



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 13, 2021, 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. The Hills at Summit Ridge Plat E Final Subdivision Review**

A final review of a 38-lot subdivision located at approximately Marigold Way and Onyx Drive.

**2. Summit Ridge Towns Plat D Final Subdivision Review**

A final review of a 97-unit townhome development located at approximately Harvest View Drive and Patchwork Drive.

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

A final review of an 11-lot subdivision located at approximately Westwood Way and Sagehill Drive.

**4. Foothill Village Phase N Final Subdivision Review**

A final review of a 14-lot subdivision located at approximately Westwood Way and Sagebrush Drive.

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

A final review of an 18-lot subdivision located at approximately Red Cliff Drive and Bluff Street.

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

A final review of a 20-lot subdivision located at approximately Bluff Street and Salisbury Court.

**7. Foothill Village Plat T Final Subdivision Review**

A final review of a 16-lot subdivision located at approximately Bluff Street and Saddlebrook Drive.




## MEETING MINUTES APPROVAL

8. March 9, 2021

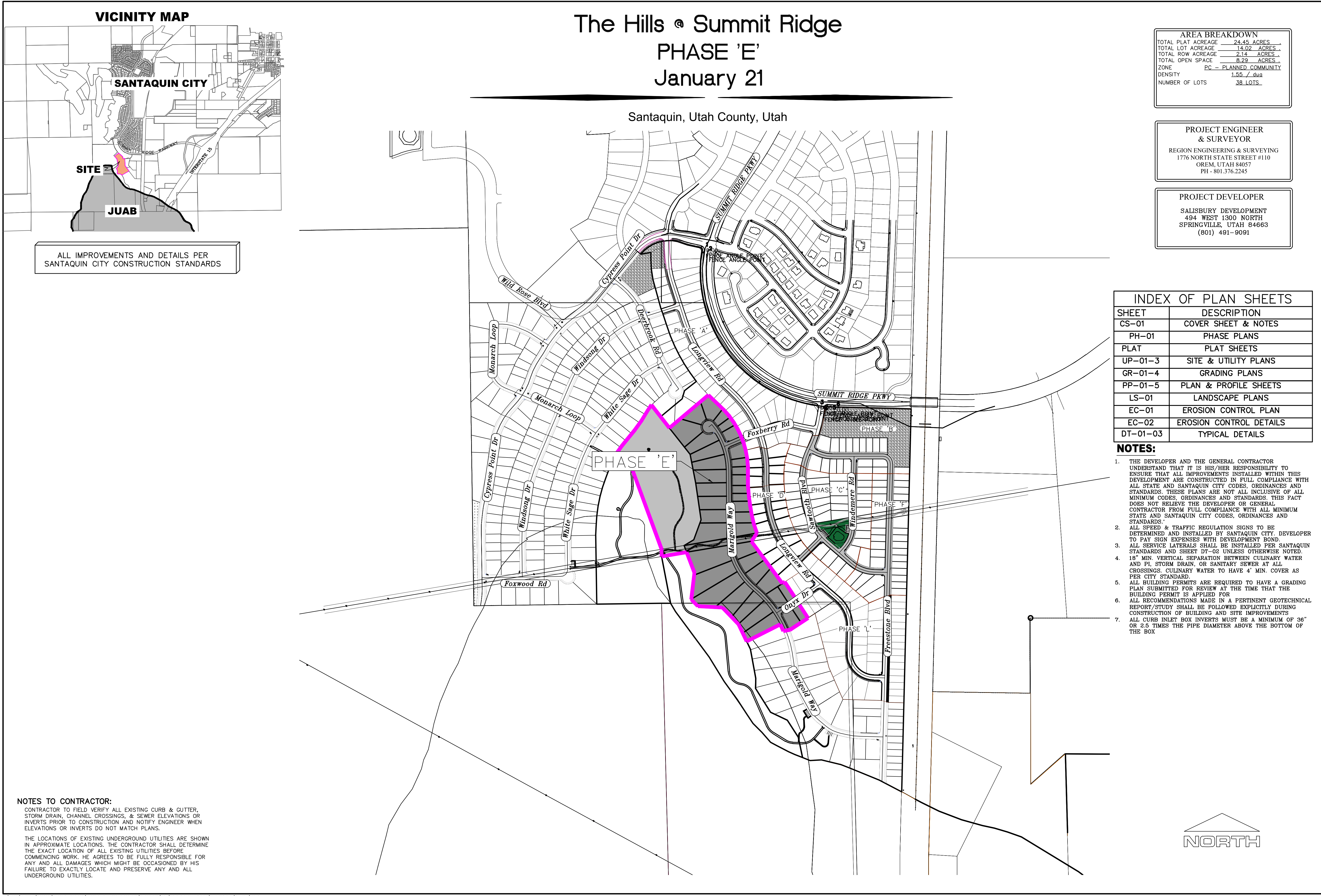
## AJOURNMENT

### 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





Engineering & Surveying

**region**

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

**THE HILLS @ SUMMIT RIDGE**

**PHASE 'E'**

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

1	
2	
3	

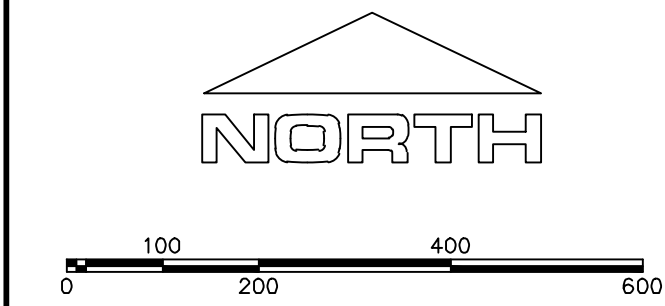
SHEET NAME:

COVER SHEET & NOTES

SHEET:

CS-01

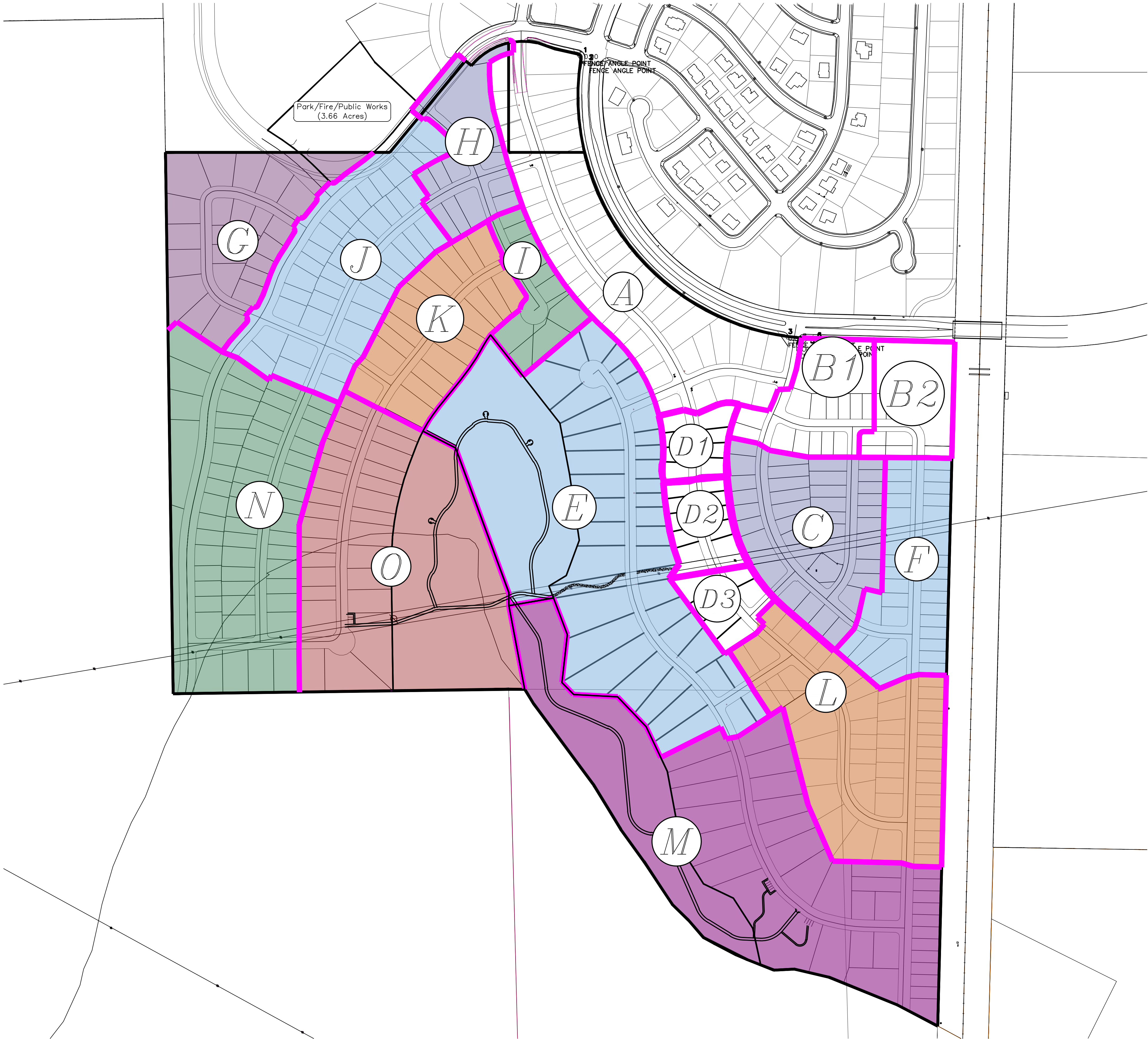




(24"x36")  
SCALE 1" = 200'  
(11"x17")  
SCALE 1" = 400'

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

PHASE BREAKDOWN		
	Units	
PHASE A		50
PHASE B1		13
PHASE B2		8
PHASE C		35
PHASE D1		8
PHASE D2		10
PHASE D3		6
PHASE E		38
PHASE F		32
PHASE G		22
PHASE H		10
PHASE I		9
PHASE J		41
PHASE K		21
PHASE L		41
PHASE M		34
PHASE N		55
PHASE O		28
TOTAL		461



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THE HILLS @ SUMMIT RIDGE

PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:1.25.2021  
PROJECT #

REVISIONS:

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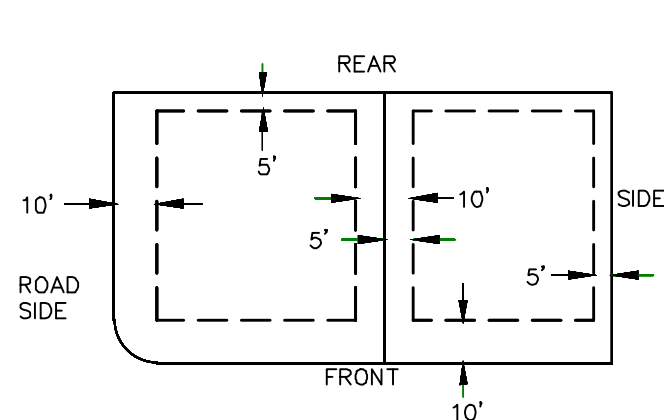
3

SHEET NAME:  
PHASE PLAN

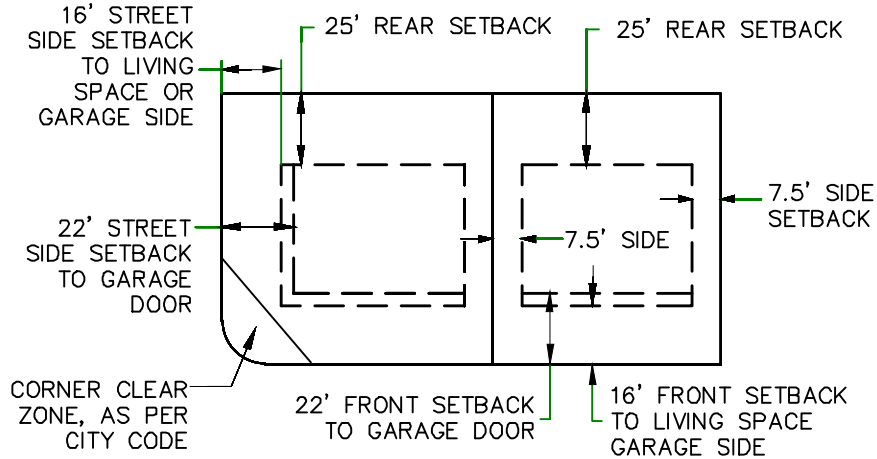
SHEET:  
PH-01



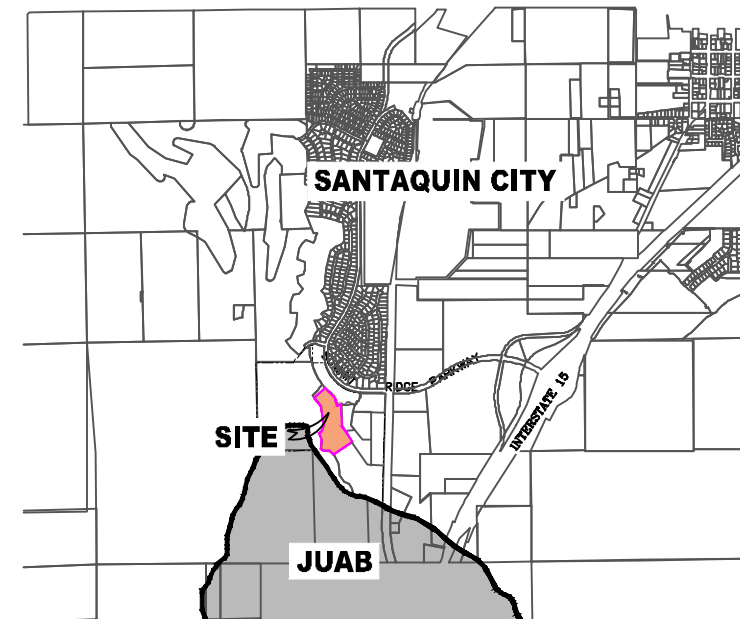
## PUBLIC UTILITY EASEMENTS



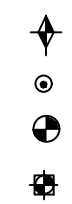
## BUILDING SETBACKS (MINIMUM)

THE HILLS ® SUMMIT RIDGE  
PHASE 'E'

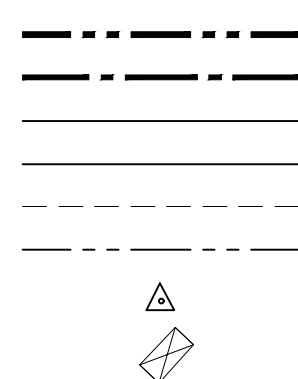
## VICINITY MAP



## 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



## BASIS OF BEARING

THE BASIS OF BEARING FOR THE HILLS ® SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE WEST 1/4 CORNER OF SECTION 15, T10S, R1E, S1B&M WITH THE BEARING BEING S0°01'14"E ALONG SAID LINE.

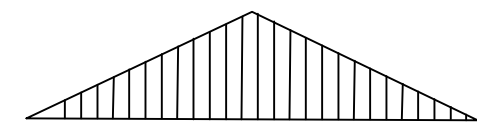
## NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHED TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- (XXXX S.F.) AREA IN PARENTHESES DENOTES BUILDABLE AREA
- THIS SUBDIVISION IS LOCATED WITHIN A HILLSIDE OVERLAY ZONE AND ADDITIONAL GRADING PLANS ARE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION

## UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_  
CENTRACOM \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_



NORTH

0 50 100 200 300

(24"x36")

SCALE 1" = 100'

(11"x17")

SCALE 1" = 200'

## 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- \_\_\_\_\_

## AREA BREAKDOWN

TOTAL PLAT ACREAGE 24.45 ACRES  
TOTAL LOT ACREAGE 14.02 ACRES  
TOTAL ROW ACREAGE 2.14 ACRES  
TOTAL OPEN SPACE 8.29 ACRES  
ZONE PC - PLANNED COMMUNITY  
DENSITY 1.55 / ACRE  
NUMBER OF LOTS 38 LOTS

## PROJECT DEVELOPER

SALISBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801) 491-9091

PROJECT ENGINEER  
& SURVEYOR

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

## 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

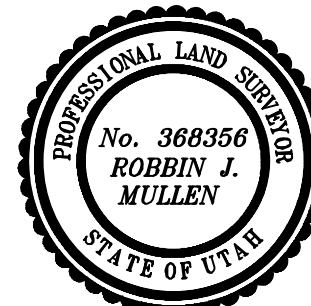
THE HILLS - PHASE E

BEGINNING AT A POINT THAT IS S.88°46'03"E. A DISTANCE OF 55.43' ALONG THE SECTION LINE AND SOUTH 1421.53' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 49° 44' 17" E FOR A DISTANCE OF 356.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 04° 23' 41", HAVING A RADIUS OF 1242.56 FEET, AND WHOSE LONG CHORD BEARS S 46° 18' 19" E FOR A DISTANCE OF 95.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 31' 13", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS S 35° 44' 33" E FOR A DISTANCE OF 273.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 20° 42' 55" E FOR A DISTANCE OF 49.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 21° 00' 14", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 56' 47" E FOR A DISTANCE OF 226.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09° 55' 16", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS S 02° 24' 18" E FOR A DISTANCE OF 152.19 FEET. THENCE, S 07° 21' 56" E FOR A DISTANCE OF 63.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 13° 04' 07", HAVING A RADIUS OF 880.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 54' 00" E FOR A DISTANCE OF 200.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 33° 55' 25" W FOR A DISTANCE OF 69.01 FEET TO A POINT ON A LINE. THENCE, S 36° 22' 06" E FOR A DISTANCE OF 366.06 FEET TO A POINT ON A LINE. THENCE, N 56° 49' 53" E FOR A DISTANCE OF 19.99 FEET TO A POINT ON A LINE. THENCE, S 33° 10' 07" E FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE. THENCE, S 29° 47' 41" E FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE. THENCE, S 33° 10' 07" E FOR A DISTANCE OF 122.00 FEET TO A POINT ON A LINE. THENCE, S 56° 49' 53" W FOR A DISTANCE OF 150.86 FEET TO A POINT ON A LINE. THENCE, S 79° 06' 20" W FOR A DISTANCE OF 46.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 57' 37", HAVING A RADIUS OF 732.00 FEET, AND WHOSE LONG CHORD BEARS N 24° 44' 37" W FOR A DISTANCE OF 50.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 63° 16' 42" W FOR A DISTANCE OF 263.71 FEET TO A POINT ON A LINE. THENCE, N 25° 30' 53" W FOR A DISTANCE OF 133.80 FEET TO A POINT ON A LINE. THENCE, N 43° 45' 53" W FOR A DISTANCE OF 161.23 FEET TO A POINT ON A LINE. THENCE, N 86° 52' 37" W FOR A DISTANCE OF 172.50 FEET TO A POINT ON A LINE. THENCE, N 44° 26' 25" W FOR A DISTANCE OF 65.73 FEET TO A POINT ON A LINE. THENCE, N 06° 29' 53" E FOR A DISTANCE OF 189.47 FEET TO A POINT ON A LINE. THENCE, N 20° 54' 54" W FOR A DISTANCE OF 152.41 FEET TO A POINT ON A LINE. THENCE, S 80° 24' 35" W FOR A DISTANCE OF 177.33 FEET TO A POINT ON A LINE. THENCE, N 00° 01' 08" W FOR A DISTANCE OF 50.70 FEET TO A POINT ON A LINE. THENCE, N 20° 11' 07" W FOR A DISTANCE OF 604.00 FEET TO A POINT ON A LINE. THENCE, N 62° 35' 33" W FOR A DISTANCE OF 144.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11° 24' 00", HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS N 33° 06' 27" E FOR A DISTANCE OF 109.25 FEET. THENCE, N 38° 48' 27" E FOR A DISTANCE OF 137.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10° 06' 27", HAVING A RADIUS OF 950.00 FEET, AND WHOSE LONG CHORD BEARS N 33° 45' 14" E FOR A DISTANCE OF 167.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 01' 22", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 33° 12' 41" E FOR A DISTANCE OF 47.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 38° 10' 30" E A DISTANCE OF 205.23 FEET TO THE POINT OF BEGINNING

CONTAINING 24.45 ACRES OF LAND AND 38 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 HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

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

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

## ACCEPTANCE BY LEGISLATIVE BODY

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

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

ATTEST \_\_\_\_\_

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

THE HILLS ® SUMMIT RIDGE  
PHASE 'E'

UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

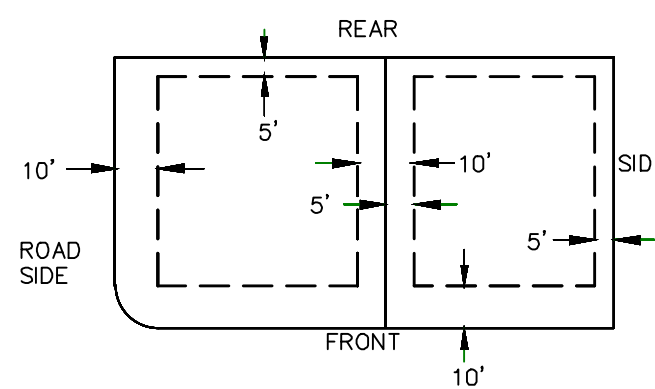
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

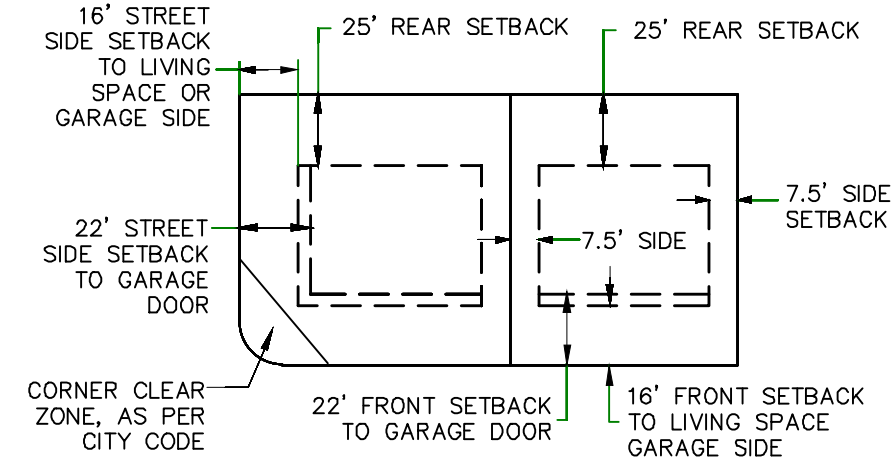
COUNTY-RECORDER SEAL



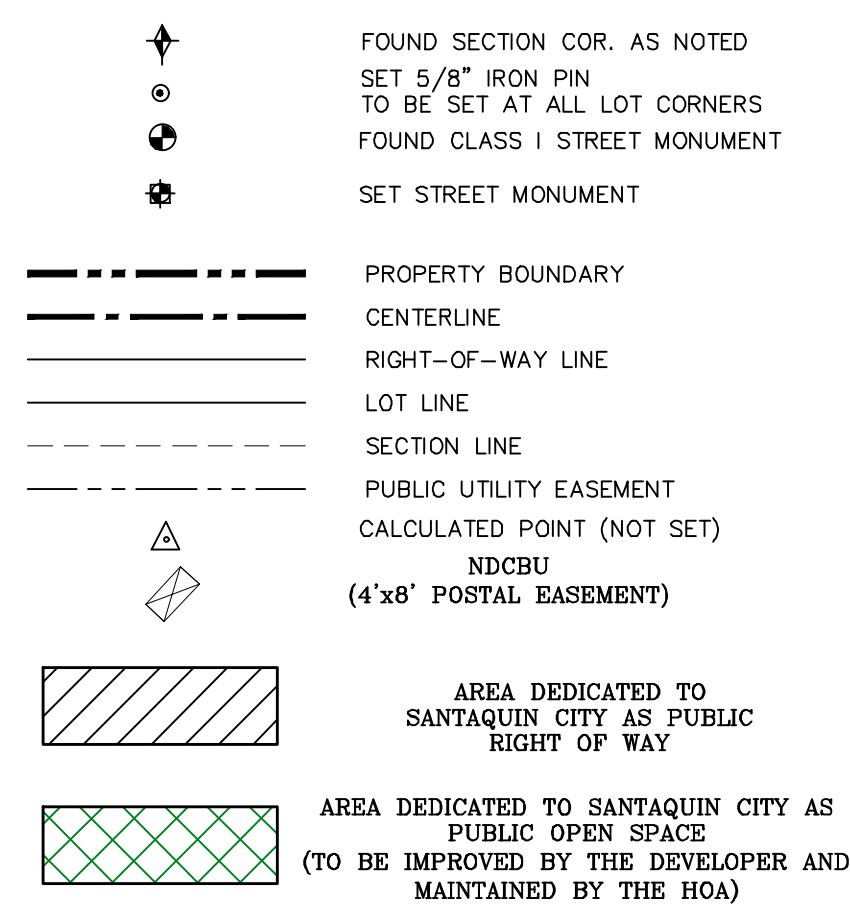
## PUBLIC UTILITY EASEMENTS



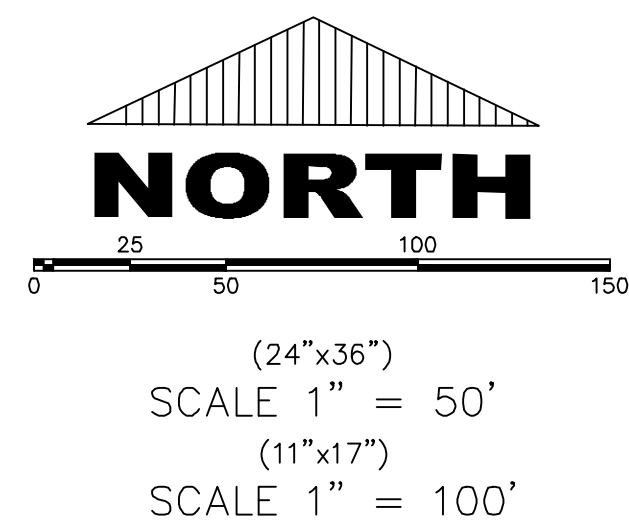
## BUILDING SETBACKS (MINIMUM)



## LEGEND



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	95.31'	1242.56'	95.28'	S46°18'19"E	4°23'41"
C2	276.15'	620.00'	273.88'	S35°44'33"E	25°31'13"
C3	227.28'	620.00'	226.01'	S7°56'47"E	21°00'14"
C4	152.38'	880.00'	152.19'	S2°24'18"E	9°55'16"
C5	200.72'	880.00'	200.29'	S13°54'00"E	13°04'07"
C6	50.60'	732.00'	50.59'	N24°44'37"W	3°57'37"
C7	109.43'	550.00'	109.25'	N33°06'27"E	11°24'00"
C8	167.59'	950.00'	167.37'	N33°45'14"E	10°06'27"
C9	47.24'	300.00'	47.19'	N33°12'41"E	9°01'22"
C10	178.05'	500.00'	177.11'	S30°07'14"E	20°24'09"
C11	169.71'	500.00'	168.90'	S10°11'43"E	19°26'52"
C12	436.10'	500.00'	422.41'	S25°27'29"E	49°58'24"
C13	226.14'	750.00'	225.29'	S41°48'24"E	17°16'34"
C14	139.99'	750.00'	139.78'	S27°49'18"E	10°41'39"
C15	23.45'	15.00'	21.13'	S68°33'52"E	89°34'06"
C16	21.49'	15.00'	19.70'	S25°36'58"W	82°04'14"
C17	62.35'	528.00'	62.31'	S27°09'48"E	6°45'57"
C18	52.80'	528.00'	52.78'	S33°24'39"E	5°43'46"
C19	30.45'	528.00'	30.45'	S37°55'40"E	3°18'16"
C20	18.39'	55.00'	18.30'	S42°45'28"E	19°09'09"
C21	53.57'	55.00'	51.48'	S80°14'16"E	55°48'27"
C22	53.57'	55.00'	51.48'	N43°57'16"E	55°48'27"
C23	53.57'	55.00'	51.48'	N11°51'11"W	55°48'27"
C24	77.85'	55.00'	71.51'	N80°18'19"W	81°05'50"
C25	23.31'	15.00'	21.03'	N76°20'12"W	89°02'04"
C26	47.37'	482.00'	47.35'	N29°00'15"W	5°37'51"
C27	105.56'	482.00'	105.35'	N19°54'52"W	12°32'55"
C28	105.56'	482.00'	105.35'	N72°1'58"W	12°32'55"
C29	5.22'	482.00'	5.22'	N0°46'54"W	0°37'13"
C33	26.79'	518.00'	26.79'	N1°57'12"W	2°57'50"
C34	50.11'	518.00'	50.09'	N6°12'22"W	5°32'32"
C35	110.12'	518.00'	109.92'	N15°04'04"W	12°10'51"
C36	87.96'	518.00'	87.86'	N26°01'22"W	9°43'46"
C37	87.96'	518.00'	87.86'	N35°45'08"W	9°43'46"
C38	87.96'	518.00'	87.86'	N45°28'54"W	9°43'46"
C39	0.89'	518.00'	0.89'	N50°23'44"W	0°05'54"
C40	100.59'	732.00'	100.51'	N46°30'29"W	7°52'25"
C41	101.22'	732.00'	101.14'	N38°36'35"W	7°55'23"
C42	101.24'	732.00'	101.16'	N30°41'09"W	7°55'27"
C43	108.74'	778.00'	108.65'	S26°03'23"E	8°00'29"
C44	22.75'	15.00'	20.63'	S13°23'08"W	86°53'30"
C45	22.94'	15.00'	20.77'	S79°21'40"E	87°36'54"
C46	118.56'	778.00'	118.45'	S39°55'10"E	8°43'53"
C47	83.64'	778.00'	83.60'	S47°21'54"E	6°09'35"
C48	12.29'	472.00'	12.29'	S49°41'56"E	1°29'31"
C49	109.96'	472.00'	109.71'	S42°16'43"E	13°20'54"
C50	109.91'	472.00'	109.66'	S28°56'01"E	13°20'32"
C51	109.91'	472.00'	109.67'	S15°35'29"E	13°20'32"
C52	50.13'	472.00'	50.10'	S5°52'39"E	6°05'06"
C53	19.47'	472.00'	19.47'	S1°39'12"E	2°21'50"
C54	20.79'	528.00'	20.79'	S1°35'59"E	2°15'23"
C55	52.80'	528.00'	52.78'	S5°35'34"E	5°43'46"
C56	64.15'	528.00'	64.12'	S11°56'18"E	6°57'42"
C57	44.34'	620.00'	44.34'	S46°27'13"E	4°05'53"
C58	78.00'	620.00'	77.95'	S40°48'01"E	7°12'30"
C59	63.28'	620.00'	63.26'	S34°16'20"E	5°50'53"
C60	90.53'	620.00'	90.45'	S27°09'55"E	8°21'56"
C61	105.06'	620.00'	104.94'	S13°35'37"E	9°42'33"
C62	63.57'	620.00'	63.54'	S5°48'06"E	5°52'29"
C63	58.39'	620.00'	58.37'	S0°09'58"E	5°23'47"
C64	74.77'	880.00'	74.75'	S0°07'17"W	4°52'06"
C65	0.25'	620.00'	0.25'	S2°32'38"W	0°01'25"
C66	55.84'	880.00'	55.83'	S4°07'50"E	3°38'08"
C67	21.77'	880.00'	21.76'	S6°39'25"E	1°25'02"
C68	45.98'	880.00'	45.97'	S8°51'44"E	2°59'37"
C69	78.96'	880.00'	78.93'	S12°55'46"E	5°08'27"
C70	75.79'	880.00'	75.76'	S17°58'01"E	4°56'04"



# THE HILLS • SUMMIT RIDGE PHASE 'E'

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

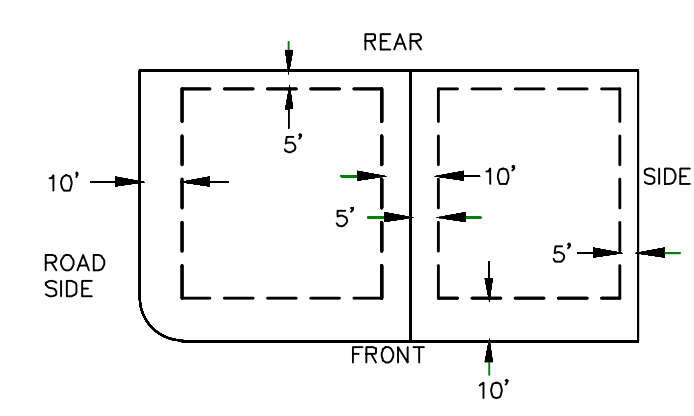
This form approved by Utah County and the municipalities therein.

SHEET 2 of 3

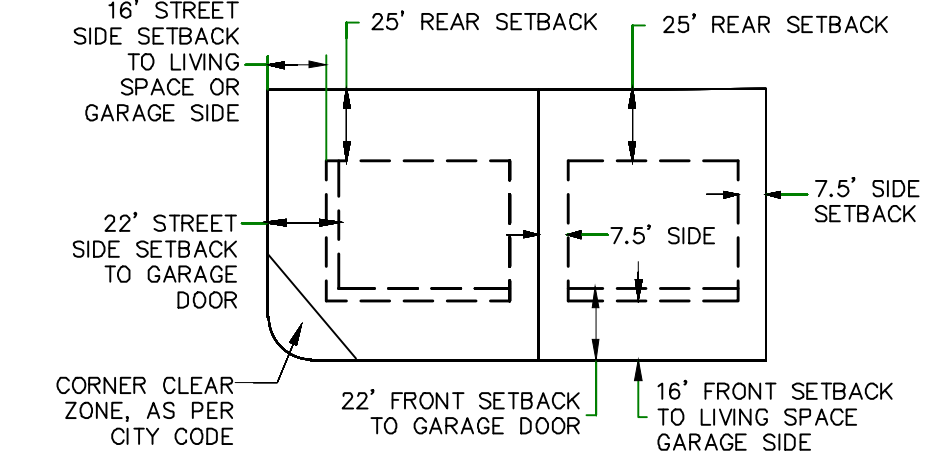




**PUBLIC UTILITY EASEMENTS**

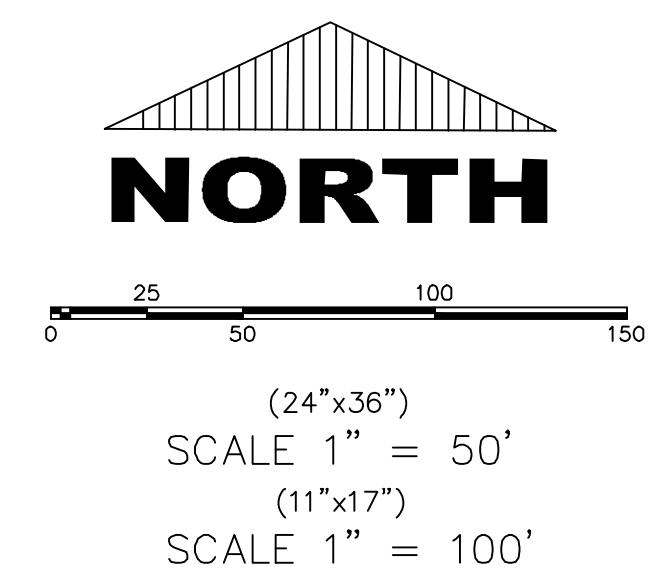


**BUILDING SETBACKS (MINIMUM)**



**LEGEND**

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE HOA)



**THE HILLS @ SUMMIT RIDGE PHASE 'E'**

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

This form approved by Utah County and the municipalities therein.

SHEET 3 of 3



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 16" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

- 1 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
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(PER SANTAQUIN CITY STANDARDS)
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(PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 7 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

LEGEND

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

NOTES TO CONTRACTOR:

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

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PHASE 'E'  
BOUNDARY

SNOW LOADING ZONE

PHASE 'E'  
BOUNDARY

PHASE 'E'  
BOUNDARY

(SHEET UP-01)

(SHEET UP-02)

PHASE 'E'  
BOUNDARY

(SHEET UP-01)

(SHEET UP-02)

Engineering  
& Surveying

region

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



THE HILLS @ SUMMIT RIDGE  
PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

- 1
- 2
- 3

SHEET NAME:

UTILITY PLANS

SHEET:

UP-01



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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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.
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(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

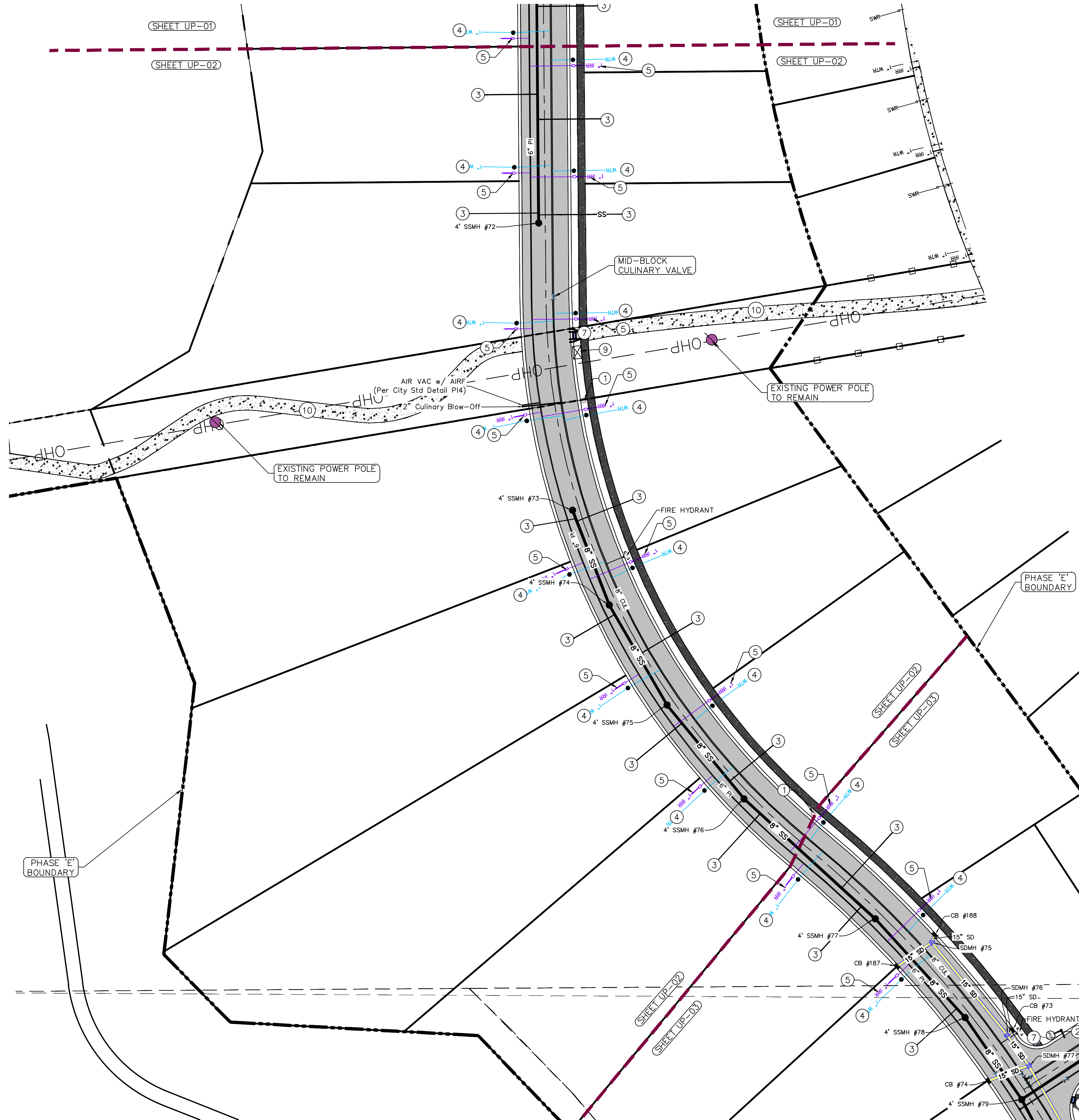
#### LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
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- 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
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- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE

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THE HILLS @ SUMMIT RIDGE  
PHASE 'E'  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

- 1
- 2
- 3

SHEET NAME:

UTILITY PLANS

SHEET:

UP-02



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
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(PER SANTAQUIN CITY STANDARDS)
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(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

#### LEGEND

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

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THE HILLS @ SUMMIT RIDGE  
PHASE 'E'  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

- |   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |

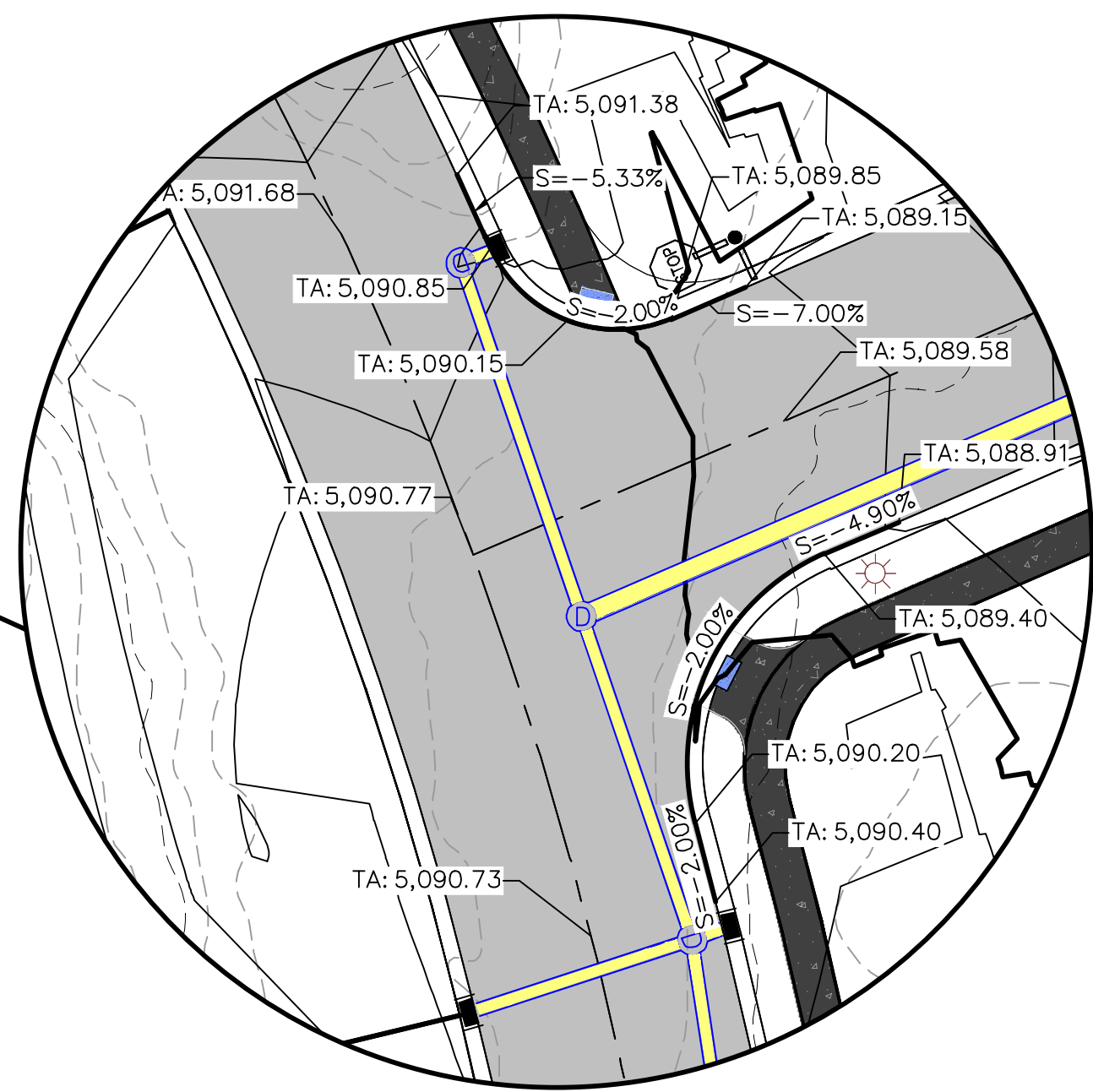
SHEET NAME:

UTILITY PLANS

SHEET:

UP-03





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 SANTIQUIN 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 SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS.
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4. MIN. CRITICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT MUST BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 6 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

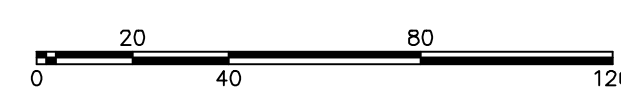


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Engineering  
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**THE HILLS @ SUMMIT RIDGE  
PHASE 'E'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	
SHEET NAME:	
GRADING PLANS	
SHEET:	GR-01



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



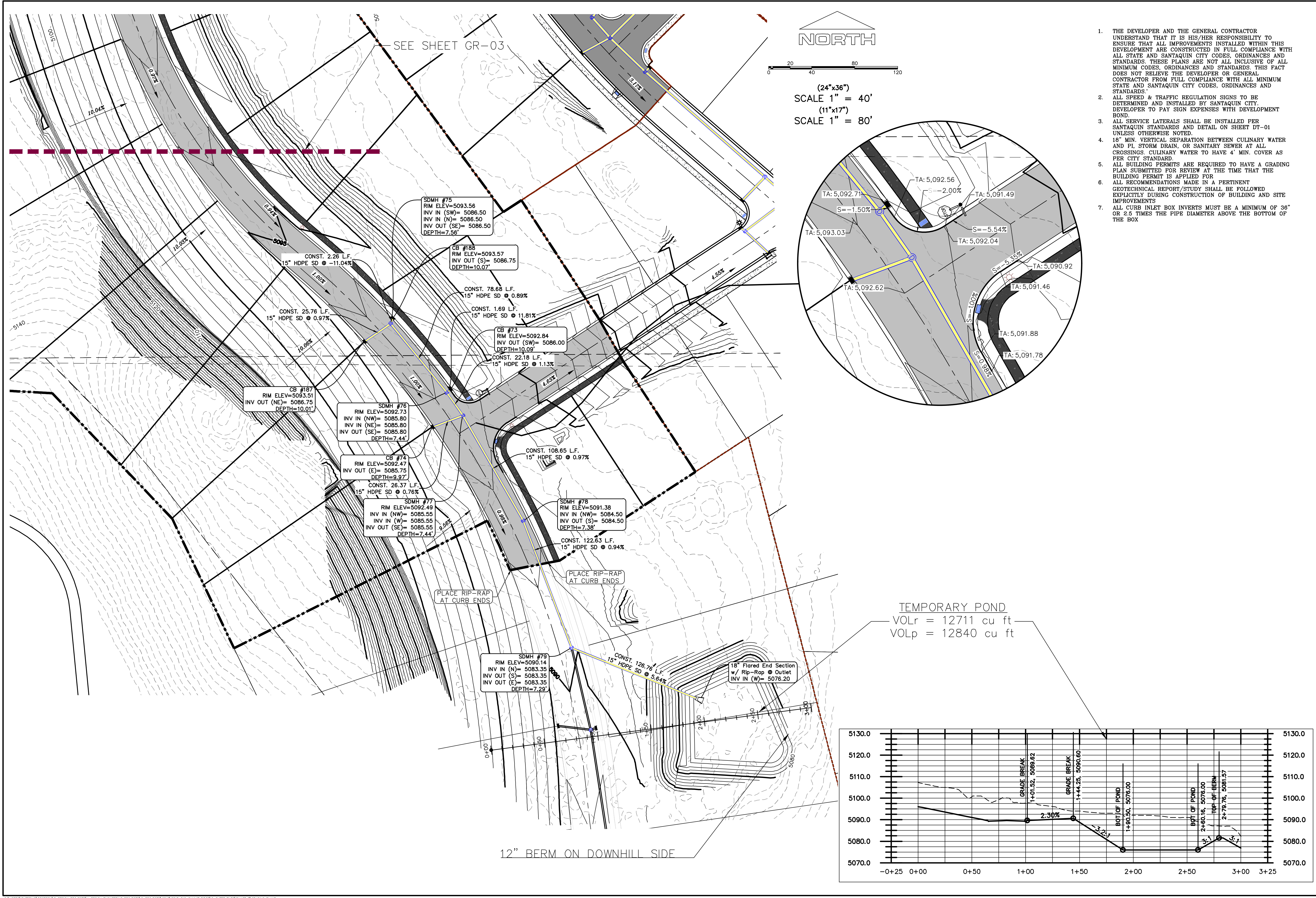


GR-02



**region** Engineering  
& Surveying  
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Orem, UT 84057  
P: 801.376.2245  
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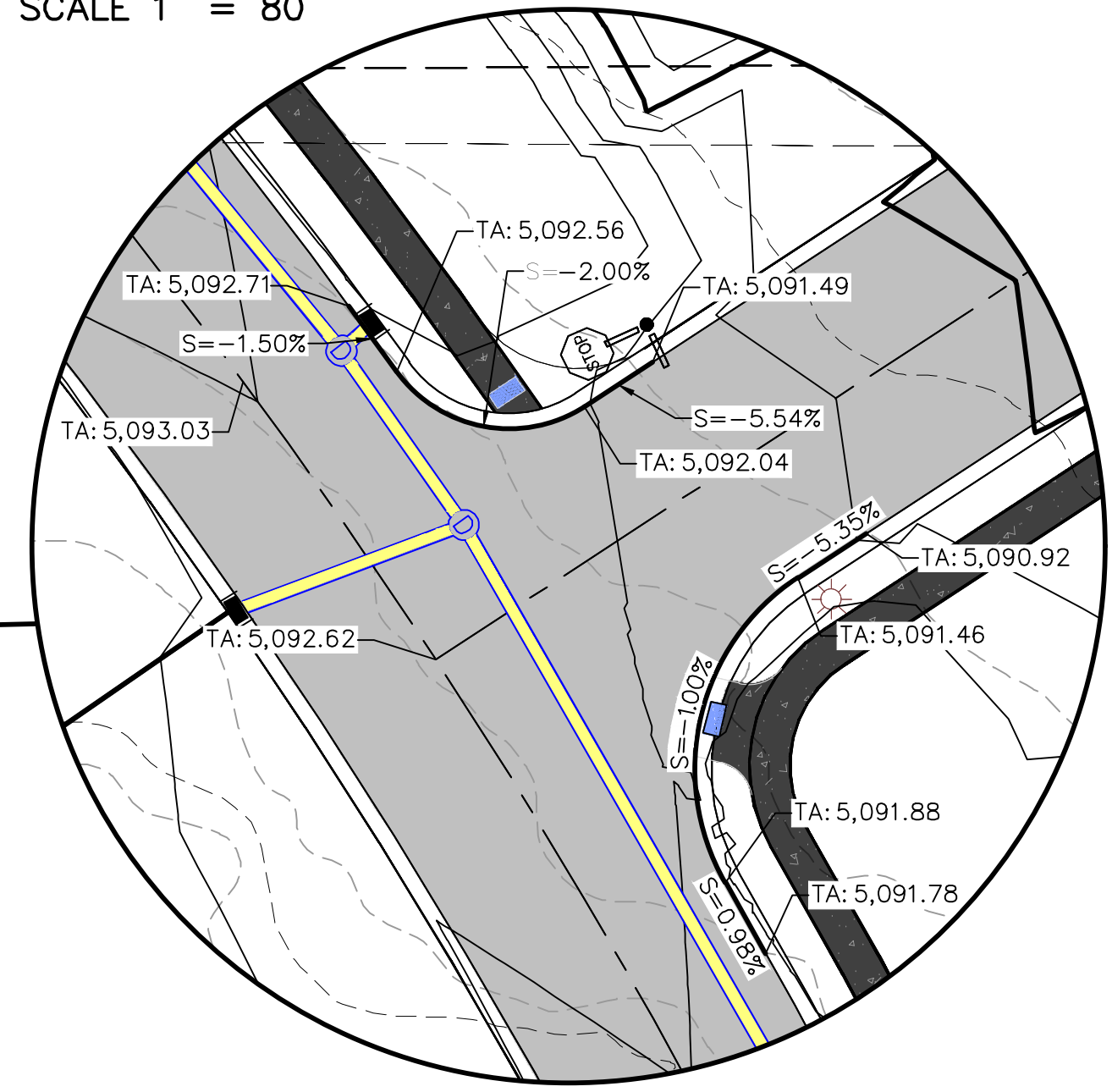




NORTH

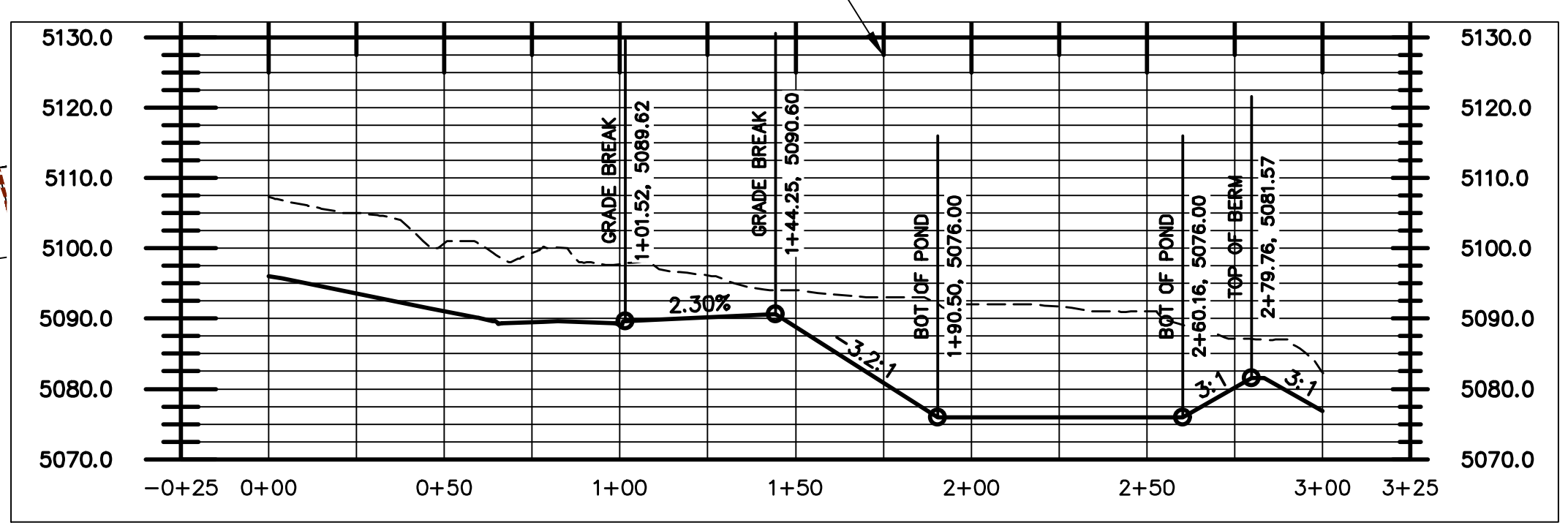
0 20 40 80 120

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



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TEMPORARY POND  
VOLr = 12711 cu ft  
VOLp = 12840 cu ft



Engineering & Surveying

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**THE HILLS @ SUMMIT RIDGE**

**PHASE 'E'**

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

1	
2	
3	

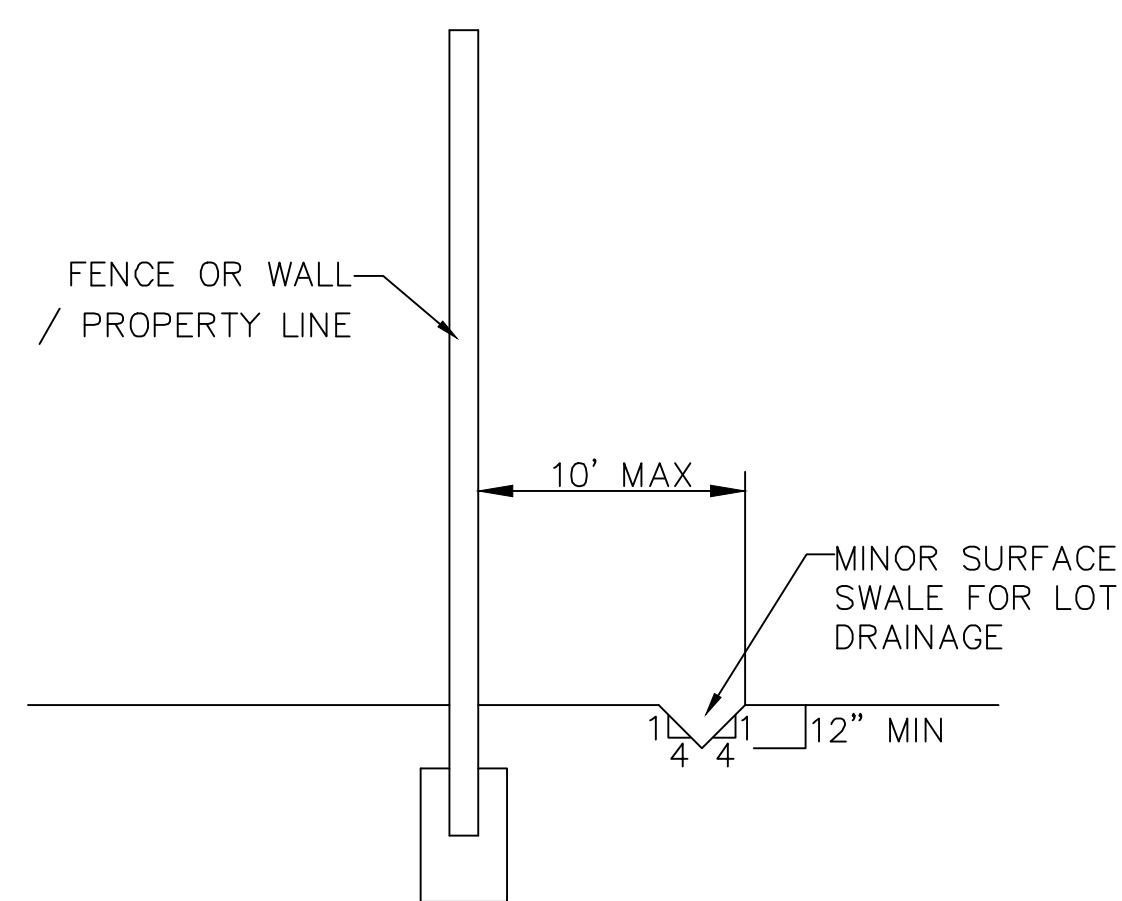
SHEET NAME:

GRADING PLANS

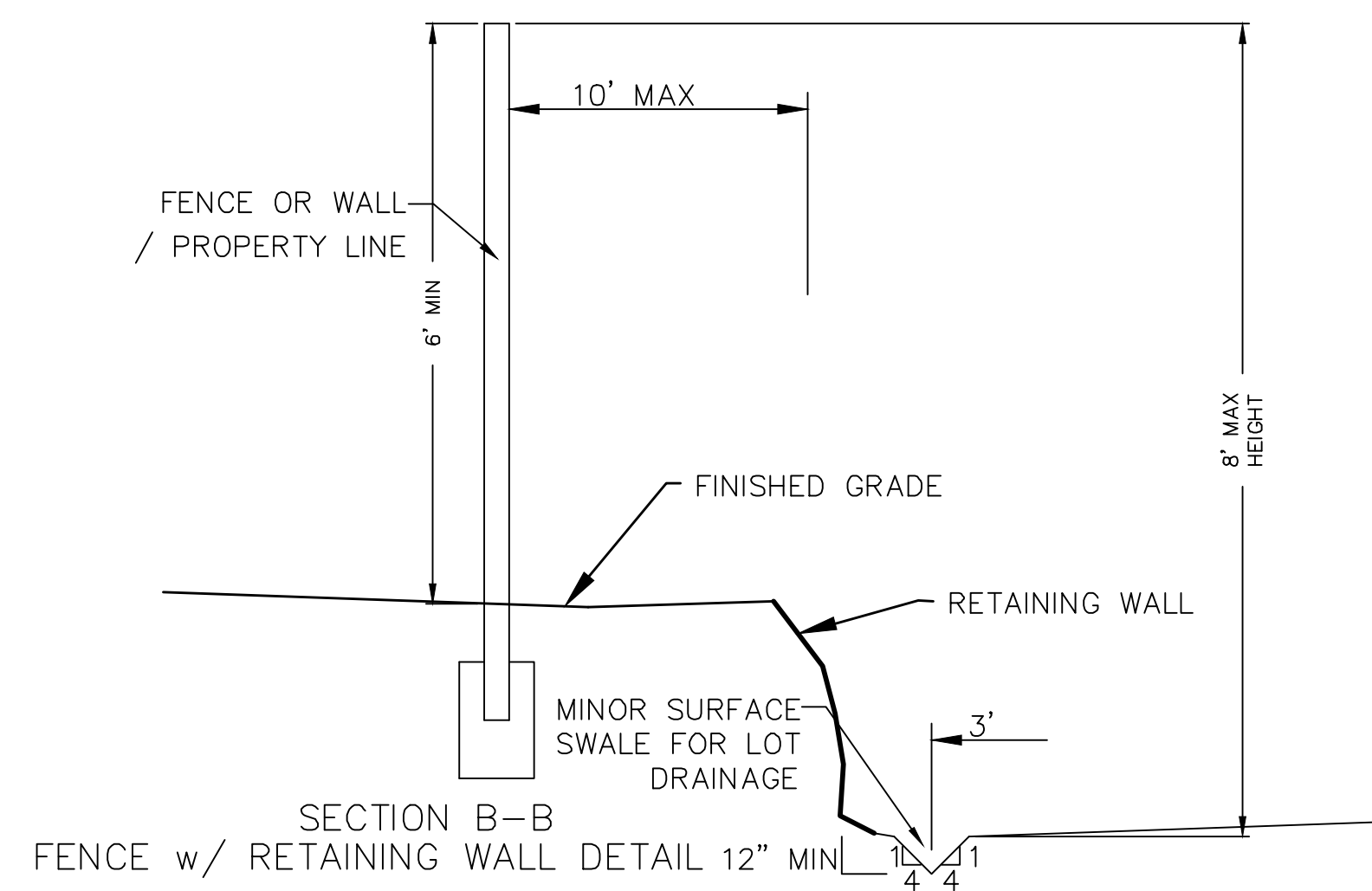
SHEET:

**GR-03**

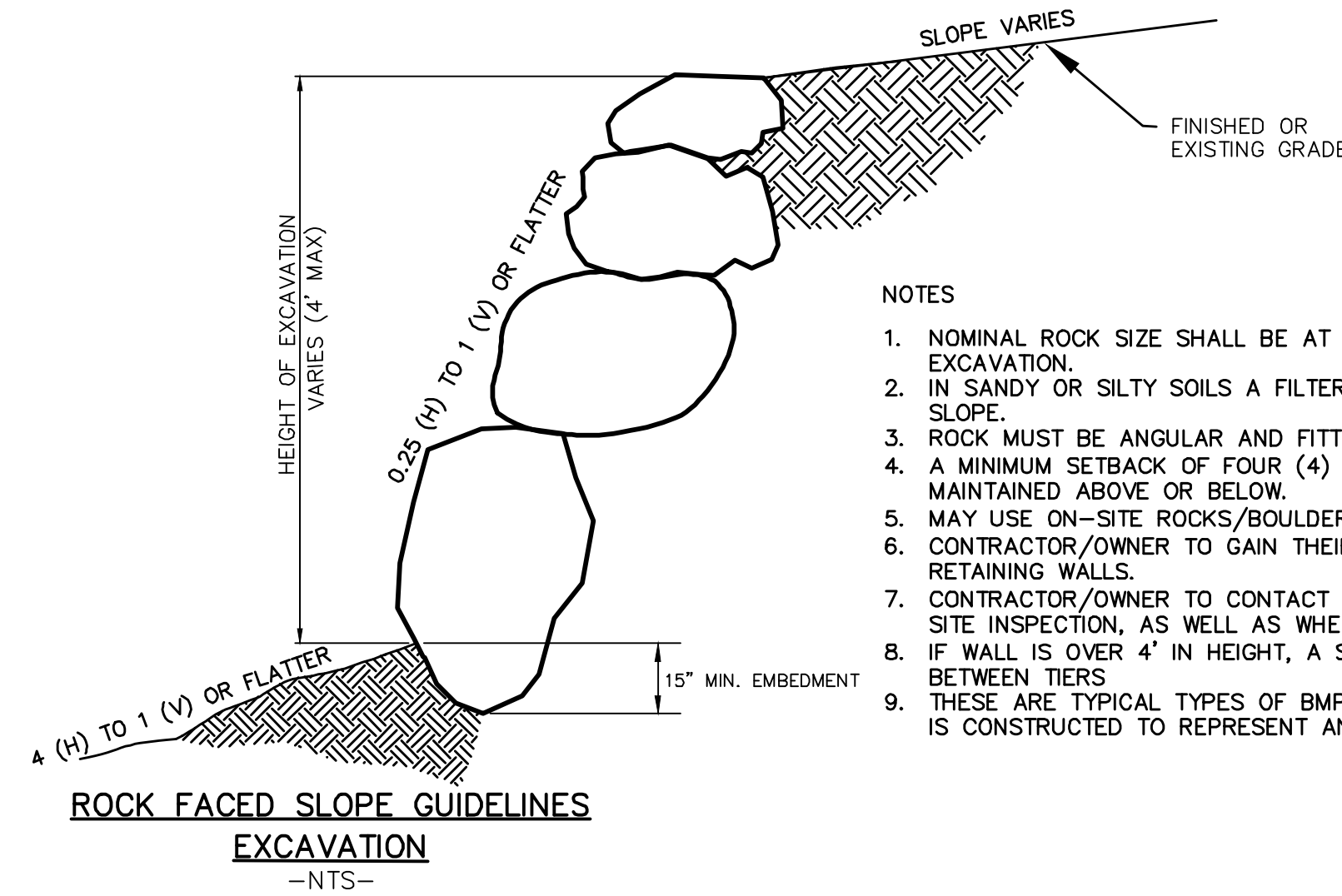




SECTION C-C  
FENCE DETAIL

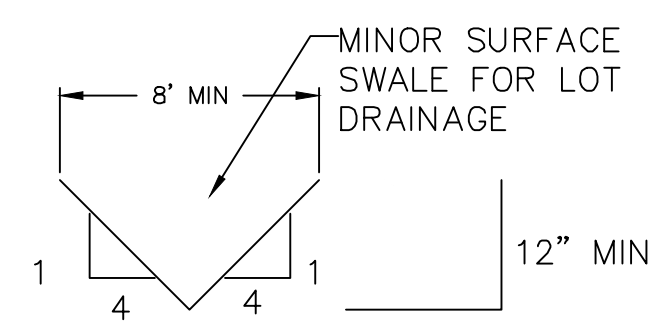


SECTION B-B  
FENCE w/ RETAINING WALL DETAIL 12" MIN

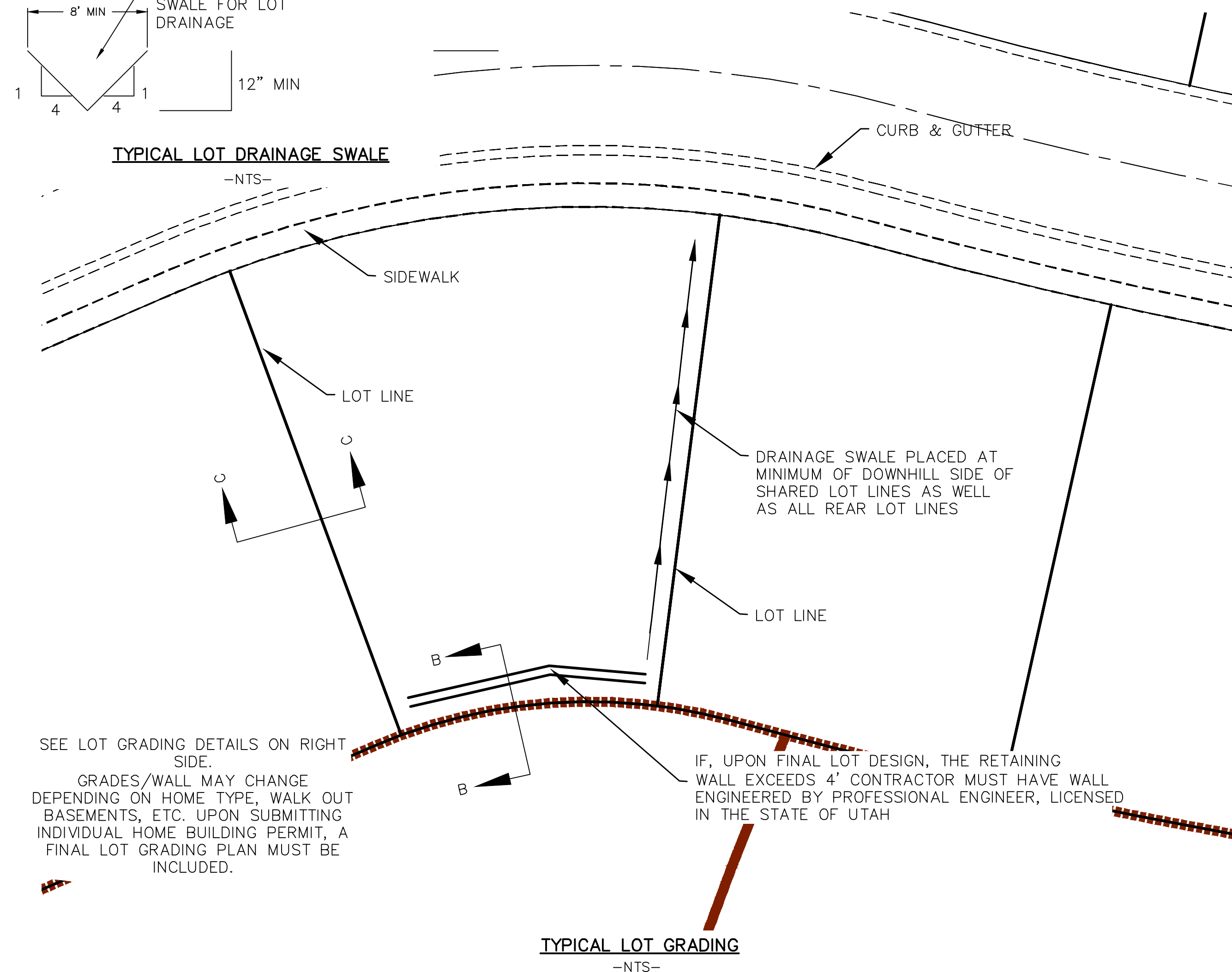


#### NOTES

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



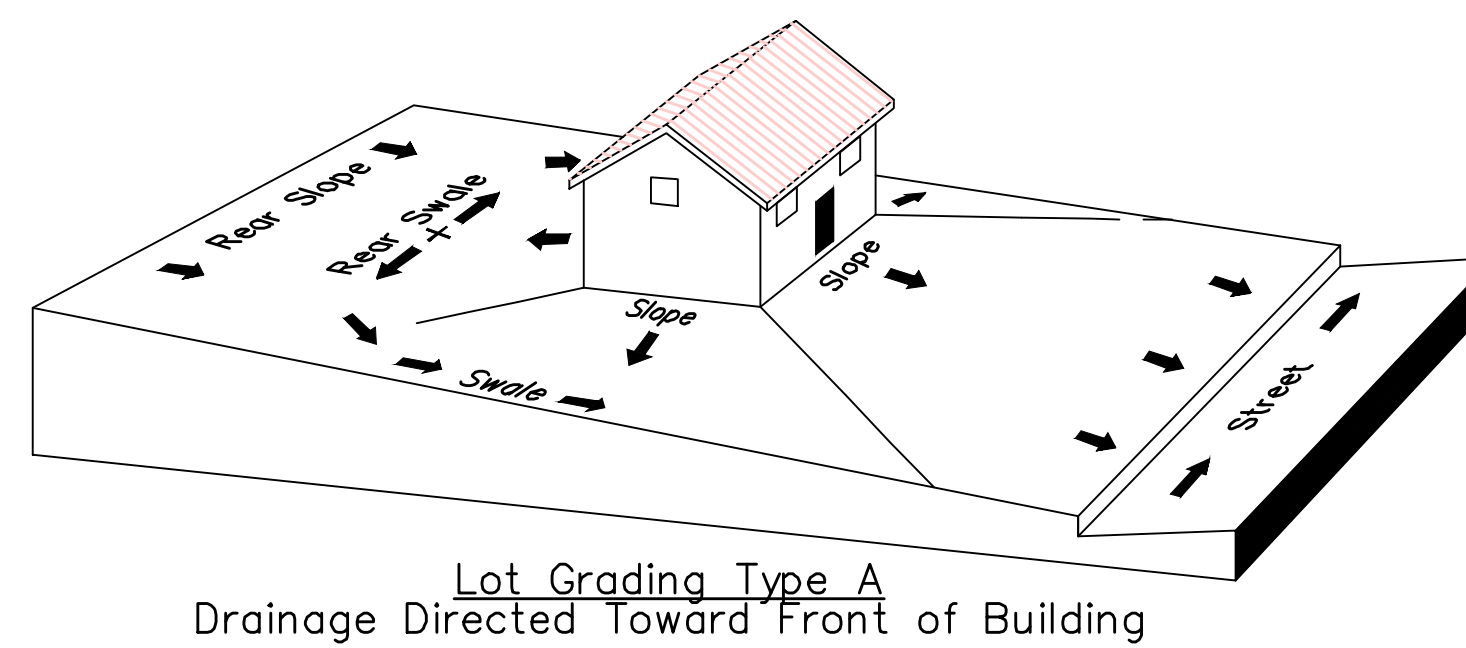
TYPICAL LOT DRAINAGE SWALE



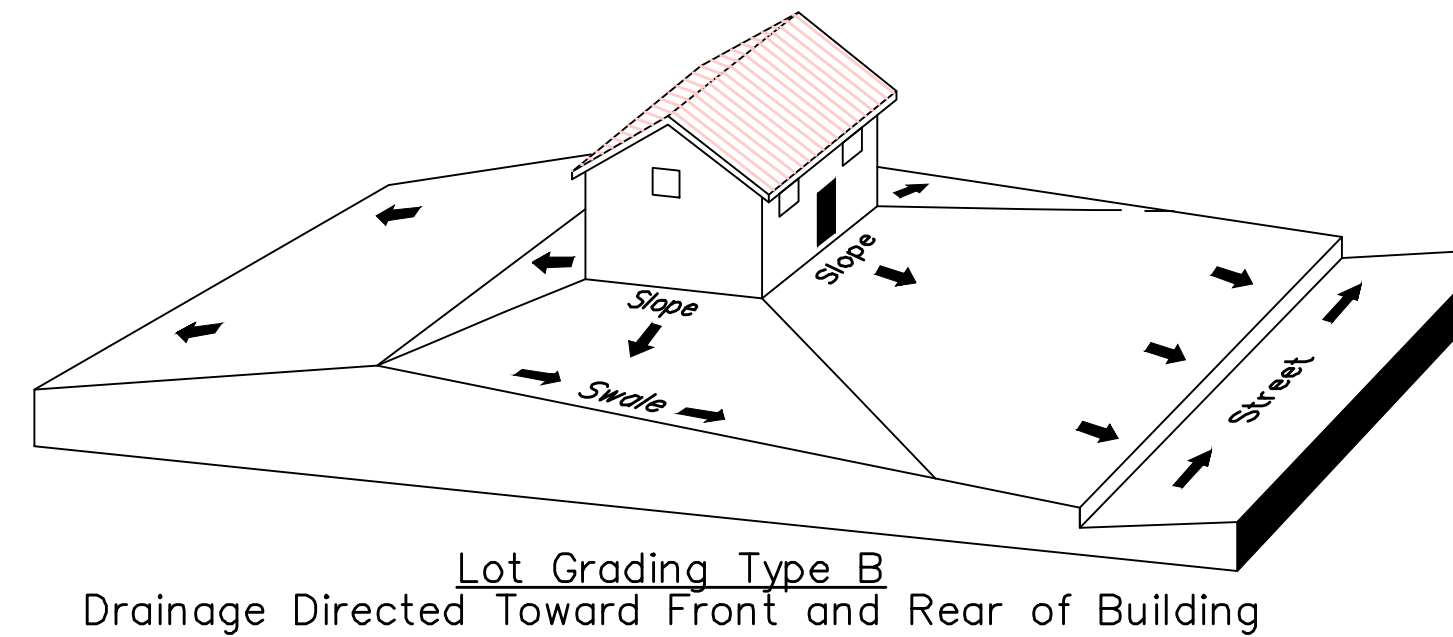
SEE LOT GRADING DETAILS ON RIGHT SIDE.  
GRADES/WALL MAY CHANGE DEPENDING ON HOME TYPE, WALK OUT BASEMENTS, ETC. UPON SUBMITTING INDIVIDUAL HOME BUILDING PERMIT, A FINAL LOT GRADING PLAN MUST BE INCLUDED.

