

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 7, 2022

RE: **Timber Valley Subdivision Preliminary/Final**

Zone: R-10
Size: 1.60 Acres
Lots: 3

The Timber Valley subdivision is located at 465 North 500 West. The proposed subdivision is in the R-10 Residential zone and consists of 3 lots on 1.60 acres. Lots within the R-10 zone are required to have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.48 acres (20,901 square feet) to 0.60 acres (26,205 square feet), and the lot frontages range from 82.53 feet to 112.04 feet. All requirements in the R-10 zone ([SCC 10.20.080](#)) are being met.

The applicant is required to put in a fence along the west border of the property. There is an active agricultural use to the west of the project. The applicant is proposing a white vinyl split rail fence that will match the fence that is along the front of the property. The fence requirement can be found in [SCC 11.24.340.B](#).

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The final plans were reviewed by the Development Review Committee and a positive recommendation was forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

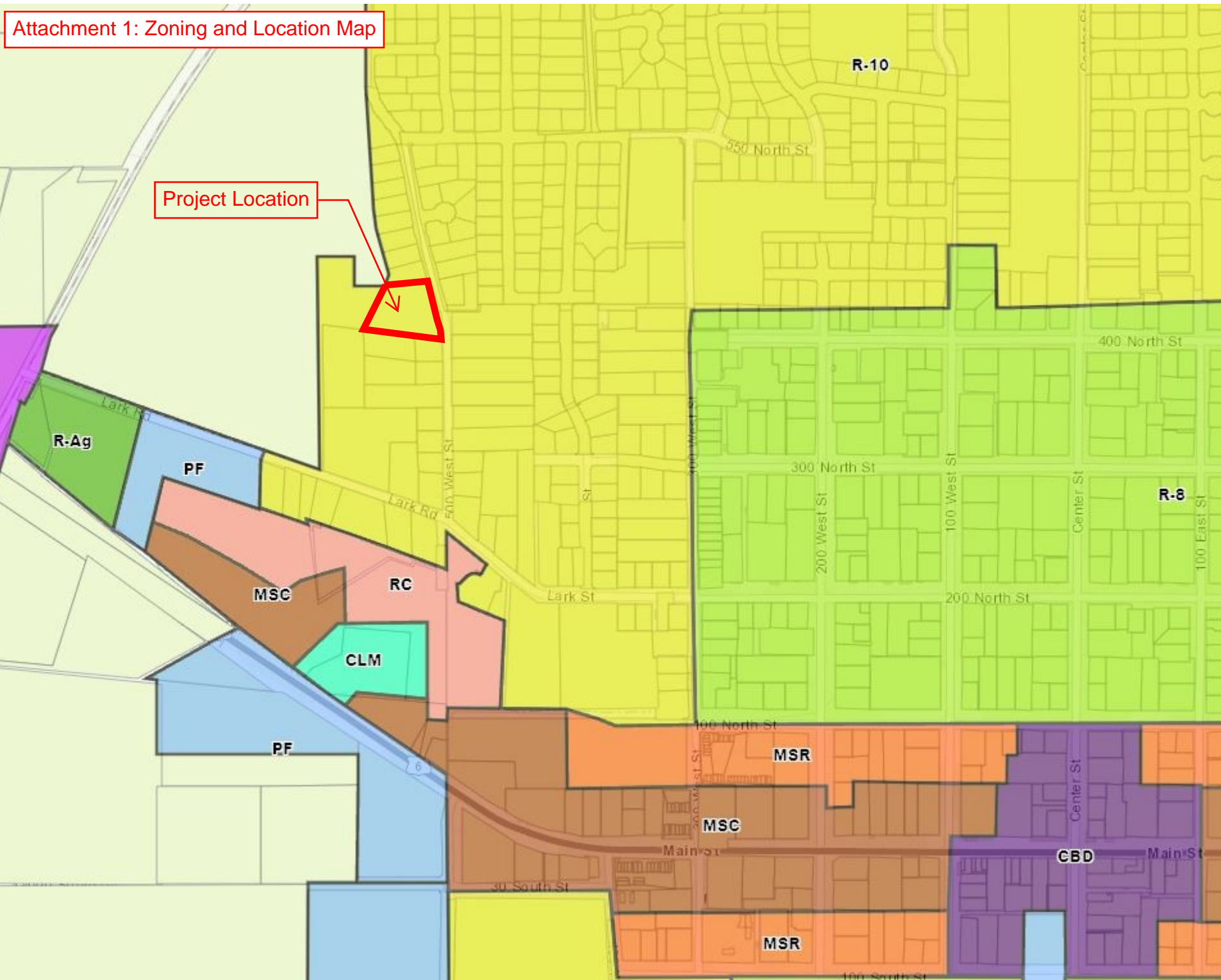
Recommended Motion: “Motion to approve the Timber Valley Subdivision with the following condition:

- All engineering redlines be addressed.

Attachments:

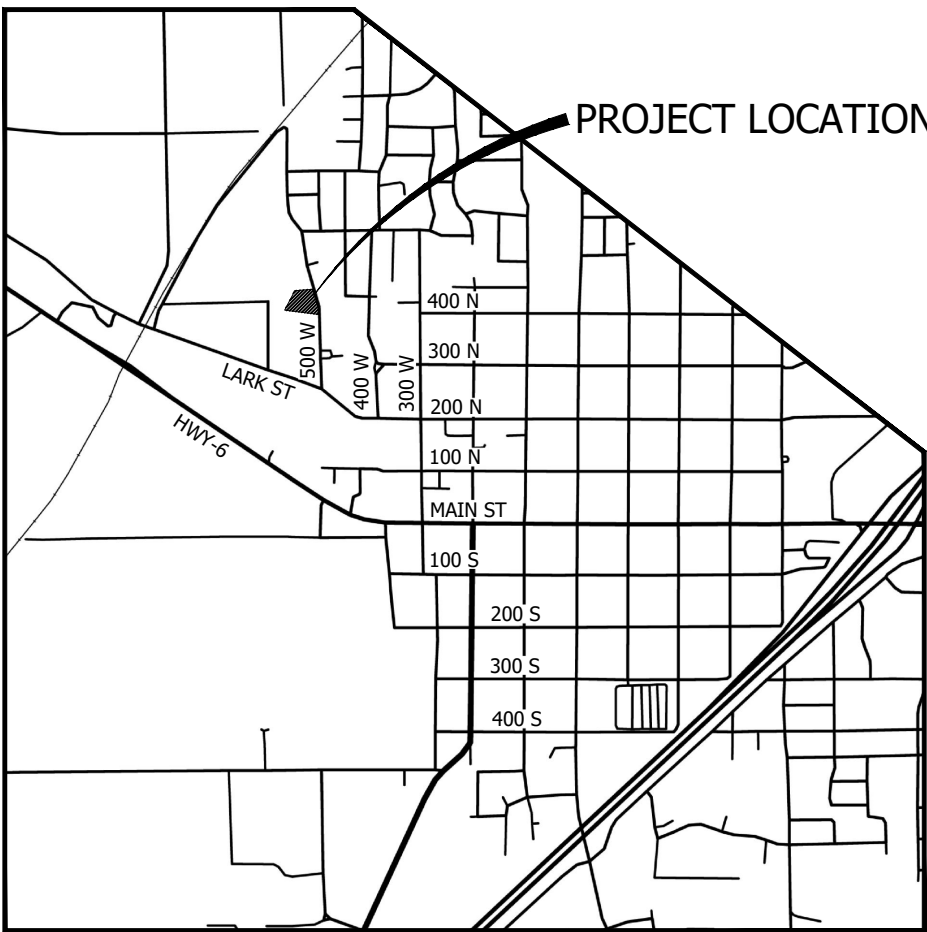
1. Zoning and Location Map
2. Preliminary/Final Plans

Attachment 1: Zoning and Location Map



TIMBER VALLEY SUBDIVISION

465 N 500 W
29:037:0041
SANTAQUIN, UTAH COUNTY, UTAH



VICINITY MAP

SCALE: N.T.S.

SHEET INDEX

- C-1 COVER SHEET
- C-2 DEMOLITION PLAN
- C-3 UTILITY PLAN
- C-4 EROSION CONTROL PLAN
- D-1 DETAIL SHEET
- D-2 EROSION CONTROL DETAILS
- EX-1 PLAT SHEET

