

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

NORTH

0 50 100 200 300

(24"x36")
SCALE 1" = 100'

(11"x17")
SCALE 1" = 200'

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: _____

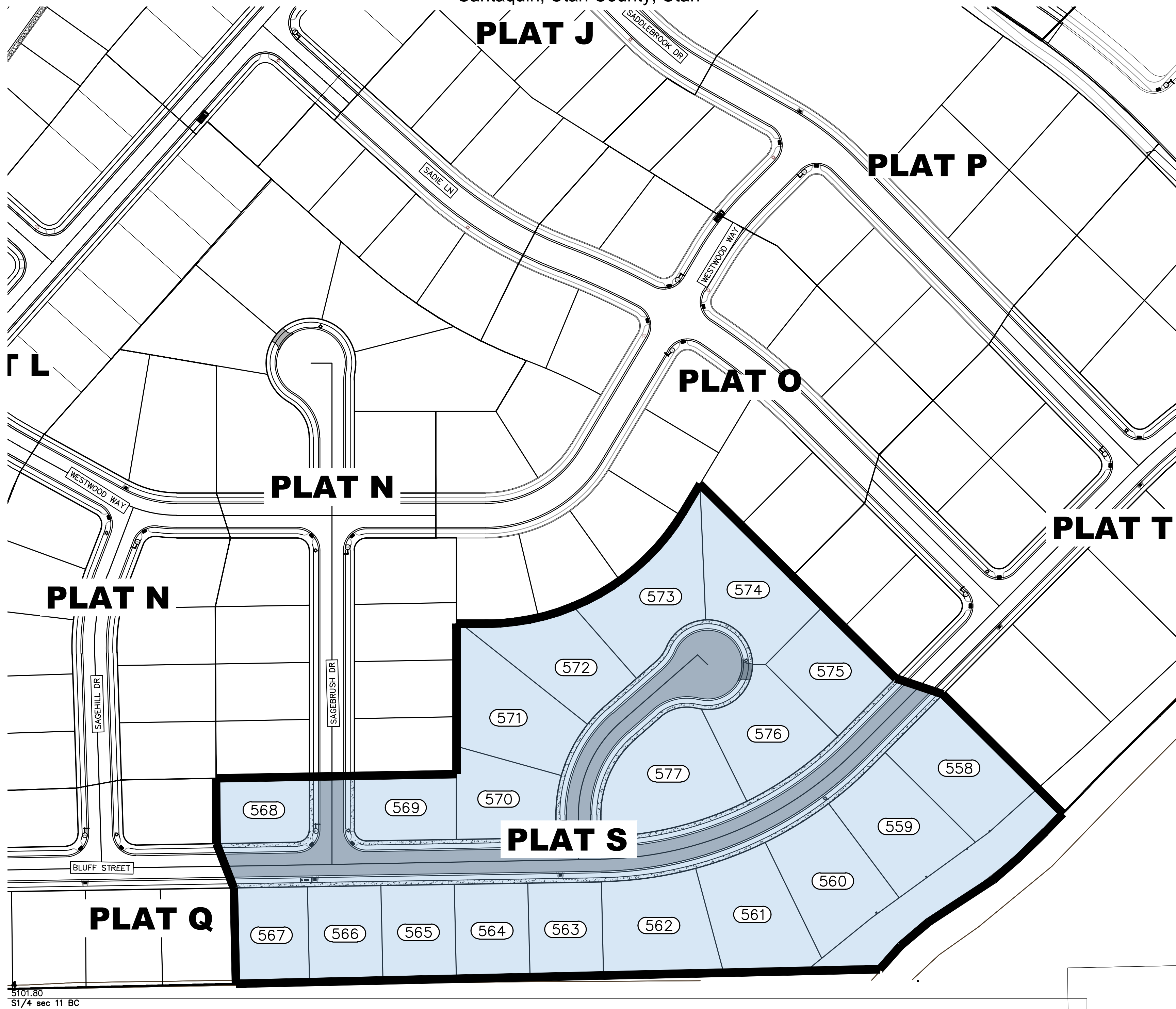
SIGNATURE: BUILDING DEPARTMENT DATE: _____

SIGNATURE: POLICE DEPARTMENT DATE: _____

SIGNATURE: FIRE DEPARTMENT DATE: _____

FOOTHILL VILLAGE SUBDIVISION PLAT 'S'

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 20 LOTS
TOTAL ACREAGE 8.36 ACRES
TOTAL ACREAGE IN LOTS 6.21 ACRES
TOTAL ACREAGE IN STREETS 1.78 ACRES
TOTAL OPEN SPACE 0.37 ACRES
DENSITY 2.39 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
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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:

1	
2	
3	

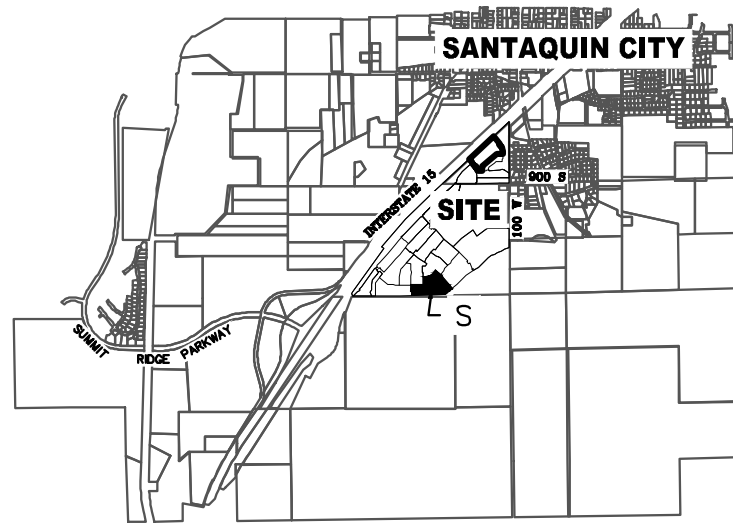
SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-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

PROJECT ENGINEER & SURVEYOR

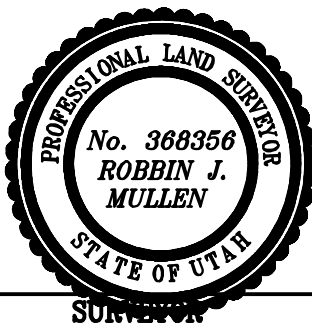
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TOTAL ACREAGE IN LOTS 6.21 ACRES
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TOTAL ACREAGE IN OPEN SPACE 0.37 ACRES
DENSITY 2.39 UNITS PER ACRE
ZONE R10 PUD



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 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

ATTEST

ENGINEER
(See Seal Below)

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



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 1-800-566-8532.

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.

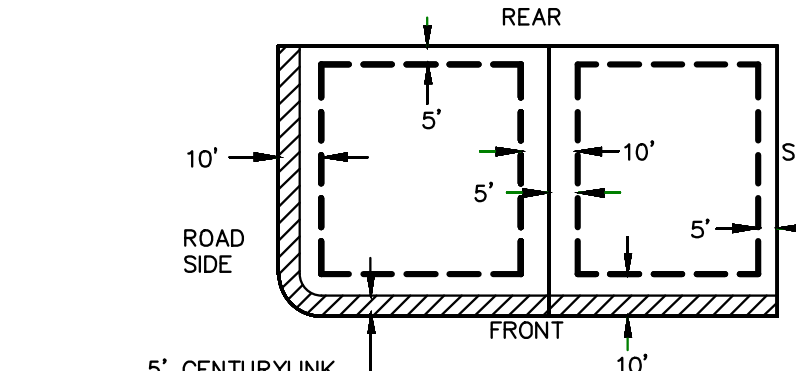
ROCKY MTN POWER

CENTRACOM

LEGEND

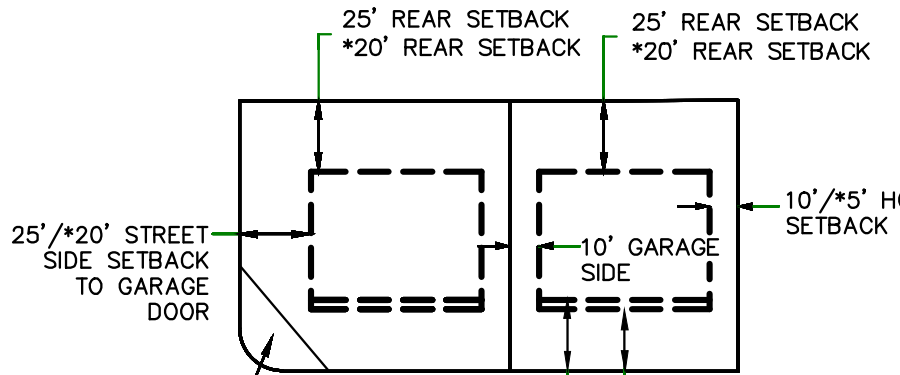
- FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN
TO BE SET AT ALL LOT CORNERS
FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
PUBLIC UTILITY EASEMENT
CALCULATED POINT (NOT SET)
- PARCEL 'S'
SLOPE & FLOOD CONVEYANCE
AREA
DEDICATED TO SANTAQUIN CITY

PUBLIC UTILITY EASEMENTS



NON-EXCLUSIVE EASEMENT
SEE CENTURYLINK
ACCEPTANCE NOTE BELOW

BUILDING SETBACKS (MINIMUM)



*FOR LOTS LESS THAN 110' IN DEPTH

N30°56'15"E 39.30'

S45°11'41"E 337.56'

SHOE LN

32-017-0142
FORESTAR (USA)
REAL ESTATE
GROUP INC
FOOTHILL VILLAGES
FUTURE PHASE R2

S71°30'52"E 61.36'

S45°11'41"E 206.87'

S45°11'41"E 155.57'

S35°57'07"W 115.36'

S88°42'16"W 1537.14'

S88°42'16"W 788.34'

32-030-0004
UTAH STATE DEPT OF NATURAL RESOURCES

32-017-0142
FORESTAR (USA)
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S45°11'41"E 155.57'

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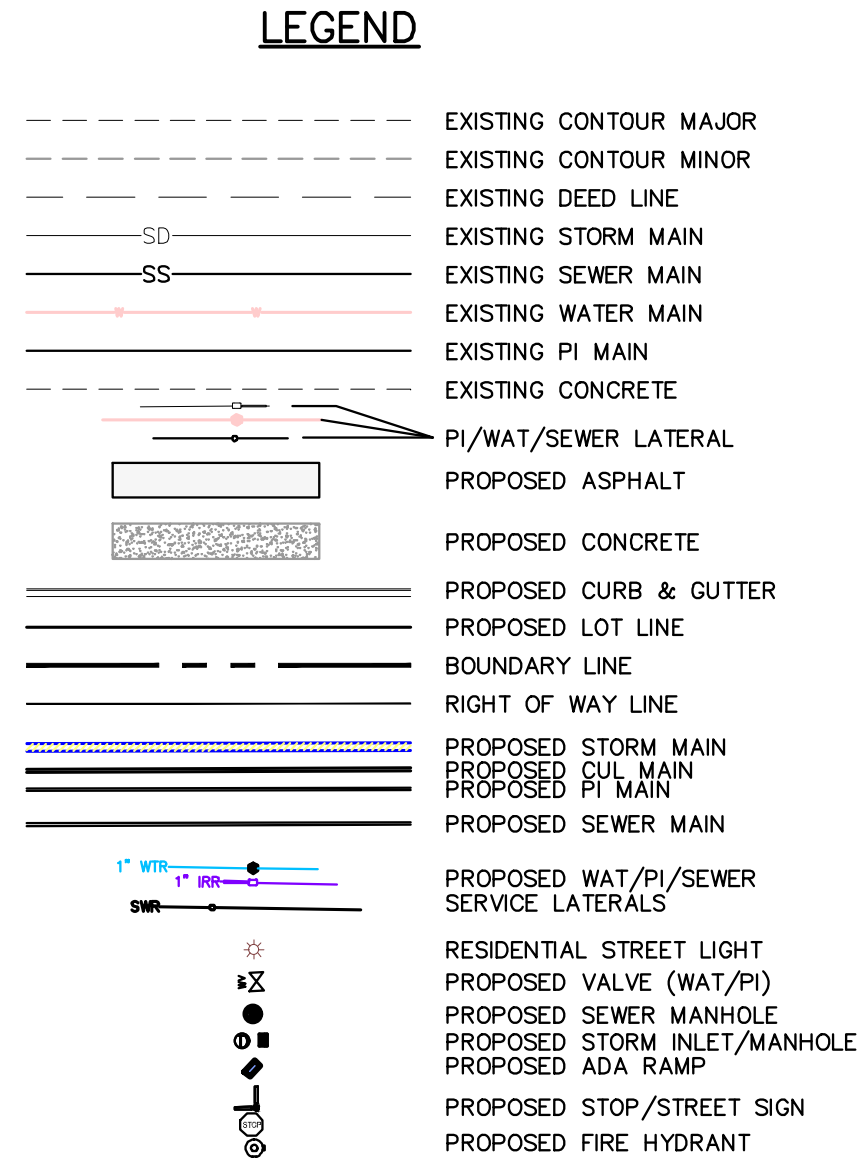
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32-030-0004
UTAH STATE DEPT OF NATURAL RESOURCES

32-017-0142
FORESTAR (USA)
REAL ESTATE
GROUP INC
FOOTHILL VILLAGES
FUTURE PHASE R2

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 (6x4 POSTAL BOX EASEMENT)
(3 CBU)



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5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
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NORTH

