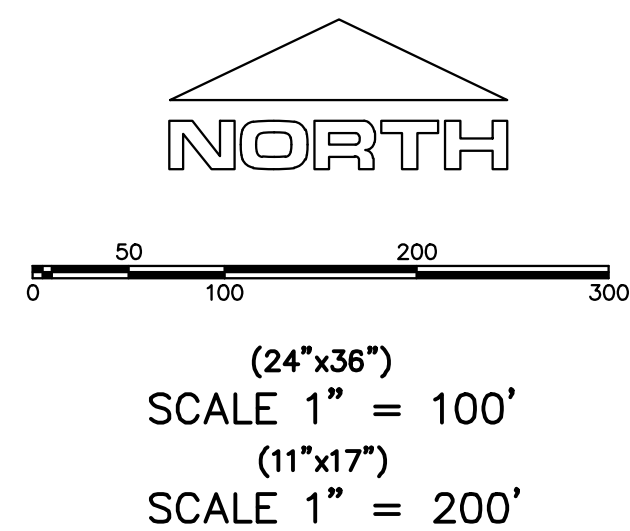


ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

PHASES M & N TO BE CONSTRUCTED  
OCCURRENTLY



NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01, UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR 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 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

ACCEPTANCE

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

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

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

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

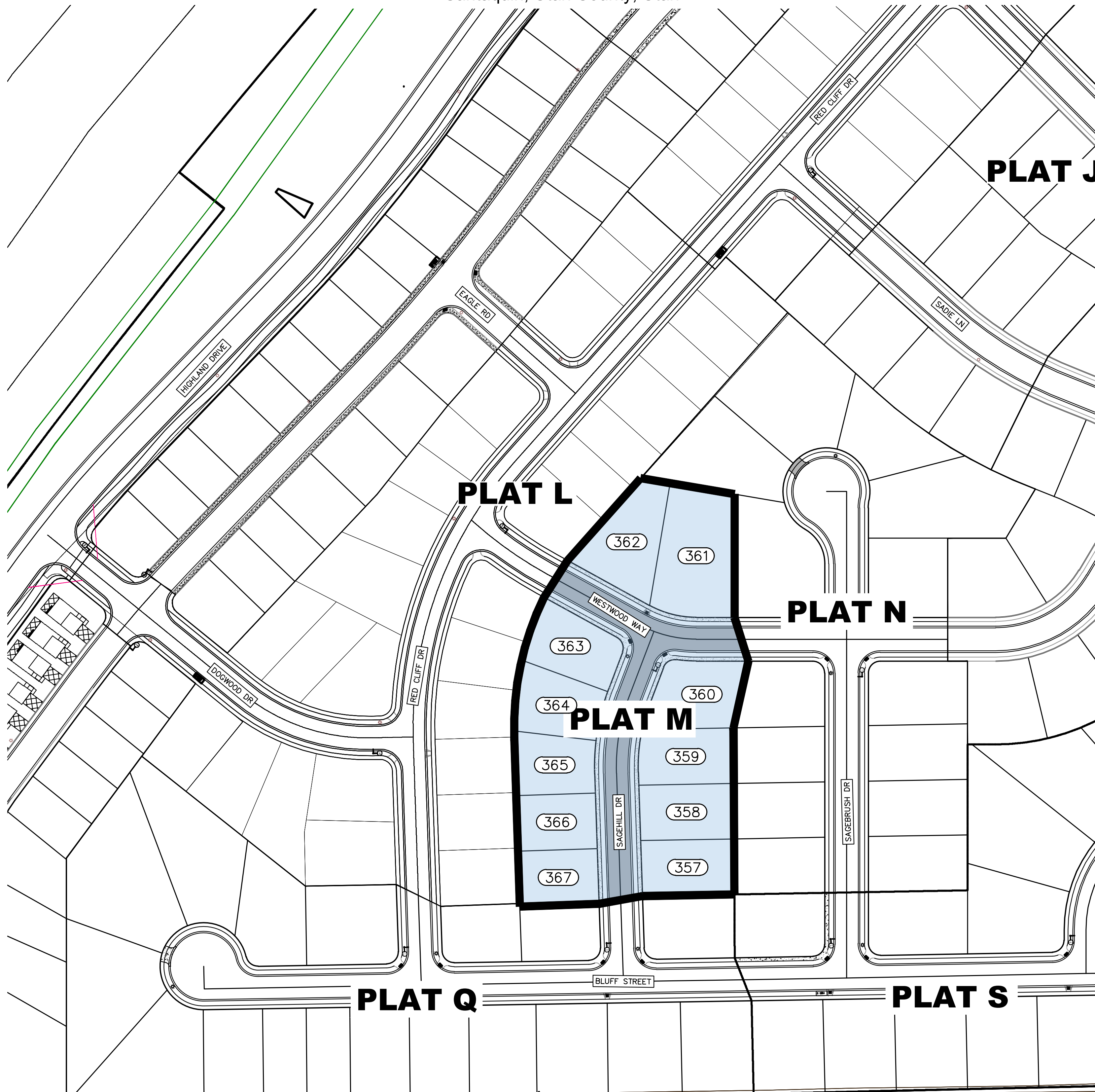
SIGNATURE: BUILDING DEPARTMENT DATE: \_\_\_\_\_

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

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

FOOTHILL VILLAGE SUBDIVISION  
PLAT 'M'

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



PROJECT STATISTICS

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

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

INDEX OF PLAN SHEETS

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

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:

COVER SHEET & NOTES

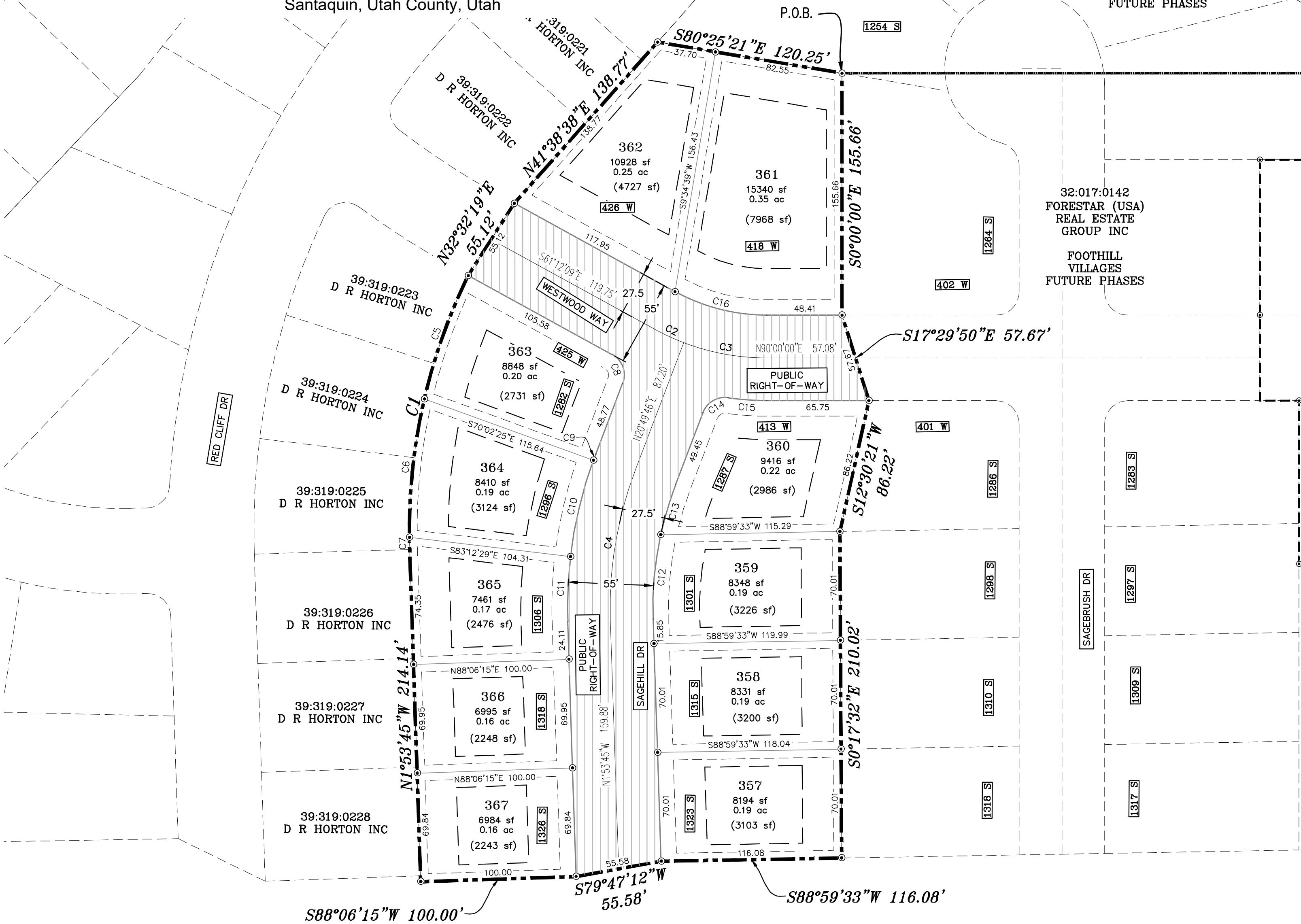
SHEET:

