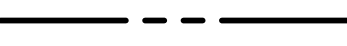
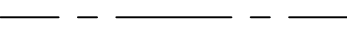
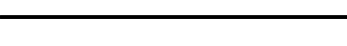
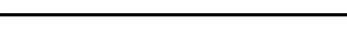
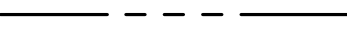
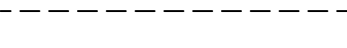
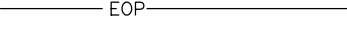
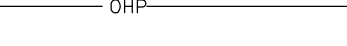
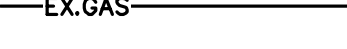
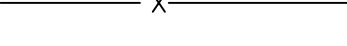
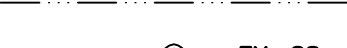


COTTONWOOD SUBDIVISION

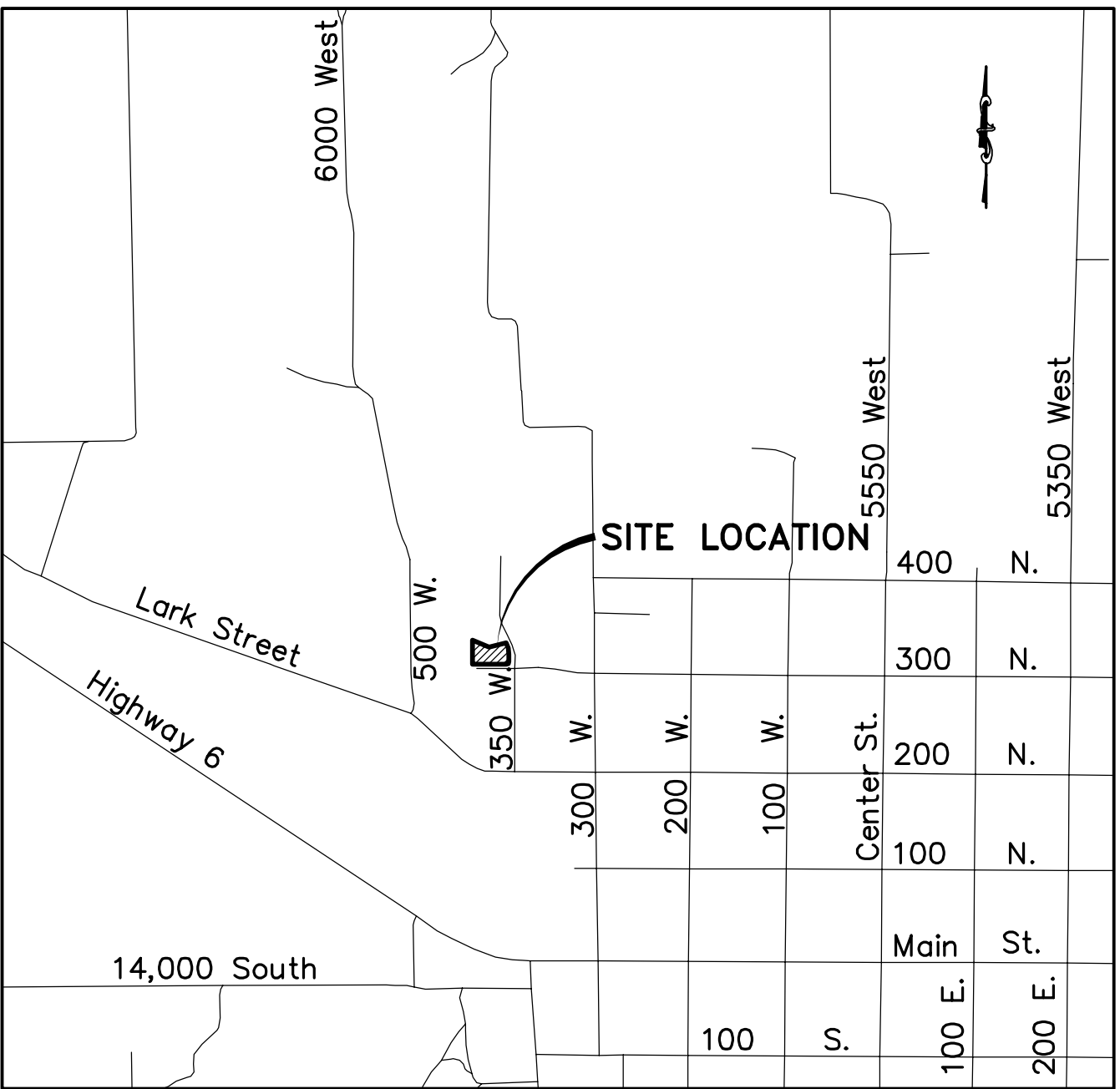
A RESIDENTIAL SUBDIVISION SANTAQUIN, UTAH COUNTY, UTAH FINAL PLAN SET APRIL 2021

-SHEET INDEX- SHEET NAME

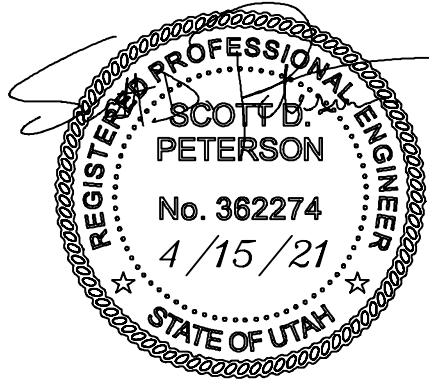
LEGEND	
LEGEND APPLIES TO ALL SHEETS	
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE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

SHEET

1	COVER & INDEX
2	FINAL PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
PP-01	350 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
PP-02	350 WEST – STREET PLAN & PROFILE – STA. 13+50 TO STA. 14+88.25
PP-03	300 NORTH – STREET PLAN & PROFILE – STA. 11+00 TO STA. 14+50
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET



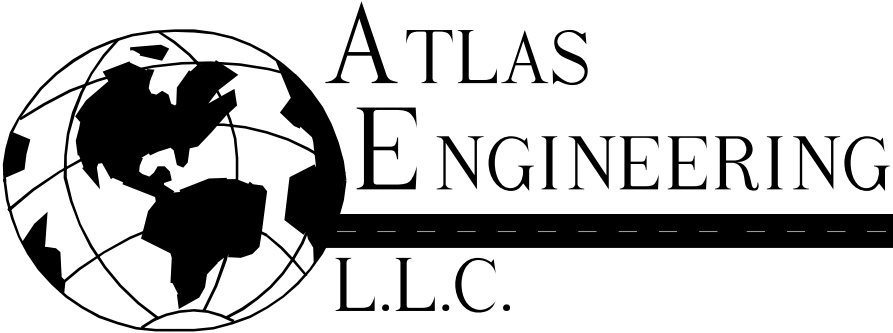
VICINITY MAP
-NTS-



DATA TABLE:
TOTAL ACREAGE=2.16
TOTAL # OF LOTS=8
TOTAL ACREAGE IN LOTS=2.16
DENSITY UNITS/ACRE=3.17
ZONING: R-10

GENERAL NOTES:
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT SHALL BE FOLLOWED.
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2012.
3. NAD 83 COORDINATE SYSTEM.

NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
RAY ROWLEY
801-367-1037
6092 W LARK STREET
SANTAQUIN, UT 84655
rayrow11@gmail.com

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°46'02"W 2232.13 FEET ALONG THE SECTION LINE AND SOUTH 533.74 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG LOT 20 OF COTTONWOOD PLAT "A" THE FOLLOWING TWO (2) COURSES TO WIT: (1) S68°56'51"E 103.70 FEET, (2) N75°49'34"E 100.00 FEET; THENCE SOUTHEASTERLY 68.07 FEET ALONG THE ARC OF A 147.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°31'56" THE CHORD BEARS S13°40'04"E 67.47 FEET; THENCE S00°24'07"E 43.45 FEET; THENCE SOUTHWESTERLY 23.66 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°23'32" THE CHORD BEARS S44°47'39"W 21.29 FEET; THENCE S89°59'25"W 194.70 FEET; THENCE N00°46'42"E 23.16 FEET; THENCE N00°18'13"W 113.75 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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. 2021.

OWNER: OWNER:

OWNER: OWNER:

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S.

ON THE _____ DAY OF _____, A.D. 2021, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, 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. 2021.

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL) CLERK-RECORDER

COTTONWOOD SUBDIVISION PLATE "E"

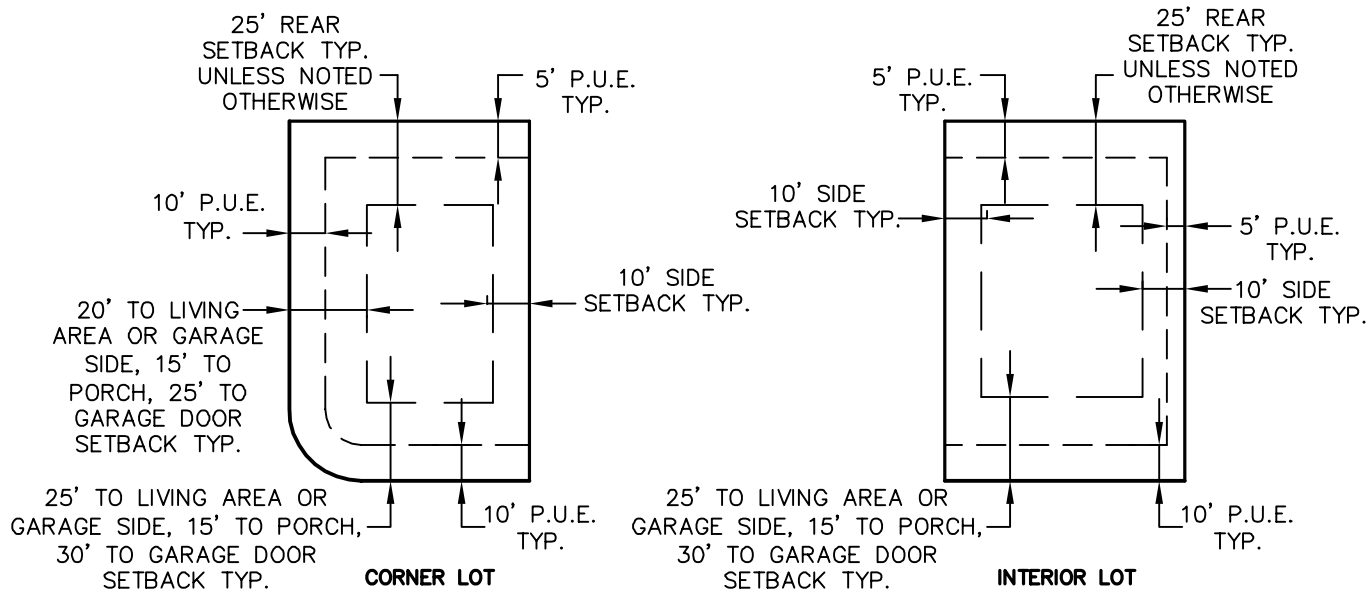
BEING AN AMENDMENT OF COTTONWOOD PLAT "A" LOTS 18 AND 19
SANTAQUIN CITY, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 0.55 ACRES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 10 SOUTH, RANGE 1 EAST.

