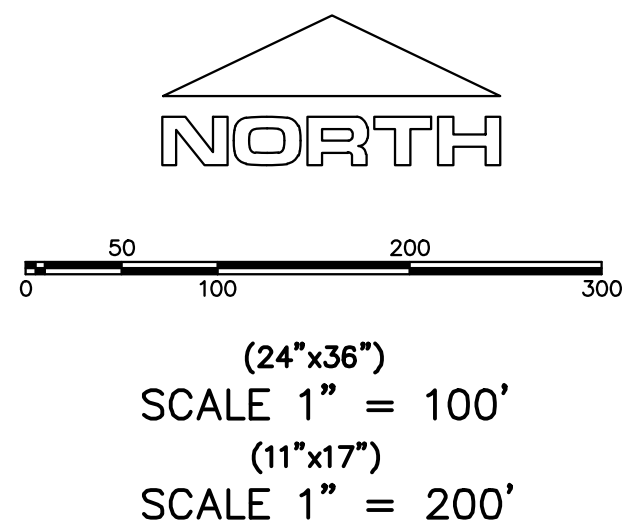


ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

MAILBOX (2 x CBU) LOCATION FOR PHASE T TO BE
LOCATED AT THE INTERSECTION OF BLUFF STREET
& FOOTHILL VILLAGE BLVD (PHASE D)

PHASES P & O MUST BE COMPLETED PRIOR TO OR
CONCURRENT TO PHASE T



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: _____

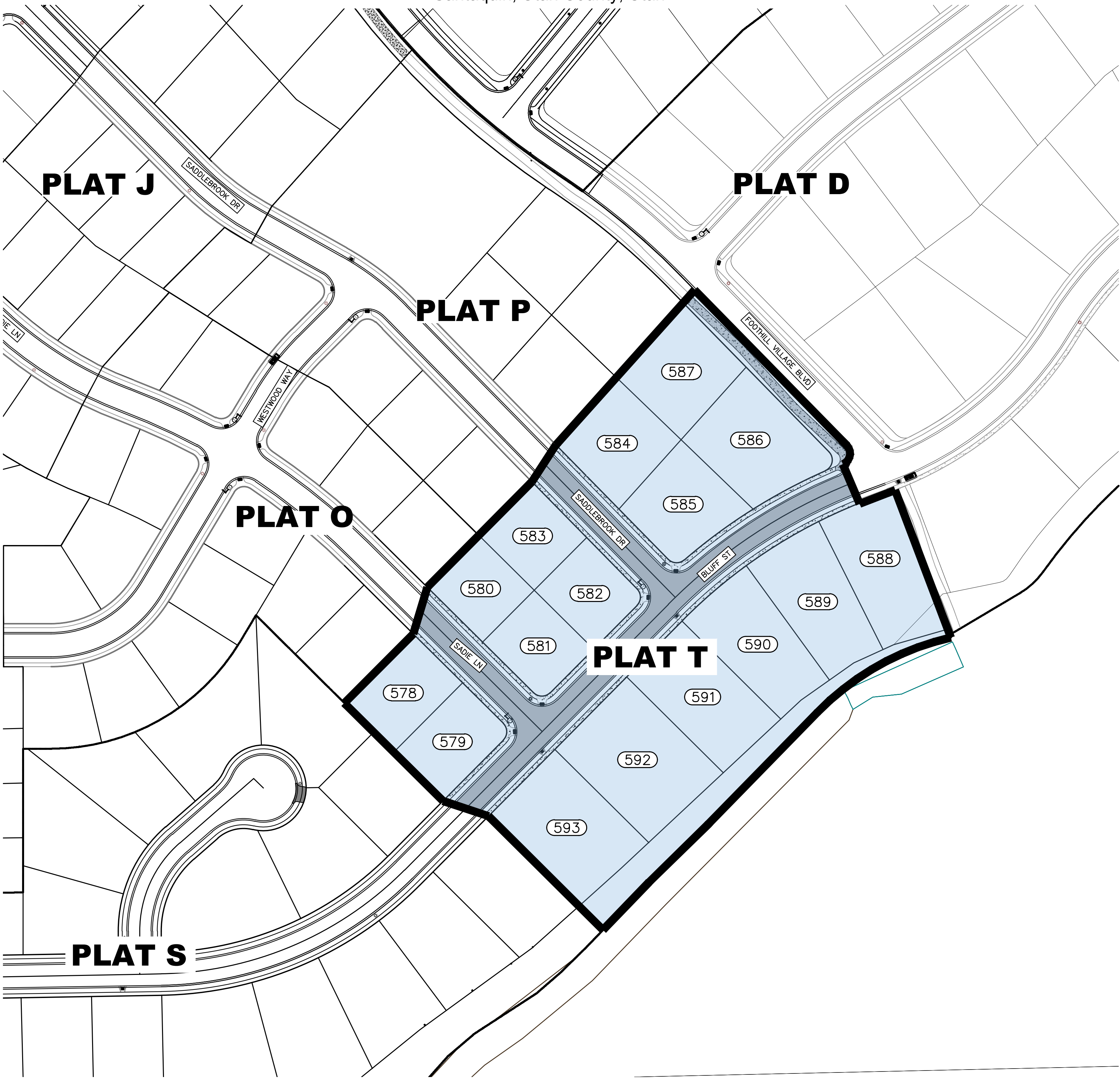
SIGNATURE: BUILDING DEPARTMENT DATE: _____

SIGNATURE: POLICE DEPARTMENT DATE: _____

SIGNATURE: FIRE DEPARTMENT DATE: _____

FOOTHILL VILLAGE SUBDIVISION
PLAT 'T'

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 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

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-01-02	GRADING PLAN
PP-01-05	PLAN & PROFILE
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS

Engineering
& Surveying

region



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:

COVER SHEET & NOTES

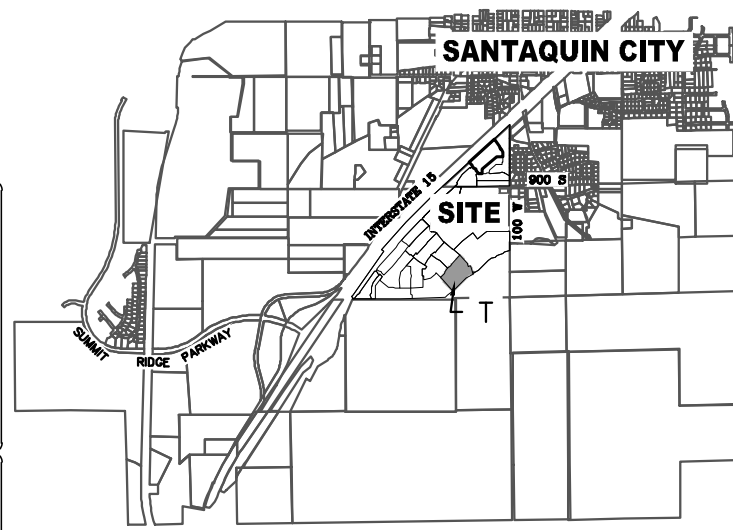
SHEET:

CS-01

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

VICINITY MAP



PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
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PROJECT DEVELOPER

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TOTAL ACREAGE IN OPEN SPACE 0.41 ACRES
DENSITY 2.21 UNITS PER ACRE
ZONE R10 PUD

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 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
1-800-366-8532.

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.

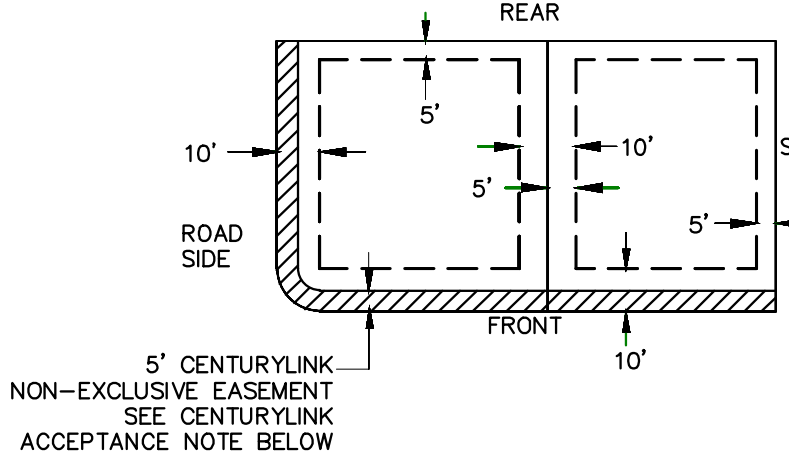
ROCKY MTN POWER _____

CENTRACOM _____

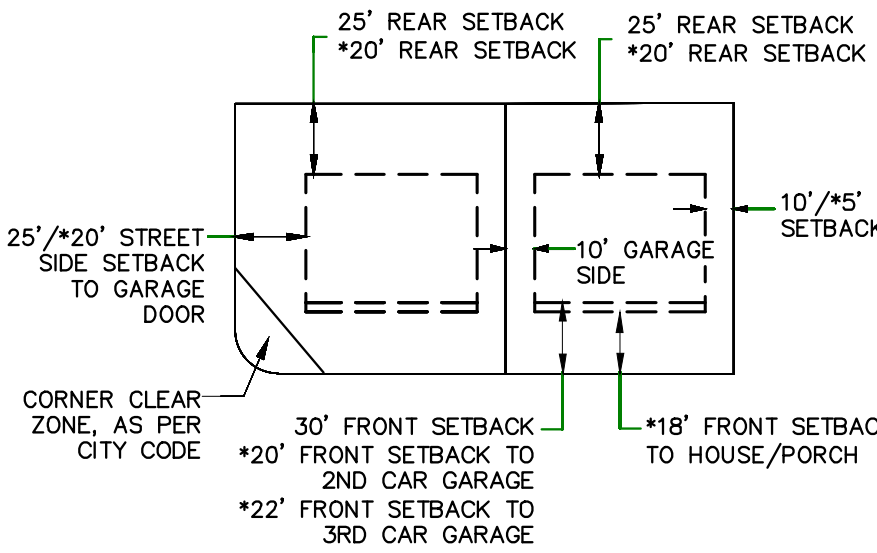
LEGEND

- 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)