IF, UPON FINAL LOT DESIGN, THE RETAINING WALL EXCEEDS 4' CONTRACTOR MUST HAVE WALL ENGINEERED BY PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH

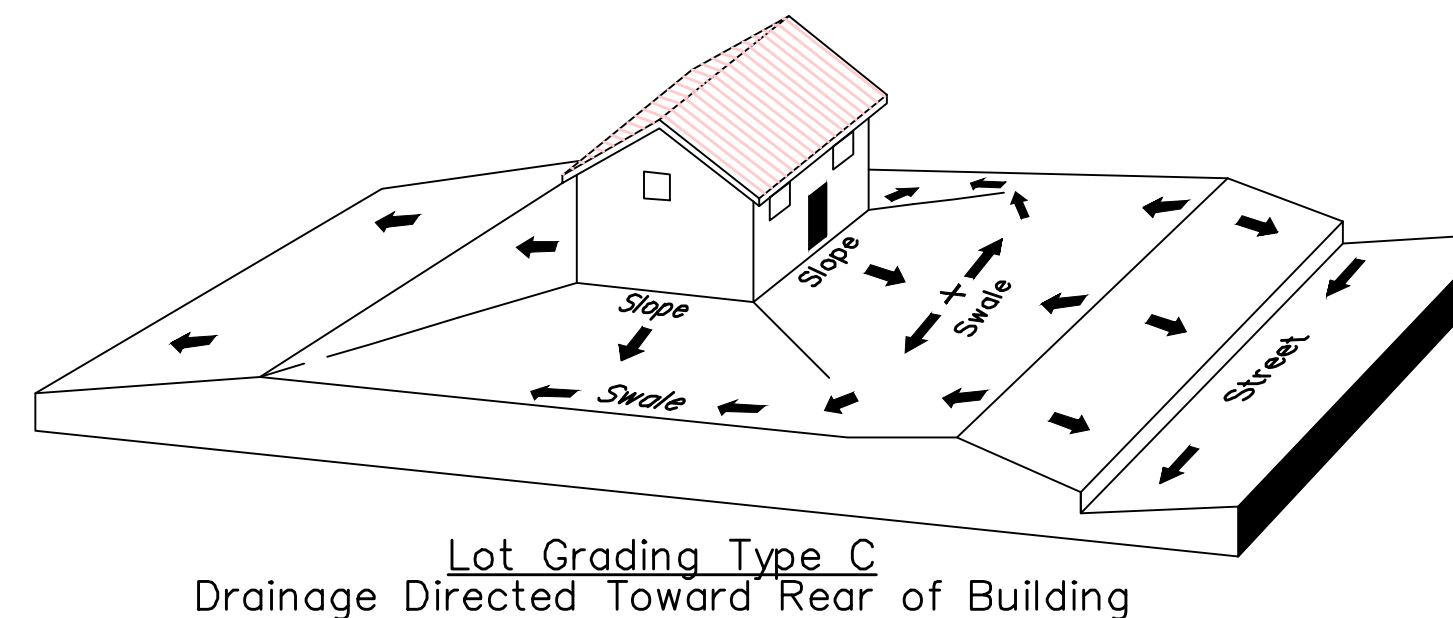
TYPICAL LOT GRADING  
-NTS-



Lot Grading Type A  
Drainage Directed Toward Front of Building



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



Lot Grading Type C  
Drainage Directed Toward Rear of Building

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

#### Lot Drainage -

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

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P.I. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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**THE HILLS @ SUMMIT RIDGE  
PHASE 'E'**

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

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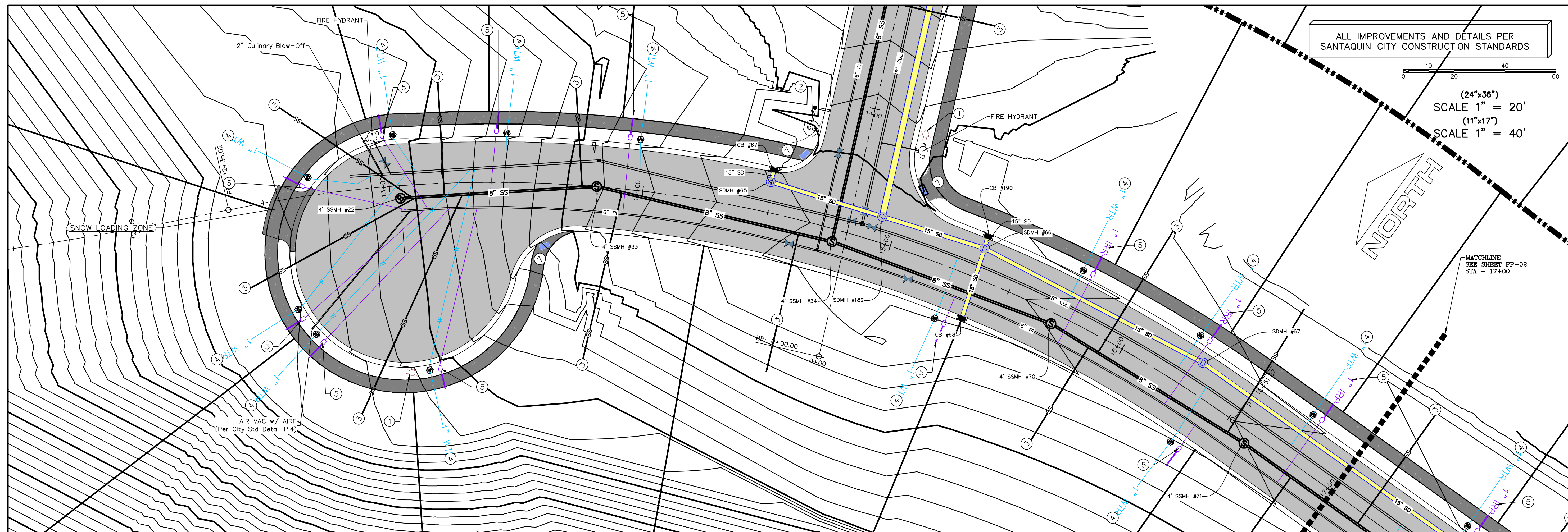
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GRADING PLANS

SHEET:

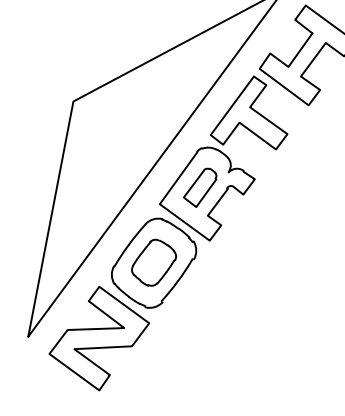
GR-04



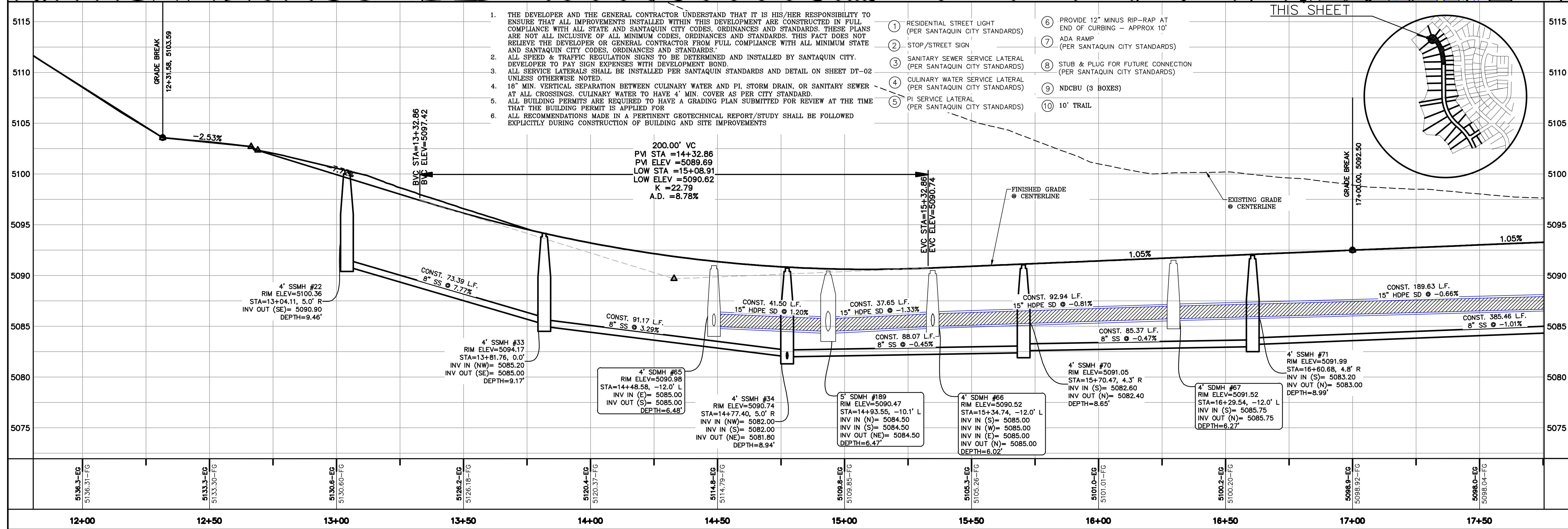


ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

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



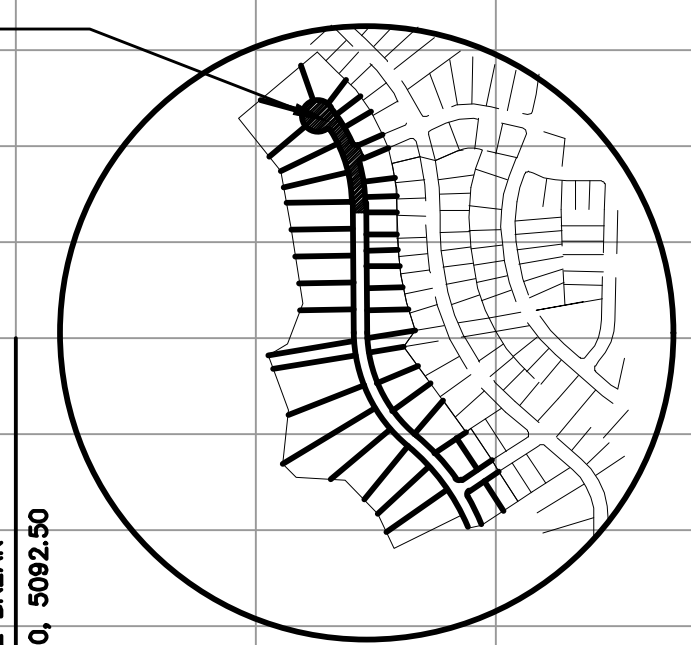
MATCHLINE  
SEE SHEET PP-02  
STA - 17+00



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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
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- 1 RESIDENTIAL STREET LIGHT  
(PER SANTAQUIN CITY STANDARDS)
- 2 STOP/STREET SIGN
- 3 SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 4 CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 5 PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- 6 PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- 7 ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)
- 8 STUB & PLUG FOR FUTURE CONNECTION  
(PER SANTAQUIN CITY STANDARDS)
- 9 NDCBU (3 BOXES)
- 10 10' TRAIL

THIS SHEET



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**THE HILLS @ SUMMIT RIDGE  
PHASE 'E'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

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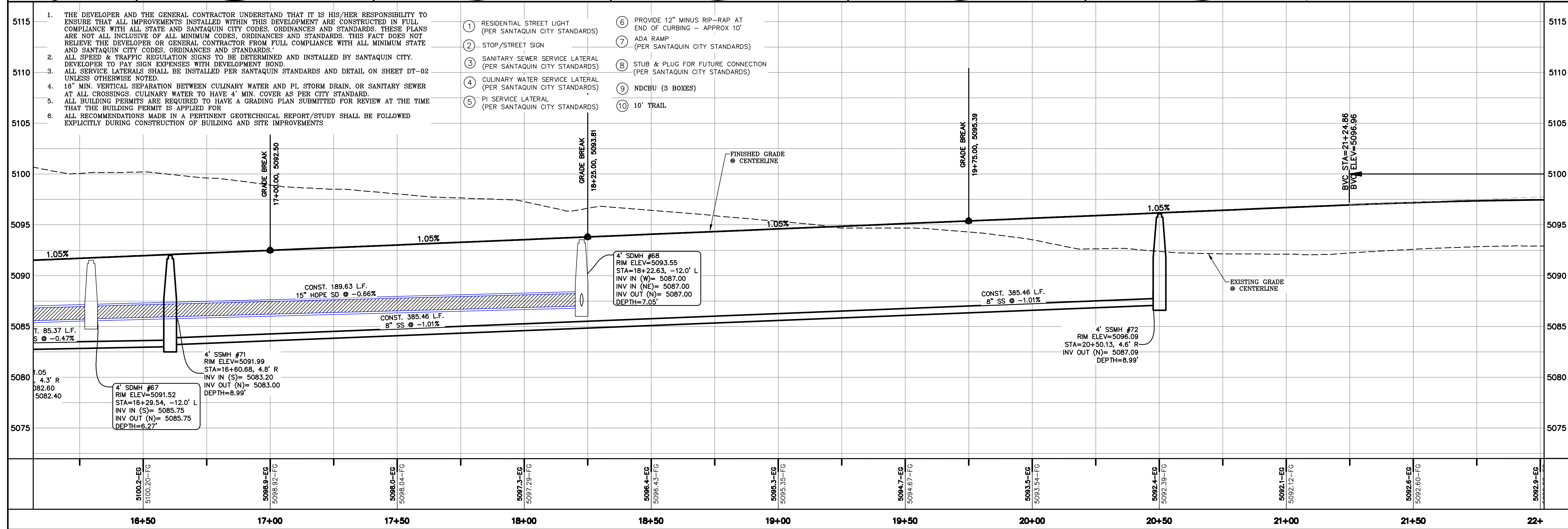
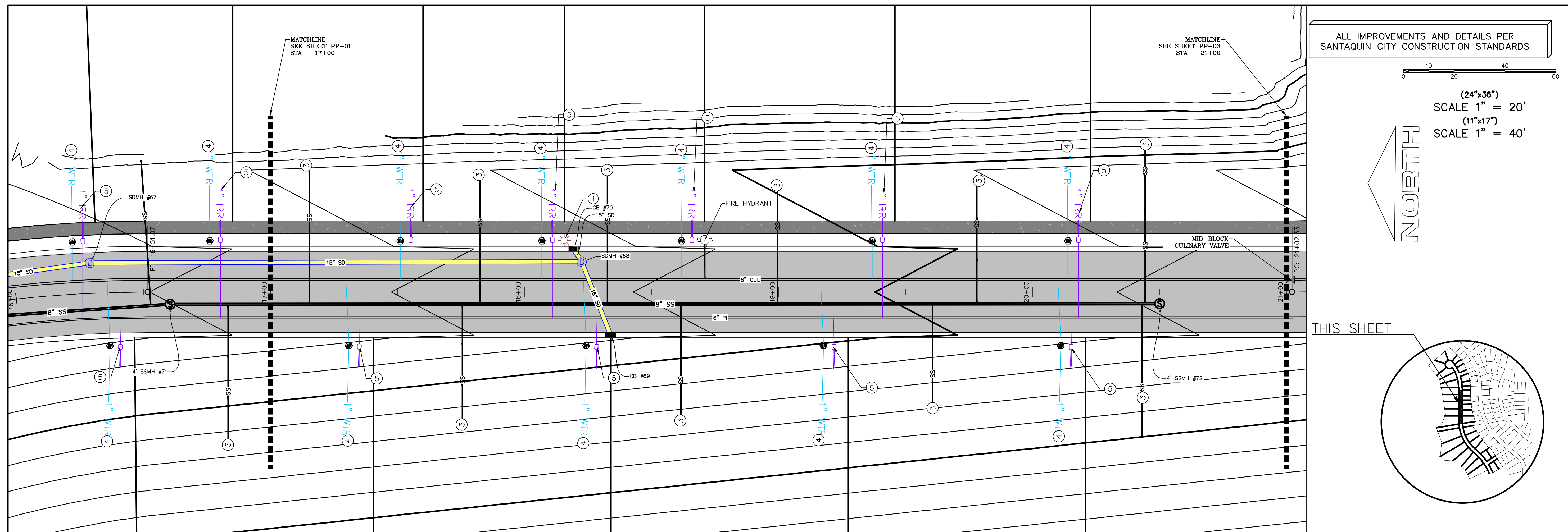
REVISIONS:

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SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-01





DATE: 1.25.2021

PROJECT #

REVISIONS:

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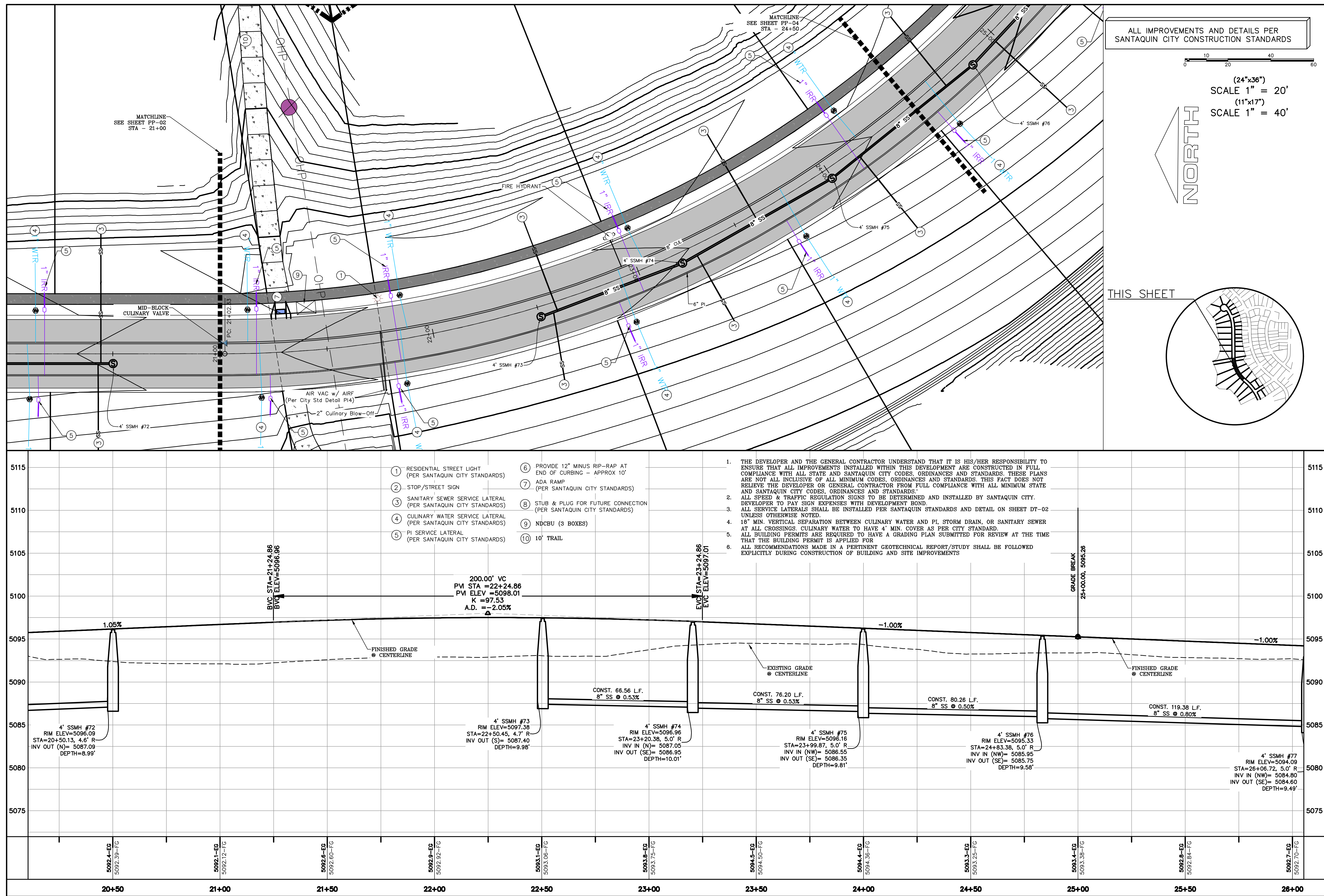
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PLAN &amp; PROFILE

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Professional Engineer  
#187028  
Donald L. Taylor  
1/24/2021

**THE HILLS @ SUMMIT RIDGE  
PHASE 'E'**

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
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PROJECT #

REVISIONS:

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SHEET NAME:

PLAN &amp; PROFILE

SHEET:

PP-03



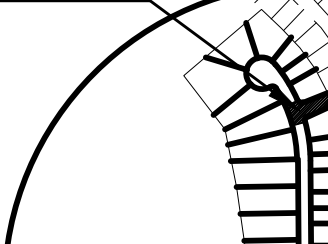


PP-04





THIS SHEET



- 4' EX. SSMH #35  
RIM ELEV=5073.38  
STA=+3+09.94, -5.0' L  
INV IN (SW)= 5063.20  
INV IN (NW)= 5063.20  
INV IN (SE)= 5063.20  
INV OUT (NE)= 5063.00  
DEPTH=10.38'

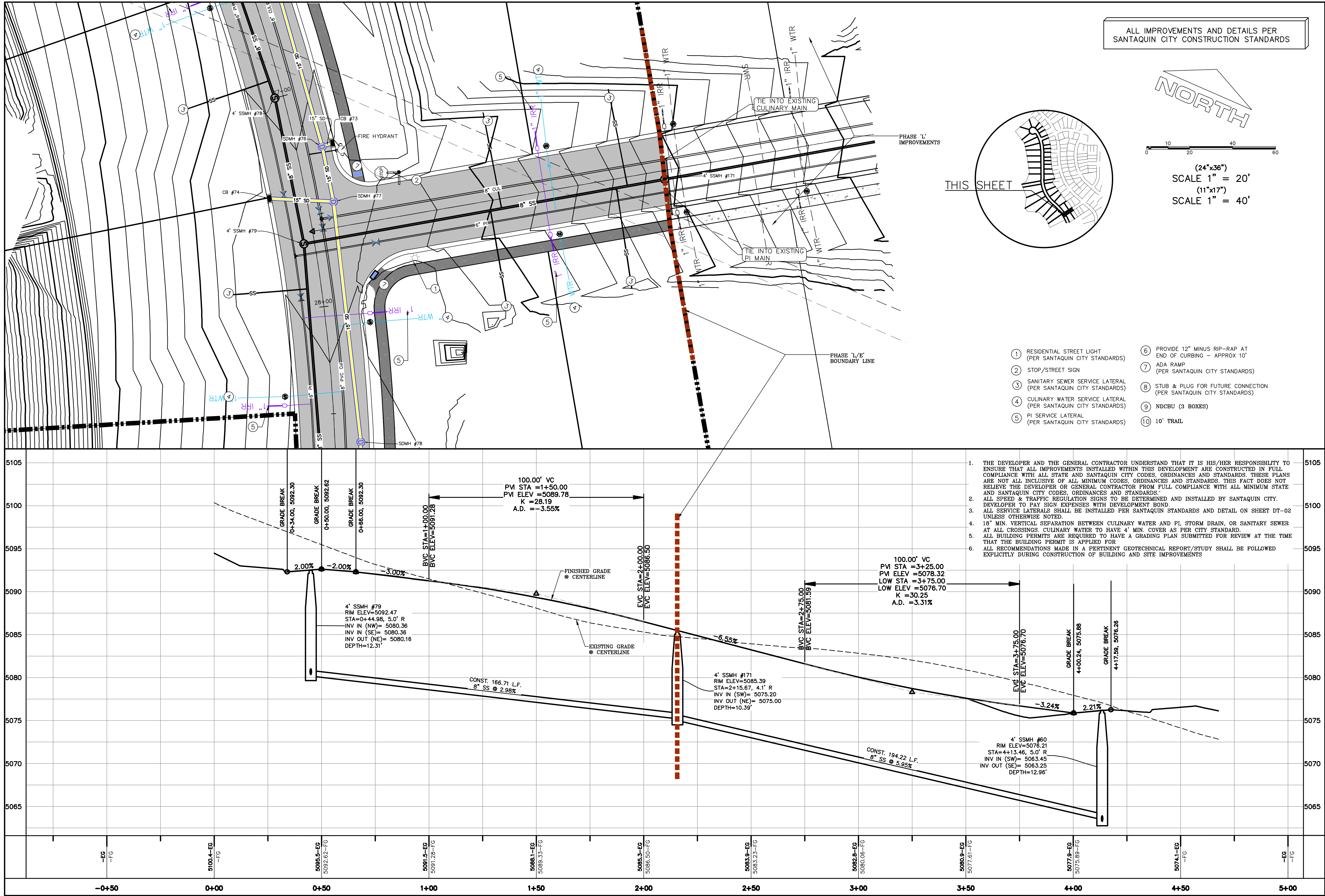
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PROJECT #	
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SHEET NAME:

PLAN & PROFILE

SHEET: PP-05





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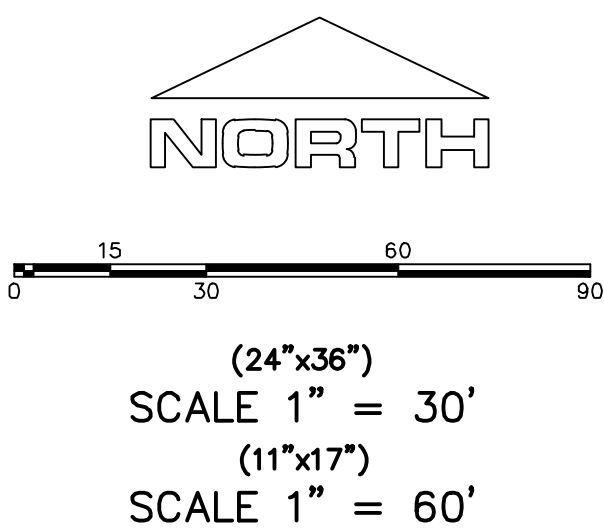
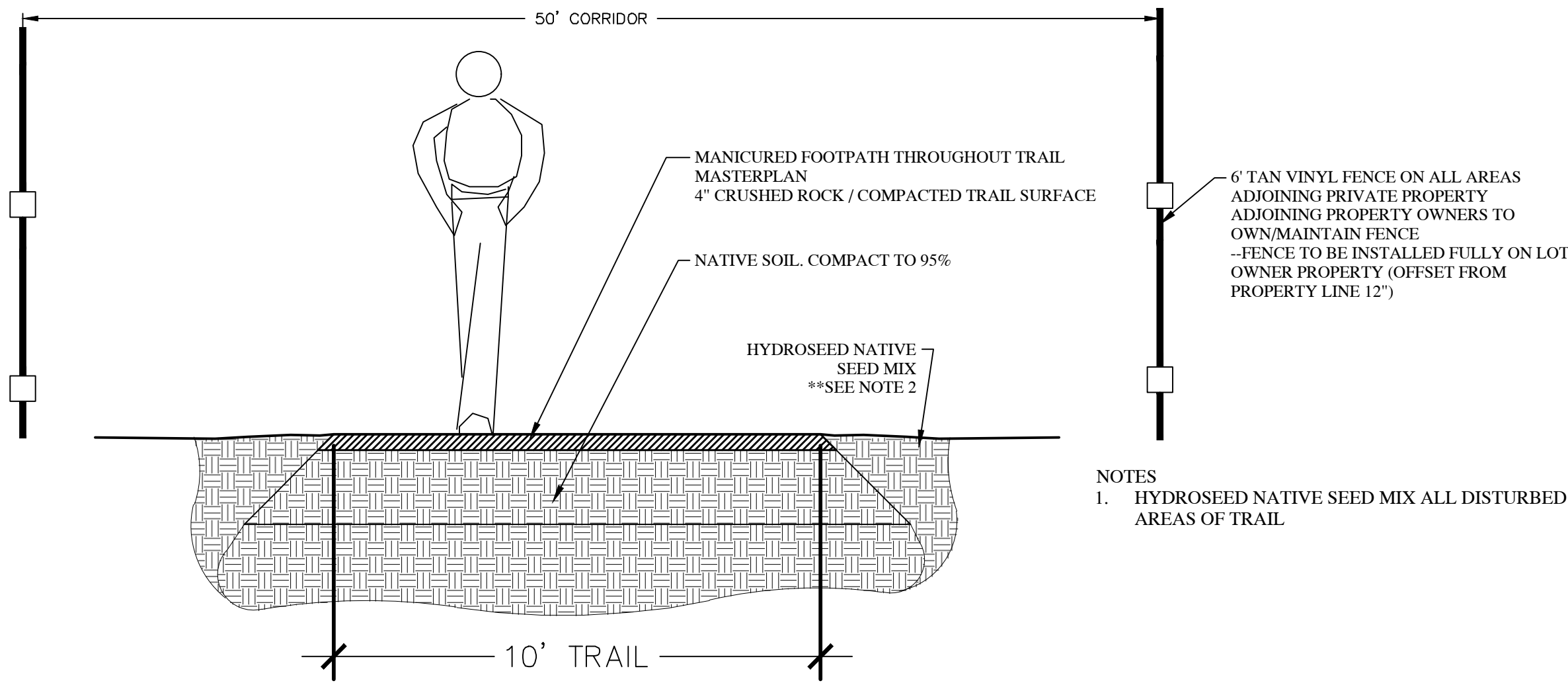
1/14/2021

THE HILLS @ SUMMIT RIDGE  
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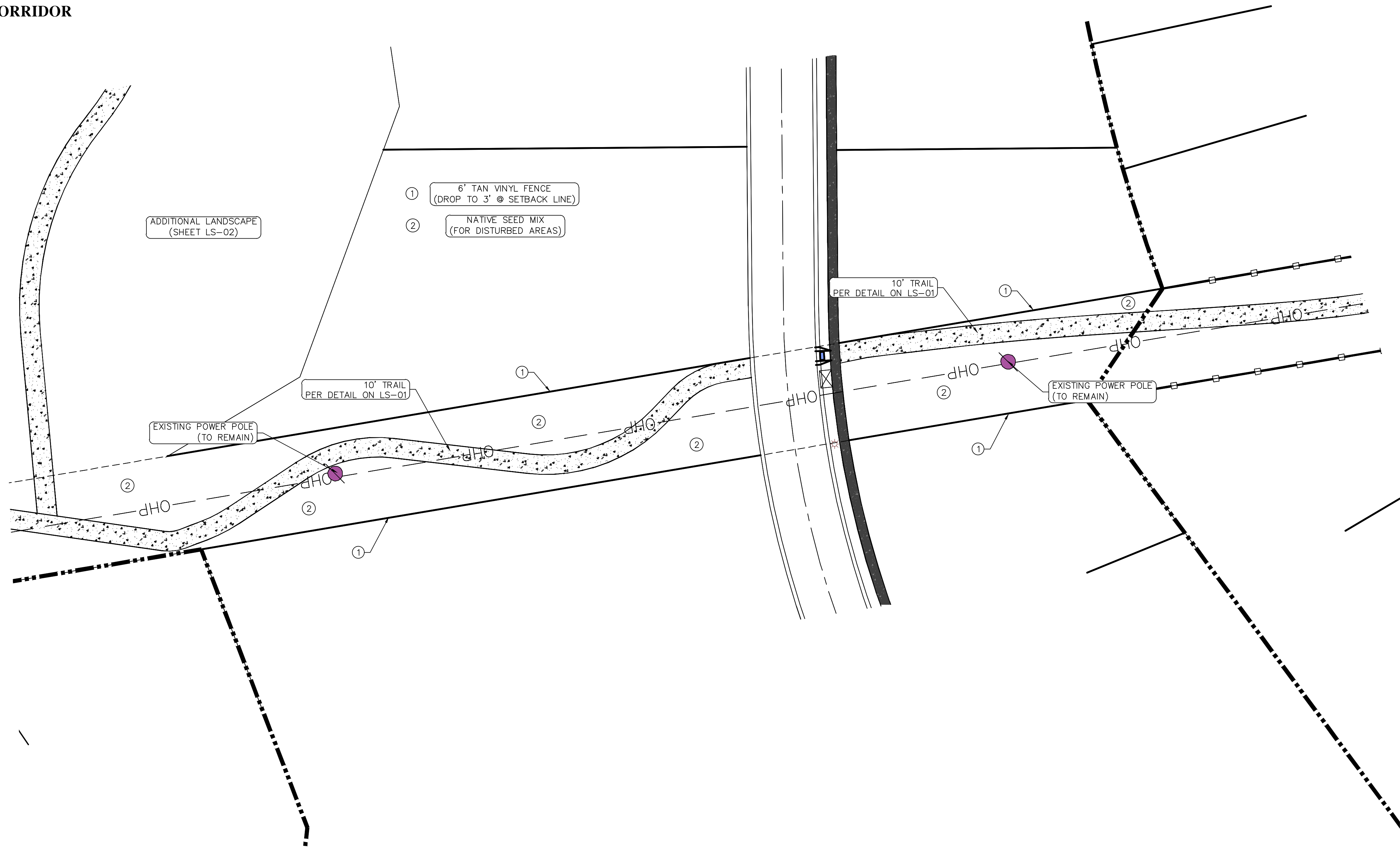
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PROJECT #  
REVISIONS:  
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-06





TRAIL CORRIDOR



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THE HILLS @ SUMMIT RIDGE

PHASE 'E'

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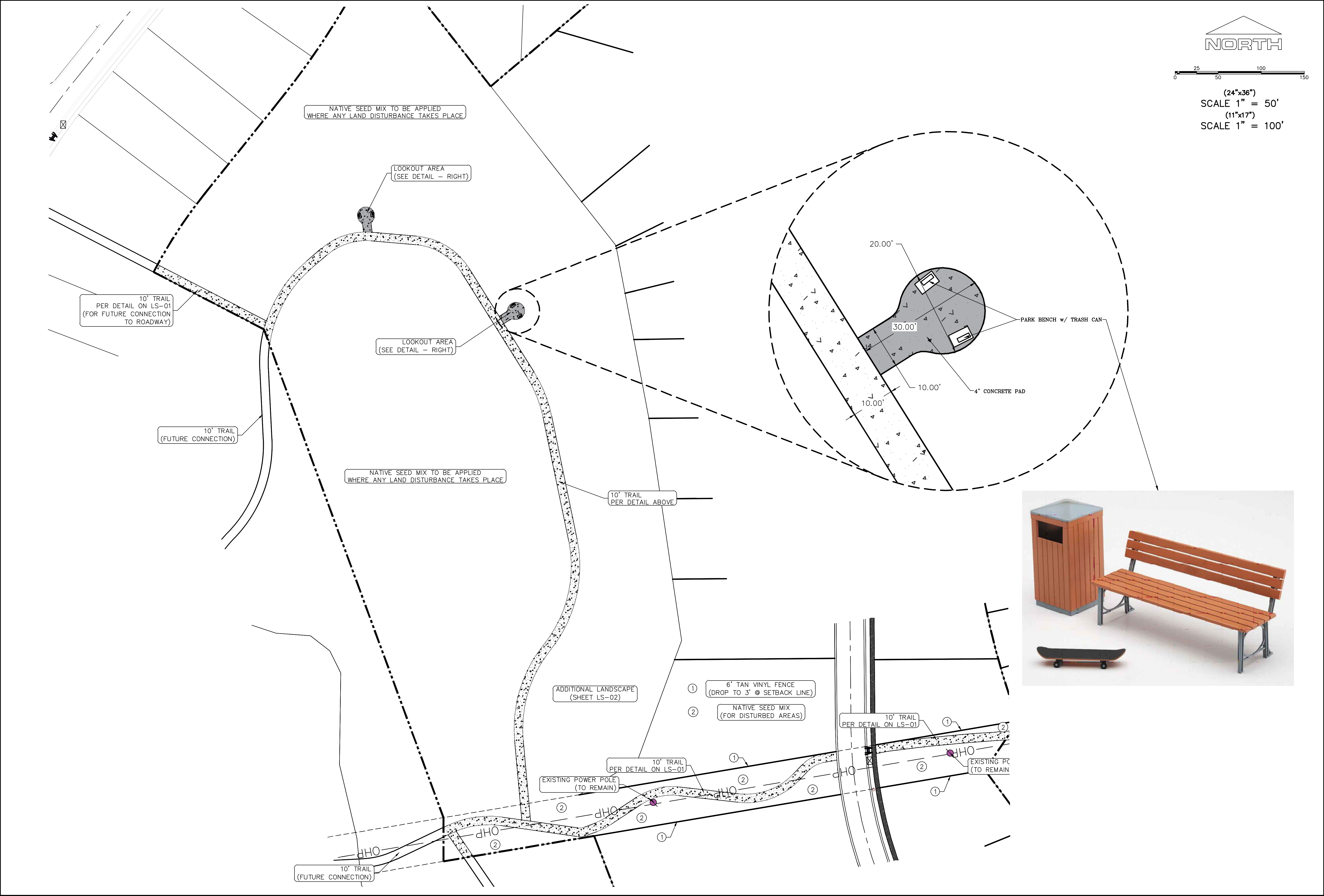
SHEET NAME:

LANDSCAPE PLANS

SHEET:


LS-01






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**THE HILLS @ SUMMIT RIDGE**  
**PHASE 'E'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021	
PROJECT #	
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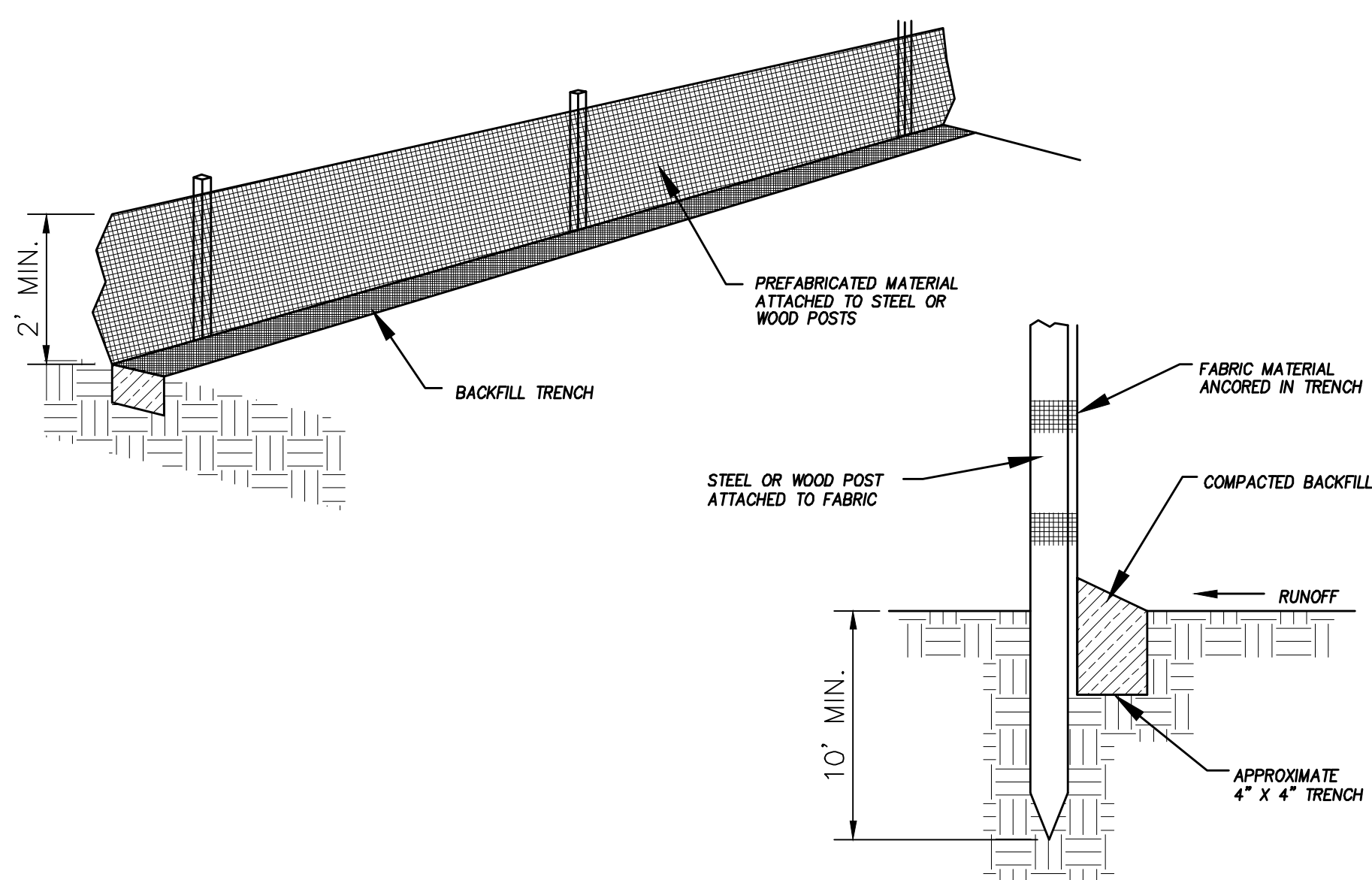
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LANDSCAPE PLANS

SHEET:  
LS-02

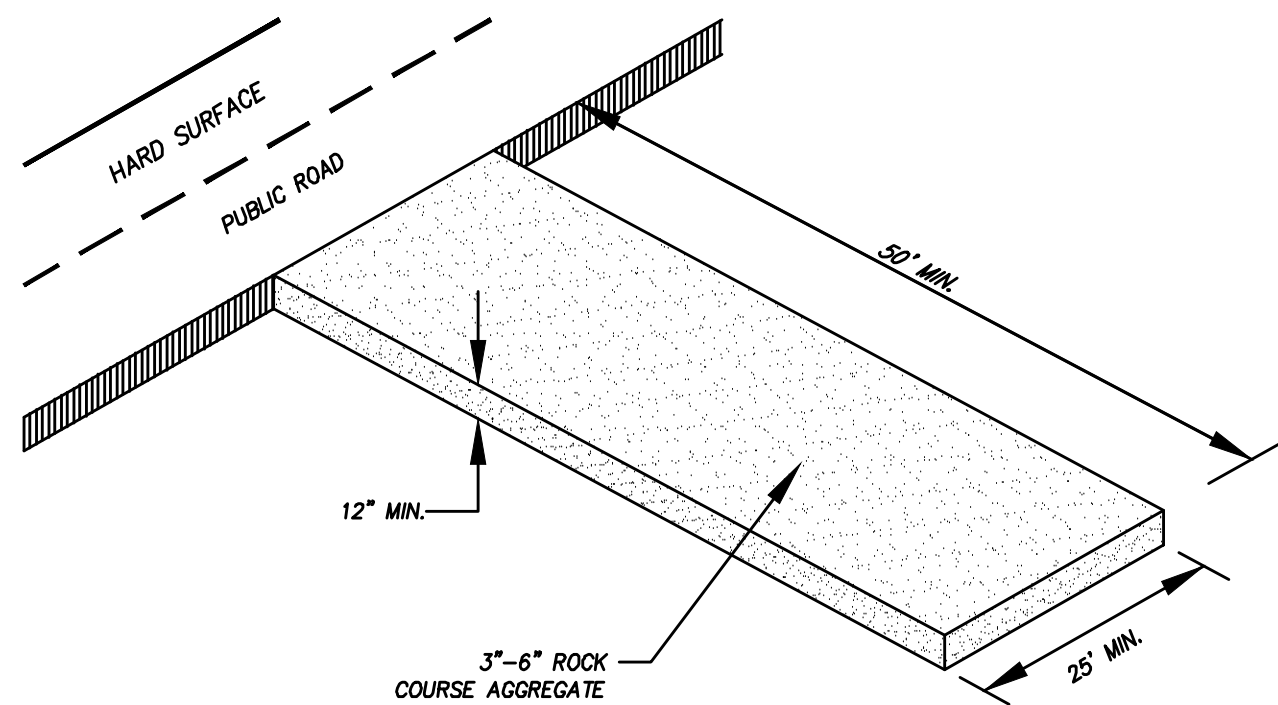




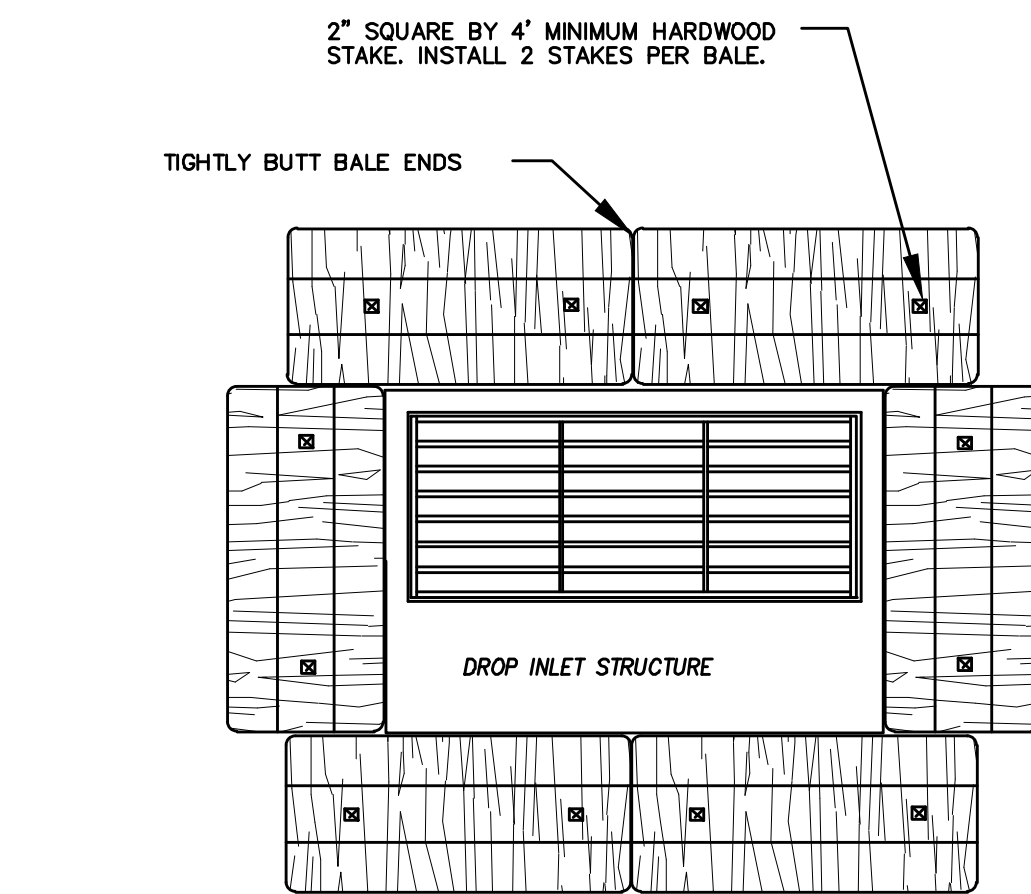




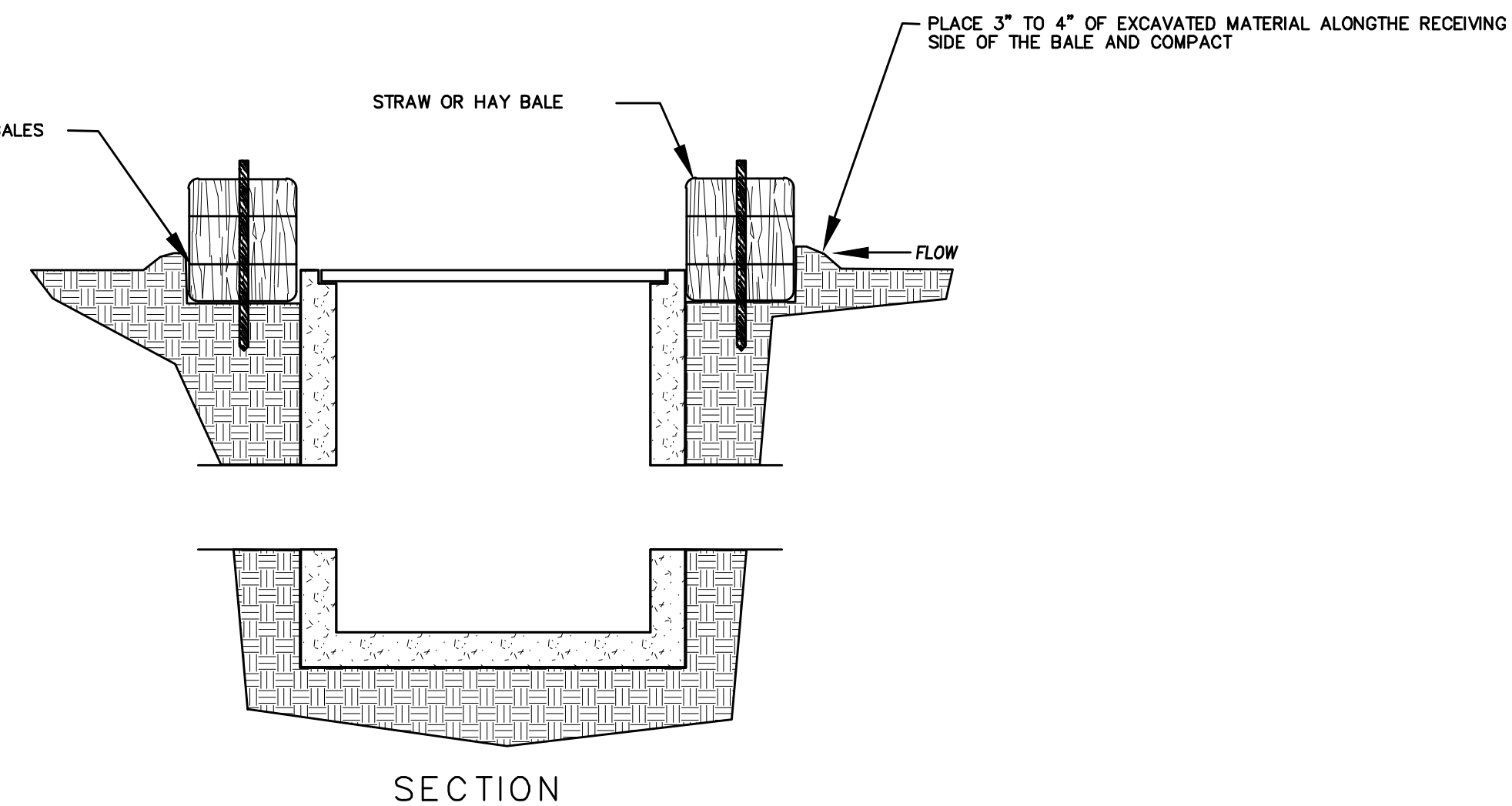
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



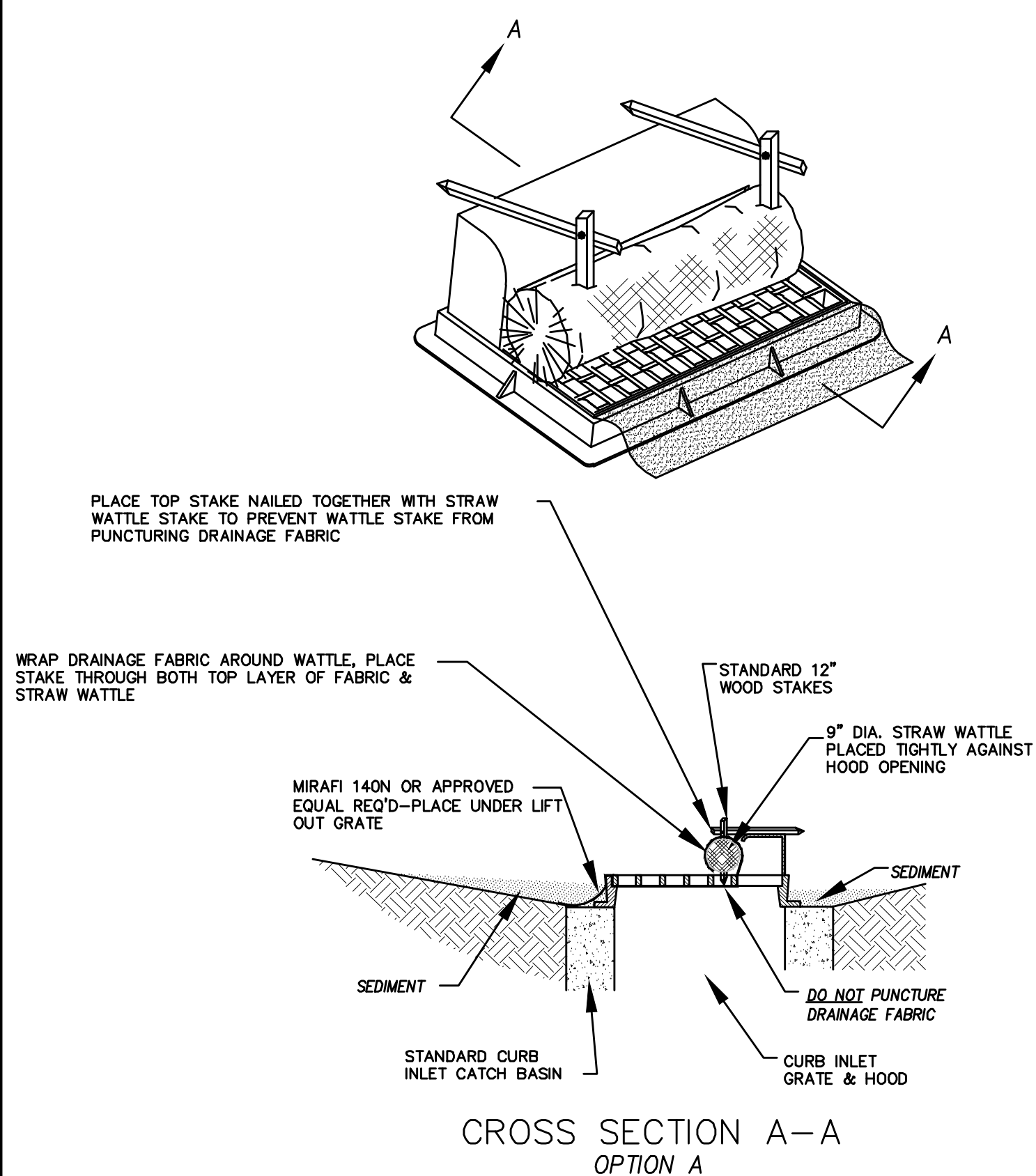
PLAN VIEW



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

### EROSION CONTROL NOTES

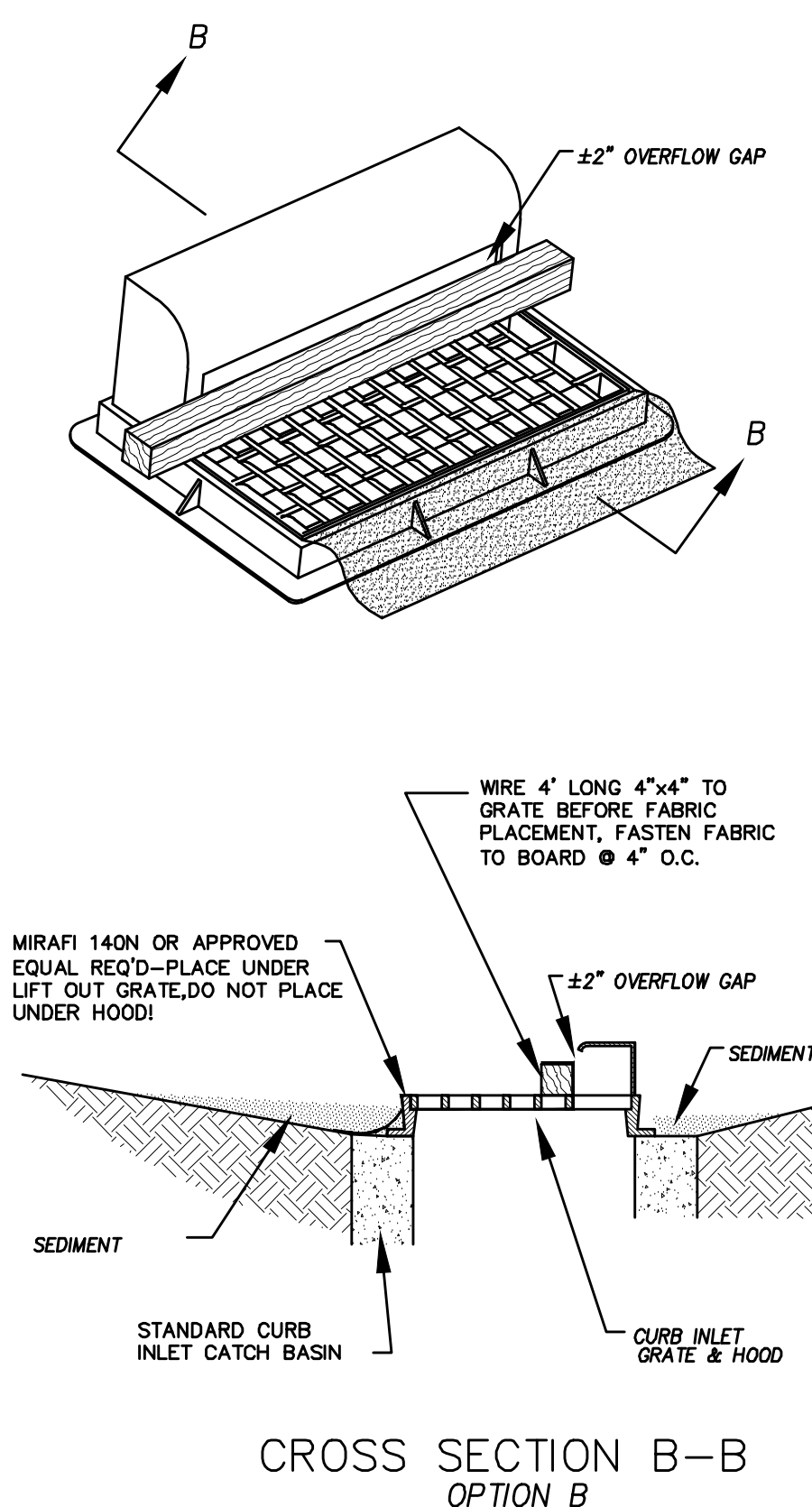
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR 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 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

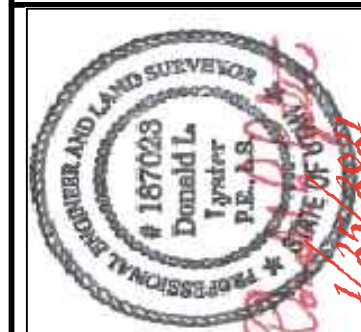
\* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

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

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**THE HILLS @ SUMMIT RIDGE**  
**PHASE 'E'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
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RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

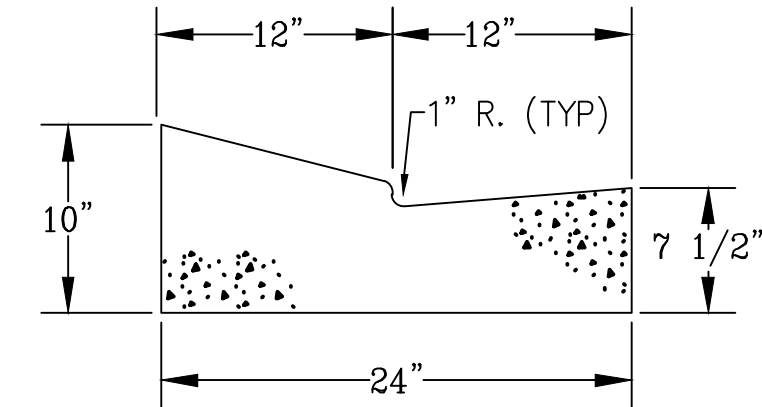
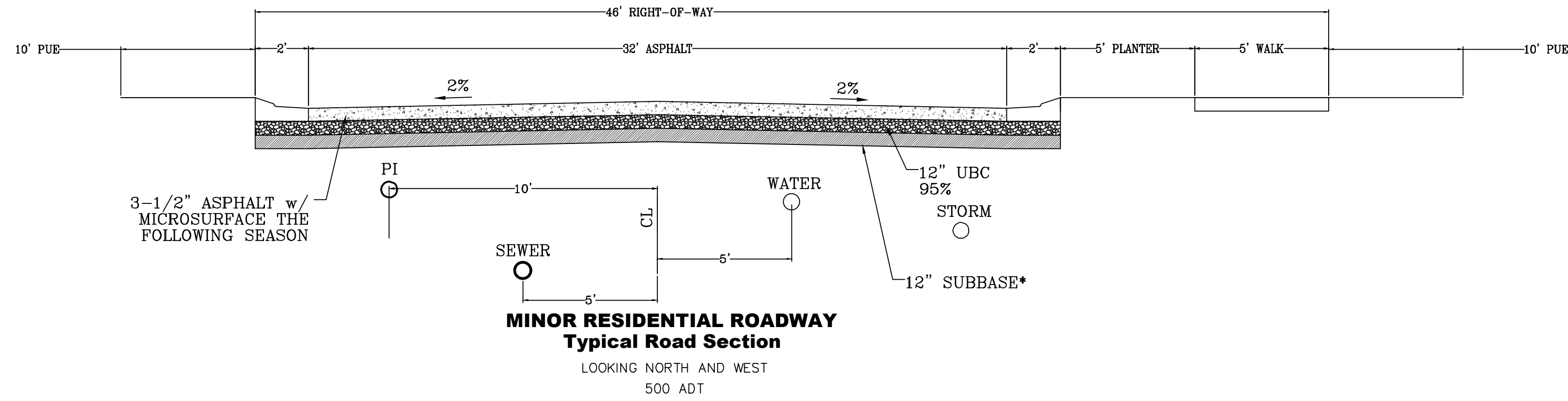
PROJECT #

REVISIONS:

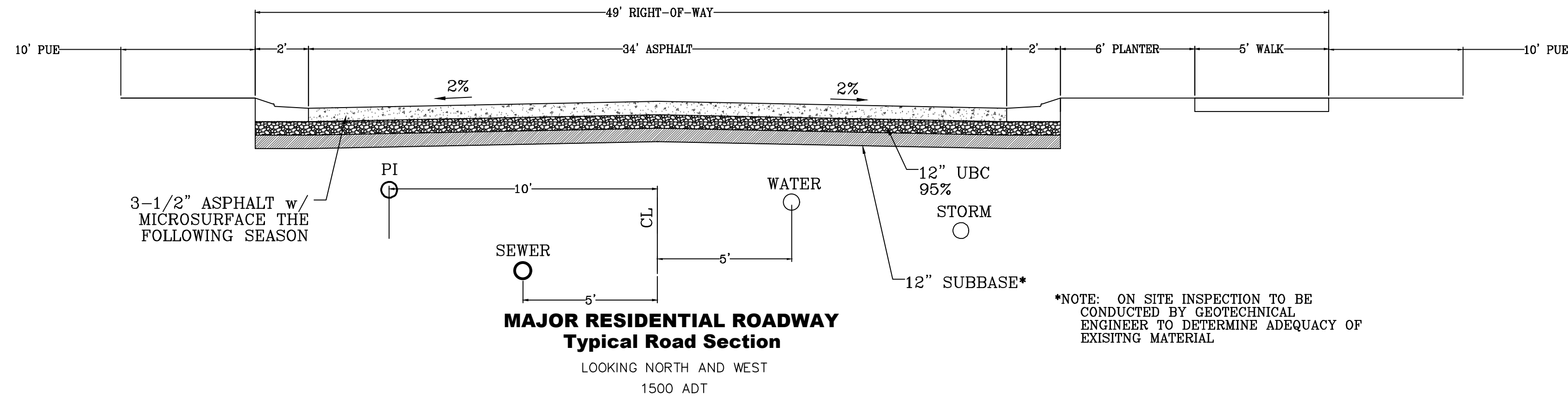
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SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
**EC-02**

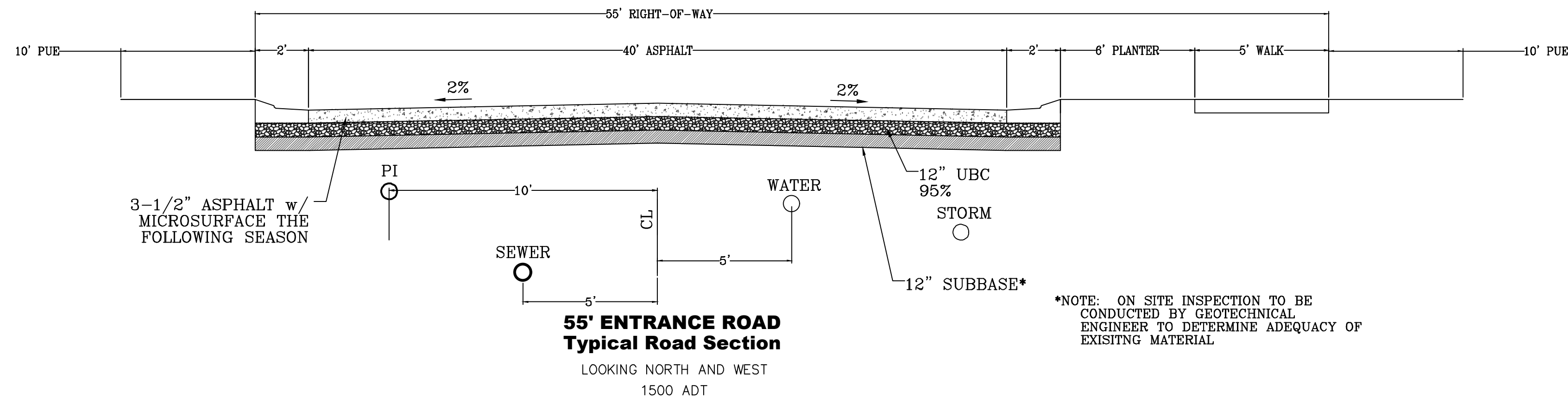
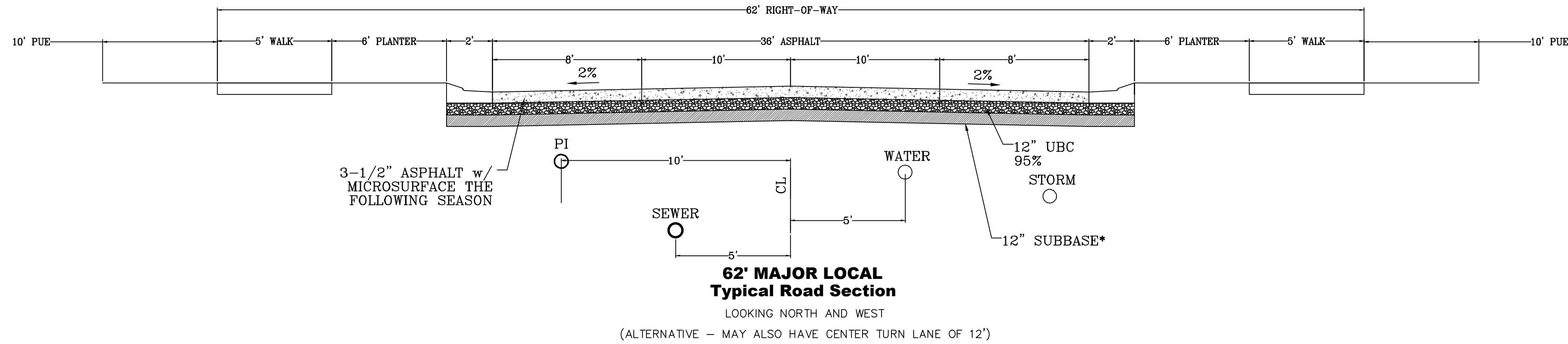




\*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISTING MATERIAL



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



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

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



THE HILLS @ SUMMIT RIDGE  
PHASE 'E'

LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 1.25.2021

PROJECT #

REVISIONS:

1

2

3

SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-01

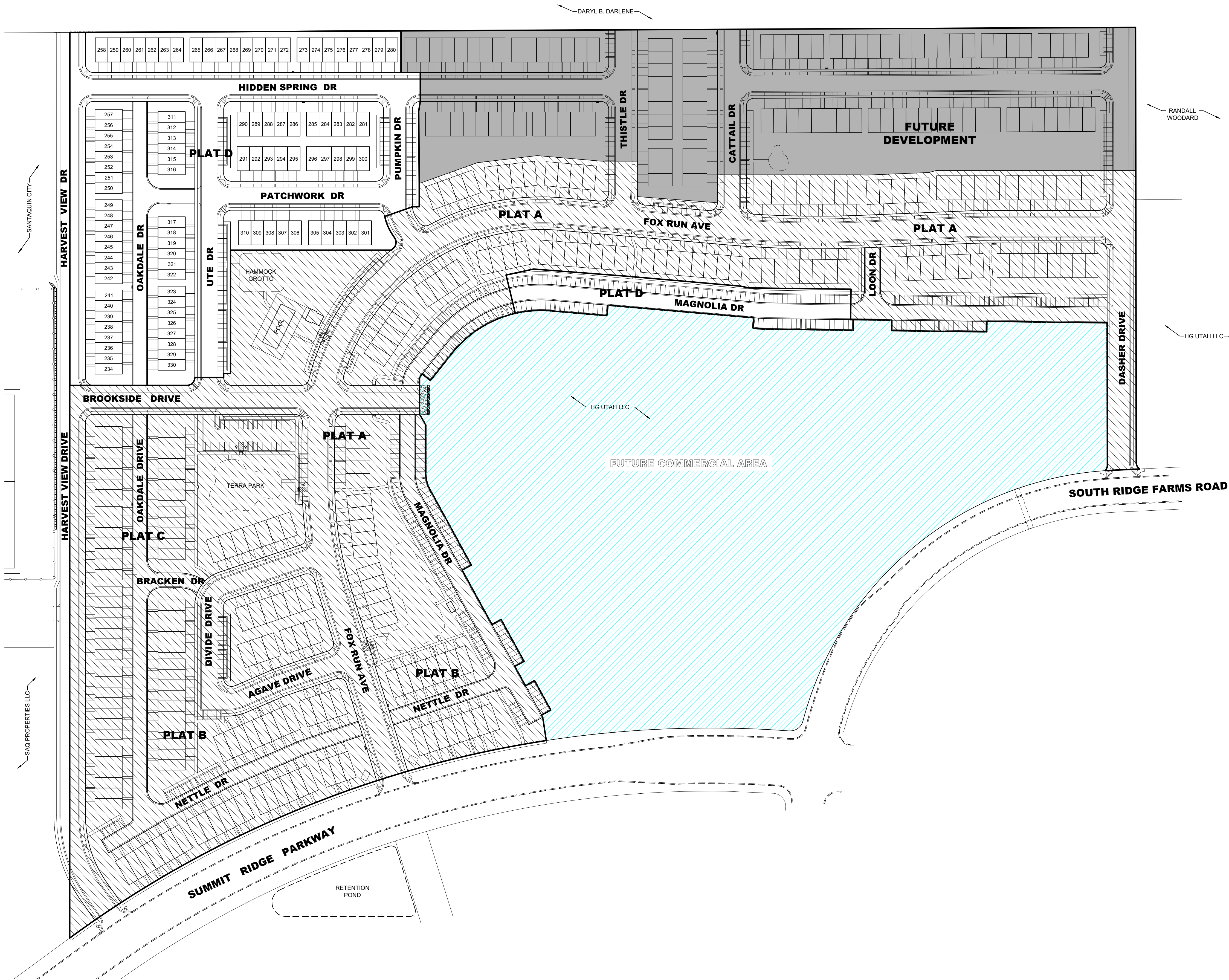




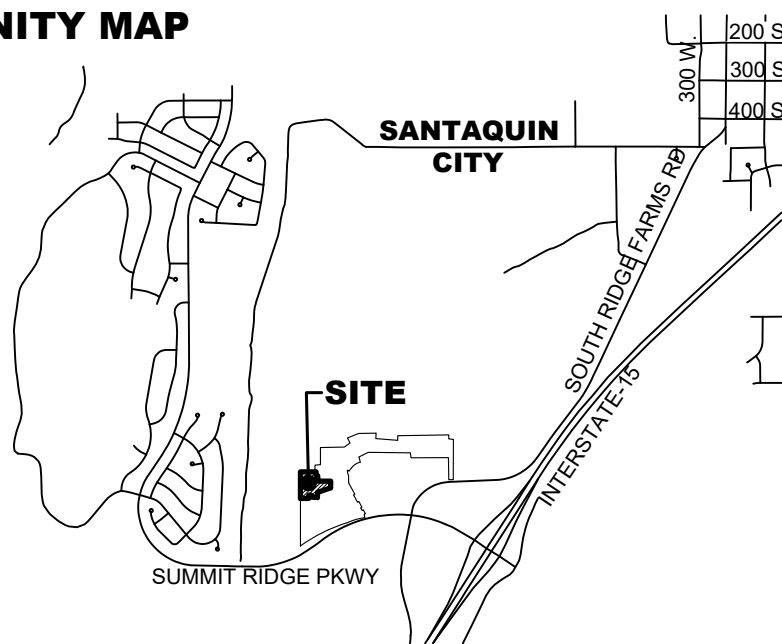


# SUMMIT RIDGE TOWNHOMES

## SANTAQUIN, UTAH COUNTY, UTAH



### VICINITY MAP



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### TABULATIONS

ZONE	PC (PLANNED COMMUNITY)
TOTAL AREA	7.98 ACRES±
TOTAL OPEN SPACE	1.43 ACRES±
TOTAL ACRES IN ROADS	3.20 ACRES±
TOTAL AREA IN LOTS	2.39 ACRES±
TOTAL UNITS:	97 UNITS
TOWN HOMES	97 UNITS
DENSITY	12 UNITS/ACRE
REQUIRED PARKING (PLATS A, B, C & D)	
TOWN HOMES (330X2)	660 STALLS
GUEST PARKING	90 STALLS
TOTAL PARKING REQUIRED	750 STALLS
PROVIDED PARKING (PLATS A, B, C & D)	
TOWN HOMES W/ DOUBLE GARAGE	0 STALLS
TOWN HOMES W/ SINGLE GARAGE (330X1)	330 STALLS
EXTERIOR PARKING	333 STALLS
TOTAL PARKING PROVIDED	832 STALLS

### NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 8, 2019 PREPARED BY GEOSTRATA FOR THE SUMMIT RIDGE TOWNHOMES MUST BE FOLLOWED.
- 18" MIN. VERTICAL SEPARATION BETWEEN CW AND PI, SD OR SS AT ALL CROSSINGS. CW TO HAVE 4' MIN COVER AS PER CITY STANDARD.
- NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT 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 STANDARDS.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITIES STUBBED INTO PROPERTY. CONTRACTOR TO NOTIFY ENGINEERING OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS.
- ALL SEWER MANHOLE LIDS IN BROOKSIDE DRIVE AND HARVEST VIEW DRIVE SHALL BE GASKETED TO REDUCE INFILTRATION.
- ALL OPEN SPACE SHALL SERVE AS A PUBLIC UTILITY EASEMENT AND SHALL BE MAINTAINED BY THE HOA.
- ALL PRIVATE ROADS SHALL HAVE RED CURB & GUTTERS AND "NO PARKING" SIGNS TO PREVENT ALL STREET PARKING IN THESE AREAS.
- PI DRAINS TO BE PROVIDED AT ALL TRUE LOW POINTS IN THE PI SYSTEM.
- SHALLOW SEWER DEPTHS EXIST IN THIS PHASE. CONTRACTOR TO VERIFY SEWER LATERAL DEPTH PRIOR TO HOUSE CONSTRUCTION. SOME UNITS MAY REQUIRE EJECTOR PUMPS.
- PI AND WATER LINES TO BE PVC UNLESS NOTED OTHERWISE. SANITARY SEWER TO BE SDR-35 UNLESS NOTED OTHERWISE.
- ALL PARKING STALLS ASSOCIATED WITH THE PROJECT ARE TO BE MAINTAINED BY THE HOA.

### LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4"x4" CATCH BASIN
---	---	3"x3" CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

### DEVELOPER / OWNER

DR HORTON  
12351 S. GATEWAY PARK PLACE  
DRAPER, UTAH 84020  
(801) 571-7101

### ENGINEER

LEI CONSULTING ENGINEERS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
(801) 798-0555

### PROJECT NAME

SUMMIT RIDGE TOWNS

**LEI**  
A Utah Corporation  
**ENGINEERS  
SURVEYORS  
PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

SUMMIT RIDGE TOWNS - PLAT D  
SANTAQUIN, UTAH COUNTY, UTAH

COVER

### REVISIONS

1	
2	
3	
4	
5	
6	

### LEI PROJECT #:

2019-0081

### DRAWN BY:

RWH

### DESIGNED BY:

BCT

### SCALE:

1"=100'

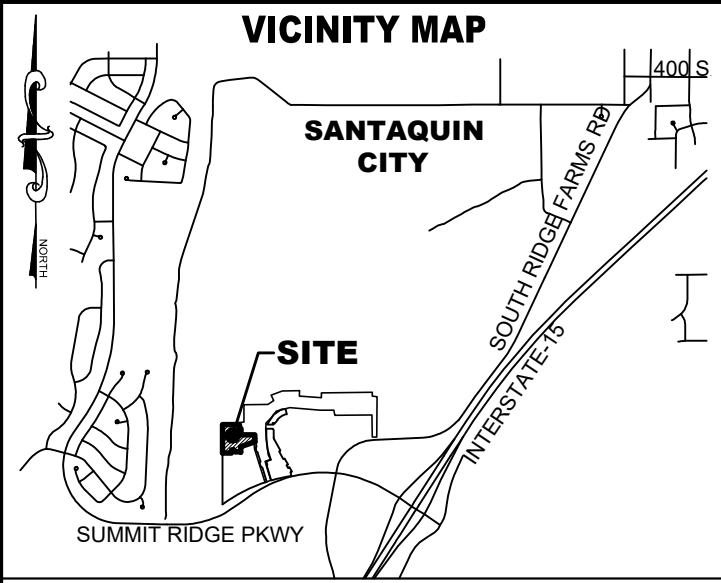
### DATE:

03/08/2021

### SHEET

101





**LEGEND**

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA / P.U.E. (LESS PUBLIC ROADWAYS)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N43°07'38"W	29.26
L2	N0°00'00"W	12.00
L3	N0°00'00"W	12.00
L4	S53°07'48"W	25.00
L5	S45°43'31"E	27.93
L6	N12°59'41"W	26.68
L7	S12°59'41"W	26.68
L8	S0°00'00"E	12.00
L9	S34°43'46"W	35.11
L10	S79°52'31"E	28.44
L11	N90°00'00"E	13.40
L12	N71°59'28"E	26.58
L13	N79°28'06"W	27.27
L14	N90°00'00"W	12.00
L15	S78°54'01"W	25.97
L16	S78°54'01"E	25.97
L17	N90°00'00"E	12.00
L18	N79°26'06"E	27.27
L19	N74°57'24"E	19.27
L20	N90°00'00"E	12.00
L21	S90°00'00"E	12.00
L22	S16°41'56"E	20.88

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	75.00	9°51'59"	12.92	S4°56'00"E 12.90
C2	47.50	4°20'58"	3.61	S2°10'29"E 3.60
C3	15.00	77°36'34"	20.32	N51°11'43"W 18.80
C4	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C5	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C6	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C7	15.00	90°00'19"	23.56	S45°00'00"W 21.21
C8	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C9	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C10	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C11	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C12	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C13	26.00	90°00'00"	40.84	S45°00'00"E 36.77
C14	26.00	90°00'00"	40.84	S45°00'00"W 36.77
C15	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C16	237.00	18°01'00"	74.52	S85°53'57"W 74.22
C17	252.00	18°02'29"	79.35	S85°53'12"W 79.02
C18	267.00	18°03'49"	84.18	S85°52'32"W 83.83
C19	233.00	4°11'45"	17.06	S87°11'25"E 17.06
C20	248.00	4°11'45"	18.16	S87°11'25"E 18.16
C21	263.00	4°11'45"	19.26	S87°11'25"E 19.26

**LEI**  
A Utah Corporation  
ENGINEERS  
SURVEYORS  
PLANNERS

2332 N. Main Street  
Spanish Fork, UT 84600  
Phone: 801.798.0555  
Fax: 801.798.0393  
office@lel-eng.com  
www.lel-eng.com

DRAWING DATE: JANUARY 18, 2021

**OWNER/DEVELOPER**

DR HORTON  
12351 S. GATEWAY PARK PLACE  
DRAAPER, UTAH 84020  
(801) 571-7101

**NOTES**

- ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.
- ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.
- © TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
- ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

**DOMINION ENERGY UTAH ACCEPTANCE**

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

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

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**CENTRACOM ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

CENTRACOM COMPANY

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**CENTURY LINK ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

CENTURY LINK COMPANY

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**ROCKY MOUNTAIN POWER ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

CENTURY LINK COMPANY

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 331.29 FEET AND WEST 1723.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 13.00 FEET; THENCE SOUTH 7.52 FEET; THENCE WEST 55.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: WEST 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"W 21.21 FEET); THENCE WEST 223.00 FEET; THENCE NORTH 671.72 FEET; THENCE N89°43'53"E 630.61 FEET; THENCE SOUTH 79.33 FEET; THENCE EAST 36.69 FEET; THENCE SOUTH 55.00 FEET; THENCE S9°15'52"W 18.63 FEET; THENCE S0°24'58"E 137.69 FEET; THENCE SOUTH 44.31 FEET; THENCE WEST 12.86 FEET; THENCE S70°46'42"W 55.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 102.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N77°36'34"E) 37.12 FEET THROUGH A CENTRAL ANGLE OF 20°45'05" (CHORD: S22°45'59"E 36.92 FEET); THENCE S33°08'31"E 8.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 22.21 FEET THROUGH A CENTRAL ANGLE OF 84°49'23" (CHORD: S9°16'10"W 20.23 FEET); THENCE S51°22'41"W 4.82 FEET; THENCE WEST 305.64 FEET; THENCE SOUTH 234.83 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 413.76 FEET AND WEST 538.07 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°17'18"W 161.48 FEET; THENCE ALONG THE ARC OF A 283.00 FOOT RADIUS CURVE TO THE RIGHT 20.72 FEET THROUGH A CENTRAL ANGLE OF 4°11'45" (CHORD: N87°11'25"W 20.72 FEET); THENCE N85°05'33"W 9.31 FEET; THENCE N4°54'27"E 20.00 FEET; THENCE N85°05'33"W 278.54 FEET; THENCE S4°54'27"W 20.00 FEET; THENCE N85°05'33"W 107.26 FEET; THENCE ALONG THE ARC OF A 217.00 FOOT RADIUS CURVE TO THE LEFT 88.09 FEET THROUGH A CENTRAL ANGLE OF 17°58'40" (CHORD: S85°55'07"W 67.81 FEET); THENCE N13°31'44"W 75.13 FEET; THENCE N77°44'48"E 53.57 FEET; THENCE S85°35'20"E 176.49 FEET; THENCE S85°01'53"E 26.75 FEET; THENCE S85°02'14"E 192.00 FEET; THENCE S77°47'12"E 16.43 FEET; THENCE S89°17'18"E 194.20 FEET; THENCE S0°42'42"W 57.96 FEET; THENCE S89°17'18"E 5.51 FEET; THENCE S0°42'42"W 20.00 FEET TO THE POINT OF BEGINNING.

**OWNERS DEDICATION**

CONTAINS: ±9.01 NET ACRES

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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**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 BY MAYOR \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

PLAT "D"

# SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 40'

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



LEGEND

PRIVATE OWNERSHIP

LIMITED COMMON AREA

COMMON AREA / P.U.E.  
(LESS PUBLIC ROADWAYS)

NOTES

1. ALL COMMON AREA, LIMITED COMMON AREA & OPEN SPACE ARE DEDICATED AS A PUBLIC UTILITY EASEMENT.

2. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDINGS.

3. ALL LANDSCAPING SHALL BE INSTALLED (OR BONDED FOR) AS SHOWN ON THE LANDSCAPING PLAN FOR EACH BUILDING BEFORE OCCUPANCY WILL BE ISSUED.

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

5. ALL R-TANKS, STORM PIPES, STORM MANHOLES, STORM INLETS, ETC THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

EAST 1/4 CORNER  
SECTION 10, T10S, R1E, SLB&M  
(FOUND 1957 UTAH COUNTY MONUMENT)

SOUTHEAST CORNER  
SECTION 10, T10S, R1E, SLB&M  
(FOUND 1933 GLO MONUMENT)

NAD27  
STATE PLANE  
COORDINATES

	Northing	Easting
1	590161.95	1914757.36
2	590493.16	1913033.40
3	590493.16	1913020.40
4	590485.64	1913020.40
5	590485.64	1912965.41
6	590470.64	1912950.42
7	590470.64	1912727.47
8	591142.20	1912727.47
9	591145.16	1913357.93
10	591065.85	1913357.93
11	591065.85	1913394.60
12	591010.86	1913394.60
13	590992.48	1913391.61
14	590854.82	1913392.61
15	590810.52	1913392.61
16	590810.52	1913379.75
17	590792.13	1913327.01
18	590758.10	1913341.29
19	590750.90	1913345.99
20	590730.94	1913342.73
21	590727.93	1913338.96
22	590727.93	1913033.40
23	590575.61	1914218.78
24	590577.62	1914057.35
25	590578.63	1914036.66
26	590579.43	1914027.38
27	590599.35	1914029.09
28	590623.18	1913751.64
29	590603.25	1913749.93
30	590612.43	1913643.10
31	590607.60	1913575.47
32	590680.63	1913557.90
33	590692.00	1913610.24
34	590678.43	1913786.16
35	590676.11	1913812.80
36	590659.50	1914004.04
37	590656.03	1914020.10
38	590653.62	1914214.24
39	590595.68	1914213.52
40	590595.61	1914219.03
GRID FACTOR: 0.99976		

REAR LOAD 6-PLEX  
UNITS 311-322

REAR LOAD 8-PLEX  
UNITS 234-257, 323-330

FRONT LOAD 5-PLEX  
UNITS 290-310

FRONT LOAD 7-PLEX  
UNITS 258-264

FRONT LOAD 8-PLEX  
UNITS 265-280

PLAT "D"

# SUMMIT RIDGE TOWNS

PLANNED COMMUNITY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 2

SANTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 40'

LEI

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LEI JOB #19-029





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CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**UTILITY PLAN 1**

## REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1" = 30'

DATE:

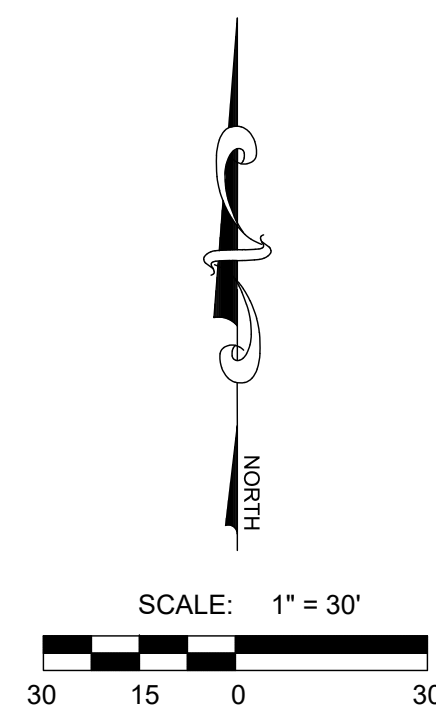
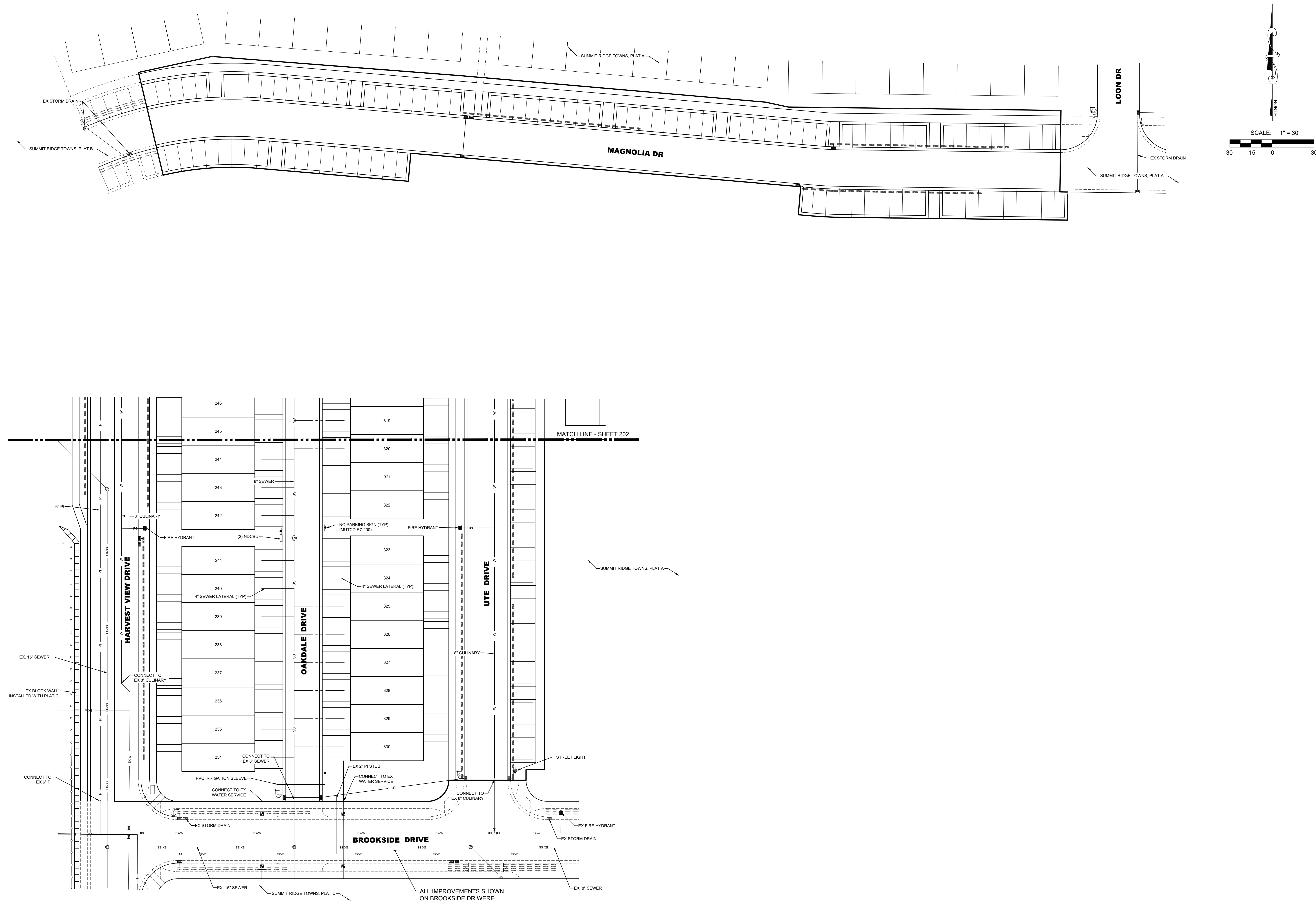
03/08/2021

SHEET

201

## UTILITY NOTES

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.