CS-01



# FOOTHILL VILLAGE SUBDIVISION PLAT 'M'

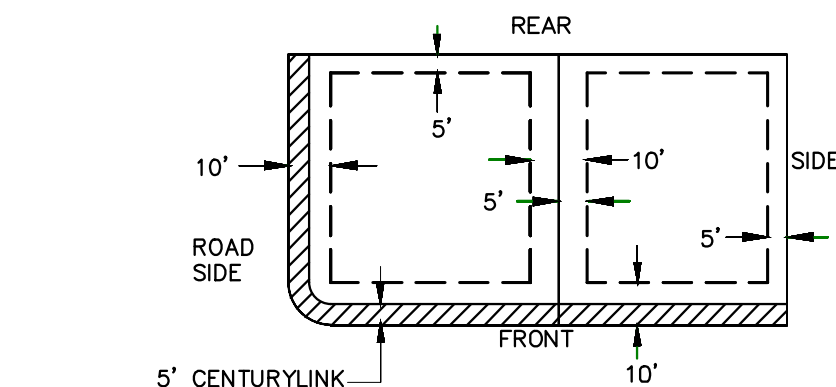
LOCATED IN THE SOUTHWEST PORTION OF SECTION  
11, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
Santaquin, Utah County, Utah



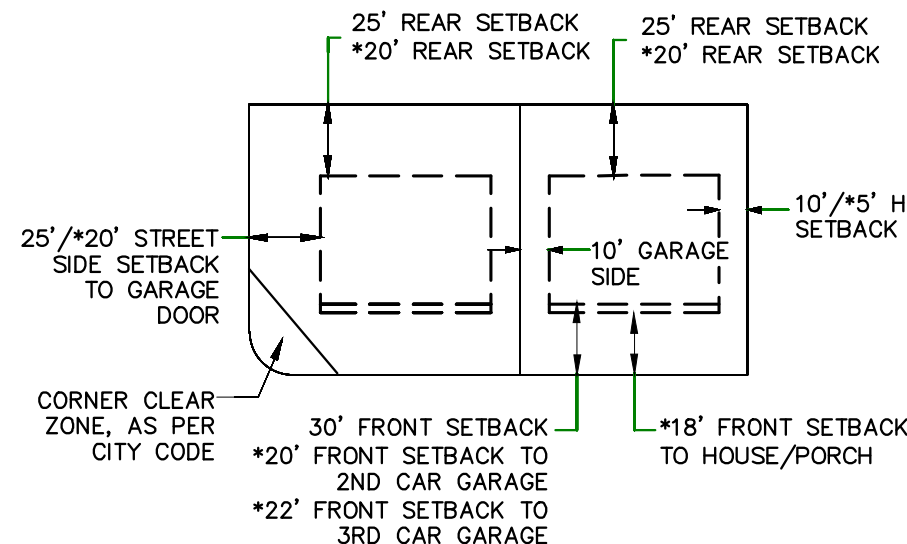
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	181.65'	372.50'	179.85'	N12°04'26"E	27°56'22"
C2	20.86'	150.00'	20.84'	S65°11'11"E	7°58'04"
C3	54.53'	150.00'	54.23'	S79°35'07"E	20°49'46"
C4	99.16'	250.00'	98.51'	N9°28'01"E	22°43'31"
C5	84.43'	372.50'	84.25'	N19°33'02"E	12°59'12"
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"

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

## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)

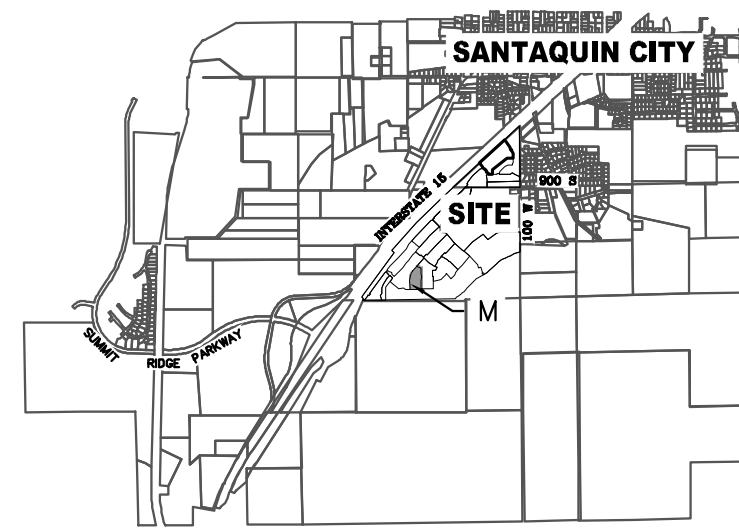


\*FOR LOTS LESS THAN 110' IN DEPTH

## 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)
- NDOPU  
(4"x8" POSTAL EASEMENT)

## VICINITY MAP



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

NORTH

0 25 50 100 150

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

## 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

## 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, S1B&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

## NOTES:

1. S - THE 1/4 CORNER 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  
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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

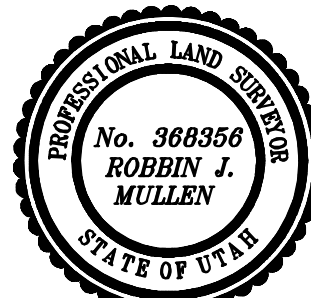
## PLAT M

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.



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.
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)

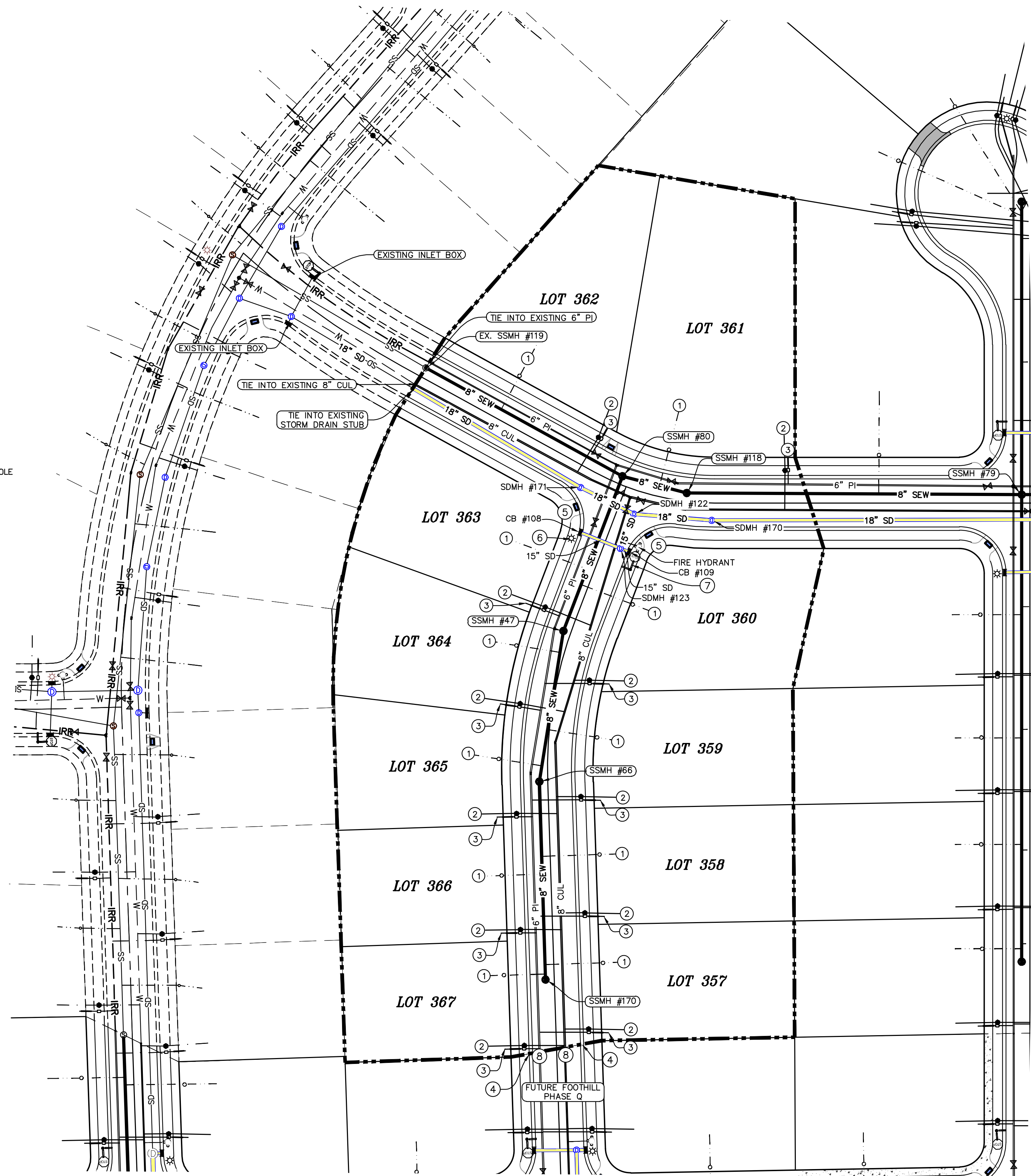
#### LEGEND

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

ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS

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

PHASES M & N TO BE CONSTRUCTED  
OCNCURRENTLY



NORTH

0 20 40 80 120

(24"x36")

