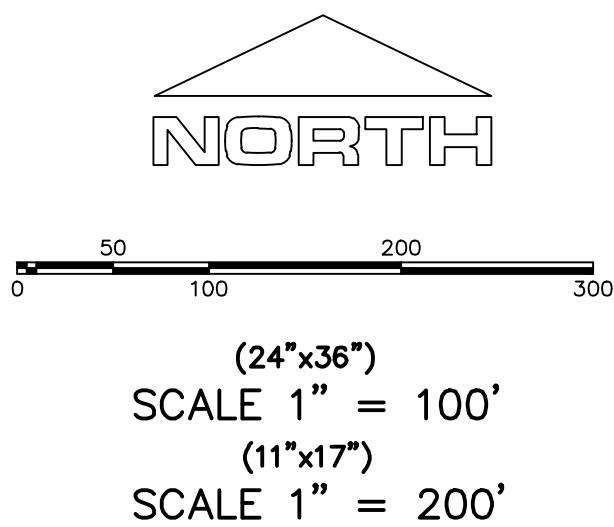


ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

PHASE H TO BE CONSTRUCTED CONCURRENTLY
OR AFTER THE CONSTRUCTION OF PHASE K



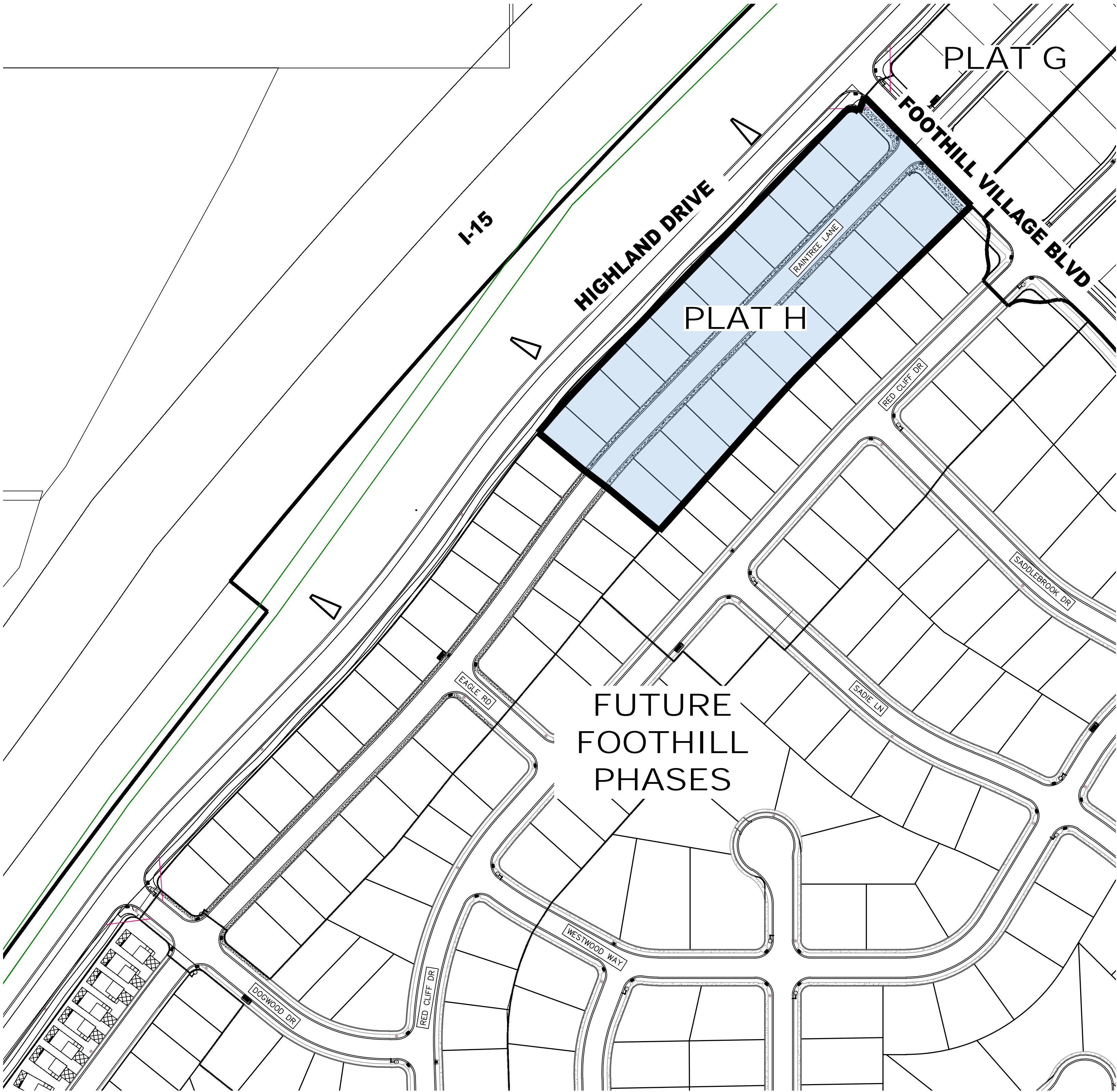
NOTES:

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 PL STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER IS REQUIRED PER CITY STANDARD.
6. SHALLOW SEWER MAY EXIST THROUGHOUT THIS PHASE. INJECTOR PUMPS MAY BE NEEDED IF BASEMENTS ARE INSTALLED.
7. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

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 'H'

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



PROJECT STATISTICS

LOTS 22 LOTS
TOTAL ACREAGE 3.74 ACRES
TOTAL ACREAGE IN LOTS 2.92 ACRES
TOTAL ACREAGE IN STREETS 0.82 ACRES
DENSITY 5.88 UNITS PER ACRE
ZONE R15 PUD

PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801) 491-9091

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

Engineering
& Surveying

region

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



FOOTHILL VILLAGE SUBDIVISION
PLAT 'H'

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

DATE: 8.25.2020

PROJECT #

REVISIONS:

- 1
- 2
- 3

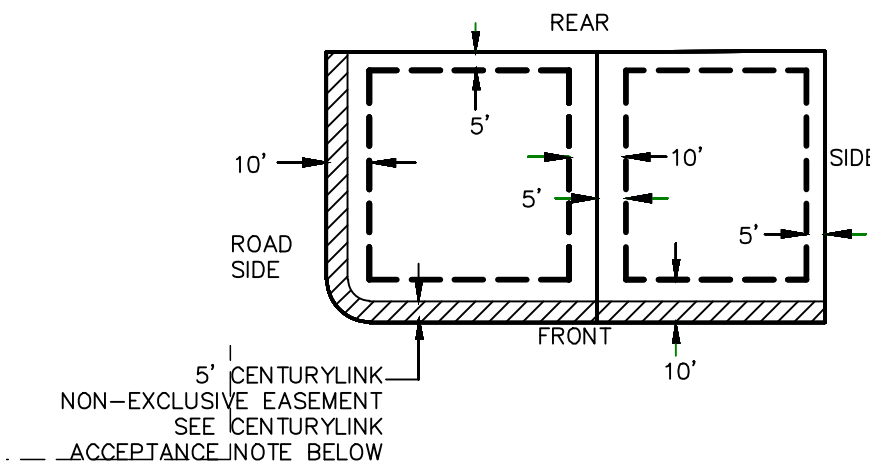
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COVER SHEET & NOTES

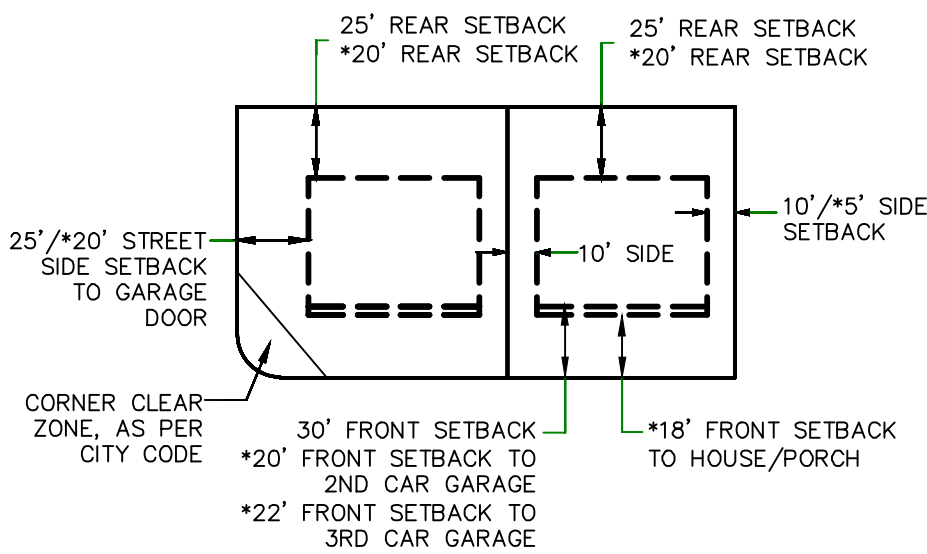
SHEET:

CS-01

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



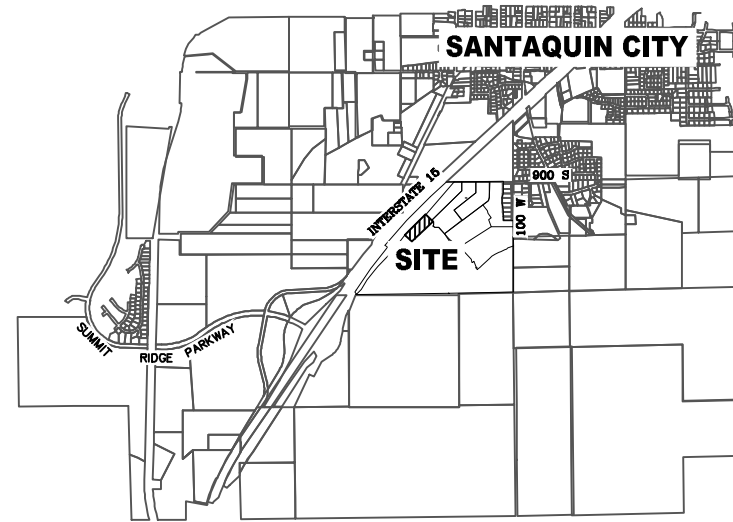
*FOR LOTS LESS THAN 110' IN DEPTH

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU
- (4'x8' POSTAL BASEMENT)

FOOTHILL VILLAGE SUBDIVISION
PLAT 'H'LOCATED IN THE SOUTHWEST CORNER 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

BEGINNING AT A POINT THAT IS S.0°04'51"E. ALONG THE SECTION LINE 942.14 FEET AND WEST 1918.51 FEET FROM THE EAST ¼ CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 45° 37' 12" W FOR A DISTANCE OF 66.27 FEET TO A POINT ON A LINE.

THENCE, S 45° 37' 13" W FOR A DISTANCE OF 251.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 58' 35", HAVING A RADIUS OF 1621.50 FEET, AND WHOSE LONG CHORD BEARS S 43° 37' 55" W FOR A DISTANCE OF 112.51 FEET.

THENCE, S 41° 38' 38" W FOR A DISTANCE OF 256.70 FEET TO A POINT ON A LINE.

THENCE, N 50° 18' 25" W FOR A DISTANCE OF 102.18 FEET TO A POINT ON A LINE.

THENCE, N 52° 56' 27" W FOR A DISTANCE OF 45.05 FEET TO A POINT ON A LINE.

THENCE, N 50° 23' 36" W FOR A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

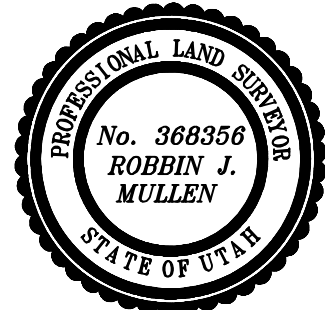
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 27' 43", HAVING A RADIUS OF 1463.00 FEET, AND WHOSE LONG CHORD BEARS N 41° 50' 15" E FOR A DISTANCE OF 113.90 FEET.

THENCE, N 44° 04' 07" E FOR A DISTANCE OF 561.95 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 91° 33' 06", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 89° 50' 40" E FOR A DISTANCE OF 21.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 20° 31' 43" E FOR A DISTANCE OF 24.29 FEET TO A POINT ON A LINE.

THENCE S 44° 22' 47" E A DISTANCE OF 232.02 FEET TO THE POINT OF BEGINNING

CONTAINS: ±3.74 ACRES AND 22 TOTAL LOTS



DATE

SURVEYOR

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE 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 HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF _____, A.D. 20____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

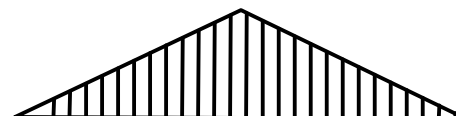
APPROVED MAYOR OF SANTAQUIN _____

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 _____



20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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- _____

PROJECT STATISTICS

LOTS 22 LOTS
TOTAL ACREAGE 3.74 ACRES
TOTAL ACREAGE IN LOTS 2.92 ACRES
TOTAL ACREAGE IN STREETS 0.82 ACRES
DENSITY 5.88 UNITS PER ACRE
ZONE R15 PUD

PROJECT DEVELOPER

DR HORTON
12351 So. Gateway Park Place
Suite D-100
Draper UT 84020
Office: (801) 571-7101
CKLeavitt1@drhorton.com

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

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.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE FOOTHILL VILLAGES PLAT 'H' IS ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 11, T10S, R1E, S18&M WITH THE BEARING BEING S0°04'51"E ALONG SAID LINE.

NOTES:

1. @ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. #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.
3. (XXXX) ... PROPOSED RESIDENTIAL ADDRESS
3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

NDCBU (8x4 POSTAL BOX EASEMENT)

CENTURY LINK

SHEET 1 of 1

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.

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8. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX.

- 1 EXISTING SEWER LATERALS
(INSTALLED WITH OFFSITE SEWER CONSTRUCTION)
- 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 ARTERIAL STREET LIGHT

LEGEND

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

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

NORTH

0 20 40 80 120

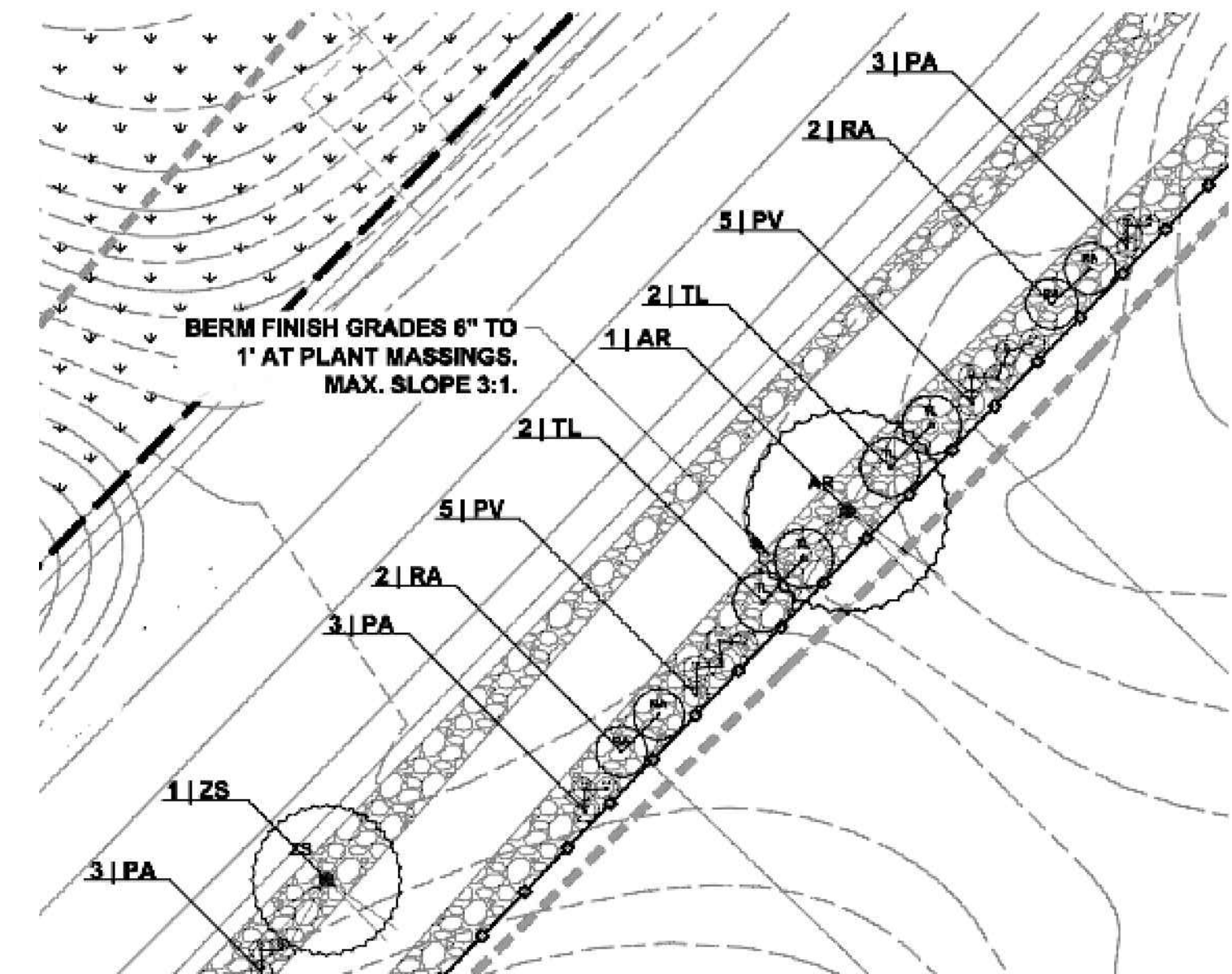
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

6' MASON FENCE ALONG BOUNDARY
PER DETAIL ON SHEET DT-01
(TO BE INSTALLED w/ HIGHLAND DRIVE IMPROVEMENTS)

10' TRAIL ALONG HIGHLAND DRIVE
(SEE HIGHLAND DRIVE PLAN SET)

10' TRAIL ALONG SOUTH SIDE
OF FOOTHILL VILLAGE BLVD
(LANDSCAPE/TRAIL TO BE
INSTALLED BY DEVELOPER)

TYPICAL TRAIL LANDSCAPE



SCIENTIFIC NAME	COMMON NAME	SIZE
TREES		
AR - <i>Acer rubrum</i> 'October Glory'	Red Maple	2.0' cal.
MS - <i>Malus</i> 'Spring Snow' &	Flowering Crabapple	2.0' cal.
ZB - <i>Zelkova serotina</i> 'Wassailor's	Zelkova	2.0' cal.
SHRUBS		
RA - <i>Rhus aromatica</i> 'Grow Low' &	Fragrant Sumac	85 gal.
TL - <i>Rhus typhina</i> &	Three Leaf Sumac	85 gal.
GRASSES		
PV - <i>Panicum virgatum</i> 'Shenandoah' &	Switch Grass	81 gal.
PA - <i>Pennisetum alpestricum</i> 'Little Bunny' &	Dwarf Fountain Grass	81 gal.
SS - <i>Schizanthus scoparium</i> 'Fairy Blue' &	Little Bluebell Grass	81 gal.

& Indicates water-wise (thought tolerant) species. Total percentage of water-wise tree and plant species equals 100.0%.

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



FOOTHILL VILLAGE SUBDIVISION
PLAT 'H'

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

DATE:8.25.2020

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

SITE/UTILITY PLAN

SHEET:

SP-01

NOTES:

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0 15 30 60 90

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

FOOTHILL VILLAGES PHASE K MUST BE BUILT PRIOR TO OR CONCURRENTLY WITH PHASE H IN ORDER TO MEET ACCESS/UTILITY STANDARDS

Engineering & Surveying

region

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

FOOTHILL VILLAGE SUBDIVISION
PLAT 'H'

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

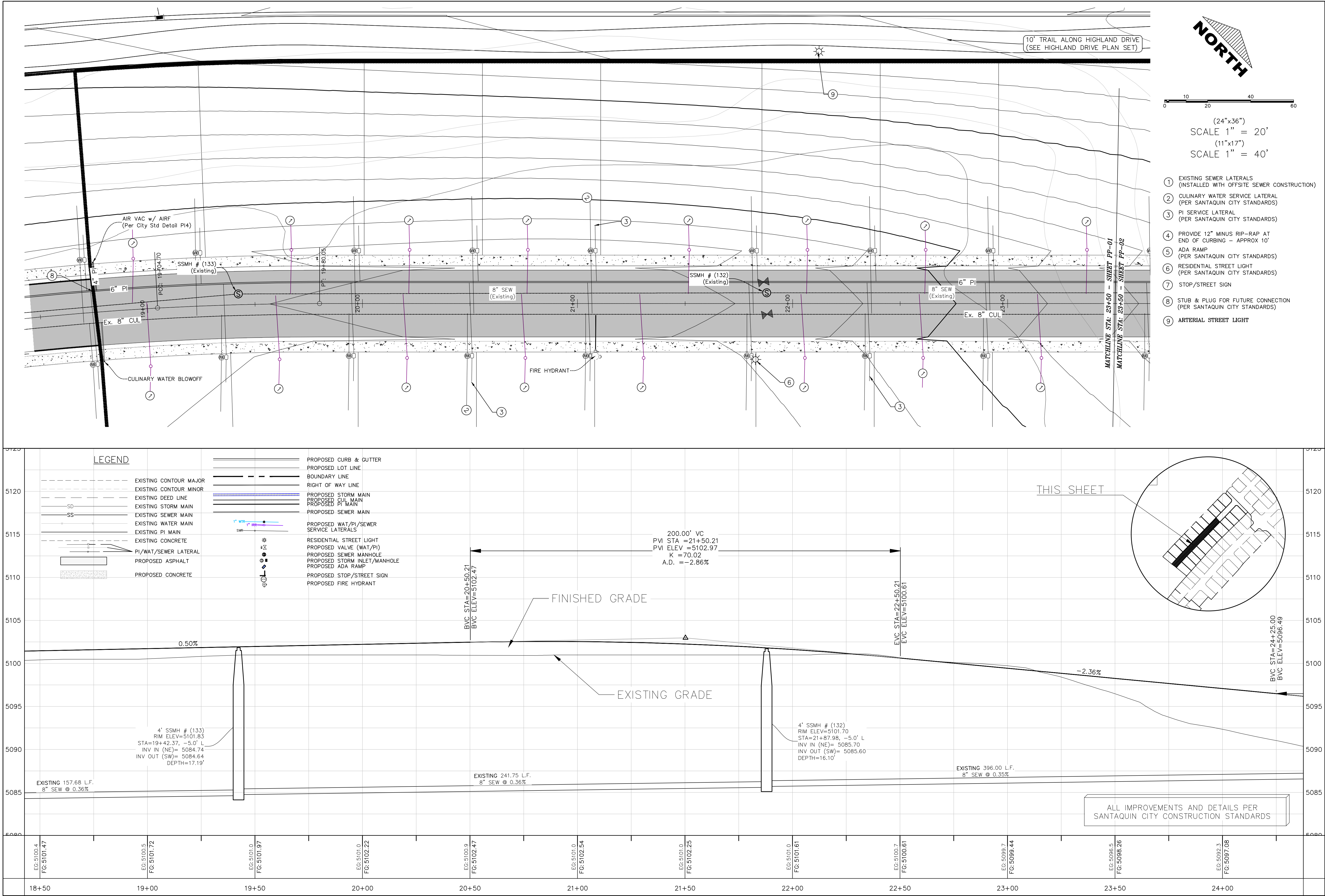
DATE:8.25.2020
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLAN

SHEET:
GR-01



C:\USERS\SHERRING\WORKBOX\2_REGION PROJECTS\2_REGION ENGINEERING PROJECTS\0_PROJECTS\2018\2018_049_FOOTHILL SANTAQUIN\2_SHEET FILES\PHASE 1\PP-01



FOOTHILL VILLAGE SUBDIVISION
PLAT 'H'

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

DATE:8.25.2020

PROJECT #

REVISIONS:

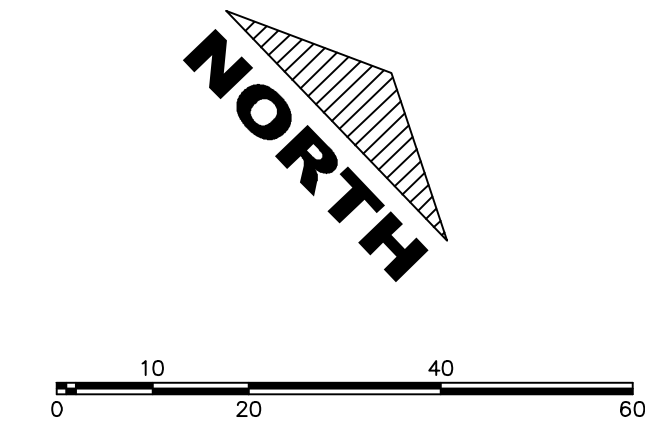
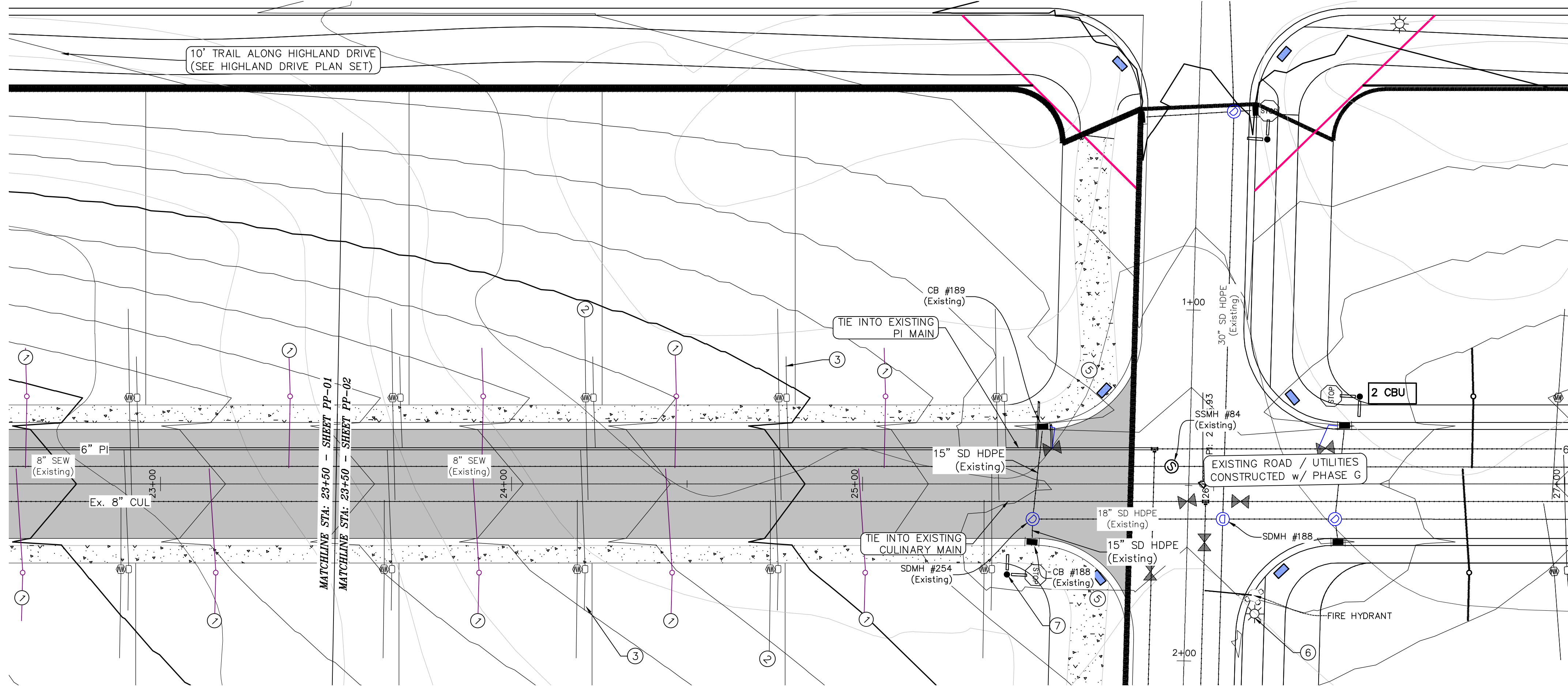
1
2
3

SHEET NAME:

PLAN & PROFILE

SHEET:

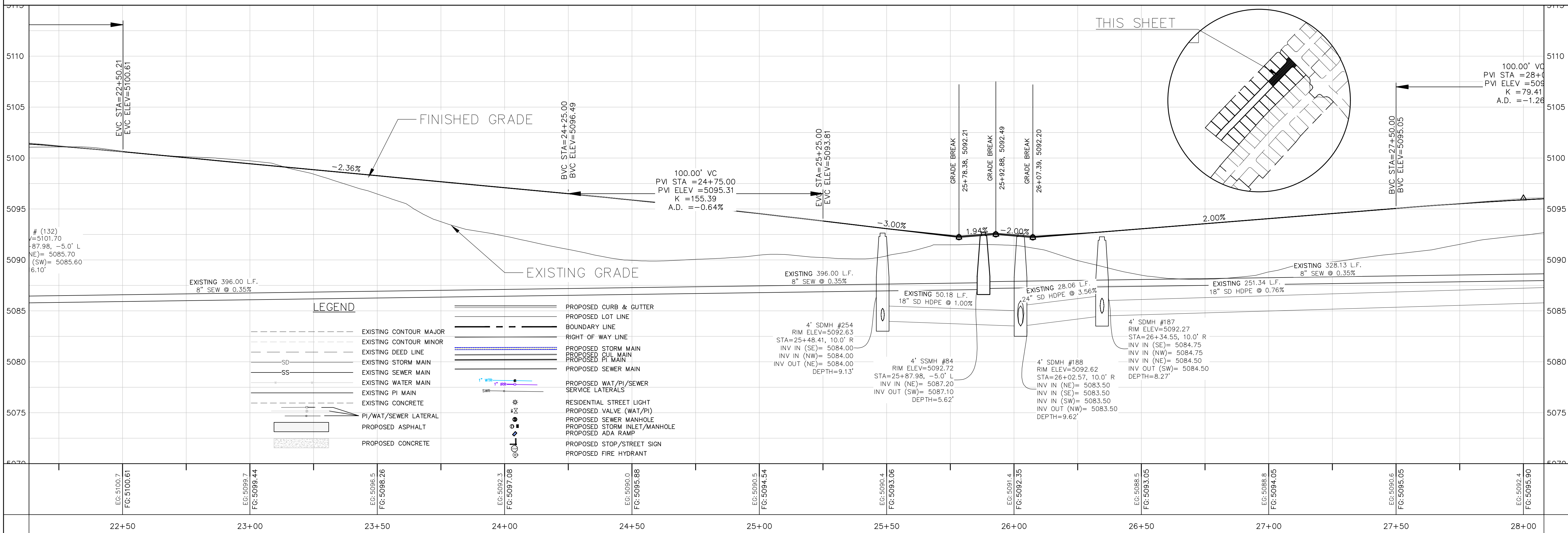
PP-01



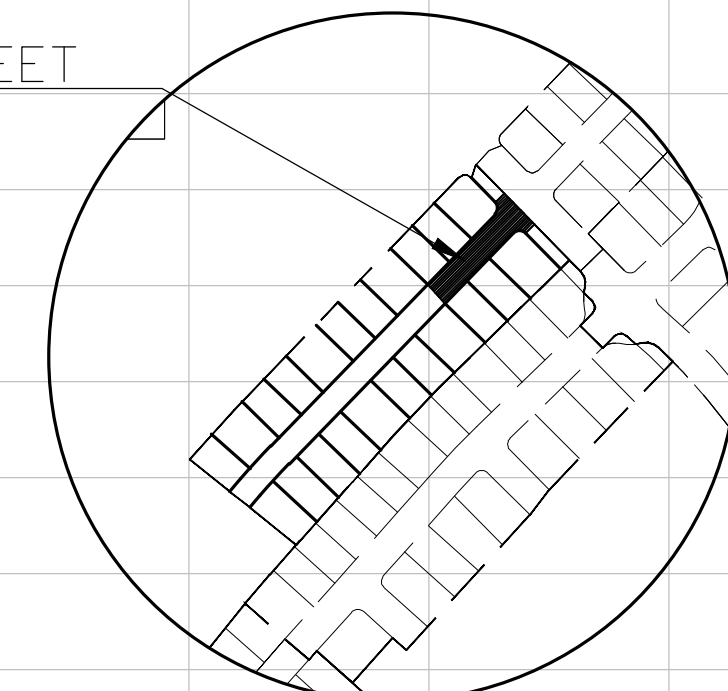
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

- EXISTING SEWER LATERALS
(INSTALLED WITH OFFSITE SEWER CONSTRUCTION)
- CULINARY WATER SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- PI SERVICE LATERAL
(PER SANTAQUIN CITY STANDARDS)
- PROVIDE 12" MINUS RIP-RAP AT
END OF CURBING - APPROX 10'
- ADA RAMP
(PER SANTAQUIN CITY STANDARDS)
- RESIDENTIAL STREET LIGHT
(PER SANTAQUIN CITY STANDARDS)
- STOP/STREET SIGN
- STUB & PLUG FOR FUTURE CONNECTION
(PER SANTAQUIN CITY STANDARDS)
- ARTERIAL STREET LIGHT

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



THIS SHEET



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

- LEGEND:
- X — X — PROPOSED SILT FENCE
(SEE SHEET EC-02)
- FLOW ARROW
- 105 220 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-02)
- 220 105 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)

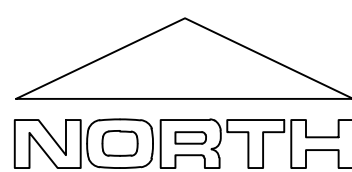
FOR PROJECT SITE CONCERNS CONTACT

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

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

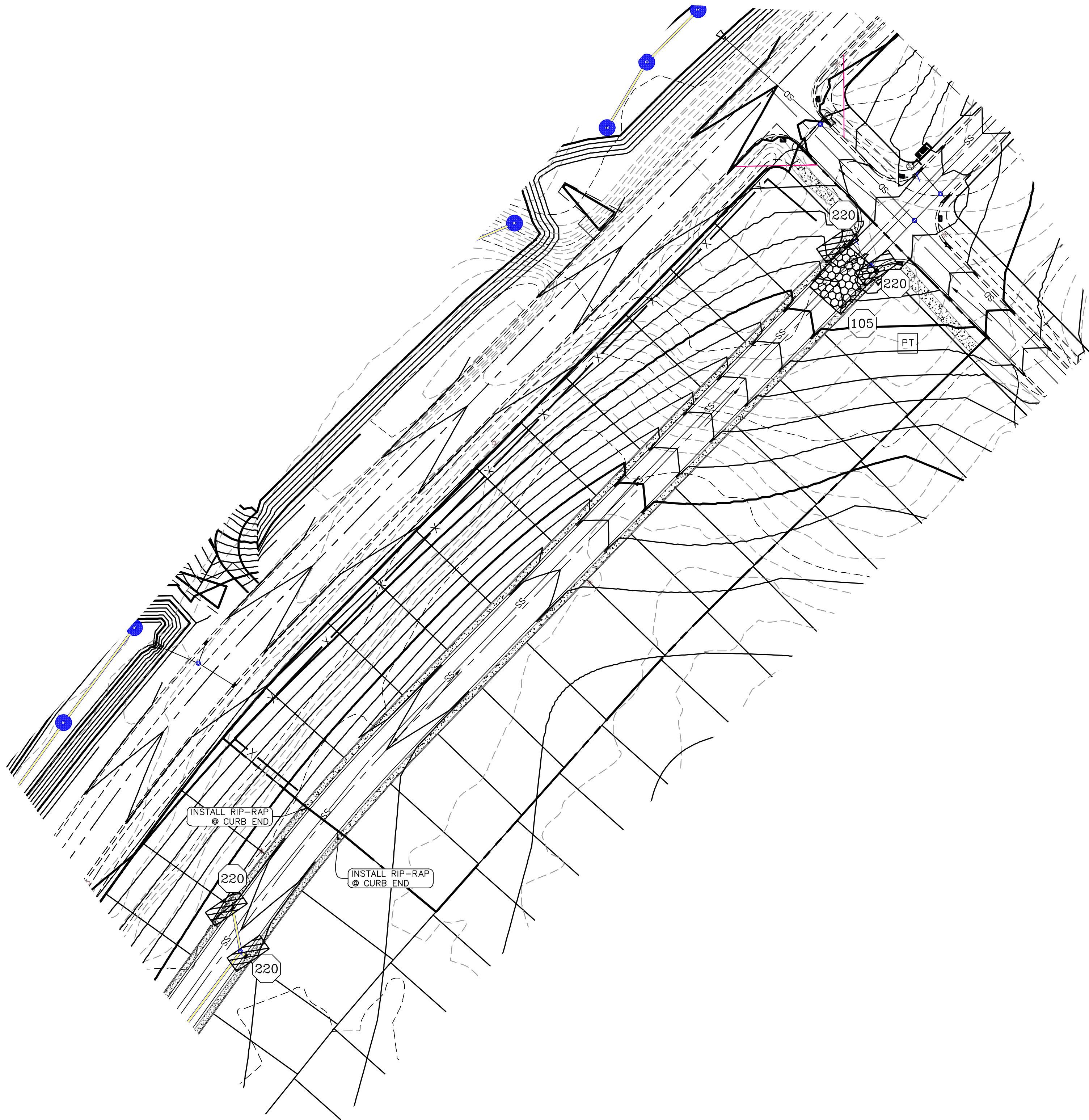
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
505-555-0000
(3" Uppercase Bold Letters and 3" Bold Numbers)

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..



0 30 60 120 180

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



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	POTABLE 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

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



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

DATE:8.25.2020

PROJECT #

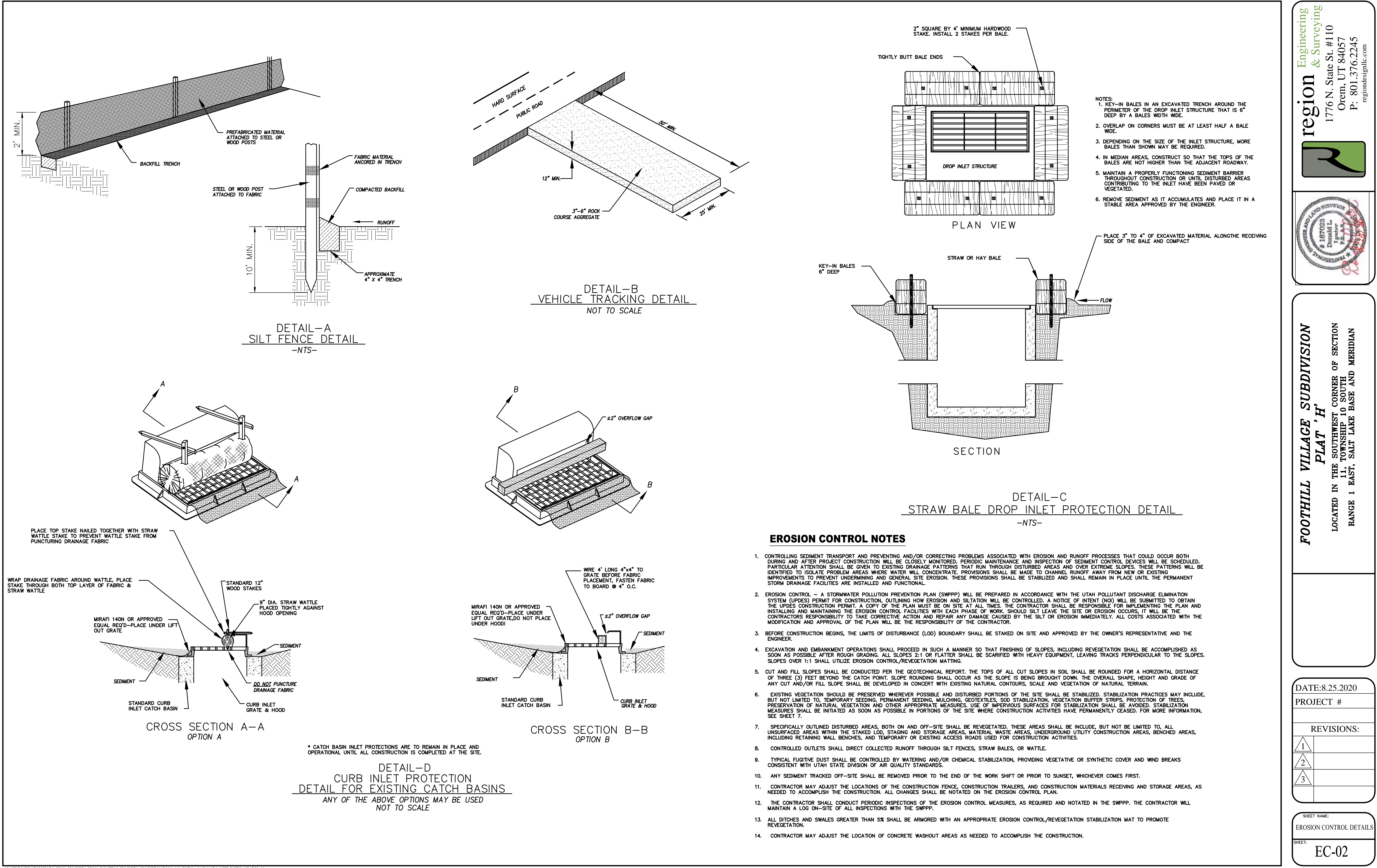
REVISIONS:

1
2
3

SHEET NAME:
EROSION CONTROL PLAN

SHEET:

EC-01



Engineering
& Surveying

region

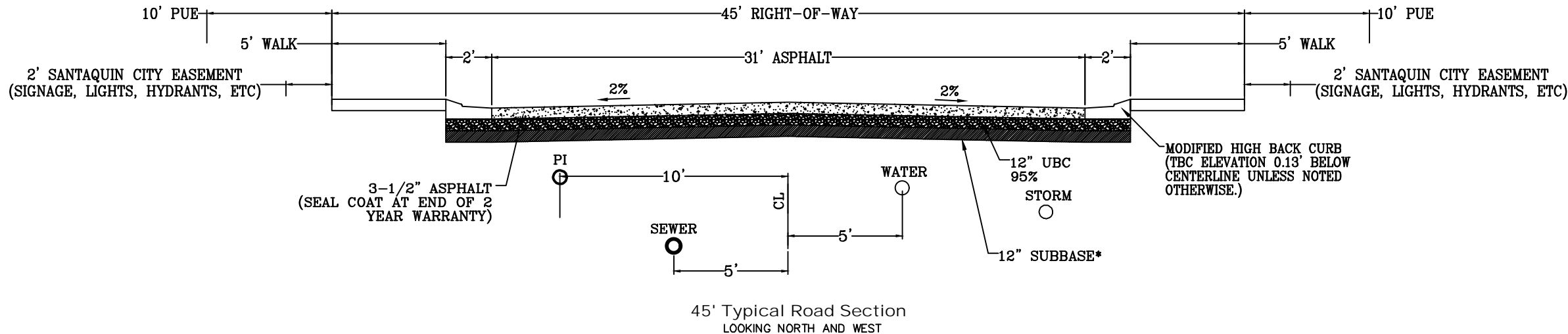
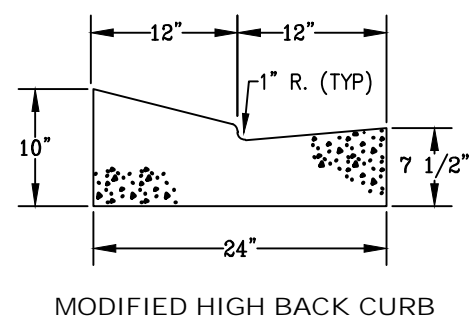
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**FOOTHILL VILLAGE SUBDIVISION
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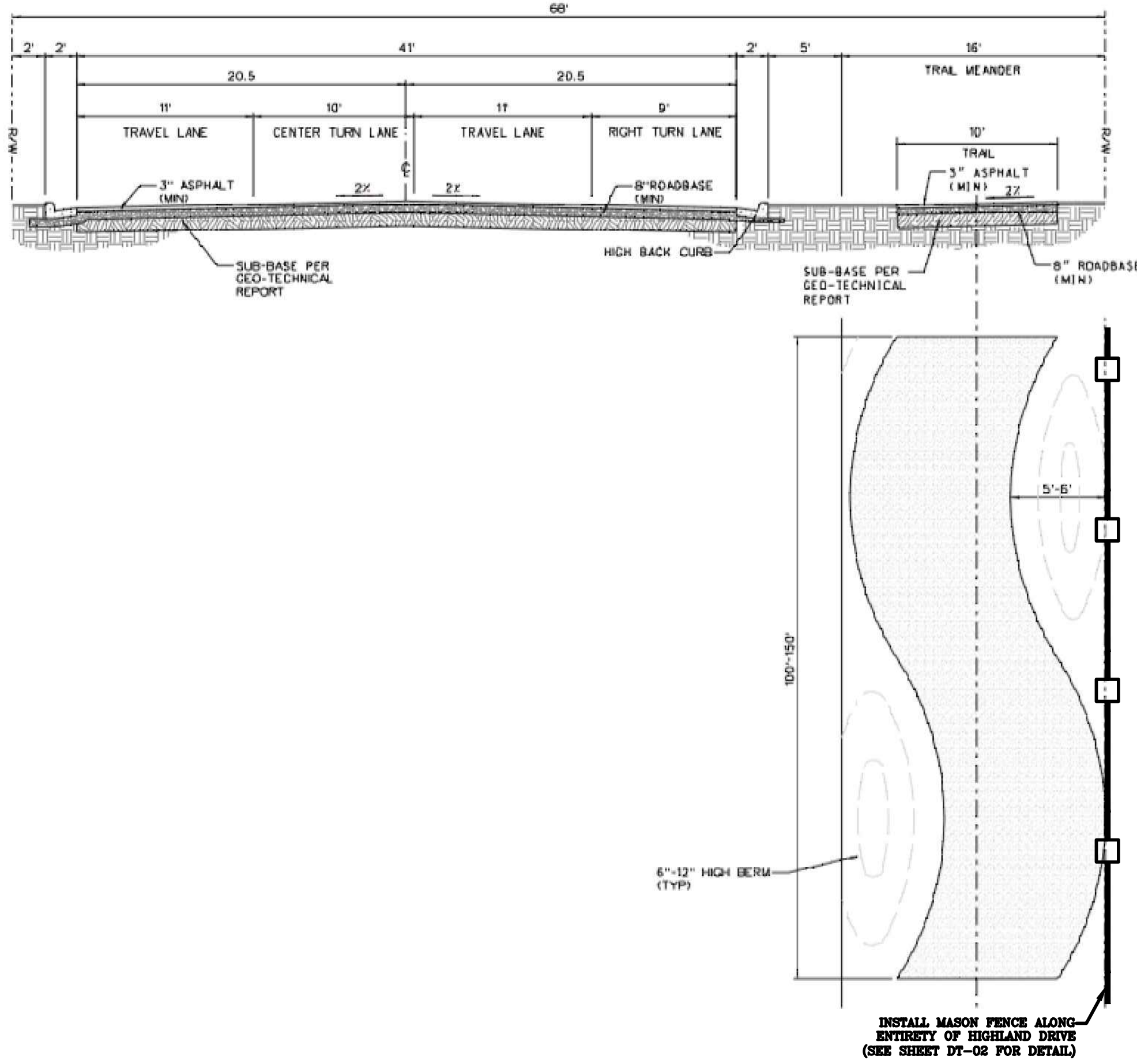
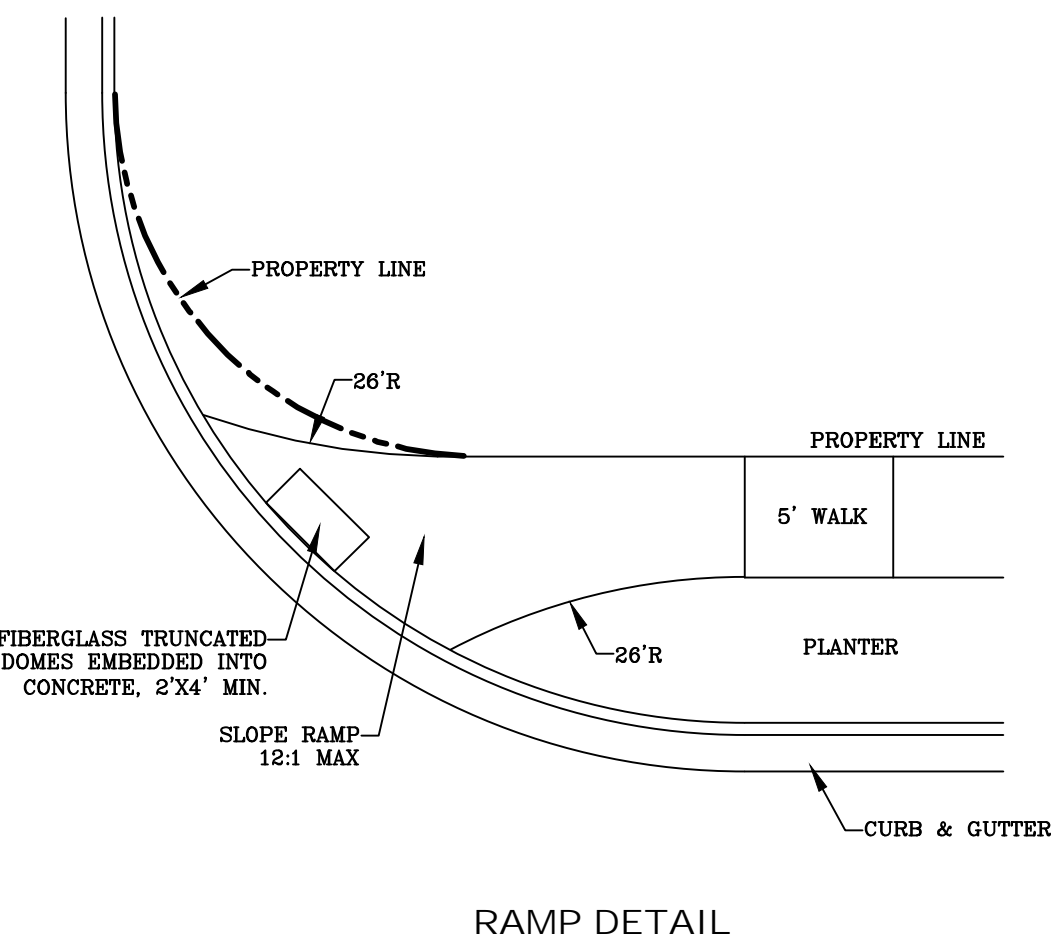
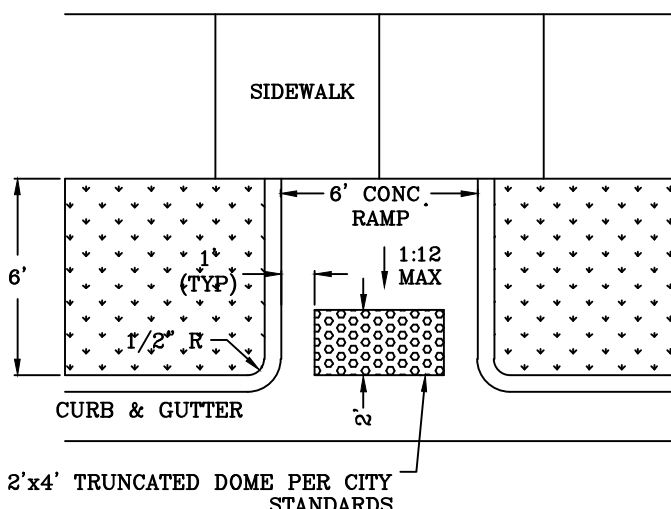
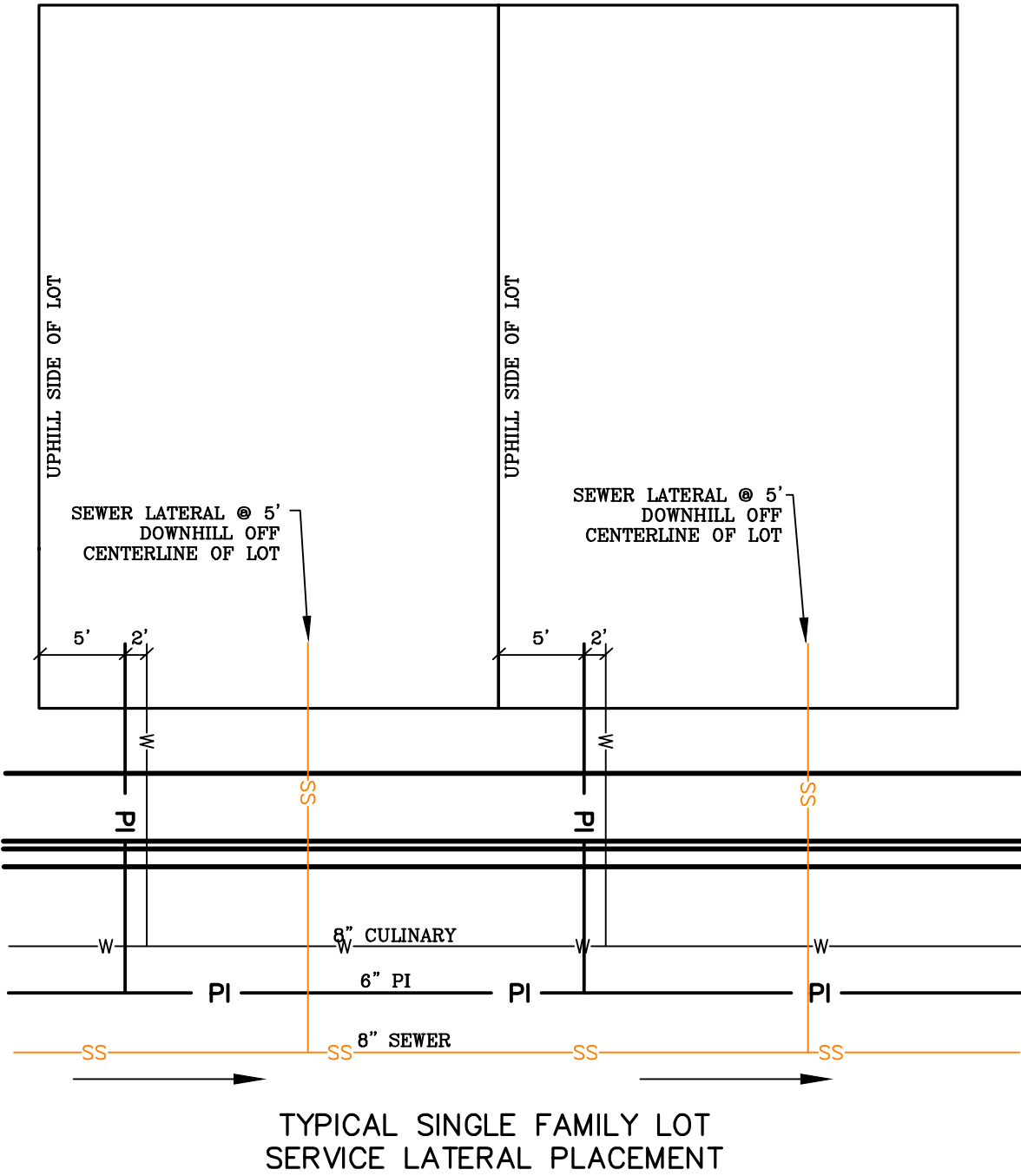
DATE: 8.25.2020
PROJECT #
REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL DETAILS
SHEET:
EC-02



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



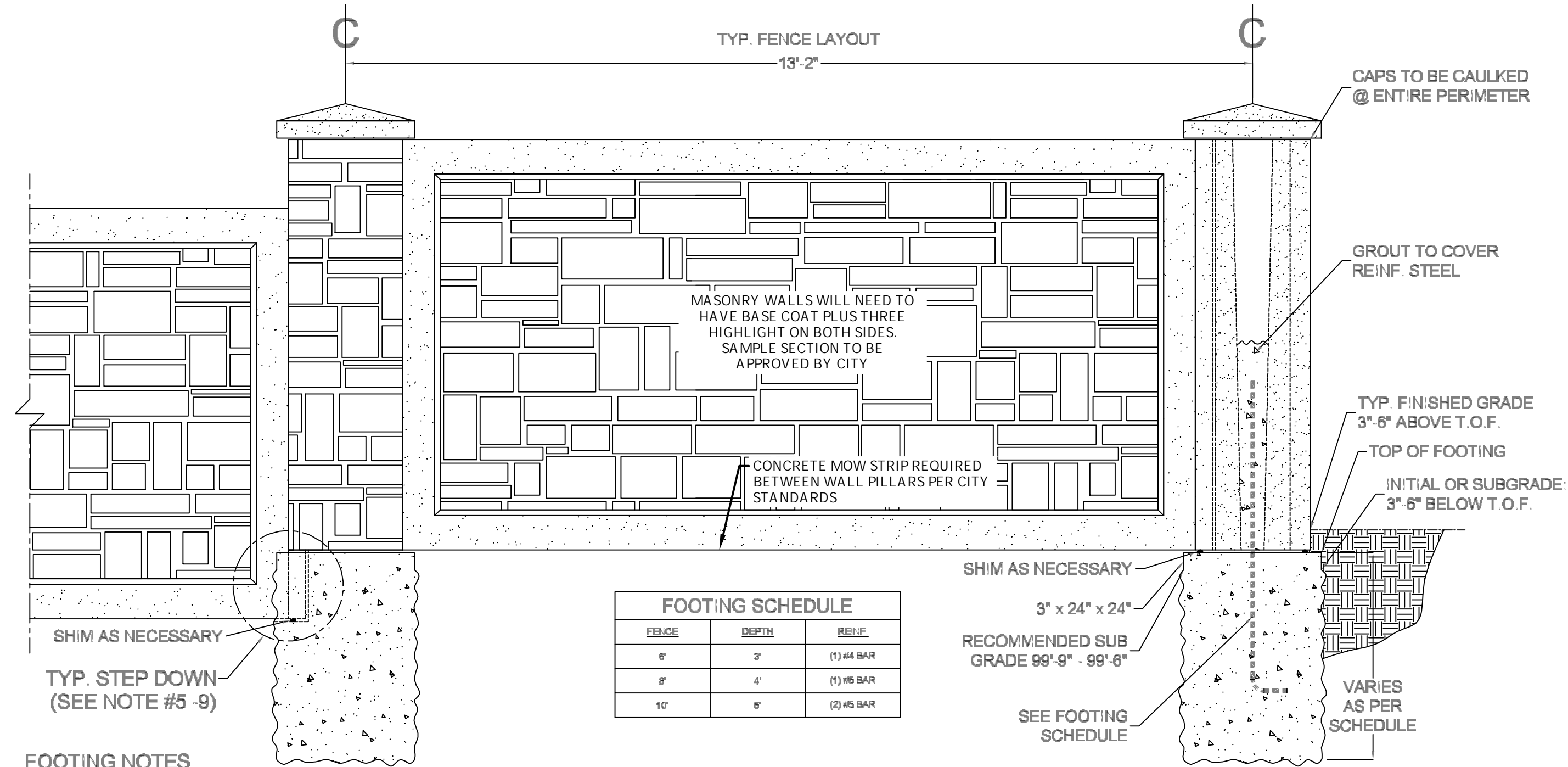
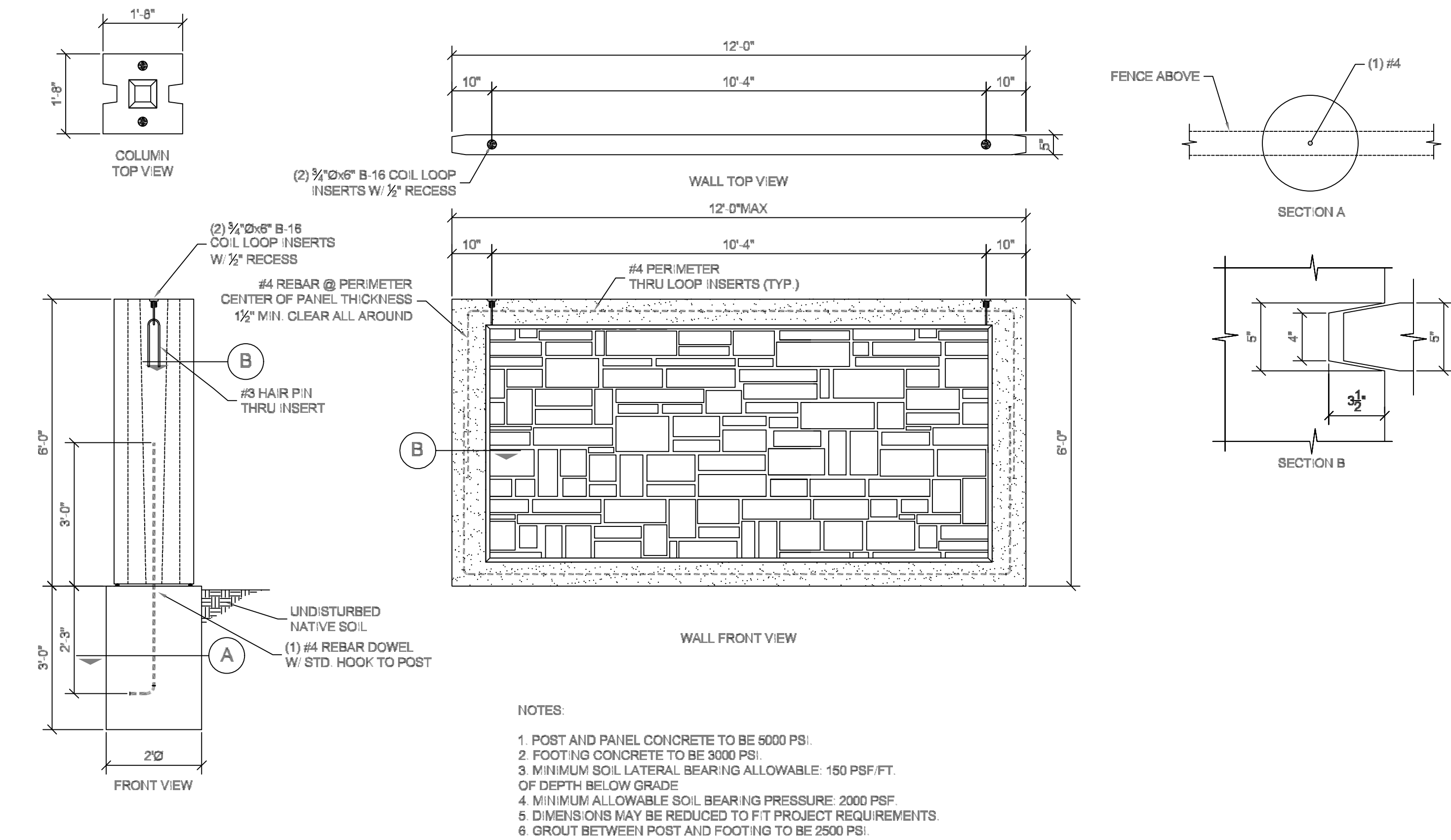
HIGHLAND DRIVE CROSS SECTION
NOT TO SCALE (LOOKING NORTH)

region
Engineering
& Surveying
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FOOTHILL VILLAGE SUBDIVISION
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11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 8.25.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



DEPTH	REINFC.
6"	(1) #4 BAR
8"	(1) #5 BAR
10"	(2) #5 BAR

FOOTING NOTES

- FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS.
- ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.
- ELEVATION TOLERANCE 0 - -1/2" OF REQUIRED ELEVATION.
- TOP OF FOOTING MUST BE FLAT, TRUE, LEVEL, AND SQUARE.
- ALL REBAR MUST BE CENTERED IN FOOTINGS AND MEASURE BETWEEN 13'-1" AND 13'-2" ± TO ±.
- ALL FOOTINGS MUST BE FORMED USING A FORM APPROVED BY OWELL PRECAST.
- FOOTINGS MUST BE EXCAVATED TO SPECIFIED DIMENSIONS.
- TYPICAL STEP DOWN FOOTINGS TO BE NOTCHED OR BLOCKED OUT @ PANEL LOCATION UP TO 12".
- ALL NOTCHES MUST BE FLAT, TRUE, AND SQUARE.
- NOTCH TOLERANCE 0 - -1/2" OF REQUIRED ELEVATION.
- ALL NOTCHES MUST ACT AS AN EXTENSION OF THE POST GROOVE.
- FOOTING MUST FULLY SUPPORT NOTCH WITH ADEQUATE CONCRETE BENEATH THE BASE OF THE NOTCH.
- WHEN SONOTUBE IS REQUIRED TO RAISE FOOTINGS TO ELEVATION ABOVE GRADE, USE 28" DIAMETER TUBE UNLESS OTHERWISE SPECIFIED.

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DATE: 8.25.2020

PROJECT #

REVISIONS:

1
2
3

SHEET NAME:

TYPICAL DETAILS

SHEET:

DT-02