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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**UTILITY PLAN 2**

## REVISIONS

1	-
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6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

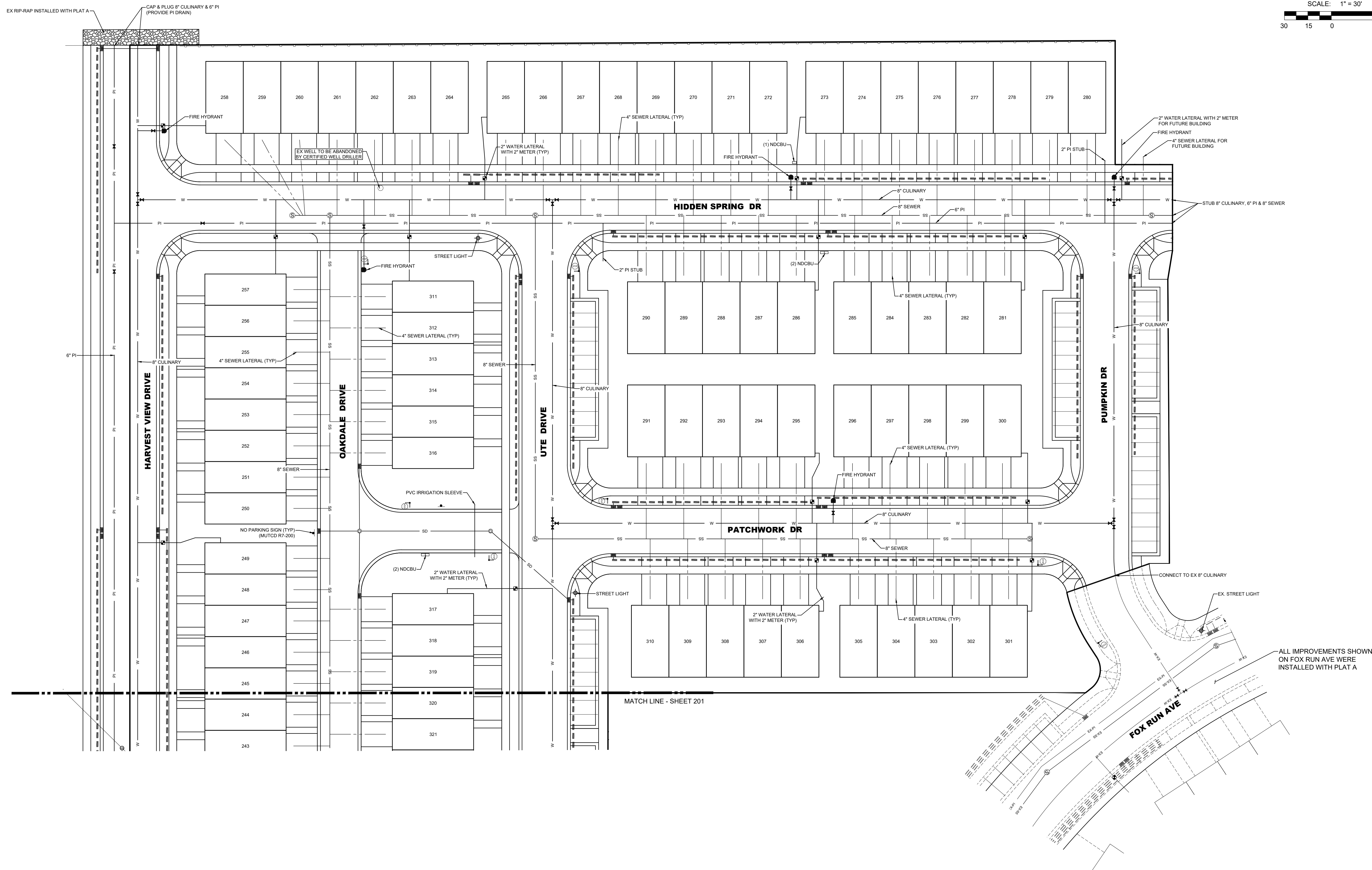
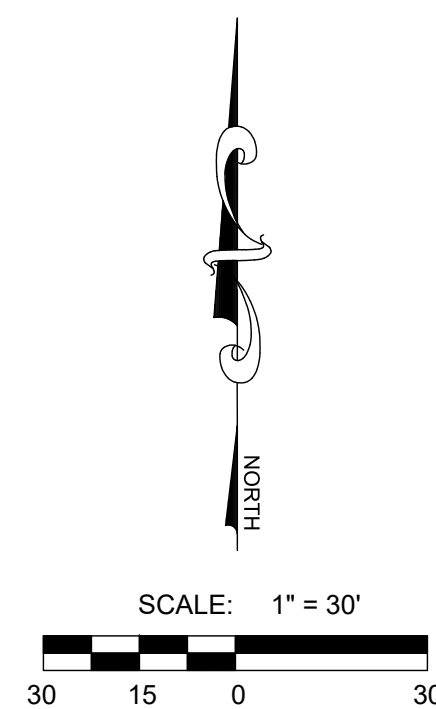
SCALE:

1" = 30'

DATE:

03/08/2021

SHEET

**202**

## UTILITY NOTES

1. REFER TO DETAIL 2 SHEET 601 FOR CONTINUATION OF WATER SERVICES PAST METER.





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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**GRADING PLAN 1**

## REVISIONS

1	-
2	-
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6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

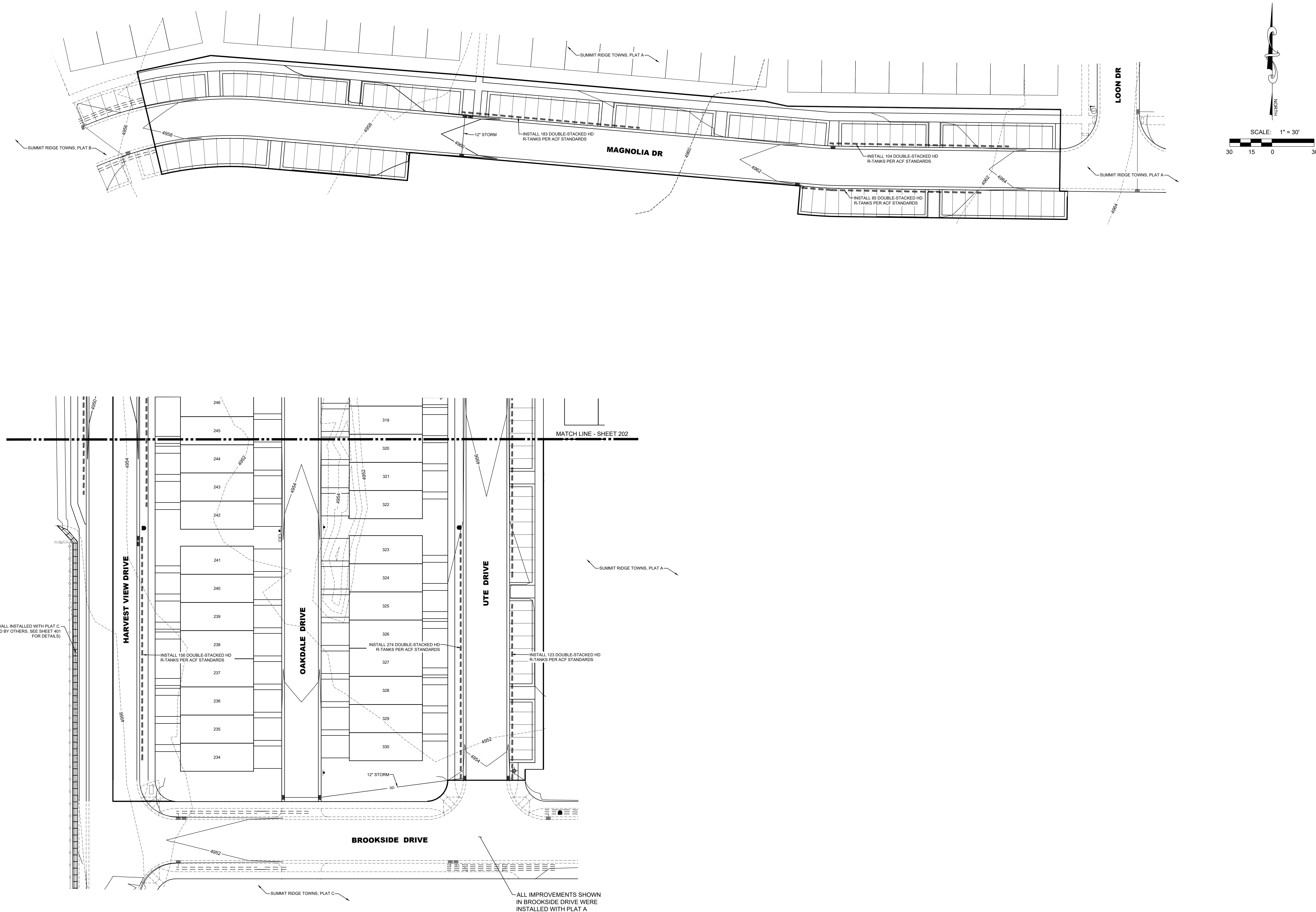
1" = 30'

DATE:

03/08/2021

SHEET

301







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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**GRADING PLAN 2**

REVISIONS

1	-
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5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

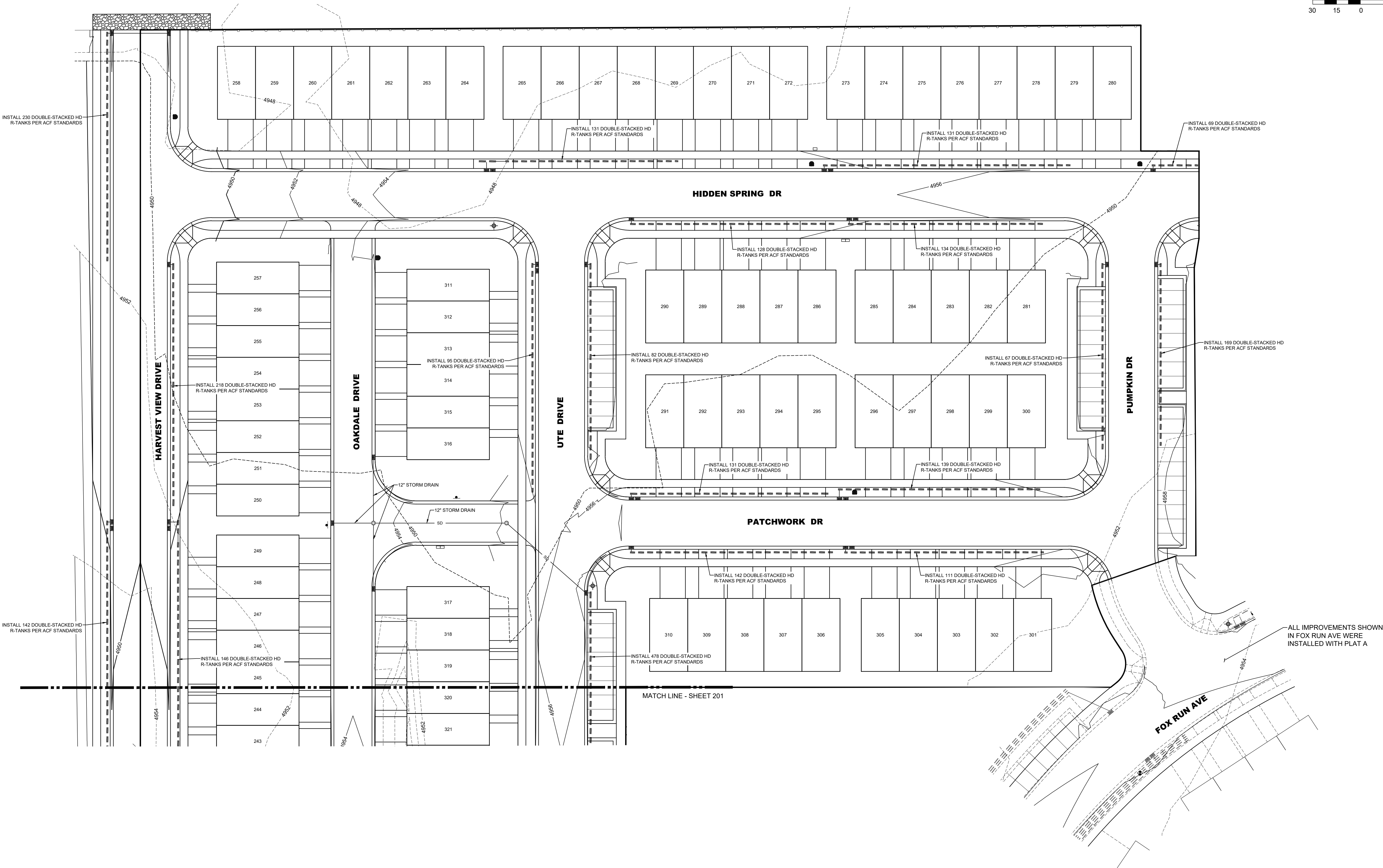
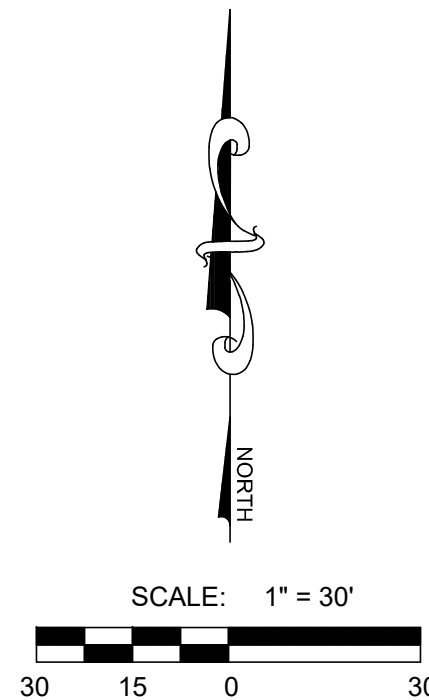
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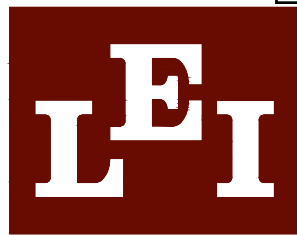
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SHEET

**302**







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# SUMMIT RIDGE TOWNS - PLAT D

SANTAQUIN, UTAH COUNTY, UTAH

## HARVEST VIEW DRIVE 20+89 TO 24+00 PLAN & PROFILE

## REVISIONS

1	-
2	-
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6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

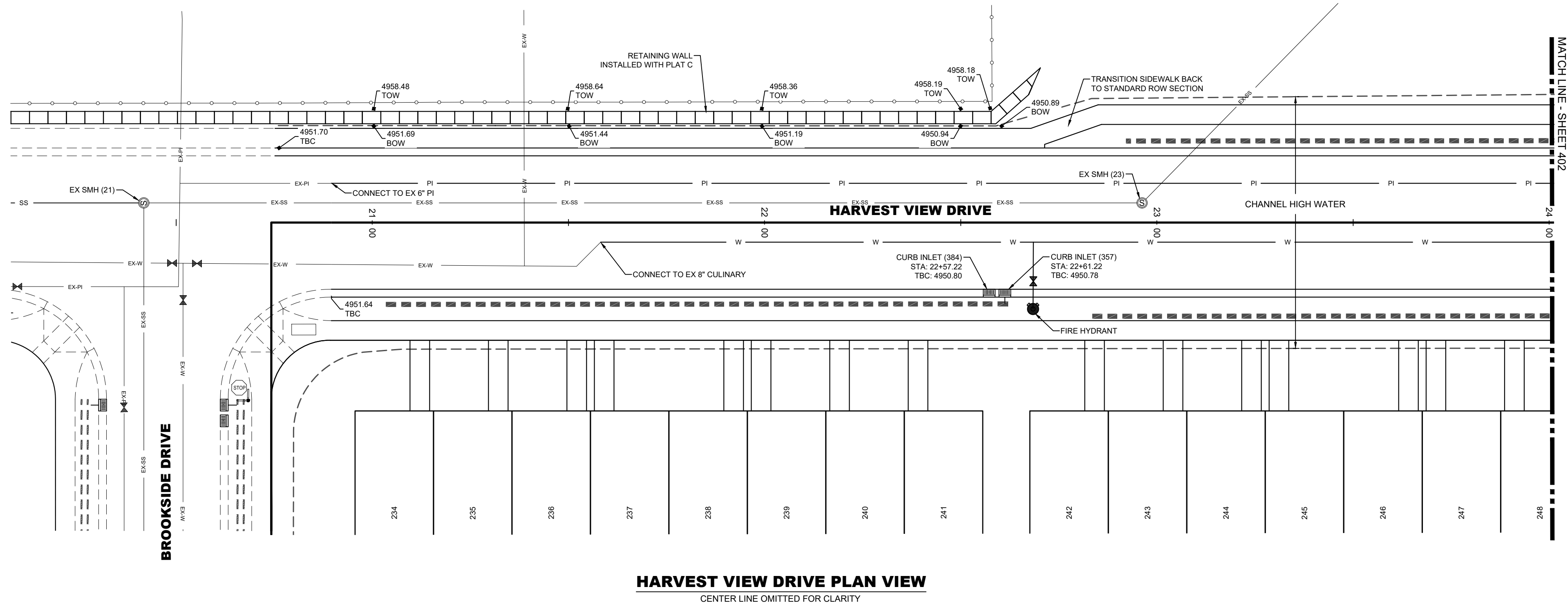
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03/08/2021

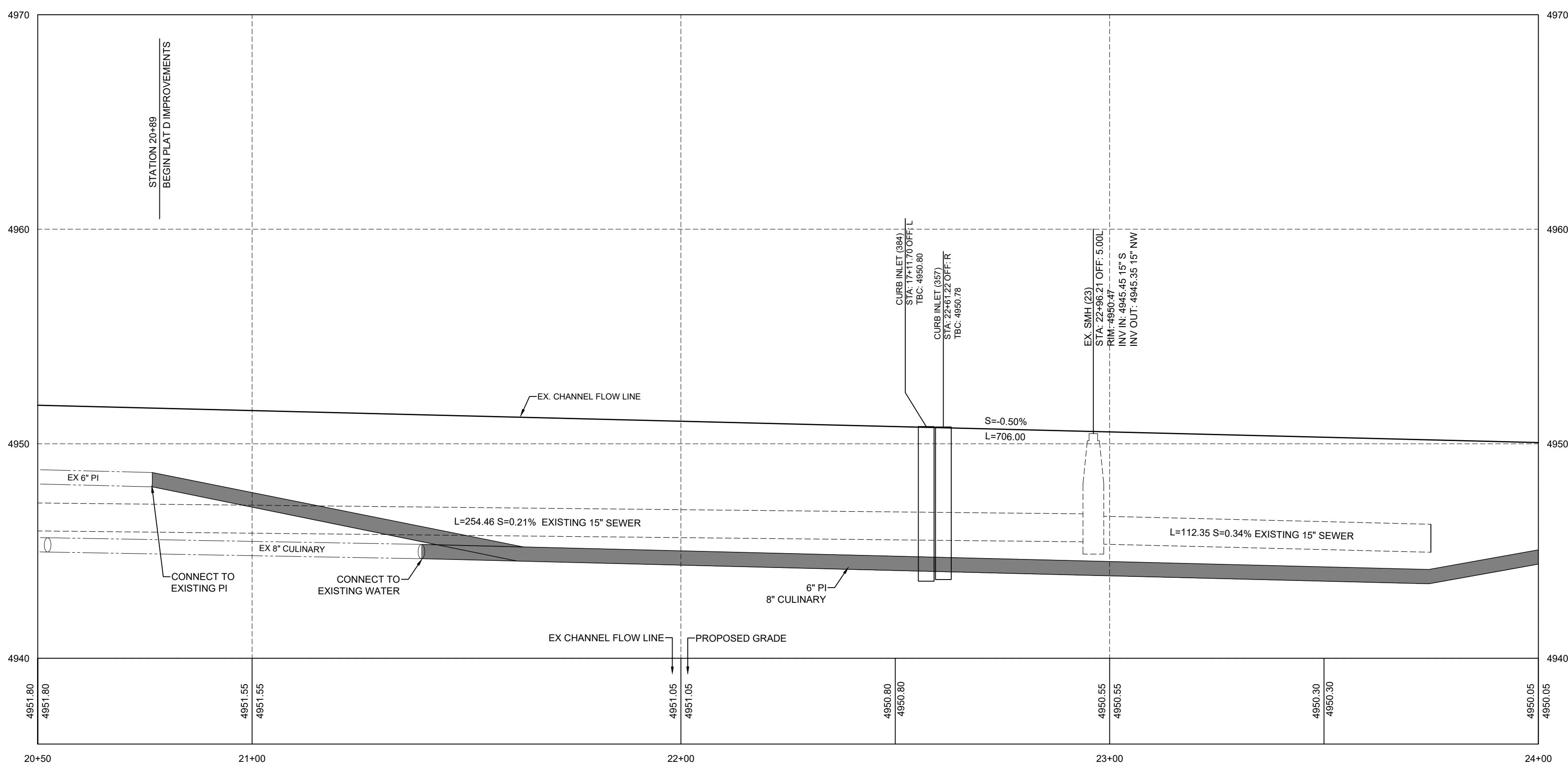
SHEET

401



## HARVEST VIEW DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



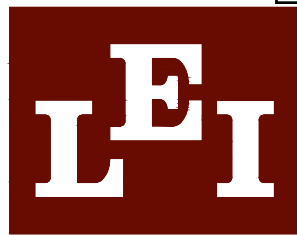
## HARVEST VIEW DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE  
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

## R-TANK ELEVATIONS

INLET NUMBER(S)	TOP OF R-TANK ELEVATION
357, 384	4949.11





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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

**HARVEST VIEW DRIVE 24+00 TO 27+50 PLAN & PROFILE**

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=20'

DATE:

03/08/2021

SHEET

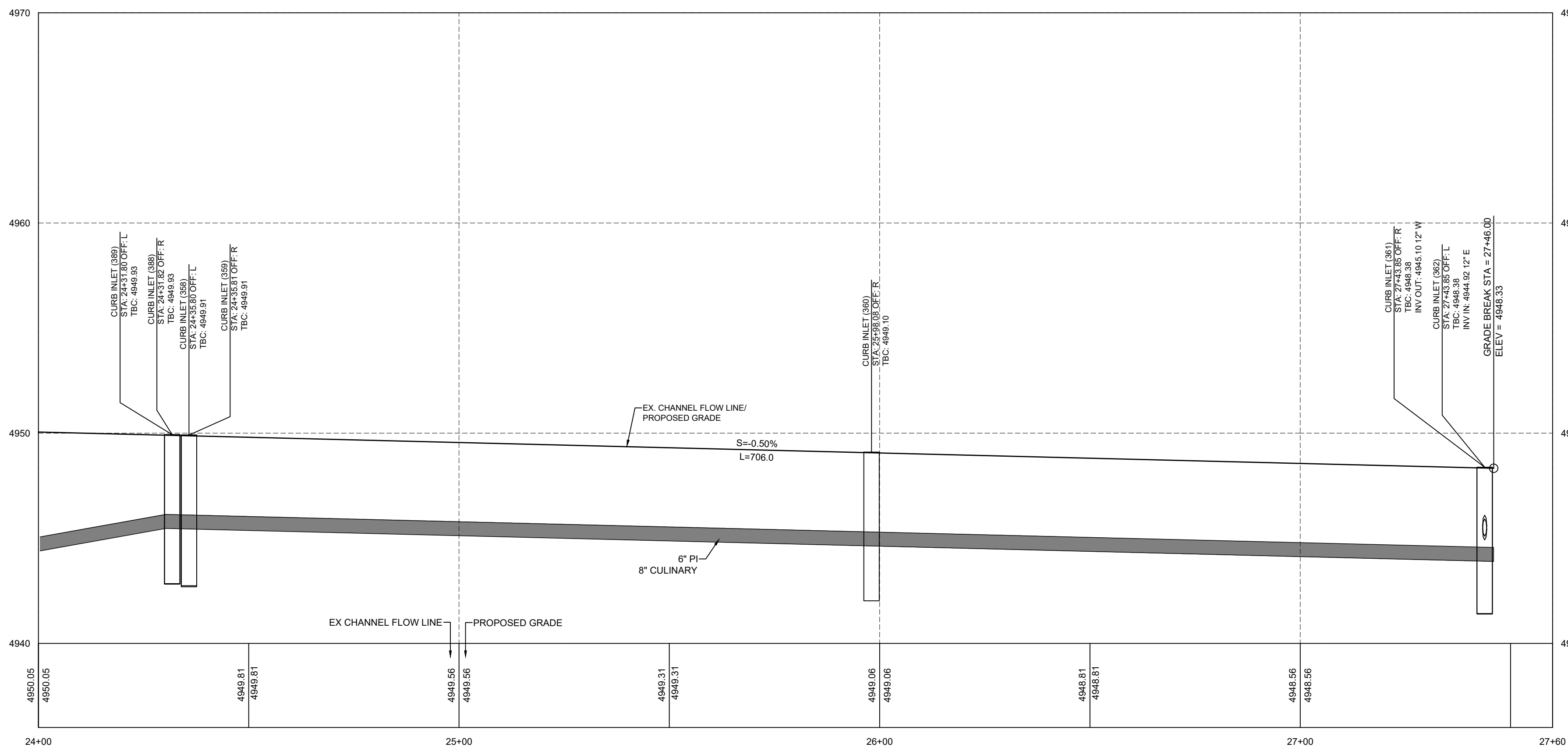
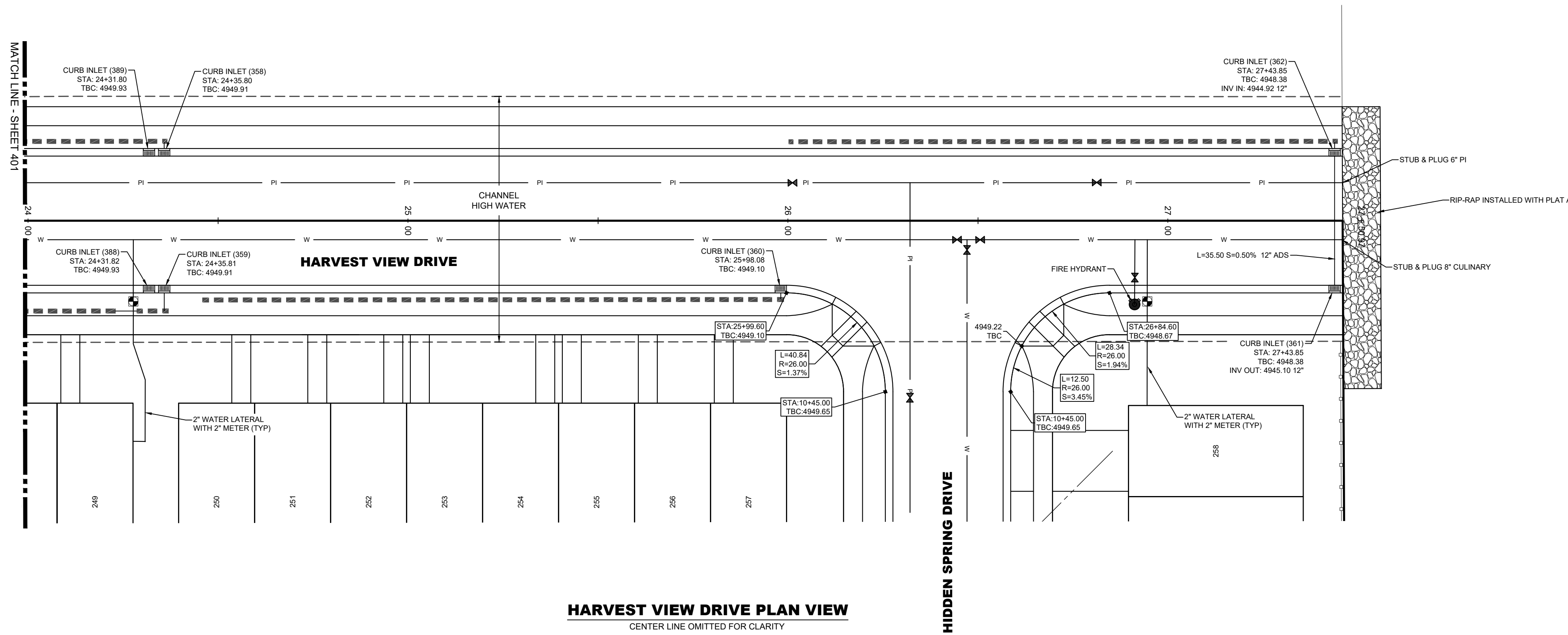
**402**



SCALE: 1"=20'

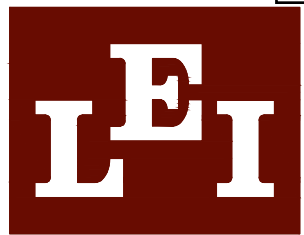
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R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
358,359	4948.24
360	4947.43
361,362	4946.71



NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.





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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**OAKDALE DRIVE 18+40 TO 21+00 PLAN & PROFILE**

## REVISIONS

1	-
2	-
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4	-
5	-
6	-

LEI PROJECT #:

**2019-0081**

DRAWN BY:

**RWH**

DESIGNED BY:

**BCT**

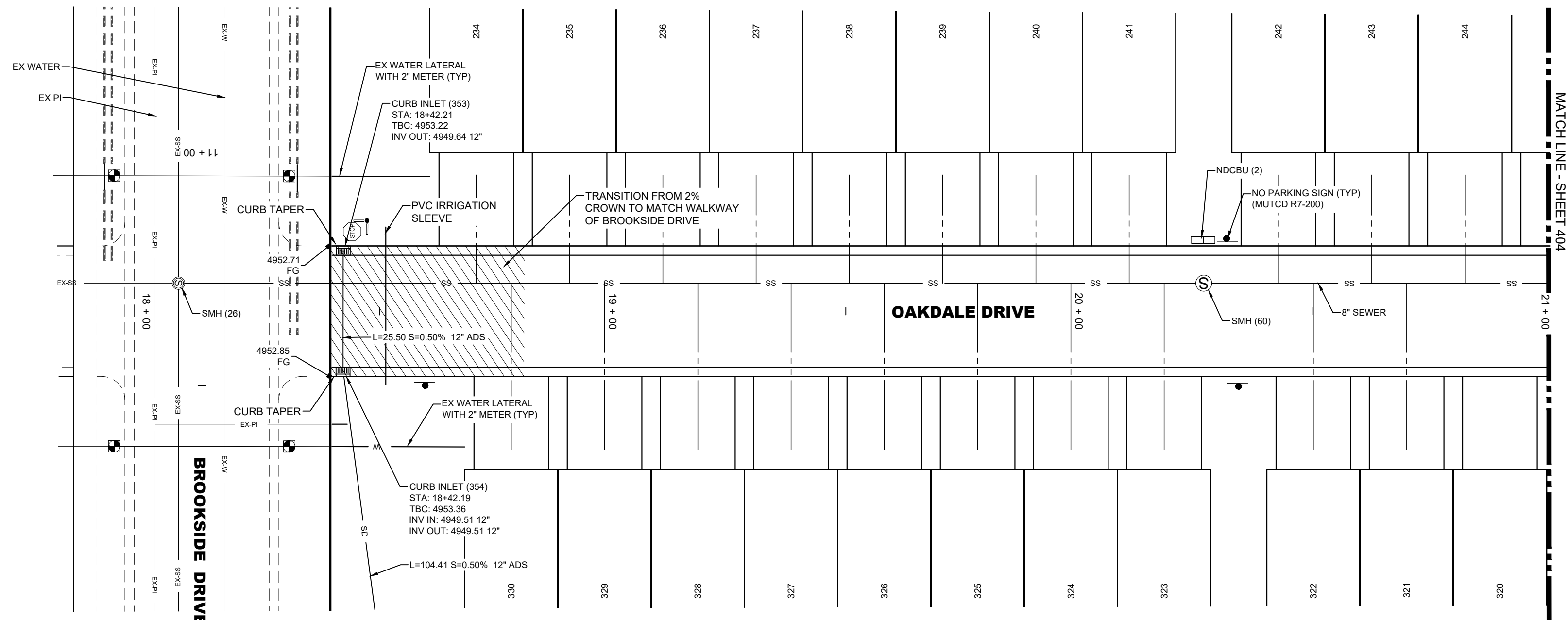
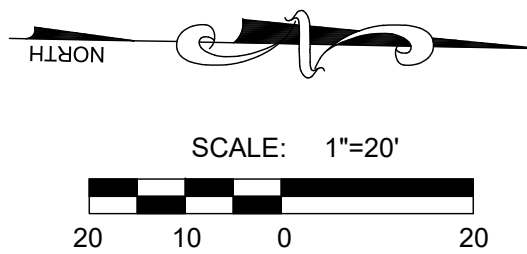
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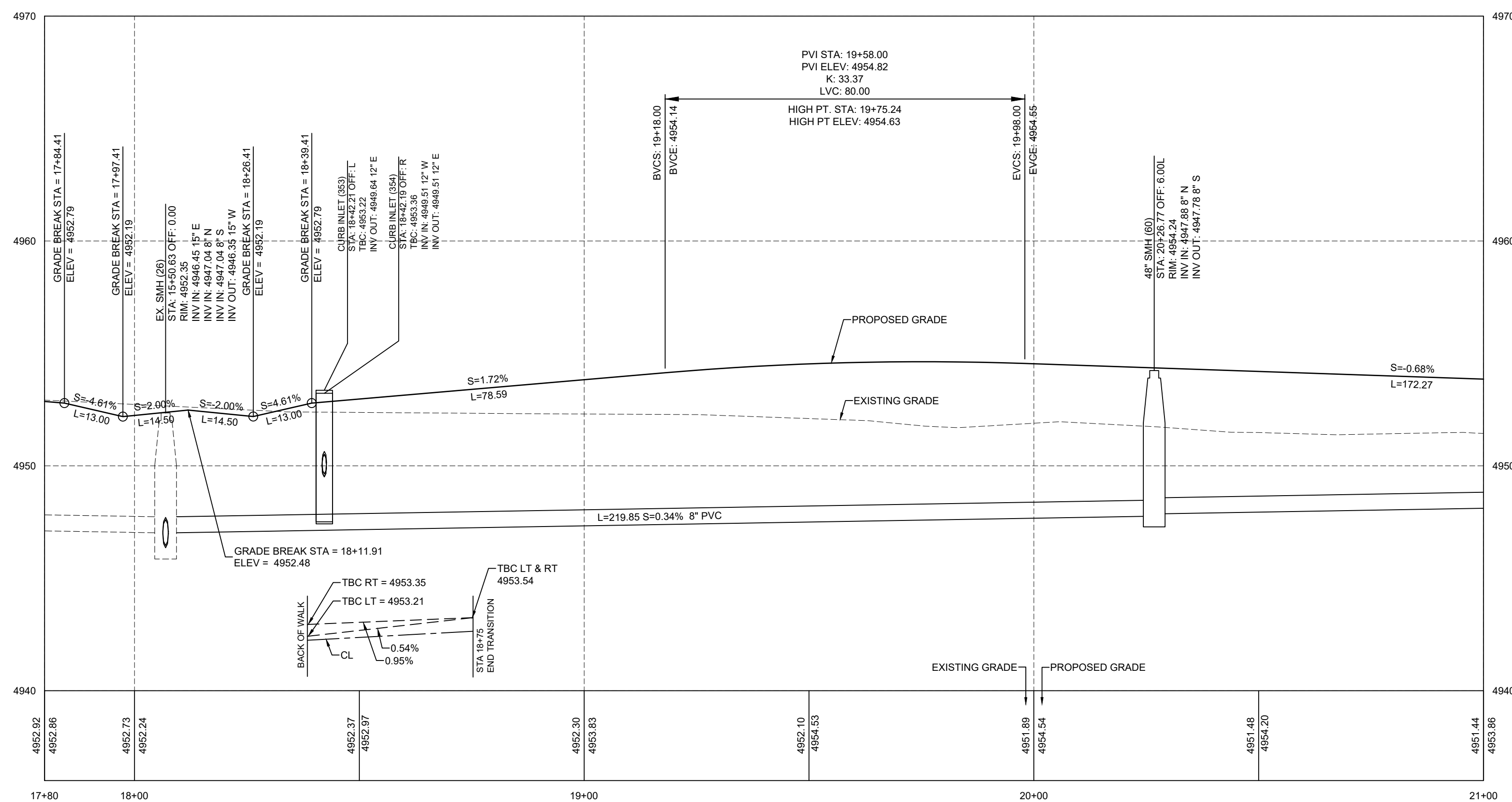
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**03/08/2021**

SHEET

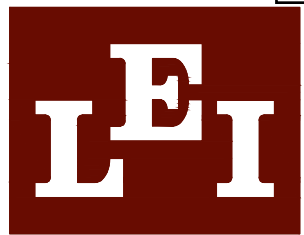
**403****OAKDALE DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY

**OAKDALE DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.





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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**OAKDALE DRIVE 21+00 TO 24+00 PLAN & PROFILE**

## REVISIONS

1	-
2	-
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LEI PROJECT #:

2019-0081

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RWH

DESIGNED BY:

BCT

SCALE:

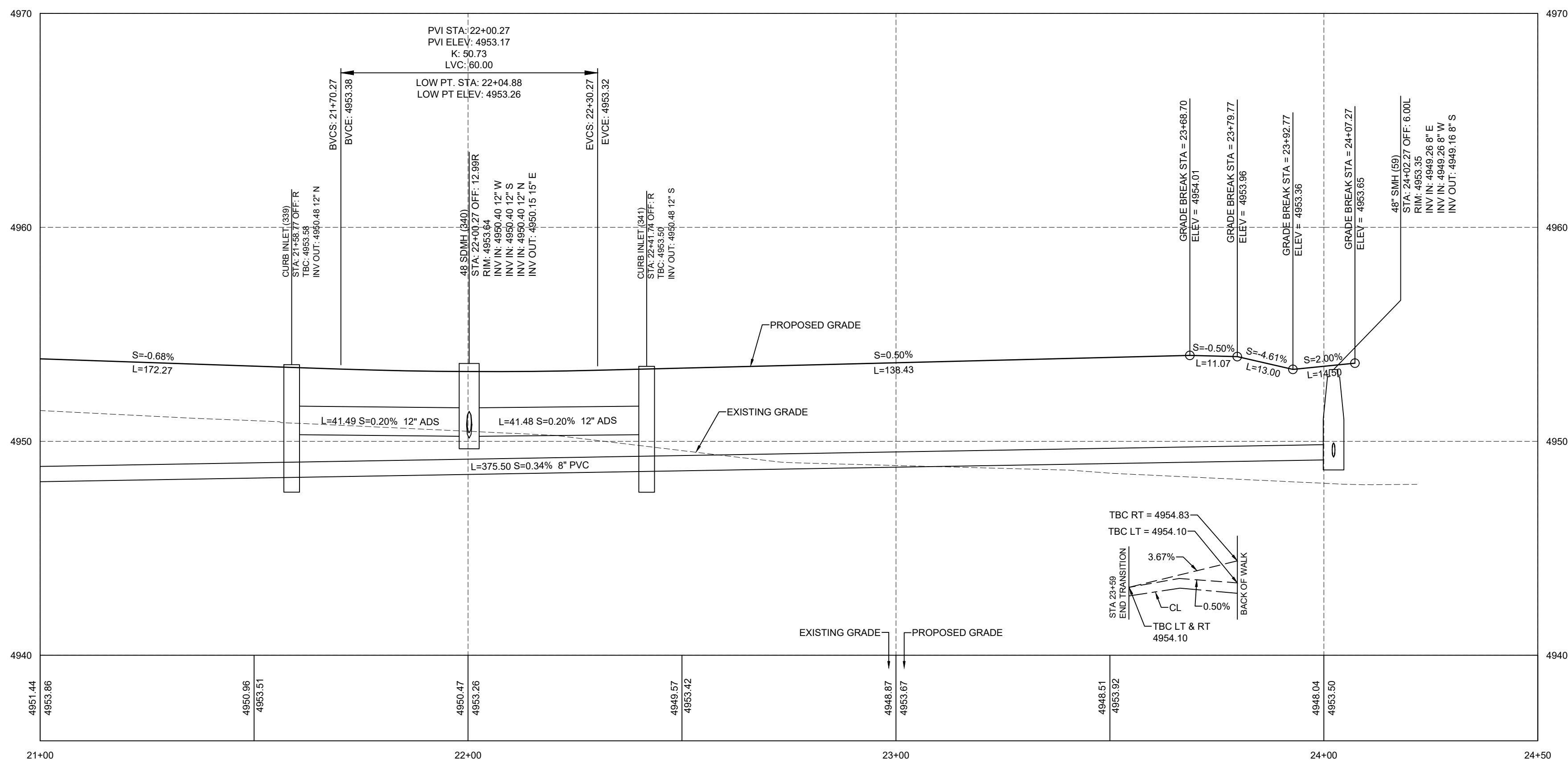
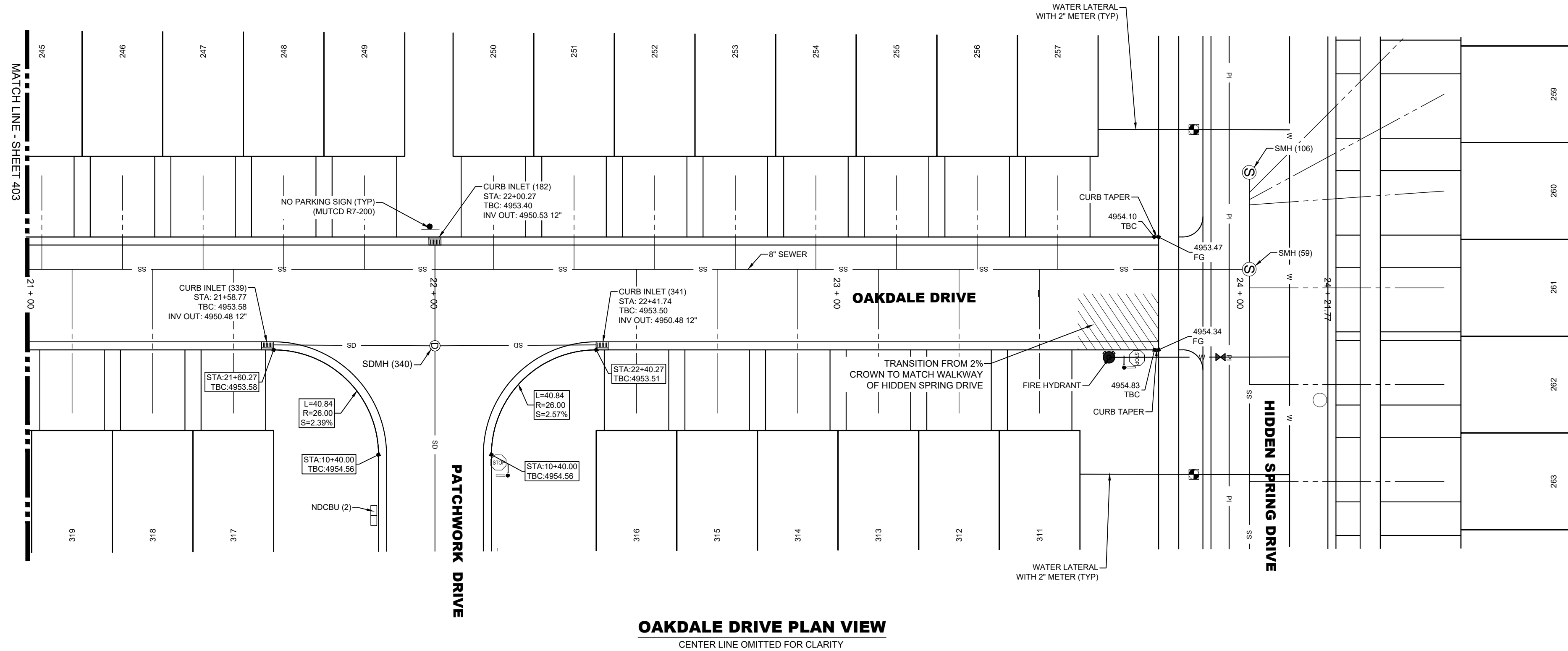
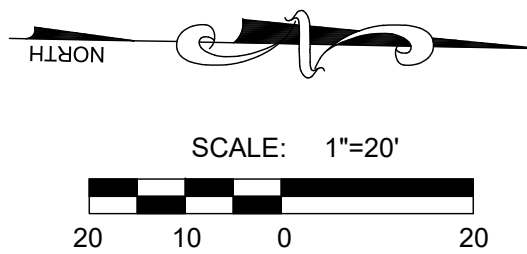
1"=20'

DATE:

03/08/2021

SHEET

**404**



NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE  
COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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CONSTRUCTION

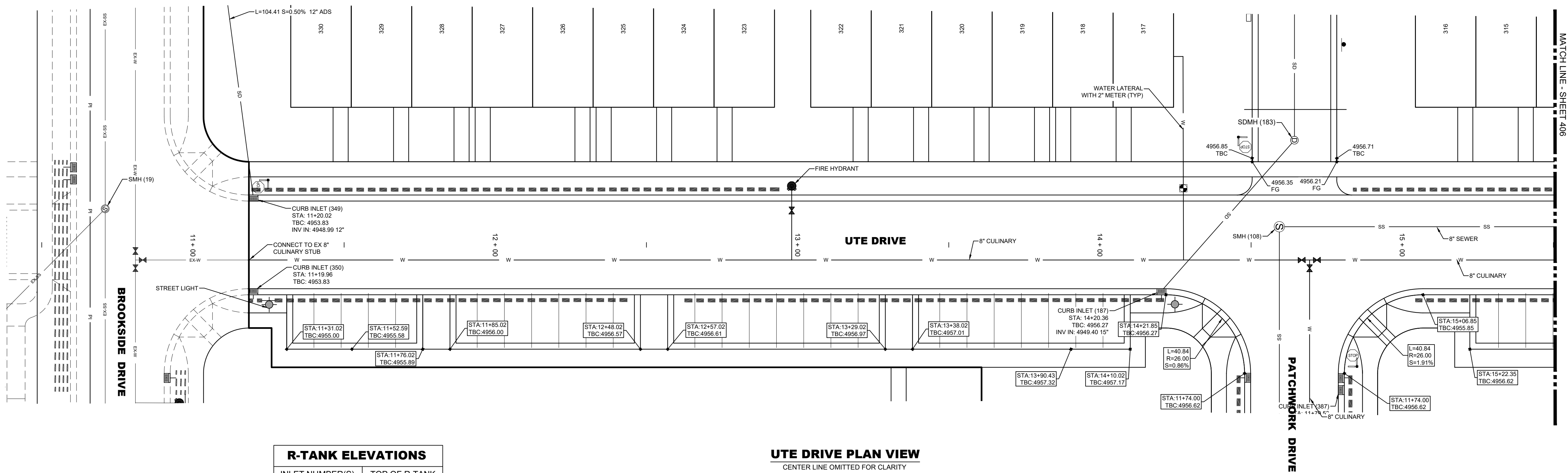
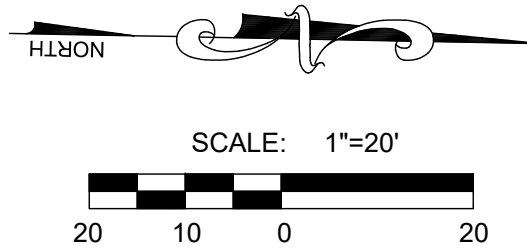
**SUMMIT RIDGE TOWNS - PLAT D**  
 SANTAQUIN, UTAH COUNTY, UTAH  
**UTE DRIVE 11+00 TO 15+50 PLAN & PROFILE**

REVISIONS	
1	
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LEI PROJECT #:  
**2019-0081**  
 DRAWN BY:  
**RWH**  
 DESIGNED BY:  
**BCT**  
 SCALE:  
**1"=20'**  
 DATE:  
**03/08/2021**

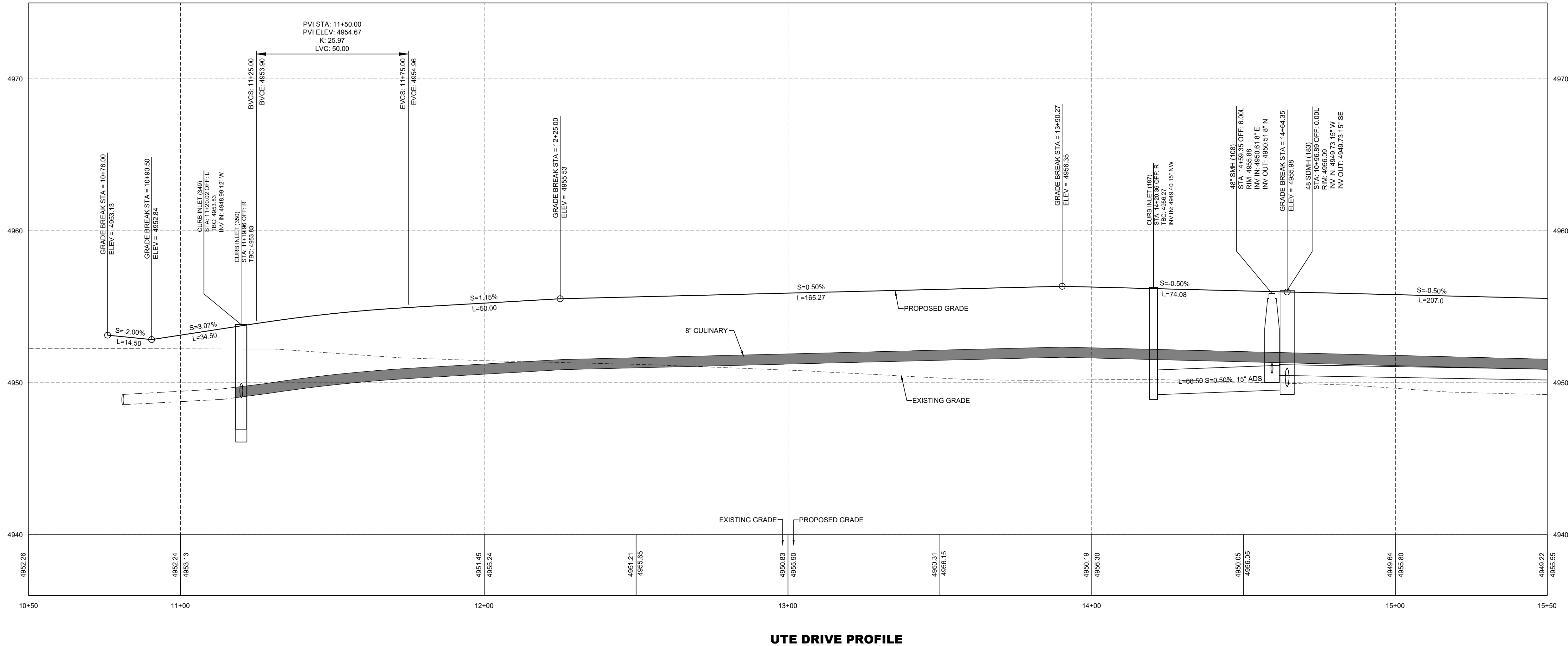
SHEET

**405**



R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
349, 350	4952.16
187	4954.07

**UTE DRIVE PLAN VIEW**  
 CENTER LINE OMITTED FOR CLARITY



**UTE DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



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# SUMMIT RIDGE TOWNS - PLAT D

## SANTAQUIN, UTAH COUNTY, UTAH

REVISIONS	
1	-
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LEI PROJECT #:  
**2019-0081**

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DRAWN BY:  
**RWH**

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DESIGNED BY:  
**BCT**

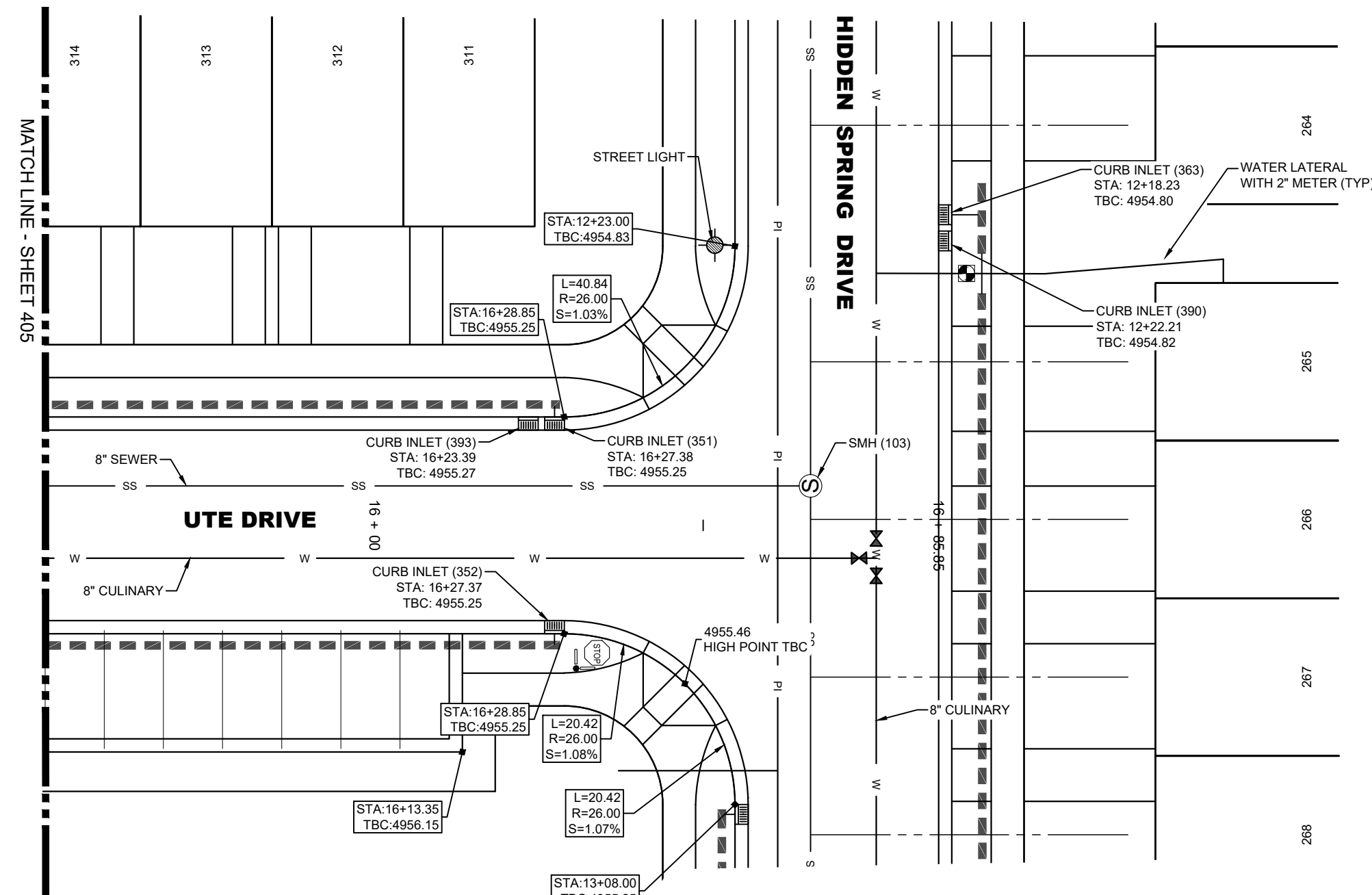
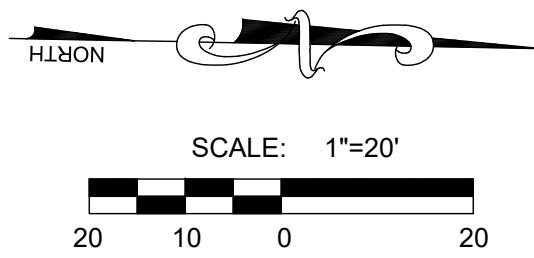
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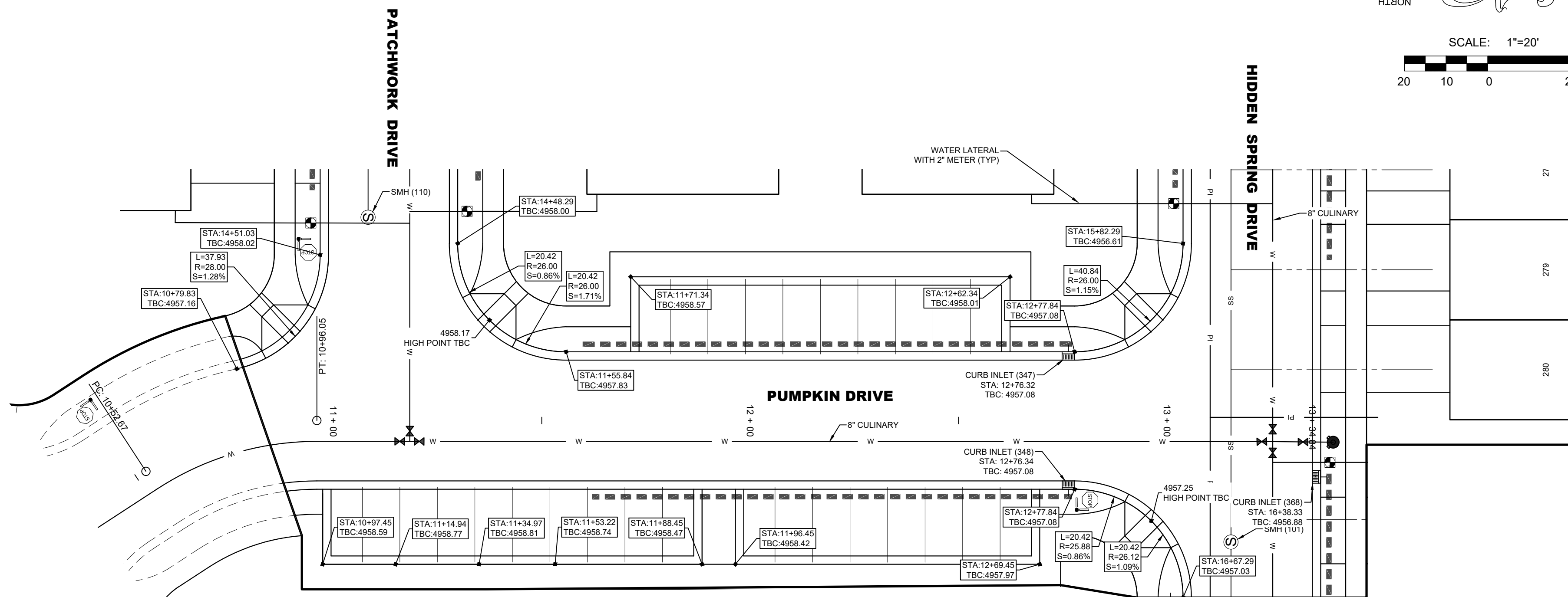
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**03/08/2021**

406



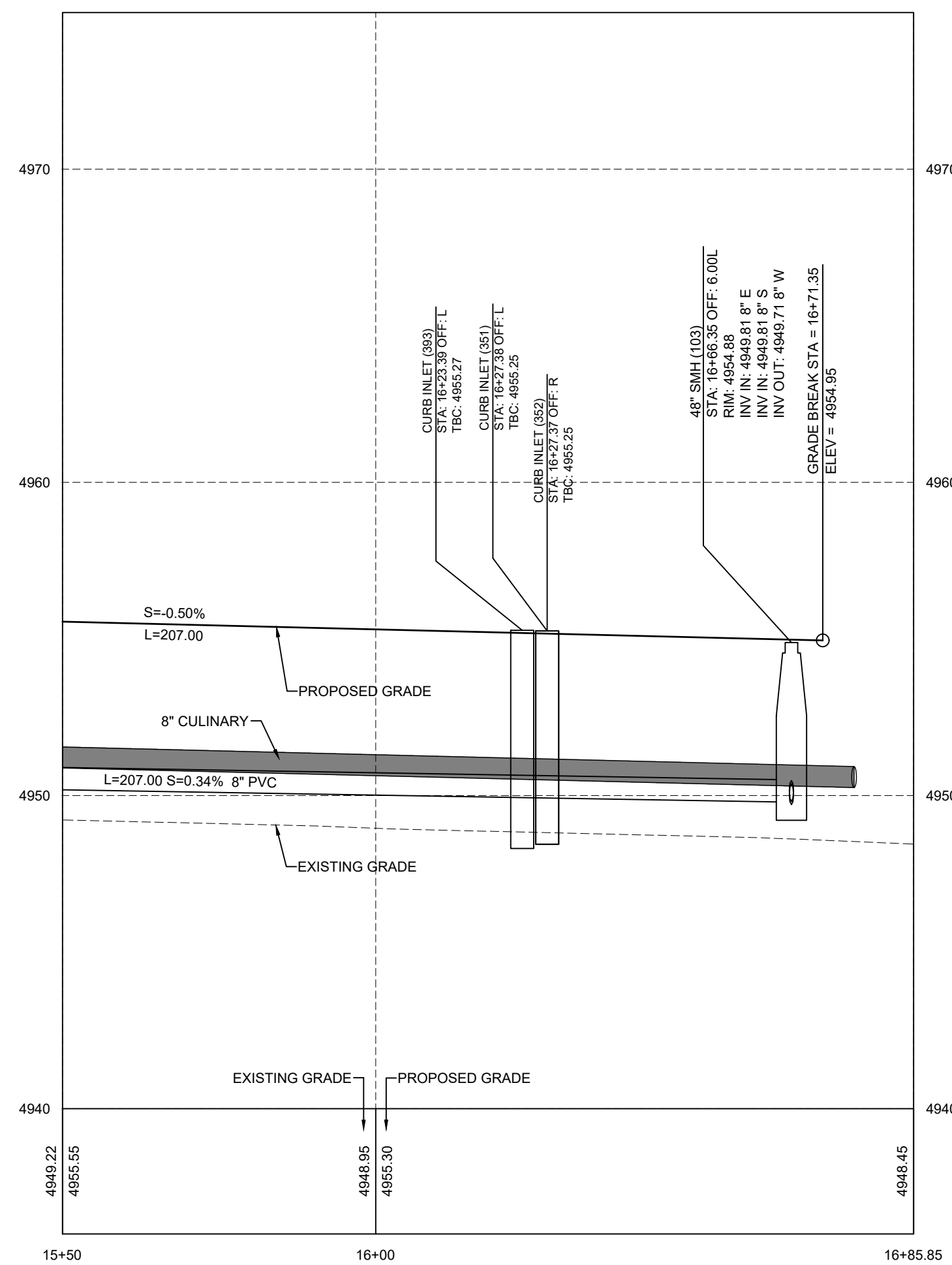
**UTE DRIVE PLAN VIEW**  
CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
351, 352, 393	4953.58

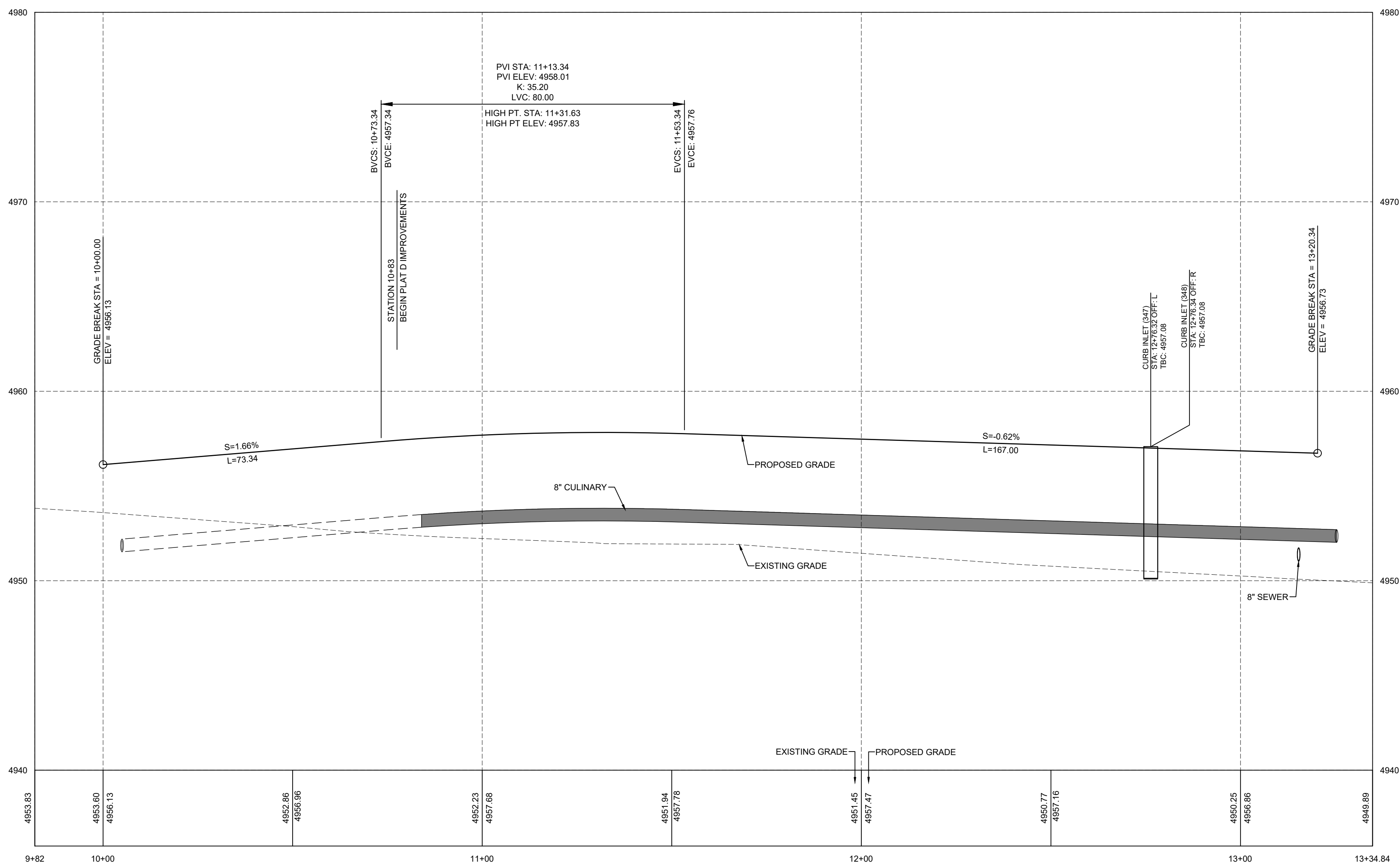


**PUMPKIN DRIVE PLAN VIEW**  
CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
347, 348	4955.41



## UTE DRIVE PROFILE



## PUMPKIN DRIVE PROFILE

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.





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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**HIDDEN SPRING DRIVE 10+00 TO 13+50 PLAN & PROFILE**

## REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

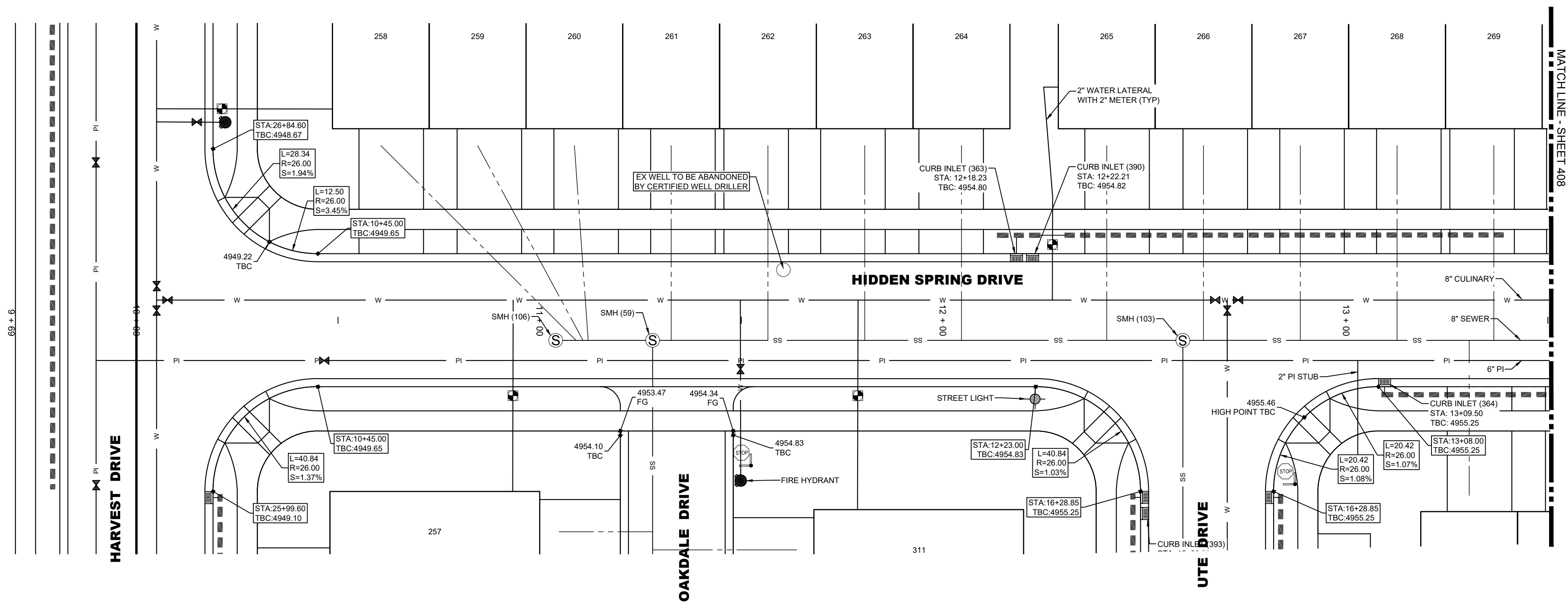
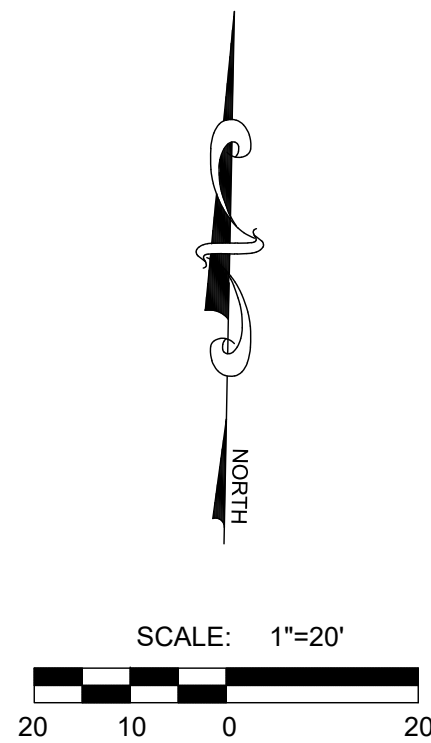
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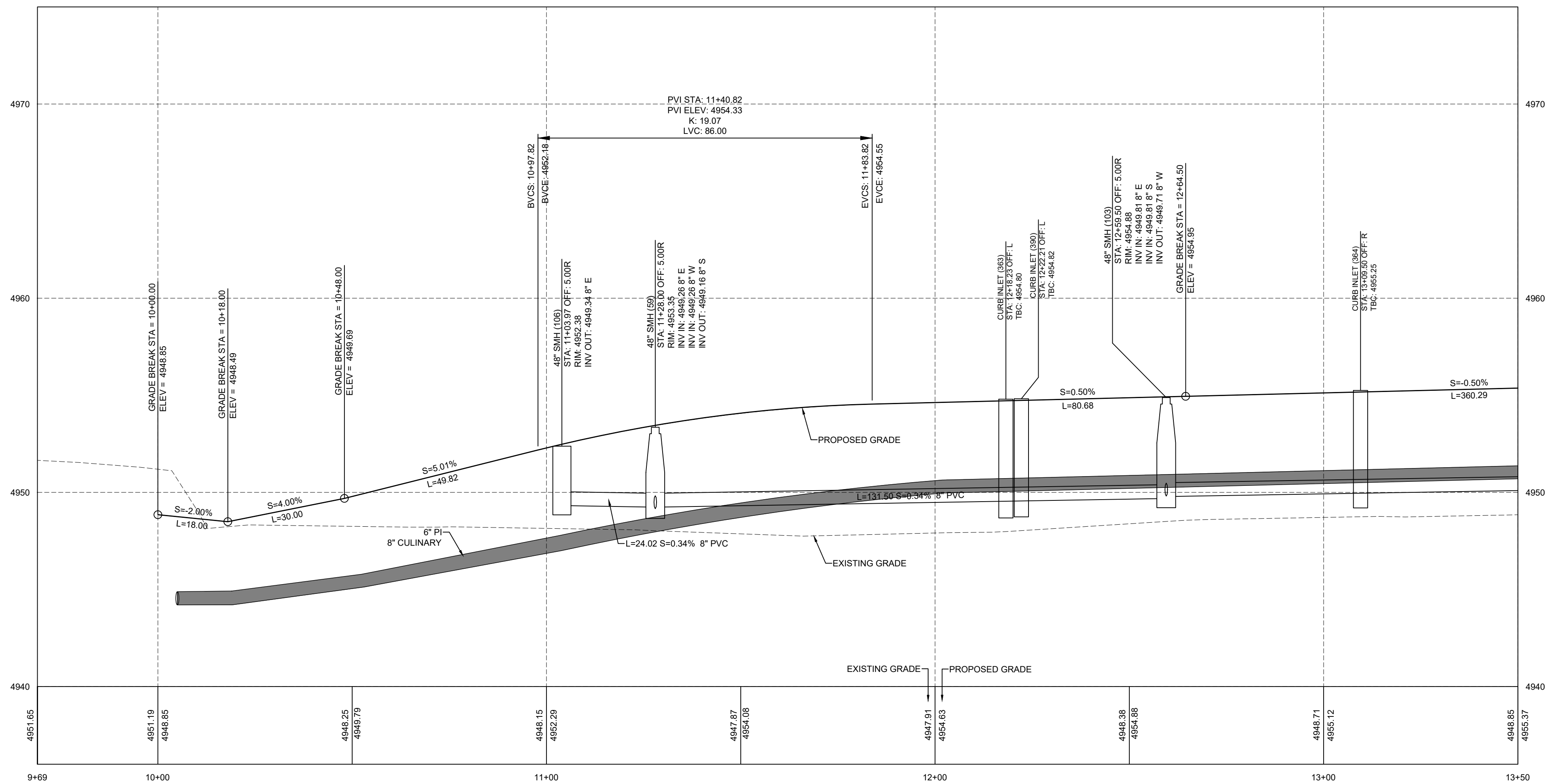
SHEET

407

**HIDDEN SPRING DRIVE PLAN VIEW**

CENTER LINE OMITTED FOR CLARITY

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
363, 390	4953.14
364	4953.58

**HIDDEN SPRING DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE  
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**SUMMIT RIDGE TOWNS - PLAT D**  
**SANTAQUIN, UTAH COUNTY, UTAH**

---

**HIDDEN SPRING DRIVE 13+50 TO 16+67 PLAN & PROFILE**

REVISIONS	
1	-
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LEI PROJECT #:  
**2019-0081**

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DRAWN BY:  
**RWH**

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DESIGNED BY:  
**BCT**

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SCALE:  
**1"=20'**

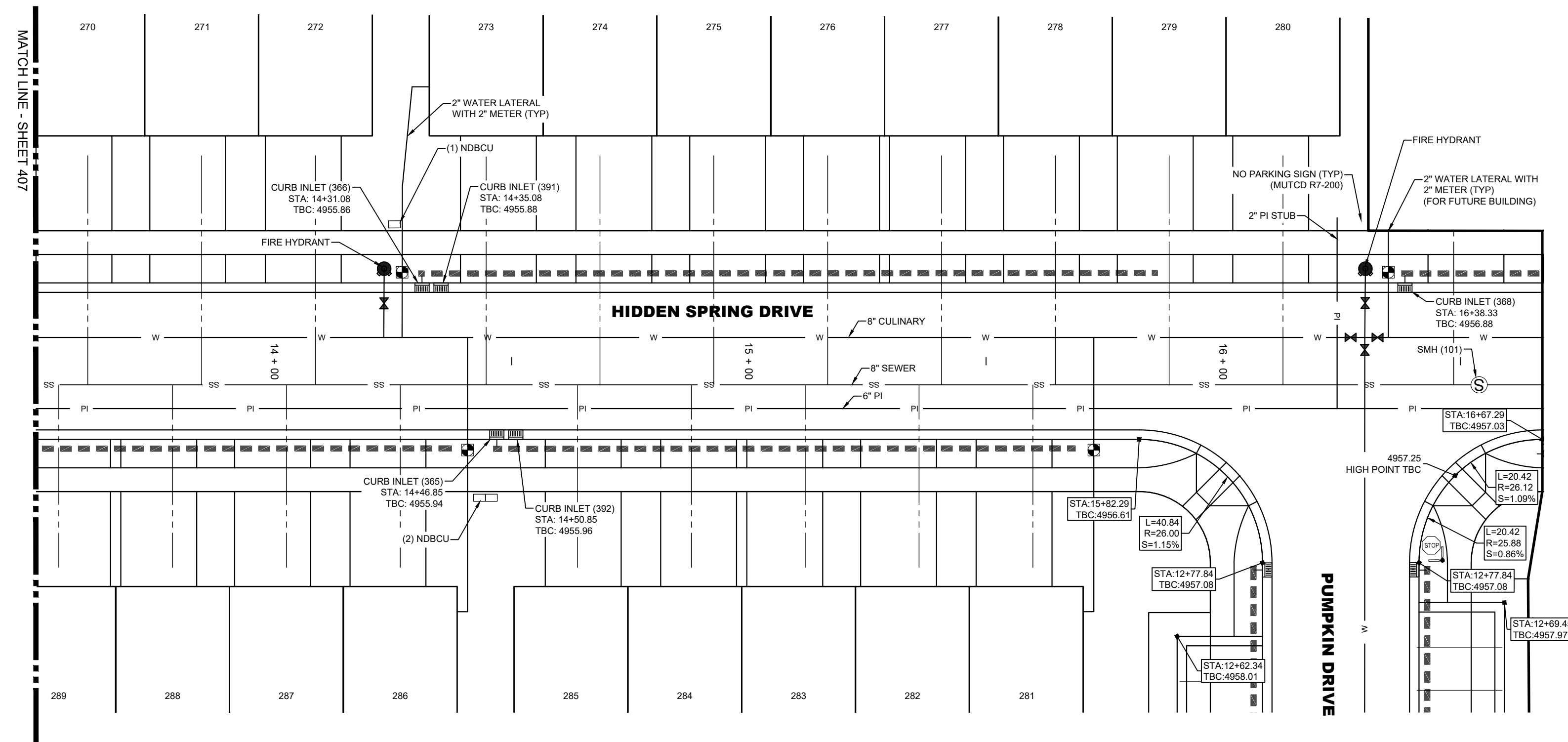
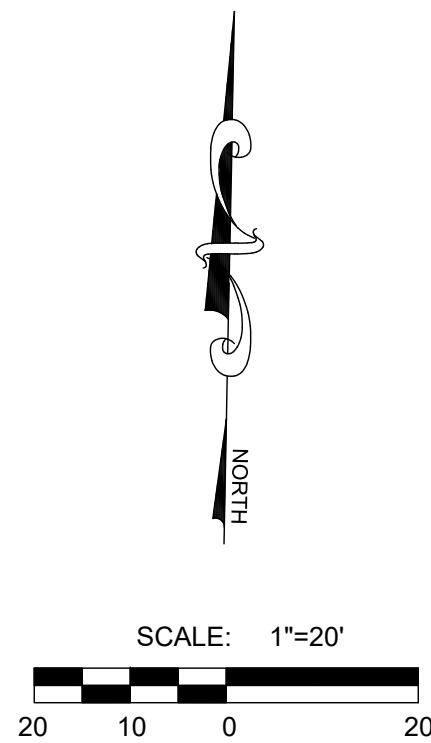
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DATE:  
**03/08/2021**

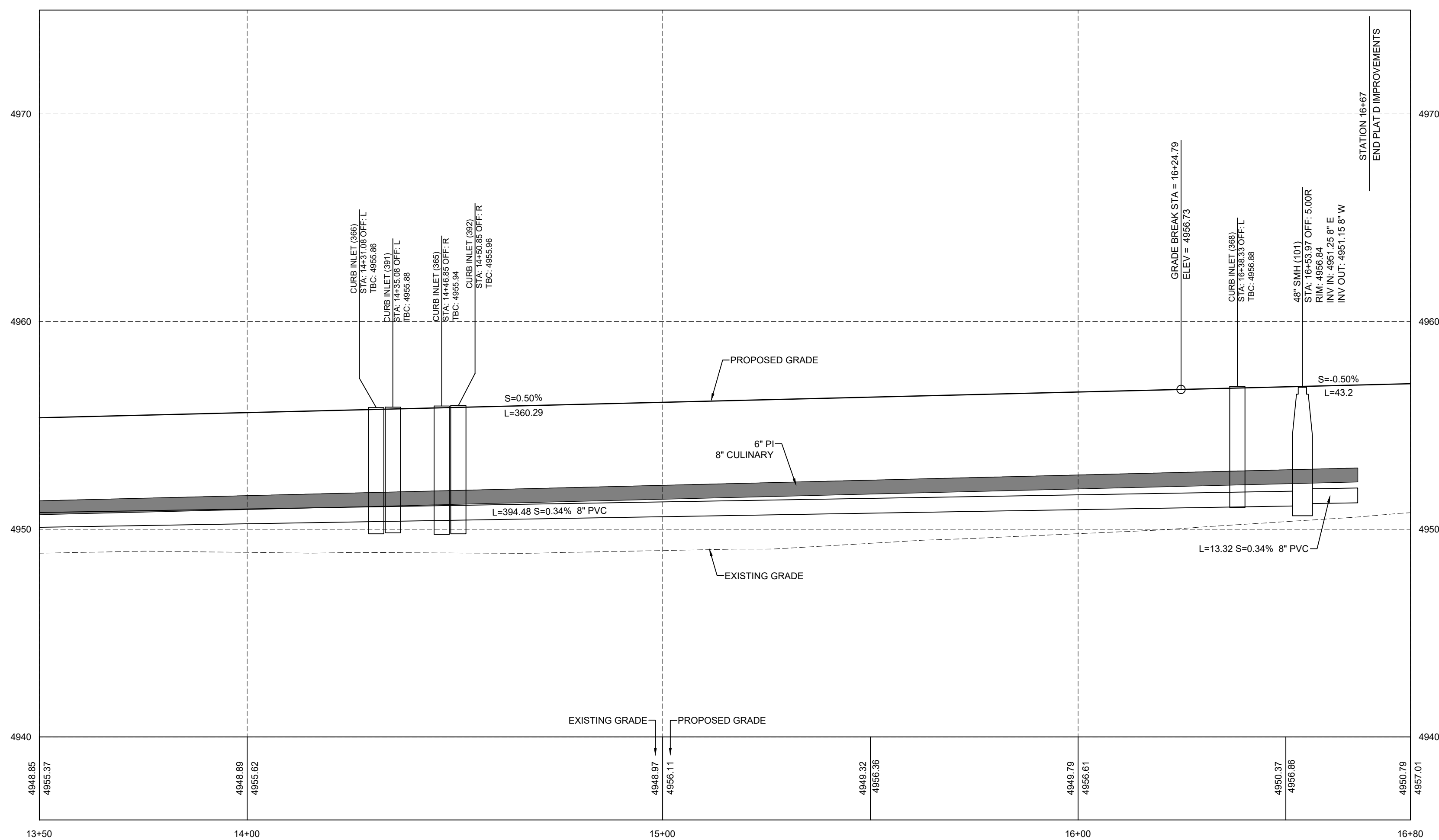
**SHEET**

408

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



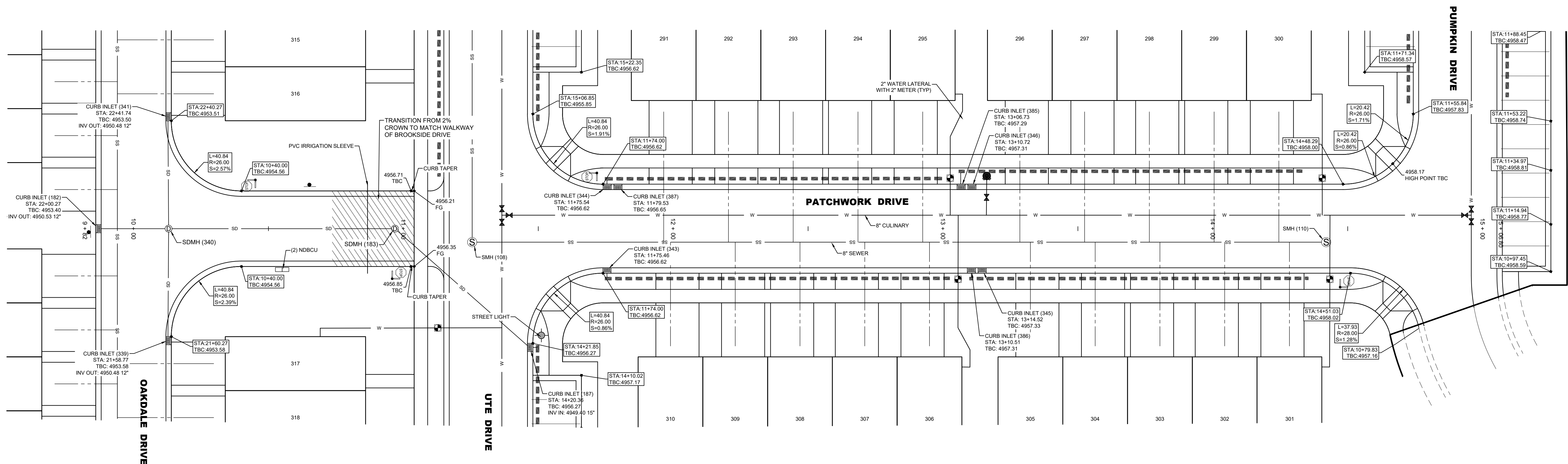
### HIDDEN SPRING DRIVE PLAN VIEW



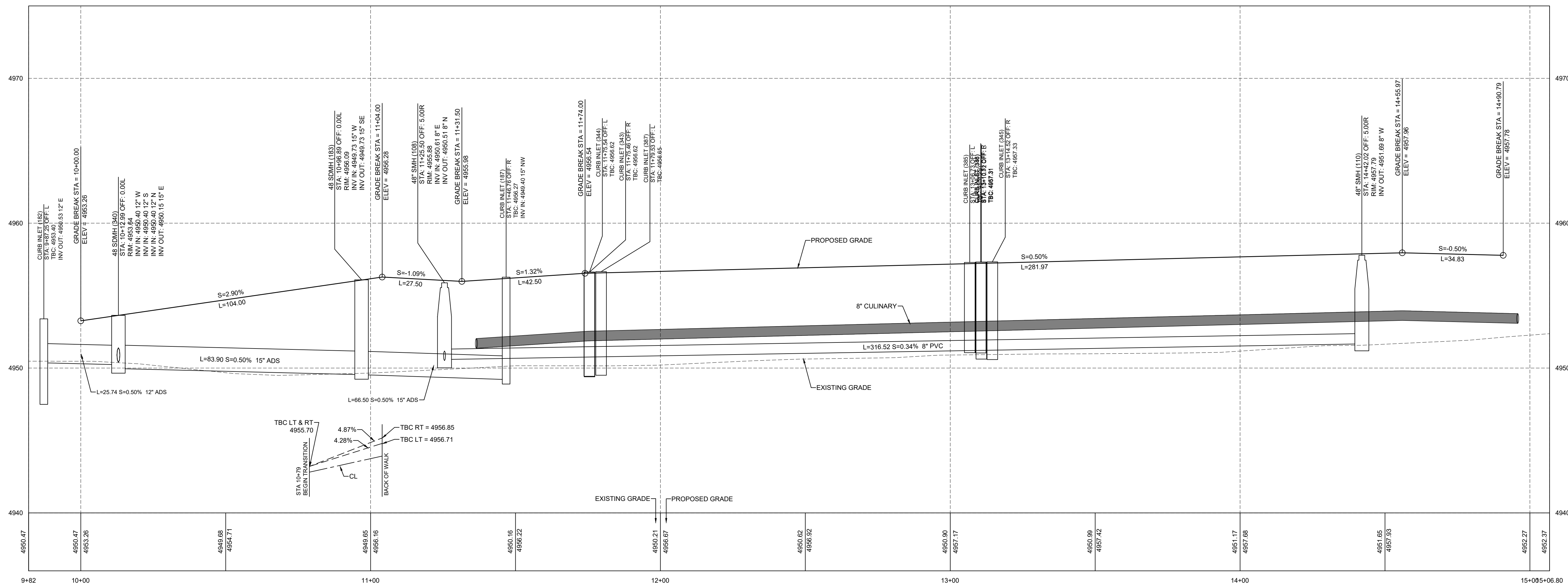
## HIDDEN SPRING DRIVE PROFILE

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
366, 391	4954.20
365, 392	4954.27
368	4955.21





R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
343, 344, 387	4954.95
345, 346, 385, 386	4955.64



NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.