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

LEGEND

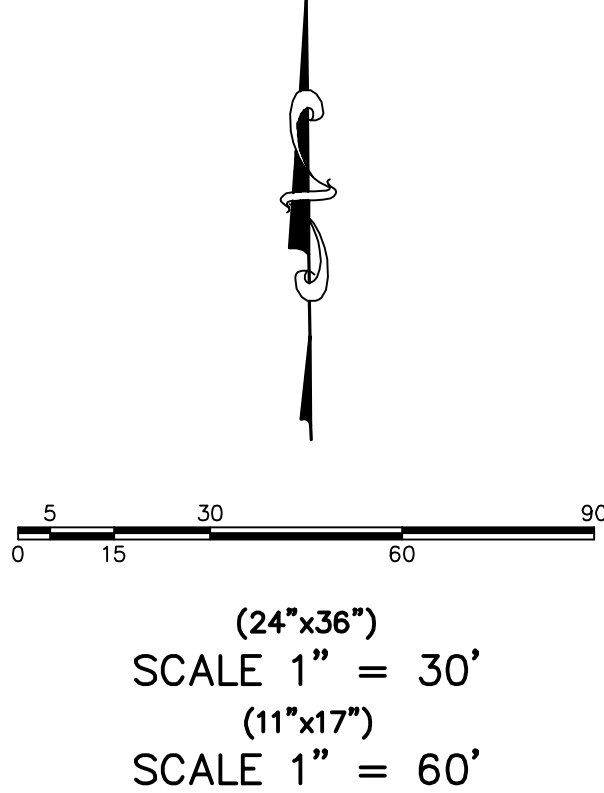
- FOUND BRASS CAP
SET 5/8" REBAR & CAP
LABELED ATLAS ENGINEERING
CALCULATED POINT, NOT SET
CURB PINS
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
CENTERLINE
PROPOSED LOT NUMBERS
ADDRESSES

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
OWNER/DEVELOPER
RAY ROWLEY
801-367-1037
6092 W LARK STREET
SANTAQUIN, UT 84655
rayrow11@gmail.com



DETAIL-TYP. BUILDING SETBACK & EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.66	21.29	S 44°47'39" W	90°23'32"
C2	147.00	68.07	67.47	N 13°40'05" W	26°31'56"
C3	26.00	17.23	16.92	N 18°58'48" E	37°58'46"
C4	26.00	17.23	16.92	S 18°59'59" E	37°58'46"



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

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021.

CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021.

CENTRACOM REPRESENTATIVE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021. BY THE
SANTAQUIN CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021.

ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____

DOMINION ENERGY

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

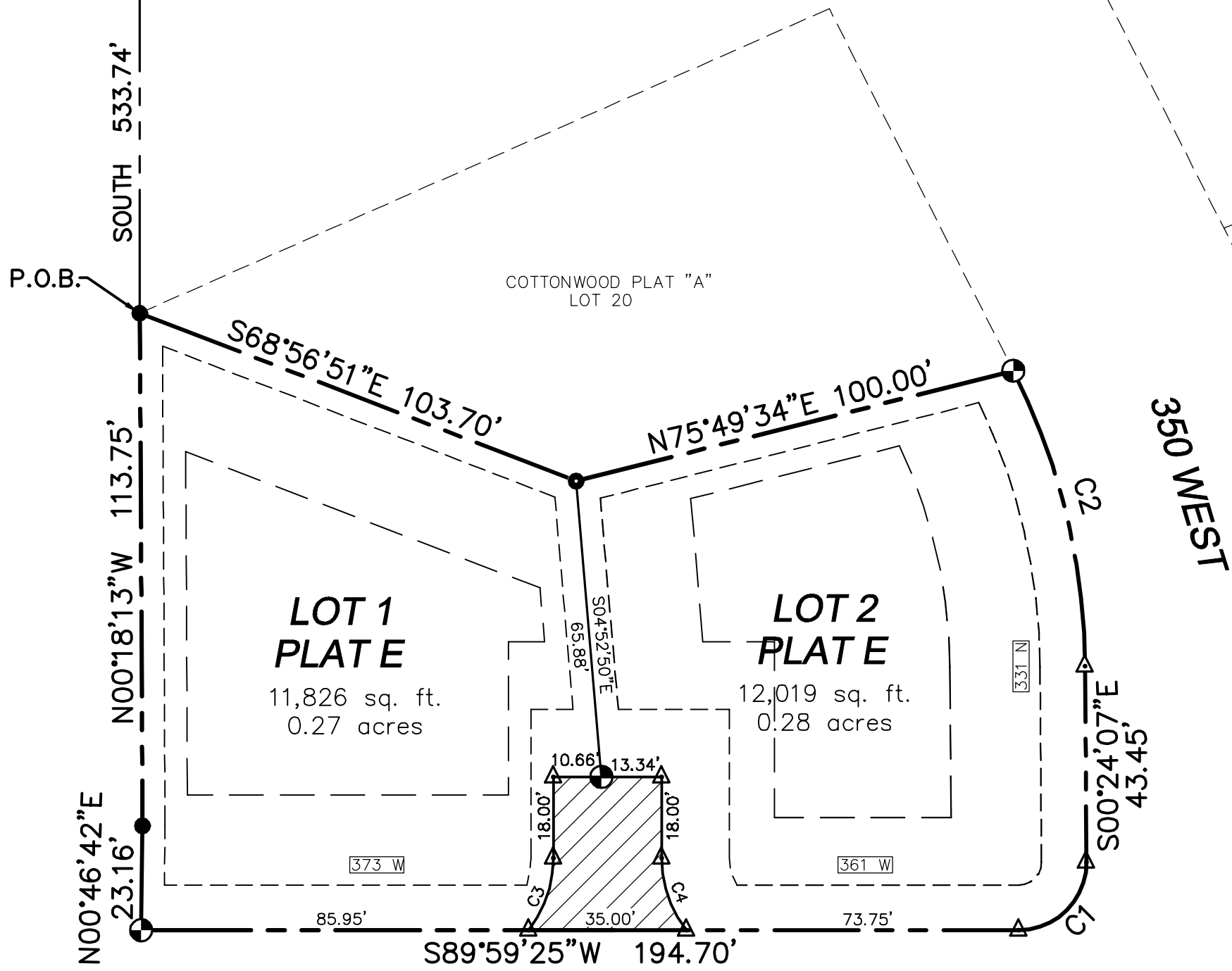
THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ORCHARD PARK TOWNHOMES HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO THOMAS PROPERTY HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A" ORCHARD PARK TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A" THOMAS PROPERTY, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

BASIS OF BEARING
S89°46'02"W
2232.13'

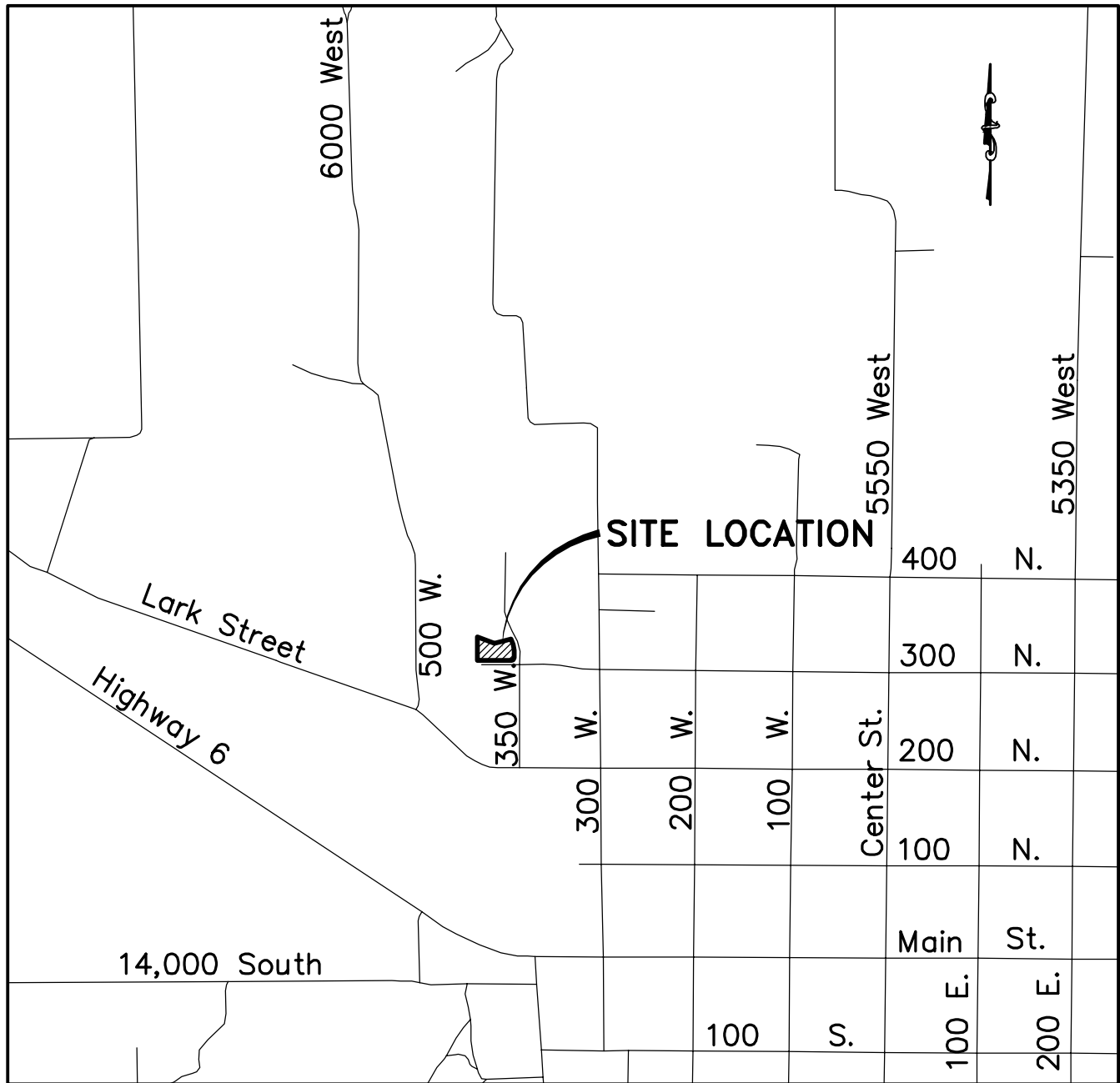
NORTHEAST CORNER
OF SECTION 2, T10S,
R1E, SLB&M



