

SHEET INDEX

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TABULATIONS					
TOTAL LOTS	2				
DENSITY	8.62 UNIT/ACRE				
TOTAL ACREAGE	0.27 AC.	100%			
TOTAL ACREAGE IN LOTS	0.05 AC.	19%			
TOTAL RIGHT-OF-WAY	0.04 AC.	15%			
PARKING SPACE ACREAGE	0.03 AC	11%			
OPEN SPACE ACREAGE	0.11 AC.	41%			

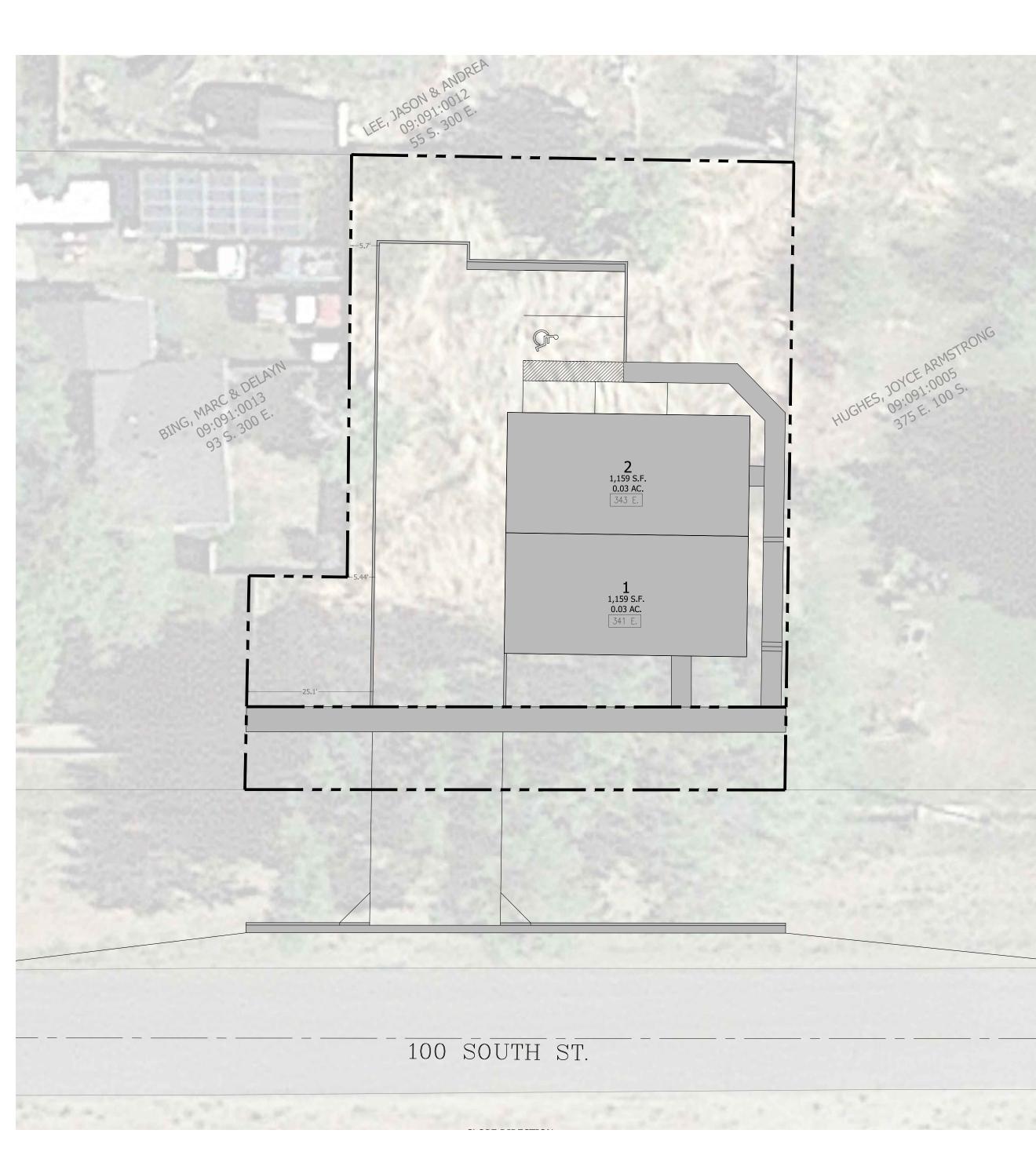
NOTES:

SUBDIVISION LIES WITHIN THE MSR ZONE

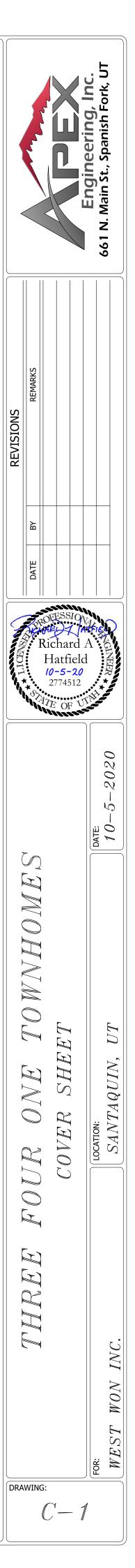


THREE FOUR ONE TOWNHOMES SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: WEST WON INC. 3651 N. 100 E. SUITE 300 PROVO, UT ENGINEER: RICHARD HATFIELD (801-796-2277) 661 N. MAIN STREET SPANISH FORK, UT

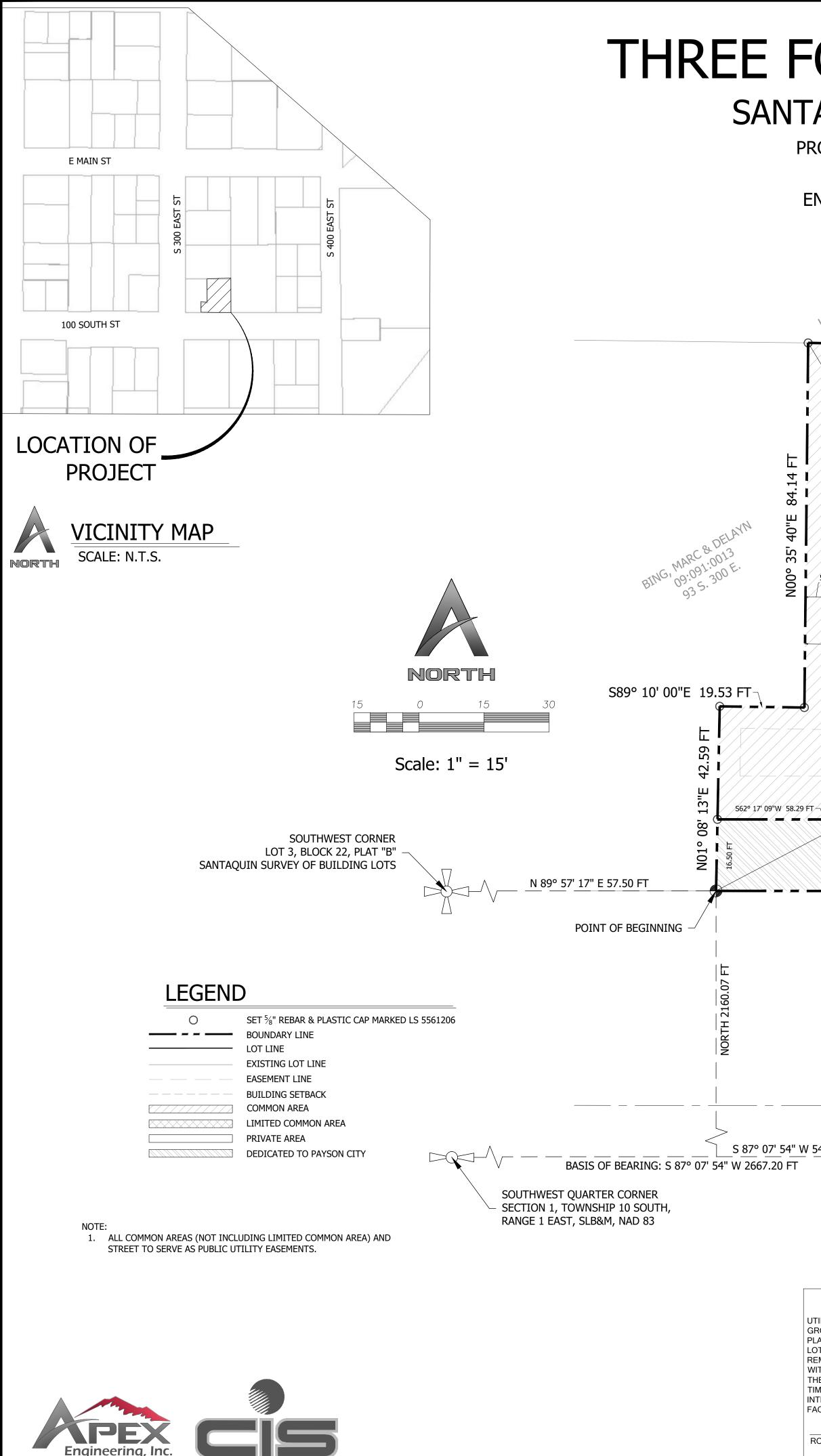


SITE PLANSCALE: 1" = 15' 030



NOTES:

- 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 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.
- 2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



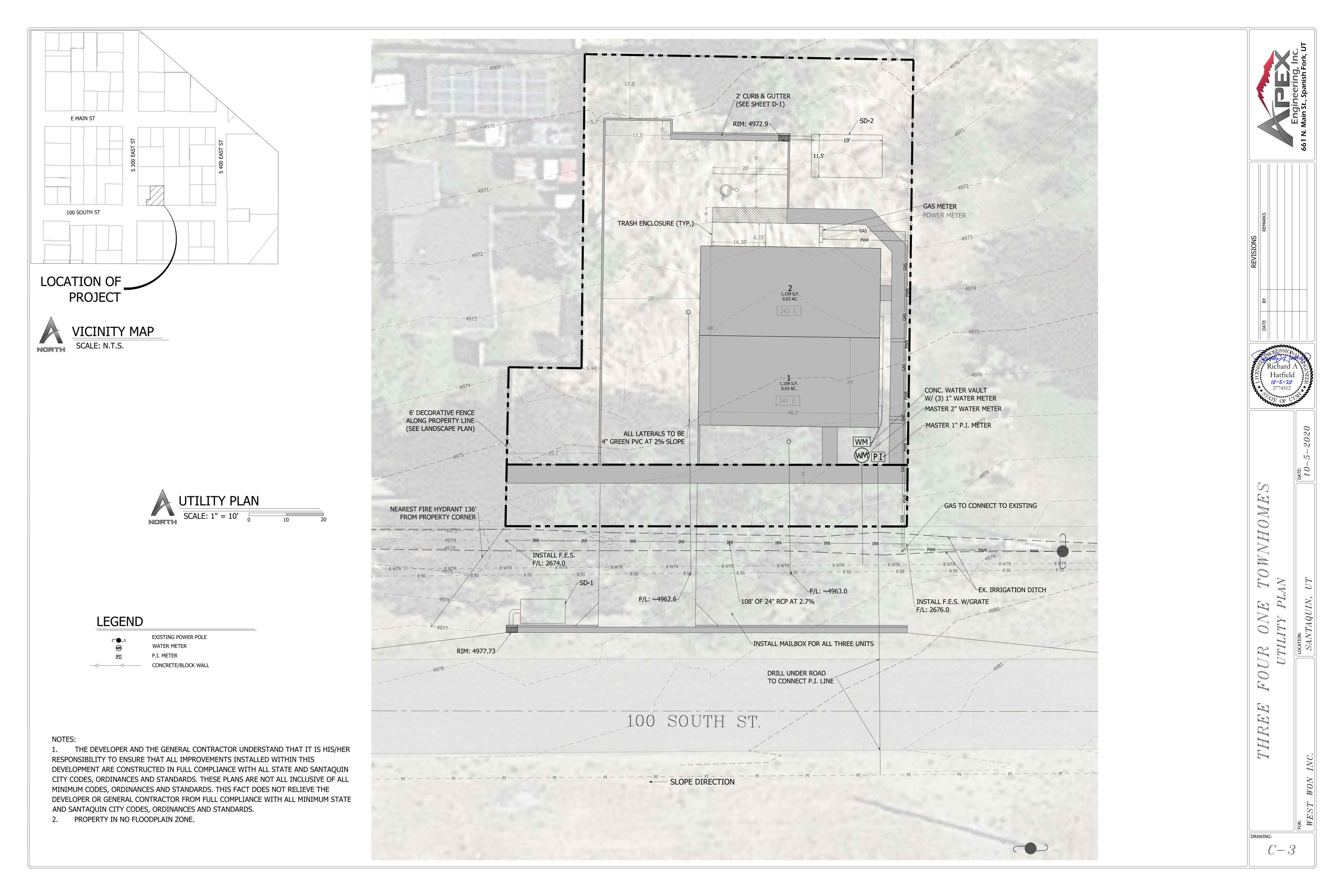
661 N. Main St., Spanish Fork, UT

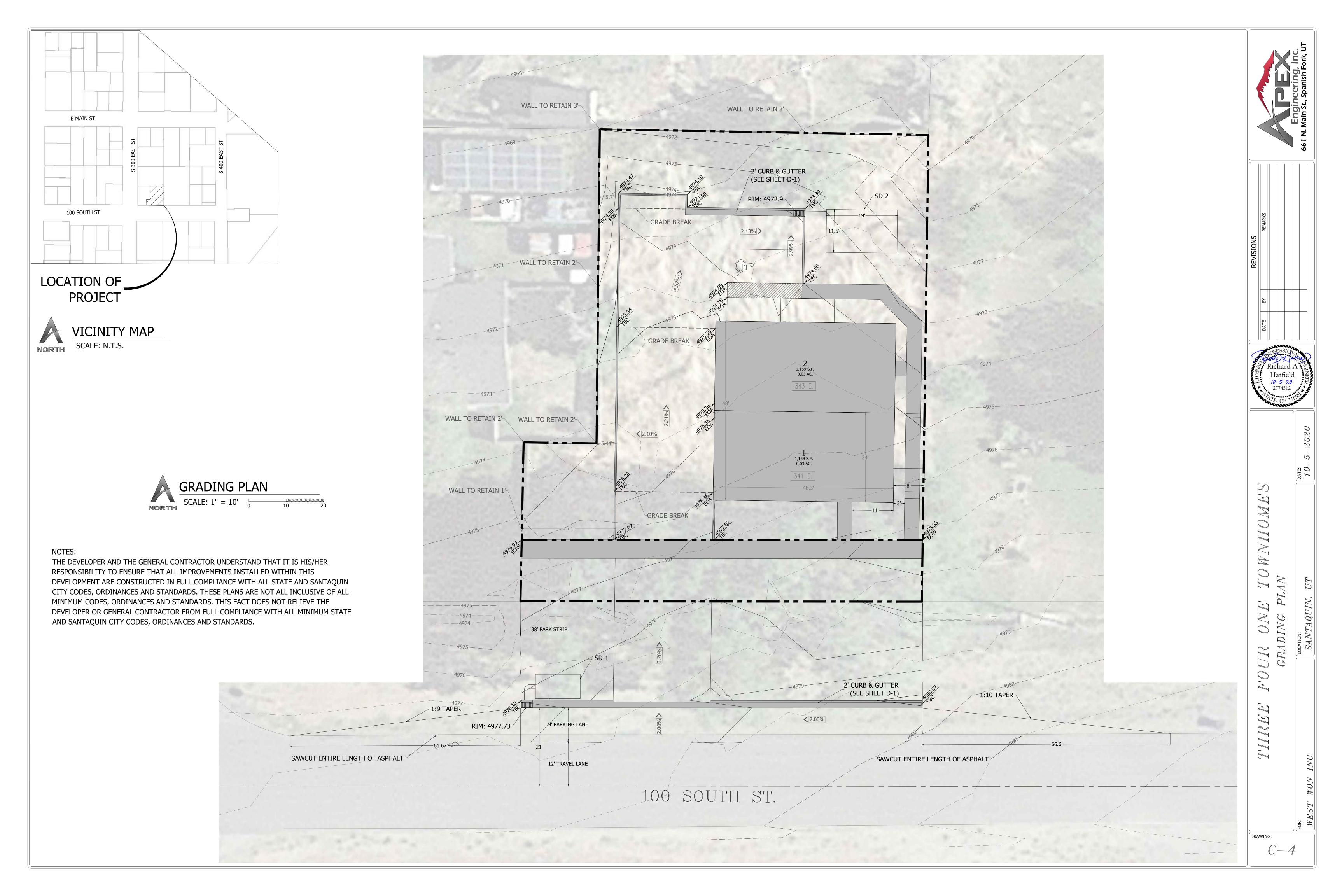
PROFESSIONAL LAND SURVEYING

THREE FOUR ONE TOWNHOMES SANTAQUIN, UTAH COUNTY, UTAH PROPERTY OWNER/DEVELOPER: WEST WON INC. 3651 N. 100 E. SUITE 300 PROVO, UT ENGINEER: RICHARD HATFIELD (801-796-2277) 661 N. MAIN STREET SPANISH FORK, UT S89° 00' 46"E 88.05 FT 5' P.U.E. (TYP.) 20' REAR SETBACK N09° 47' 49"E 51.24 FT N89° 11' 06"W 3,00 F -N89°/11'/06''W /28.75 FT -N89° 11' 06"W 28.75 FT -N00° 48' 53"E_6.33 FT S89° 11' 06"E 48.28 FT /5' P.U/É 5 P/U.E [(TYP,) Έγρ΄ **2** 1,159 S.F. 0.03 AC. 343 E. 8' SIDE SETBACK (TYP.) S89° 11' 06"E 48.28 FT 1,159 S.F. 0.03 AC. 341 E. N89° 11' 06"W 48.28 FT /10'P,U'E (TYP.) / 10' FRONT SETBACK \$89° 57' 17"E 107.41 FT N16° 25' 45"W 27.63 FT-16.50 FT-107.50 FT N89° 57' 17"W 107.50 FT DEDICATED TO _SANTAQUIN CITY 1,773 S.F. 0.04 AC S89° 57' 17"E 100 SOUTH ST. CENTURYLINK ACCEPTANCE S 87° 07' 54" W 544.28 FT 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. SOUTH QUARTER CORNER CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, SECTION 1, TOWNSHIP 10 SOUTH, 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 RANGE 1 EAST, SLB&M, NAD 83 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 UTILITIES APPROVAL UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW DOMINION ENERGY ACCEPTANCE 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 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. 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 THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632. INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. APPROVED THIS_____DAY OF ___ . 20 DOMINION ENERGY COMPANY ROCKY MOUNTAIN POWER DATE TITLE: DATE CENTRACOM

AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT O COMPLETED A SURVEY OF THE PROPERTY DESCRIBE UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VE	OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-
MONUMENTS AS REPRESENTED ON THE PLAT. I FURT EASEMENT GRANT OF RECORD FOR UNDERGROUND I ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTI AND THAT THIS PLAT IS TRUE AND CORRECT.	THER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH C
(SEE SEAL BELOW)	
BOUNDAR	Y DESCRIPTION
A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHW RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF SOUTHWEST QUARTER CORNER OF SAID SECTION 1 (BASIS DESCRIBED AS FOLLOWS.	BEARING LIES BETWEEN THE SOUTH QUARTER CORNER /
BEGINNING AT A POINT THAT LIES S. 89°57'17" W. 57.50 F "B" SANTAQUIN SURVEY OF BUILDING LOTS, SAID POINT A AND 2160.07 NORTH FROM THE SOUTH QUARTER CORNER BASE AND MERIDIAN; THENCE ALONG A FENCE LINE THE F E. 19.53 FEET, (3) N. 00°35'40" E. 84.14 FEET, (4) S. 89°00' SIDE OF 100 SOUTH STREET, THENCE N. 89°57'17" W. 107. OF BEGINNING.	ALSO LIES 544.28 FEET S. 87°07'54" W. ALONG THE SECTION OF SECTION 01 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SA OLLOWING 5 COURSES, (1) N. 01°08'13" E. 42.59 (2) S. 89 '46" E. 88.05 FEET, (5) S. 00°48'53" W. 125.01 FEET TO TH
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,877	7 SQUARE FEET IN AREA OR 0.273 ACRES MORE OR LESS.
OWNER'S	DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UTRACT OF LAND, HEREBY SET APART AND SUBDIVIDE TOWNHOMES SUBDIVISION PLAT "A", AND DO HEREBY UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRUSED AS PUBLIC THOROUGHFARES FOREVER; (2) THO AS SHOWN HEREON, THE SAME TO BE USED FOR THE UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. I HANDS. THIS DAY OF, 2020.	THE SAME INTO LOTS AND STREETS AS THREE FOUF DEDICATE, GRANT AND CONVEY TO SANTAQUIN CIT ACT OF LAND DESIGNATED AS STREETS, THE SAME USE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMI INSTALLATION, MAINTENANCE, AND OPERATION OF E PARCELS DESIGNATED AS PUBLIC OPEN SPACE, P/
THIS DAY OF, 2020.	
SIGNED JOHN MONEY, OWNER	DATE
	CKNOWLEDGMENT
COUNTY OF UTAH S THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED	BEFORE ME THIS DAY OF
, A.D. 202 WHO REPRESENTED THAT HE IS THE OWNER OF WES	20, BY JOHN ACE MONEY,
INSTRUMENT. MY COMMISSION NUMBER: MY COMM	ISSION EXPIRES:
SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY
ACCEPTANCE BY	LEGISLATIVE BODY
THE CITY ENGINEER OF SANTAQUIN CITY, COUNTY OF ACCEPTS THE DEDICATION OF ALL STREETS, EASEMED	NTS, AND OTHER PARCELS OF LAND INTENDED FOR
PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC A.D. 2020.	THIS DAY OF
APPROVED:	
CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)	DATE
ATTEST:	
CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)	DATE
	IMISSION APPROVAL
APPROVED THIS DAY OF COMMISION.	, A.D. 2020 BY THE SANTAQUIN CITY PLANNI
CHAIRPERSON, PLANNING COMMISSION	DATE
DIRECTOR-SECRETARY	DATE
<u>ערודעטים הערת עעעים</u>	
PLA	ONE TOWNHOMES T "A" A SUBDIVISION
	IAL SUDDIVISION
	INEER SEAL SURVETOR SEAL
	No.5561206 CORY I. SQUIRE SQUIRE
UTAH COUNTY RE	ECORDING CERTIFICATE