REVISIONS	
1	
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LEI PROJECT #:	2019-0081
DRAWN BY:	RWH
DESIGNED BY:	BCT
SCALE:	1"=20'
DATE:	03/08/2021

SHEET

**409**





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**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH  
**MAGNOLIA DRIVE 19+65 TO 23+00 PLAN & PROFILE**

## REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2019-0081

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1"=20'

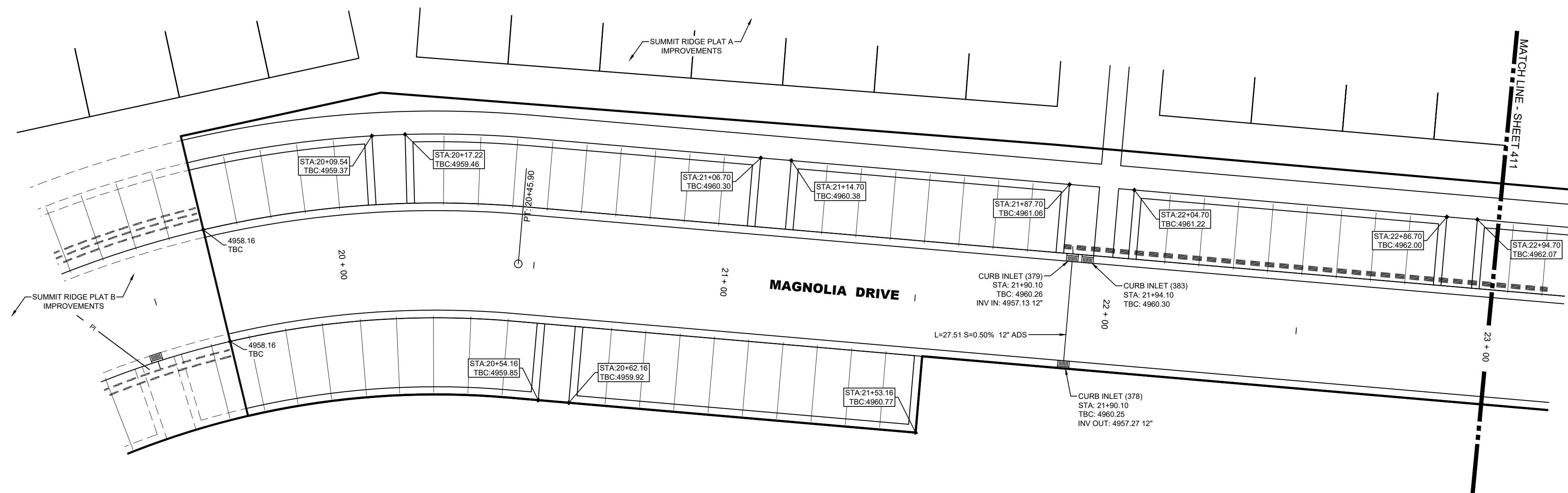
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03/08/2021

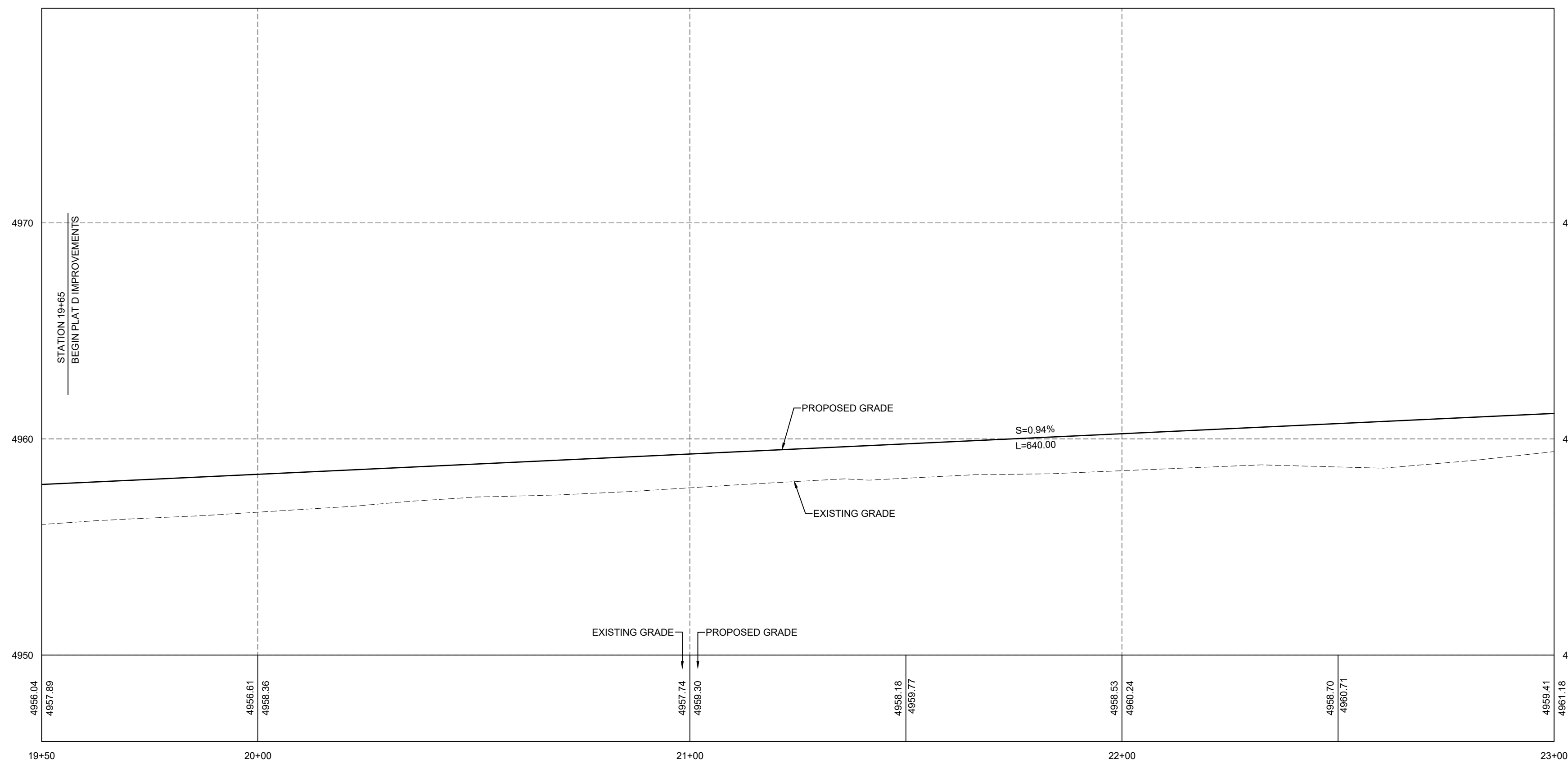
SHEET

410

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
378, 379, 383	4958.58



**MAGNOLIA DRIVE PLAN VIEW**  
CENTER LINE OMITTED FOR CLARITY



**MAGNOLIA DRIVE PROFILE**

NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



NOT FOR CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

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**MAGNOLIA DRIVE 23+00 TO 26+15 PLAN & PROFILE**

REVISIONS	
1	-
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LEI PROJECT #: **2019-0081**

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DRAWN BY: **RWH**

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DESIGNED BY: **BCT**

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SCALE: **1"=20'**

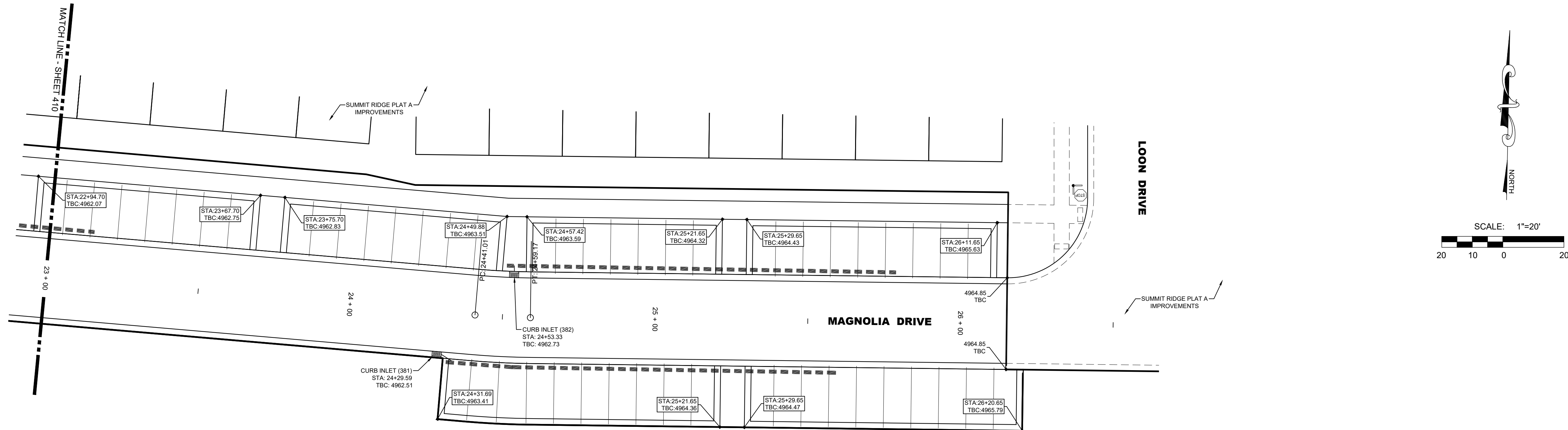
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DATE: **03/08/2021**

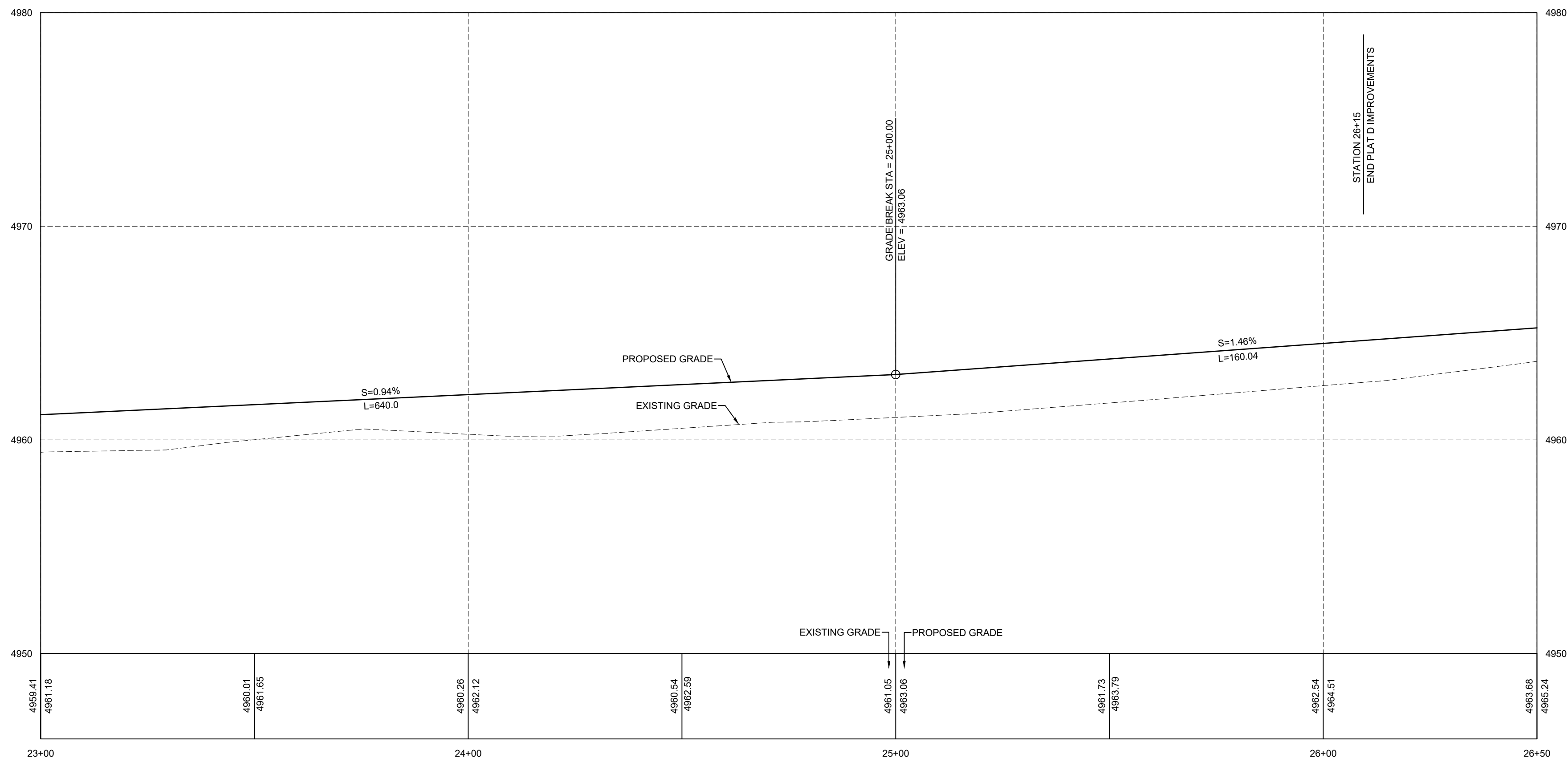
SHEET

411

R-TANK ELEVATIONS	
INLET NUMBER(S)	TOP OF R-TANK ELEVATION
381	4960.84
382	4961.06



**MAGNOLIA DRIVE PLAN VIEW**  
CENTER LINE OMITTED FOR CLARITY



## MAGNOLIA DRIVE PROFILE

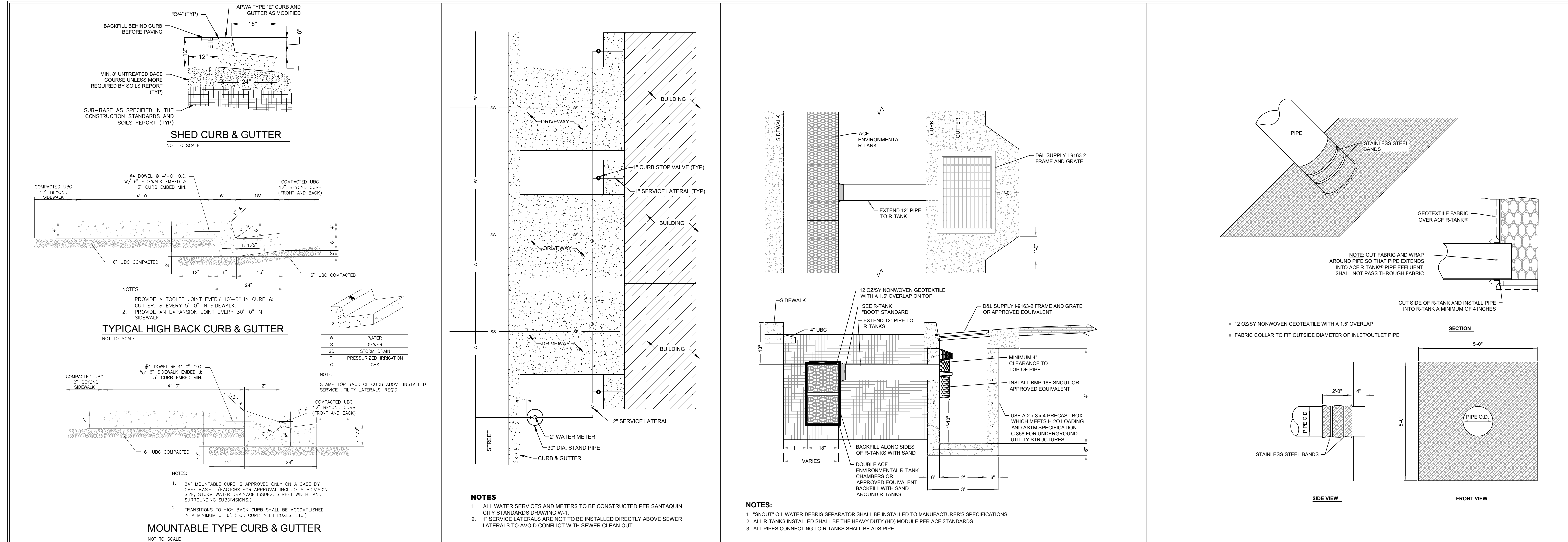
NOTE: ALL ROADWAY STRUCTURAL FILLS MUST BE COMPLETED PRIOR TO ANY UTILITY INSTALLATION.



NOT FOR  
CONSTRUCTION

**SUMMIT RIDGE TOWNS - PLAT D**  
SANTAQUIN, UTAH COUNTY, UTAH

**DETAILS**



REVISIONS	
1	
2	
3	
4	
5	
6	

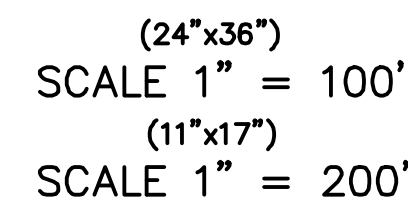
LEI PROJECT #:  
**2019-0081**  
DRAWN BY:  
**RWH**  
DESIGNED BY:  
**BCT**  
SCALE:  
**N.T.S.**  
DATE:  
**03/08/2021**

SHEET

**601**



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



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 CITY, STATE AND SANGUQUIN 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 SANGUQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANGUQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANGUQUIN STANDARDS AND DETAIL ON SHEET DT-01, UNLESS OTHERWISE NOTED.
4. 18" MIN. VENTILATION CONNECTION BETWEEN CULINARY WARE AND FLOOD STORM DRAIN OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WARE TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. SHALL HAVE SEWERS EXIST THROUGHOUT THIS PHASE. EJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 4 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DEVELOPER

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY ENGINEER

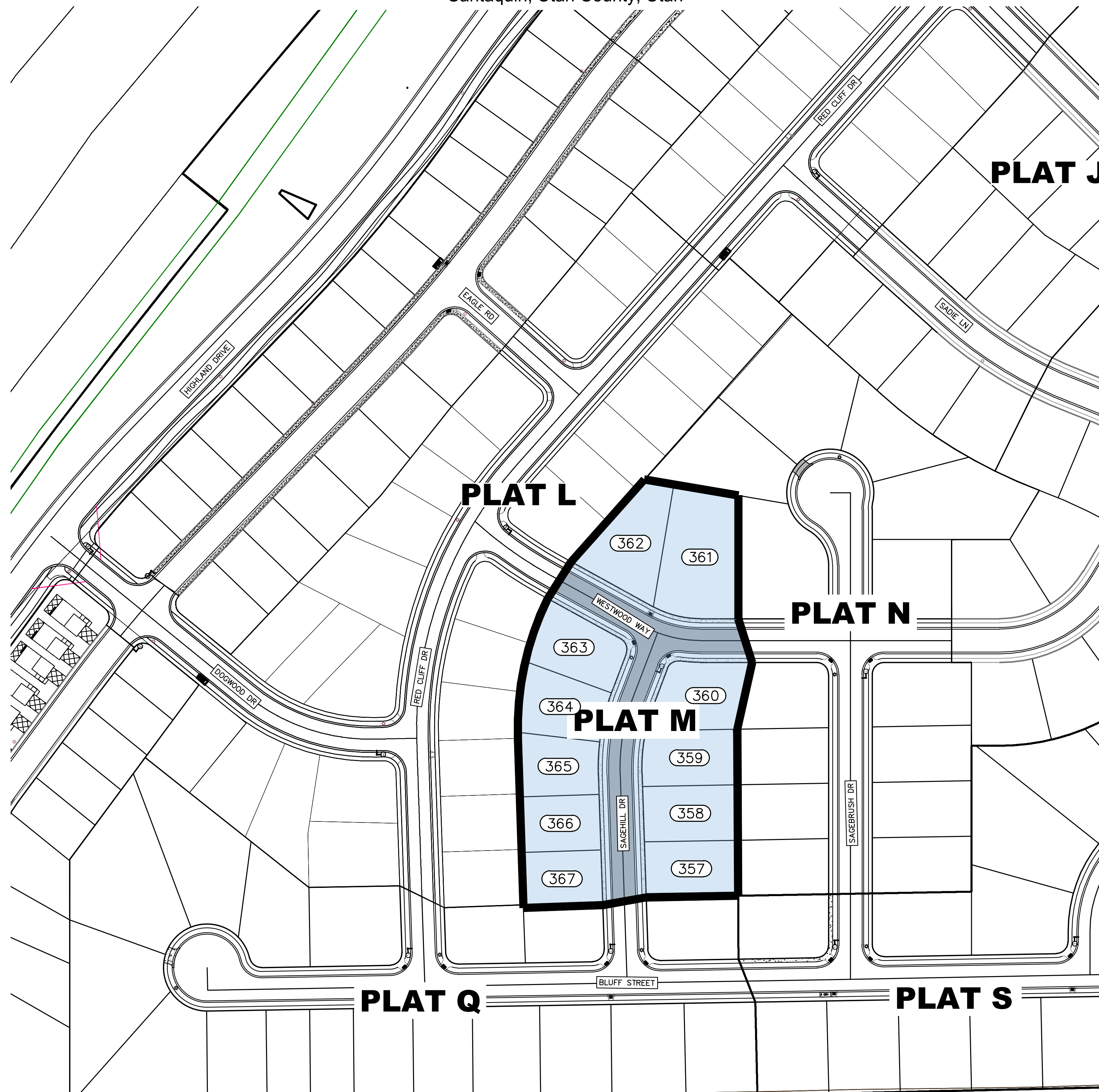
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COMMUNITY DEV. DIRECTOR

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PUBLIC WORKS

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BUILDING DEPARTMENT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 POLICE DEPARTMENT

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FIRE DEPARTMENT



LOTS 11 LOTS  
TOTAL ACREAGE 3.00 ACRES  
TOTAL ACREAGE IN LOTS 2.28 ACRES  
TOTAL ACREAGE IN STREETS 0.72 ACRES  
DENSITY 3.67 UNITS/ac  
ZONE R15 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	SITE & UTILITY PLAN
GR-01	GRADING PLAN
PP-01-02	PLAN & PROFILE
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS



**region**  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
[regiondesignllc.com](http://regiondesignllc.com)



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

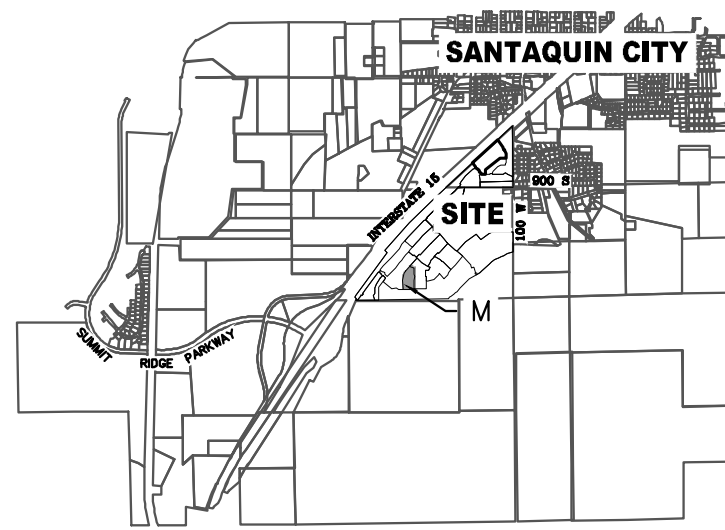
CS-01



# FOOTHILL VILLAGE SUBDIVISION PLAT 'M'

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

## VICINITY MAP



EAST 1/4 CORNER OF SECTION 11,  
T10S, R1E, S1.B.&M.  
(2012 UTAH COUNTY MONUMENT)

32:017:0142  
FORESTAR (USA)  
REAL ESTATE  
GROUP INC  
  
FOOTHILL  
VILLAGES  
FUTURE PHASES

32:017:0142  
FORESTAR (USA)  
REAL ESTATE  
GROUP INC  
  
FOOTHILL  
VILLAGES  
FUTURE PHASES

## PROJECT STATISTICS

LOTS 11 LOTS  
TOTAL ACREAGE 3.00 ACRES  
TOTAL ACREAGE IN LOTS 2.88 ACRES  
TOTAL ACREAGE IN STREETS 0.72 ACRES  
DENSITY 3.67 UNITS/ac  
ZONE R15 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

**NORTH**

0 25 50 100 150

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

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'M' IS ON THE SECTION  
LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11,  
T10S, R1E, S1.B.&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

## NOTES:

1. S - THE 11 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

## 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  
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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

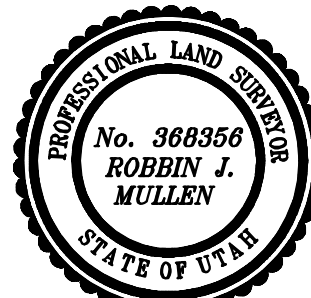
## PLAT 'M'

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1920.10 FEET AND WEST 2347.94 FEET  
FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE &  
MERIDIAN;

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 155.66 FEET TO A POINT ON A LINE. THENCE, S 17° 29' 50" E FOR A  
DISTANCE OF 57.67 FEET TO A POINT ON A LINE. THENCE, S 12° 30' 21" W FOR A DISTANCE OF 86.22 FEET TO A POINT  
ON A LINE. THENCE, S 00° 17' 32" E FOR A DISTANCE OF 210.02 FEET TO A POINT ON A LINE. THENCE, S 88° 59' 33" W  
FOR A DISTANCE OF 116.08 FEET TO A POINT ON A LINE. THENCE, S 79° 47' 12" W FOR A DISTANCE OF 55.58 FEET TO A  
POINT ON A LINE. THENCE, S 88° 06' 15" W FOR A DISTANCE OF 100.00 FEET TO A POINT ON A LINE.

THENCE, N 01° 53' 45" W FOR A DISTANCE OF 2114.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO  
THE RIGHT THROUGH AN ANGLE OF 27° 56' 22", HAVING A RADIUS OF 372.50 FEET, AND WHOSE LONG CHORD BEARS N 12°  
04' 26" E FOR A DISTANCE OF 179.85 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 32°  
32' 19" E FOR A DISTANCE OF 55.12 FEET TO A POINT ON A LINE. THENCE, N 41° 38' 38" E FOR A DISTANCE OF 138.77  
FEET TO A POINT ON A LINE. THENCE S 80° 25' 21" E A DISTANCE OF 120.25 FEET TO THE POINT OF BEGINNING

CONTAINS: ±3.00 ACRES AND 11 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 'M'

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

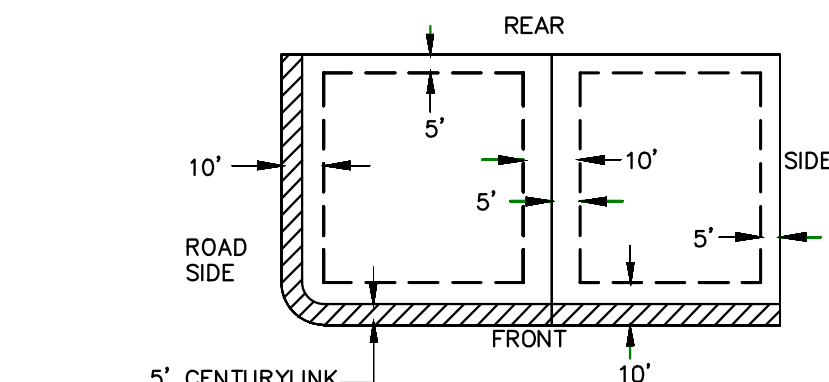
CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

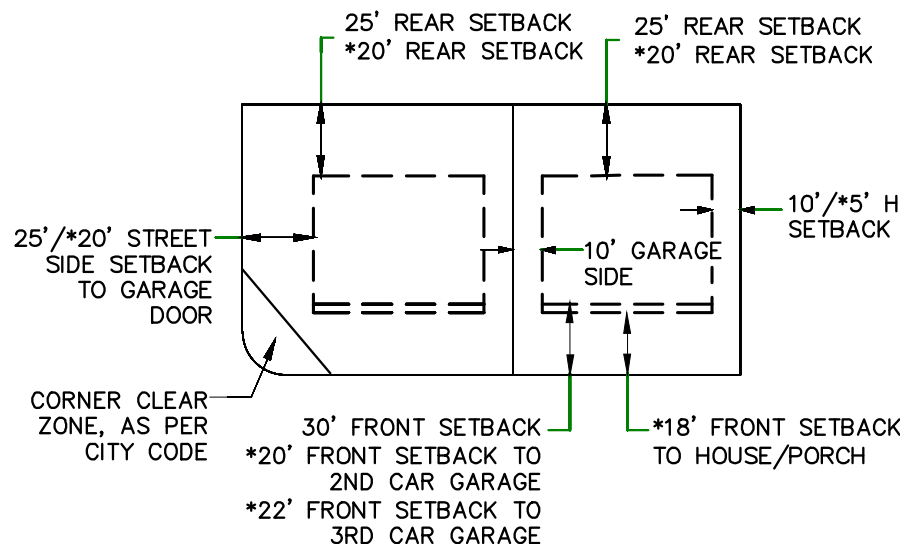
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	181.65'	372.50'	179.85'	N12°04'26"E	27°56'22"
C2	20.86'	150.00'	20.84'	S65°11'11"E	7°58'04"
C3	54.53'	150.00'	54.23'	S79°35'07"E	20°49'46"
C4	99.16'	250.00'	98.51'	N9°28'01"E	22°43'31"
C5	84.43'	372.50'	84.25'	N19°33'02"E	12°59'12"
C6	89.78'	372.50'	89.56'	N6°09'08"E	13°48'35"
C7	7.43'	372.50'	7.43'	N1°19'27"W	1°08'36"
C8	21.48'	15.00'	19.69'	N20°11'11"W	82°01'56"
C9	4.21'	277.50'	4.21'	N20°23'41"E	0°52'12"
C10	63.77'	277.50'	63.63'	N13°22'33"E	13°10'04"
C11	42.08'	277.50'	42.04'	N2°26'53"E	8°41'16"
C12	54.61'	222.50'	54.47'	S5°08'06"W	14°03'42"
C13	33.64'	222.50'	33.61'	S16°29'51"W	8°39'50"
C14	20.22'	15.00'	18.73'	S59°27'08"W	77°14'43"
C15	25.02'	177.50'	24.99'	N85°57'45"W	8°04'29"
C16	61.57'	122.50'	60.92'	S75°36'05"E	28°47'51"

## PUBLIC UTILITY EASEMENTS



5' CENTURYLINK  
NON-EXCLUSIVE EASEMENT  
SEE CENTURYLINK  
ACCEPTANCE NOTE BELOW

## BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH

## 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)

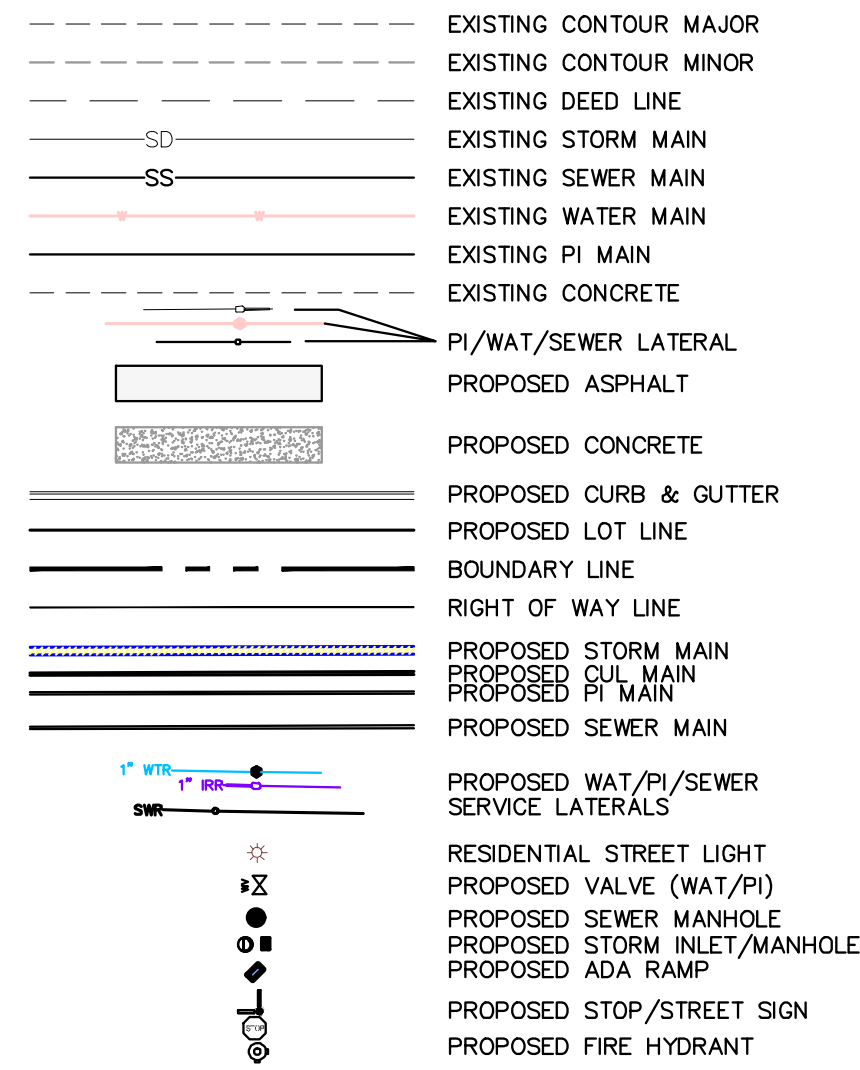
NDCBU  
(4'x8' POSTAL EASEMENT)



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

- 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)

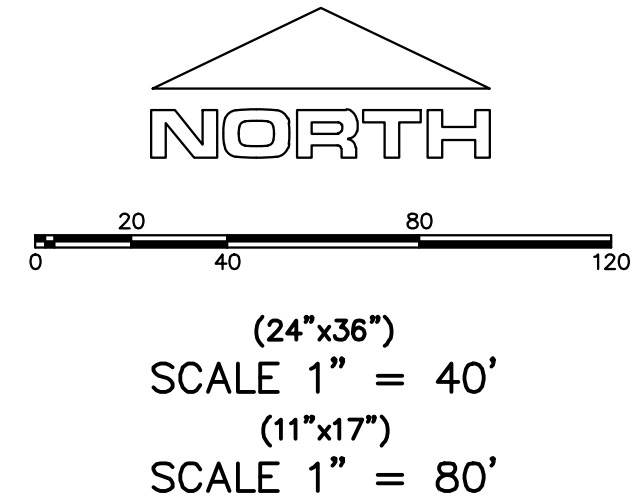
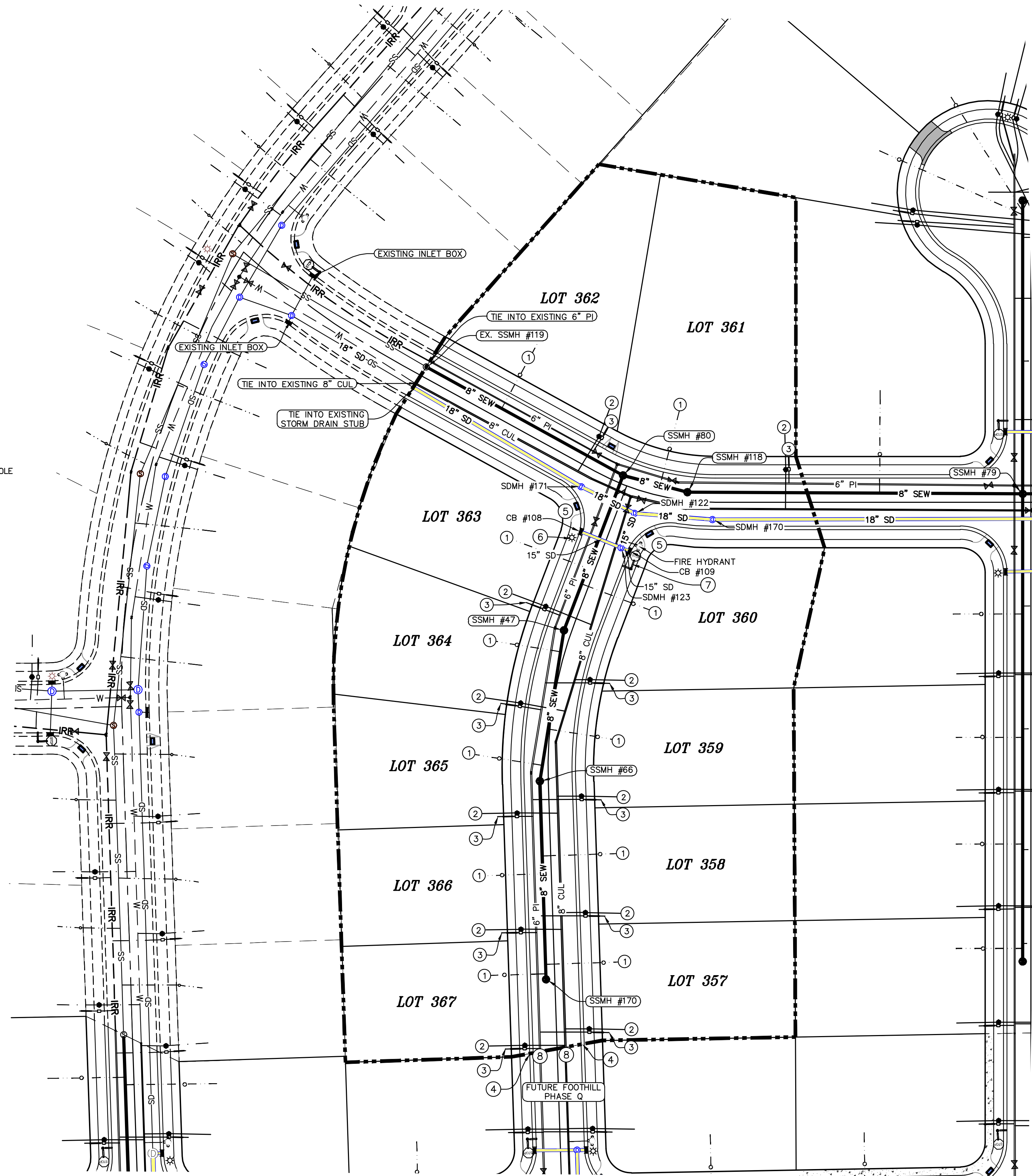
LEGEND



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

MAILBOX (2 x CBU) LOCATION FOR PHASE N TO BE LOCATED ALONG WESTWOOD WAY IN PHASE P

PHASES M & N TO BE CONSTRUCTED OCNCURRENTLY



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. Blair  
12/15/2015

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'M'

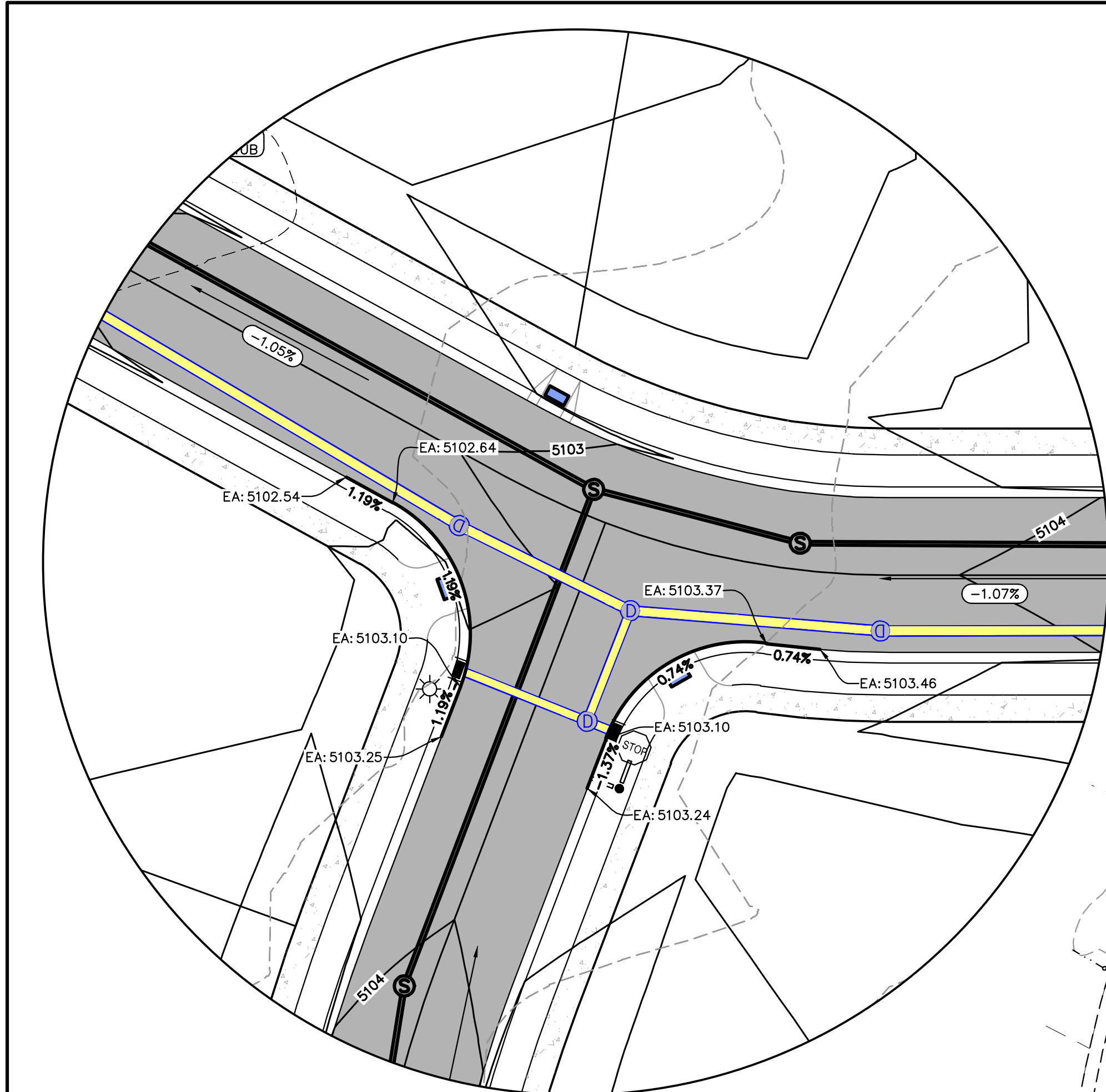
LOCATED IN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:2.12.2021
PROJECT #
REVISIONS:
1
2
3

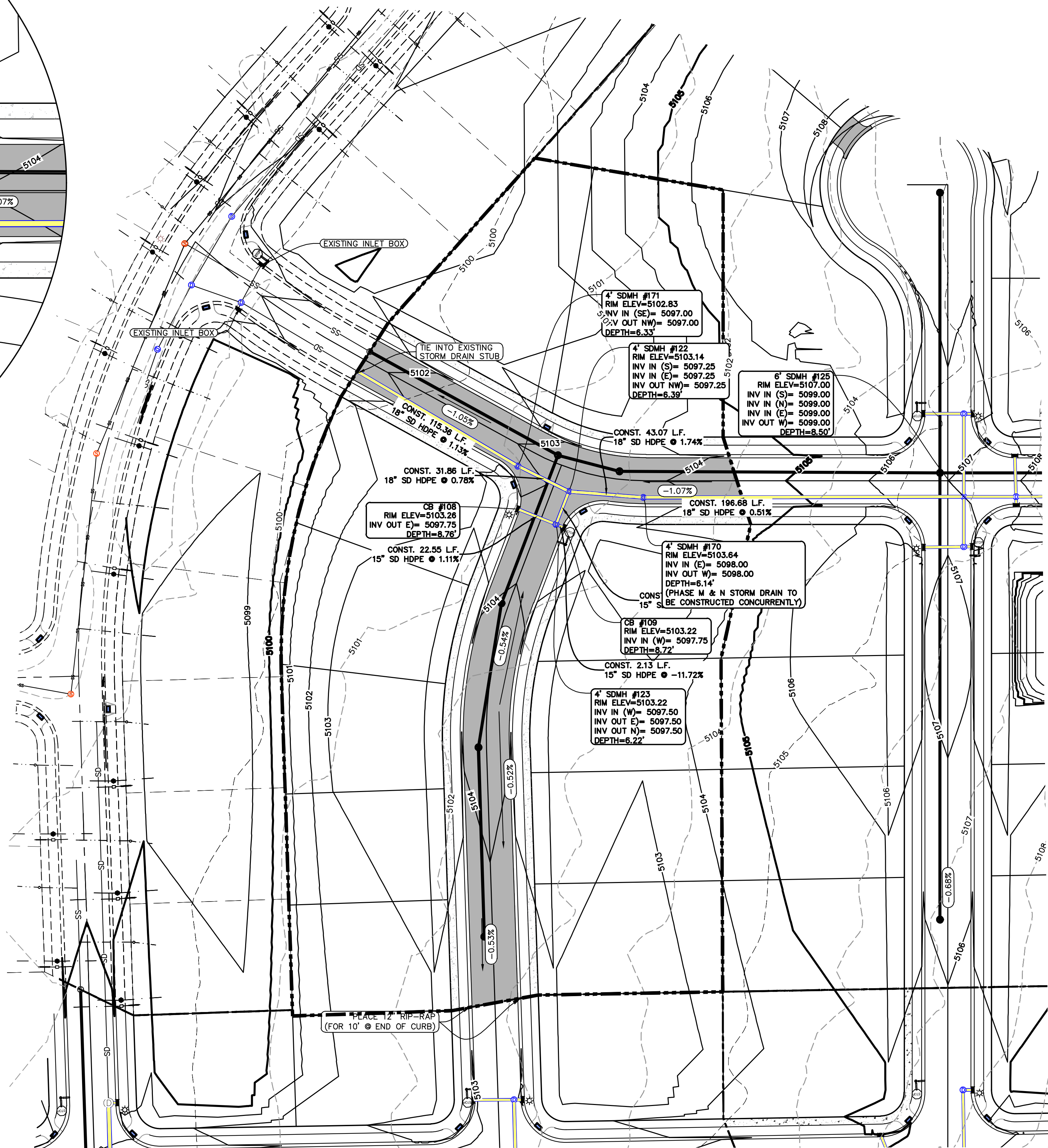
SHEET NAME:  
SITE/UTILITY PLAN

SHEET:  
SP-01

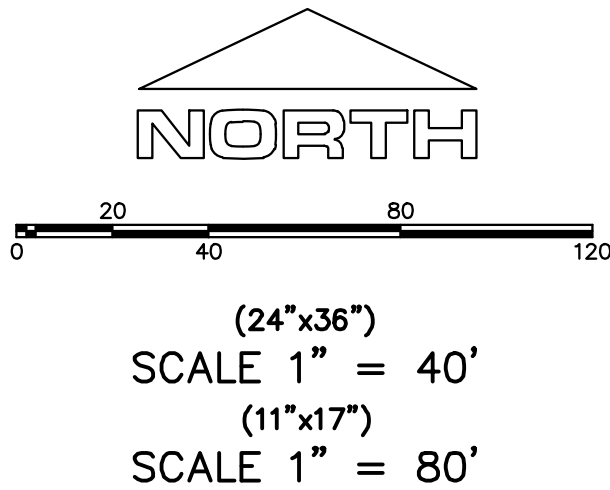




INTERSECTION GRADING



**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.
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  3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
  4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND 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

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



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

DATE: 2.12.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:  
GRADING PLAN  
SHEET:  
**GR-01**



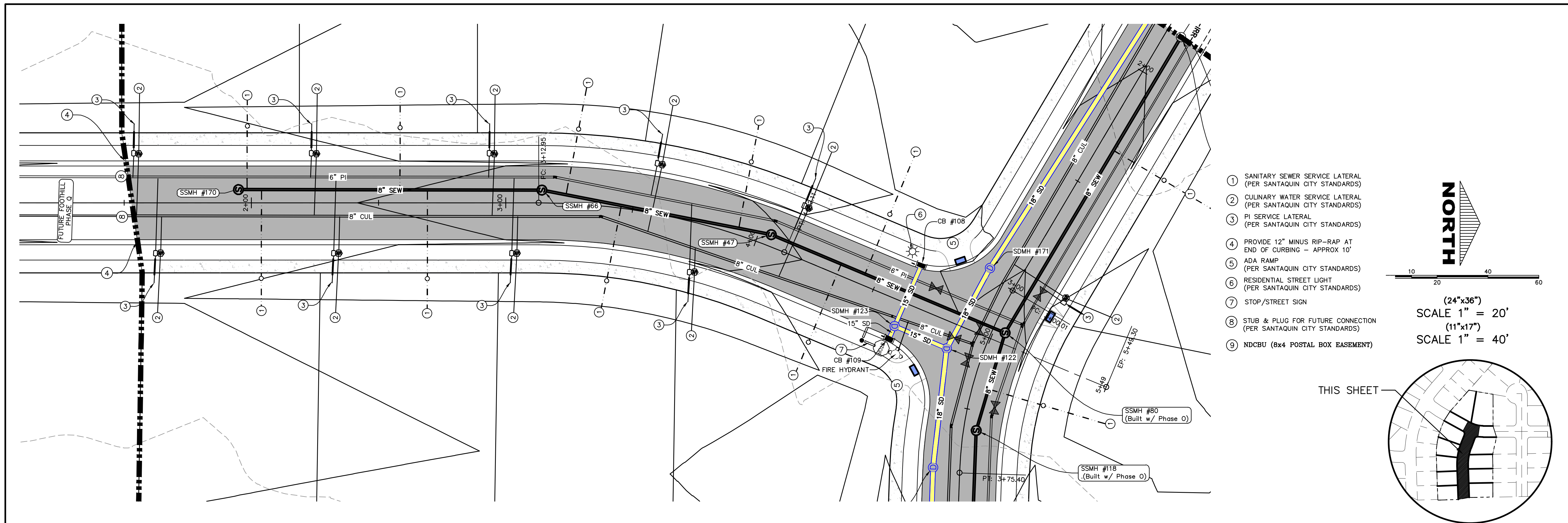


**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'M'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10, SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-01



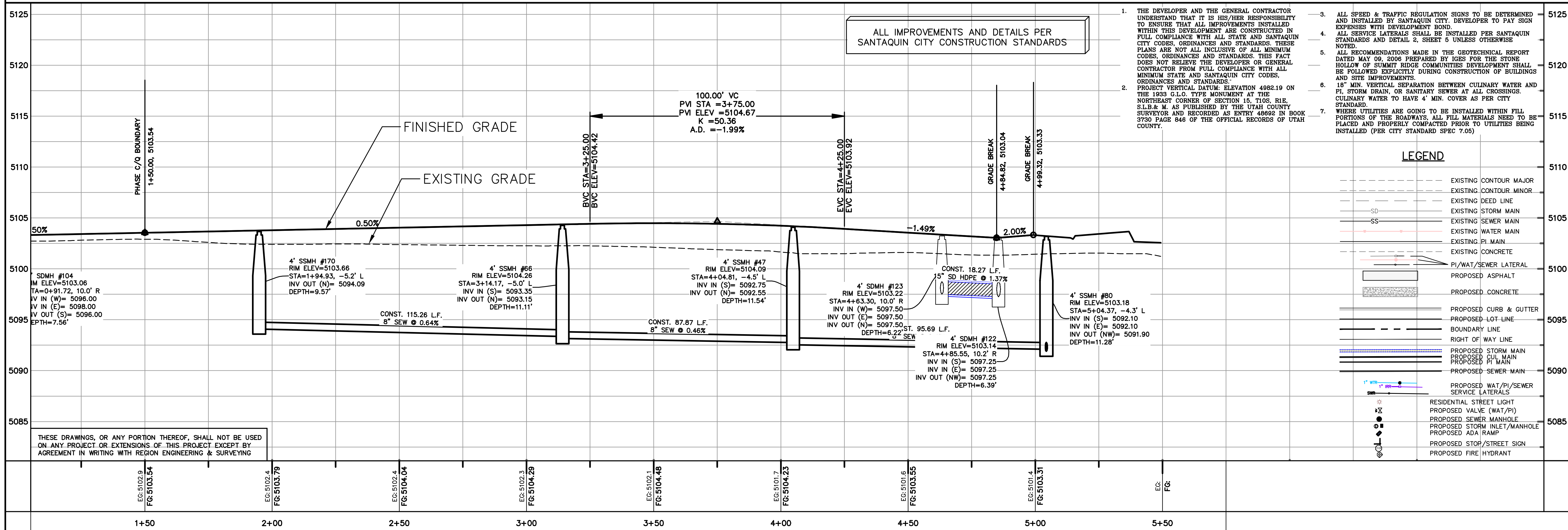
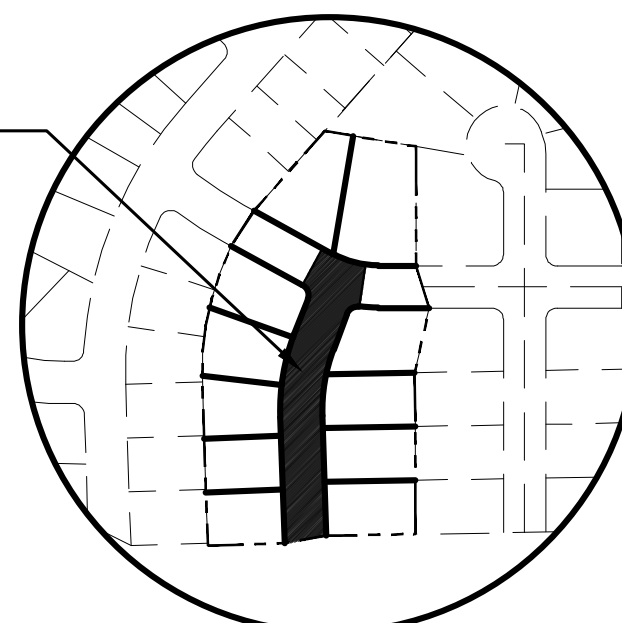


- ① SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ③ PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ④ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑤ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑥ RESIDENTIAL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



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

THIS SHEET



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. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1953 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S1B & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 46892 IN BOOK 3730 PAGE 646 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
5. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED MAY 09, 2006 PREPARED BY IGES FOR THE STONE HOLLOW OF SUMMIT RIDGE COMMUNITIES DEVELOPMENT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
6. 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.
7. WHERE UTILITIES ARE GOING TO BE INSTALLED WITHIN FILL PORTIONS OF THE ROADWAYS, ALL FILL MATERIALS NEED TO BE PLACED AND PROPERLY COMPACTED PRIOR TO UTILITIES BEING INSTALLED (PER CITY STANDARD SPEC 7.05)

#### LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- SD EXISTING STORM MAIN
- SS EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT

**region**  
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**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'M'**

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

DATE: 2.12.2021

PROJECT #

REVISIONS:

- 1
- 2
- 3

SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-02





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 MAINTAIN THE EXISTING 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 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 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 HIS OWN EXPENSE AND AT THE DIRECTION 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-MOVED 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 SIGN TRAFFIC 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 36" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS IN LANDSCAPE ARE UNACCEPTABLE.

DEVELOPERS NAME

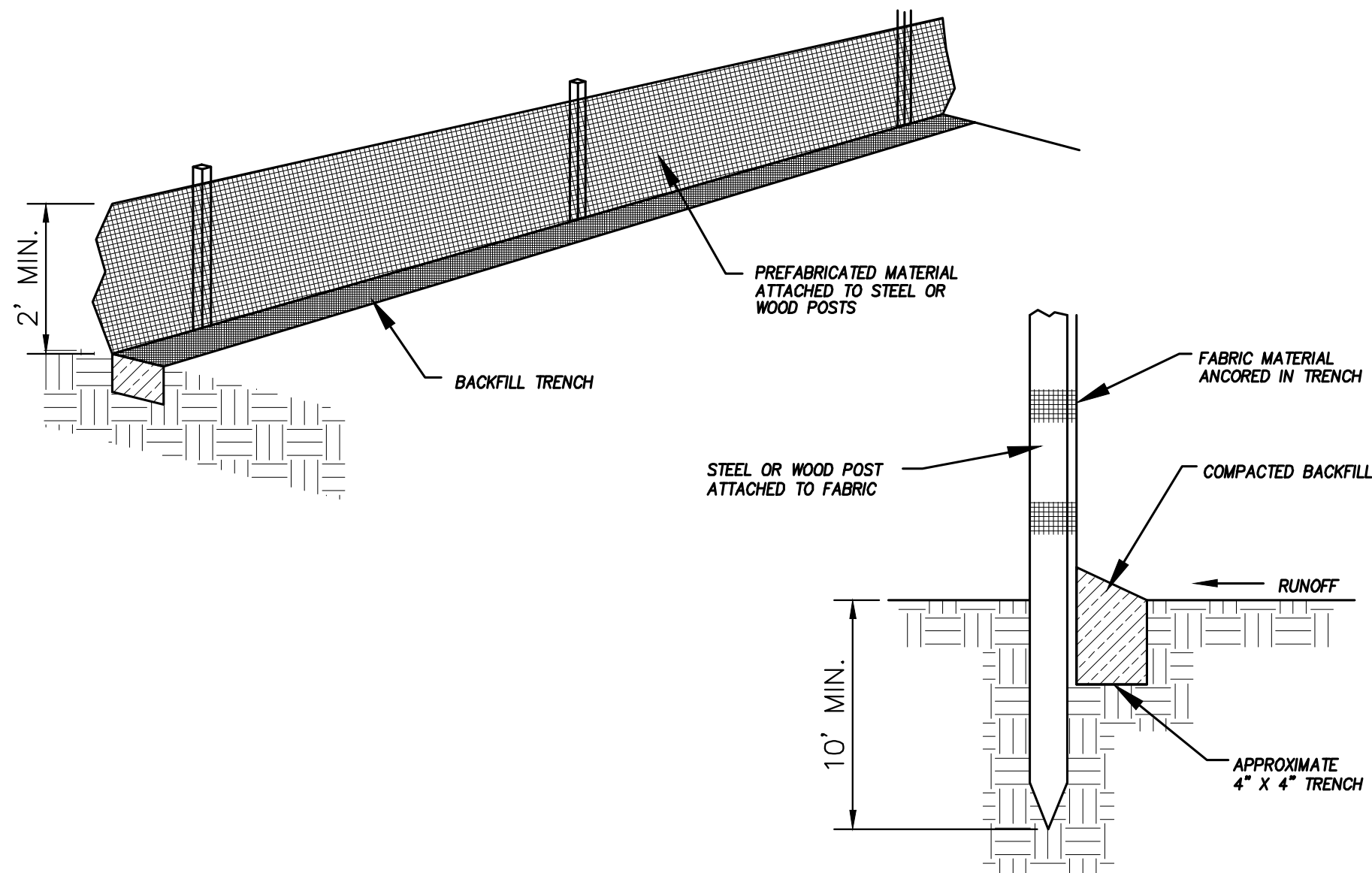
(24"x36")  
SCALE 1" = 60'  
(11"x17")  
SCALE 1" = 120'

<b>BMP#</b>	<b>BMP SYMBOL</b>	<b>TITLE</b>	<b>LOCATION</b>	<b>DURATION</b>
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

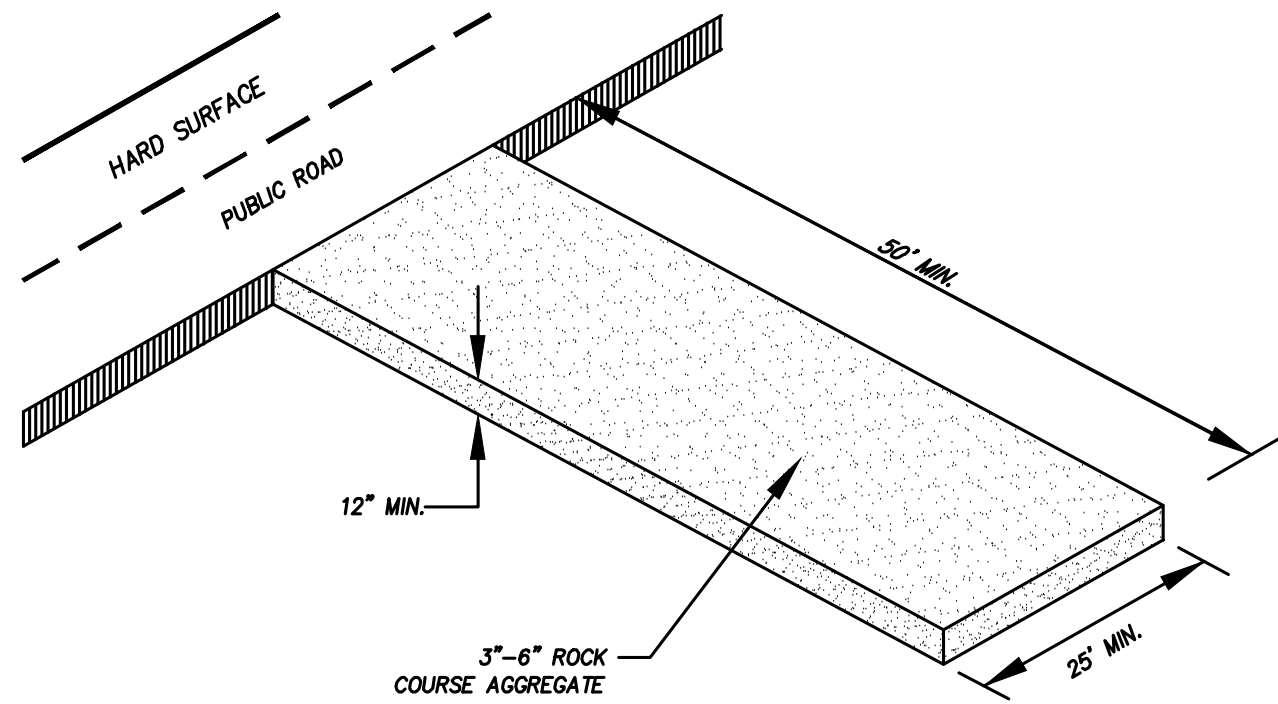
**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'M'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

EC-01

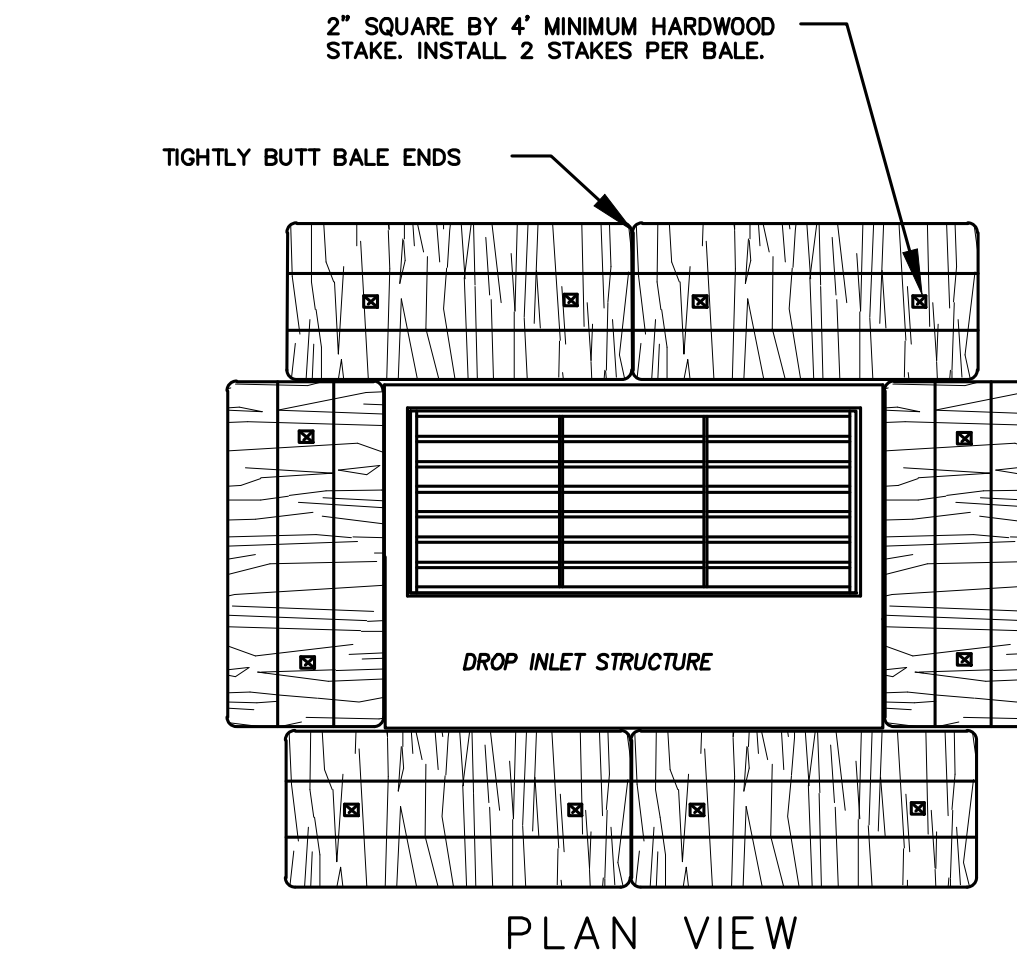




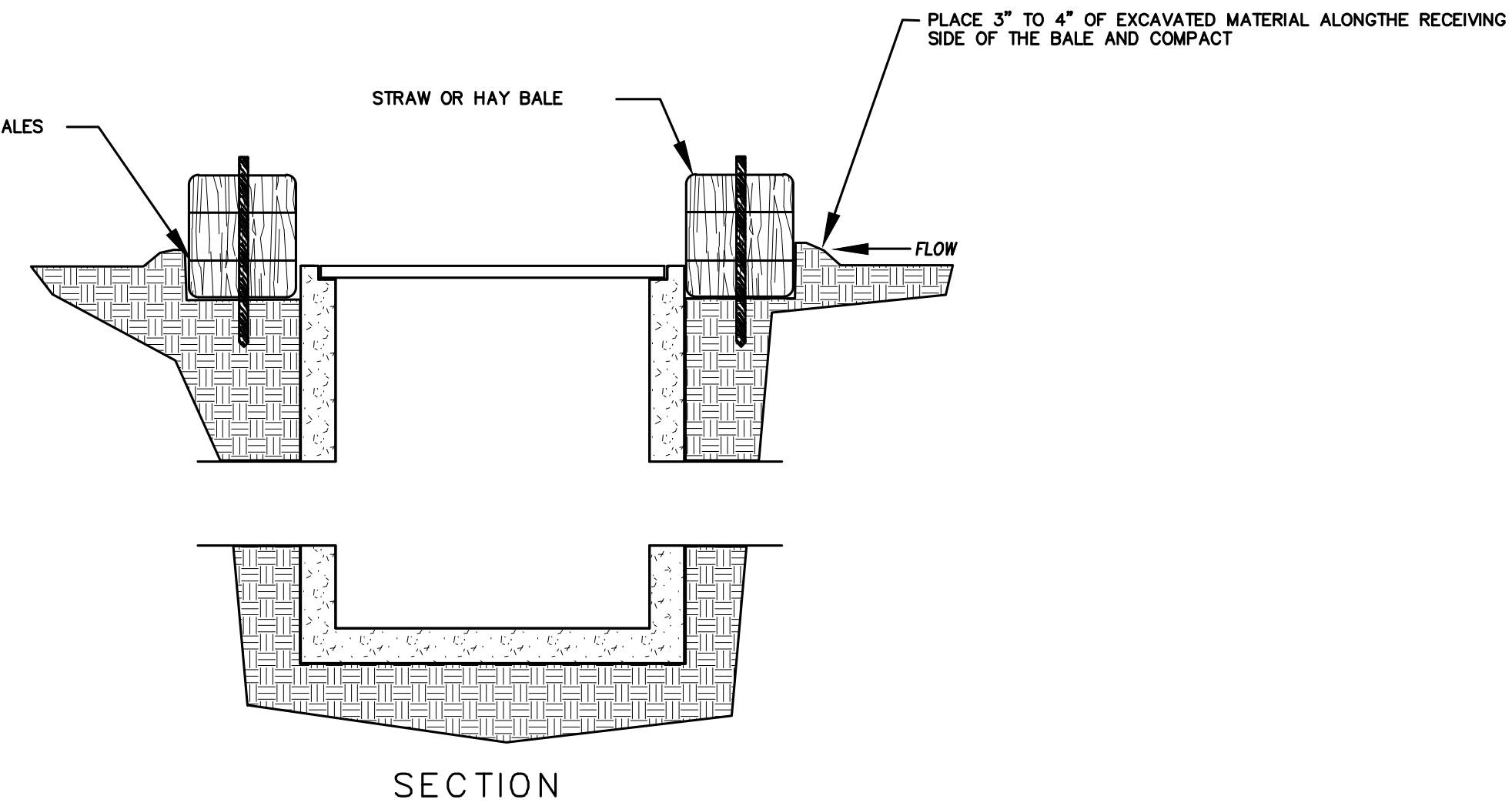
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



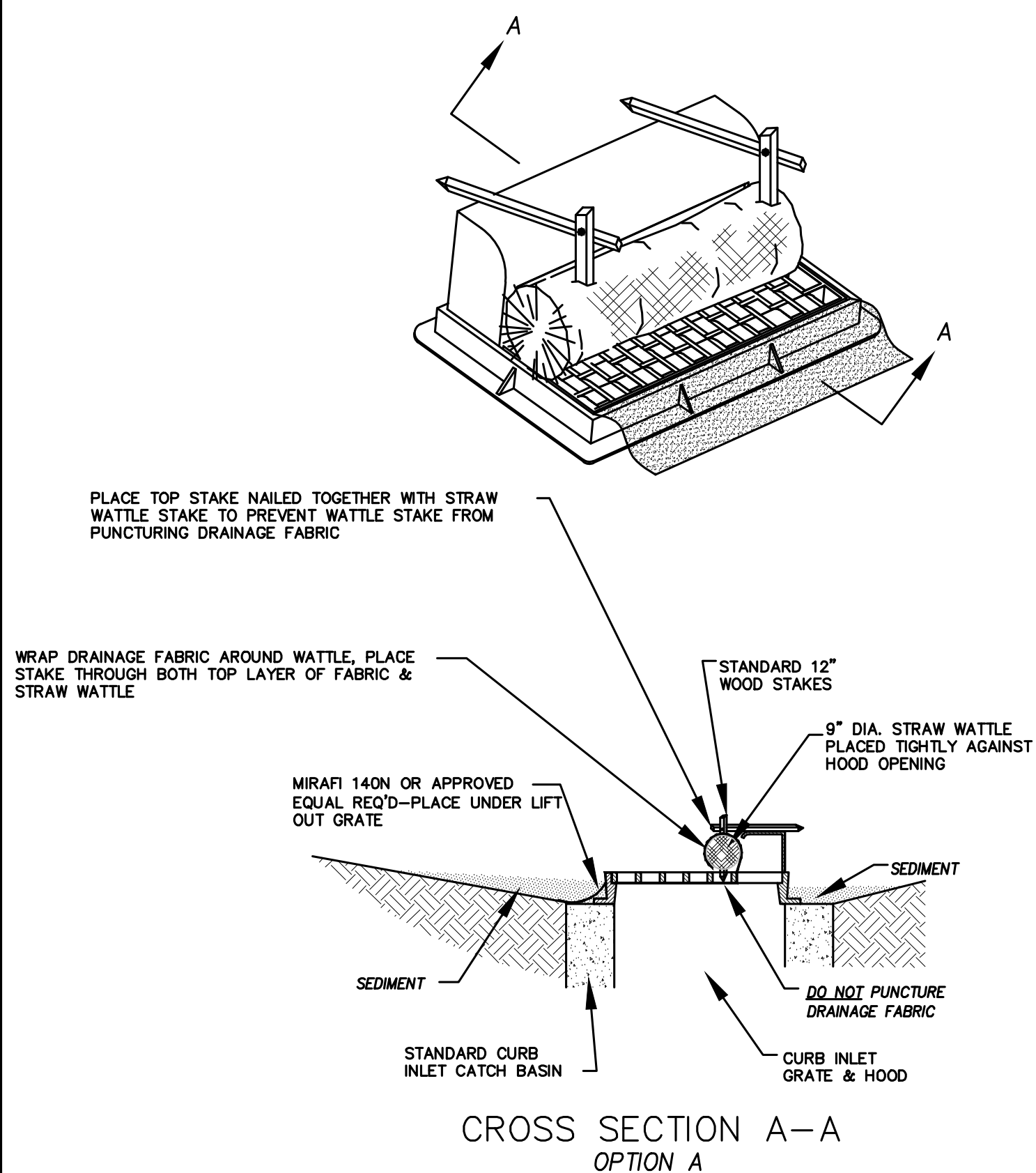
PLAN VIEW



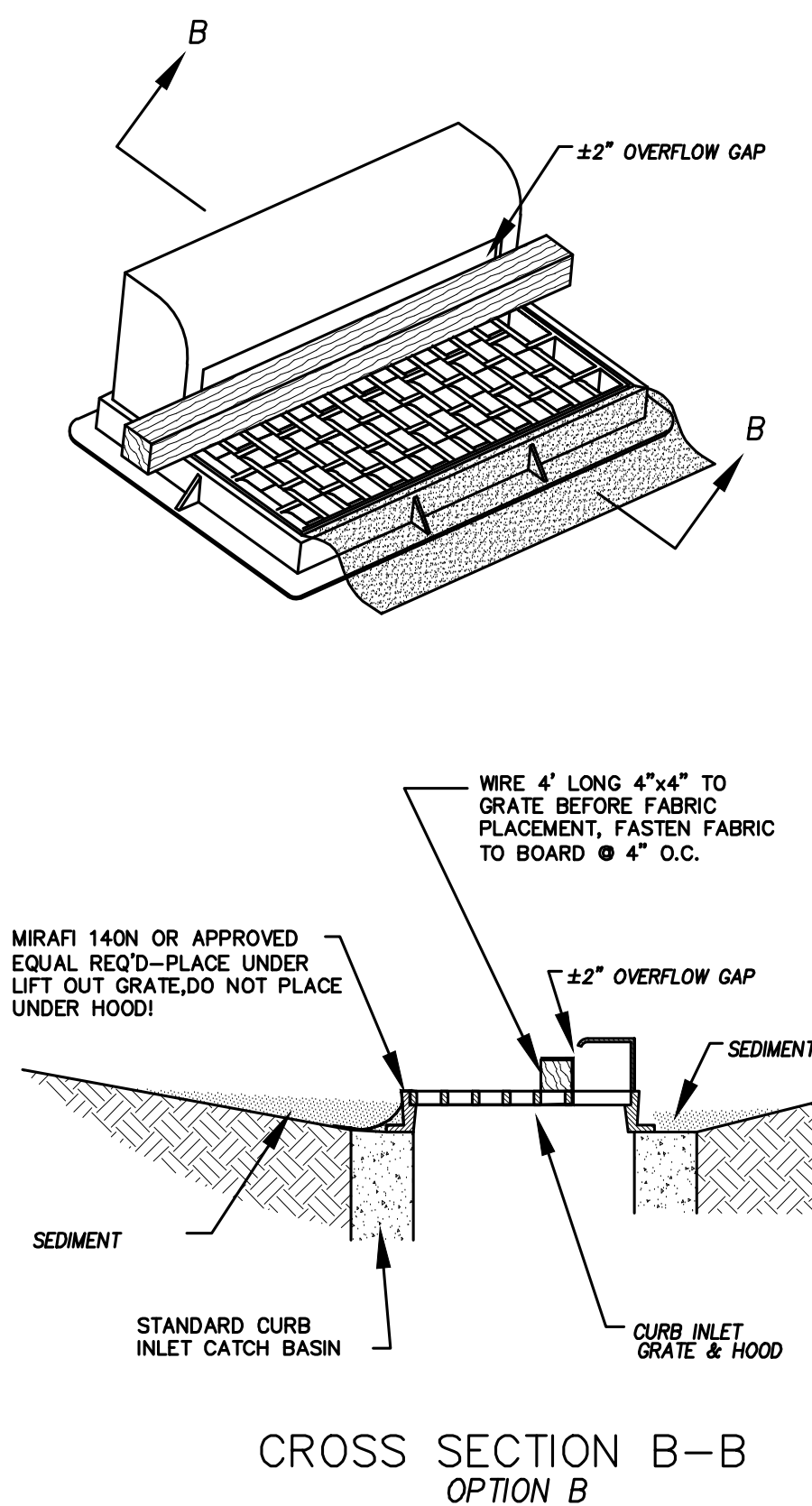
DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### 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 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



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



DATE: 2.12.2021

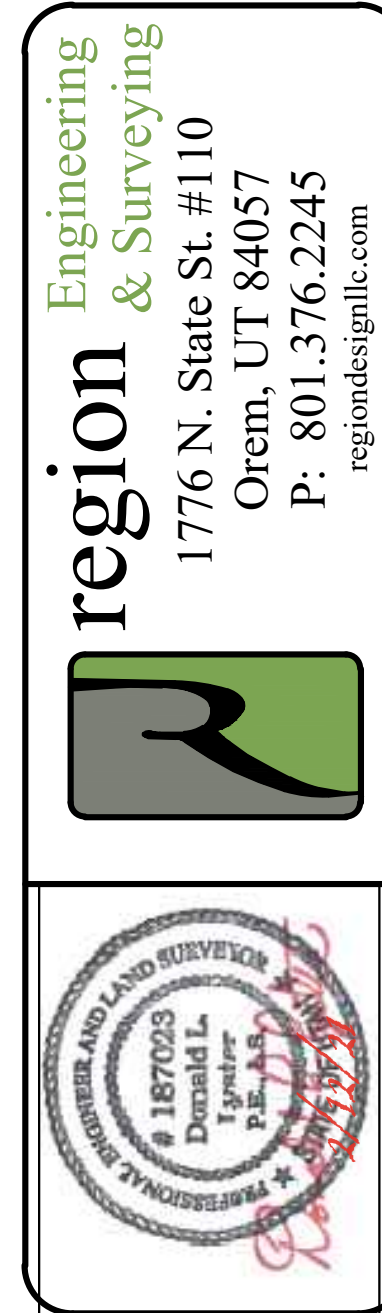
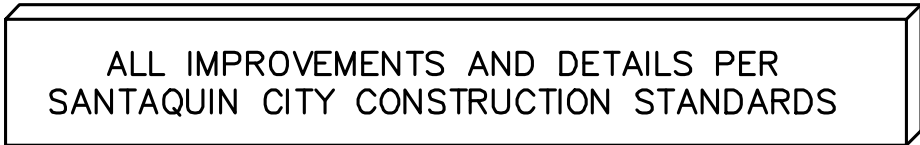
PROJECT #

REVISIONS:

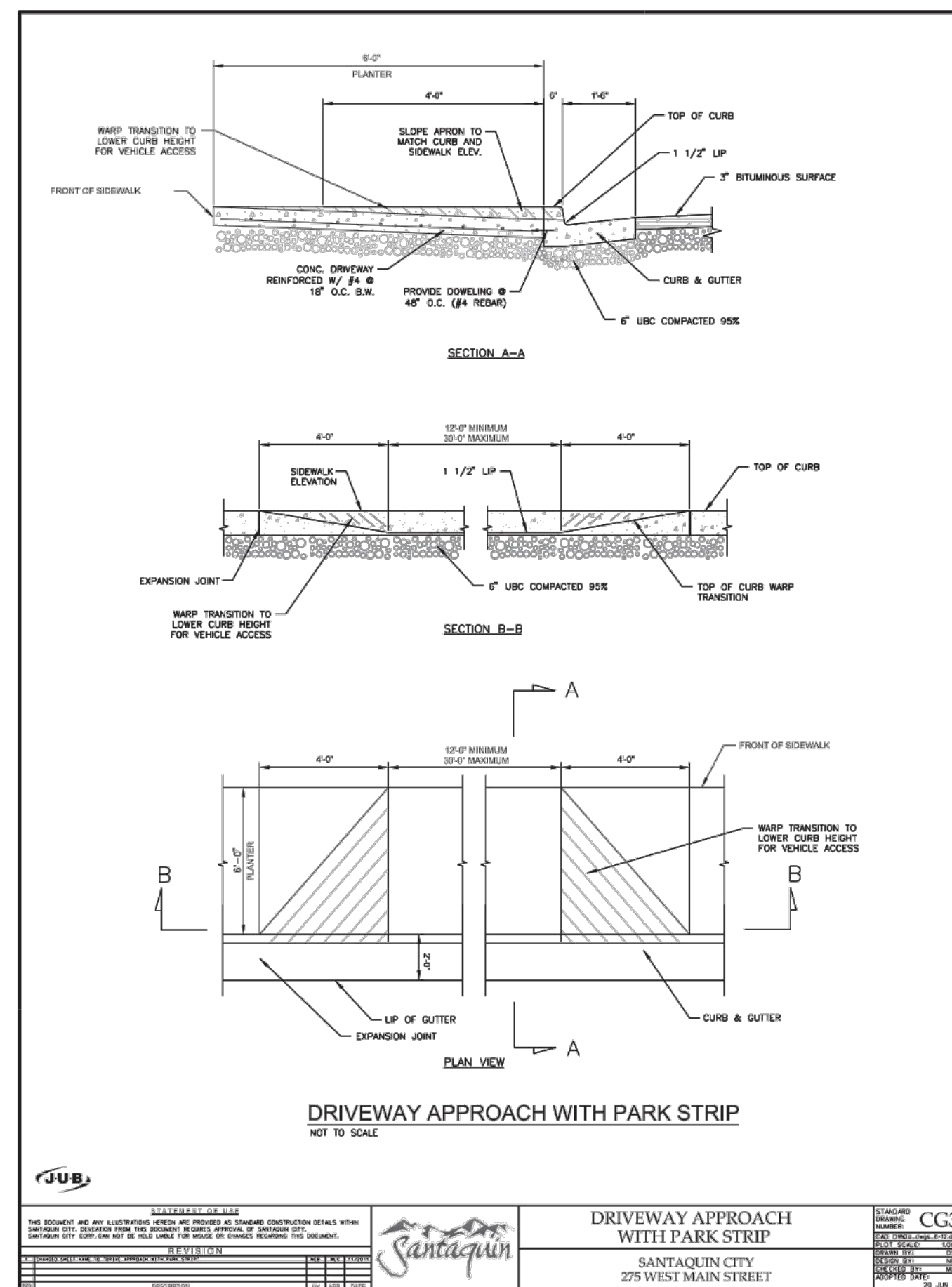
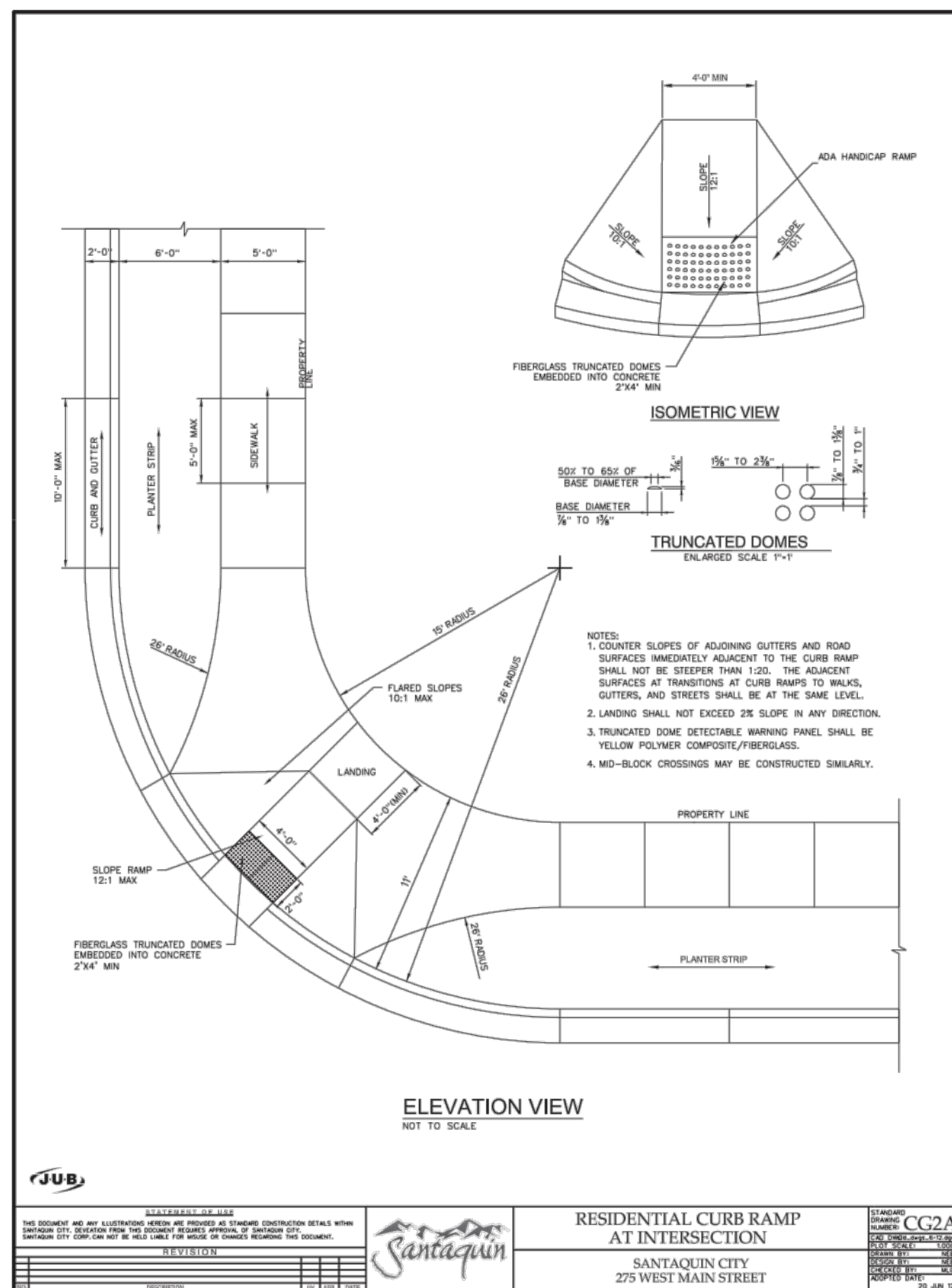
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SHEET NAME:  
EROSION CONTROL DETAILS  
SHEET:  
**EC-02**



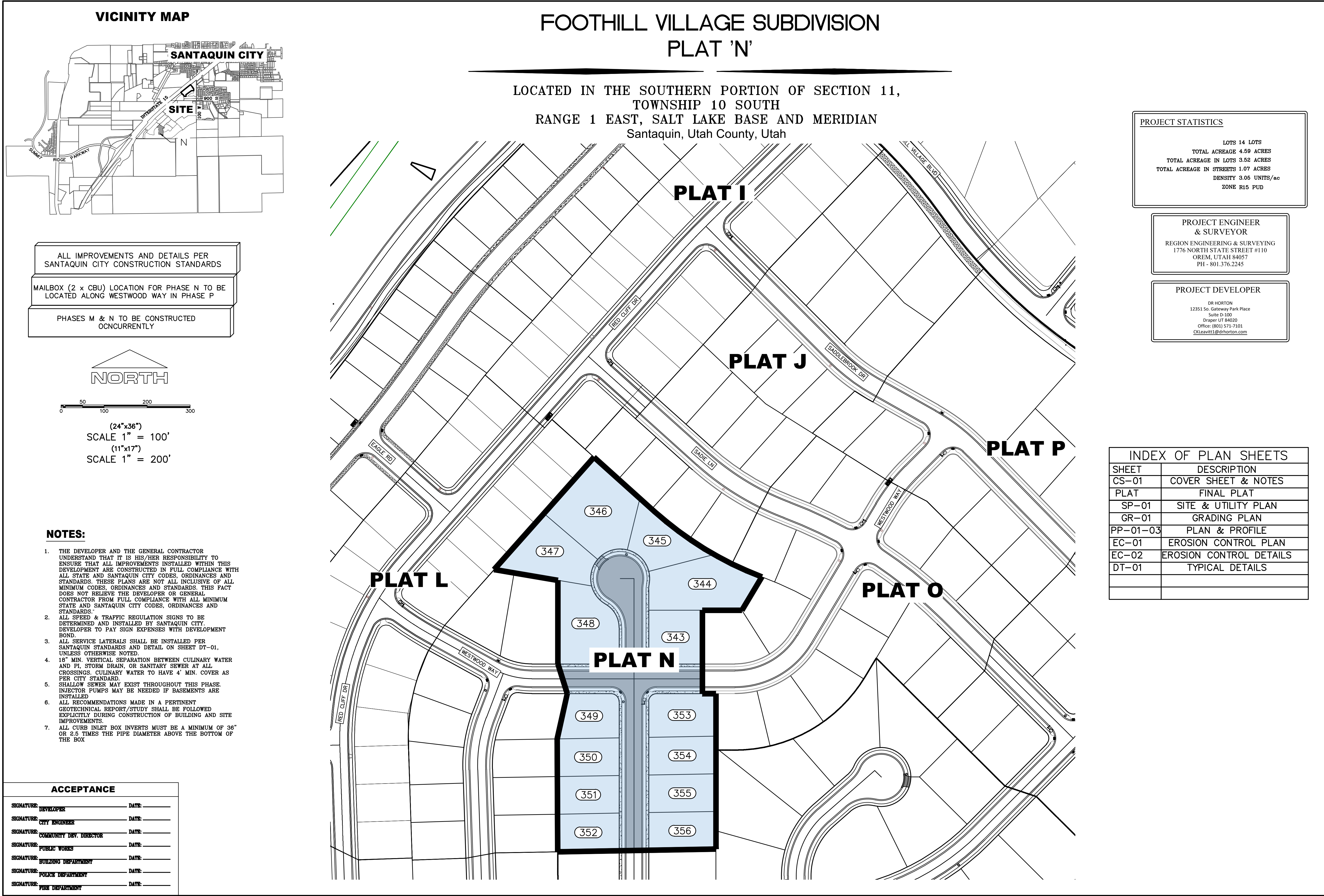


**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'M'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



DATE: 2.12.2021	
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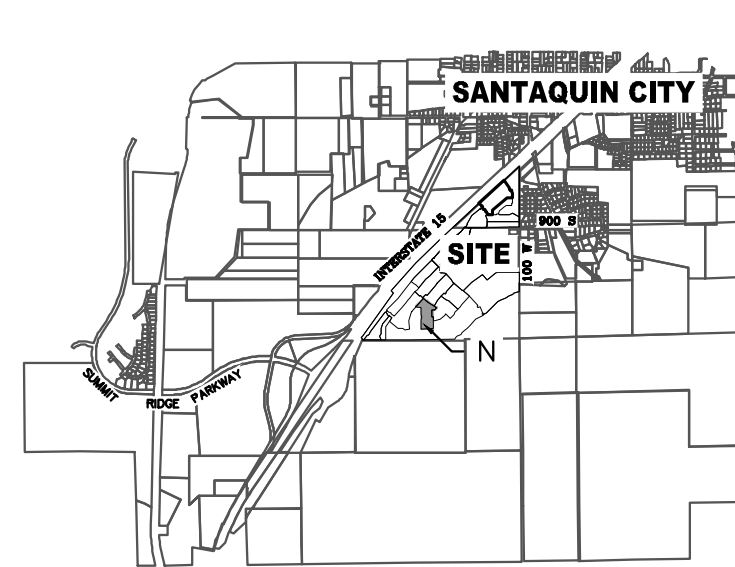




# FOOTHILL VILLAGE SUBDIVISION PLAT 'N'

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

## VICINITY MAP



## PROJECT STATISTICS

LOTS 14 LOTS  
TOTAL ACREAGE 4.59 ACRES  
TOTAL ACREAGE IN LOTS 3.52 ACRES  
TOTAL ACREAGE IN STREETS 1.07 ACRES  
DENSITY 3.05 UNITS/AC  
ZONE R15 PUD

## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 573-7101  
CKLeavitt1@drhorton.com

## PROJECT ENGINEER & SURVEYOR

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

**NORTH**

0 25 50 100 150

(24"x36")  
SCALE 1" = 50'

(11"x17")  
SCALE 1" = 100'

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'N' 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.