SCALE 1" = 40'

(11"x17")

SCALE 1" = 80'

Engineering  
& Surveying

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



FOOTHILL VILLAGE SUBDIVISION  
PLAT '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

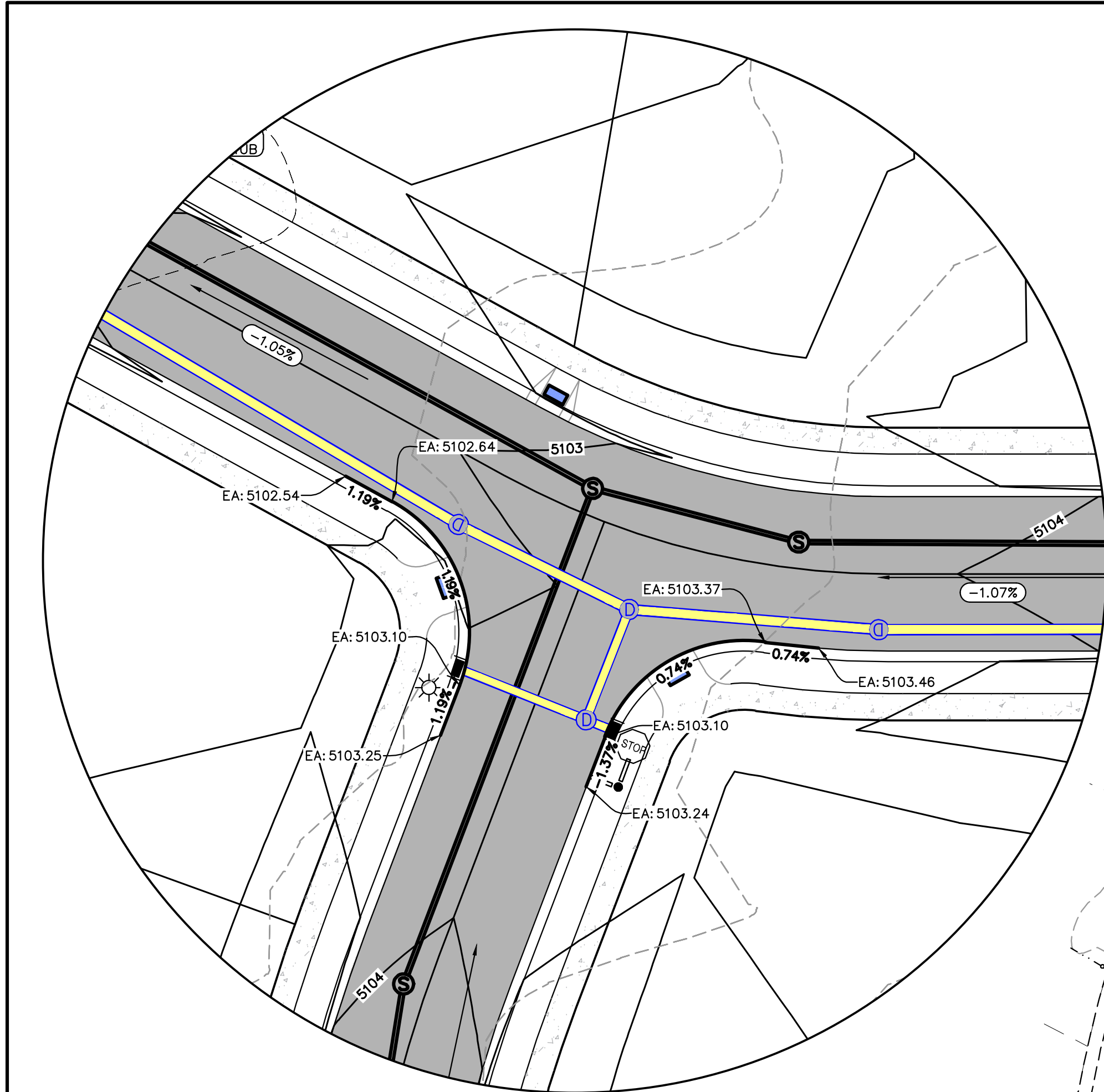
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SITE/UTILITY PLAN

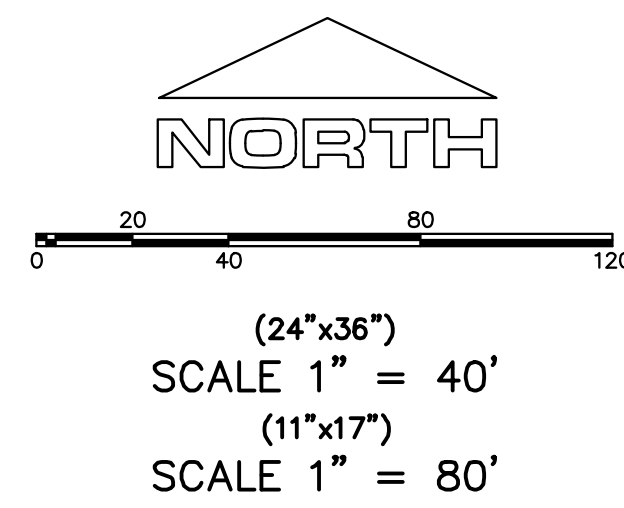
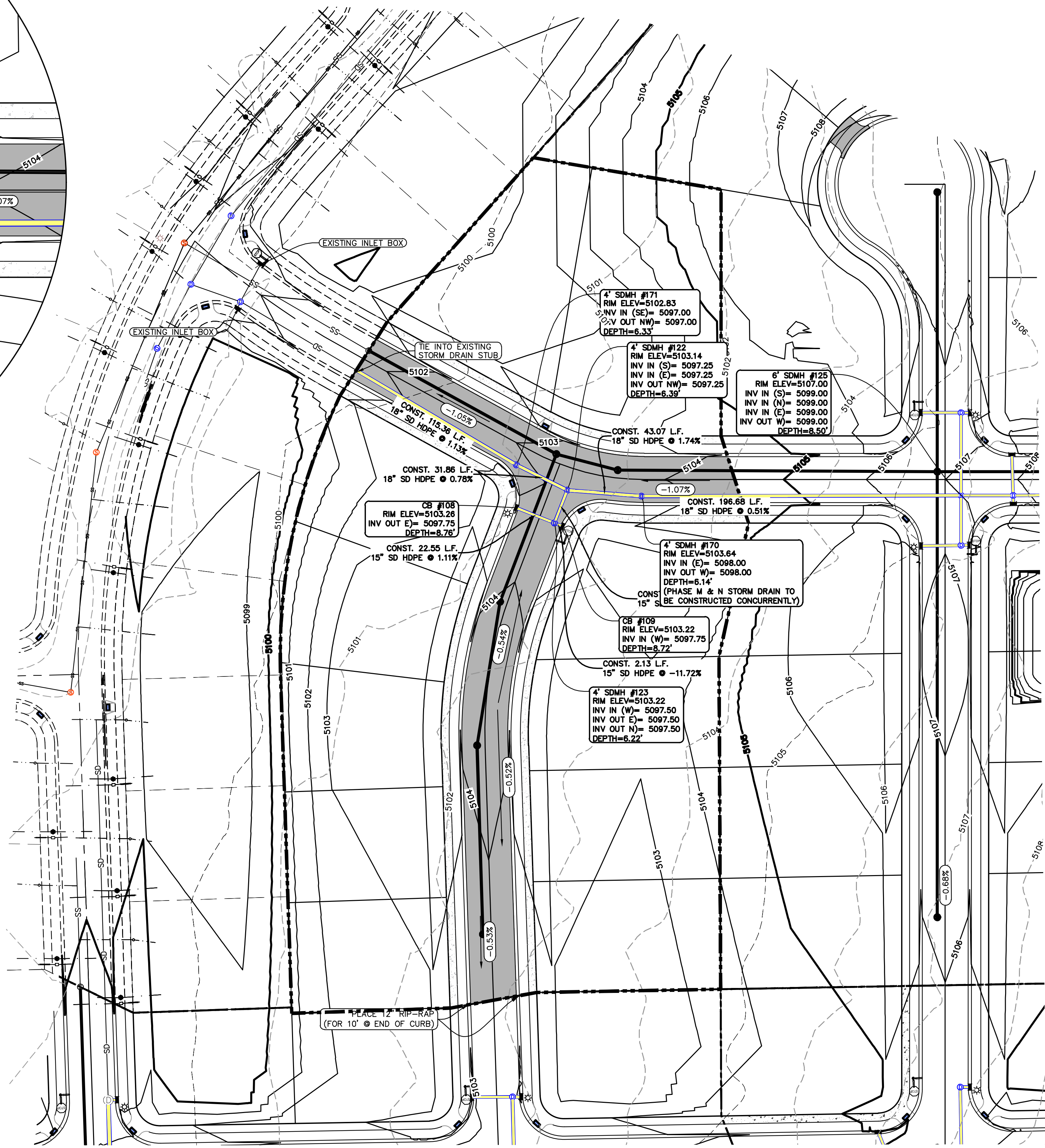
SHEET:

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.
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

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Orem, UT 84057  
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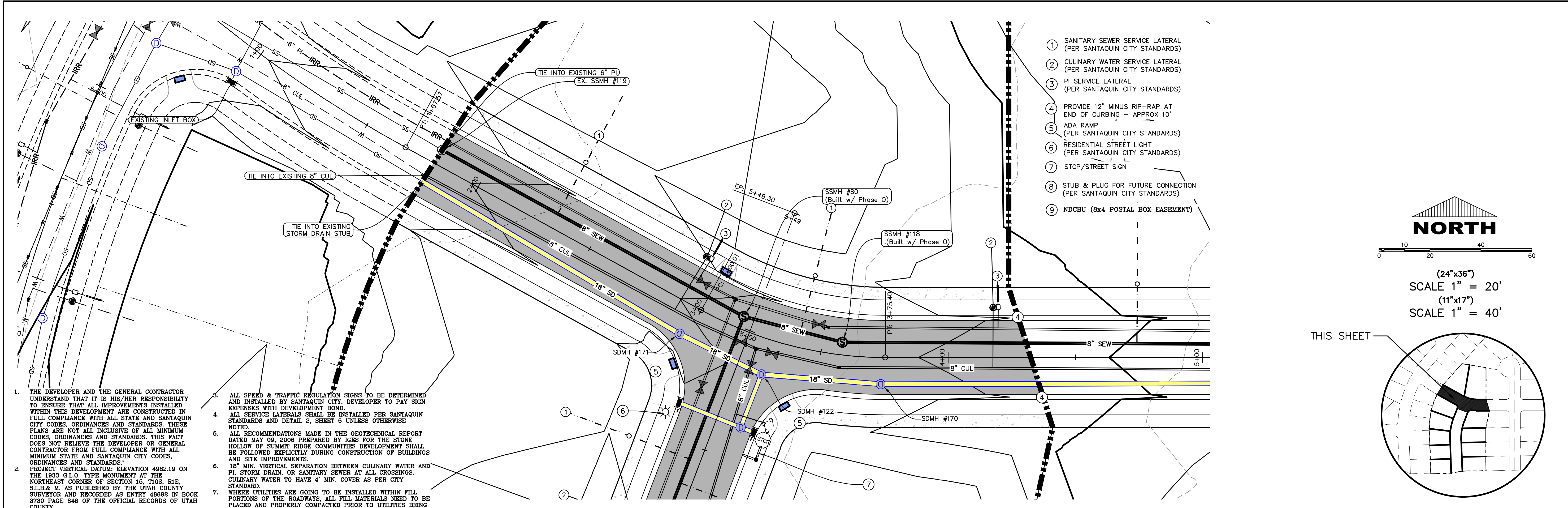
**FOOTHILL VILLAGE SUBDIVISION**  
**PLAT 'M'**  
LOCATED IN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.12.2021  
PROJECT #  
REVISIONS:  

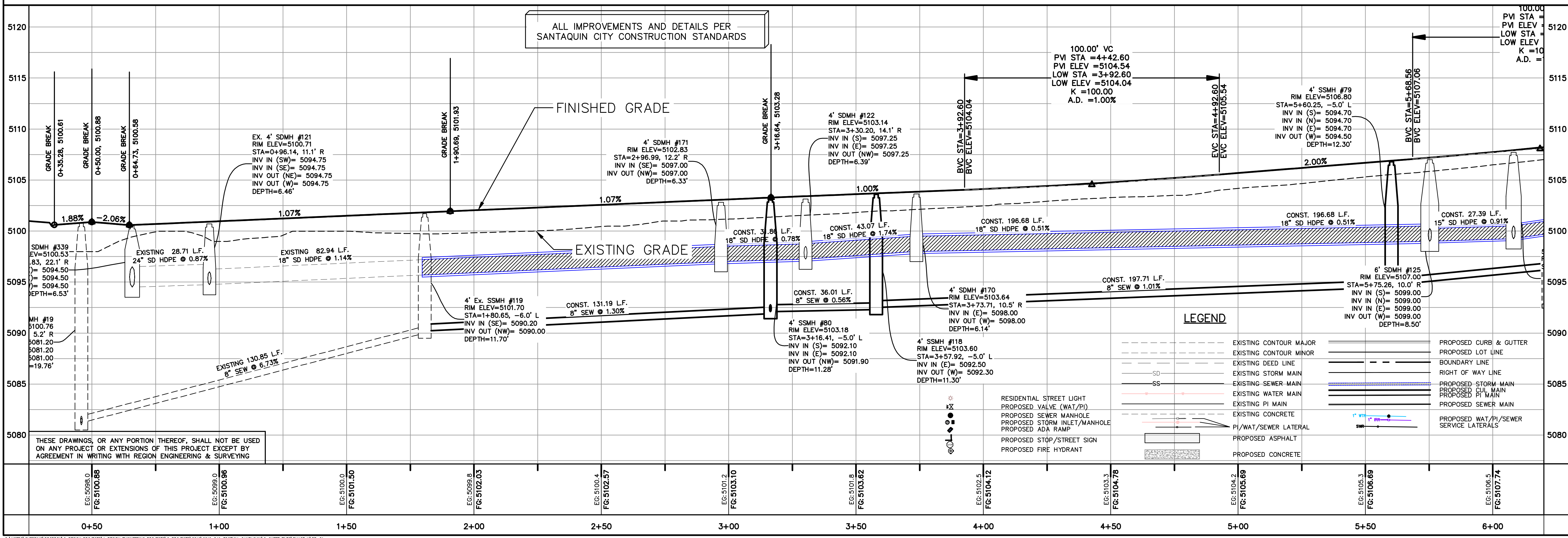
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SHEET NAME:  
GRADING PLAN  
SHEET:  
**GR-01**





1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND 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.
2. PROJECT VERTICAL DATUM: ELEVATION 4982.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 16, T10S, R1E, S.L.B. & M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTIQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
5. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED MAY 08, 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)



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

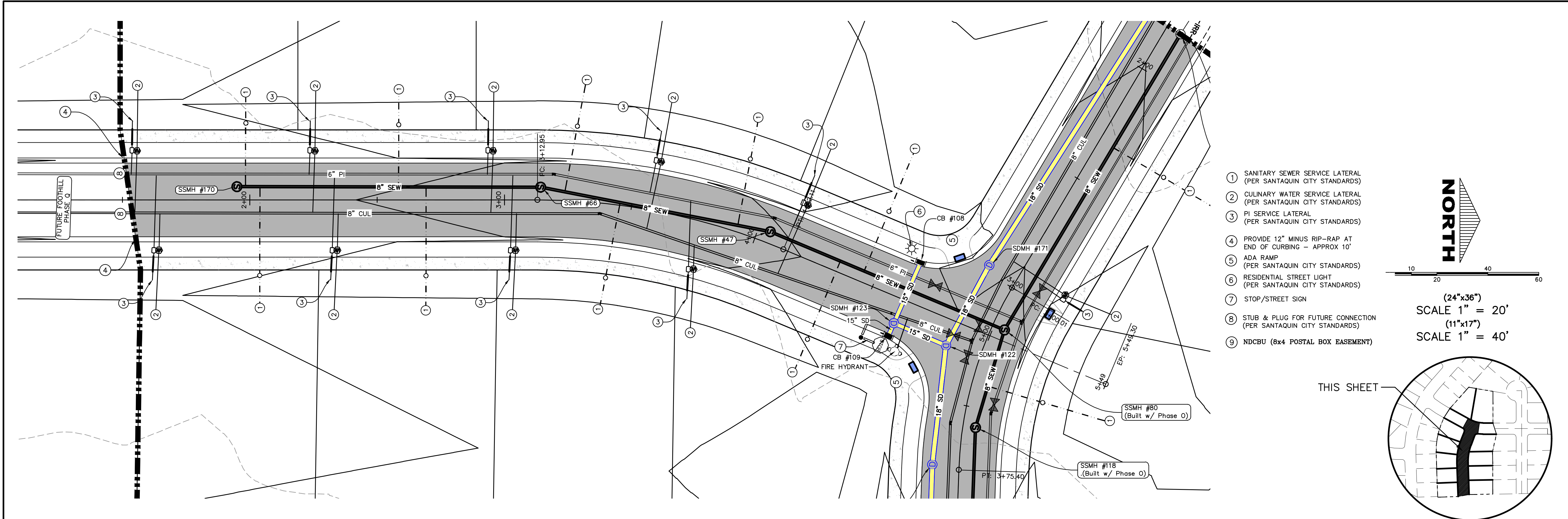
region  
Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