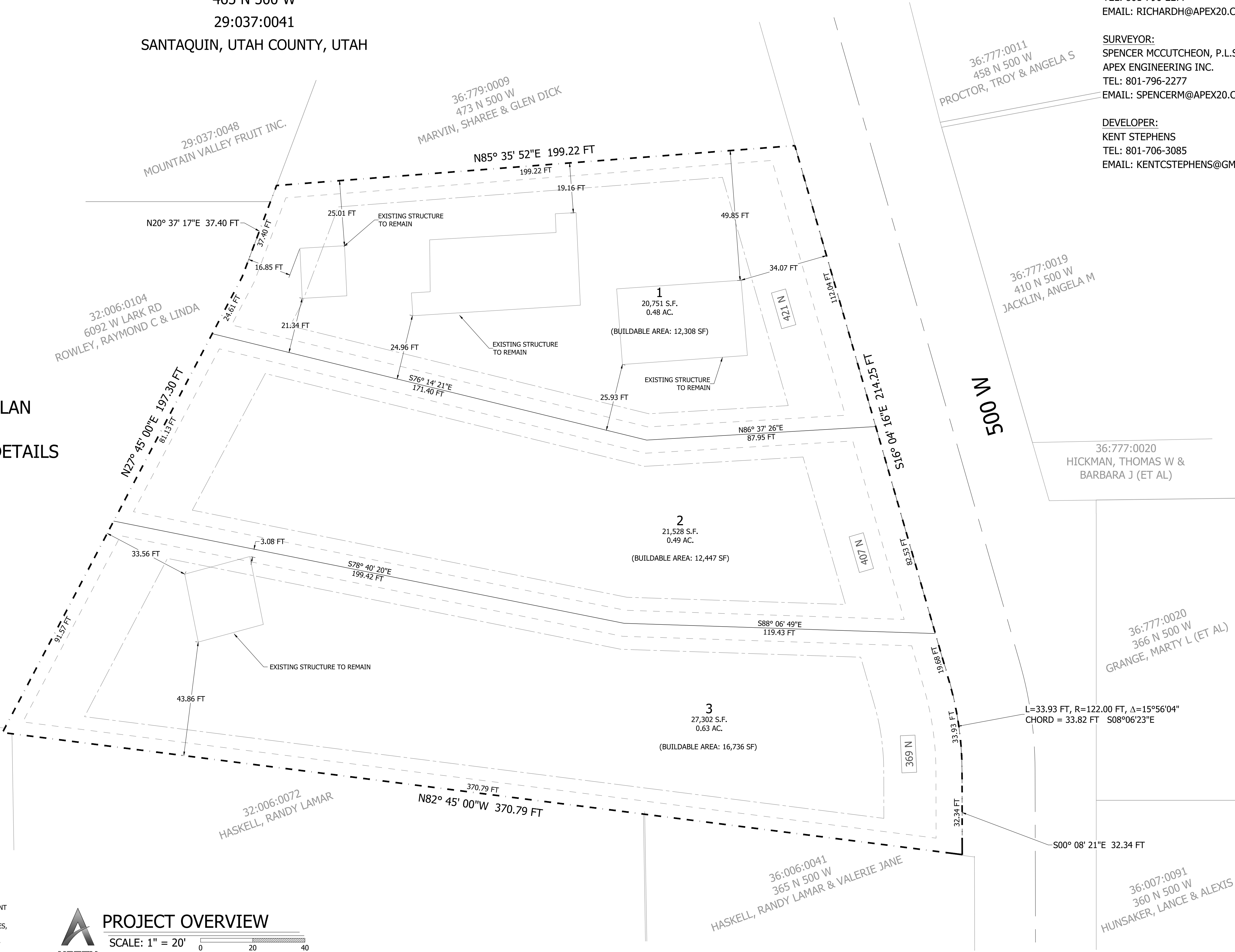
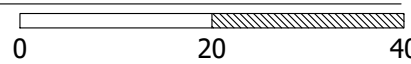
DENSITY TABLE	
ZONING CLASSIFICATION	R-10
TOTAL NUMBER OF LOTS	3
TOTAL ACREAGE	1.60 AC
TOTAL ACREAGE IN LOTS	1.60 AC
TOTAL R.O.W. ACREAGE	0 AC
TOTAL OPEN SPACE ACREAGE	0 AC
TOTAL UNBUILDABLE ACREAGE	0 AC
GROSS DENSITY	1.875 UNITS/AC

NOTE:
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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.



PROJECT OVERVIEW

SCALE: 1" = 20'



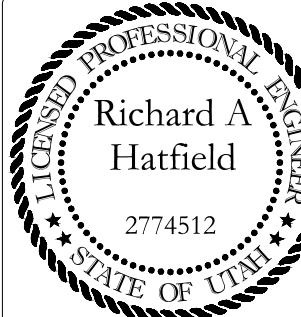
ENGINEER
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APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:
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DEVELOPER:
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REVISIONS	
DATE	BY



TIMBER VALLEY SUBDIVISION
COVER SHEET

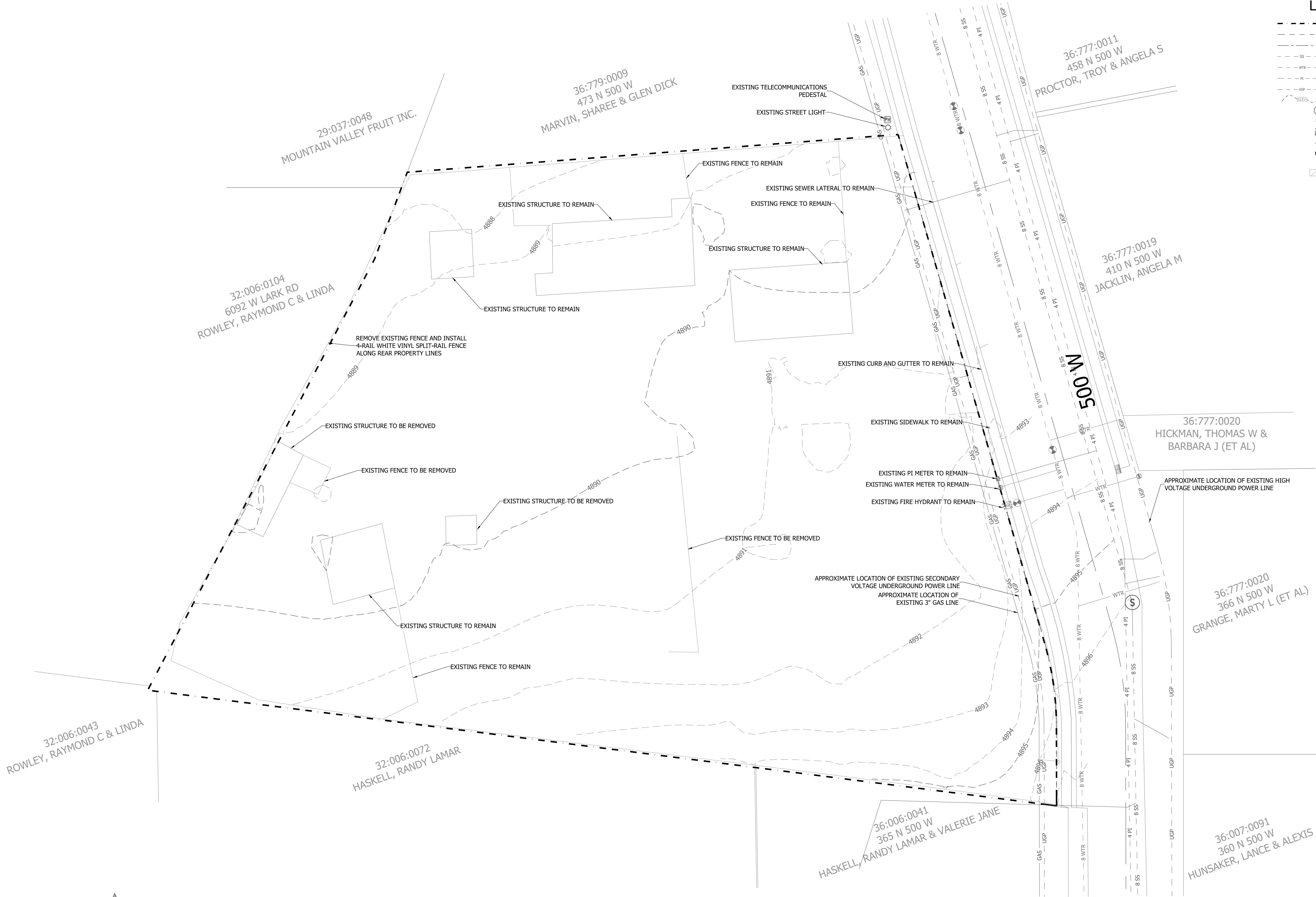
FOR: KENT STEPHENS

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

DATE: 12-21-2021

DRAWING: C-1

PRELIMINARY- NOT FOR CONSTRUCTION



LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- SS --- EXISTING SANITARY SEWER LINE
- WTR --- EXISTING WATER LINE
- PI --- EXISTING PI LINE
- UGP --- EXISTING POWER LINE
- EXISTING CONTOUR LINE
- (S) EXISTING SEWER MANHOLE
- (C) SEWER CLEANOUT
- (H) FIRE HYDRANT
- (V) WATER VALVE
- (M) WATER METER
- [Hatched Box] PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY



DEMOLITION PLAN

SCALE: 1" = 20'