## NOTES:

1. S - TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. R - REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
3. (XXXX) ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

## 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 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- \_\_\_\_\_

## 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.

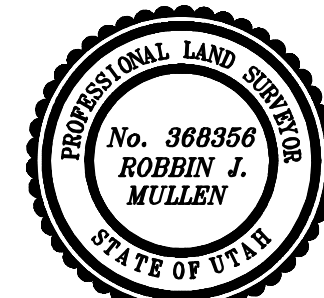
## Boundary Description

## PLAT 'N'

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 1913.66 FEET AND WEST 1968.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S. 30° 56' 15" W FOR A DISTANCE OF 72.39 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" W FOR A DISTANCE OF 73.55 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 155.00 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 25.18 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 289.02 FEET TO A POINT ON A LINE. THENCE, S 88° 59' 33" W FOR A DISTANCE OF 294.24 FEET TO A POINT ON A LINE. THENCE, N 00° 17' 32" W FOR A DISTANCE OF 210.02 FEET TO A POINT ON A LINE. THENCE, N 12° 30' 21" E FOR A DISTANCE OF 86.22 FEET TO A POINT ON A LINE. THENCE, N 17° 29' 50" W FOR A DISTANCE OF 57.67 FEET TO A POINT ON A LINE. THENCE, N 00° 00' 00" E FOR A DISTANCE OF 155.66 FEET TO A POINT ON A LINE. THENCE, N 80° 25' 21" W FOR A DISTANCE OF 120.25 FEET TO A POINT ON A LINE. THENCE, N 41° 38' 38" E FOR A DISTANCE OF 278.58 FEET TO A POINT ON A LINE. THENCE, S 48° 04' 44" E FOR A DISTANCE OF 151.53 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 15° 45' 06", HAVING A RADIUS OF 632.50 FEET, AND WHOSE LONG CHORD BEARS S 55° 57' 17" E FOR A DISTANCE OF 173.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 05° 31' 22", HAVING A RADIUS OF 632.56 FEET, AND WHOSE LONG CHORD BEARS S 68° 35' 31" E FOR A DISTANCE OF 60.95 FEET TO THE POINT OF BEGINNING

CONTAINS: ±4.59 ACRES AND 14 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 HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED MAYOR OF SANTAQUIN

ATTEST

ENGINEER  
(See Seal Below)

CLERK-RECORDER  
(See Seal Below)

# FOOTHILL VILLAGE SUBDIVISION PLAT 'N'

SCALE: 1" = 50 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

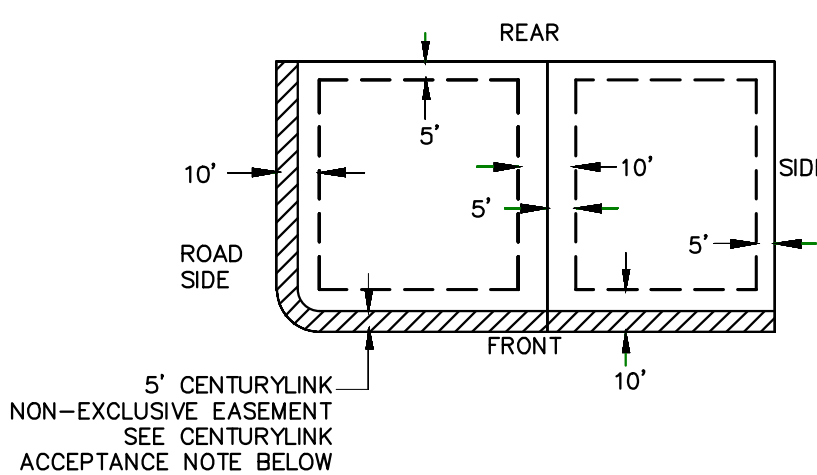
This form approved by Utah County and the municipalities therein.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	173.88'	632.50'	173.34'	S55°57'17"E	15°45'06"
C2	60.97'	632.56'	60.95'	S66°35'31"E	5°31'22"
C3	136.60'	632.50'	136.33'	S54°15'57"E	12°22'26"
C4	60.97'	632.56'	60.95'	S66°35'31"E	5°31'22"
C5	37.29'	632.50'	37.28'	S62°08'30"E	3°22'40"
C6	23.56'	15.00'	21.21'	N45°00'00"W	90°00'00"
C7	23.56'	15.00'	21.21'	S45°00'00"W	90°00'00"
C8	23.56'	15.00'	21.21'	S45°00'00"E	90°00'00"
C9	9.91'	50.00'	9.89'	S5°40'36"W	11°21'12"
C10	24.72'	55.00'	24.51'	S1°31'23"E	25°45'12"
C11	59.37'	55.00'	56.53'	S45°19'32"E	61°51'05"
C12	60.73'	55.00'	57.69'	N72°07'08"E	63°15'36"
C13	52.84'	55.00'	50.83'	N12°58'00"E	55°02'41"
C14	43.89'	55.00'	42.74'	N37°25'05"W	45°43'28"
C15	52.60'	50.00'	50.21'	N30°08'24"W	60°16'49"
C16	23.56'	15.00'	21.21'	N45°00'00"E	90°00'00"

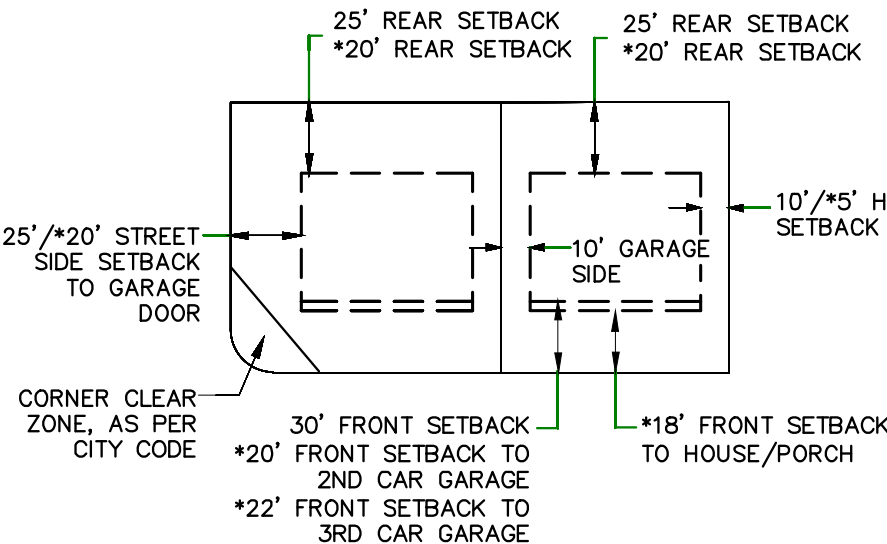
## LEGEND

- 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)

## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)



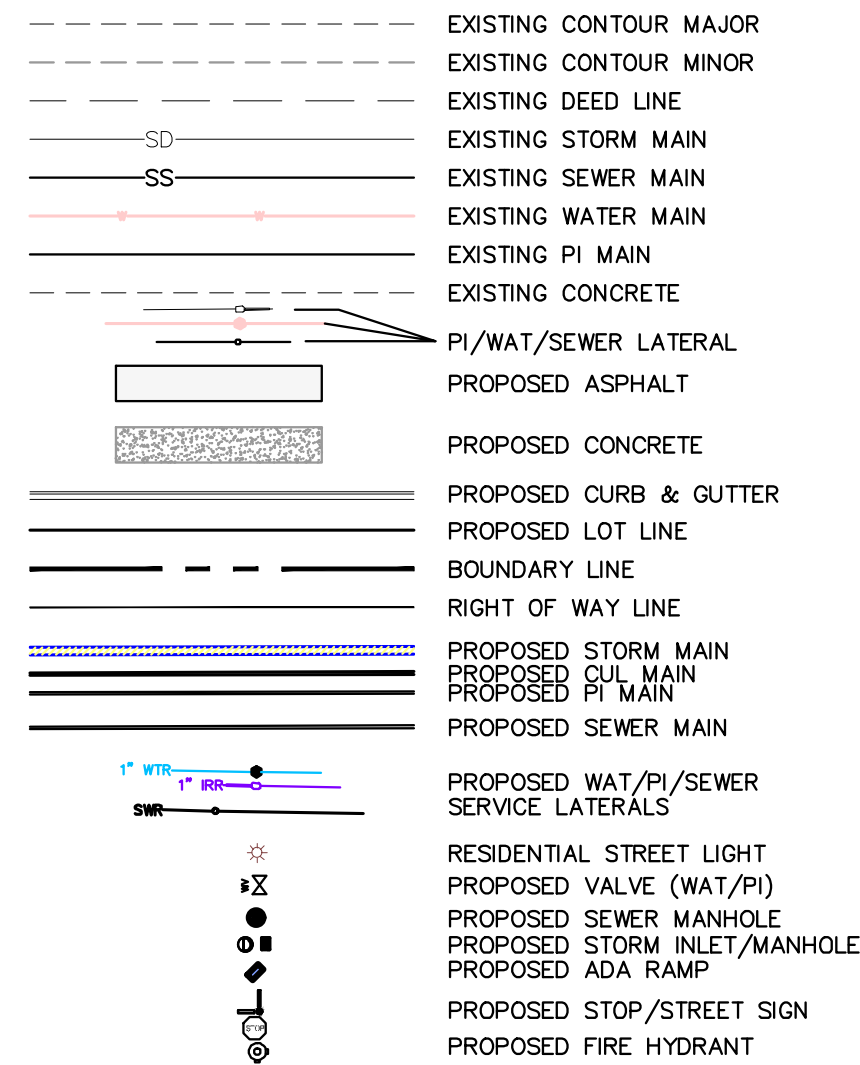
\*FOR LOTS LESS THAN 110' IN DEPTH



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

- 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)

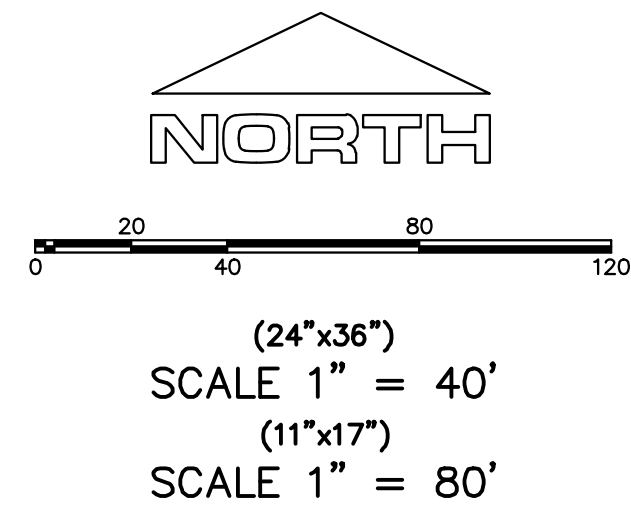
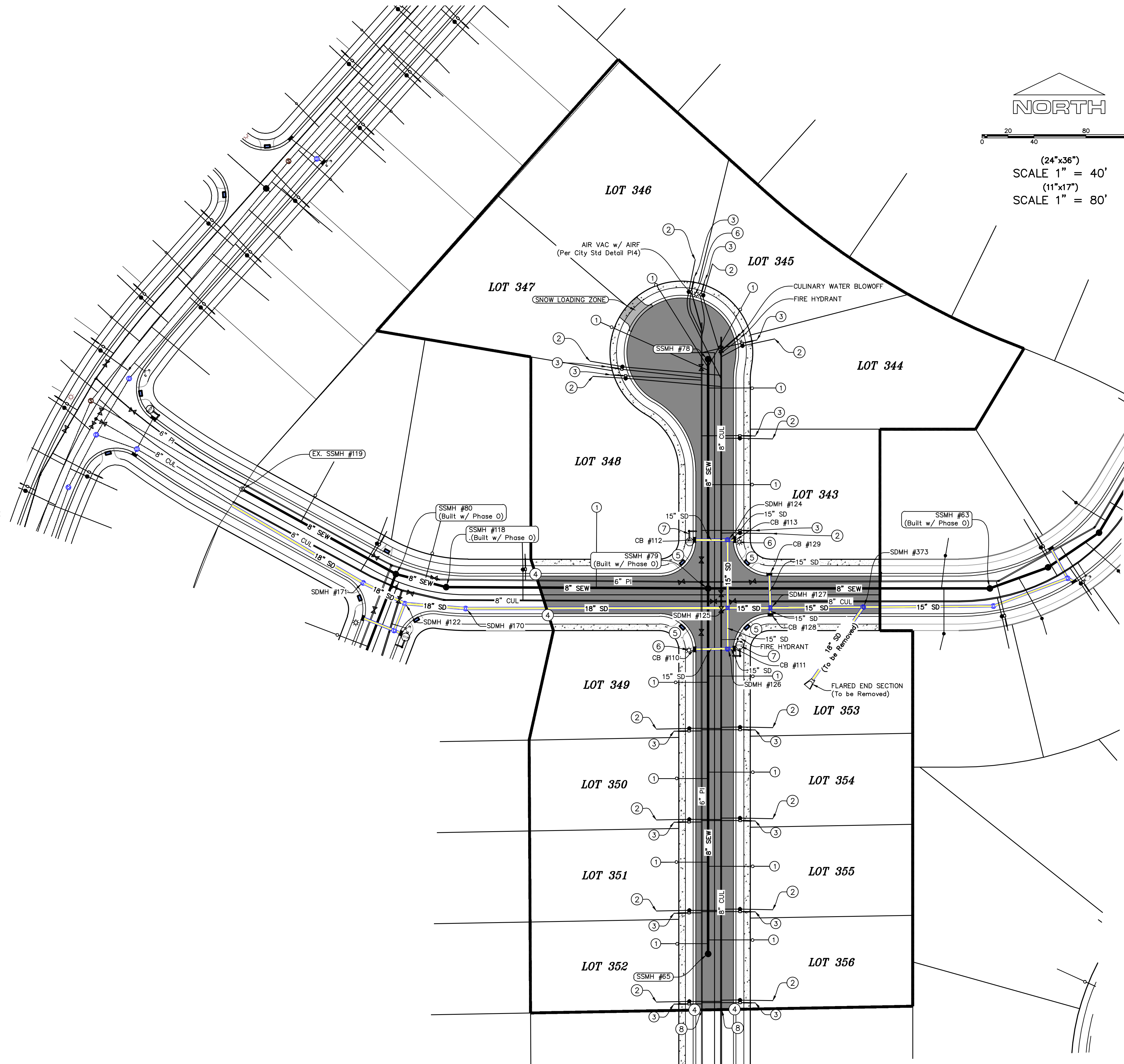
LEGEND



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

MAILBOX (2 x CBU) LOCATION FOR PHASE N TO BE LOCATED ALONG WESTWOOD WAY IN PHASE P

PHASES M & N TO BE CONSTRUCTED OCNCURRENTLY



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. Taylor  
P.L.L.C.

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'N'

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

DATE:2.12.2021  
PROJECT #

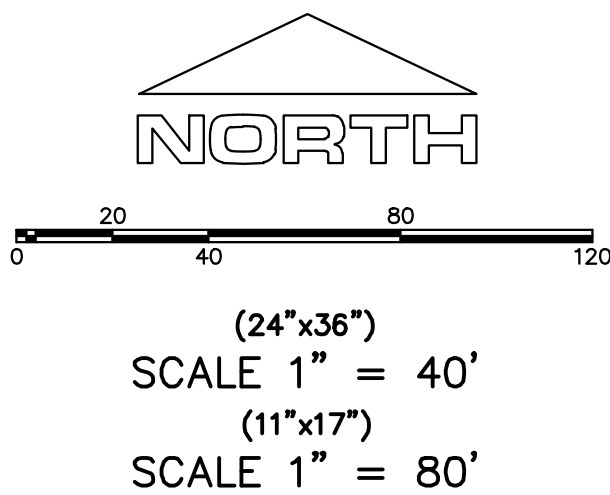
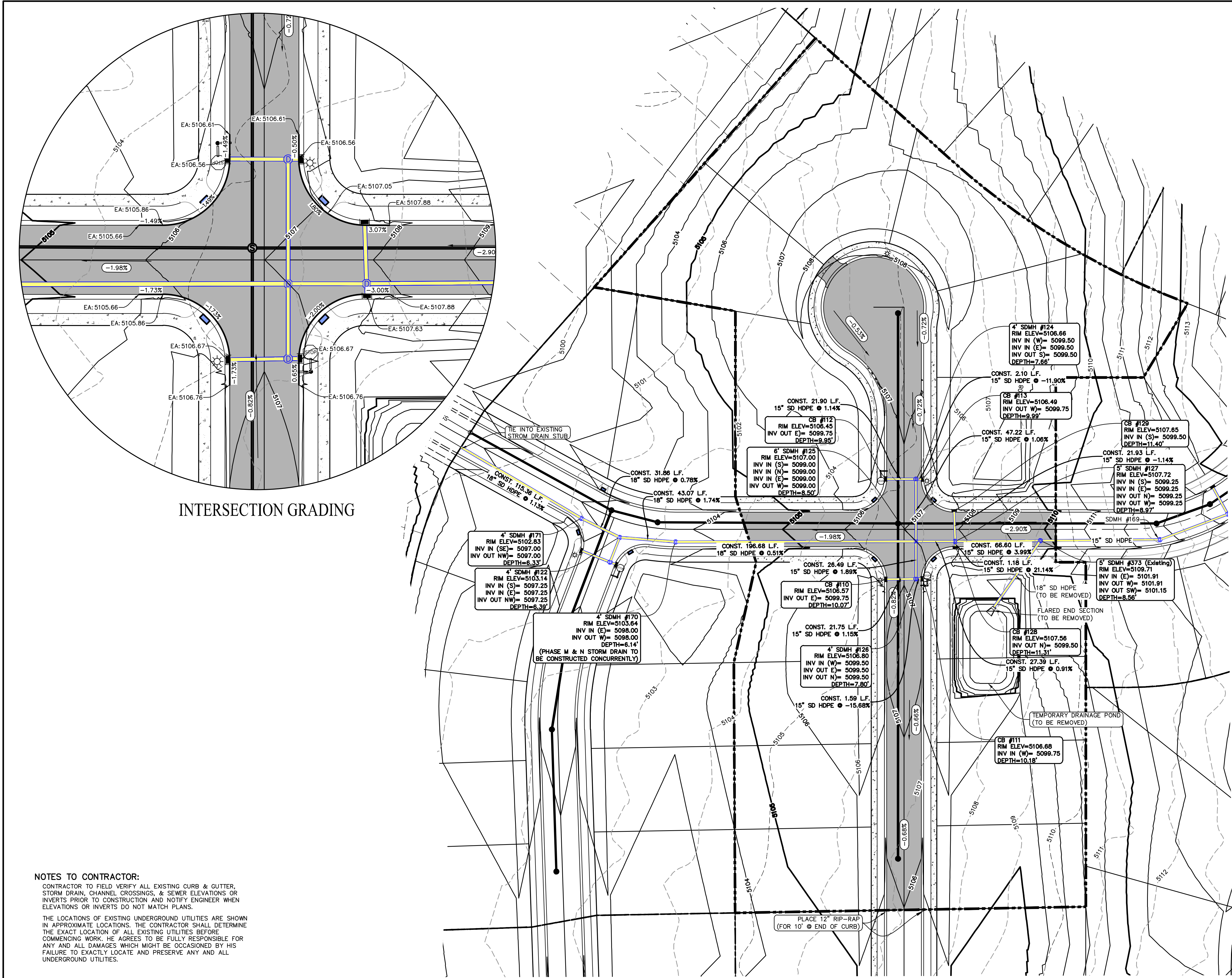
REVISIONS:

1	
2	
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SHEET NAME:  
SITE/UTILITY PLAN

SHEET:  
SP-01





INTERSECTION GRADING

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:

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

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

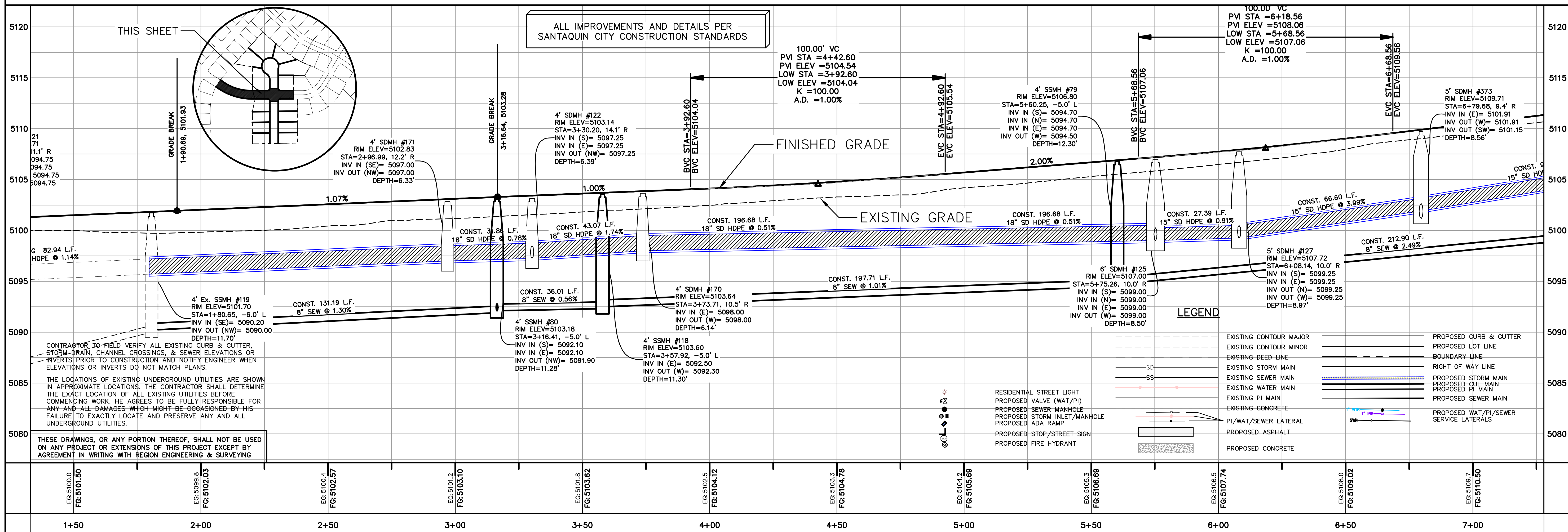
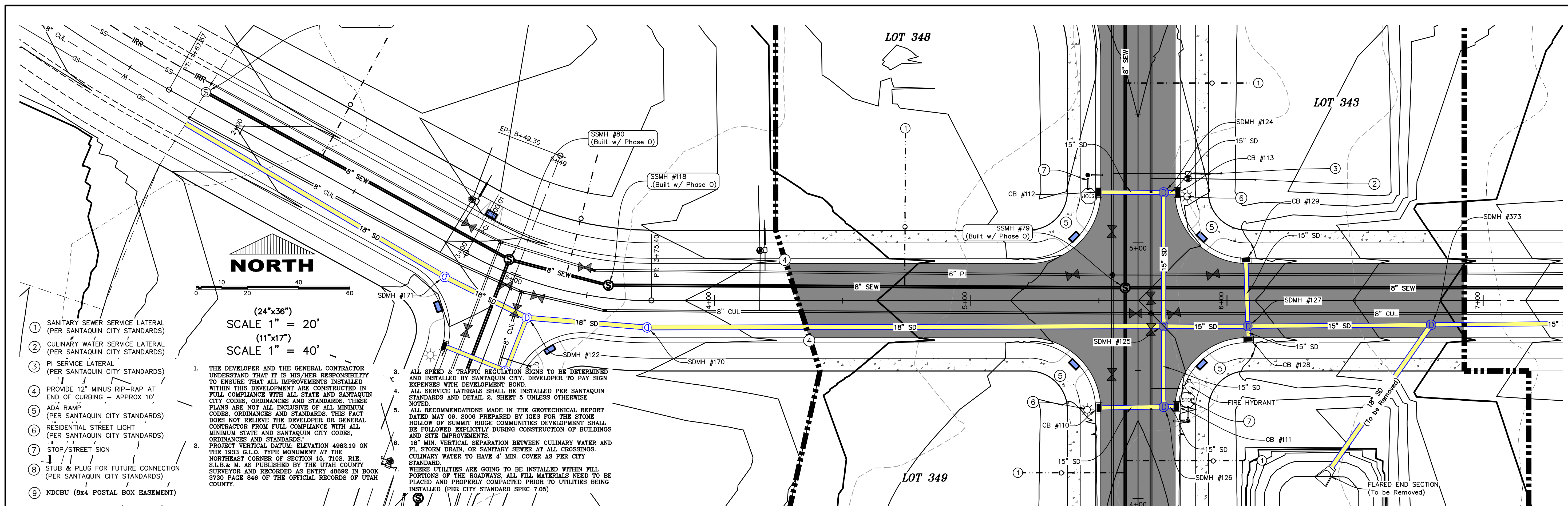
DATE: 2.12.2021  
PROJECT #

REVISIONS:

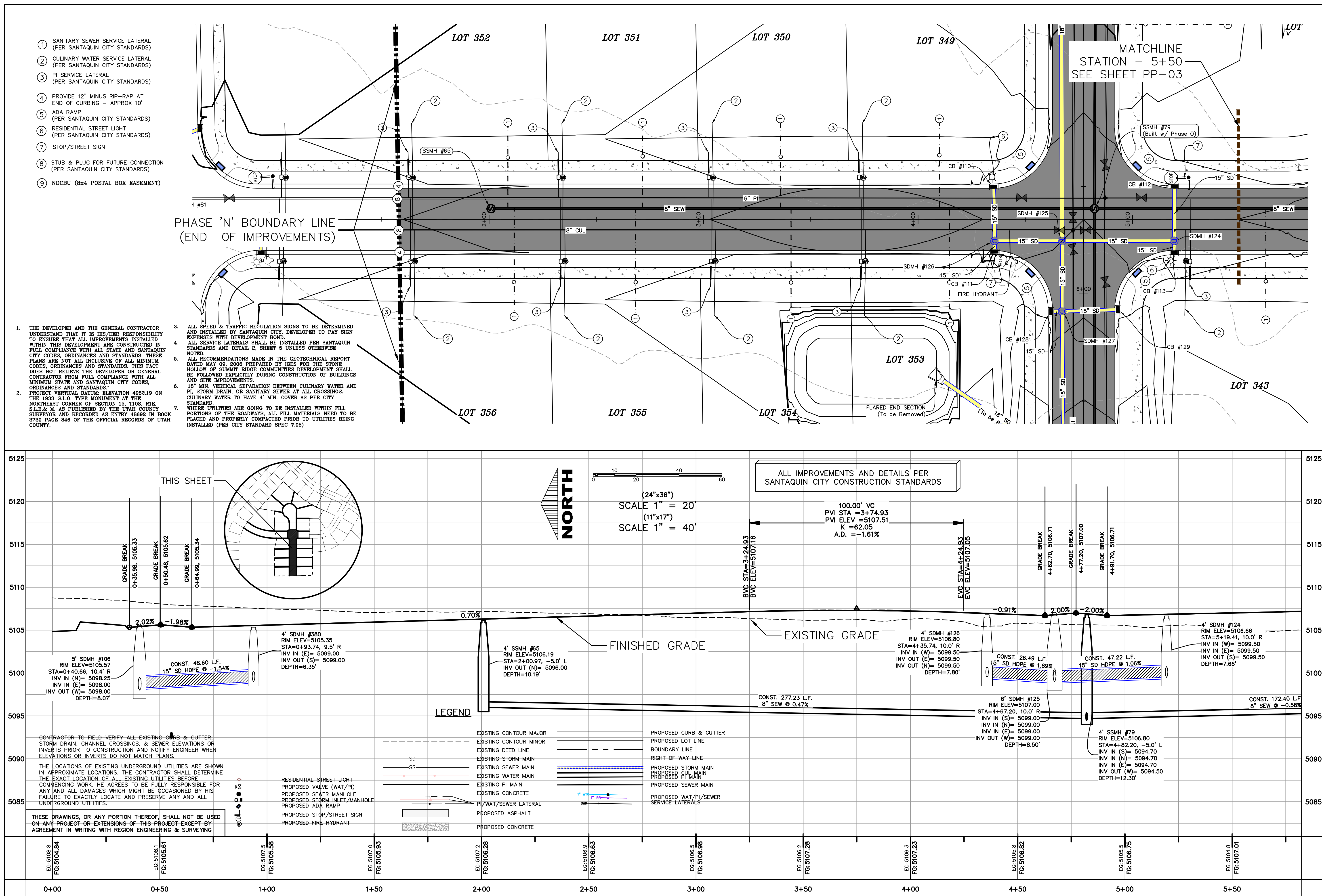
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SHEET NAME:  
GRADING PLAN  
SHEET:  
**GR-01**





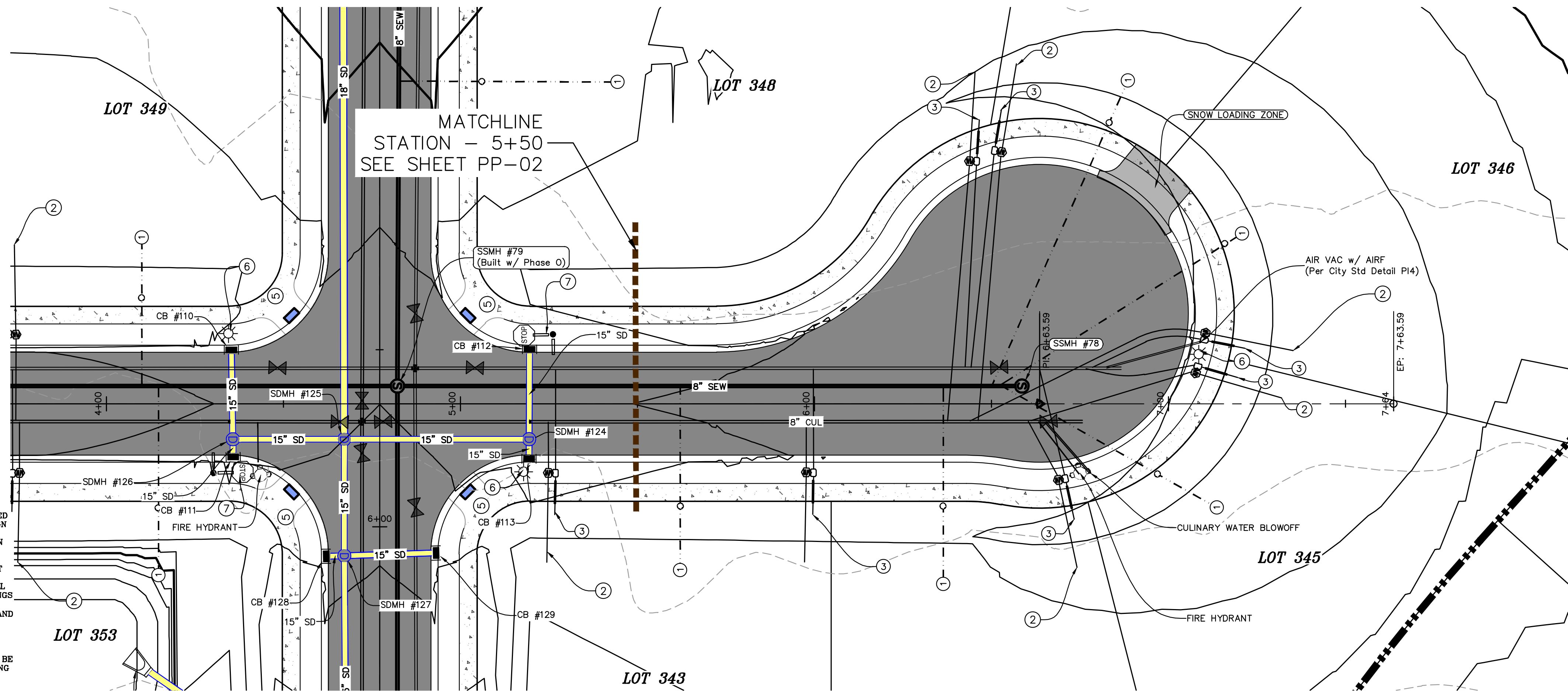




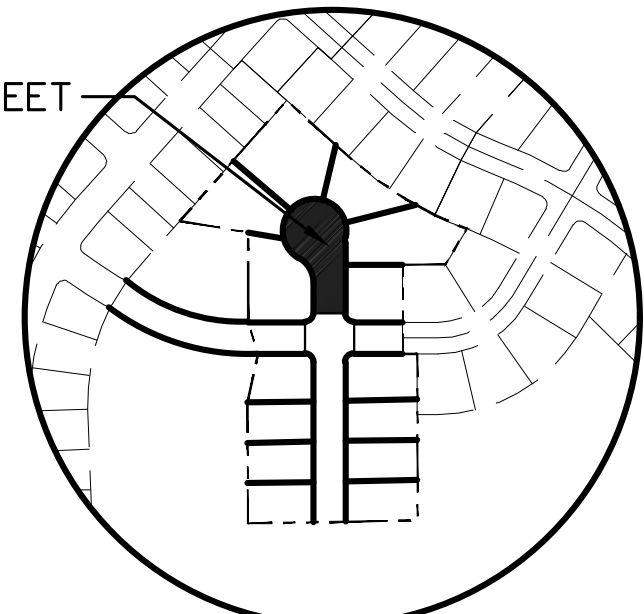


- ① SANITARY SEWER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ③ PI SERVICE LATERAL  
(PER SANTAQUIN CITY STANDARDS)
- ④ PROVIDE 12" MINUS RIP-RAP AT  
END OF CURBING - APPROX 10'
- ⑤ ADA RAMP  
(PER SANTAQUIN CITY STANDARDS)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

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2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 46992 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
5. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED MAY 09, 2006 PREPARED BY IOFS FOR THE STONE HOLLOW OF SUMMIT RIDGE COMMUNITIES DEVELOPMENT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
6. 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.
7. WHERE UTILITIES ARE GOING TO BE INSTALLED WITHIN FILL PORTIONS OF THE ROADWAYS, ALL FILL MATERIALS NEED TO BE PLACED AND PROPERLY COMPACTED PRIOR TO UTILITIES BEING INSTALLED (PER CITY STANDARD SPEC 7.05)



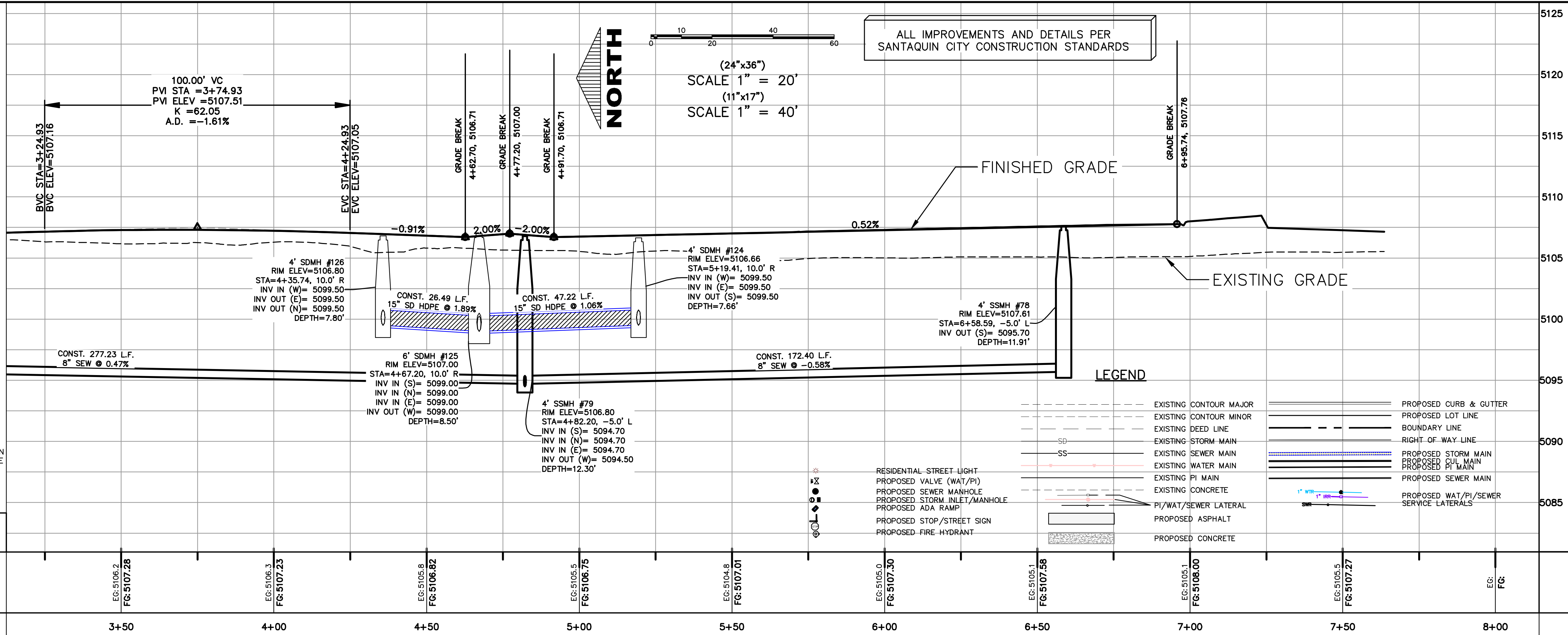
THIS SHEET



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.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH REGION ENGINEERING & SURVEYING



## LEGEND

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

DATE:2.12.2021

PROJECT #

REVISIONS:

1  
2  
3

SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-03

**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'N'**

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

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







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 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 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 PERMITS.
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 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 THE DRAWING, 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.

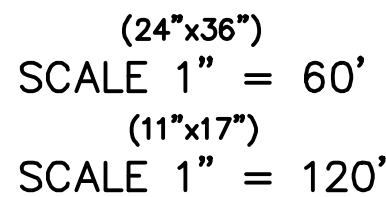
ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVED 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 DRIVE, INGRESS, EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGN 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

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

Cell Phone Contact ####-####-####  
(4\* Bold Numbers)

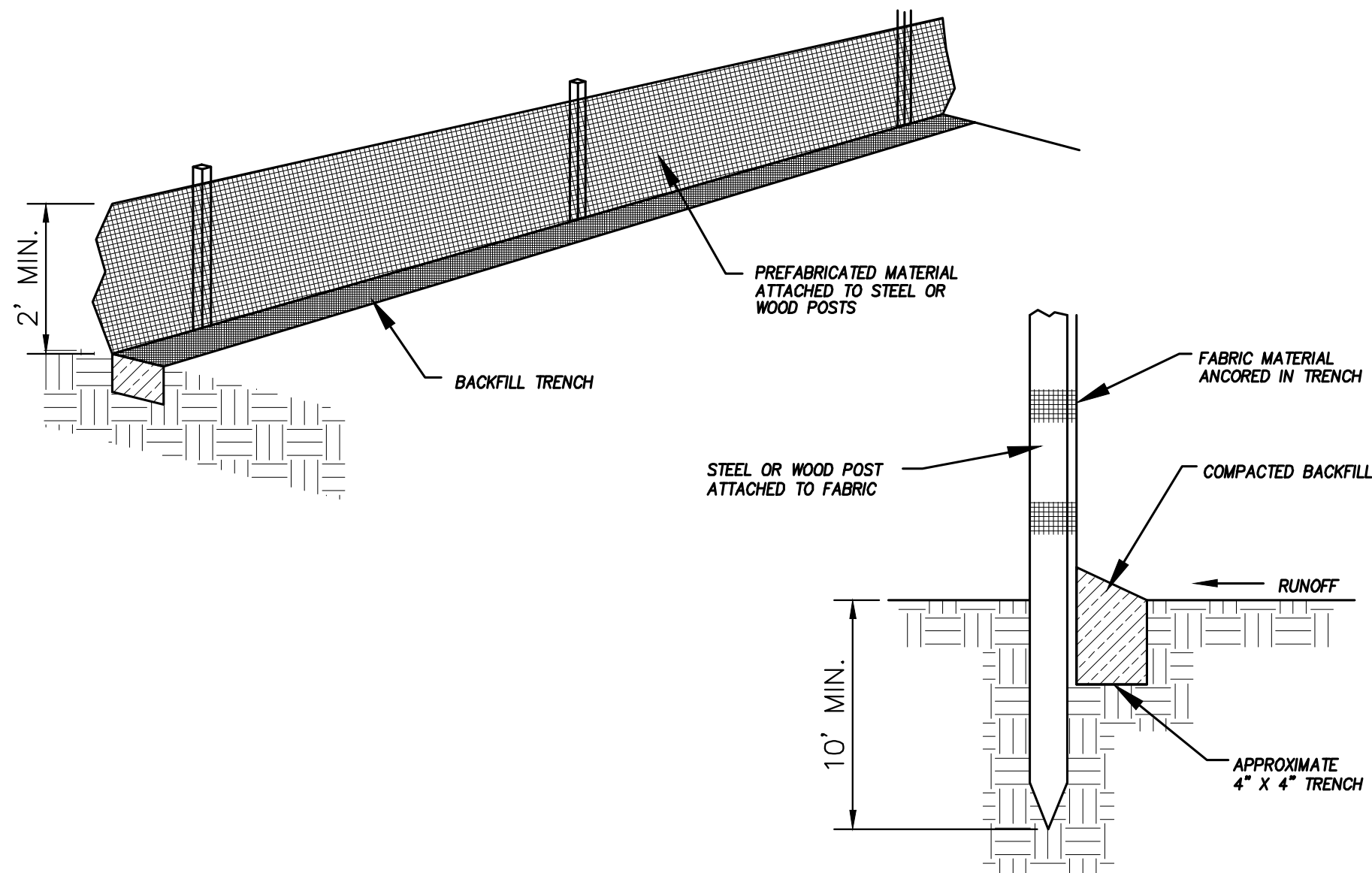


BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS 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	BEGINING OF GRADING CONSTRUCTION TO PLACEMENT OF ASPHALT

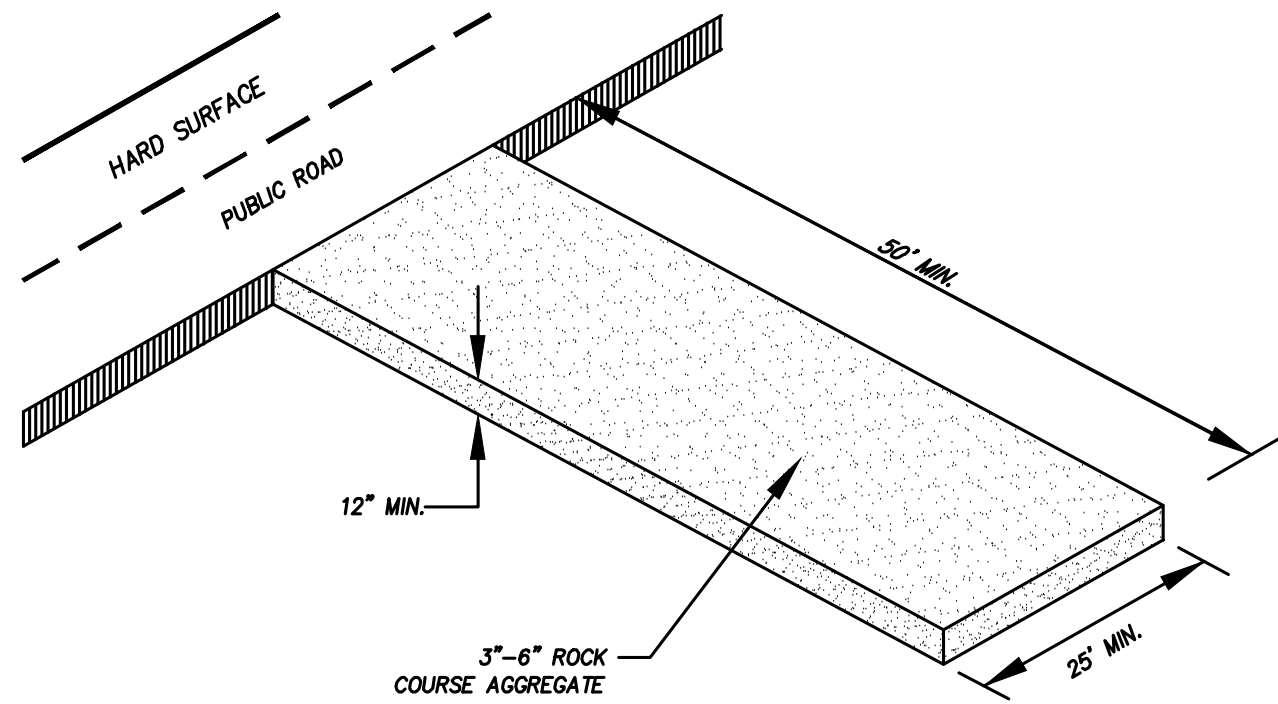
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EC-01

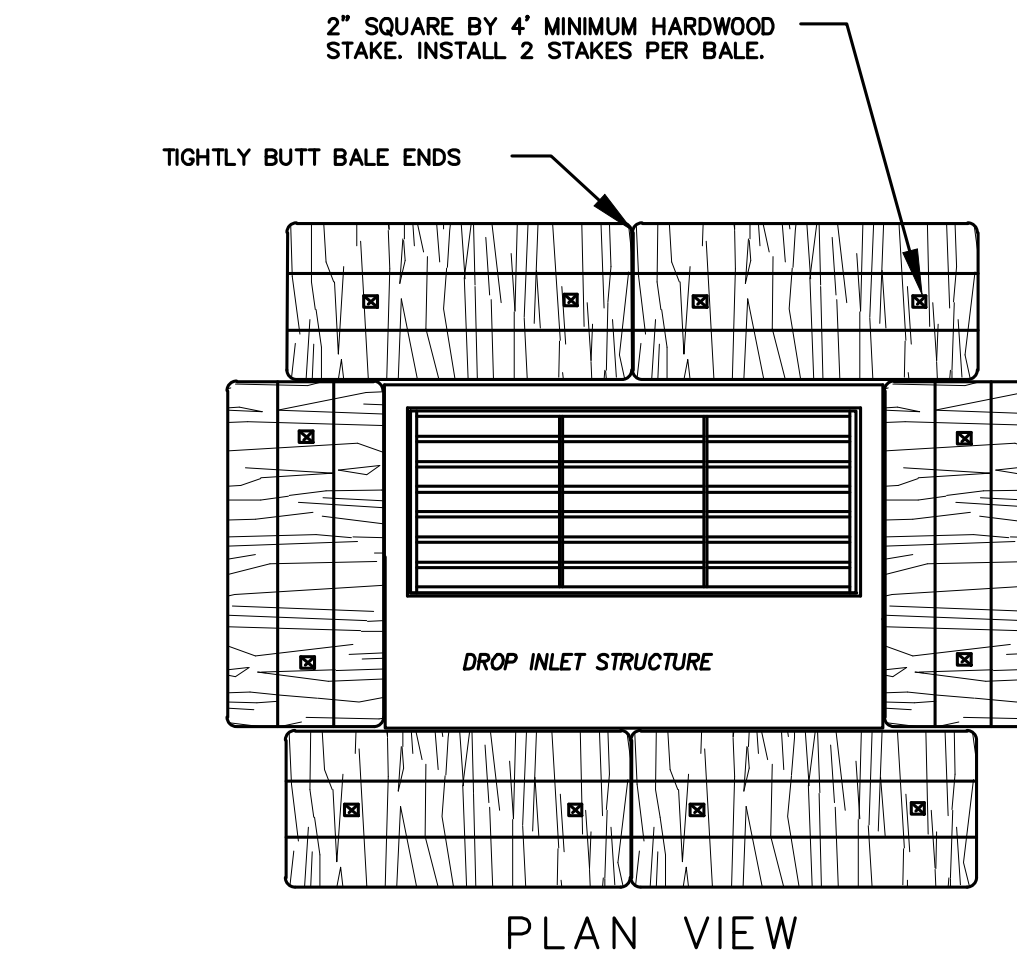




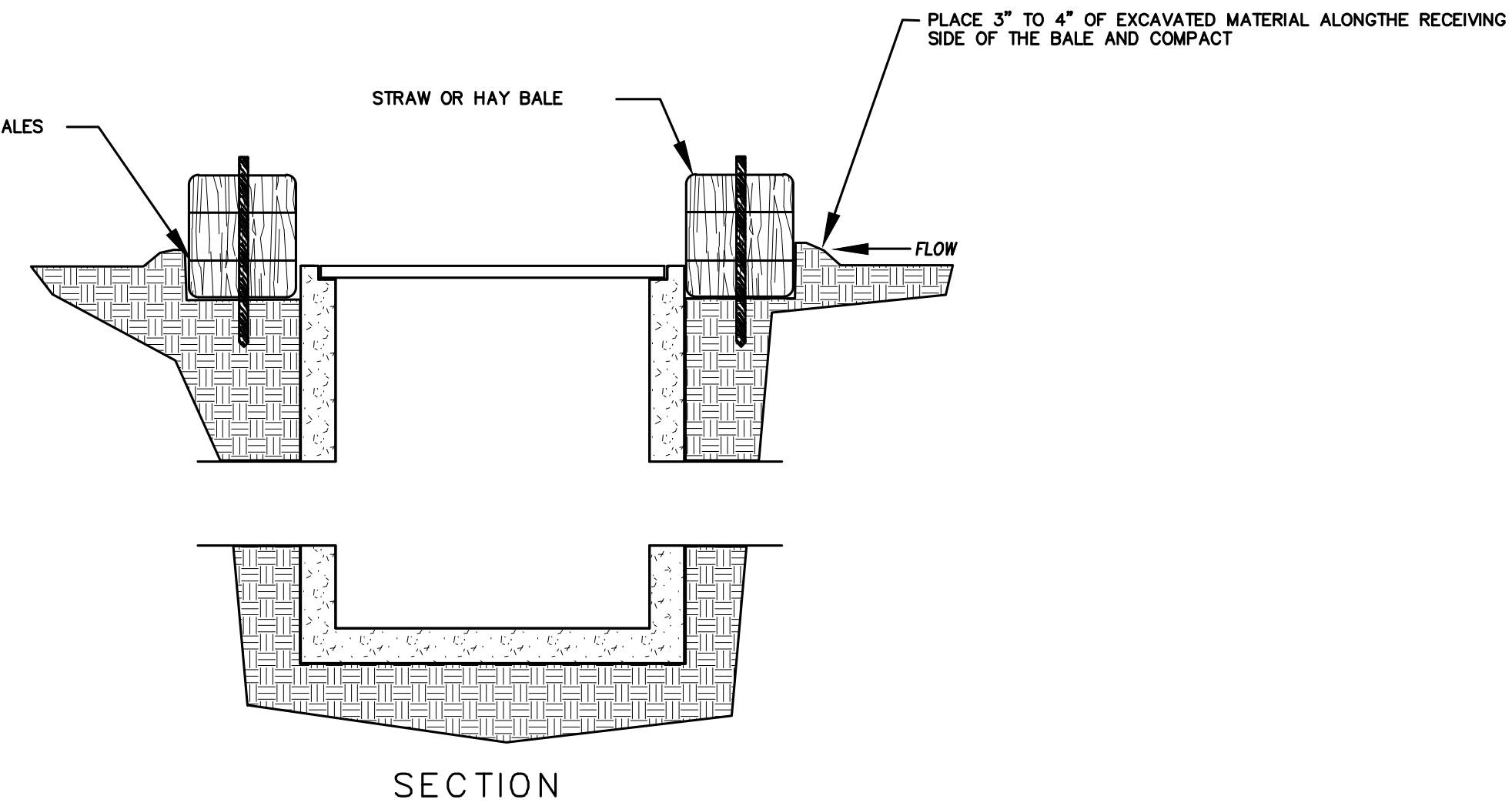
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



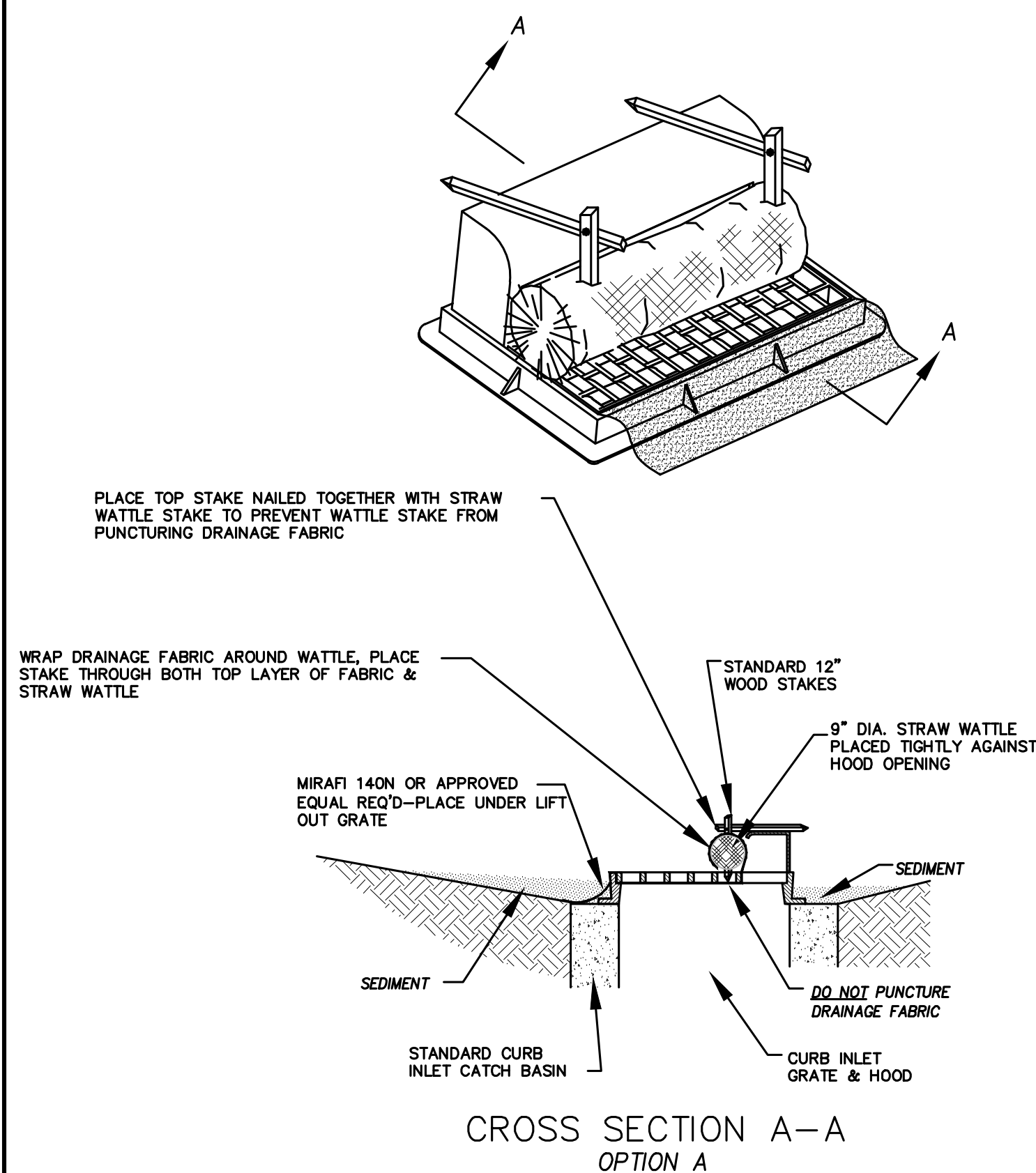
PLAN VIEW



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

#### EROSION CONTROL NOTES

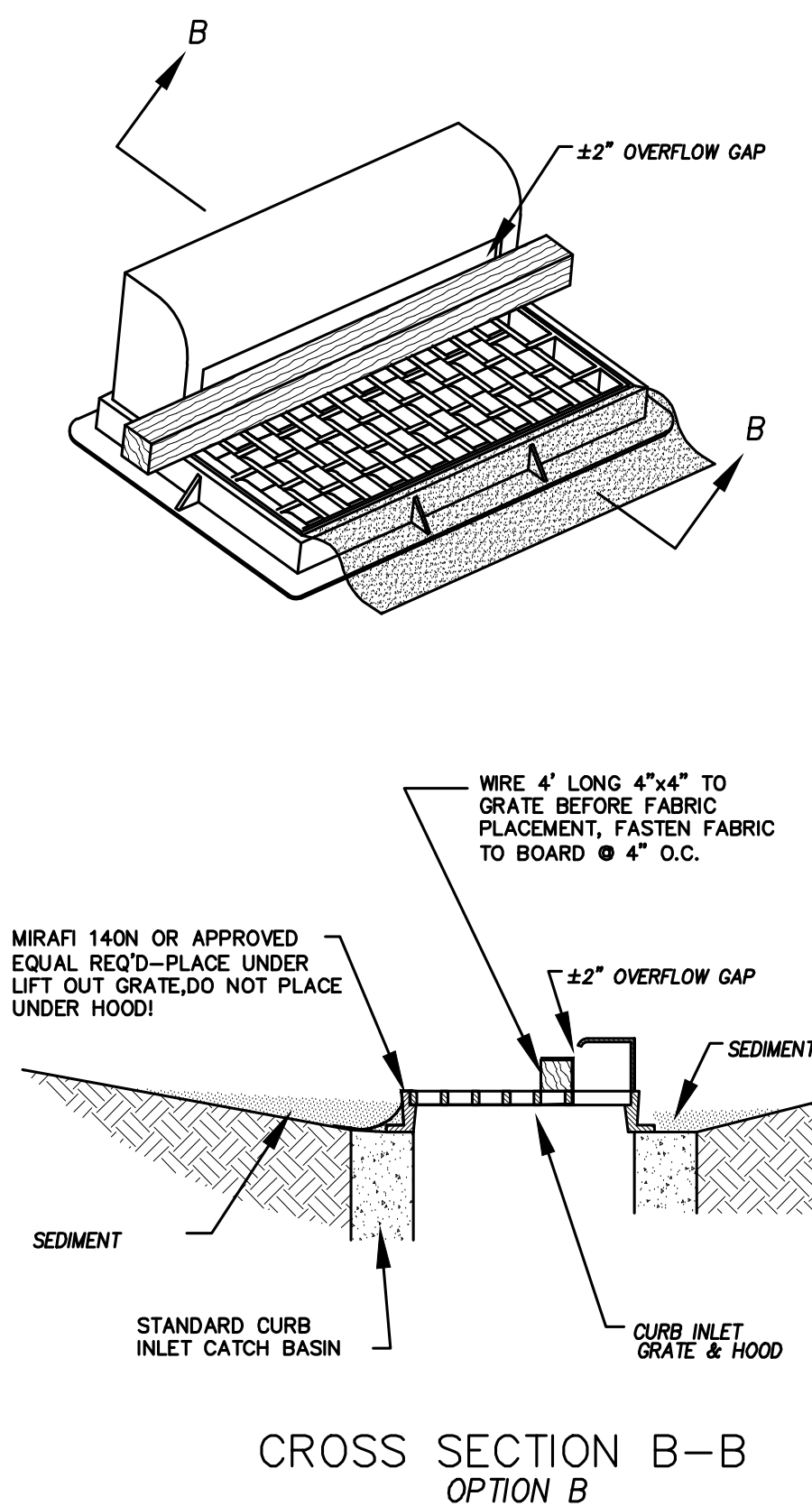
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR 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 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  
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FOOTHILL VILLAGE SUBDIVISION  
PLAT 'N'

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

DATE: 2.12.2021

PROJECT #

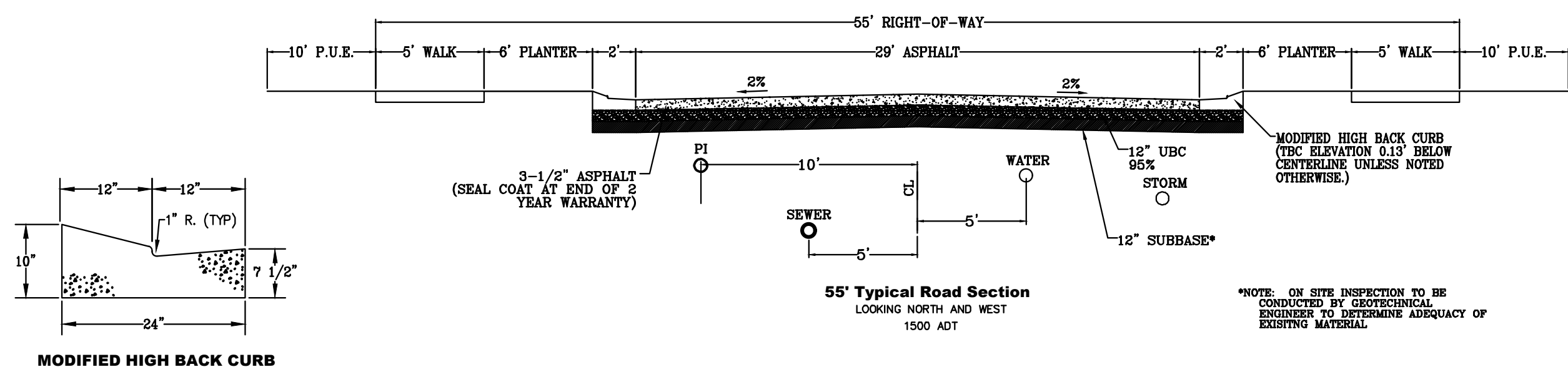
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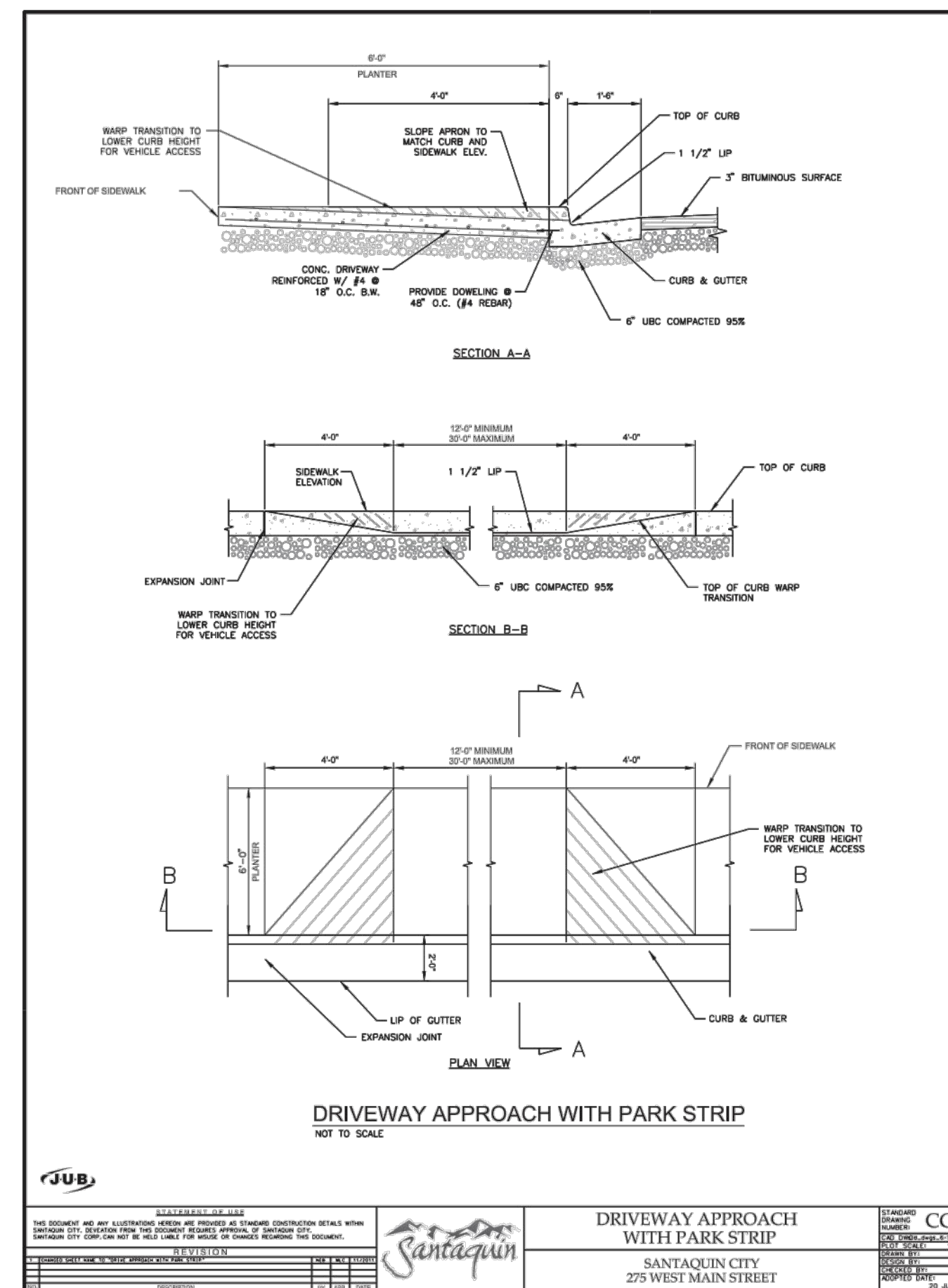
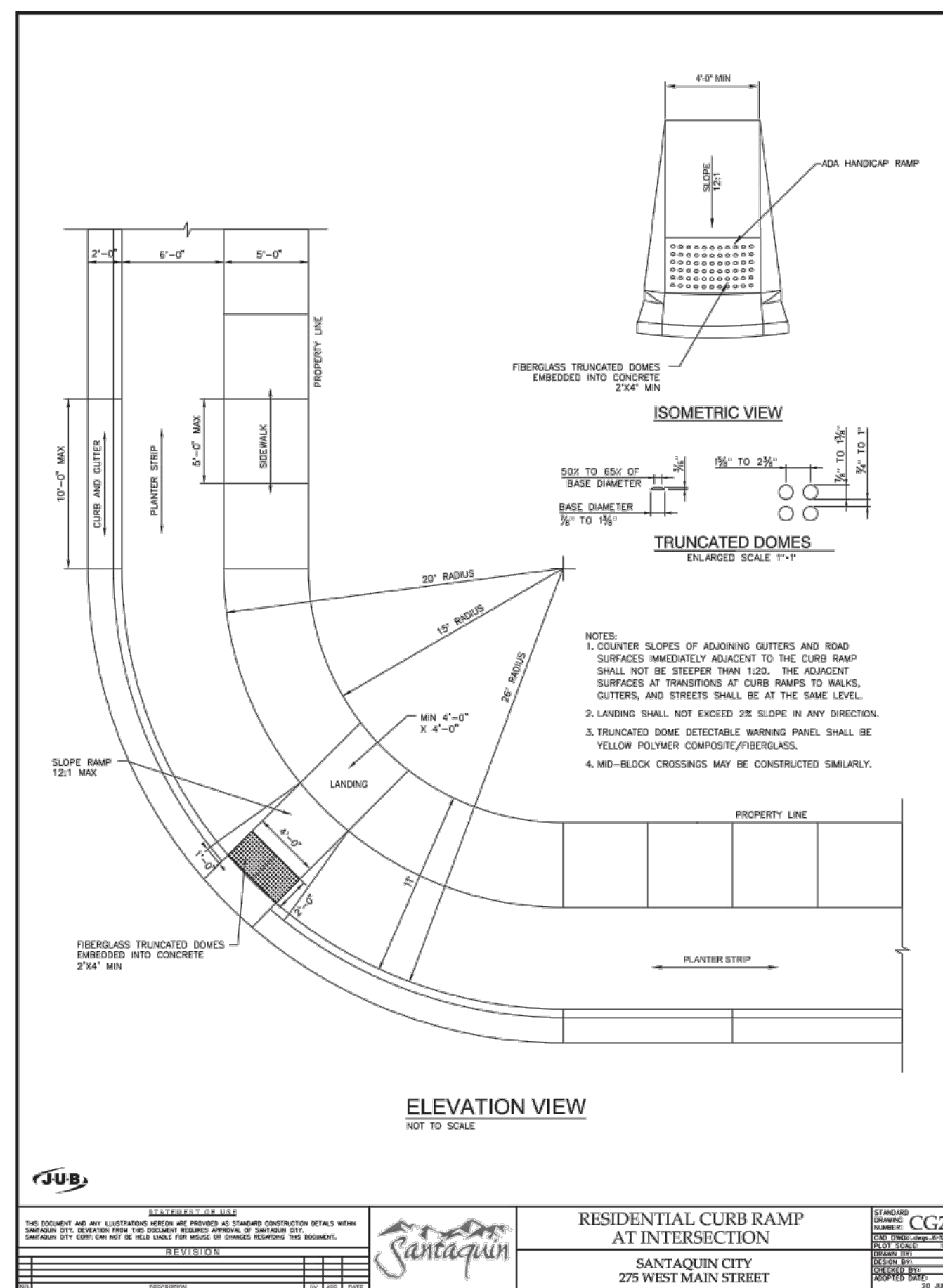
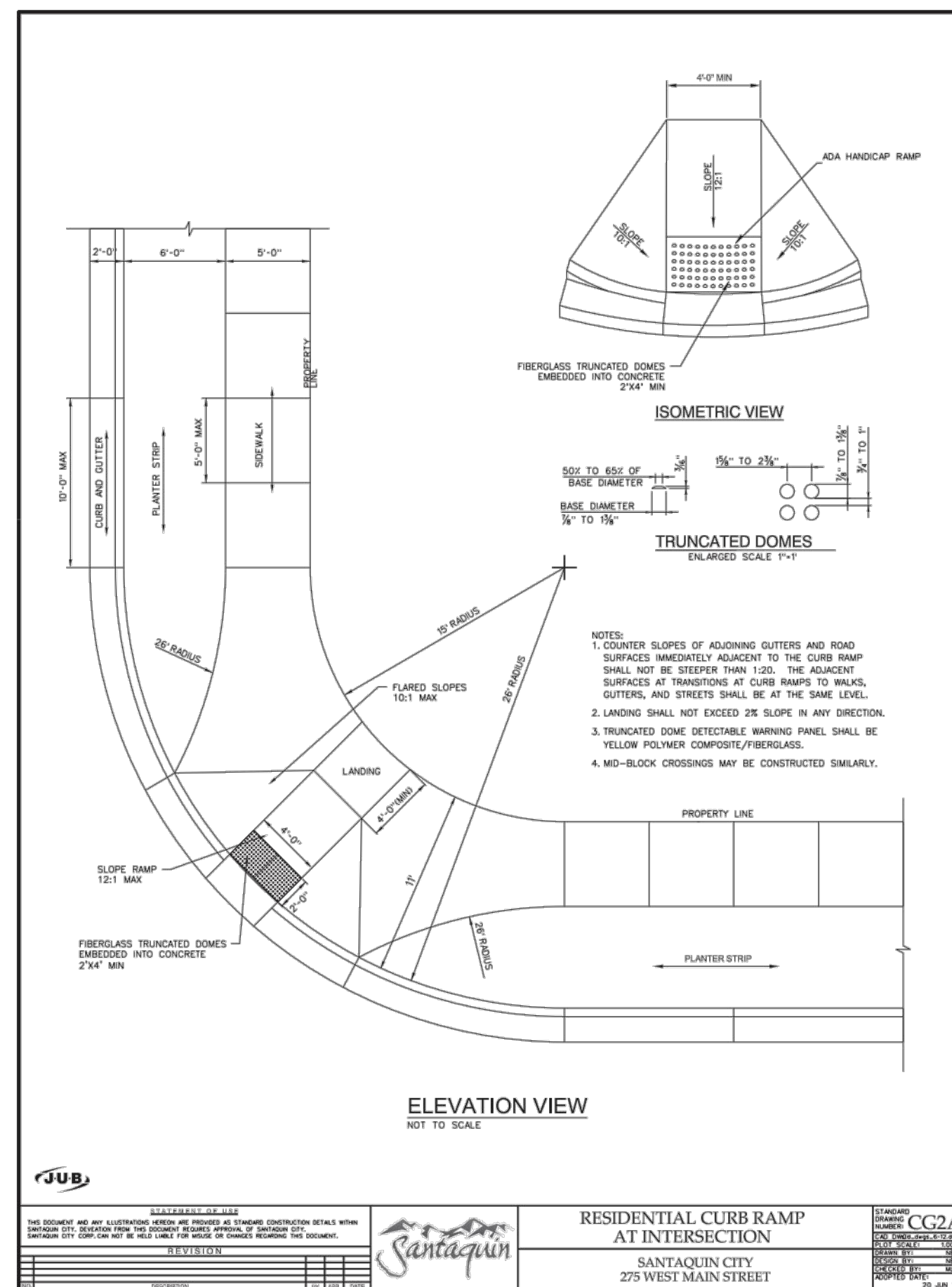
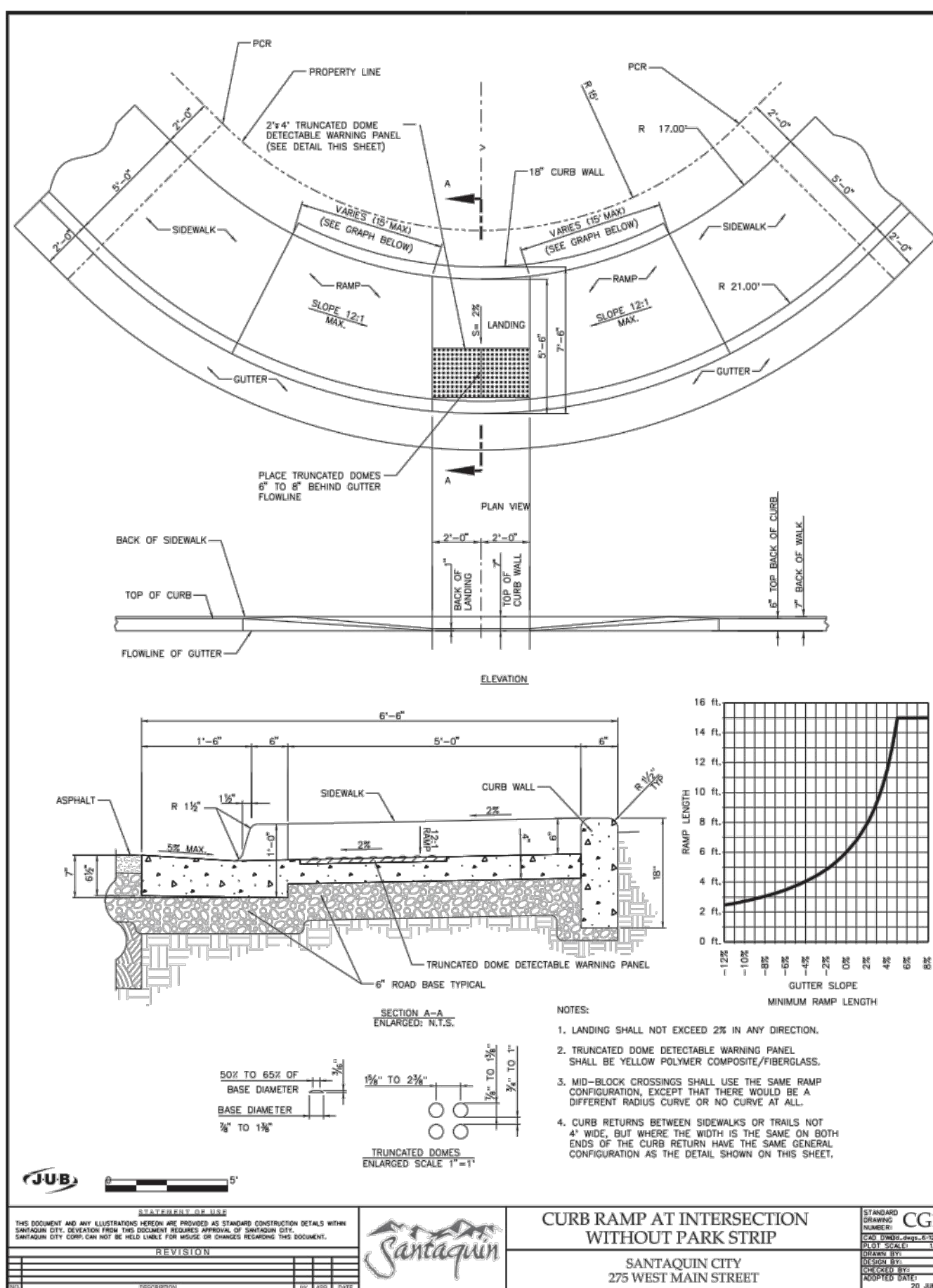
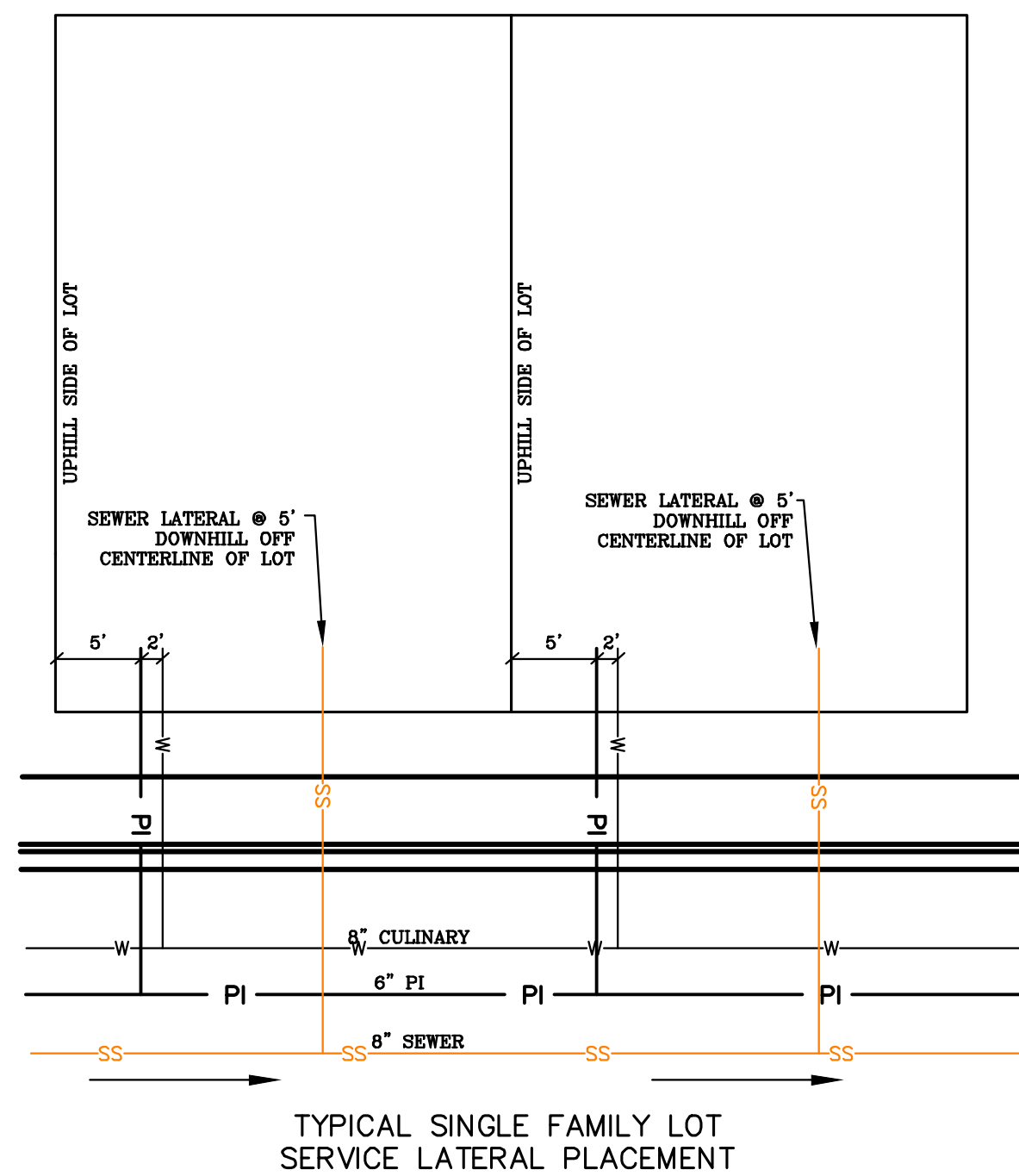
SHEET NAME:  
EROSION CONTROL DETAILS