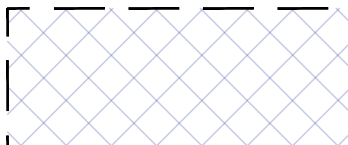
PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



*FOR LOTS LESS THAN 110' IN DEPTH



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

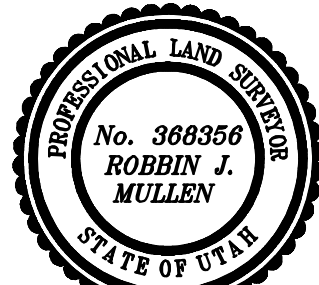
Surveyor's Certificate

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 S.88°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

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

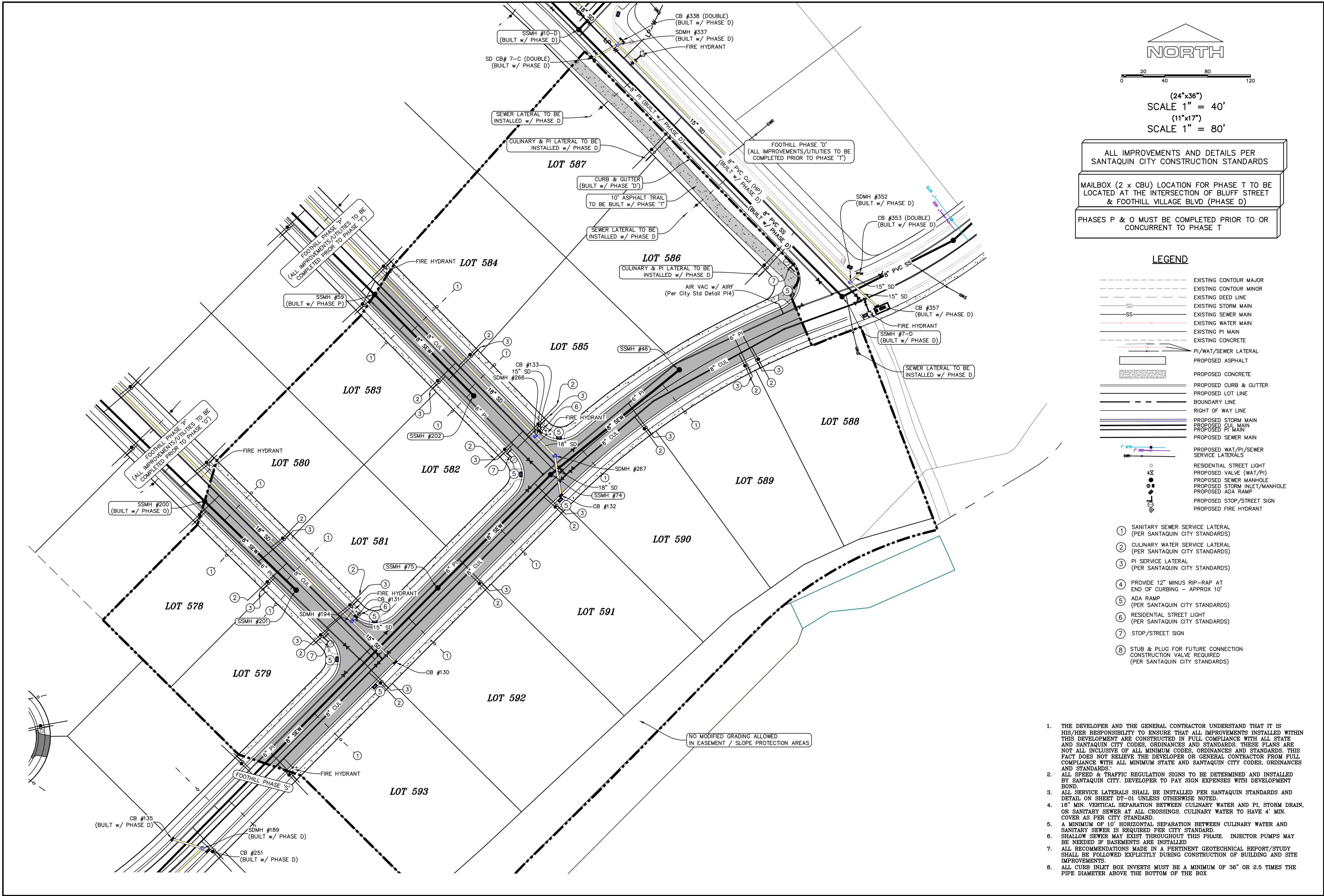
SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



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:

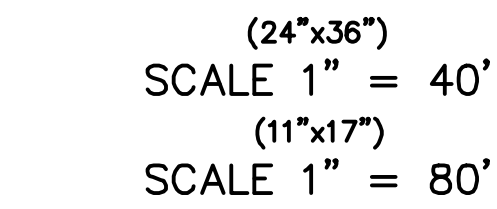
1	
2	
3	

SHEET NAME:

SITE/UTILITY PLAN

SHEET:

SP-01



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH THE ORDINANCES AND SAINTAQUIN 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 SAINTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SAINTAQUIN CITY DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SAINTAQUIN 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 AND INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

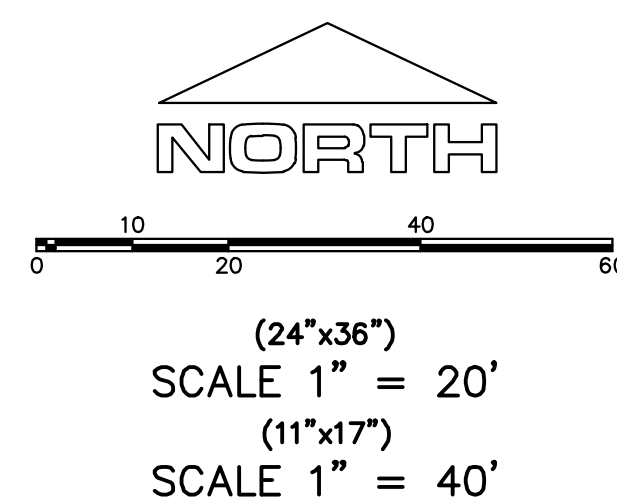
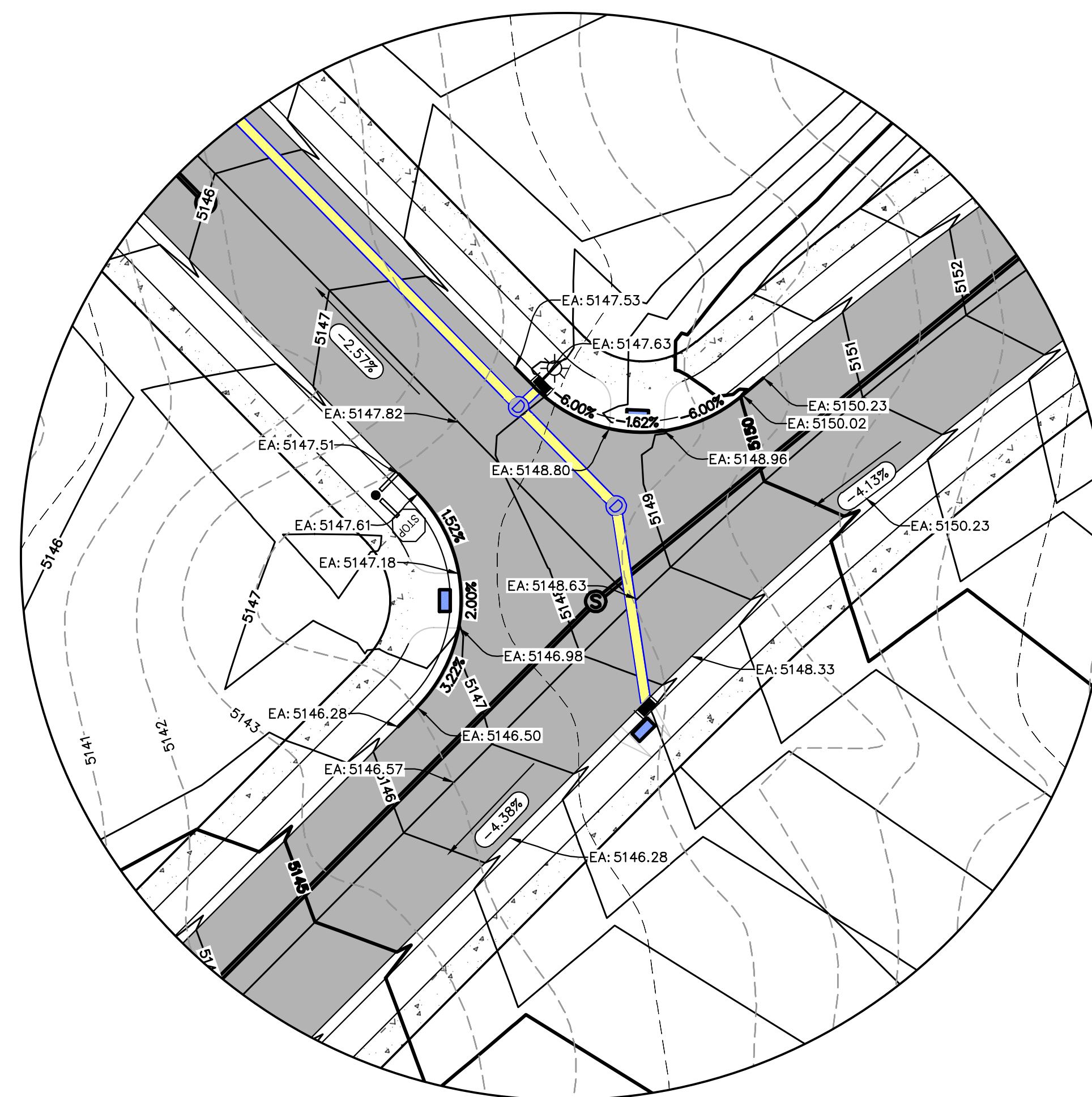
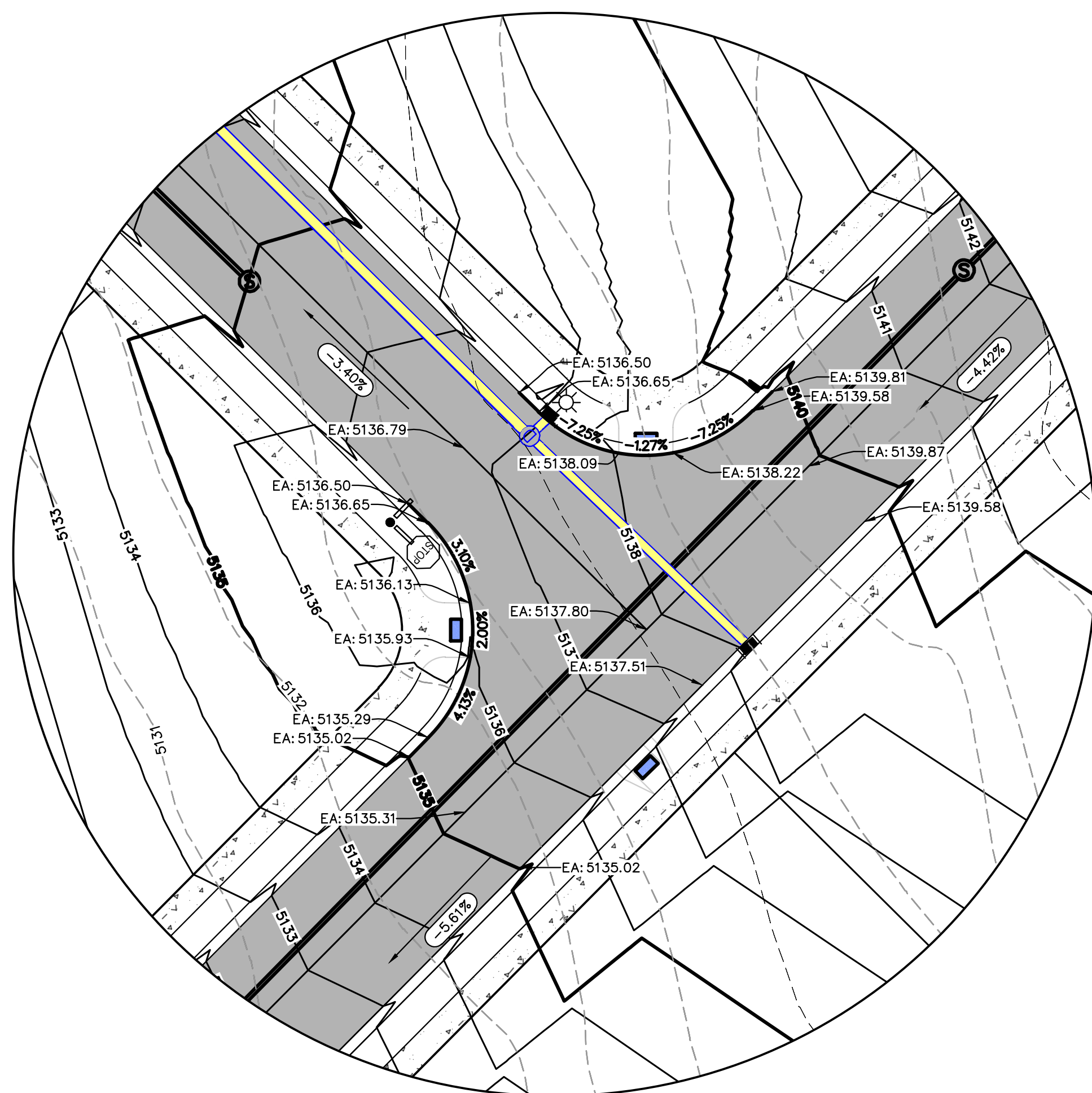
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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.