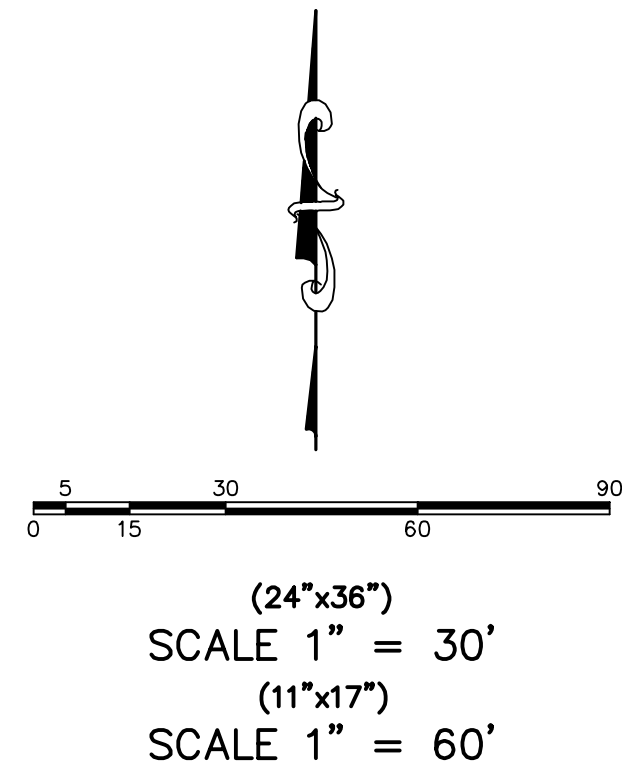
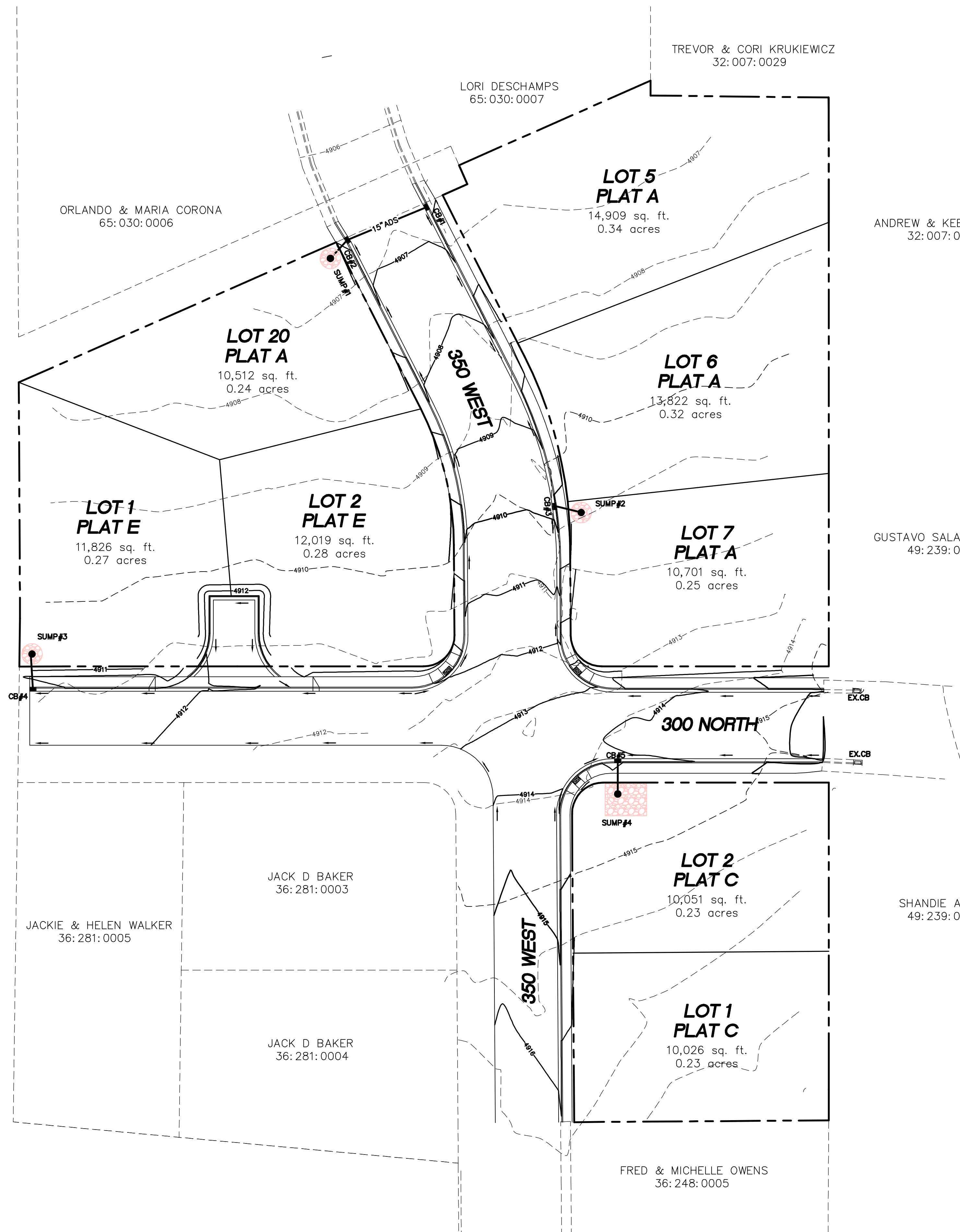
AREA DEDICATED AS ROW TO SANTAQUIN CITY

300 NORTH

350 WEST

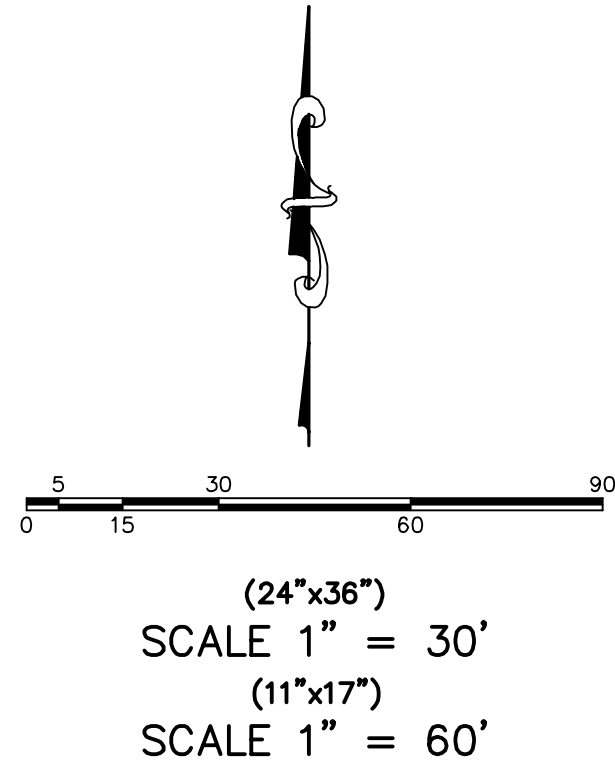
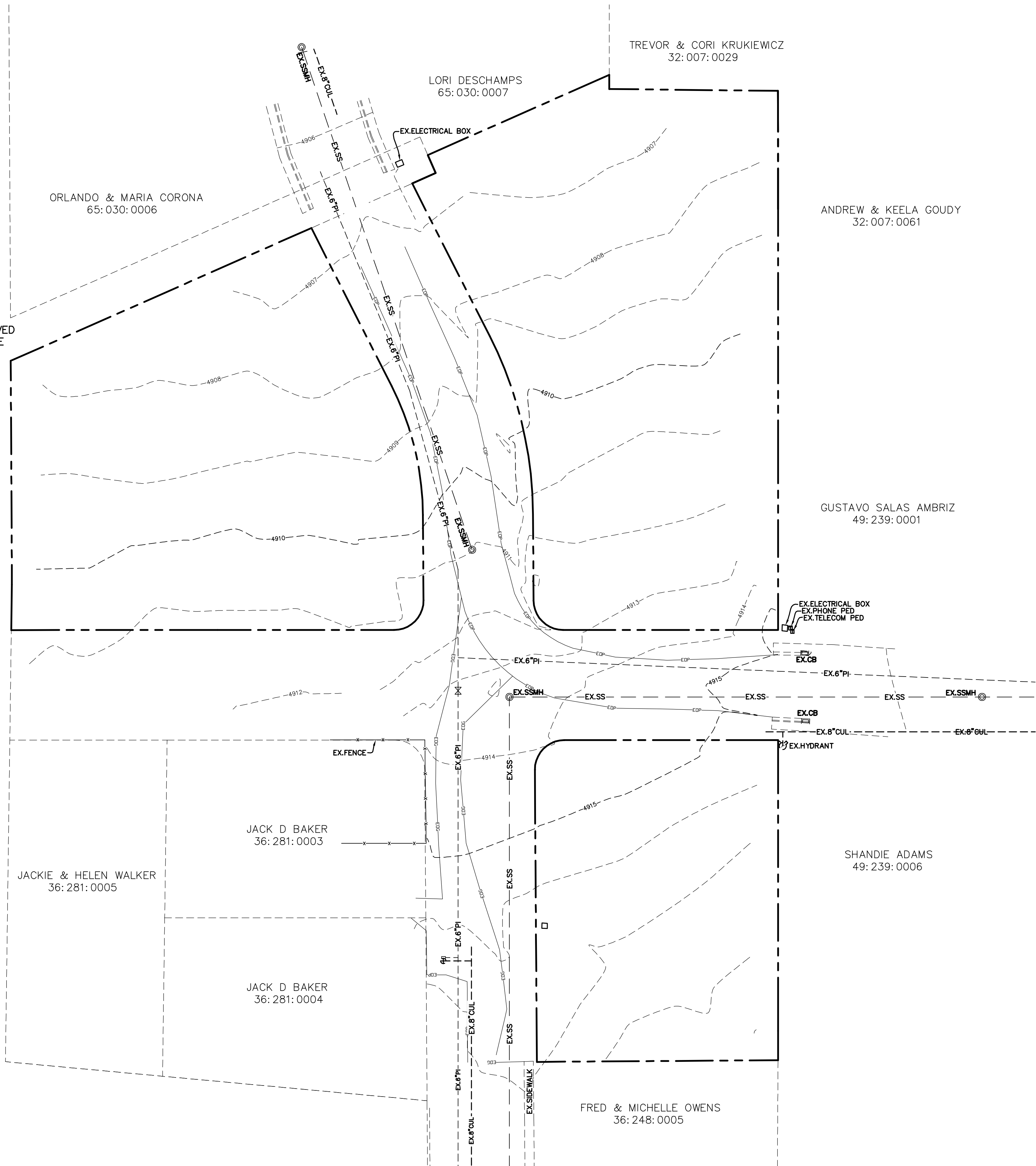


VICINITY MAP
-NTS-



COTTONWOOD SUBDIVISION		GRADING PLAN	SHEET NO. 4																																																				
 ATLAS ENGINEERING L.L.C. PHONE: 801-655-0566 FAX: 801-655-0109 946 E 800 N STE A SPANISH FORK, UT 84660		2/3/2017 17-035 Cottonwood Subdivision-Rowley-Caddine FINAL 04-GRADING PLAN.dwg 3/7/2021 2:44:06 PM MDT <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>12</td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>1</td><td></td><td></td><td></td></tr> </tbody> </table>		NO.	REVISIONS	BY	DATE	12				11				10				9				8				7				6				5				4				3				2				1			
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NOTES:
1. ALL EXISTING ASPHALT MUST BE REMOVED
AND THE ROAD CONSTRUCTED AS PER THE
GEOTECHNICAL REPORT.