SHEET:  
EC-02





ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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

DATE: 2.12.2021

PROJECT #

REVISIONS:

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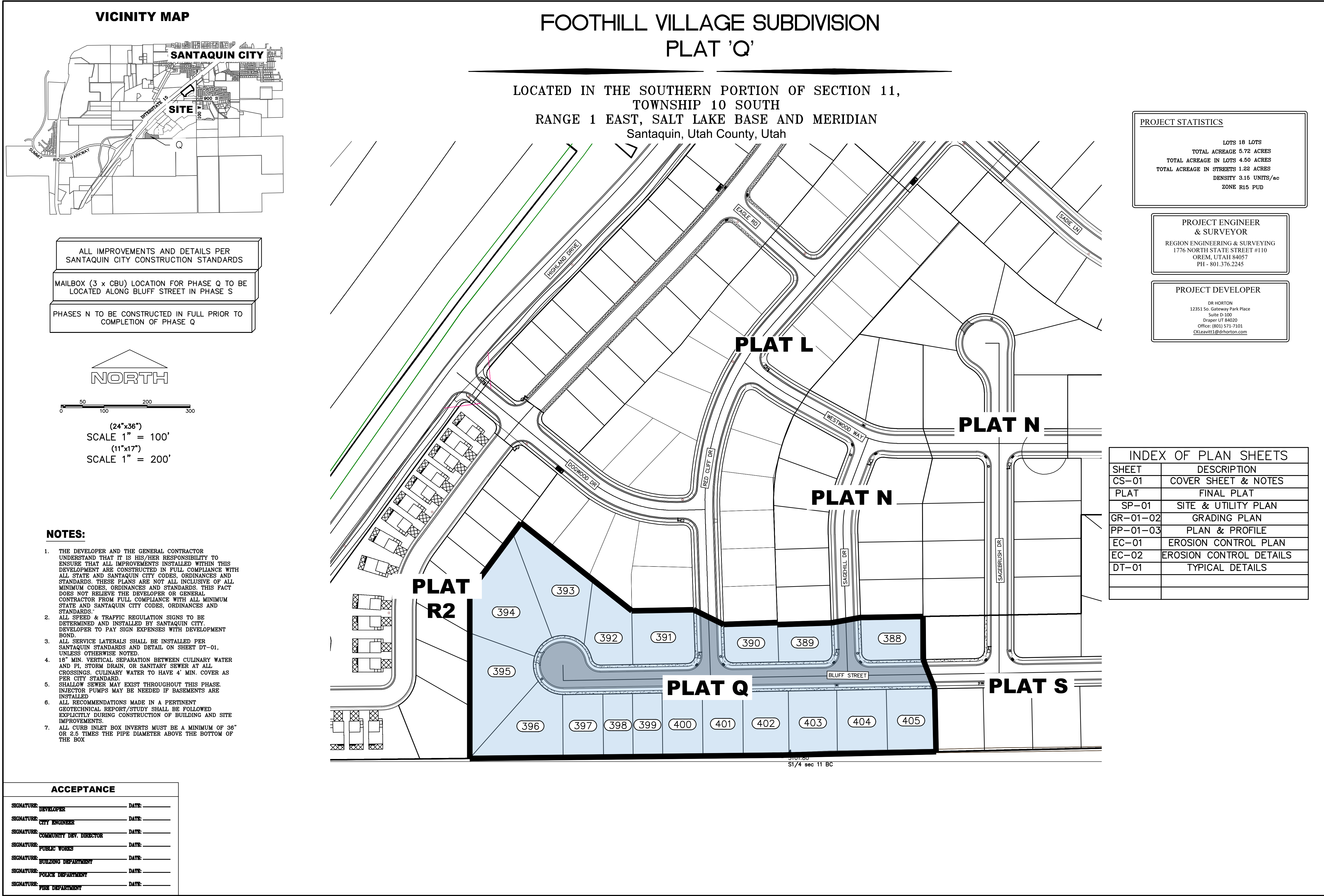
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TYPICAL DETAILS

SHEET:

DT-01









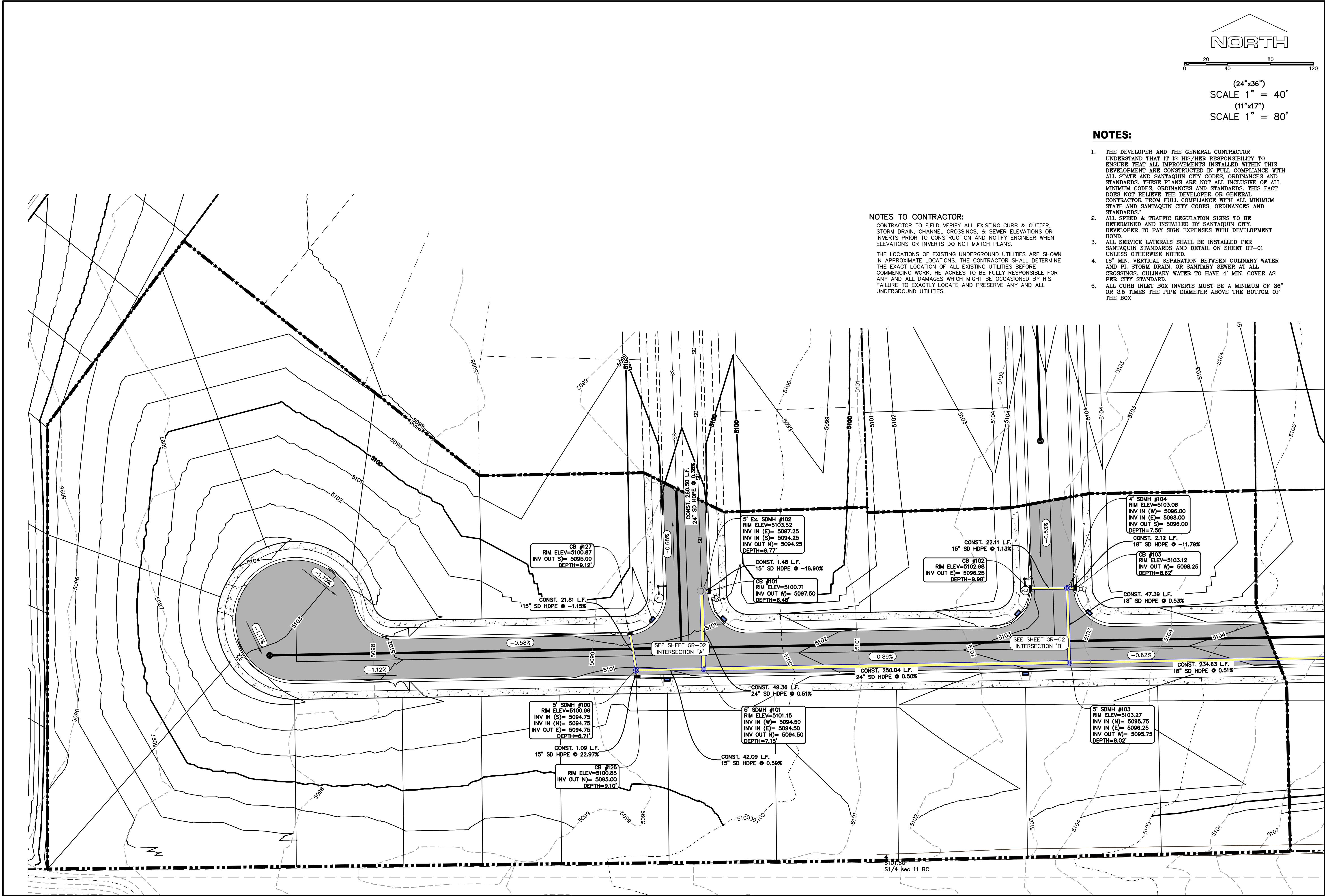




SHEET NAME:  
SITE/UTILITY PLAN

SHEET:  
SP-01





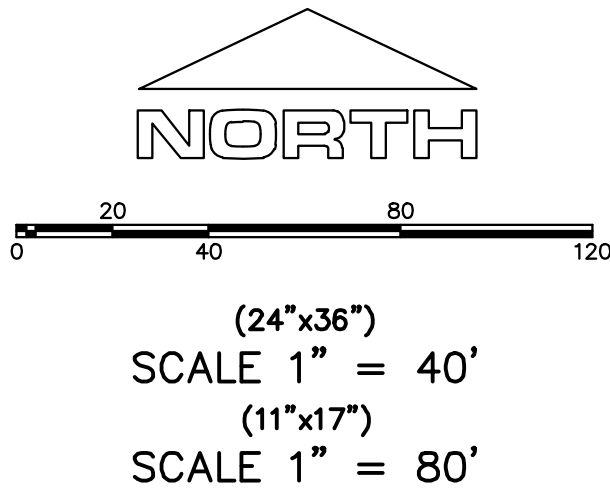
**NOTES TO CONTRACTOR:**

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 FI, 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.



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



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

DATE: 2.12.2021  
PROJECT #

REVISIONS:	
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SHEET NAME:  
GRADING PLAN  
SHEET:  
**GR-01**





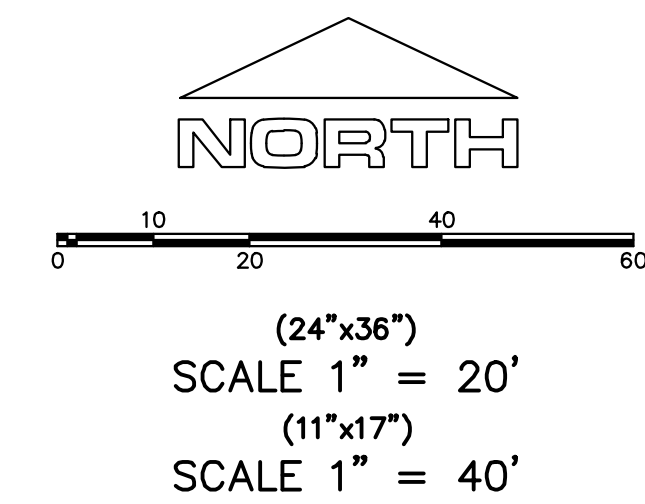
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER PER CITY STANDARD.
5. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 4 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

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SHEET: GR-02



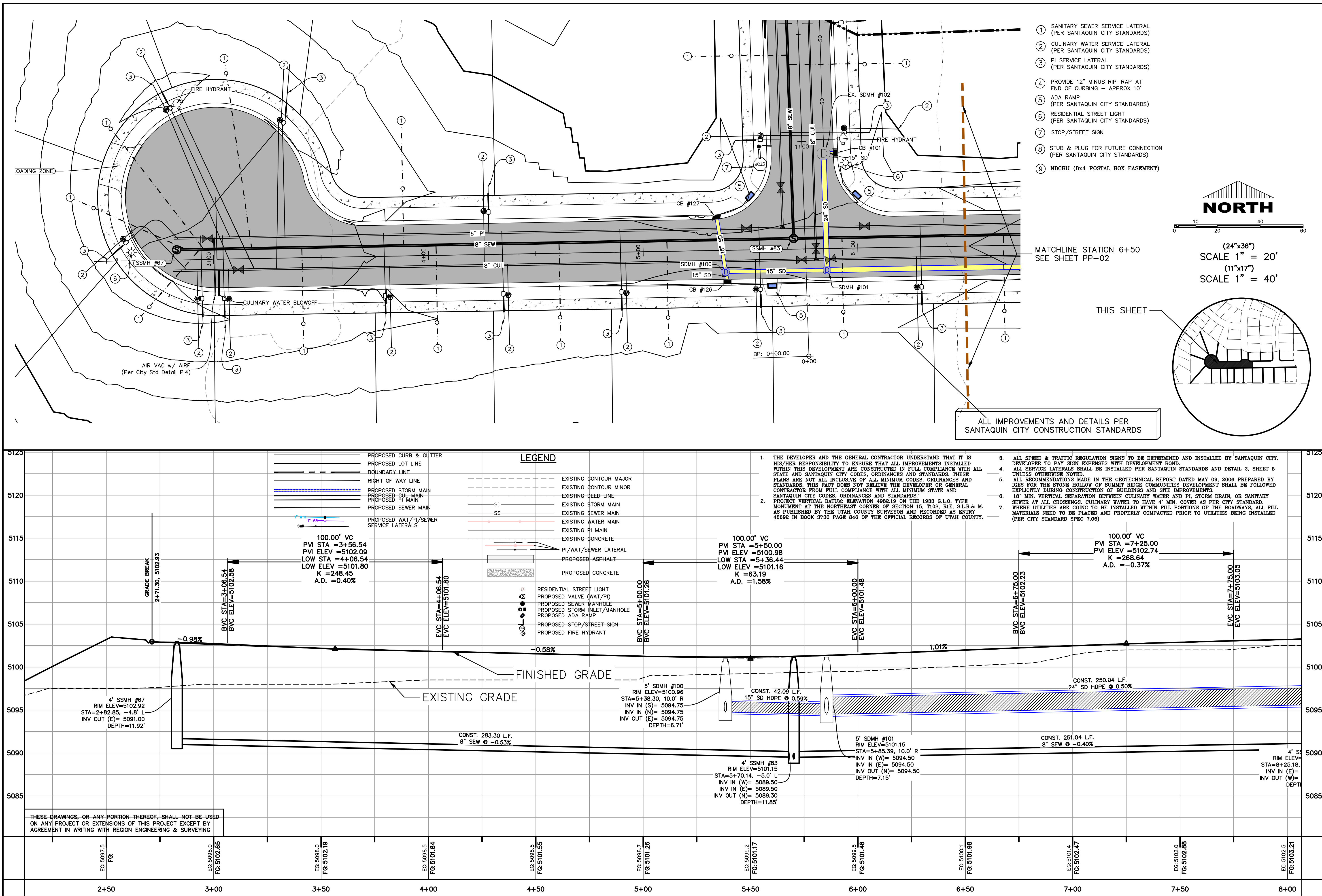
**region**  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
[regiondesignllc.com](http://regiondesignllc.com)

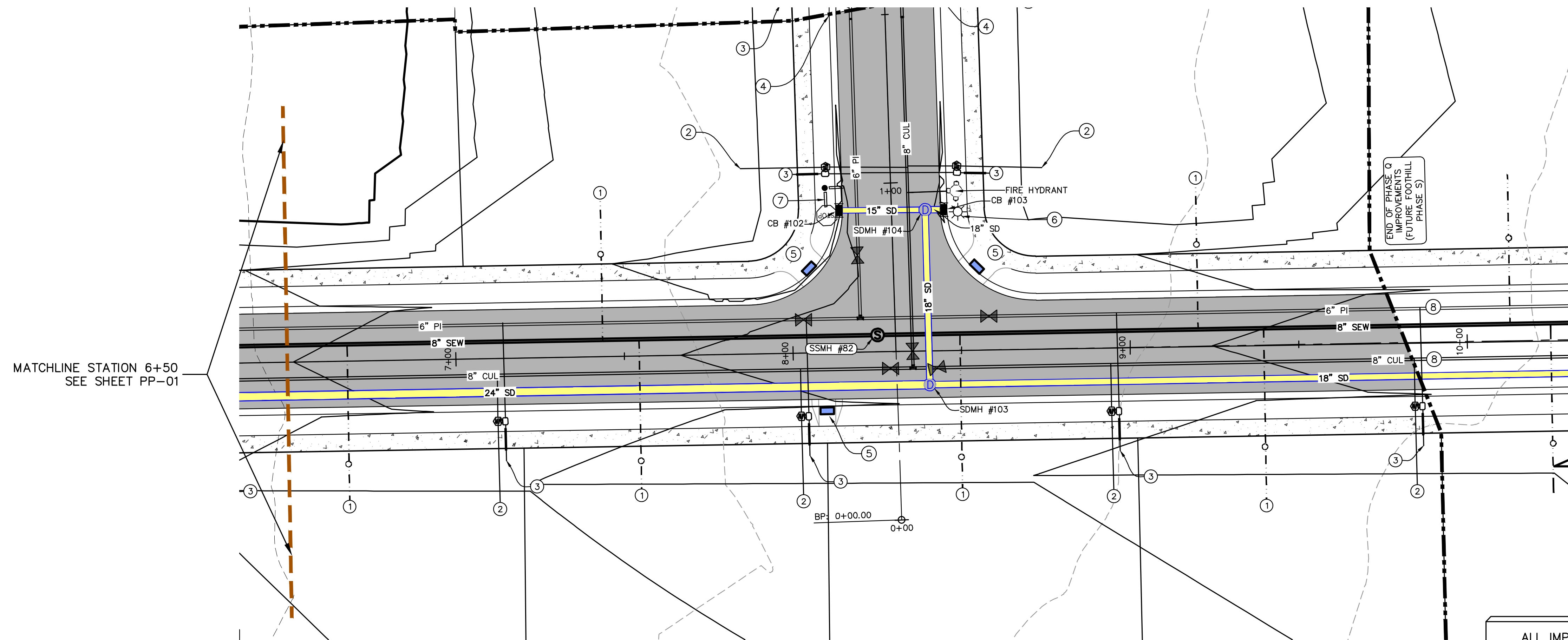


**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'Q'**  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

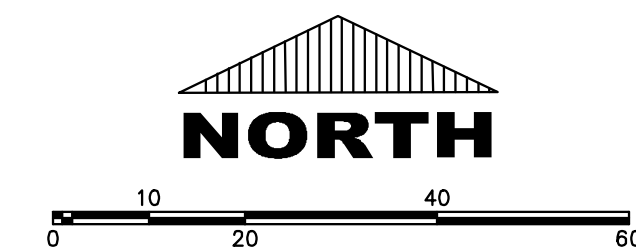




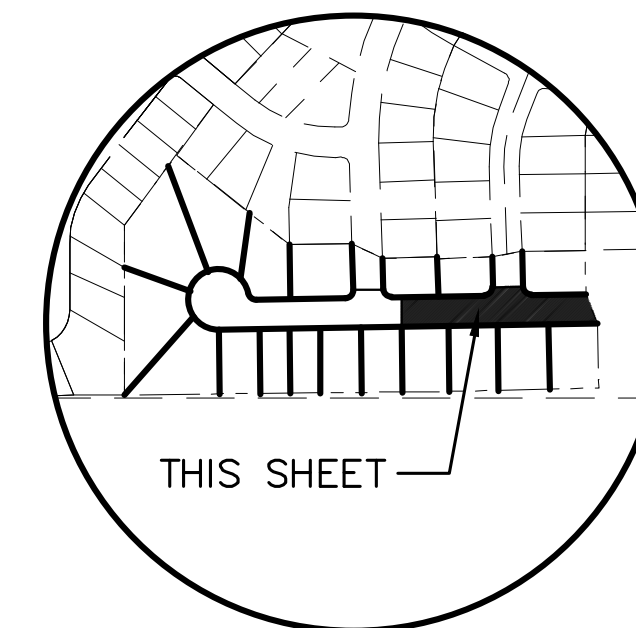




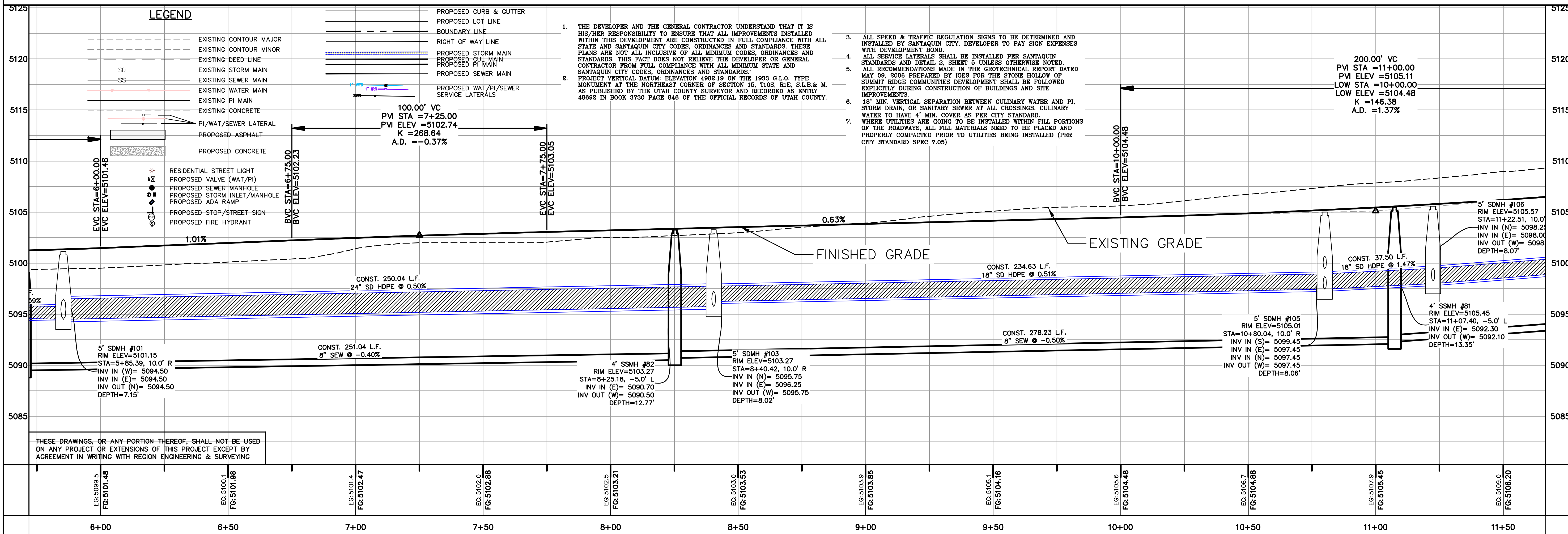
- ① SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ② CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ③ PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- ④ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- ⑤ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- ⑥ RESIDENTIAL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



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



ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



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

DATE: 2.12.2021

PROJECT #

REVISIONS:

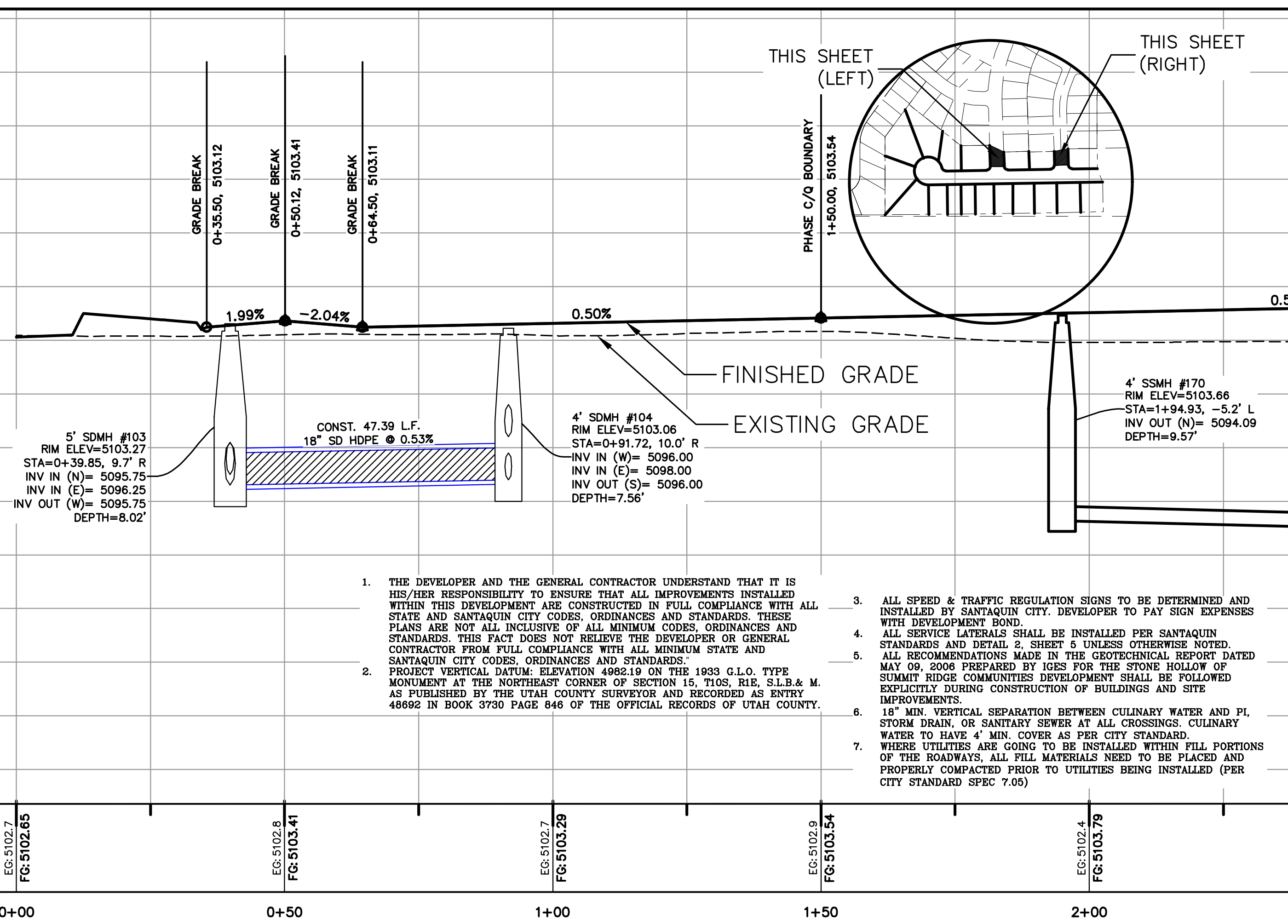
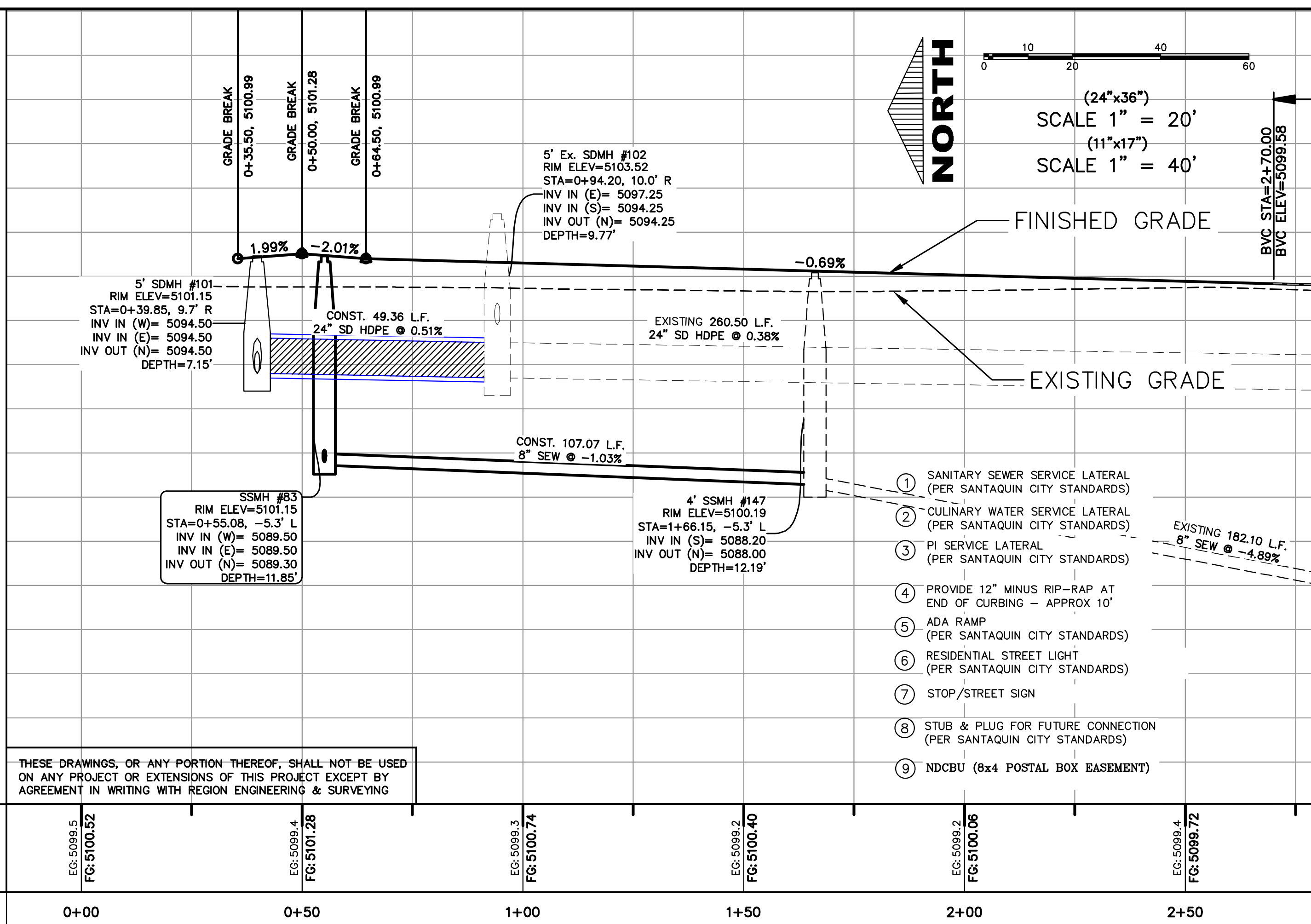
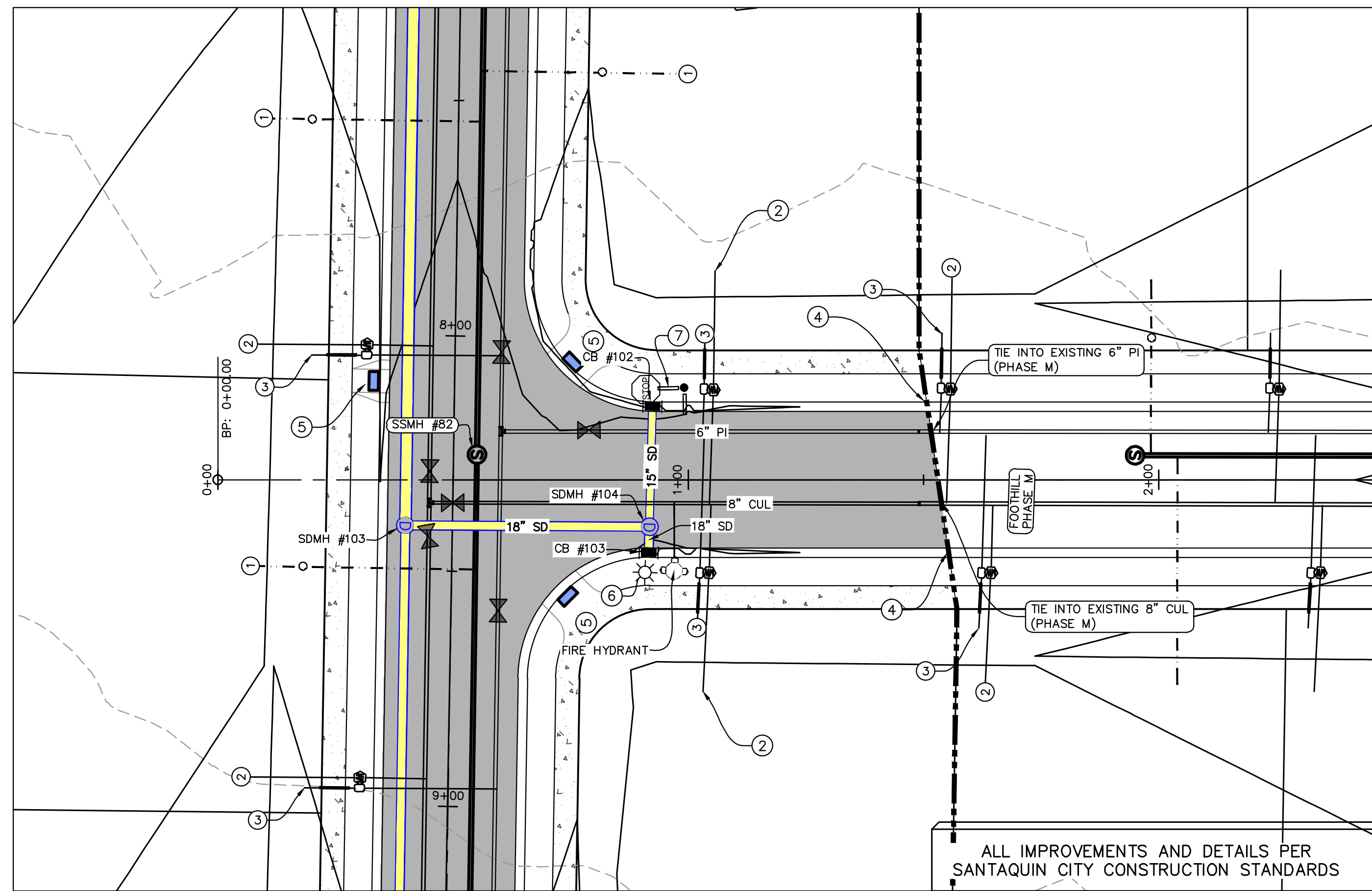
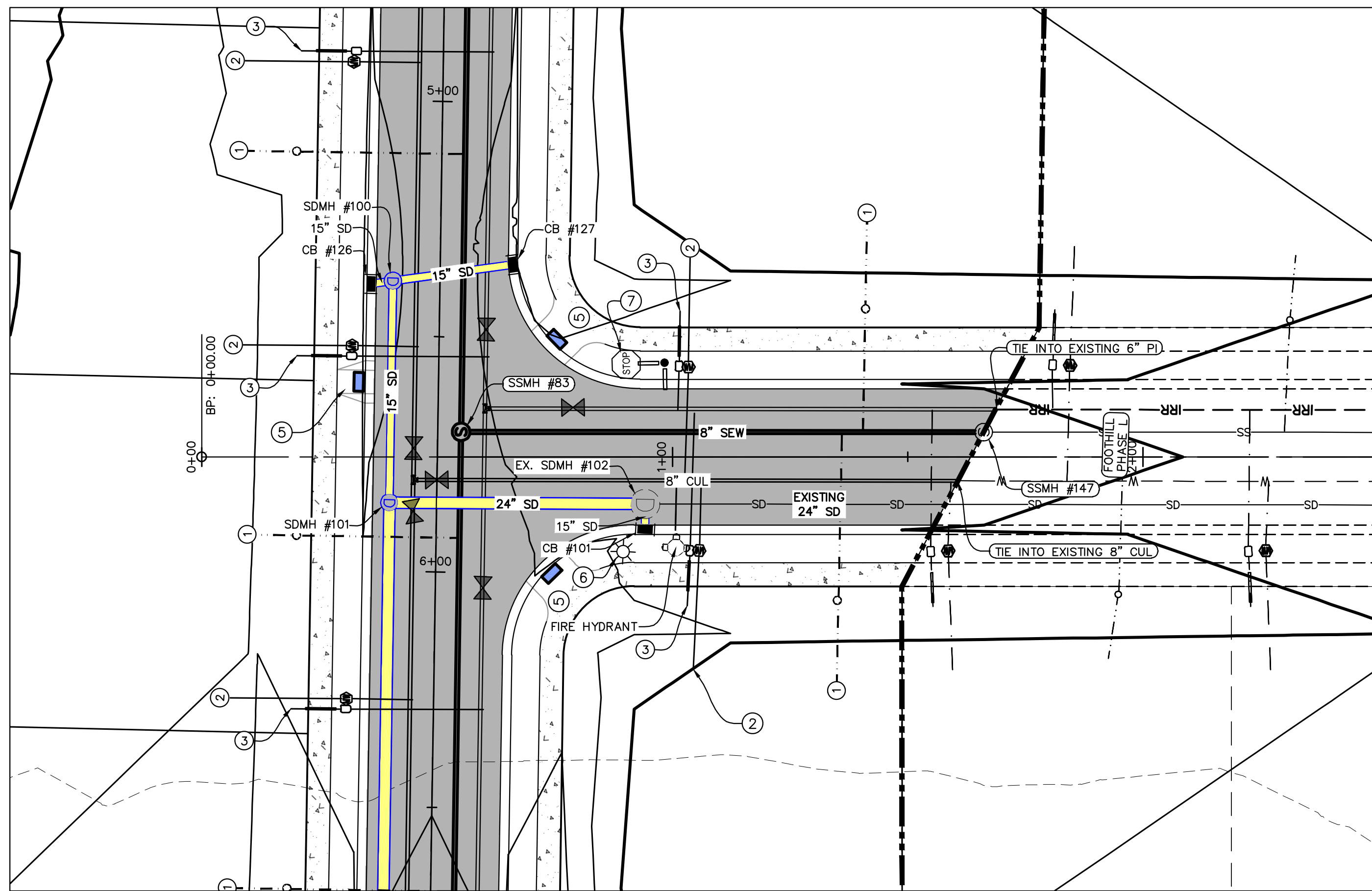
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SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-02





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

DATE: 2.12.2021

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REVISIONS:

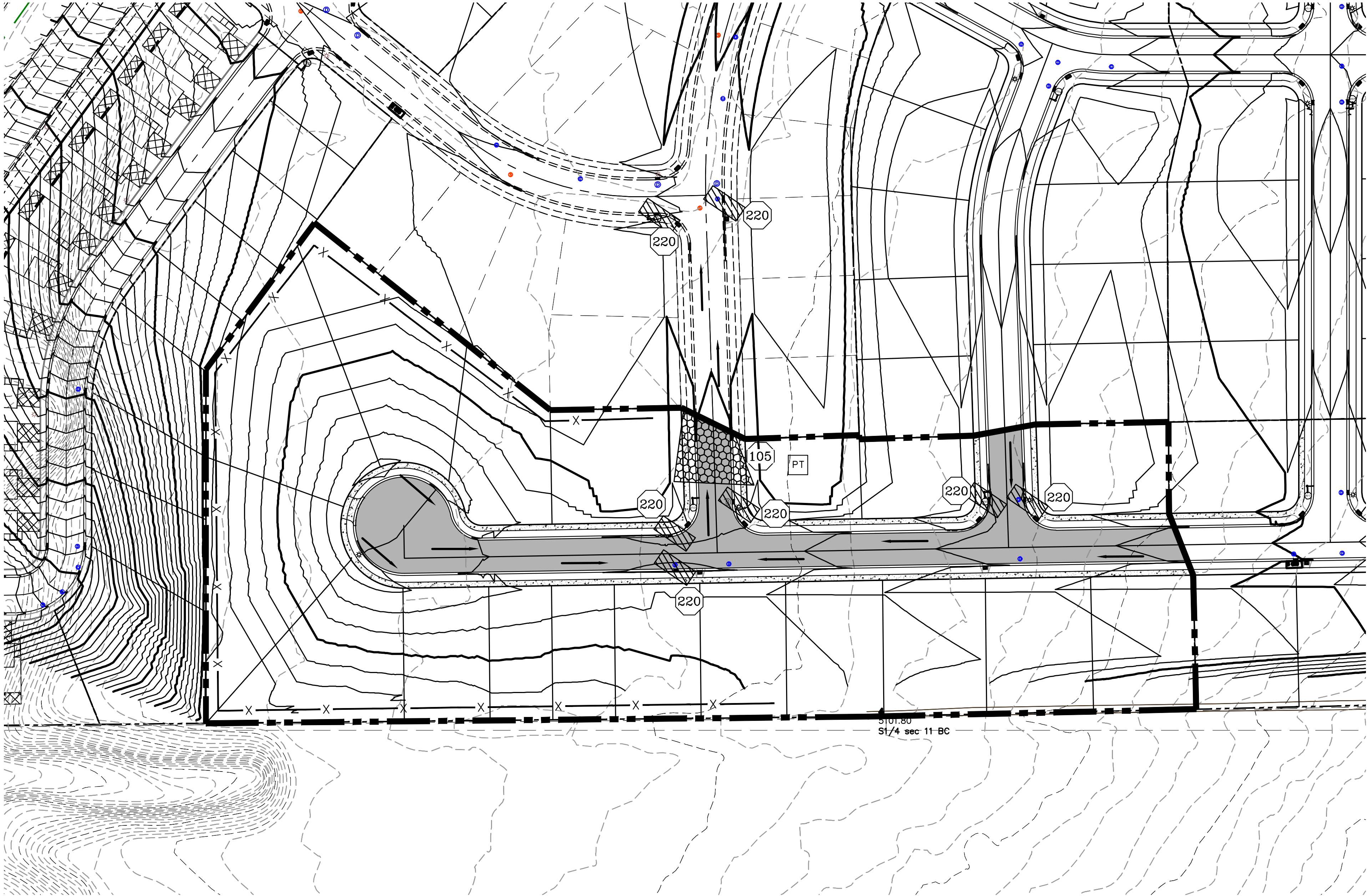
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SHEET NAME:  
PLAN & PROFILE

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 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 ADJACENT AREAS UNDER EIGHTH STREET IN A CLEAN 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 THE OWNER'S OWN EXPENSE AND AT THE DIRECTION 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 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 RIGHT 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 ALPHABET AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME  
(\* Uppercase Bold Letters)

PROJECT NAME  
(\* Uppercase Bold Letters)

PERMIT NUMBER  
(\* Bold Numbers)

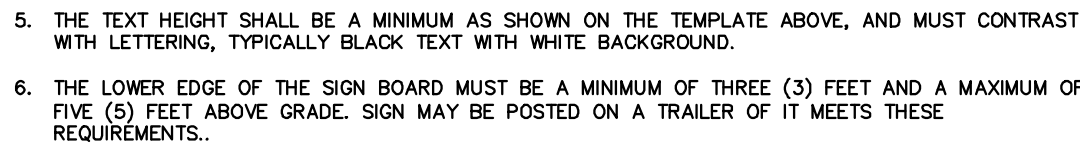
FOR PROJECT SITE CONCERNS CONTACT

(\* Uppercase Bold Letters)

Office Phone Contact #####-####  
(\* Bold Numbers)

Cell Phone Contact #####-####  
(\* Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
313-380-0000  
(\* Uppercase Bold Letters and 3" Bold Numbers)

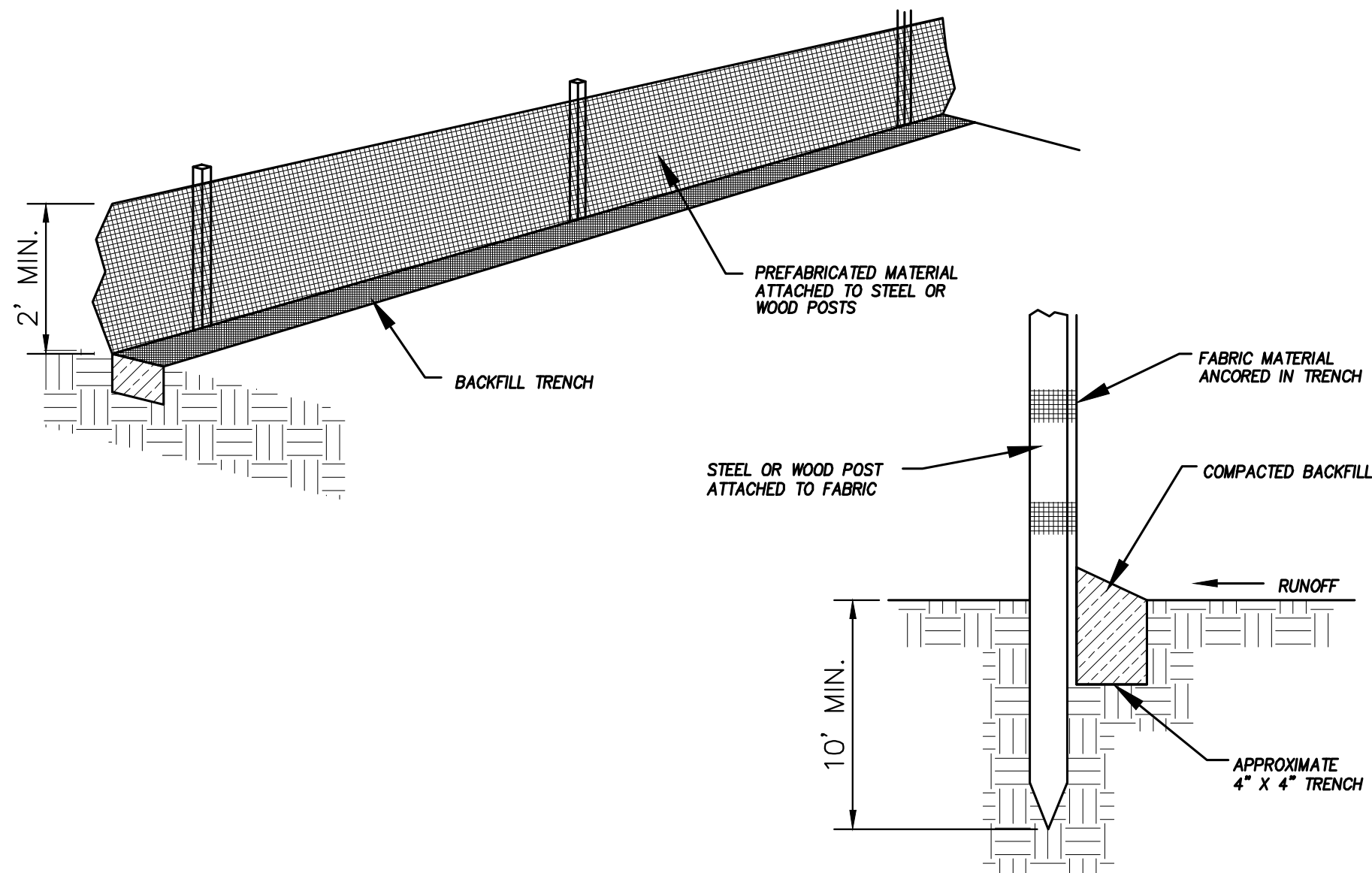


CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)				
BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	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

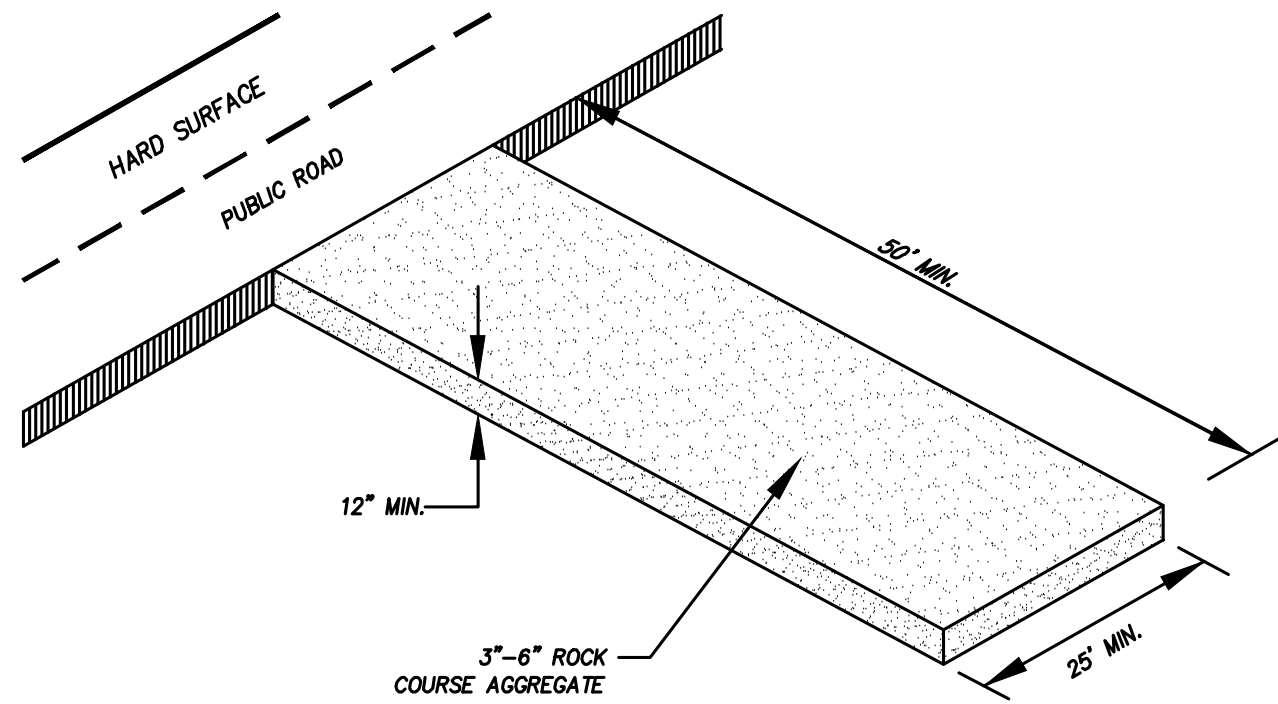
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EC-01

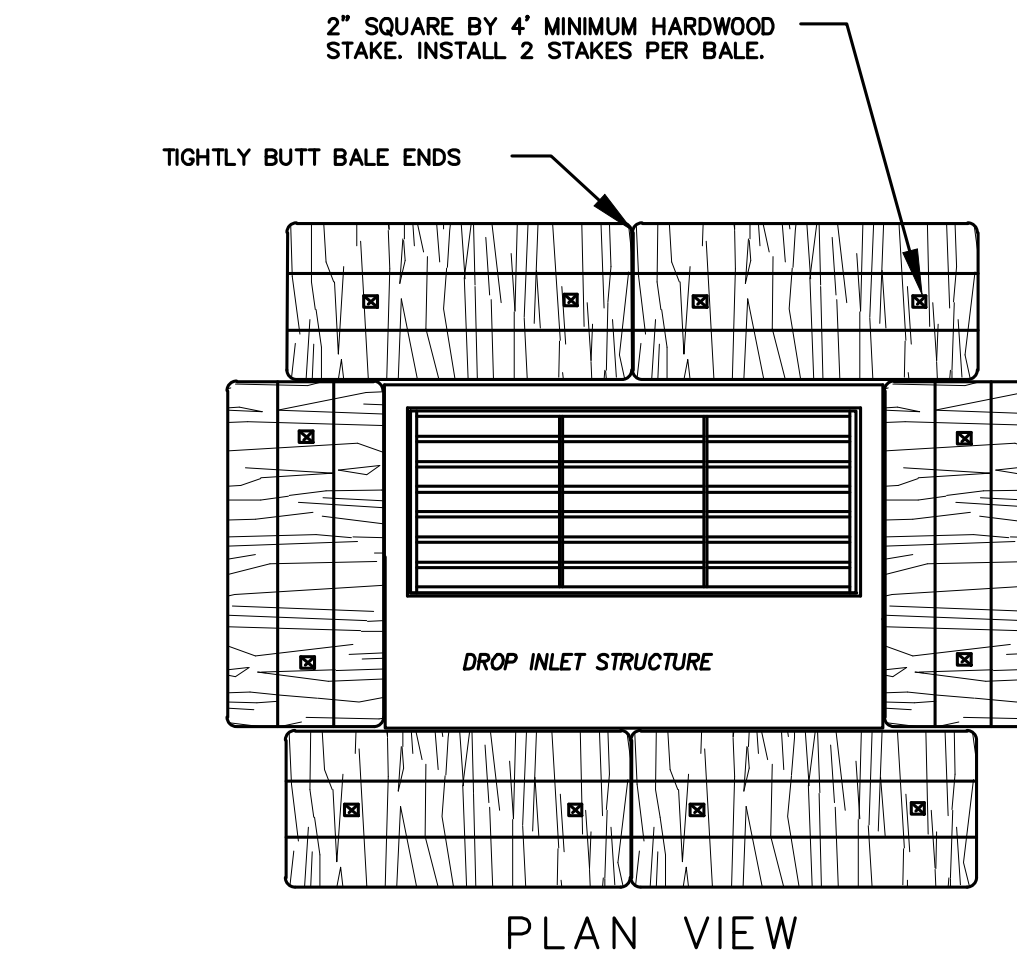




DETAIL-A  
SILT FENCE DETAIL  
-NTS-

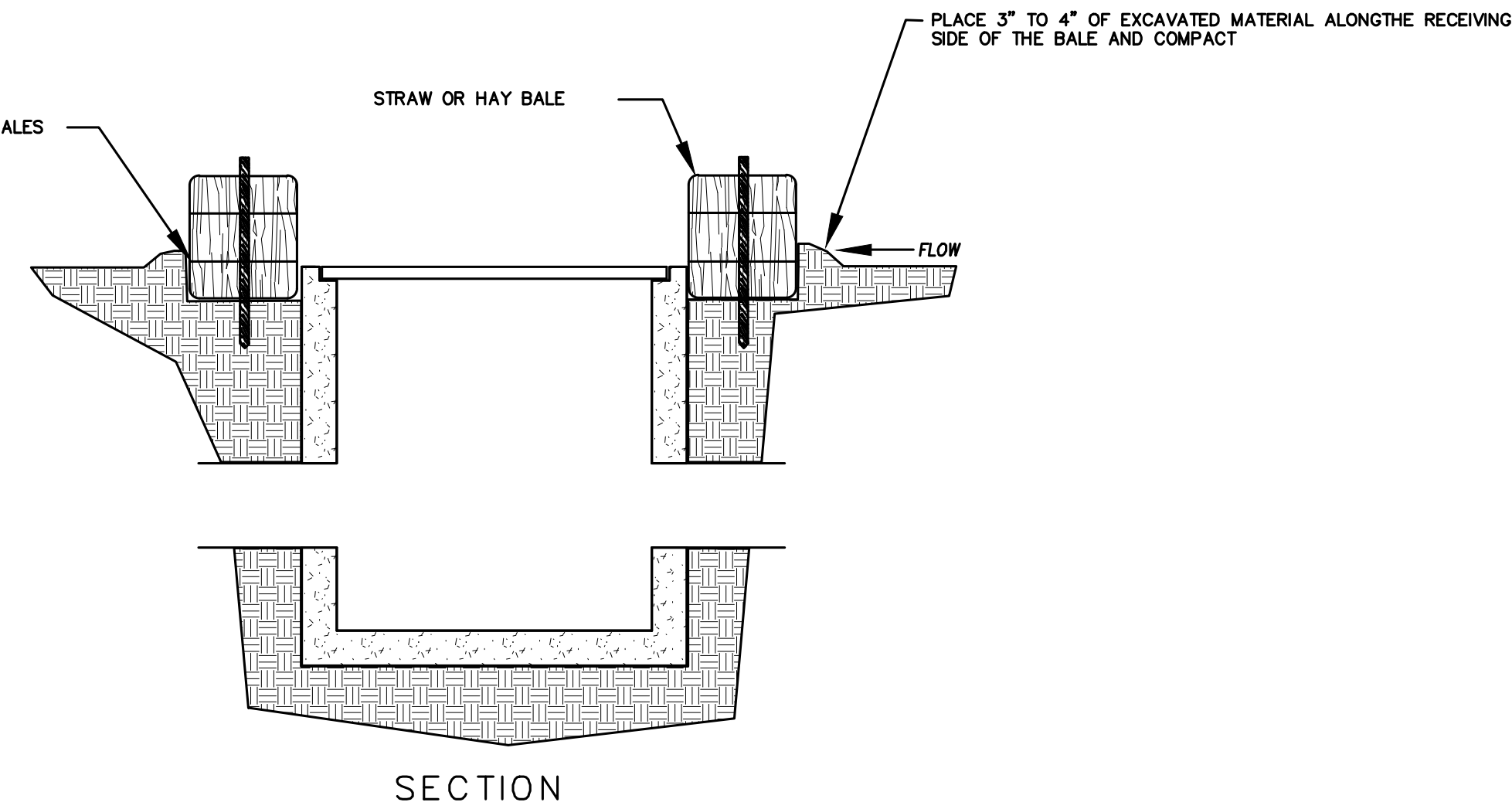


DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

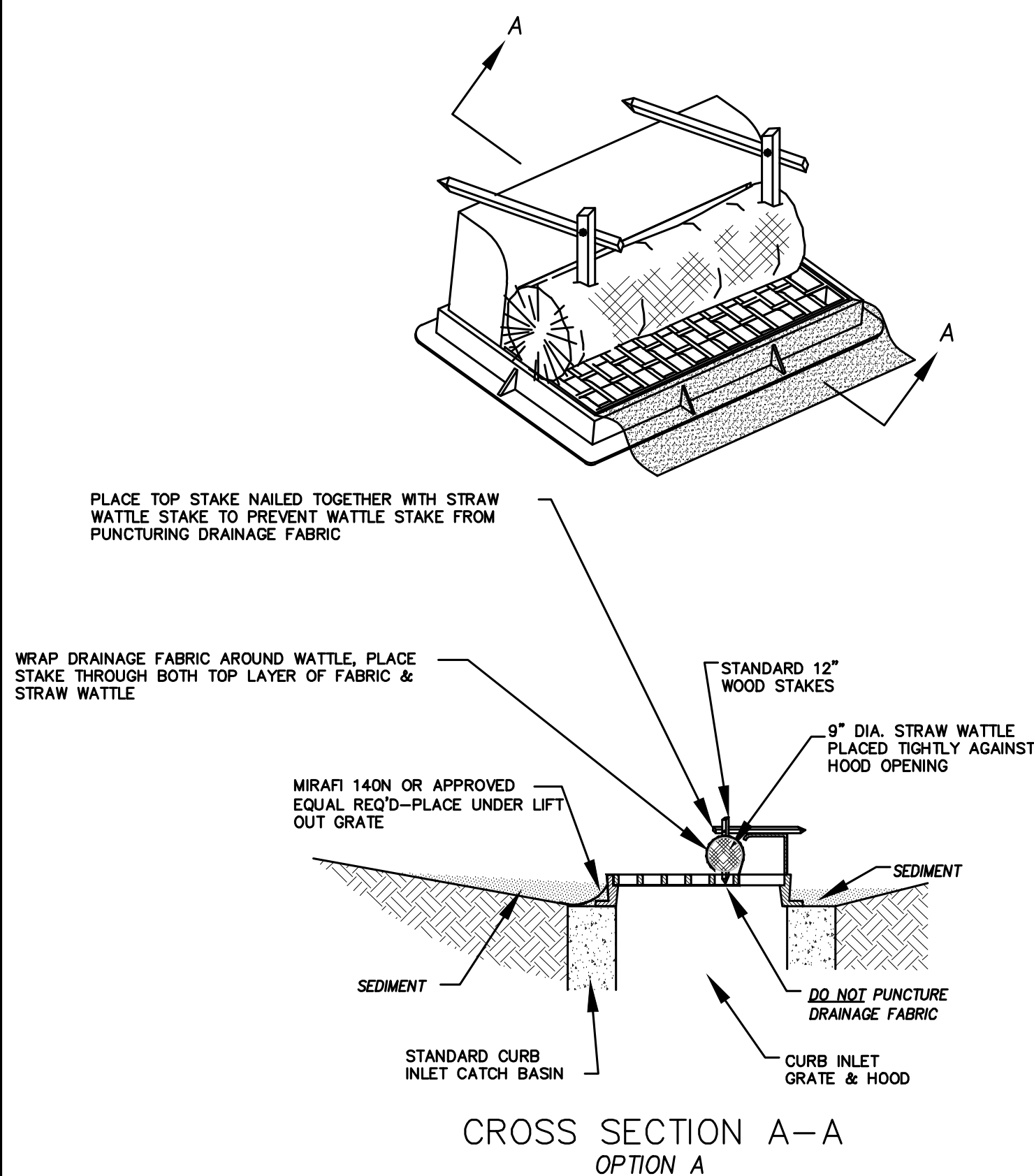
- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
  2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
  3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
  4. IN MEDIAN AREAS, 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.



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

### EROSION CONTROL NOTES

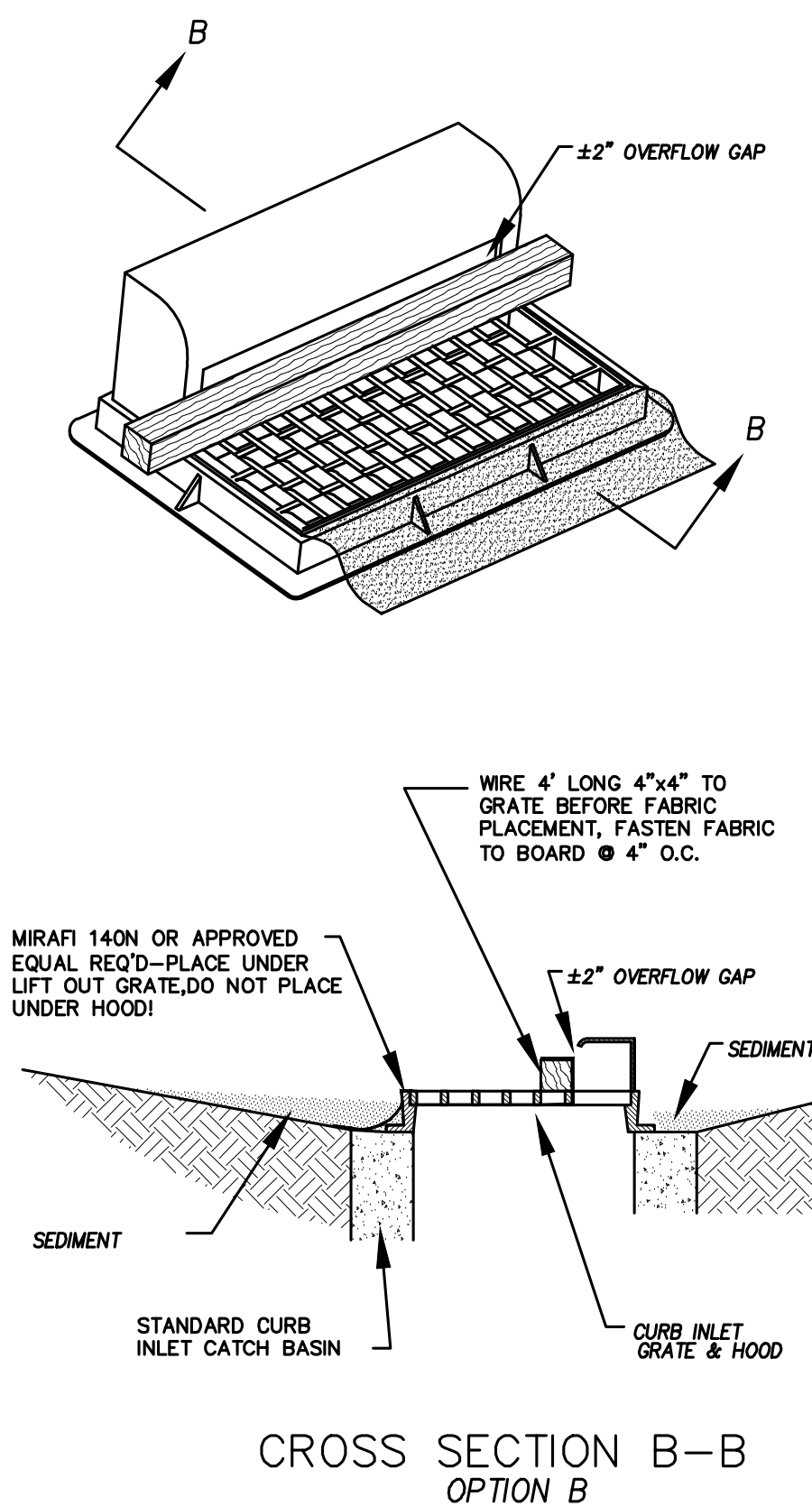
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR 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 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

**R**

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
#187023  
Donald L. Granger  
P.E. 12/15/17

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

DATE: 2.12.2021

PROJECT #

REVISIONS:

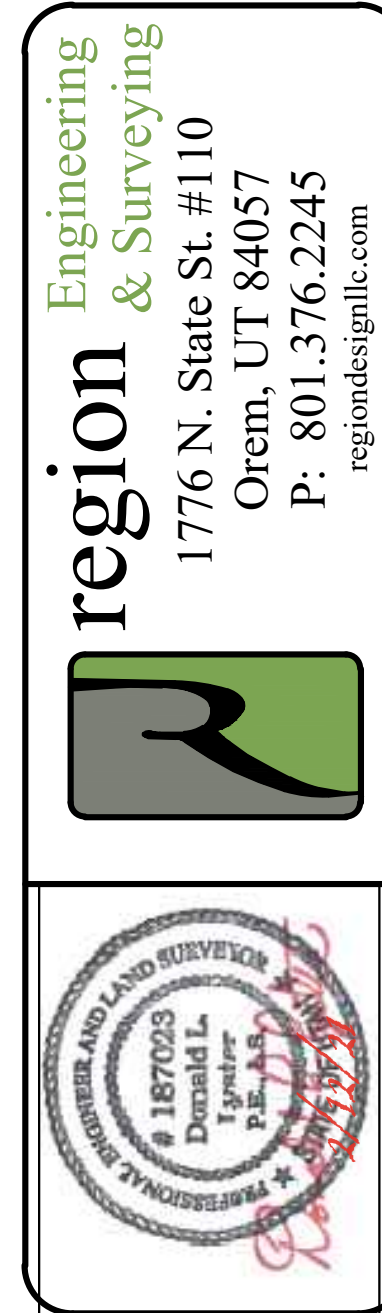
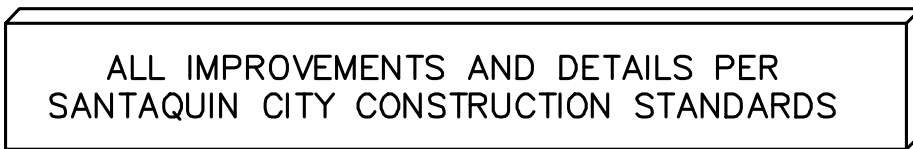
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SHEET NAME:  
EROSION CONTROL DETAILS

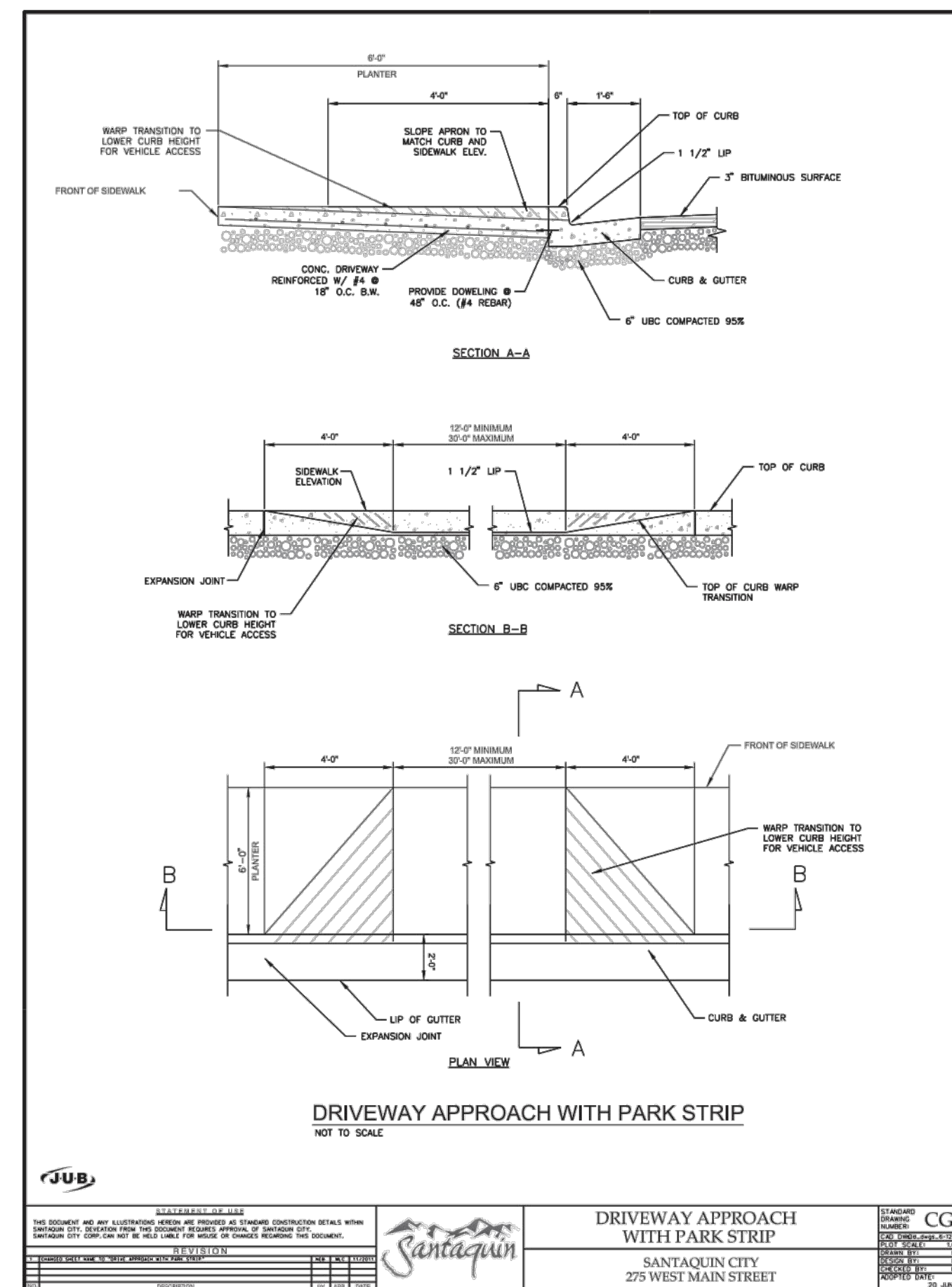
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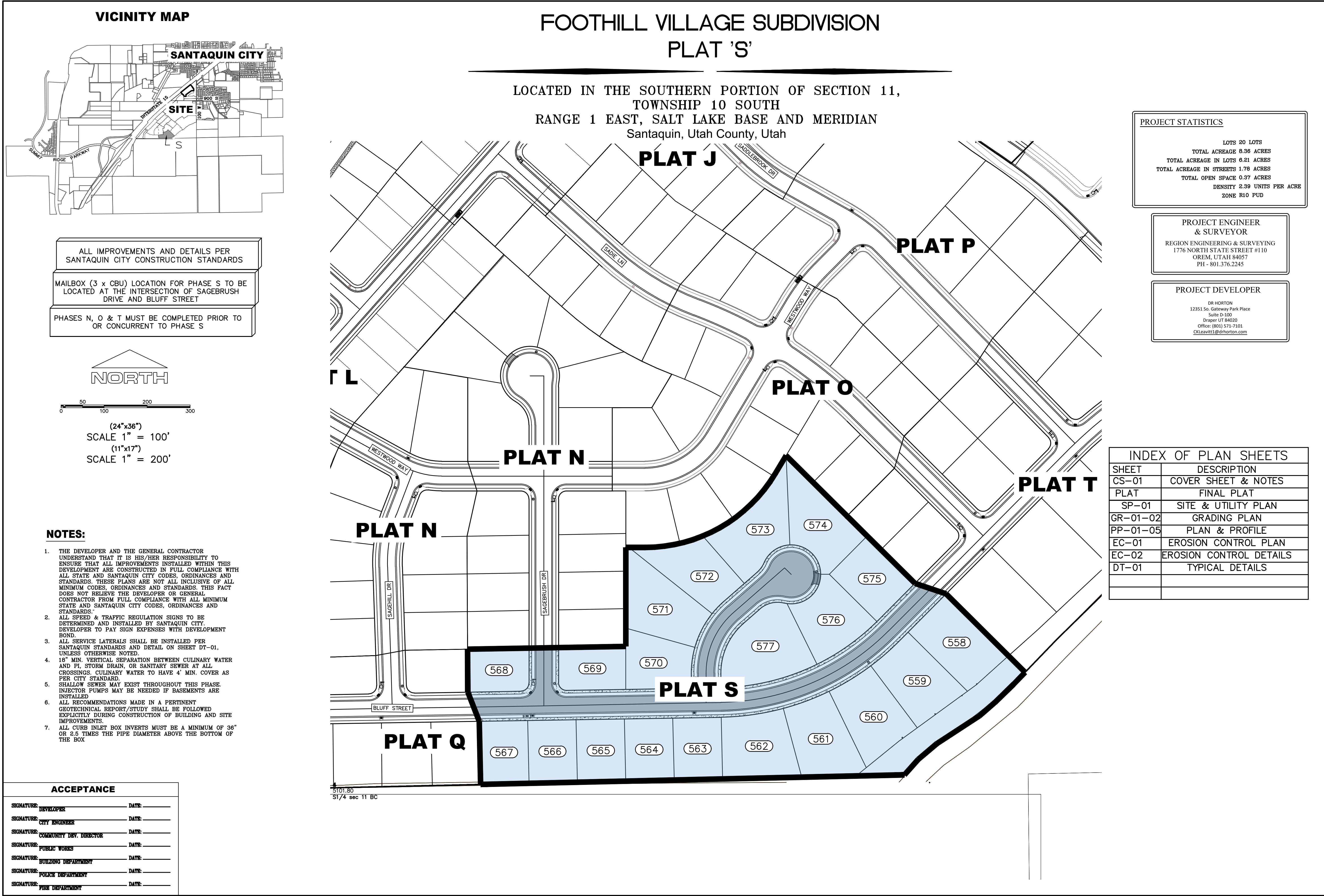
**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'Q'**  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



DATE: 2.12.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:	
TYPICAL DETAILS	
SHEET:	DT-01



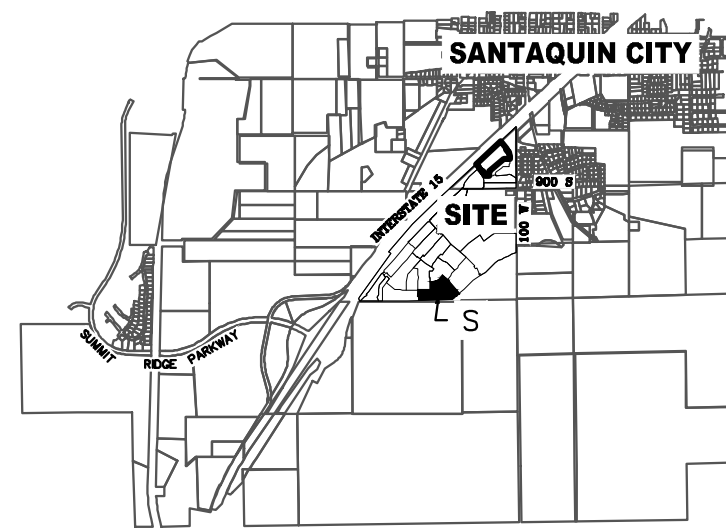




# FOOTHILL VILLAGE SUBDIVISION PLAT 'S'

LOCATED IN THE SOUTHERN PORTION 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

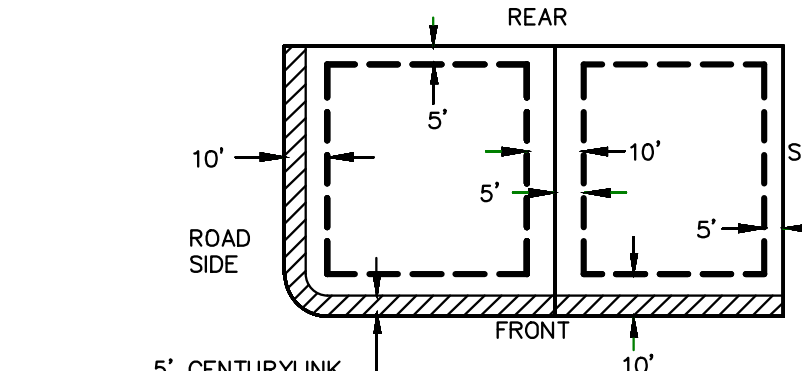
### PLAT S

BEGINNING AT A POINT THAT IS S.88°42'16"W. ALONG THE SECTION LINE 1537.14 FEET, TO THE POINT OF BEGINNING, FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 88° 42' 16" W FOR A DISTANCE OF 788.34 FEET TO A POINT ON A LINE.  
THENCE, N 01° 17' 47" W FOR A DISTANCE OF 117.40 FEET TO A POINT ON A LINE.  
THENCE, N 21° 25' 37" W FOR A DISTANCE OF 58.15 FEET TO A POINT ON A LINE.  
THENCE, N 00° 17' 32" W FOR A DISTANCE OF 80.01 FEET TO A POINT ON A LINE.  
THENCE, N 88° 59' 33" E FOR A DISTANCE OF 294.24 FEET TO A POINT ON A LINE.  
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 184.02 FEET TO A POINT ON A LINE.  
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 35.62 FEET TO THE BEGINNING OF A CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59° 03' 45", HAVING A RADIUS OF 282.50 FEET, AND WHOSE LONG CHORD BEARS N 60° 28' 07" E FOR A DISTANCE OF 278.49 FEET.  
THENCE, N 30° 56' 15" E FOR A DISTANCE OF 39.30 FEET TO A POINT ON A LINE.  
THENCE, S 45° 11' 41" E FOR A DISTANCE OF 337.56 FEET TO A POINT ON A LINE.  
THENCE, S 71° 30' 52" E FOR A DISTANCE OF 61.36 FEET TO A POINT ON A LINE.  
THENCE, S 45° 11' 41" E FOR A DISTANCE OF 206.87 FEET TO A POINT ON A LINE.  
THENCE, S 43° 57' 26" W FOR A DISTANCE OF 31.81 FEET TO A POINT ON A LINE.  
THENCE, S 45° 36' 14" W FOR A DISTANCE OF 45.69 FEET TO A POINT ON A LINE.  
THENCE, S 49° 04' 39" W FOR A DISTANCE OF 39.99 FEET TO A POINT ON A LINE.  
THENCE, S 55° 57' 14" W FOR A DISTANCE OF 94.78 FEET TO A POINT ON A LINE.  
THENCE, S 49° 40' 25" W FOR A DISTANCE OF 45.06 FEET TO A POINT ON A LINE.  
THENCE S 41° 36' 34" W A DISTANCE OF 38.56 FEET TO THE POINT OF BEGINNING

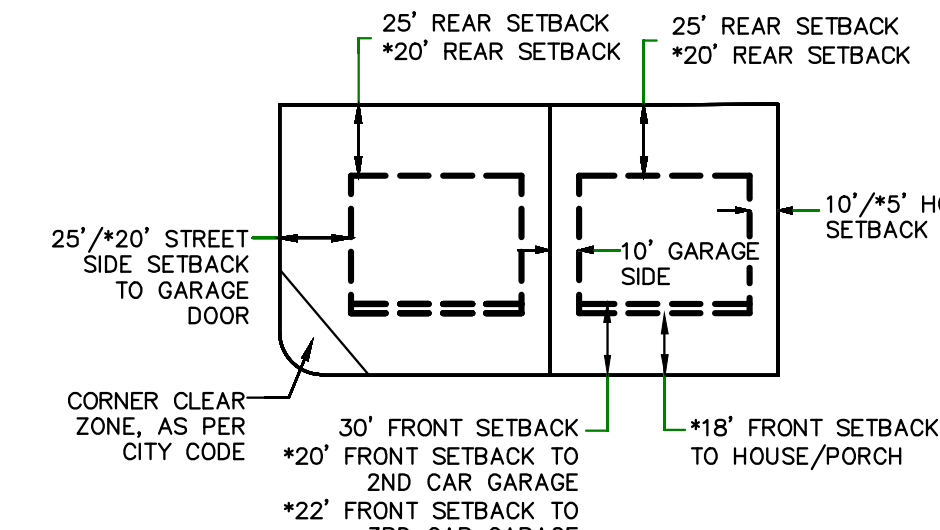
CONTAINS: ±8.36 ACRES AND 20 TOTAL LOTS

## PUBLIC UTILITY EASEMENTS

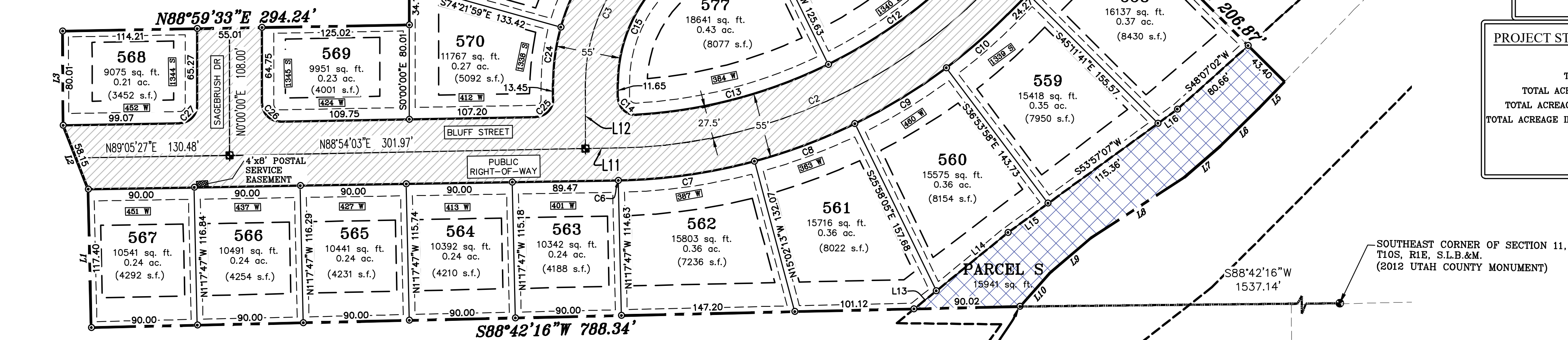


NON-EXCLUSIVE EASEMENT  
SEE CENTURYLINK  
ACCEPTANCE NOTE BELOW

## BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH



## PROJECT ENGINEER & SURVEYOR

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

## PROJECT DEVELOPER

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

## PROJECT STATISTICS

LOTS 20 LOTS  
TOTAL ACREAGE 8.36 ACRES  
TOTAL ACREAGE IN LOTS 6.21 ACRES  
TOTAL ACREAGE IN STREETS 1.79 ACRES  
TOTAL ACREAGE IN OPEN SPACE 0.37 ACRES  
DENSITY 2.39 UNITS PER ACRE  
ZONE R10 PUD

## 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 HEREBY 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 HEREBY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS

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

## LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

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

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

A NOTARY PUBLIC COMMISSIONED IN UTAH

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

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

## ACCEPTANCE BY LEGISLATIVE BODY

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

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

ENGINEER  
(See Seal Below)

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

SHEET 1 OF 1

# FOOTHILL VILLAGE SUBDIVISION PLAT 'S'

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'S' IS ON THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 11, T10S, R1E, S1B&M WITH THE BEARING BEING S88°42'16"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



30 60 120 180

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

## 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 1-800-566-8532.

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

DOMINION ENERGY COMPANY

BY \_\_\_\_\_

TITLE \_\_\_\_\_

## 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)
- PARCEL 'S'  
SLOPE & FLOOD CONVEYANCE  
AREA  
DEDICATED TO SANTAQUIN CITY

## CENTURY LINK

## UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

## CENTURYLINK ACCEPTANCE

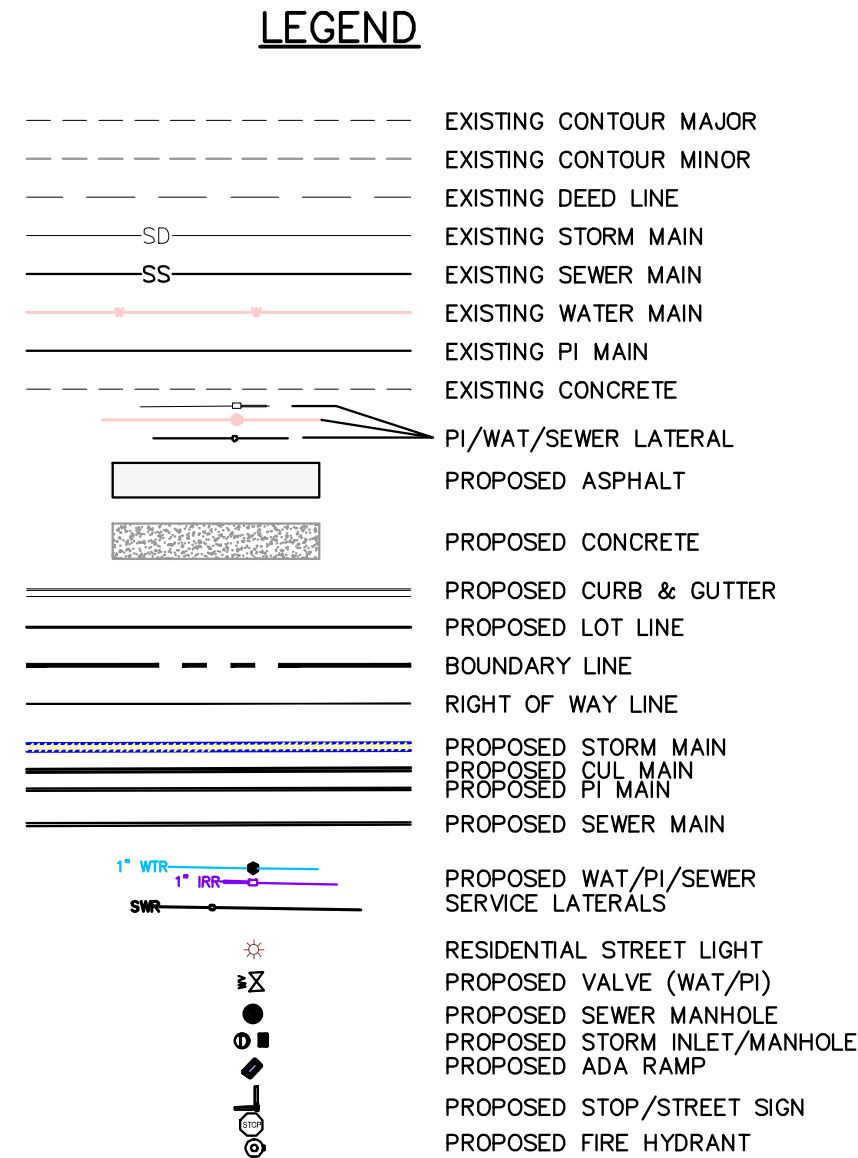
CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT 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.

