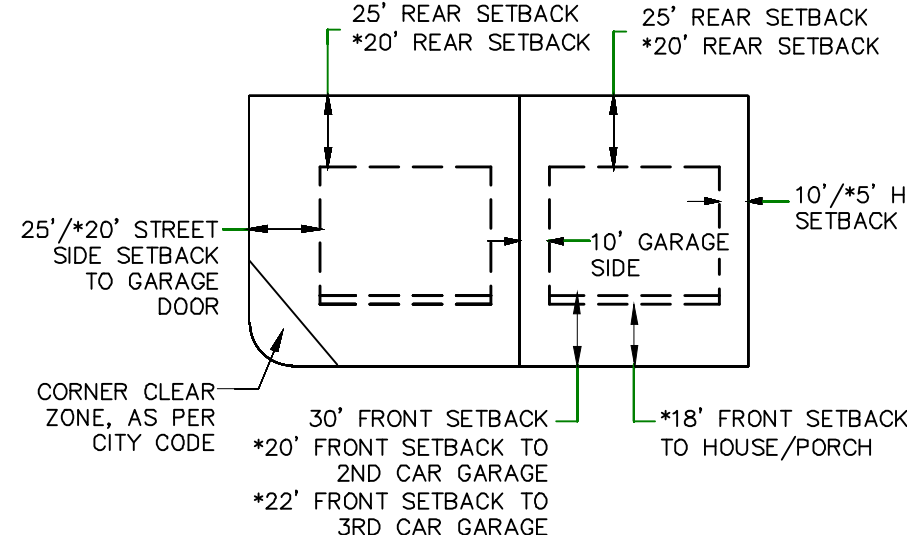
(11"x17")  
SCALE 1" = 80'

0 20 40 80 120

## PUBLIC UTILITY EASEMENTS

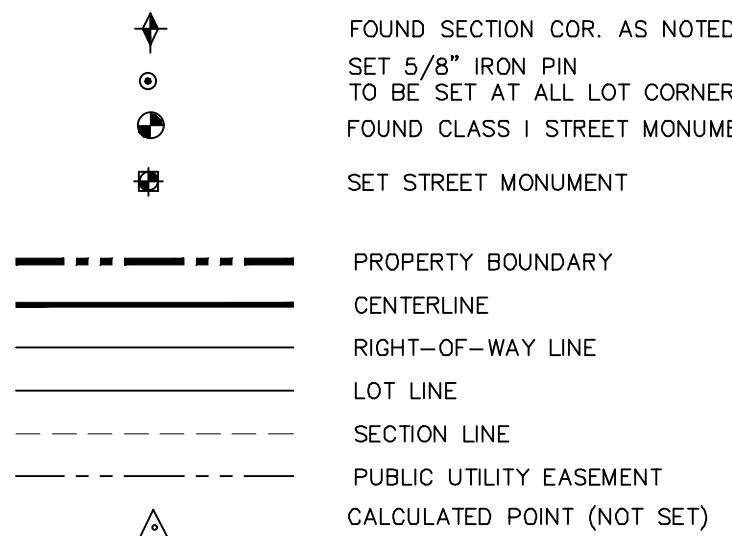


## BUILDING SETBACKS (MINIMUM)

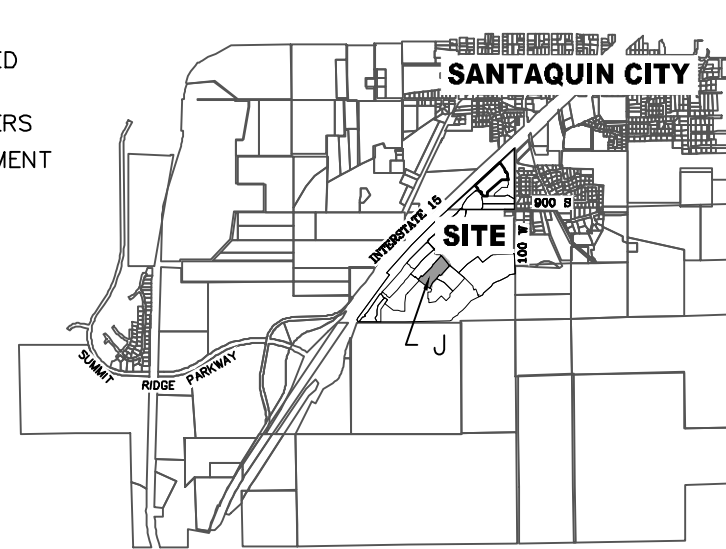


\*FOR LOTS LESS THAN 110' IN DEPTH

## LEGEND



## VICINITY MAP



## PROJECT STATISTICS

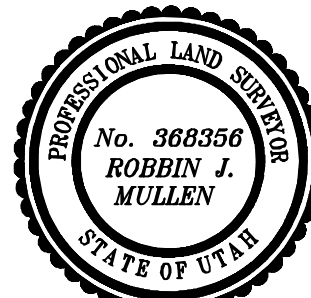
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TOTAL ACREAGE IN LOTS 4.20 ACRES  
TOTAL ACREAGE IN STREETS 0.88 ACRES  
DENSITY 3.54 UNITS PER ACRE  
ZONE R10 PUD

## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CKLeavitt11@horton.com

## PROJECT ENGINEER & SURVEYOR

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



CONTAINS: ±5.08 ACRES AND 18 TOTAL LOTS

DATE

SURVEYOR

## 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)

## FOOTHILL VILLAGE SUBDIVISION PLAT 'J'

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.



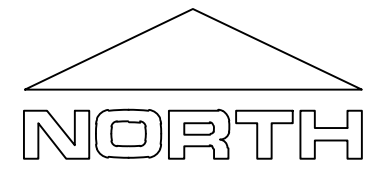
NOTES TO CONTRACTOR:

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.

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ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



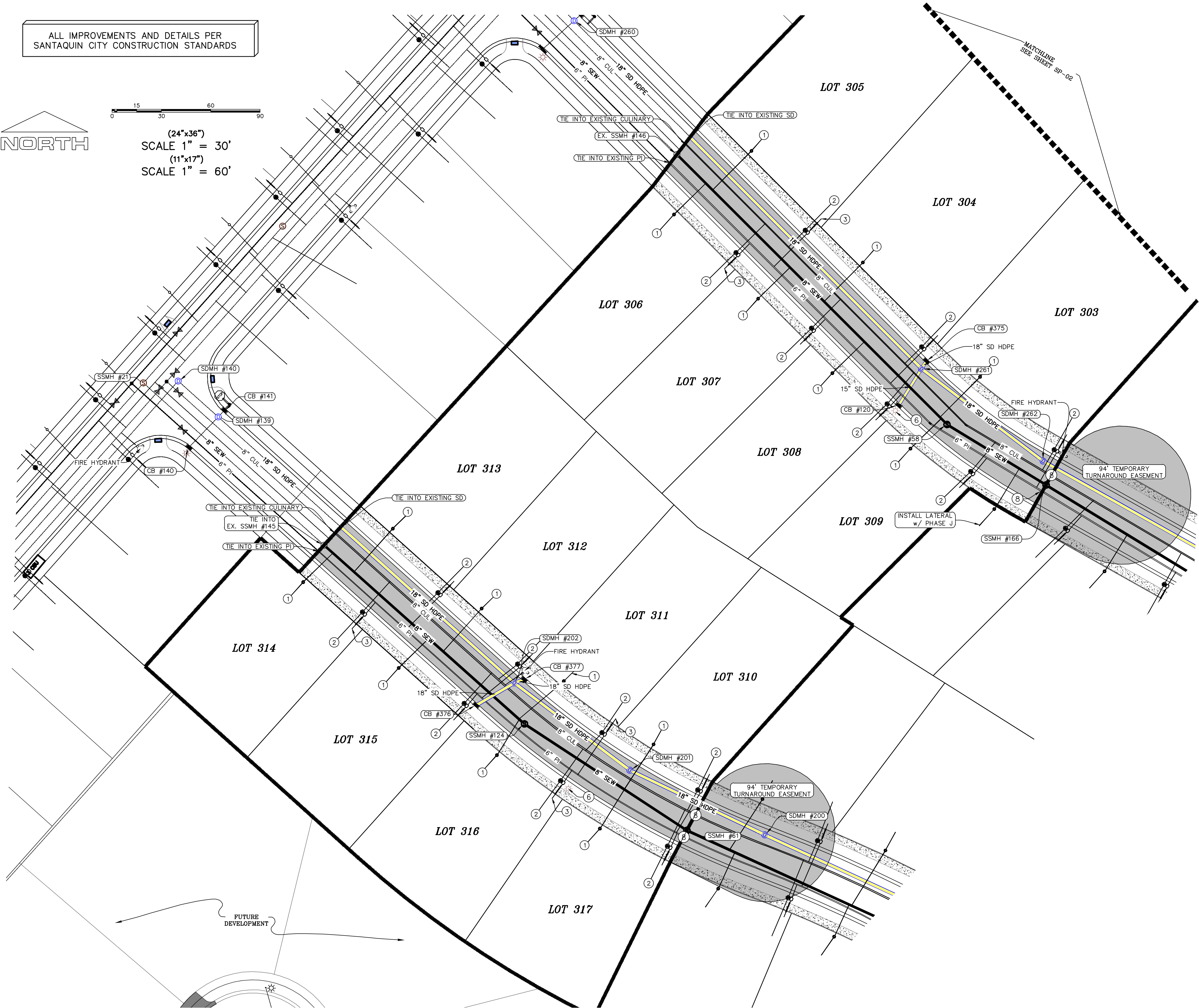
0 15 30 60 90

(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

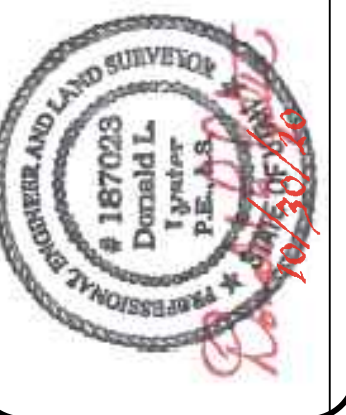
- 1 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 2 CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 5 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION  
CONSTRUCTION VALVE REQUIRED  
(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (8x4 POSTAL BOX EASEMENT)

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



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



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'J'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020  
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
SITE/UTILITY PLAN  
SHEET:  
**SP-01**



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- ① SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
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- ⑦ STOP/STREET SIGN
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
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LEGEND

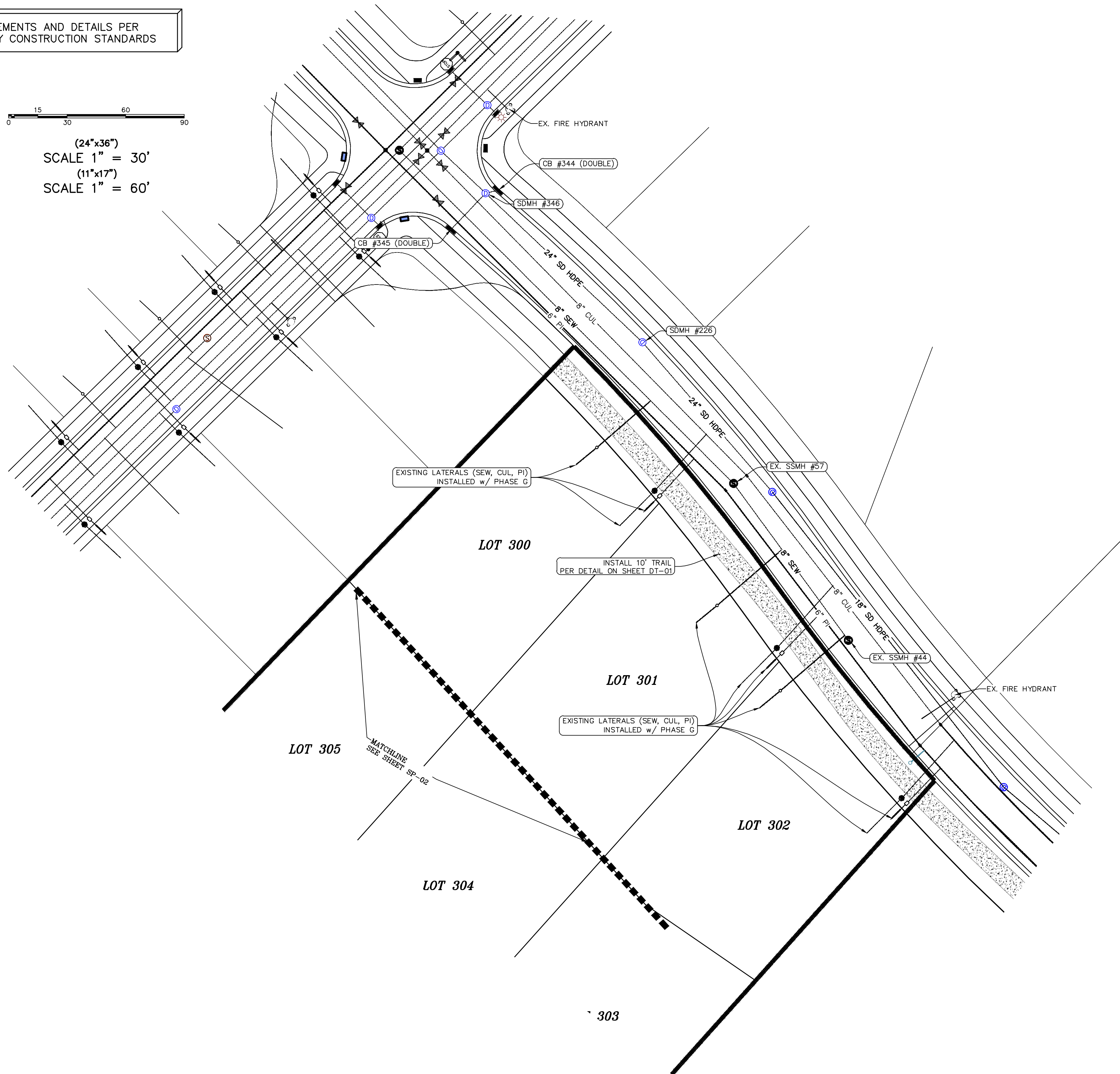
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	PROPOSED ADA RAMP
	PROPOSED STOP/STREET SIGN
	PROPOSED FIRE HYDRANT

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

0 15 30 60 90

(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'



Engineering  
& Surveying

region

1776 N. State St. #110  
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FOOTHILL VILLAGE SUBDIVISION  
PLAT 'J'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:  
SITE/UTILITY PLAN

SHEET:  
SP-02



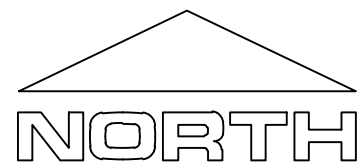
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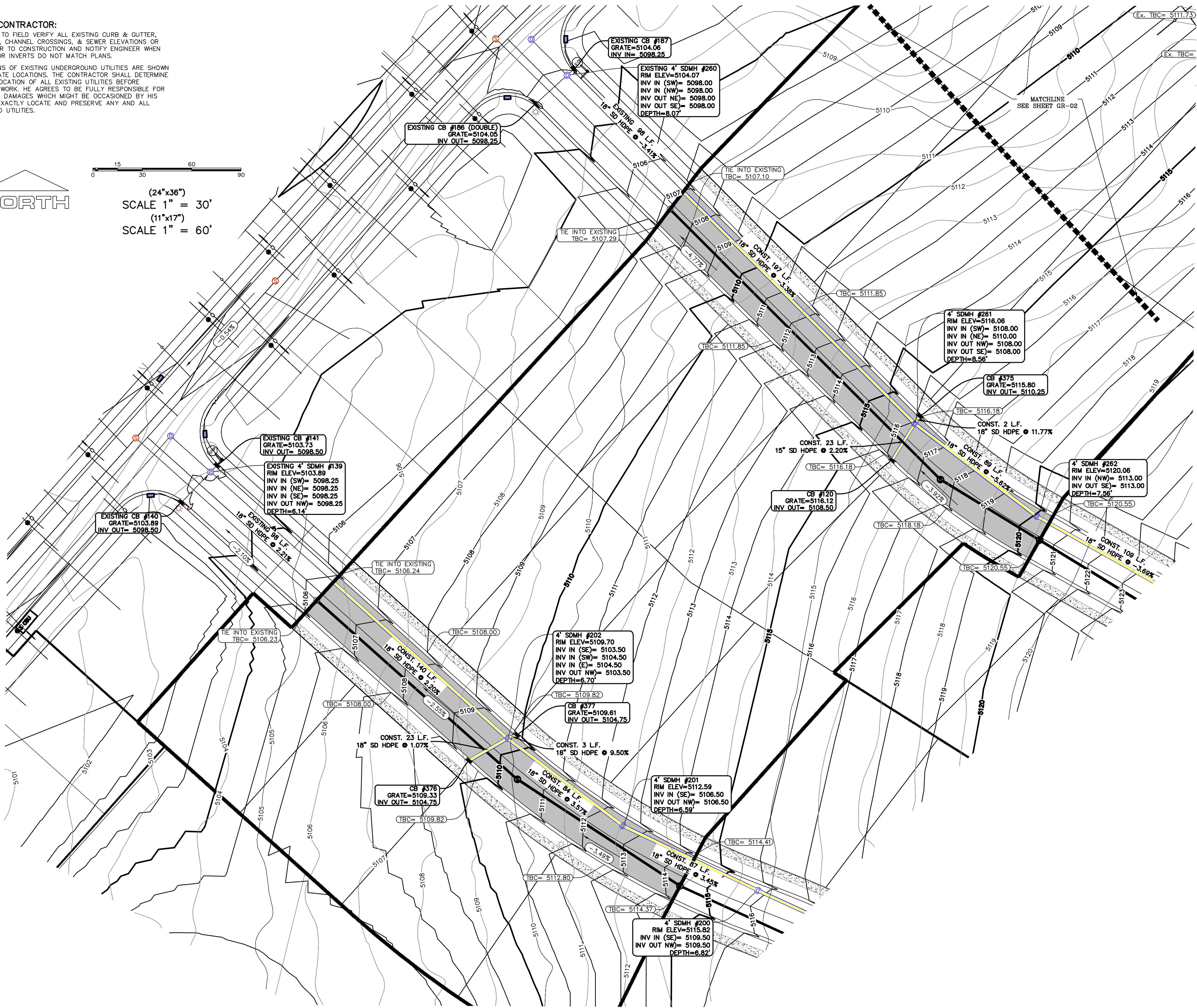
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region  
Engineering  
& Surveying



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PLAT 'J'

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SHEET NAME:

GRADING PLAN

SHEET:

GR-01



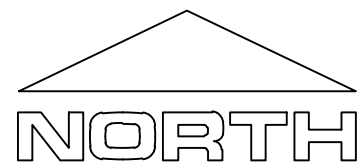
NOTES:

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 SNTAQUIN 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 SNTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SNTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SNTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NOTES TO CONTRACTOR:

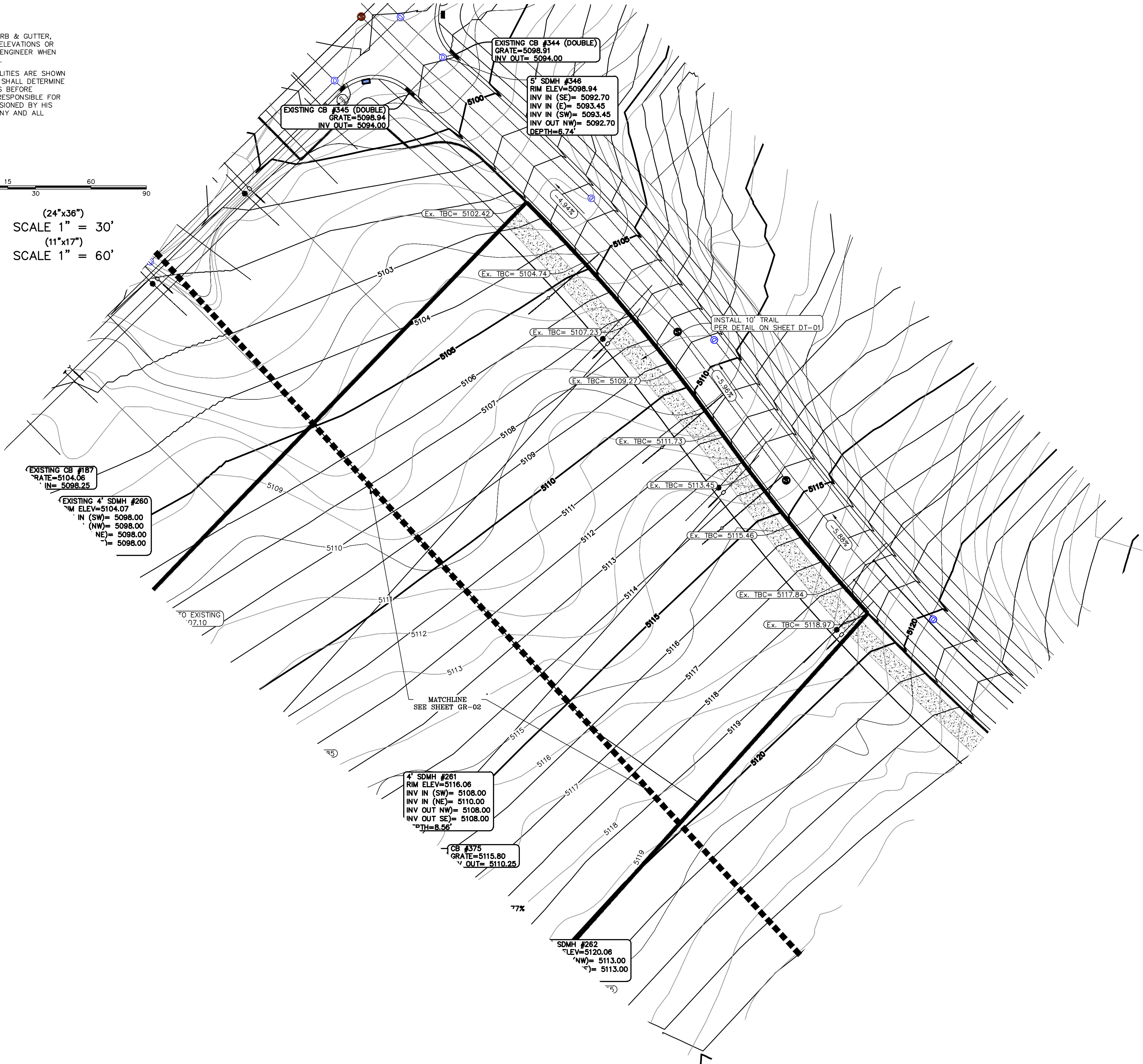
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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.



0 15 30 60 90

(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'



Engineering  
& Surveying

region



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'J'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

1  
2  
3

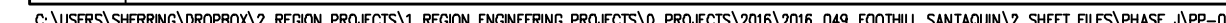
SHEET NAME:

GRADING PLAN

SHEET:

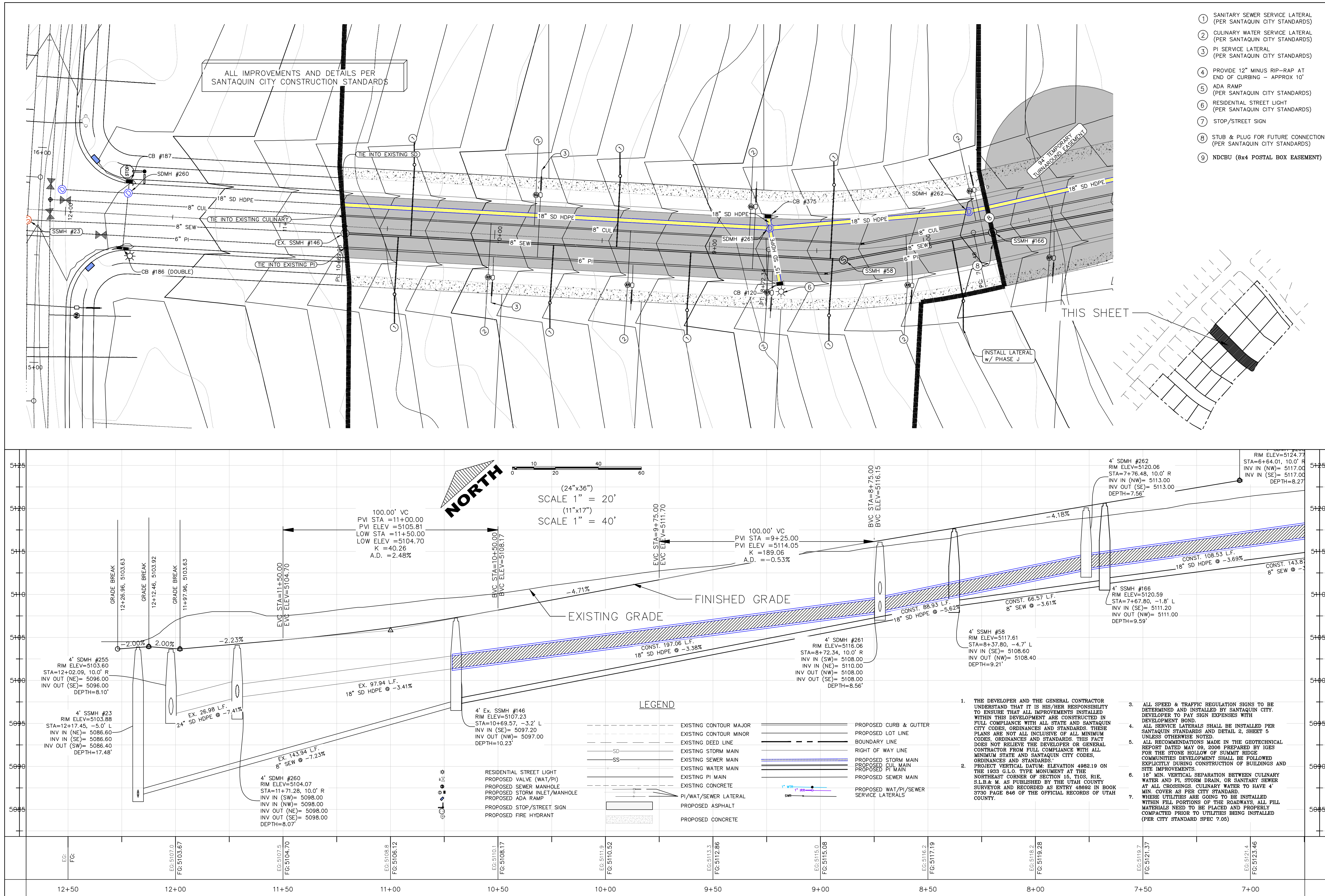
GR-02





- PP-01









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

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

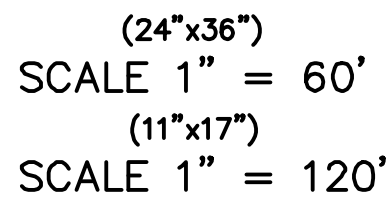
1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-WORKING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING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

DEVELOPERS NAME

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

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

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



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

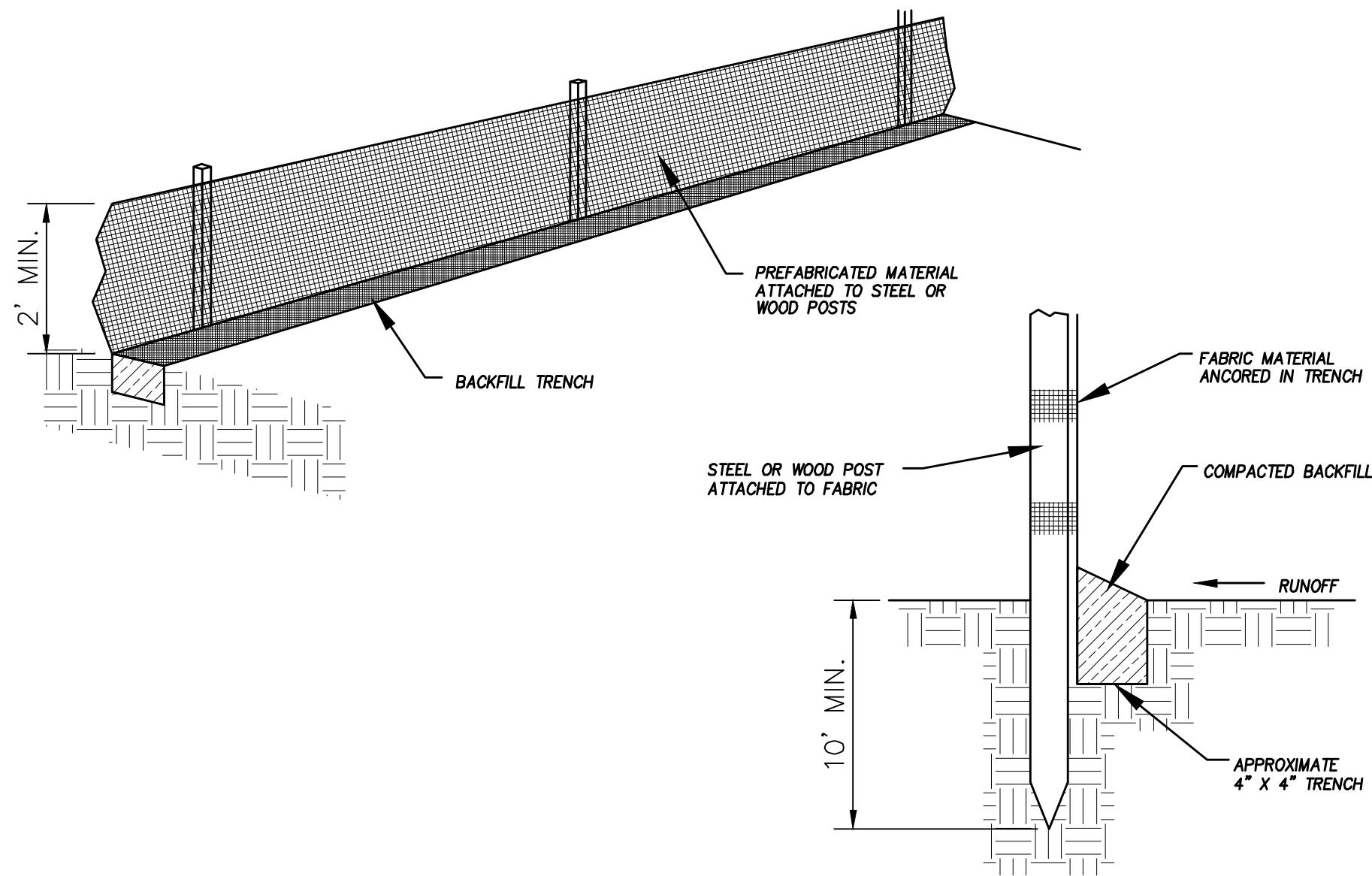
A circular professional engineer seal for Donald L. Tysater, P.E., No. 187023, State of Oregon. The seal is stamped in black ink. The outer ring contains the text "PROFESSIONAL ENGINEER AND LAND SURVEYOR" at the top and "STATE OF OREGON" at the bottom, separated by two stars. The inner circle contains the text "# 187023", "Donald L.", "Tysater", and "P.E." in a stacked format. A red handwritten signature, "D. L. Tysater", is written across the seal.

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'J'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

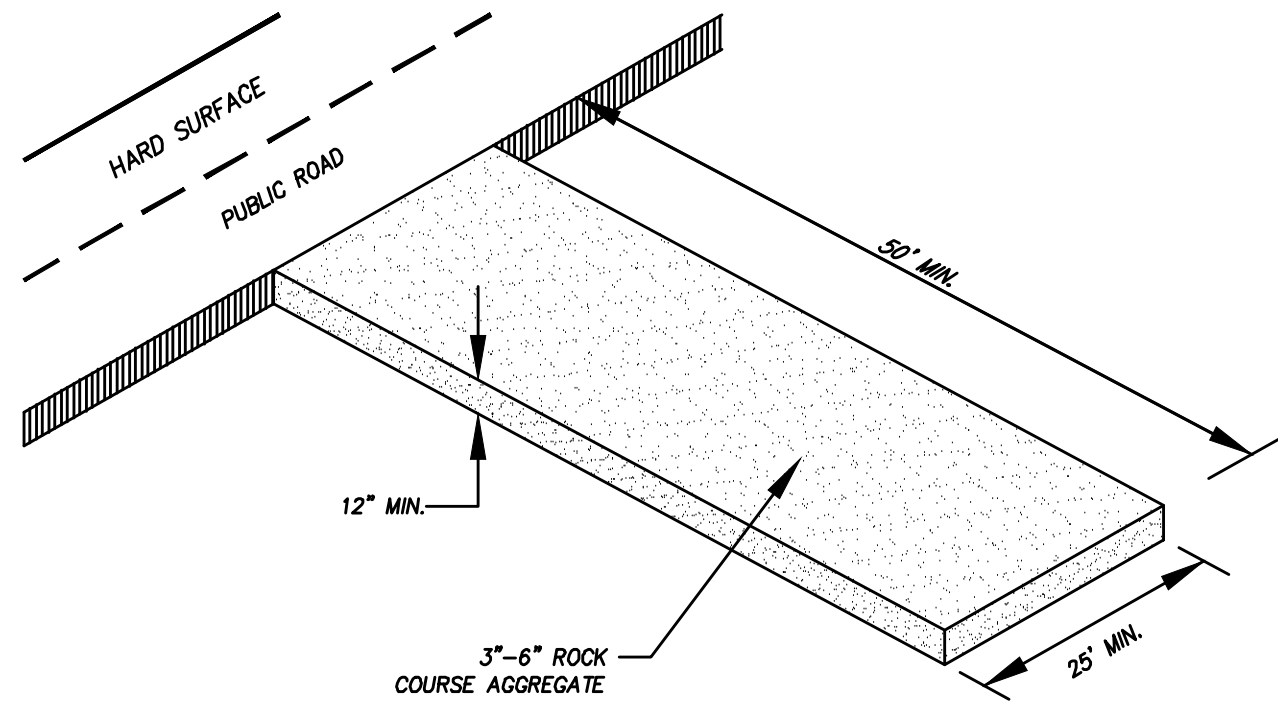
SHEET NAME:  
EROSION CONTROL PLAN

SHEET:  
EC-01

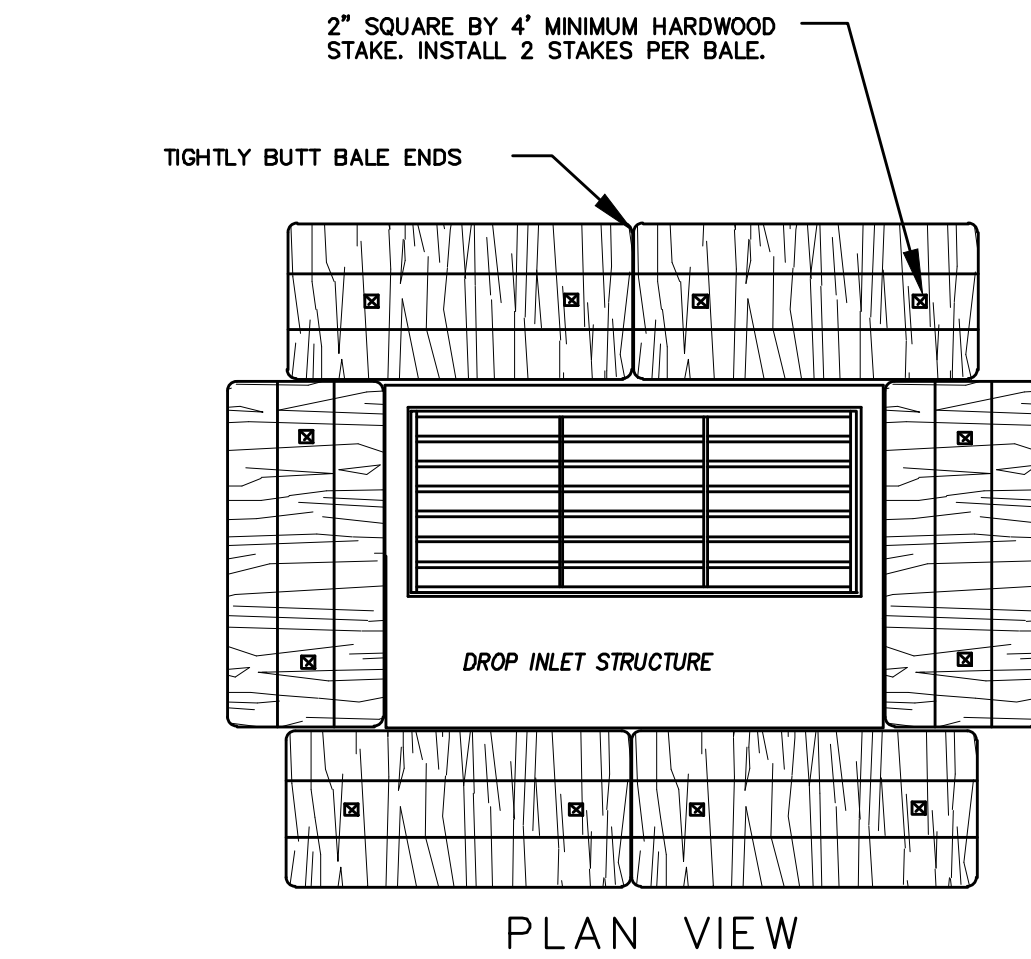




DETAIL-A  
SILT FENCE DETAIL  
-NTS-

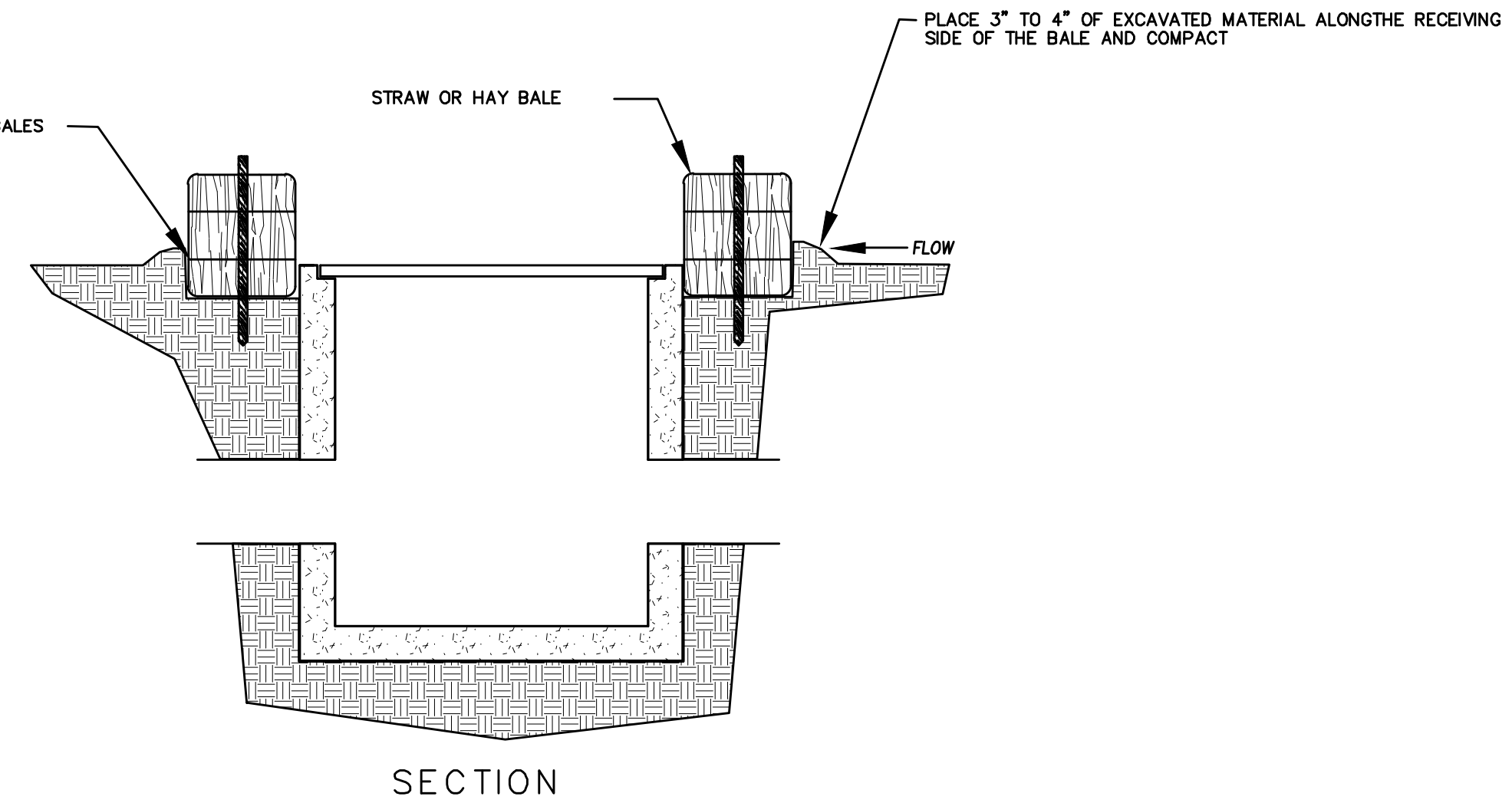


DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
  2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
  3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
  4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
  5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
  6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

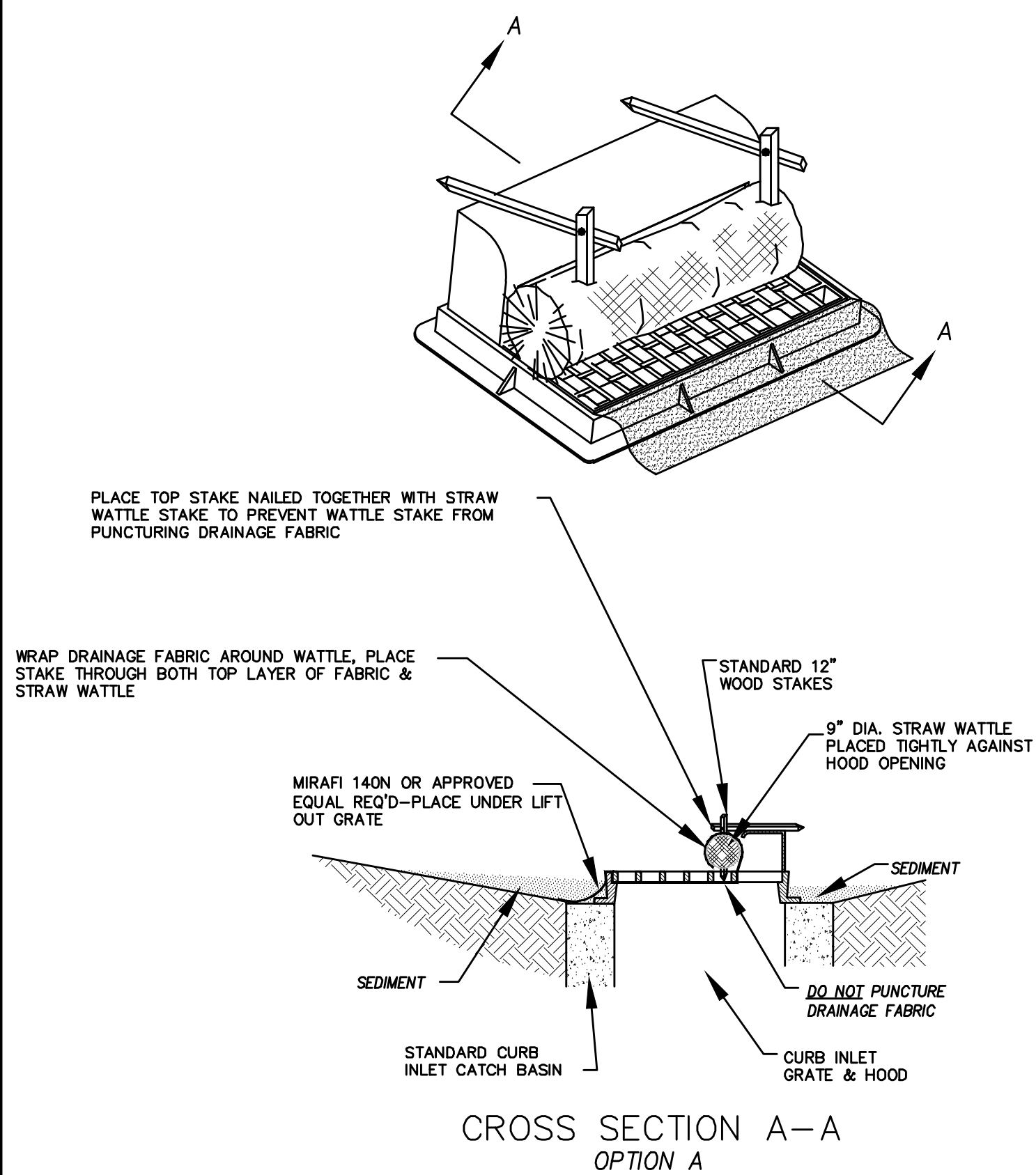


SECTION

DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

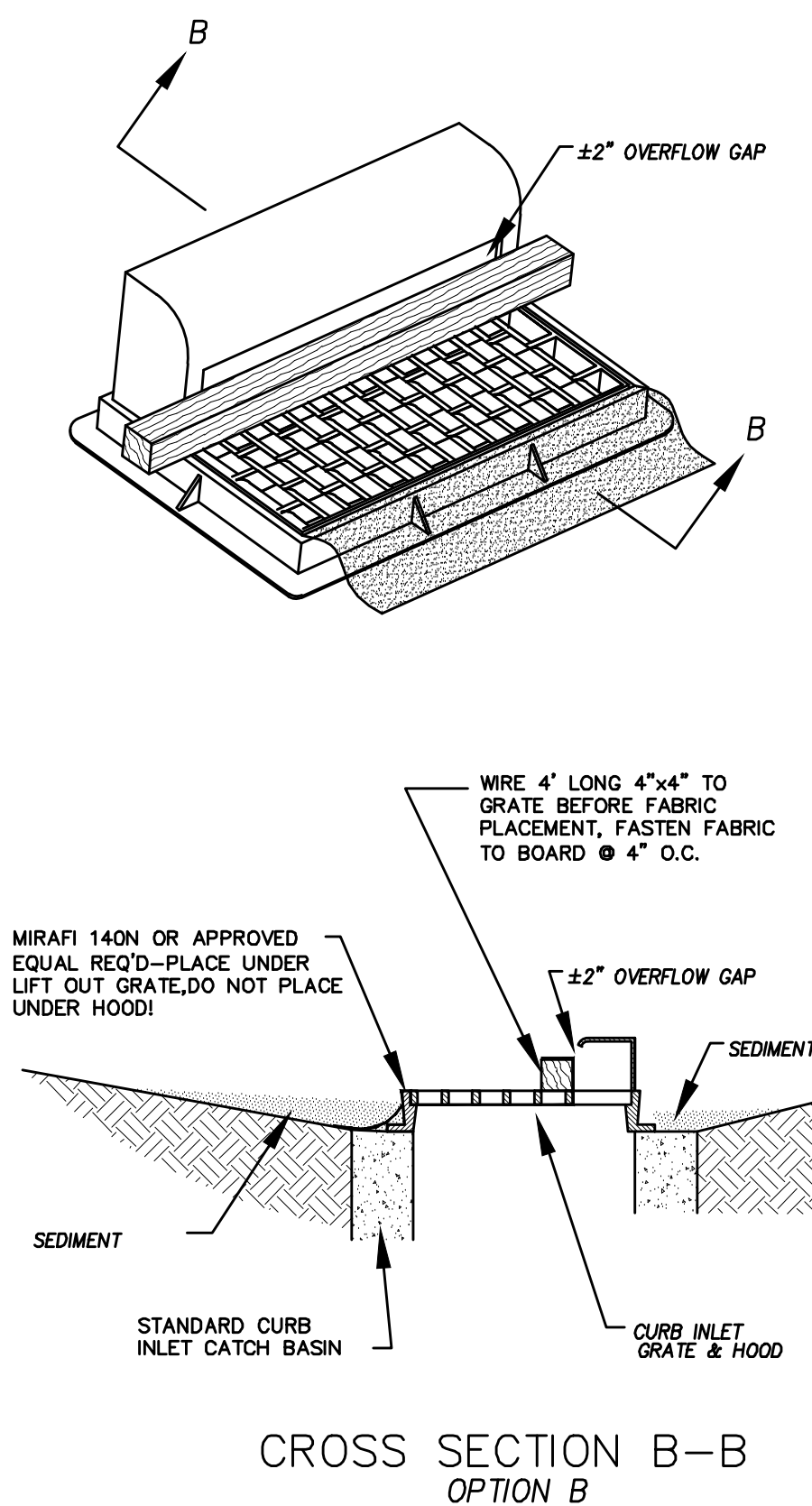
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR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



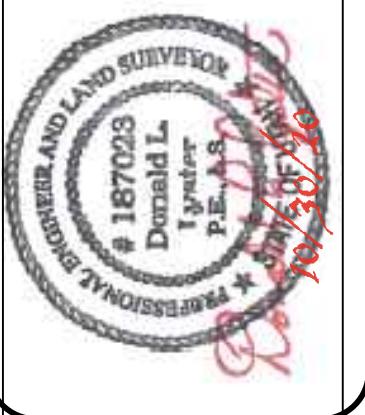
CROSS SECTION A-A  
OPTION A

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

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



CROSS SECTION B-B  
OPTION B



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'J'**

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

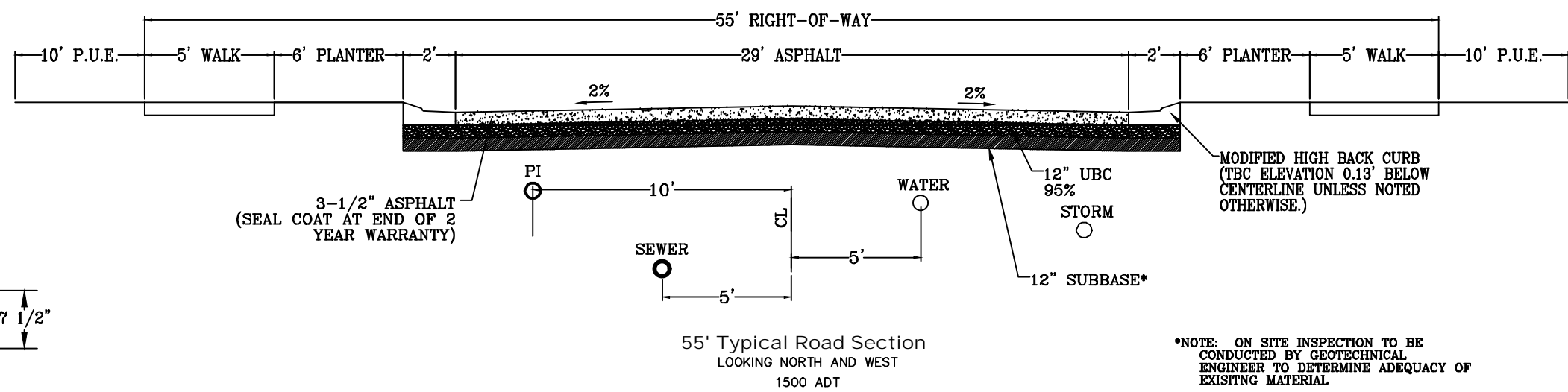
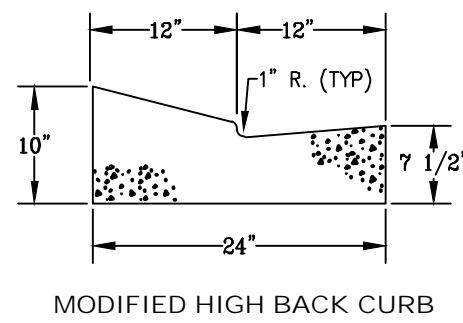
PROJECT #

REVISIONS:

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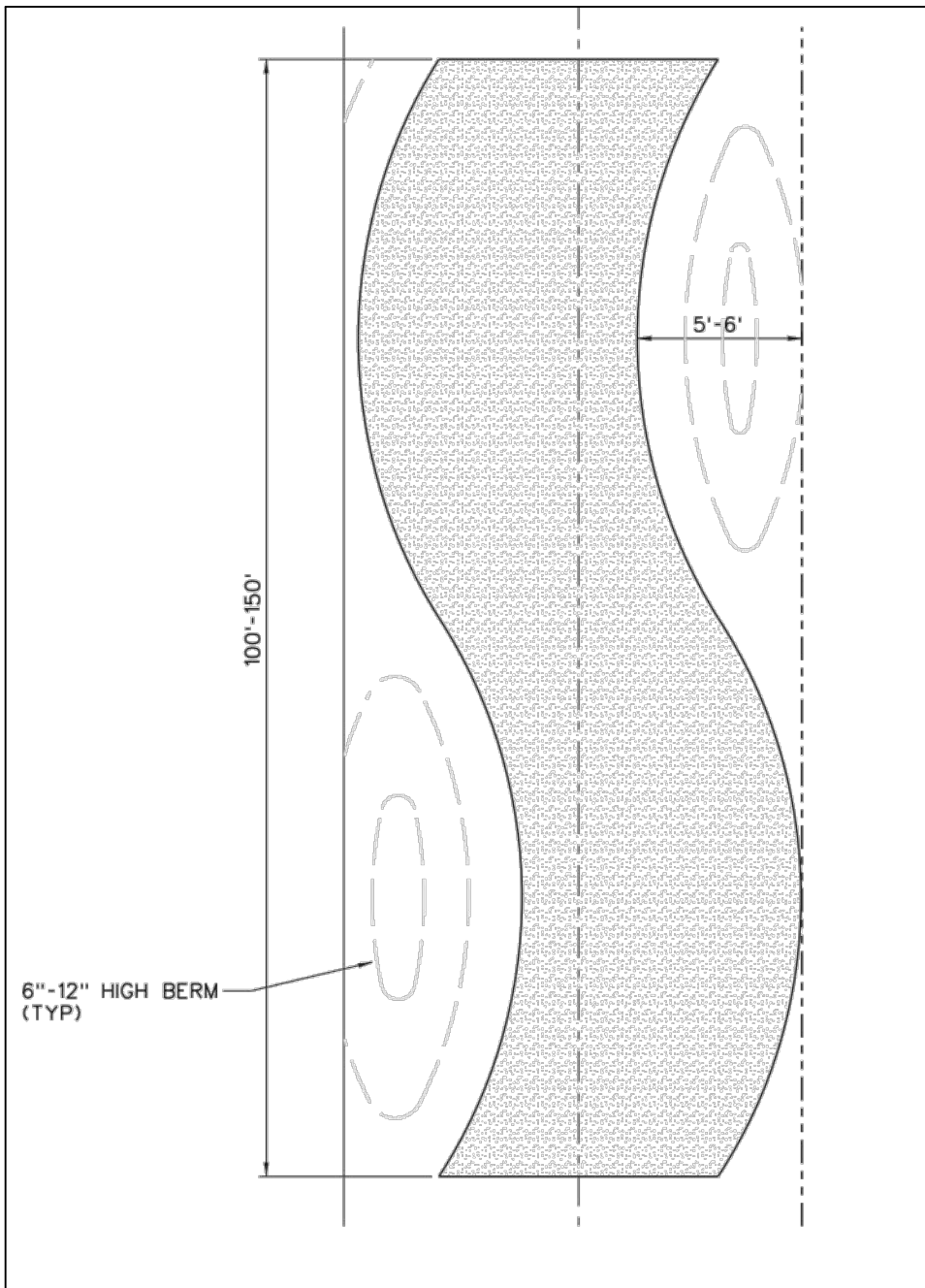
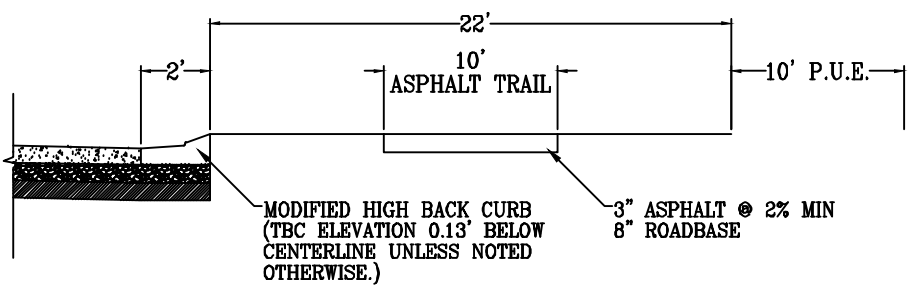
SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
**EC-02**



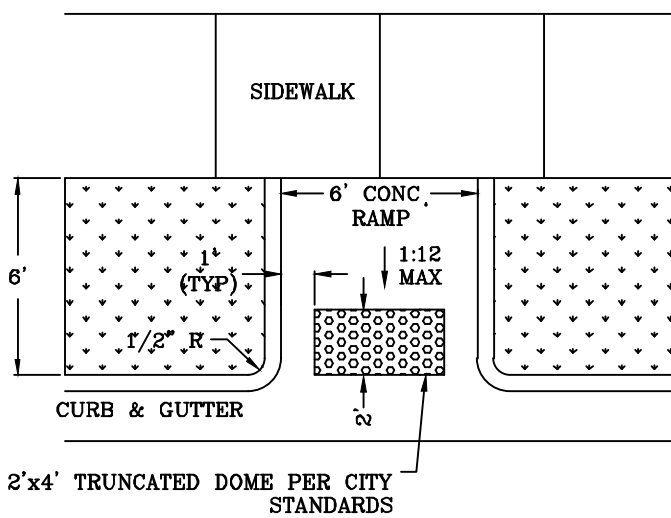
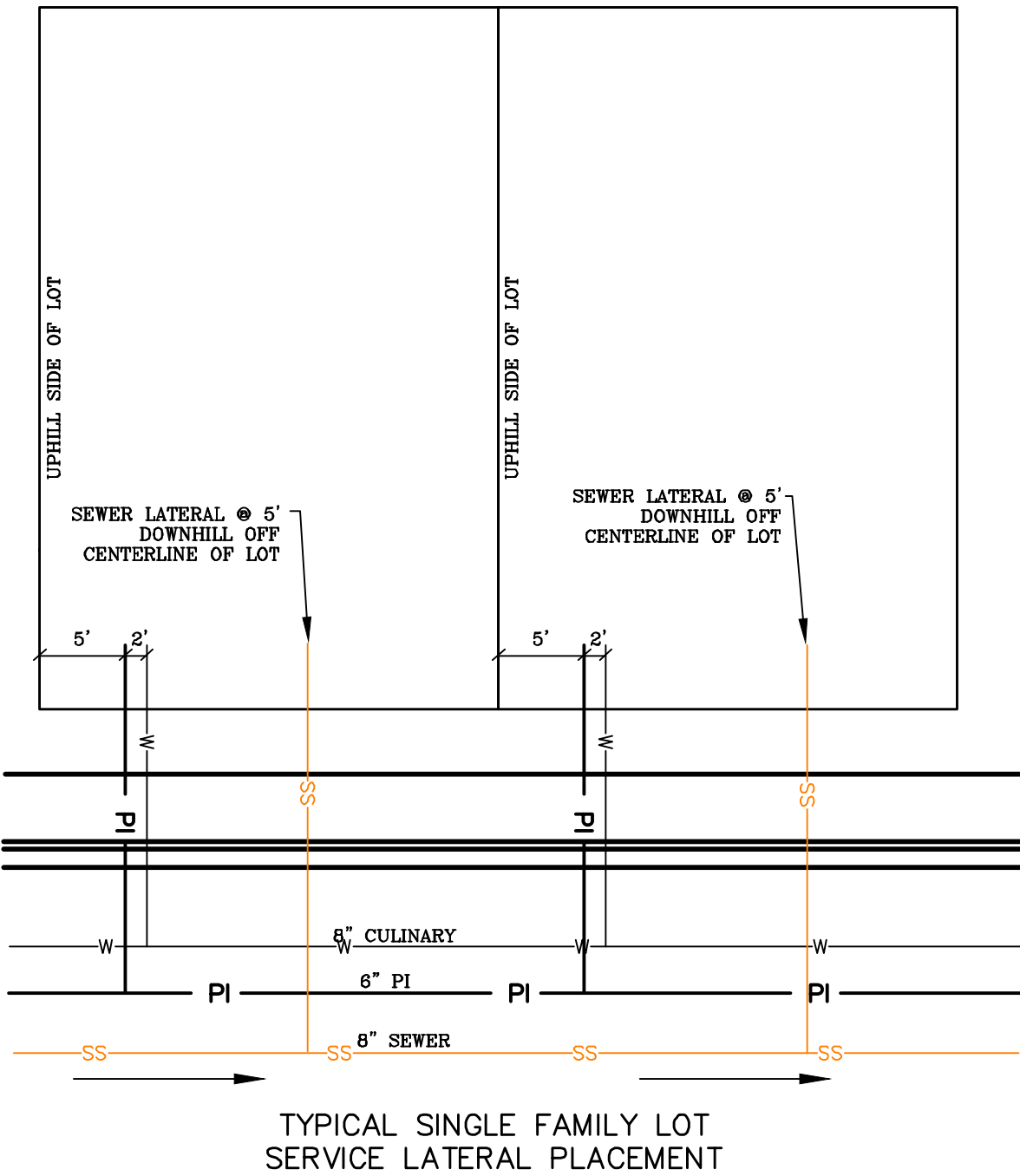


\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEERS TO DETERMINE ADEQUACY OF EXISTING MATERIAL

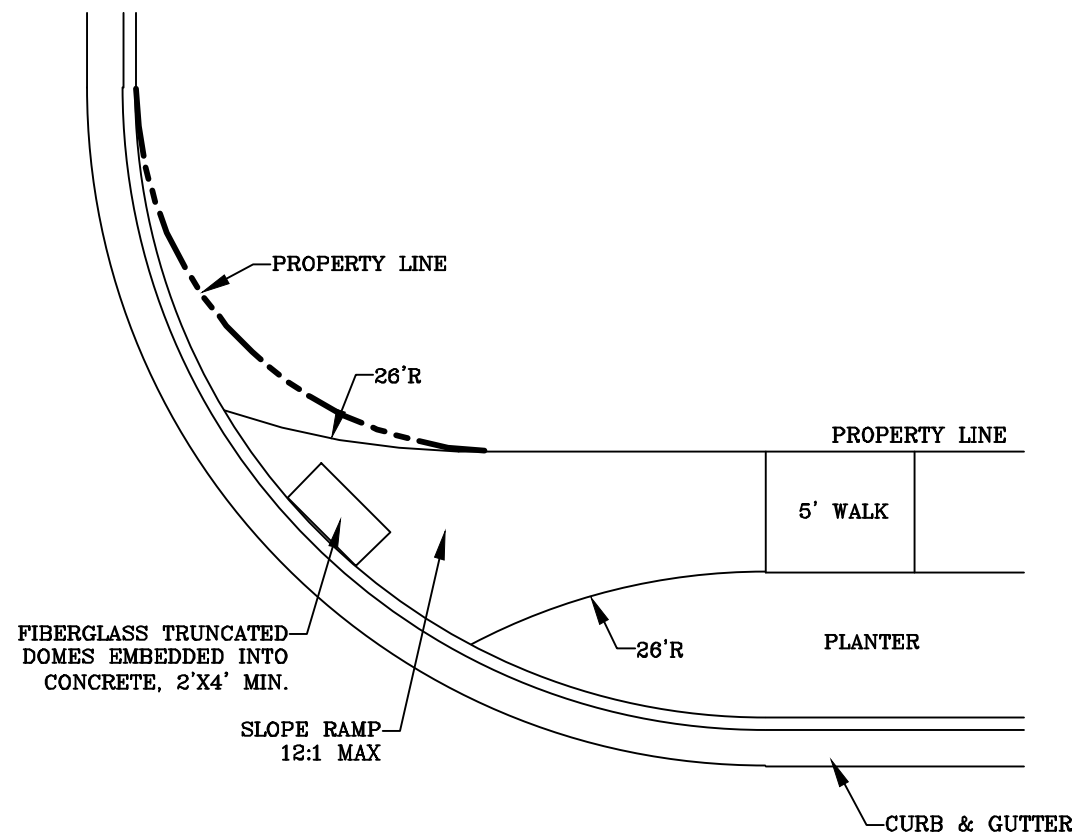
ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



10' ASPHALT TRAIL



MID-BLOCK RAMP DETAIL



RAMP DETAIL

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

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'J'  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
TYPICAL DETAILS  
SHEET:  
DT-01



INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PLAT	FINAL PLAT
SP-01-02	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01-04	PLAN & PROFILE
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS

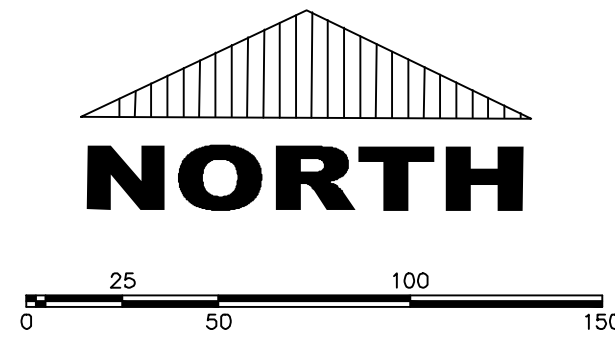
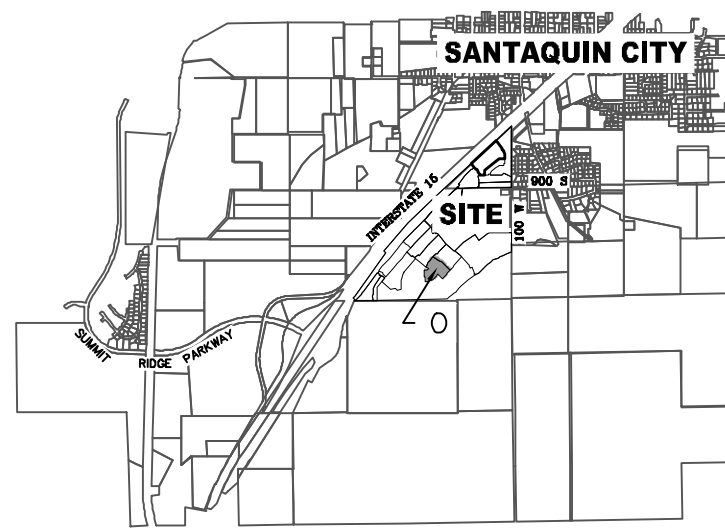


# FOOTHILL VILLAGE SUBDIVISION PLAT 'O'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

EAST 1/4 CORNER OF SECTION 11,  
T10S, R1E, S1B.&M.  
(2012 UTAH COUNTY MONUMENT)

## VICINITY MAP



(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

## PROJECT STATISTICS

LOTS 16 LOTS  
TOTAL ACRAGE 4.68 ACRES  
TOTAL ACREAGE IN LOTS 3.58 ACRES  
TOTAL ACREAGE IN STREETS 1.00 ACRES  
DENSITY 3.49 UNITS/ac  
ZONE R10 PUD

## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CKLeavitt1@drhorton.com

## PROJECT ENGINEER & SURVEYOR

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

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'O' IS ON THE SECTION LINE  
BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S,  
R1E, S1B&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

## NOTES:

1. @... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.  
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

## 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 \_\_\_\_\_

## 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  
HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES, UPON RECORDING  
OF THE PLAT MAP, CENTURYLINK VACATES, TERMINATES, RELEASES AND  
DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER  
PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT  
FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN  
FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED  
JANUARY 8, 1929, AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK  
269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS  
TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS  
SUBJECT TO THIS PLAT.