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

GR-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.

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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 CITY STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 6" MIN. VENTILATION SEPARATION BETWEEN CULINARY WATER AND P1, 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 5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE CURB.

2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT

3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-03 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 CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX



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

**FOOTHILL VILLAGE SUBDIVISION
PLAT 'T'**

ILLAGE S
PIAT '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 #

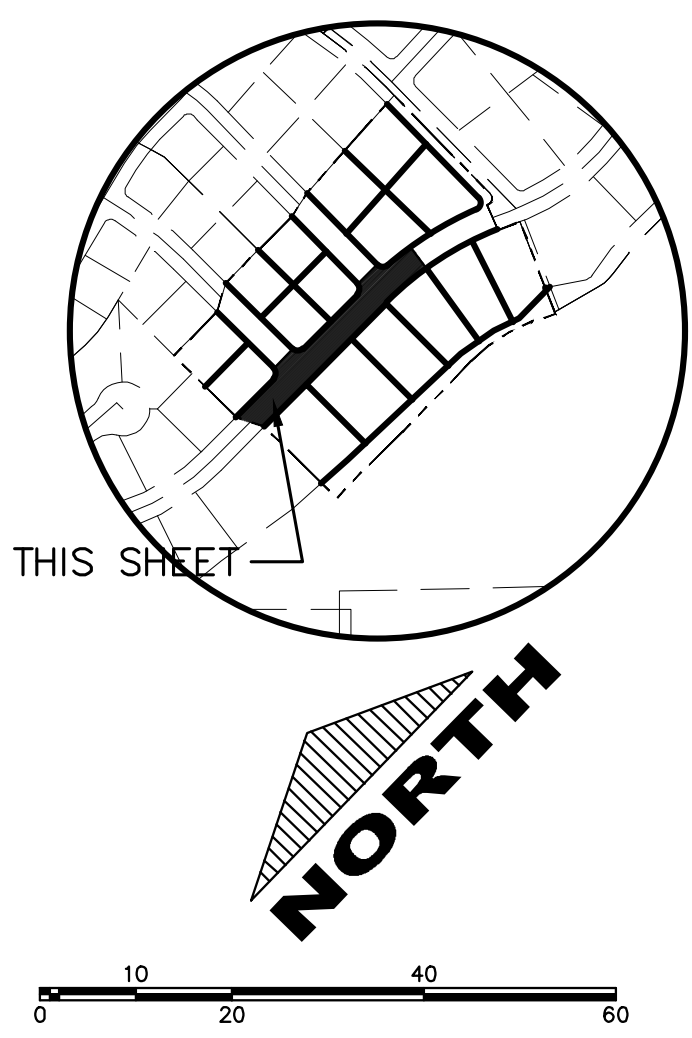
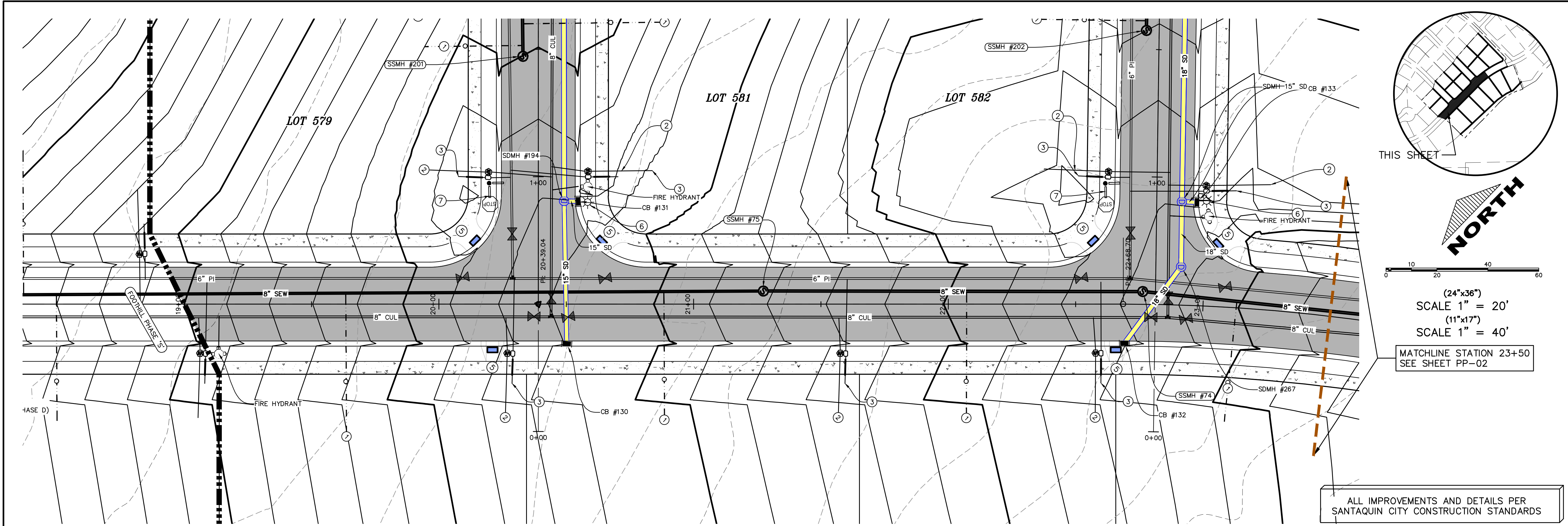
REVISIONS:

SHEET NAME:

GRADING PLAN

SHEET

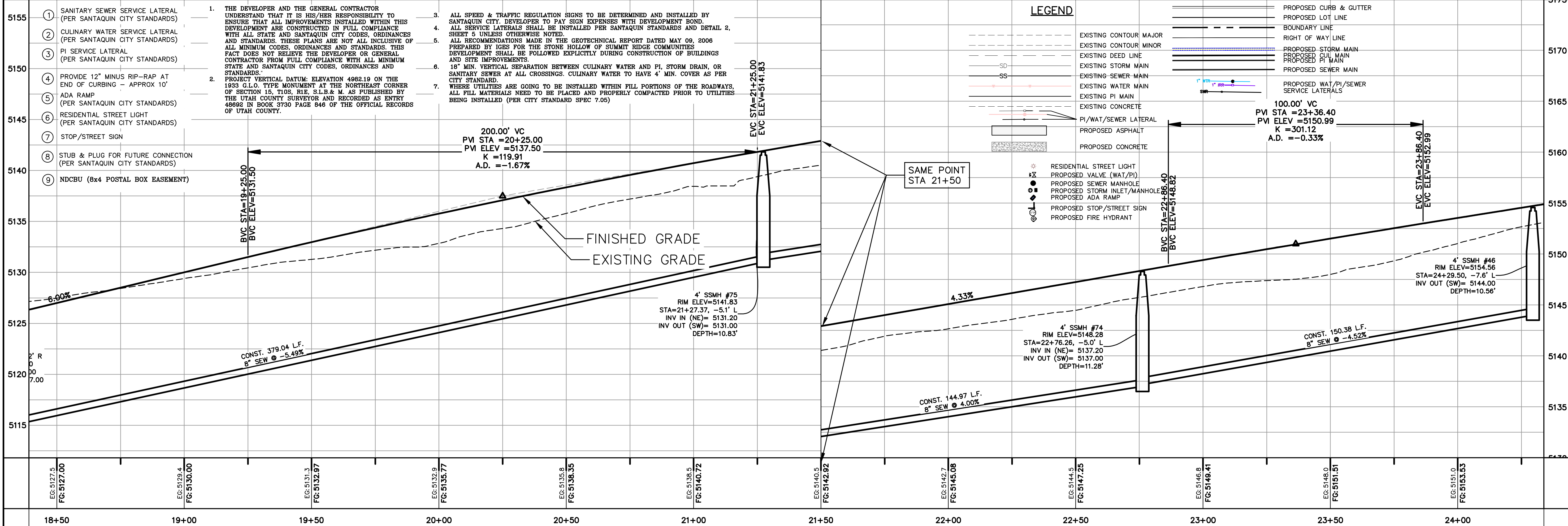
GR-02



(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



C:\USERS\SHERRING\WORKBOX\REGION PROJECTS\REGION ENGINEERING PROJECTS\010\0101\0101_FOOTHILL_SANTAQUIN\2_SHEET FILES\PP-01

region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
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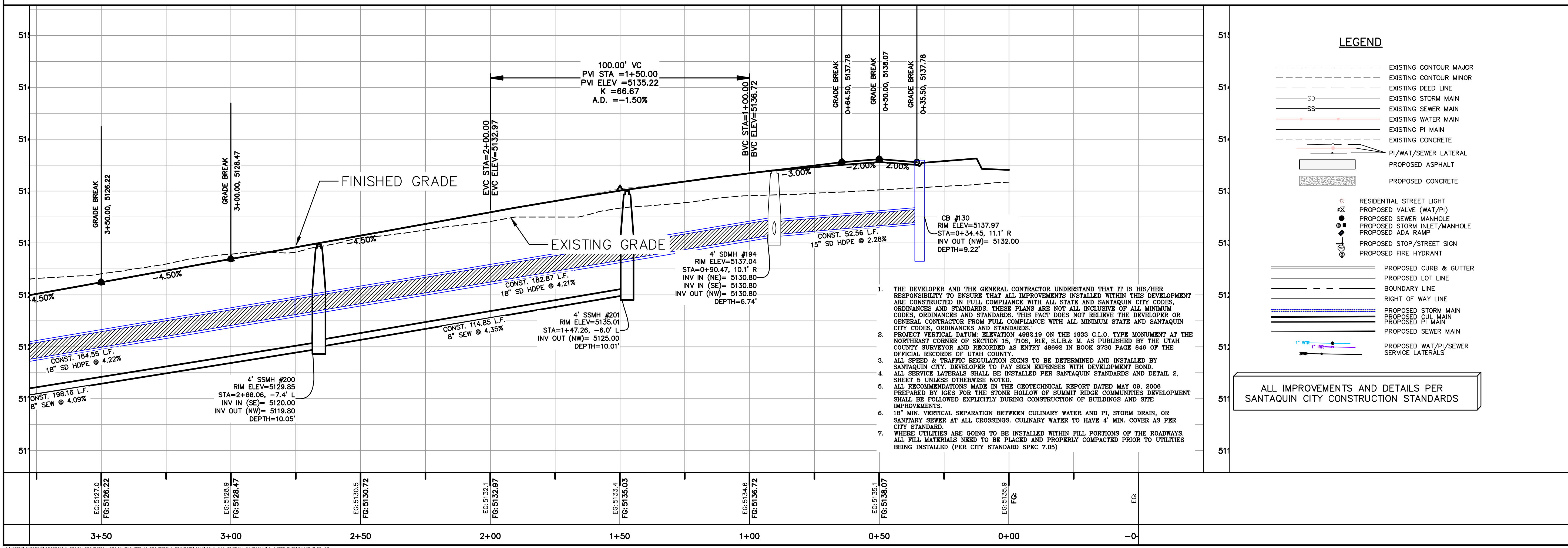
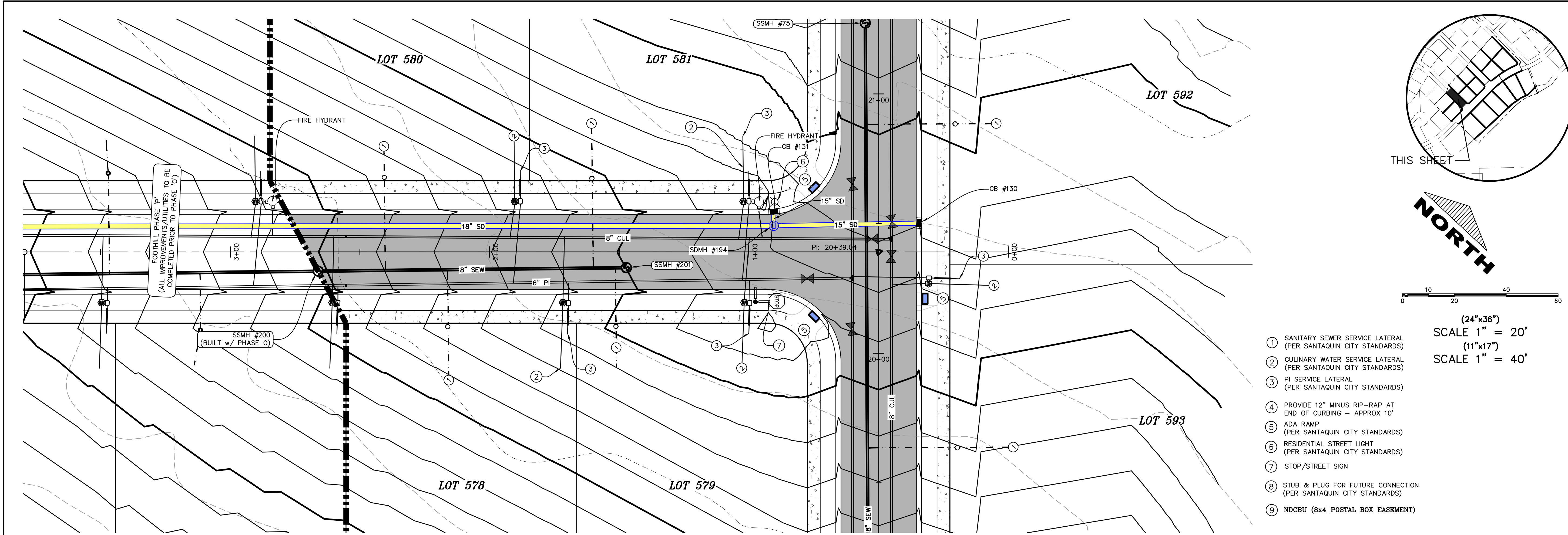
FOOTHILL VILLAGE SUBDIVISION
PLAT 'T'
LOCATED IN THE SOUTHERN PORTION OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 2.12.2021
PROJECT #



REVISIONS:

1	
2	
3	

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01



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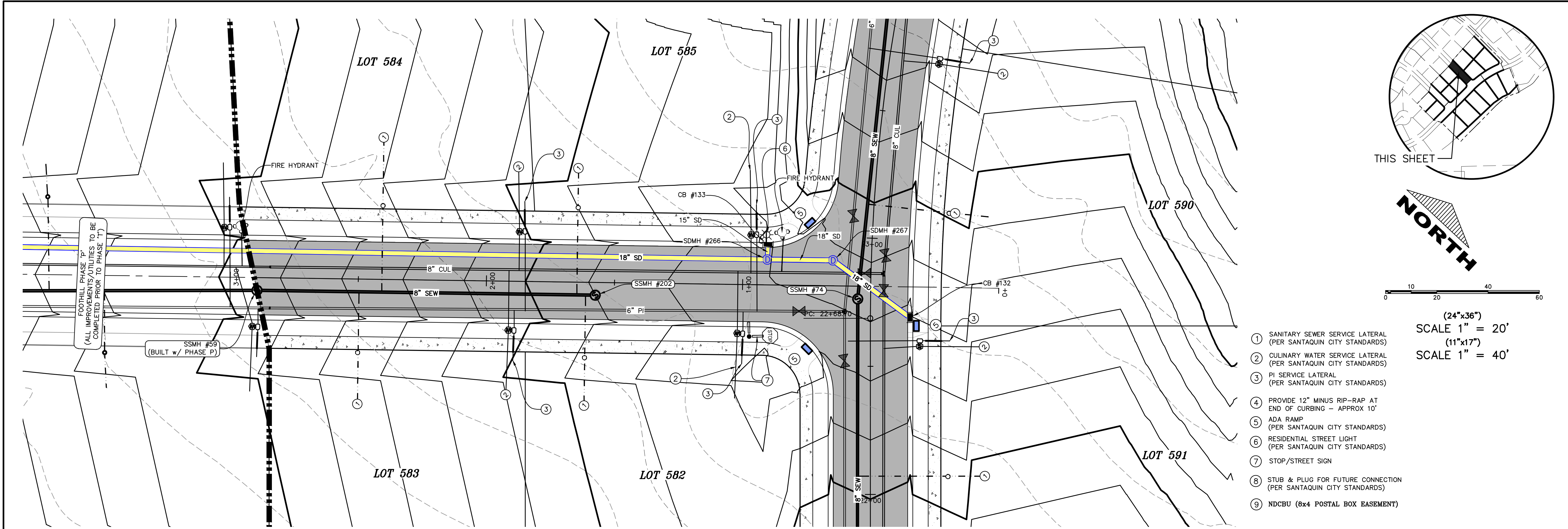
**FOOTHILL VILLAGE SUBDIVISION
PLAT 'T'**