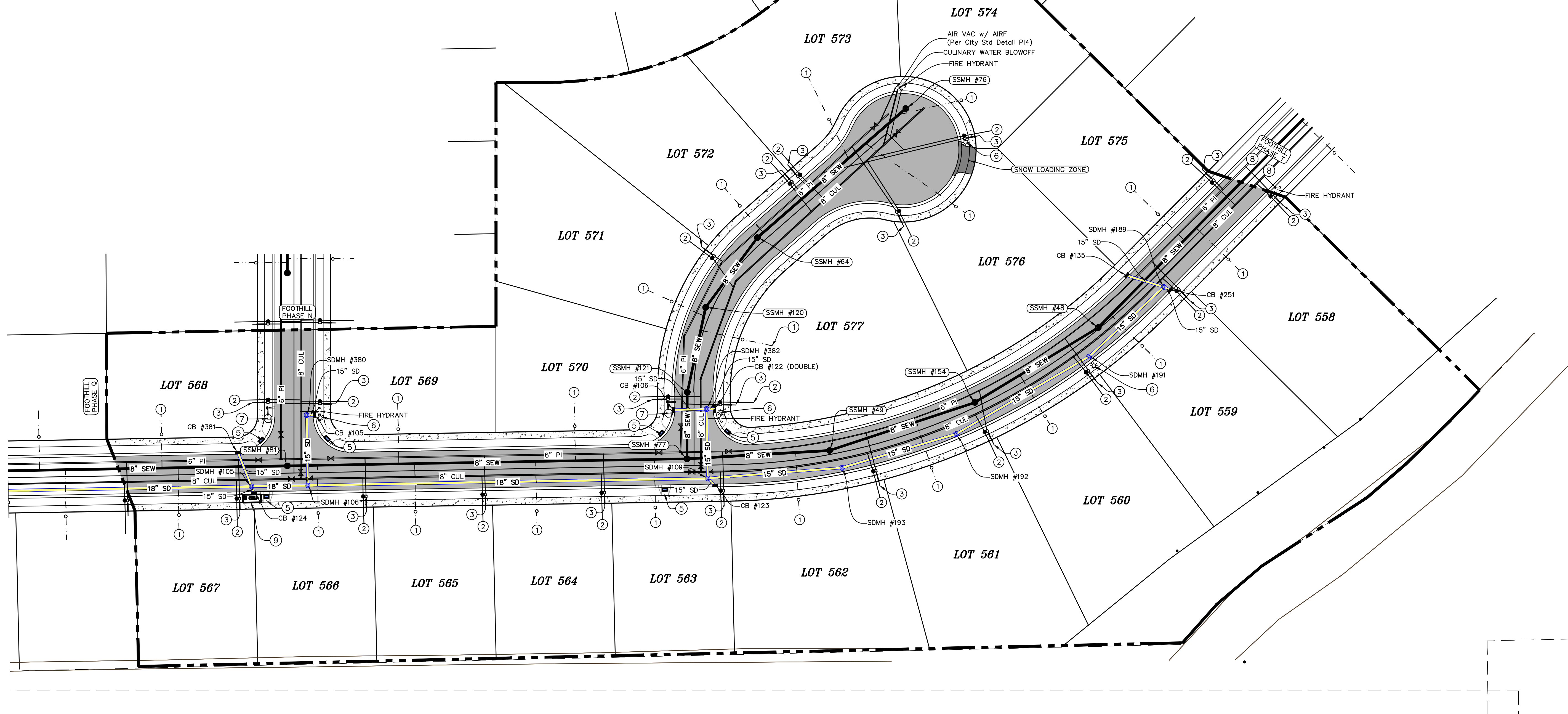
0 20 40 80 120

(24"x36")
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**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:

1
2
3

SHEET NAME:
SITE/UTILITY PLAN

SHEET:

SP-01

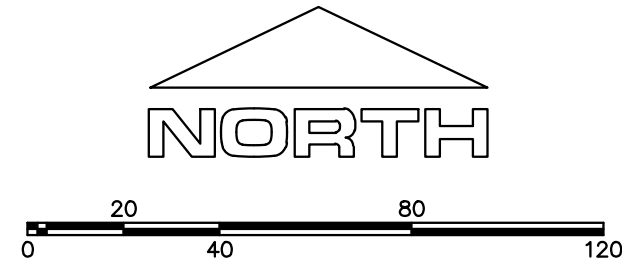
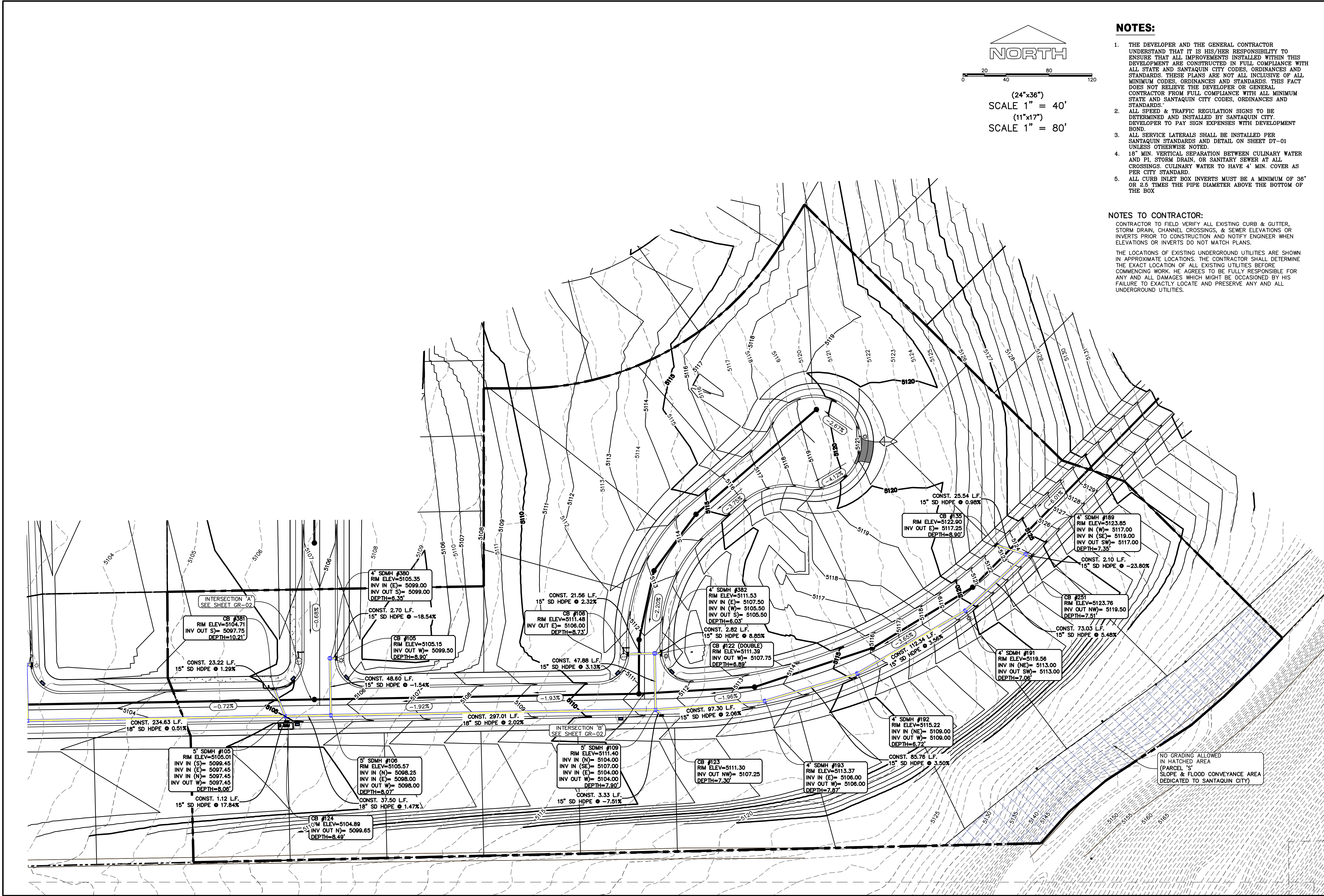
Engineering
& Surveying

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. Taylor
UTAH
12/15/2017



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

Engineering
& Surveying

region

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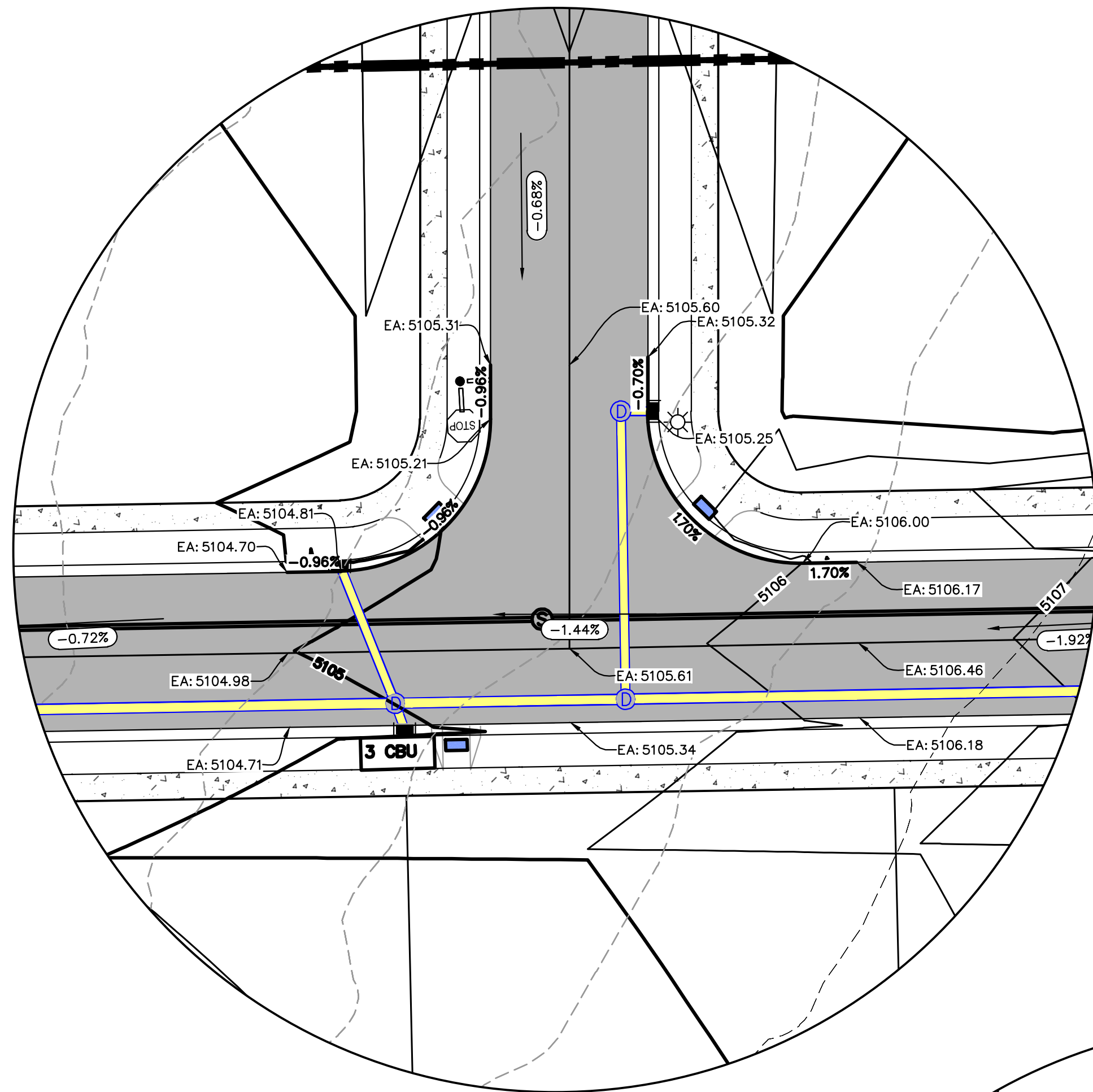
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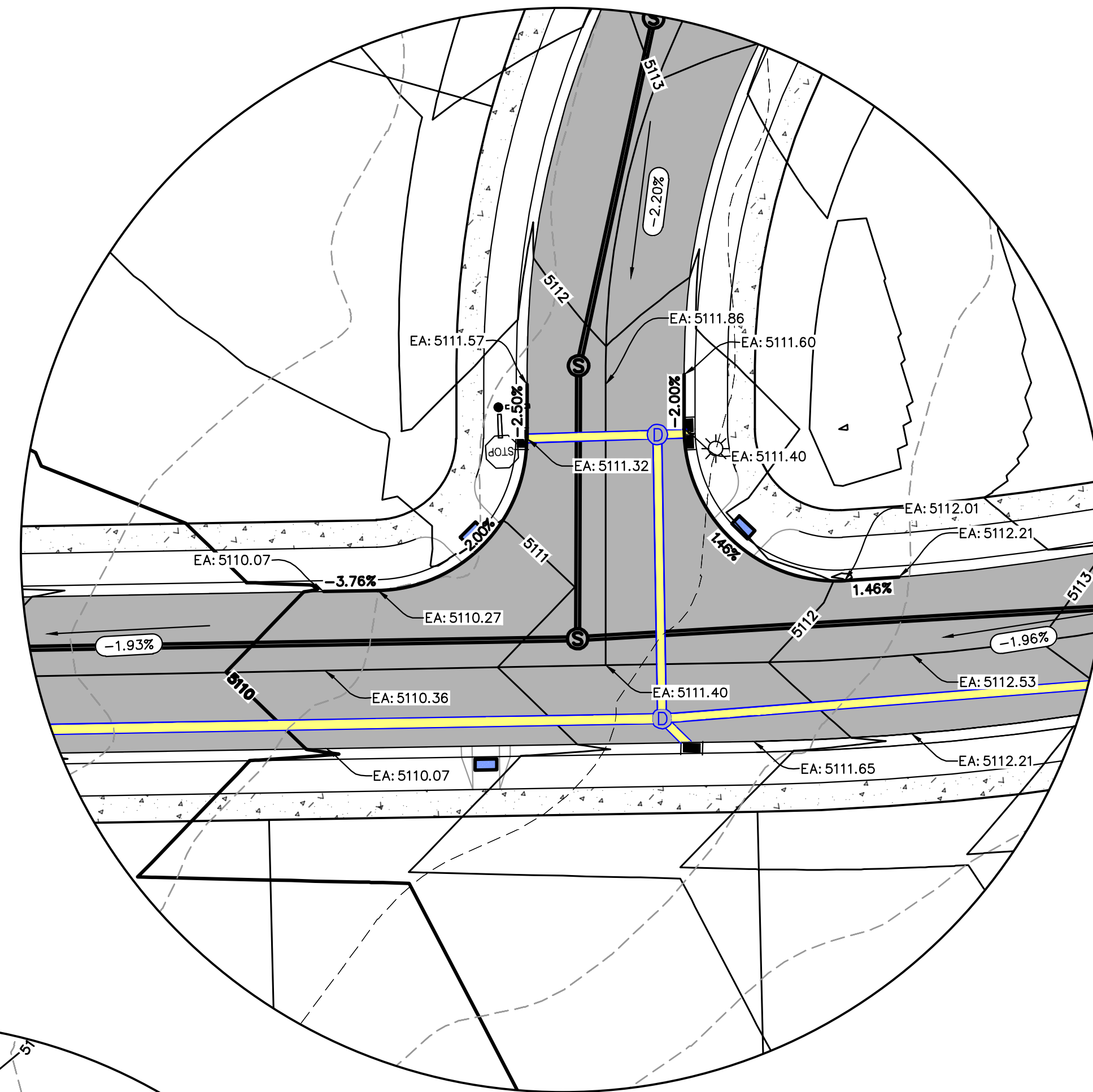
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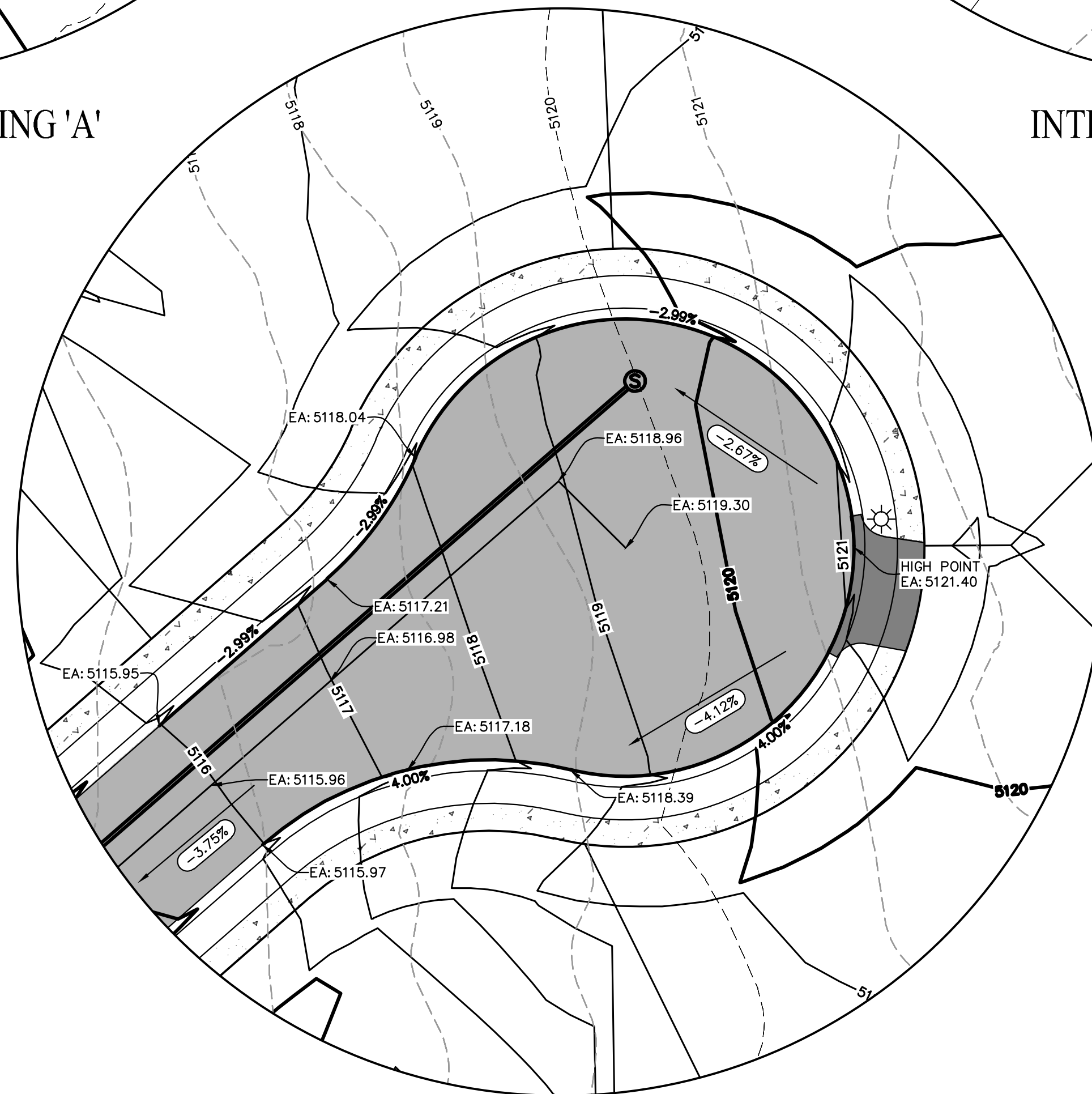
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GRADING PLAN
SHEET:
GR-01