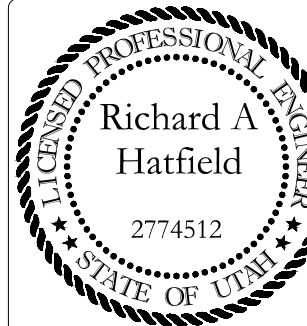


PRELIMINARY- NOT FOR CONSTRUCTION



REVISIONS

DATE	BY	REMARKS



TIMBER VALLEY SUBDIVISION
DEMOLITION PLAN

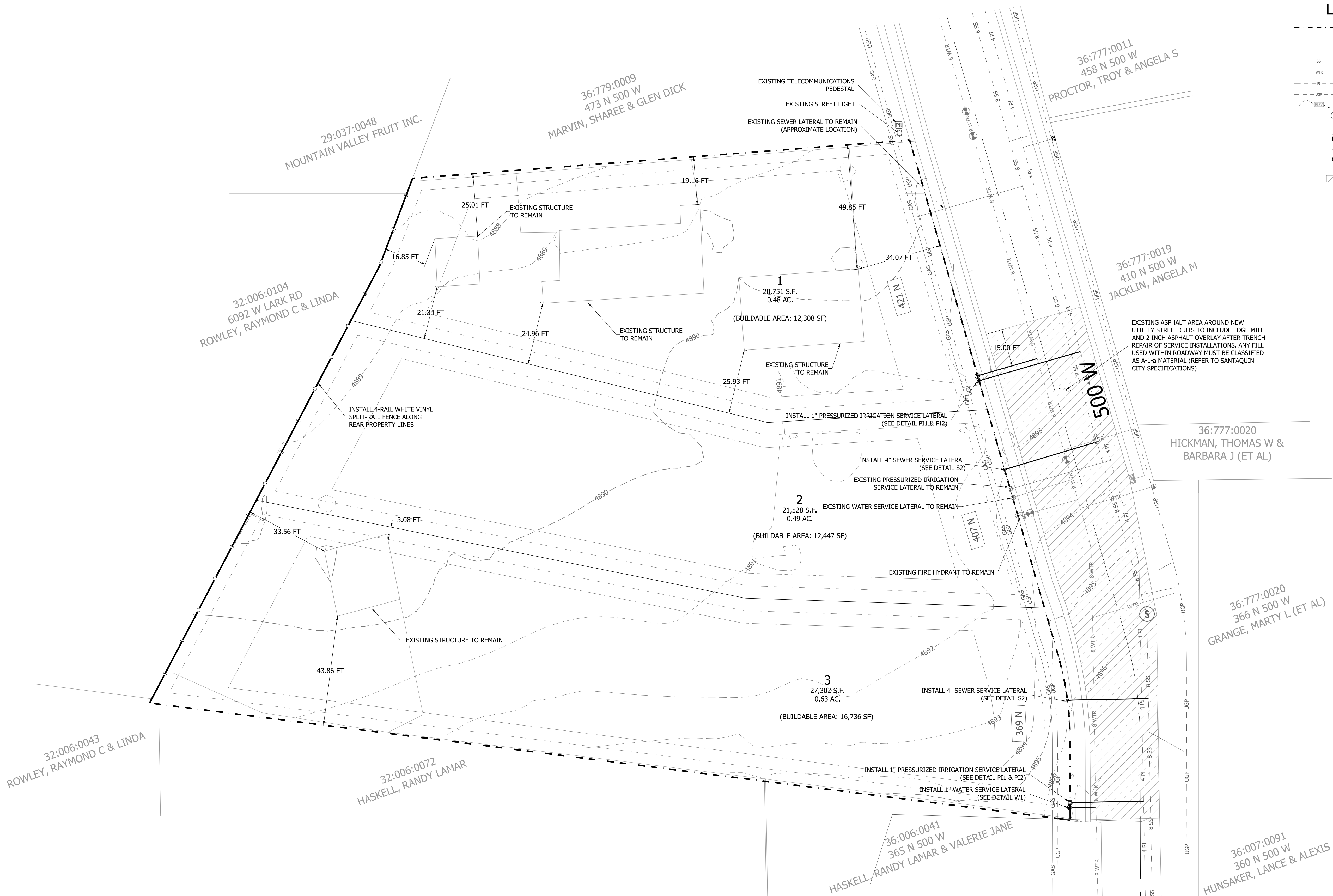
DATE: 12-21-2021

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

FOR: KENT STEPHENS

DRAWING:

C-2



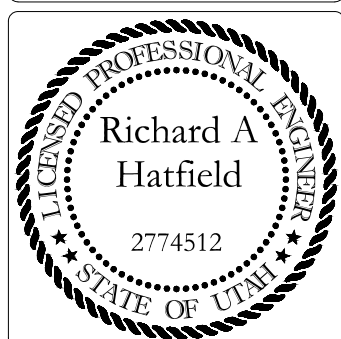
- LEGEND**
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 - ⊙ WATER METER
 - ▨ PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY

UTILITY PLAN
SCALE: 1" = 20'
0 20 40

PRELIMINARY- NOT FOR CONSTRUCTION



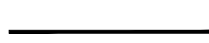

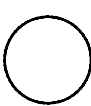




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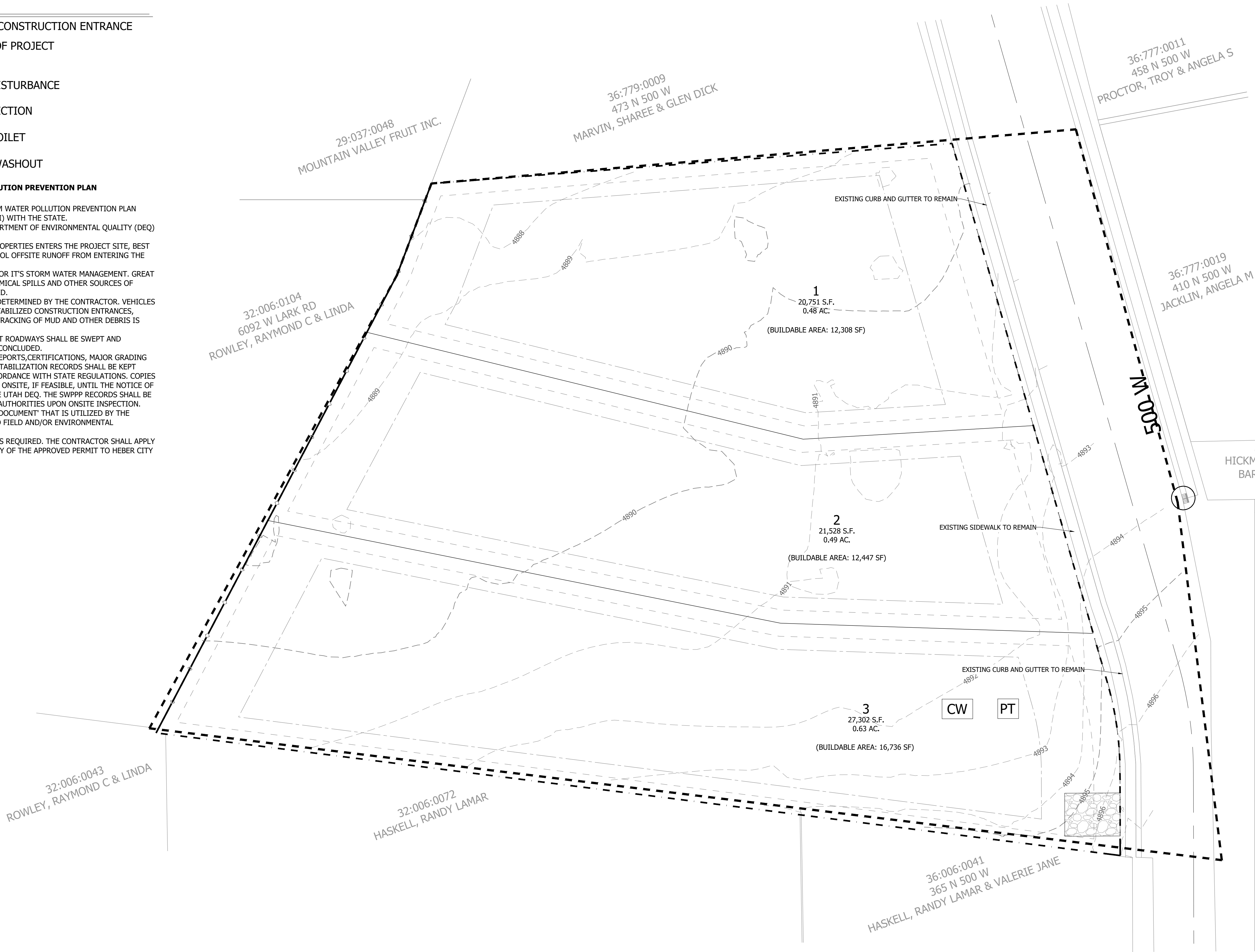
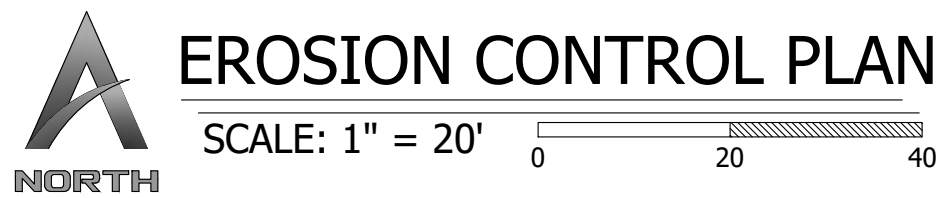
DRAWING: C-3	FOR: KENT STEPHENS	LOCATION: SANTAQUIN, UTAH COUNTY, UTAH	DATE: 12-21-2021

LEGEND


-  STABILIZED CONSTRUCTION ENTRANCE
-  BOUNDARY OF PROJECT
-  SILT FENCE
-  LIMITS OF DISTURBANCE
-  INLET PROTECTION
-  PORTABLE TOILET
-  CONCRETE WASHOUT