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

DOMINION ENERGY COMPANY

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

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

## CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY  
EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND  
BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR  
DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED  
HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES, UPON RECORDING  
OF THE PLAT MAP, CENTURYLINK VACATES, TERMINATES, RELEASES AND  
DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER  
PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT  
FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN  
FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED  
JANUARY 8, 1929, AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK  
269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS  
TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS  
SUBJECT TO THIS PLAT.

CENTURY LINK \_\_\_\_\_

**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

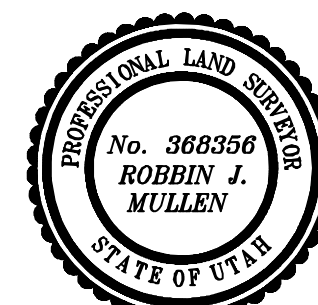
### PLAT O

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1651.23 FEET AND WEST 1866.45 FEET  
FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE &  
MERIDIAN;

THENCE, S 57° 47' 58" E FOR A DISTANCE OF 150.84 FEET TO A POINT ON A LINE.  
THENCE, S 61° 30' 47" E FOR A DISTANCE OF 55.94 FEET TO A POINT ON A LINE.  
THENCE, S 62° 29' 44" E FOR A DISTANCE OF 31.68 FEET TO A POINT ON A LINE.  
THENCE, S 45° 16' 11" E FOR A DISTANCE OF 269.40 FEET TO A POINT ON A LINE.  
THENCE, S 44° 48' 19" W FOR A DISTANCE OF 93.63 FEET TO A POINT ON A LINE.  
THENCE, S 16° 42' 24" W FOR A DISTANCE OF 62.35 FEET TO A POINT ON A LINE.  
THENCE, S 44° 48' 19" W FOR A DISTANCE OF 125.00 FEET TO A POINT ON A LINE.  
THENCE, N 45° 11' 41" W FOR A DISTANCE OF 159.73 FEET TO A POINT ON A LINE.  
THENCE, S 30° 56' 15" W FOR A DISTANCE OF 39.30 FEET TO THE BEGINNING OF A CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 59° 03' 45", HAVING A RADIUS OF 282.50 FEET, AND WHOSE  
LONG CHORD BEARS S 60° 28' 07" W FOR A DISTANCE OF 278.49 FEET.  
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 35.62 FEET TO A POINT ON A LINE.  
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 105.00 FEET TO A POINT ON A LINE.  
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 25.18 FEET TO A POINT ON A LINE.  
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 155.00 FEET TO A POINT ON A LINE.  
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 73.55 FEET TO A POINT ON A LINE.  
THENCE, N 30° 56' 15" E FOR A DISTANCE OF 72.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 31' 22", HAVING A RADIUS OF 632.56 FEET, AND WHOSE  
LONG CHORD BEARS N 66° 35' 31" W FOR A DISTANCE OF 60.95 FEET TO A POINT OF INTERSECTION WITH A  
NON-TANGENTIAL LINE.  
THENCE, N 26° 10' 10" E FOR A DISTANCE OF 105.00 FEET TO A POINT ON A LINE.  
THENCE, N 27° 46' 35" E FOR A DISTANCE OF 55.02 FEET TO A POINT ON A LINE.

THENCE N 41° 55' 16" E A DISTANCE OF 128.08 FEET TO THE POINT OF BEGINNING

CONTAINS: ±4.78 ACRES AND 16 TOTAL LOTS



DATE

SURVEYOR

## 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)

# FOOTHILL VILLAGE SUBDIVISION PLAT 'O'

\_\_\_\_\_ UTAH COUNTY, UTAH

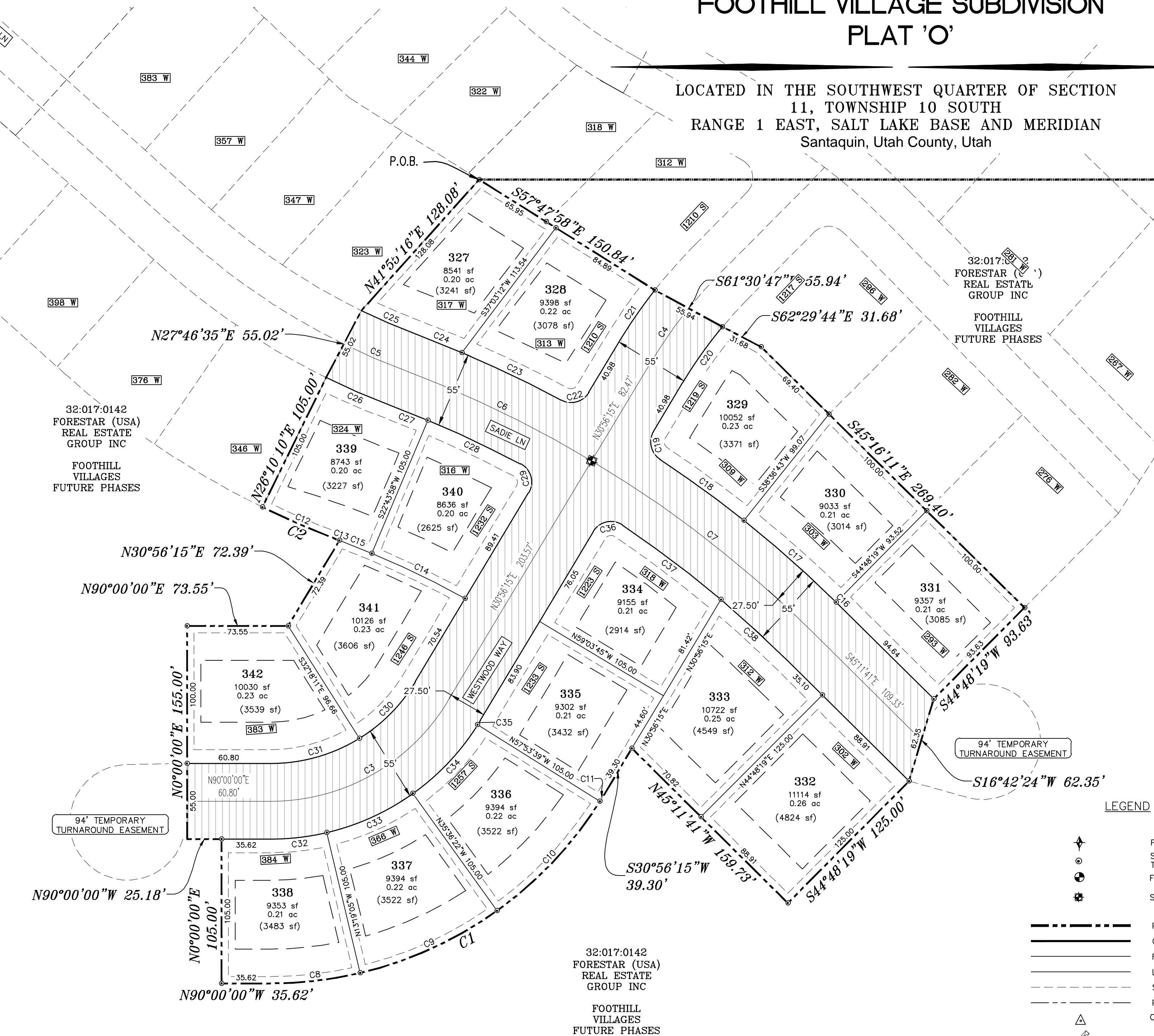
SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

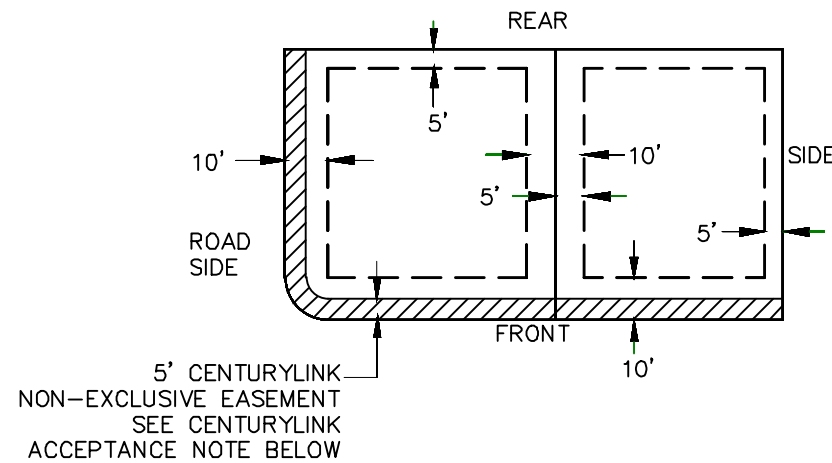
This form approved by Utah County and the municipalities therein.



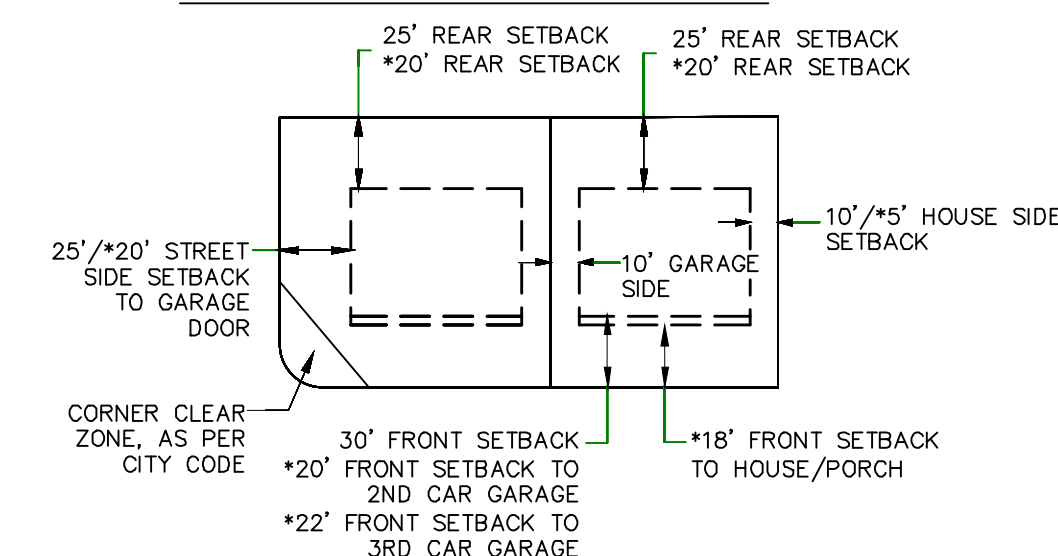
## LEGEND

- 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
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)

## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	291.21'	282.50'	278.49'	S60°28'07"W	59°03'45"
C2	60.97'	632.56'	60.95'	N66°35'31"W	5°31'22"
C3	154.63'	150.00'	147.87'	S64°28'07"E	59°03'45"
C4	48.96'	350.00'	48.92'	N34°56'42"E	8°00'55"
C5	47.17'	500.00'	47.15'	S66°37'18"E	5°24'20"
C6	152.24'	850.00'	152.03'	S64°11'37"E	10°15'43"
C7	205.73'	850.00'	205.23'	S52°07'43"E	13°52'04"
C8	65.67'	282.50'	65.52'	S83°20'27"W	13°19'05"
C9	109.89'	282.50'	109.20'	S65°32'16"W	22°17'17"
C10	109.89'	282.50'	109.20'	S43°15'08"W	22°17'17"
C11	5.76'	282.50'	5.76'	S31°31'18"W	1°10'06"
C12	60.97'	632.56'	60.95'	N66°35'31"W	5°31'22"
C13	0.33'	717.50'	0.33'	N69°18'41"W	0°01'34"
C14	75.24'	717.50'	75.20'	S43°15'47"E	6°00'29"
C15	25.44'	717.50'	25.44'	S68°16'58"E	2°01'53"
C16	5.36'	877.50'	5.36'	S45°22'10"E	0°20'59"
C17	89.50'	877.50'	89.46'	S48°27'58"E	5°50'37"
C18	75.74'	877.50'	75.71'	S53°51'38"E	4°56'43"
C19	22.85'	15.00'	20.70'	S12°41'52"E	8°71'6"4"
C20	50.20'	322.50'	50.15'	S35°23'49"W	8°55'09"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	47.74'	377.50'	47.70'	N34°33'36"E	7°14'42"
C22	22.85'	15.00'	20.70'	N74°34'22"E	8°71'6"14"
C23	80.04'	877.50'	80.01'	S64°24'18"E	5°13'34"
C24	35.32'	877.50'	35.32'	S68°10'17"E	2°18'23"
C25	43.76'	472.50'	43.75'	S66°40'16"E	5°18'25"
C26	50.58'	527.50'	50.56'	N68°34'39"W	5°29'38"
C27	29.53'	822.50'	29.53'	N68°17'45"W	2°03'26"
C28	74.47'	822.50'	74.44'	N64°40'24"W	5°11'15"
C29	24.35'	15.00'	21.76'	N15°34'16"W	93°01'01"
C30	58.46'	122.50'	57.91'	N44°36'35"E	27°20'40"
C31	67.81'	122.50'	66.95'	N74°08'27"E	31°43'05"
C32	41.26'	177.50'	41.17'	S83°20'27"W	13°19'05"
C33	69.05'	177.50'	68.61'	S65°32'16"W	22°17'17"
C34	69.05'	177.50'	68.61'	S43°15'00"W	22°17'17"
C35	3.62'	177.50'	3.62'	S31°31'18"W	1°10'06"
C36	24.35'	15.00'	21.76'	S77°26'45"W	93°01'01"
C37	89.77'	822.50'	89.73'	N52°55'08"W	6°15'12"
C38	66.00'	822.50'	65.98'	N47°29'36"W	4°35'51"



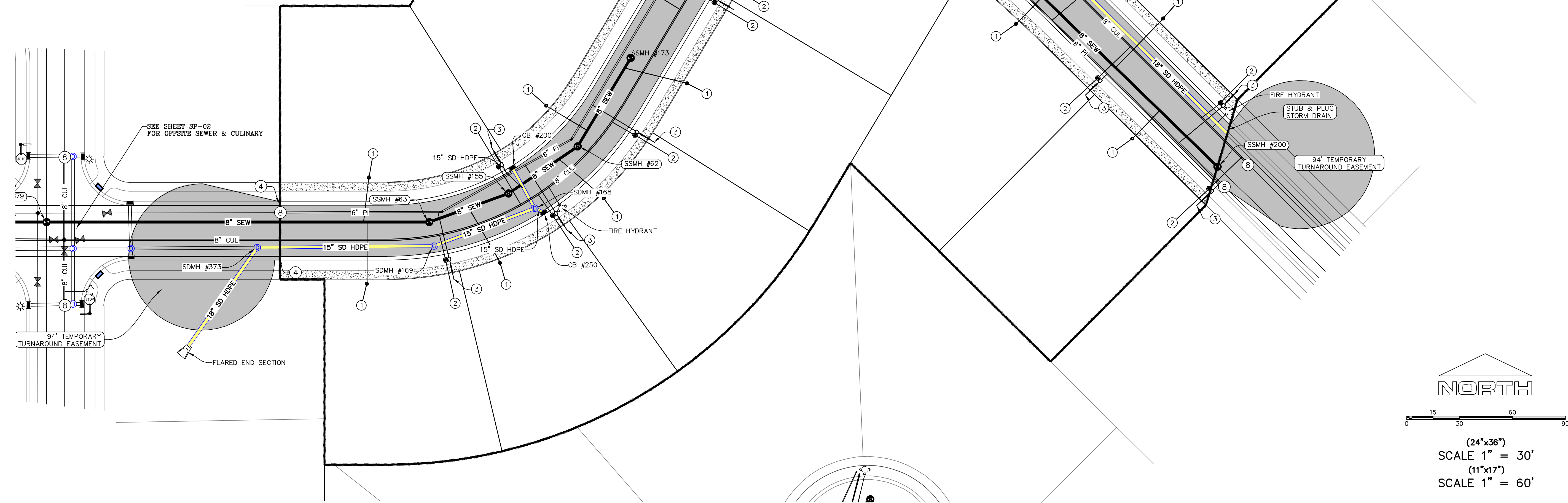
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HR RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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 PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

- 1 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 2 CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 5 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION  
CONSTRUCTION VALVE REQUIRED  
(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (8x4 POSTAL BOX BASEMENT)

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



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FOOTHILL VILLAGE SUBDIVISION  
PLAT 'O'  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020
PROJECT #
REVISIONS:
1
2
3
SHEET NAME: SITE/UTILITY PLAN
SHEET: SP-01



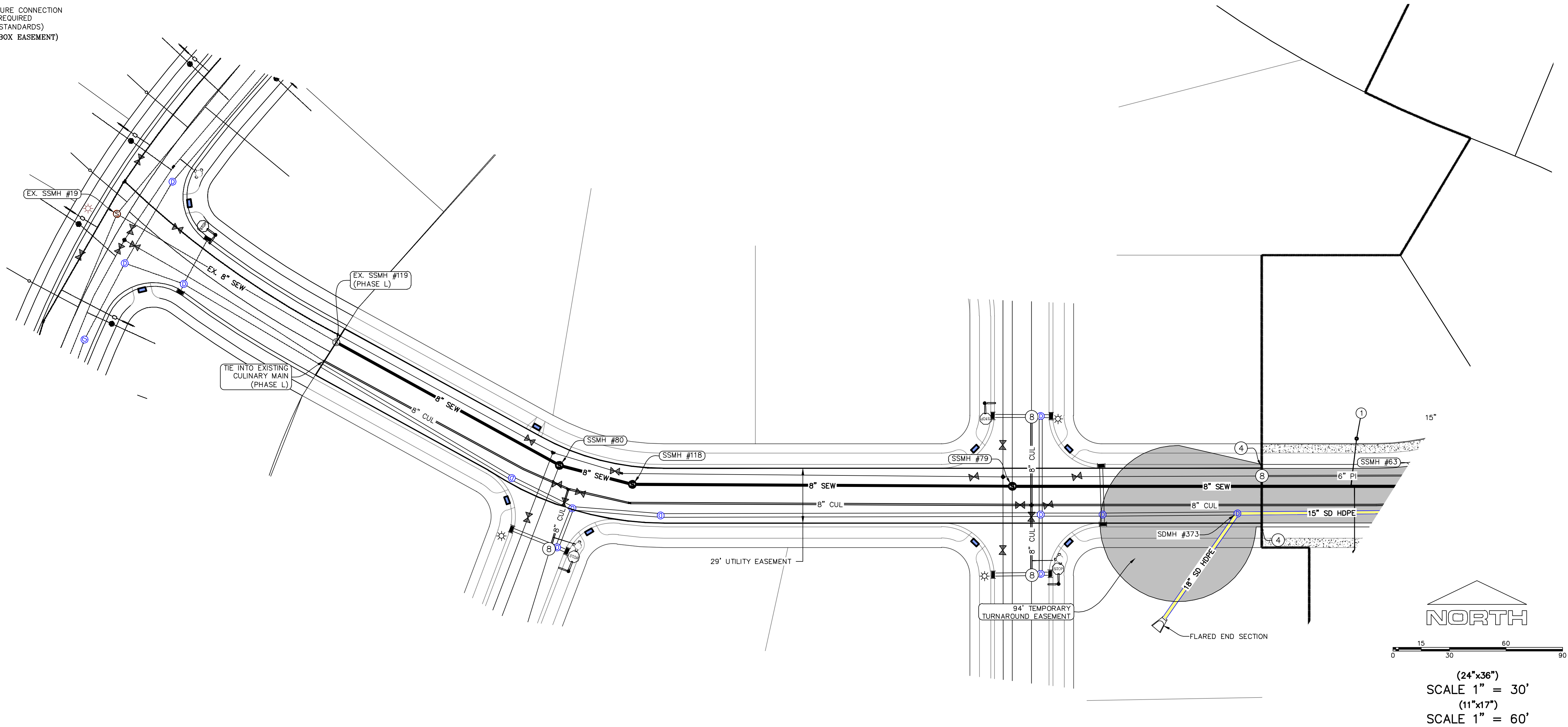
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8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- ① SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ③ PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ④ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑤ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑥ RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- ⑦ STOP/STREET SIGN
- ⑧ STUB & PLUG FOR FUTURE CONNECTION CONSTRUCTION VALVE REQUIRED (PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (8x4 POSTAL BOX EASEMENT)

### 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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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FOOTHILL VILLAGE SUBDIVISION  
PLAT 'O'

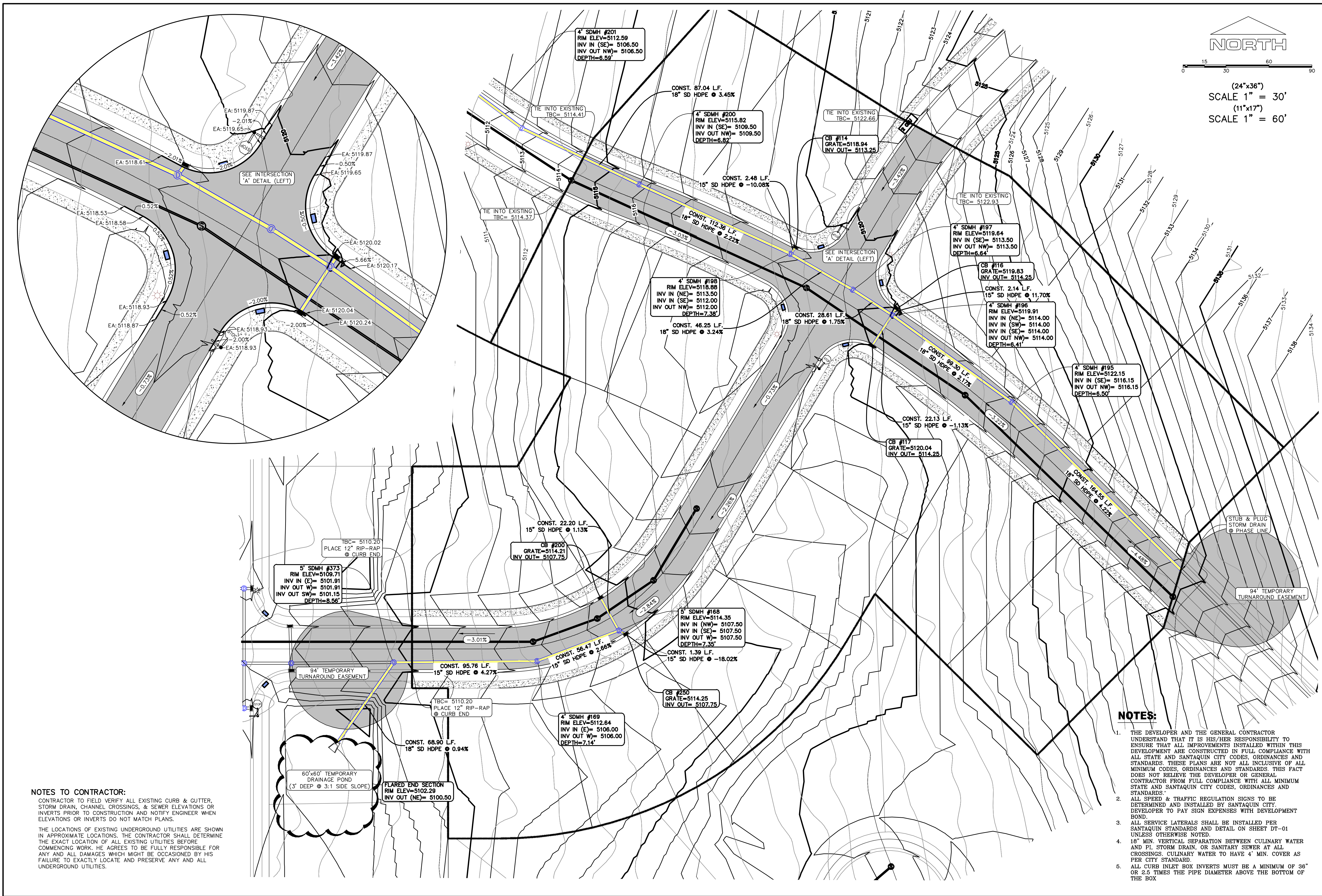
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020  
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
SITE/UTILITY PLAN  
SHEET:  
SP-02





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NORTH

(24"x36")  
SCALE 1" = 30'(11"x17")  
SCALE 1" = 60'

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**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'O'**

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

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2	
3	

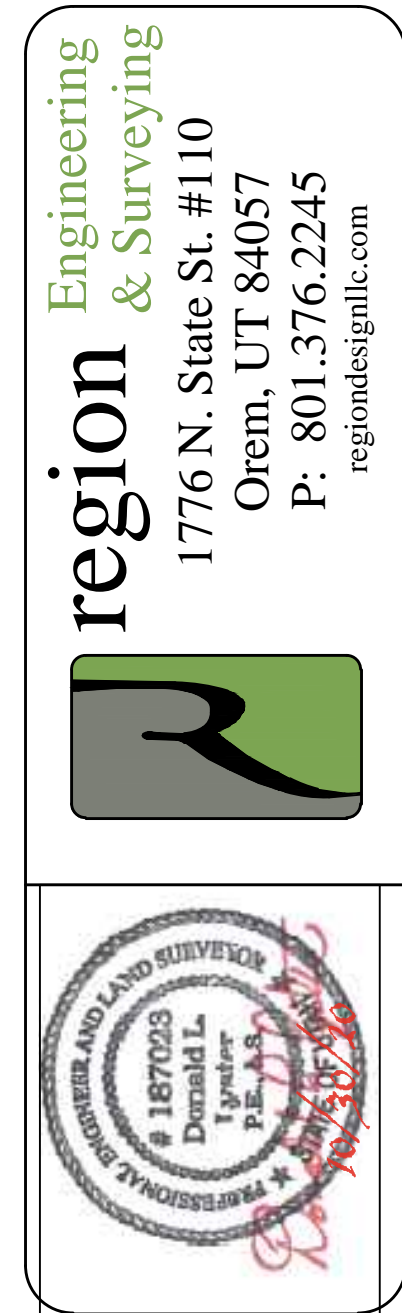
SHEET NAME:

GRADING PLAN

SHEET:

GR-01





FOOTHILL VILLAGE SUBDIVISION  
PLAT 'O'  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PROJECT #

2

3

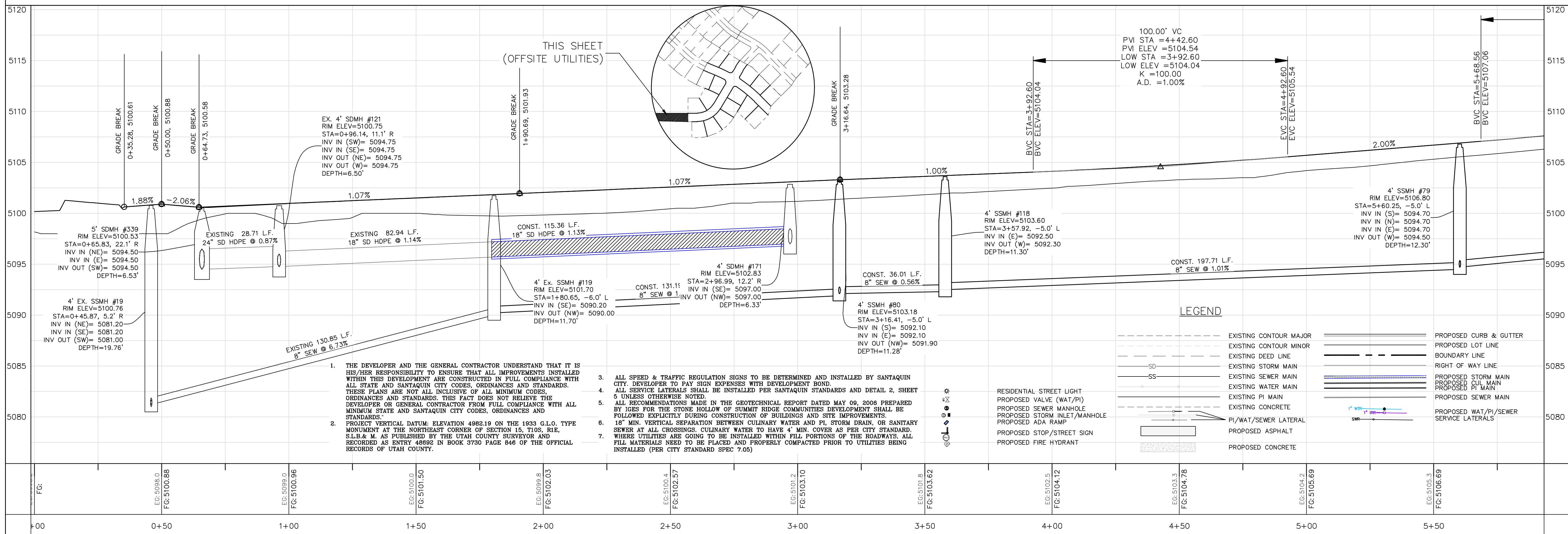
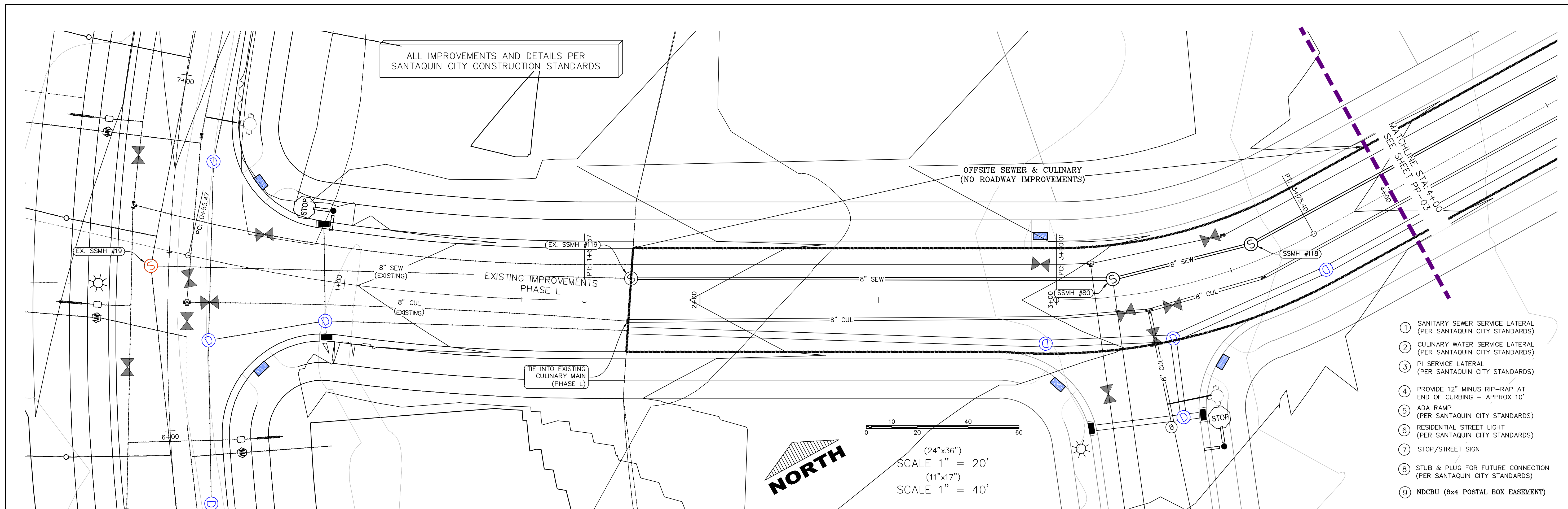
SHEET NAME:  
PLAN & PROFILE

SHEET:

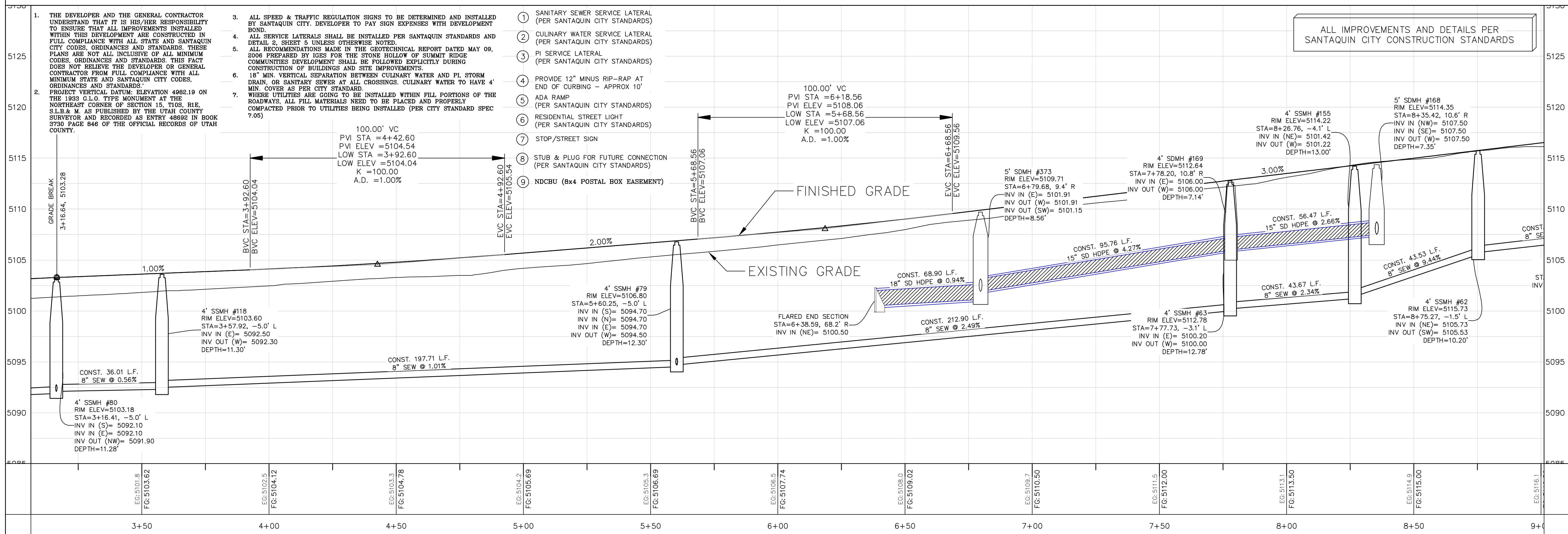
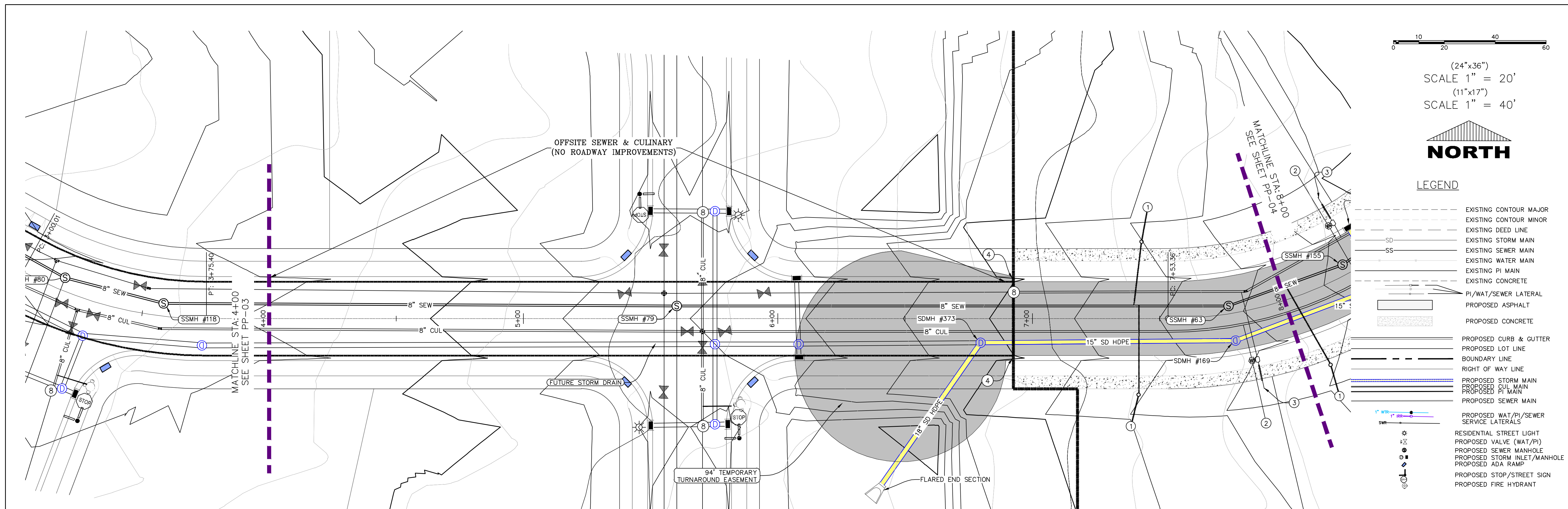
PP-01











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FOOTHILL VILLAGE SUBDIVISION  
PLAT 'O'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:10.30.2020

PROJECT #

REVISIONS:

1

2

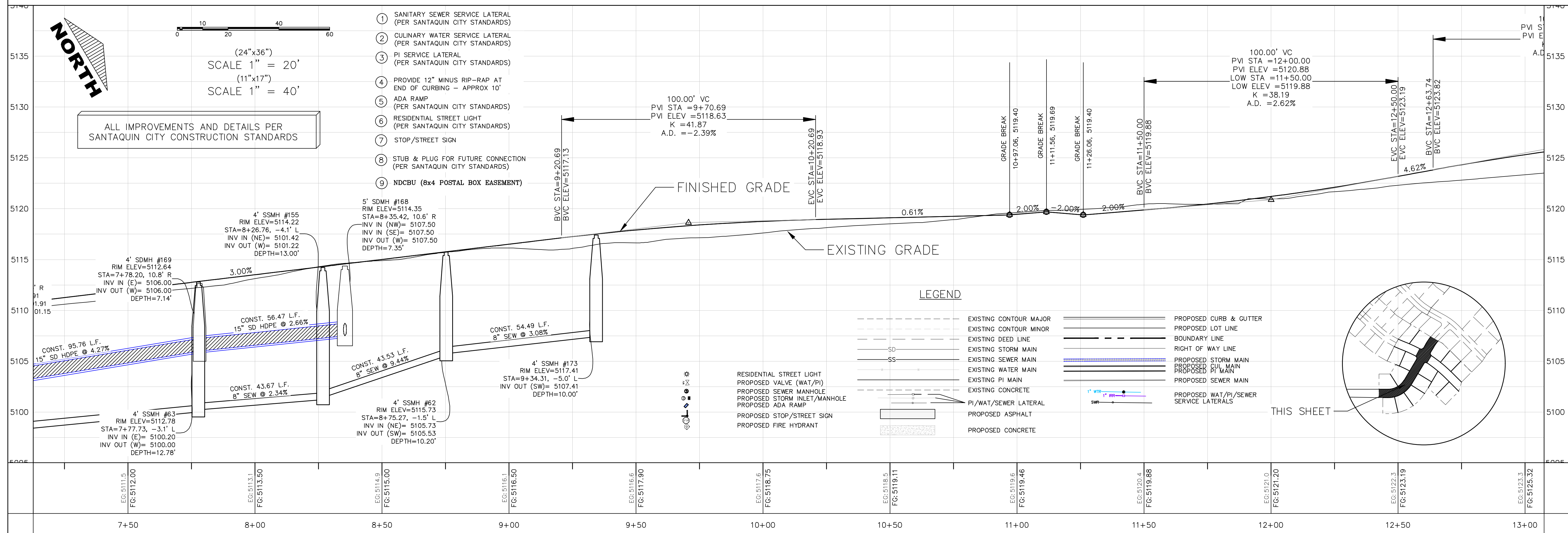
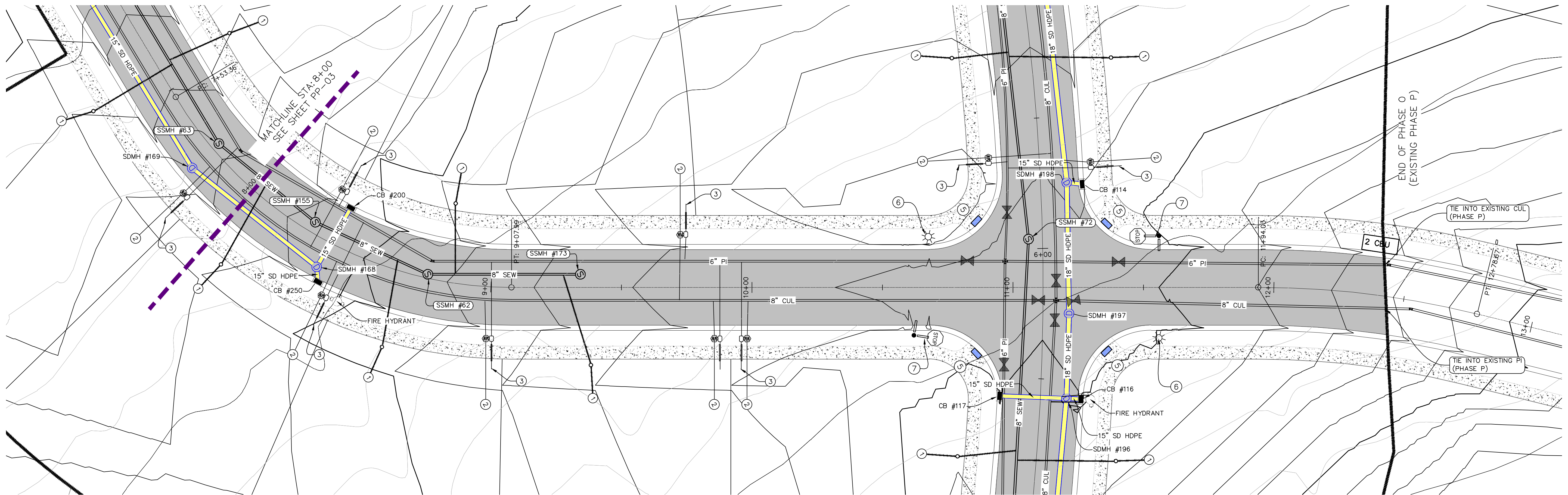
3

SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-03





**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'O'**

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-04



- LEGEND:
- X — X — PROPOSED SILT FENCE  
(SEE SHEET EC-02)
- FLOW ARROW
- 105 220 PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)
- 220 PT PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)
- PT PORTABLE TOILETS

NOTES:

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

PROJECT INFORMATION SIGN

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

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)  
PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

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

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

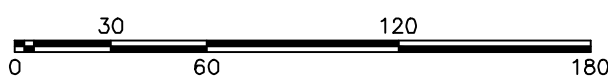
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
030-000-0000  
(3" Uppercase Bold Letters and 3" Bold Numbers)

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



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

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



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

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



**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'O'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

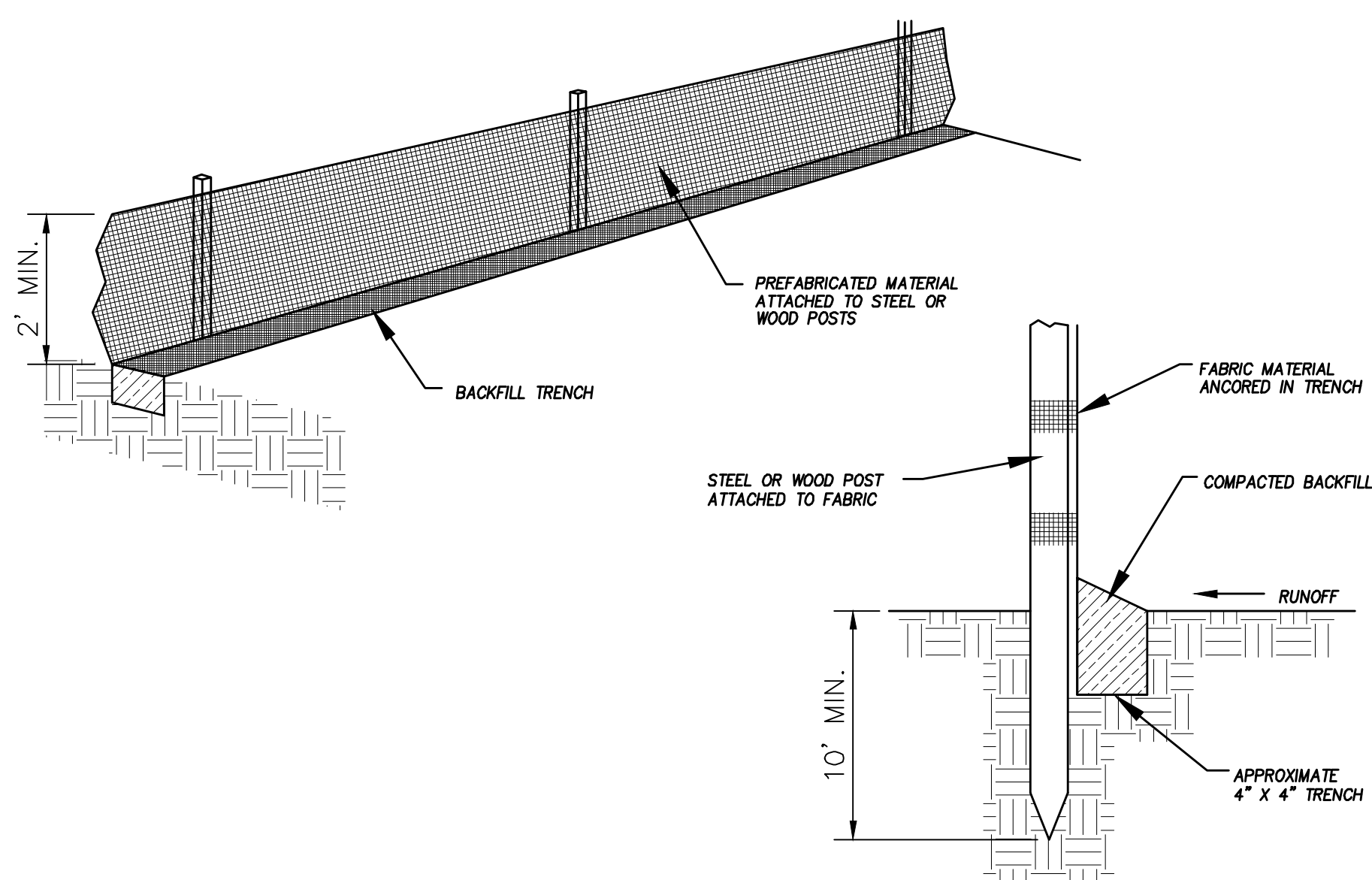
PROJECT #

REVISIONS:

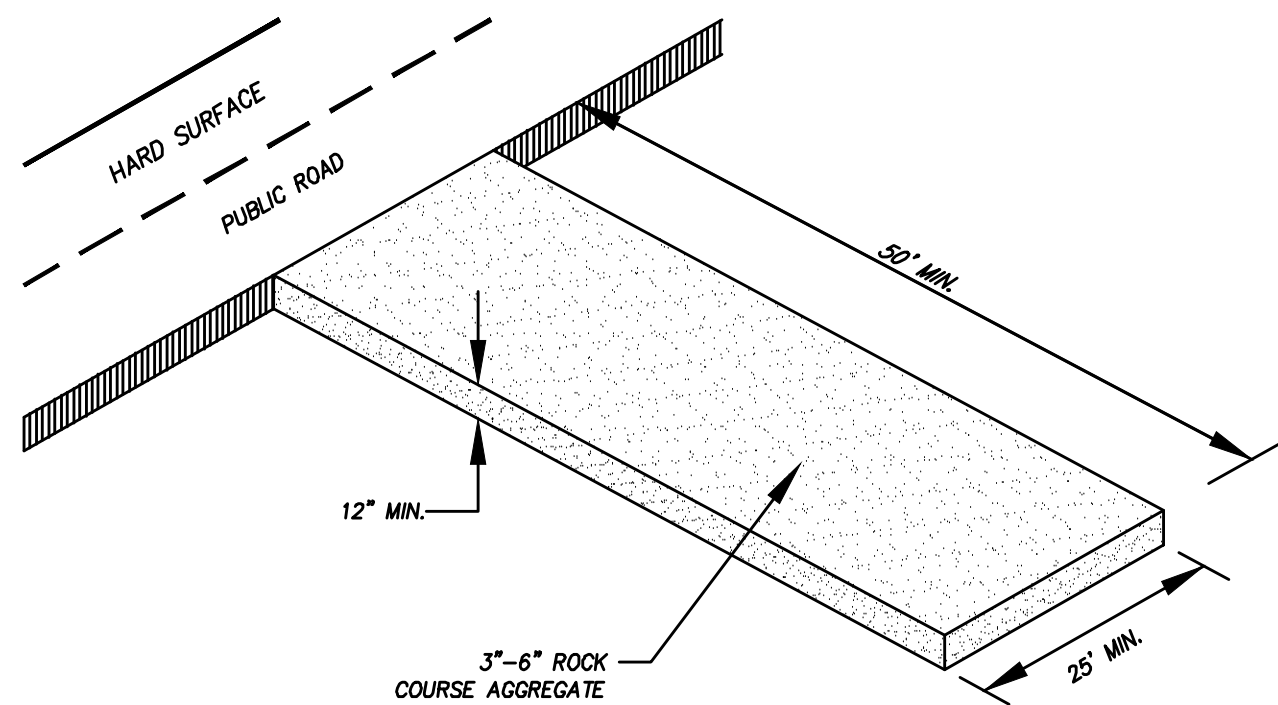
1	
2	
3	

SHEET NAME:  
EROSION CONTROL PLAN  
SHEET:  
**EC-01**

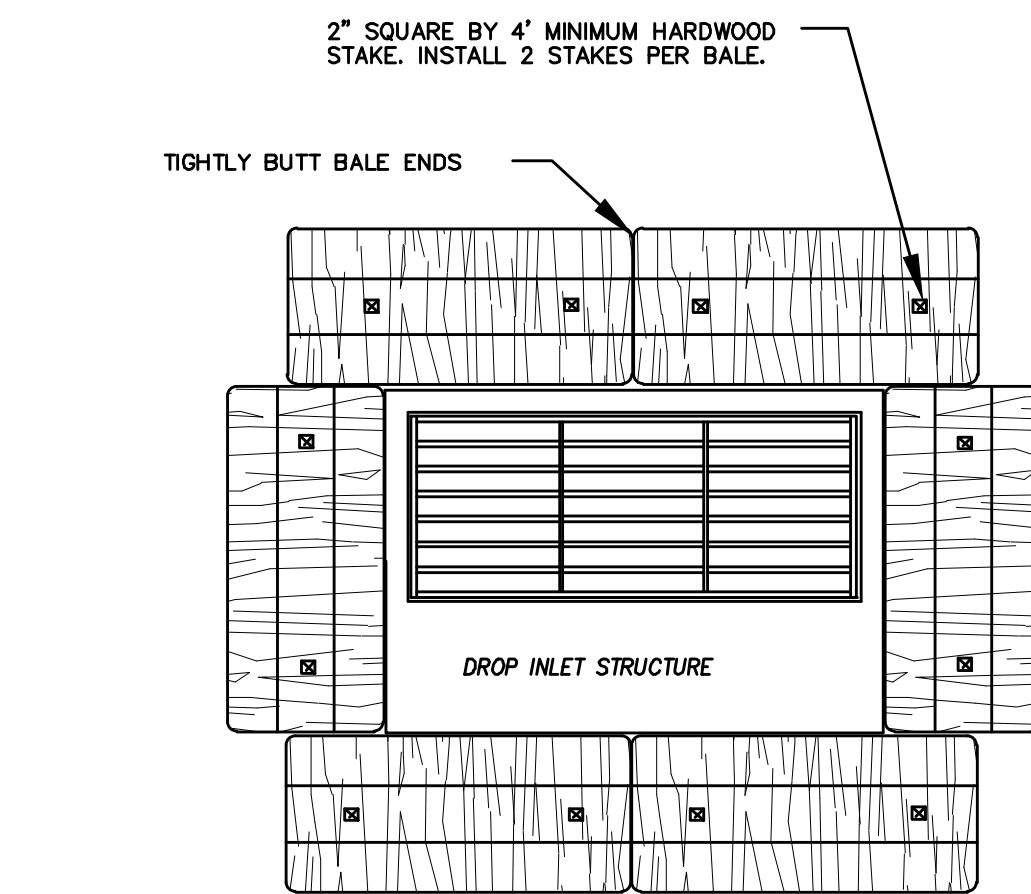




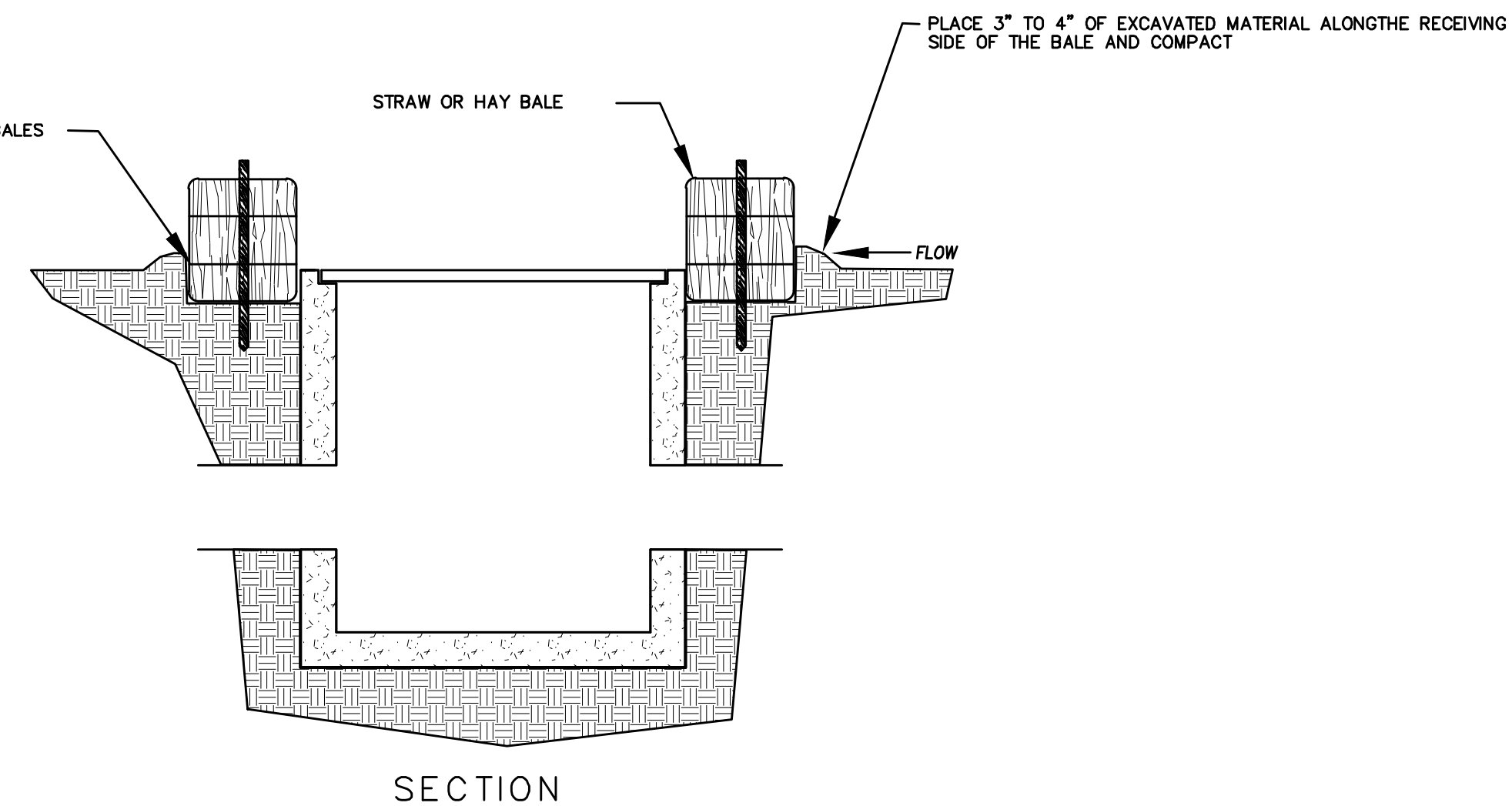
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