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

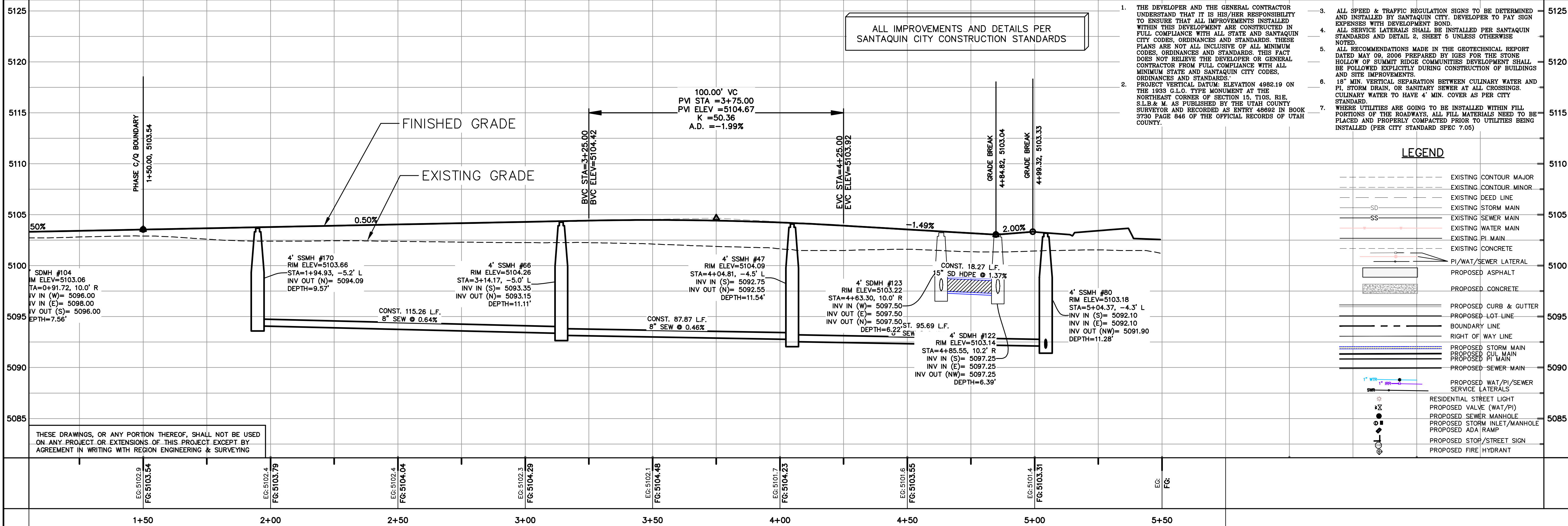
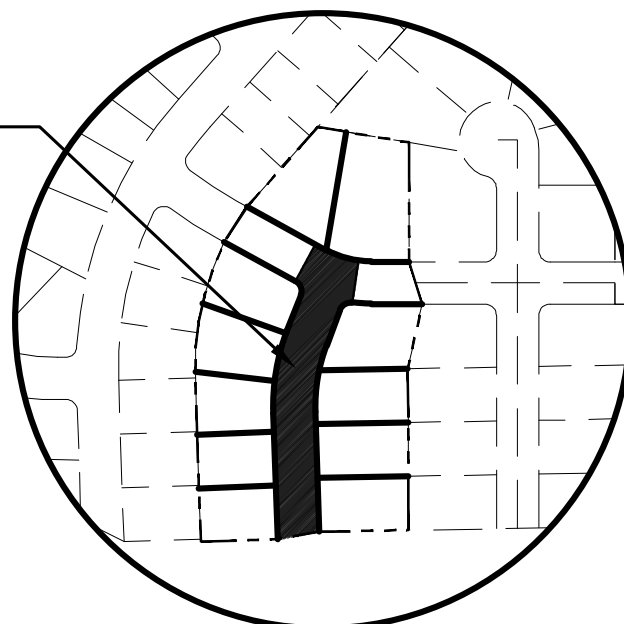
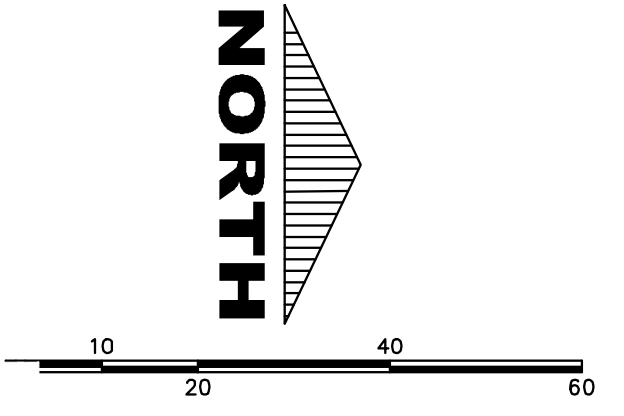
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PROJECT #
REVISIONS:
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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-01





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



- 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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- ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
- 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.
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- 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
  - SS
  - EXISTING STORM MAIN
  - EXISTING SEWER MAIN
  - EXISTING WATER MAIN
  - EXISTING PI MAIN
  - EXISTING CONCRETE
  - PI/WAT/SEWER LATERAL
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED CURB & GUTTER
  - PROPOSED LOT LINE
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - PROPOSED STORM MAIN
  - PROPOSED CUL MAIN
  - PROPOSED PI MAIN
  - PROPOSED SEWER MAIN
  - PROPOSED WAT/PI/SEWER SERVICE LATERALS
  - RESIDENTIAL STREET LIGHT
  - PROPOSED VALVE (WAT/PI)
  - PROPOSED SEWER MANHOLE
  - PROPOSED STORM INLET/MANHOLE
  - PROPOSED ADA RAMP
  - PROPOSED STOP/STREET SIGN
  - PROPOSED FIRE HYDRANT

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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:

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SHEET NAME:  
PLAN & PROFILE  
SHEET:  
PP-02



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

NOTES:

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

PROJECT INFORMATION SIGN

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

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

DEVELOPERS NAME  
(4" Uppercase Bold Letters)

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

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

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

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

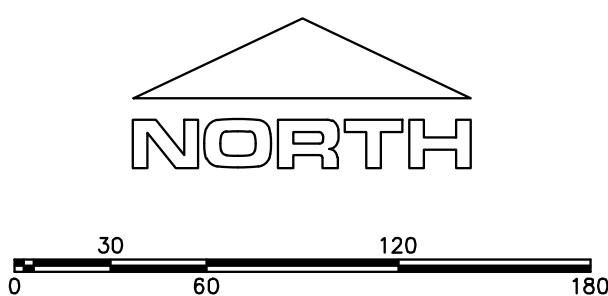
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT  
520-555-XXXX  
(3" Uppercase Bold Letters and 3" Bold Numbers)

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



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

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



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

C:\USERS\SHERRING\WORK\001\2\_REGION PROJECTS\1\_REGION ENGINEERING PROJECTS\0\_PROJECTS\2016\2016\_049\_FOOTHILL SANTAQUIN\2\_SHEET FILES\PHASE M\EC-01

region  
Engineering & Surveying  
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:

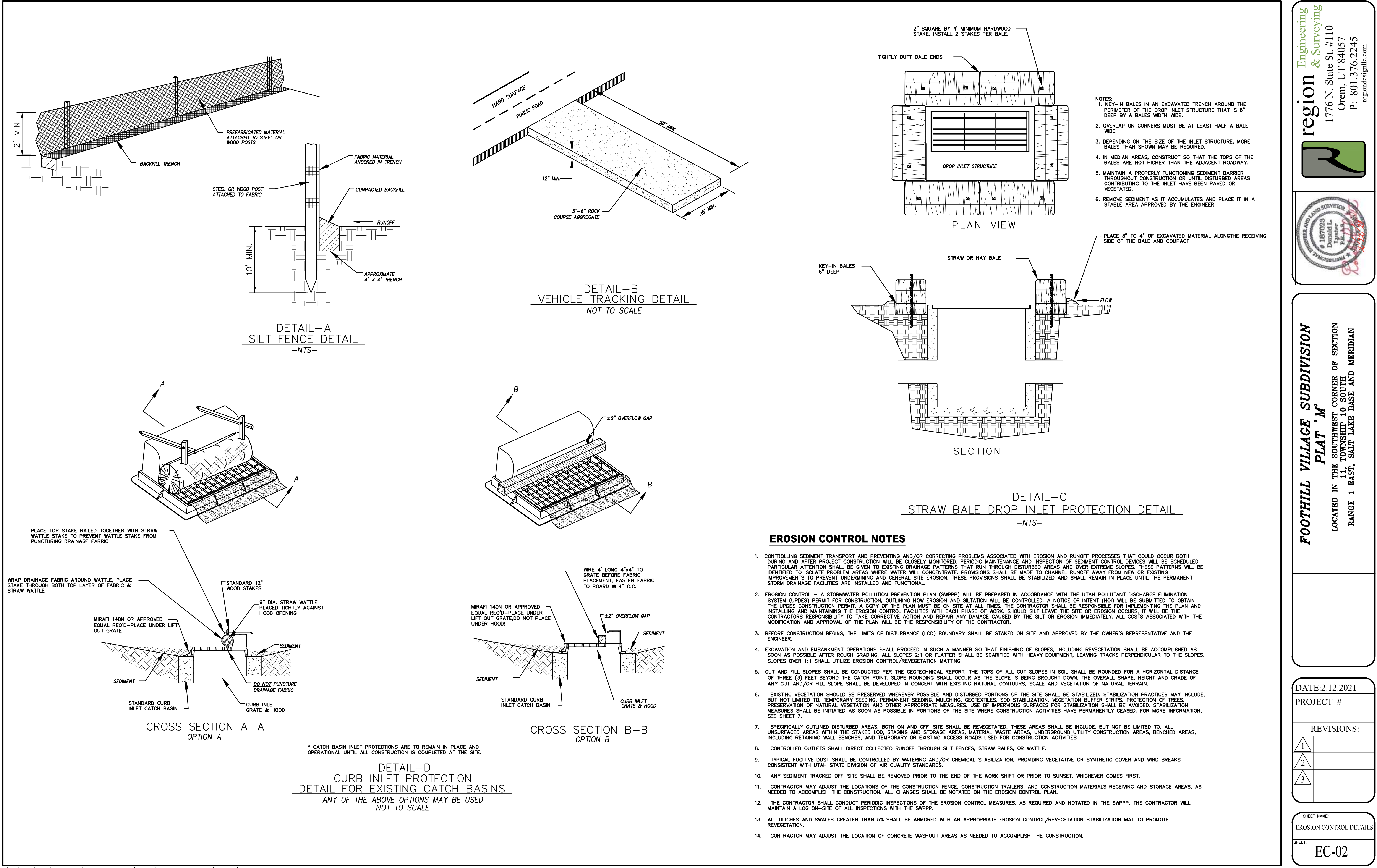
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2  
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SHEET NAME:  
EROSION CONTROL PLAN

SHEET:

EC-01





Engineering  
& Surveying

region

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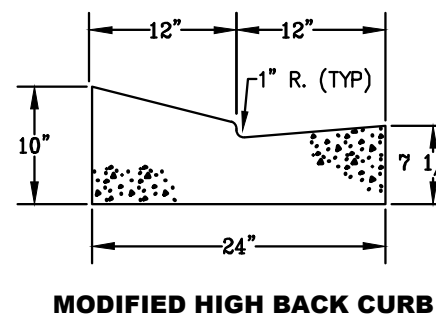
REVISIONS:

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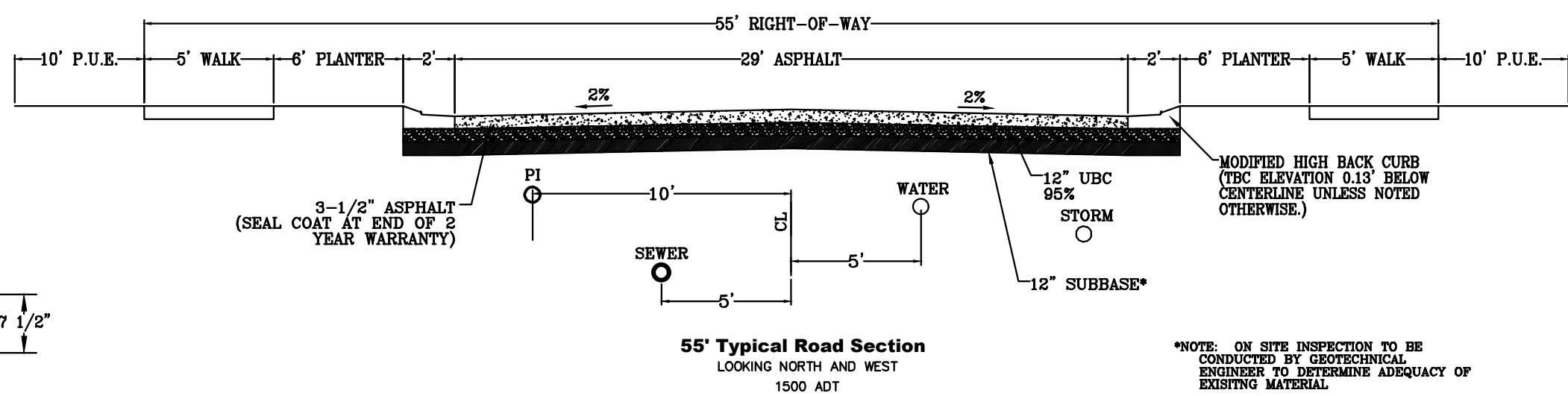
SHEET NAME:  
EROSION CONTROL DETAILS