GENERAL STORM WATER POLLUTION PREVENTION PLAN

- NOTES:
- A. THE CONTRACTOR MUST COMPLETE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE STATE.
- B. THE SWPPP MUST COMPLY WITH UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS.
- C. IF AT ANY TIME RUNOFF FROM ADJACENT PROPERTIES ENTERS THE PROJECT SITE, BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL OFFSITE RUNOFF FROM ENTERING THE SITE SHALL BE IMPLEMENTED.
- D. THIS PROJECT UTILIZES 100% RETENTION FOR IT'S STORM WATER MANAGEMENT. GREAT CARE MUST BE TAKEN TO ENSURE THAT CHEMICAL SPILLS AND OTHER SOURCES OF ONSITE POLLUTION SOURCES ARE PREVENTED.
- E. VEHICLE ENTRANCE LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR. VEHICLES MUST EXIT THE SITE ONLY THROUGH THE STABILIZED CONSTRUCTION ENTRANCES, ESPECIALLY DURING TIMES WHEN VEHICLE TRACKING OF MUD AND OTHER DEBRIS IS LIKELY.
- F. SEDIMENT THAT IS DEPOSITED ON ADJACENT ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY BEFORE THE WORK DAY IS CONCLUDED.
- G. THE SWPPP, INSPECTION & MAINTENANCE REPORTS,CERTIFICATIONS, MAJOR GRADING RECORDS, AND TEMPORARY & PERMANENT STABILIZATION RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ONSITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE UTAH DEQ. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO REGULATORY AUTHORITIES UPON ONSITE INSPECTION.
- H. THIS SWPPP IS INTENDED TO BE 'WORKING DOCUMENT' THAT IS UTILIZED BY THE CONTRACTOR AND CHANGED ACCORDING TO FIELD AND/OR ENVIRONMENTAL CONDITIONS.
- I. A UPDES GENERAL CONSTRUCTION PERMIT IS REQUIRED. THE CONTRACTOR SHALL APPLY FOR THE PERMIT AND SHALL PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

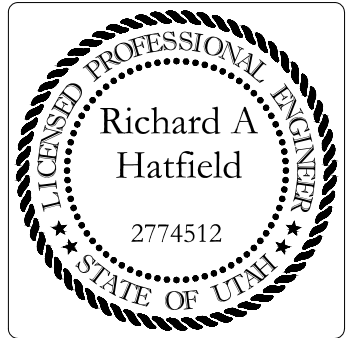


PRELIMINARY- NOT FOR CONSTRUCTION



Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	BY



Richard A
Hatfield
2774512
STATE OF UTAH

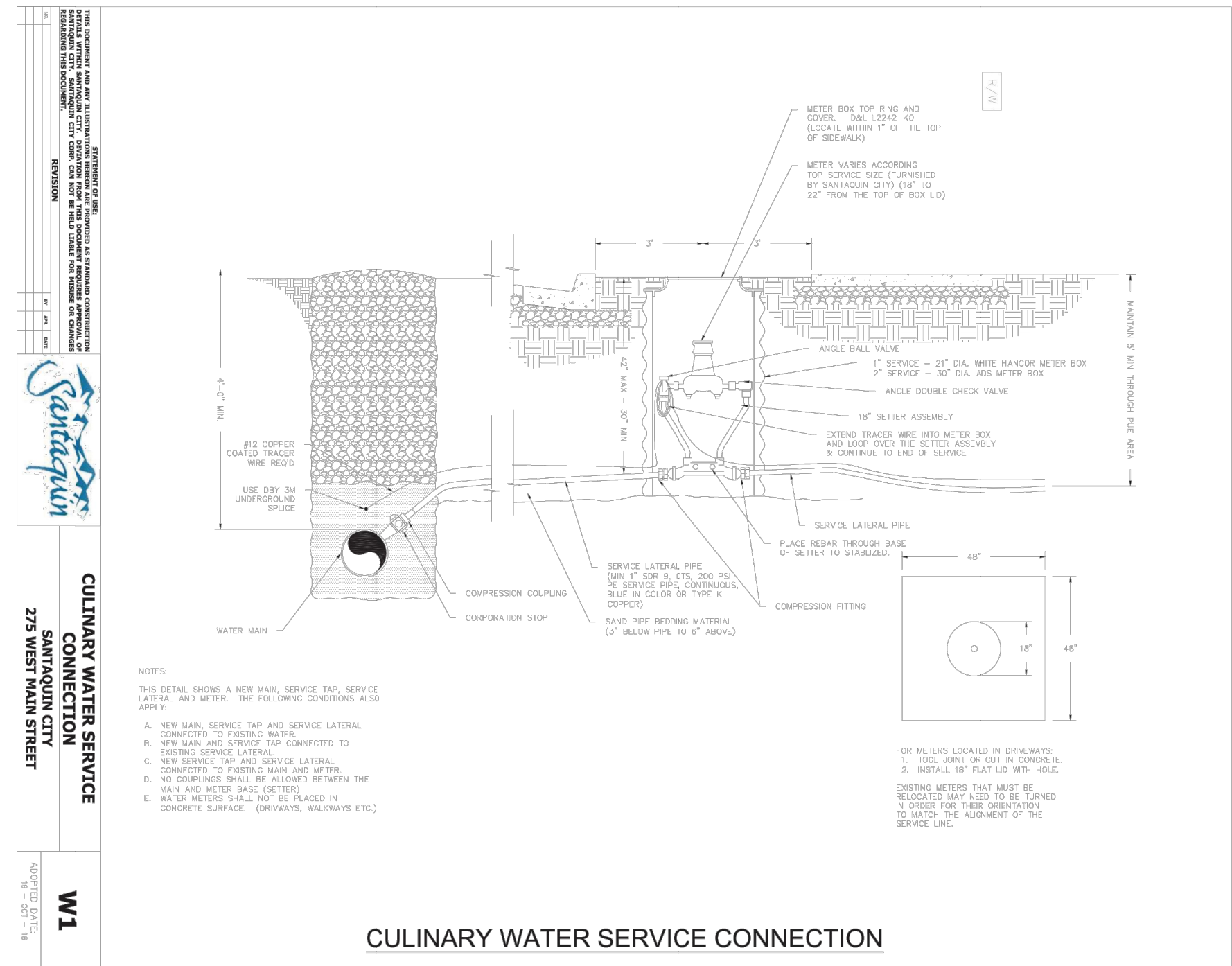
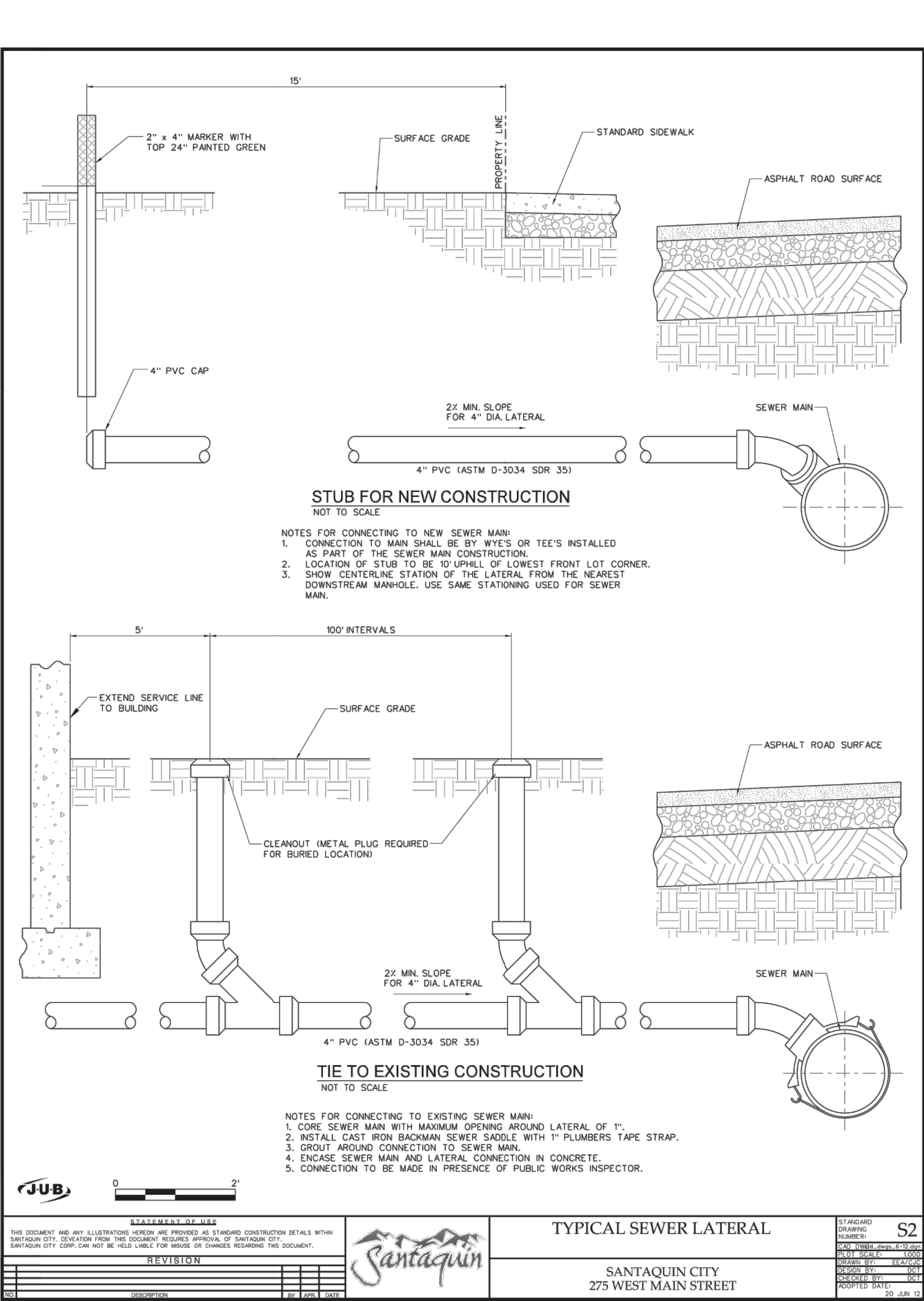
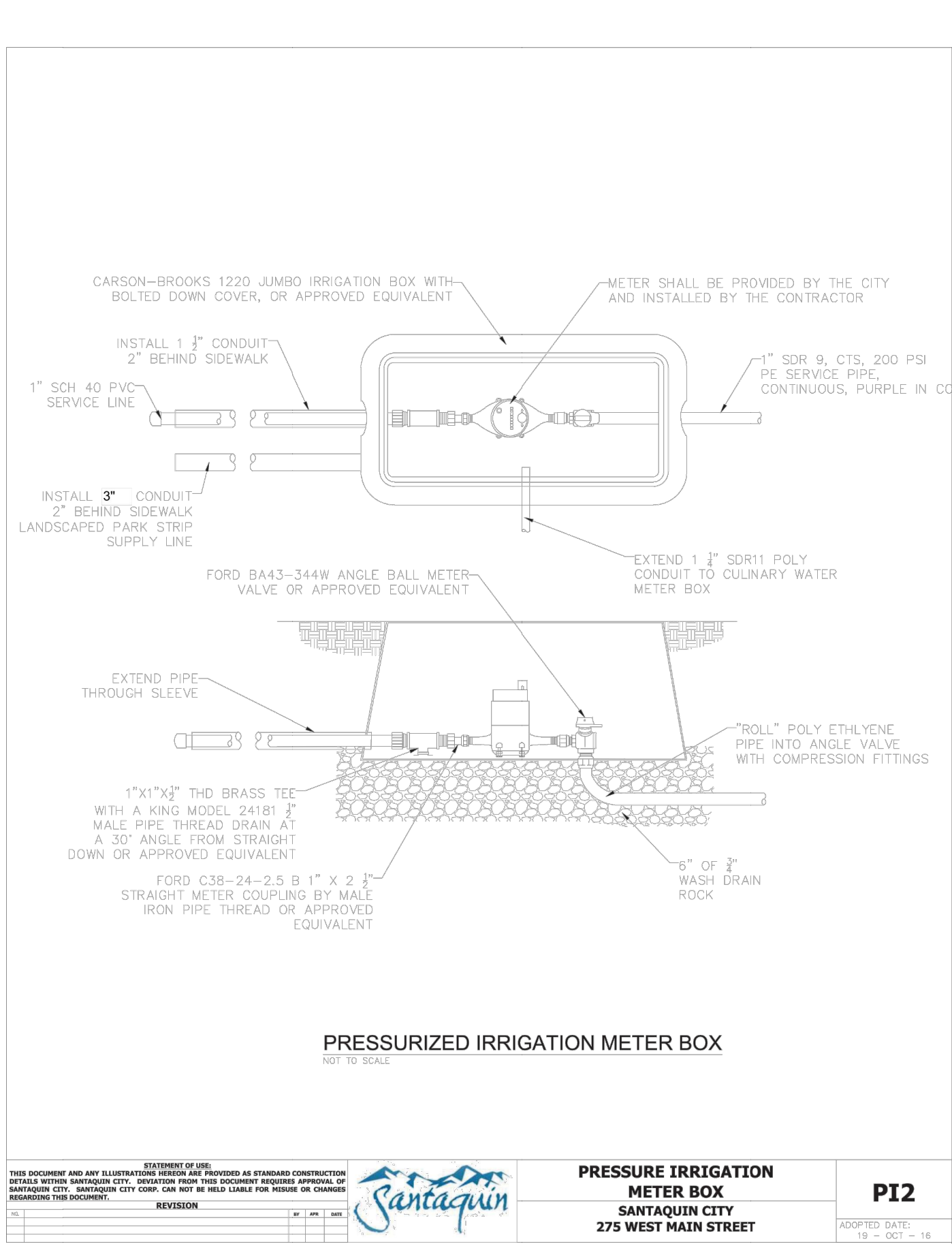
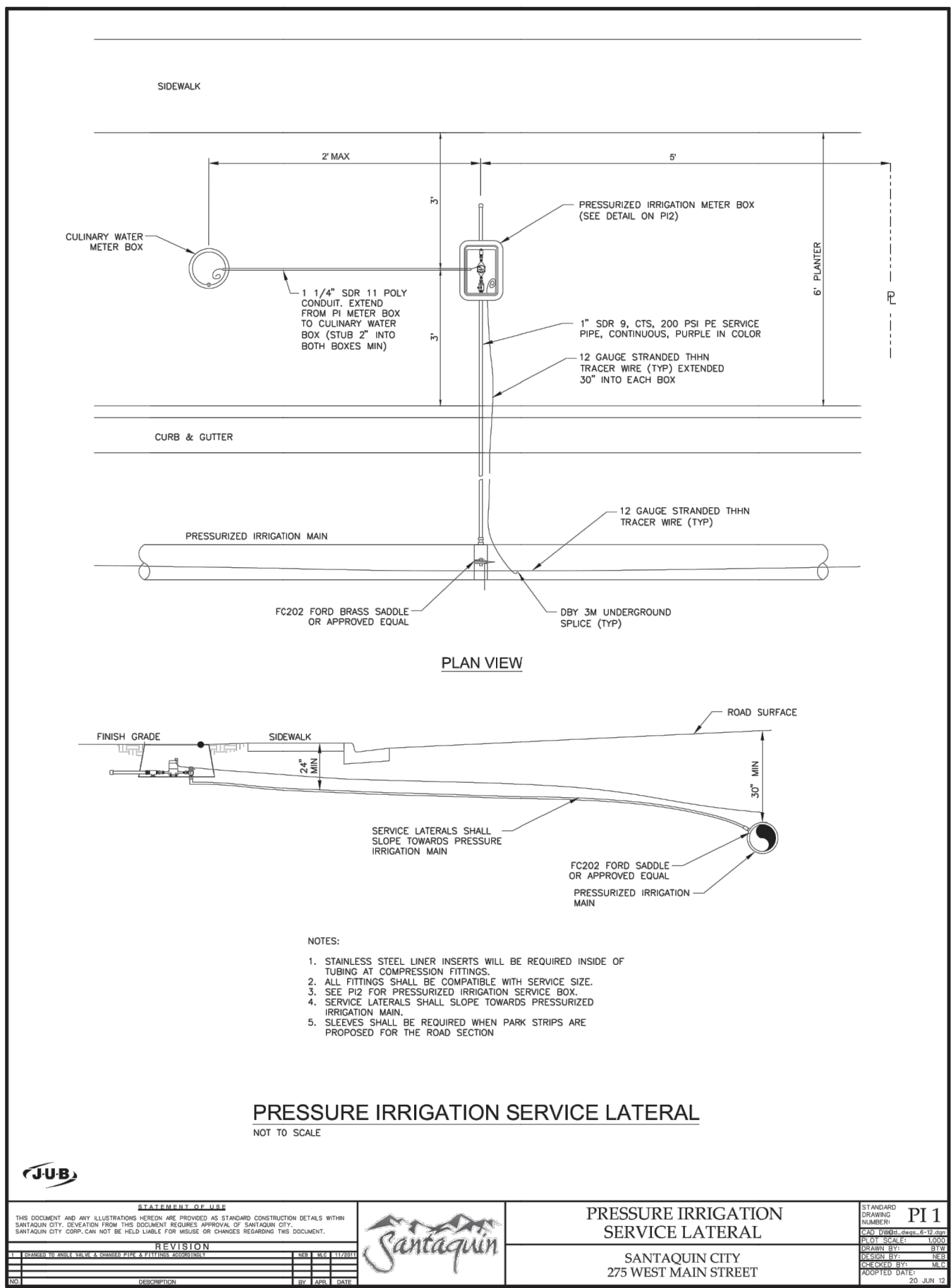
TIMBER VALLEY SUBDIVISION
EROSION CONTROL PLAN