DATE





	LA	NDSCAPE NOTES:
Γ	1.	ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
	2.	ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
	3.	PLANTING HOLES TO BE 3X DIA. OF CONTAINER. SEE SPRINGVILLE CITY TREE PLANTING DETAIL.
	4.	SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
	5.	BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
1	6.	ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
	7.	RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
	8.	FERTILIZE SOIL BASE WITH $0-45-0$ AT $20\#/100$ S.F., PRIOR TO SOD INSTALLATION.
	9.	FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
1	10.	ALL LANDSCAPE AREAS BESIDES GRASS TURF AREA ARE TO BE COVERED WITH 3" DEPTH, $2-3$ " DIAMETER ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOF FINISHES.
	11.	WEED BARRIER TO BE INSTALLED UNDER ROCK MULCH.
	12.	SAND TO BE PLACED UNDER PLAYGROUND.
	13.	AC UNITS FOR MIDDLE UNIT TO BE ON ROOF.

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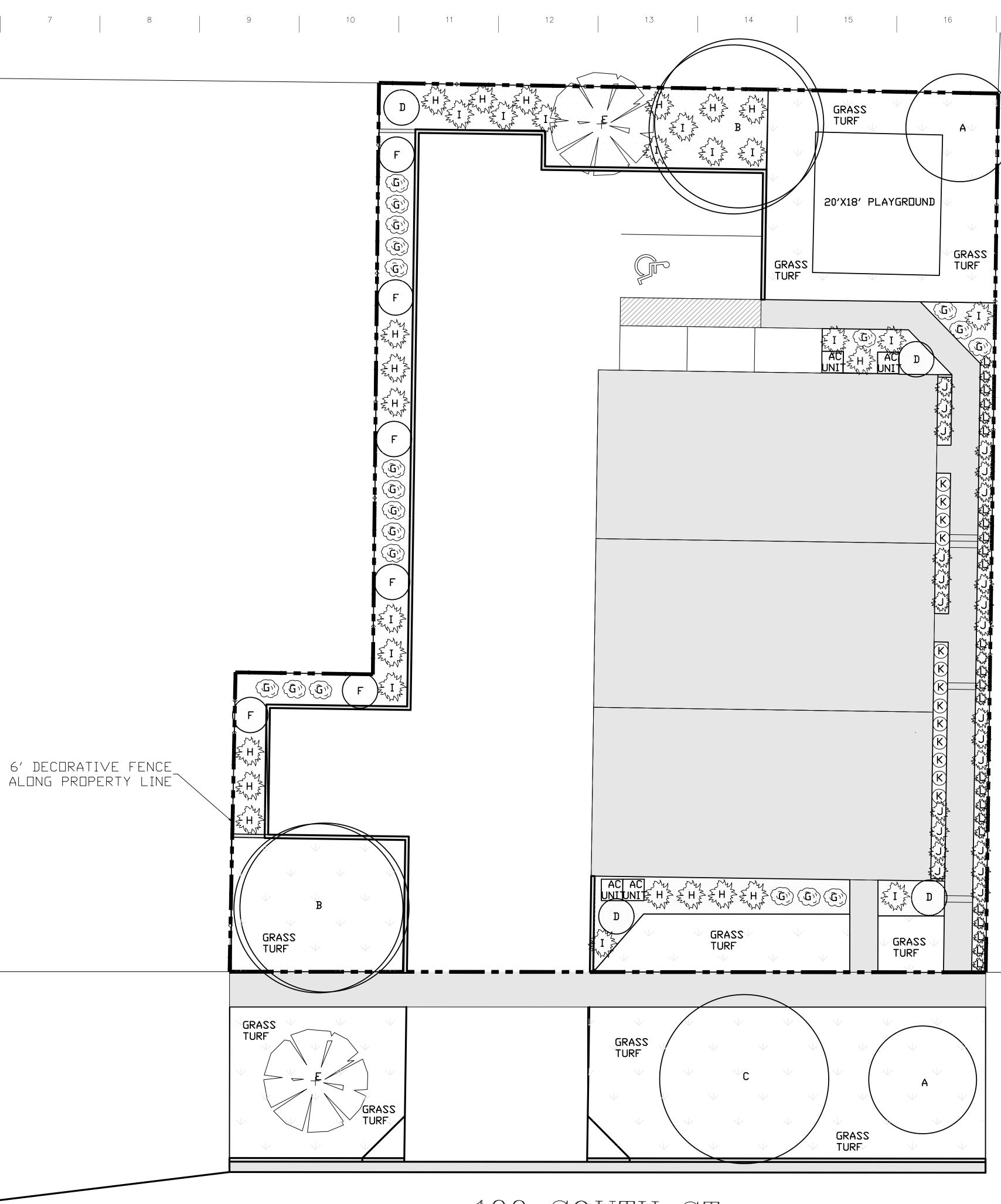
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		BOTANICAL NAME	COMMON NAME	COLOR	SIZE	QT
DECIDUOUS TREES	A	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	Green/red	2" caliper	2
	В	Cercis canadensis	Eastern Redbud	Green/Pink	2" caliper	2
	С	Magnolia kobus	Magnolia	White/Green	2" caliper	1
EVERGREEN TREES	D	Picea abies 'Cupressina'	Columnar Norway Spruce	Green	2" caliper	4
	Е	Picea orientalis 'Gowdy'	Gowdy Oriental Spruce	Green	2" caliper	2
DECIDUOUS SHRUBS	F	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	Purple/green	5 gallon	6
	G	Lavandula	Lavender	Purple/green	5 gallon	20
PERRENIALS & GRASSES	Н	Calamagrostis X acutiflora 'Overdam'	Overdam Feather Reed Grass	Green	5 gallon	17
	Ι	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Green	5 gallon	15
	J	Hemerocallis	Day lily	Red/Yellow	5 gallon	22
	К	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	Pink	5 gallon	13
	L	Festuca ovina gluaca 'Elijah Blue'	Blue Fescue	Green/Blue	5 gallon	26

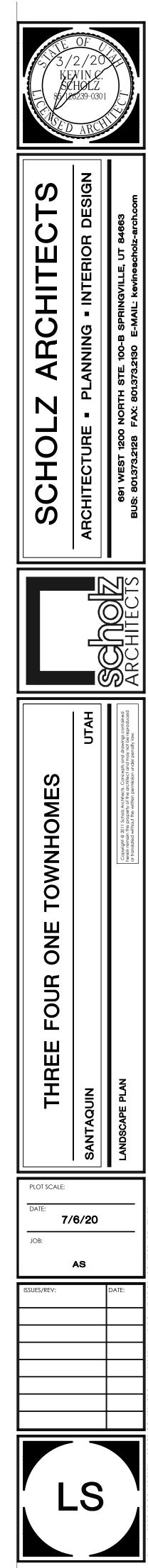


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100 SOUTH ST.

A	A LANDSCAPE PLAN						
LS			SCALE:				
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1'=1/8"

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