LINE	LENGTH	DIRECTION
L1	117.40'	N1°17'47"W
L2	58.15'	N21°25'37"W
L3	80.01'	N0°17'32"W
L4	35.62'	N90°00'00"E
L5	31.81'	S43°57'26"W
L6	45.69'	S45°36'14"W
L7	39.99'	S49°04'39"W
L8	94.78'	S56°57'14"W
L9	45.06'	S49°40'25"W
L10	38.56'	S41°36'34"W
L11	27.50'	N88°59'33"E
L12	55.21'	S0°00'00"E
L13	24.35'	S50°52'19"W
L14	78.46'	S50°52'19"W
L15	42.05'	S53°57'07"W
L16	20.37'	S53°57'07"W
L17	17.43'	N45°11'41"W
L18	15.85'	S89°33'11"W
L19	100.00'	S44°48'19"W

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	291.21'	282.50'	278.49'	N60°28'07"E	59°03'45"
C2	347.05'	450.00'	338.51'	N66°53'56"E	44°11'14"
C3	127.81'	150.00'	123.98'	S24°24'34"W	48°49'07"
C4	180.85'	282.50'	177.77'	N49°16'37"E	36°40'44"
C5	110.36'	282.50'	109.66'	N78°48'29"E	22°23'01"
C6	0.53'	477.50'	0.53'	S89°01'28"W	0°03'50"
C7	116.92'	477.50'	116.63'	S81°58'40"W	14°01'46"
C8	91.10'	477.50'	90.96'	S69°29'51"W	10°59'52"
C9	91.10'	477.50'	90.96'	S58°33'58"W	10°55'53"
C10	69.13'	477.50'	69.07'	S48°57'10"W	8°17'43"
C11	2.29'	422.50'	2.29'	N44°57'39"E	0°18'40"
C12	137.63'	422.50'	137.02'	N54°26'55"E	18°39'51"
C13	169.57'	422.50'	168.44'	N75°16'43"E	22°59'46"
C14	24.41'	15.00'	21.80'	S46°36'42"E	93°13'24"
C15	104.38'	122.50'	101.25'	S24°24'34"W	48°49'07"
C16	48.06'	50.00'	46.23'	S76°21'22"W	55°04'29"
C17	5.86'	55.00'	5.86'	N79°09'29"W	6°06'10"
C18	94.30'	55.00'	83.17'	S48°40'19"W	98°14'15"
C19	88.32'	55.00'	79.13'	S46°27'06"E	92°00'34"
C20	61.51'	55.00'	58.35'	N55°30'16"E	64°04'42"
C21	22.12'	50.00'	21.94'	N38°08'31"E	25°21'12"
C22	32.00'	177.50'	31.96'	N43°39'14"E	10°19'45"
C23	70.81'	177.50'	70.34'	N27°03'41"E	22°51'21"
C24	48.43'	177.50'	48.28'	N7°49'00"E	15°38'01"
C25	23.30'	15.00'	21.03'	N44°29'47"E	88°59'33"
C26	23.83'	15.00'	21.40'	S45°30'13"E	91°00'27"
C27	23.30'	15.00'	21.03'	N44°29'47"E	88°59'33"



- 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 NDBU (6x4 POSTAL BOX EASEMENT)  
(3 CBU)



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



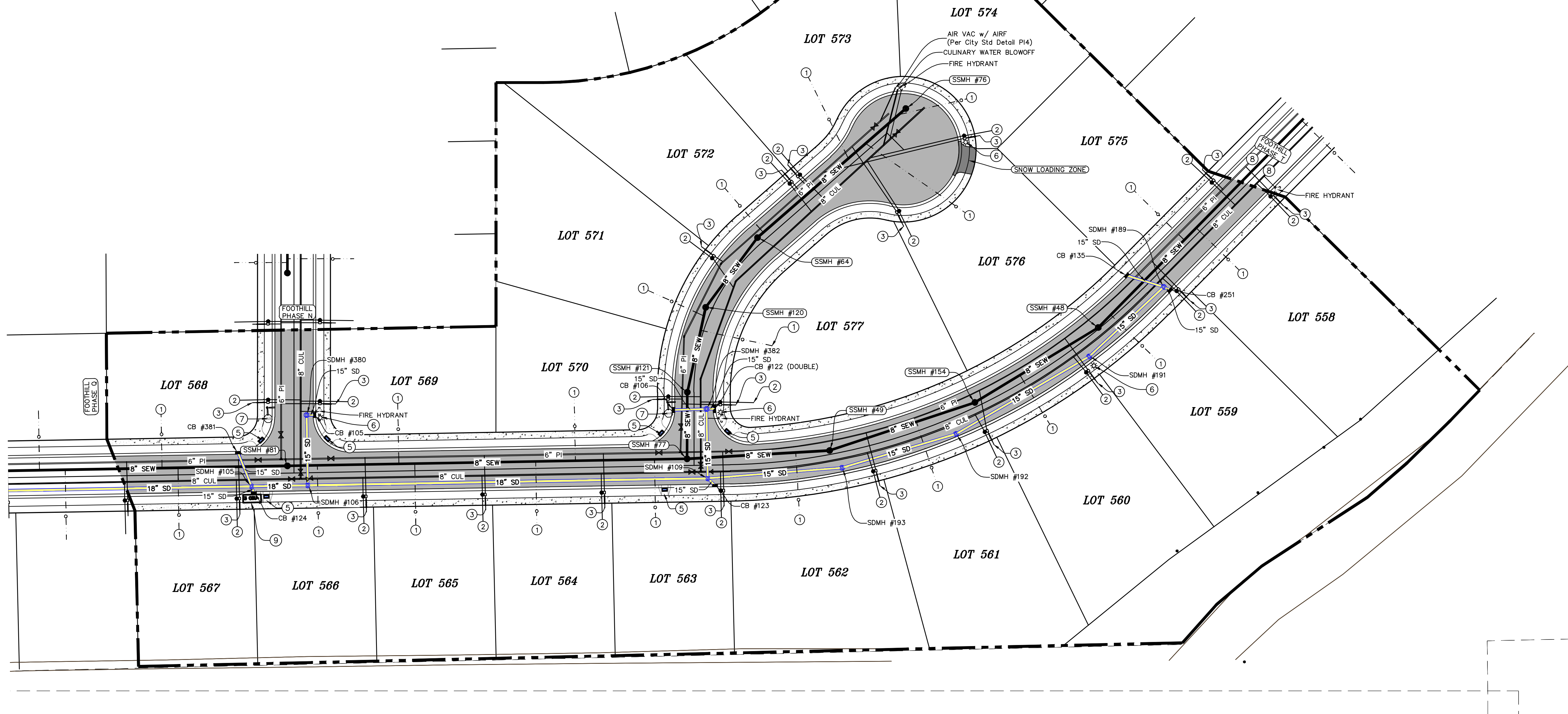
0 20 40 80 120

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

MAILBOX (3 x CBU) LOCATION FOR PHASE S TO BE  
LOCATED AT THE INTERSECTION OF SAGEBRUSH  
DRIVE AND BLUFF STREET

PHASES N, O & T MUST BE COMPLETED PRIOR TO  
OR CONCURRENT TO PHASE S







SCALE 1" = 80'

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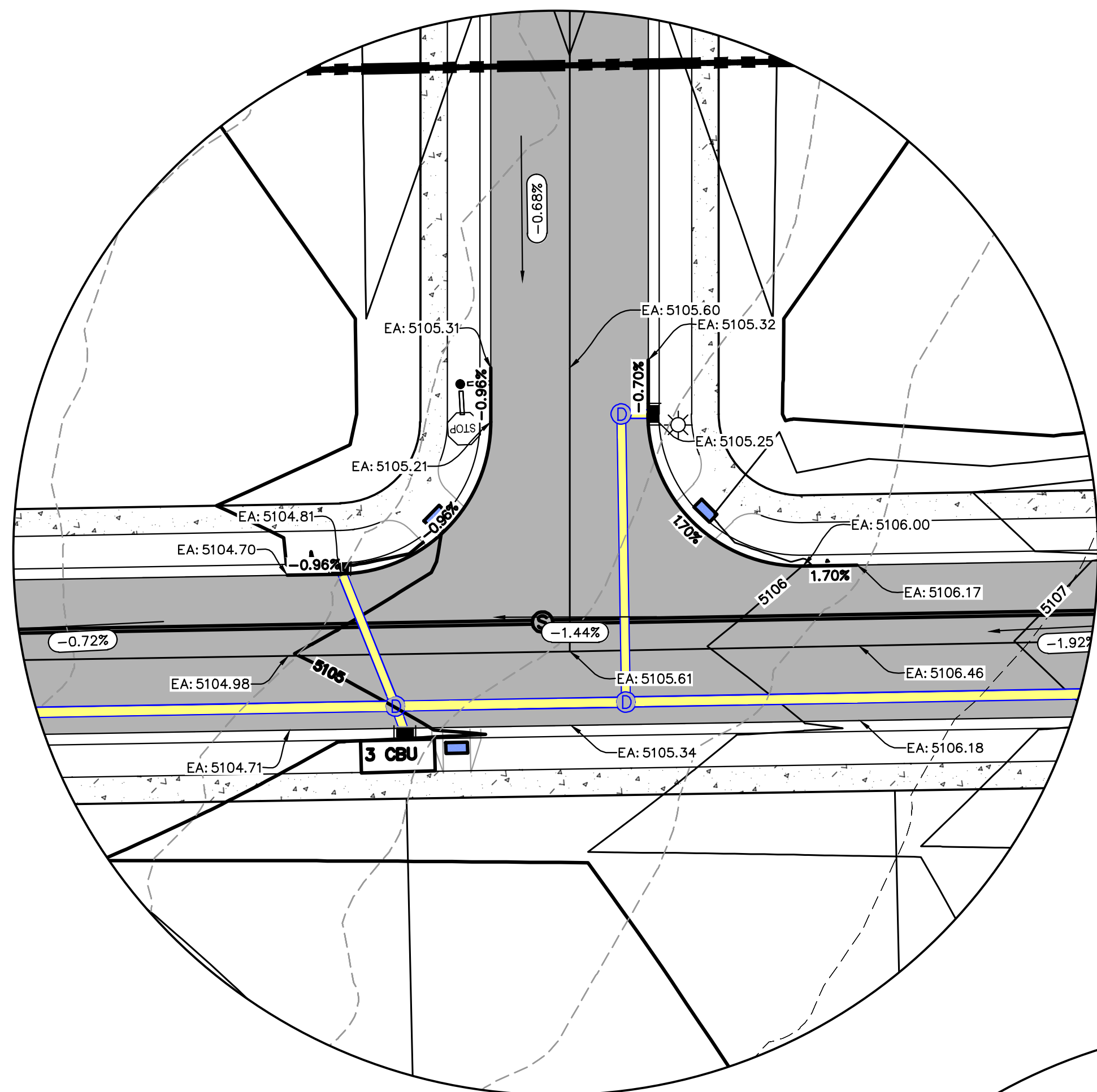
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

A circular professional engineer seal for Donald L. Lynter, P.E., State of Florida. The seal contains the text: "FLORIDA PROFESSIONAL ENGINEER AND LAND SURVEYOR", "# 187023", "Donald L. Lynter", and "P.E., S.".

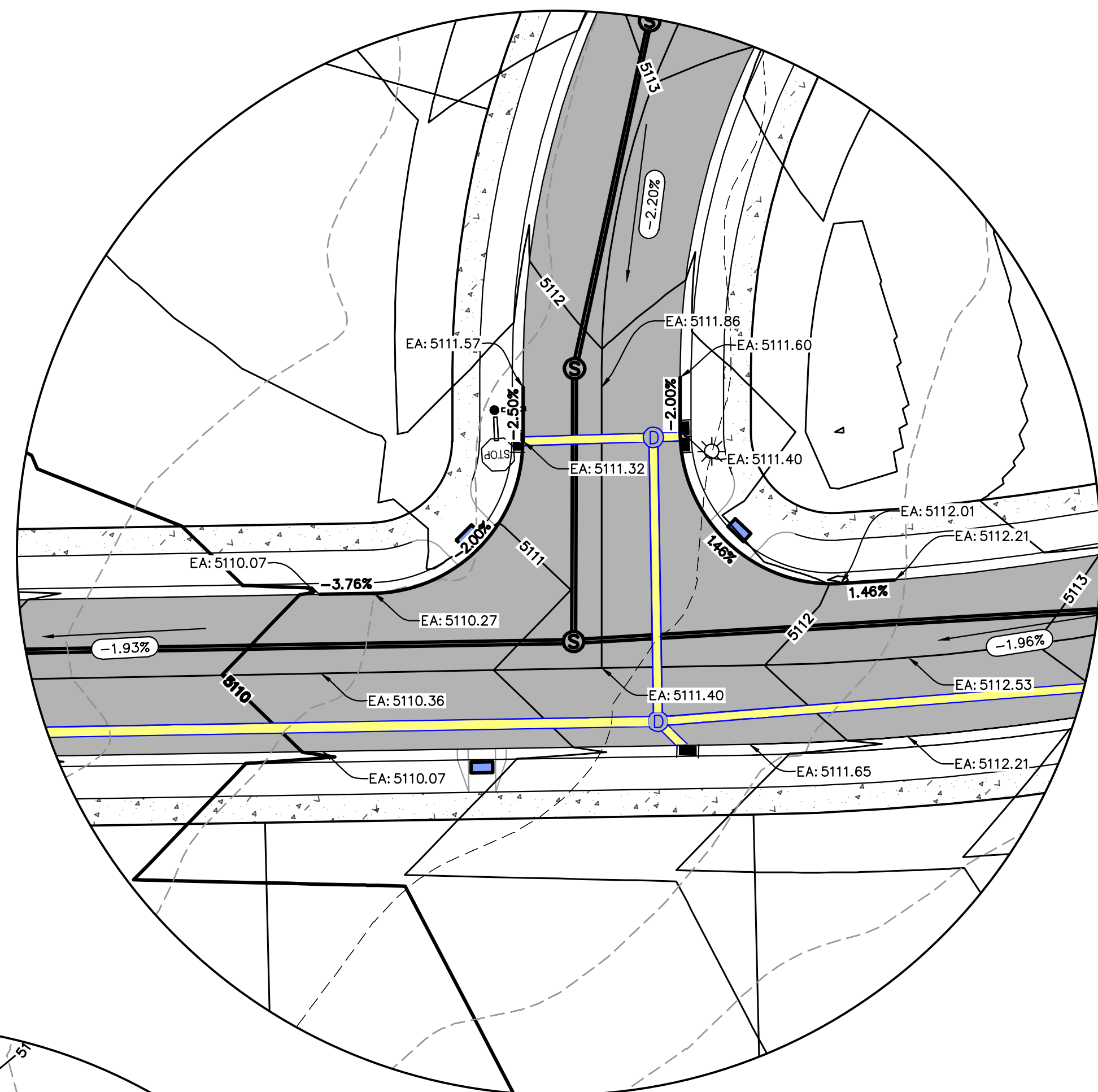
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

GR-01

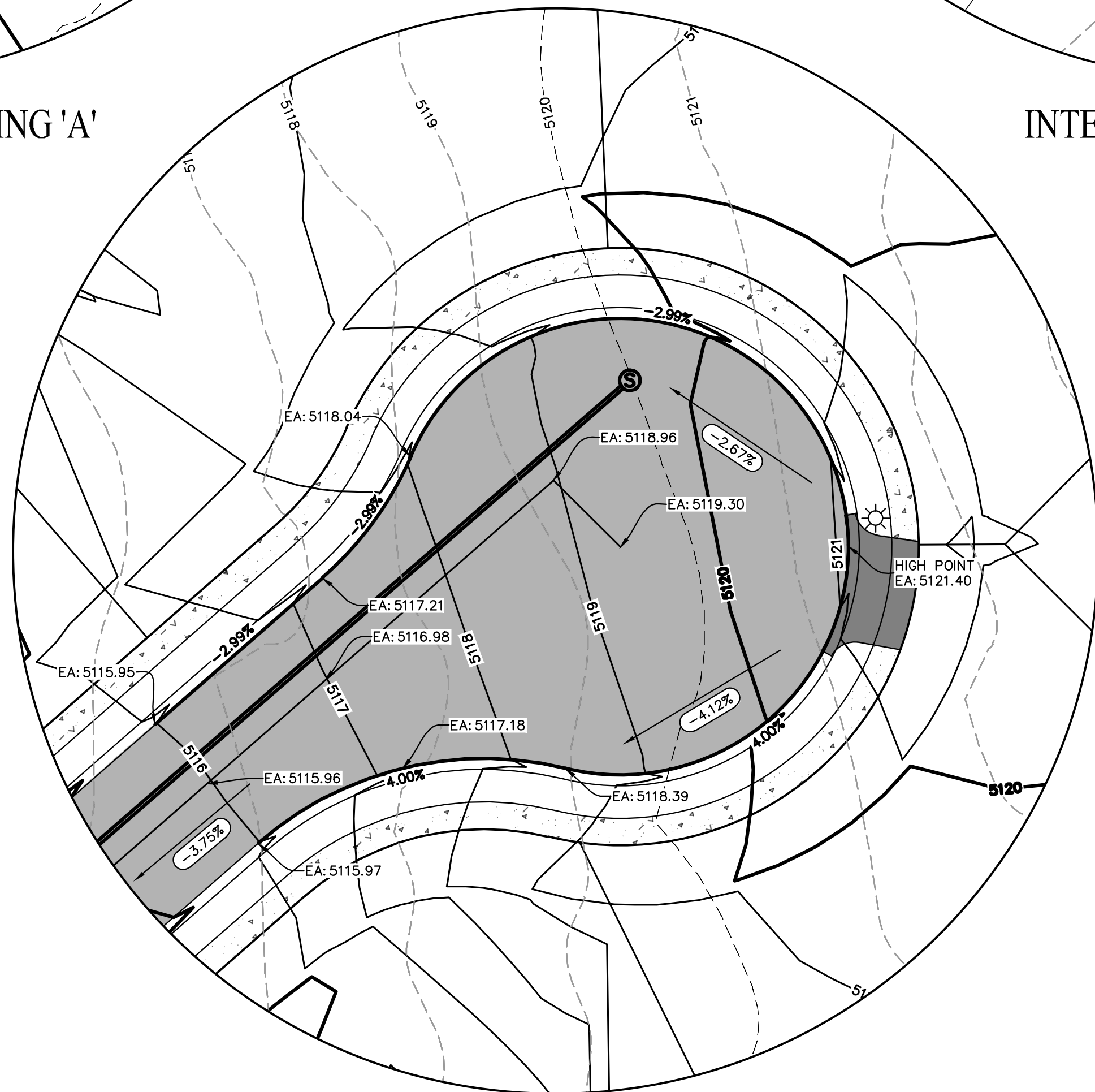




INTERSECTION GRADING 'A'



INTERSECTION GRADING 'B'



CUL-DE-SAC GRADING

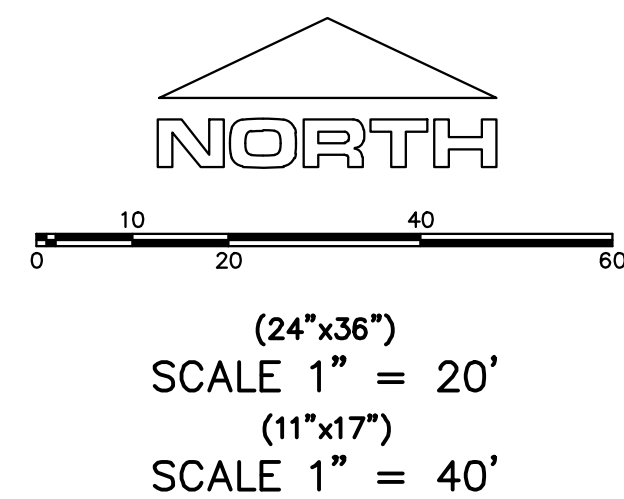
**NOTES TO CONTRACTOR:**

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:**

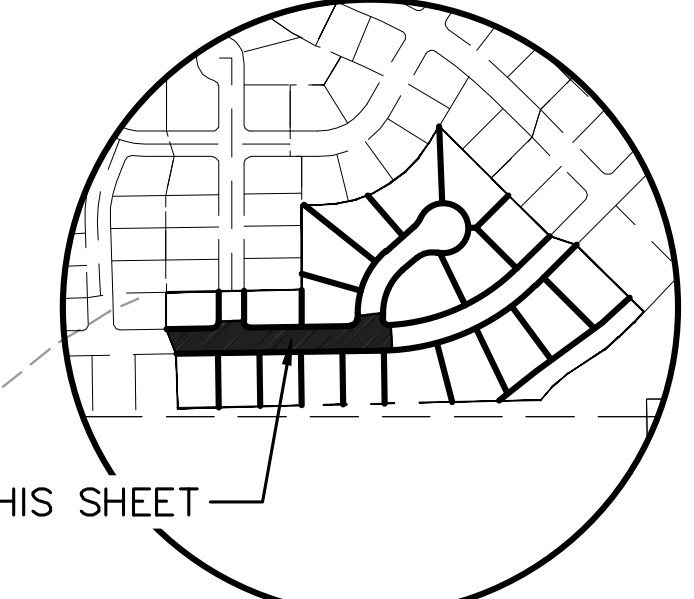
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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.
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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND 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







- 
- A north arrow pointing upwards, labeled "NORTH" in bold capital letters. Below the arrow is a graphic scale bar with markings at 0, 10, 20, 40, and 60. Below the scale bar, the text "(24\"x36\")" is centered. Below that, the text "SCALE 1\" = 20'" is centered. Below that, the text "(11\"x17\")" is centered. Below that, the text "SCALE 1\" = 40'" is centered.



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

DATE:2.12.2021

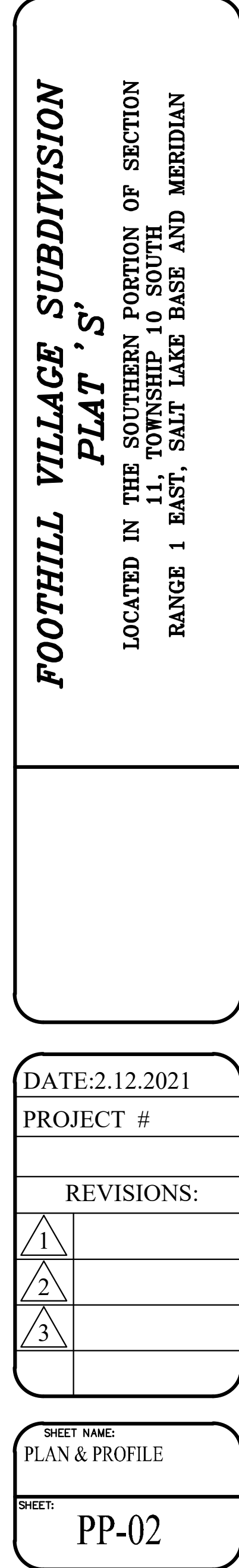
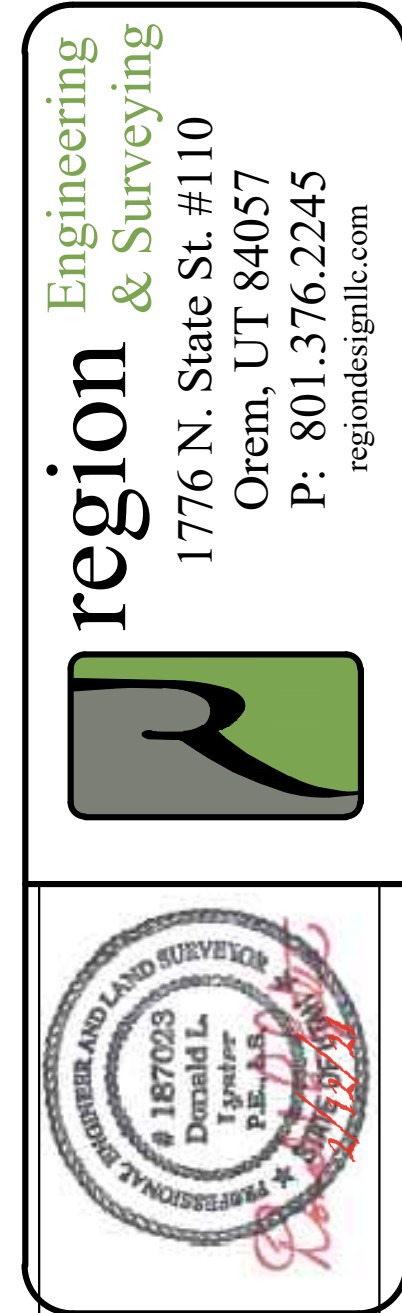
PROJECT #

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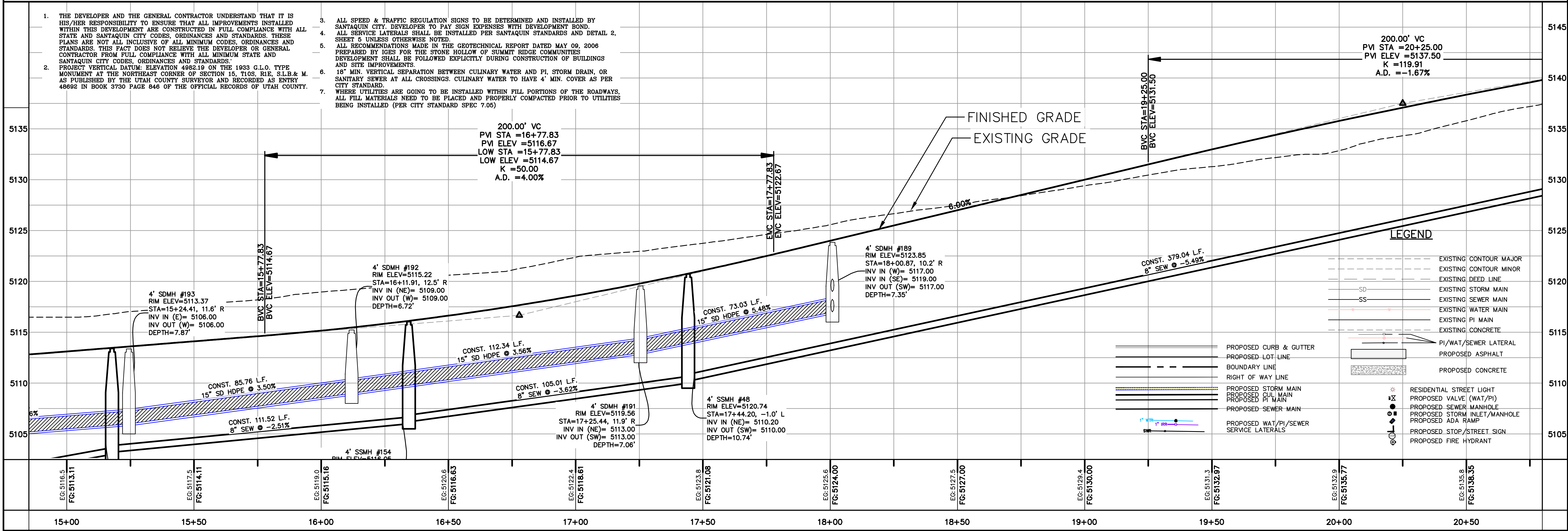
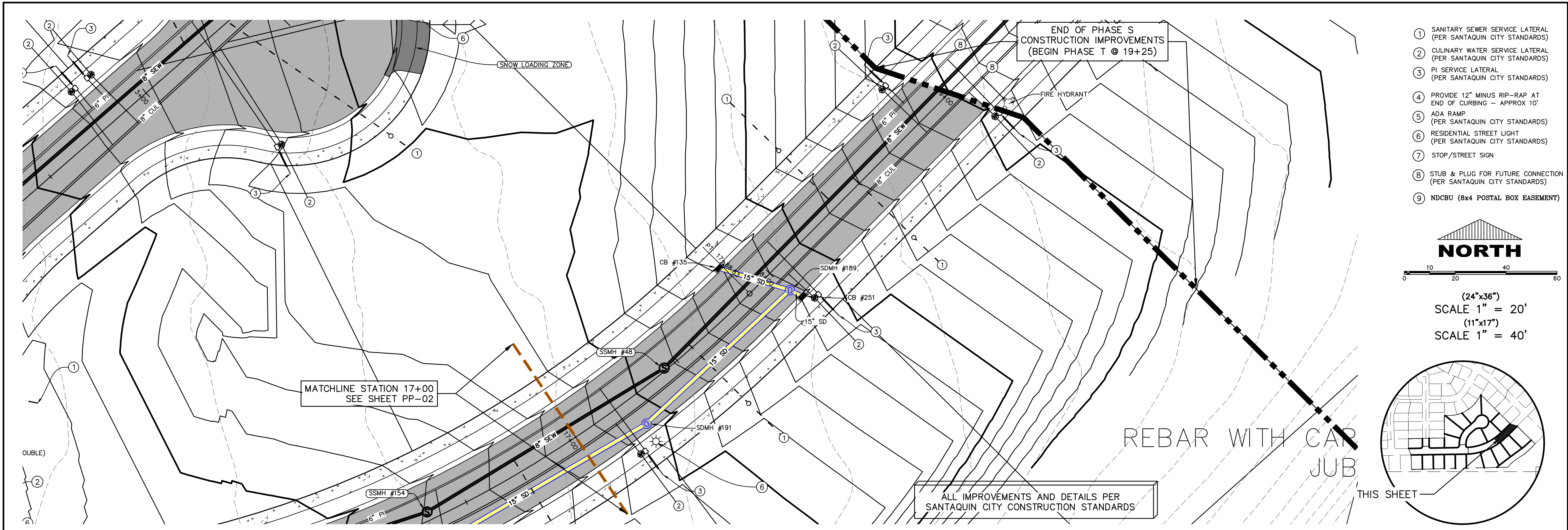
SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-01









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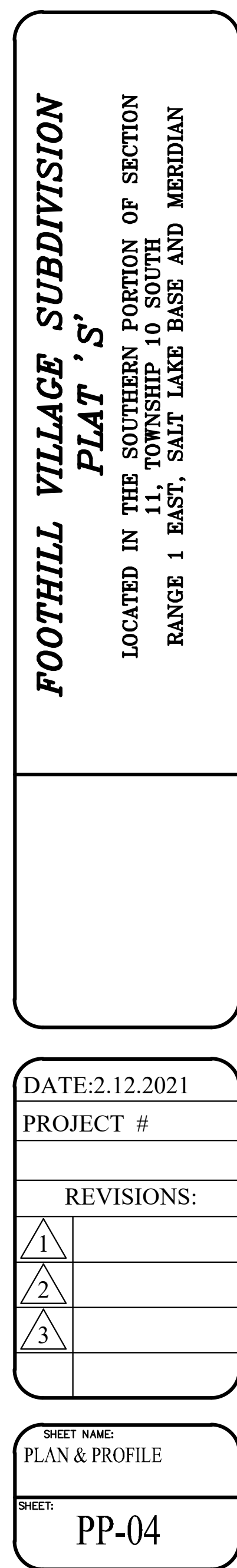
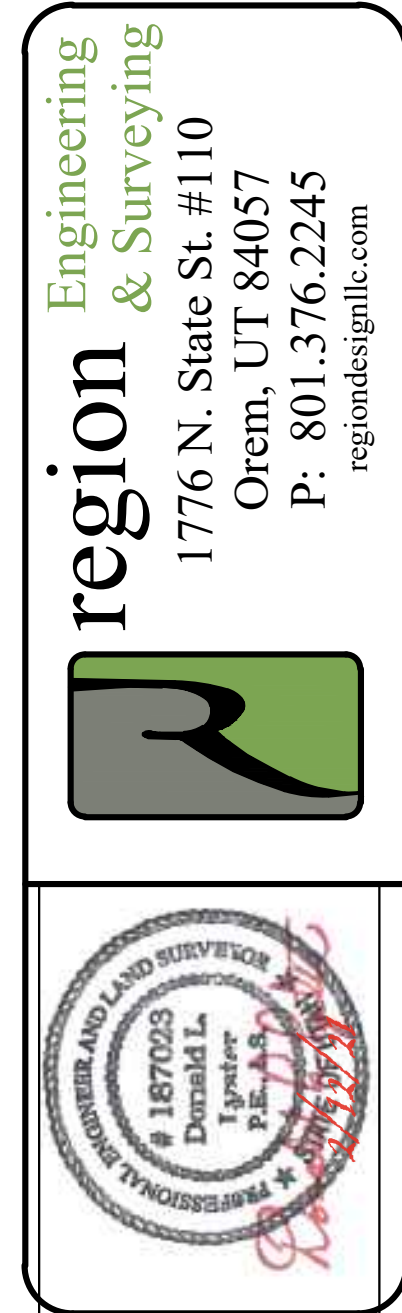
Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

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

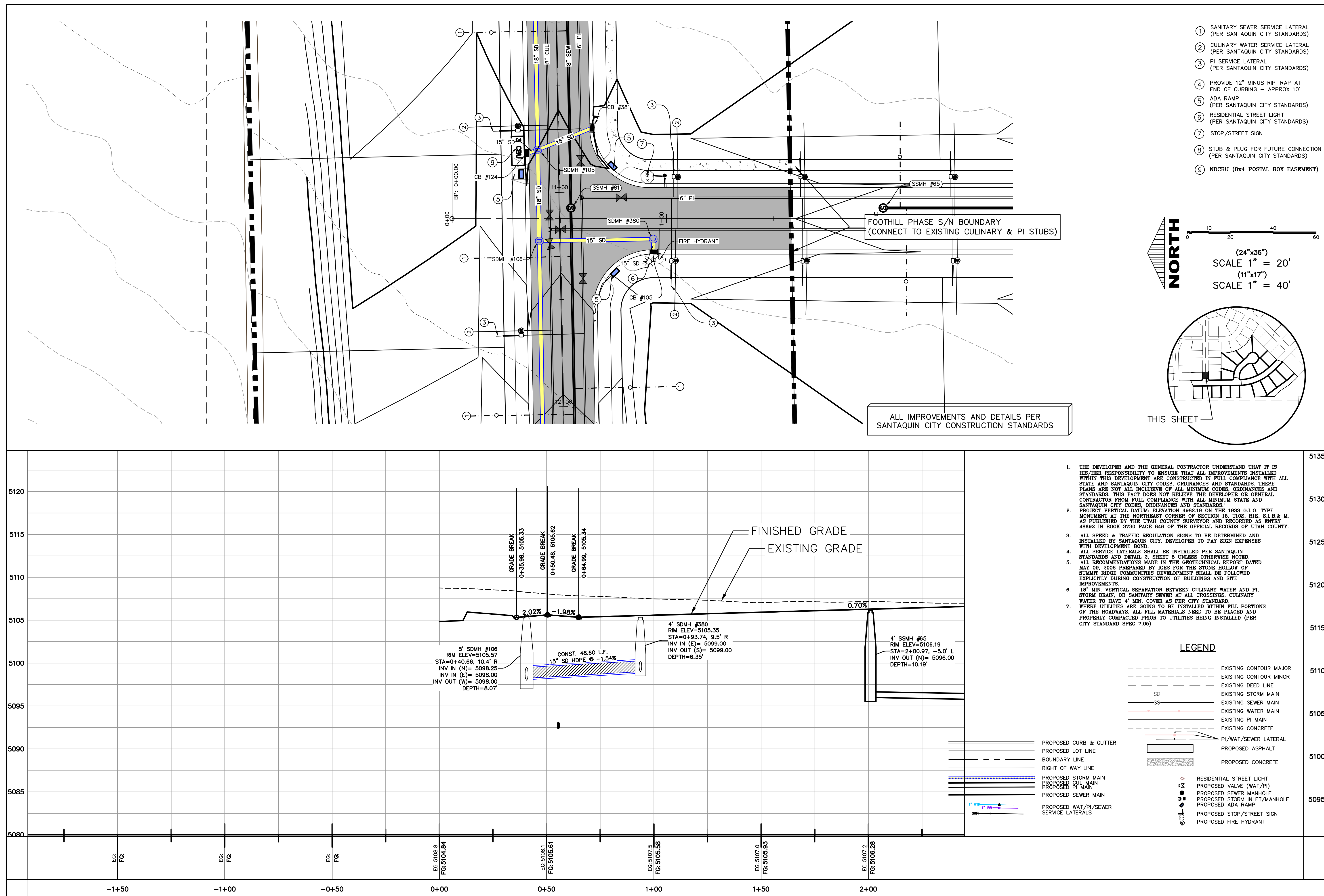
DATE: 2.12.2021  
PROJECT #  
REVISIONS:  
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-03









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

# 187023  
Donald L. Spahr  
Professional Engineer  
UTAH STATE BOARD OF ENGINEERING

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'S'**

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

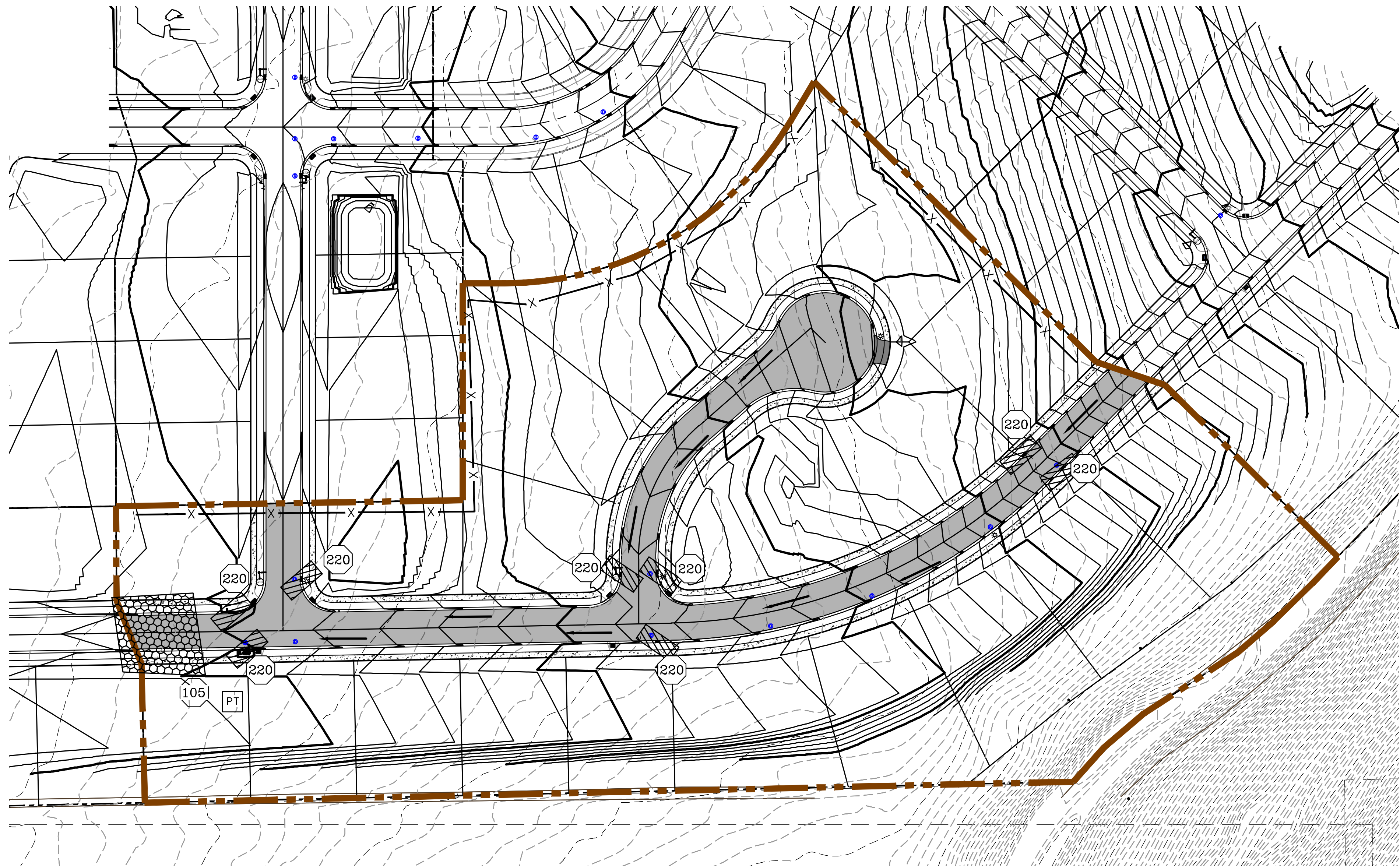
**DATE: 2.12.2021**  
**PROJECT #**

**REVISIONS:**

**SHEET NAME:**  
PLAN & PROFILE

**SHEET:**  
PP-05





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 MAINTAIN THE EXISTING 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 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 HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

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..



DATE: 2.12.2021	
PROJECT #	
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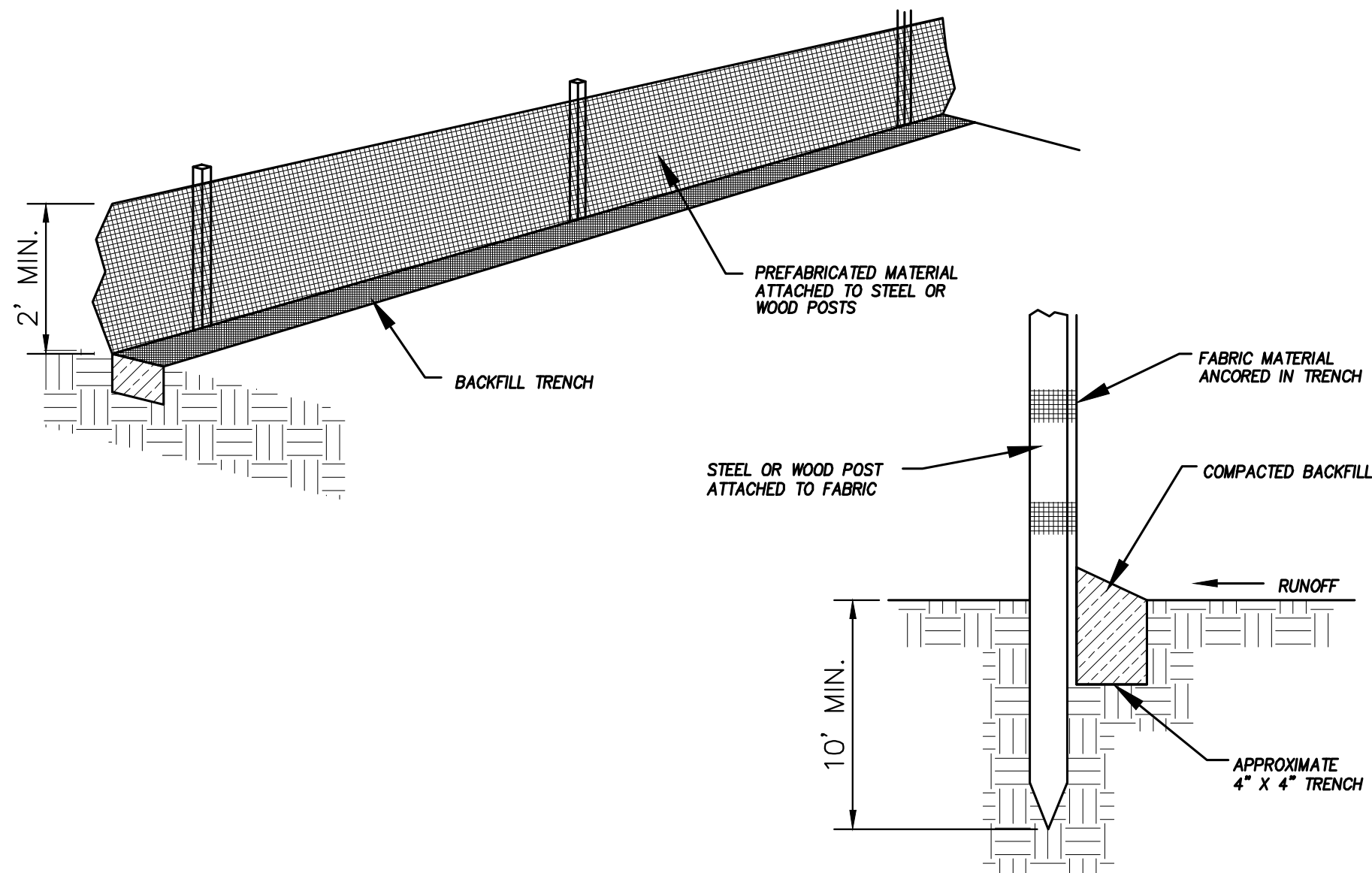
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EROSION CONTROL PLAN

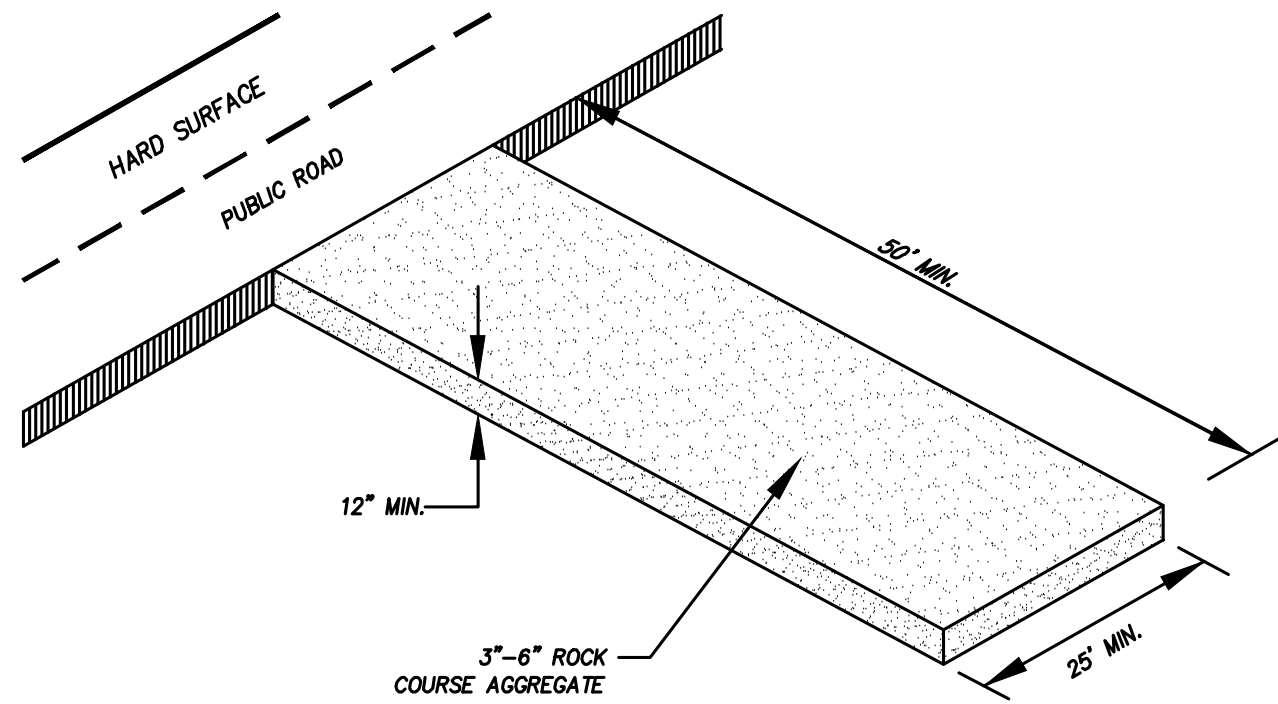
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EC-01

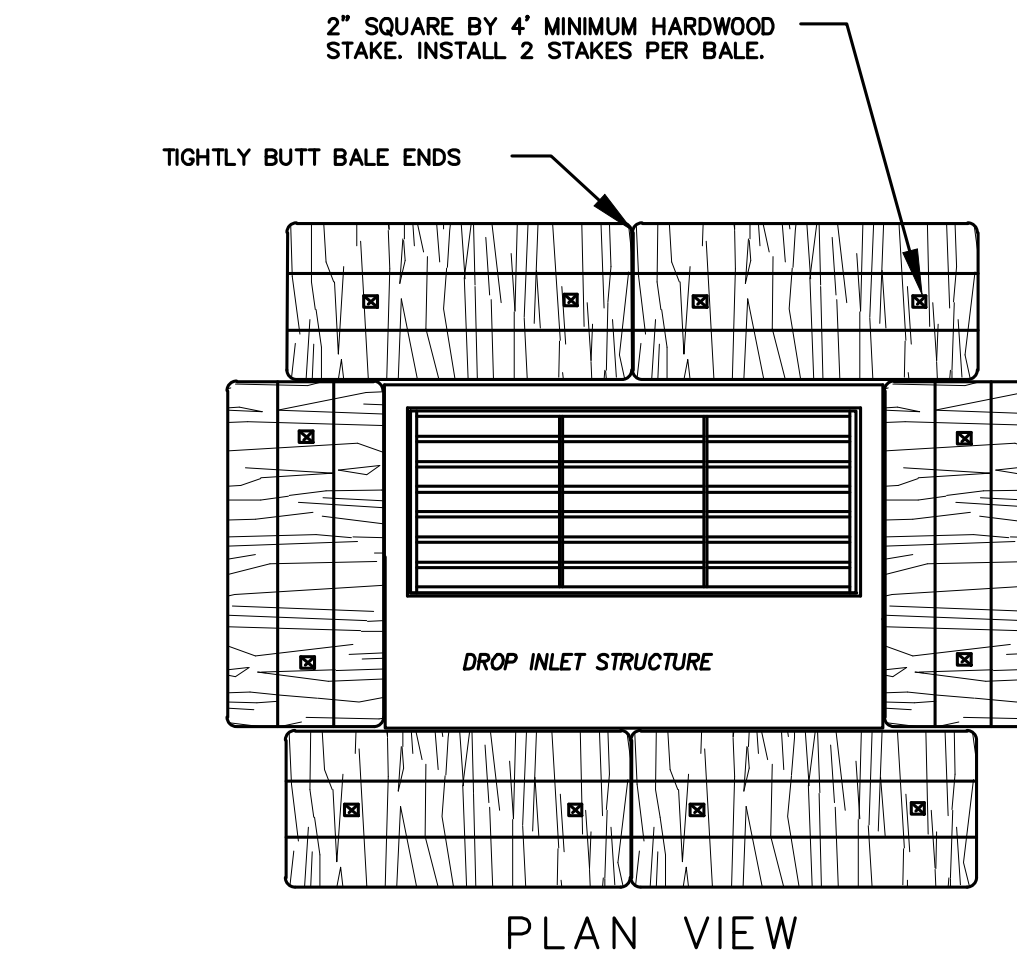




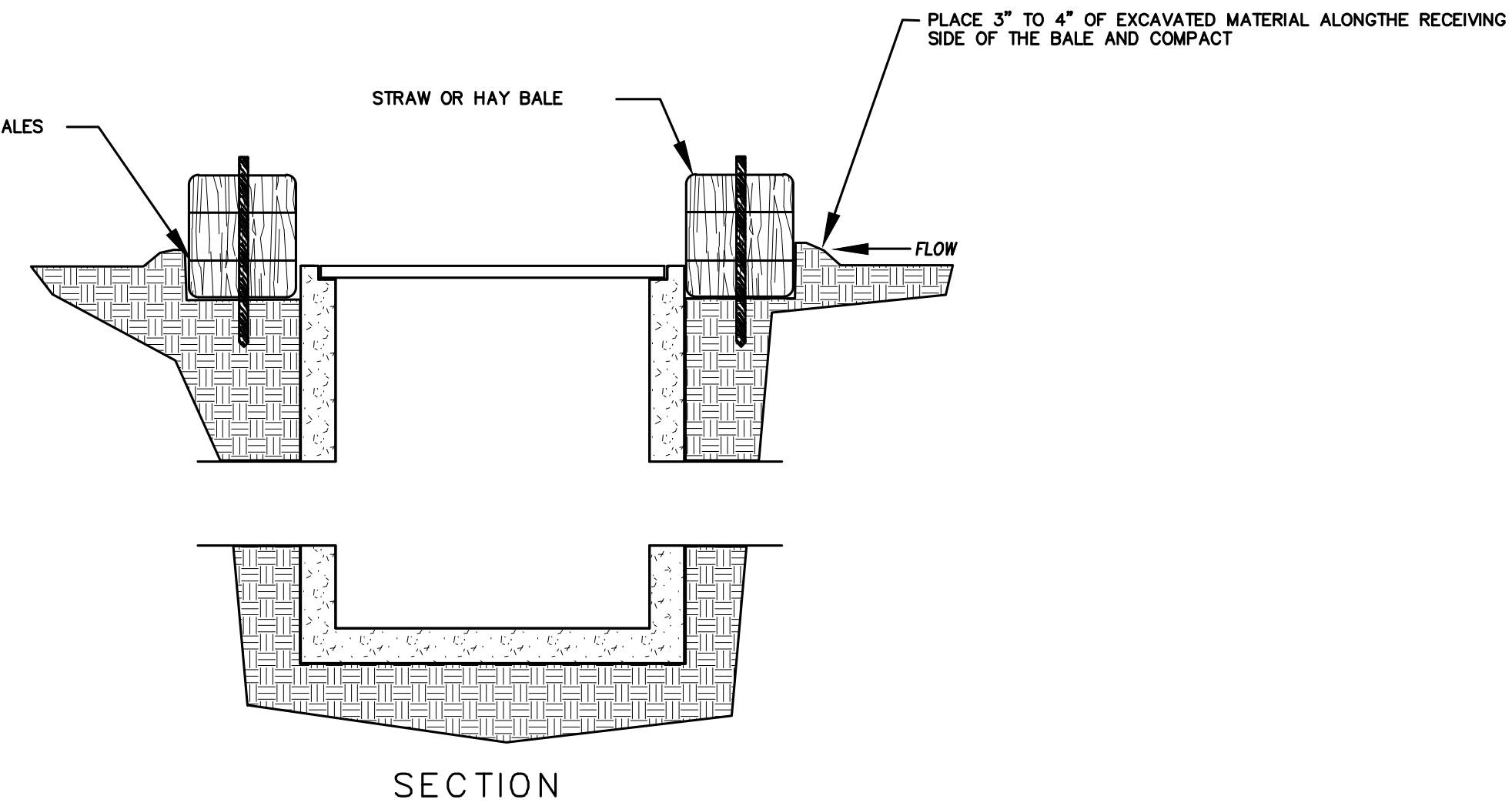
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



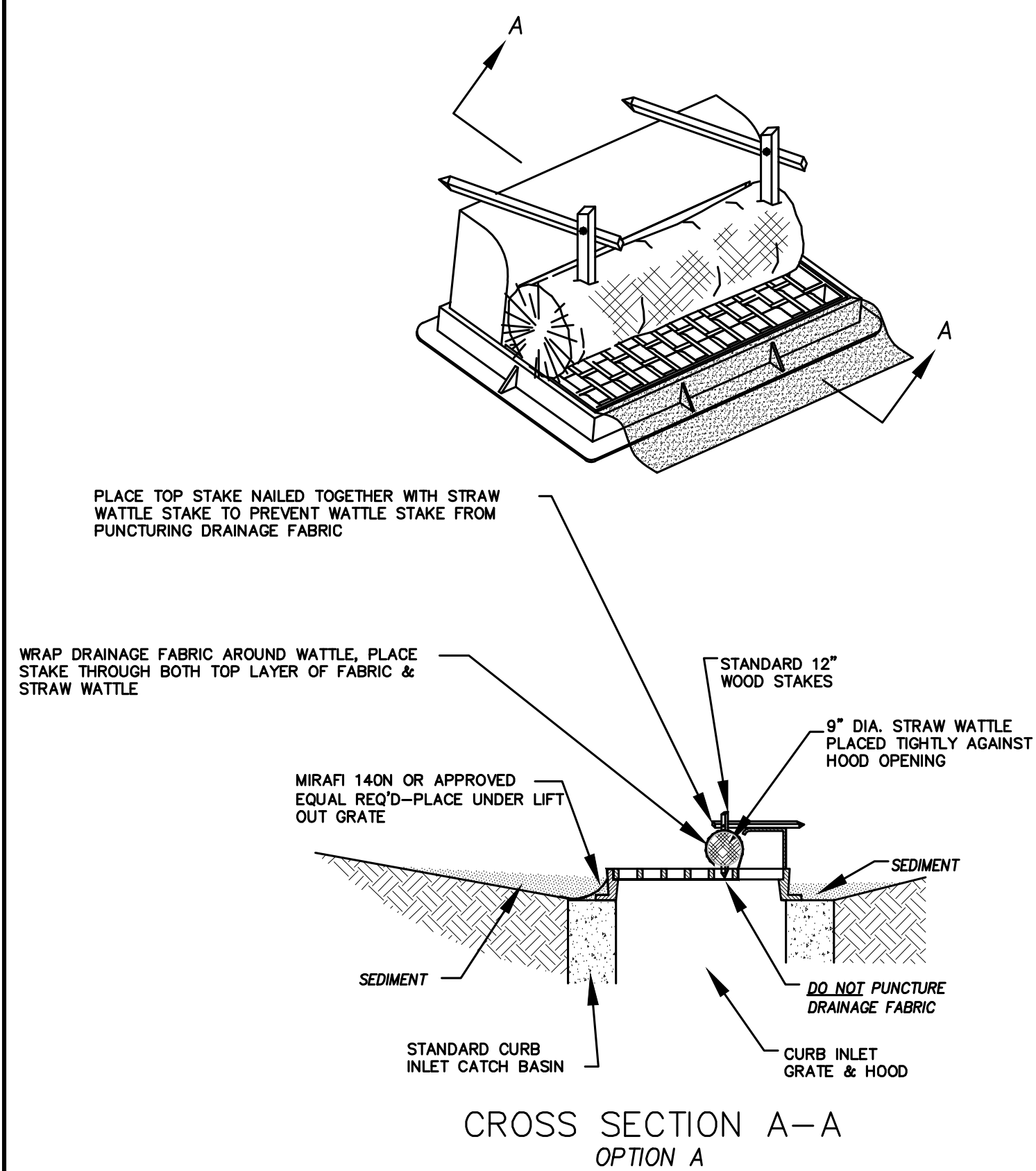
PLAN VIEW



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

### EROSION CONTROL NOTES

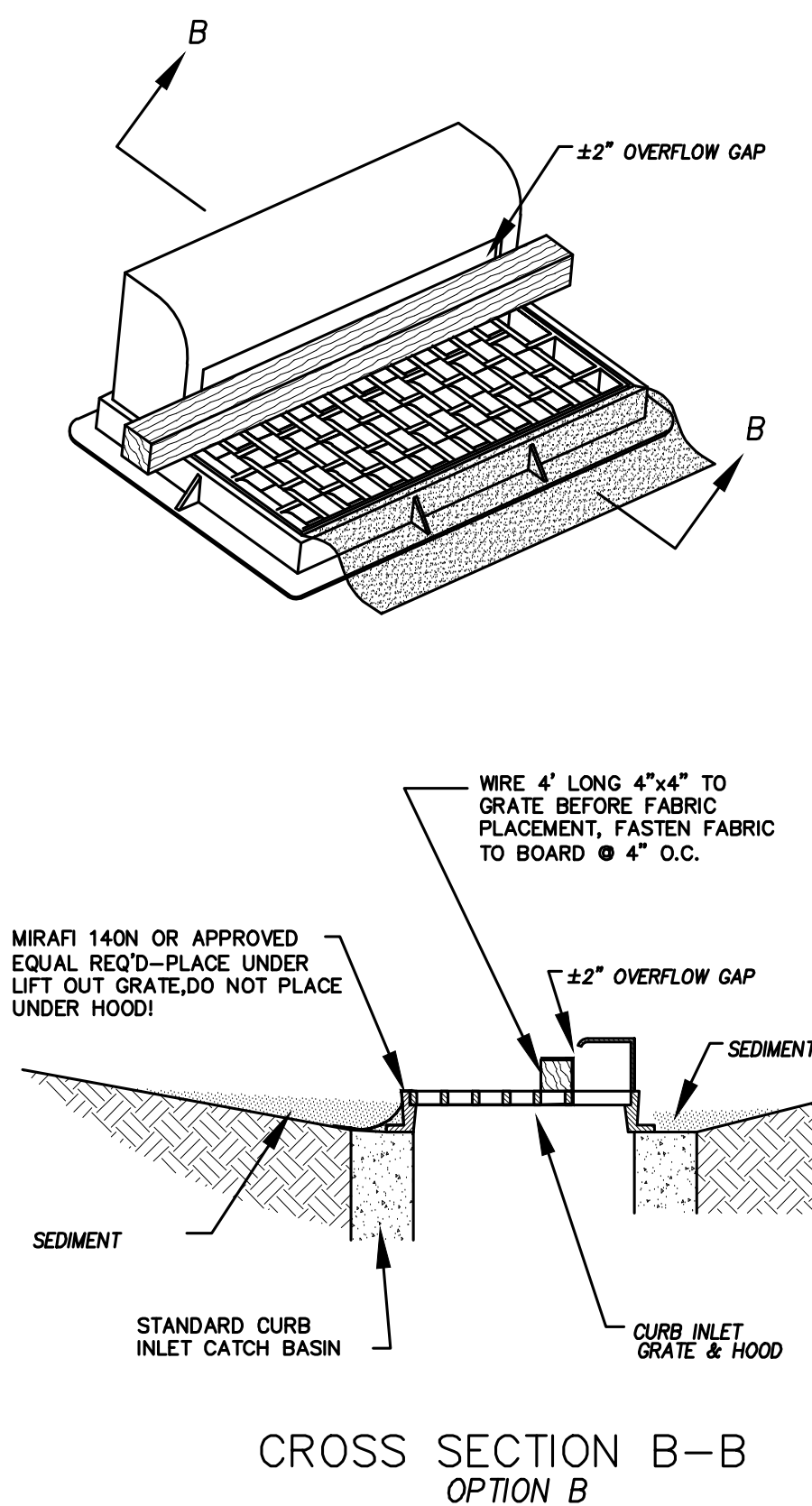
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR 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 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



DATE: 2.12.2021

PROJECT #

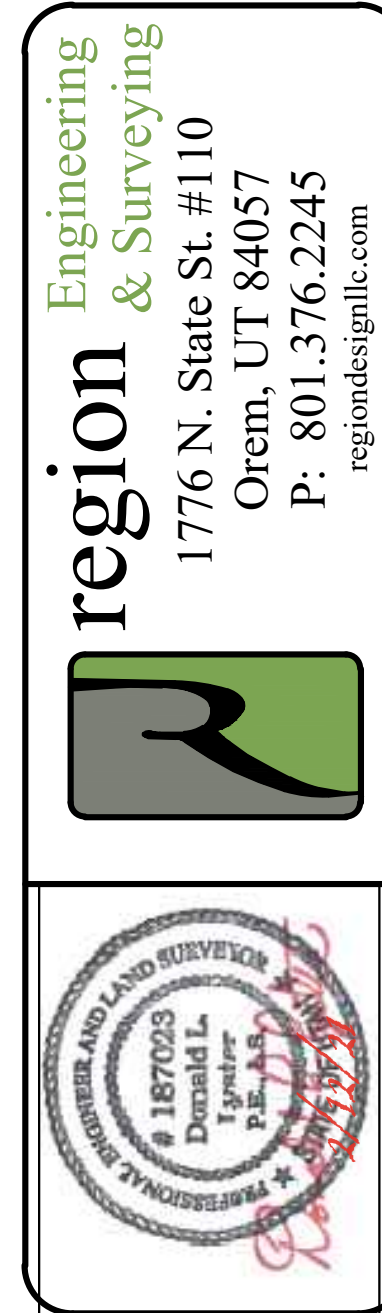
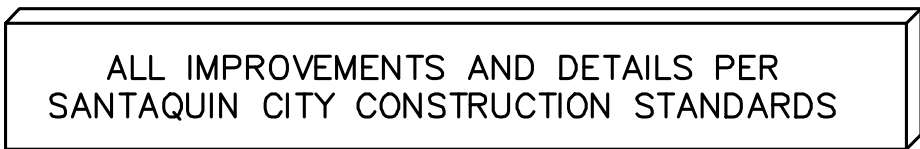
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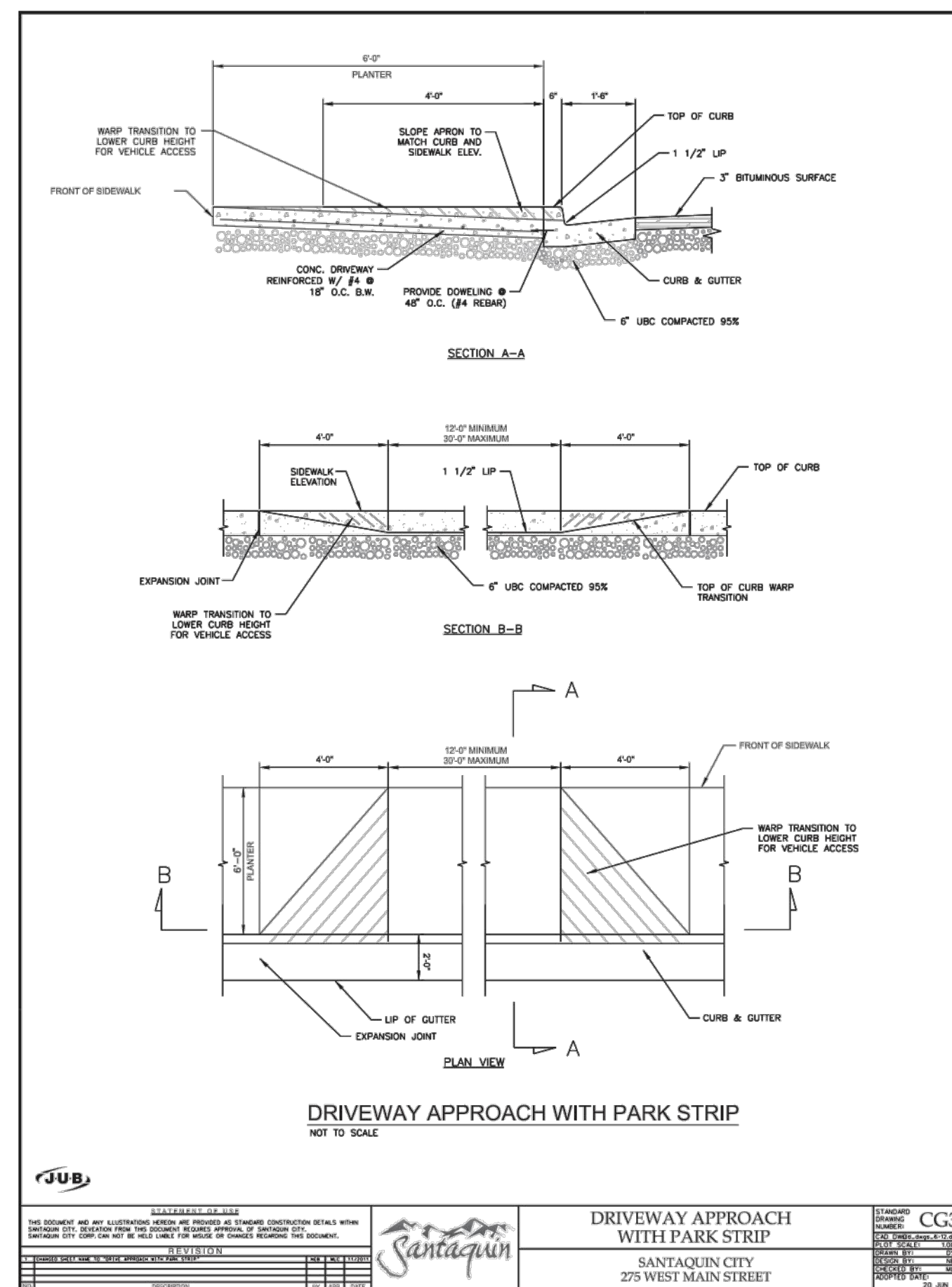
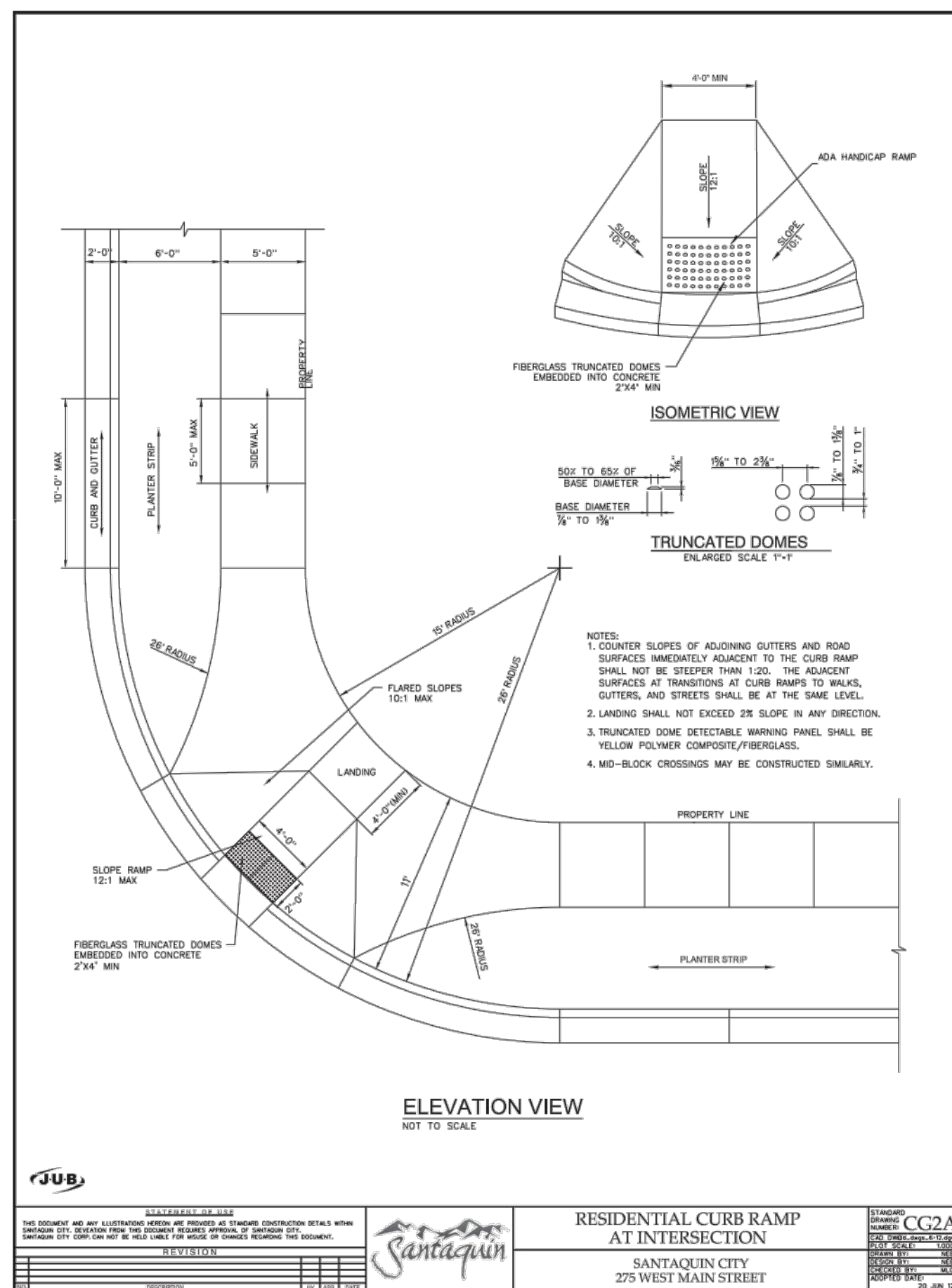
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EROSION CONTROL DETAILS

SHEET:  
EC-02



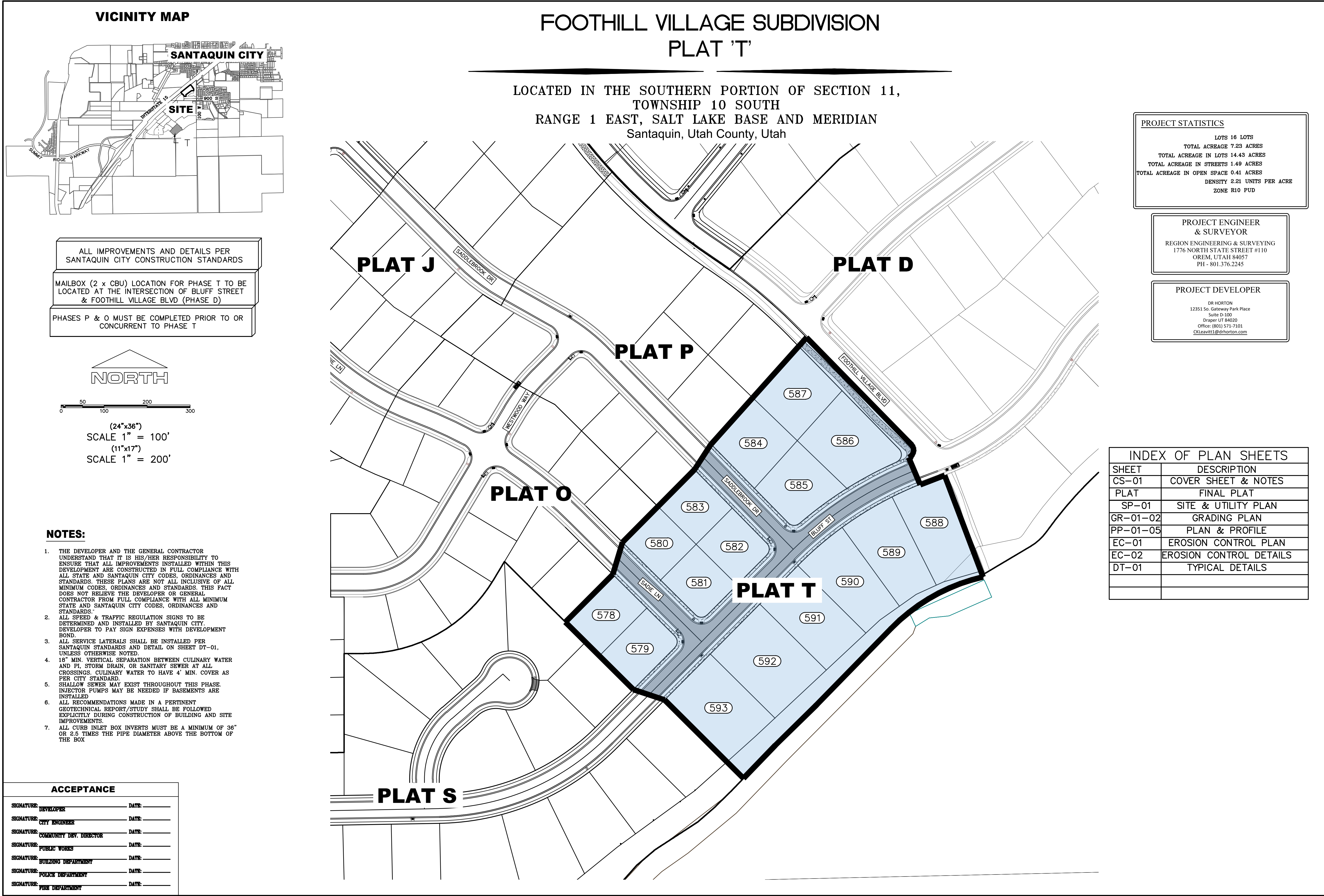


**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'S'**  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



DATE: 2.12.2021	
PROJECT #	
<b>REVISIONS:</b>	
1	
2	
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# FOOTHILL VILLAGE SUBDIVISION PLAT 'T'

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

32-017-0142  
FORESTAR (USA)  
REAL ESTATE  
GROUP INC  
FOOTHILL  
VILLAGES  
FUTURE PHASES

32-017-0142  
FORESTAR (USA)  
REAL ESTATE  
GROUP INC  
FOOTHILL  
VILLAGES  
FUTURE PHASES

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

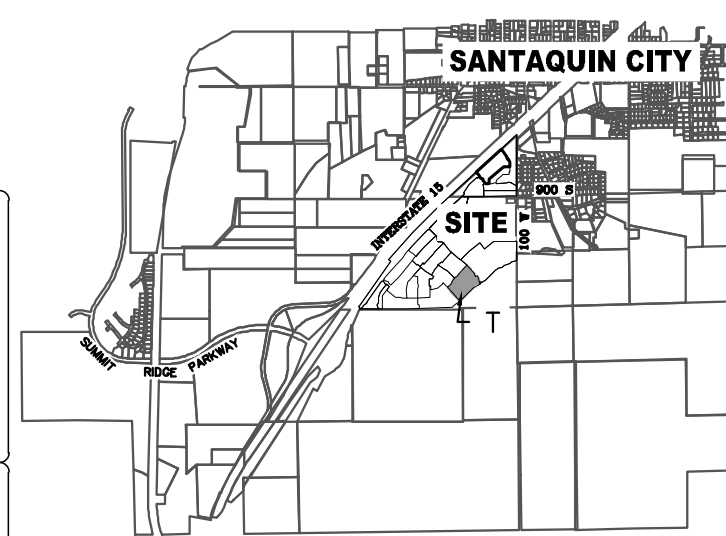
## PROJECT DEVELOPER

DR HORTON  
12351 So. Gateway Park Place  
Suite D-100  
Draper UT 84020  
Office: (801) 571-7101  
CLeavitt1@dhorton.com

## PROJECT STATISTICS

LOTS 16 LOTS  
TOTAL ACREAGE 7.23 ACRES  
TOTAL ACREAGE IN LOTS 14.43 ACRES  
TOTAL ACREAGE IN STREETS 1.49 ACRES  
TOTAL ACREAGE IN OPEN SPACE 0.41 ACRES  
DENSITY 2.21 UNITS PER ACRE  
ZONE R10 PUD

## VICINITY MAP



## LINE TABLE

LINE	LENGTH	DIRECTION
L1	48.68'	S46°57'52"W
L2	130.77'	S46°57'52"W
L3	100.75'	S46°57'52"W
L4	44.56'	S54°41'41"W
L5	37.84'	S54°41'41"W
L6	78.85'	S44°04'09"W
L7	72.12'	S48°07'02"W
L8	35.65'	S46°57'52"W

## CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	29.16'	15.00'	24.78'	S11°18'43"W	111°23'00"
C2	39.48'	665.00'	39.47'	N68°42'14"E	3°24'05"
C3	9.17'	467.50'	9.17'	N69°50'33"E	1°07'27"
C4	198.42'	346.54'	195.72'	S60°43'23"W	32°48'22"
C5	12.54'	692.50'	12.54'	N45°19'26"E	1°02'14"
C6	269.88'	692.50'	268.18'	N57°00'26"E	22°19'46"
C7	23.56'	15.00'	21.21'	N0°11'41"W	90°00'00"
C8	105.65'	664.65'	105.54'	S49°31'17"W	9°06'26"
C9	108.79'	664.65'	108.67'	S58°45'51"W	9°22'42"
C10	57.19'	664.65'	57.17'	S65°55'05"W	4°55'47"
C11	28.96'	15.00'	24.67'	N10°55'42"E	110°36'58"
C12	105.02'	720.00'	104.93'	N62°03'28"E	8°21'26"
C13	109.76'	720.00'	109.65'	N53°30'43"E	8°44'03"
C14	22.64'	15.00'	20.55'	S87°37'03"E	86°28'31"
C15	23.35'	15.00'	21.06'	N0°12'46"E	89°11'07"
C16	23.56'	15.00'	21.21'	N89°48'19"E	90°00'00"

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'T' IS ON THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 11, T10S, R1E, S.L.B.&M. WITH THE BEARING BEING S88°42'16"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.
- XXXX ... PROPOSED RESIDENTIAL ADDRESS
- (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA



0 60 120 180

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

## 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-\_\_\_\_\_

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

UTILITIES APPROVAL \_\_\_\_\_

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

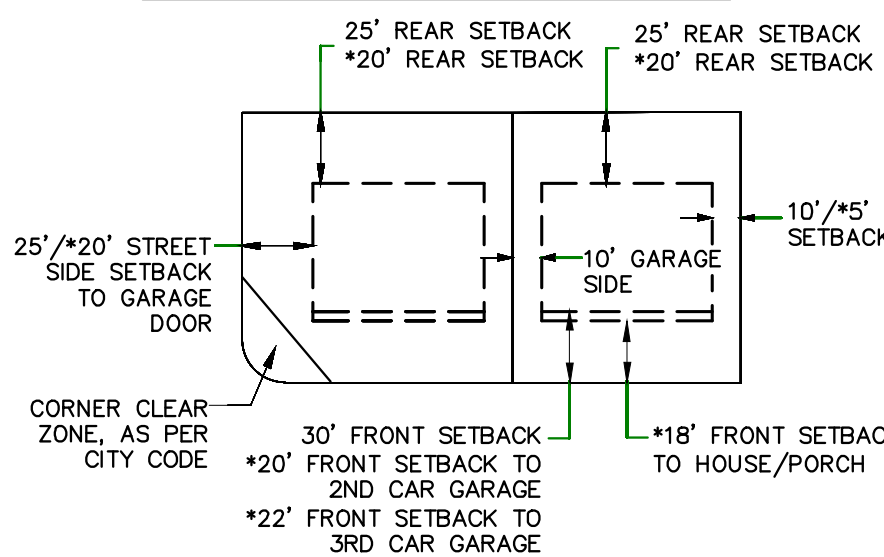
ROCKY MTN POWER \_\_\_\_\_

CENTRACOM \_\_\_\_\_

## 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)

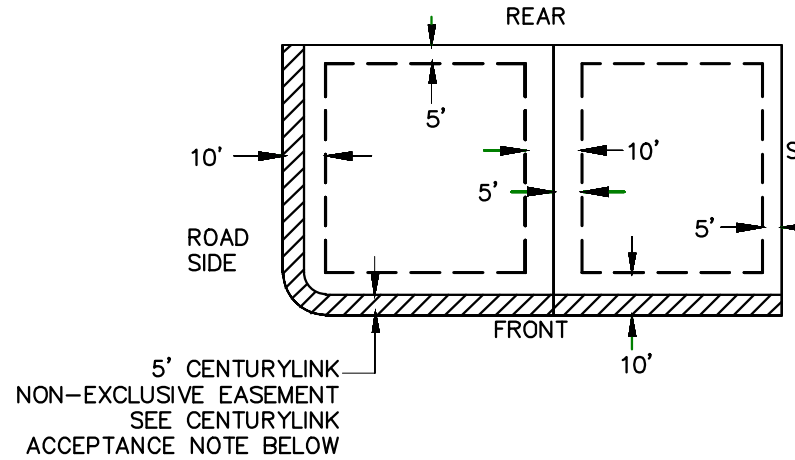
## BUILDING SETBACKS (MINIMUM)



\*FOR LOTS LESS THAN 110' IN DEPTH

PARCEL 'T'  
SLOPE & FLOOD CONVEYANCE  
AREA  
DEDICATED TO SANTAQUIN CITY

## PUBLIC UTILITY EASEMENTS



5' CENTURYLINK  
NON-EXCLUSIVE EASEMENT  
SEE CENTURYLINK  
ACCEPTANCE NOTE BELOW

## 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.

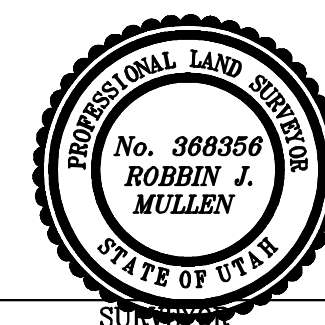
## Boundary Description

### PLAT 'T'

BEGINNING AT A POINT THAT IS S88°42'16"W ALONG THE SECTION LINE 1312.73 FEET AND NORTH 185.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 45° 11' 41" W FOR A DISTANCE OF 208.87 FEET TO A POINT ON A LINE.  
THENCE, N 71° 30' 52" W FOR A DISTANCE OF 61.36 FEET TO A POINT ON A LINE.  
THENCE, N 45° 11' 41" W FOR A DISTANCE OF 177.83 FEET TO A POINT ON A LINE.  
THENCE, N 44° 48' 19" E FOR A DISTANCE OF 125.00 FEET TO A POINT ON A LINE.  
THENCE, N 16° 42' 24" E FOR A DISTANCE OF 62.35 FEET TO A POINT ON A LINE.  
THENCE, N 44° 48' 19" E FOR A DISTANCE OF 190.54 FEET TO A POINT ON A LINE.  
THENCE, N 32° 58' 31" E FOR A DISTANCE OF 56.37 FEET TO A POINT ON A LINE.  
THENCE, N 41° 49' 59" E FOR A DISTANCE OF 266.19 FEET TO A POINT ON A LINE.  
THENCE, S 44° 22' 47" E FOR A DISTANCE OF 278.46 FEET TO THE BEGINNING OF A CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 111° 22' 59.5", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 11° 18' 43" W FOR A DISTANCE OF 24.78 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, S 22° 59' 48" E FOR A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE RIGHT THROUGH 03° 24' 05.0", HAVING A RADIUS OF 665.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 42' 14" E FOR A DISTANCE OF 39.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 07' 27.0", HAVING A RADIUS OF 467.50 FEET, AND WHOSE LONG CHORD BEARS N 69° 50' 33" E FOR A DISTANCE OF 9.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.  
THENCE, S 20° 42' 45" E FOR A DISTANCE OF 197.90 FEET TO A POINT ON A LINE.  
THENCE, S 20° 43' 10" E FOR A DISTANCE OF 3.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.  
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 48' 21.8", HAVING A RADIUS OF 346.54 FEET, AND WHOSE LONG CHORD BEARS S 60° 43' 23" W FOR A DISTANCE OF 195.72 FEET.  
THENCE, S 44° 19' 12" W FOR A DISTANCE OF 199.90 FEET TO A POINT ON A LINE.  
THENCE, S 45° 32' 43" W FOR A DISTANCE OF 106.76 FEET TO A POINT ON A LINE.  
THENCE S 43° 57' 26" W A DISTANCE OF 84.87 FEET TO THE POINT OF BEGINNING

CONTAINS: ±7.23 ACRES AND 16 TOTAL LOTS



DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

## 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 HEREOF 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)

SHEET 1 OF 1

# FOOTHILL VILLAGE SUBDIVISION PLAT 'T'

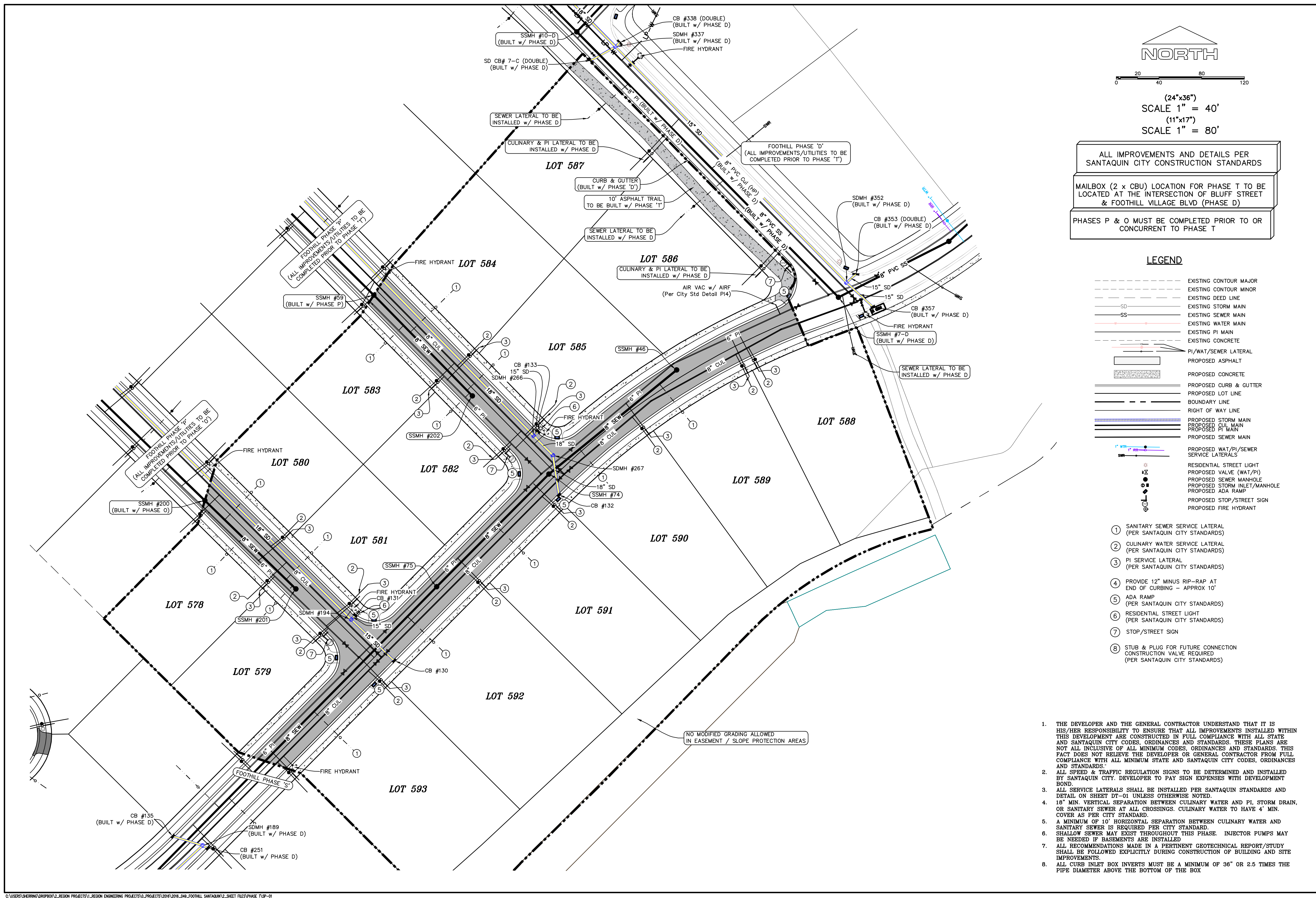
\_\_\_\_\_, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

This form approved by Utah County and the municipalities therein.