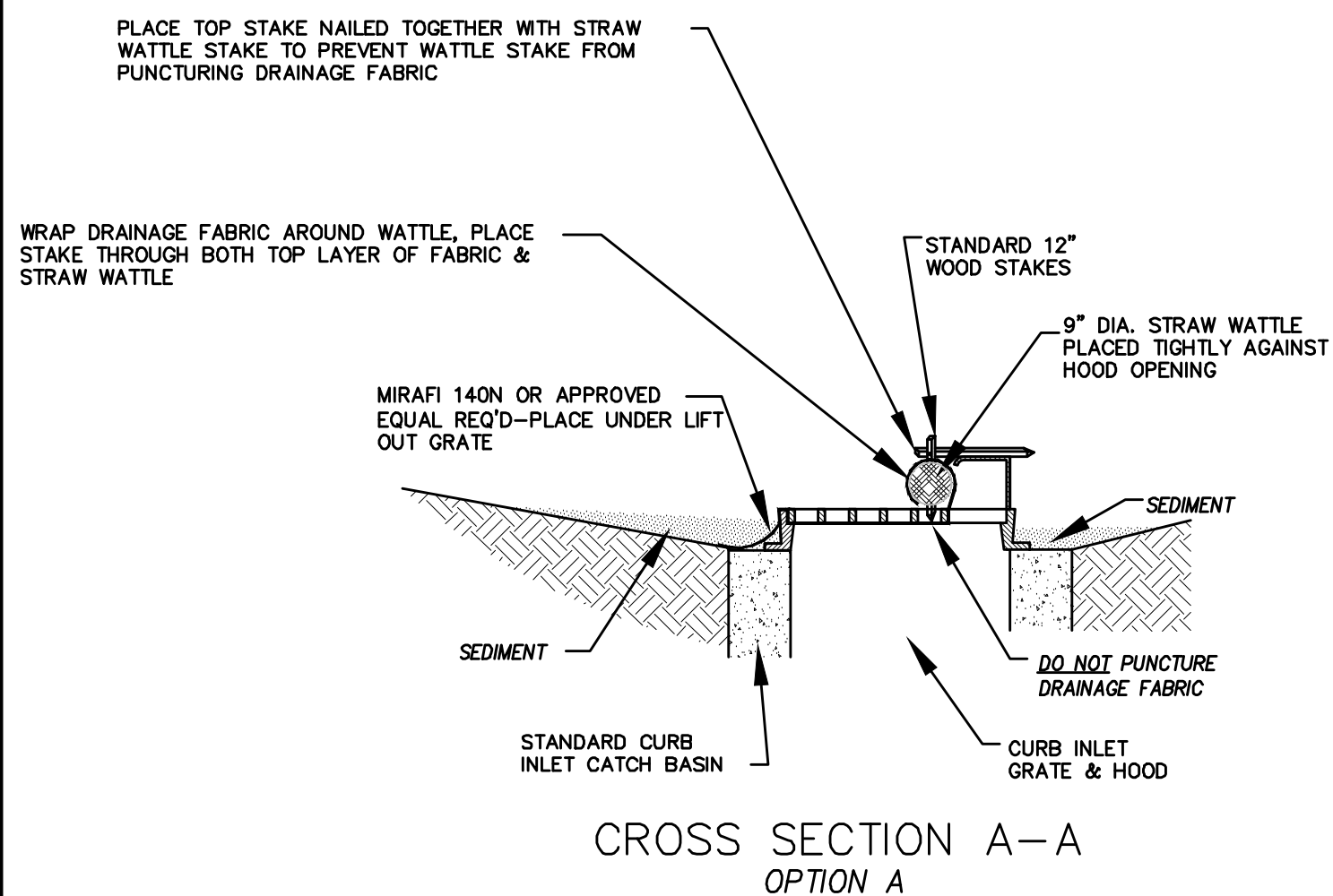


SECTION

DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

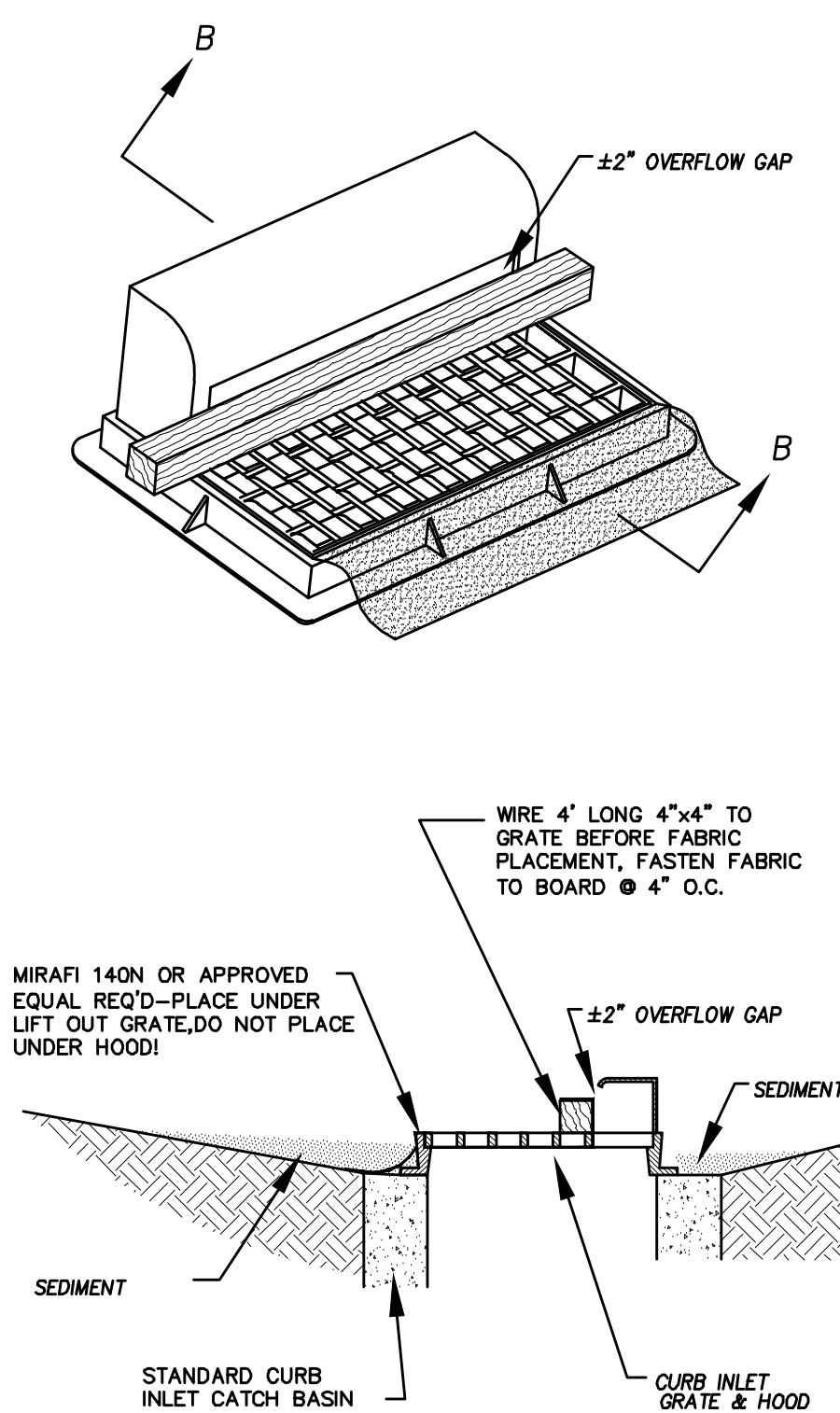
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR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



CROSS SECTION A-A  
OPTION A

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

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



CROSS SECTION B-B  
OPTION B

Engineering  
& Surveying

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'O'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

1	
2	
3	

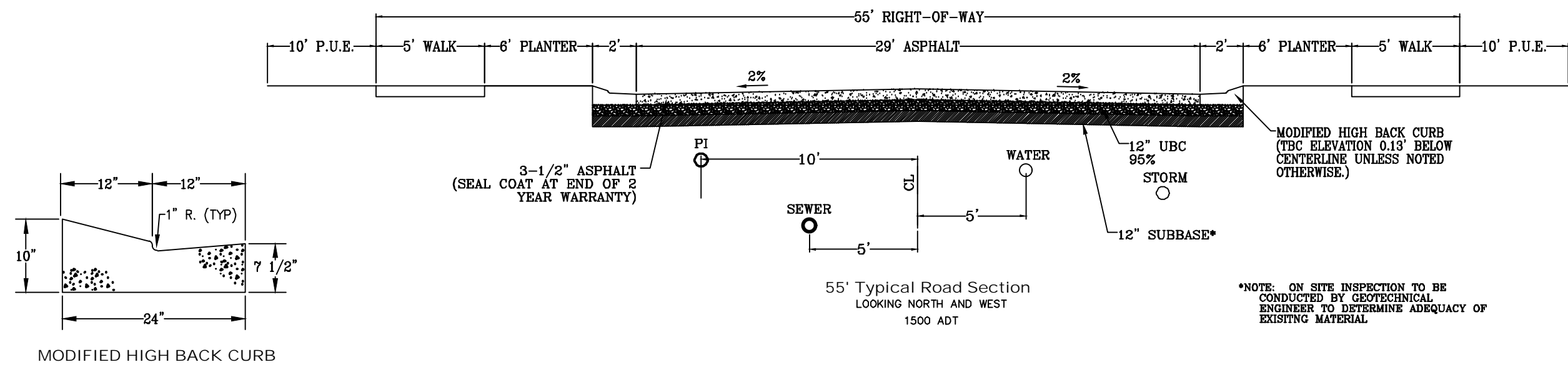
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EROSION CONTROL DETAILS

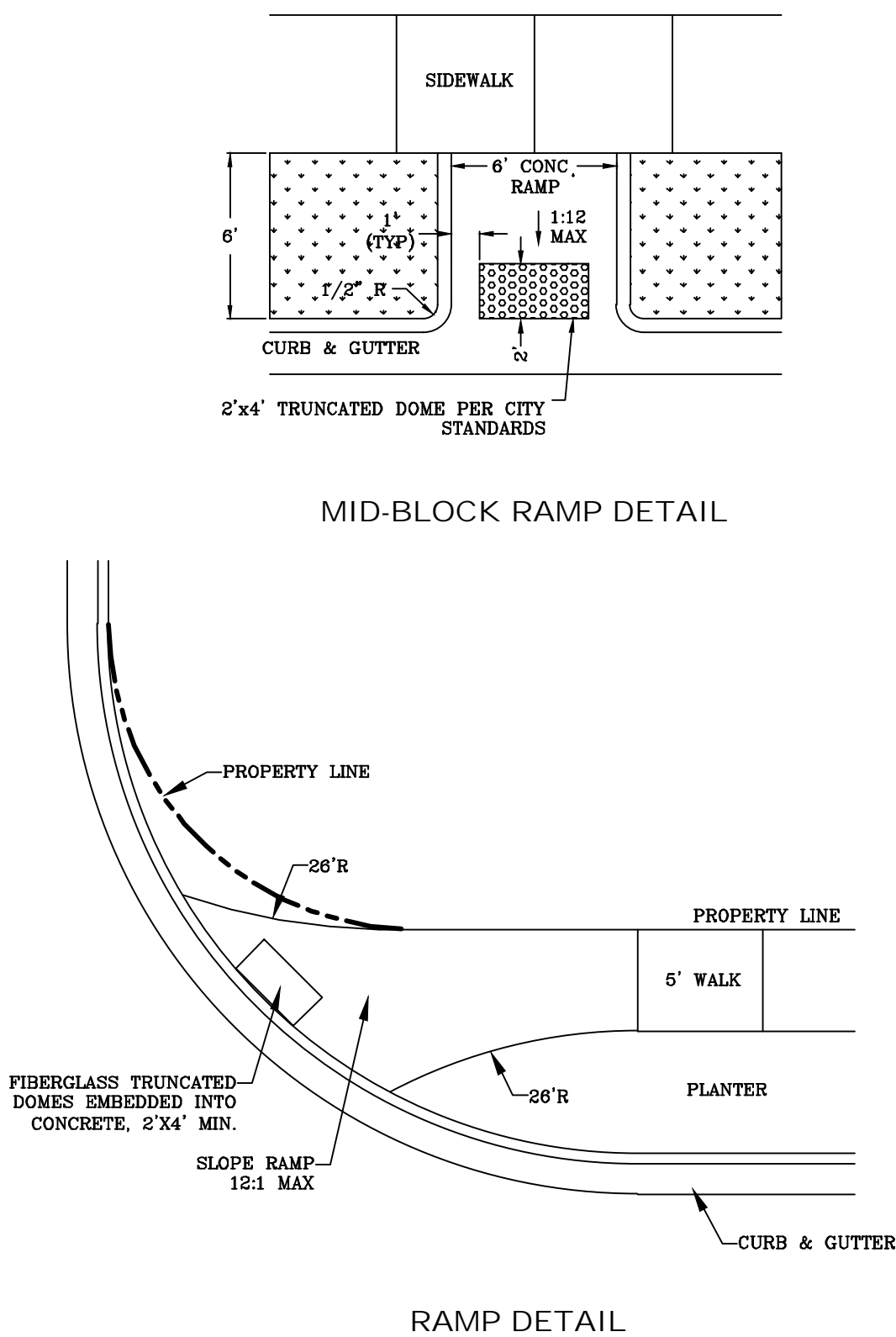
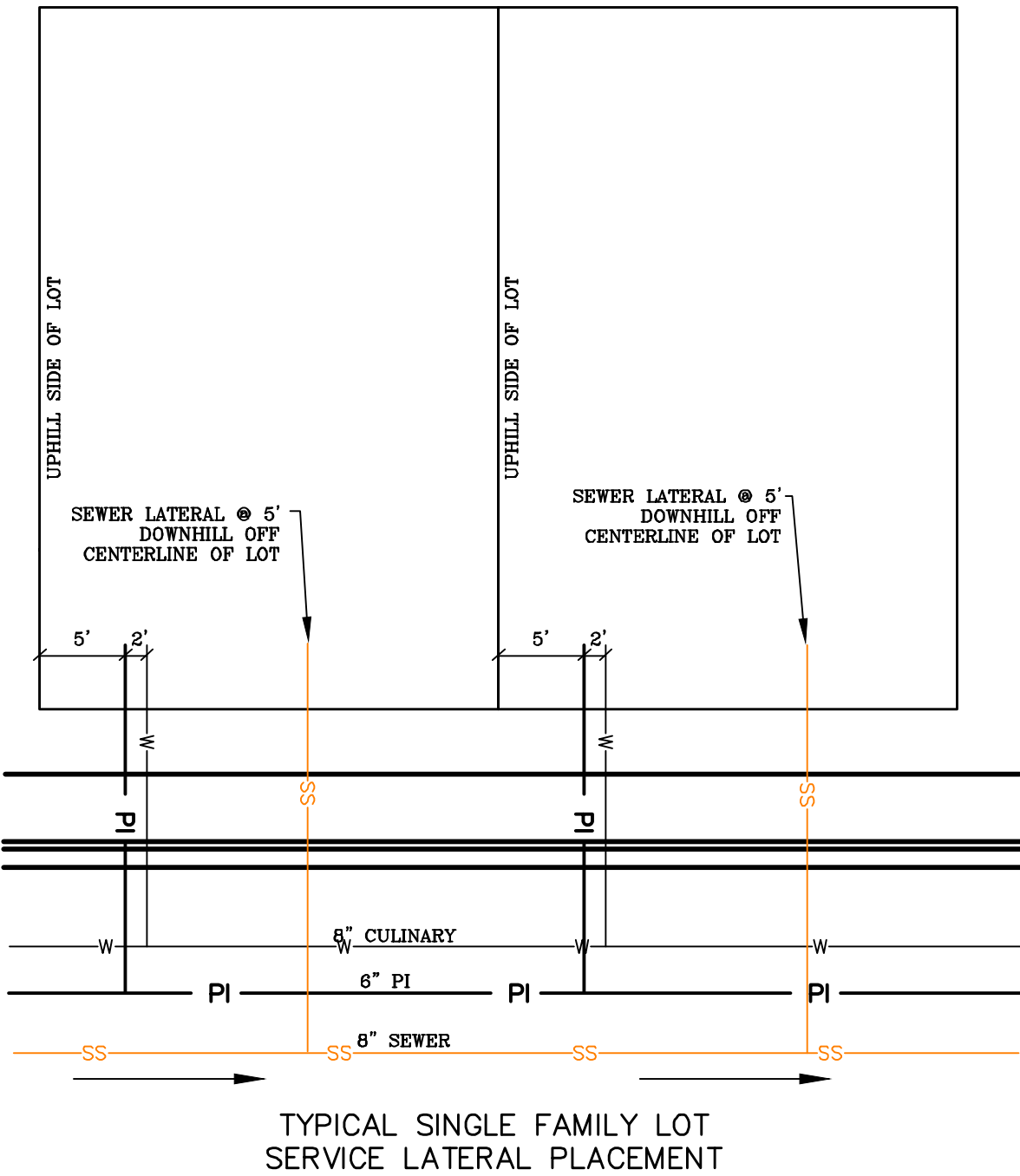
SHEET:

EC-02





ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



region  
Engineering  
& Surveying

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

PROFESSIONAL ENGINEER AND LAND SURVEYOR  
#187023  
Donald L. Evans  
PL 15

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'O'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
TYPICAL DETAILS

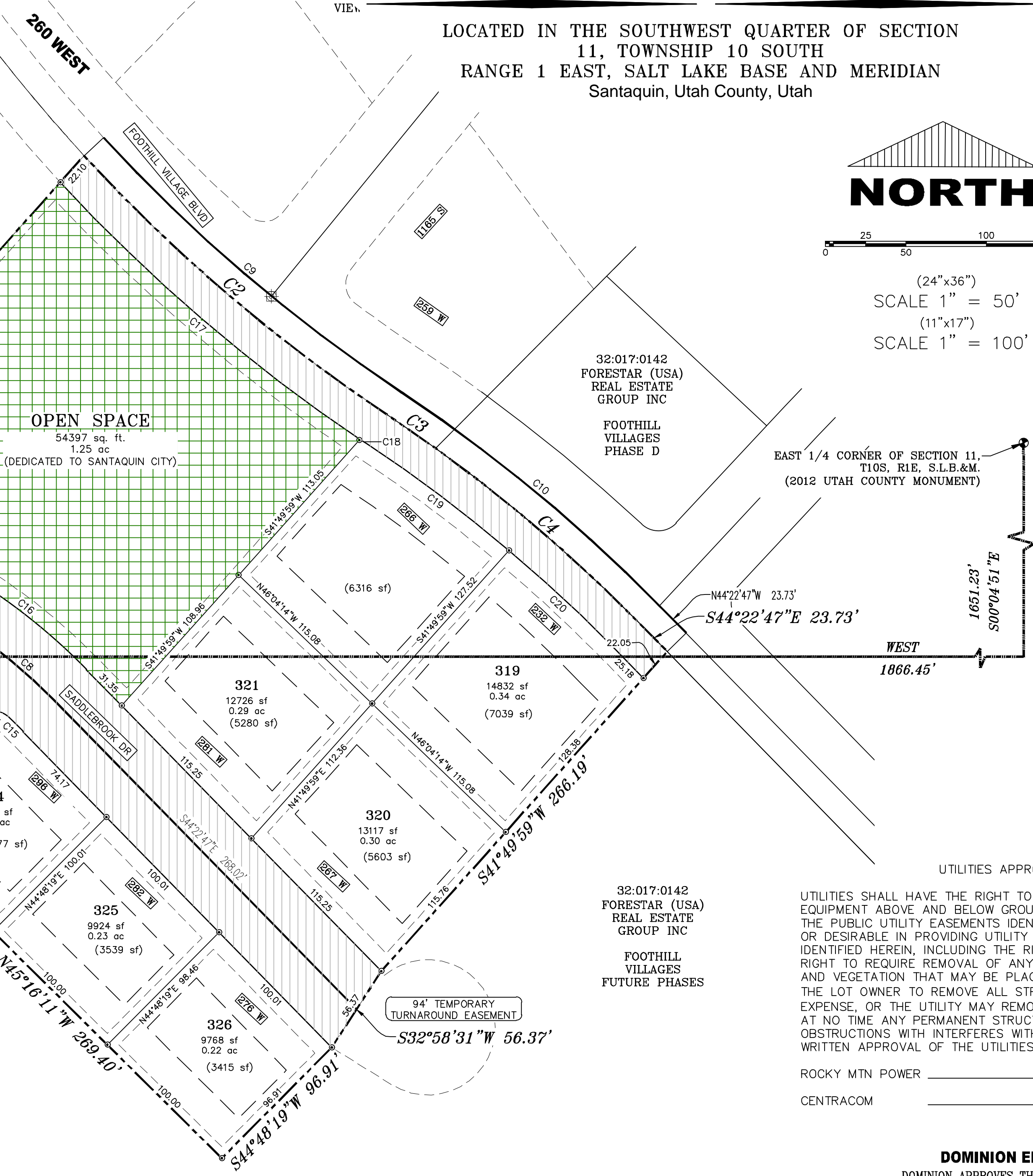
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DT-01





















LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah



<u>LEGEND</u>	
	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN
	TO BE SET AT ALL CORNERS
	FOUND CLASS I 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)

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'P' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, SLB&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

1. 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

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 THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE 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- \_\_\_\_\_

CENTURY LINK \_\_\_\_\_

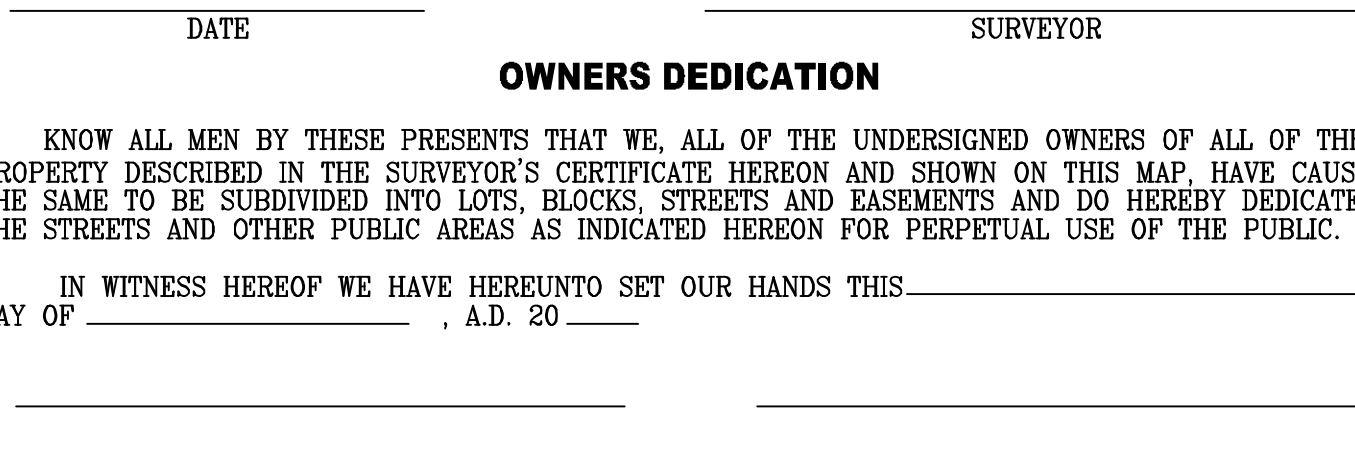
I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND 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.

PLAT P

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1651.23 FEET AND WEST 1866.45 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 57° 47' 58" W FOR A DISTANCE OF 9.02 FEET TO A POINT ON A LINE.  
THENCE, N 45° 02' 29" E FOR A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 40' 37", HAVING A RADIUS OF 377.50 FEET, AND WHOSE  
LONG CHORD BEARS S 50° 18' 44" W FOR A DISTANCE OF 30.81 FEET.  
THENCE, S 04° 38' 02" E FOR A DISTANCE OF 8.65 FEET TO A POINT ON A LINE.  
THENCE, N 29° 20' 59" E FOR A DISTANCE OF 55.00 FEET TO A POINT ON A LINE.  
THENCE, N 41° 49' 58" E FOR A DISTANCE OF 268.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE LEFT THROUGH 13° 50' 17", HAVING A RADIUS OF 1027.50 FEET, AND WHOSE LONG CHORD  
BEARS S 49° 30' 03" E FOR A DISTANCE OF 247.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,  
SAID CURVE TURNING TO THE RIGHT THROUGH 02° 09' 19", HAVING A RADIUS OF 972.50 FEET, AND WHOSE LONG CHORD  
BEARS S 55° 24' 24" W FOR A DISTANCE OF 167.59 FEET.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 53' 10", HAVING A RADIUS OF 972.50 FEET, AND WHOSE  
LONG CHORD BEARS S 49° 19' 22" E FOR A DISTANCE OF 167.59 FEET.  
THENCE, S 44° 22' 47" E FOR A DISTANCE OF 23.73 FEET TO A POINT ON A LINE.  
THENCE, S 41° 49' 59" W FOR A DISTANCE OF 266.19 FEET TO A POINT ON A LINE.  
THENCE, S 32° 58' 37" W FOR A DISTANCE OF 56.37 FEET TO A POINT ON A LINE.  
THENCE, S 32° 48' 19" W FOR A DISTANCE OF 96.91 FEET TO A POINT ON A LINE.  
THENCE, S 45° 16' 11" W FOR A DISTANCE OF 269.40 FEET TO A POINT ON A LINE.  
THENCE, N 62° 29' 44" W FOR A DISTANCE OF 31.68 FEET TO A POINT ON A LINE.  
THENCE, N 61° 30' 47" W FOR A DISTANCE OF 55.94 FEET TO A POINT ON A LINE.  
THENCE, N 57° 47' 58" W A DISTANCE OF 150.84 FEET TO THE POINT OF BEGINNING

CONTAINS: ±4.58 ACRES AND 9 TOTAL LOTS



## 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

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

---

---

\_\_\_\_\_  
 SIGNED \_\_\_\_\_

ATTEST \_\_\_\_\_  
 CLERK, DEPOSED

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

## UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein



## 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.

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 PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. 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 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 2 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 5 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION CONSTRUCTION VALVE REQUIRED (PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (8x4 POSTAL BOX BASEMENT)

## LEGEND

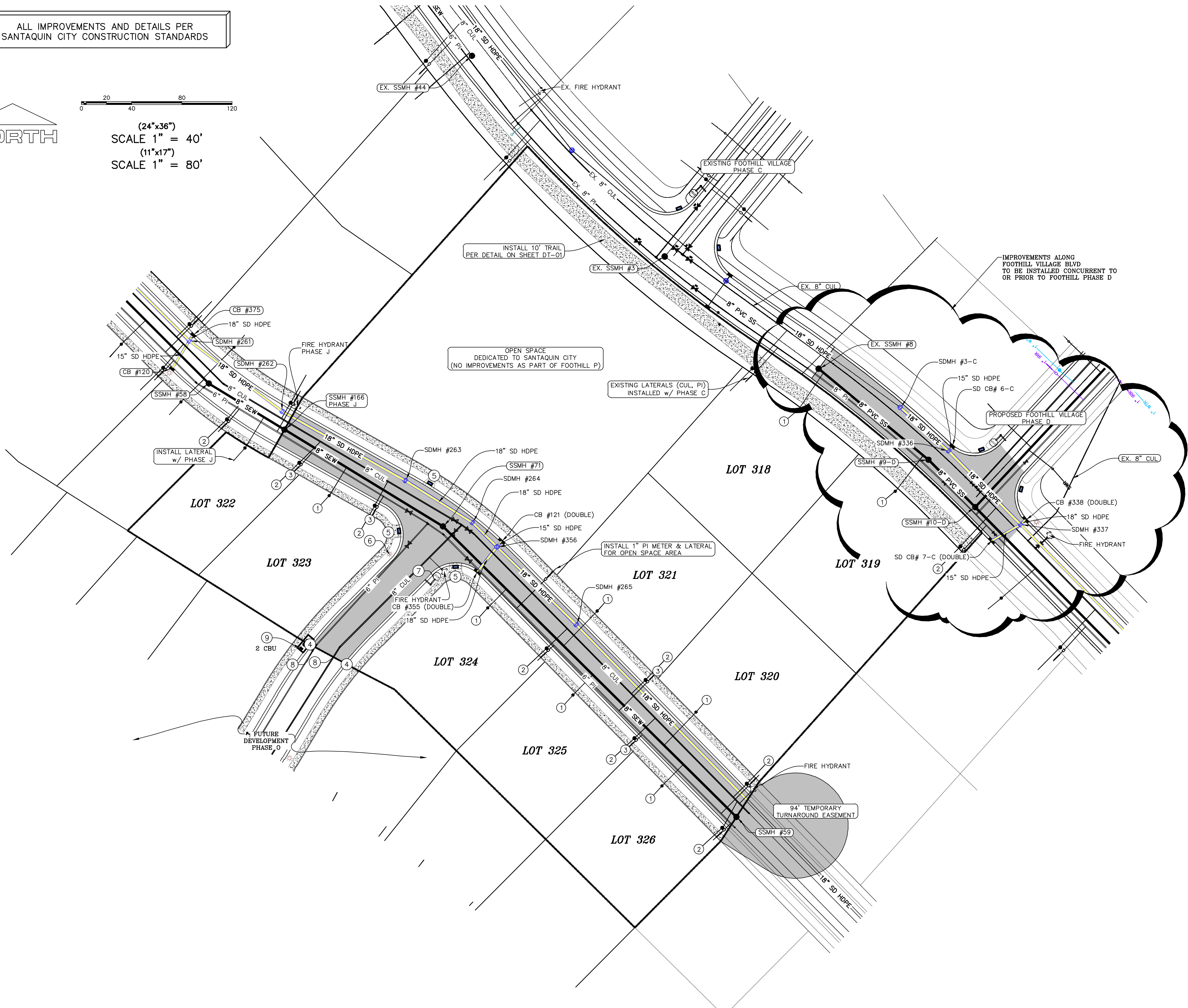
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING DEED LINE
	EXISTING STORM MAIN
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING PI MAIN
	EXISTING CONCRETE
	PI/WAT/SEWER LATERAL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED CURB & GUTTER
	PROPOSED LOT LINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

0 20 40 80 120

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



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



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'P'**

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
SITE/UTILITY PLAN

SHEET:  
SP-01



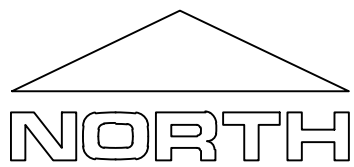
NOTES:

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 PL. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NOTES TO CONTRACTOR:

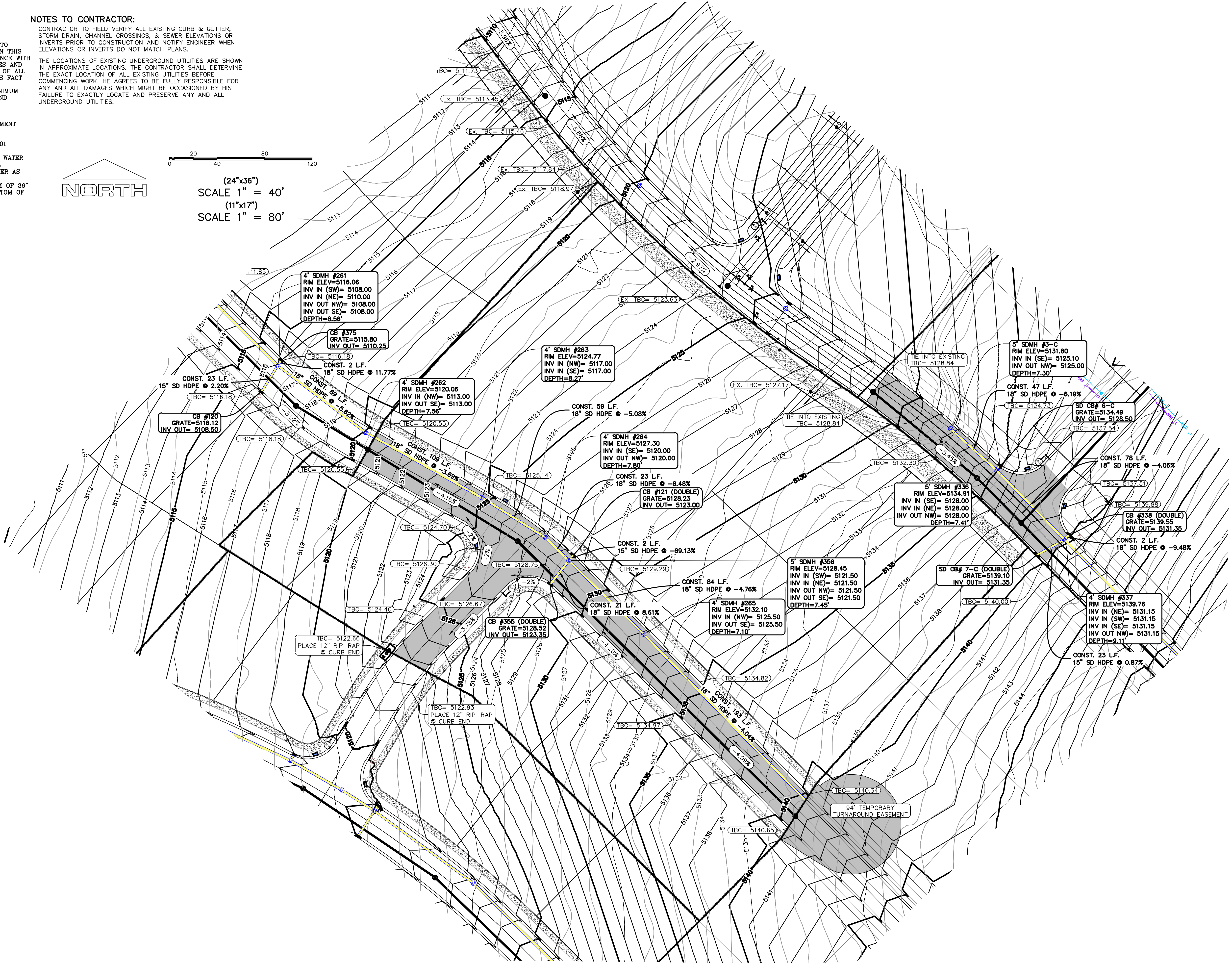
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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.



0 20 40 80 120

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



Engineering & Surveying

**region**

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
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**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'P'**

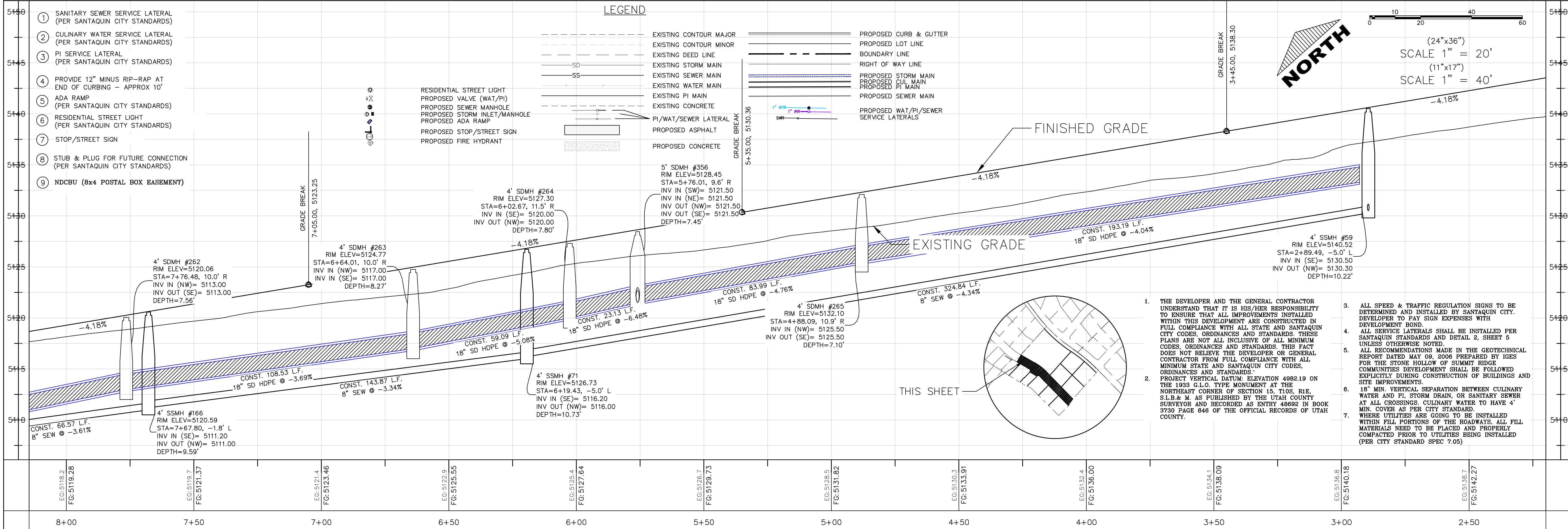
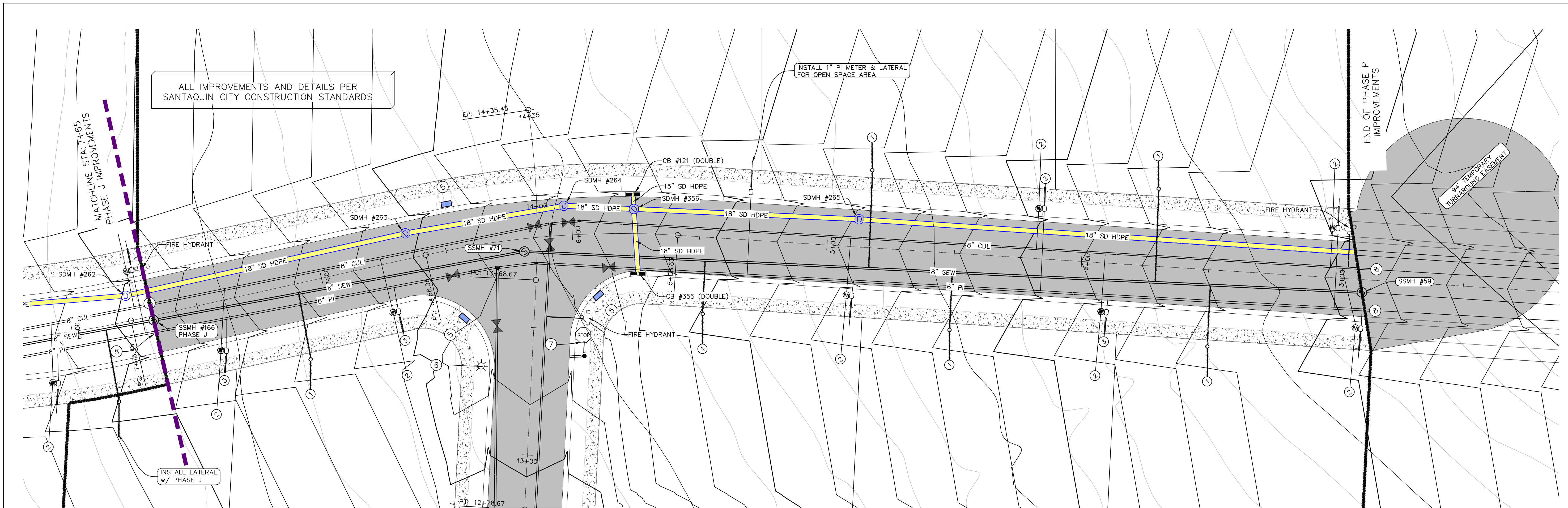
LOCATED IN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
GRADING PLAN

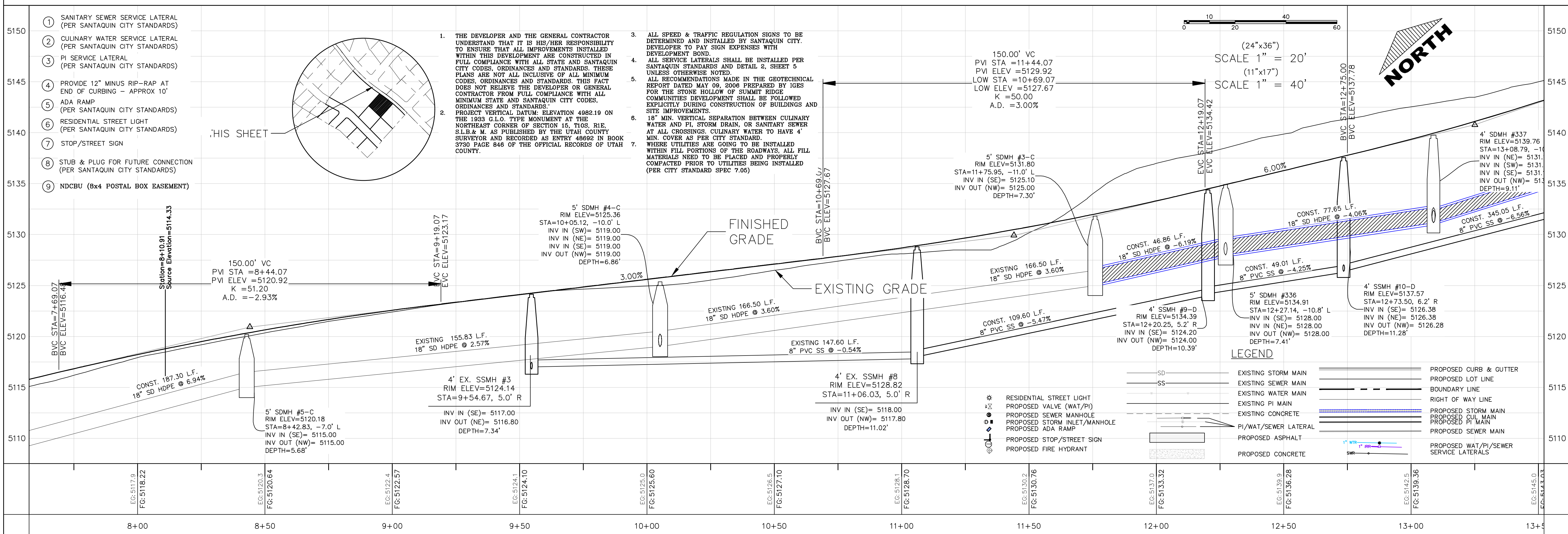
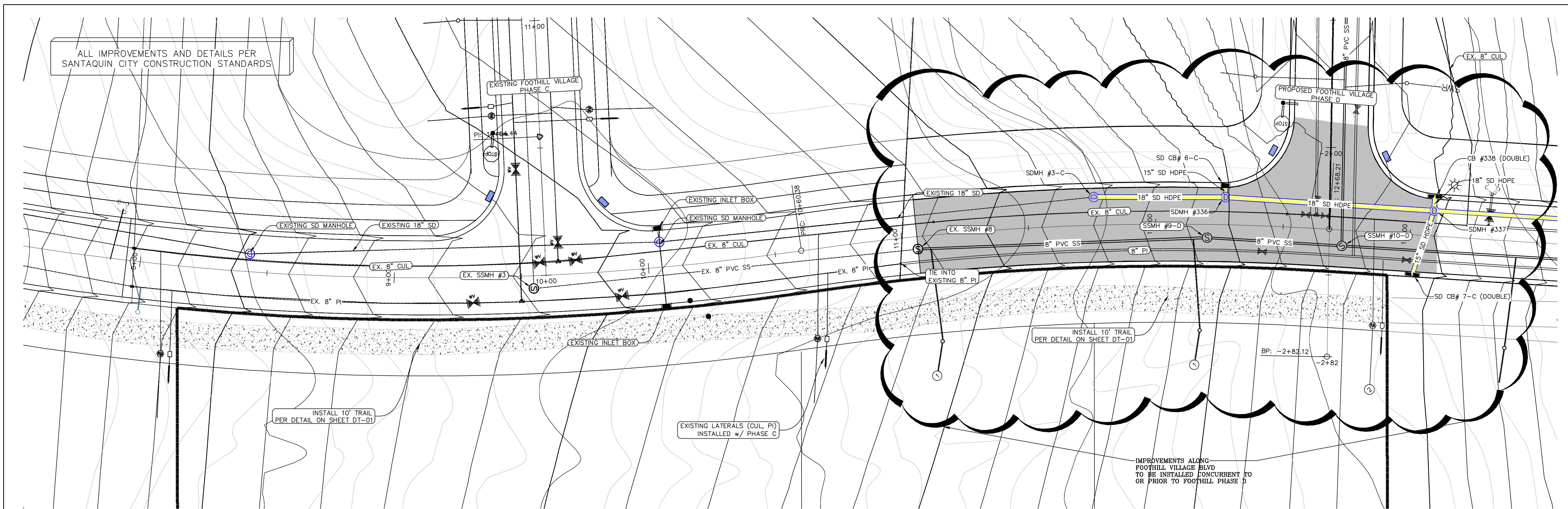
SHEET:  
**GR-01**





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DATE:10.30.2020

PROJECT #

REVISIONS:

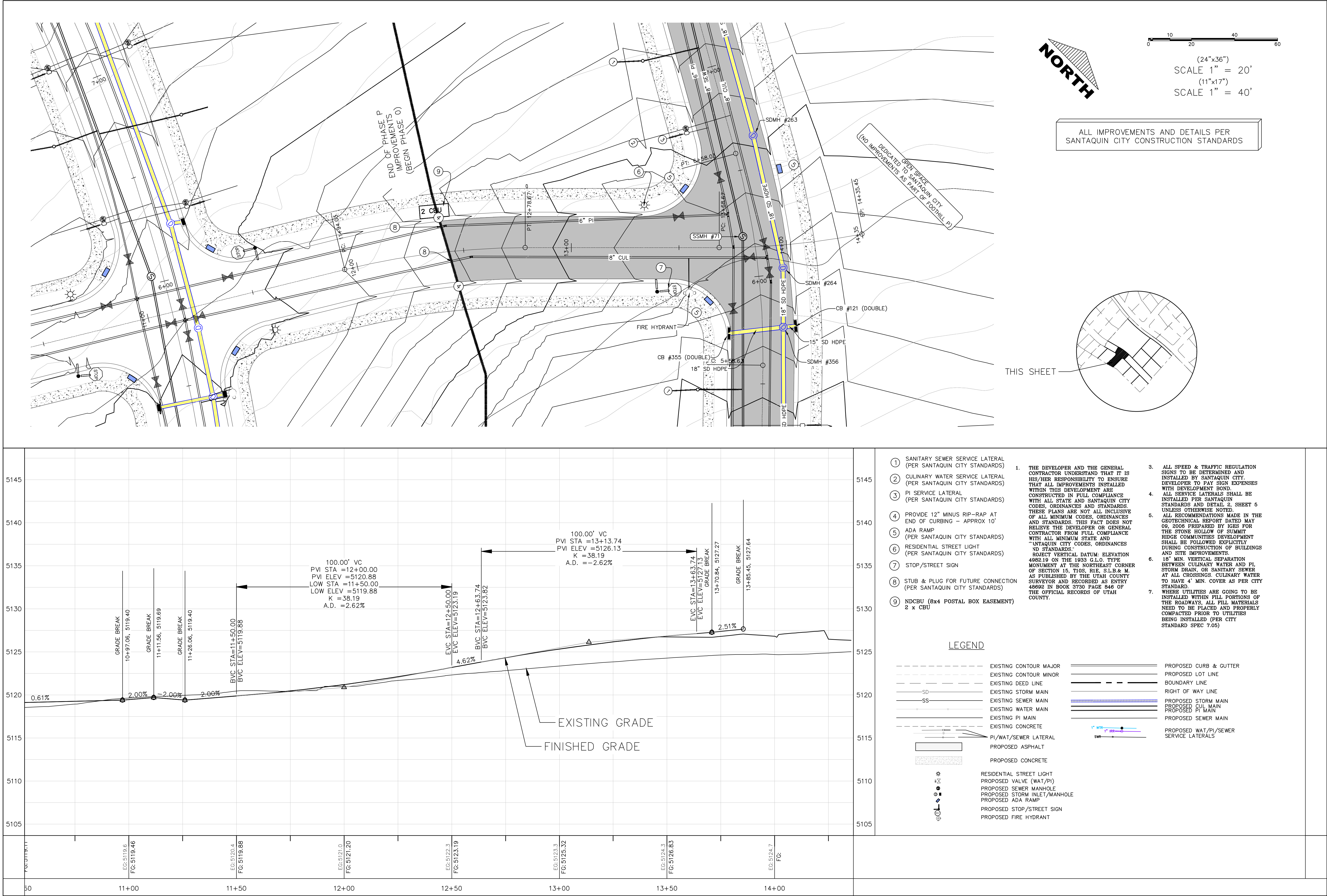
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SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-02





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region  
Engineering  
& Surveying

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

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
#187023  
Donald L. Evans  
P.E., S.E.