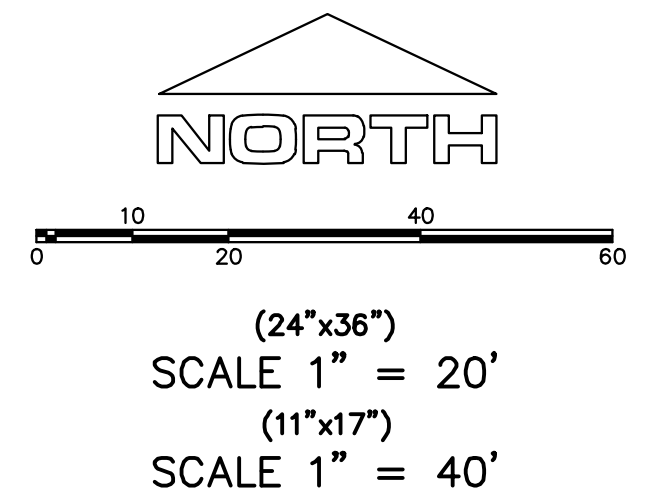
INTERSECTION GRADING 'A'



INTERSECTION GRADING 'B'



CUL-DE-SAC GRADING



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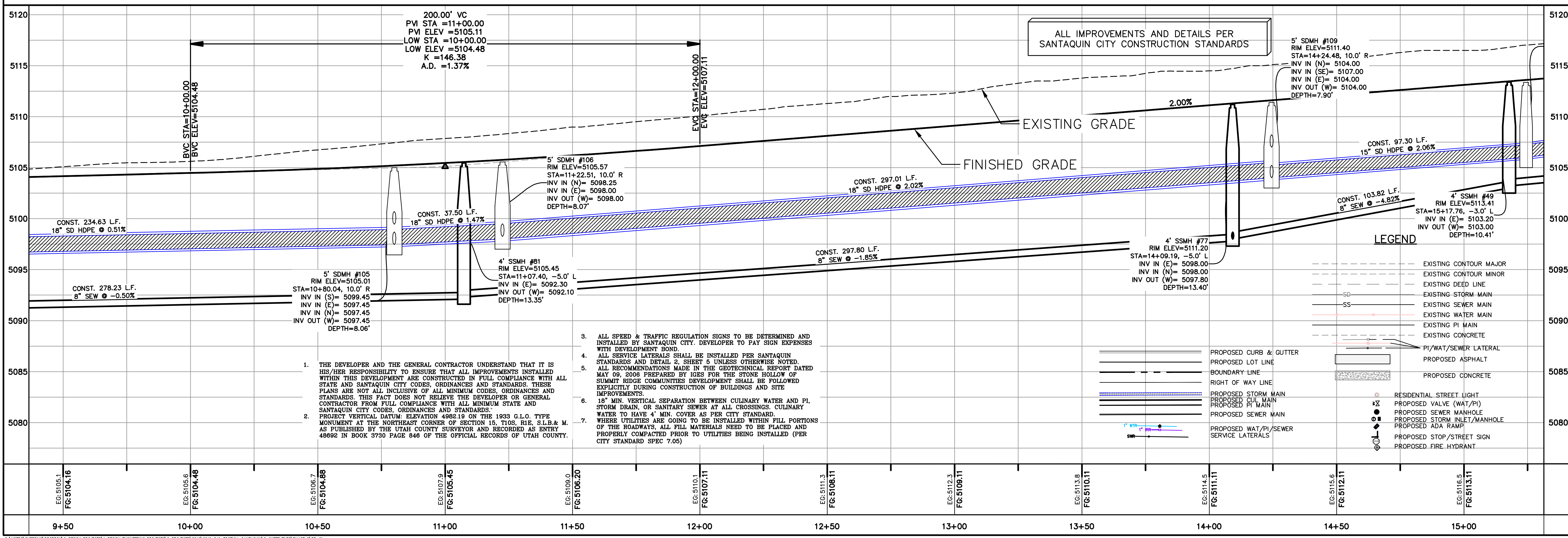
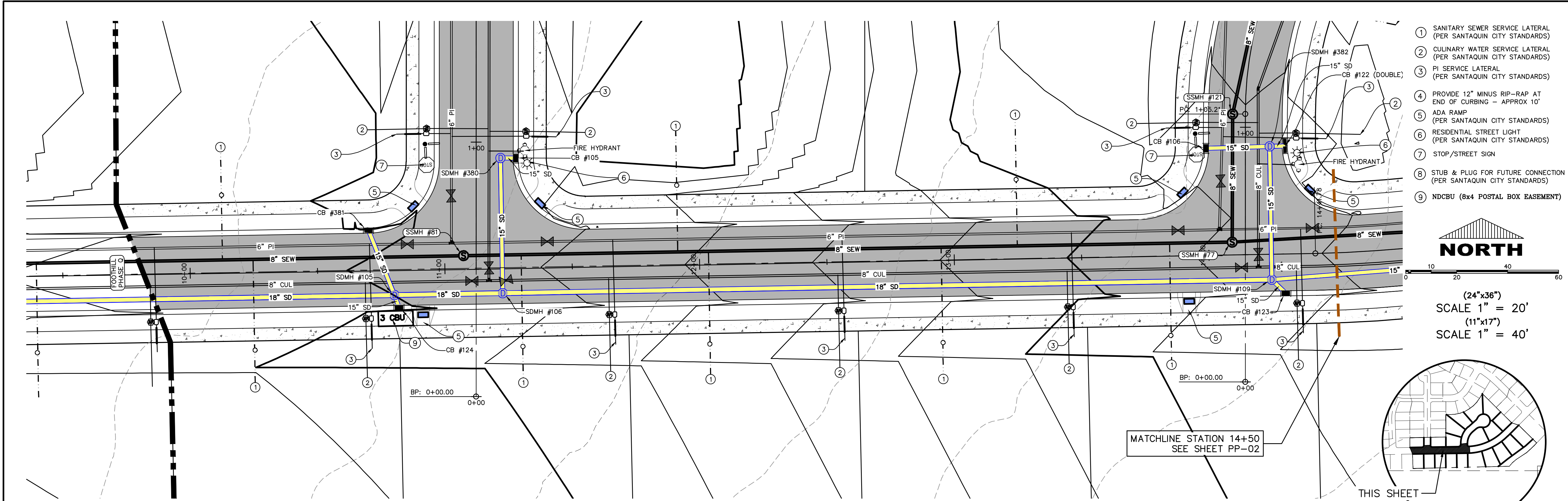
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2
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SHEET NAME:

GRADING PLAN

SHEET:

GR-02

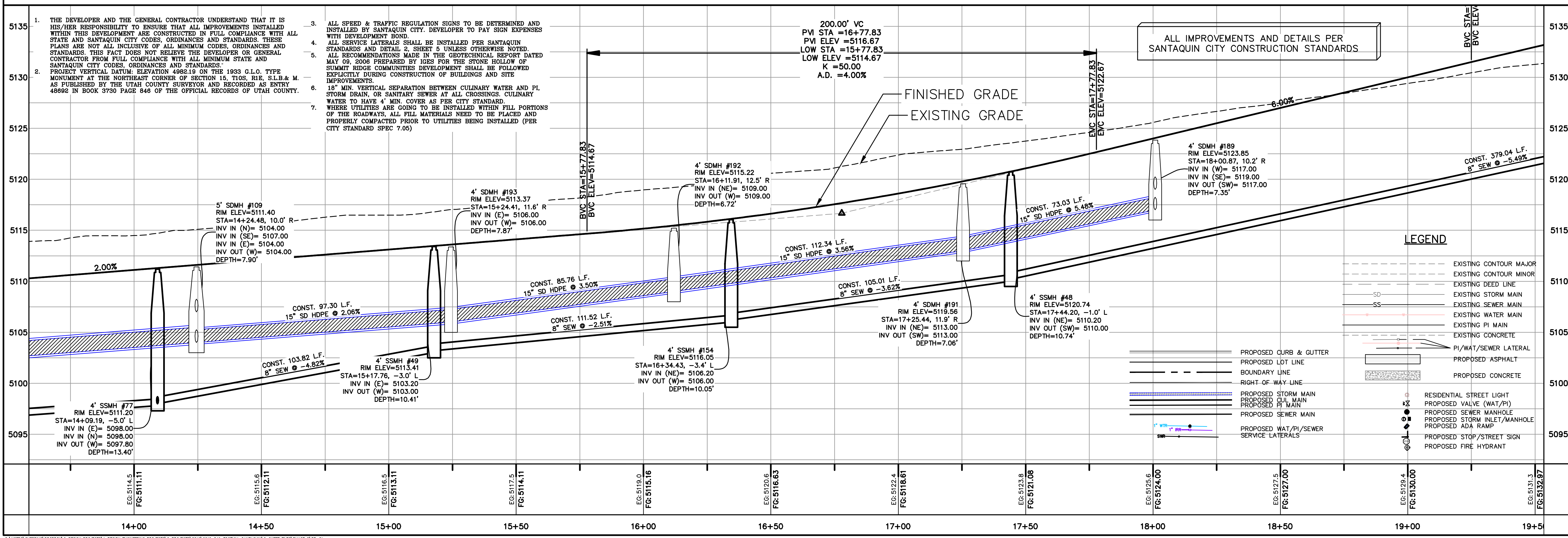
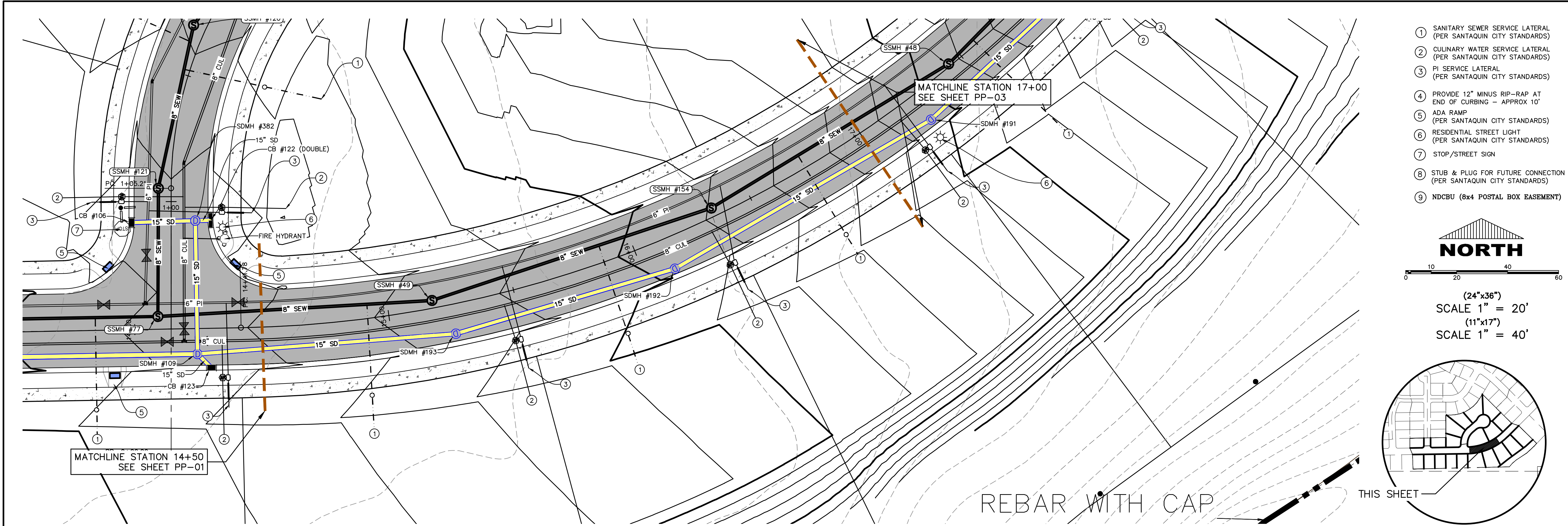