SHEET:  
EC-02





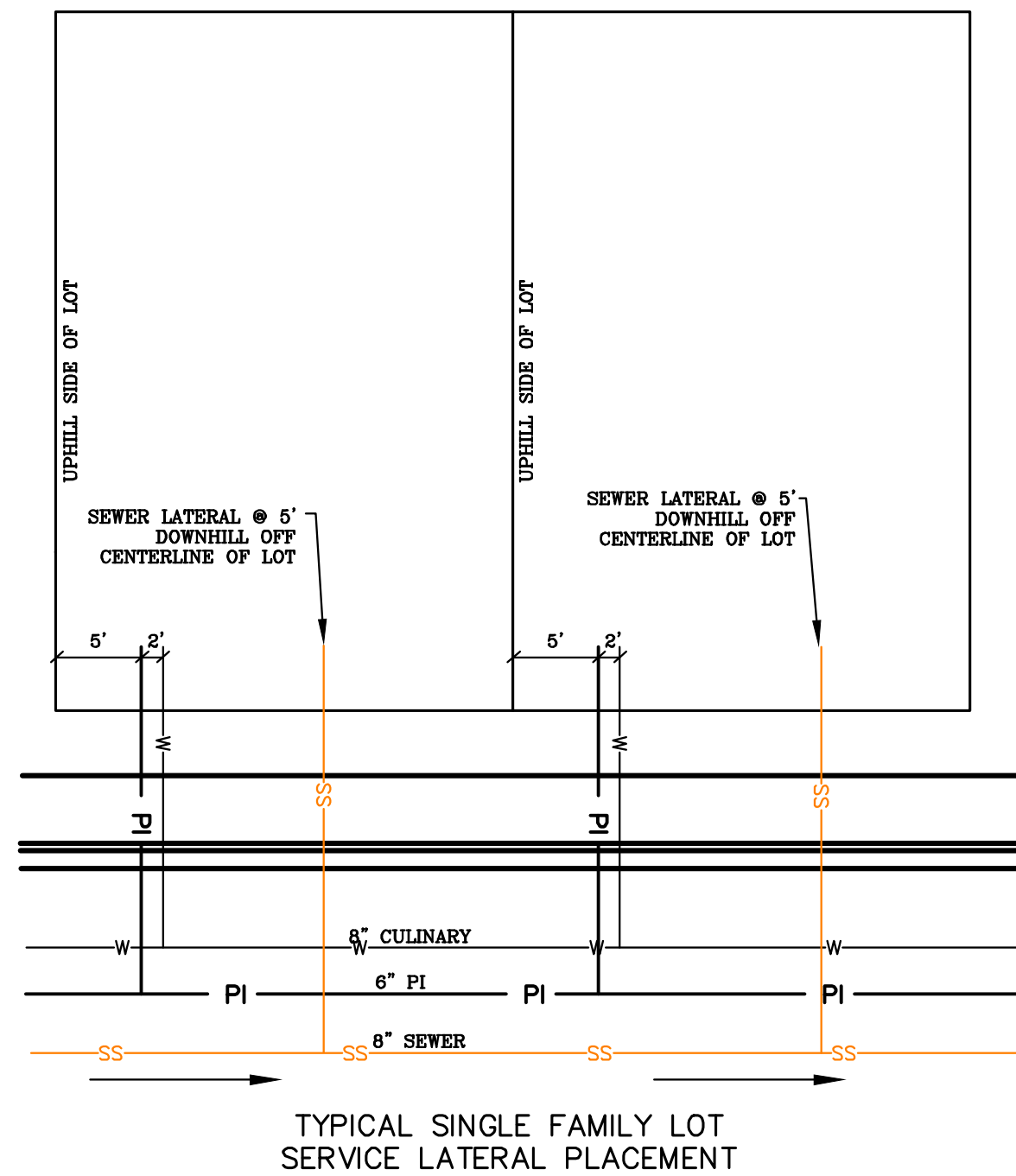
MODIFIED HIGH BACK CURB



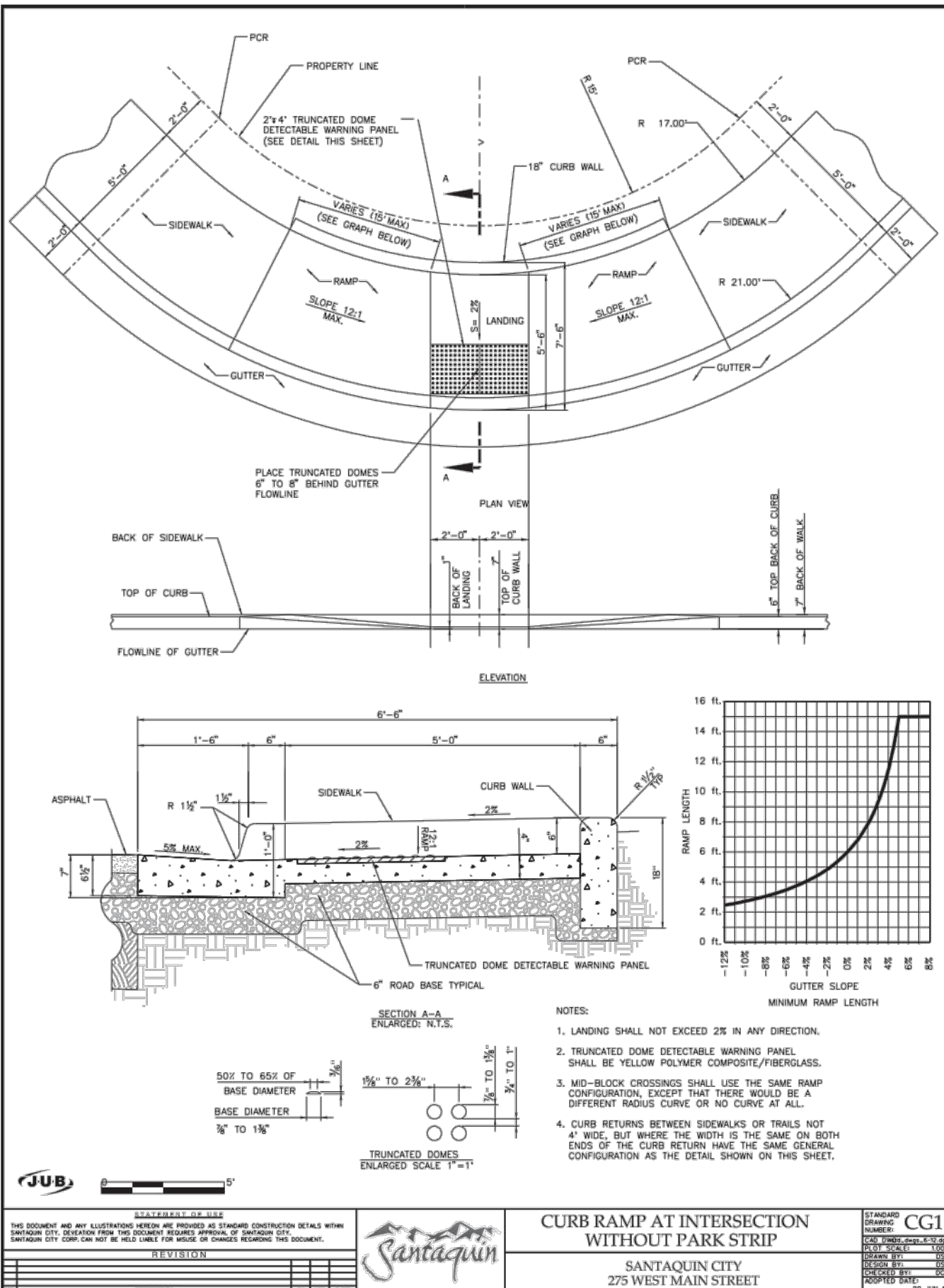
55' Typical Road Section  
LOOKING NORTH AND WEST  
1500 AOT