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'P'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11.1, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020	
PROJECT #	
REVISIONS:	
1	
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SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-03



PROPOSED SILT FENCE  
(SEE SHEET EC-02)

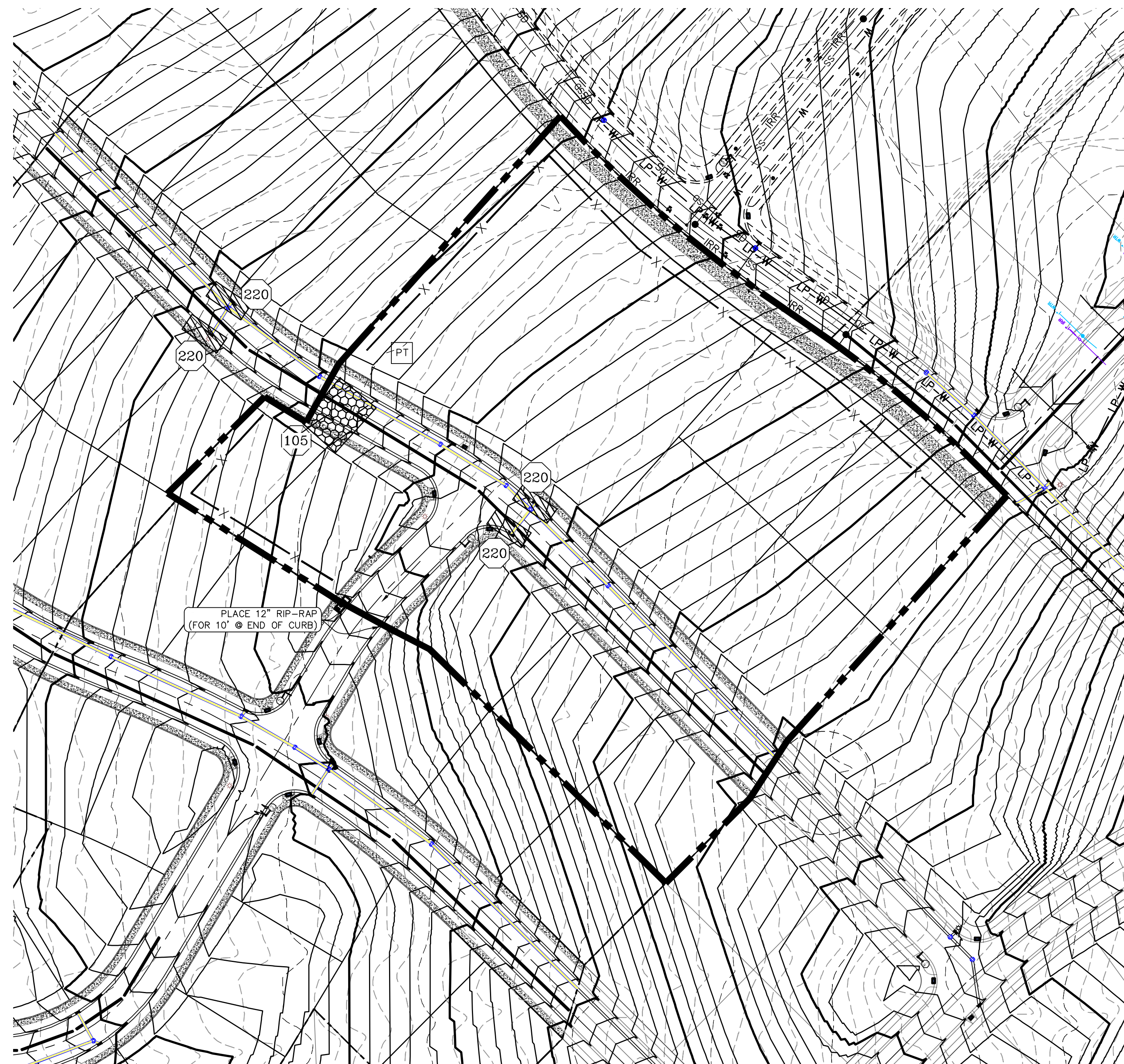
FLOW ARROW

PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)

PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)

**PORTABLE TOILETS**

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



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

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

DEVELOPERS NAME  
(\* Uppercase Bold Letters)

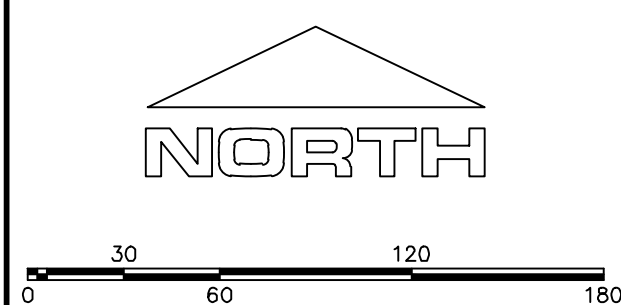
PROJECT NAME  
(\* Uppercase Bold Letters)

PERMIT NUMBER  
(\* Bold Numbers)

Office Phone Contact ###-###-####  
(4<sup>th</sup> Bold Numbers)

Cell Phone Contact ###-###-####  
(4<sup>th</sup> Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
 XXXX-XXXX-XXXX  
 (3<sup>rd</sup> Uppercase Bold Letters and 3<sup>rd</sup> Bold Numbers)



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

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

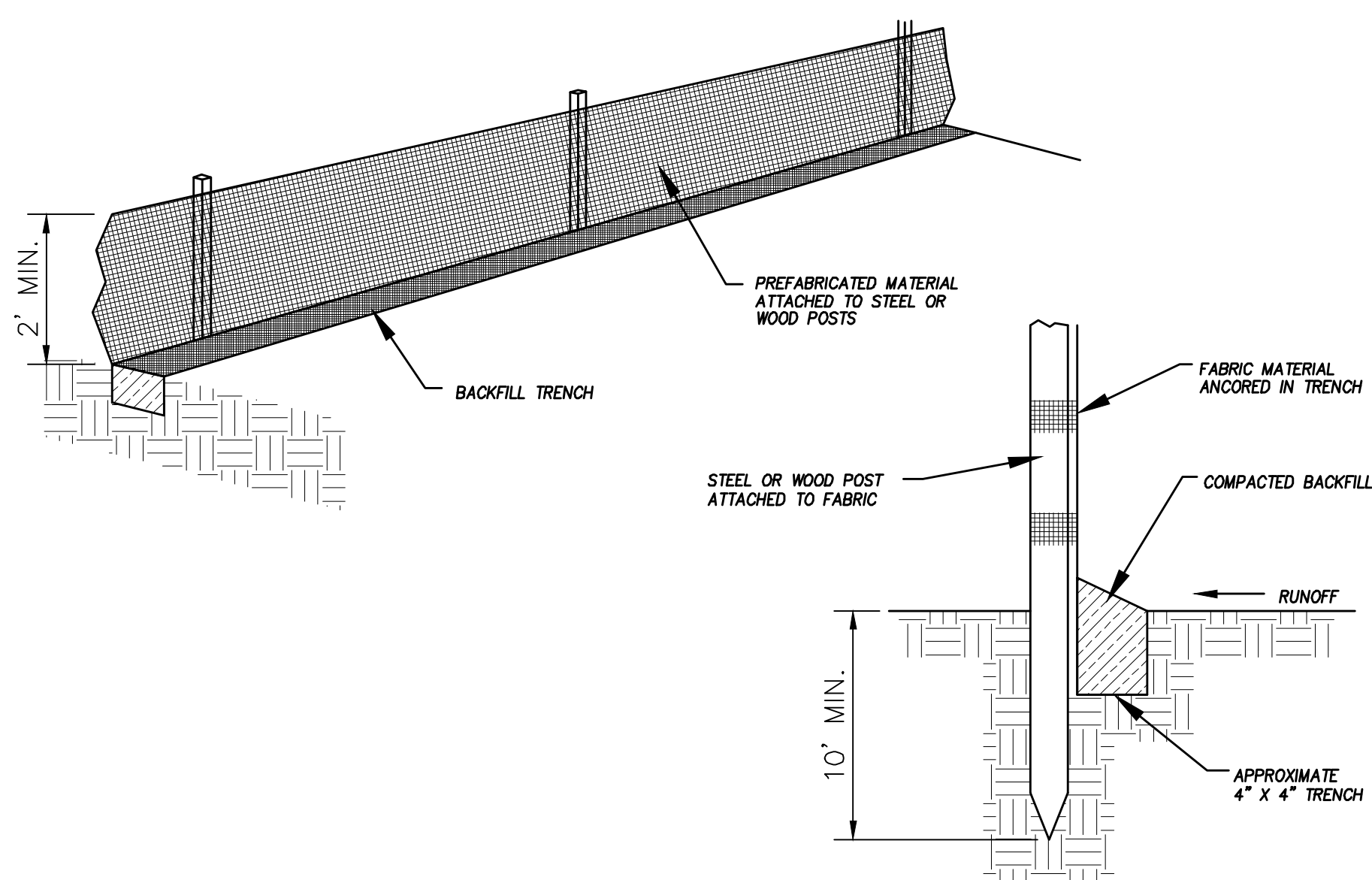
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SHEET: EC-01

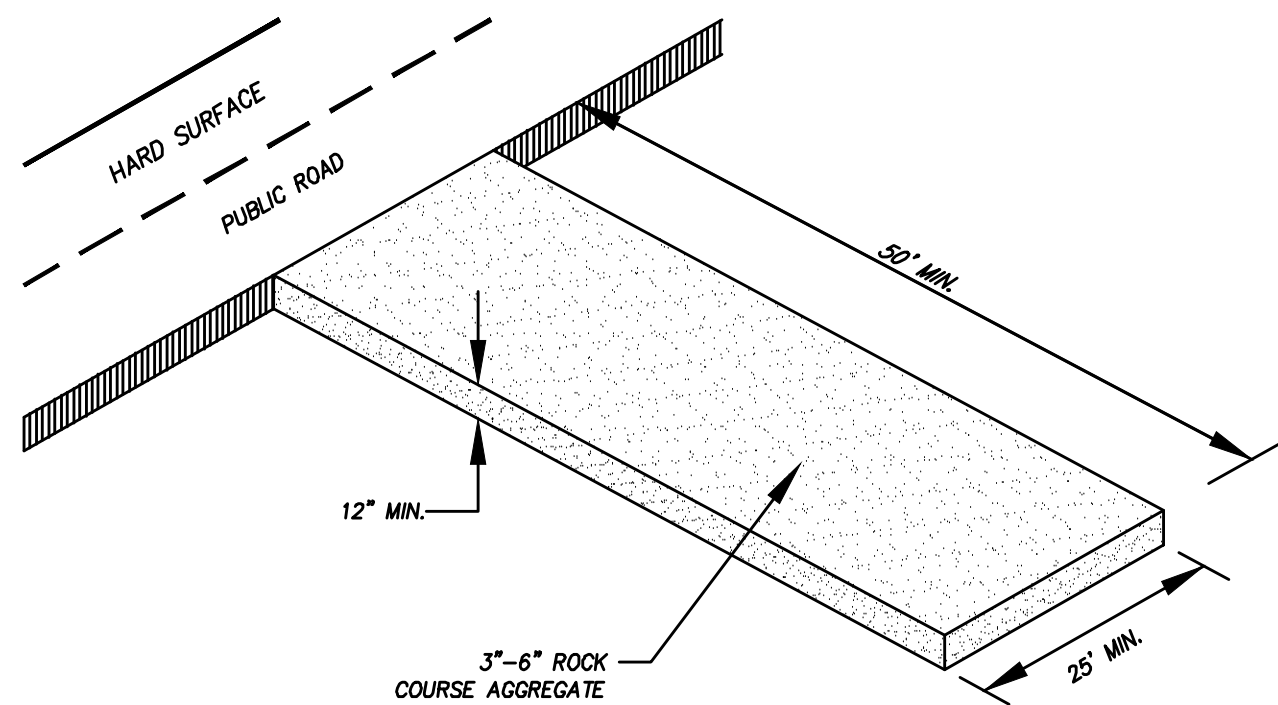
**region** **Engineering & Surveying**  
 1776 N. State St. #1110  
 Orem, UT 84057  
 P: 801.376.2245  
 regiondesignllc.com

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'P'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

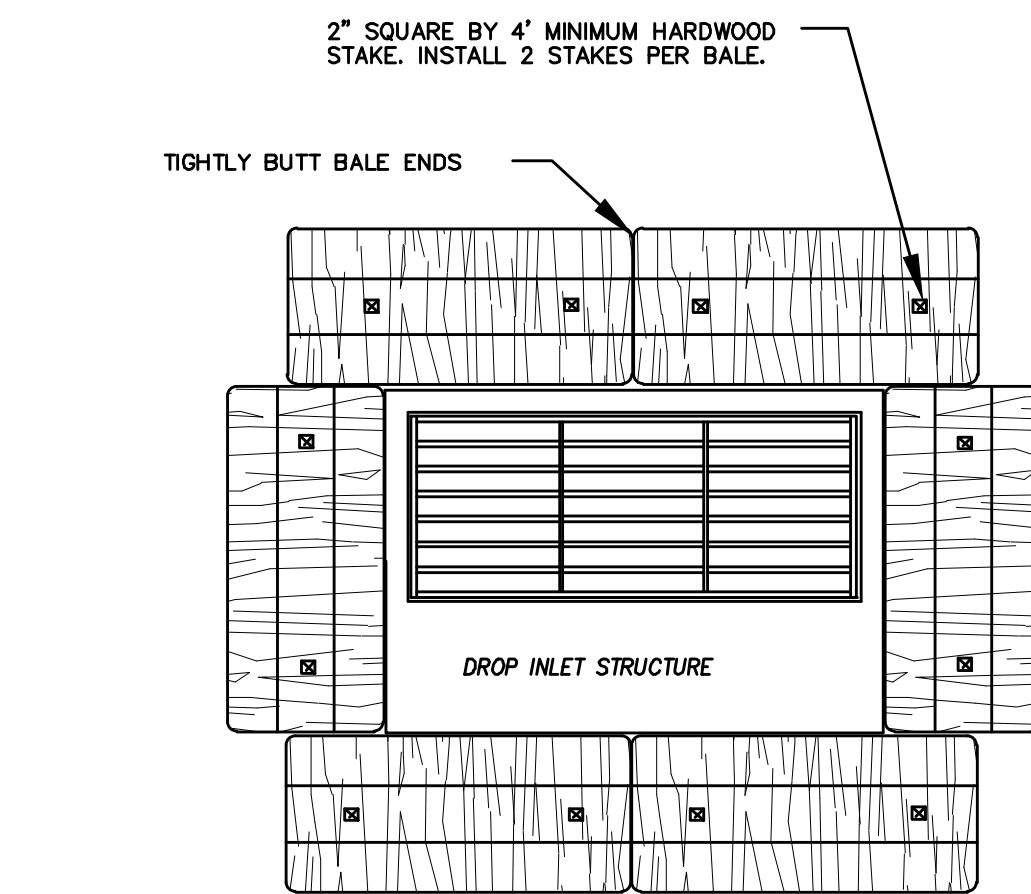




DETAIL-A  
SILT FENCE DETAIL  
-NTS-

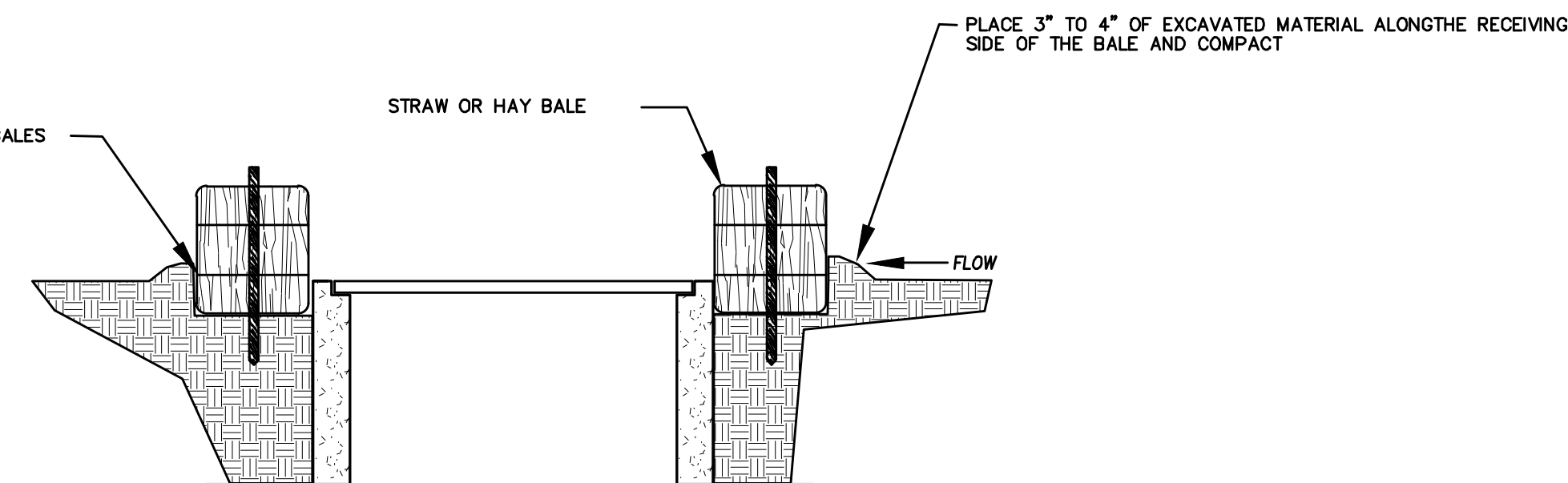


DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
  2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
  3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
  4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
  5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
  6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

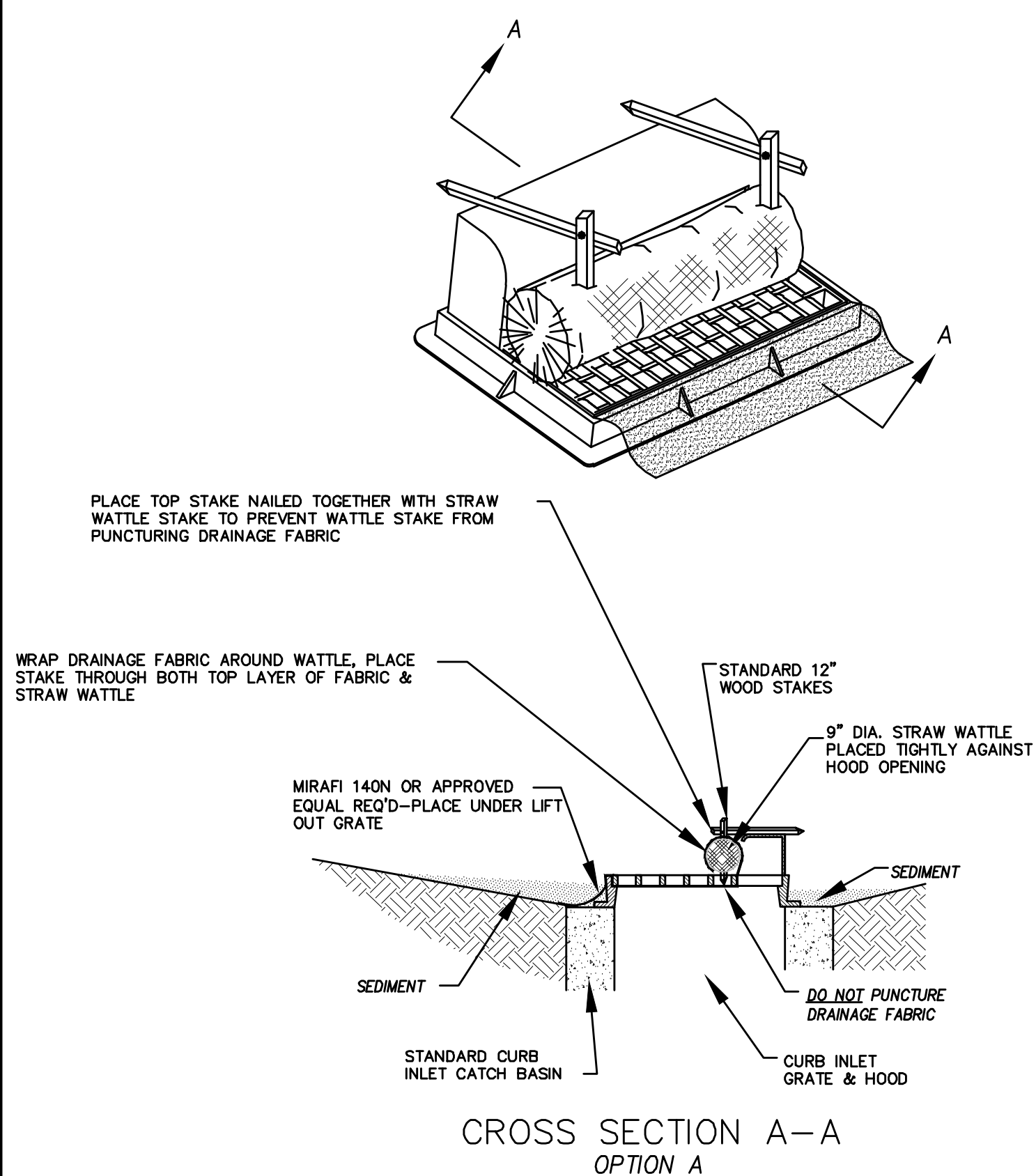


SECTION

DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

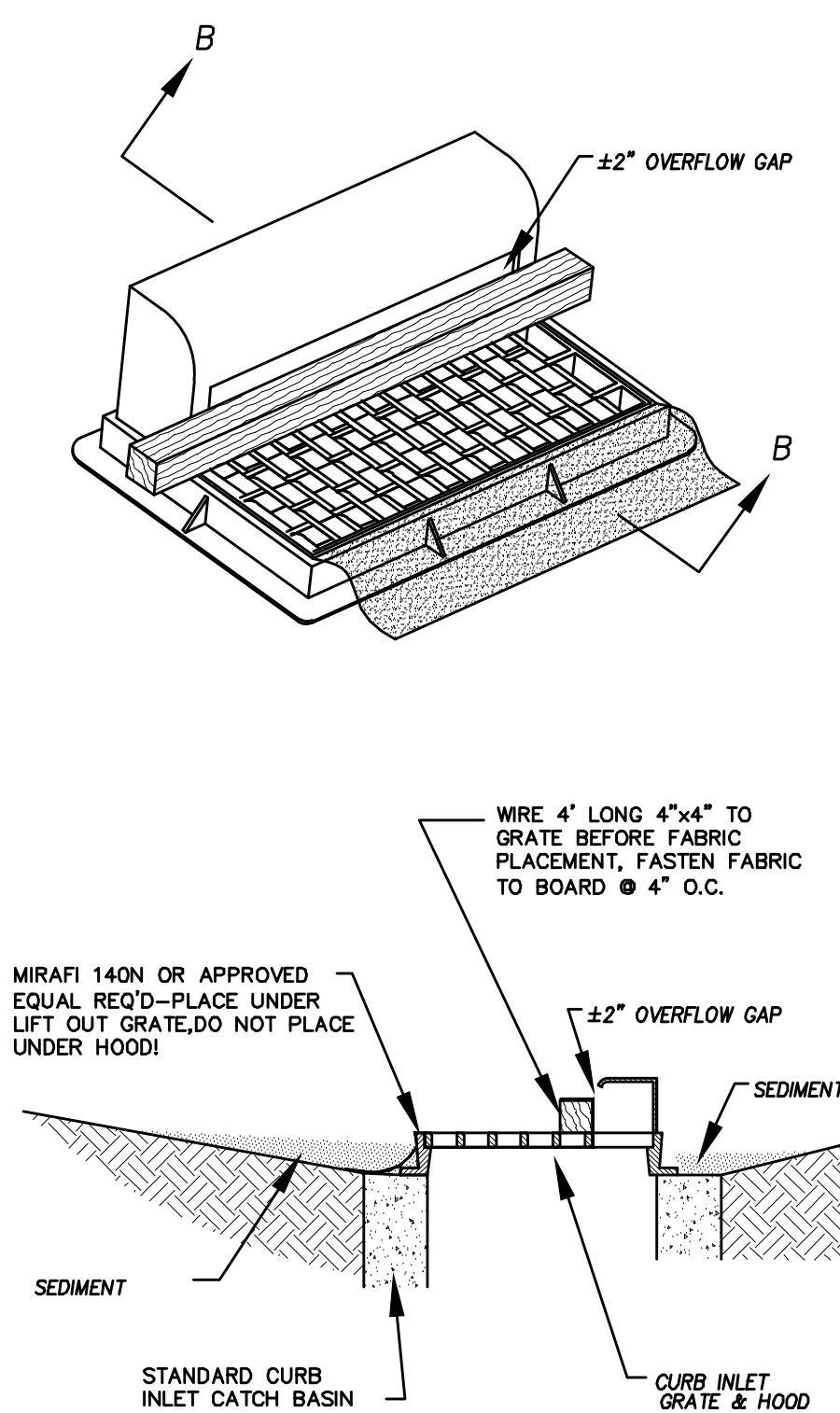
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR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



CROSS SECTION A-A  
OPTION A

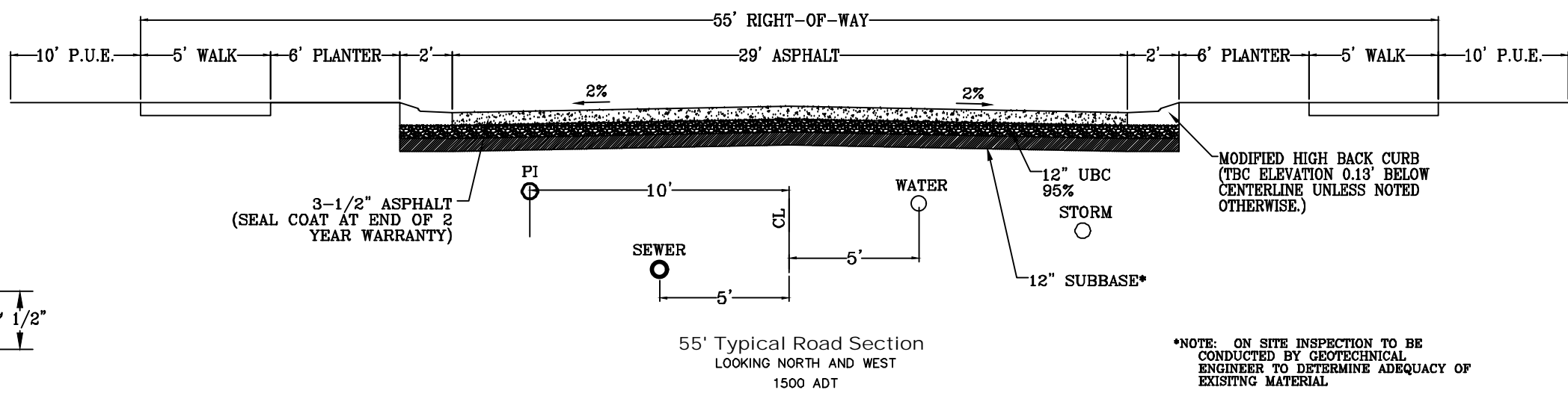
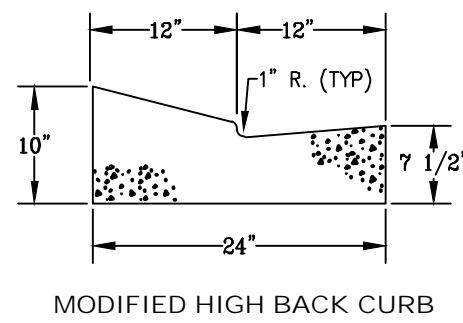
\* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

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

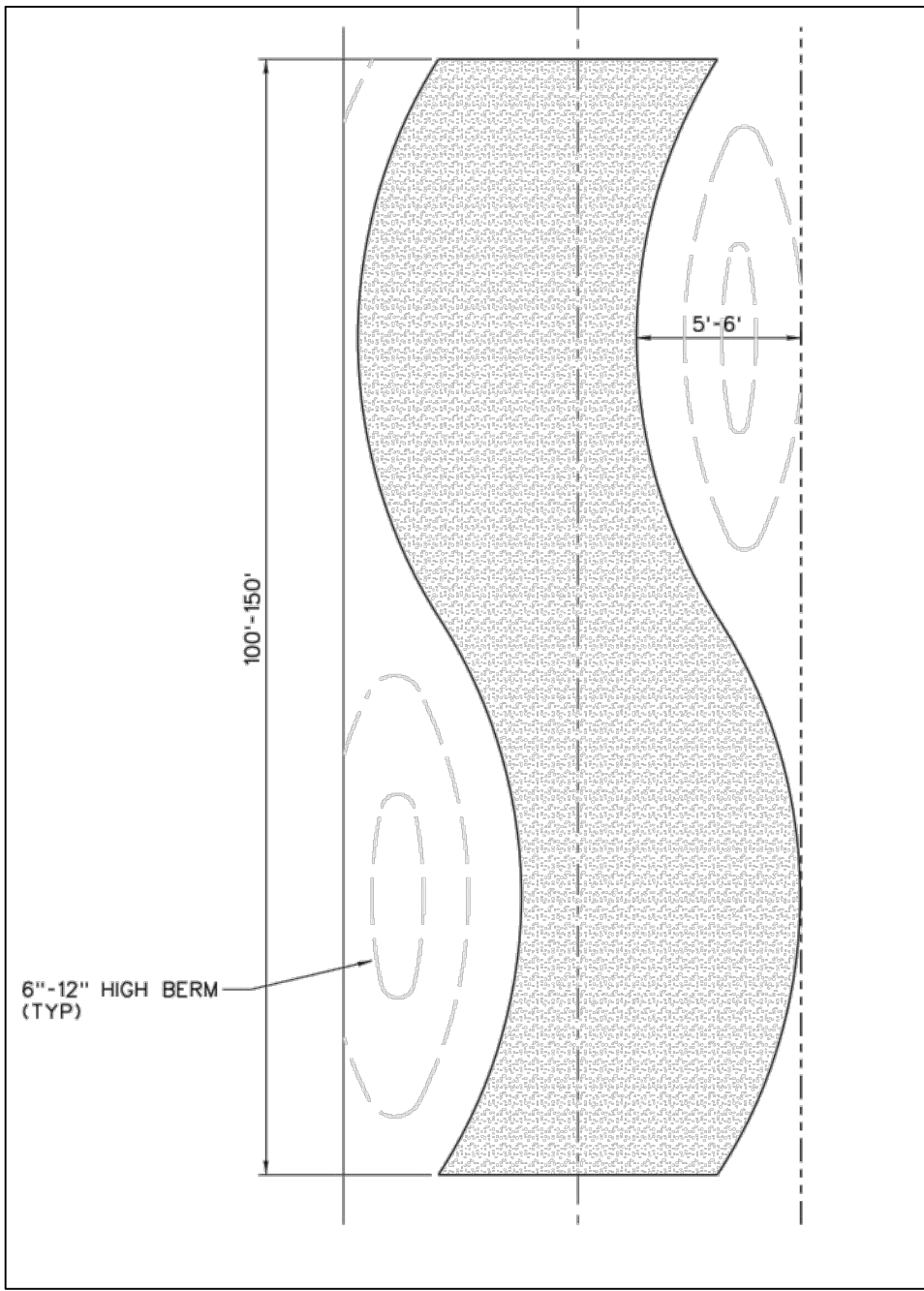
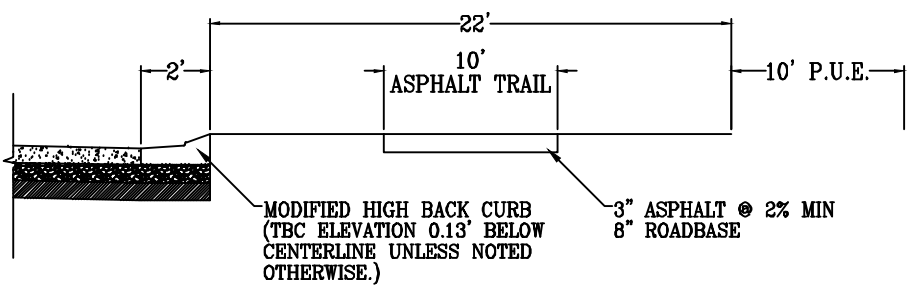


CROSS SECTION B-B  
OPTION B

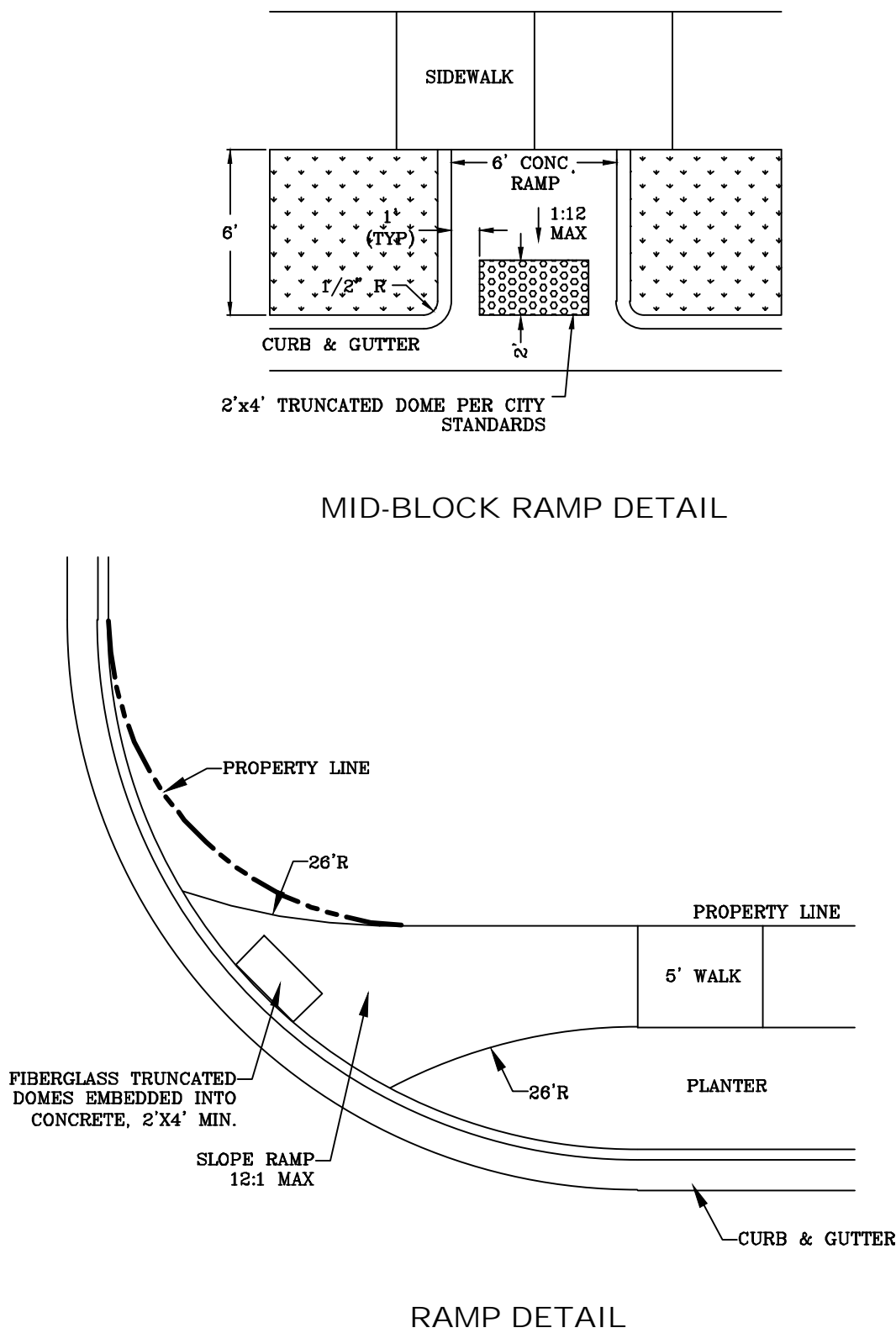
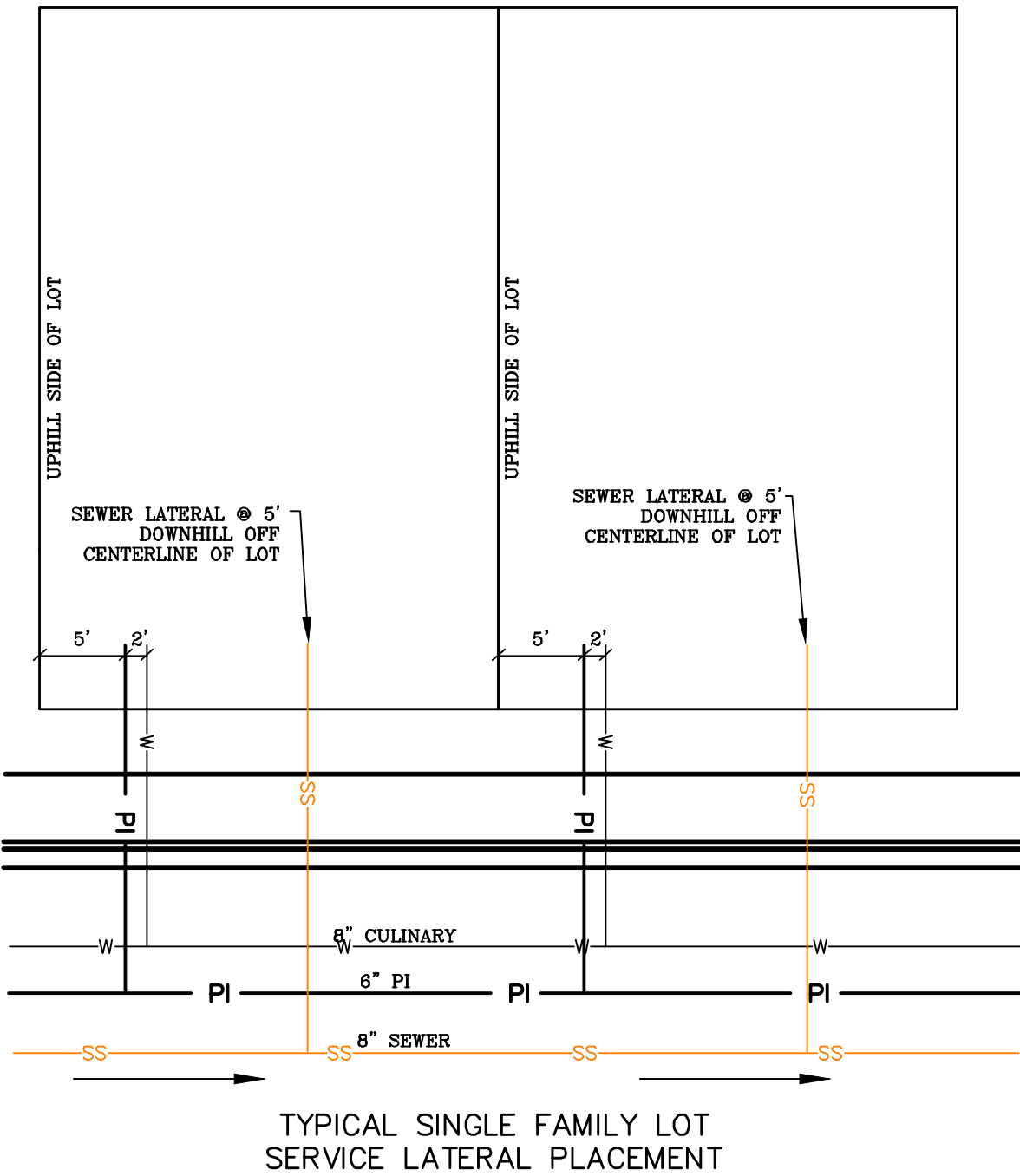




ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



10' ASPHALT TRAIL



region  
Engineering  
& Surveying

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

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'P'  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
TYPICAL DETAILS  
SHEET:  
DT-01



MAILBOX (2 x CBU) LOCATED ALONG DOGWOOD  
DRIVE WITHIN PHASE L



- ACCEPTANCE

The site plan illustrates the layout of the Future Foothill Phases. It features two main residential areas: **PLAT R1**, located in the lower-left portion, and **PLAT R2**, located in the upper-right portion. Both plats are outlined with thick black borders. The plan includes several streets: **HIGHLAND DRIVE** runs diagonally along the top-left boundary; **PAINTREE LANE** runs diagonally along the top-right boundary; and **LOGWOOD DR** runs horizontally along the top-right boundary. A road labeled **1000 15** is shown on the far left. The plan also depicts various building footprints, parking lots, and green spaces. A label **FUTURE FOOTHILL PHASES** is positioned in the lower-right area, pointing towards the plats. The plan is oriented with North at the top.

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PLAT	PLAT SHEET R (2)
PLAT	PLAT SHEET R2 (1)
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01 - PP-03	PLAN & PROFILES
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01 - DT-02	TYPICAL DETAILS

***FOOTHILL VILLAGE SUBDIVISION***  
***PLAT 'R' + R2'***  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

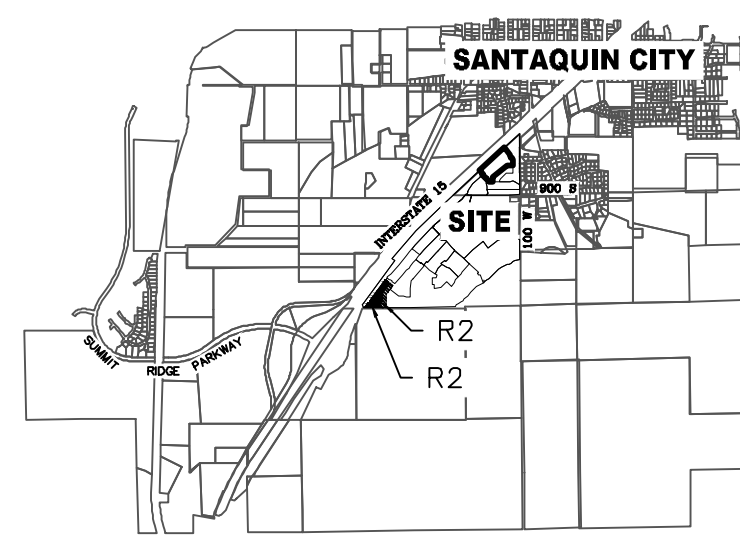
SHEET: CS-01



# FOOTHILL VILLAGE SUBDIVISION PLAT 'R'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

## VICINITY MAP



## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'R2' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S12&M WITH THIS BEARING BEING N0°41'12"W ALONG SAID LINE.

- 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. NO ACCESS FROM ANY UNITS ALONG HIGHLAND DRIVE (LOTS #245-283)

NDCBU (6x4 POSTAL BOX EASEMENT)

## 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 \_\_\_\_\_

## CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES. UPON RECORDING OF THE PLAT MAP, CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929, AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURY LINK \_\_\_\_\_



0 50 100 150

(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

## 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.

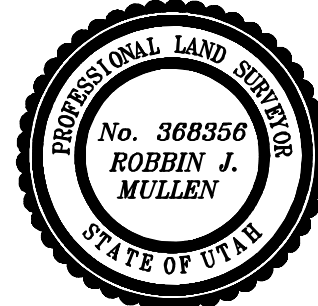
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

DOMINION ENERGY COMPANY

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

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

SURVEYOR'S SEAL



## 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.

## PHASE R

## Boundary Description

BEGINNING AT A POINT LOCATED S89°24'57"W ALONG THE SECTION LINE 672.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, S 89° 24' 57" W FOR A DISTANCE OF 423.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 47' 27", HAVING A RADIUS OF 1706.50 FEET, AND WHOSE LONG CHORD BEARS N 37° 46' 09" E FOR A DISTANCE OF 142.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 80° 07' 18", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 80° 13' 32" E FOR A DISTANCE OF 19.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 48° 24' 20" E FOR A DISTANCE OF 48.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 106° 02' 36", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 53' 22" W FOR A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 55' 19", HAVING A RADIUS OF 1543.50 FEET, AND WHOSE LONG CHORD BEARS N 37° 40' 17" E FOR A DISTANCE OF 78.71 FEET.

THENCE, N 36° 12' 37" E FOR A DISTANCE OF 530.69 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 92° 55' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 82° 40' 07" E FOR A DISTANCE OF 21.75 FEET.

THENCE, S 50° 52' 23" E FOR A DISTANCE OF 52.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 09' 11", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 47' 48" E FOR A DISTANCE OF 21.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 50° 58' 40" E FOR A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 45' 14", HAVING A RADIUS OF 1480.50 FEET, AND WHOSE LONG CHORD BEARS S 37° 54' 38" W FOR A DISTANCE OF 71.16 FEET.

THENCE, S 36° 32' 02" W FOR A DISTANCE OF 172.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 32' 02", HAVING A RADIUS OF 177.50 FEET, AND WHOSE LONG CHORD BEARS S 18° 16' 01" W FOR A DISTANCE OF 111.27 FEET.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 121.89 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 60° 00' 48", HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS S 30° 00' 24" W FOR A DISTANCE OF 65.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 21° 41' 25" E A DISTANCE OF 107.12 FEET TO THE POINT OF BEGINNING

CONTAINS: ±3.17 ACRES AND 19 TOTAL 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

S.S.

STATE OF UTAH

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

SHEET 1 OF 2

# FOOTHILL VILLAGE SUBDIVISION PLAT 'R'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

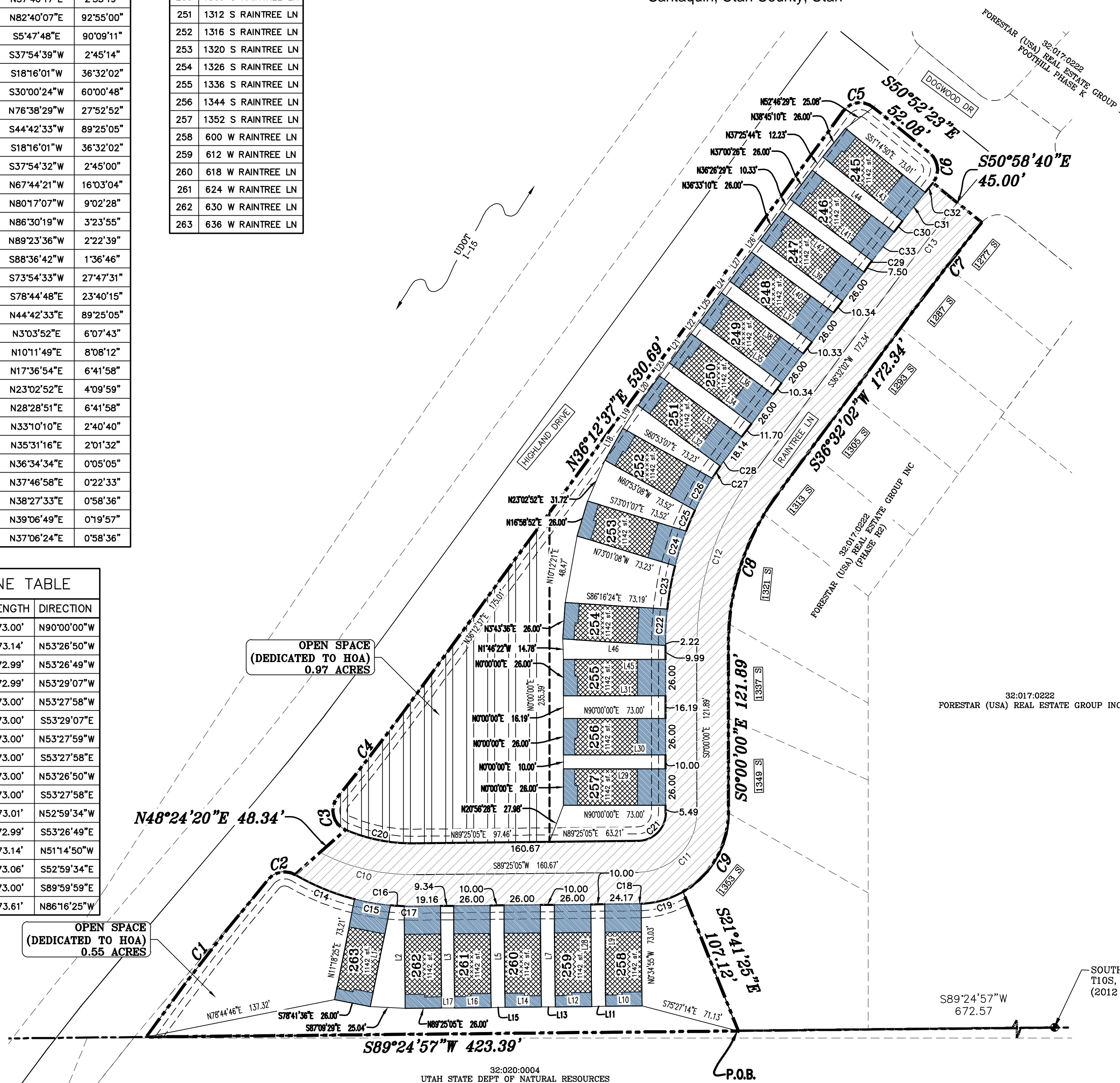
This form approved by Utah County and the municipalities therein.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	142.69'	1706.50'	142.65'	N37°46'09"E	4°47'27"
C2	20.98'	15.00'	19.31'	N80°13'32"E	80°07'18"
C3	27.76'	15.00'	23.97'	N13°53'22"W	106°02'36"
C4	78.72'	1543.50'	78.71'	N37°40'17"E	2°55'19"
C5	24.33'	15.00'	21.75'	N82°40'07"E	92°55'00"
C6	23.60'	15.00'	21.24'	S5°47'48"E	90°09'11"
C7	71.16'	1480.50'	71.16'	S37°54'39"W	2°45'14"
C8	113.18'	177.50'	111.27'	S18°16'01"W	36°32'02"
C9	68.08'	65.00'	65.01'	S30°00'24"W	60°00'48"
C10	69.34'	142.50'	68.66'	N76°38'29"W	27°52'52"
C11	66.33'	42.50'	59.80'	S44°42'33"W	89°25'05"
C12	127.53'	200.00'	125.38'	S18°16'01"W	36°32'02"
C13	72.14'	1503.00'	72.13'	S37°54'32"W	2°45'00"
C14	46.22'	165.00'	46.07'	N67°44'21"W	16°03'04"
C15	26.04'	165.00'	26.01'	N80°17'07"W	9°02'28"
C16	9.79'	165.00'	9.79'	N86°30'19"W	3°23'55"
C17	6.85'	165.00'	6.85'	N89°23'36"W	2°22'39"
C18	1.83'	65.00'	1.83'	S88°36'42"W	1°36'46"
C19	31.53'	65.00'	31.22'	S73°54'33"W	27°47'31"
C20	49.58'	120.00'	49.22'	S78°44'48"E	23°40'15"
C21	31.21'	20.00'	28.14'	N44°42'33"E	89°25'05"
C22	23.80'	222.50'	23.79'	N3°03'52"E	6°07'43"
C23	31.60'	222.50'	31.57'	N10°11'49"E	8°08'12"
C24	26.02'	222.50'	26.00'	N17°36'54"E	6°41'58"
C25	16.18'	222.50'	16.18'	N23°02'52"E	4°09'59"
C26	26.02'	222.50'	26.00'	N28°28'51"E	6°41'58"
C27	10.40'	222.50'	10.40'	N33°10'10"E	2°40'40"
C28	7.87'	222.50'	7.87'	N35°31'16"E	2°01'32"
C29	2.25'	1525.50'	2.25'	N36°34'34"E	0°05'05"
C30	10.01'	1525.50'	10.01'	N37°46'58"E	0°22'33"
C31	26.00'	1525.50'	26.00'	N38°27'33"E	0°58'36"
C32	8.86'	1525.50'	8.86'	N39°06'49"E	0°19'57"
C33	26.00'	1525.50'	26.00'	N37°06'24"E	0°58'36"

LOT	ADDRESS
245	1276 S RAINTREE LN
246	1284 S RAINTREE LN
247	1288 S RAINTREE LN
248	1292 S RAINTREE LN
249	1302 S RAINTREE LN
250	1306 S RAINTREE LN
251	1312 S RAINTREE LN
252	1316 S RAINTREE LN
253	1320 S RAINTREE LN
254	1326 S RAINTREE LN
255	1336 S RAINTREE LN
256	1344 S RAINTREE LN
257	1352 S RAINTREE LN
258	600 W RAINTREE LN
259	612 W RAINTREE LN
260	618 W RAINTREE LN
261	624 W RAINTREE LN
262	630 W RAINTREE LN
263	636 W RAINTREE LN

LINE	LENGTH	DIRECTION
L1	73.93'	N11°18'24"E
L2	73.14'	S0°34'55"E
L3	73.00'	N0°34'54"W
L4	73.00'	S0°34'56"E
L5	73.00'	N0°34'55"W
L6	73.00'	S0°34'55"E
L7	73.00'	N0°34'54"W
L8	73.00'	S0°34'56"E
L9	73.00'	N0°34'54"W
L10	26.00'	N89°25'05"E
L11	10.00'	N89°25'05"E
L12	26.00'	N89°25'05"E
L13	10.00'	N89°25'05"E
L14	26.00'	N89°25'05"E
L15	10.00'	N89°25'05"E
L16	26.00'	N89°25'05"E
L17	9.34'	N89°25'05"E
L18	26.00'	N29°06'53"E
L19	19.89'	N33°16'15"E
L20	26.00'	N36°33'10"E
L21	26.00'	N36°30'53"E
L22	10.37'	N36°32'53"E
L23	11.65'	N36°32'02"E
L24	10.33'	N36°32'02"E
L25	26.00'	N36°32'02"E
L26	10.37'	N36°31'11"E
L27	26.00'	N36°32'02"E
L28	73.00'	S0°34'55"E
L29	73.00'	S89°59'59"E
L30	73.00'	S89°59'59"W

LINE	LENGTH	DIRECTION
L31	73.00'	N90°00'00"W
L32	73.14'	N53°26'50"W
L33	72.99'	N53°26'49"W
L34	72.99'	N53°29'07"W
L35	73.00'	N53°27'58"W
L36	73.00'	S53°29'07"E
L37	73.00'	N53°27'59"W
L38	73.00'	S53°27'58"E
L39	73.00'	N53°26'50"W
L40	73.00'	S53°27'58"E
L41	73.01'	N52°59'34"W
L42	72.99'	S53°26'49"E
L43	73.14'	N51°14'50"W
L44	73.06'	S52°59'34"E
L45	73.00'	S89°59'59"E
L46	73.61'	N86°16'25"W



## 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)

LEGEND	
	ROADS (RIGHT OF WAY)
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA (HOA)
	STORM DRAIN EASEMENT IN FAVOR OF SANTAQUIN CITY
	EASEMENT LINE

## PROJECT STATISTICS

LOTS 15 LOTS  
TOTAL ACREAGE 3.17 ACRES  
TOTAL ACREAGE IN LOTS 0.65 ACRES  
TOTAL ACREAGE IN STREETS 0.82 ACRES  
TOTAL ACREAGE IN HOA OPEN SPACE 1.53 ACRES  
TOTAL LIMITED COMMON AREA 0.17 ACRES  
DENSITY 4.73 UNITS / ACRE  
ZONE R10 PUD

## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CKLeavitt1@drhorton.com

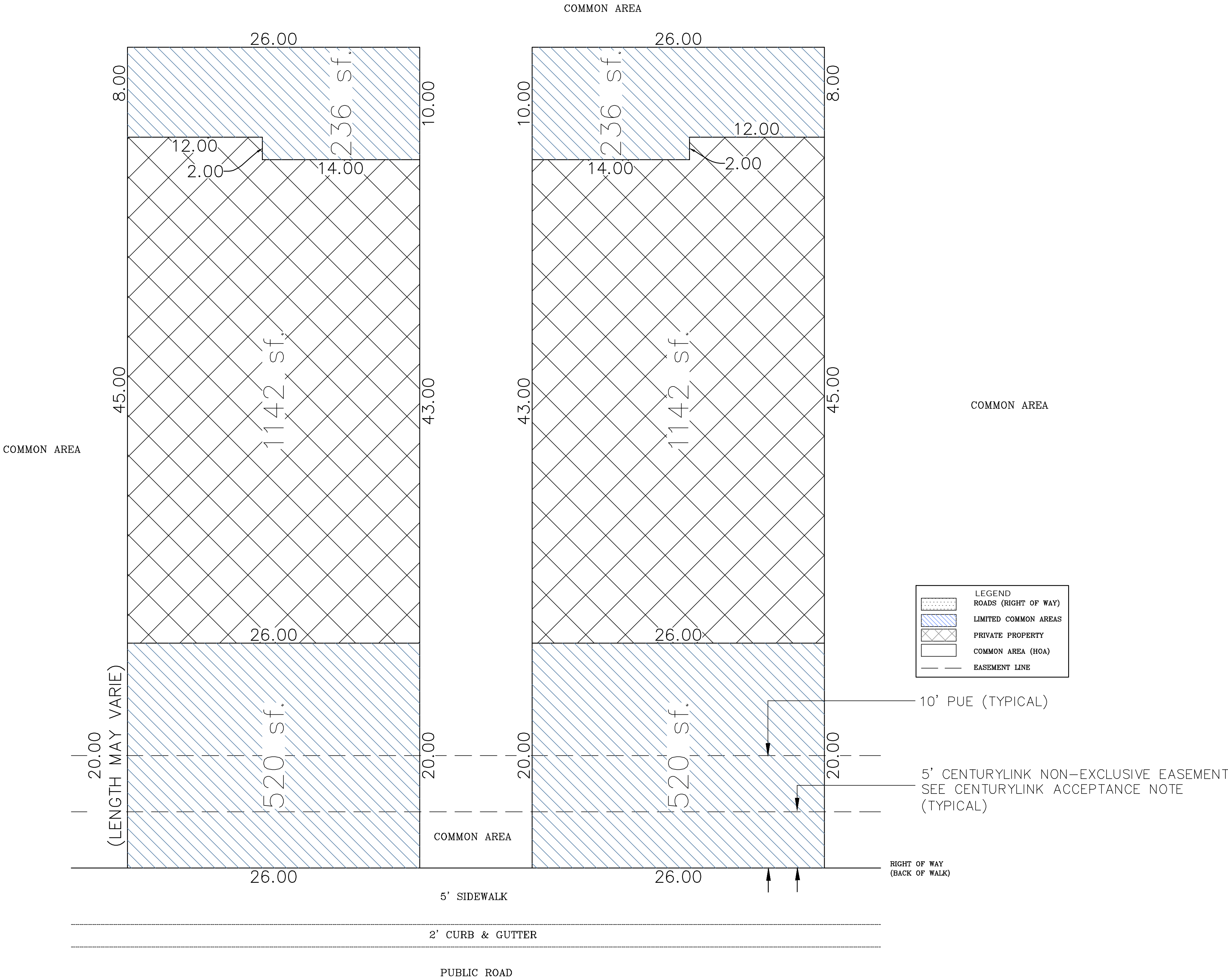
## PROJECT ENGINEER & SURVEYOR

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah



TYPICAL PATIO HOME LAYOUT



**This form approved by Utah County and the municipalities therein.**



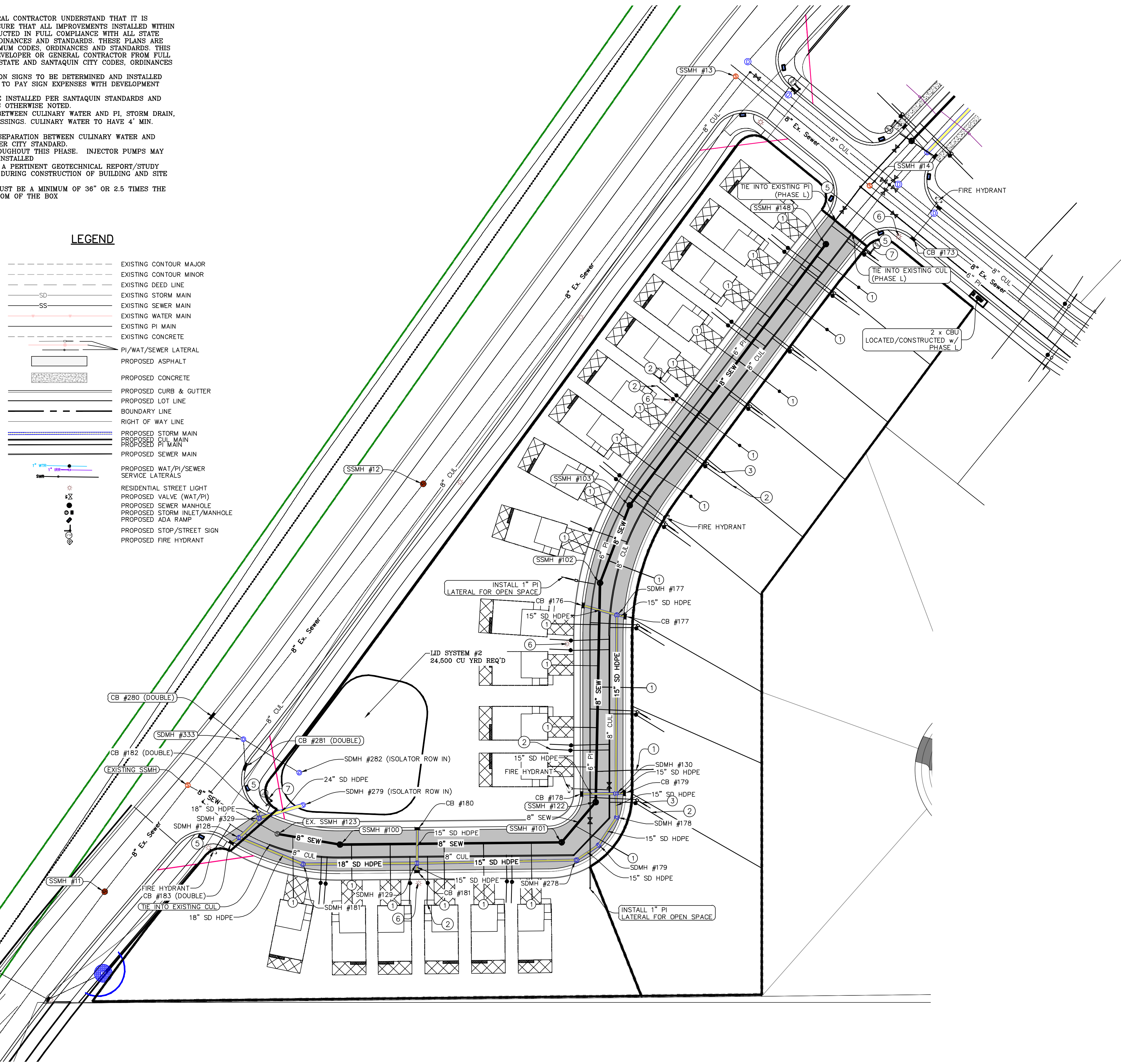
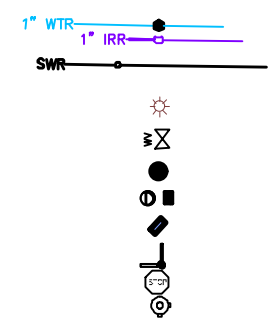
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HR RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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 PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

- 1 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 2 CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 5 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION  
CONSTRUCTION VALVE REQUIRED  
(PER SANTAQUIN CITY 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



0 15 30 60 90

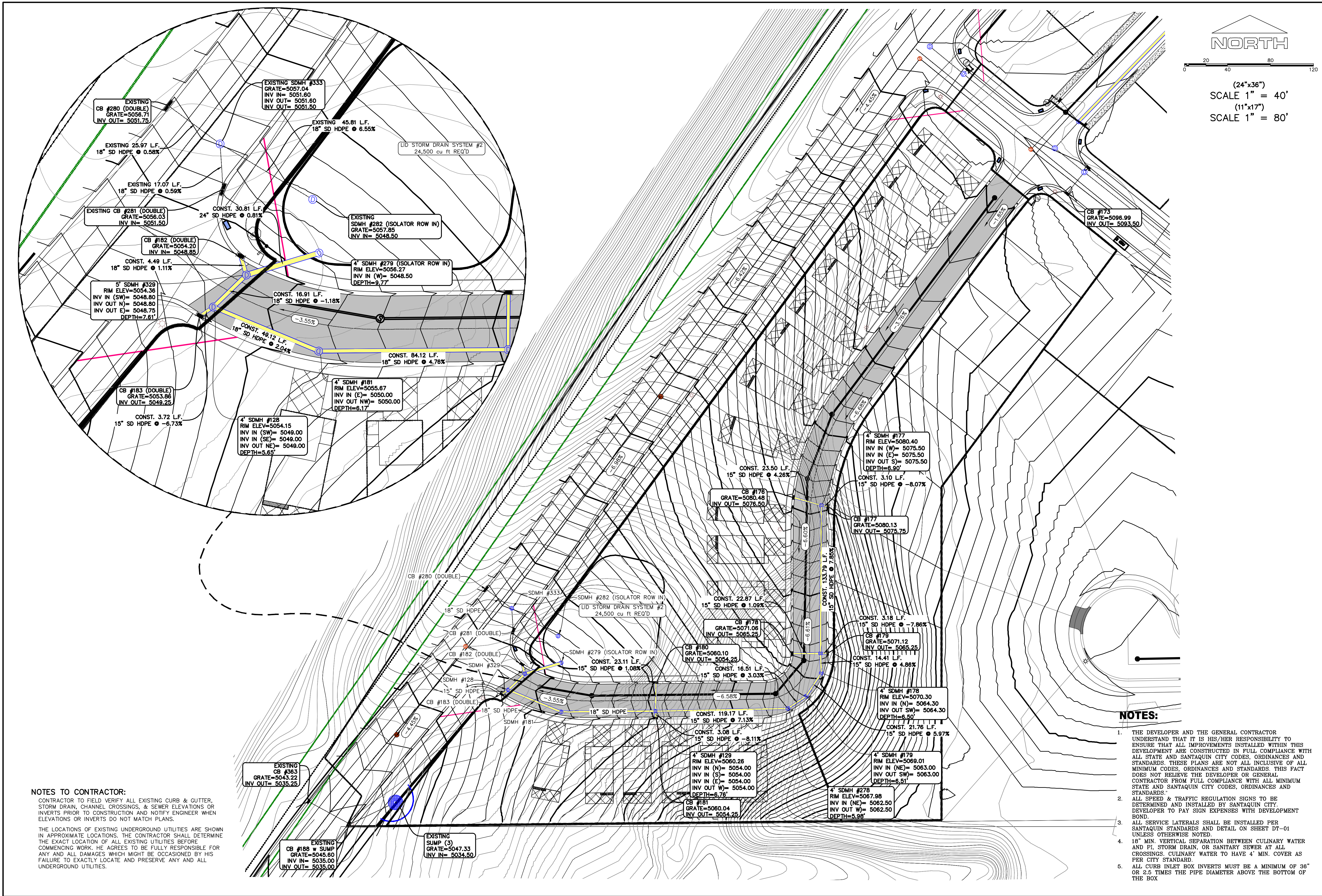
(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