FOR: KENT STEPHENS


LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

DATE: 12-21-2021

DRAWING: C-4

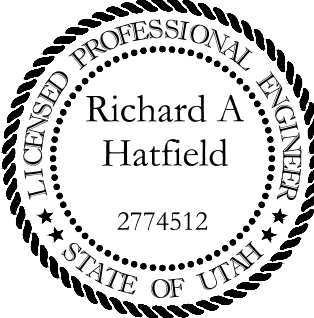


PRELIMINARY- NOT FOR CONSTRUCTION



APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	BY



TIMBER VALLEY SUBDIVISION
DETAIL SHEET

FOR: **KENT STEPHENS**

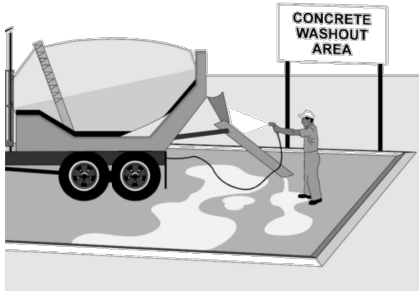
LOCATION: **SANTAQUIN, UTAH COUNTY, UTAH**

DATE: **12-21-2021**

DRAWING: **D-1**

CONCRETE WASHOUT

DESCRIPTION:
CONCRETE WORK, ESPECIALLY CONCRETE WASH-OUT ACTIVITIES GENERATE WATER AND SLURRY CONTAINING FINE PARTICLES OFTEN HAVING A HIGH PH (CAUSTIC), WHICH IS DETRIMENTAL TO STORMWATER QUALITY AS WELL AS ANY AQUATIC LIFE NEARBY. THE DISCHARGE OF CONCRETE WASHOUT WATERS ARE PROHIBITED UNDER THE CSP UNLESS MANAGED BY AN APPROPRIATE CONTROL. THE CONCRETE WASTE MANAGEMENT GUIDELINES AND PRACTICES PROVIDED IN THIS BMP ARE INTENDED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF CONCRETE WASTES INTO THE STORM DRAIN SYSTEM AND WATERWAYS.