Engineering & Surveying
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#187023
Donald L. Granger
Professional Engineer
UTAH

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:
1
2
3
SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01



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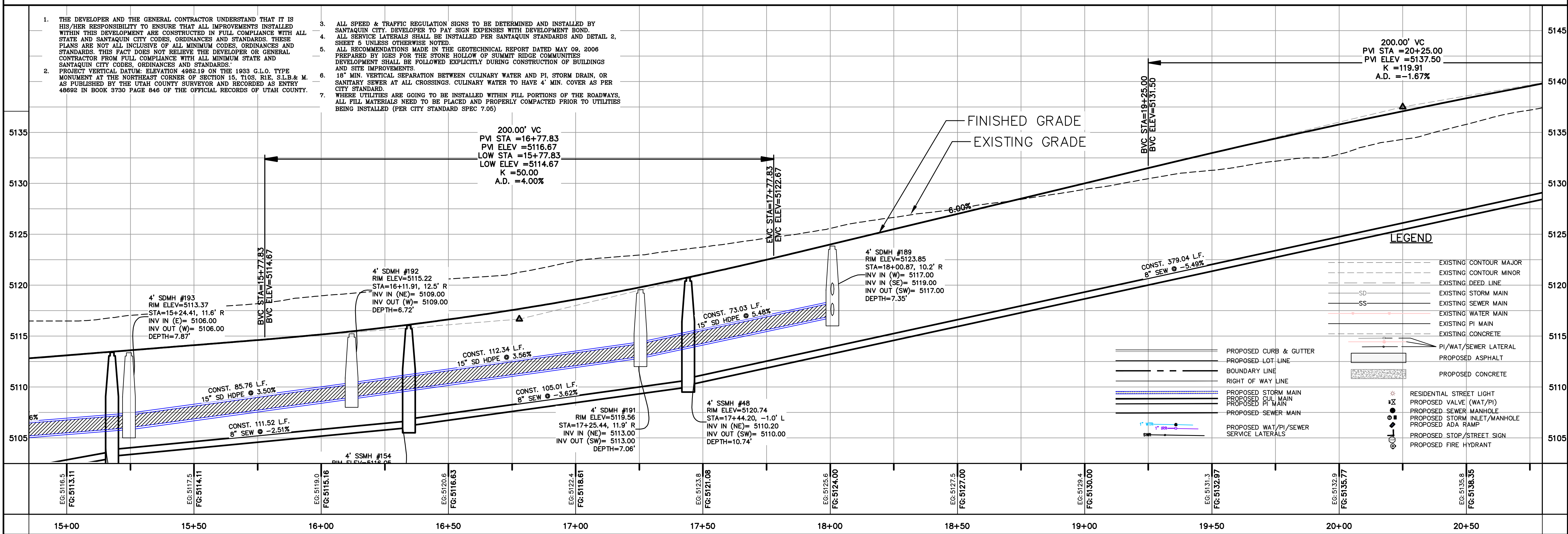
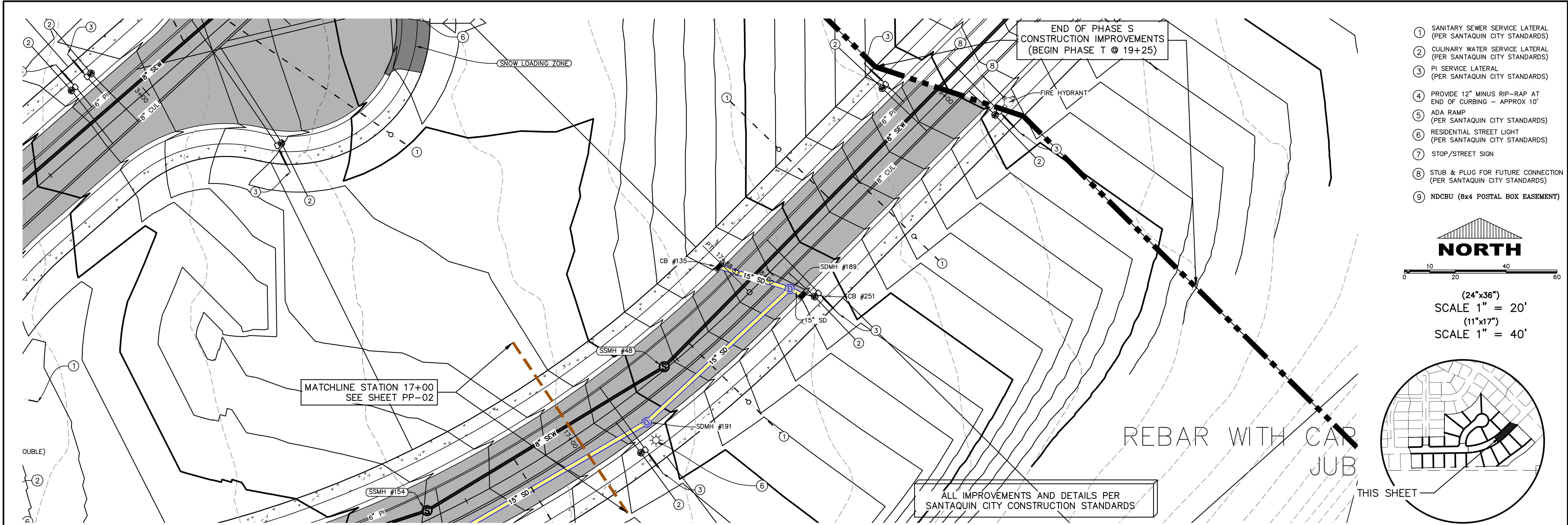
FOOTHILL VILLAGE SUBDIVISION
PLAT 'S'
LOCATED IN THE SOUTHERN PORTION OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Sherrin
2010-2021

FOOTHILL VILLAGE SUBDIVISION
PLAT 'S'

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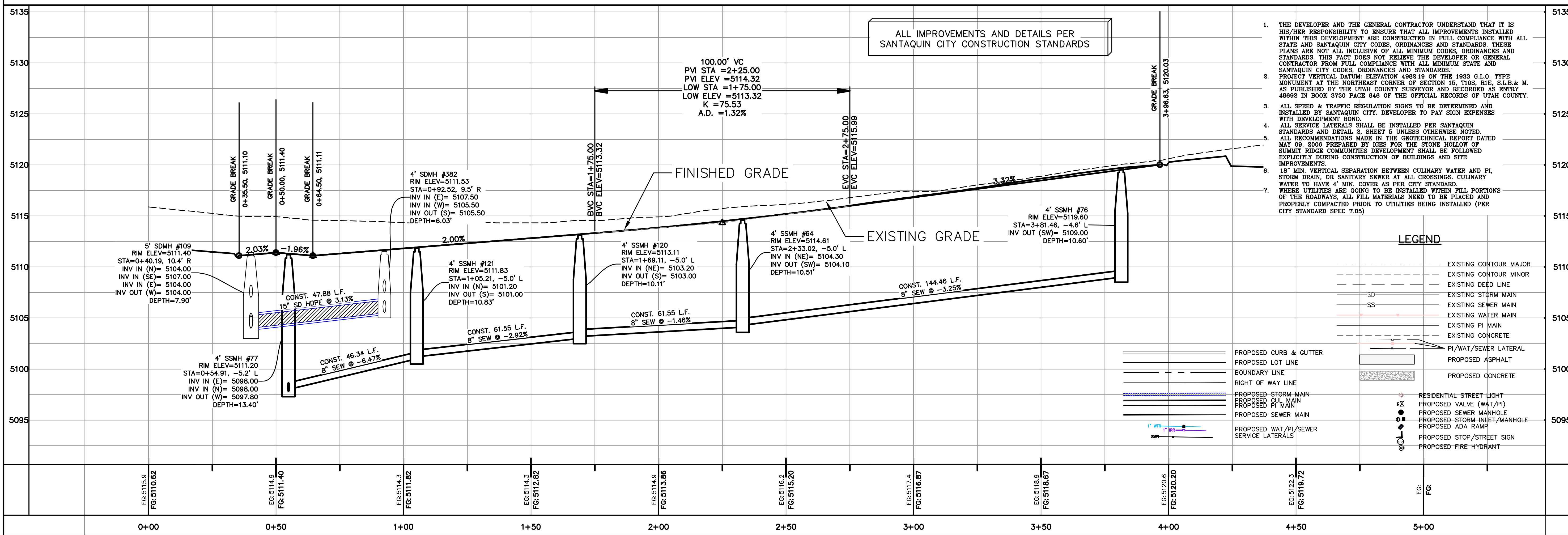
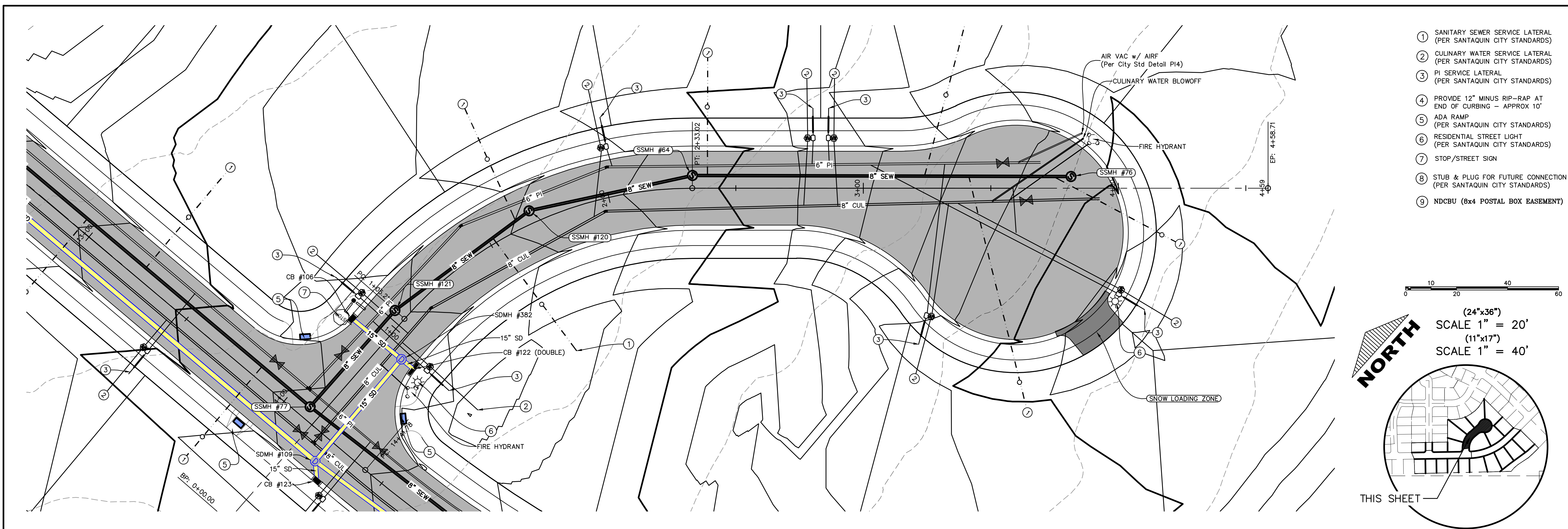
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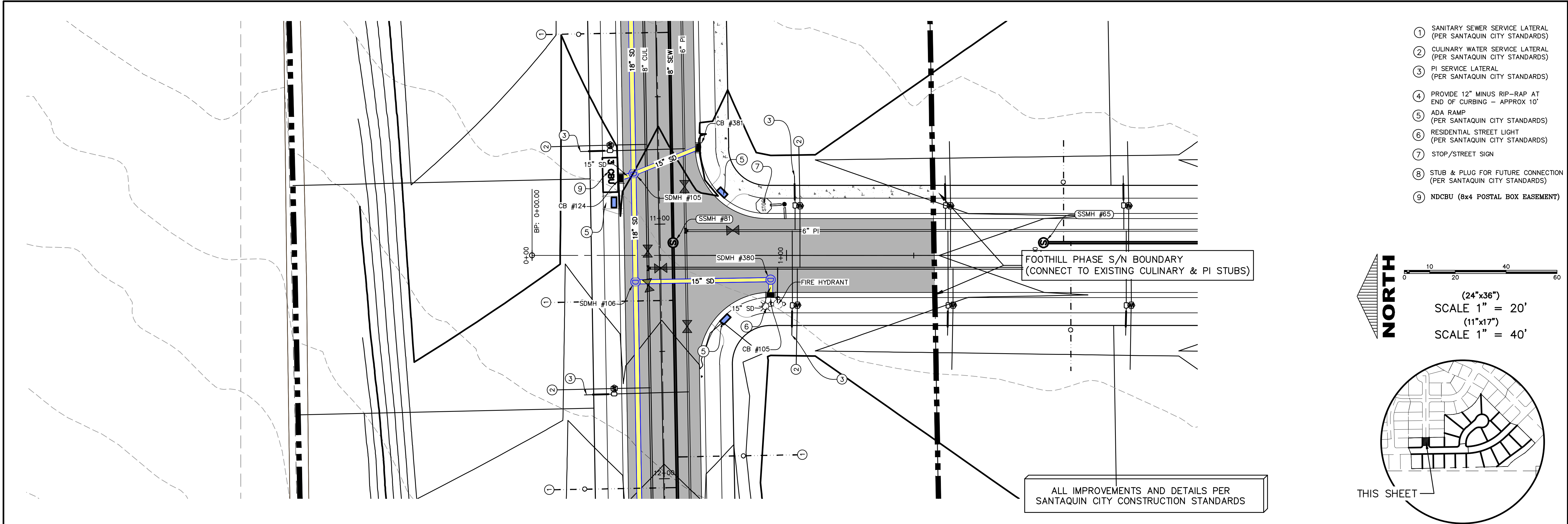
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PLAN & PROFILE

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PP-03

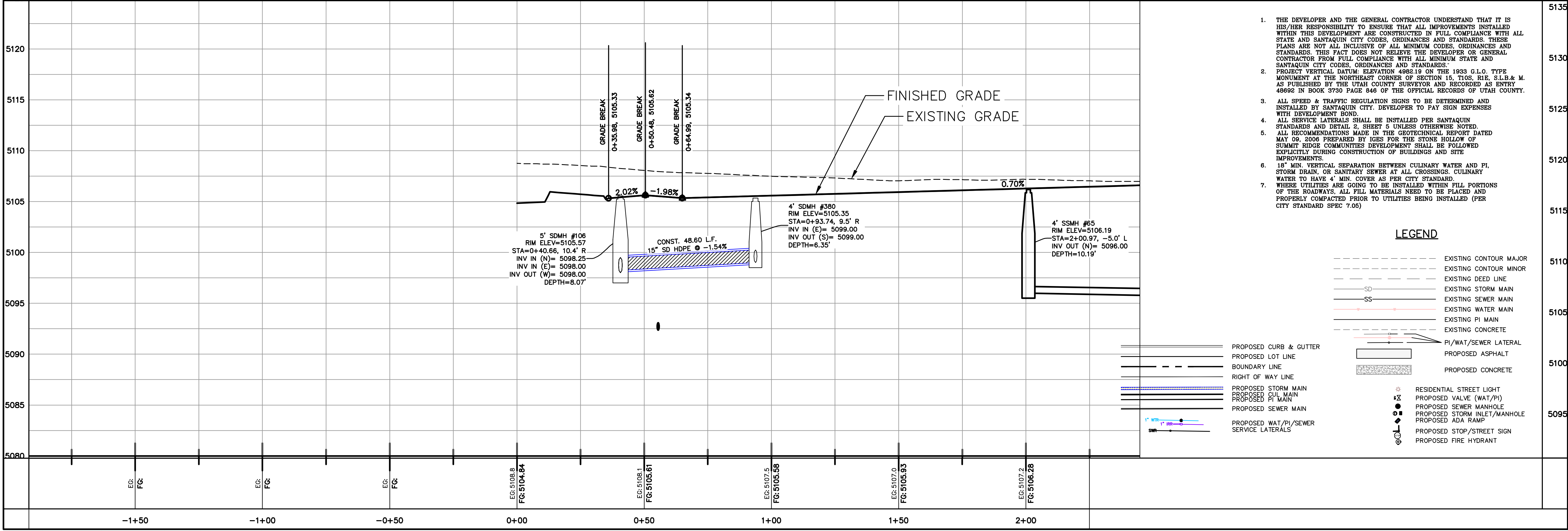
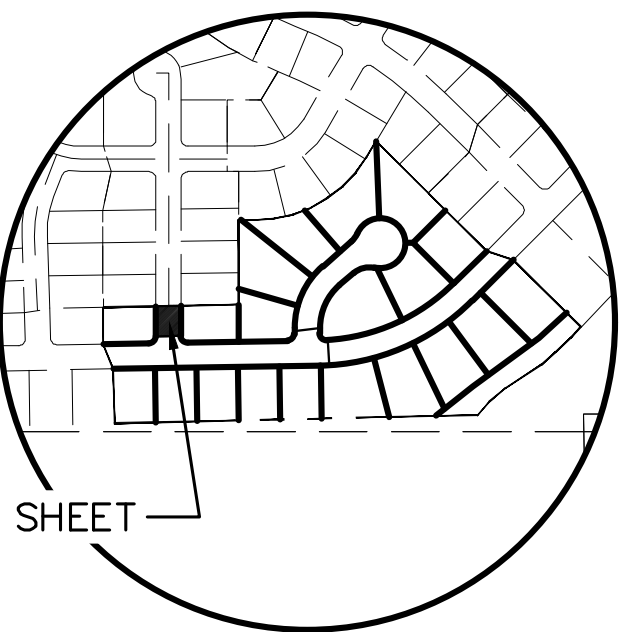




- 1 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 2 CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 3 PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 4 PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
- 5 ADA RAMP (PER SANTAQUIN CITY STANDARDS)
- 6 RESIDENTIAL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

NORTH

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



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 4989.19 ON THE 1933 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 16, T10S, R1E, S1B& M. AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS ENTRY 48692 IN BOOK 3750 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 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 7.06)

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

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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-05

- 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)

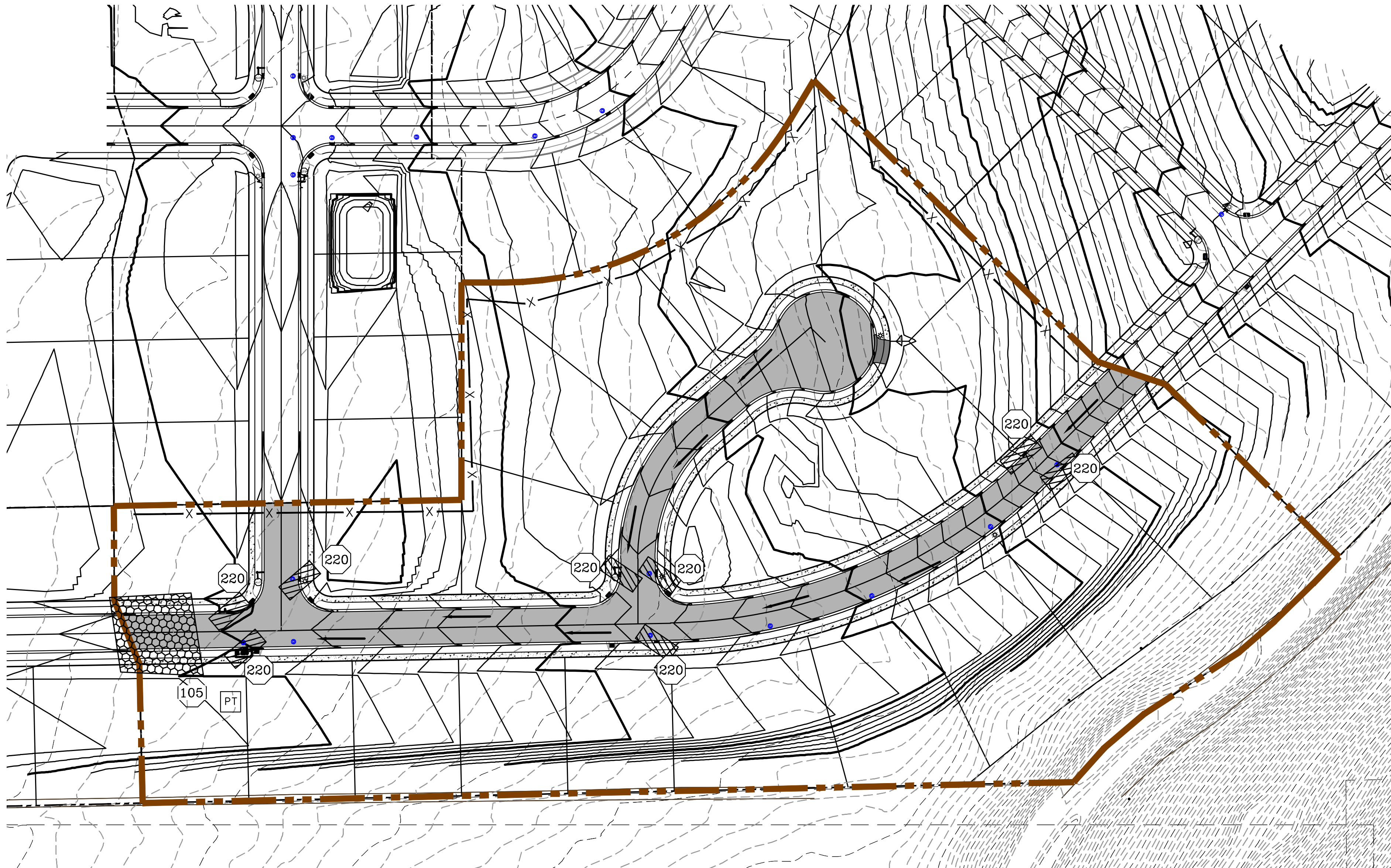
FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

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

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

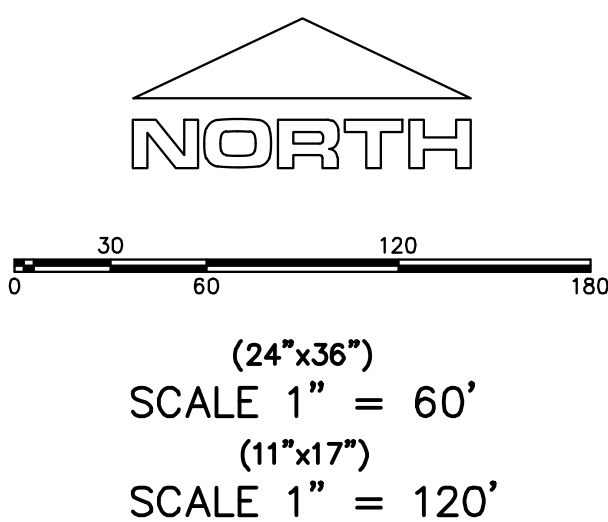
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
520-555-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

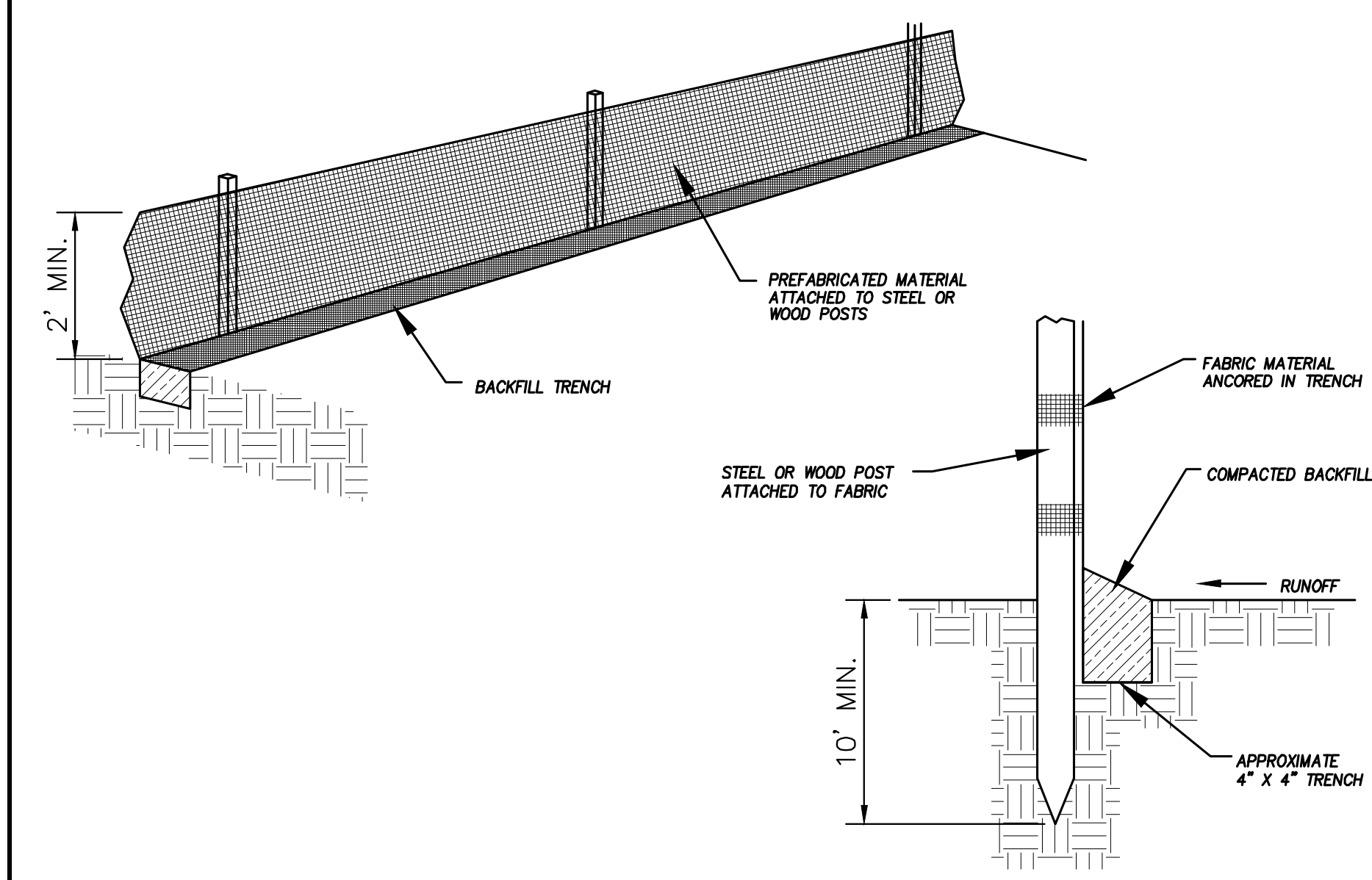
5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER IF IT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



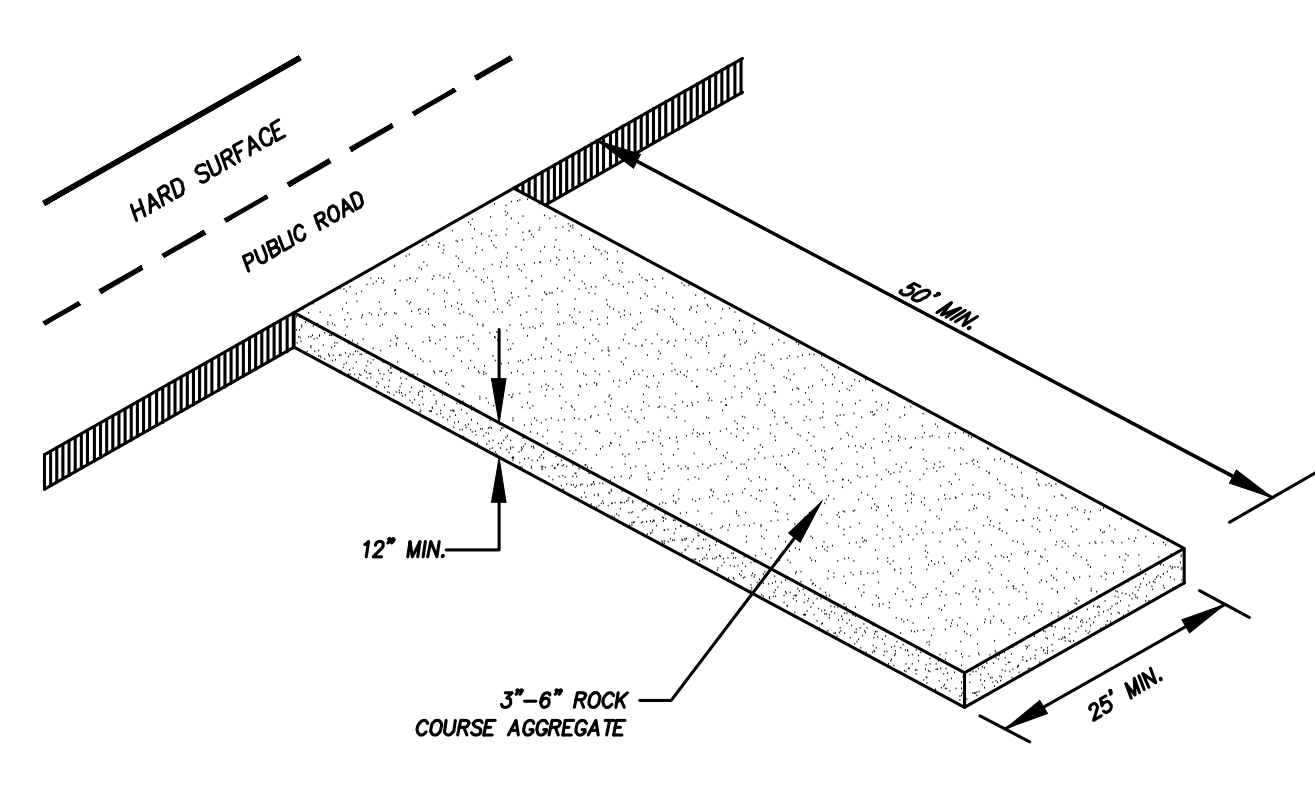
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

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

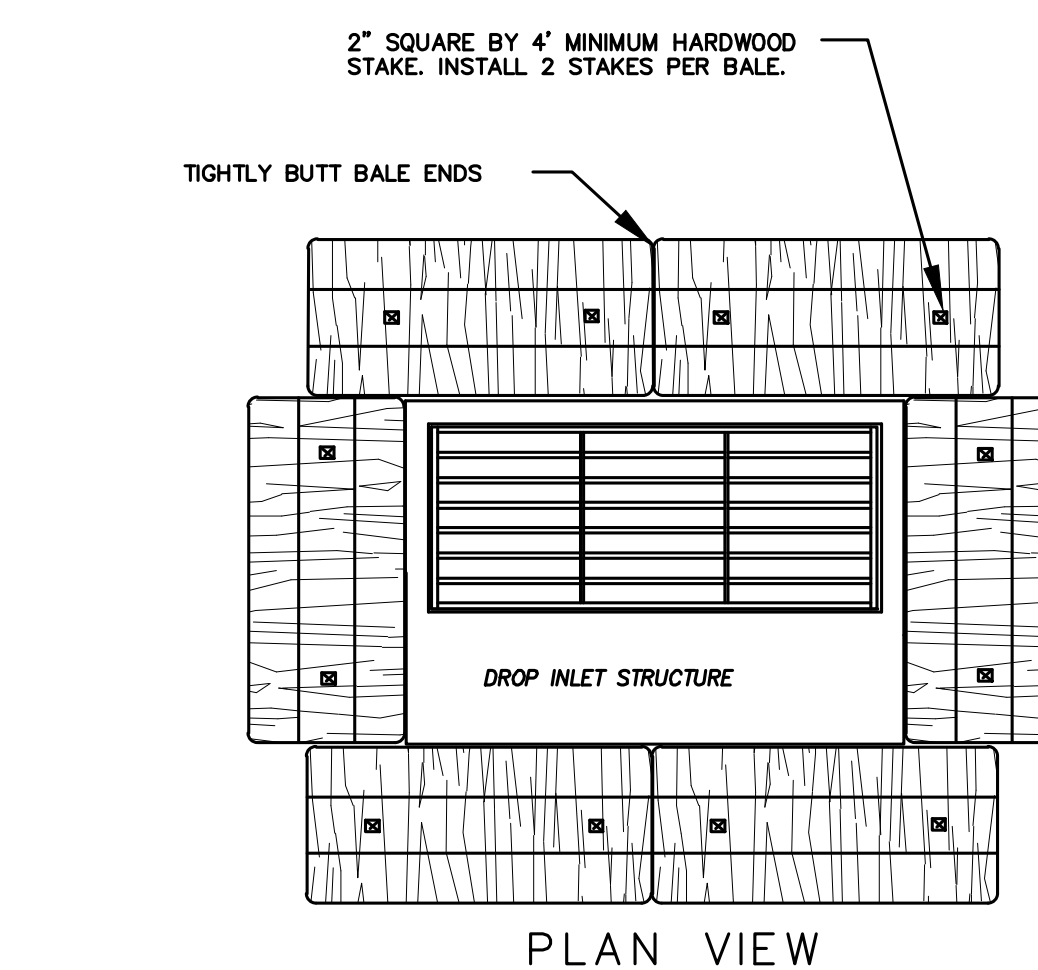




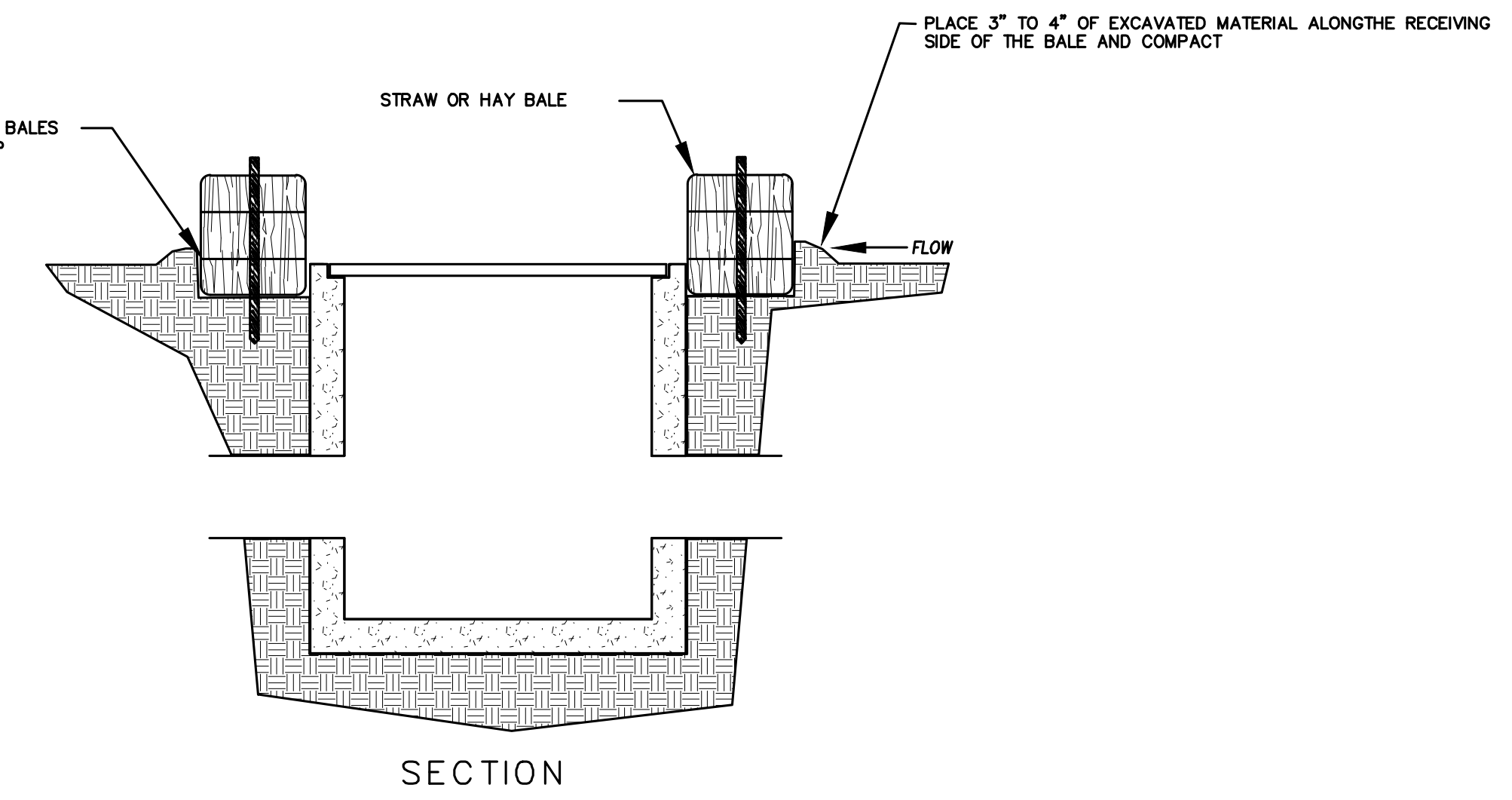
DETAIL-A
SILT FENCE DETAIL
-NTS-



DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE

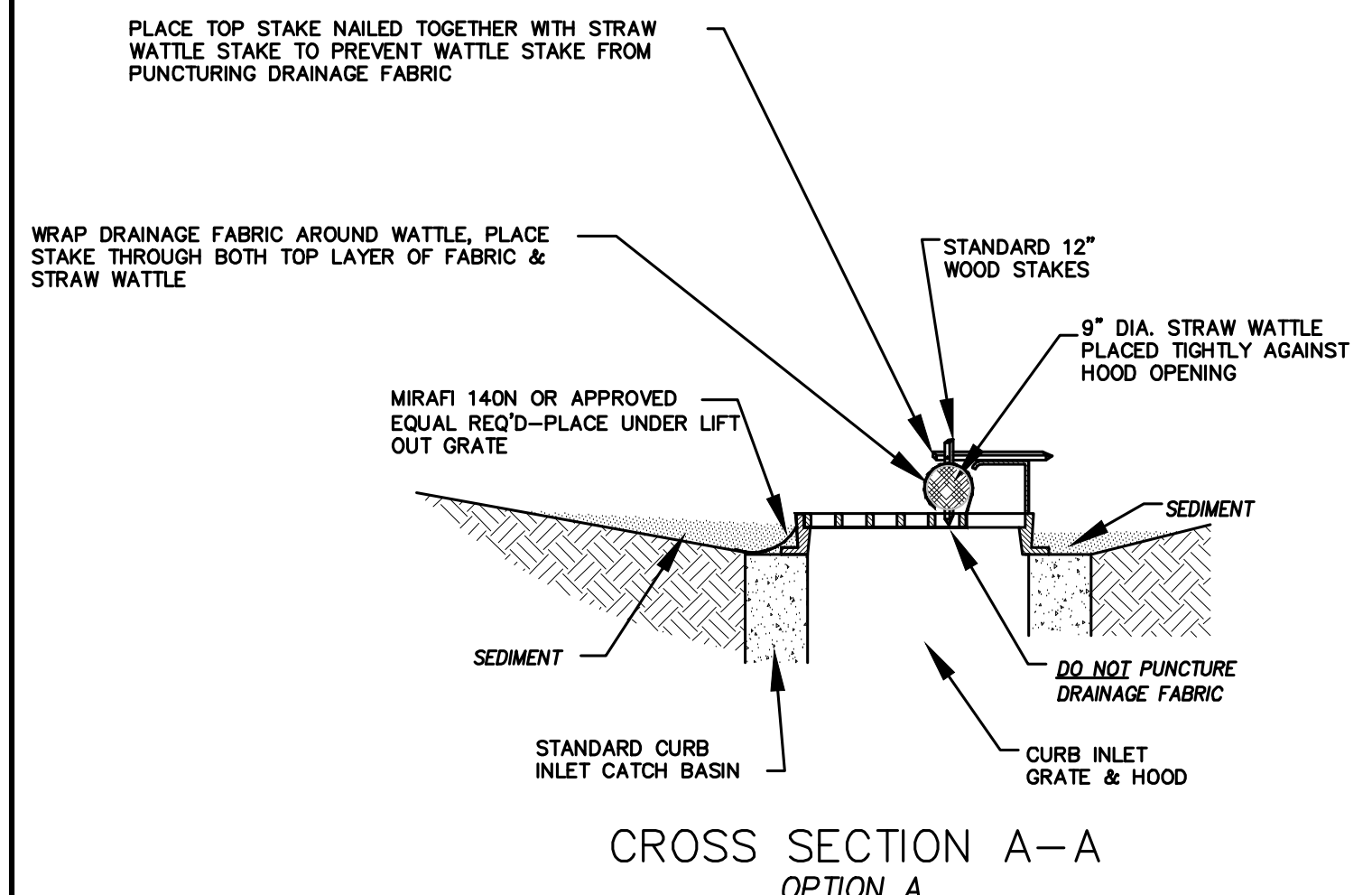
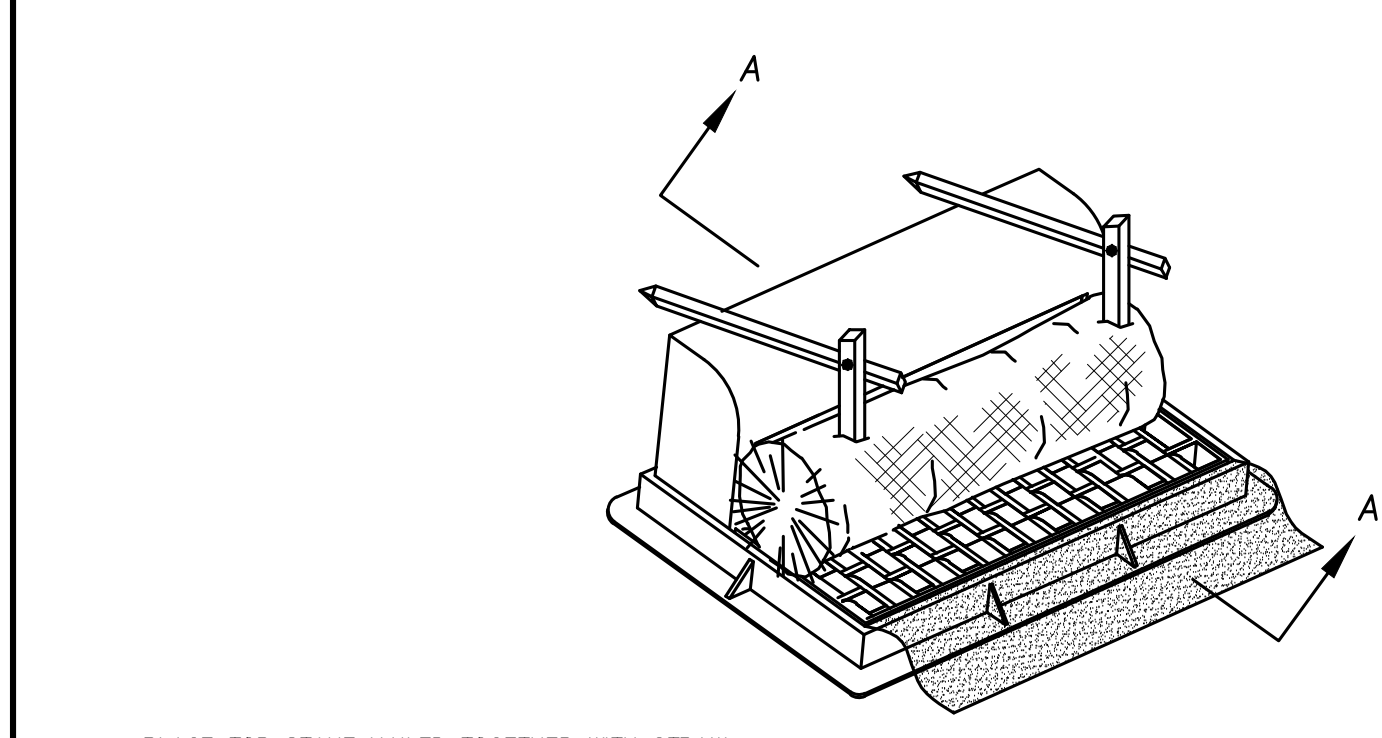


PLAN VIEW

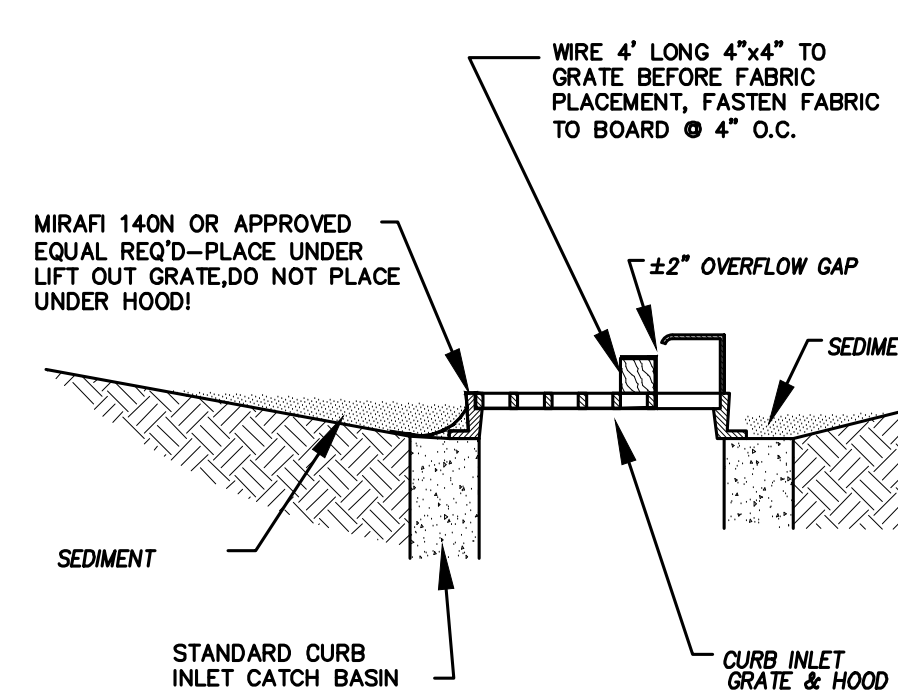
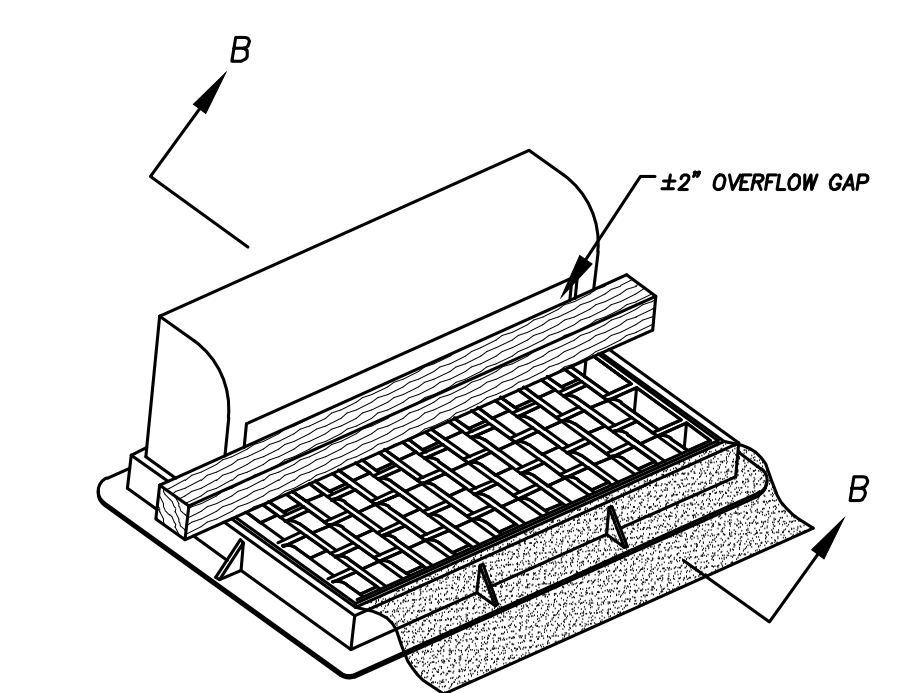


SECTION

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



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

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.

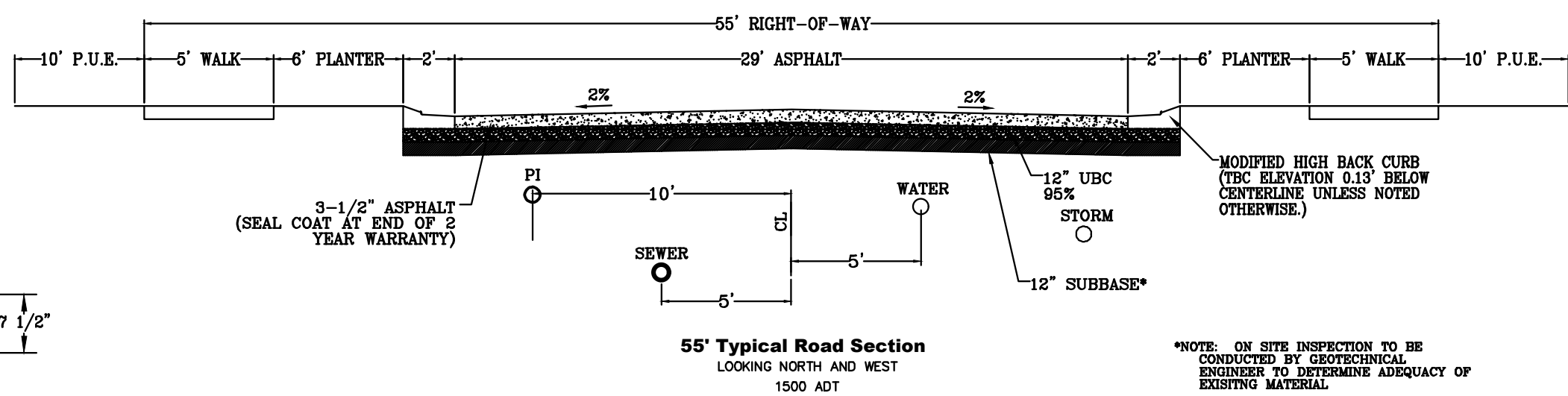
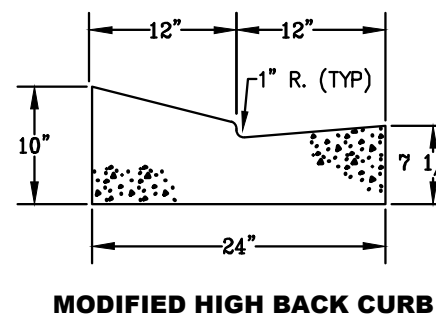
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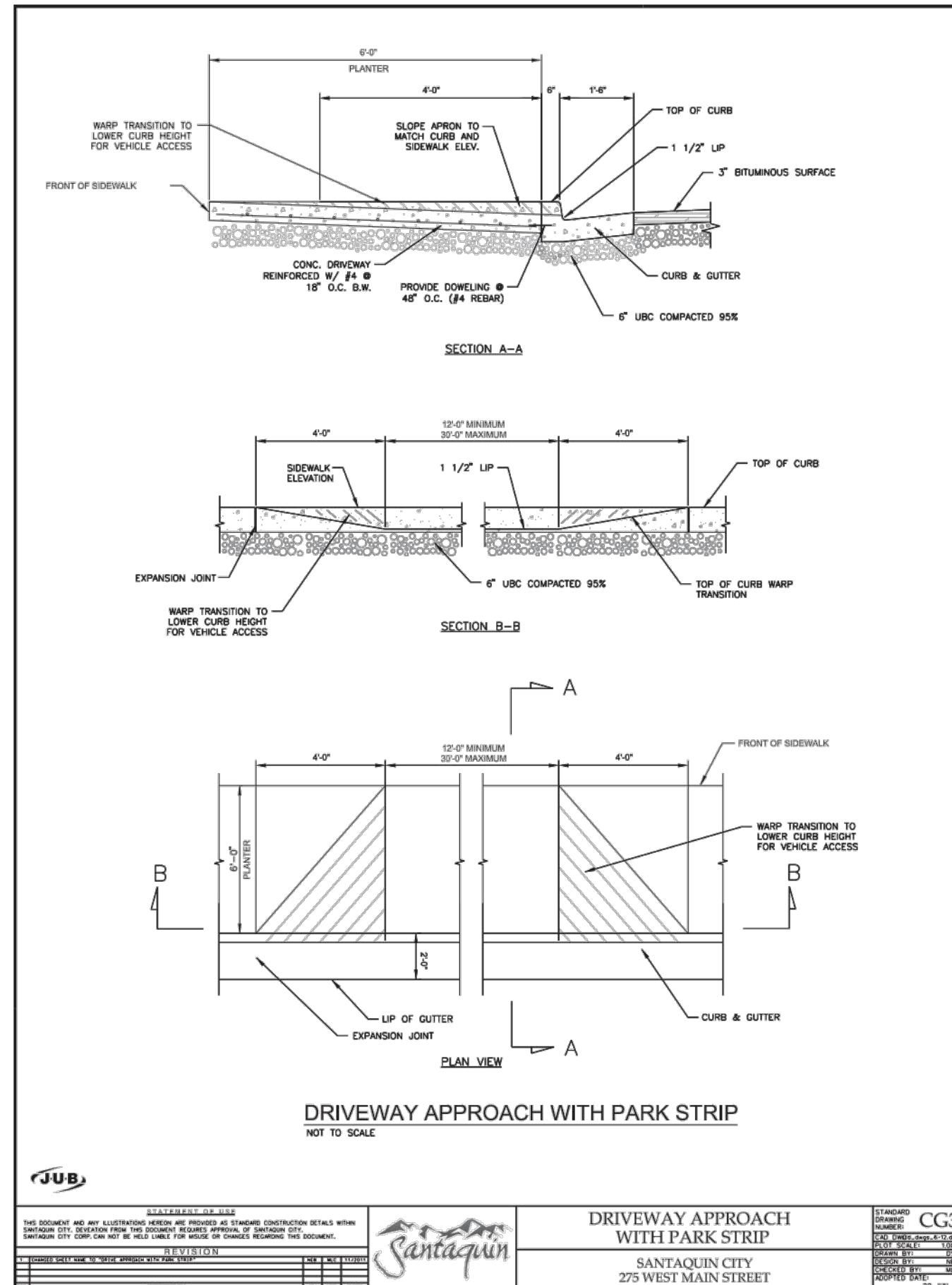
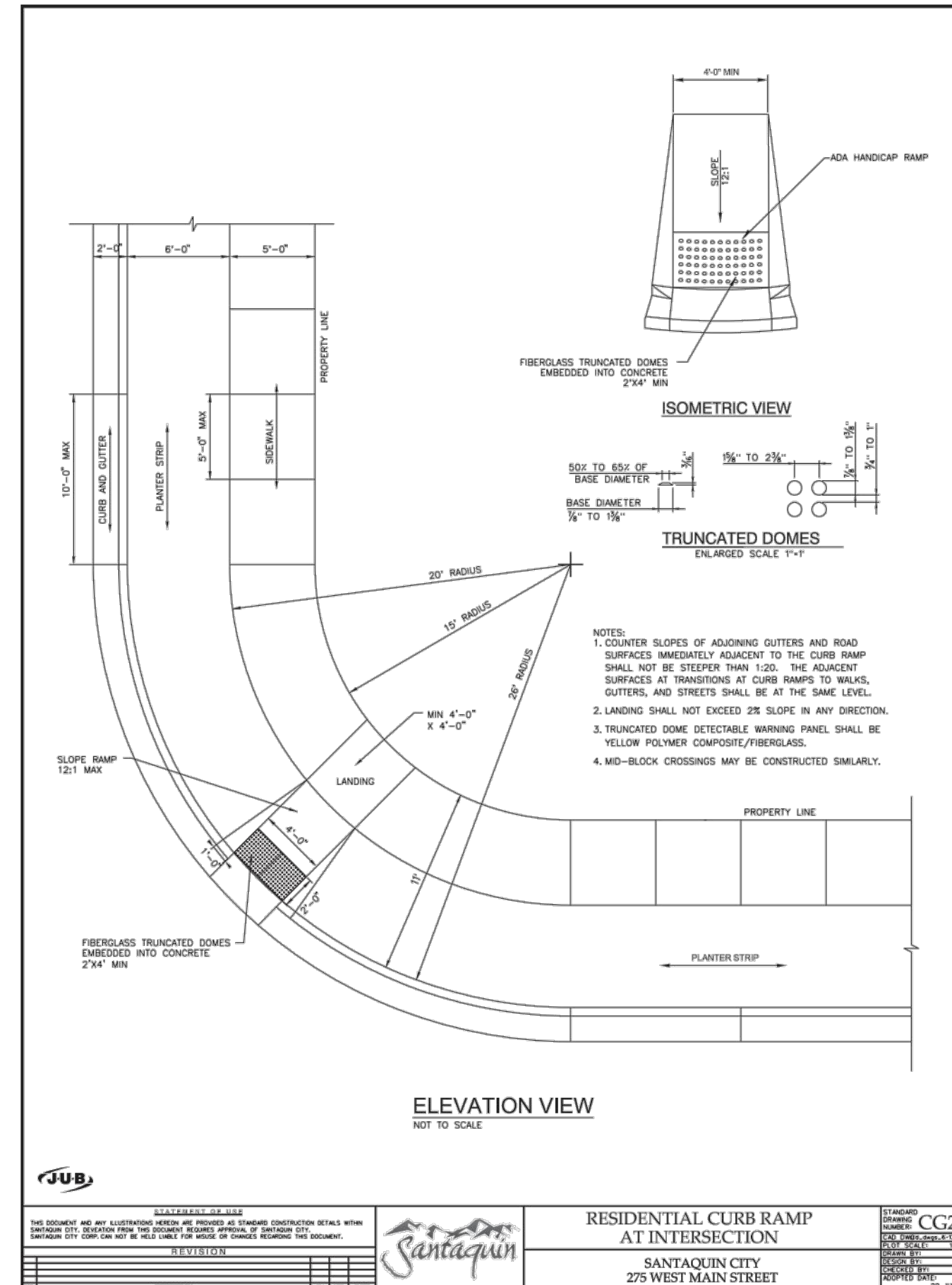
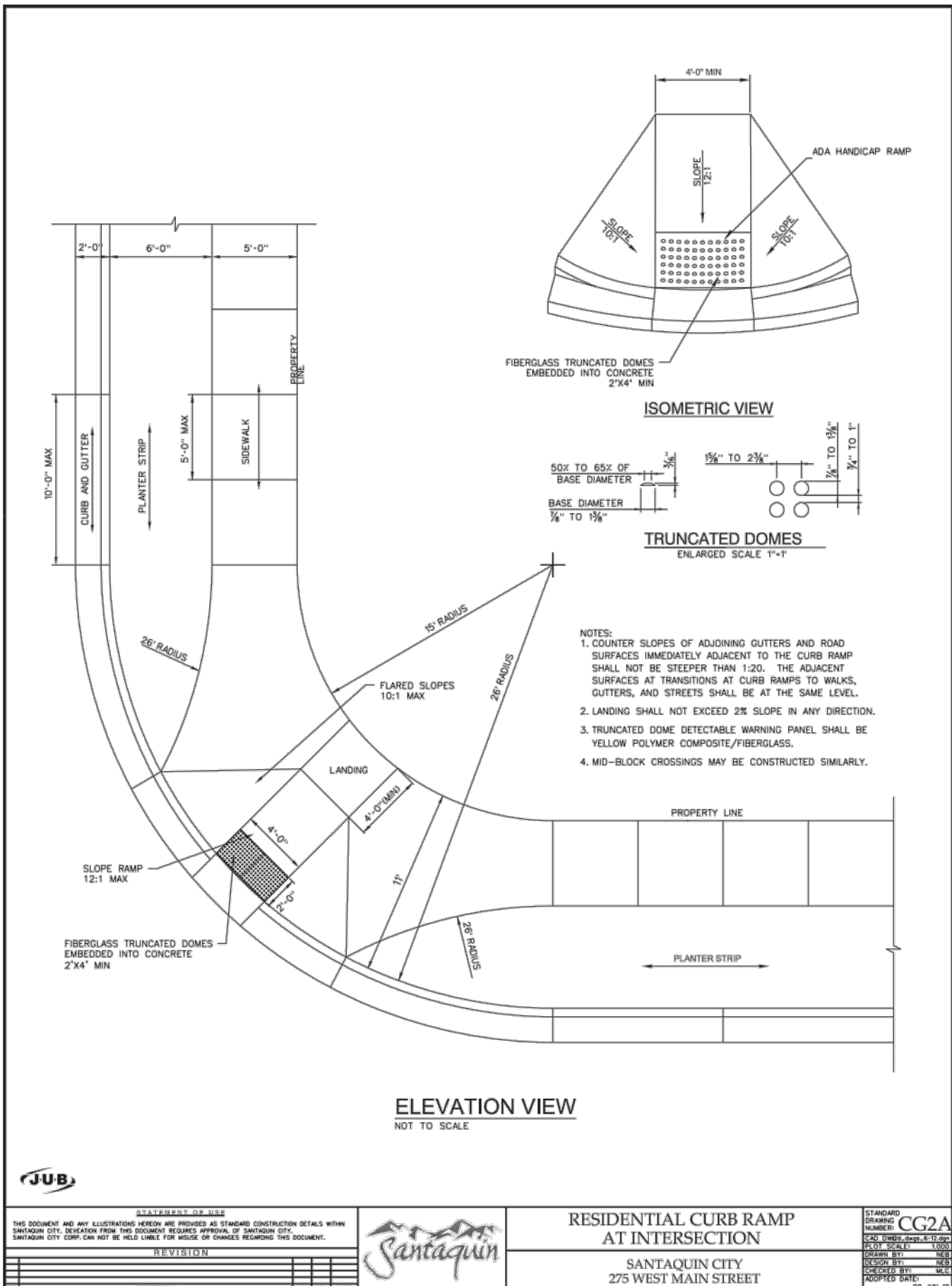
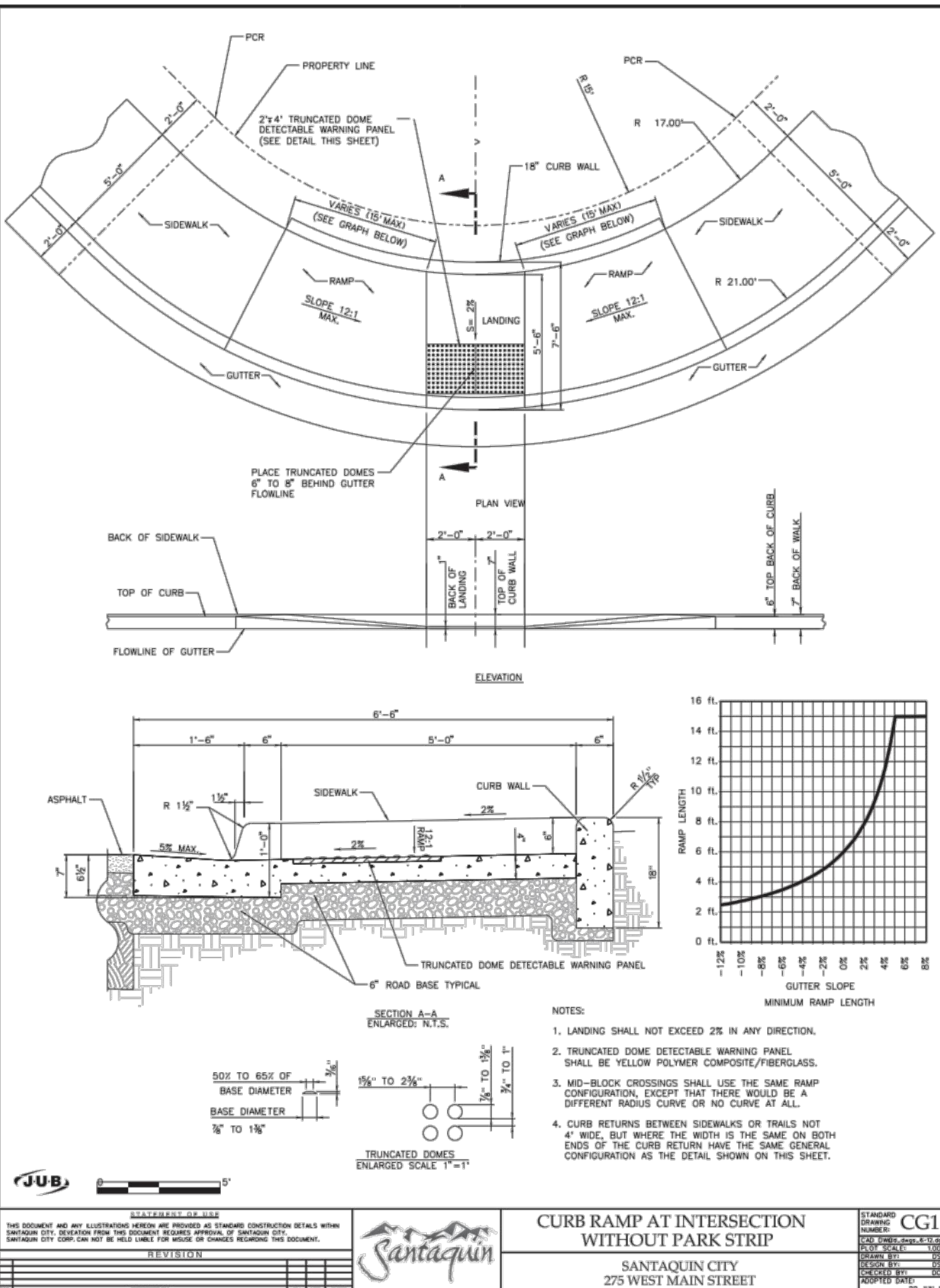
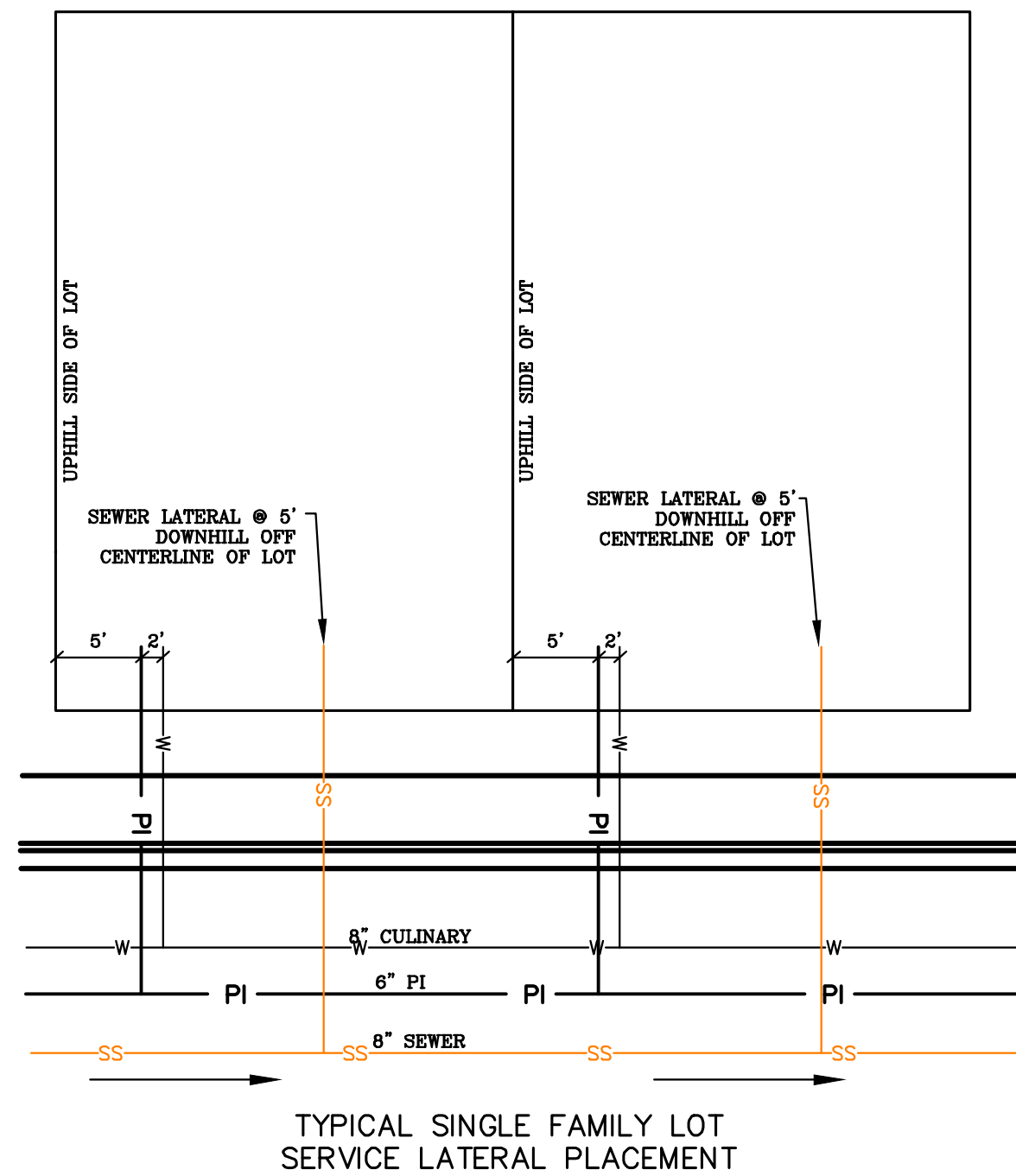
DATE: 2.12.2021	
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SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

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



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TYPICAL DETAILS

SHEET:
DT-01