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

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R' + R2'  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020  
PROJECT #  
REVISIONS:  
1  
2  
3  
SHEET NAME:  
SITE/UTILITY PLAN  
SHEET:  
SP-01





NORTH

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

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

**region**

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
#187023  
Donald L. Taylor  
PLAT 'R' + R2  
FOOTHILL VILLAGE SUBDIVISION

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R' + R2'**  
LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

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2	
3	

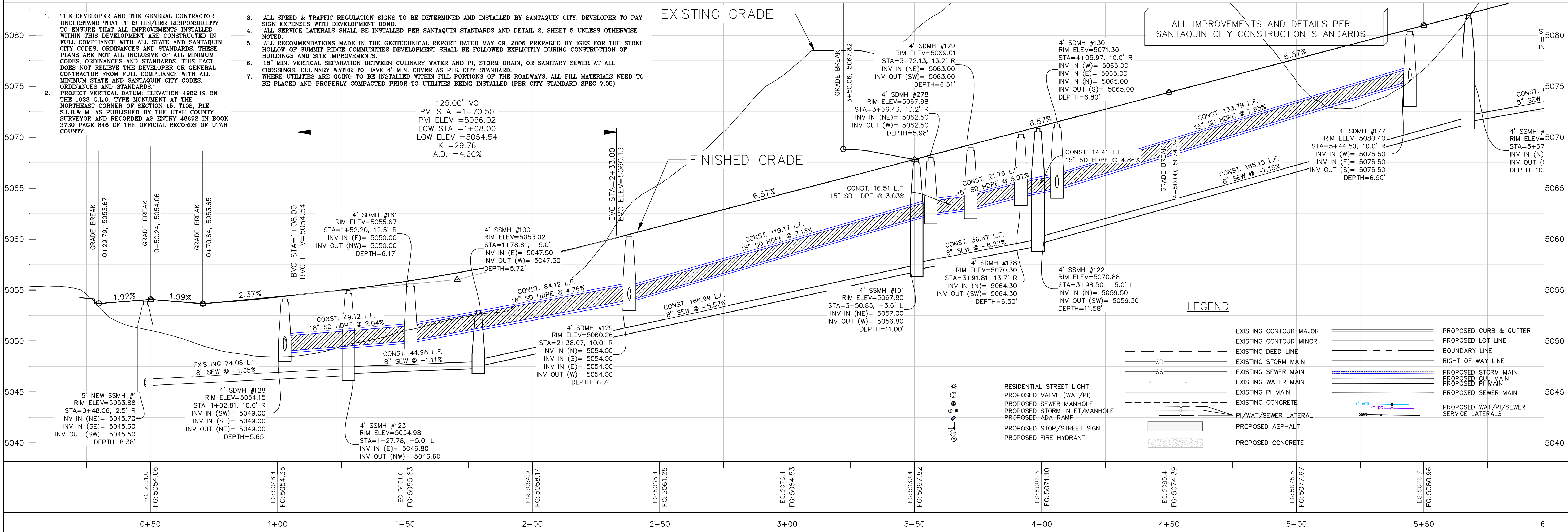
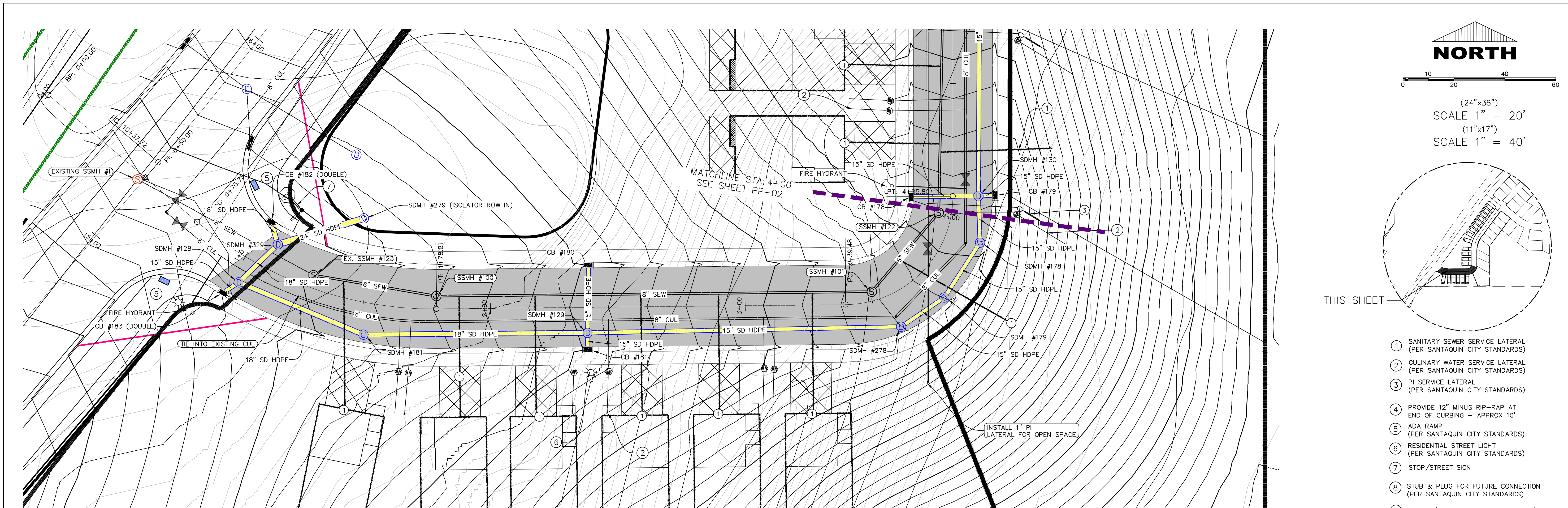
SHEET NAME:

GRADING PLAN

SHEET:

GR-01





**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R' + R2'**  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:10.30.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-01





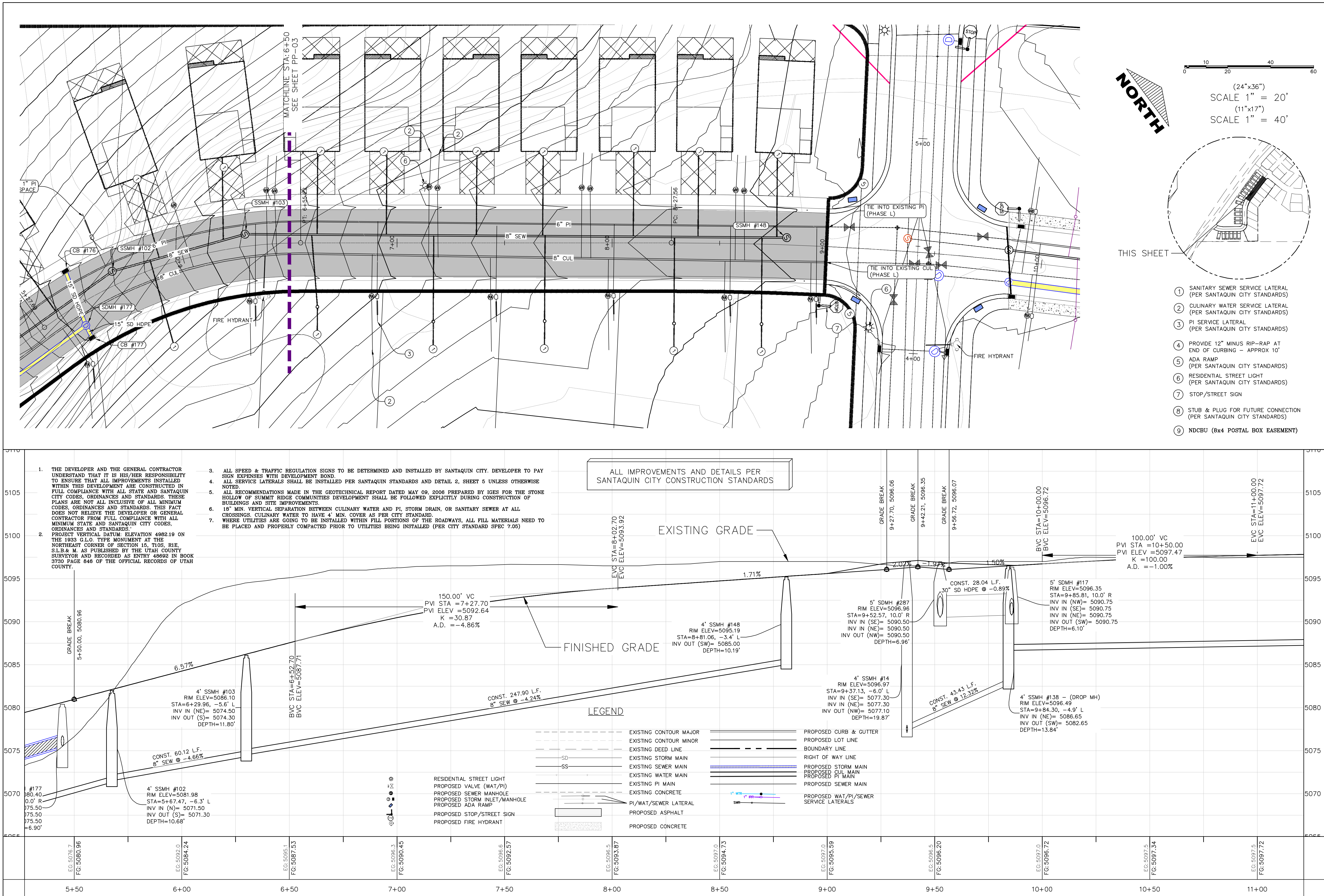
THIS SHEET

- ① SANITARY SEWER SERVICE LATERAL  
(PER SANTAUQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL  
(PER SANTAUQUIN CITY STANDARDS)
- ③ PI SERVICE LATERAL  
(PER SANTAUQUIN CITY STANDARDS)
- ④ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING – APPROX 10"
- ⑤ ADA RAMP  
(PER SANTAUQUIN CITY STANDARDS)
- ⑥ RESIDENTIAL STREET LIGHT  
(PER SANTAUQUIN CITY STANDARDS)
- ⑦ STOP/STREET SIGN
- ⑧ STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAUQUIN CITY STANDARDS)
- ⑨ NDCBU (8x4 POSTAL BOX EASEMENT)

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R + R2',  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PP-02





**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R' + R2'**  
LOCATED IN THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
PLAN & PROFILE  
SHEET:  
**PP-03**





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

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

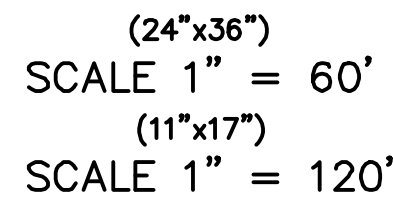
1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING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

DEVELOPERS NAME	
_____ (* Approvee Bold Letters)	

PROJECT NAME	
_____ (* Approvee Bold Letters)	
PERMIT NUMBER	
_____ (* Bold Numbers)	

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

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




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



SHEET

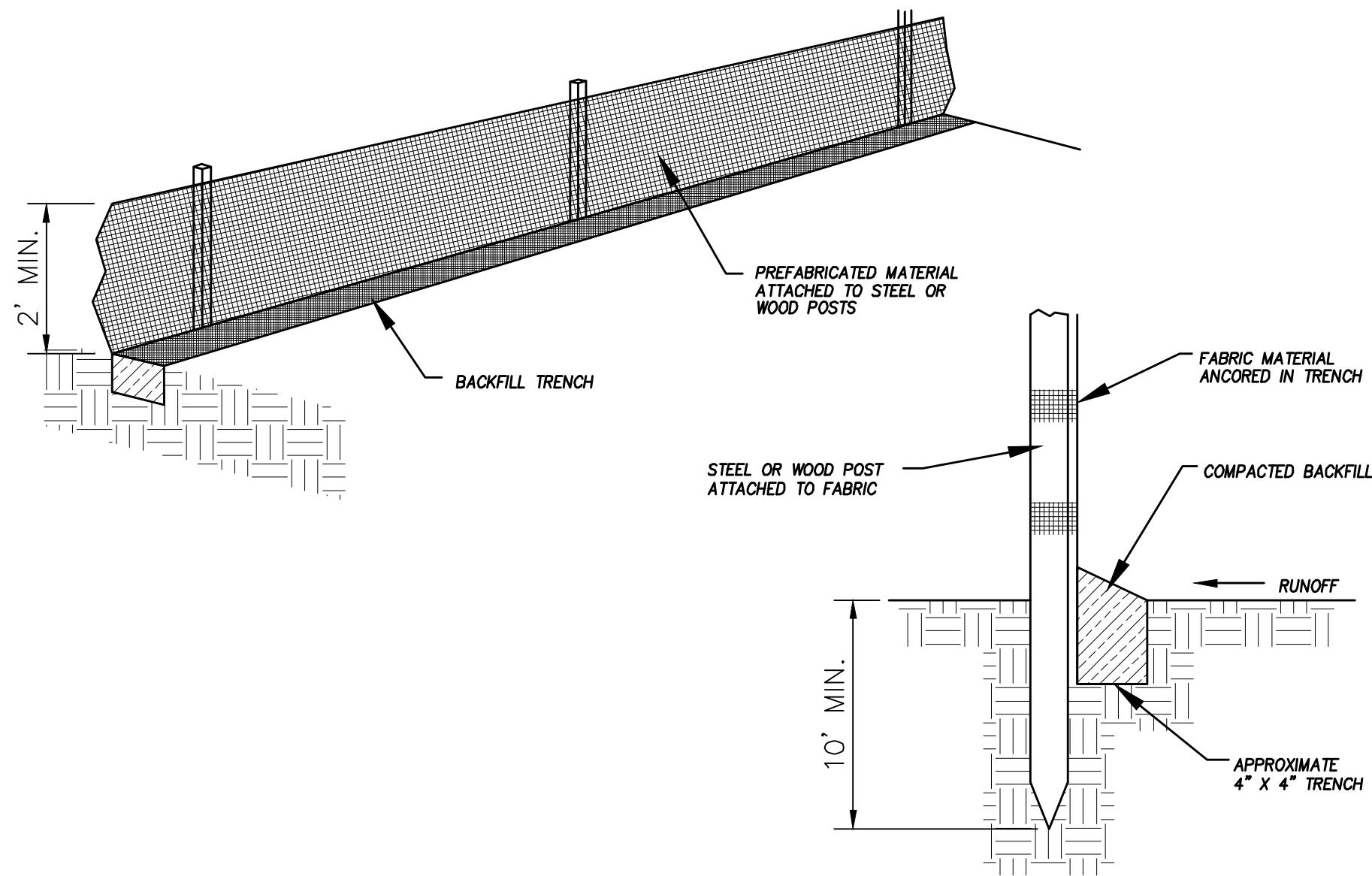
EC-01

 **region** Engineering & Surveying  
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Orem, UT 84057  
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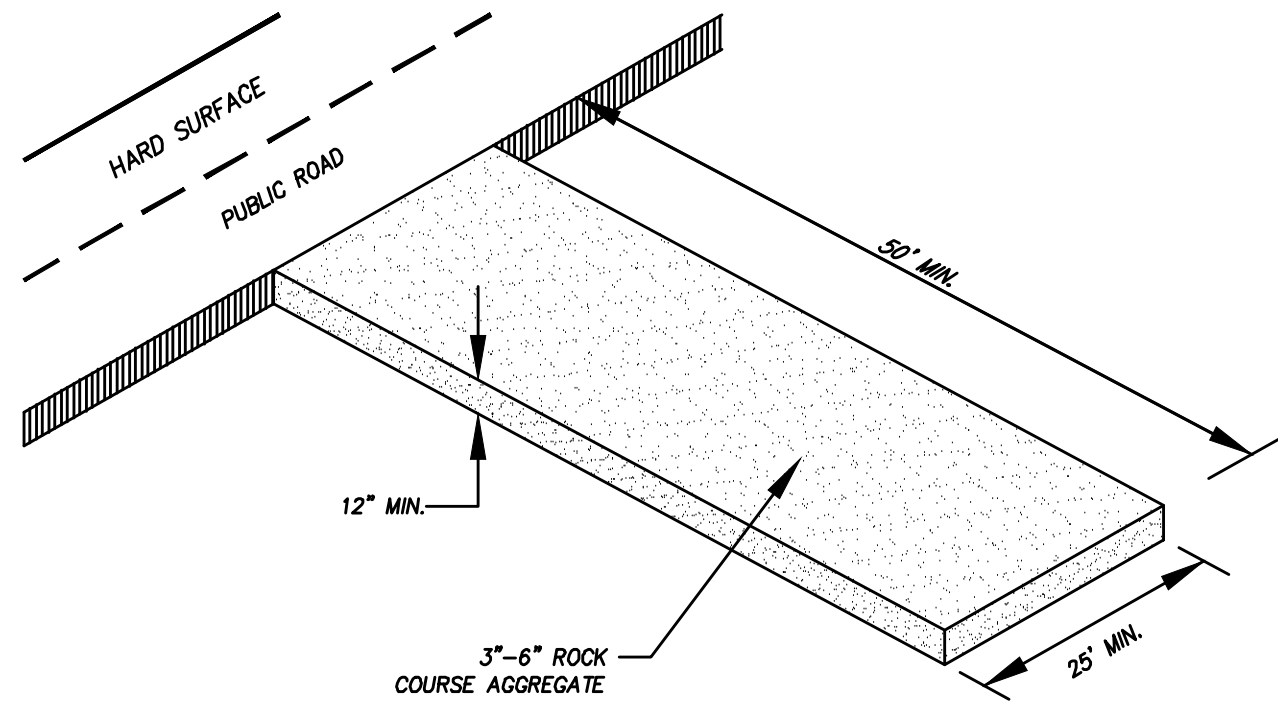
**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R + R2'**

LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

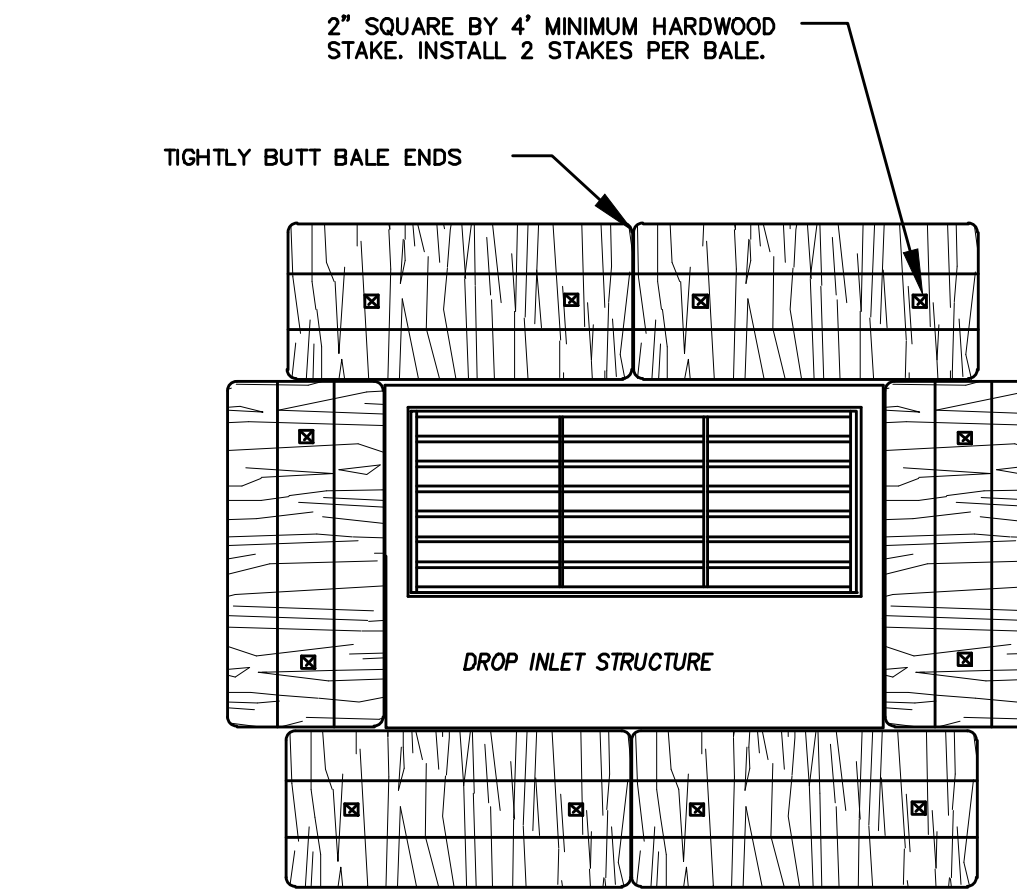




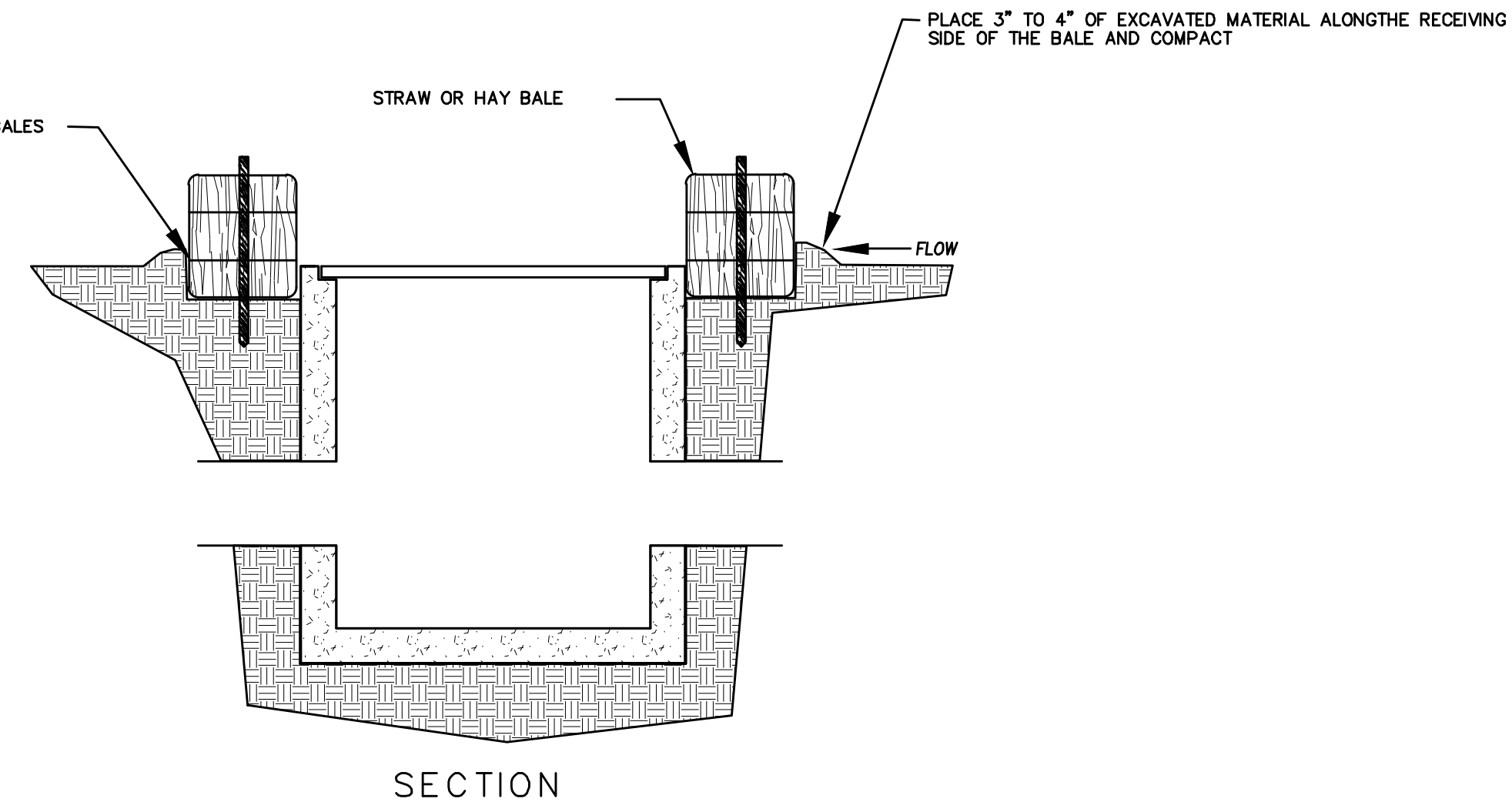
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

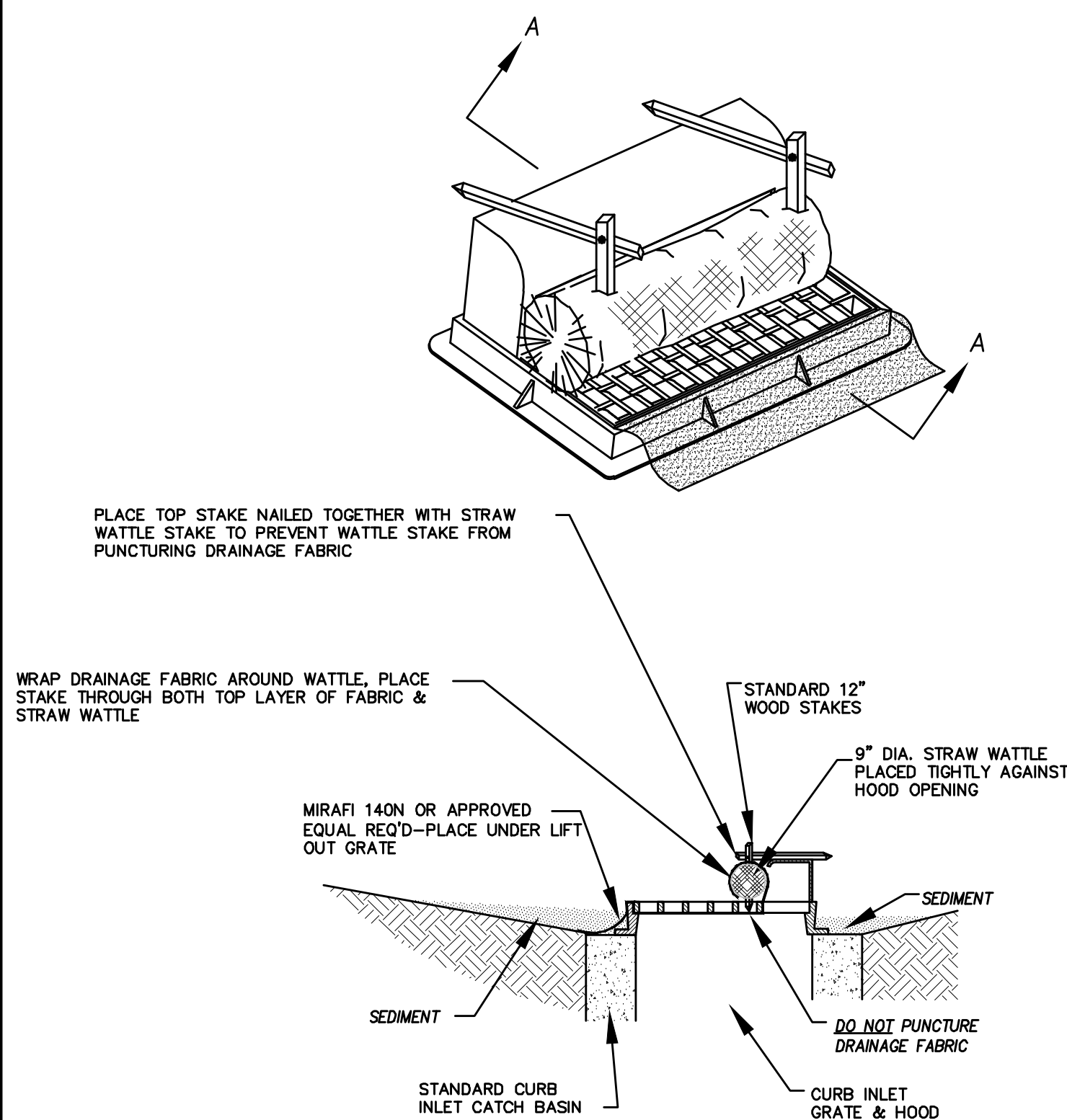


SECTION

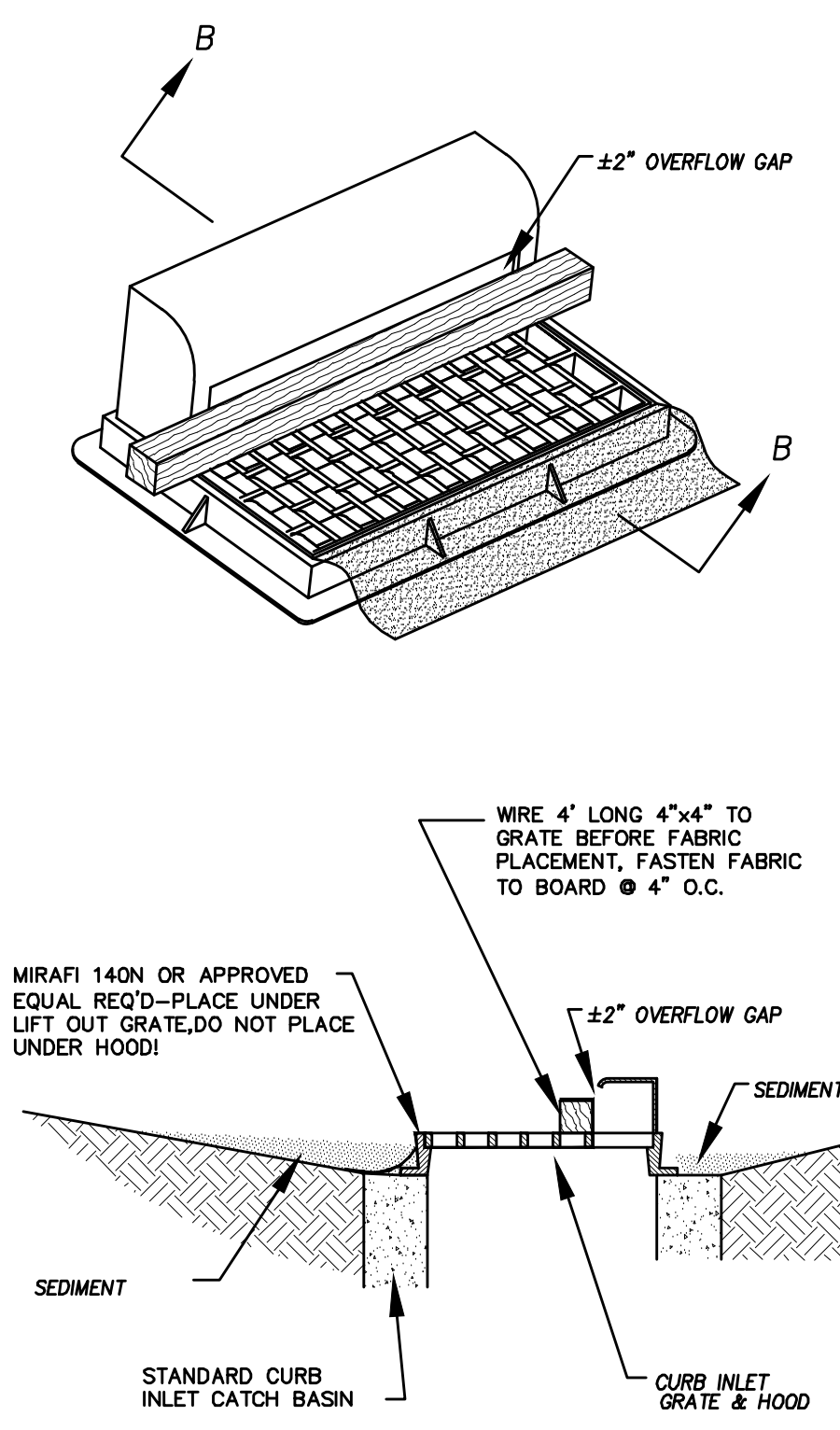
DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

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



CROSS SECTION A-A  
OPTION A



CROSS SECTION B-B  
OPTION B

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

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

Engineering  
& Surveying

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R' + R2'  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

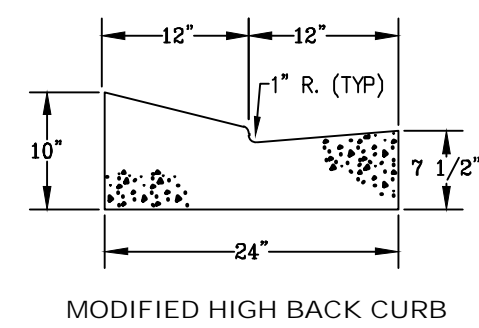
REVISIONS:

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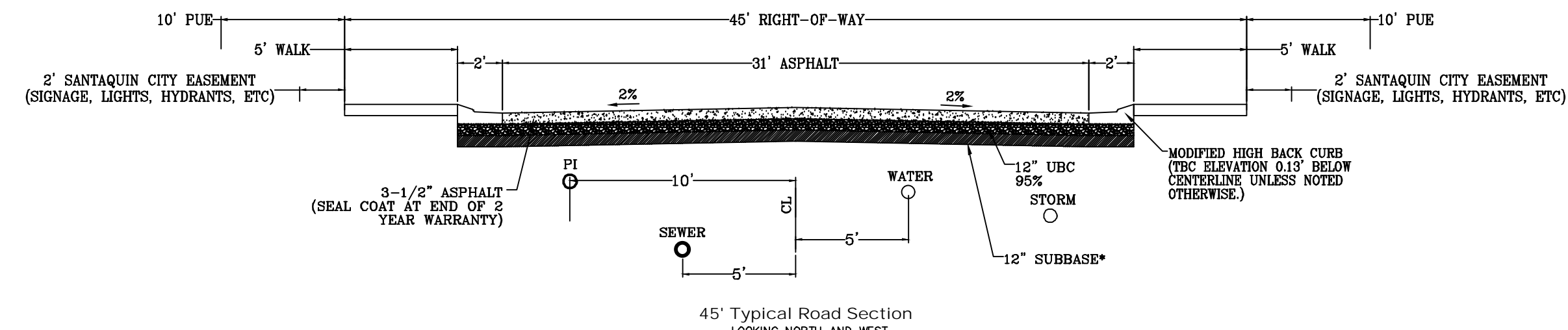
SHEET NAME:  
EROSION CONTROL DETAILS

SHEET:  
EC-02

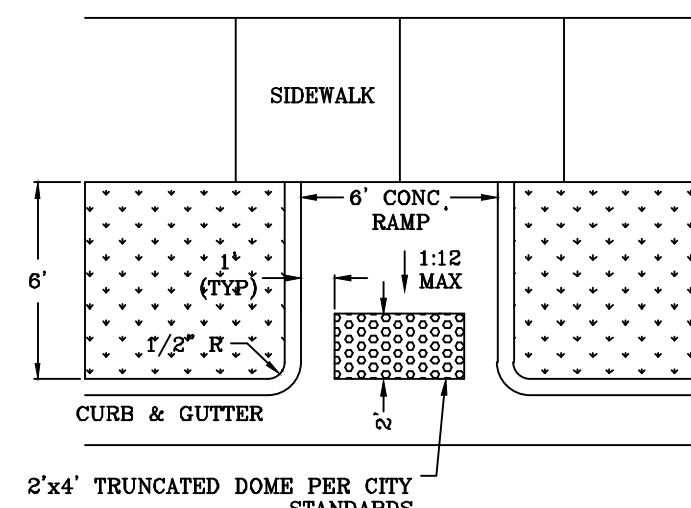
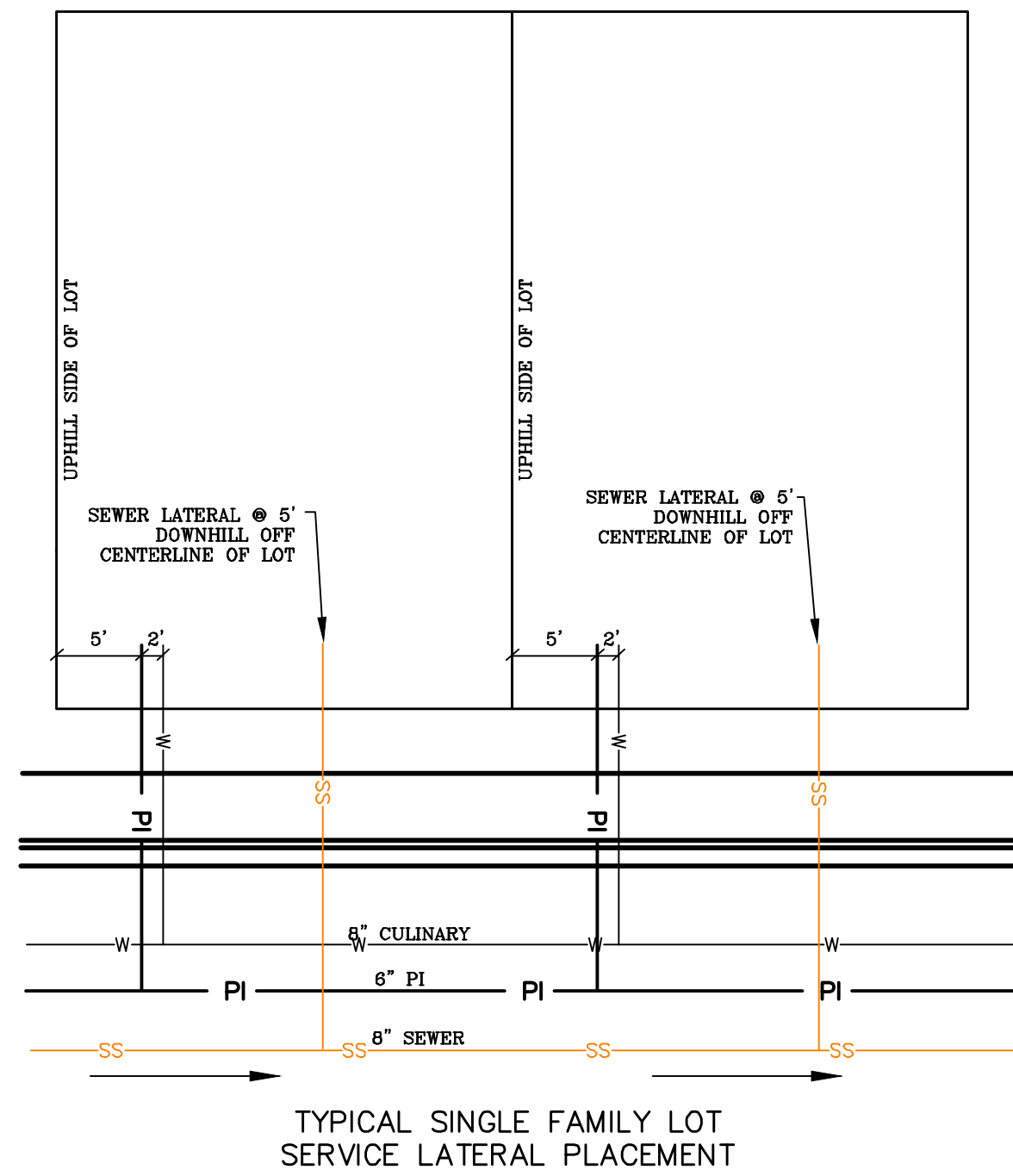




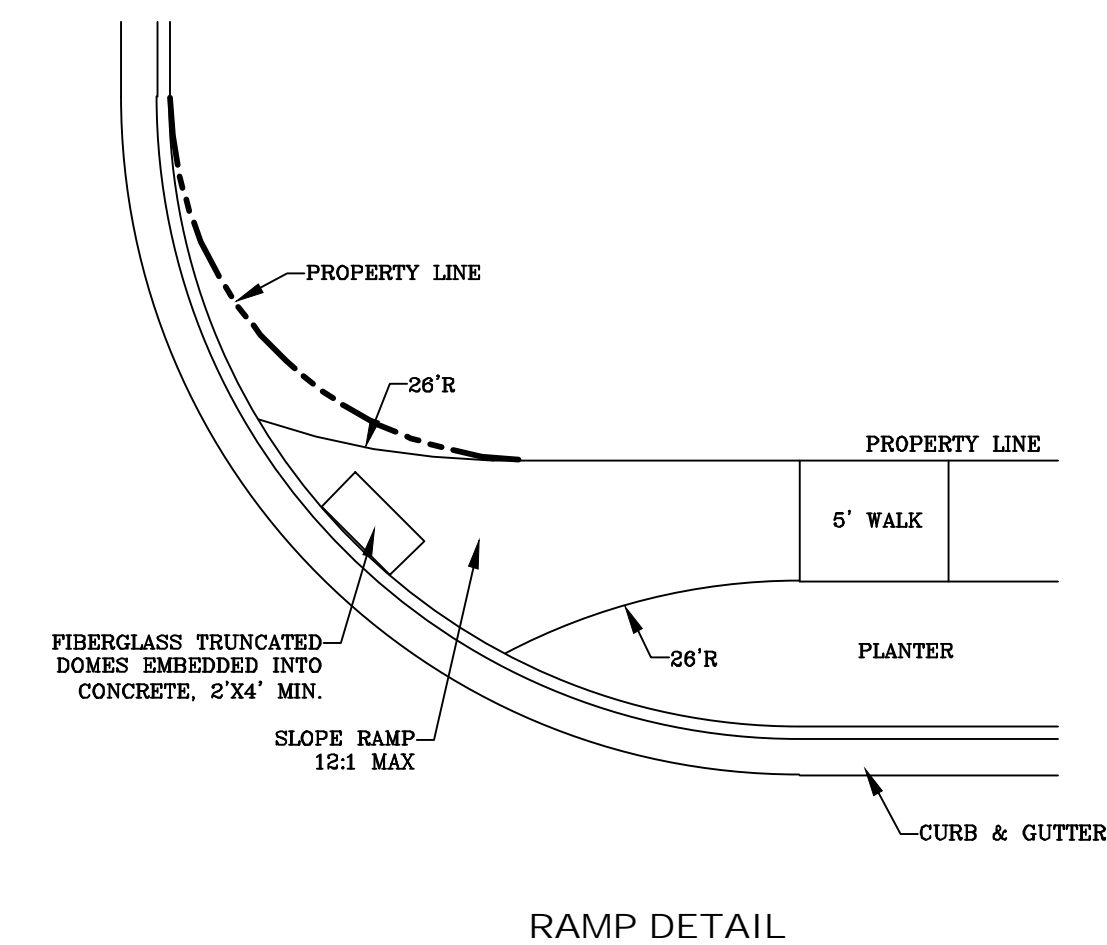
MODIFIED HIGH BACK CURB



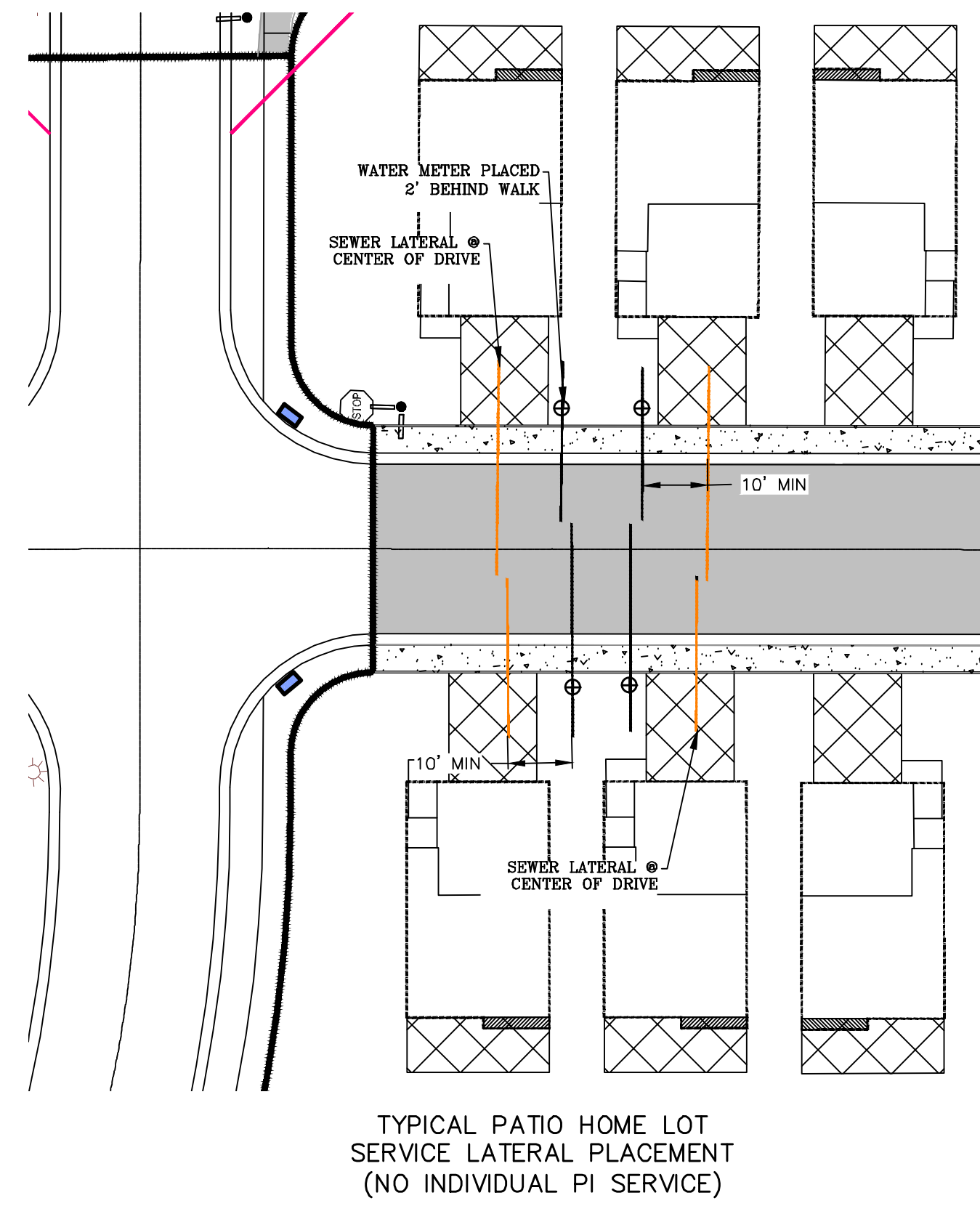
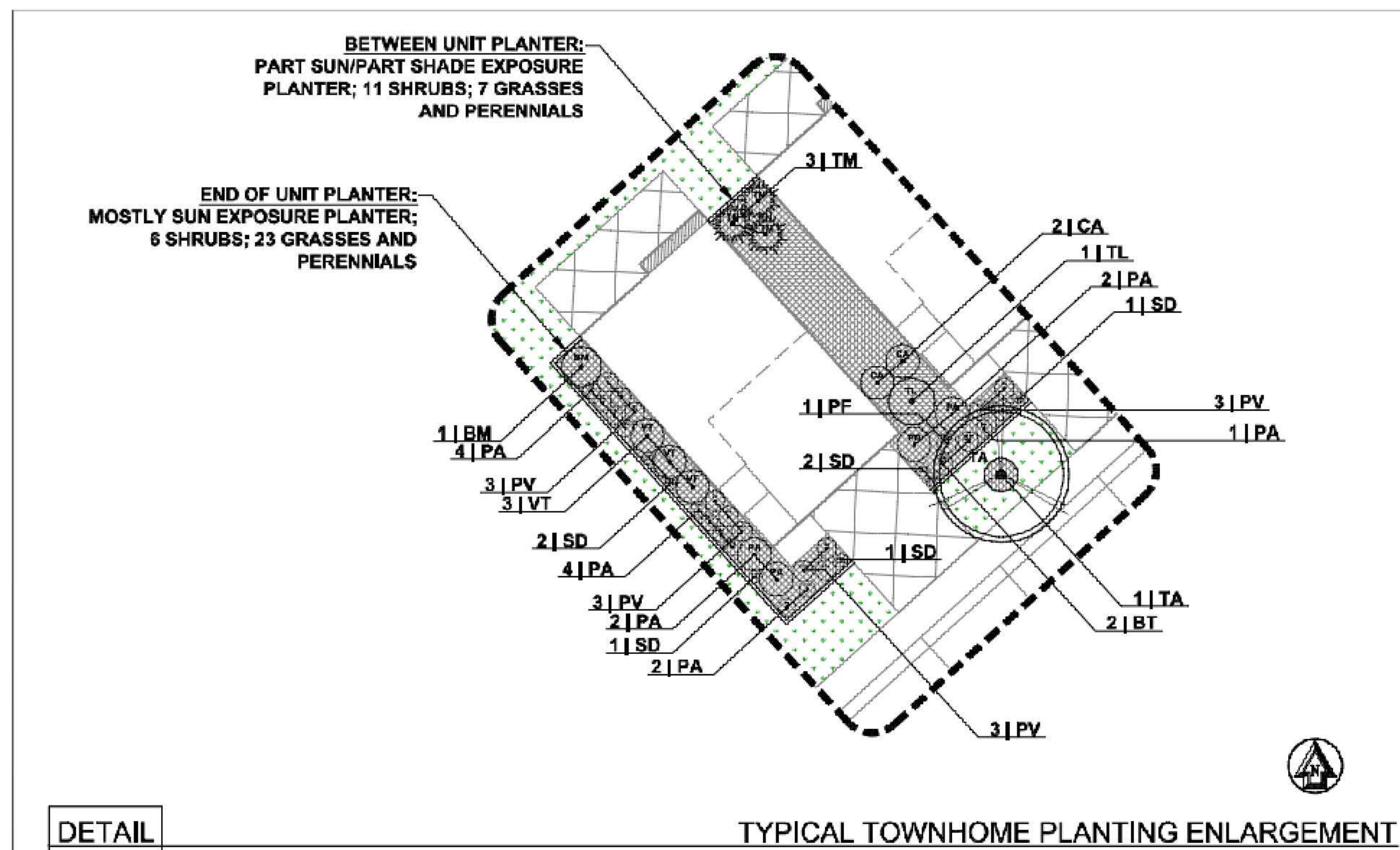
ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



MID-BLOCK RAMP DETAIL



RAMP DETAIL



TYPICAL PATIO HOME LOT  
SERVICE LATERAL PLACEMENT  
(NO INDIVIDUAL PI SERVICE)

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& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
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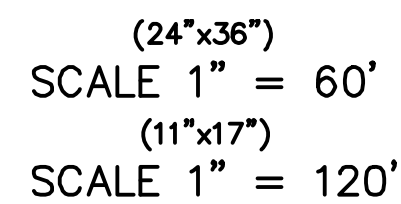
FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R' + R2'  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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3	

SHEET NAME:  
TYPICAL DETAILS  
SHEET:  
DT-01



MAILBOX (2 x CBU) LOCATED ALONG DOGWOOD  
DRIVE WITHIN PHASE L



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 SANTIQUAN CITY CODES, ORDINANCES AND STANDARDS. THESE STANDARDS 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 SANTIQUAN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIQUAN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIQUAN STANDARDS AND DETAIL ON SHEET DT-01, UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PLUMBING. 12" MIN. VERTICAL SEPARATION BETWEEN SANITARY SEWER AND PLUMBING. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.

SIGNATURE: _____	DEVELOPER	DATE: _____
SIGNATURE: _____	CITY ENGINEER	DATE: _____
SIGNATURE: _____	COMMUNITY DEV. DIRECTOR	DATE: _____
SIGNATURE: _____	PUBLIC WORKS	DATE: _____
SIGNATURE: _____	BUILDING DEPARTMENT	DATE: _____
SIGNATURE: _____	POLICE DEPARTMENT	DATE: _____
SIGNATURE: _____	FIRE DEPARTMENT	DATE: _____

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

PROJECT STATISTICS - R2 (SINGLE FAMILY)

LOTS 9 LOTS

TOTAL ACREAGE 1.42 ACRES

TOTAL ACREAGE IN LOTS 1.42 ACRES

TOTAL ACREAGE IN STREETS 0.00 ACRES

DENSITY 6.34 UNITS PER ACRE

ZONE R10 PUD

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
[CKLeavitt1@drhorton.com](mailto:CKLeavitt1@drhorton.com)

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PLAT	PLAT SHEET R (2)
PLAT	PLAT SHEET R2 (1)
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01 - PP-03	PLAN & PROFILES
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01 - DT-02	TYPICAL DETAILS



**region**  
Engineering  
& Surveying

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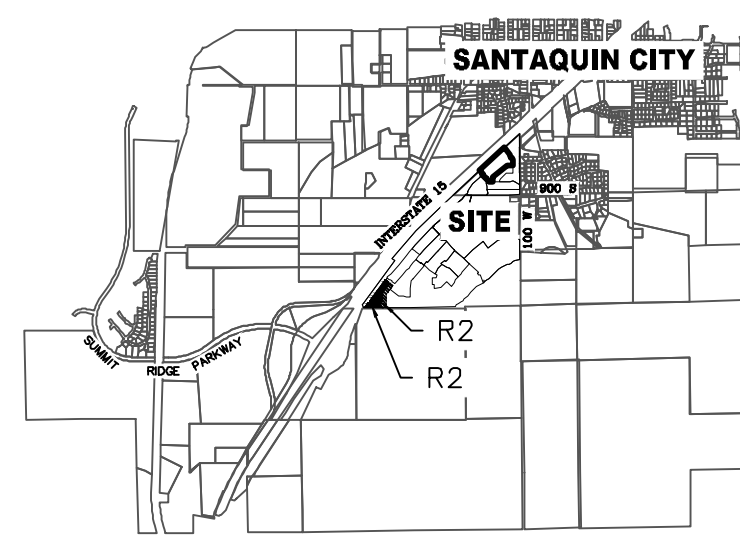
SHEET: CS-01



# FOOTHILL VILLAGE SUBDIVISION PLAT 'R'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

## VICINITY MAP



## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'R2' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S12&M WITH THIS BEARING BEING N0°41'12"W ALONG SAID LINE.

- 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. NO ACCESS FROM ANY UNITS ALONG HIGHLAND DRIVE (LOTS #245-283)

NDCBU (6x4 POSTAL BOX EASEMENT)

## 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 \_\_\_\_\_

## CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES. UPON RECORDING OF THE PLAT MAP, CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929, AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURY LINK \_\_\_\_\_



25 50 100 150

(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

## 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.

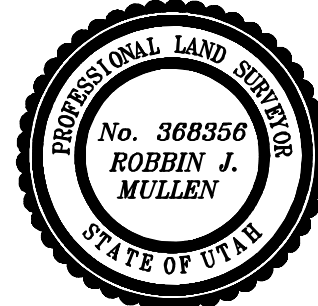
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

DOMINION ENERGY COMPANY

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

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

SURVEYOR'S SEAL



## 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.

## PHASE R

## Boundary Description

BEGINNING AT A POINT LOCATED S89°24'57"W ALONG THE SECTION LINE 672.57 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE, S 89° 24' 57" W FOR A DISTANCE OF 423.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 47' 27", HAVING A RADIUS OF 1706.50 FEET, AND WHOSE LONG CHORD BEARS N 37° 46' 09" E FOR A DISTANCE OF 142.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 80° 07' 18", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 80° 13' 32" E FOR A DISTANCE OF 19.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 48° 24' 20" E FOR A DISTANCE OF 48.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 106° 02' 36", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 53' 22" W FOR A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 55' 19", HAVING A RADIUS OF 1543.50 FEET, AND WHOSE LONG CHORD BEARS N 37° 40' 17" E FOR A DISTANCE OF 78.71 FEET.

THENCE, N 36° 12' 37" E FOR A DISTANCE OF 530.69 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 92° 55' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 82° 40' 07" E FOR A DISTANCE OF 21.75 FEET.

THENCE, S 50° 52' 23" E FOR A DISTANCE OF 52.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 09' 11", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 47' 48" E FOR A DISTANCE OF 21.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 50° 58' 40" E FOR A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 45' 14", HAVING A RADIUS OF 1480.50 FEET, AND WHOSE LONG CHORD BEARS S 37° 54' 38" W FOR A DISTANCE OF 71.16 FEET.

THENCE, S 36° 32' 02" W FOR A DISTANCE OF 172.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 32' 02", HAVING A RADIUS OF 177.50 FEET, AND WHOSE LONG CHORD BEARS S 18° 16' 01" W FOR A DISTANCE OF 111.27 FEET.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 121.89 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 60° 00' 48", HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS S 30° 00' 24" W FOR A DISTANCE OF 65.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 21° 41' 25" E A DISTANCE OF 107.12 FEET TO THE POINT OF BEGINNING

CONTAINS: ±3.17 ACRES AND 19 TOTAL LOTS

DATE

## 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

S.S.