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

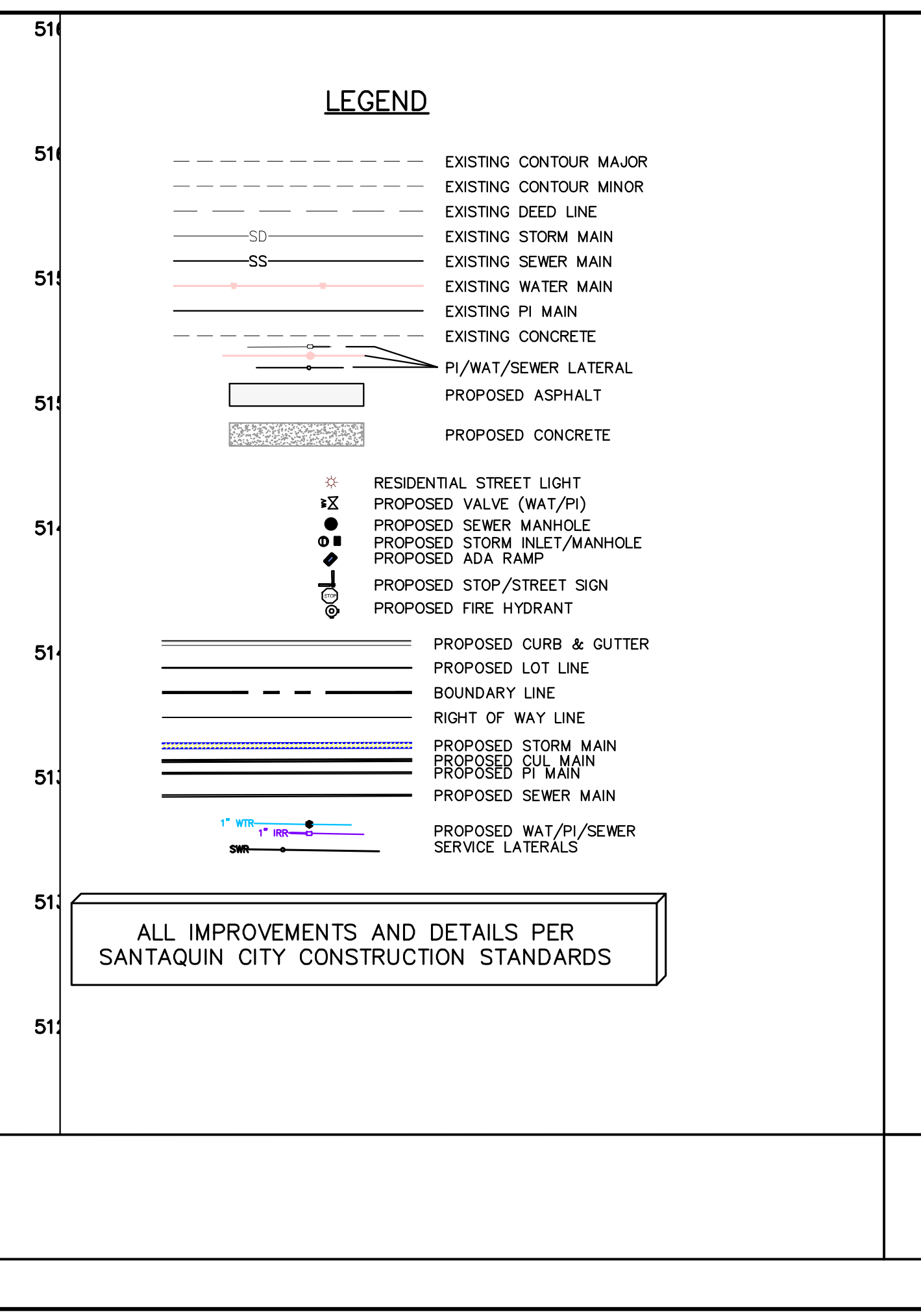
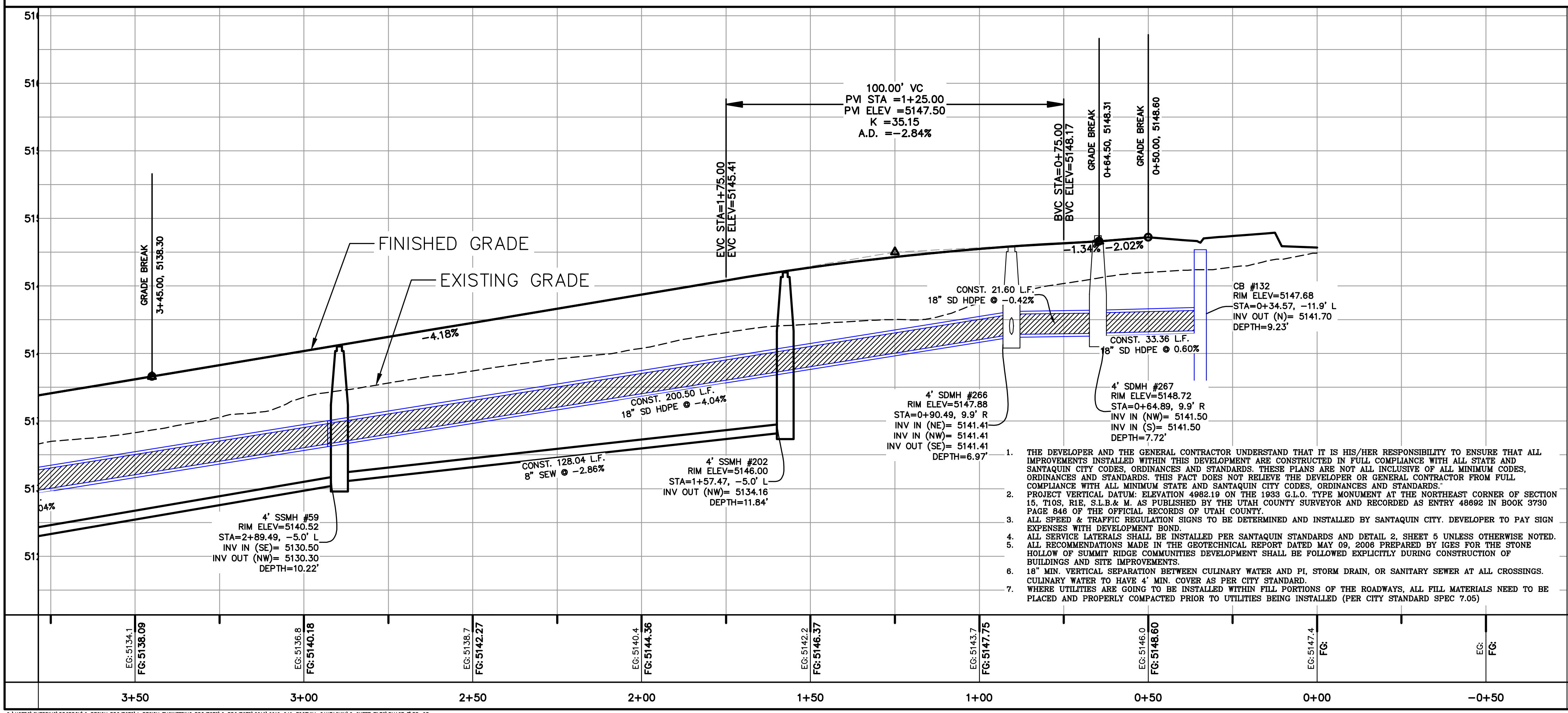
DATE: 2.12.2021
PROJECT #
REVISIONS:
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SHEET NAME:
PLAN & PROFILE