C:\USERS\SHERRING\WORKBOX\2\_REGION PROJECTS\2\_REGION ENGINEERING PROJECTS\0\_PROJECTS\2016\2016\_049\_FOOTHILL SANTAQUIN\2\_SHEET FILES\PHASE T\SP-01

Engineering  
& Surveying

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



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'T'**

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

DATE: 2.12.2021

PROJECT #

REVISIONS:

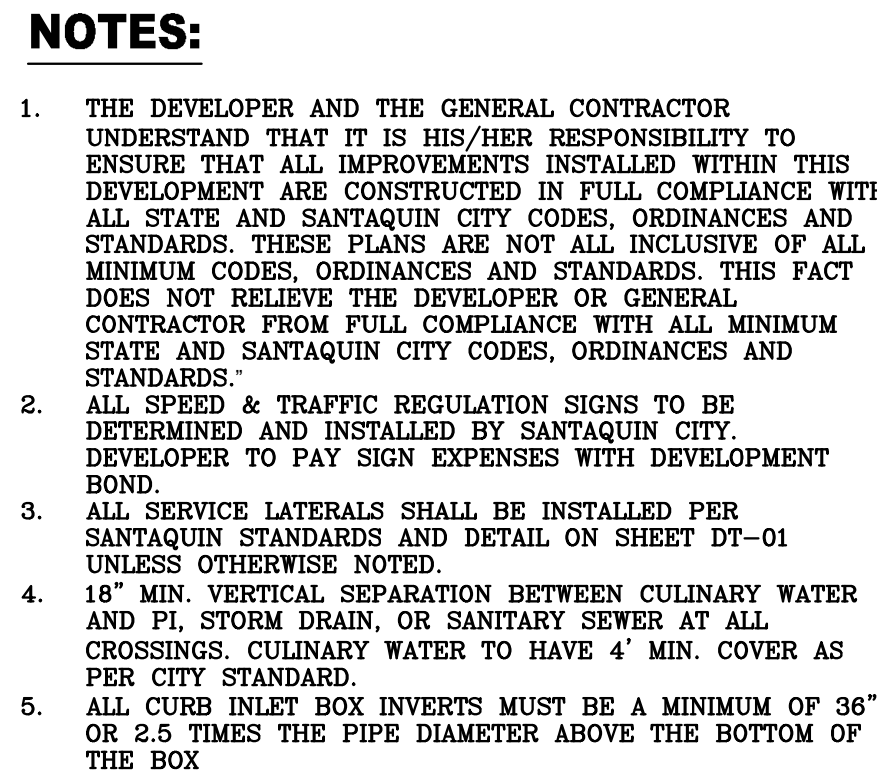
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SHEET NAME:  
SITE/UTILITY PLAN

SHEET:

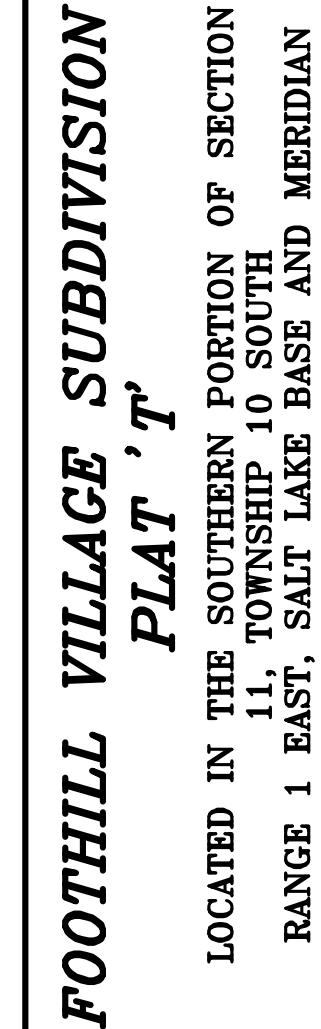
SP-01





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 MUST BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



GR-01





A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings at 0, 10, 20, 40, and 60 feet. The scale bar is divided into two sections: the first section from 0 to 20 feet is labeled "(24\" x 36\")" and "SCALE 1\" = 20'", and the second section from 20 to 60 feet is labeled "(11\" x 17\")" and "SCALE 1\" = 40'".



**region**  
Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
[regiondesignllc.com](http://regiondesignllc.com)



**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'T'**  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:2.12.2021

PROJECT #

REVISIONS

A diagram of a three-story building. Each story is represented by a triangle. The top story's triangle contains the number 1. The middle story's triangle contains the number 2. The bottom story's triangle contains the number 3. The triangles are stacked vertically and separated by horizontal lines.

**SHEET NAME**

GRADING PLAN

**SHEET**

GR-02

## NOTES TO CONTRACTOR

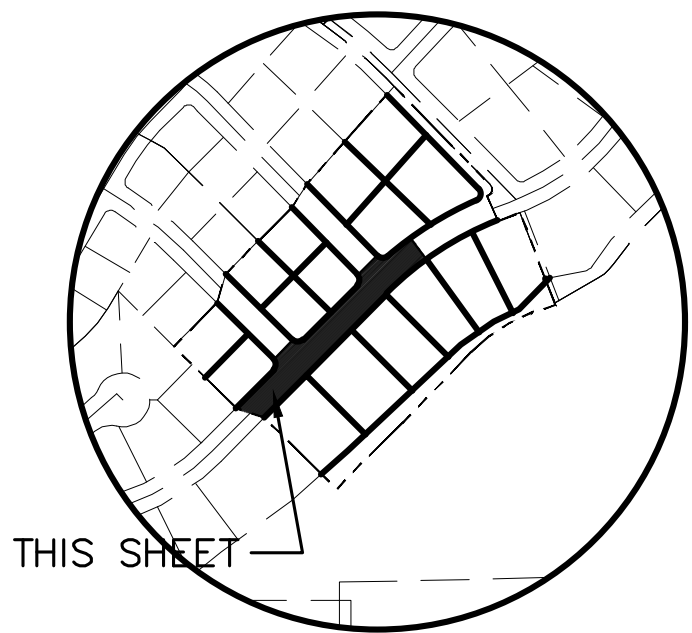
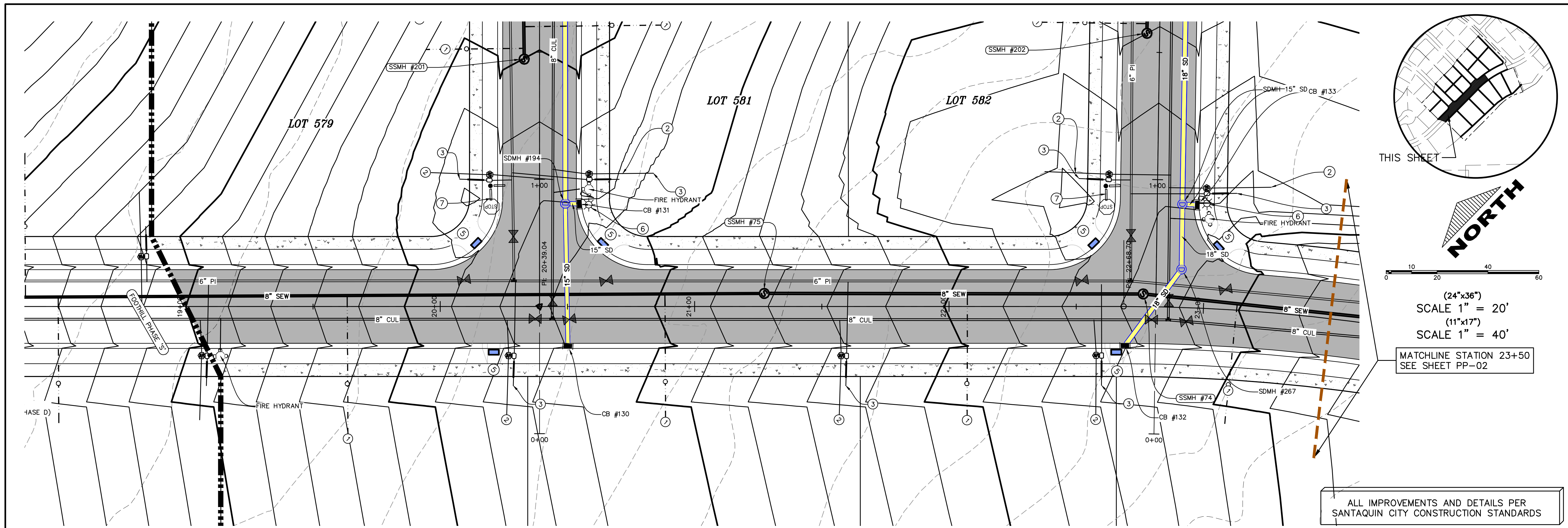
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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**NOTES:**

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL CITY AND STATE 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 SANTIAGO CITY CODES, ORDINANCES AND STANDARDS."
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIAGO CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIAGO STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
5. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" ABOVE THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

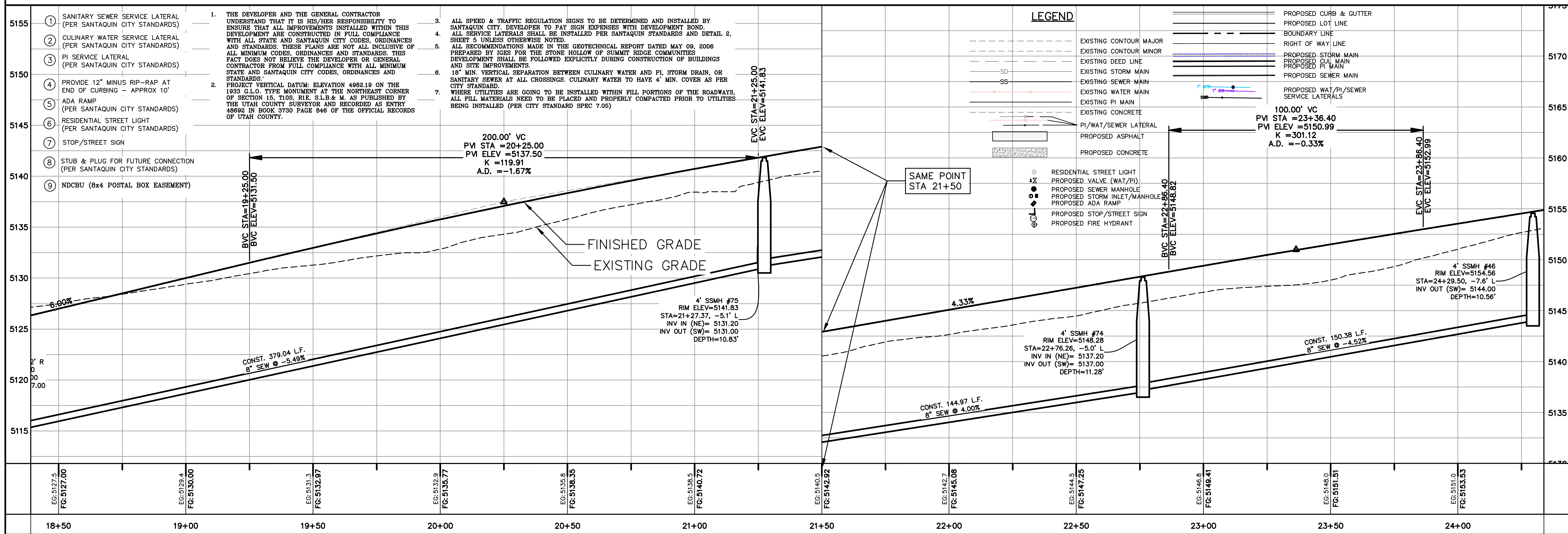




(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'

MATCHLINE STATION 23+50  
SEE SHEET PP-02

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



region  
Engineering  
& Surveying  
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FOOTHILL VILLAGE SUBDIVISION  
PLAT 'T'  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.12.2021

PROJECT #

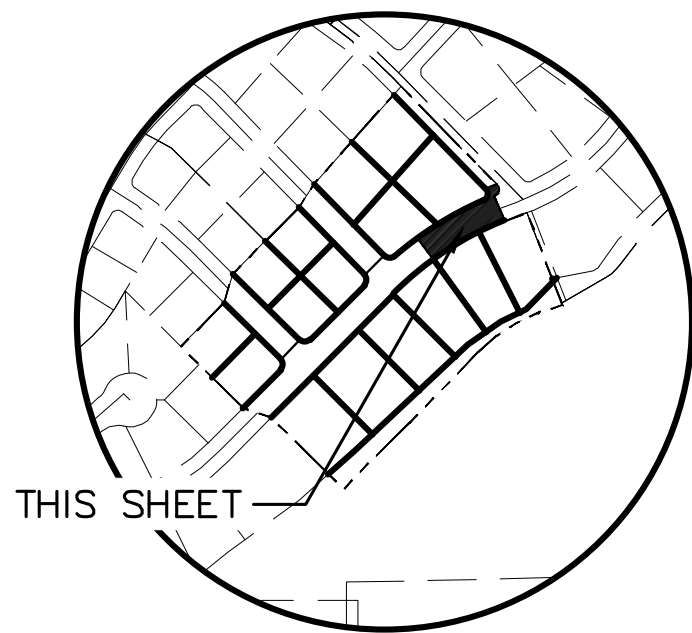
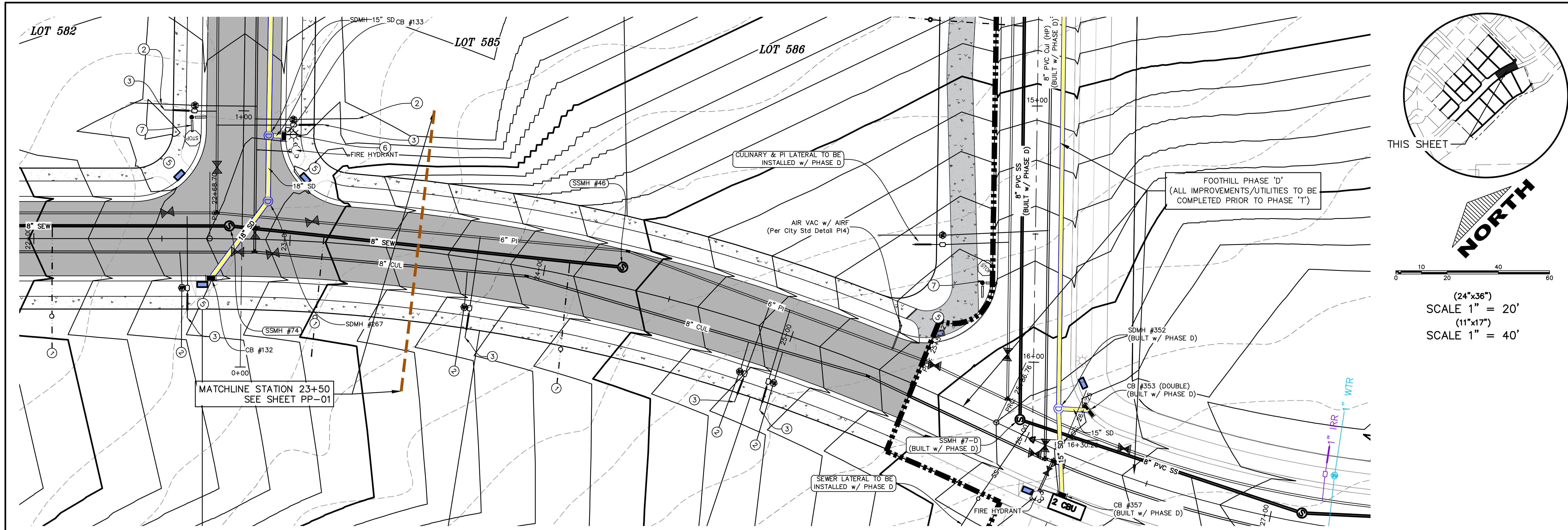
REVISIONS:

1  
2  
3

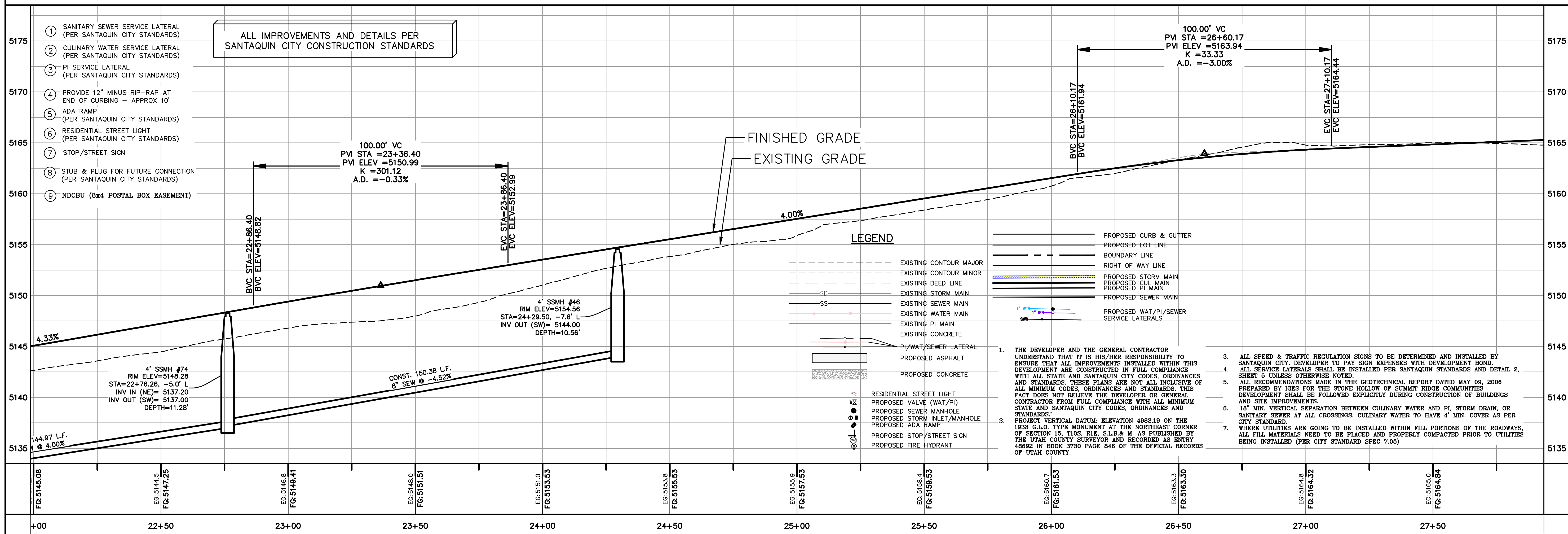
SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-01





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



C:\USERS\SHERRING\WORKBOX\2 REGION PROJECTS\2 REGION ENGINEERING PROJECTS\2019\2019\_049\_FOOTHILL\_SANTAUQUIN\2 SHEET FILES\PP-01

Engineering  
& Surveying  
**region**  
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**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'T'**  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.12.2021

PROJECT #

REVISIONS:

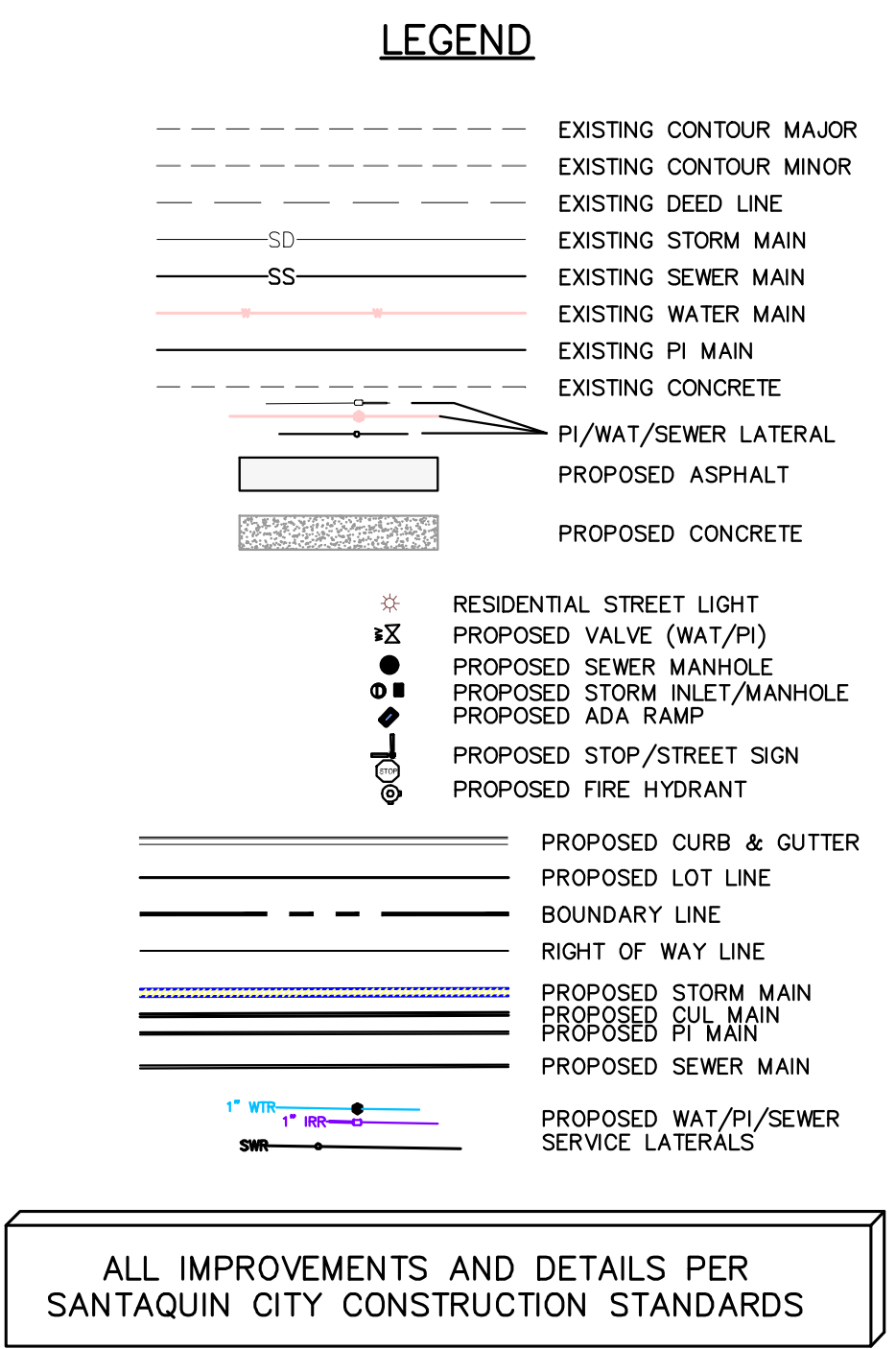
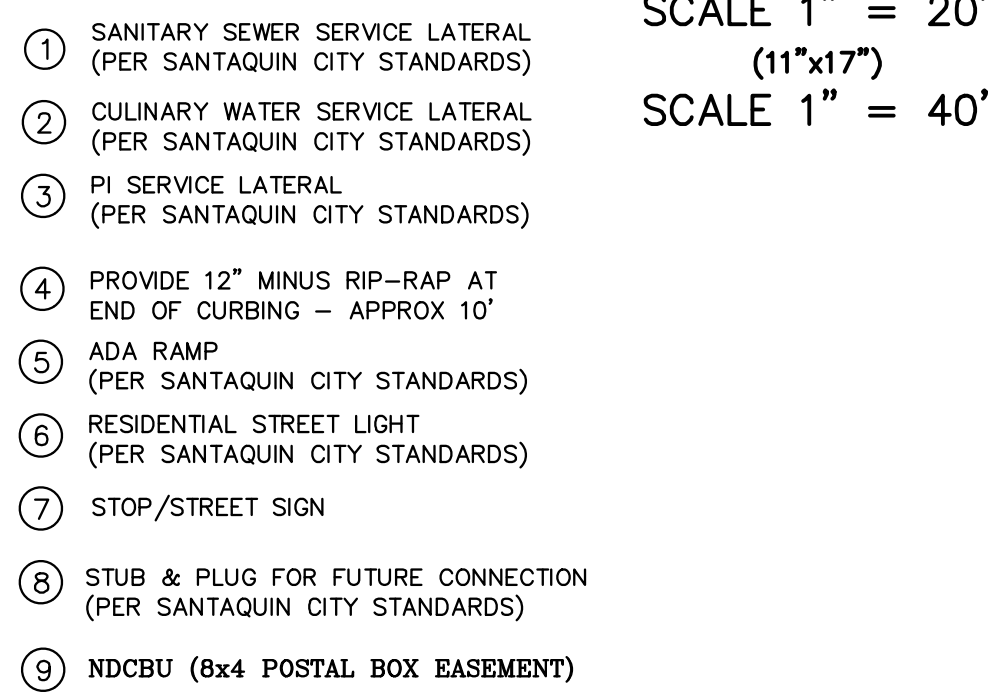
1  
2  
3

SHEET NAME:  
PLAN & PROFILE

SHEET:

PP-02





A circular professional seal for Donald L. Tyster, P.E., P.L.S., No. 187023, State of Ohio. The seal features the text "PROFESSIONAL ENGINEER AND LAND SURVEYOR" around the perimeter, with "STATE OF OHIO" at the bottom. The center contains the text "No. 187023", "Donald L. Tyster", and "P.E., P.L.S.". A red signature is written across the seal.

DATE: 2.12.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

SHEET:  
PP-03





- 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  
(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  
 RESIDENTIAL STREET LIGHT  
 PROPOSED VALVE (WAT./PI)  
 PROPOSED SEWER MANHOLE  
 PROPOSED STORM INLET/MANHOLE  
 PROPOSED ADA RAMP  
 PROPOSED STOP/STREET SIGN  
 PROPOSED FIRE HYDRANT  
 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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'T'**

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

DATE:2.12.2021

PROJECT #

REVISIONS

 $\wedge$  $\triangle 2$ 

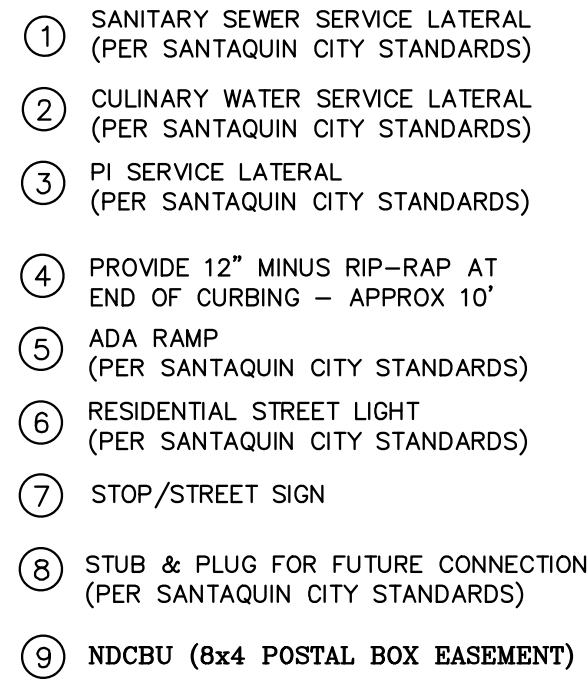
3

SHEET NAME:  
PLAN & PROFILE

**SHEET:**

PP-04





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

- 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  
(PER SANTAQUIN CITY STANDARDS)
- ⑨ NDCBU (8x4 POSTAL BOX EASEMENT)

- ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

PP-05



- 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**

(6" Uppercase Bold Letters)

Office Phone Contact ###-###-####

(4" Bold Numbers)

Cell Phone Contact ###-###-####

(4" Bold Numbers)

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

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

NORTH

30 120 180

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

**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

Engineering  
& Surveying

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



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'T'**

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

DATE:2.12.2021

PROJECT #

REVISIONS:

1

2

3

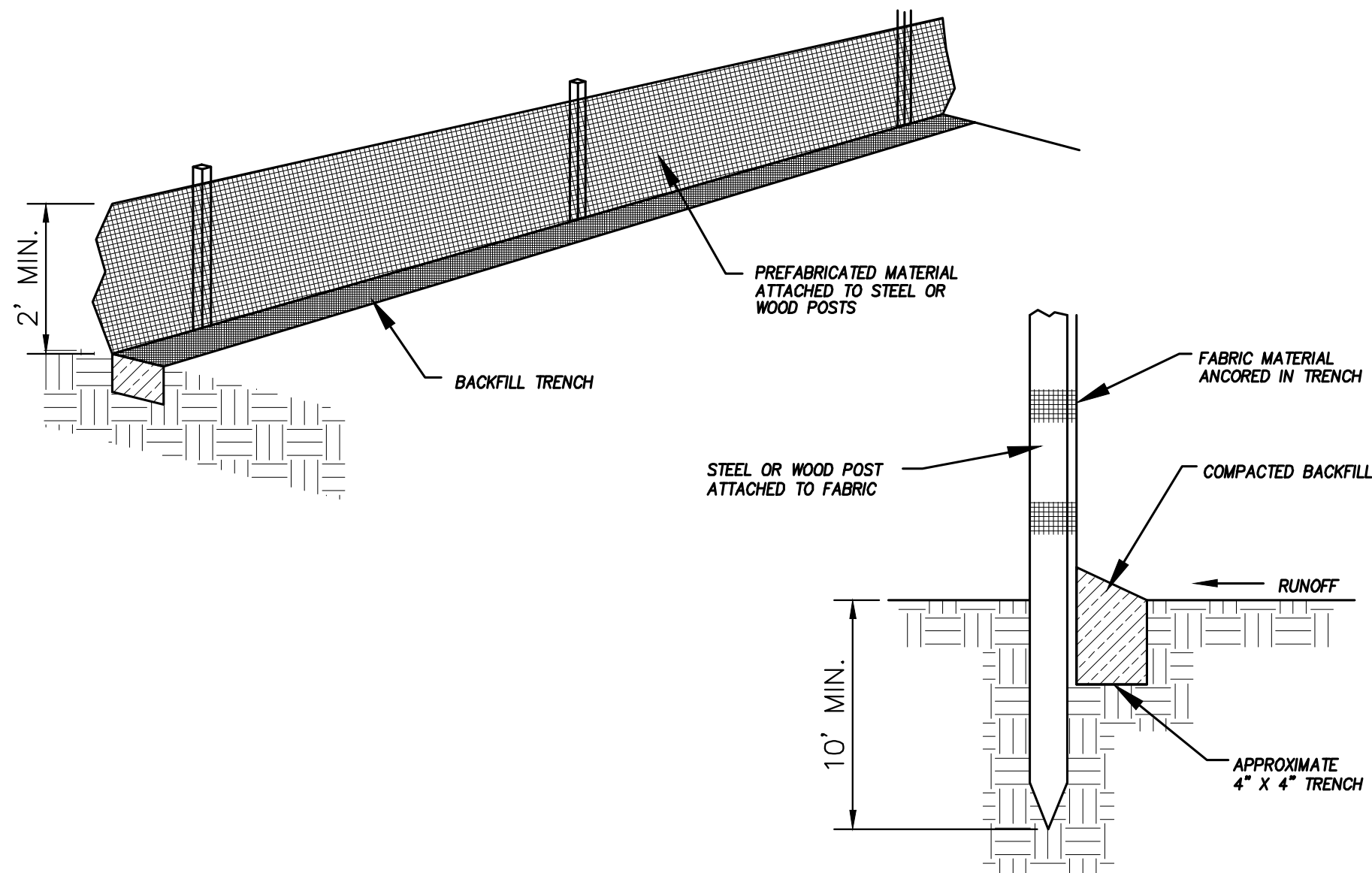
SHEET NAME:

EROSION CONTROL PLAN

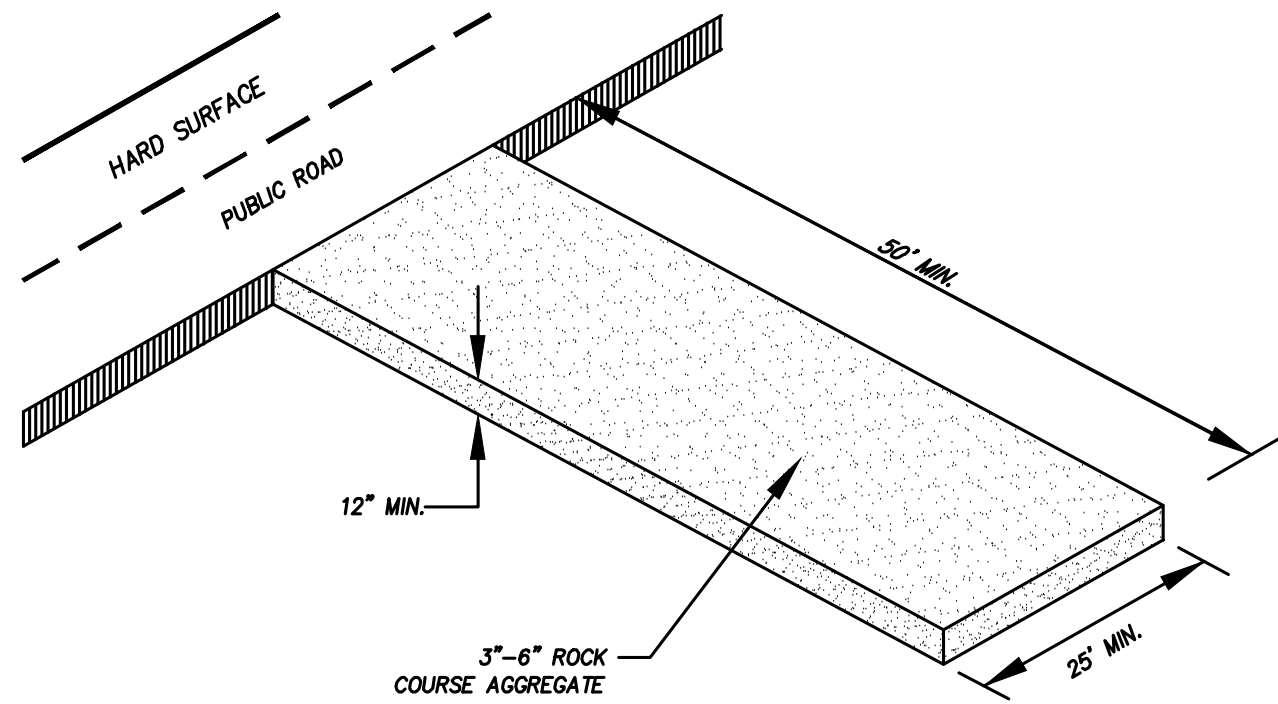
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EC-01

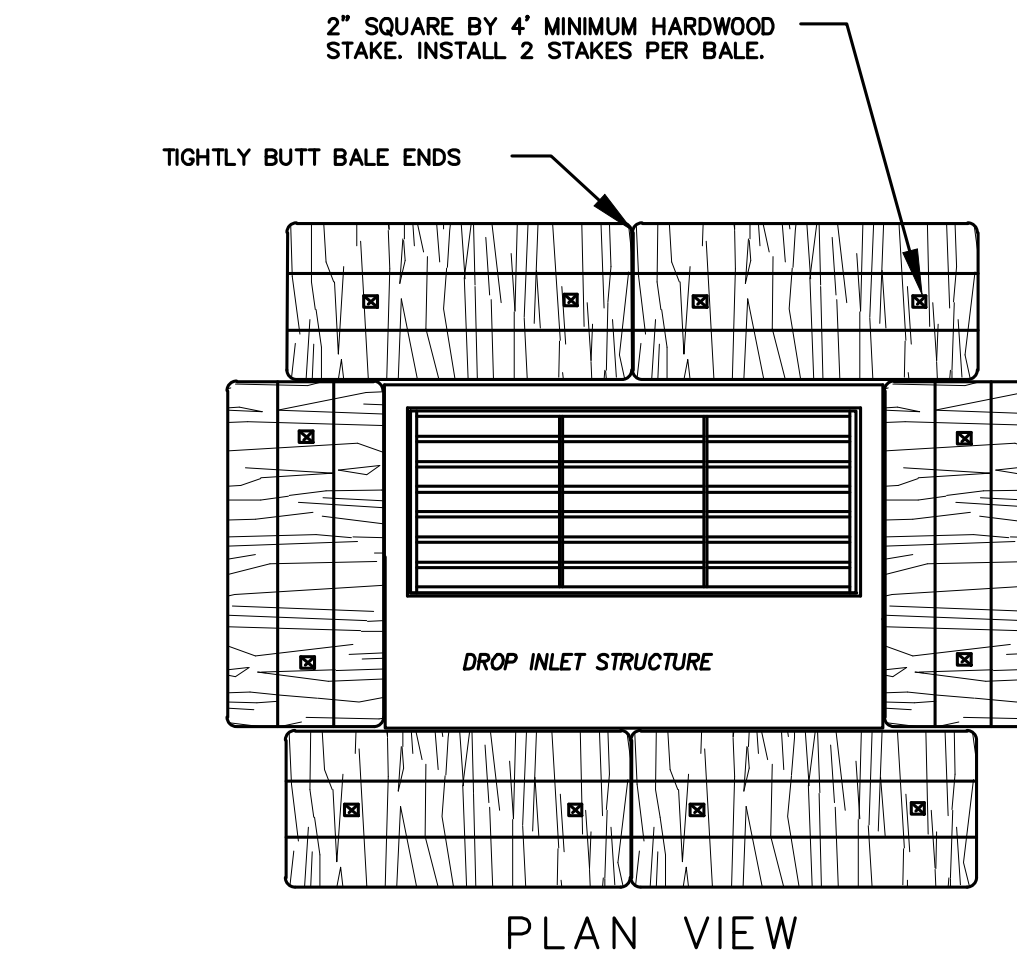




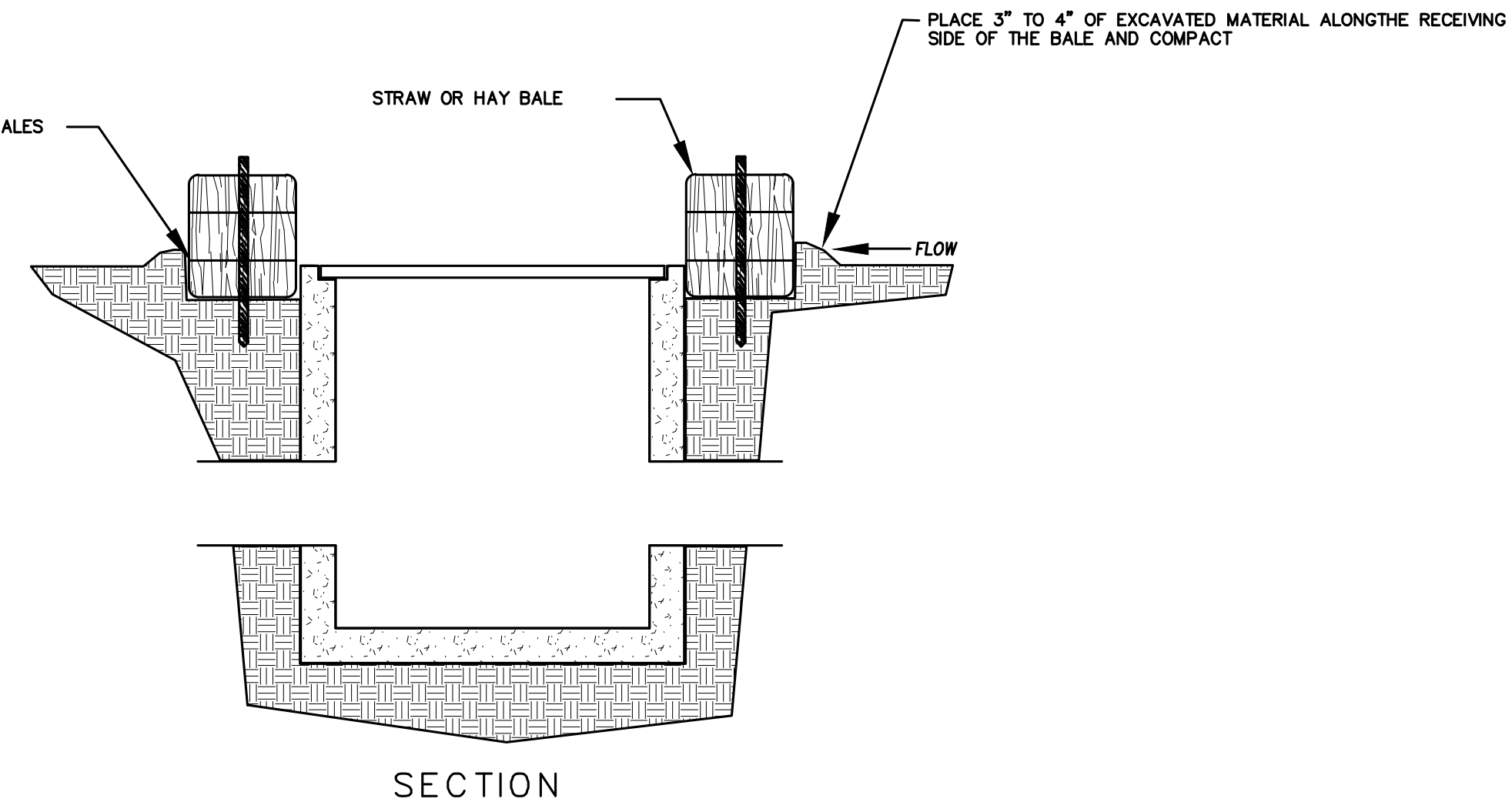
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



DETAIL-B  
VEHICLE TRACKING DETAIL  
NOT TO SCALE



PLAN VIEW

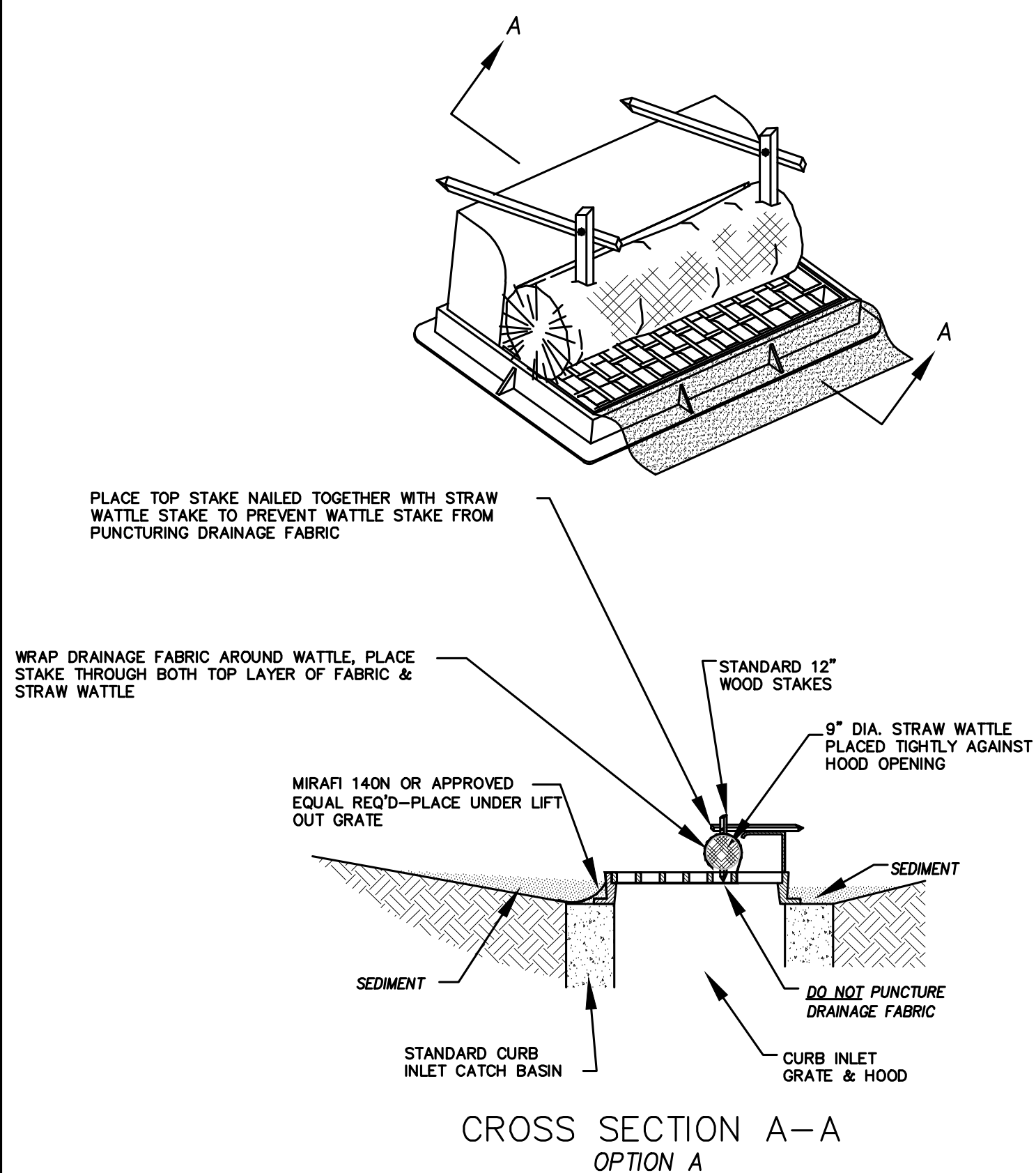


SECTION

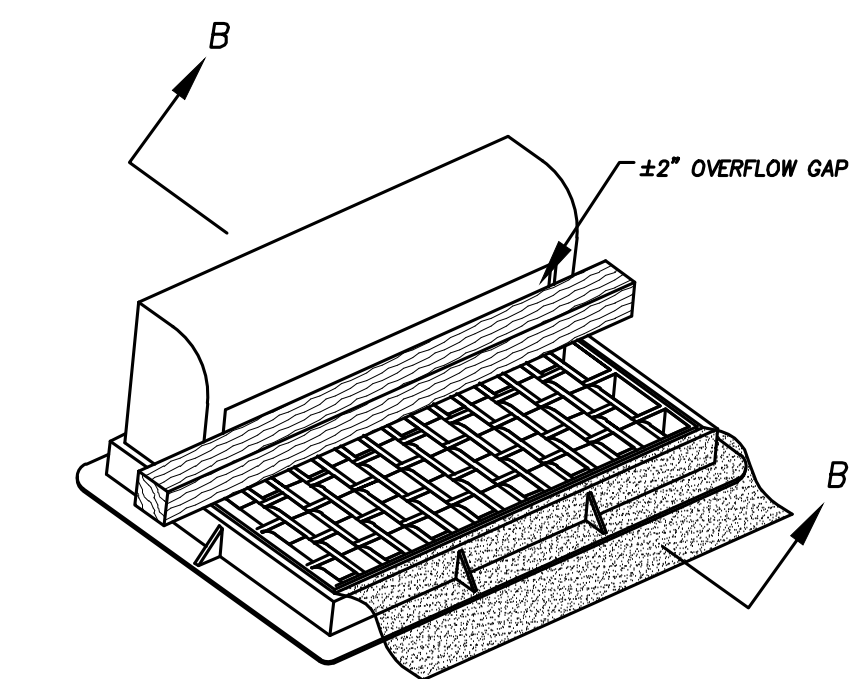
DETAIL-C  
STRAW BALE DROP INLET PROTECTION DETAIL  
-NTS-

### 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 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



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  
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1776 N. State St. #110  
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**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'T'**  
LOCATED IN THE SOUTHERN PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.12.2021

PROJECT #

REVISIONS:

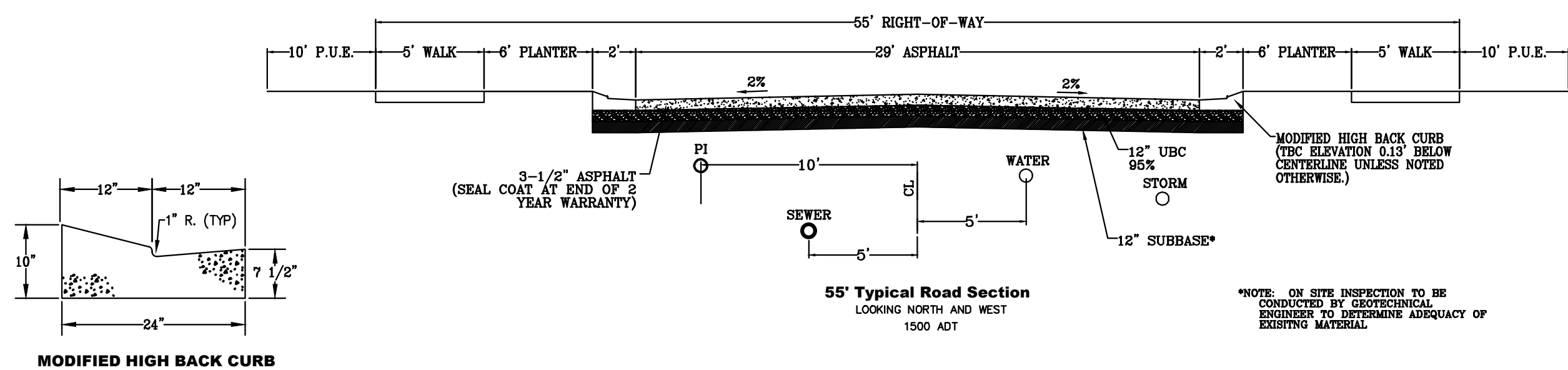
1	
2	
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SHEET NAME:  
EROSION CONTROL DETAILS

SHEET:

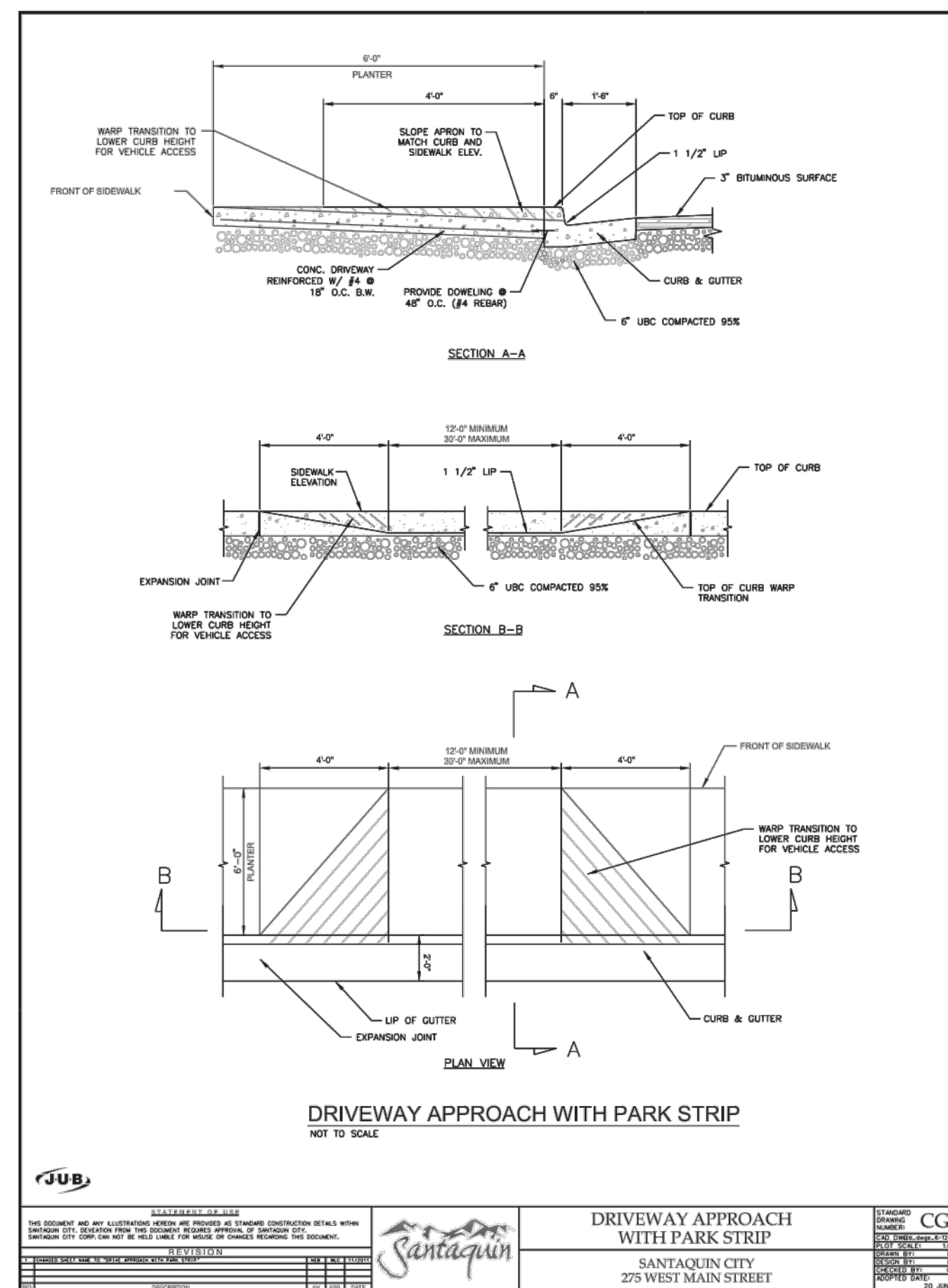
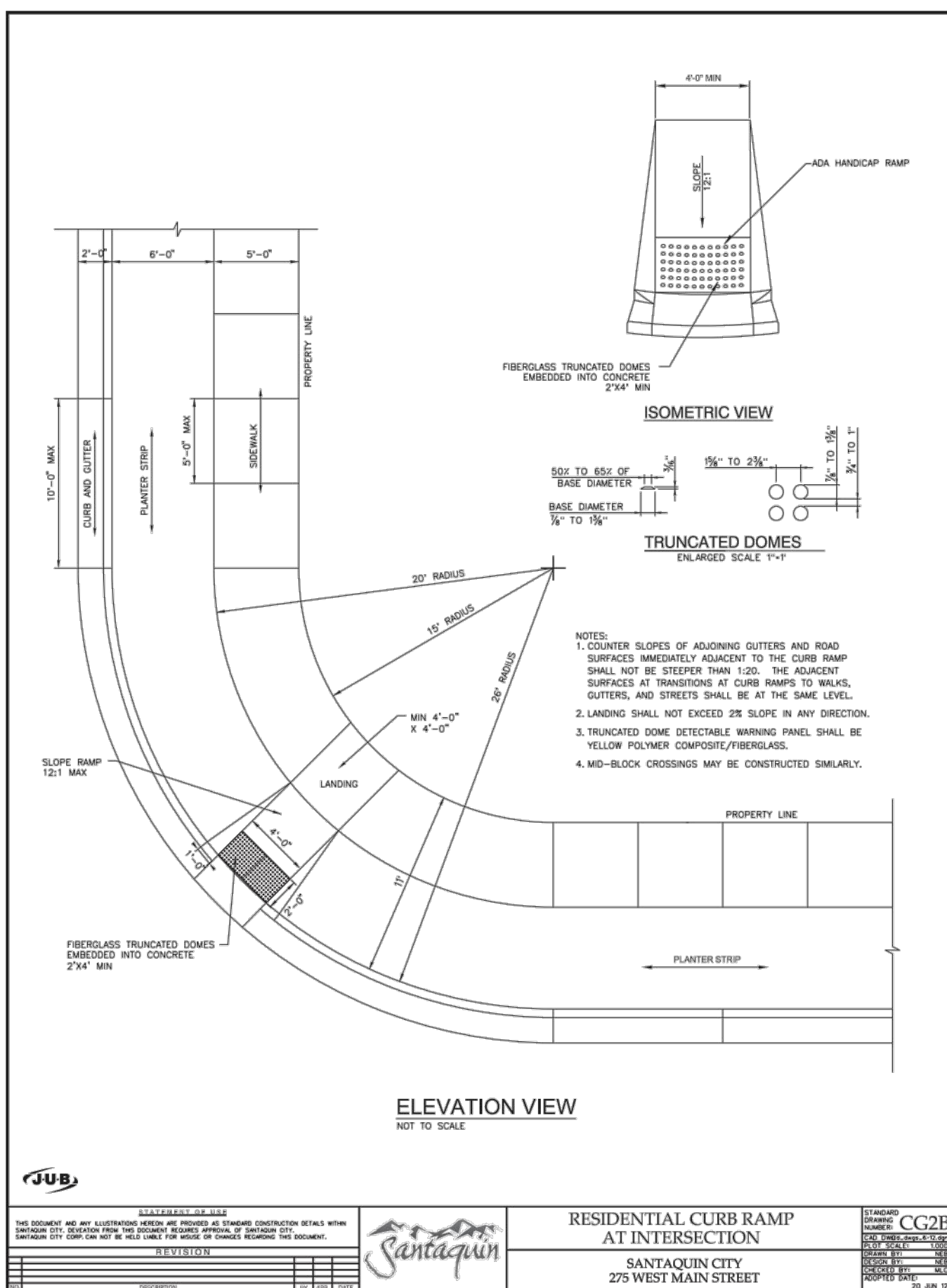
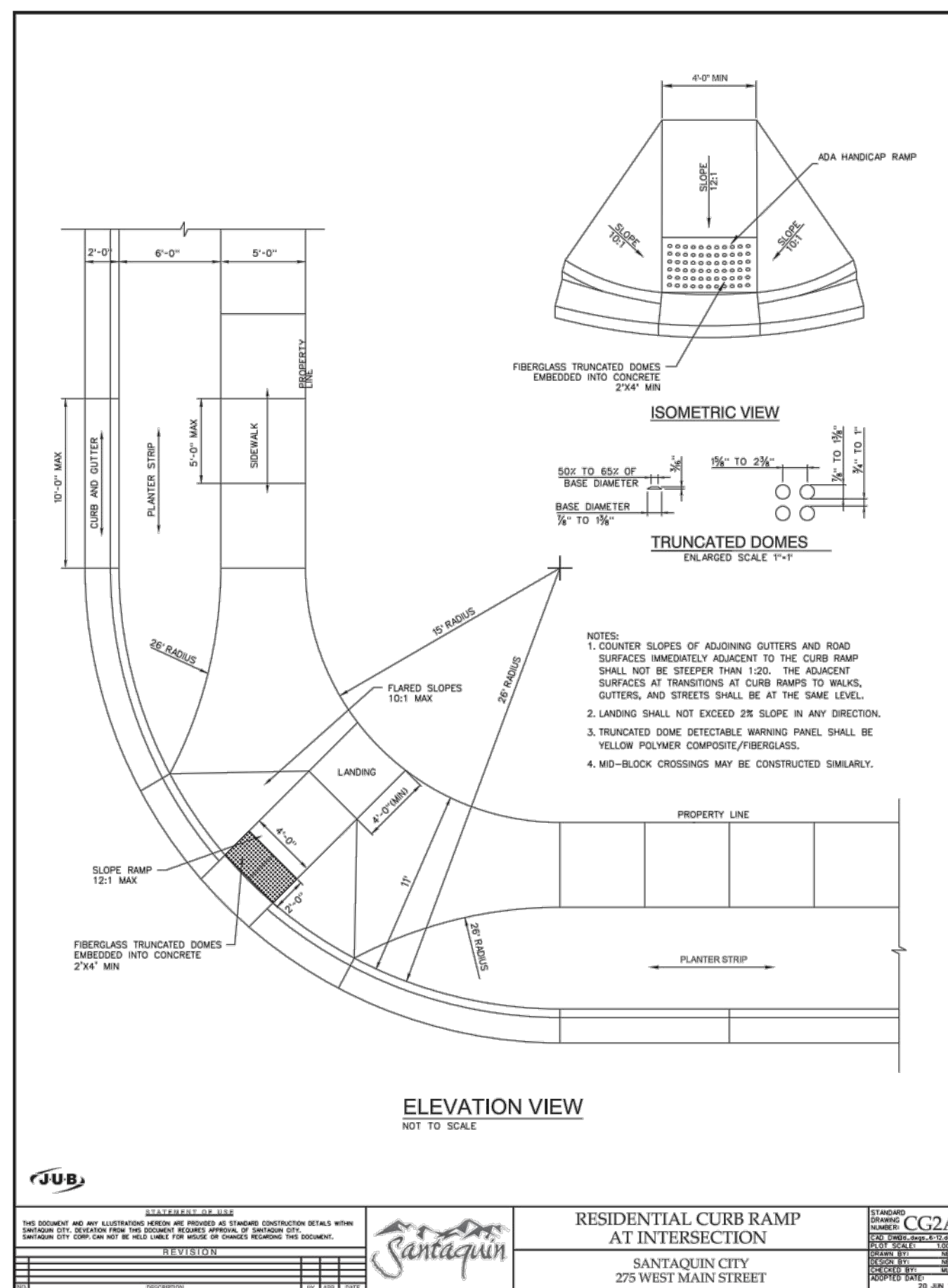
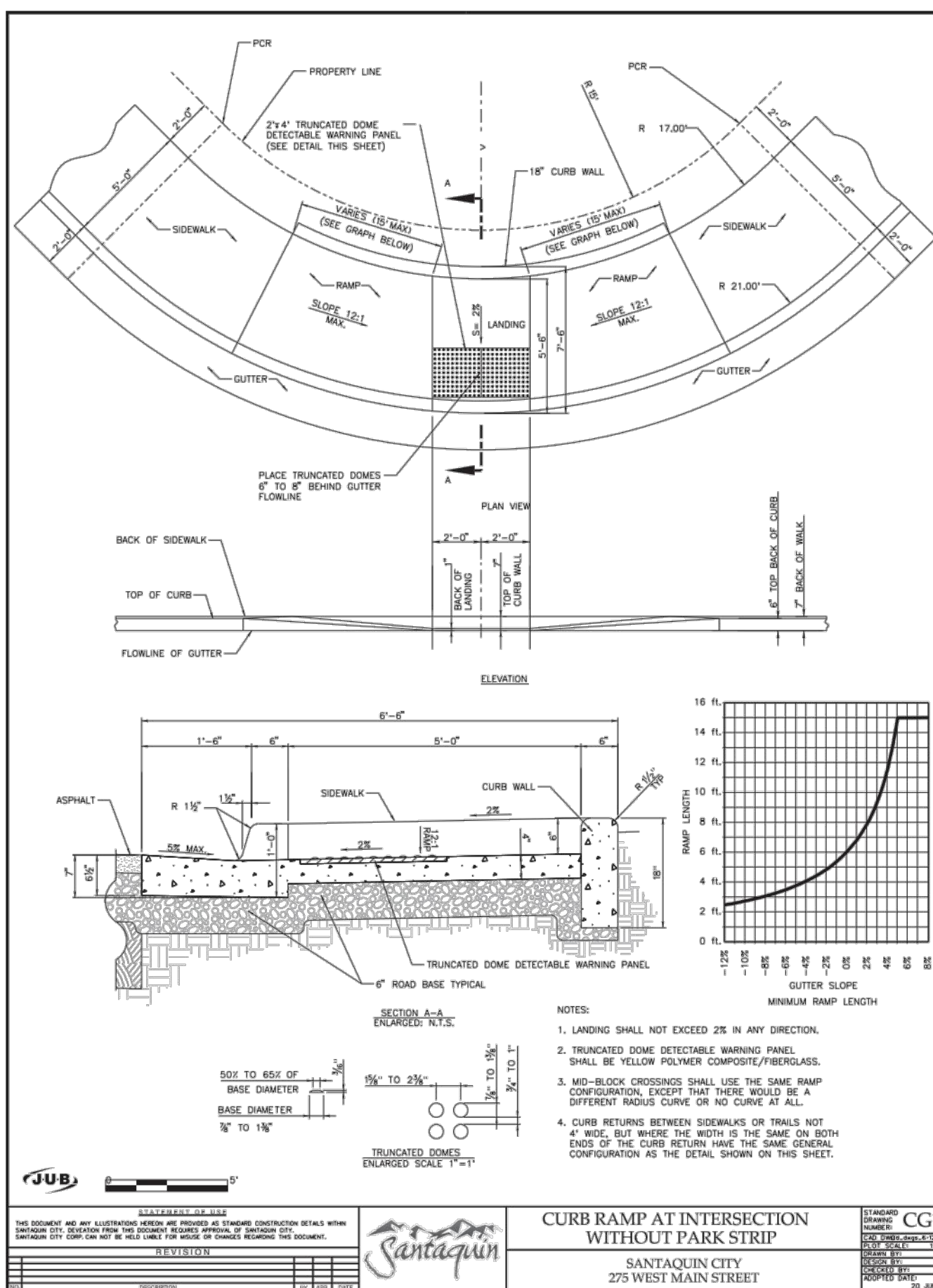
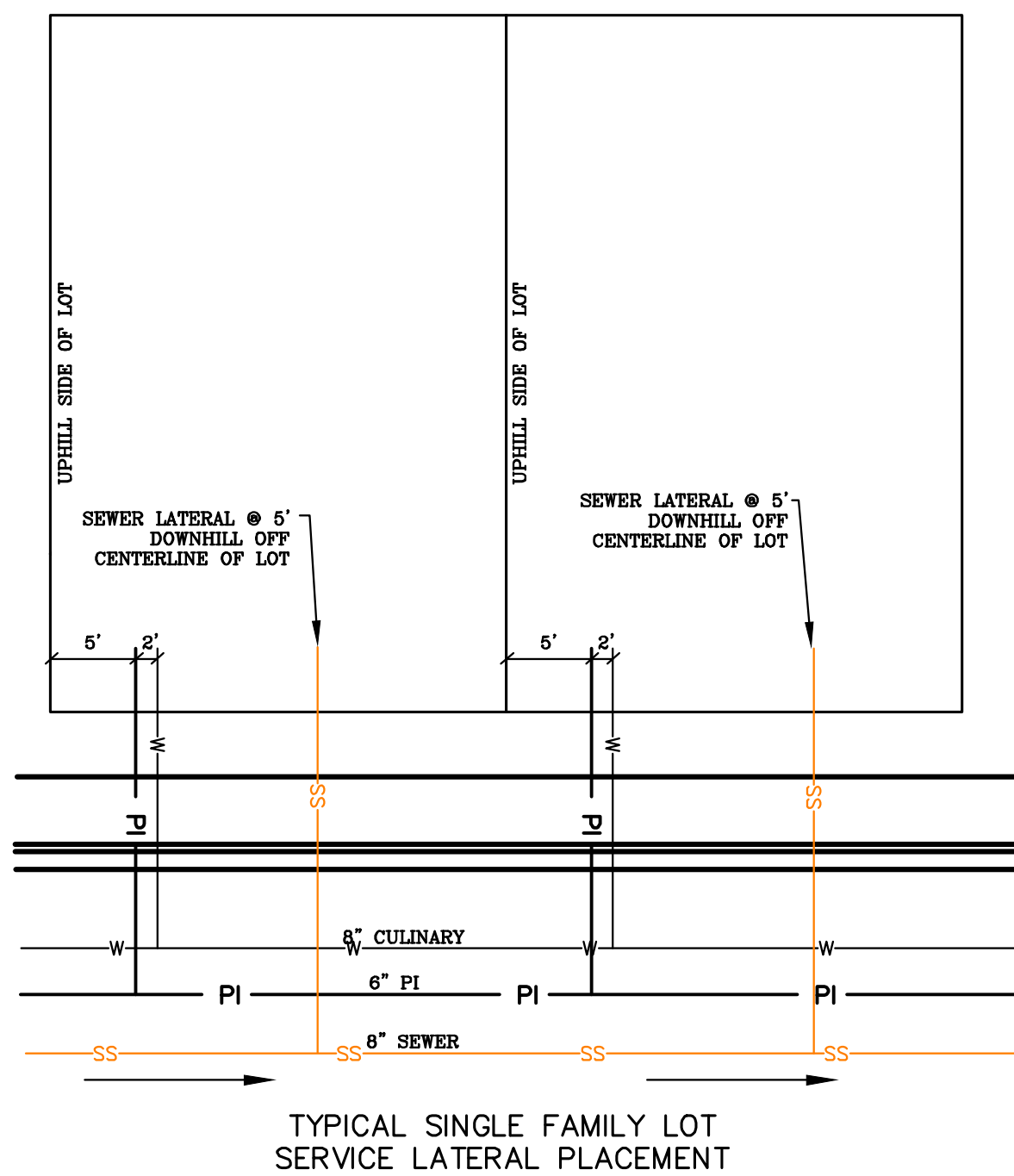
EC-02





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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



**FOOTHILL VILLAGE SUBDIVISION  
PLAT 'T'**

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

DATE: 2.12.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-01





## DRC Meeting Minutes

**Tuesday, March 9, 2021**

**DRC Members in Attendance:** City Engineer Jon Lundell, City Manager Ben Reeves, Community Development Director Jason Bond, Public Works Director Jason Callaway, Fire Inspector Taylor Sutherland (Attending Via Zoom).

**Others in Attendance:** Assistant City Manager Norm Beagley (Attending Via Zoom), Staff Planner Ryan Harris (Attending Via Zoom), Apex Engineering Staff, John Money representing 341 Townhomes Subdivision (Attending Via Zoom with Apex Engineering staff). Kevin Olson, John Smiley, and Scott Peterson representing the Falcon Ridge Subdivision (Attending Via Zoom).

Mr. Lundell called the meeting to order at 10:03 a.m.

### 341 Townhomes Final Subdivision Review

*A final review of a 3-unit townhome development located at approximately 341 E. 100 S.*

**Administration:** Mr. Reeves asked if the curbing shown on the plans is going to be installed, or if a deferral agreement will be requested? Mr. Money answered that they are waiting for DRC approval before requesting a deferral agreement. Mr. Reeves indicated that the next City Council Meeting will be held next Tuesday, March 16, 2021 if they would like the deferral agreement considered by the City Council at that time.

**Planning and Zoning:** Mr. Bond clarified there is previous ARC approval for this project, which will stand, unless significant changes have been made. He suggested that the developer ensure that any deferral agreement has been considered by the City Council prior to the Planning Commission's review as they will be the final approving body.

**Engineering:** Mr. Lundell stated that his concerns regarding the location of the property line and the right of way have been addressed and he has no additional concerns.

No Comments from Fire, Public Works, Police, or Building Official.

**Motion:** Mr. Bond motioned to recommend final approval for the 341 townhomes with the condition that redlines be addressed, and a deferral agreement be considered by the City Council prior to review by the Planning Commission. Mr. Reeves seconded.

Roll Call:

Mr. Sutherland	Aye
Mr. Bond	Aye
Mr. Callaway	Aye



Mr. Reeves	Aye
Mr. Lundell	Aye

**DRC Meeting Minutes**  
**March 9, 2021**  
**Page 2 of 3**

The motion passed unanimously 5 to 0.

### **Falcon Ridge Preliminary Subdivision Review**

*A preliminary review of a 19-lot subdivision located at approximately 495 S. 300 E.*

**Public Works:** Mr. Callaway indicated that the private irrigation line needs to be discussed. Mr. Lundell asked the developer if they will be running the irrigation line within the future city ROW and through the intersection as discussed at the last meeting? Mr. Peterson explained that the intersection at 300 E. is too low for the irrigation line to be installed there. Mr. Lundell stated that he is concerned with three separate private irrigation boxes being located on private property on proposed lots 11 and 12. He clarified that maintenance would be difficult for the ditch owner and irrigation company. Mr. Lundell suggested that the developer revert to the previous alignment of the irrigation line. Mr. Olson confirmed that there is still enough buildable area on lots 11 and 12. Mr. Lundell added that any improvements made to the irrigation ditch will require written verification from the irrigation company or the ditch owner.

**Administration:** Mr. Reeves explained that Santaquin City owns a sliver of land below lot 11. He noted that the land the City owns doesn't extend the length of the proposed lot 11. He explained that the City would like to abandon the property. Mr. Reeves outlined State code which would indicate that the property would be split in half to the property owners on either side. He noted that it would create a jagged property line for the property to the South. Mr. Reeves asked the developer if they would work out a solution with the property owner to the South regarding this property. Mr. Olson indicated that he would contact the property owner to the South and reach an agreement.

**Engineering:** Mr. Lundell stated that lot 10 is 3 ½ feet short of the required frontage. He noted that the addressing comments will be provided at the final review. He noted existing deficiencies in the infiltration gallery and explained that further discussion regarding the sizing will be required as this project moves forward to final review. He added that the sizing would be significant, and staff is working to finalize the City's estimate for the volumes. Mr. Beagley stated that the City would participate in the cost of the upsizing, since there is an existing deficiency in the system.

Mr. Lundell explained that the grading near lot 1 needs to ensure protection of the sidewalk, curb, and gutter, etc. He pointed out that the utility lines within the roadway don't follow the standard drawings. He inquired on the reasoning of the proposed alignment of the utility lines. Mr. Peterson explained that the culinary line meets State standards, and the P.I. and Sewer lines were placed by making their best judgement call. Mr. Lundell suggested that the P.I. be ran on the west side of the sewer. He recognized that this would require the crossing of the culinary line under the P.I. Mr. Lundell expressed concern regarding fill for future homes on lots 9 and 10 he recognized that the geo tech report that should address these concerns. Mr.



Beagley asked if there will be a retaining wall for the lots that back the ravine. He asked that the developer identify how they will address this concern.

**DRC Meeting Minutes**  
**March 9, 2021**  
**Page 3 of 3**

**Administration:** Mr. Reeves suggested a different abandonment process for the parcel the City owns, where the City could trade value for value. If the City will be contributing for the storm drain improvements, some of that cost could be traded for the City's portion of storm drain contribution. He added that this trade would be pending legal review. Mr. Reeves clarified that if this trade were to happen it would negate any need to negotiate with neighbors, etc. Mr. Olson indicated that he prefers this proposal.

Mr. Lundell clarified that the grading issues would have to be addressed prior to the Planning Commission's Review.

No comments from Fire, Police or Building Official.

**Motion:** Mr. Bond motioned to recommend approval of the Falcon Ridge Preliminary Subdivision plan, with the following conditions: That the engineering comments be addressed prior to the project moving forward to the Planning Commission Meeting. That lot 10 be addressed so it is a conforming lot, and that all other redlines be addressed. Mr. Callaway seconded.

Roll Call:

Mr. Sutherland	Aye
Mr. Bond	Aye
Mr. Callaway	Aye
Mr. Reeves	Aye
Mr. Lundell	Aye

The motion passed unanimously 5 to 0.

## **MEETING MINUTES APPROVAL**

February 23, 2021

**Motion:** Mr. Reeves motioned to table the minutes from February 23, 2021. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

## **AJOURNMENT**

Mr. Reeves motioned to adjourn at 10:41 a.m.



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Jon Lundell, City Engineer

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Kira Petersen, Deputy Recorder

DRAFT