STATE OF UTAH

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST \_\_\_\_\_

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

SHEET 1 OF 2

# FOOTHILL VILLAGE SUBDIVISION PLAT 'R'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	142.69'	1706.50'	142.65'	N37°46'09"E	4°47'27"
C2	20.98'	15.00'	19.31'	N80°13'32"E	80°07'18"
C3	27.76'	15.00'	23.97'	N13°53'22"W	106°02'36"
C4	78.72'	1543.50'	78.71'	N37°40'17"E	2°55'19"
C5	24.33'	15.00'	21.75'	N82°40'07"E	92°55'00"
C6	23.60'	15.00'	21.24'	S5°47'48"E	90°09'11"
C7	71.16'	1480.50'	71.16'	S37°54'39"W	2°45'14"
C8	113.18'	177.50'	111.27'	S18°16'01"W	36°32'02"
C9	68.08'	65.00'	65.01'	S30°00'24"W	60°00'48"
C10	69.34'	142.50'	68.66'	N76°38'29"W	27°52'52"
C11	66.33'	42.50'	59.80'	S44°42'33"W	89°25'05"
C12	127.53'	200.00'	125.38'	S18°16'01"W	36°32'02"
C13	72.14'	1503.00'	72.13'	S37°54'32"W	2°45'00"
C14	46.22'	165.00'	46.07'	N67°44'21"W	16°03'04"
C15	26.04'	165.00'	26.01'	N80°17'07"W	9°02'28"
C16	9.79'	165.00'	9.79'	N86°30'19"W	3°23'55"
C17	6.85'	165.00'	6.85'	N89°23'36"W	2°22'39"
C18	1.83'	65.00'	1.83'	S88°36'42"W	1°36'46"
C19	31.53'	65.00'	31.22'	S73°54'33"W	27°47'31"
C20	49.58'	120.00'	49.22'	S78°44'48"E	23°40'15"
C21	31.21'	20.00'	28.14'	N44°42'33"E	89°25'05"
C22	23.80'	222.50'	23.79'	N3°03'52"E	6°07'43"
C23	31.60'	222.50'	31.57'	N10°11'49"E	8°08'12"
C24	26.02'	222.50'	26.00'	N17°36'54"E	6°41'58"
C25	16.18'	222.50'	16.18'	N23°02'52"E	4°09'59"
C26	26.02'	222.50'	26.00'	N28°28'51"E	6°41'58"
C27	10.40'	222.50'	10.40'	N33°10'10"E	2°40'40"
C28	7.87'	222.50'	7.87'	N35°31'16"E	2°01'32"
C29	2.25'	1525.50'	2.25'	N36°34'34"E	0°05'05"
C30	10.01'	1525.50'	10.01'	N37°46'58"E	0°22'33"
C31	26.00'	1525.50'	26.00'	N38°27'33"E	0°58'36"
C32	8.86'	1525.50'	8.86'	N39°06'49"E	0°19'57"
C33	26.00'	1525.50'	26.00'	N37°06'24"E	0°58'36"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	73.93'	N11°18'24"E
L2	73.14'	S0°34'55"E
L3	73.00'	N0°34'54"W
L4	73.00'	S0°34'56"E
L5	73.00'	N0°34'55"W
L6	73.00'	S0°34'55"E
L7	73.00'	N0°34'54"W
L8	73.00'	S0°34'56"E
L9	73.00'	N0°34'54"W
L10	26.00'	N89°25'05"E
L11	10.00'	N89°25'05"E
L12	26.00'	N89°25'05"E
L13	10.00'	N89°25'05"E
L14	26.00'	N89°25'05"E
L15	10.00'	N89°25'05"E
L16	26.00'	N89°25'05"E
L17	9.34'	N89°25'05"E
L18	26.00'	N29°06'53"E
L19	19.89'	N33°16'15"E
L20	26.00'	N36°33'10"E
L21	26.00'	N36°30'53"E
L22	10.37'	N36°32'53"E
L23	11.65'	N36°32'02"E
L24	10.33'	N36°32'02"E
L25	26.00'	N36°32'02"E
L26	10.37'	N36°31'11"E
L27	26.00'	N36°32'02"E
L28	73.00'	S0°34'55"E
L29	73.00'	S89°59'59"E
L30	73.00'	S89°59'59"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L31	73.00'	N90°00'00"W
L32	73.14'	N53°26'50"W
L33	72.99'	N53°26'49"W
L34	72.99'	N53°29'07"W
L35	73.00'	N53°27'58"W
L36	73.00'	S53°29'07"E
L37	73.00'	N53°27'59"W
L38	73.00'	S53°27'58"E
L39	73.00'	N53°26'50"W
L40	73.00'	S53°27'58"E
L41	73.01'	N52°59'34"W
L42	72.99'	S53°26'49"E
L43	73.14'	N51°14'50"W
L44	73.06'	S52°59'34"E
L45	73.00'	S89°59'59"E
L46	73.61'	N86°16'25"W

OPEN SPACE  
(DEDICATED TO HOA)  
0.97 ACRES

OPEN SPACE  
(DEDICATED TO HOA)  
0.55 ACRES

## 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)

- LEGEND
- ROADS (RIGHT OF WAY)
- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA (HOA)
- STORM DRAIN EASEMENT IN FAVOR OF SANTAQUIN CITY
- EASEMENT LINE

## PROJECT STATISTICS

LOTS 15 LOTS  
TOTAL ACREAGE 3.17 ACRES  
TOTAL ACREAGE IN LOTS 0.65 ACRES  
TOTAL ACREAGE IN STREETS 0.82 ACRES  
TOTAL ACREAGE IN HOA OPEN SPACE 1.53 ACRES  
TOTAL LIMITED COMMON AREA 0.17 ACRES  
DENSITY 4.73 UNITS / ACRE  
ZONE R10 PUD

## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CKLeavitt1@drhorton.com

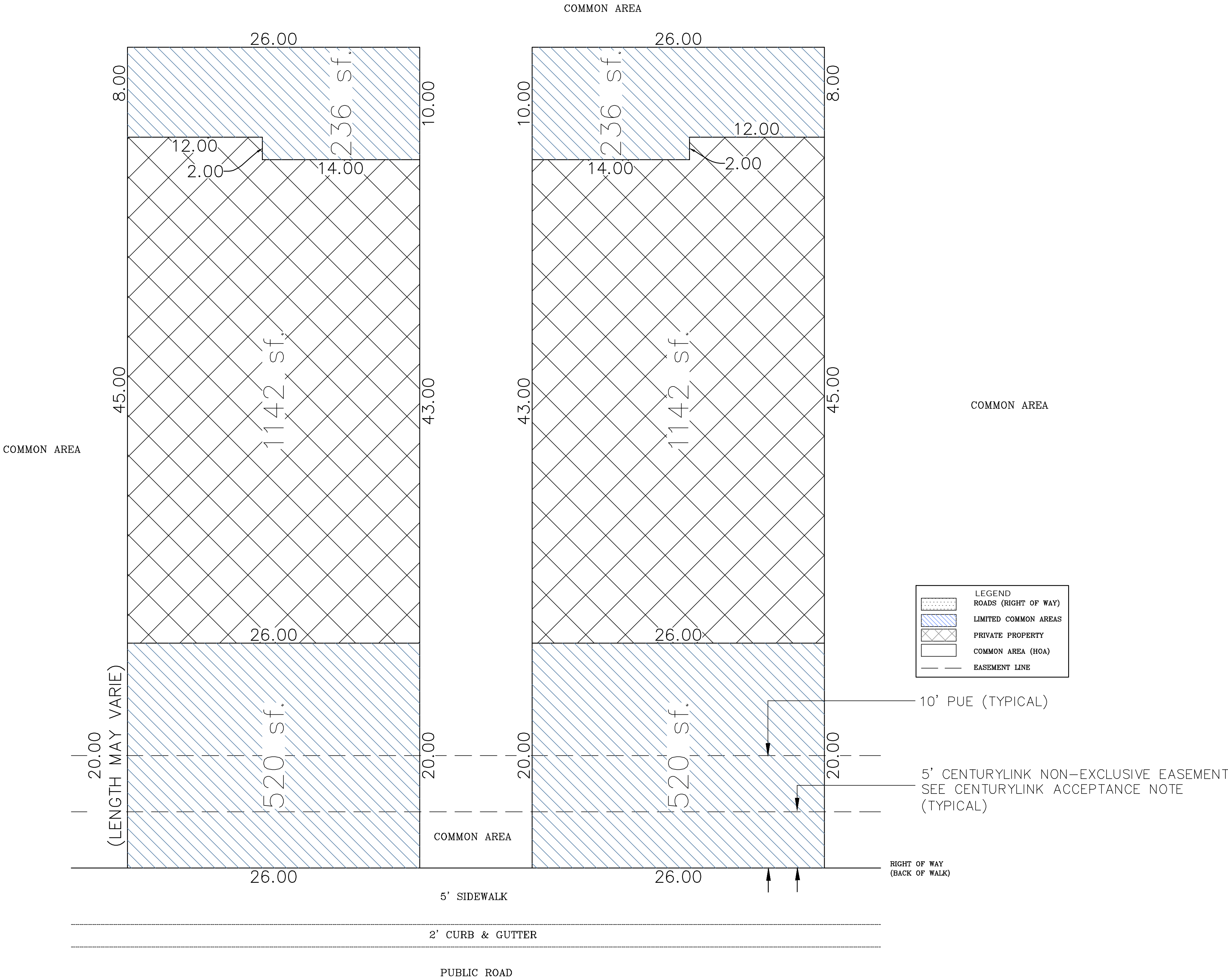
## PROJECT ENGINEER & SURVEYOR

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R'

LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah



TYPICAL PATIO HOME LAYOUT





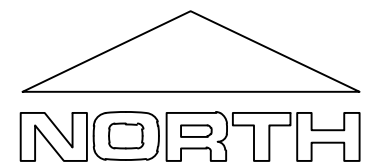
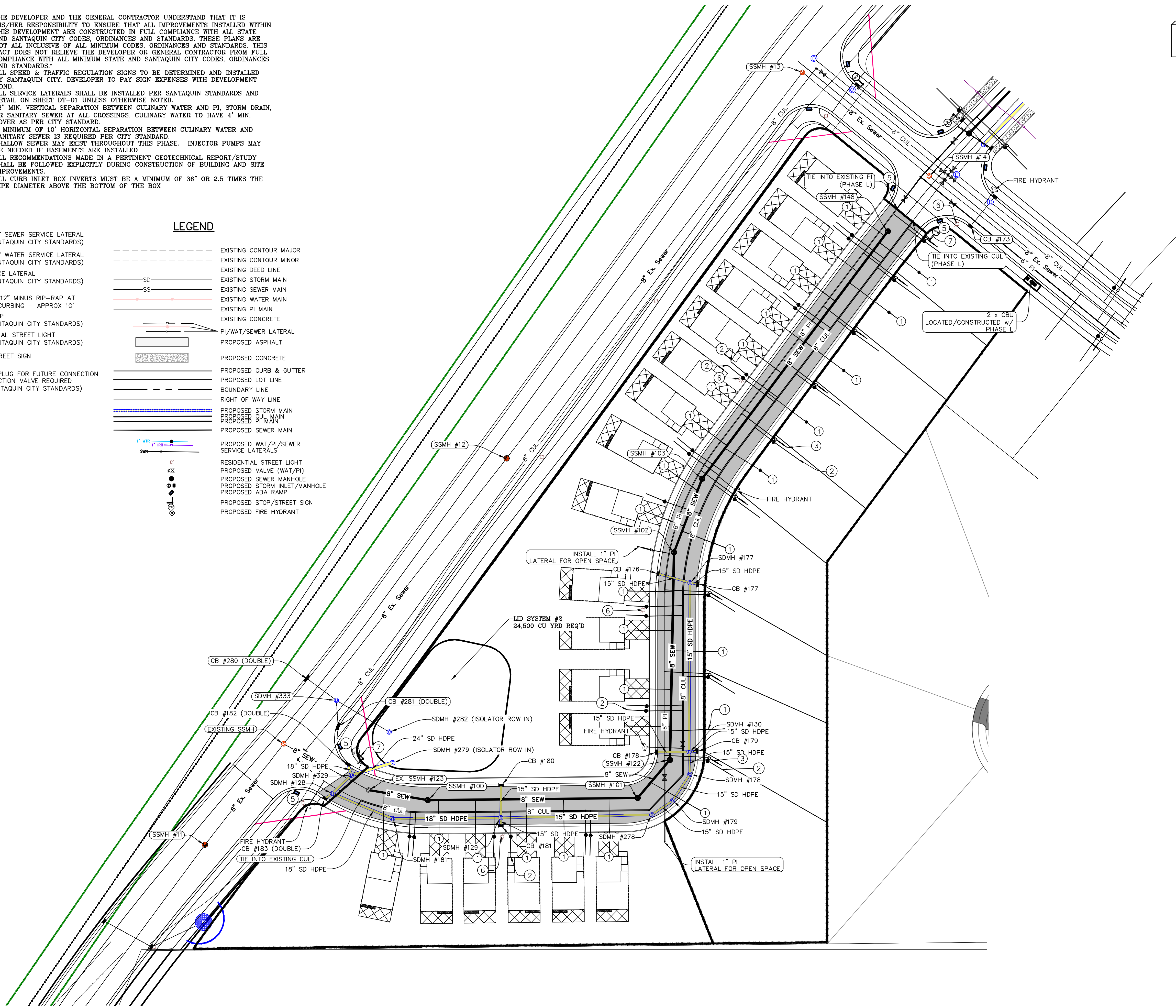
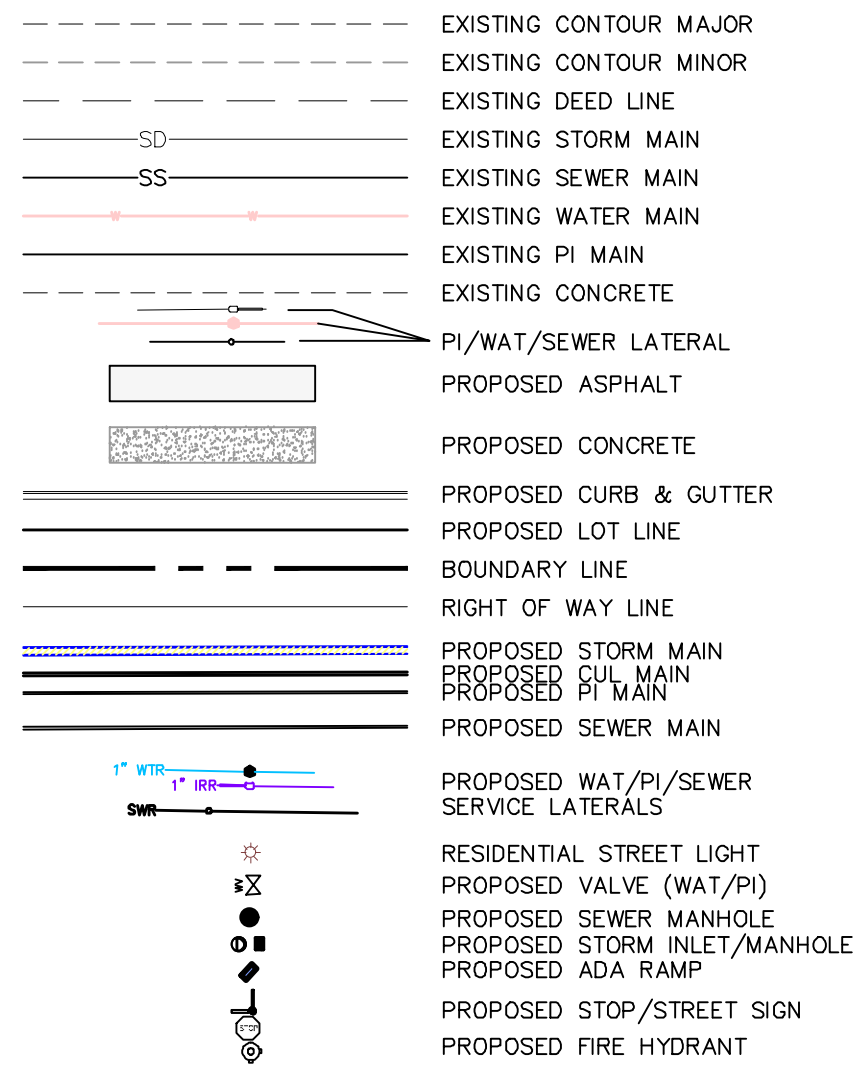


1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HR RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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 PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

- 1 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 2 CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 5 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION  
CONSTRUCTION VALVE REQUIRED  
(PER SANTAQUIN CITY STANDARDS)

LEGEND



(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R' + R2'  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

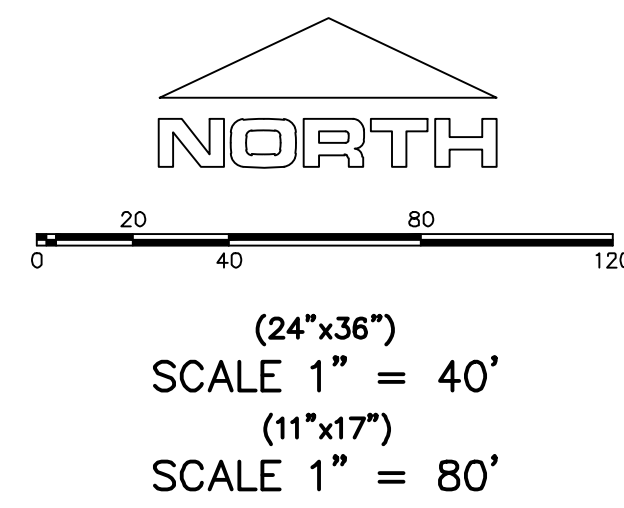
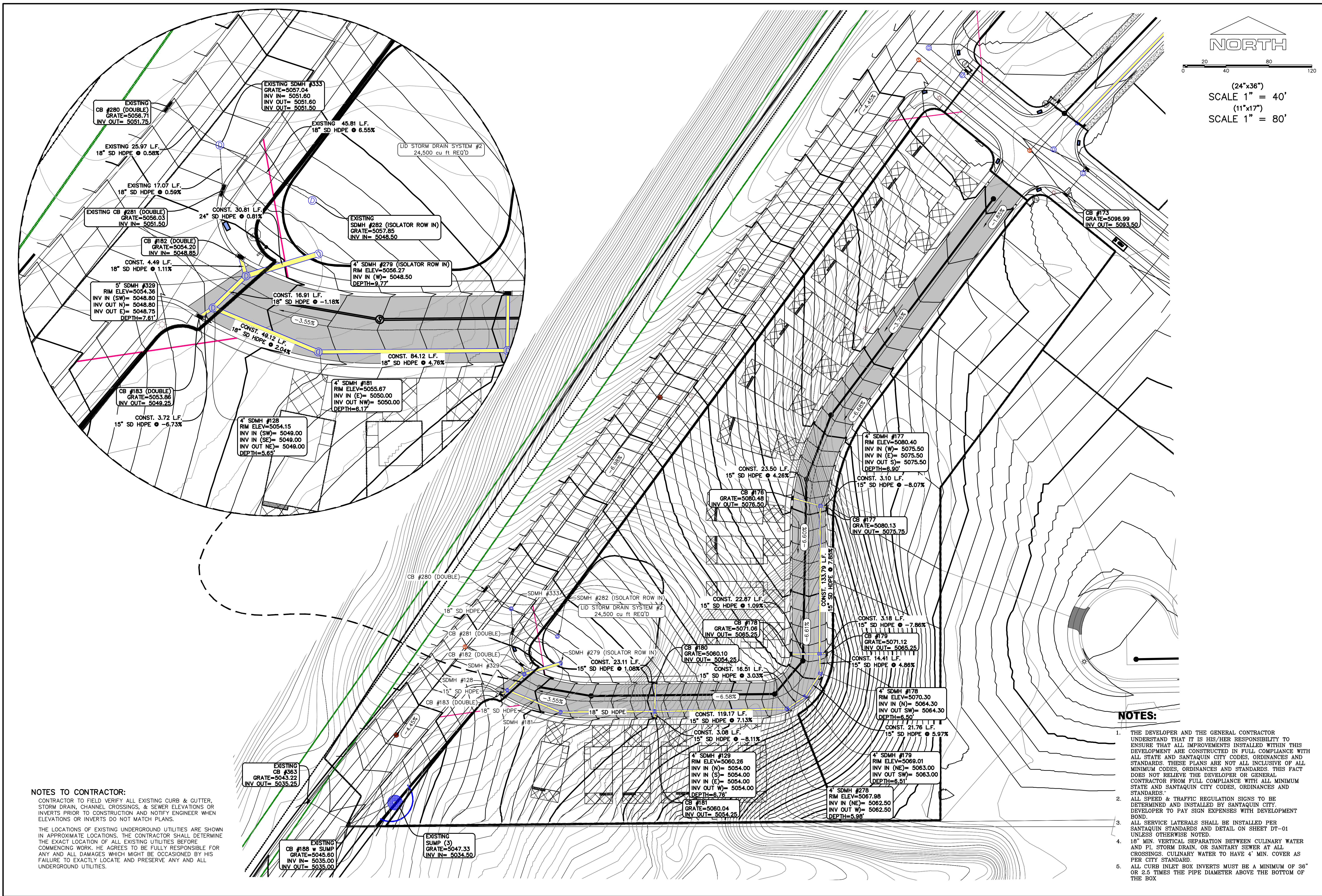
DATE: 10.30.2020  
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
SITE/UTILITY PLAN  
SHEET:  
SP-01





region  
Engineering  
& Surveying

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

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R' + R2'**  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

1	
2	
3	

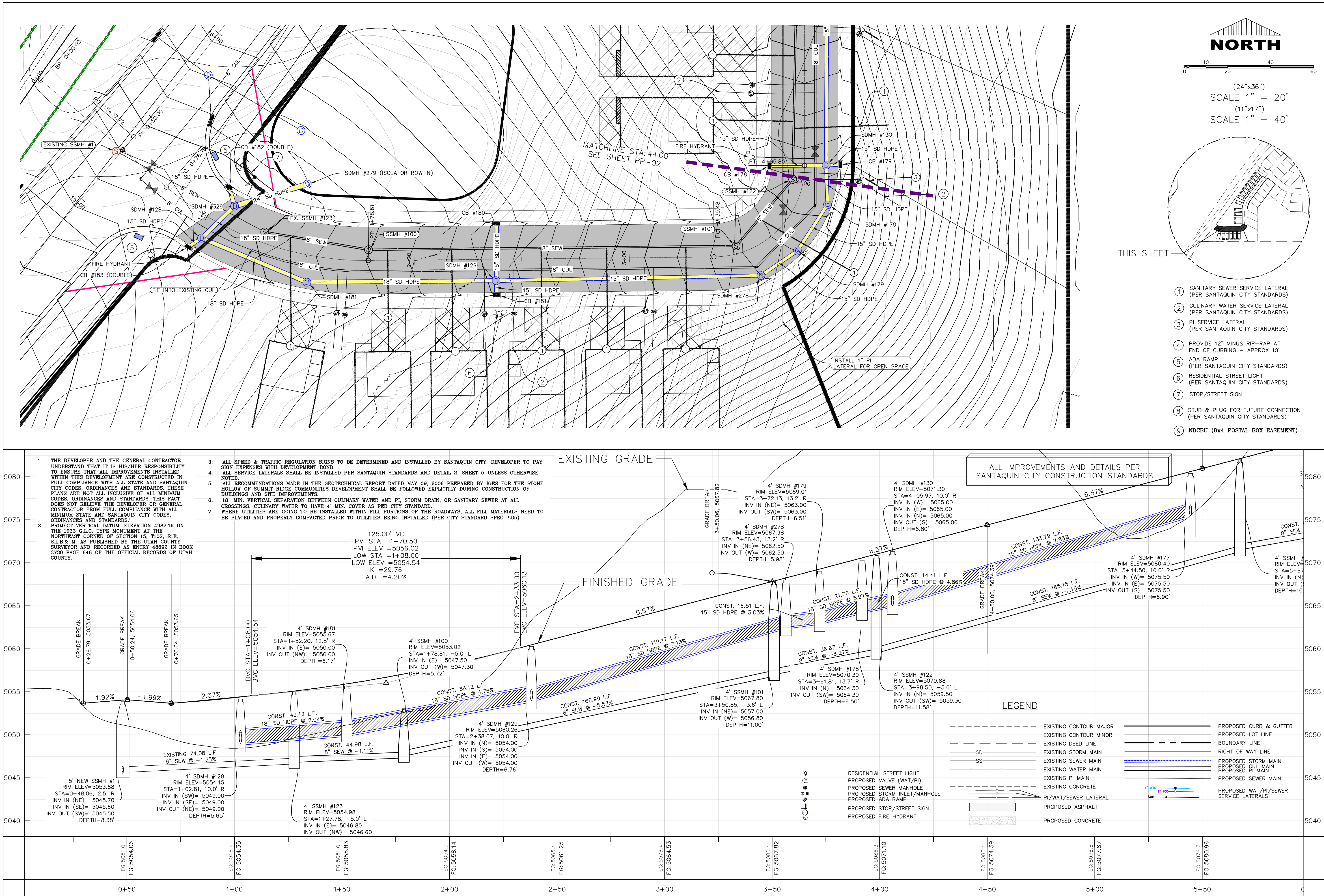
SHEET NAME:

GRADING PLAN

SHEET:

GR-01



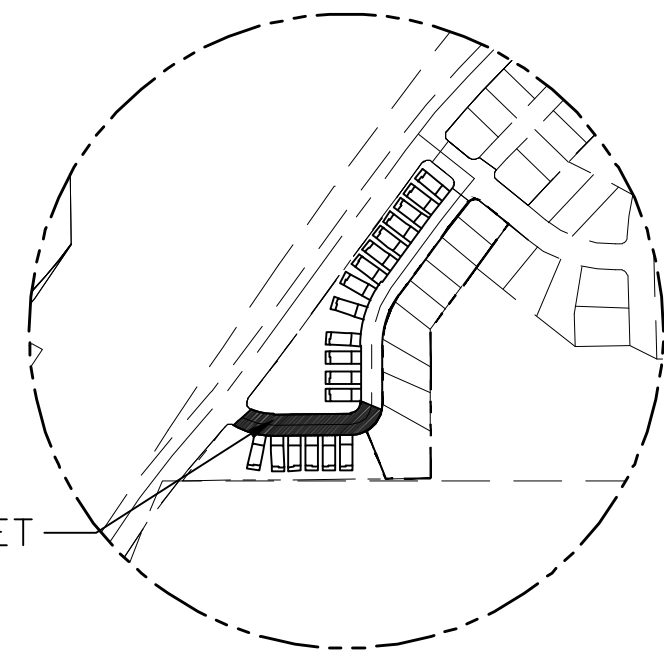


**NORTH**

0 10 20 40 60

(24"x36")  
SCALE 1" = 20'

(11"x17")  
SCALE 1" = 40'



THIS SHEET

- ① SANITARY SEWER SERVICE LATERAL (PER SANTIQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL (PER SANTIQUIN CITY STANDARDS)
- ③ PI SERVICE LATERAL (PER SANTIQUIN CITY STANDARDS)
- ④ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑤ ADA RAMP (PER SANTIQUIN CITY STANDARDS)
- ⑥ RESIDENTIAL STREET LIGHT (PER SANTIQUIN CITY STANDARDS)
- ⑦ STOP/STREET SIGN
- ⑧ STUB & PLUG FOR FUTURE CONNECTION (PER SANTIQUIN CITY STANDARDS)
- ⑨ NDCBU (8x4 POSTAL BOX EASEMENT)

**region**  
Engineering  
& Surveying

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



**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R' + R2'**  
LOCATED IN THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:10.30.2020

PROJECT #

REVISIONS:

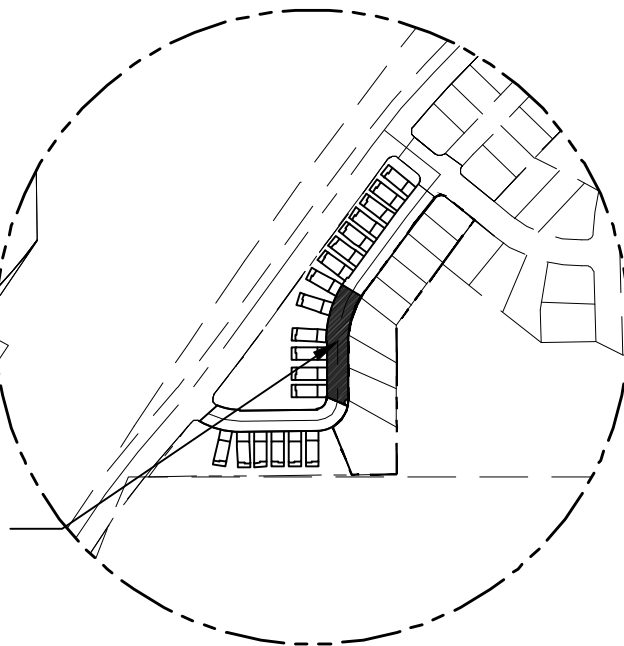
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2	
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SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-01





DATE:10.30.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-02





DATE: 10.30.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-03



- LEGEND:
- X — X — PROPOSED SILT FENCE  
(SEE SHEET EC-02)
- FLOW ARROW
- 105 PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)
- 220 PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)
- PT PORTABLE TOILETS

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)  
PERMIT NUMBER  
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

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

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

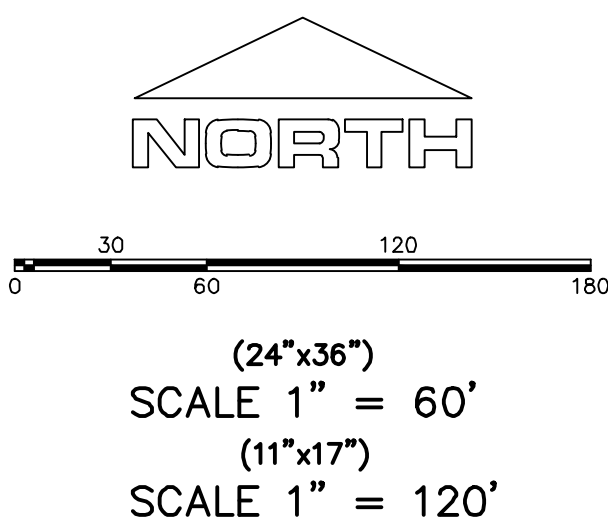
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
320-555-XXXX  
(3" Uppercase Bold Letters and 3" Bold Numbers)

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





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

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



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



**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'R' + R2'**  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

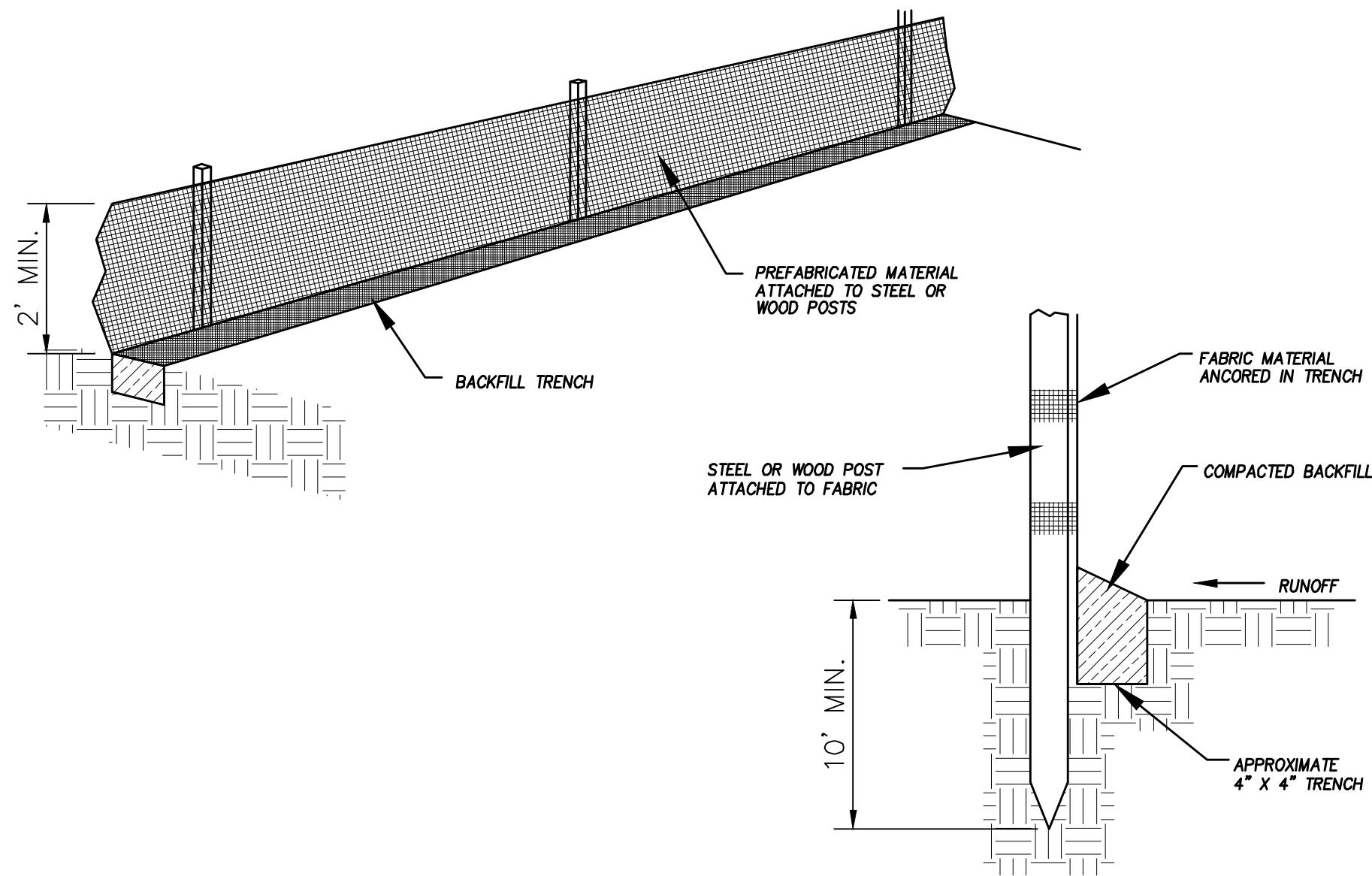
PROJECT #

REVISIONS:

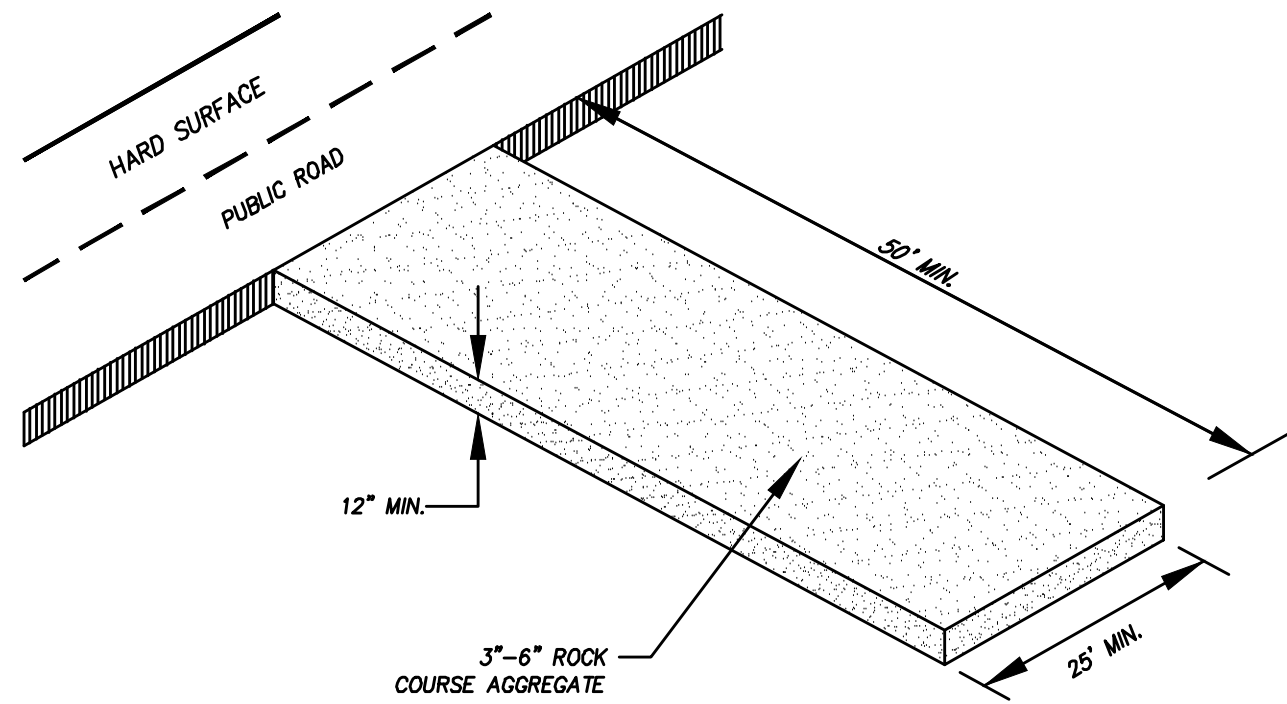
1	
2	
3	

SHEET NAME:  
EROSION CONTROL PLAN  
SHEET:  
**EC-01**

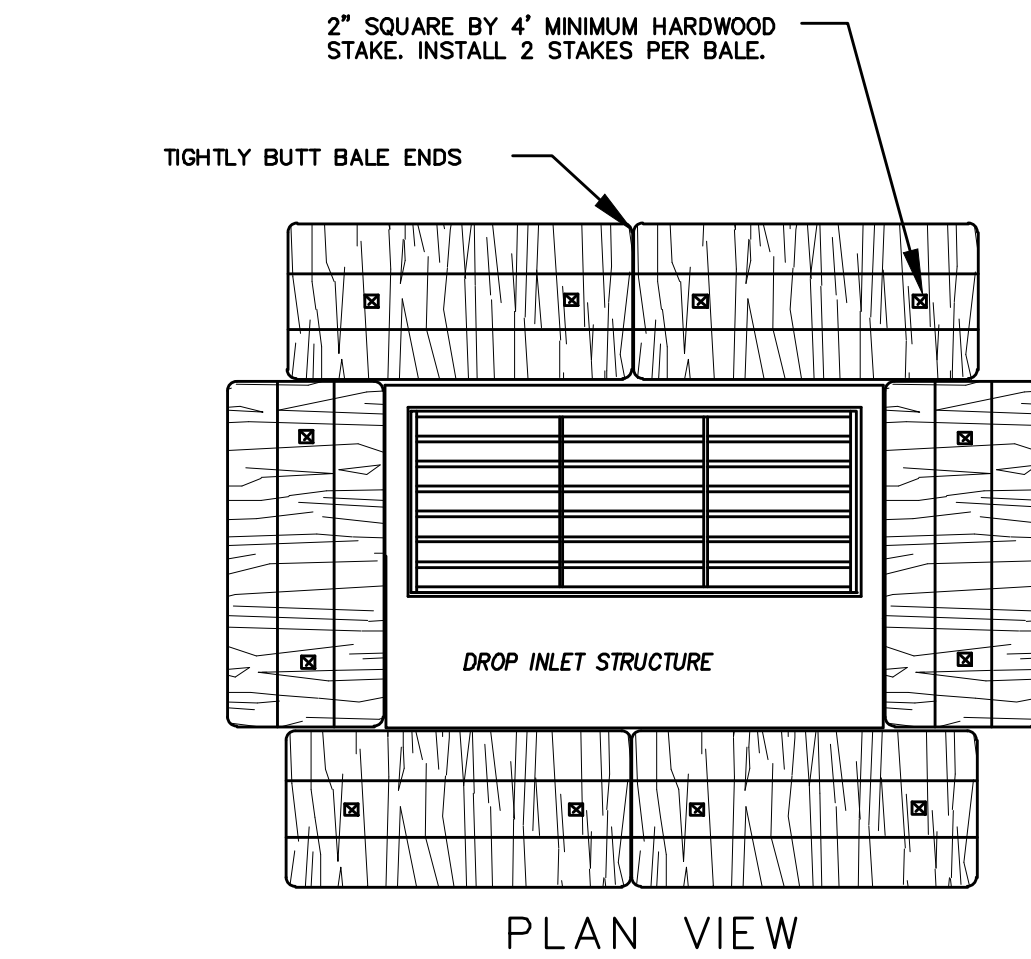




DETAIL-A  
SILT FENCE DETAIL  
-NTS-

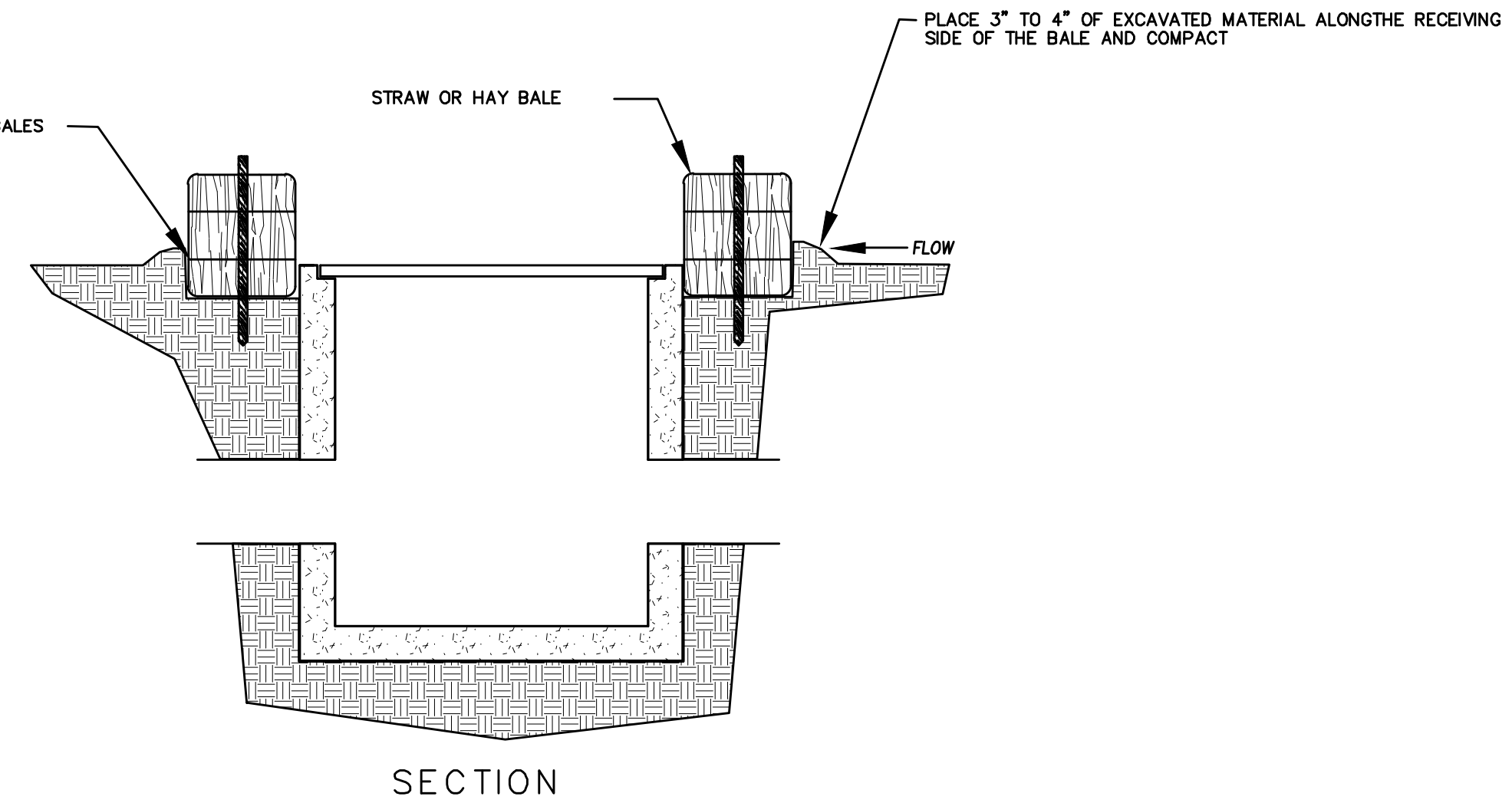


DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
  2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
  3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
  4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
  5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
  6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

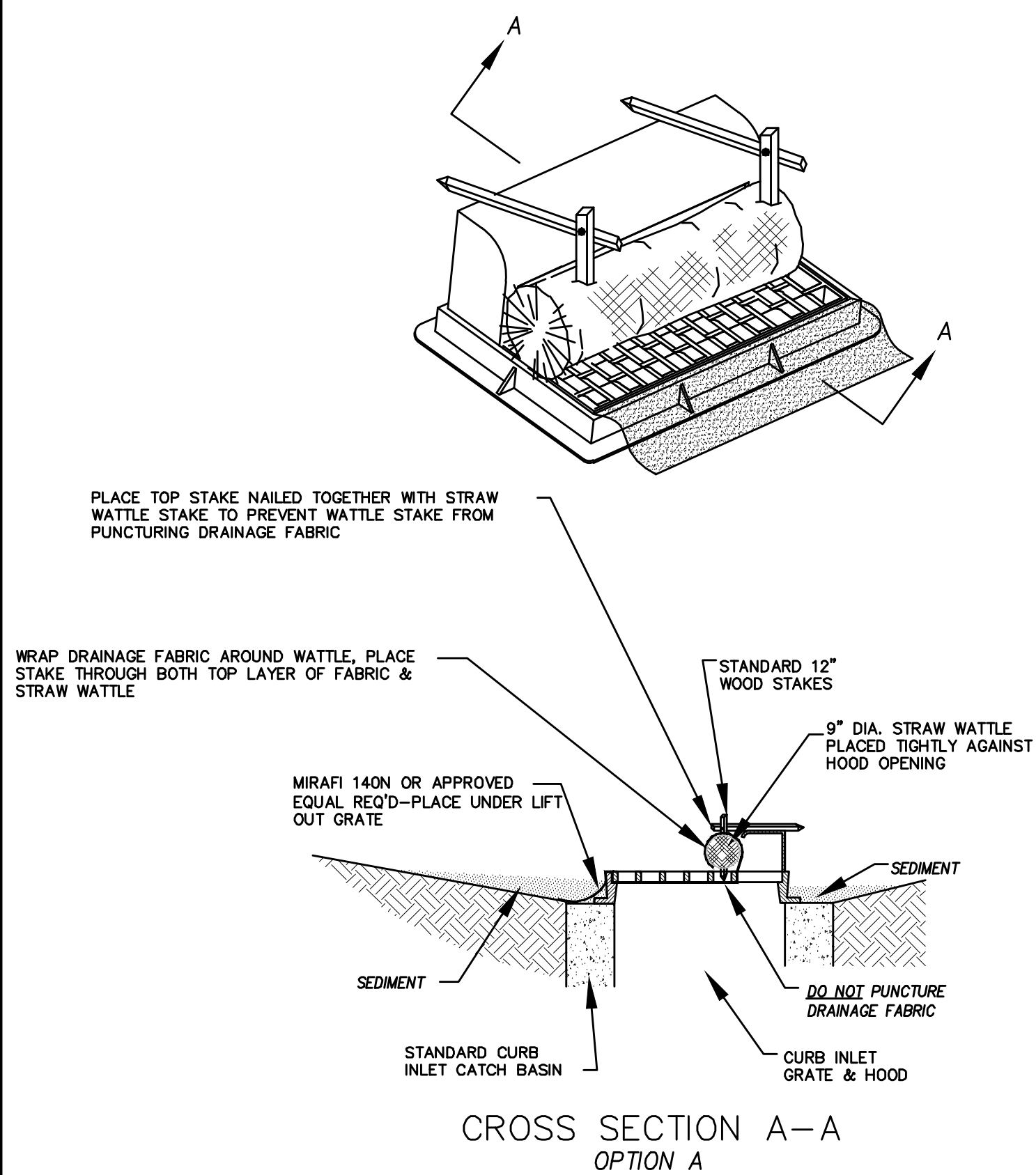


SECTION

DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### EROSION CONTROL NOTES

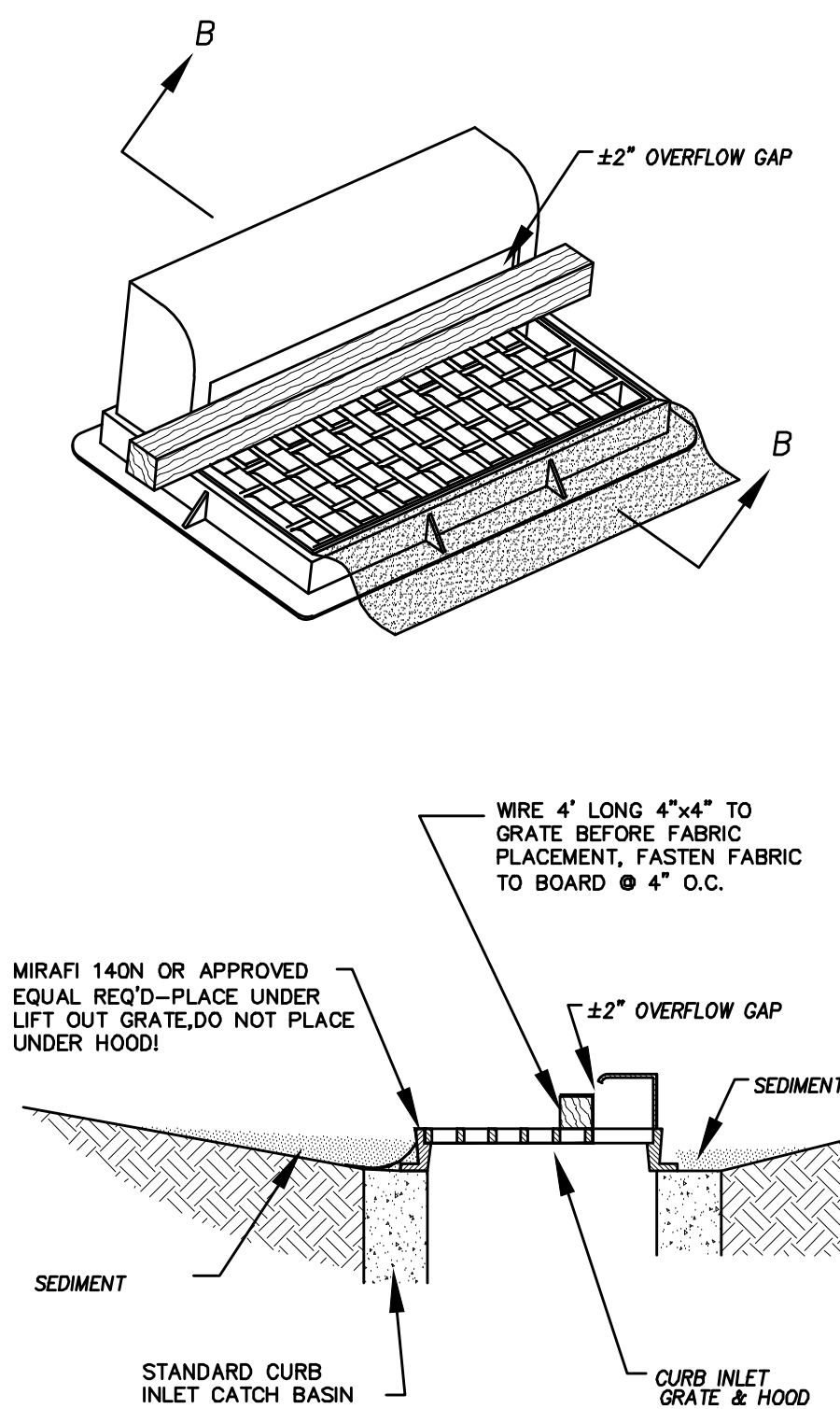
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR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



CROSS SECTION A-A  
OPTION A

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

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



CROSS SECTION B-B  
OPTION B

Engineering  
& Surveying

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R' + R2'  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020

PROJECT #

REVISIONS:

1	
2	
3	

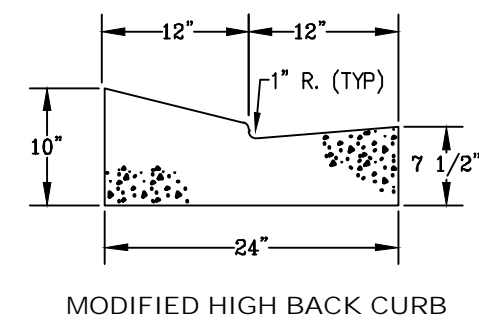
SHEET NAME:

EROSION CONTROL DETAILS

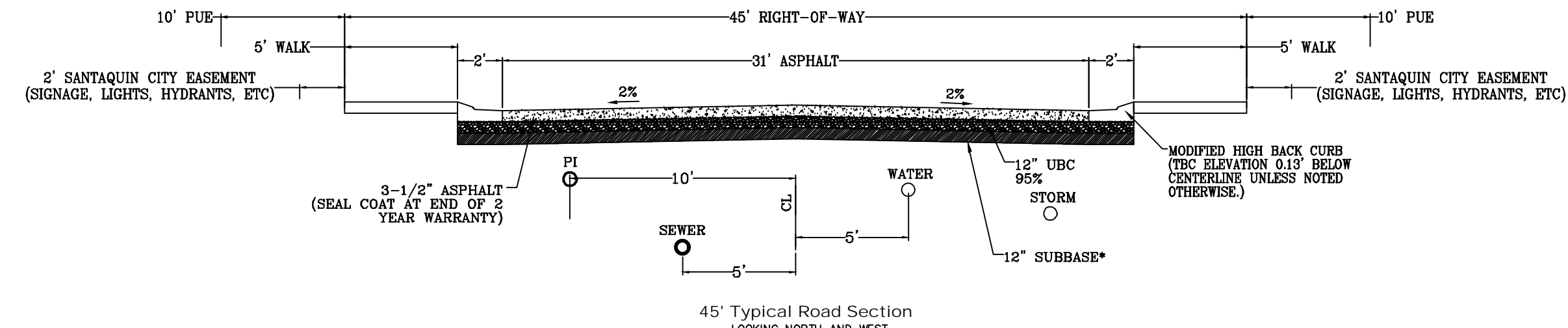
SHEET:

EC-02

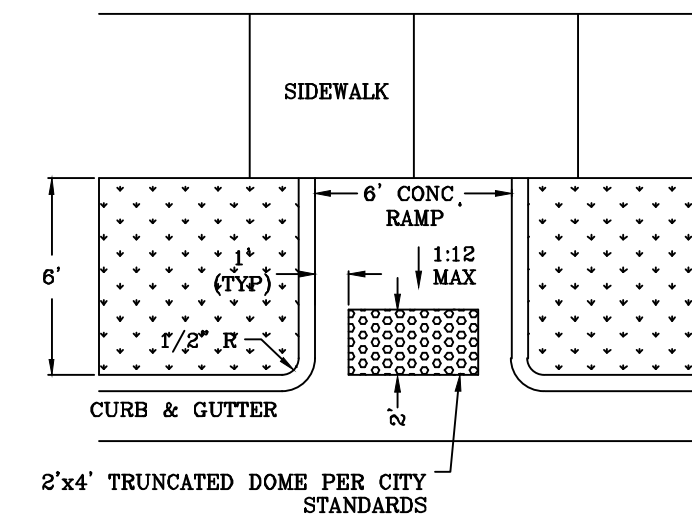
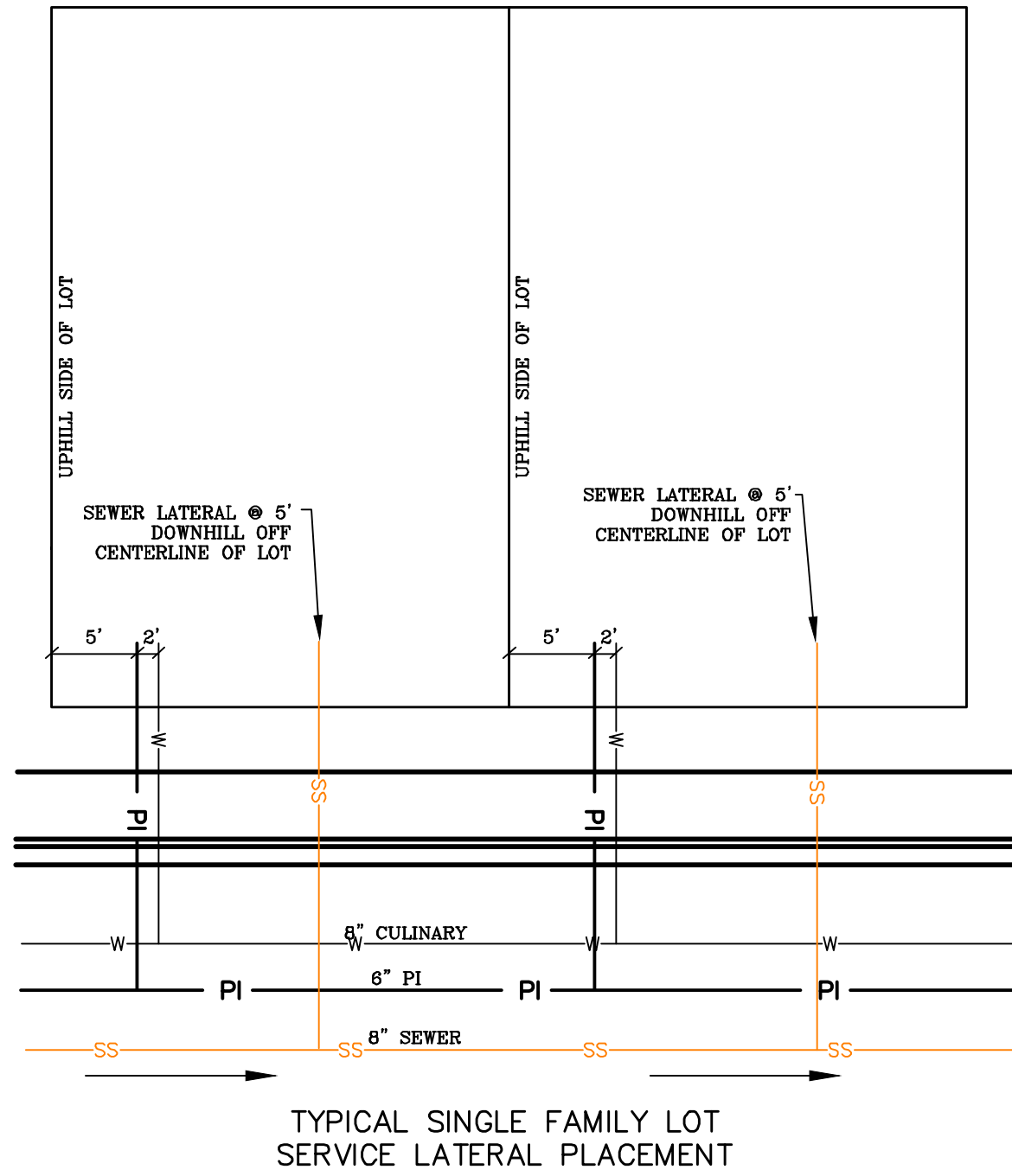




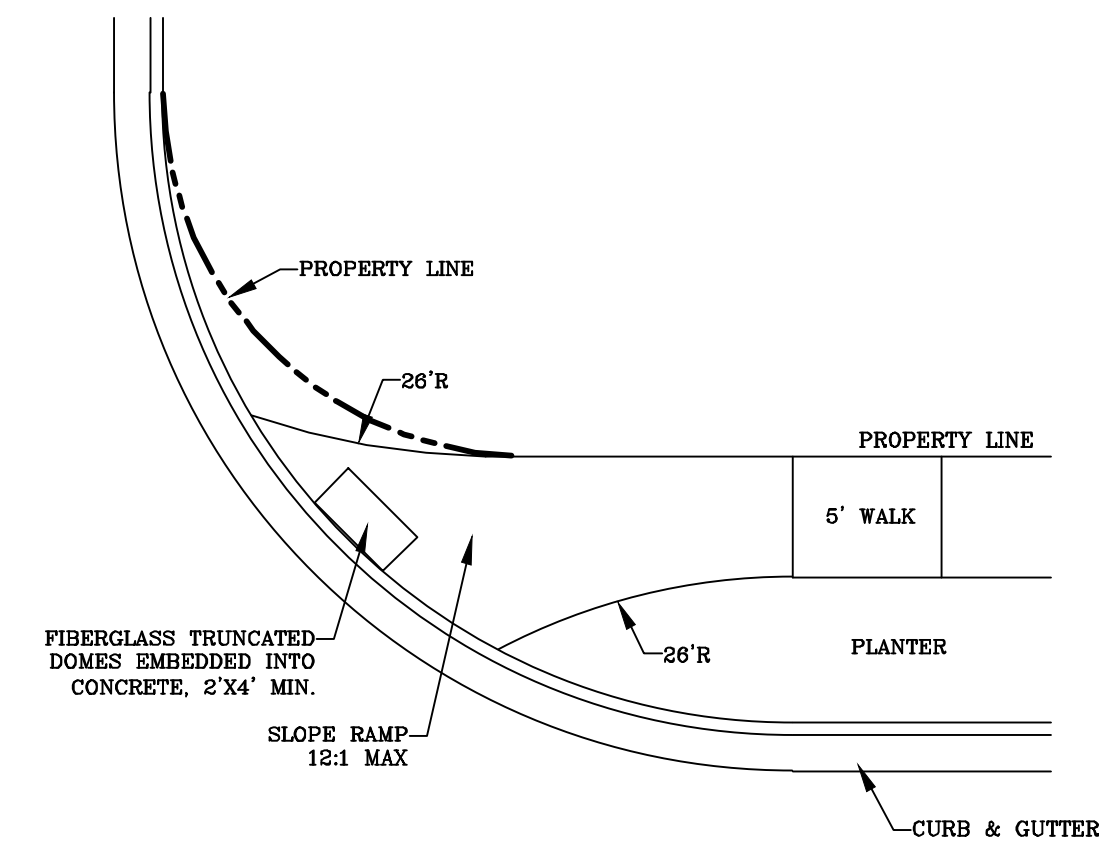
MODIFIED HIGH BACK CURB



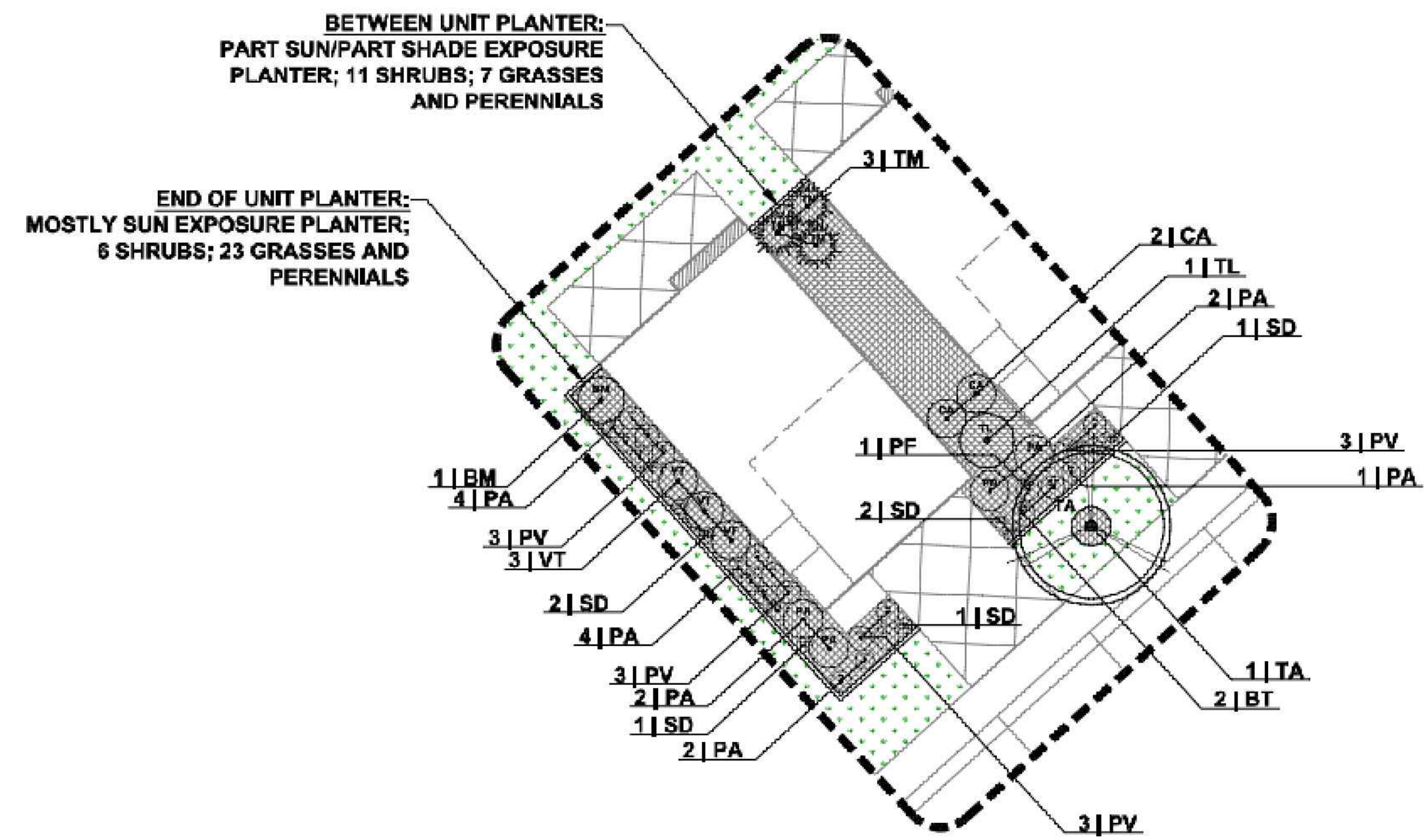
ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