- APPLICATION:**
- CONCRETE WASTE MANAGEMENT GUIDELINES AND PRACTICES ARE TO BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS WHERE CONCRETE OR MORTAR IS USED, WHERE CONCRETE DUST AND DEBRIS RESULT FROM DEMOLITION ACTIVITIES AND CONCRETE TRUCK WASHOUT OCCURS.
 - WHERE SLURRIES CONTAINING PORTLAND CEMENT CONCRETE (PCC) OR ASPHALT CONCRETE (AC) ARE GENERATED, SUCH AS FROM SAW CUTTING, CORING, GRINDING, GROOVING, AND HYDRO-CONCRETE DEMOLITION.
 - WHERE CONCRETE TRUCKS AND OTHER CONCRETE-HANDLING EQUIPMENT ARE EMPTIED AND/OR WASHED ON-SITE.

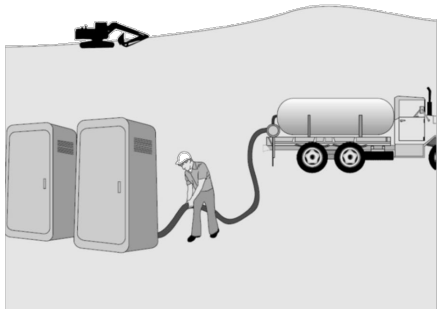
- LIMITATIONS:**
- MULTIPLE WASHOUTS MAY BE NEEDED TO ASSUME ADEQUATE CAPACITY AND TO ALLOW FOR EVAPORATION.

- DESIGN AND IMPLEMENTATION:**
- EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON THE CONCRETE WASTE MANAGEMENT TECHNIQUES DESCRIBED HEREIN.
 - PCC AND AC WASTE SHALL NOT BE ALLOWED TO ENTER STORM DRAINS OR WATERWAYS.
 - PCC AND AC WASTE SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN CONFORMANCE WITH STANDARD SPECIFICATIONS SECTION 107.
 - COLLECT SLURRY RESIDUE AND PLACE IN A TEMPORARY CONTAINMENT FACILITY AND ALLOW SLURRY TO DRY. DRIED SLURRIES SHALL BE PROPERLY DISPOSED BEFORE PROJECT COMPLETION.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 100 FEET, WHERE PRACTICAL, FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES, UNLESS DETERMINED INFEASIBLE BY THE ENGINEER. EACH FACILITY SHALL BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 - A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY ADVISING CONCRETE EQUIPMENT OPERATORS ON THE LOCATION OF THE WASHOUTS AND THEIR PROPER USE.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - TEMPORARY WASHOUT FACILITIES SHALL HAVE A TEMPORARY PIT OR BERMED AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 - WASH CONCRETE ONLY FROM MIXER TRUCK CHUTES INTO APPROVED DESIGNATED CONCRETE WASH OUT FACILITY.
 - HARDENED CONCRETE WASTE IN WASHOUT FACILITIES SHALL BE BROKEN UP, REMOVED, AND DISPOSED OF PER BMP MM-05 CONSTRUCTION DEBRIS AND LITTER MANAGEMENT. HARDENED CONCRETE CAN BE BROKEN UP AND INCORPORATED INTO FILL AS APPROVED BY THE ENGINEER.
 - BELOW-GRADE CONCRETE WASHOUT FACILITIES SHALL BE LINED MATERIAL. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 40-MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES, TEARS OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
 - THE SOIL BASE SHALL BE PREPARED FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE PLASTIC LINING MATERIAL.

- MAINTENANCE AND INSPECTION:**
- MONITOR ON-SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE, MAINTAINING LINERS, AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
 - WHEN THE WASHOUT IS 75% FULL (NOT INCLUDING FREEBOARD), IT MUST BE CLEANED, OR A NEW WASHOUT CONSTRUCTED.
 - ENSURE SIGNAGE IS PROPERLY MAINTAINED AT ALL ONSITE TEMPORARY WASHOUT FACILITIES.

PORTABLE TOILET / SANITARY WASTE

DESCRIPTION:
THE MAJORITY OF CONSTRUCTION WORK REQUIRES TEMPORARY OR PORTABLE SANITARY/SEPTAGE FACILITIES TO BE PROVIDED ON-SITE FOR EMPLOYEES AND STAFF. THIS BMP PROVIDES GUIDELINES AND PRACTICES TO MINIMIZE THE LIKELIHOOD OF SANITARY/SEPTAGE WASTE FROM PORTABLE TOILETS REACHING THE STORM DRAIN SYSTEM OR WATERCOURSES.



- APPLICATION:**
- CONSTRUCTION SITES THAT UTILIZE PORTABLE TOILETS.

- LIMITATIONS:**
- CONTRACTS ARE REQUIRED FOR ON-SITE SERVICING OF PORTABLE TOILETS, CONSEQUENTLY OVERSIGHT OF VENDOR SERVICING ACTIVITIES MAY BE NECESSARY.

DESIGN AND IMPLEMENTATION:

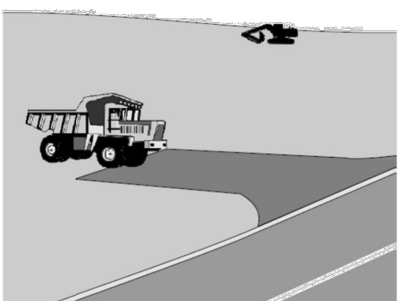
- EDUCATION**
- THE CONTRACTOR SHOULD EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON SANITARY/SEPTAGE WASTE STORAGE AND DISPOSAL PROCEDURES.
 - THE CONTRACTOR SHOULD EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS OF POTENTIAL DANGERS TO HUMANS AND THE ENVIRONMENT FROM SANITARY/SEPTAGE WASTES.

- APPLICATION PRACTICES**
- TEMPORARY SANITARY FACILITIES SHALL BE LOCATED AWAY FROM WATERWAYS AND DRAINAGE FACILITIES (OUTSIDE OF STORMWATER FLOW AREAS).
 - ALL PORTABLE TOILETS MUST BE FIRMLY SECURED TO PREVENT OVERTURNING. STAKE TOILETS TO THE GROUND SURFACE (ALL FOUR CORNERS) OR USE TRAILER MOUNTED UNITS.
 - WASTEWATER SHALL BE PROPERLY DISPOSED AND NEVER DISCHARGED OR BURIED.
 - ENSURE THAT SANITARY/SEPTIC FACILITIES ARE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE PROVIDER.
 - USE ONLY LICENSED SANITARY/SEPTAGE WASTE HAULERS TO CLEAN AND PUMP OUT THE UNITS.
 - PLACE TOILETS AT CONVENIENT LOCATIONS TO ENCOURAGE USE.
 - LOCATE TOILETS IN SECURE AREAS OF THE CONSTRUCTION SITE TO AVOID VANDALISM.
 - DO NOT SITUATE PORTABLE TOILETS IN AREAS WHERE THEY MAY BE KNOCKED OVER BY EQUIPMENT OF VEHICLES.
 - REPORT ALL DISCHARGES OF PORTABLE TOILETS TO THE ENGINEER IMMEDIATELY.

- MAINTENANCE AND INSPECTION:**
- MAINTAIN, CLEAN, REPAIR AND SERVICE PORTABLE TOILETS AS REQUIRED.
 - INSPECT FOR LEAKS OR OTHER ISSUES AT LEAST WEEKLY.
 - ARRANGE A REGULAR MAINTENANCE SCHEDULE FOR CLEANING AND EMPTYING.

STABILIZED CONSTRUCTION ENTRANCE

DESCRIPTION:
A STABILIZED CONSTRUCTION ENTRANCE IS A DEFINED POINT OF ACCESS TO ENTER OR EXIT A CONSTRUCTION SITE THAT IS STABILIZED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO ADJACENT ROADS BY CONSTRUCTION VEHICLES AND EQUIPMENT. EXAMPLES INCLUDE: AGGREGATE PADS, STEEL PLATES WITH RIBS (I.E. WHEEL SHAKERS), AND WASH RACKS.



- APPLICATION:**
CONSTRUCTION PROJECTS WHERE SEDIMENT AND OTHER MATERIALS HAVE THE POTENTIAL TO BE TRACKED OFF-SITE.

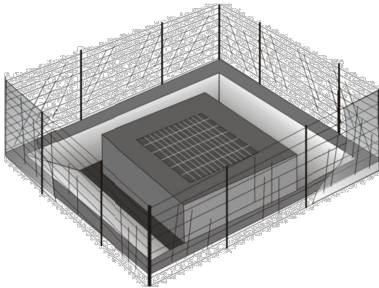
- LIMITATIONS:**
SITE CONDITIONS WILL DICTATE THE ACTUAL DESIGN.