COTTONWOOD SUBDIVISION



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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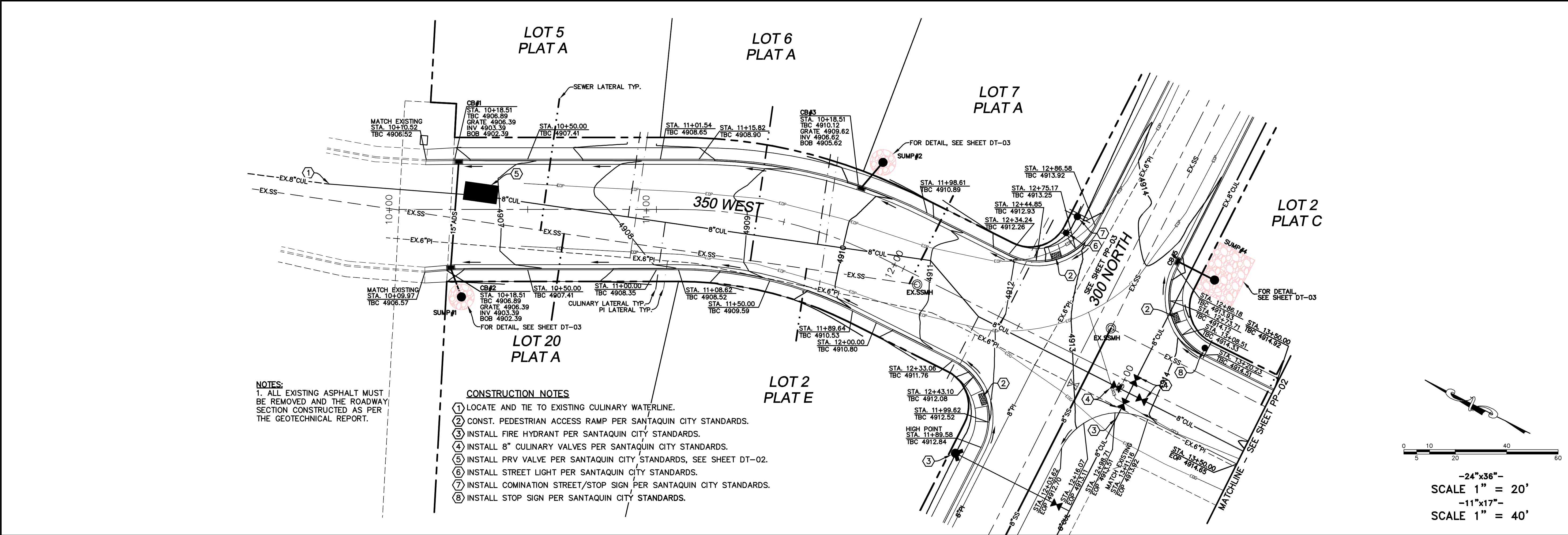
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EXISTING TOPOGRAPHY

SANTAQUIN CITY, UTAH

SHEET NO.

5



SHEET NO.
PP-01

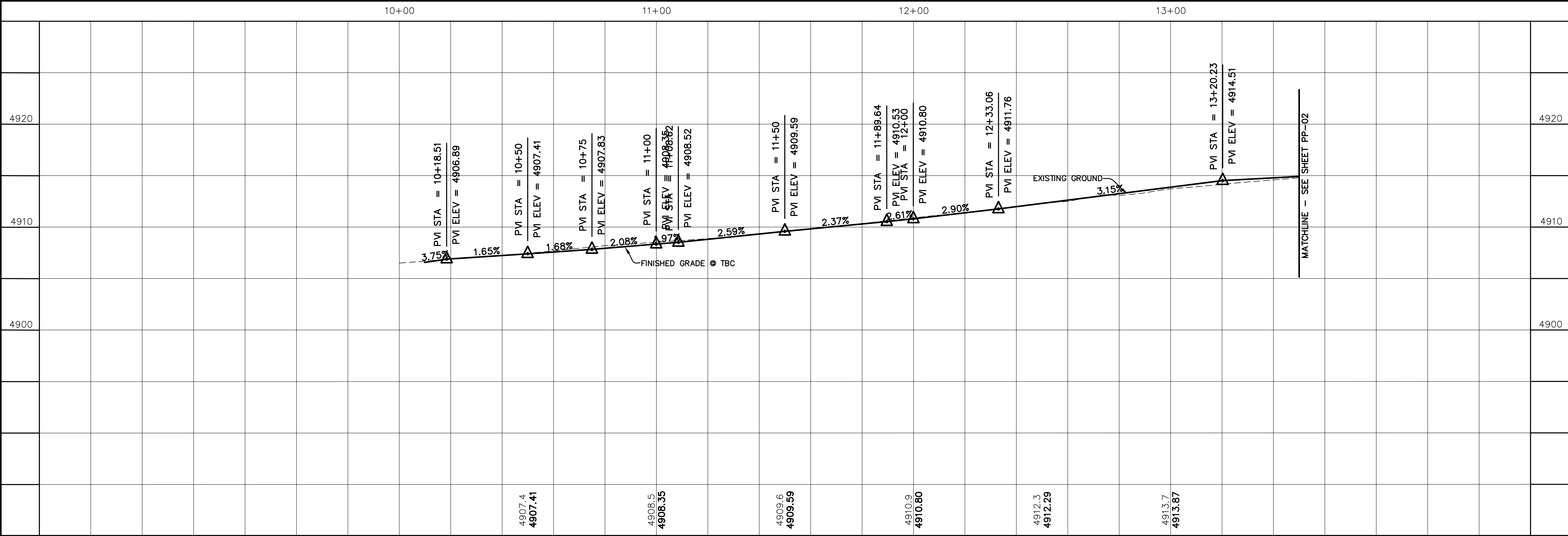
350 WEST
STA. 10+00 TO STA. 13+50
STREET PLAN & PROFILE

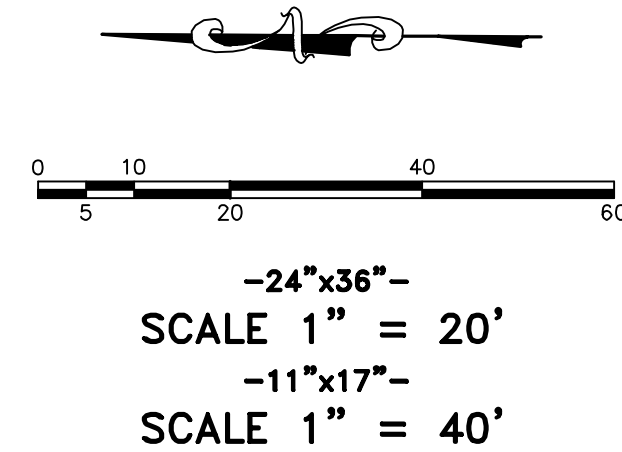
COTTONWOOD SUBDIVISION

ATLAS ENGINEERING L.L.C.

PHONE: 801-855-0566
FAX: 801-855-0109
946 E 800 N STE A
SPANISH FORK, UT 84660

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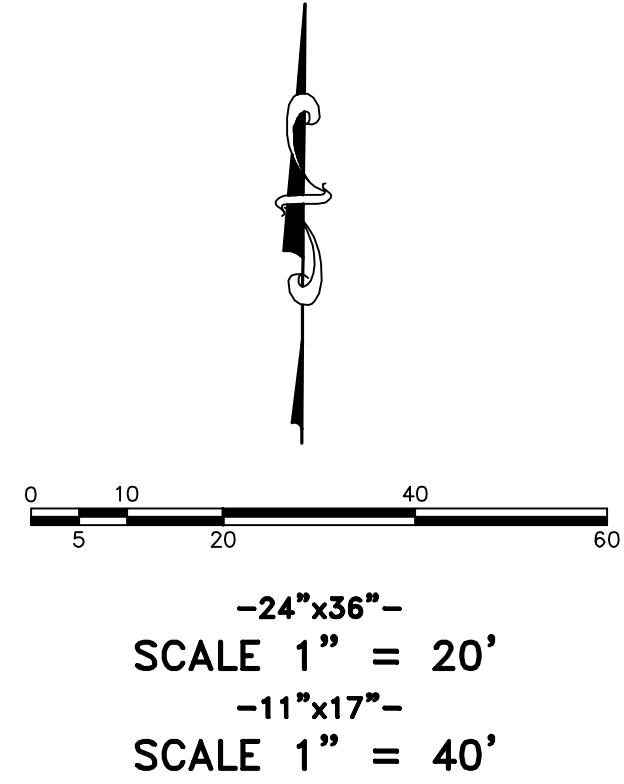
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ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0586
 FAX: 801-655-0109
 946 E. 800 N. STE. A
 SPANISH FORK, UT 84660

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STREET PLAN & PROFILE



- NOTES:**
1. ALL EXISTING ASPHALT MUST BE REMOVED AND THE ROADWAY SECTION CONSTRUCTED AS PER THE GEOTECHNICAL REPORT.

The diagram is a sanitary sewer profile plotted on a grid. The horizontal axis represents stationing from 11+00 to 14+00. The vertical axis represents elevation from 4900 to 4920 feet. A dashed line represents the existing ground, and a solid line represents the finished sewer grade. The sewer line starts at station 11+00.36 (SSMH #1) and ends at station 12+53.77 (EX. SSMH). The sewer line has a constant length of 153.4 feet and a slope of 0.46%. The profile shows two vertical curve segments: one from station 11+00.36 to 11+89.58 (PVI STA) and another from station 12+53.77 to 12+86.58 (PVI STA). The elevations at the start and end of the sewer line are 4911.82 and 4906.29, respectively. The elevations at the vertical curve points are 4912.84 and 4913.92. The profile also shows the existing sewer line (EX. SEWER) and the finished grade (FINISHED GRADE) with slopes of 0.50% and 2.86%.

Station	Elevation (ft)	Description
11+00.36	4911.82	SSMH #1
11+89.58	4912.84	PVI STA
12+53.77	4906.29	EX. SSMH
12+86.58	4913.92	PVI STA

NO.	REVISIONS	BY	DATE
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COTTONWOOD SUBDIVISION



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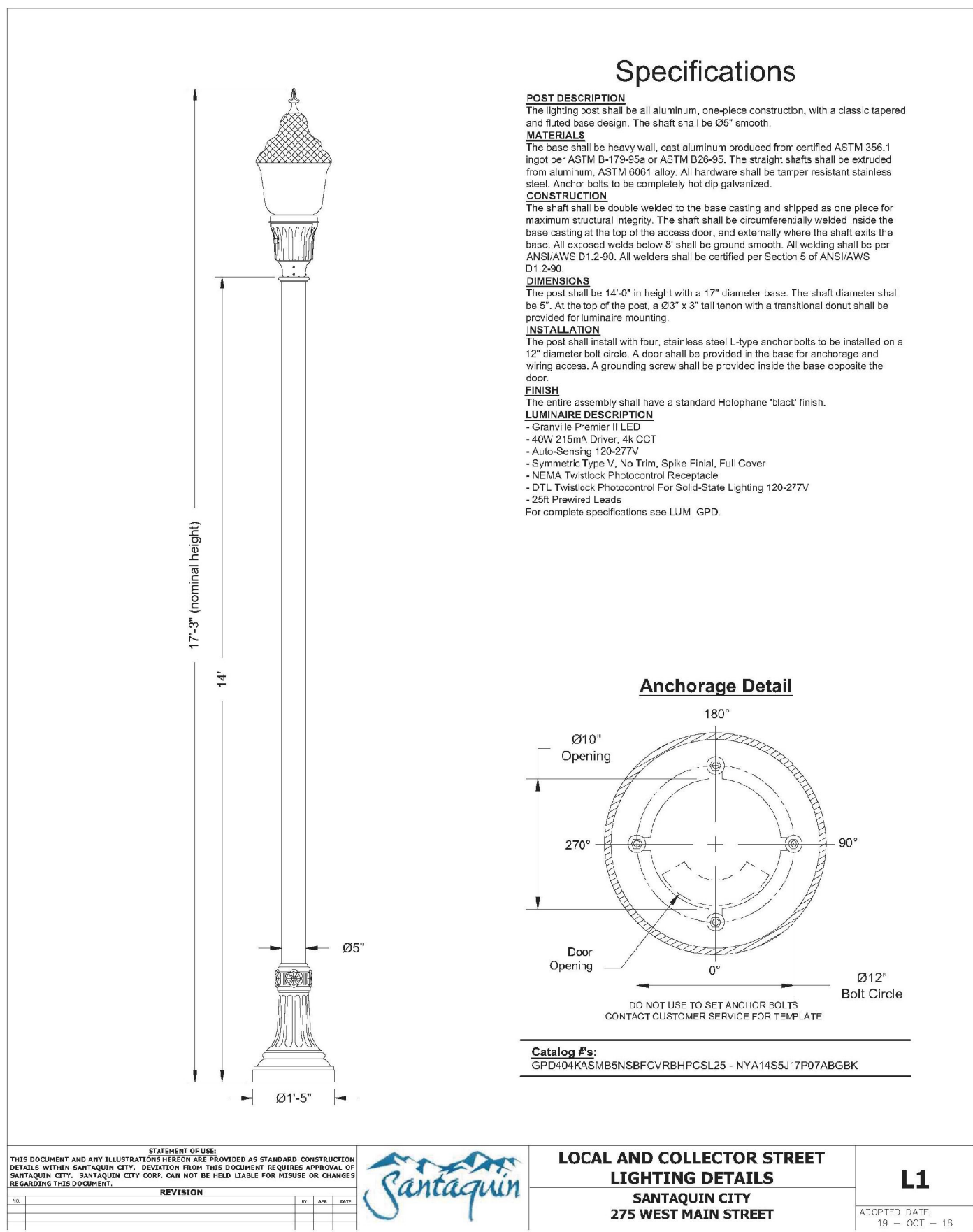
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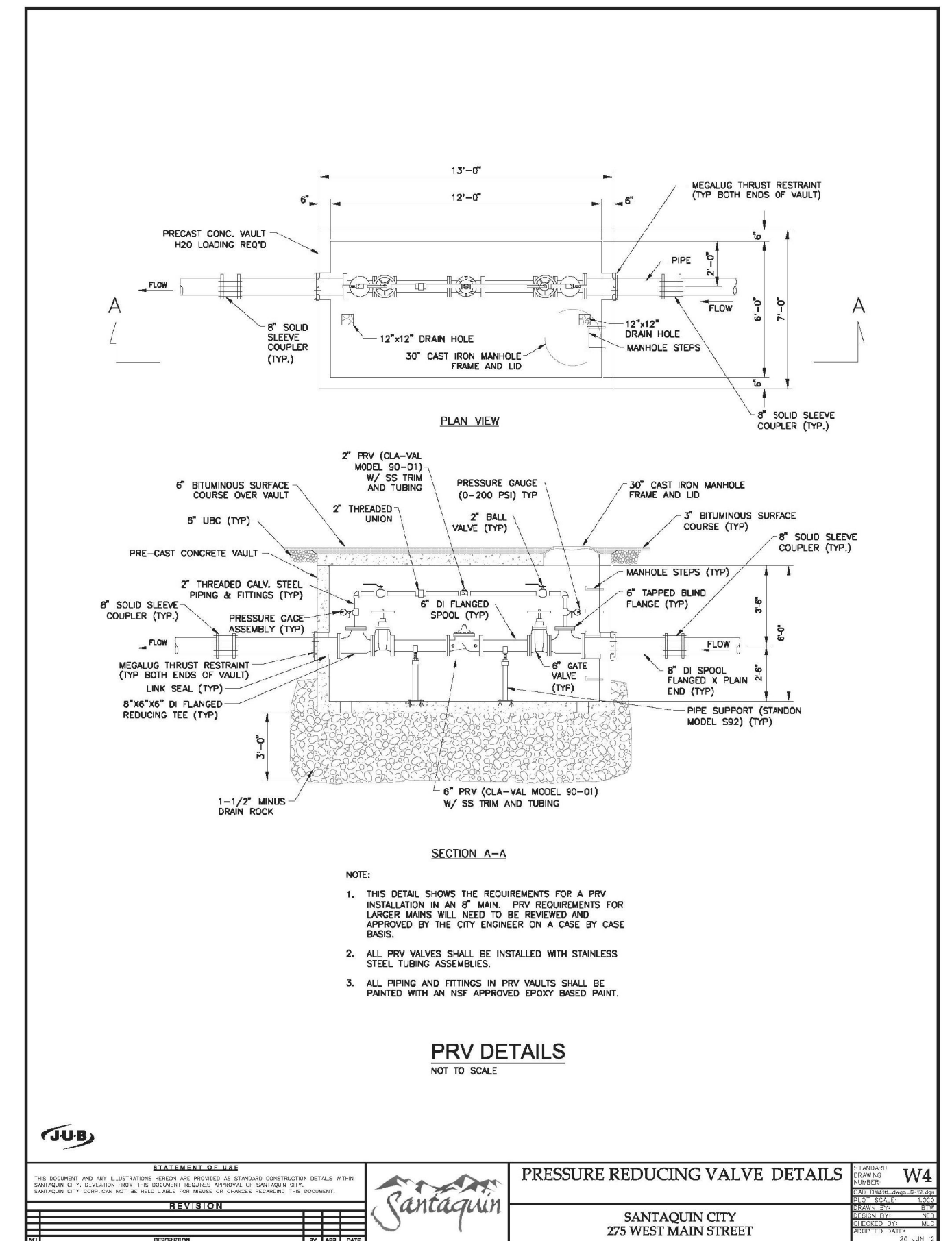
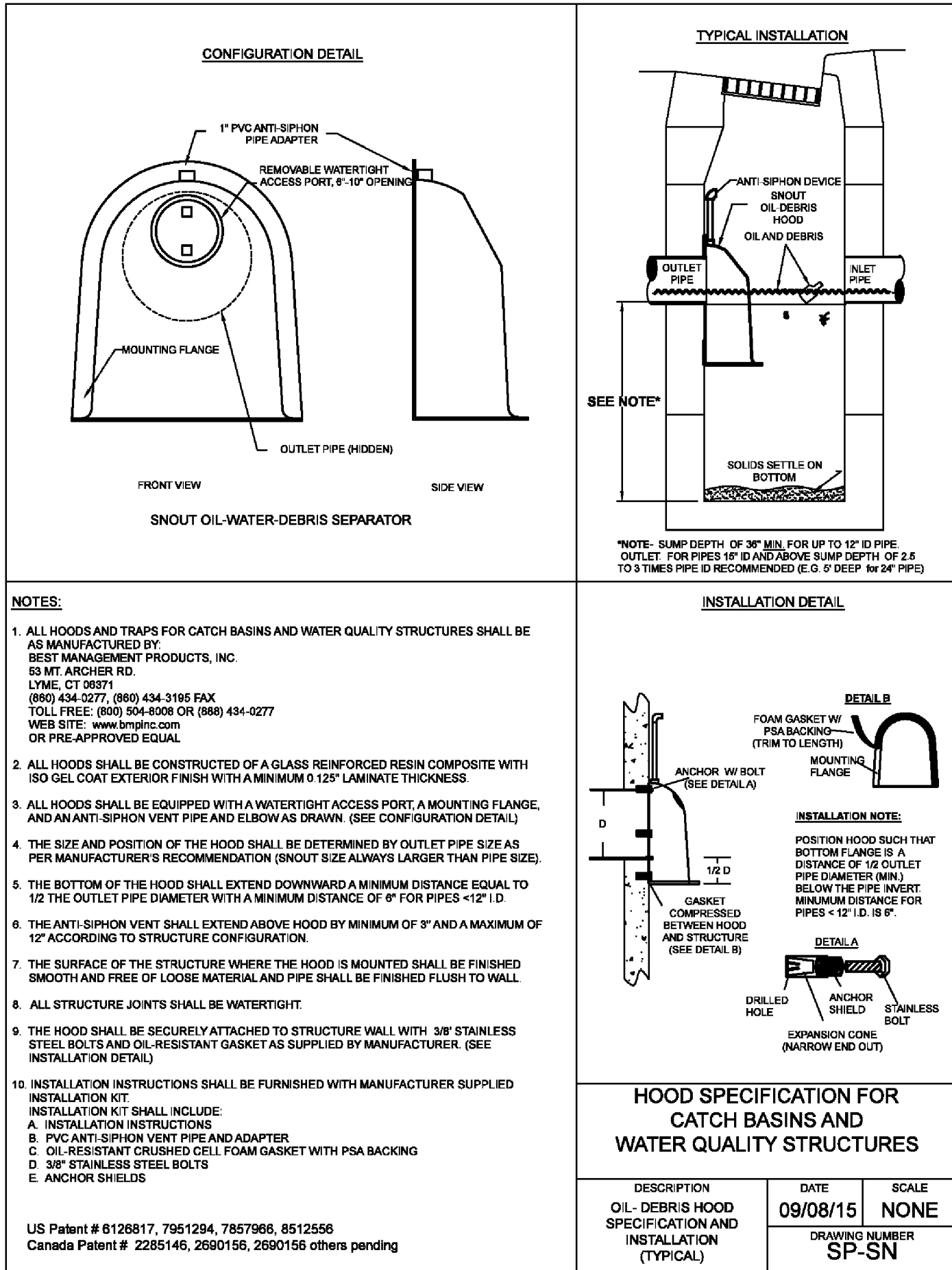
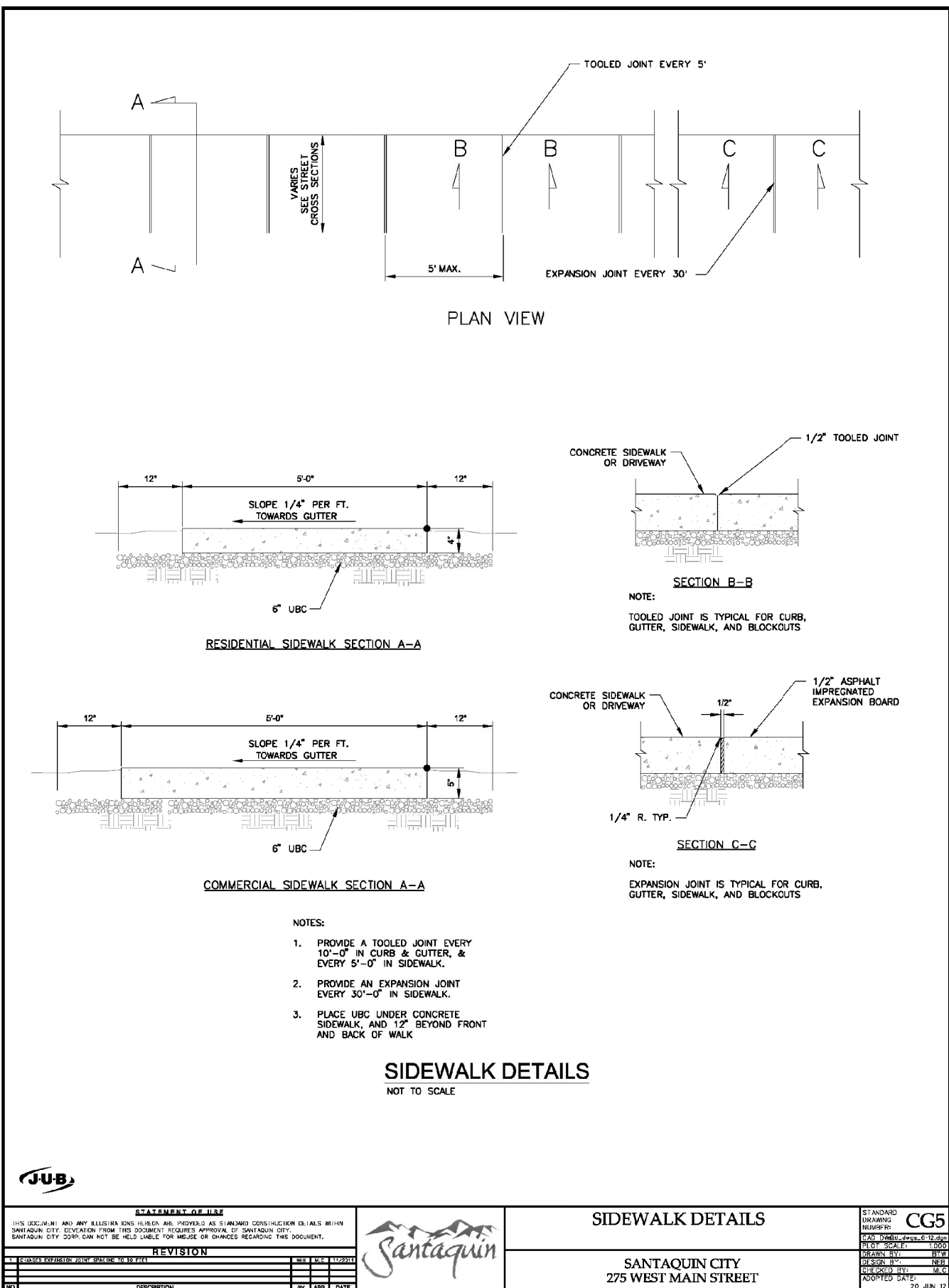
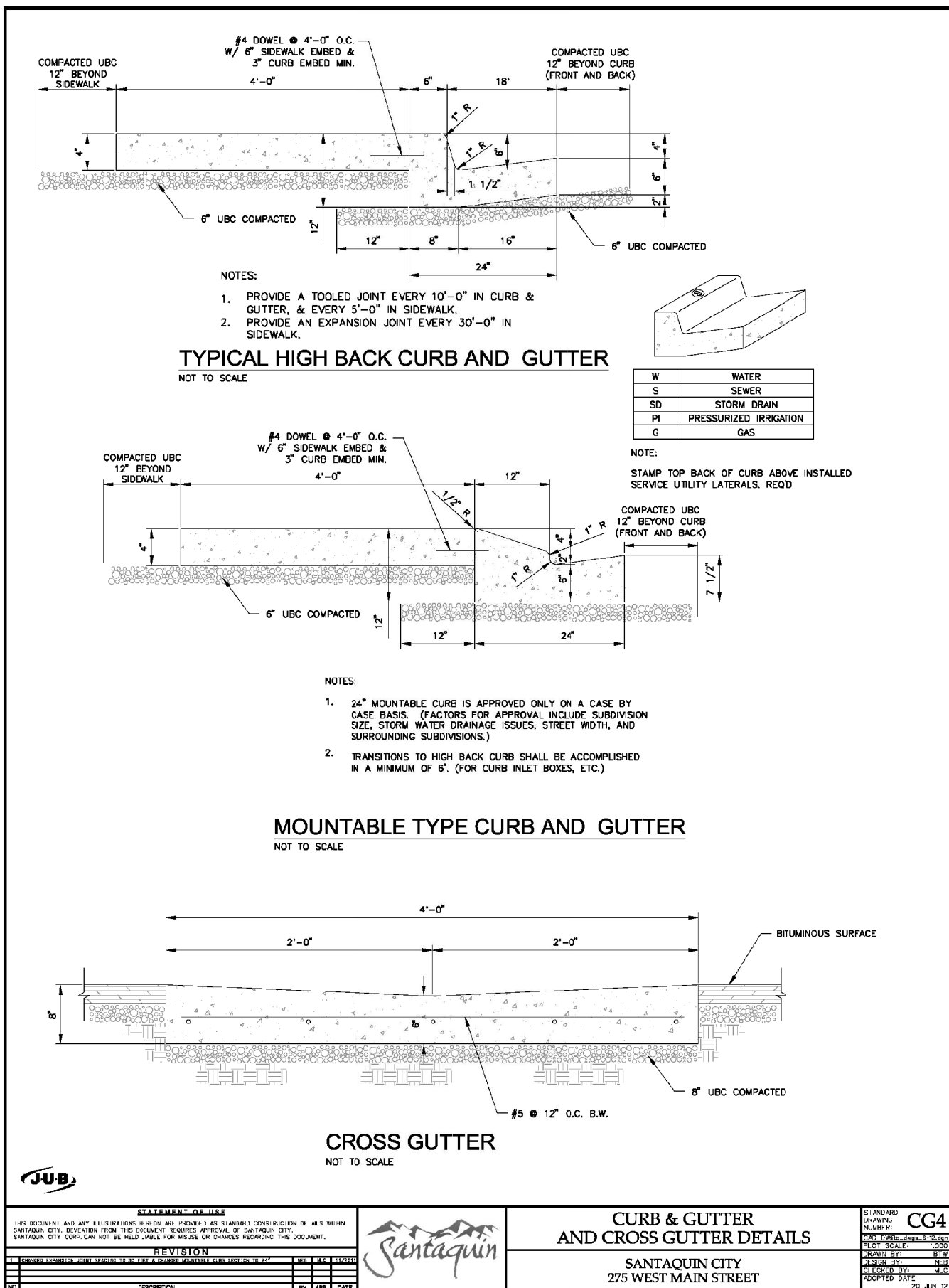
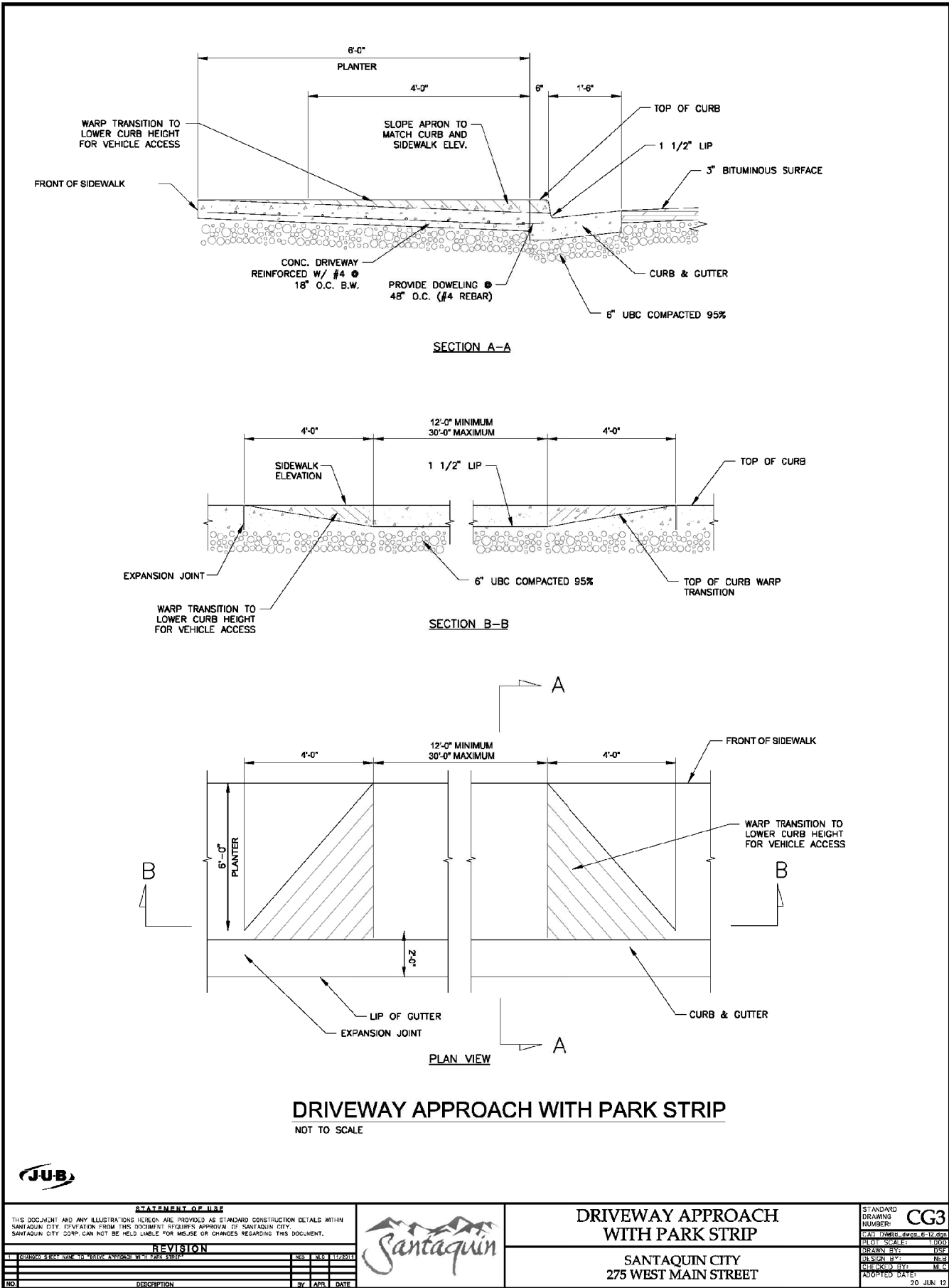
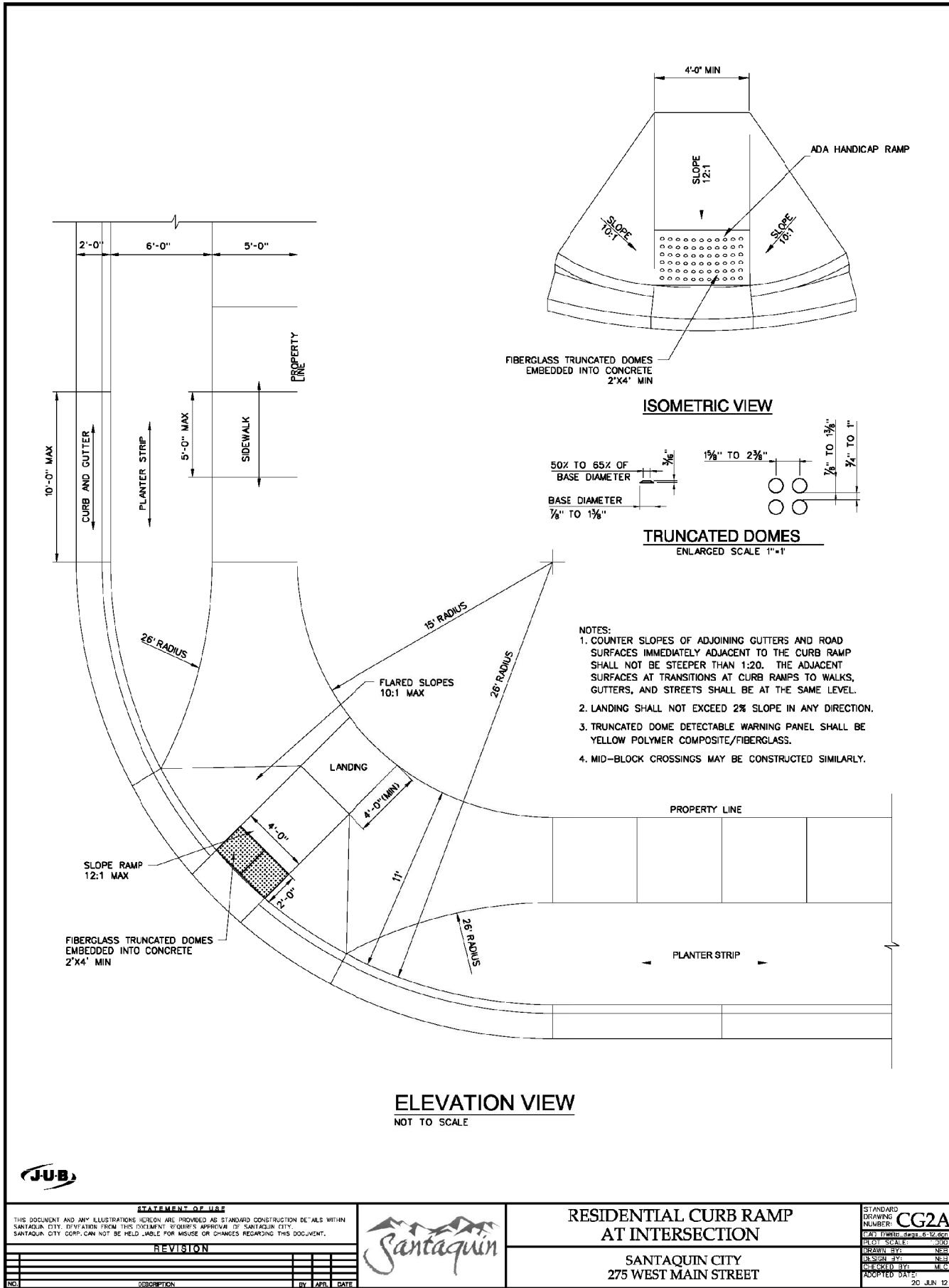
SHEET NO.

300 NORTH
STA. 10+00 TO STA. 14+50

STREET PLAN & PROFILE

PP-03





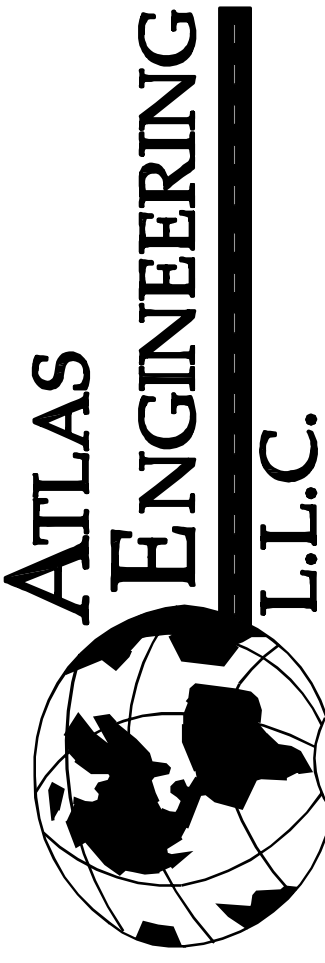
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DT-02

DETAIL SHEET

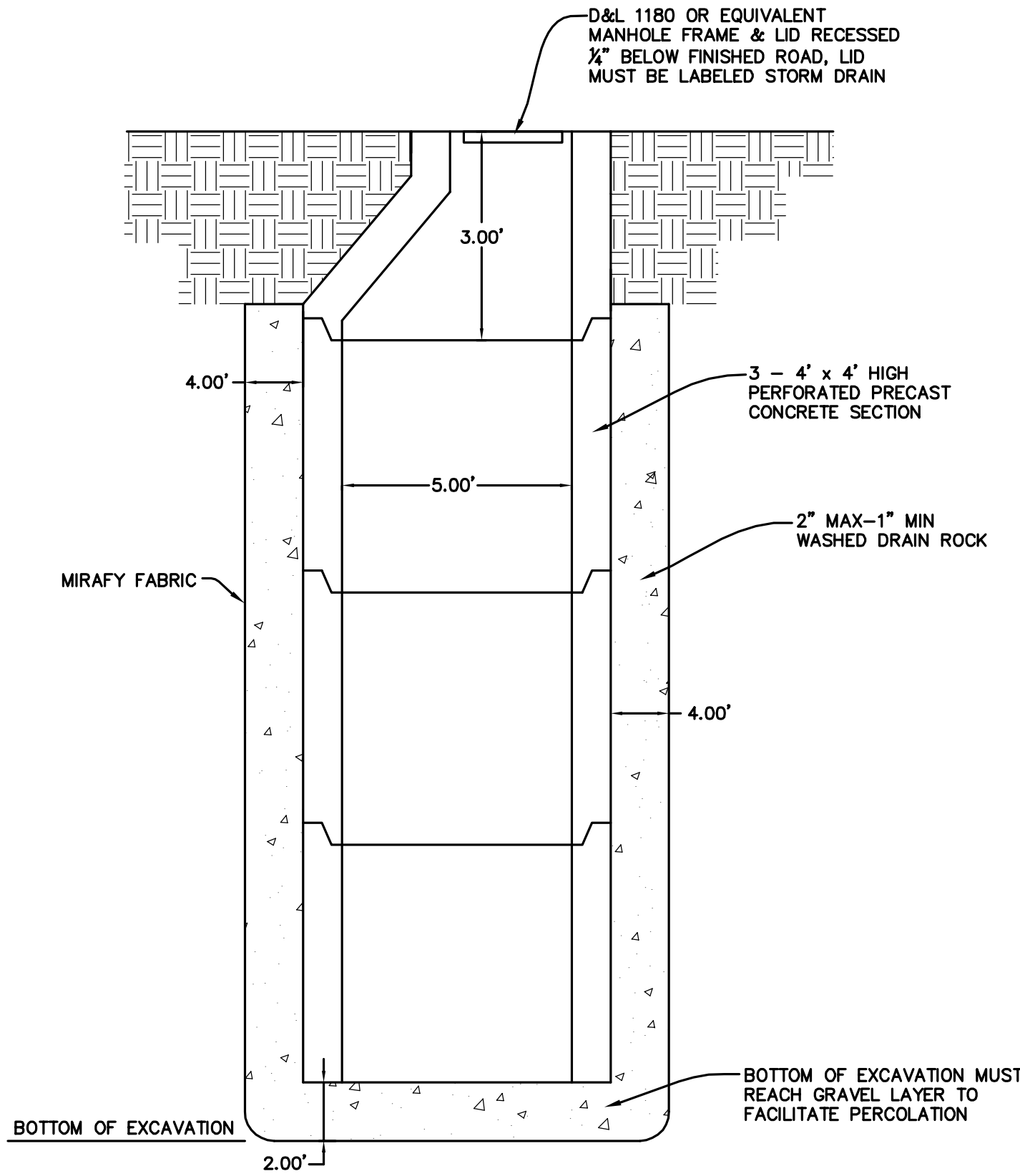
SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE. A
SPANISH FORK, UT 84660

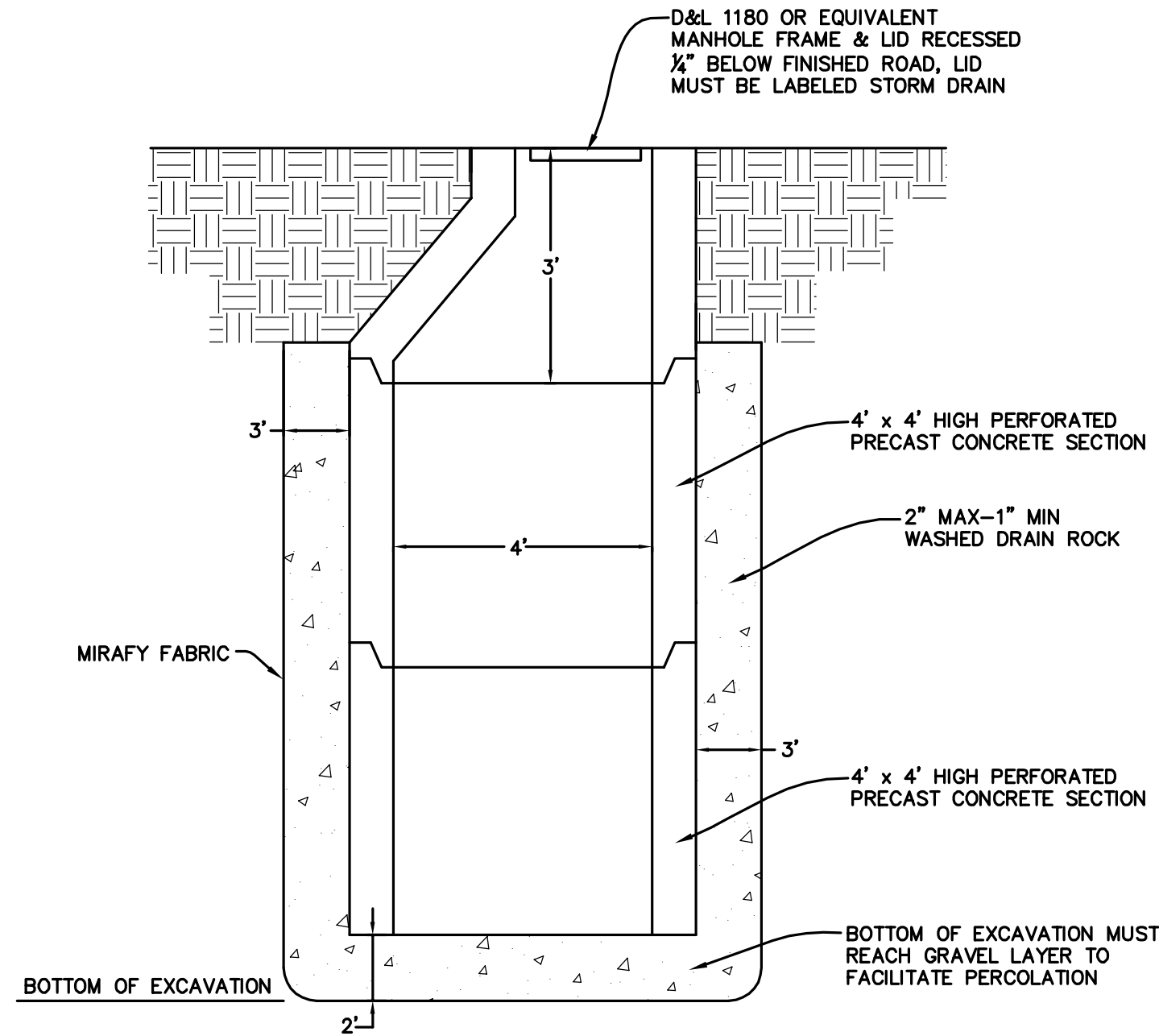
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SUMP#1 DETAIL

-NTS-

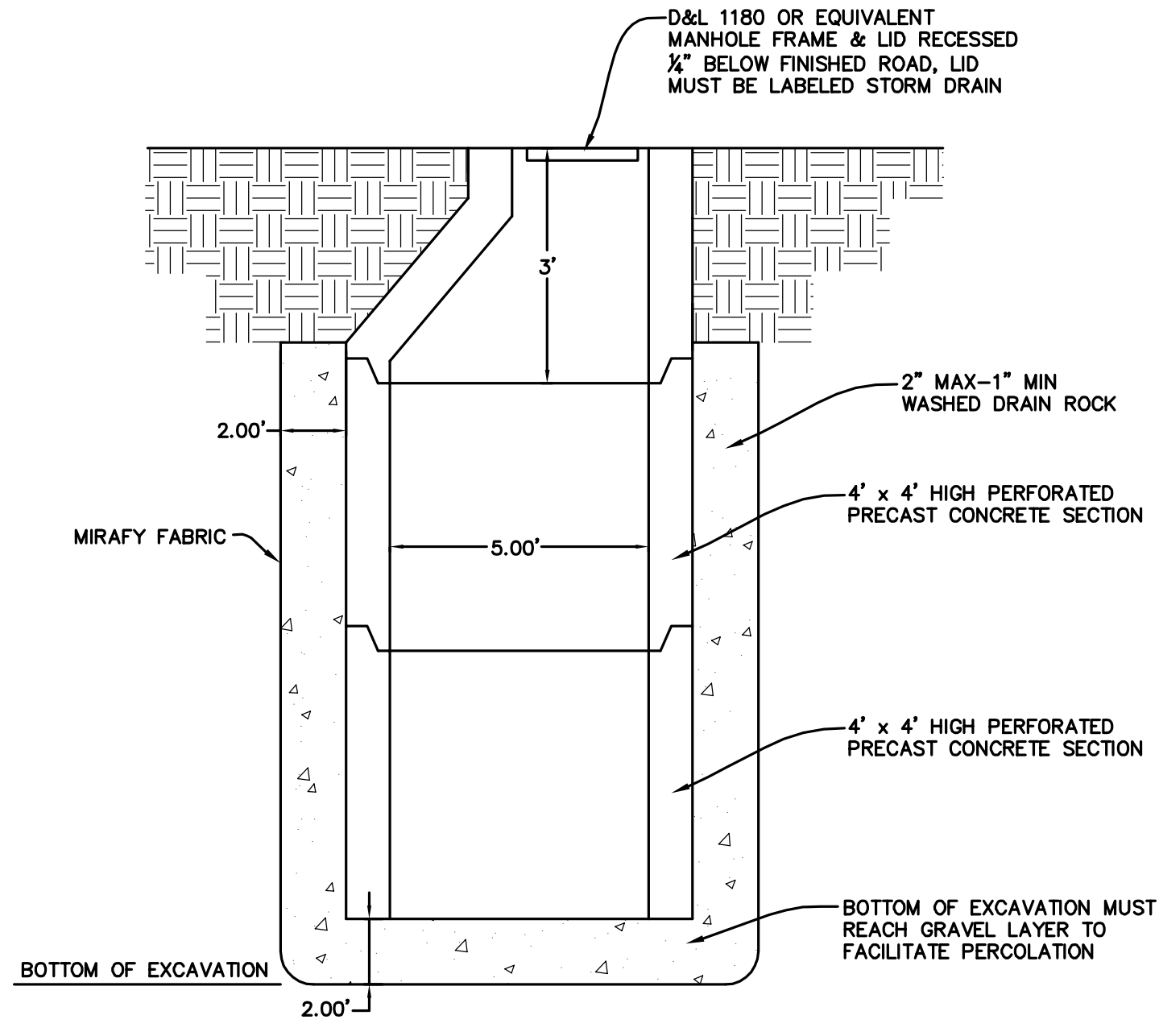
- NOTES:**
1. SUMP LID TO BE COVERED DURING CONSTRUCTION.
2. PERFORATED SECTIONS SHALL HAVE HOLES @ 12" O.C.



SUMP#2 DETAIL

-NTS-

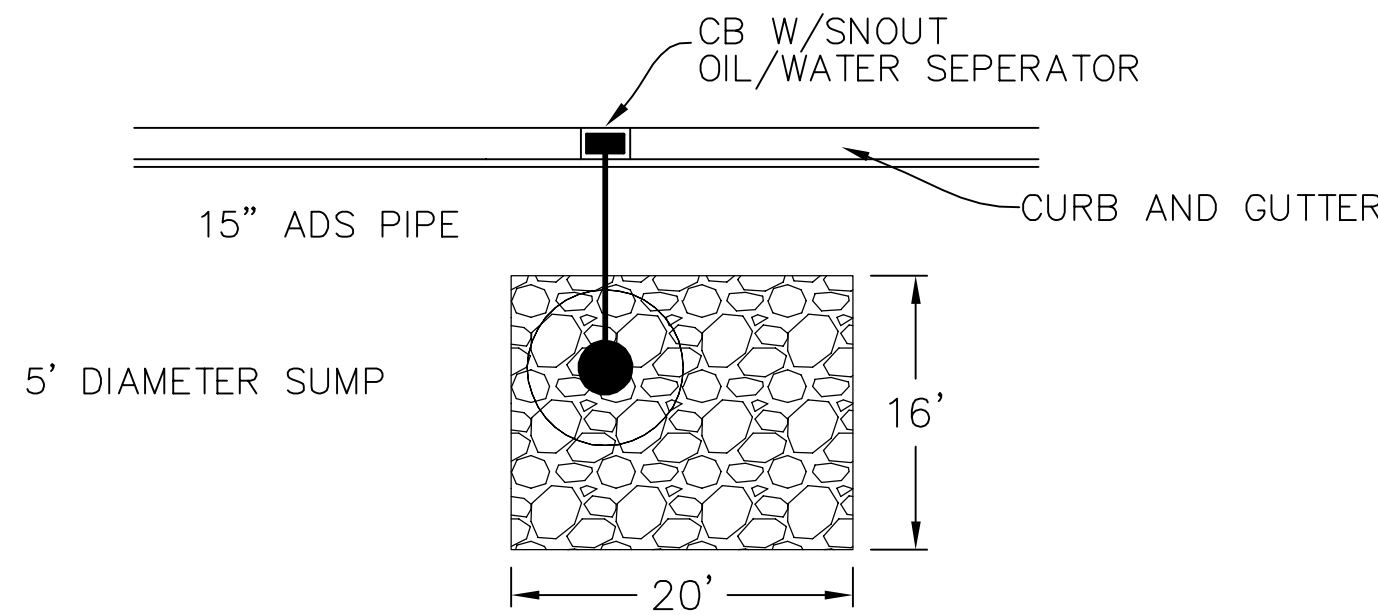
- NOTES:**
1. SUMP LID TO BE COVERED DURING CONSTRUCTION.
2. PERFORATED SECTIONS SHALL HAVE HOLES @ 12" O.C.



SUMP#3 DETAIL

-NTS-

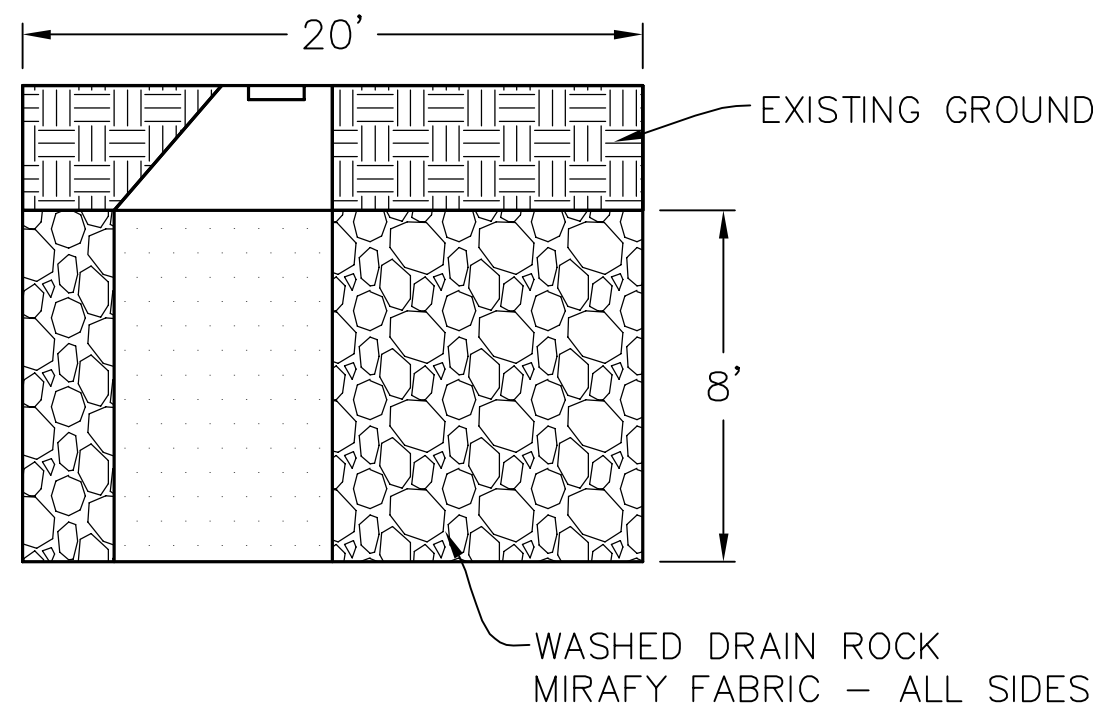
- NOTES:**
1. SUMP LID TO BE COVERED DURING CONSTRUCTION.
2. PERFORATED SECTIONS SHALL HAVE HOLES @ 12" O.C.



**SUMP #4 DETAIL
PLAN VIEW**

-NTS-

- NOTE:**
1. ALL SUMP LIDS AND INLETS SHALL BE COVERED DURING CONSTRUCTION.
2. CONTRACTOR WILL PROVIDE EROSION CONTROL MEASURES TO PROTECT SUMPS AND CURB BOXES DURING CONSTRUCTION.
3. ALL SUMPS SHALL BE PRE-CAST CONCRETE NETTING H2O LOADING REQUIERMENTS.
4. PERFORATED SECTIONS SHALL HAVE 1" HOLES @12" O.C.



**SUMP #4 DETAIL
PROFILE - VIEW**

-NTS-

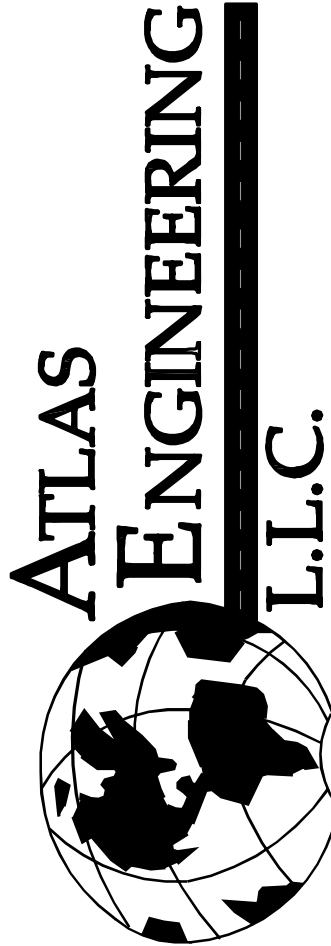
SHEET NO.

DT-03

DETAIL SHEET

SANTAQUIN CITY, UTAH

COTTONWOOD SUBDIVISION



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. STE. A
SPANISH FORK, UT 84660

L.L.C.

4/15/2021 2:47:45 PM MDT

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