MID-BLOCK RAMP DETAIL

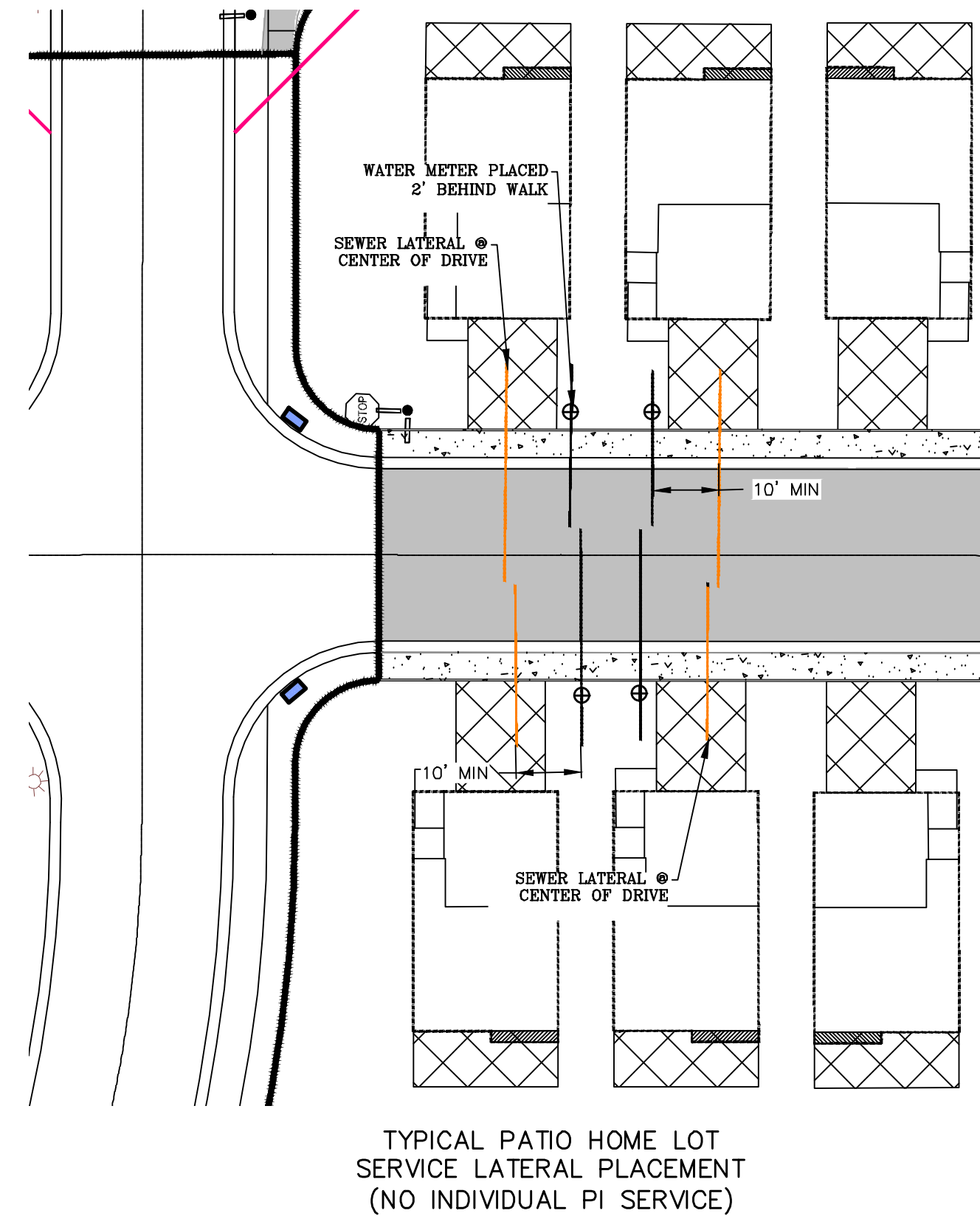


RAMP DETAIL



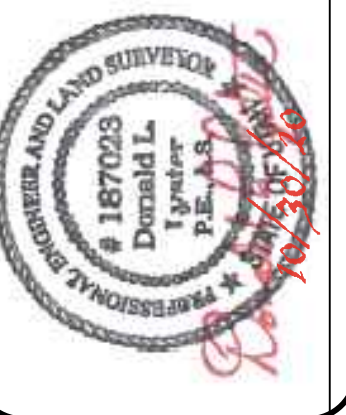
DETAIL

TYPICAL TOWNHOME PLANTING ENLARGEMENT



TYPICAL PATIO HOME LOT  
SERVICE LATERAL PLACEMENT  
(NO INDIVIDUAL PI SERVICE)

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'R' + R2'  
LOCATED IN THE SOUTHEAST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.30.2020  
PROJECT #

REVISIONS:

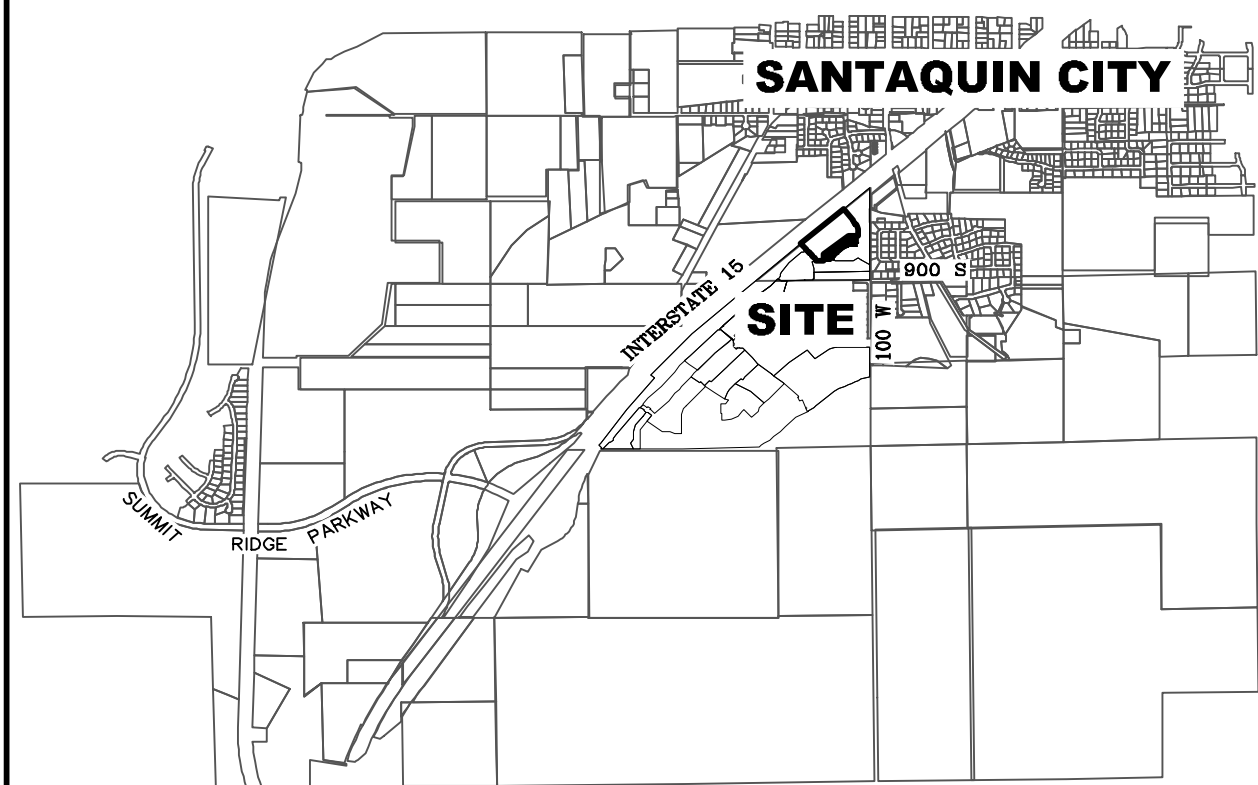
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SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01



## VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

PLAT Z TO BE CONSTRUCTED AFTER, OR  
CONCURRENT TO, PLAT X & Y CONSTRUCTION

THE PROPOSED PHASE Z MAY NOT BE  
CONSTRUCTED UNTIL THE RIGHT-OF-WAY OR  
EASEMENT FOR THE OFFSITE SEWER HAS BEEN  
ACQUIRED

## NOTES:

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 PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.
9. MAILBOX LOCATIONS FOR PHASE X, Y AND Z ARE LOCATED WITHIN PHASE Y BOUNDARIES AS SHOWN.

## ACCEPTANCE

SIGNATURE: DEVELOPER	DATE: _____
SIGNATURE: CITY ENGINEER	DATE: _____
SIGNATURE: COMMUNITY DEV. DIRECTOR	DATE: _____
SIGNATURE: PUBLIC WORKS	DATE: _____
SIGNATURE: BUILDING DEPARTMENT	DATE: _____
SIGNATURE: POLICE DEPARTMENT	DATE: _____
SIGNATURE: FIRE DEPARTMENT	DATE: _____

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'Z'

LOCATED IN THE EAST QUARTER OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

## PROJECT STATISTICS

LOTS 15 LOTS  
TOTAL ACREAGE 1.84 ACRES  
TOTAL ACREAGE IN LOTS 0.60 ACRES  
TOTAL ACREAGE IN STREETS 0.47 ACRES  
TOTAL ACREAGE IN HOA OPEN SPACE 0.53 ACRES  
TOTAL LIMITED COMMON AREA 0.24 ACRES  
DENSITY 8.16 UNITS / ACRE  
ZONE R10 PUD

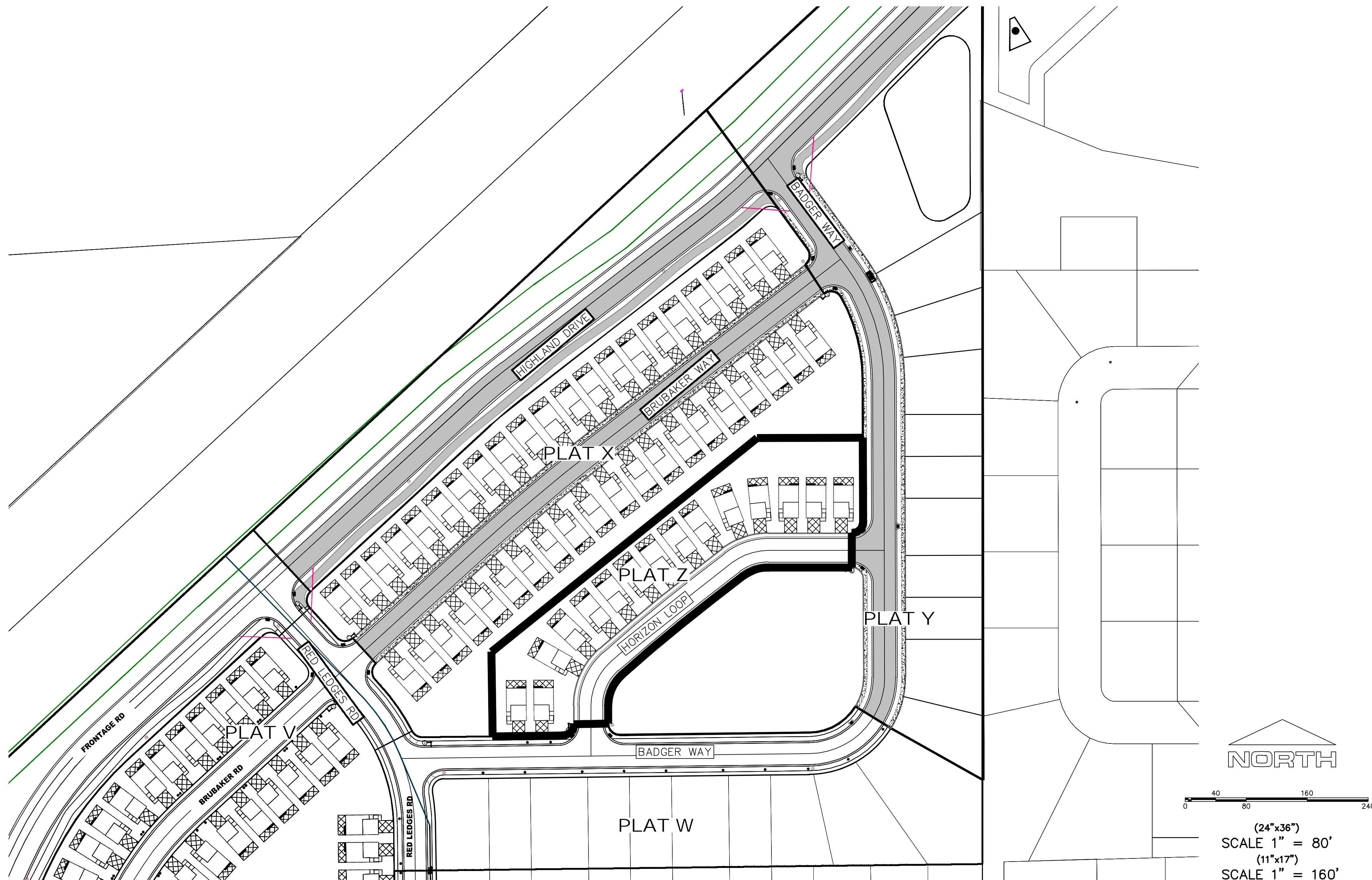
## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CKLeavitt1@horton.com

PROJECT ENGINEER  
& SURVEYOR

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

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PLAT	PLAT SHEETS (2)
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01	PLAN & PROFILES
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01 - DT-02	TYPICAL DETAILS

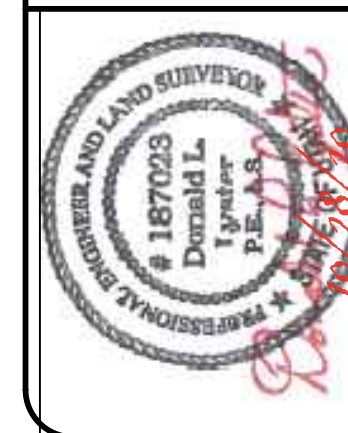


NORTH

0 40 80 160 240

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

Engineering  
& Surveying  
region



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'Z'

LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.28.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

COVER SHEET &amp; NOTES

SHEET:

CS-01



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.61'	15.00'	21.25'	S44°54'01"W	90°11'58"
C2	36.24'	55.00'	35.59'	S71°07'28"W	37°45'05"
C3	152.26'	2241.50'	152.23'	S50°18'10"W	3°53'31"
C4	46.42'	55.00'	45.05'	S24°10'42"W	48°21'24"
C5	23.39'	15.00'	21.09'	S44°39'50"W	89°19'40"
C6	51.06'	77.50'	50.14'	S71°07'28"W	37°45'05"
C7	153.79'	2264.00'	153.76'	S50°18'10"W	3°53'31"
C8	65.41'	77.50'	63.48'	S24°10'42"W	48°21'24"
C9	21.38'	15.00'	19.61'	N40°37'37"E	81°39'11"
C10	23.61'	15.00'	21.25'	N44°54'01"E	90°11'58"
C11	20.40'	100.00'	20.36'	N84°09'21"E	11°41'18"
C12	4.63'	100.00'	4.63'	N76°59'04"E	2°39'16"
C13	26.08'	100.00'	26.00'	N68°11'12"E	14°56'27"
C14	4.02'	100.00'	4.02'	N59°33'54"E	2°18'09"
C16	9.74'	2286.50'	9.74'	N52°07'36"E	0°14'39"
C17	26.00'	2286.50'	26.00'	N51°40'44"E	0°39'06"
C18	9.99'	2286.50'	9.99'	N51°13'40"E	0°15'01"
C19	26.00'	2286.50'	26.00'	N50°46'37"E	0°39'05"
C20	10.00'	2286.50'	10.00'	N50°19'33"E	0°15'02"
C21	26.00'	2286.50'	26.00'	N49°52'29"E	0°39'06"
C22	9.98'	2286.50'	9.98'	N49°25'26"E	0°15'00"
C23	26.00'	2286.50'	26.00'	N48°58'23"E	0°39'05"
C24	8.41'	2286.50'	8.41'	N48°32'31"E	0°12'38"
C25	3.19'	2286.50'	3.19'	N48°23'48"E	0°04'48"
C26	22.88'	100.00'	22.83'	N41°48'07"E	13°06'34"
C27	4.94'	100.00'	4.94'	N33°49'52"E	2°49'56"
C28	26.16'	100.00'	26.09'	N24°55'10"E	14°59'28"
C29	30.41'	100.00'	30.29'	N8°42'43"E	17°25'26"
C30	10.76'	100.00'	10.75'	S55°19'53"W	6°09'54"

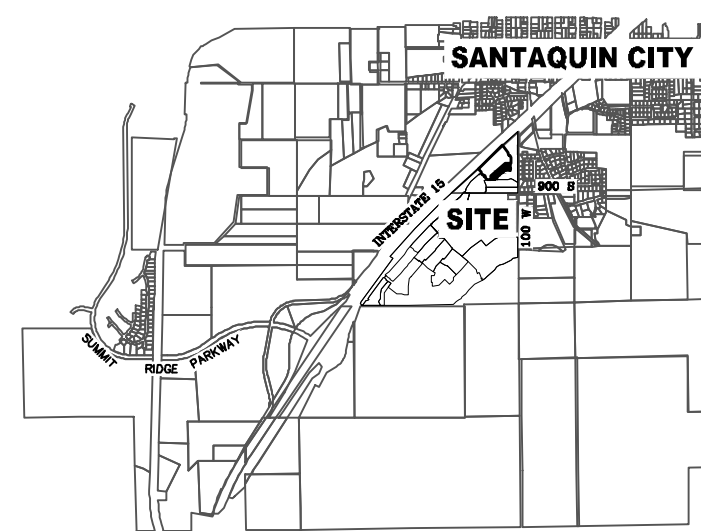
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	26.00'	N50°51'31"E
L2	11.77'	N49°57'28"E
L3	26.00'	N52°14'55"E
L4	10.00'	N52°14'55"E
L5	26.00'	N52°14'55"E
L6	15.24'	S88°01'56"E
L7	26.00'	N90°00'00"E
L8	73.06'	N40°54'38"W
L9	74.22'	N46°41'41"W
L10	73.58'	N39°08'29"W
L11	73.05'	N39°08'29"W
L12	73.28'	S37°45'05"E
L13	73.00'	N37°45'05"W
L14	73.38'	N37°27'31"W
L15	73.82'	S37°27'30"E
L16	73.37'	N5°43'18"W
L17	73.00'	N0°00'00"E
L18	73.00'	S0°00'01"W
L19	73.00'	S0°00'00"E

LOT ADDRESS	
LOT	ADDRESS
510	120 W HORIZON LOOP
511	122 W HORIZON LOOP
512	124 W HORIZON LOOP
513	126 W HORIZON LOOP
514	128 W HORIZON LOOP
515	130 W HORIZON LOOP
516	132 W HORIZON LOOP
517	134 W HORIZON LOOP
518	136 W HORIZON LOOP
519	140 W HORIZON LOOP
520	144 W HORIZON LOOP
521	148 W HORIZON LOOP
522	152 W HORIZON LOOP
523	156 W BADGER WAY
524	160 W BADGER WAY

## FOOTHILL VILLAGE SUBDIVISION PLAT 'Z'

LOCATED IN THE EAST QUARTER OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah

### 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, 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.

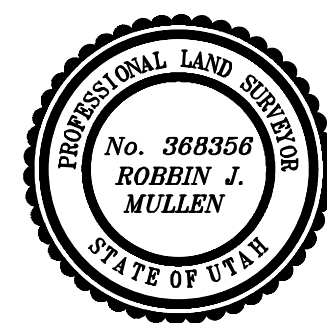
### Boundary Description

#### Phase Z

BEGINNING AT A POINT LOCATED N00°04'12"W ALONG THE SECTION LINE 692.20 FEET AND WEST 157.47 FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

Thence, S 00° 11' 58" E for a distance of 110.17 feet to the beginning of a curve,  
Solid curve turning to the right through an angle of 90° 11' 58", having a radius of 15.00 feet, and whose long chord bears S 44° 54' 01" W for a distance of 21.25 feet to a point of intersection with a non-tangential line.  
Thence, S 00° 19' 57" E for a distance of 45.00 feet to a point on a line.  
Thence, N 90° 00' 00" W for a distance of 109.56 feet to the beginning of a curve,  
Solid curve turning to the left through an angle of 37° 45' 05", having a radius of 55.00 feet, and whose long chord bears S 71° 07' 28" W for a distance of 35.59 feet.  
Thence, S 52° 14' 55" W for a distance of 51.67 feet to the beginning of a curve,  
Solid curve turning to the left through 03° 53' 31", having a radius of 2241.50 feet, and whose long chord bears S 50° 18' 10" W for a distance of 152.23 feet to the beginning of a non-tangential curve.  
Solid curve turning to the left through an angle of 48° 21' 24", having a radius of 55.00 feet, and whose long chord bears S 24° 10' 42" W for a distance of 45.05 feet.  
Thence, S 00° 00' 00" E for a distance of 23.24 feet to a point on a line.  
Thence, S 88° 52' 46" W for a distance of 45.01 feet to the beginning of a non-tangential curve,  
Solid curve turning to the right through an angle of 89° 19' 40", having a radius of 15.00 feet, and whose long chord bears S 44° 39' 50" W for a distance of 21.09 feet.  
Thence, S 89° 19' 40" W for a distance of 91.96 feet to a point on a line.  
Thence, N 00° 40' 20" W for a distance of 111.00 feet to a point on a line.  
Thence, N 51° 10' 16" E for a distance of 447.26 feet to a point on a line.  
thence N 89° 48' 02" E a distance of 138.68 feet to the POINT OF BEGINNING

CONTAINS: ±1.86 ACRES AND 15 TOTAL LOTS



DATE

SURVEYOR

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

### LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_

PRINTED FULL NAME OF NOTARY \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN \_\_\_\_\_

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

## SHEET 1 OF 2

## FOOTHILL VILLAGE SUBDIVISION PLAT 'Z'

UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

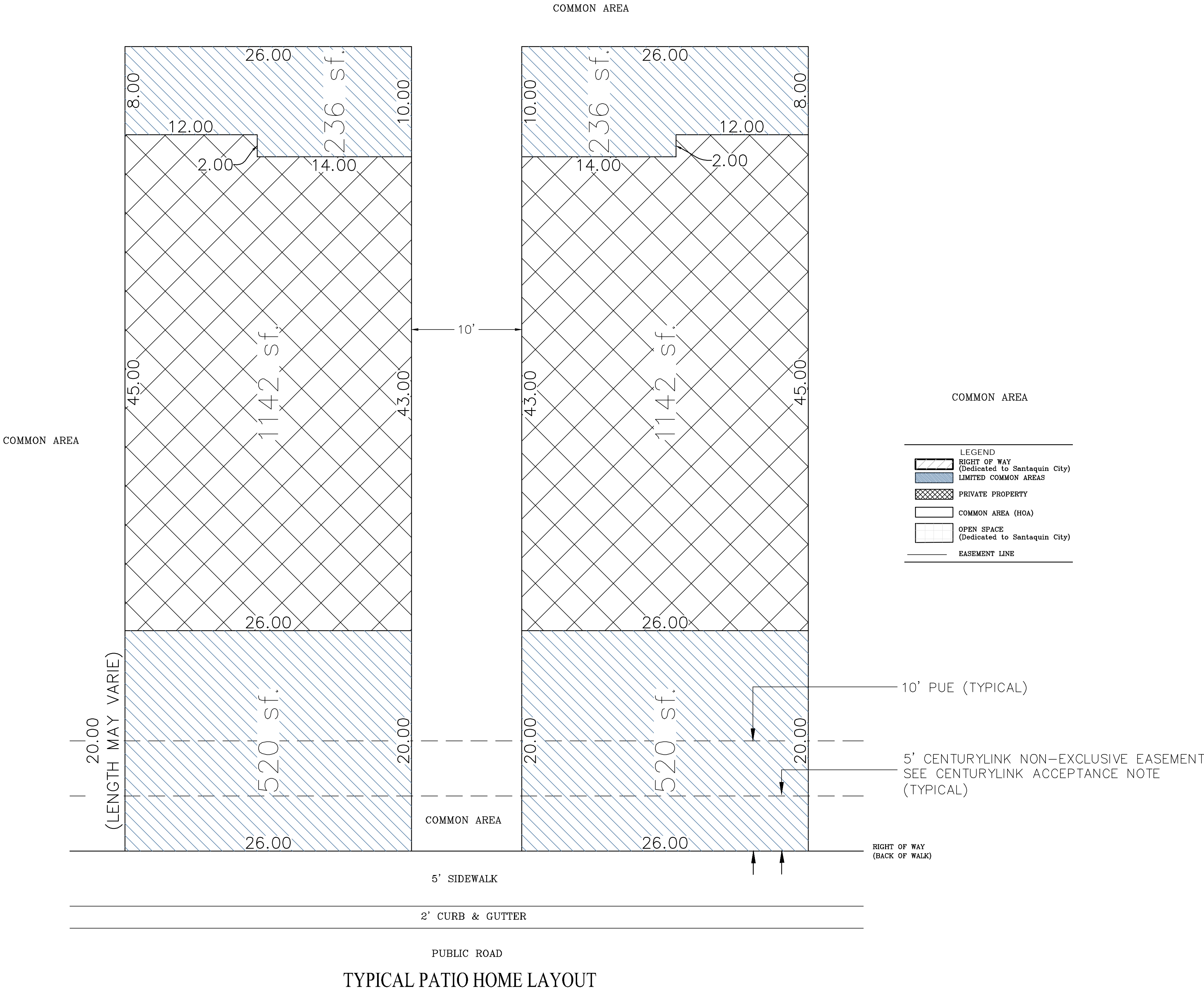
COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'Z'

LOCATED IN THE EAST QUARTER OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah





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.

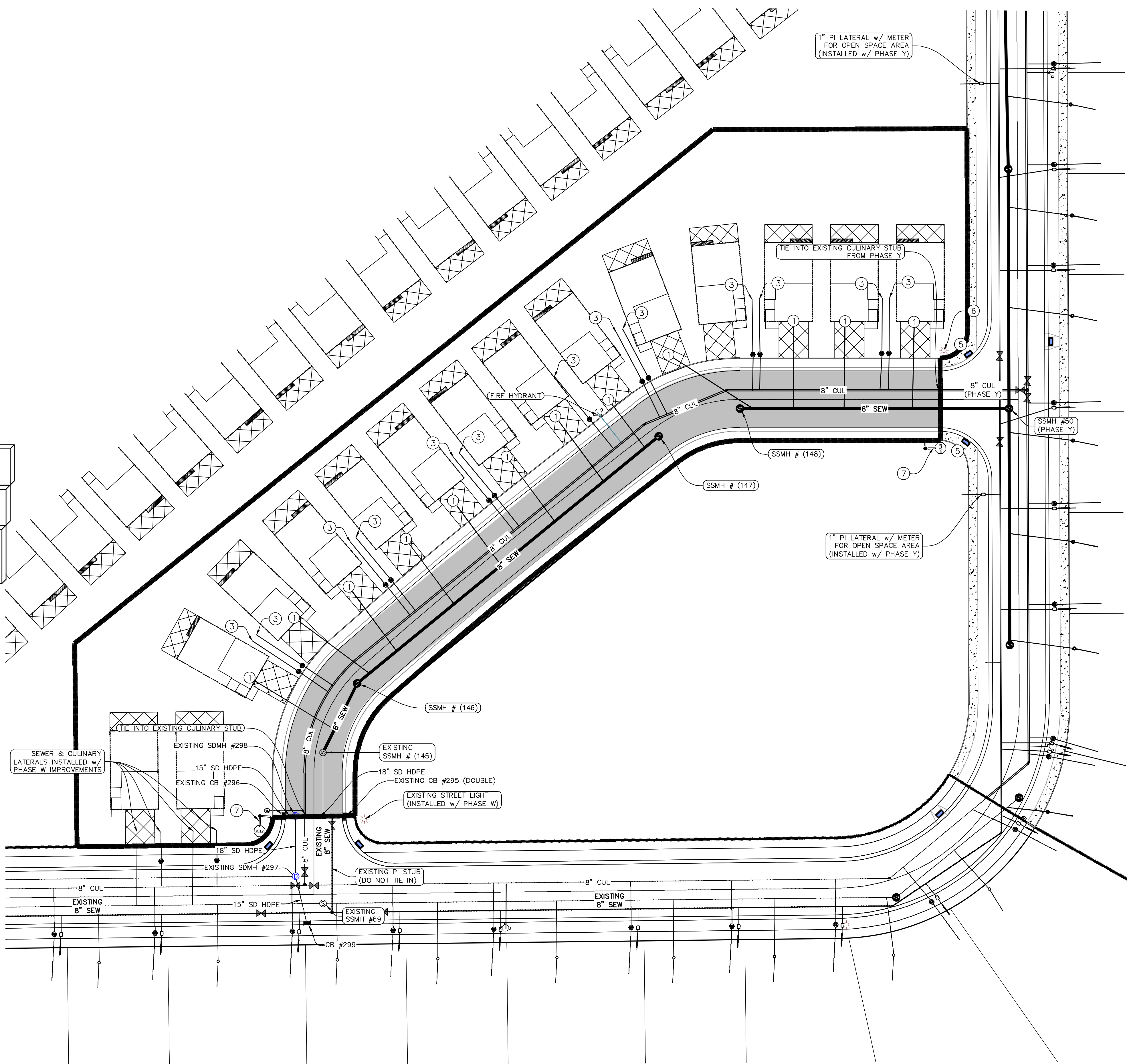
NOTES:

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 PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.
9. MAILBOX LOCATIONS FOR PHASE X, Y AND Z ARE LOCATED WITHIN PHASE Y BOUNDARIES AS SHOWN.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

PLAT Z TO BE CONSTRUCTED AFTER, OR CONCURRENT TO, PLAT X & Y CONSTRUCTION

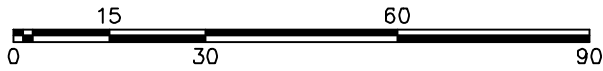
THE PROPOSED PHASE Z MAY NOT BE CONSTRUCTED UNTIL THE RIGHT-OF-WAY OR EASEMENT FOR THE OFFSITE SEWER HAS BEEN ACQUIRED



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

- 1 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 2 1" PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 3 CULINARY SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 ARTERIAL STREET LIGHT
- 5 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
- 7 STOP/STREET SIGN
- 8 STUB & PLUG FOR FUTURE CONNECTION w/ CONSTRUCTION VALVES (PER SANTAQUIN CITY STANDARDS)



(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

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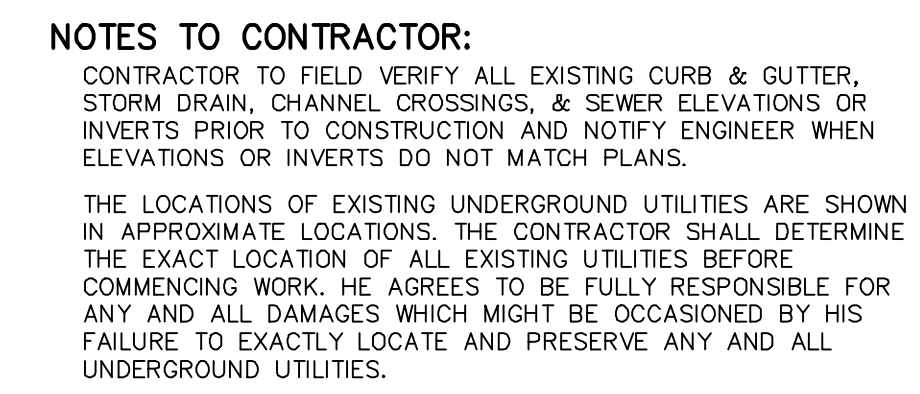
**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'Z'**  
LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.28.2020  
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
SITE/UTILITY PLAN  
SHEET:  
**SP-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 TO FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANITARY 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 SANITAUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANITAUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANITAUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. 4' MINIMUM OF HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. FLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 4 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'Z'**  
LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

1	
2	
3	

SHEET NAME:  
GRADING PLAN  
SHEET:  
GR-01



**region**  
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LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

1	
2	
3	

SHEET:



- LEGEND:
- X — X — PROPOSED SILT FENCE  
(SEE SHEET EC-02)
- FLOW ARROW
- 105 PROPOSED VEHICLE TRACKING CONTROL  
(SEE SHEET EC-02)
- 220 PROPOSED CURB INLET PROTECTION  
(SEE SHEET EC-02)
- PT PORTABLE TOILETS

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

PROJECT NAME  
(4" Uppercase Bold Letters)  
PERMIT NUMBER  
(4" Bold Numbers)

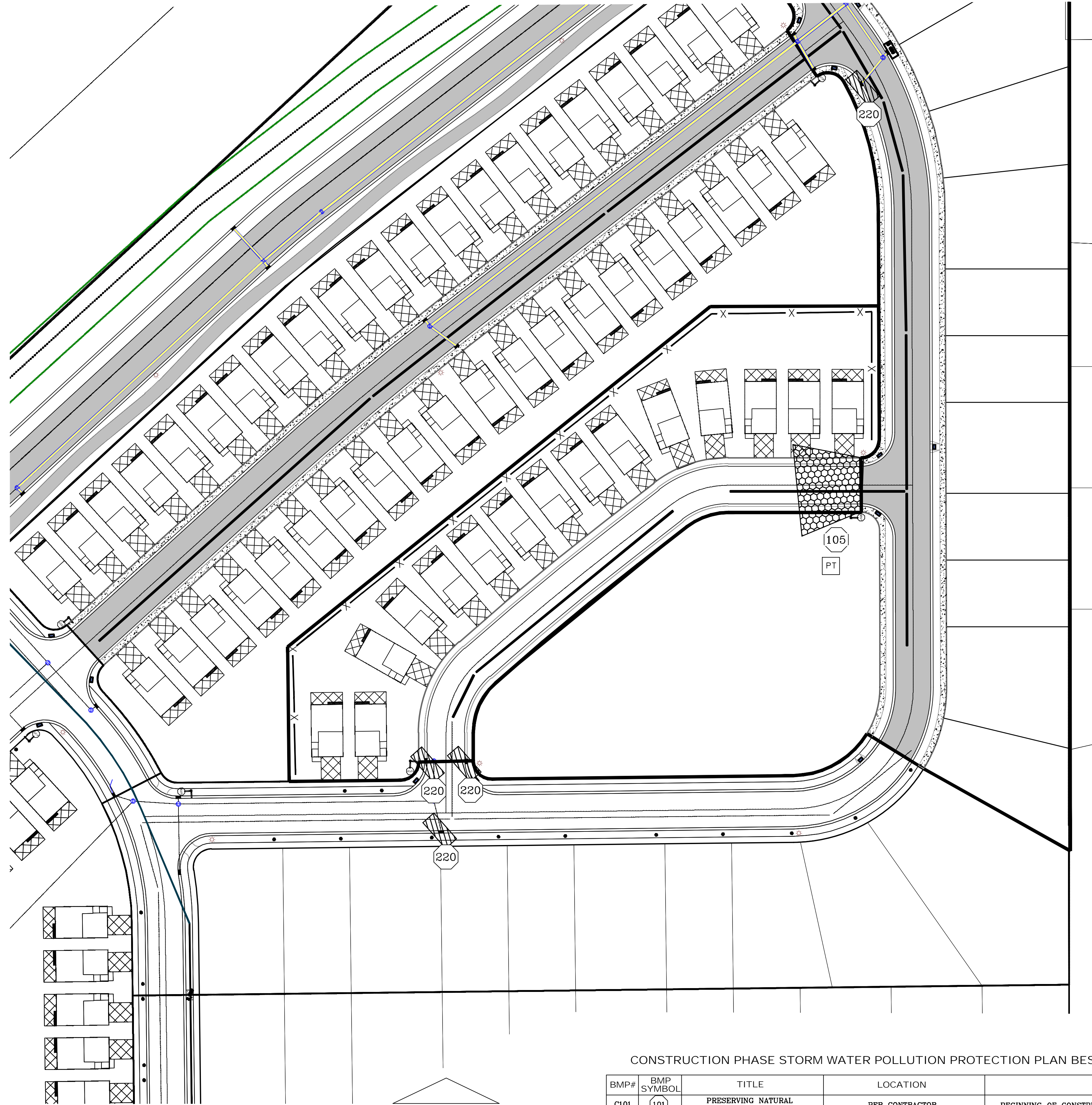
FOR PROJECT SITE CONCERNS CONTACT

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

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

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
505.555.5555  
(5" Uppercase Bold Letters and 3" Bold Numbers)

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



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

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

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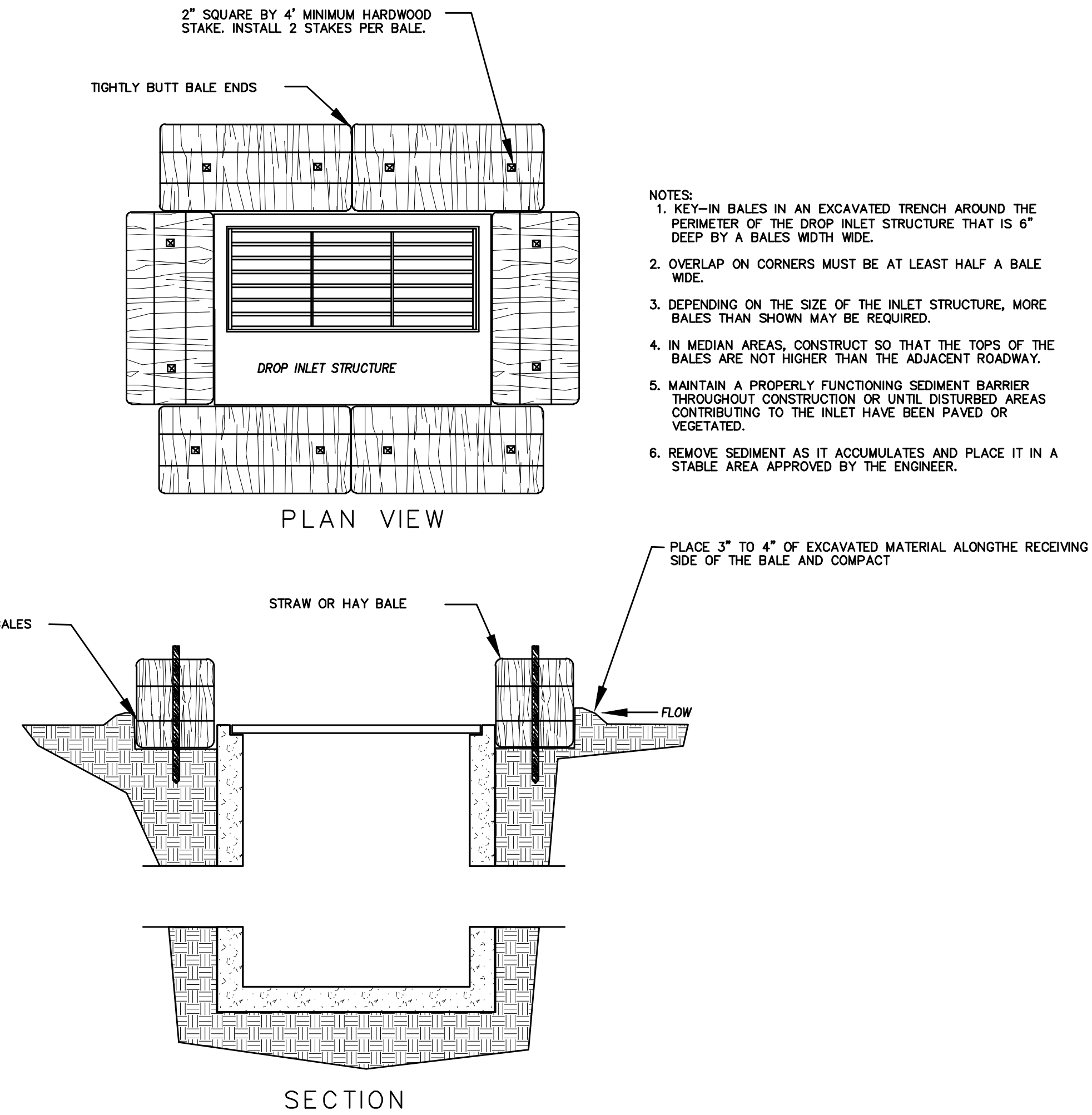
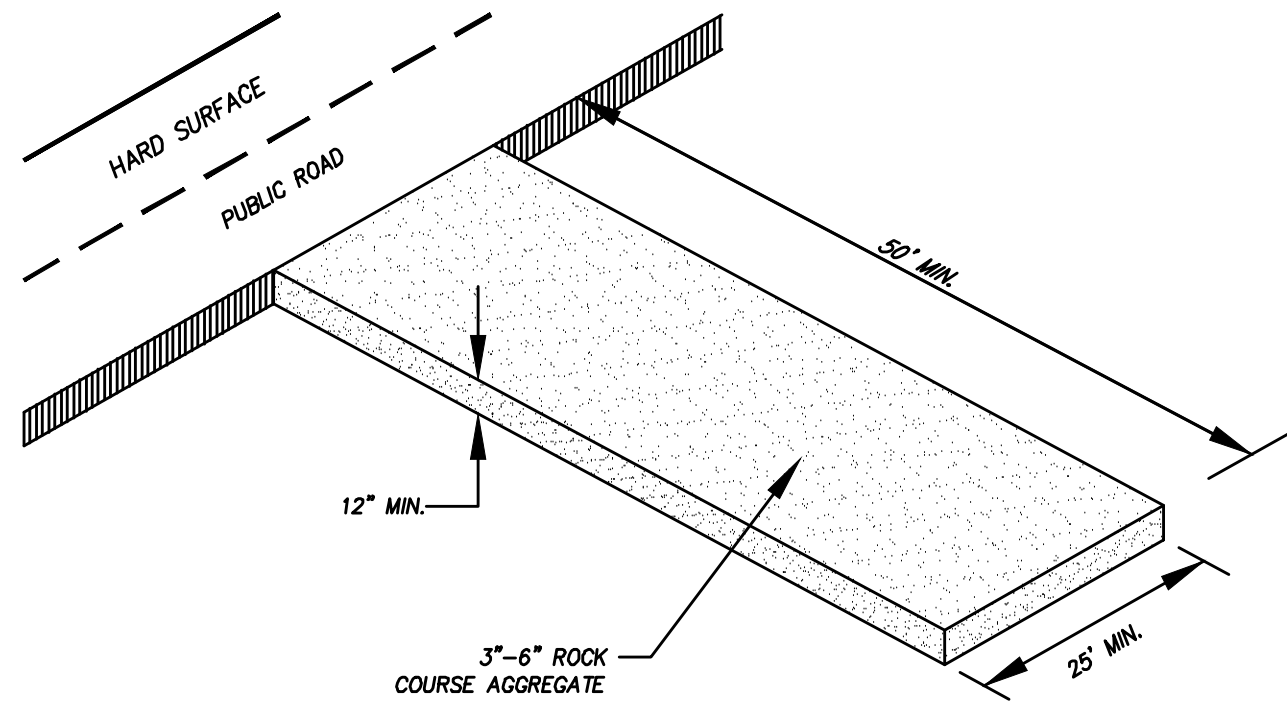
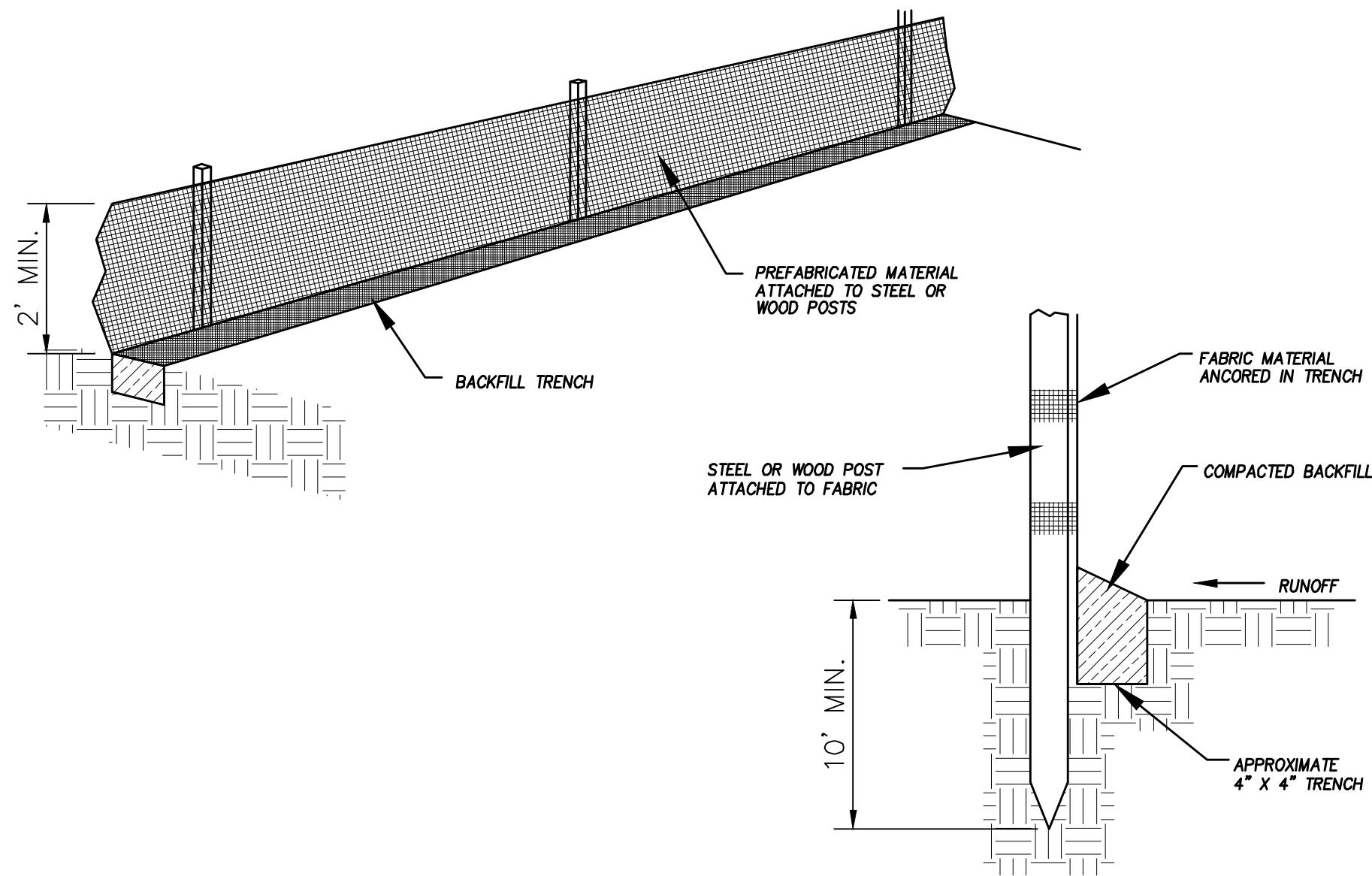
FOOTHILL VILLAGE SUBDIVISION  
PLAT 'Z'  
LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.28.2020  
PROJECT #

REVISIONS:	
1	
2	
3	

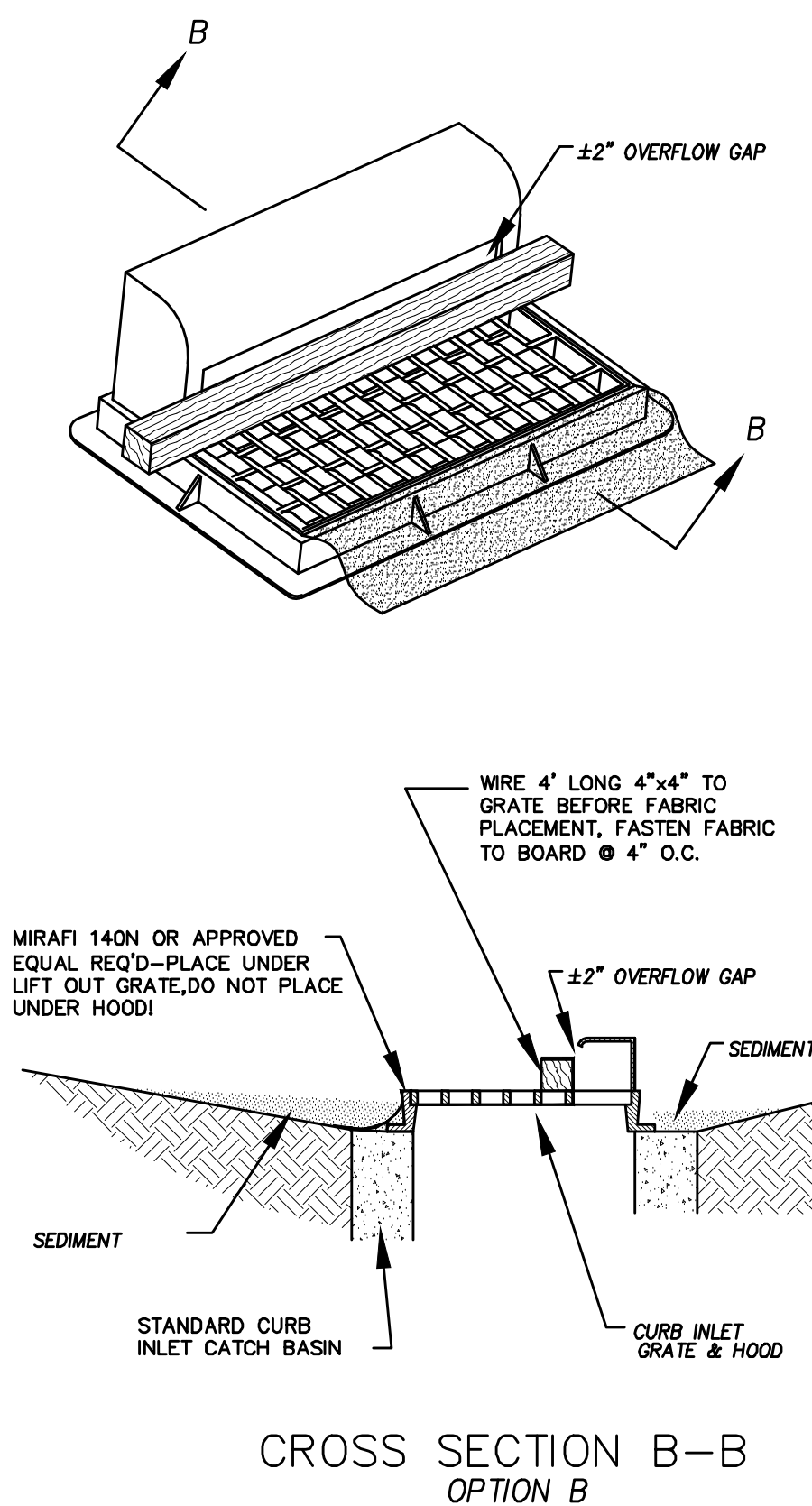
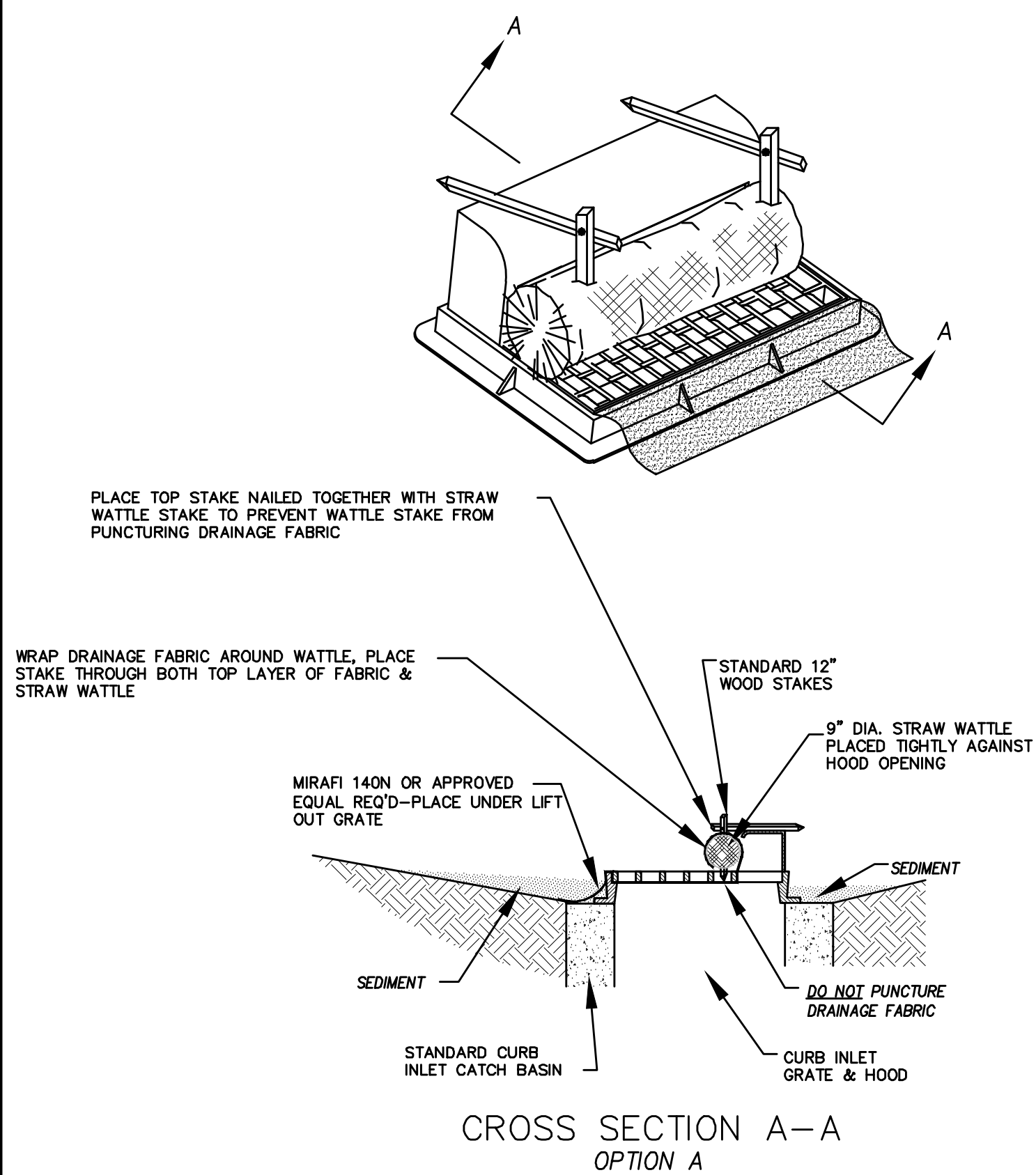
SHEET NAME:  
EROSION CONTROL PLAN  
SHEET:  
EC-01





### EROSION CONTROL NOTES

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



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

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

Engineering  
& Surveying

region

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT 'Z'

LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.28.2020

PROJECT #

REVISIONS:

1	
2	
3	

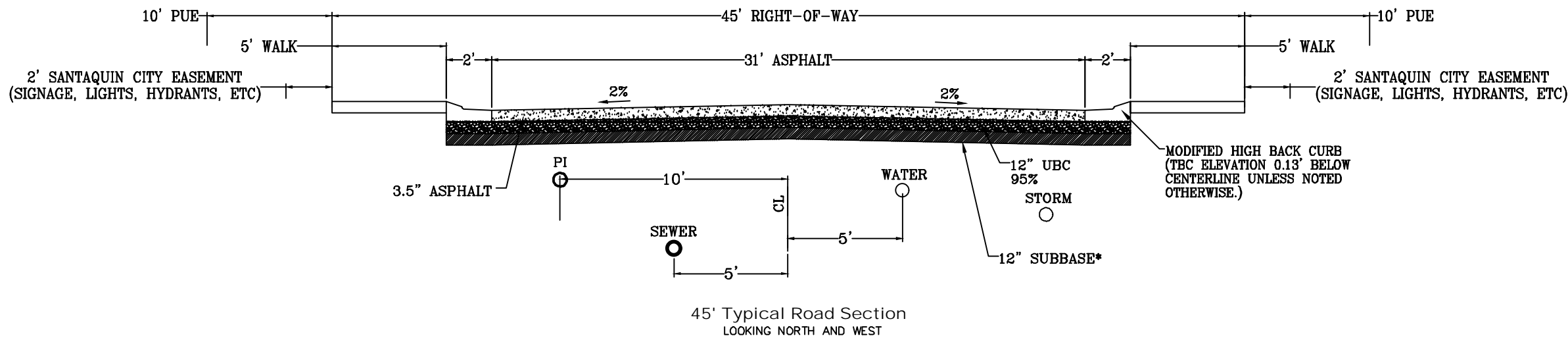
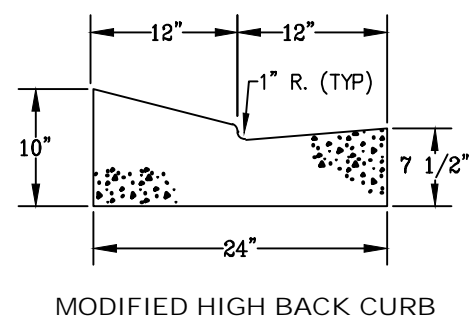
SHEET NAME:

EROSION CONTROL DETAILS

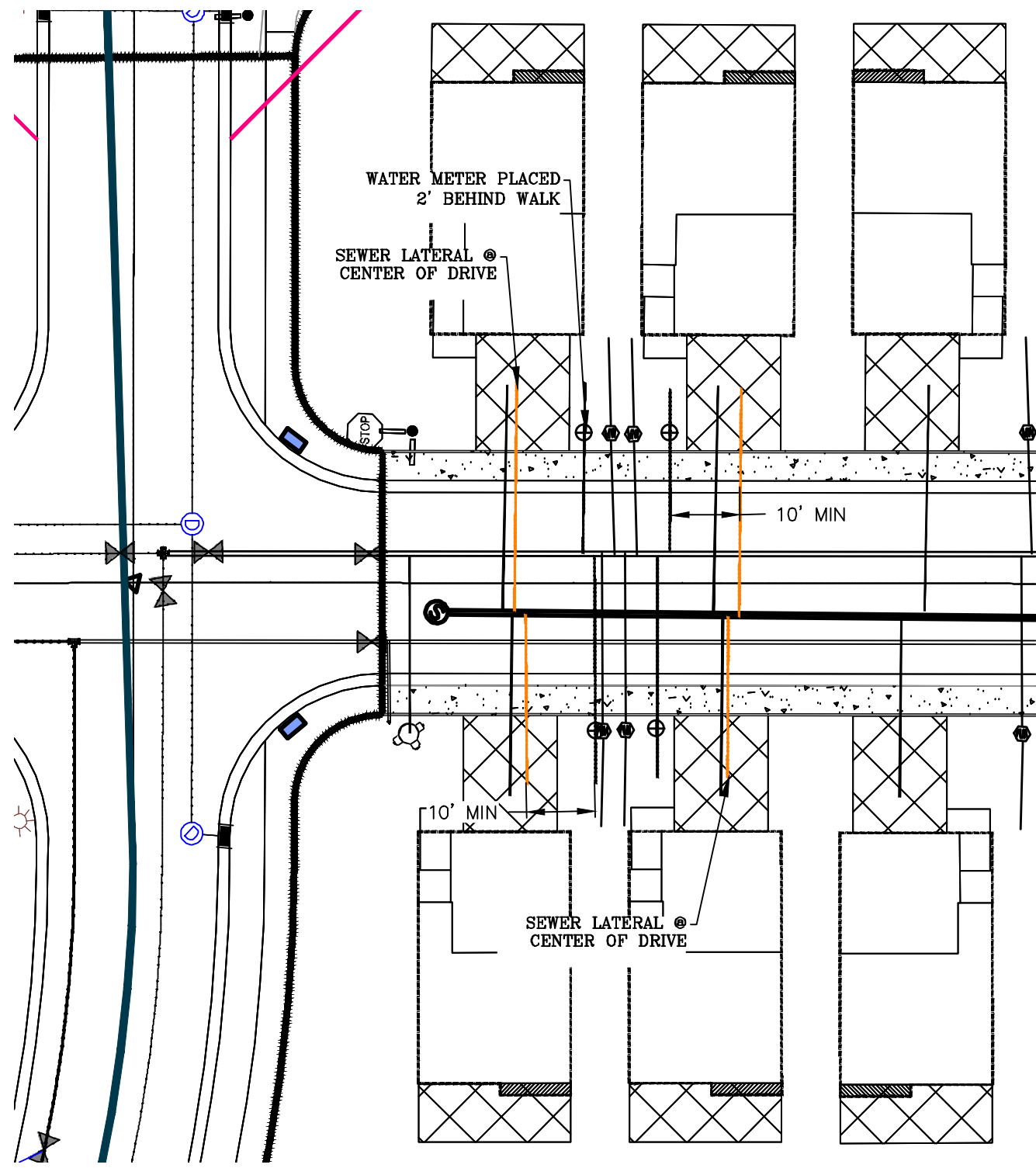
SHEET:

EC-02

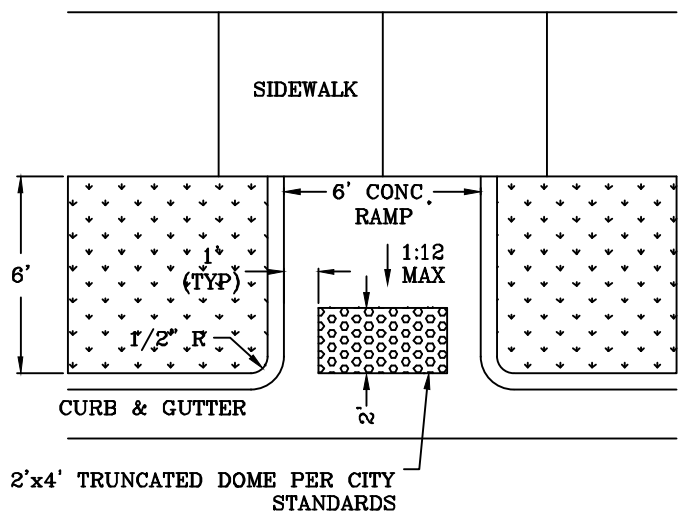




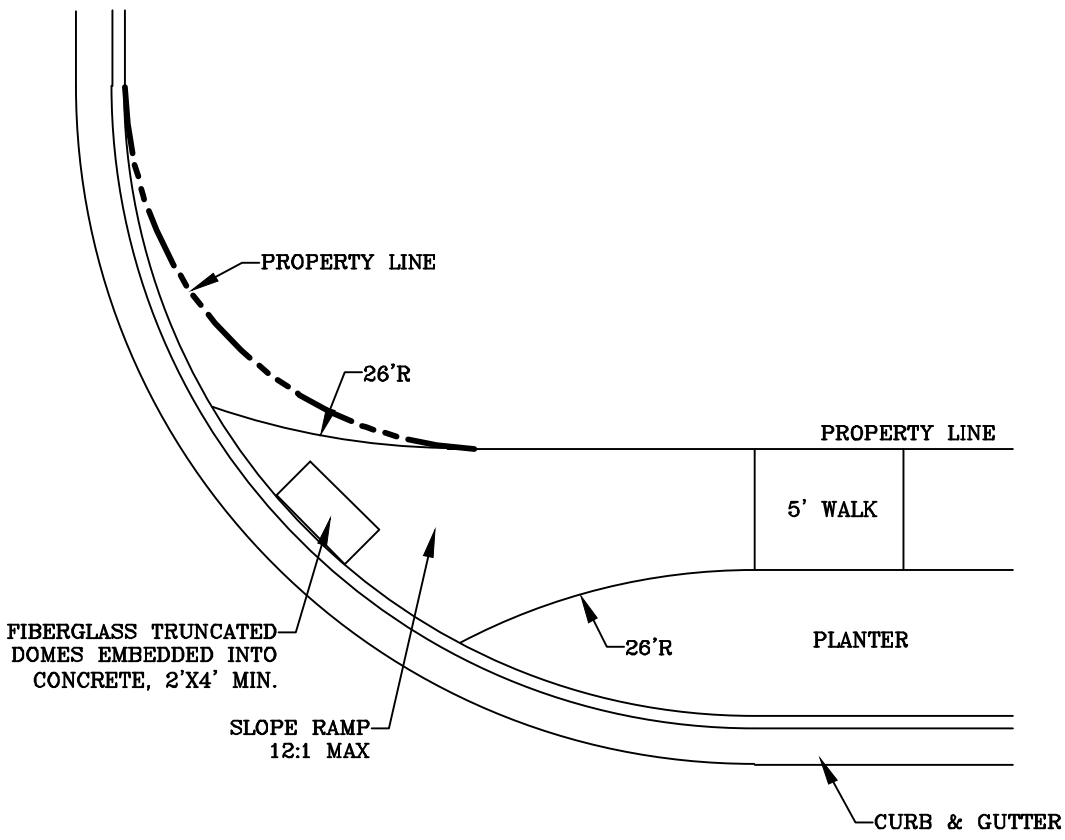
ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



TYPICAL PATIO HOME LOT  
SERVICE LATERAL PLACEMENT  
(NO INDIVIDUAL PI SERVICE)



MID-BLOCK RAMP DETAIL



RAMP DETAIL

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

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'Z'**  
LOCATED IN THE EAST 1/4 OF SECTION 11,  
TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 10.28.2020  
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:  
TYPICAL DETAILS  
SHEET:  
DT-01



# McMULLIN COMMERCIAL

## A COMMERCIAL SUBDIVISION

### SANTAQUIN, UTAH COUNTY, UTAH

### PRELIMINARY PLAN SET

### JUNE 2020

#### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	PRELIMINARY PLAT
3	UTILITY PLAN SHEET
4	EXISTING TOPOGRAPHY
5	STRIPING PLAN
6	RECORD OF SURVEY (BY OTHERS)
DT-01	DETAIL SHEET

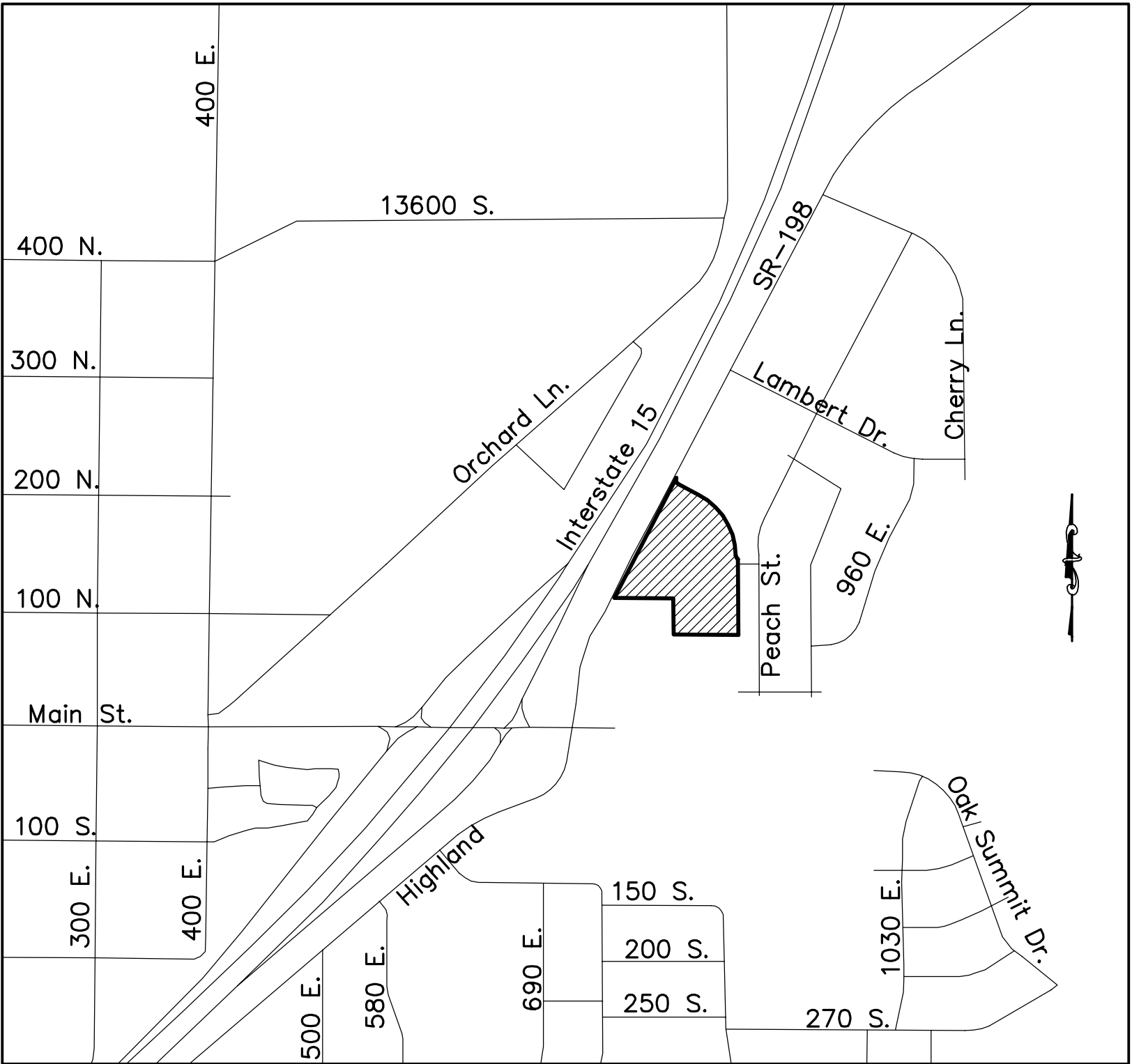
**DENSITY TABLE**

ZONING CLASSIFICATION=C-1
TOTAL NUMBER OF BUILDABLE LOTS=3
TOTAL ACREAGE WITHIN PROPOSED DEVELOPMENT=4.80 ACRES
TOTAL ACREAGE IN LOTS=3.69 ACRES
TOTAL ACREAGE TO BE DEDICATED FOR STREET ROW=48,162 SQ. FT./1.11 ACRES
ACREAGE OF ROAD BEING VACATED=36,011 SQ.FT./0.83 ACRES
ACREAGE OF OPEN SPACE=0 ACRES
DENSITY UNIT/ACRE=0.81

**LEGEND**

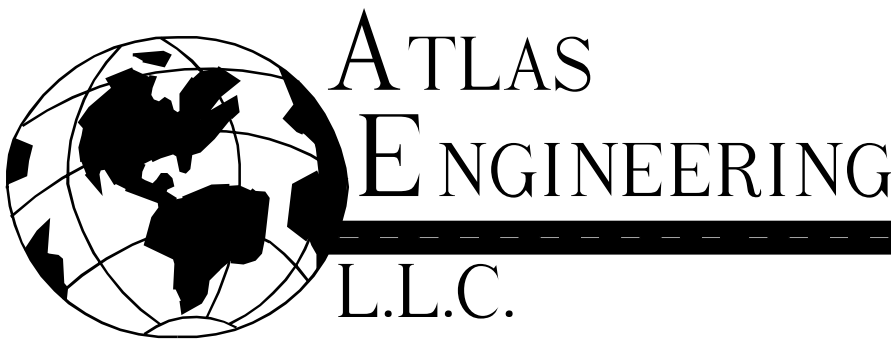
LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

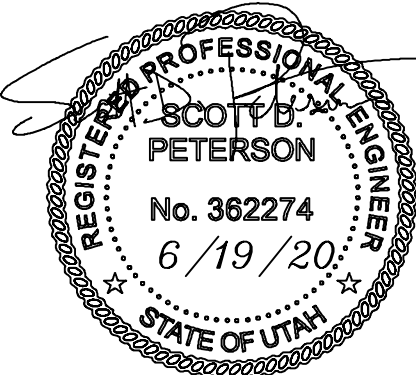
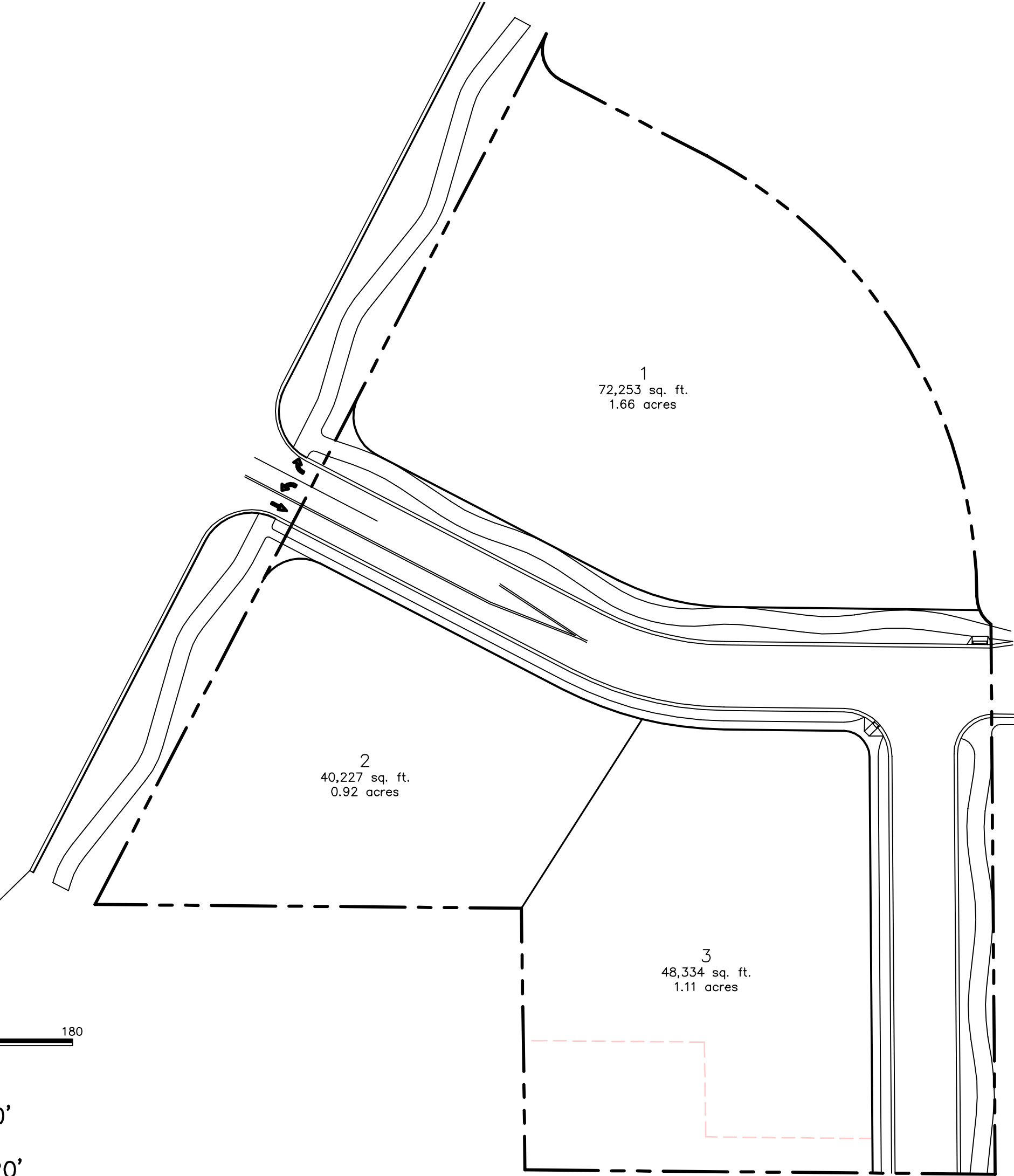
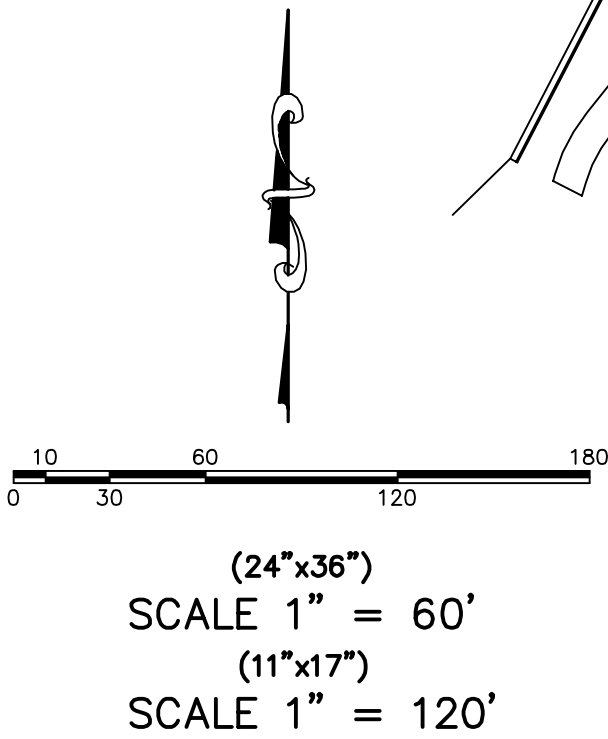


VICINITY MAP  
-NTS-

DEVELOPER  
ROBERT McMULLIN  
801-420-6910  
5625 W 12000 S  
PAYSON, UT 84651



PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660





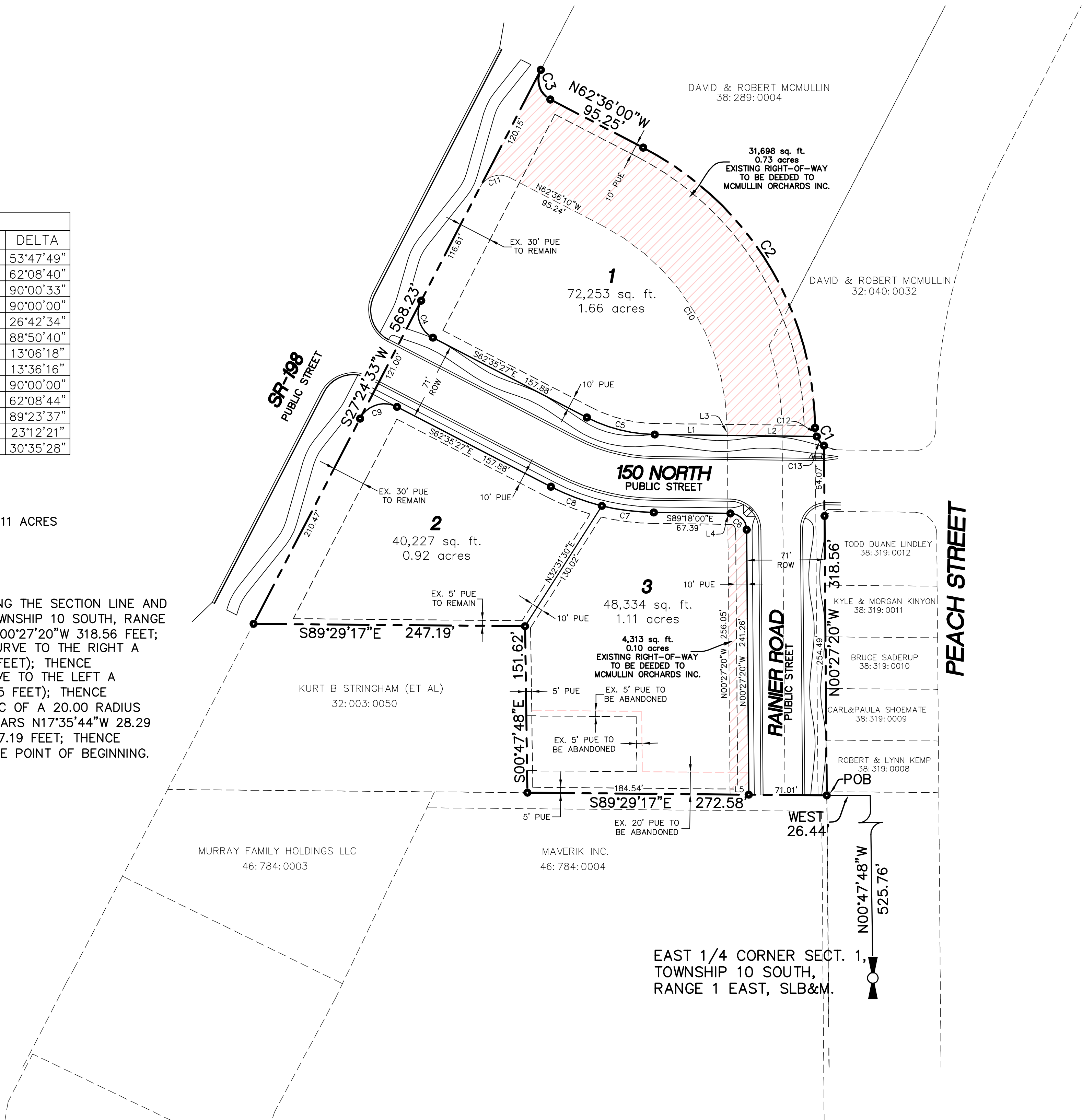
LINE TABLE		
LINE	LENGTH	BEARING
L1	65.95	S 89°18'00" E
L2	81.58	S 89°18'00" E
L3	6.16	N 00°27'20" W
L4	2.33	N 89°18'00" W
L5	17.03	S 89°29'17" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	18.78	18.10	N 26°34'59" W	53°47'49"
C2	290.00	314.54	299.35	N 31°31'40" W	62°08'40"
C3	20.00	31.42	28.29	N 17°35'44" W	90°00'33"
C4	25.00	39.27	35.36	S 17°35'27" E	90°00'00"
C5	138.00	64.33	63.75	S 75°56'44" E	26°42'34"
C6	15.00	23.26	21.00	N 44°52'40" W	88°50'40"
C7	209.00	47.80	47.70	S 82°44'52" E	13°06'18"
C8	209.00	49.63	49.51	S 69°23'35" E	13°36'16"
C9	25.00	39.27	35.36	S 72°24'33" W	90°00'00"
C10	209.93	227.70	216.71	N 31°31'42" W	62°08'44"
C11	20.14	31.43	28.34	S 72°31'25" W	89°23'37"
C12	20.00	8.10	8.05	S 11°17'15" E	23°12'21"
C13	20.00	10.68	10.55	S 38°11'09" E	30°35'28"

ZONING CLASSIFICATION=C-1  
TOTAL NUMBER OF BUILDABLE LOTS=3  
TOTAL ACREAGE WITHIN PROPOSED DEVELOPMENT=4.80 ACRES  
TOTAL ACREAGE IN LOTS=3.69 ACRES  
TOTAL ACREAGE TO BE DEDICATED FOR STREET ROW=48,162 SQ. FT./1.11 ACRES  
ACREAGE OF ROAD BEING VACATED=36,011 SQ.FT./0.83 ACRES  
ACREAGE OF OPEN SPACE=0 ACRES  
DENSITY UNIT/ACRE=0.81

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°47'48"W 525.76 FEET ALONG THE SECTION LINE AND WEST 26.44 FEET FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°27'20"W 318.56 FEET; THENCE NORTHWESTERLY ALONG ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.78 FEET, (THE CHORD BEARS N26°34'59"W 18.10 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 290.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 314.54 FEET, (THE CHORD BEARS N31°31'40"W 299.35 FEET); THENCE N62°36'00"W 95.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, (THE CHORD BEARS N17°35'44"W 28.29 FEET); THENCE S27°24'33"W 568.23 FEET; THENCE S89°29'17"E 247.19 FEET; THENCE S00°47'48"E 151.62 FEET; THENCE S89°29'17"E 272.58 FEET TO THE POINT OF BEGINNING. CONTAINING 4.80 ACRES.



DEVELOPER  
ROBERT McMULLIN  
801-420-6910  
5625 W 12000 S  
PAYSON, UT 84651

010120180

24"x36"

SCALE 1" = 60'

11"x17"

SCALE 1" = 120'

SHEET NO.  
  
2

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

McMULLIN COMMERCIAL  
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-855-0566  
FAX: 801-855-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

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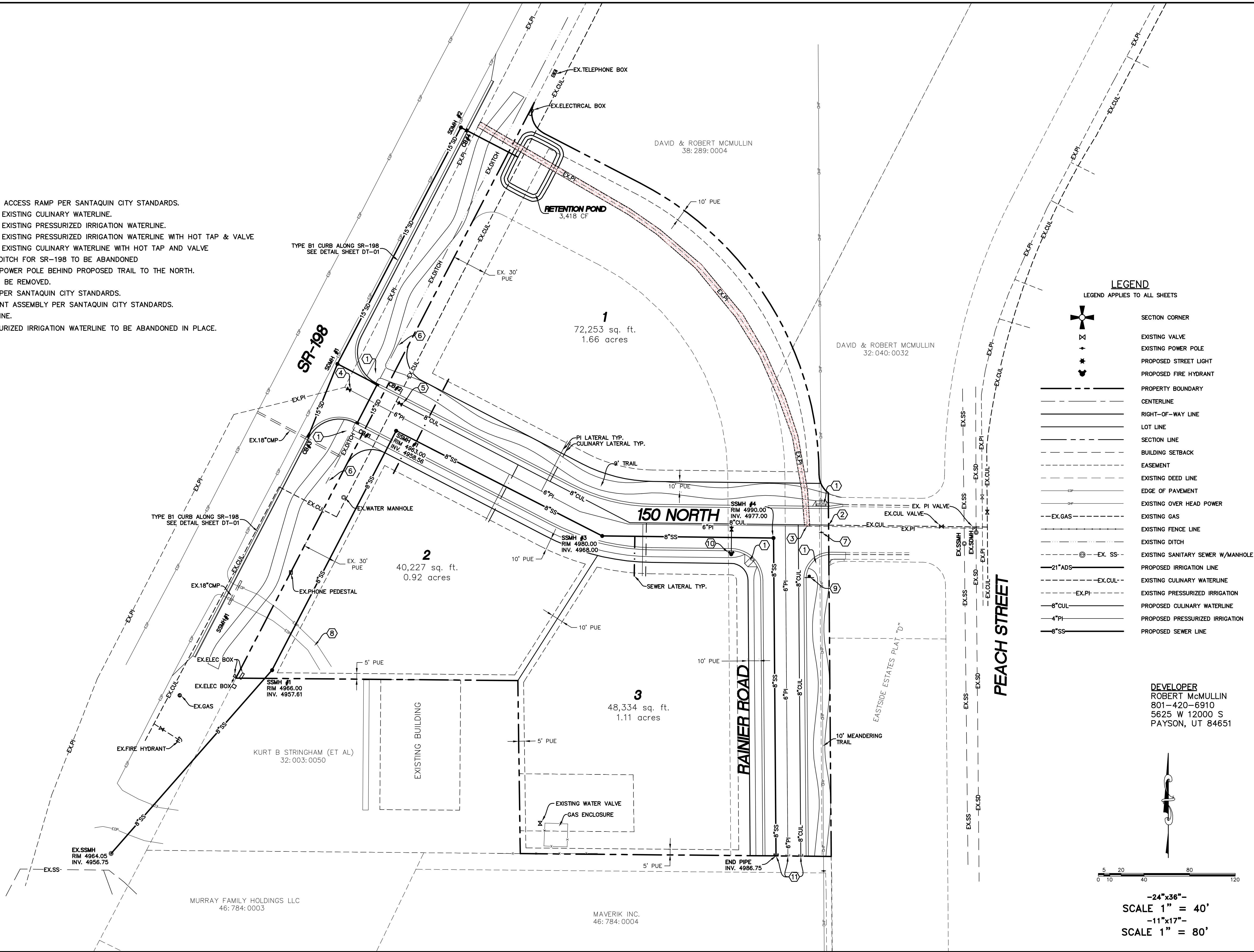
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CONSTRUCTION NOTES

1. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
  2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
  3. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
  4. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE WITH HOT TAP & VALVE
  5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE WITH HOT TAP AND VALVE
  6. EXISTING DRAINAGE DITCH FOR SR-198 TO BE ABANDONED
  7. RELOCATE EXISTING POWER POLE BEHIND PROPOSED TRAIL TO THE NORTH.
  8. EXISTING ACCESS TO BE REMOVED.
  9. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
  10. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
  11. CAP/PLUG UTILITY LINE.
- EXISTING PRESURIZED IRRIGATION WATERLINE TO BE ABANDONED IN PLACE.



SHEET NO.

3

UTILITY PLAN

SANTAQUIN CITY, UTAH

McMULLIN COMMERCIAL

ATLAS

ENGINEERING

L.L.C.



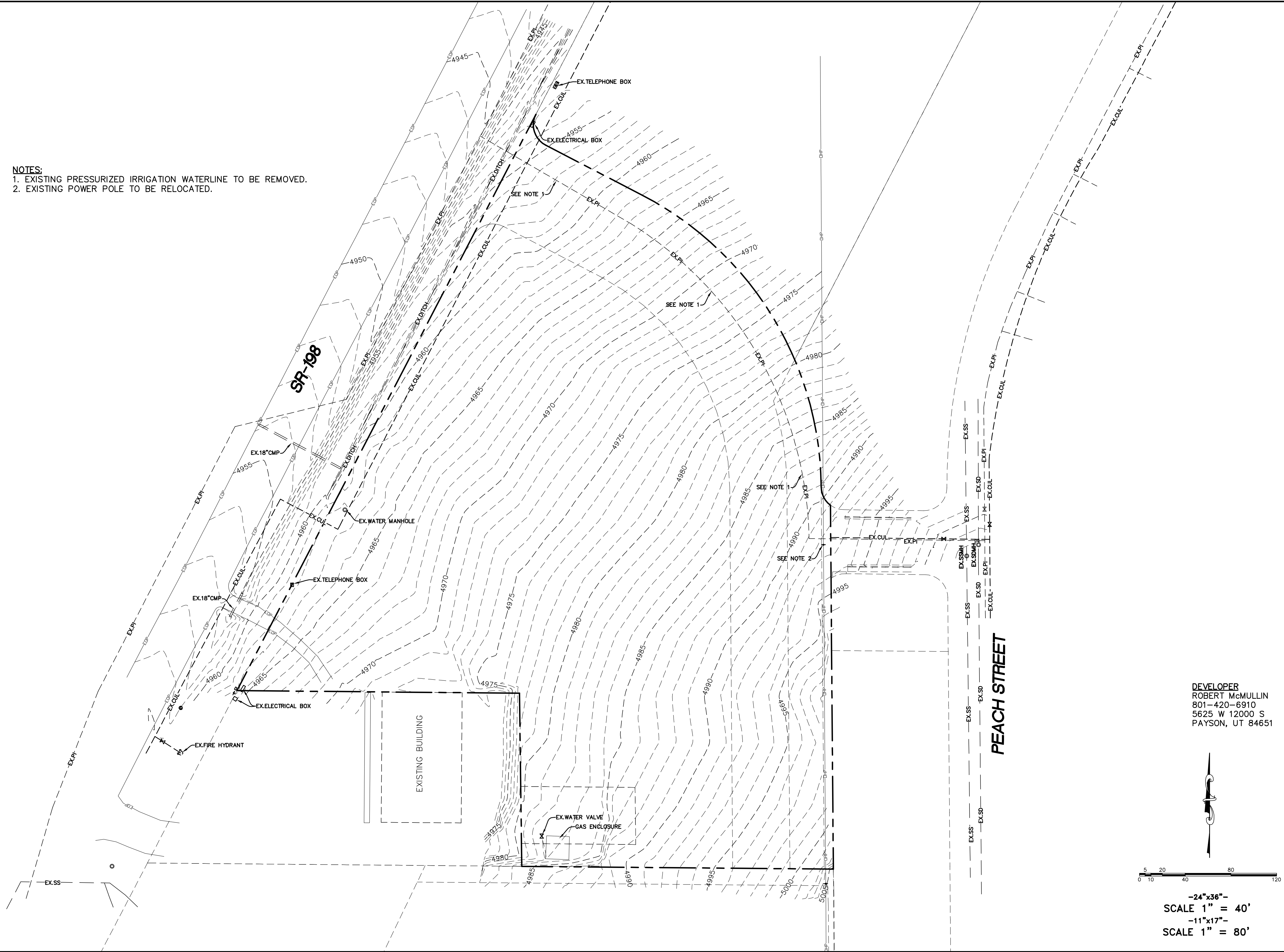
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

DEVELOPER  
ROBERT McMULLIN  
801-420-6910  
5625 W 12000 S  
PAYSON, UT 84651

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- NOTES:  
1. EXISTING PRESSURIZED IRRIGATION WATERLINE TO BE REMOVED.  
2. EXISTING POWER POLE TO BE RELOCATED.



DEVELOPER  
ROBERT McMULLIN  
801-420-6910  
5625 W 12000 S  
PAYSON, UT 84651



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

SHEET NO.		4	
EXISTING TOPOGRAPHY		SANTAQUIN CITY, UTAH	

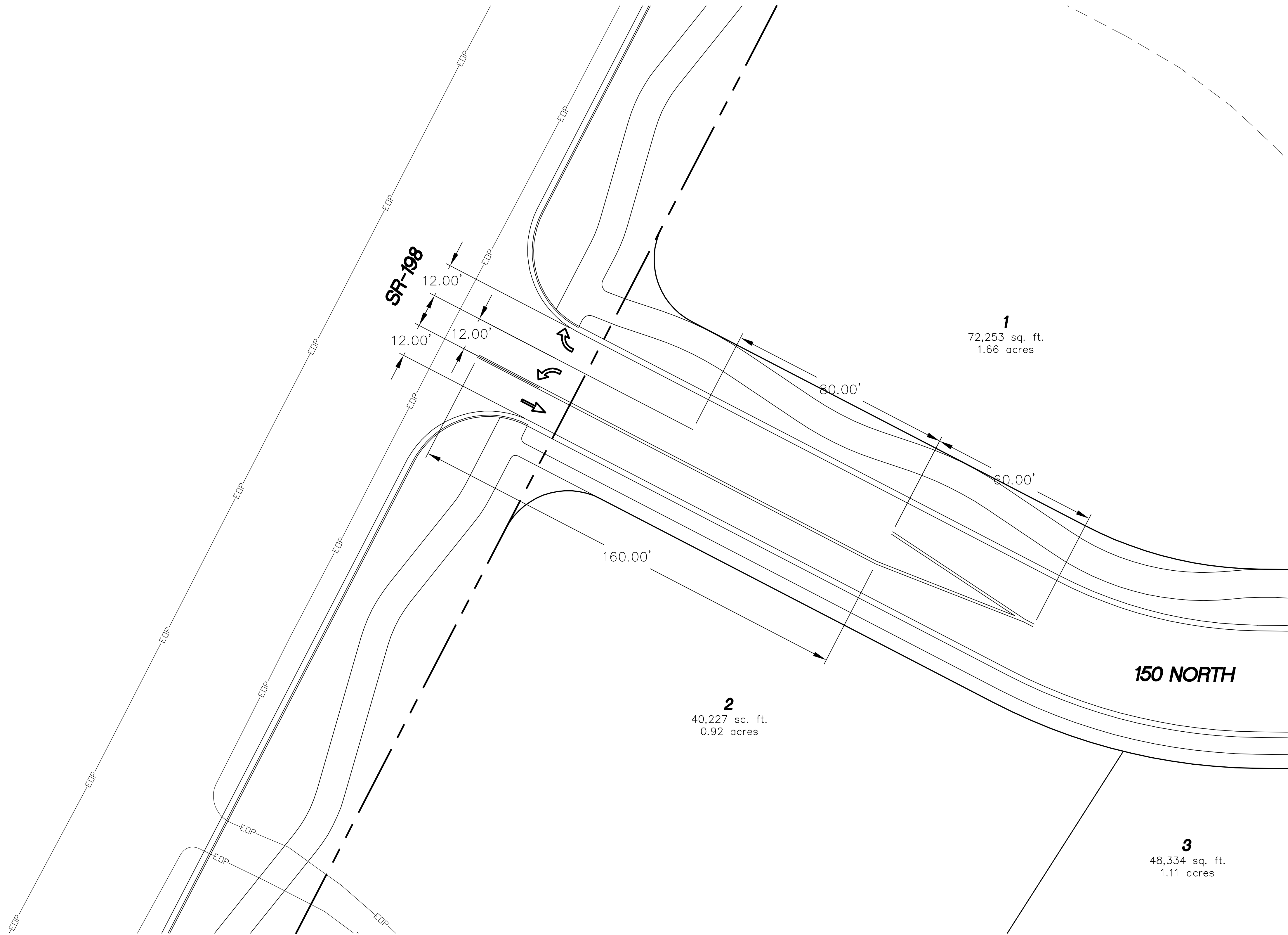
McMULLIN COMMERCIAL  
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

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**LEGEND**  
LEGEND APPLIES TO ALL SHEETS

SECTION CORNER

EXISTING VALVE

EXISTING POWER POLE

PROPOSED STREET LIGHT

PROPOSED FIRE HYDRANT

PROPERTY BOUNDARY

CENTERLINE

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

BUILDING SETBACK

EASEMENT

EXISTING DEED LINE

EDGE OF PAVEMENT

EXISTING OVER HEAD POWER

EXISTING GAS

EXISTING FENCE LINE

EXISTING DITCH

EXISTING SANITARY SEWER W/MANHOLE

PROPOSED IRRIGATION LINE

EXISTING CULINARY WATERLINE

EXISTING PRESSURIZED IRRIGATION

PROPOSED CULINARY WATERLINE

PROPOSED PRESSURIZED IRRIGATION

PROPOSED SEWER LINE

**DEVELOPER**  
ROBERT McMULLIN  
801-420-6910  
5625 W 12000 S  
PAYSON, UT 84651

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

**STRIPING PLAN**

**SANTAQUIN CITY, UTAH**

**SHEET NO.**

**5**

**McMULLIN COMMERCIAL**

**ATLAS**

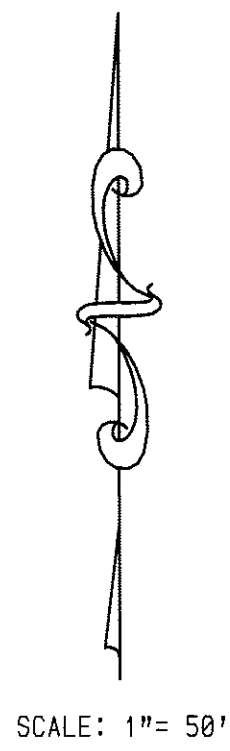
**ENGINEERING**

**L.L.C.**

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

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STATE ROAD 198  
EDGE OF ASPHALT STREET  
CENTRAL LINE OF CONCRETE DIVID

S 27°24'33" W 448.23'  
30' PUBLIC UTILITY EASEMENT

SUBJECT PROPERTY  
AREA = 3.41 ACRES

LOT 5  
PARKSIDE COMMERCIAL SUBDIVISION  
MCMULLIN ORCHARDS INC  
SN 3812851885

KURT B. STRINGHAM  
SN 3218931850

EXISTING BUILDING

MCMULLIN ORCHARDS INC  
SN 3218931851

MAVERIK INC.  
SN 4517841884

MURRAY FAMILY HOLDINGS LLC  
SN 4817041883

MAVERIK SUBDIVISION

R = 20.00'  
Δ = 89°59'27"  
L = 31.41'  
C = 28.28'  
CHD BRG = S 72°24'16" W

R = 210.00'  
Δ = 62°08'40"  
L = 227.77'  
C = 216.77'  
CHD BRG = N 31°31'40" W

18' PUBLIC UTILITY EASEMENT

RAINIER STREET  
(STREET NOT CONSTRUCTED)

EXISTING CURB & GUTTER  
150 NORTH  
EXISTING CURB, GUTTER, & SIDEWALK

EASTSIDE ESTATES PLAT "0"

PEACH STREET

EAST 1/4 CORNER OF SECTION 1,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB8M.

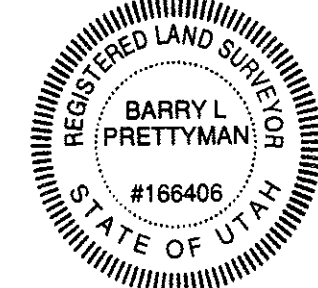
**BOUNDARY DESCRIPTION:**  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, EASTSIDE COMMERCIAL SUBDIVISION, PLAT A, WHICH POINT LIES NORTH 0°47'48" WEST 526.55 FEET ALONG THE SECTION LINE AND WEST 114.41 FEET FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARIES OF SAID LOT THE FOLLOWING SEVEN (7) COURSES TO WIT: (1) NORTH 0°27'20" WEST 333.32 FEET, (2) NORTHWESTERLY 227.77 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°08'40", THE CHORD BEARS NORTH 31°31'40" WEST 216.77 FEET, (3) NORTH 62°08'40" WEST 95.27 FEET, (4) SOUTHWESTERLY 31.41 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'27", THE CHORD BEARS SOUTH 72°24'16" WEST 28.28 FEET, (5) SOUTH 27°24'33" WEST 448.23 FEET, (6) SOUTH 89°29'17" EAST 247.19 FEET, (7) SOUTH 0°47'48" EAST 81.62 FEET; THENCE SOUTH 0°47'48" EAST 50.00 FEET; THENCE ALONG THE BOUNDARIES OF SAID LOT 5 THE FOLLOWING TWO (2) COURSES TO WIT: (1) SOUTH 0°47'48" EAST 28.00 FEET, (2) SOUTH 89°29'17" EAST 184.60 FEET TO THE POINT OF BEGINNING. CONTAINING 3.41 ACRES.

**NARRATIVE:**  
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 0°47'48" W BETWEEN THE EAST 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB8M.) PURPOSE OF SURVEY IS TO LOCATE ALL EXISTING IMPROVEMENTS AND TOPOGRAPHY FOR COMMERCIAL DEVELOPMENT. (ONLY BOUNDARY SHOWN, TOPOGRAPHY SENT TO ENGINEERS FOR DESIGN).

**SURVEYORS CERTIFICATE:**  
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Barry L. Prettyman* Jan 17, 2017  
BARRY L. PRETTYMAN DATE

**LEGEND:**  
● = 5/8" REBAR WITH ORANGE CAP MARKED RLS 166406.  
--- MCMULLIN DEED LINES  
--- ADJACENT LAND OWNER DEED LINES  
--- EXISTING FENCES



COLE SURVEYING AND ENGINEERING  
245 WEST STATE ROAD 198-SUITE #5  
SALEM, UTAH - 84653  
PHONE: (801) 423-1040

MCMULLIN ORCHARDS LLC  
RECORD OF SURVEY PLAT  
SANTAQUIN, UTAH

DRAWN BY: B.L.P.  
APPROVED BY: B.L.P.  
SCALE: 1" = 50'

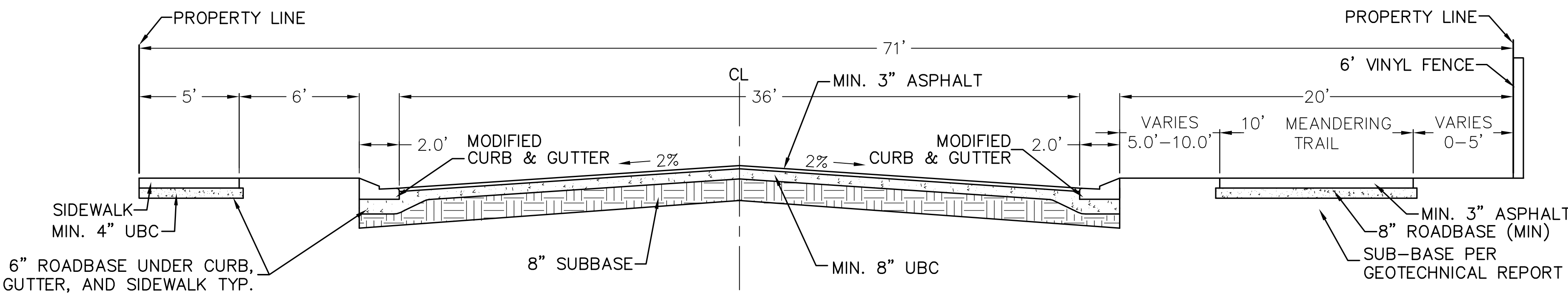
DATE: JAN. 16, 2017  
DATE REVISED:

SHEET No.

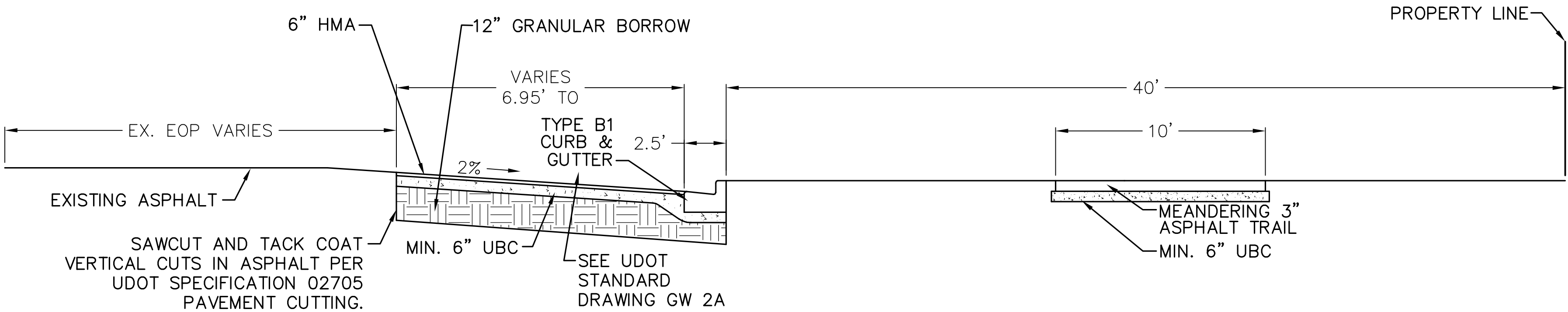
1 OF 1

Item 7.

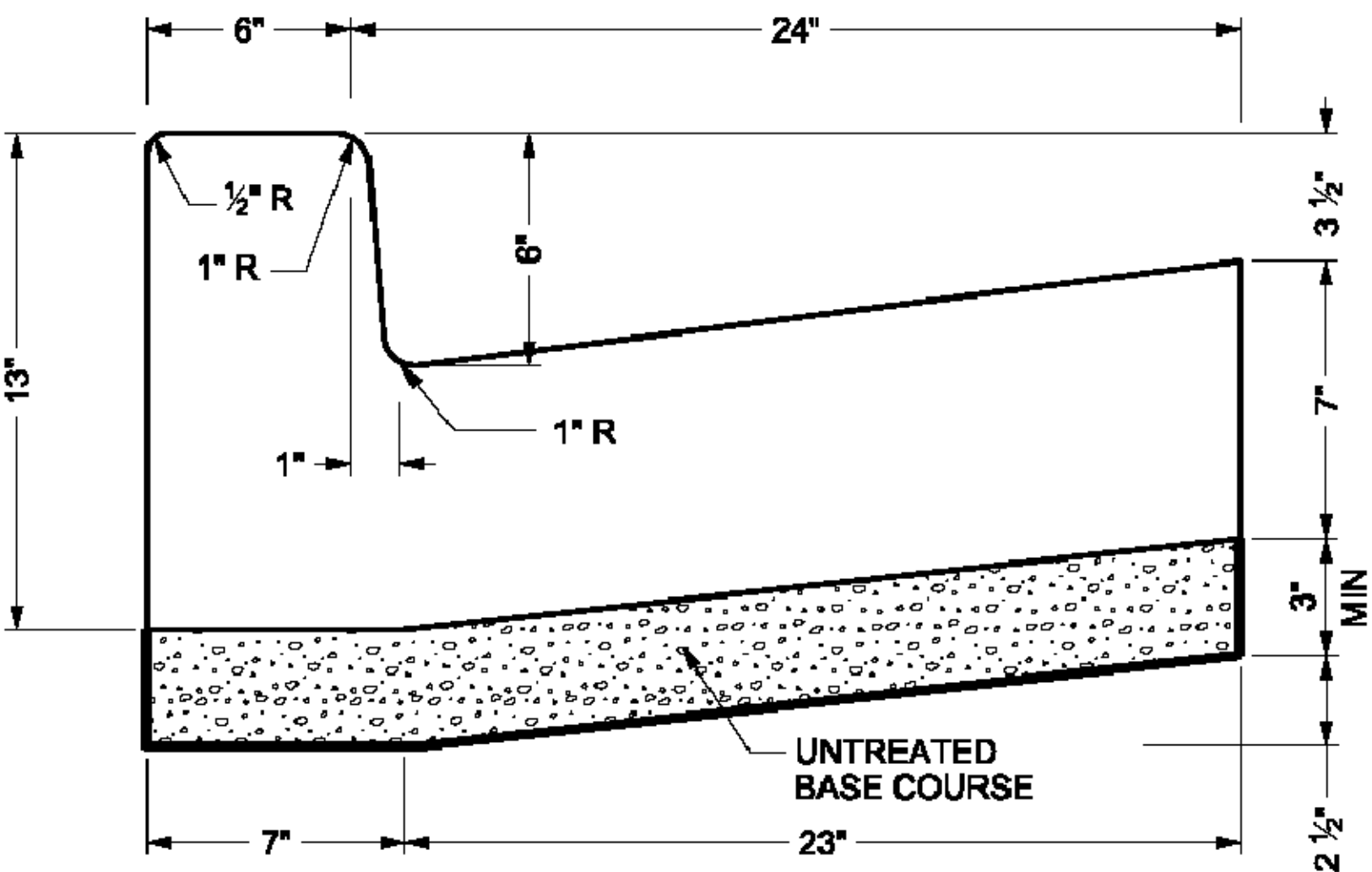




71' ROW-TYPICAL  
-NTS-



SR-198 SECTION  
-NTS-



TYPE B1 CURB & GUTTER  
AREA = 1.680 SQ FT

SHEET NO.

DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

McMULLIN COMMERCIAL



NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
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1			





## Development Review Committee 2021 Regular Meeting Schedule

Month	1 <sup>st</sup> Meeting	2 <sup>nd</sup> Meeting
January	Tuesday, January 12	Tuesday, January 26
February	Tuesday, February 9	Tuesday, February 23
March	Tuesday, March 9	Tuesday, March 23
April	Tuesday, April 13	Tuesday, April 27
May	Tuesday, May 11	Tuesday, May 25
June	Tuesday, June 8	Tuesday, June 22
July	Tuesday, July 13	Tuesday, July 27
August	Tuesday, August 10	Tuesday, August 24
September	Tuesday, September 14	Tuesday, September 28
October	Tuesday, October 12	Tuesday, October 26
November	Tuesday, November 9	No Meeting (Thanksgiving)
December	Tuesday, December 14	No Meeting (Christmas)





## DRC Meeting Minutes

October 27, 2020

**DRC Members in Attendance:** City Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Building Official Randy Spadafora, Fire Inspector Taylor Sutherland, Public Works Director Wade Eva and Police Chief Rod Hurst.

**Other's in Attendance:** Staff Planner Ryan Harris, Assistant City Manager Norm Beagley (via zoom), Shawn Young with AWA representing Ridley's Pad Site C (via zoom), and Chris Poulsen representing the Parker View Subdivision (via zoom).

Mr. Lundell called the meeting to order at 10:00 a.m.

### Ridley's Pad Site C Site Plan

*A site plan review of Ridley's Pad Site C, a 3-unit commercial building located at 500 E. and Main Street.*

Mr. Lundell explained that this is a proposed commercial building with three separate units. One will be a restaurant, one will be retail and the third will be a professional office. He clarified that this building will be located on the South side of the Macey's parking lot and will include a drive through facility.

**Fire:** Mr. Sutherland explained that the drive aisle shown is 25 feet wide. However, in order to meet fire code, it needs to be 26 feet. He asked that the developer verify that the turning radius on the East end is 28 feet. Mr. Sutherland indicated that the landscaping plan shows a shrub in same location as the fire hydrant on the utility plan. He clarified that a 3-foot clearance is needed around the hydrant. Mr. Sutherland explained that according to the electrical plan a fire alarm chime is located outside of the fire riser room. He explained that this would need to be relocated to the front near the Fire Department Connection (FDC). He asked if the fire alarm chime is actually meant to be the fire flow alarm, and that it be clarified.

**Building Official:** Mr. Spadafora stated that addressing can be determined at a later time. He asked if the developer would they like the units addressed individually, or have one address with each unit being A, B, C etc. He noted that the Post Office prefers that each unit has an individual address. Mr. Spadafora noted that the addressing should be off of Main Street.

**Planning and Zoning:** Mr. Bond explained that while reviewing pad site C he would like to know how the site will work with the future retail pad site B. He noted that the dumpster enclosure is in a strange location and suggested that they consider a larger shared dumpster with pad sites B, and A. Mr. Bond explained that a pedestrian access across the drive through areas that will need to be perpetuated with a cross walk, etc. Mr. Young indicated that it is hard to plan for until uses are determined and a tenant is confirmed. He did explain that per ADA code, all pads need to be connected for pedestrian access. Mr. Bond clarified that that would be



in accordance to Santaquin City Code as well. Mr. Young explained that he won't be able to provide landscaping on all three sides of the dumpster because Rocky Mountain Power doesn't allow a power meter to be located along the side of the drive through lane. So they plan to put a concrete pad on back of dumpster enclosure to accommodate the electrical paneling. Mr. Bond stated that the City can work with them, but the intention is to buffer the aesthetic of the dumpster.

Mr. Harris noted that he has provided the landscaping redlines and that Architectural Review Committee (ARC) approval for the building will also be required. Mr. Bond also reported that parking code is not being met because the size of the building has increased. He explained that this will need to be looked at further.

**Administration:** Mr. Reeves informed the developer that the City is interested in the uses for Pad B and the pad to the North of the City's new plaza and would like to see the uses be congruent with the corner plaza. He clarified that they would like to see the facilities blend with the seating and uses on the corner.

**Engineering:** Mr. Lundell explained that in the event that a leak occurs in the waterline that extends to the North to the Grocery Store and 500 East, a single gate valve will need to be installed. Mr. Young indicated that there is a single gate valve 20 feet to the North and asked if another one needs to be installed. Mr. Lundell stated that the distance will need to be verified, but if there is one existing it may work. Mr. Young also noted that there is a fire hydrant shown on the utility plan to the North of the water main that hasn't been installed. Mr. Lundell stated that this will be looked in to.

Mr. Lundell recommended that the P.I. service is run along the property line in order to protect the service instead of through the middle of Pad Site A and B. Mr. Young answered that he is going to have trouble getting P.I. to Pad Site C. Mr. Beagley stated that the intent was to have everything east of 500 East come off of the PI line located in the old Orchard Lane alignment. Mr. Lundell verify that the storm drain detention pond takes into account this development. He added that all curb inlet boxes need to have a 36-inch sump below the bottom of the pipe.

No comments from Public Works, and Police.

**Motion:** Mr. Bond motioned to table the Ridley's Plat C Site until the Architectural Review Committee has reviewed it; the redlines have been addressed, and more discussion has been held ensuring that the site is designed in a way that will be best for the entire property. Mr. Sutherland seconded. The vote was unanimous in the affirmative.

## **Parker View Subdivision Final Review**

*A final review of a 3 lot subdivision located at approximately Main Street and Highland Drive.*

Mr. Lundell explained that the applicant has modified the property lines. He noted that they had previous approval for this subdivision, and the proposed changes are considered minor. He clarified that lot 2 is the current location of Big O Tires.

**Building:** Mr. Spadafora confirmed that the addresses match what was previously shown and approved.

**Engineering:** Mr. Lundell reported that there are clean up items on the plat; two curves are shown, and there are distances missing along Highland Drive.



**Planning and Zoning:** Mr. Bond asked if there is an intended use for lot 1, or if the owner is just subdividing the property. Mr. Poulsen answered that they are just subdividing for now and are no longer planning on building a car wash on the lot. He noted the difficulty of the grade from lot 1 and lot 2 to the South, and explained that it would work better to have a retaining wall and build a separate building instead of tying into lot 2.

**Engineering:** Mr. Lundell reported that it is currently past paving season, so additional road cuts can't happen until next Spring. Mr. Beagley explained that the subdivision can be recorded, but a cash bond would be required for the improvements that cannot be done now. Mr. Lundell stated that there is no P.I. service to lot 1, meaning any irrigation would be served through a dual check valve.

No Comments from Fire, Public Works, Police and administration.

**Motion:** Mr. Bond motioned to grant final approval for the Parker View Subdivision with the changes, with the condition that the redlines be addressed. Mr. Reeves seconded. The vote was unanimous in the affirmative.

## **MEETING MINUTES APPROVAL**

There were no minutes noticed for approval.

## **AJOURNMENT**

Mr. Reeves motioned to adjourn at 10:39 a.m.