- DESIGN AND CONSTRUCTION**
- DESIGNATE DEDICATED ENTRANCES AND EXITS AND REQUIRE ALL CONSTRUCTION TRAFFIC TO USE THESE POINTS OF ACCESS.
 - INSTALL SIGNS DIRECTING TRAFFIC TO THE DESIGNATED APPROACHES.
 - LIMIT VEHICLE SPEEDS ON ALL UNPAVED ROUTES AND PARKING AREAS TO LIMIT DUST GENERATION.
 - PROPERLY GRADE CONSTRUCTION ENTRANCES AND EXITS TO PREVENT RUNOFF FROM FLOWING ONTO PAVED ROADS.
 - AVOID SITING EXITS AT DIPS, LOW SPOTS, AND AREAS THAT REMAIN WET AFTER PRECIPITATION.
 - ROUTE RUNOFF FROM STABILIZED APPROACH TO DESIGNATED AREAS AND RETAIN THE RUNOFF ON-SITE.
 - DESIGN STABILIZED APPROACHES TO SUPPORT THE HEAVIEST ANTICIPATED VEHICLES AND EQUIPMENT.
 - STABILIZED APPROACHES SHOULD BE A MINIMUM OF 15 FEET WIDE BY 50 FEET LONG (OR THE LENGTH OF THE LONGEST HAUL TRUCK, WHICHEVER IS GREATER). AGGREGATE MATERIAL SHALL BE AT LEAST 8 INCHES DEEP AND CONSIST OF 2"-3" ROCK RIPRAP. GEOTEXTILE SHALL BE PLACED UNDER THE AGGREGATE MATERIAL.
 - INSTALL WHEEL SHAKERS CONSISTING OF CONSTRUCTED/MANUFACTURED STEEL PLATES WITH RIBS. RIBBED OR CORRUGATED STEEL PLATES MUST BE MANUFACTURED TO SUPPORT ALL EXPECTED VEHICLE/EQUIPMENT LOADS.
 - WHEEL SHAKERS WITH LESS THAN 4 INCHES OF SOIL STORAGE SPACE BELOW THE TOP OF THE RACK SHOULD BE INSTALLED OVER 6 INCHES OF COARSE AGGREGATE.

- MAINTENANCE AND INSPECTION:**
- INSPECT DAILY FOR DAMAGE AND TO ASSESS BMP EFFECTIVENESS.
 - REMOVE AGGREGATE, SEPARATE, AND DISPOSE OF SEDIMENT IF AGGREGATE BECOMES LADEN WITH SEDIMENT. ADD ADDITIONAL AGGREGATE WHEN NEEDED.
 - INSPECT ROADWAYS FOR TRACKED MATERIALS DAILY AND REMOVE/DISPOSE TRACKED MATERIALS.

STORM DRAIN INLET PROTECTION

DESCRIPTION:
BMP'S MUST BE IMPLEMENTED WHEN WORKING NEAR INLETS TO MINIMIZE THE POTENTIAL FOR SITE GENERATED DEBRIS OR SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM. THERE ARE NUMEROUS TECHNIQUES, DEVICES AND METHODS USED TO PROTECT STORM DRAIN INLETS, RANGING FROM GRAVEL BAGS, INLET FILTER SACKS, PADS, AND SILT FENCING. INLET PROTECTION IS A TEMPORARY BMP INTENDED TO KEEP SEDIMENT AND DEBRIS FROM ENTERING THE STORM SEWER SYSTEM UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE. INLET PROTECTION IS THE LAST LINE OF DEFENSE TO PREVENTING SEDIMENT AND DEBRIS FROM ENTERING THE STORM SEWER SYSTEM; THEREFORE, IT IS NECESSARY TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES WITHIN INLET DRAINAGE AREAS AS APPROPRIATE.



- APPLICATION:**
THIS PRACTICE IS TO BE IMPLEMENTED WHERE THERE IS AN INLET TO THE STORM SEWER SYSTEM THAT HAS THE POTENTIAL TO RECEIVE SEDIMENT OR OTHER DEBRIS FROM A CONSTRUCTION SITE. AN INLET IS TYPICALLY IN THE FORM OF A STANDARD DROP INLET, BUT MAY INCLUDE CURB CUTS, GRATES, DRAINAGE AND OVERFLOW STRUCTURES.

- LIMITATIONS:**
- INLET PROTECTION MEASURES CAN RESULT IN PONDED WATER ON THE ROADWAY. POORLY DRAINED ROADWAYS AND STANDING WATER MAY PRESENT A HAZARD TO DRIVERS. INLET PROTECT SHOULD BE PULLED DURING LARGER EVENTS TO MINIMIZE THIS RISK.
 - SHOULD UPSTREAM EROSION AND/OR SEDIMENT CONTROLS BE INADEQUATE, INLET PROTECTION MEASURES MAY BECOME OVERWHELMED WITH SEDIMENT AND DEBRIS.
 - LOCAL REGULATIONS MAY DICTATE THE USE OF INLET PROTECTION MEASURES.

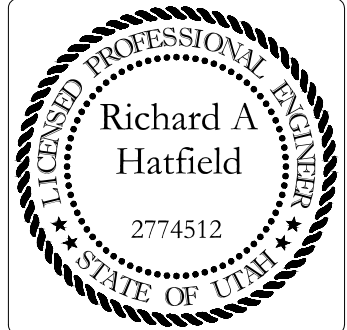
- DESIGN AND CONSTRUCTION:** IDENTIFY STORM DRAIN INLETS WITH POTENTIAL TO RECEIVE STORMWATER RUNOFF. DETERMINE IF STORM DRAIN INLET PROTECTION IS NEEDED, AND WHICH TYPE OF DEVICE TO INSTALL.
- FILTER FABRIC FENCE INLET PROTECTION IS APPROPRIATE IN OPEN AREAS SUBJECT TO SHEET FLOW AND FOR FLOWS LESS THAN 0.5 FT³/S.
 - GRAVEL BAG BARRIERS FOR INLET PROTECTION ARE RECOMMENDED. SEDIMENT LOGS SHOULD NOT BE USED FOR INLET PROTECTION UNLESS EFFECTIVELY WEIGHTED/ANCHORED DOWN TO PROVIDE SUFFICIENT CONTACT WITH THE UNDERLYING SURFACE.
 - EXCAVATED INLET SEDIMENT TRAPS ARE APPROPRIATE WHERE RELATIVELY HEAVY FLOWS ARE EXPECTED, AND OVERFLOW CAPABILITY IS NEEDED. THIS METHOD SHALL BE USED FOR DRAIN INLETS REQUIRING PROTECTION IN AREAS WHERE FINISHED GRADE IS ESTABLISHED.

- COMMON INLET PROTECTION APPLICATIONS**
- SILT FENCE INLET PROTECTION:** SILT FENCING CAN BE USED TO PROTECT INLETS IN APPLICATIONS WHERE THE SURROUNDING AREA IS UNPAVED. INSTALL SILT FENCING AROUND THE PERIMETER OF THE INLET ALLOWING FOR SLOPE AND TOE CONSTRAINTS. DO NOT USE SILT FENCING AS FILTER FABRIC UNDERNEATH THE INLET GRATE ITSELF.
 - GRAVEL BAG INLET BARRIERS:** GRAVE BAG BARRIERS ARE RECOMMENDED COMMON ROADWAY INLET PROTECTION. THE OBJECTIVE OF THIS BMP IS TO SLOW THE FLOW AND ALLOW SIMPLE SEDIMENTATION BEHIND THE GRAVEL BAGS. GRAVEL BAGS SHOULD BE PLACED IN A MANNER THAT SLOWS AND DETAINS MOST SMALL STORMWATER EVENTS WITH NO SHORT CIRCUITING.
 - VENDOR PRODUCTS:** MANY PROPRIETARY DEVICES AND PRODUCTS ARE AVAILABLE FOR STORM DRAIN INLET PROTECTION. IF USED, THESE PRODUCTS SHALL BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S RECOMMENDATIONS.

- REQUIREMENTS:**
- INLET PROTECT SHALL BE IMPLEMENTED IN A MANNER THAT AVOIDS PONDING AND ENCROACHMENT UPON ROADWAY TRAFFIC OR ADJACENT PROPERTY.
 - REMOVE AND PROPERLY DISPOSE OF ALL INLET PROTECTION DEVICES AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTION IS NO LONGER NEEDED.
 - BRING THE DISTURBED AREA TO FINAL GRADE, AND SMOOTH AND COMPACT THE AREA IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. STABILIZE, AS APPROPRIATE, ALL DISTURBED AREAS AROUND THE INLET.

- MAINTENANCE AND INSPECTION:**
- INSPECT AREAS FOR ADEQUATE DRAINAGE.
 - ENSURE INLET PROTECTION MEASURES ARE NOT IMPACTING MOTORIST TRAFFIC.
 - ACCUMULATED SEDIMENT AND DEBRIS IS REMOVED AND DISPOSED OF ACCORDINGLY.