SHEET:
PP-03



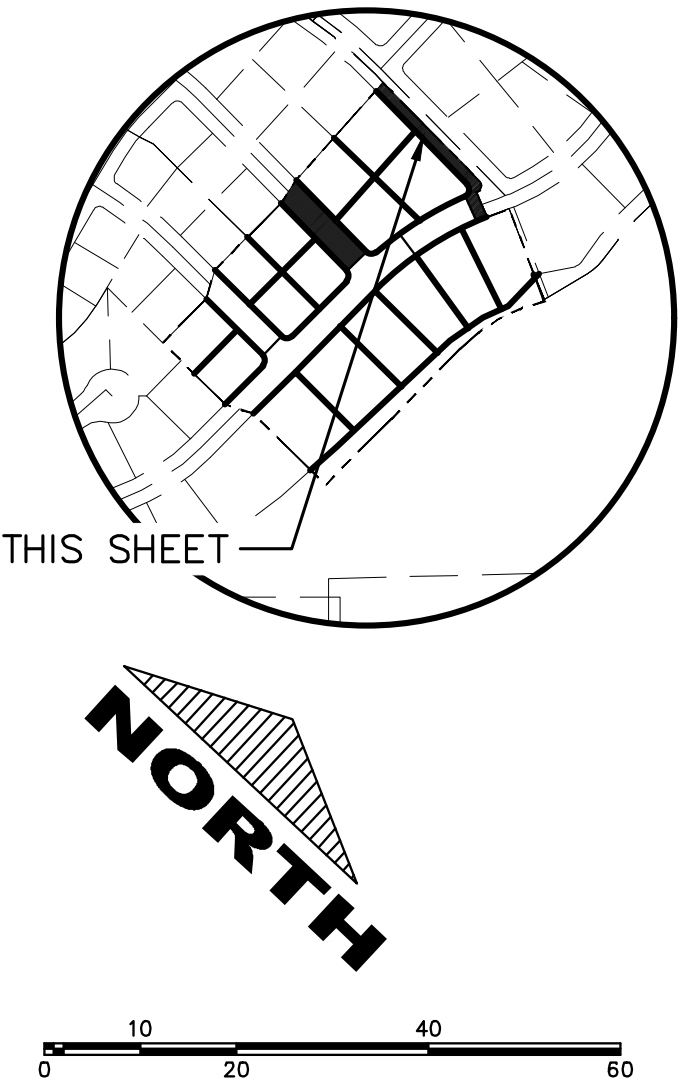
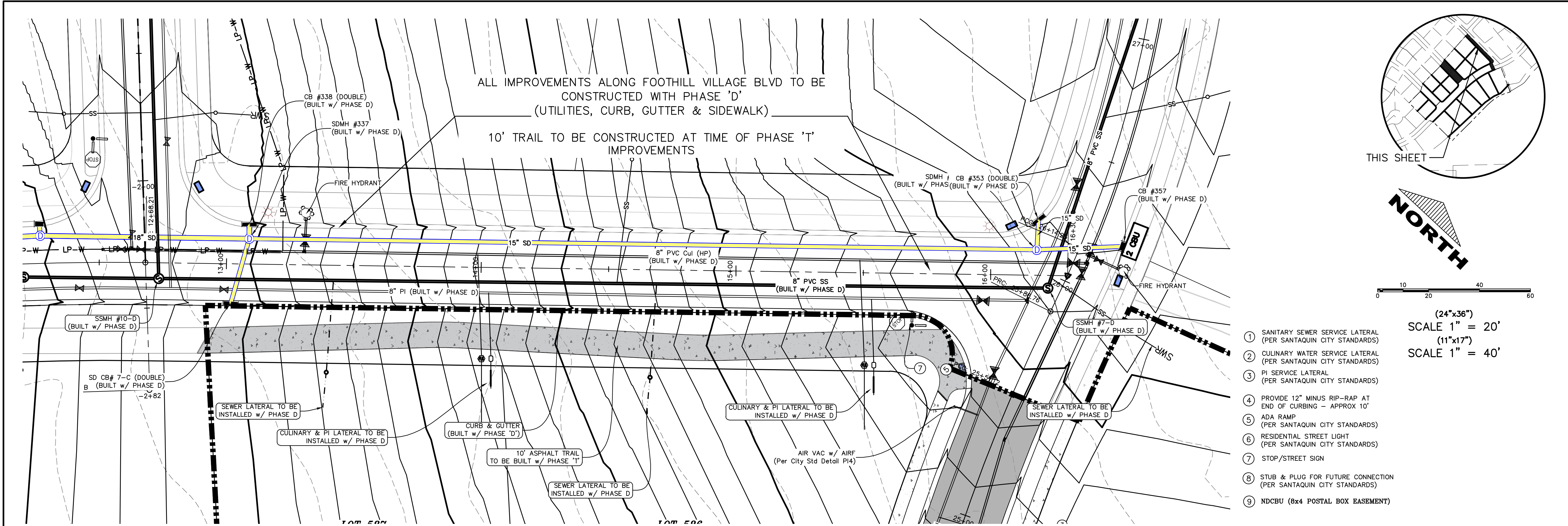
- ① SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
② CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
③ PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
④ PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
⑤ ADA RAMP (PER SANTAQUIN CITY STANDARDS)
⑥ RESIDENTIAL STREET 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)



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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:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-04



- 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)

- 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.
- PROJECT VERTICAL DATUM: ELEVATION 4962.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10S, R1E, S1E&4 W AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 46692 IN BOOK 3730 PAGE 646 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- 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.
- 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.
- 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
---	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
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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
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3

SHEET NAME:
PLAN & PROFILE
SHEET:
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)

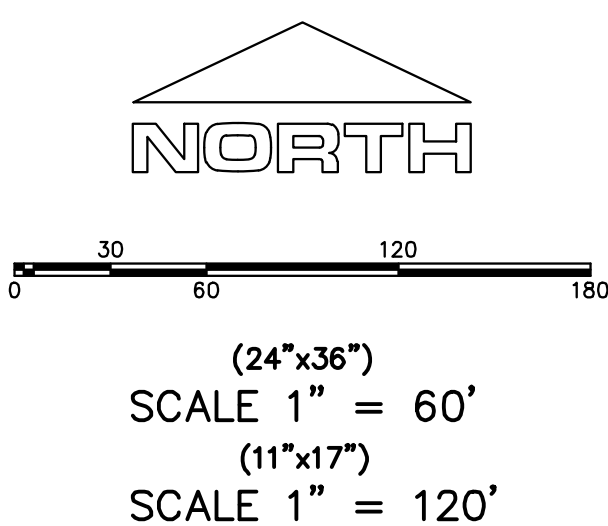
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
(3" Uppercase Bold Letters and 3" Bold Numbers)

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..



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



C:\USERS\SHERRING\WORK\00\02_REGION PROJECTS\02_REGION ENGINEERING PROJECTS\02_PROJECTS\2016\2016_049_FOOTHILL SANTAQUIN\02_SHEET FILES\PHASE IV\EC-01

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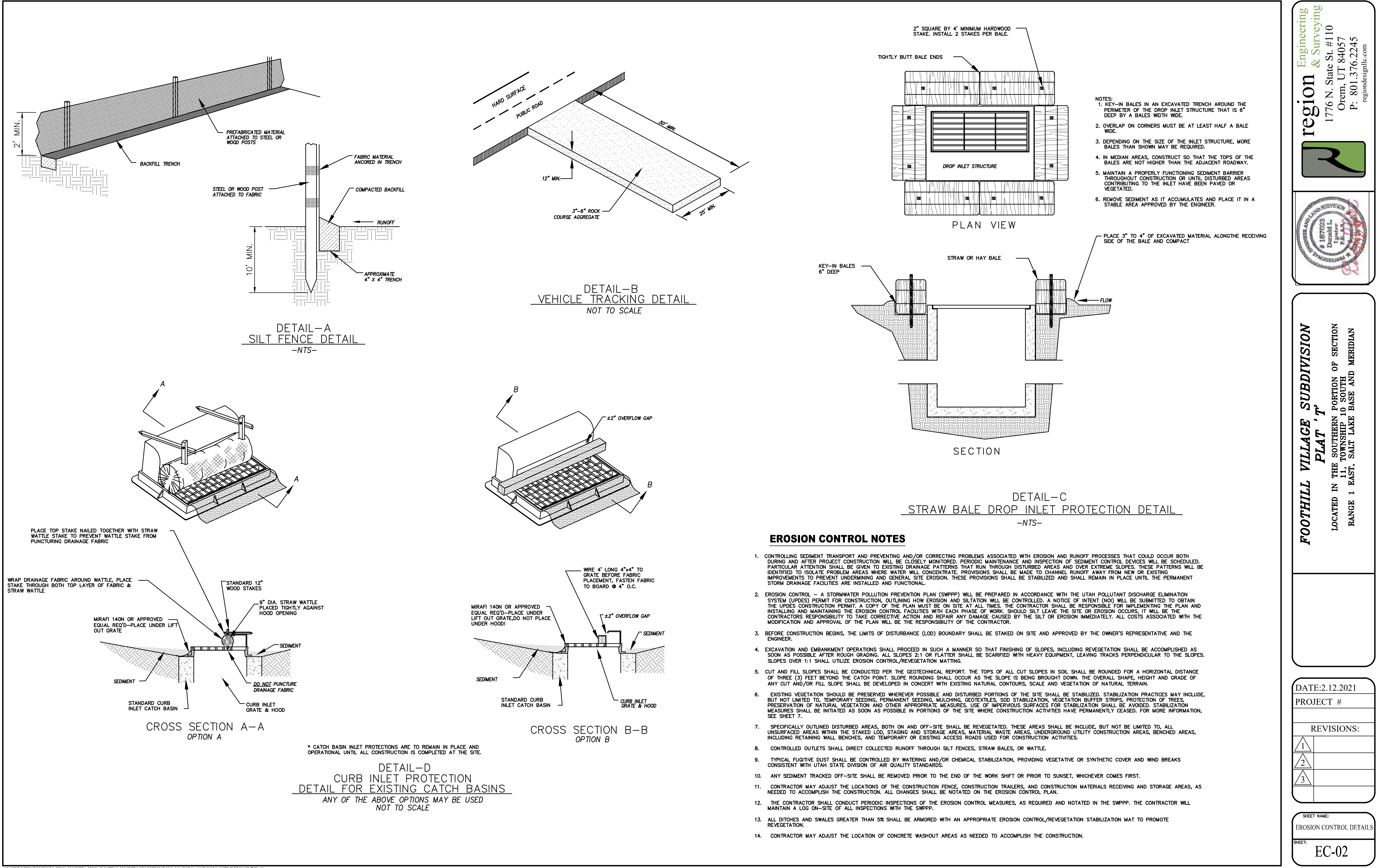
DATE:2.12.2021

PROJECT #

REVISIONS:

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SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01



Engineering & Surveying

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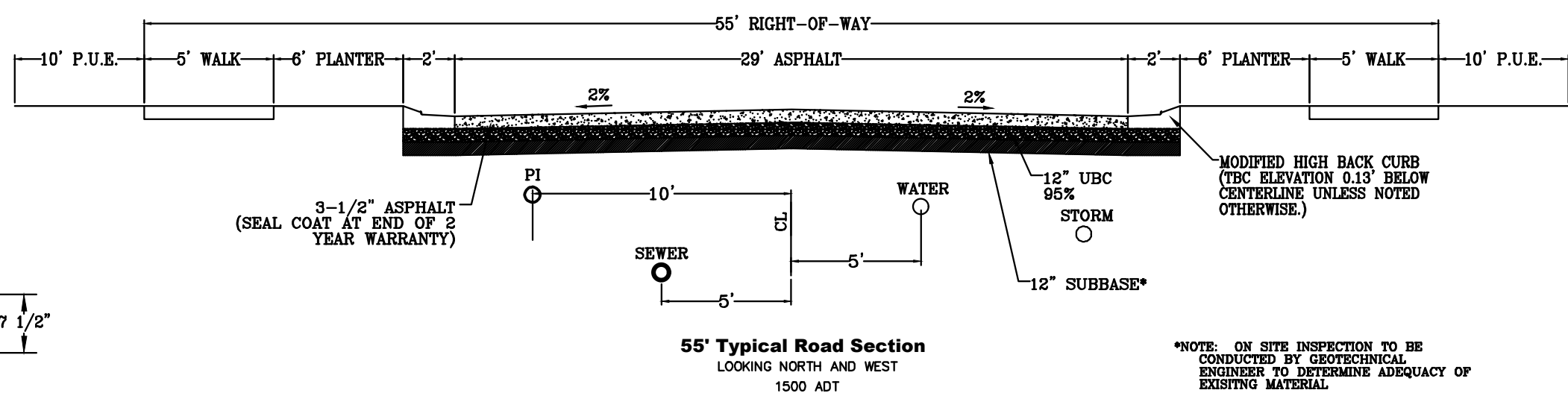
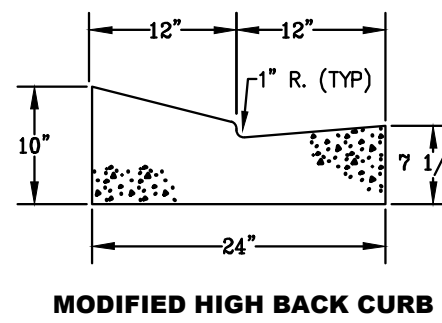
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SHEET NAME:

EROSION CONTROL DETAILS

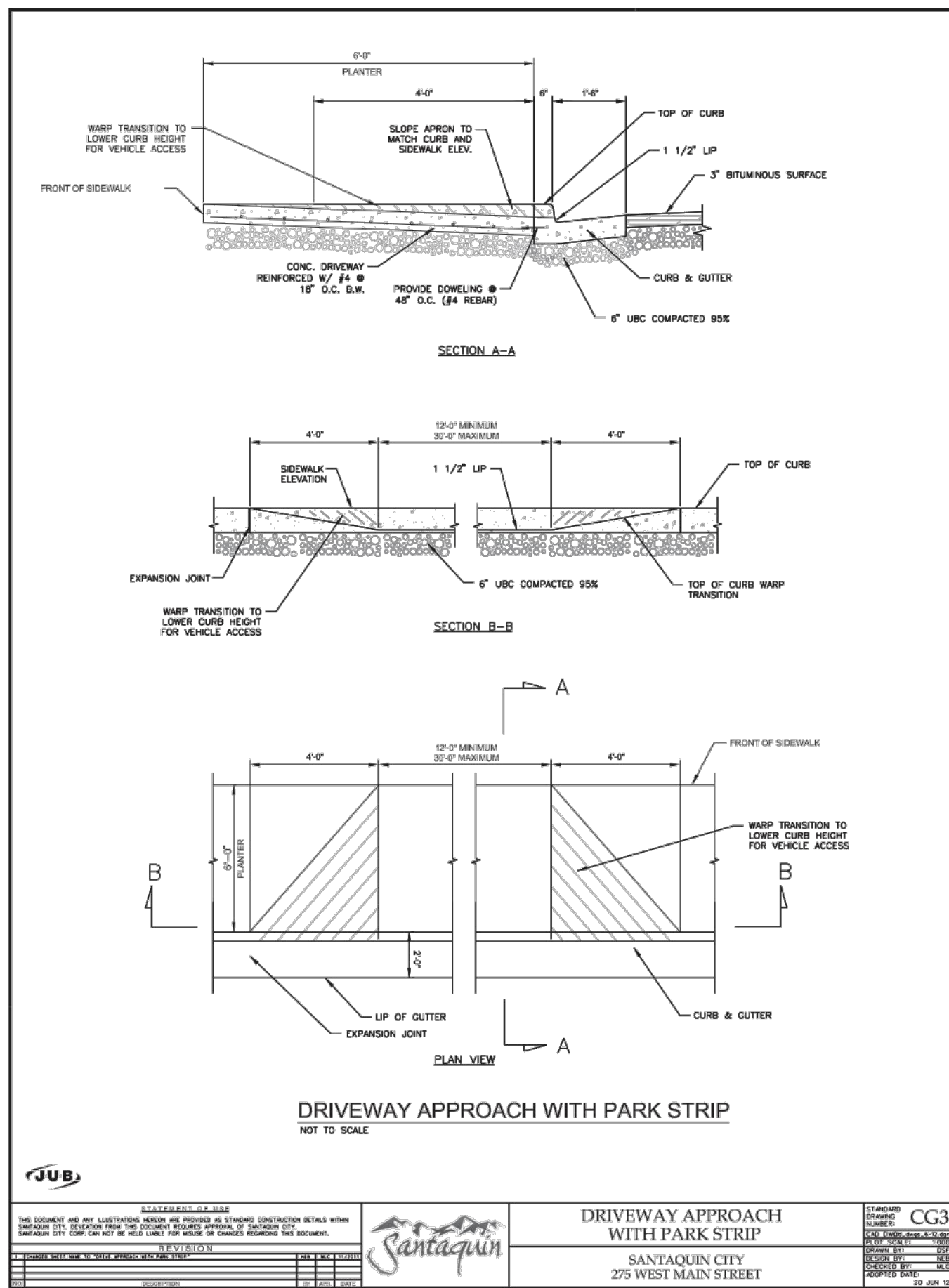
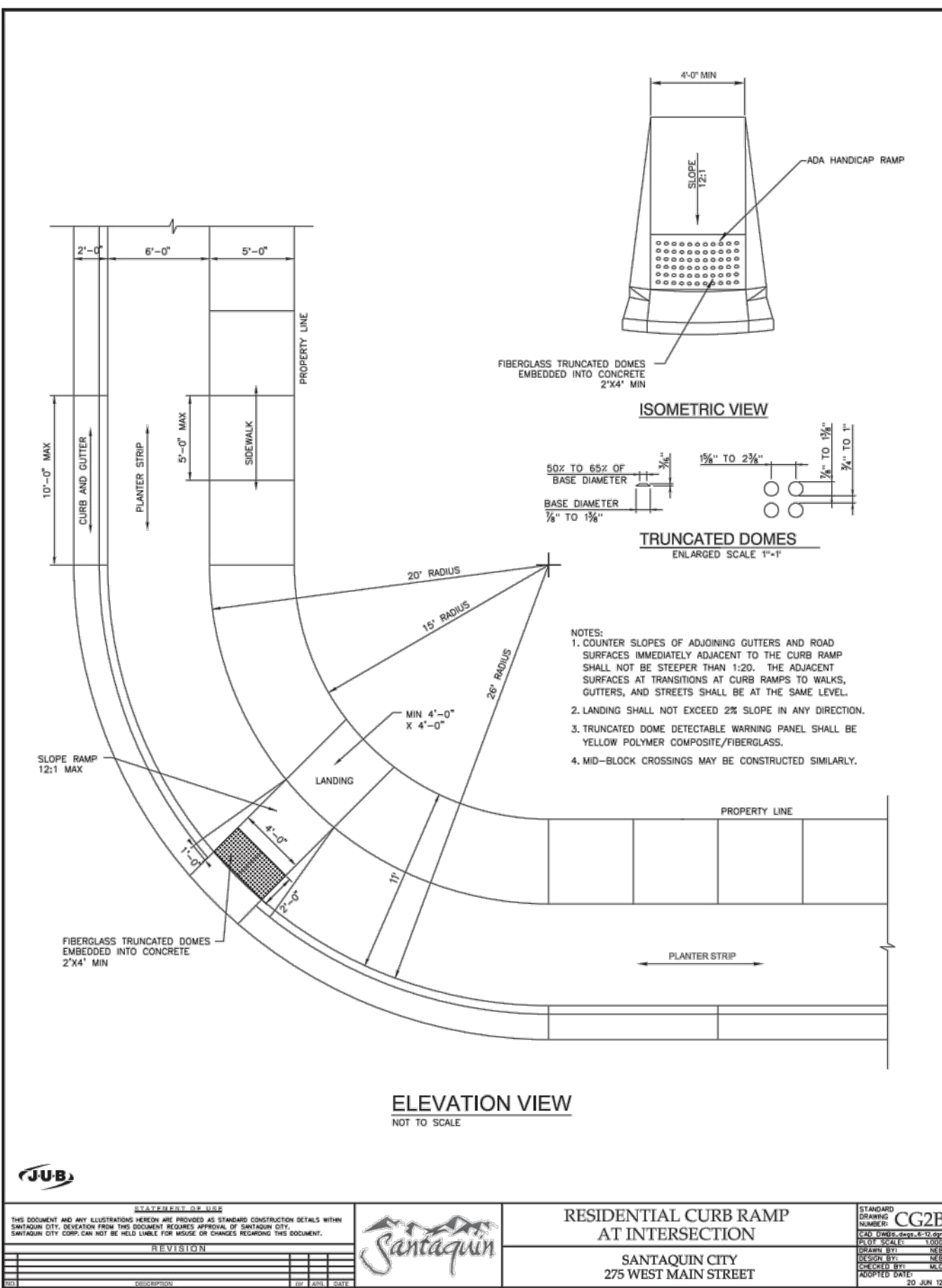
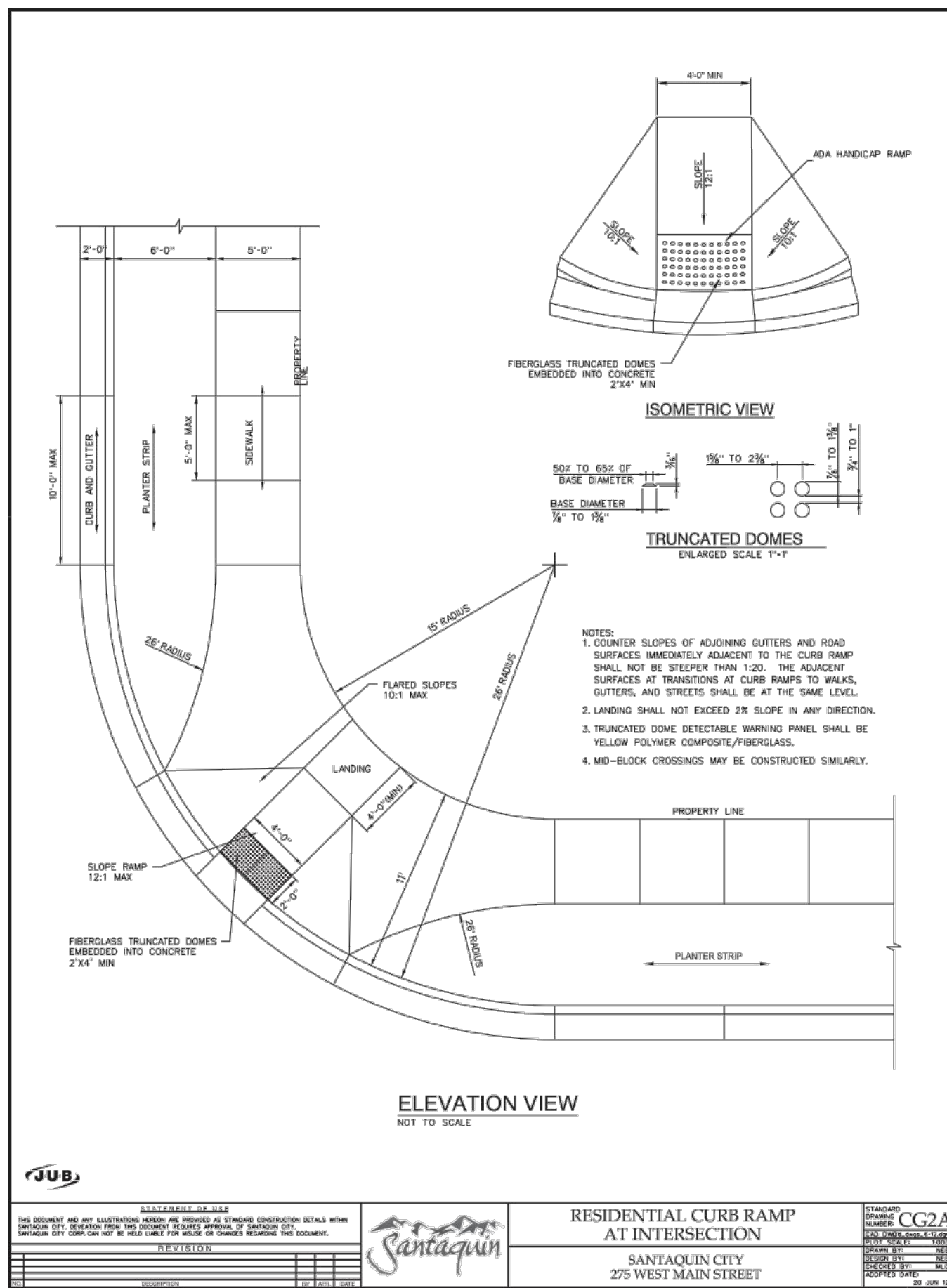
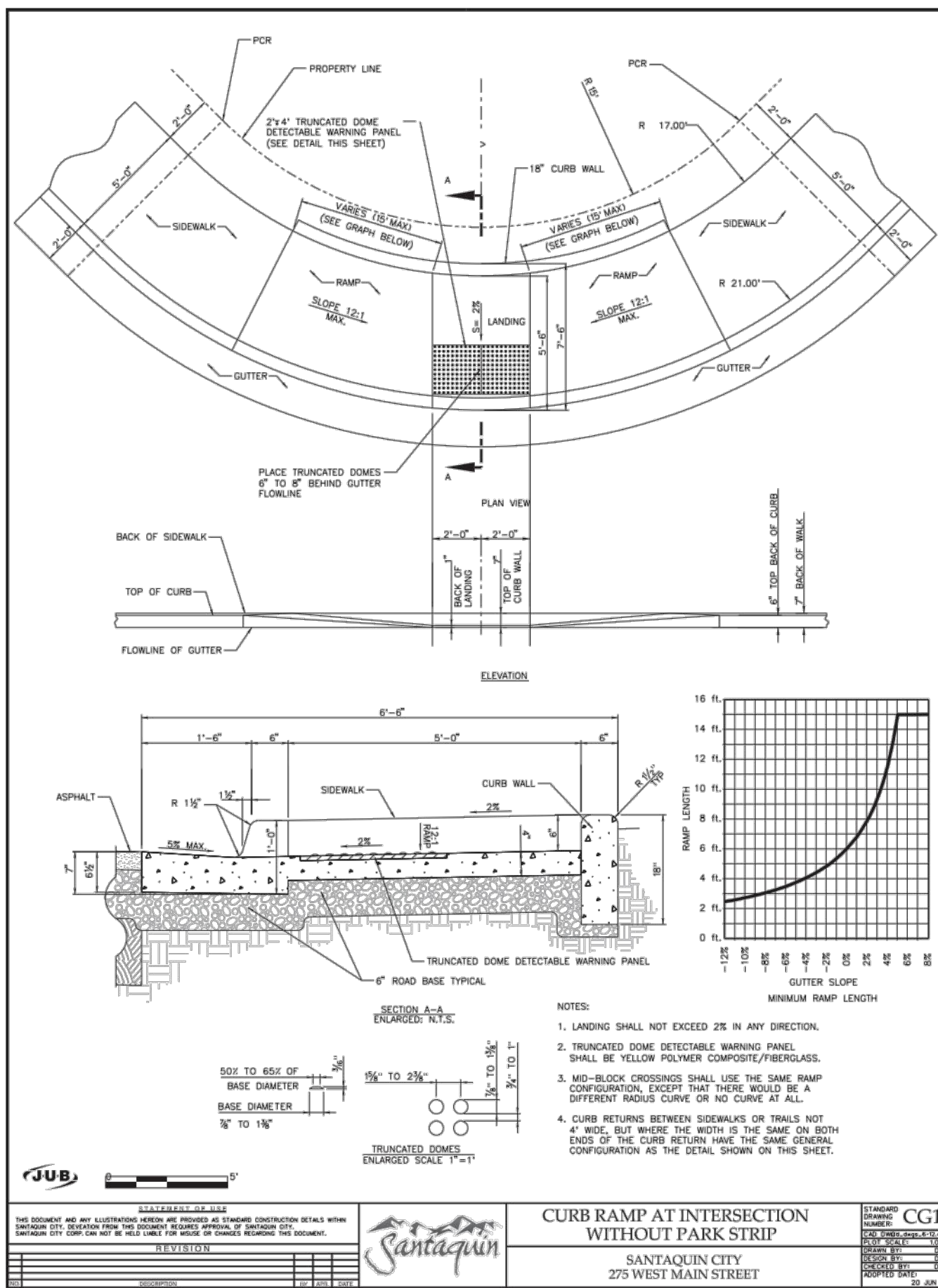
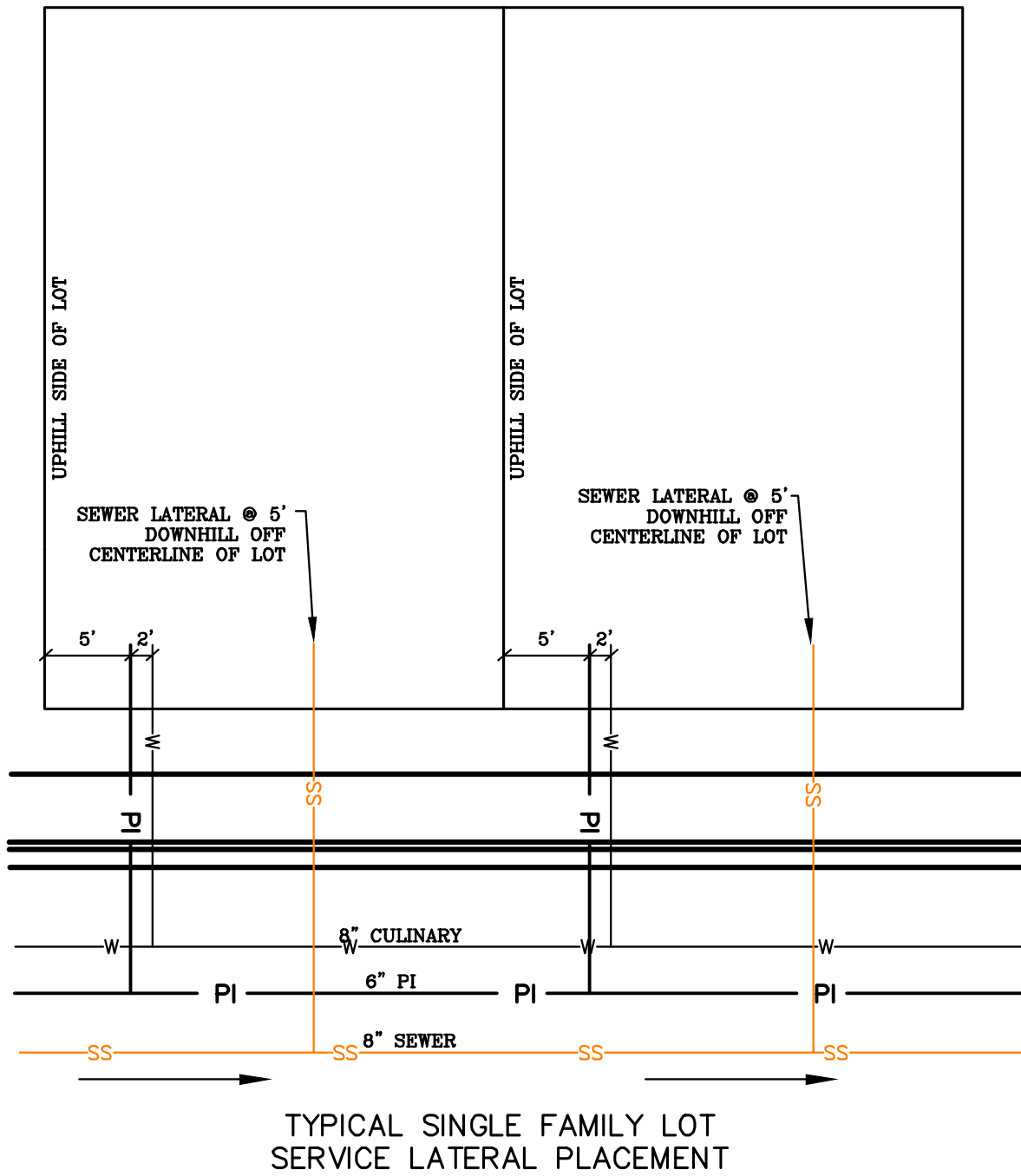
SHEET:

EC-02



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

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1
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3
SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01