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

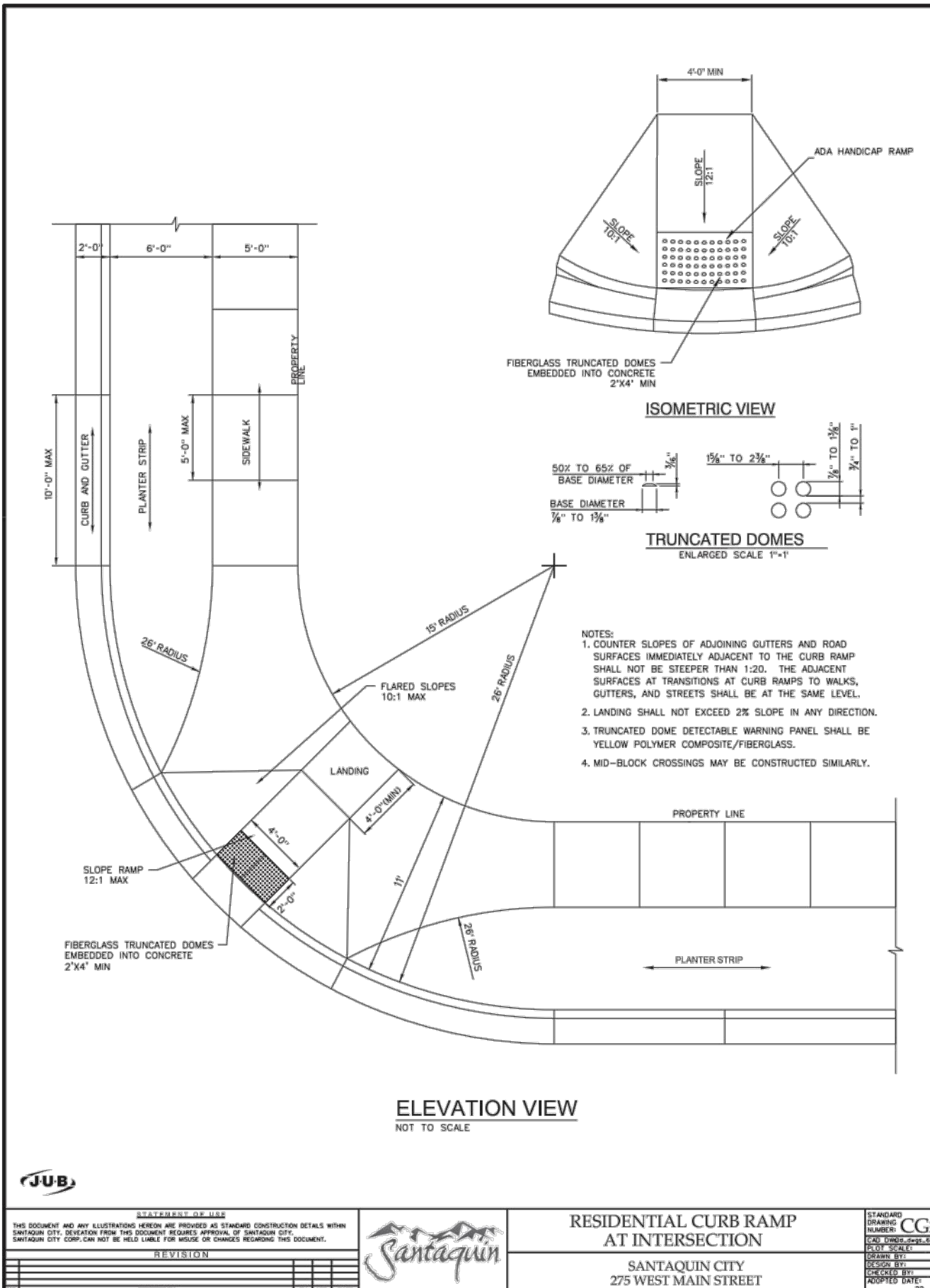
ALL IMPROVEMENTS AND DETAILS PER  
SANTAQUIN CITY CONSTRUCTION STANDARDS



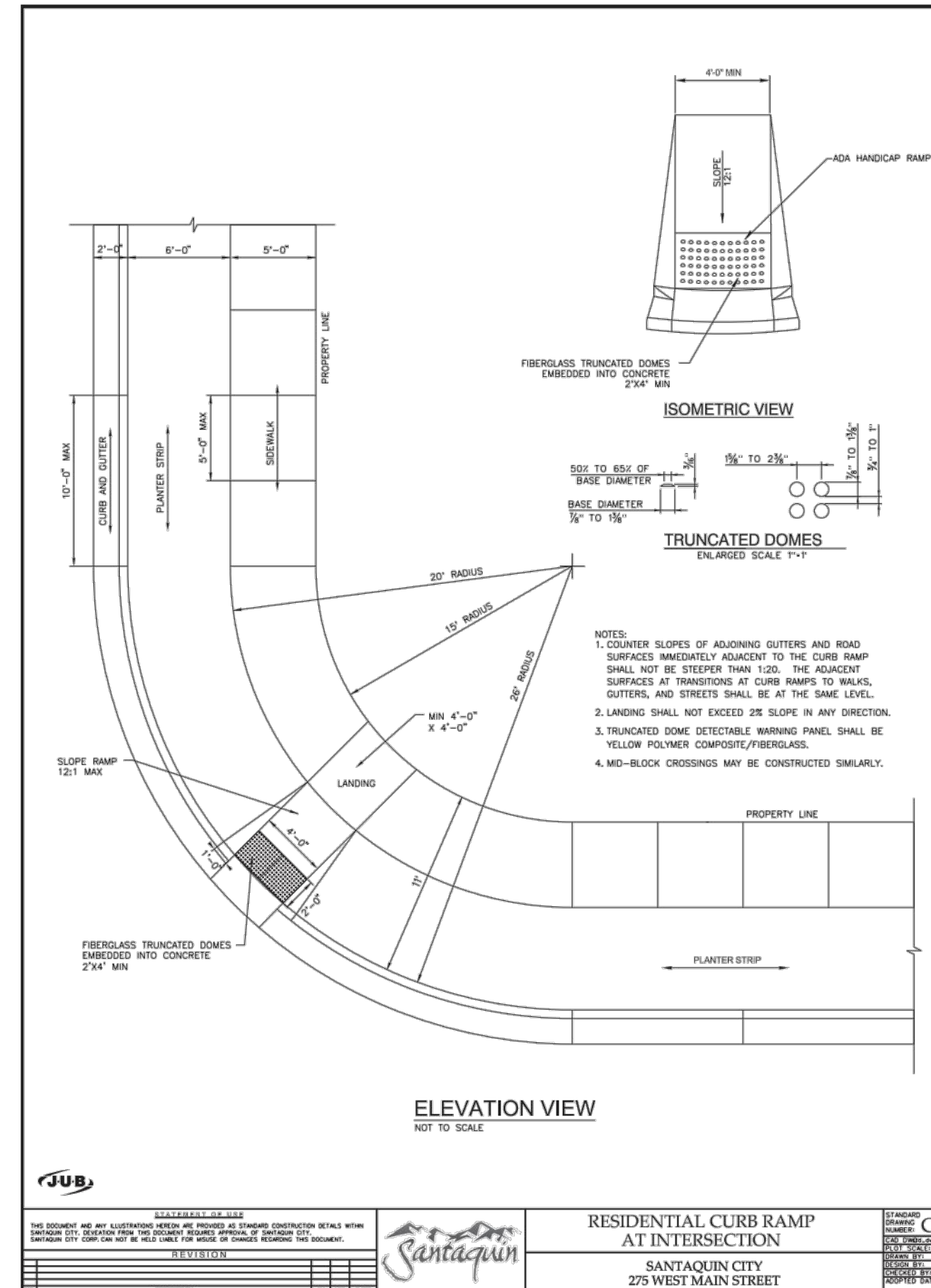
TYPICAL SINGLE FAMILY LOT  
SERVICE LATERAL PLACEMENT



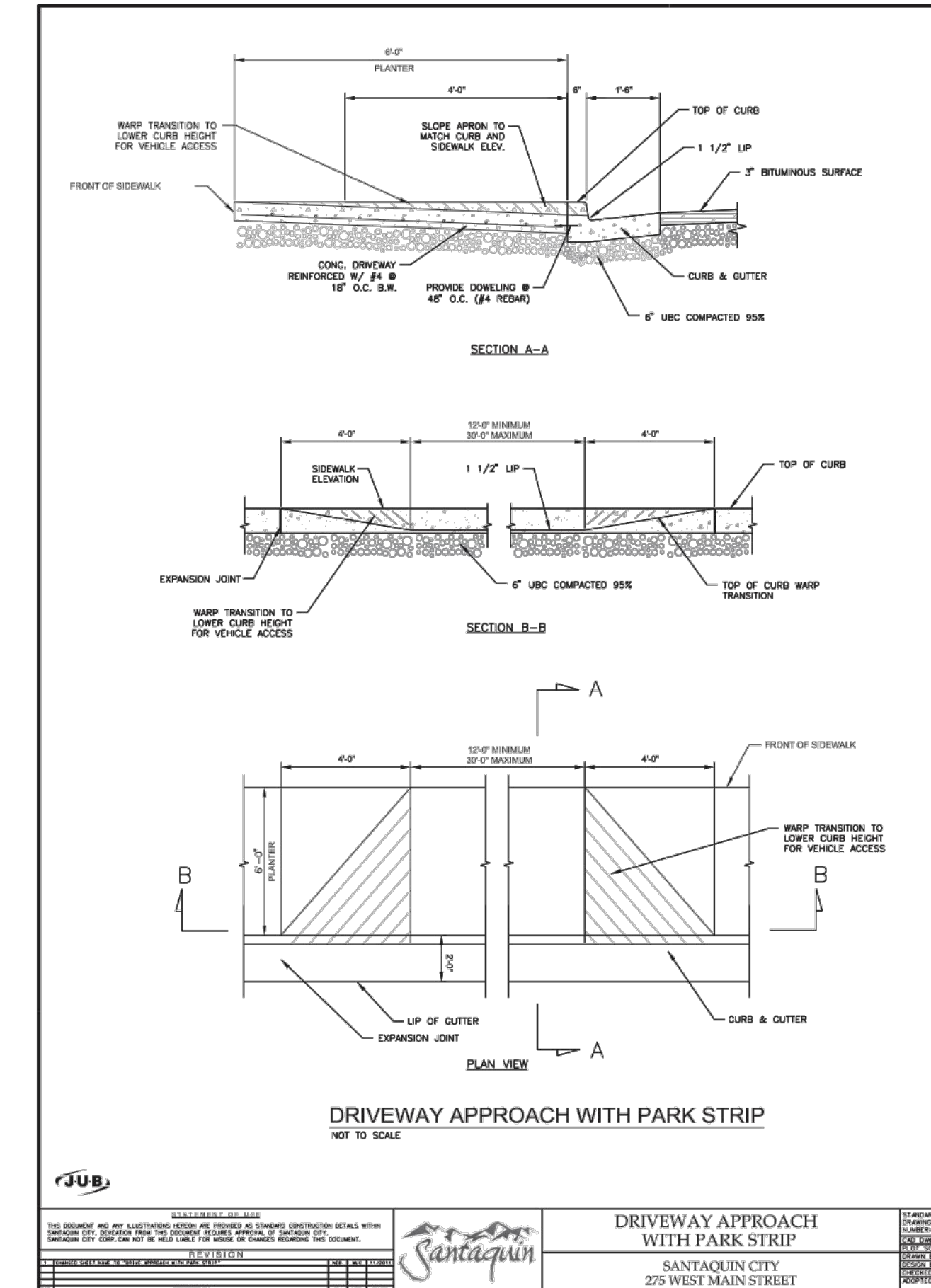
CURB RAMP AT INTERSECTION  
WITHOUT PARK STRIP  
SANTAQUIN CITY  
275 WEST MAIN STREET



RESIDENTIAL CURB RAMP  
AT INTERSECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET



RESIDENTIAL CURB RAMP  
AT INTERSECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET



DRIVEWAY APPROACH  
WITH PARK STRIP  
SANTAQUIN CITY  
275 WEST MAIN STREET

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SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01