REVISIONS		REMARKS	
DATE	BY		



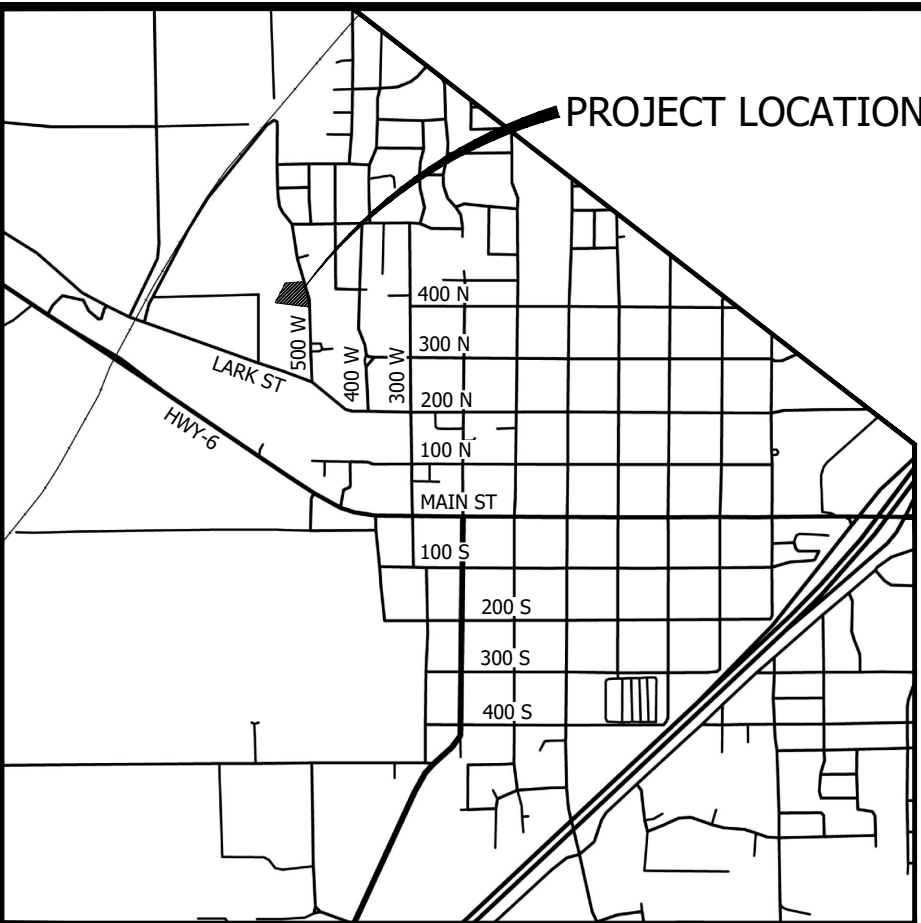
TIMBER VALLEY SUBDIVISION

EROSION CONTROL DETAIL SHEET

FOR: KENT STEPHENS

LOCATION: SANTAQUIN, UTAH COUNTY, UTAH

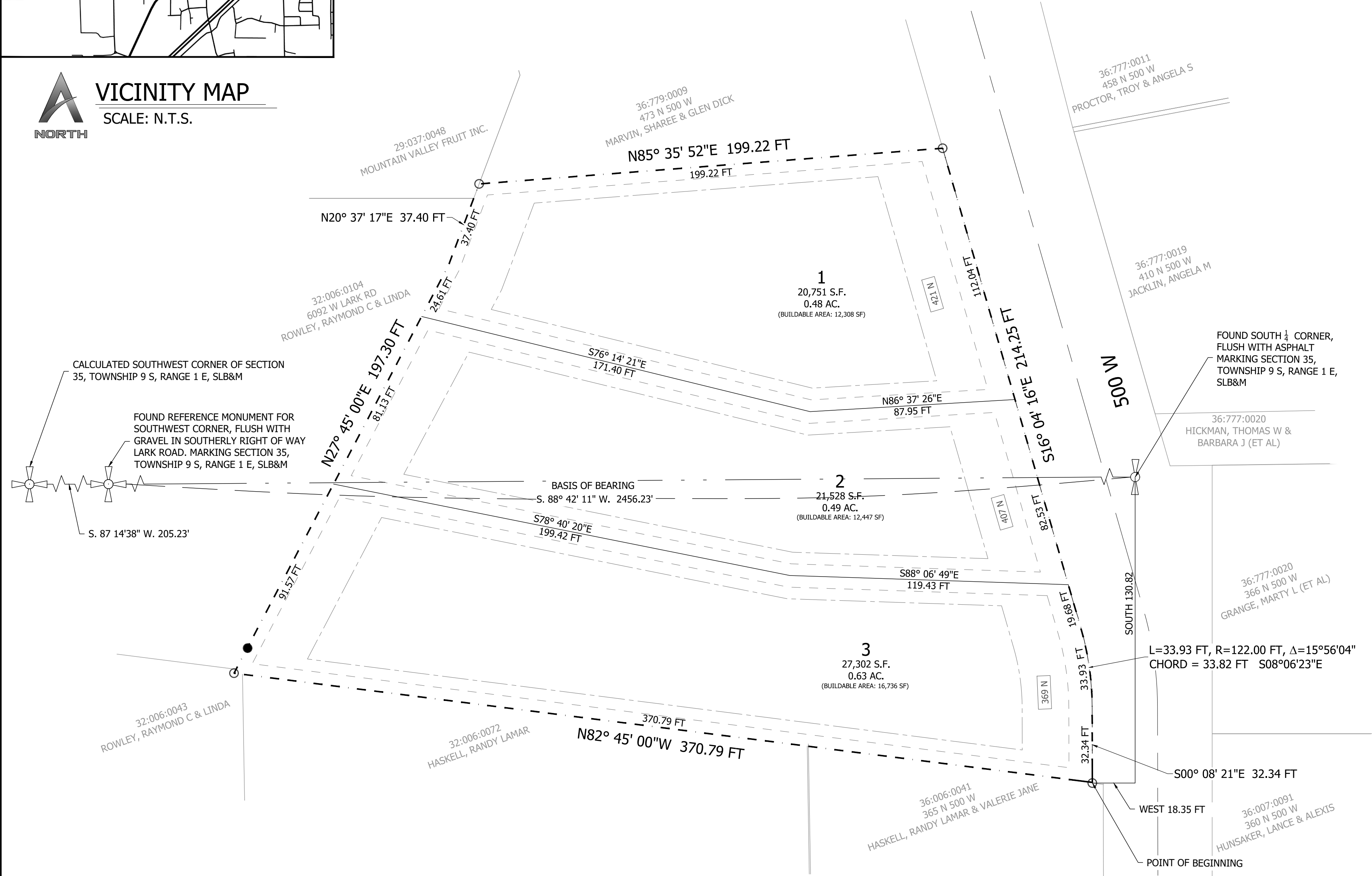
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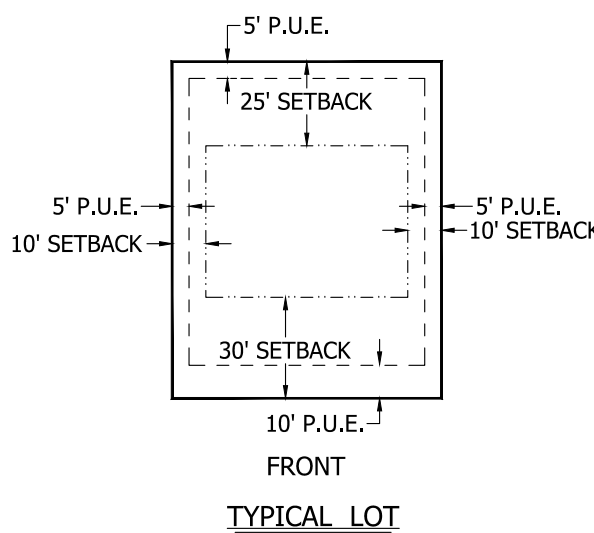
TIMBER VALLEY SUBDIVISION, PLAT "A"

SW ¼ OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST,
ALSO

NW ¼ OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN, UTAH COUNTY, UTAH STATE



NOTE:
1) THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.



SETBACK AND EASEMENT DETAIL

LEGEND

- SET ¾" REBAR & PLASTIC CAP MARKED "APEX 10719099" OR AS NOTED
- FOUND SURVEY MONUMENT
- BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- ✚ FOUND GOVERNMENT MONUMENT



ENGINEER
RICHARD HATFIELD, P.E.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:
SPENCER MCCUTCHEON, P.L.S.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:
KENT STEPHENS
TEL: 801-706-3085
EMAIL: KENTCSTEPHENS@GMAIL.COM



Scale: 1" = 30'

PLOT DATE: 12 NOVEMBER 2021

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 10719099. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TIMBER VALLEY SUBDIVISION PLAT "A" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES PARTIALLY WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST REFERENCE CORNER OF SAID SECTION 35 (2456.53 FEET S 88° 42' 11" W) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF 500 WEST, SAID POINT BEING 130.82 SOUTH AND 18.35 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. RUNNING THENCE, N 82° 45' 00" W 370.79 FEET TO A SET REBAR AND CAP MARKED "APEX 10719099". THENCE, N 27° 45' 00" E 197.30 FEET ALONG THE WESTERLY BOUNDARY. THENCE, N 20° 37' 17" E 37.40 FEET TO A FOUND REBAR AND CAP MARKED "BLP PLUS 186408". THENCE, N 85° 35' 52" E 199.22 FEET ALONG THE NORTHERLY BOUNDARY TO A SET REBAR AND CAP MARKED "APEX 10719099" ON THE WEST RIGHT OF WAY OF SAID 500 WEST. THENCE, S 16° 04' 16" E FOR A DISTANCE OF 214.25 FEET ALONG SAID WESTERLY RIGHT OF WAY OF 500 WEST TO A POINT OF CURVATURE. SOUTHEASTERLY 33.93 FEET ALONG A 122 RADIUS CURVE TO THE RIGHT FOLLOWING SAID 500 WEST THROUGH A DELTA ANGLE OF 15° 58' 04" (NOTE: CHORD BEARS S 08° 23' E 33.82 FEET). THENCE, S 00° 08' 21" E 32.34 FEET ALONG SAID WEST RIGHT OF WAY OF 500 WEST TO A SET REBAR AND CAP MARKED "APEX 10719099" AND TO THE POINT OF BEGINNING

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS TIMBER VALLEY SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS ____ DAY OF ____, 2021.

SIGNED KENT STEPHENS, OWNER

DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, A.D. 2021, BY KENT STEPHENS, AND HAS AUTHORITY TO EXECUTE

THIS INSTRUMENT.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

DATE

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 MOUNTAIN POWER

DATE

CENTRACOM

DATE

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

CENTURYLINK

DATE

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 THE DEVELOPMENT. 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 GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS ____ DAY OF ____, 20 ____

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

TIMBER VALLEY SUBDIVISION PLAT "A" A RESIDENTIAL SUBDIVISION

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE