



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 22, 2024, at 10:00 AM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### NEW BUSINESS

**1. Stratton Meadow Subdivision Preliminary Plan**

A preliminary review of a 37-lot subdivision located at approximately 840 N. 200 E.

**2. Morgan Subdivision Preliminary Plan**

A preliminary review of a 3-lot subdivision located at approximately 200 N. and 100 E.

### MEETING MINUTES APPROVAL

**3. August 27, 2024**

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.org](http://www.santaquin.org), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Amalie R. Ottley, City Recorder



CONSTRUCTION NOTES

- Construction Notes
1. All work to be done in conformity to SANTAQUIN CITY standards and specification and as directed by the SANTAQUIN CITY engineer or his representatives.
2. All sewer and water system construction shall be in accordance with SANTAQUIN CITY standards and specifications. Contractor to obtain current standards from the SANTAQUIN CITY.
3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.
4. Contractor responsible for protection of all utilities shown or not shown.
5. Contractor shall be responsible to obtain and pay for necessary permits.
6. Contractors shall attend all pre-construction conferences.
7. Contractor shall be responsible for all public safety and OSHA standards.
8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.
9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with SANTAQUIN CITY standards.
10. All culinary water lines shall be per SANTAQUIN CITY standards.
11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.
12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 12 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.
13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.
14. Sanitary sewer laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted green.
15. All sewer laterals will be marked with a "S" stamped into the curb above.
16. Culinary water laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted blue.
17. All culinary water laterals will be marked with a "W" on the curb above.
18. Contractor to verify as build sewer laterals for building FF design. Existing sewer lateral to govern.

MISC CONSTRUCTION NOTES

- MISC CONSTRUCTION NOTES
THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.
GENERAL NOTES:
1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: SANTAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERE TO UNLESS OTHERWISE STATED.
2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SANTAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.
3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SANTAQUIN CITY AND UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
14) THE CONTRACTOR AGREES THAT:
A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF RIGHTS-OF-WAY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.
17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTRICS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.
18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATOR AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILT SET OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS TO ALL CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.
24) BENCHMARK: 4759.858
ELEVATION:
DESCRIPTION: NORTHEAST CORN SEC 36, T9S, R1E, S1B&M FOUND 3" BRASS CAP
CLEARING AND GRADING NOTES:
1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.
2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.
3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SANTAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.
4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION

NOTE:
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'.

DEWATERING NOTES:

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1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN OPERATIONS.
A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS," DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTTING OR MOVEMENT OF STRUCTURES AND SEWERS.
UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.
UNDERGROUND UTILITIES:
1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATED IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-562-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES IF THEY ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE. SUCH UNDERGROUND INSTALLATIONS ARE LOCATED, THE CONTRACTOR SHALL APPROXIMATE THE LOCATION AND APPROXIMATE DEPTH OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
\* TRENCHES WITH SLOPES < 10% = DAMS AT 50' INTERVALS
\* TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS
7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SANTAQUIN CITY FOR H-20 LOAD REQUIREMENTS.
8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SANTAQUIN CITY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.
9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF SANTAQUIN CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.
10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.
SURFACE IMPROVEMENTS:
1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTECH REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 98 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.
2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR FOR CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SANTAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SANTAQUIN CITY DEVELOPMENT GUIDELINES.
5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SANTAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

- UNDERGROUND UTILITIES:
1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATED IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-562-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES IF THEY ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE. SUCH UNDERGROUND INSTALLATIONS ARE LOCATED, THE CONTRACTOR SHALL APPROXIMATE THE LOCATION AND APPROXIMATE DEPTH OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
\* TRENCHES WITH SLOPES < 10% = DAMS AT 50' INTERVALS
\* TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS
7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SANTAQUIN CITY FOR H-20 LOAD REQUIREMENTS.
8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SANTAQUIN CITY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.
9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF SANTAQUIN CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.
10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.
SURFACE IMPROVEMENTS:
1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTECH REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 98 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.
2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR FOR CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SANTAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.
3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SANTAQUIN CITY DEVELOPMENT GUIDELINES.
5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SANTAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

Table with 4 columns: NO., DESCRIPTION, DATE, APPD.

Table with 4 columns: ORIG. DATE: 2-8-21, SURVEY BY: GFW, DRAWN BY: GFW, DESIGNED BY: GFW, CHECKED BY: GFW, SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING
CONSTRUCTION MANAGEMENT

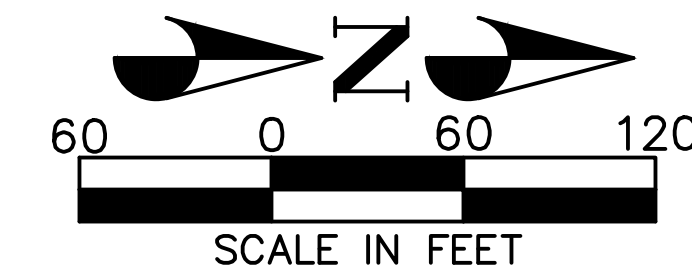
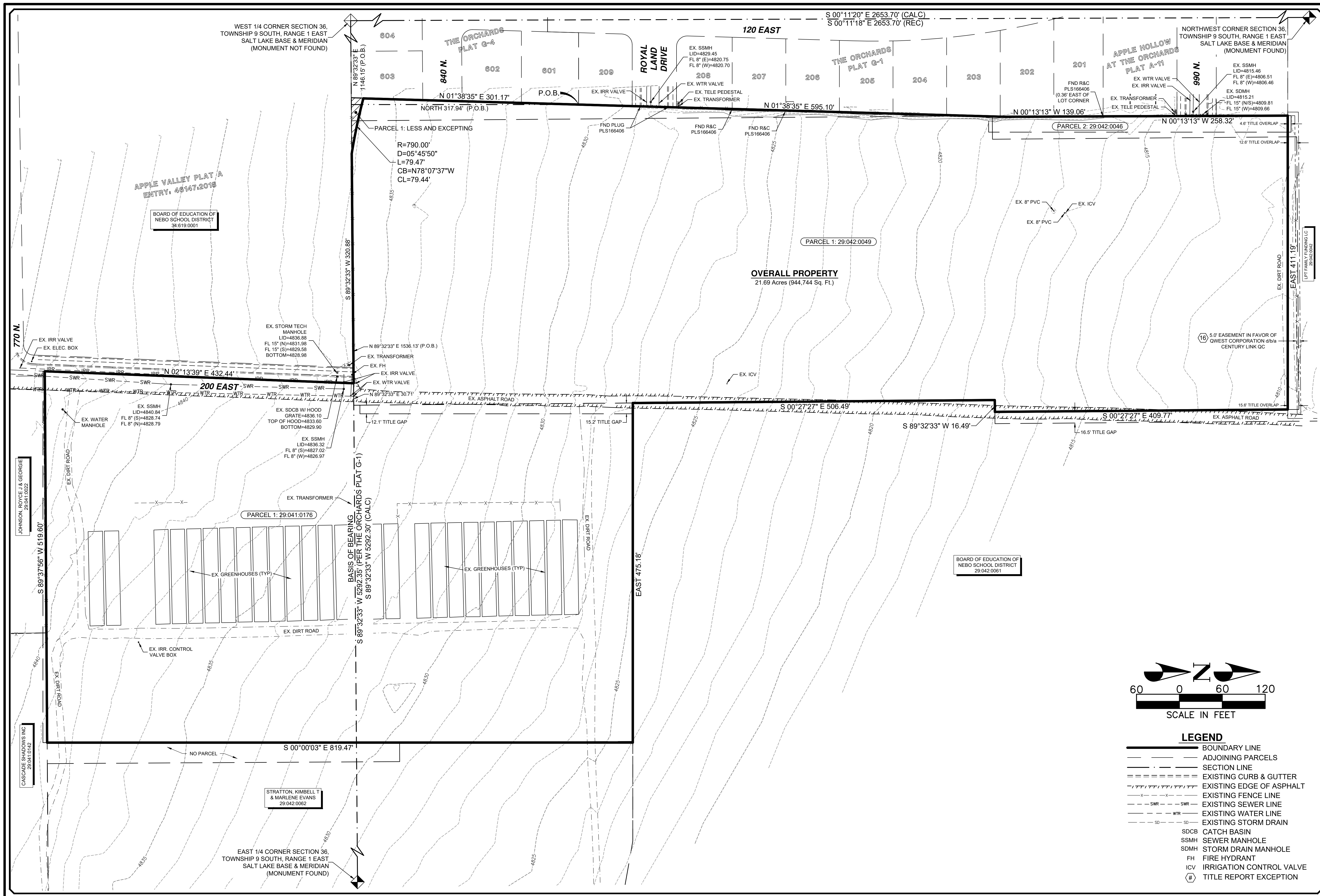
STRATTON MEADOW SUBDIVISION PROJECT NOTES AND CONTACT INFORMATION
10-15-2024
PLOT DATE:

SANTAQUIN CITY



SHEET NO. 1A





**LEGEND**

	BOUNDARY LINE
	ADJOINING PARCELS
	SECTION LINE
	EXISTING CURB & GUTTER
	EXISTING EDGE OF ASPHALT
	EXISTING FENCE LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	SDCB CATCH BASIN
	SSMH SEWER MANHOLE
	SDMH STORM DRAIN MANHOLE
	FH FIRE HYDRANT
	ICV IRRIGATION CONTROL VALVE
	TITLE REPORT EXCEPTION

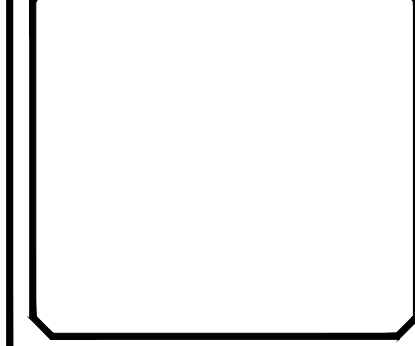
NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE:	09/2022
SURVEY BY:	REFG CREW
DRAWN BY:	BCB
DESIGNED BY:	N/A
CHECKED BY:	RS
SCALE:	1"=60'

**CMT TECHNICAL SERVICES**  
 9270 SOUTH 900 WEST • SANDY, UT 84070  
 PHONE: (801) 562-2521 • FAX: (801) 562-2551  
 MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL  
 ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING  
 SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB

**STRATTON ACRES, LLC**  
**ALTA/NSPS SURVEY**  
 PARCELS: 29:042:0049,  
 29:042:0046, & 29:041:0176  
 OCTOBER 11, 2022  
 PROJECT NUMBER: 1555.2210  
 DRAWING FILE: DWG\ALTA-PH2

SANTAQUIN CITY



SHEET NO. **2/2**

ADDRESSES	
LOT	ADDRESS
201	274 E ROYAL LAND DR or 906 N 260 E
202	892 NORTH 260 EAST
203	874 NORTH 260 EAST
204	868 NORTH 260 EAST
205	856 NORTH 260 EAST
206	846 NORTH 260 EAST
207	834 NORTH 260 EAST
208	822 NORTH 260 EAST
209	812 NORTH 260 EAST
210	792 NORTH 260 EAST or 287 EAST 770 NORTH
211	292 EAST 770 NORTH
212	280 EAST 770 NORTH
213	264 EAST 770 NORTH
214	240 EAST 770 NORTH
215	228 EAST 770 NORTH
216	212 EAST 770 NORTH
217	219 EAST 770 NORTH or 798 NORTH 200 EAST
218	231 EAST 770 NORTH
219	243 EAST 770 NORTH or 793 NORTH 260 EAST
220	811 NORTH 260 EAST
221	823 NORTH 260 EAST
222	835 NORTH 260 EAST
223	847 NORTH 260 EAST
224	857 NORTH 260 EAST
225	869 NORTH 260 EAST
226	875 NORTH 260 EAST
227	893 NORTH 260 EAST
228	907 NORTH 260 EAST or 242 EAST ROYAL LAND DR
229	222 EAST ROYAL LAND DR or 908 NORTH 200 EAST
230	894 NORTH 200 EAST
231	876 NORTH 200 EAST
232	870 NORTH 200 EAST
233	858 NORTH 200 EAST
234	848 NORTH 200 EAST
235	836 NORTH 200 EAST
236	824 NORTH 200 EAST
237	816 NORTH 200 EAST

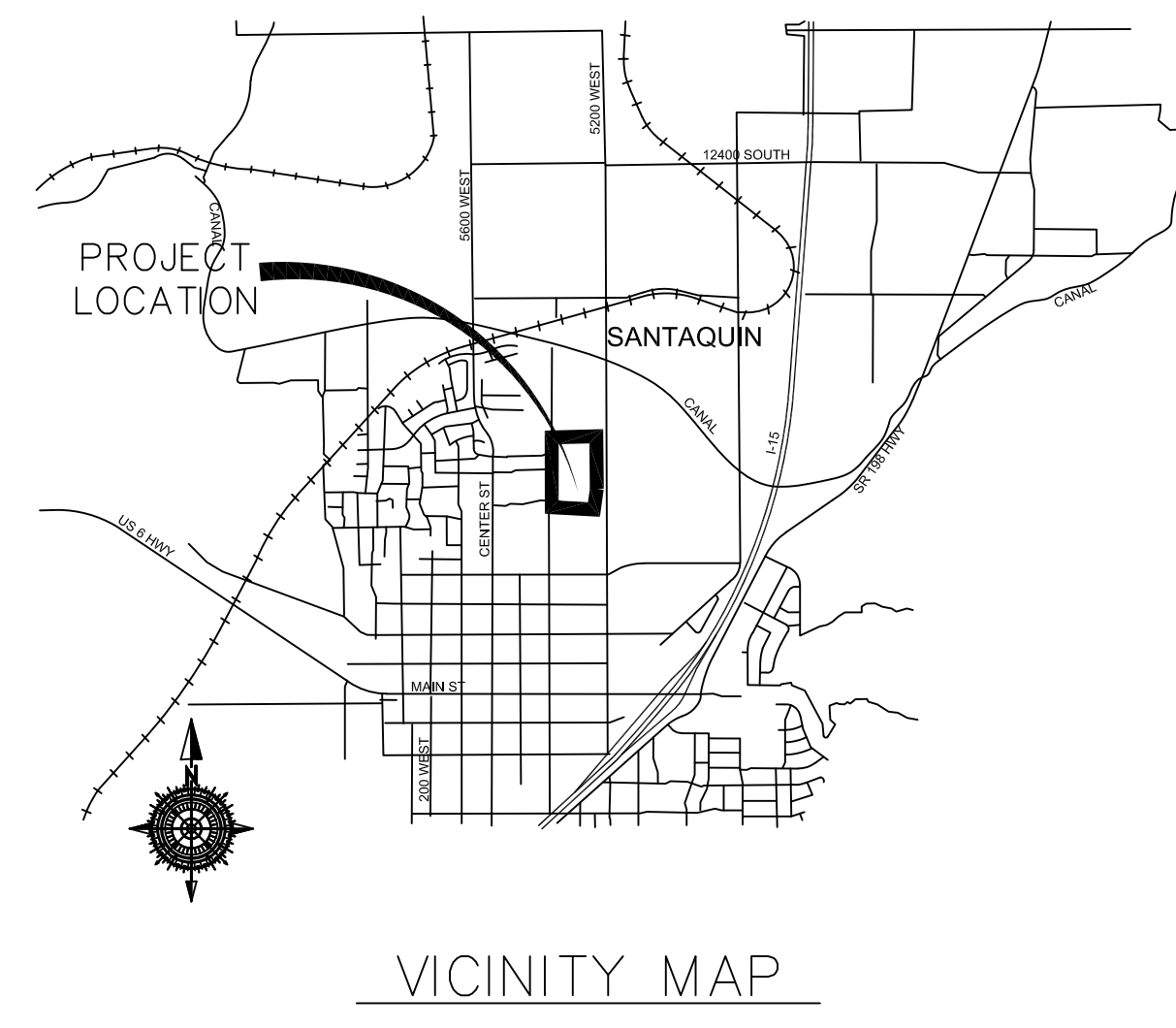
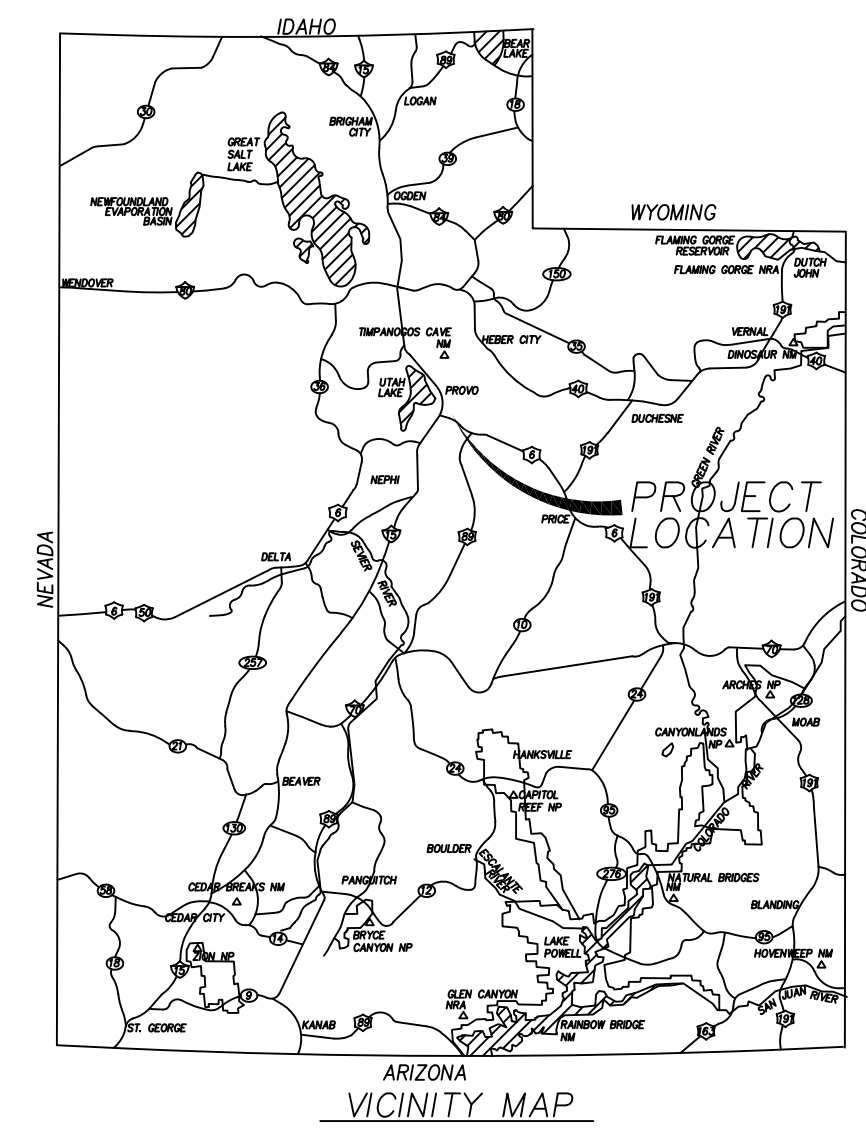
**NOTES:**

- TYPE II MONUMENT (ALUMINUM CAN 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.
- NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
- ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
- AGRICULTURE PROTECTION AREA. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

# STRATTON MEADOW SUBDIVISION

PROJECT LOCATED IN THE SOUTH HALF OR THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN CITY, UTAH COUNTY, UTAH

## PRELIMINARY PLAT



### SURVEYOR'S CERTIFICATE

I, ROBERT LAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH TALISMAN CIVIL CONSULTANTS AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S). I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS STRATTON MEADOW SUBDIVISION, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON THE COMPILATION FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

### BOUNDARY DESCRIPTION

Beginning at a point that is North 83°33' East, 11.29 feet and South 0.83 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing from that point, then in the direction of a 24.94-foot radius curve to the right, thence along the arc of said curve 14.25 feet through a central angle of 3°42'49" (chord bears North 3°56'11" East, 14.58 feet); thence North 5°37'26" East, 124.25 feet to a point on 527.50-foot curve to the left; thence along the arc of said curve 38.78 feet through a central angle on a 4°15'44" (chord bears North 3°31'04" East, 38.77 feet); thence North 1°24'42" East, 198.92 feet to a point on a 15.00-foot radius curve to the right; thence along the arc of said curve 23.19 feet through a central angle of 88°35'18" (chord bears North 45°42'21" East, 20.95 feet); thence North 31.00 feet; thence East 2.27 feet; thence North 31.00 feet; thence East, 430.89 feet; thence South 0°00'03" East, 902.78 feet; thence South 7°35'03" East, 64.42 feet; thence South 1°00'01" East, 124.53 feet; thence South 88°59'59" West, 521.40 feet; thence North 0°40'42" West, 216.36 feet; thence South 89°37'56" West, 6.38 feet; thence North 2°13'20" East, 432.43 feet; Thence South 89°06'16" East, 34.20 feet back to the point of beginning.

Parcel contains 12.28 feet and 37 lots.

DATE: \_\_\_\_\_

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

BOARD OF EDUCATION NEBO SCHOOL DISTRICT  
\_\_\_\_\_  
(MANAGER)

ROYCE J JOHNSON

STRATTON ACRES LLC  
KAMERON SPENCER (MANAGER)

CASCADE SHADOWS INC.  
(Print name and title of person signing in this area)

## STRATTON MEADOW SUBDIVISION

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTH HALF OF SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, 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 BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_ CITY ENGINEER (SEE SEAL BELOW) ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

### ROYCE J JOHNSON ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ FOR AND IN BEHALF OF \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

### CASCADE SHADOWS INC. ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ FOR AND IN BEHALF OF \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

### SCHOOL BOARD ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ FOR AND IN BEHALF OF \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in said State of Utah, \_\_\_\_\_ who after being duly sworn acknowledged to me that \_\_\_\_\_ a Limited Liability Company ( ), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

### UTAH COUNTY RECORDER

NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_ STATE OF UTAH, COUNTY OF WASATCH, TIME \_\_\_\_\_, FEE \_\_\_\_\_ RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

COUNTY RECORDER

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO

1 / 2

### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
a. A RECORDED EASEMENT OR RIGHT-OF-WAY  
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ROCKY MOUNTAIN POWER

### DOMINION ENERGY QUESTAR CORPORATION

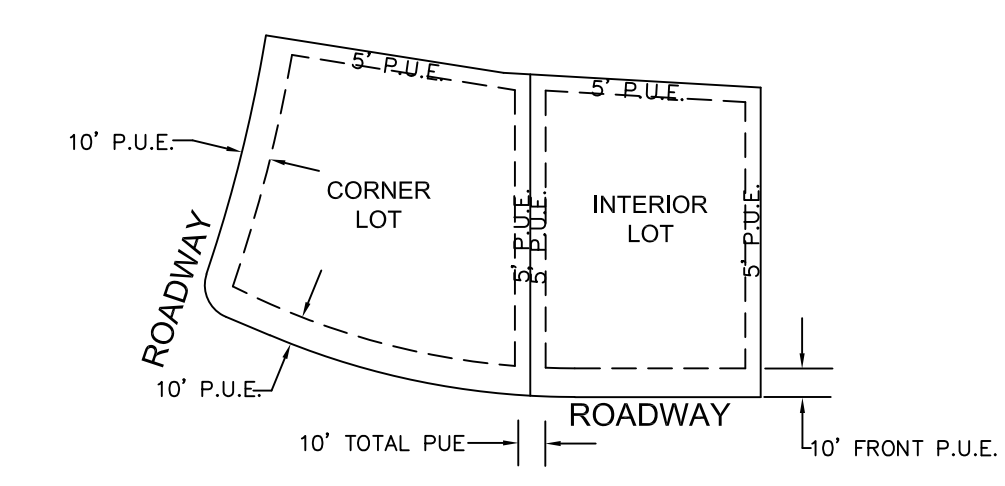
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY 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 GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY

By \_\_\_\_\_ Title \_\_\_\_\_

### TYPICAL LOT P.U.E. DETAILS

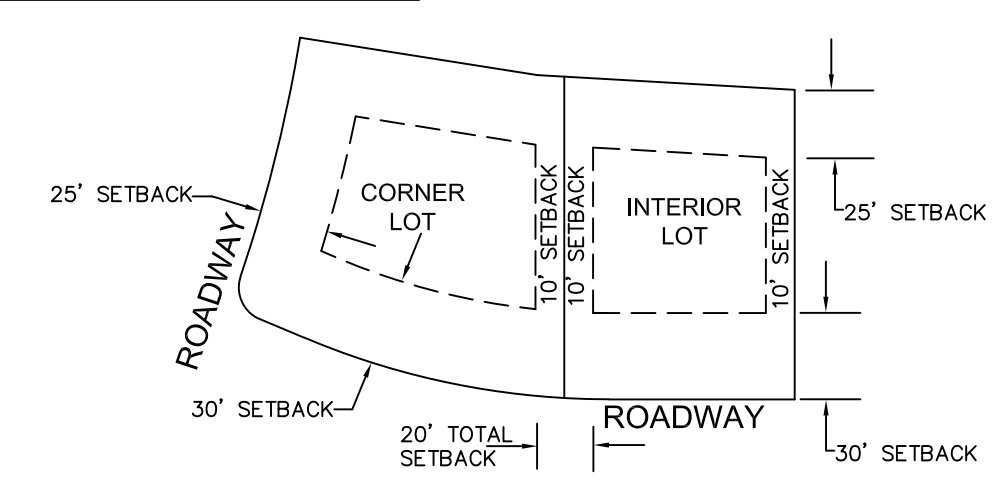


INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT

NOTES:  
1) 10 FEET PUE FRONT AND STREET SIDES.  
2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

NOT TO SCALE

### TYPICAL LOT SETBACK DETAILS



INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT

NOTES:  
1) 30FT FRONT SETBACK  
2) 25FT REAR SETBACK  
3) 10FT SIDE LOT SETBACK

NOT TO SCALE

### CENTRACOM ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ CENTRACOM COMPANY BY \_\_\_\_\_ TITLE \_\_\_\_\_

### CENTURY LINK ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ CENTURY LINK COMPANY BY \_\_\_\_\_ TITLE \_\_\_\_\_

# STRATTON MEADOW SUBDIVISION

PROJECT LOCATED IN THE SOUTH HALF OR THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

CASCADE SHADOWS INC  
29:041:0142

STRATTON, KIMBELL T & MARLENE EVANS  
29:042:0062

EAST QUARTER CORNER SECTION 36  
TOWNSHIP 9 SOUTH, RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN



BOARD OF EDUCATION  
29:042:0061

ROYAL LAND DRIVE  
62' PUBLIC ROW

NORTH 31.00'

EAST 2.27'

NORTH 31.00'

NORTH 31.00'

NORTH 31.00'

NORTH 31.00'

NORTH 31.00'

NORTH 31.00'

MERITAGE HOMES OF UTAH INC  
29:042:0076

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C200	23.19'	15.00'	20.95'	S45°42'21"W	88°35'18"
C201	23.38'	15.00'	21.08'	N45°20'46"W	89°18'29"
C202	23.74'	15.00'	21.34'	S44°39'14"W	90°41'31"
C203	23.64'	15.00'	21.27'	S45°50'46"E	90°18'30"
C204	23.48'	15.00'	21.16'	N44°09'14"E	89°41'30"
C205	24.41'	15.00'	21.81'	S44°22'31"E	93°15'00"
C206	22.71'	15.00'	20.60'	S45°37'29"W	86°46'10"
C207	14.58'	247.50'	14.58'	S3°56'11"W	3°22'30"
C208	38.78'	527.50'	38.77'	S3°31'04"W	4°12'44"

R=224.94'  
L=14.58'  
Δ=3°42'49"  
CHORD=N3°56'11"E  
CHL=14.58'

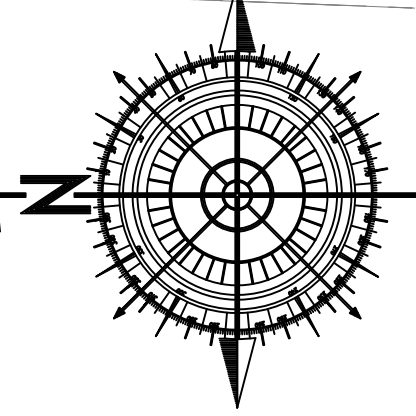
R=527.50'  
L=38.78'  
Δ=4°15'44"  
CHORD=N3°10'4"E  
CHL=38.77'

R=224.94'  
L=14.58'  
Δ=3°42'49"  
CHORD=N3°56'11"E  
CHL=14.58'

R=224.94'  
L=14.58'  
Δ=3°42'49"  
CHORD=N3°56'11"E  
CHL=14.58'

R=224.94'  
L=14.58'  
Δ=3°42'49"  
CHORD=N3°56'11"E  
CHL=14.58'

R=224.94'  
L=14.58'  
Δ=3°42'49"  
CHORD=N3°56'11"E  
CHL=14.58'



SCALE IN FEET  
1"=40' (24"x36" SIZE ONLY)

LEGEND

- PHASE BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- ◆ SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

BOARD OF EDUCATION  
34:619:0001

APPLE VALLEY SCHOOL

STICKNEY, JESSE & MELINDA  
34:619:0011

HUNT, AARON & HEATHER  
34:357:0024

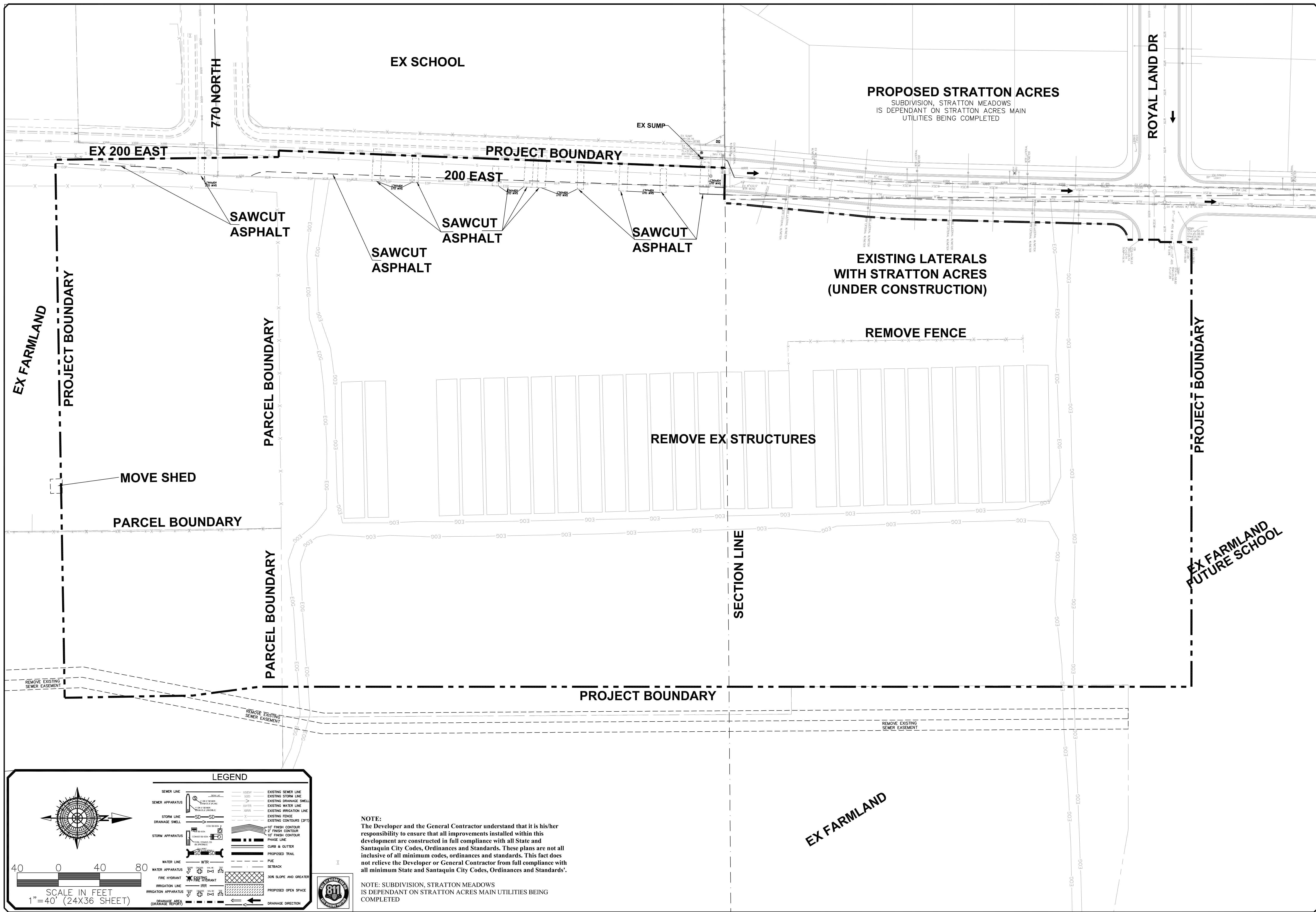
JOHNSON, ROYCE J & GEORGIE  
29:041:0022



PROJECT ENGINEER:  
**GATEWAY CONSULTING, inc**  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848  
paul@gatewayconsultingllc.com

SHEET NO  
**2**  
**2**

SANTAQUIN CITY RECORDER  
NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WASATCH, TIME \_\_\_\_\_, FEE \_\_\_\_\_  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
COUNTY RECORDER



**LEGEND**

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOUR (2 FT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE SHELL	2' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PIE
	SETBACK
	DOE SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

**NOTE:**  
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'.

**NOTE:** SUBDIVISION, STRATTON MEADOWS IS DEPENDANT ON STRATTON ACRES MAIN UTILITIES BEING COMPLETED

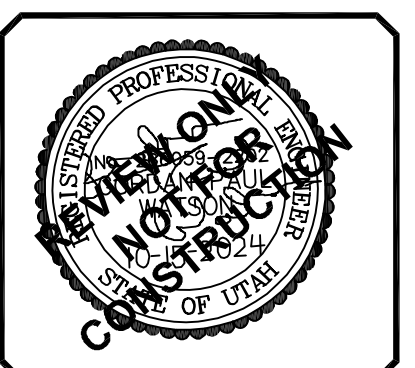
NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21  
 SURVEY BY: OPW  
 DRAWN BY: OPW  
 DESIGNED BY: OPW  
 CHECKED BY: OPW  
 SCALE: 1"=40'

**GATEWAY CONSULTING, Inc**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com  
 CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

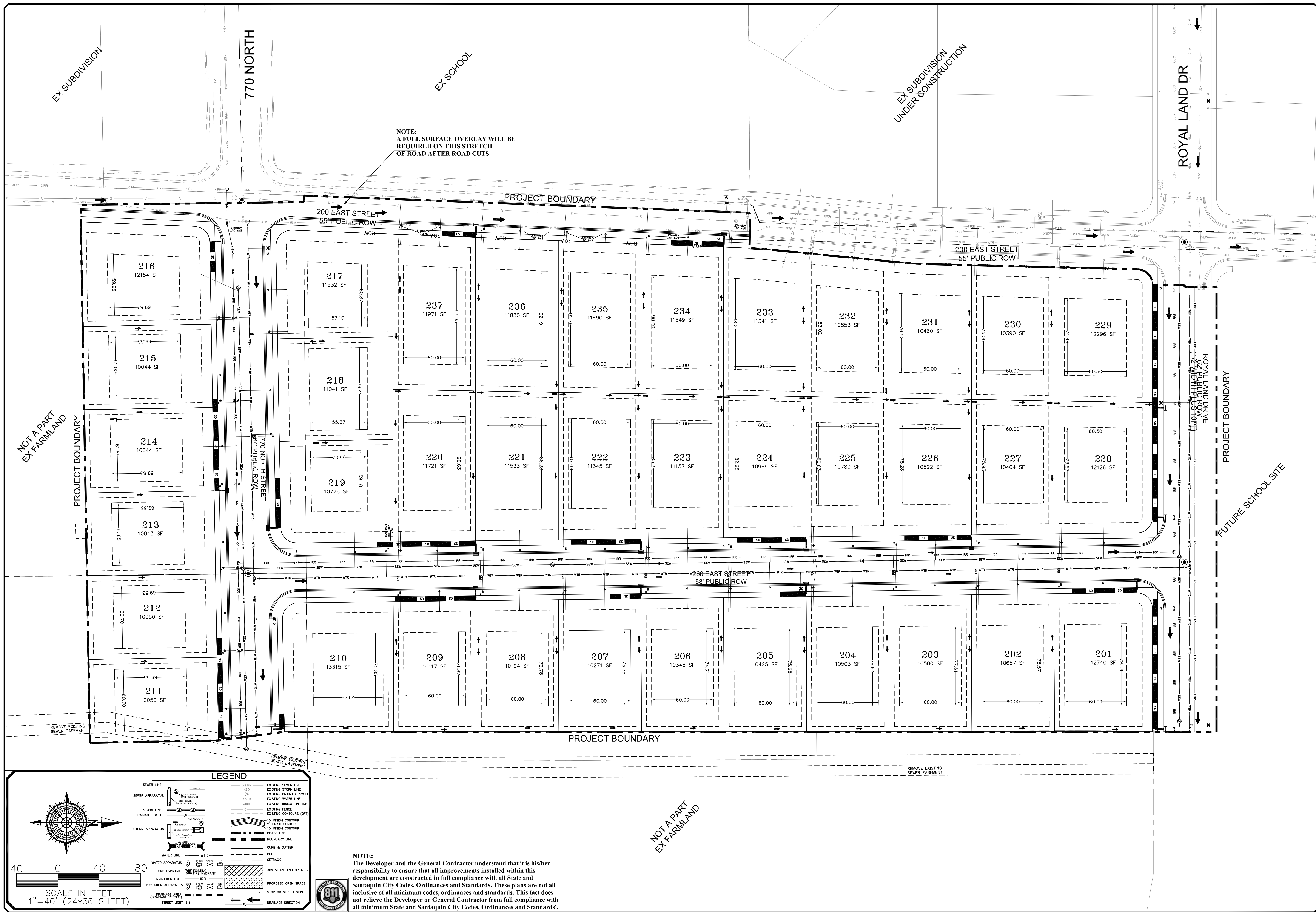
STRATTON MEADOW  
 SUBDIVISION  
 EXISTING CONDITIONS  
 AND DEMOLITION SHEET  
 10-15-2024

SANTAQUIN  
 CITY



SHEET NO. 2





NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21  
 SURVEY BY: CPW  
 DRAWN BY: CPW  
 DESIGNED BY: CPW  
 CHECKED BY: CPW  
 SCALE: 1"=40'

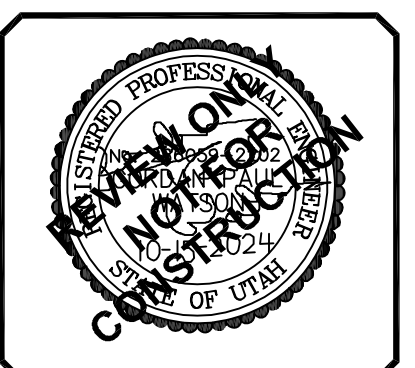
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 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com

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 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**  
**SITE PLAN**

10-15-2024

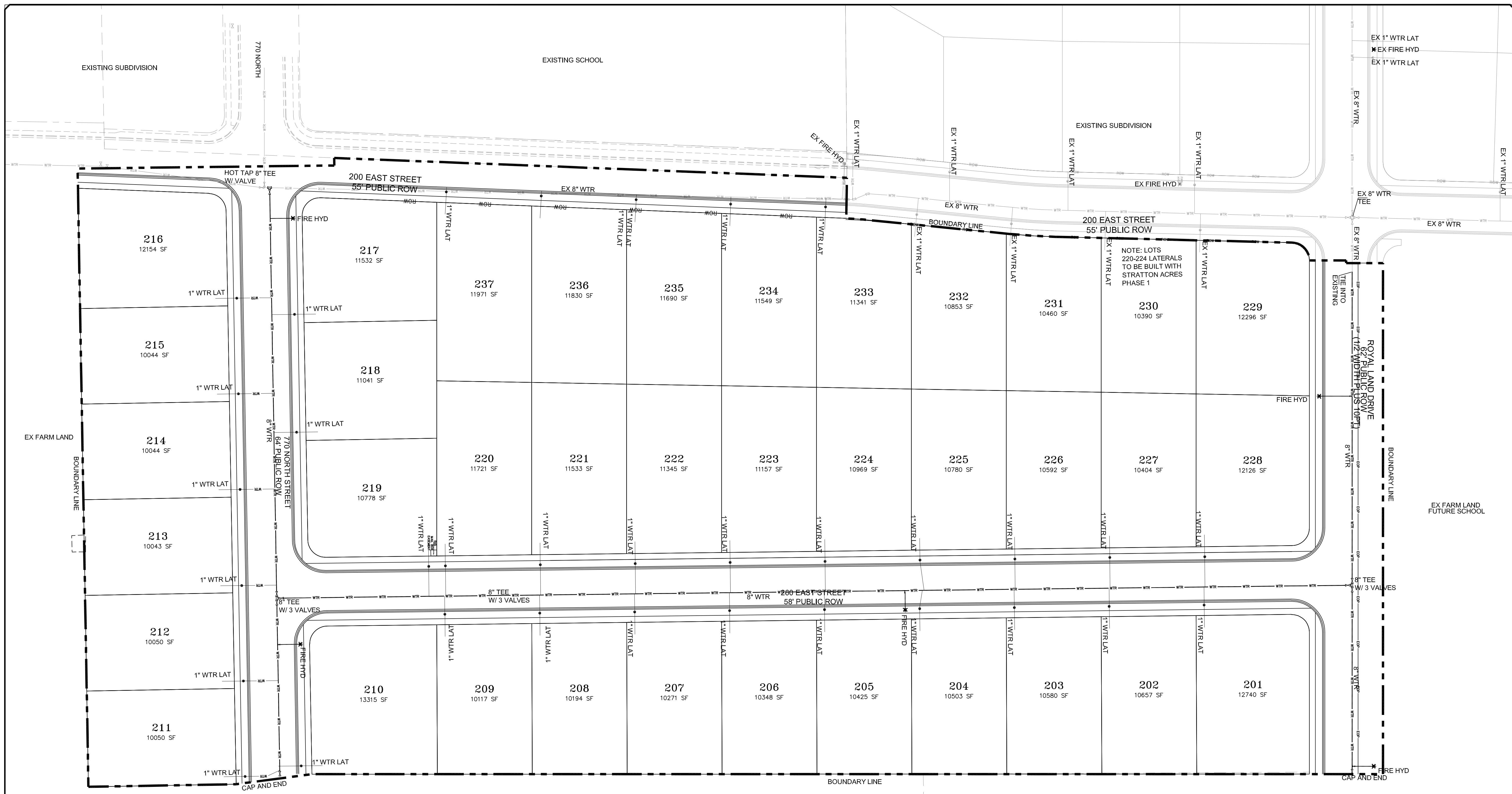
SANTAQUIN CITY



SHEET NO. 3







**LEGEND**

SEWER LINE	SEWER APPARATUS	STORM LINE	STORM APPARATUS	WATER LINE	FIRE HYDRANT	IRRIGATION LINE	IRRIGATION APPARATUS	DRAINAGE LINE (DRAINAGE SWALE)	EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING DRAINAGE SWALE	EXISTING IRRI LINE	EXISTING FENCE	EXISTING CONTOURS (DT)	10' FINISH CONTOUR	2' FINISH CONTOUR	10' FINISH CONTOUR	CLUB & GUTTER	PROPOSED TRAIL	FILE	SETBACK	5% SLOPE AND GREATER	PROPOSED OPEN SPACE	DRAINAGE DIRECTION
---	○	---	○	---	○	---	○	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SCALE IN FEET  
1" = 40' HORIZONTAL

Blue Stakes of UTAH811

**NOTE:**  
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NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=40'

**GATEWAY CONSULTING, Inc.**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com

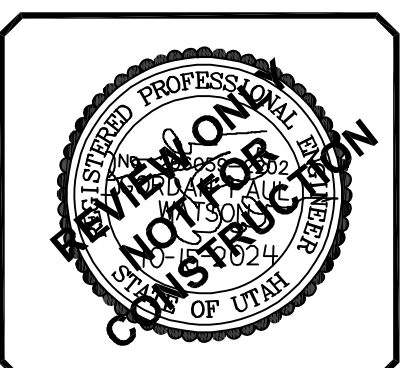
**CIVIL ENGINEERING • CONSULTING • LAND PLANNING**  
**CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW SUBDIVISION**

**WATER UTILITY SHEET**

PRINT DATE: 10-15-2024

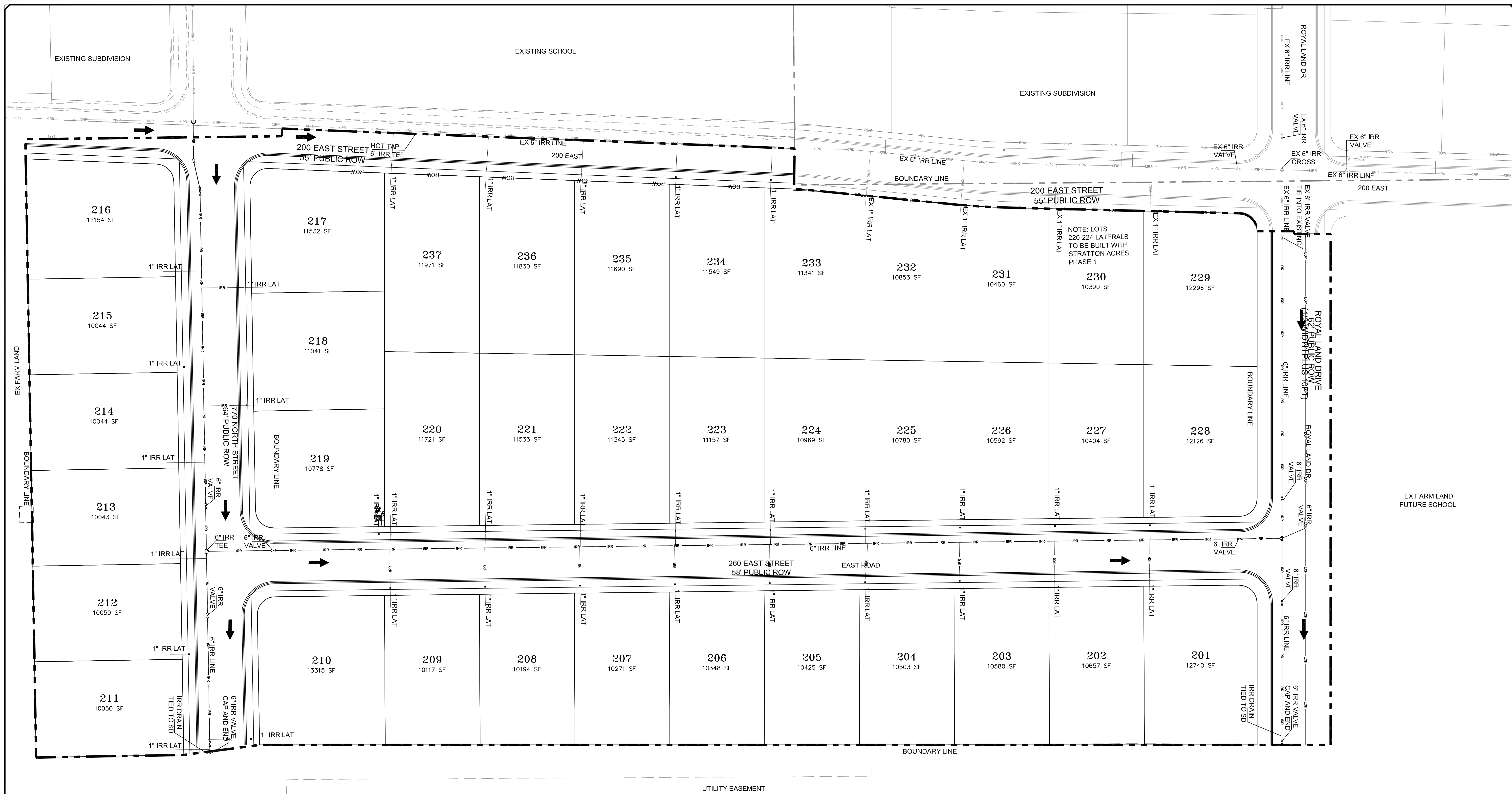
SANTAQUIN CITY



SHEET NO. **U1**







**LEGEND**

SEWER LINE	EXISTING SEWER LINE	15' FINISH CONTOUR
SEWER APPARATUS	EXISTING STORM LINE	2' FINISH CONTOUR
STORM LINE	EXISTING DRAINAGE SHIELD	EXISTING FENCE
DRAINAGE LINE	EXISTING WATER LINE	EXISTING CONTOURS (DT)
STORM APPARATUS	EXISTING IRRIGATION LINE	CLUB & GUTTER
WATER LINE	EXISTING FENCE	PROPOSED TRAIL
FIRE HYDRANT	EXISTING CONTOURS (DT)	FILE
IRRIGATION LINE	CLUB & GUTTER	SETBACK
DRAINAGE APPARATUS	PROPOSED TRAIL	SIDE SLOPE AND GREATER
DRAINAGE SHIELD	FILE	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	SETBACK	
DRAINAGE SHIELD	SIDE SLOPE AND GREATER	
	PROPOSED OPEN SPACE	

Blue Stakes of UTAH 811

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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=40'

**GATEWAY CONSULTING, Inc.**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848  
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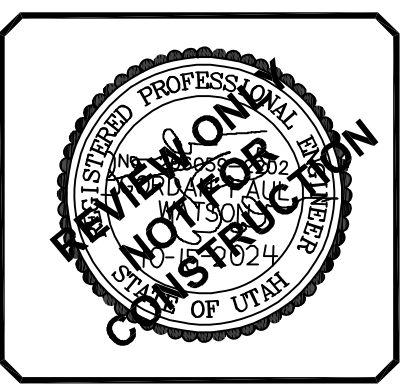
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**

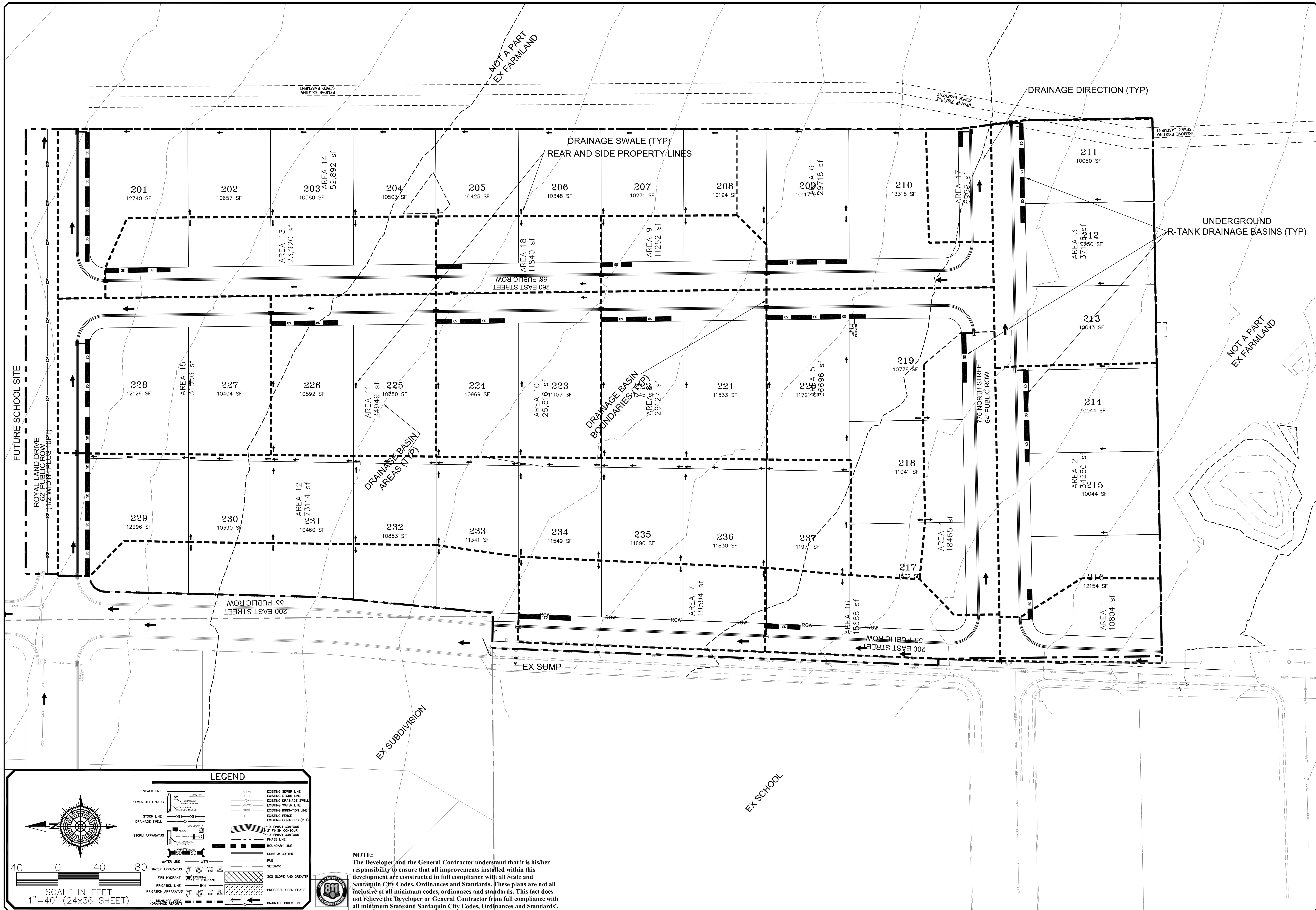
IRRIGATION UTILITY SHEET

PRINT DATE: 10-15-2024

SANTAQUIN CITY



SHEET NO. U4



**LEGEND**

	SEWER LINE		EXISTING SEWER LINE
	SEWER APPARATUS		EXISTING STORM LINE
	STORM LINE		EXISTING DRAINAGE SWELL
	DRAINAGE SWELL		EXISTING WATER LINE
	STORM APPARATUS		EXISTING IRRIGATION LINE
	WATER LINE		EXISTING FENCE
	FIRE HYDRANT		EXISTING CONTOURS (2 FT)
	IRRIGATION LINE		10' FINISH CONTOUR
	IRRIGATION APPARATUS		2' FINISH CONTOUR
	DRAINAGE BASIN		4' FINISH CONTOUR
	BOUNDARY LINE		PHASE LINE
	CURB & GUTTER		RIGHT OF WAY
	PIPE		SETBACK
	SLOPE AND GRATES		PROPOSED OPEN SPACE
	DRAINAGE DIRECTION		DRAINAGE DIRECTION

**SCALE IN FEET**  
1" = 40' (24x36 SHEET)

**NOTE:**  
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21
SURVEY BY: GPW
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=40'

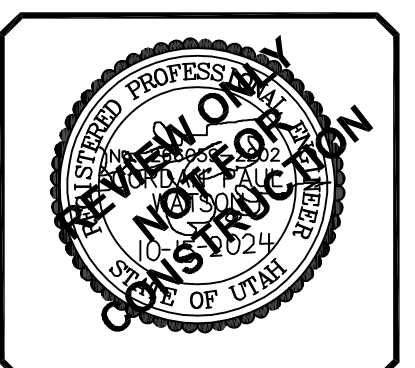
**GATEWAY CONSULTING, Inc**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION DRAINAGE PLAN**

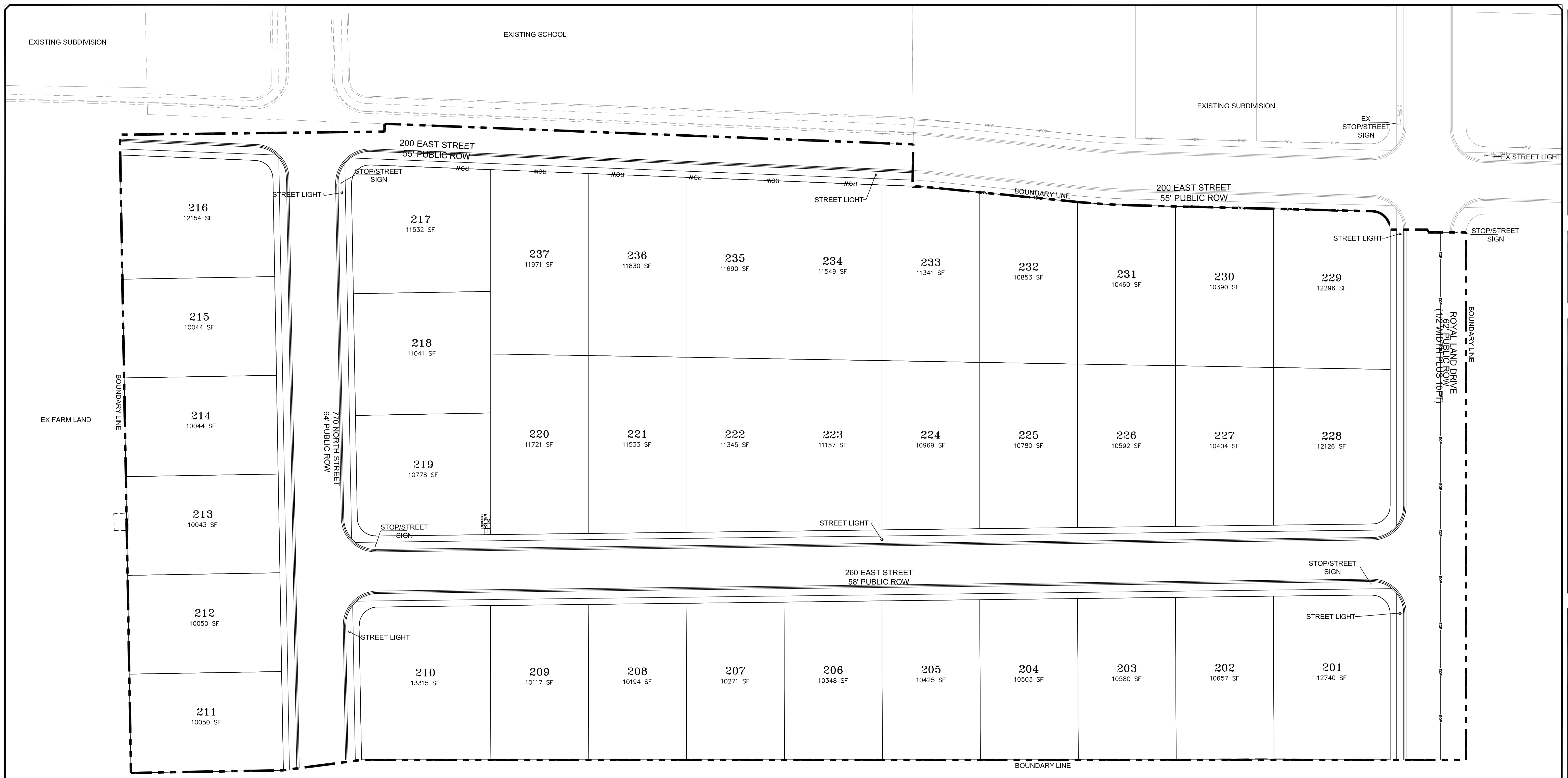
10-15-2024

SANTAQUIN CITY



SHEET NO. **DRAIN**





**LEGEND**

SEWER LINE	SEWER APPARATUS	STORM LINE	STORM APPARATUS	WATER LINE	FIRE HYDRANT	IRRIGATION LINE	IRRIGATION APPARATUS	DRAINAGE LINE (DRAINAGE SWALE)	EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING DRAINAGE SWALE	EXISTING WATER LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING CONTOURS (2 FT)	10' FINISH CONTOUR	2' FINISH CONTOUR	10' FINISH CONTOUR	CURB & GUTTER	PROPOSED TRAIL	FILE	SETBACK	5% SLOPE AND GREATER	PROPOSED OPEN SPACE	DRAINAGE DIRECTION
---	○	---	○	---	○	---	○	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

SCALE IN FEET  
1" = 40' HORIZONTAL

**NOTE:**  
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NO.	DESCRIPTION	DATE	APP'D

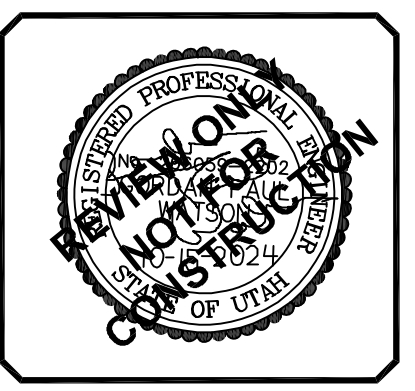
ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=40'

**GATEWAY CONSULTING, Inc.**  
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 paul@gatewayconsultingllc.com

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**STRATTON MEADOW SUBDIVISION**  
 LIGHT AND SIGN PLAN  
 PRINT DATE: 10-15-2024

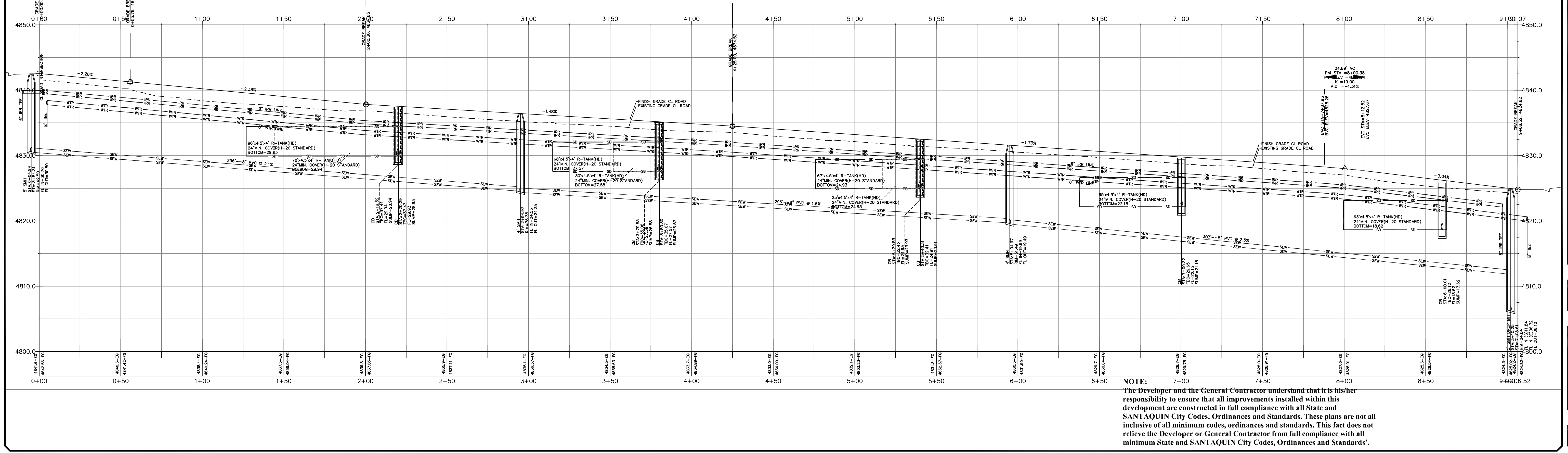
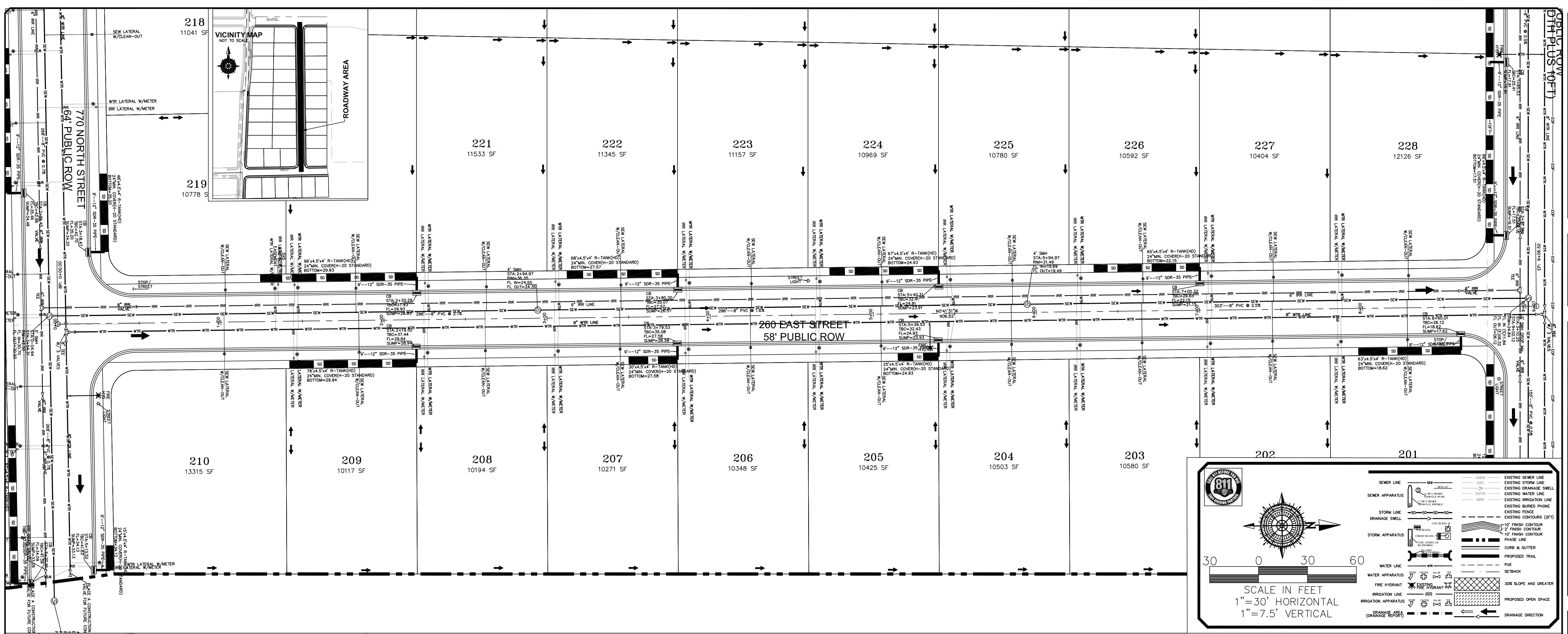
SANTAQUIN CITY



SHEET NO. SS1







**NOTE:**  
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21  
 SURVEY BY: OPW  
 DRAWN BY: OPW  
 DESIGNED BY: OPW  
 CHECKED BY: OPW  
 SCALE: 1"=30'

**GATEWAY CONSULTING, Inc**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOWS  
 SUBDIVISION  
 PLAN AND PROFILE  
 EAST ROAD**

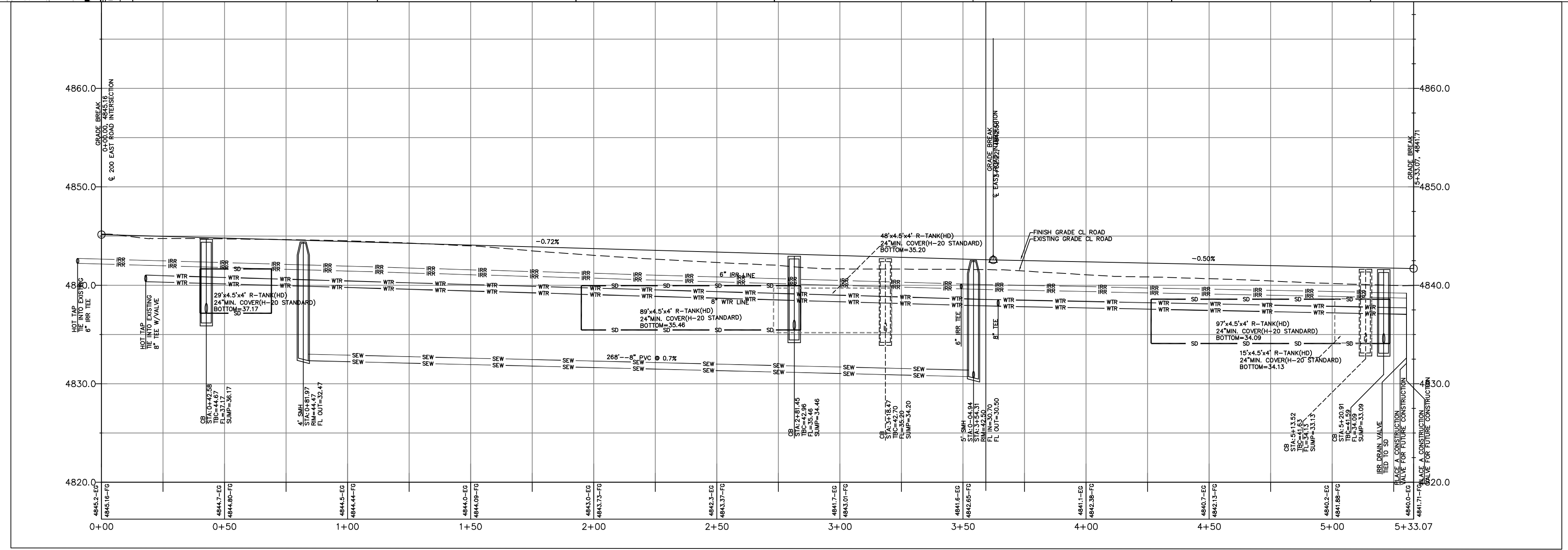
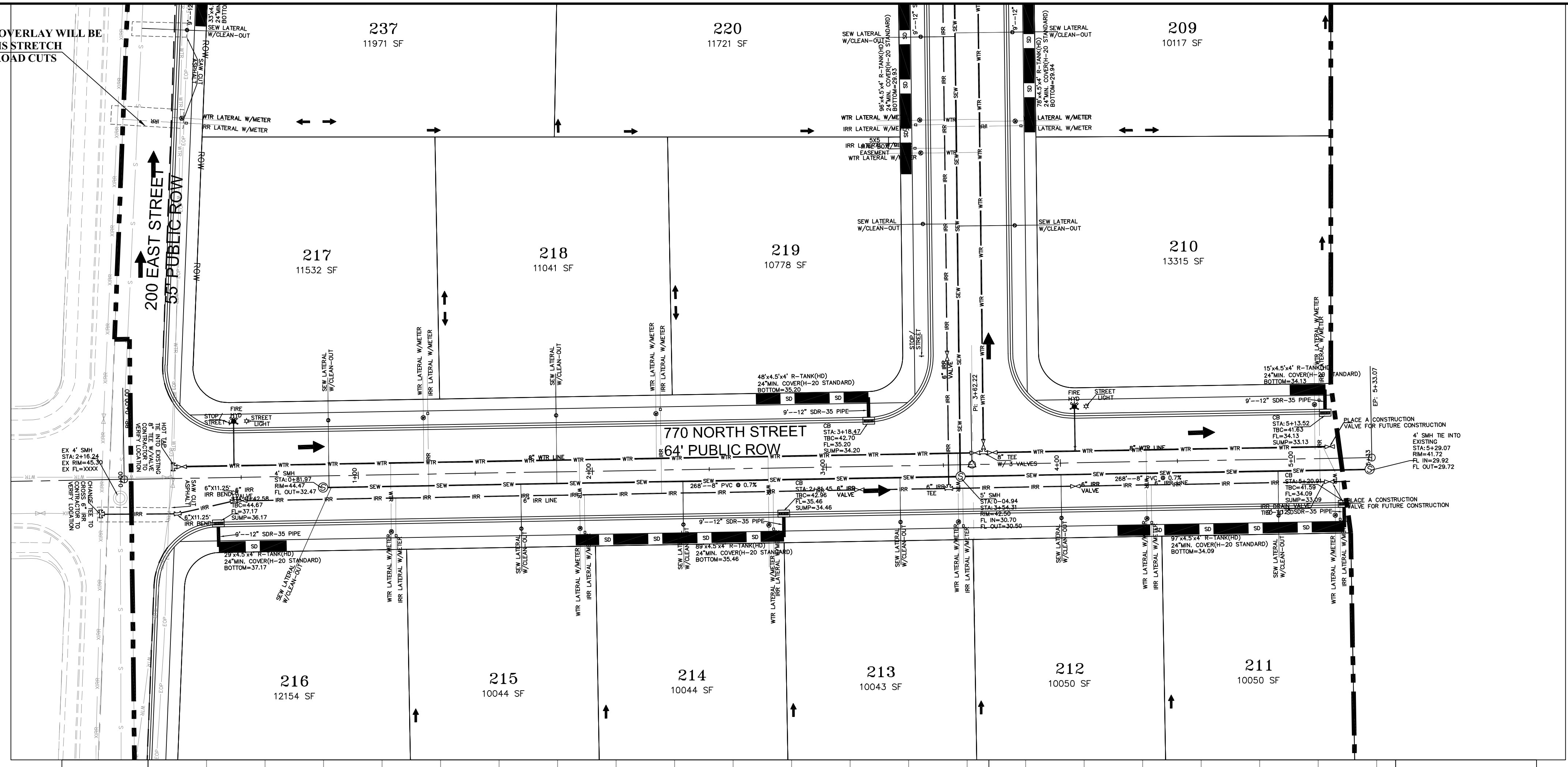
10-15-2024

SANTAQUIN CITY

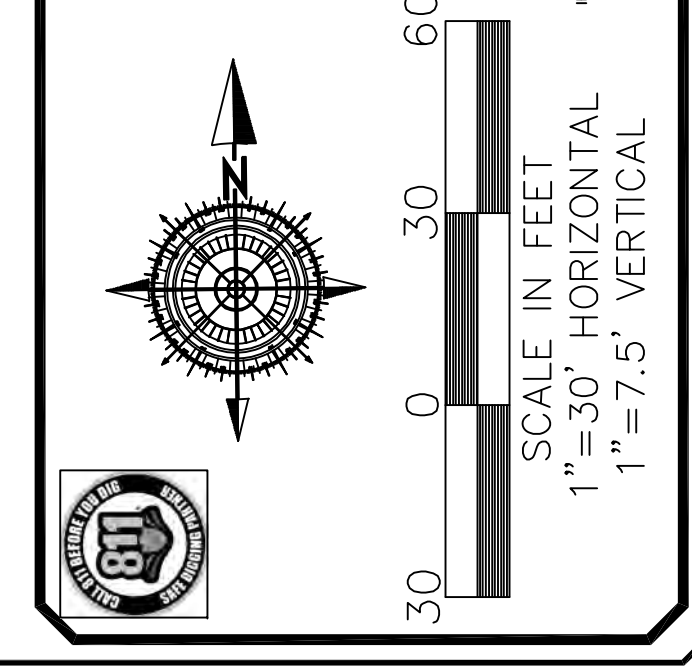
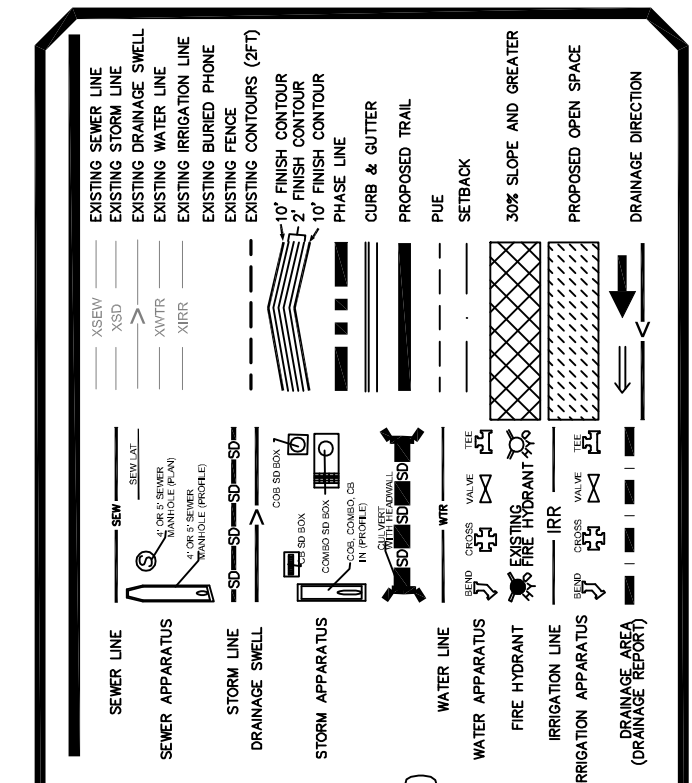
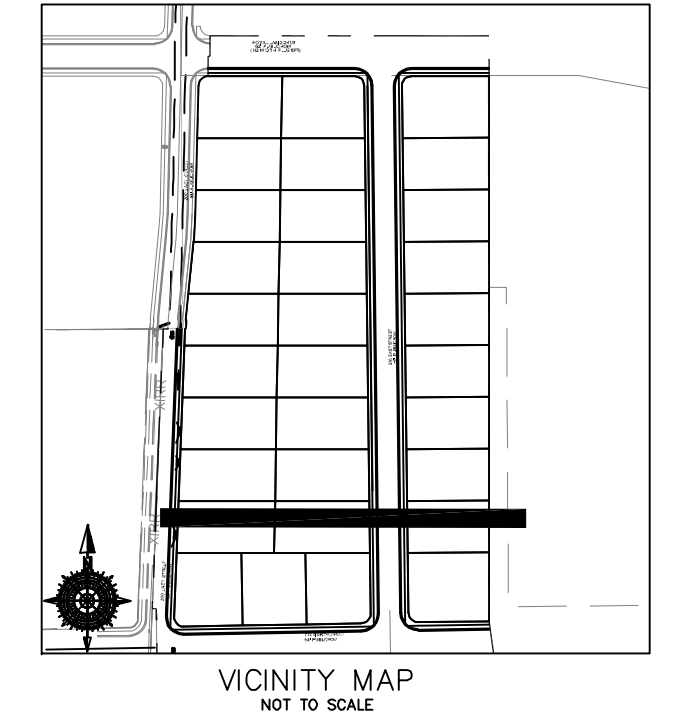


SHEET NO. **PP3**

NOTE:  
A FULL SURFACE OVERLAY WILL BE  
REQUIRED ON THIS STRETCH  
OF ROAD AFTER ROAD CUTS



NOTE:  
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NO.	DESCRIPTION	DATE	APP'D

GATEWAY CONSULTING, Inc  
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 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com  
 CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

STRATTON MEADOWS  
 SUBDIVISION  
 PLAN AND PROFILE  
 SOUTH ROAD  
 10-15-2024

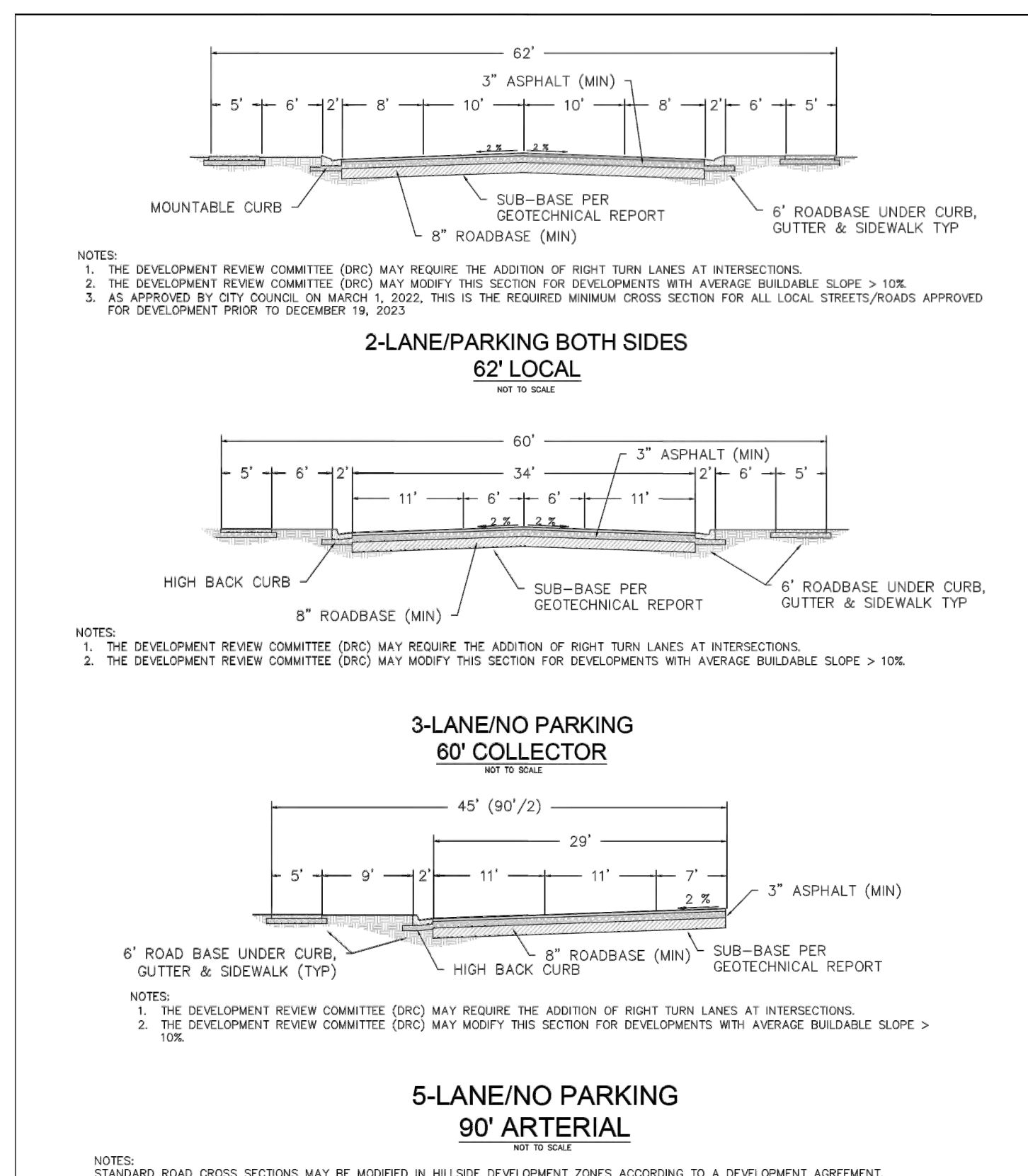
SANTAQUIN CITY  
  
 SHEET NO. PP4









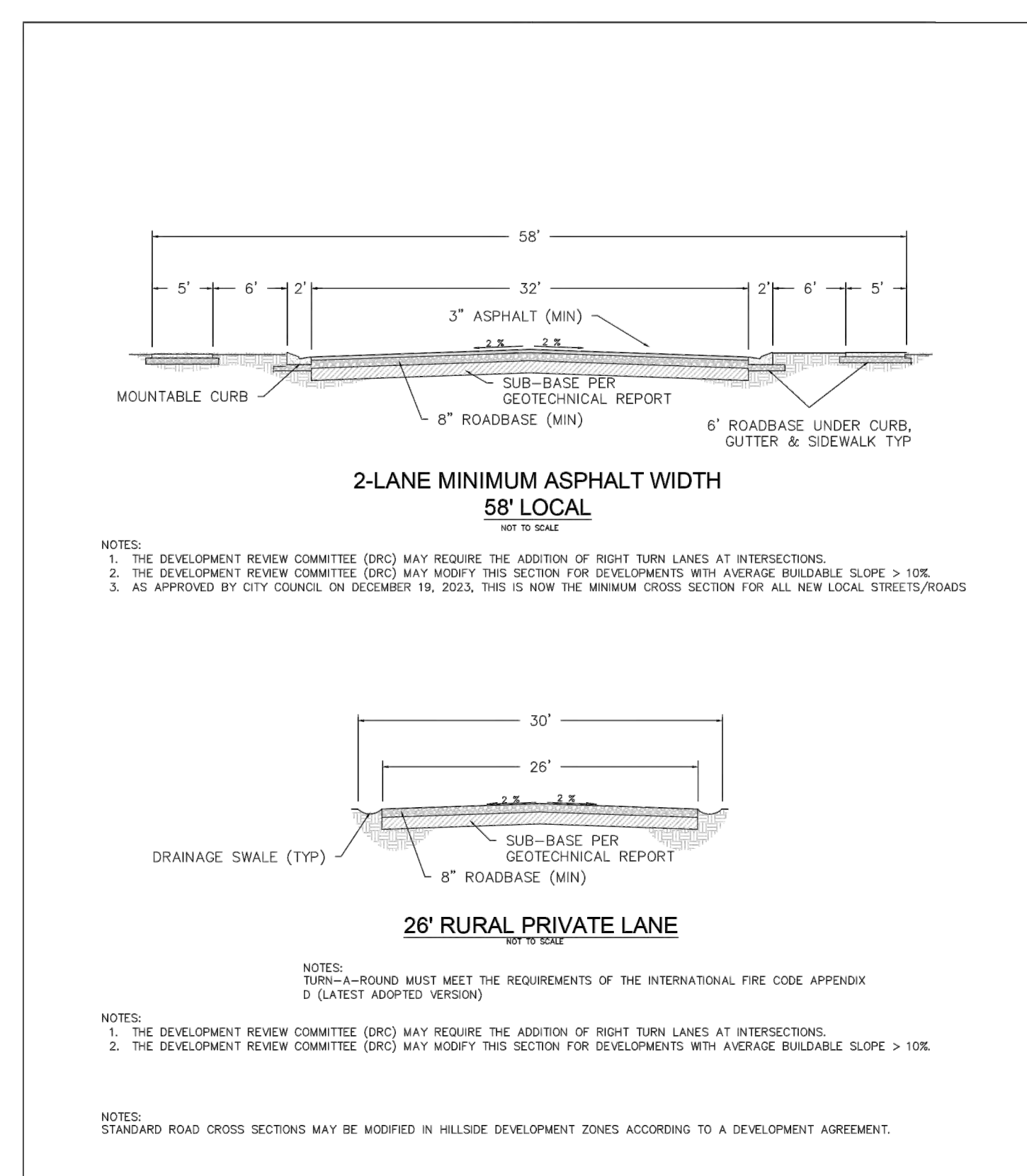


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NO.	REVISION	DATE	BY

**STANDARD STREET CROSS SECTION**  
SANTAQUIN CITY  
110 SOUTH CENTER STREET

**ST1**

ADOPTED DATE:

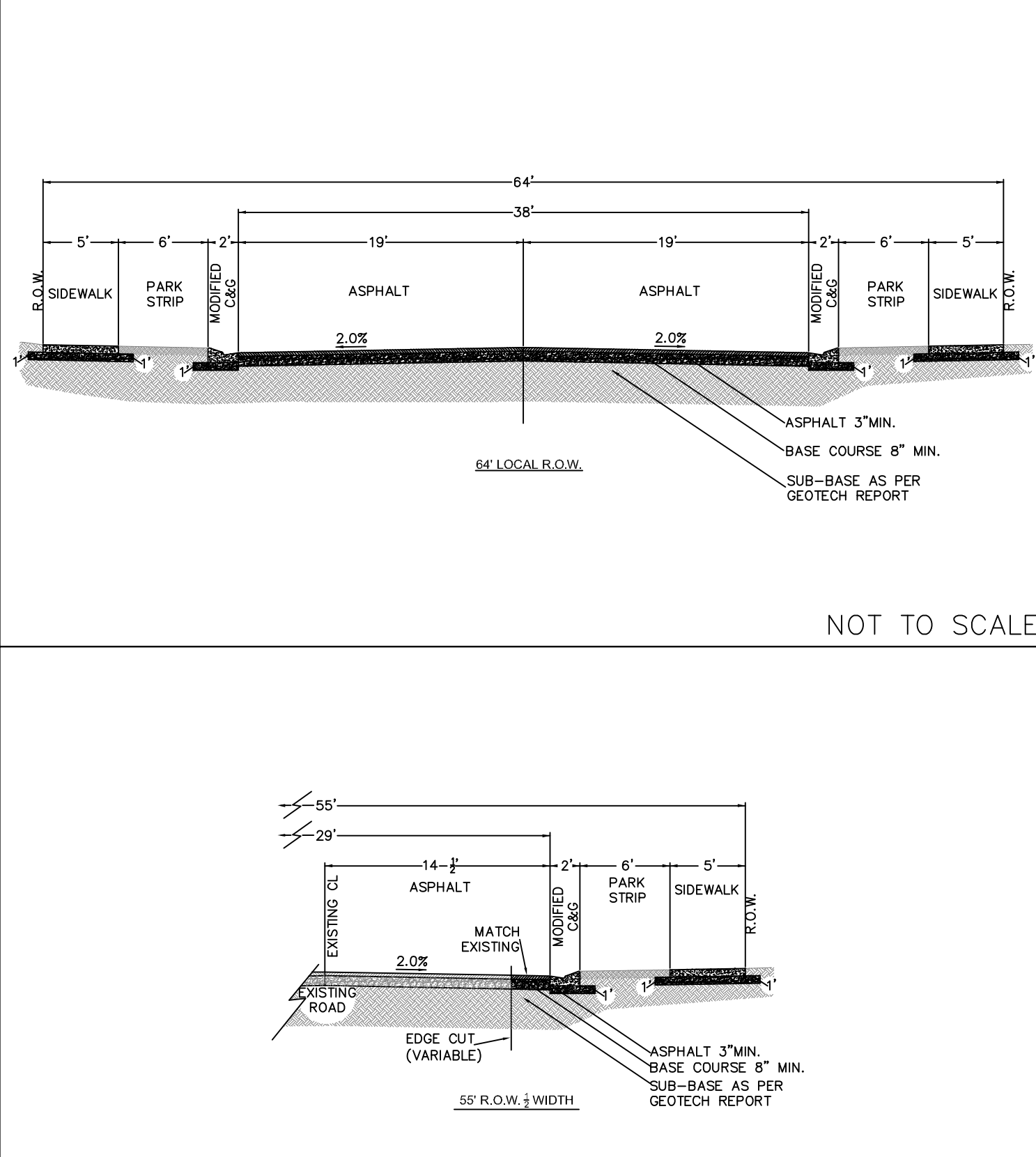


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NO.	REVISION	DATE	BY

**STANDARD STREET CROSS SECTION**  
SANTAQUIN CITY  
110 SOUTH CENTER STREET

**ST2**

ADOPTED DATE:

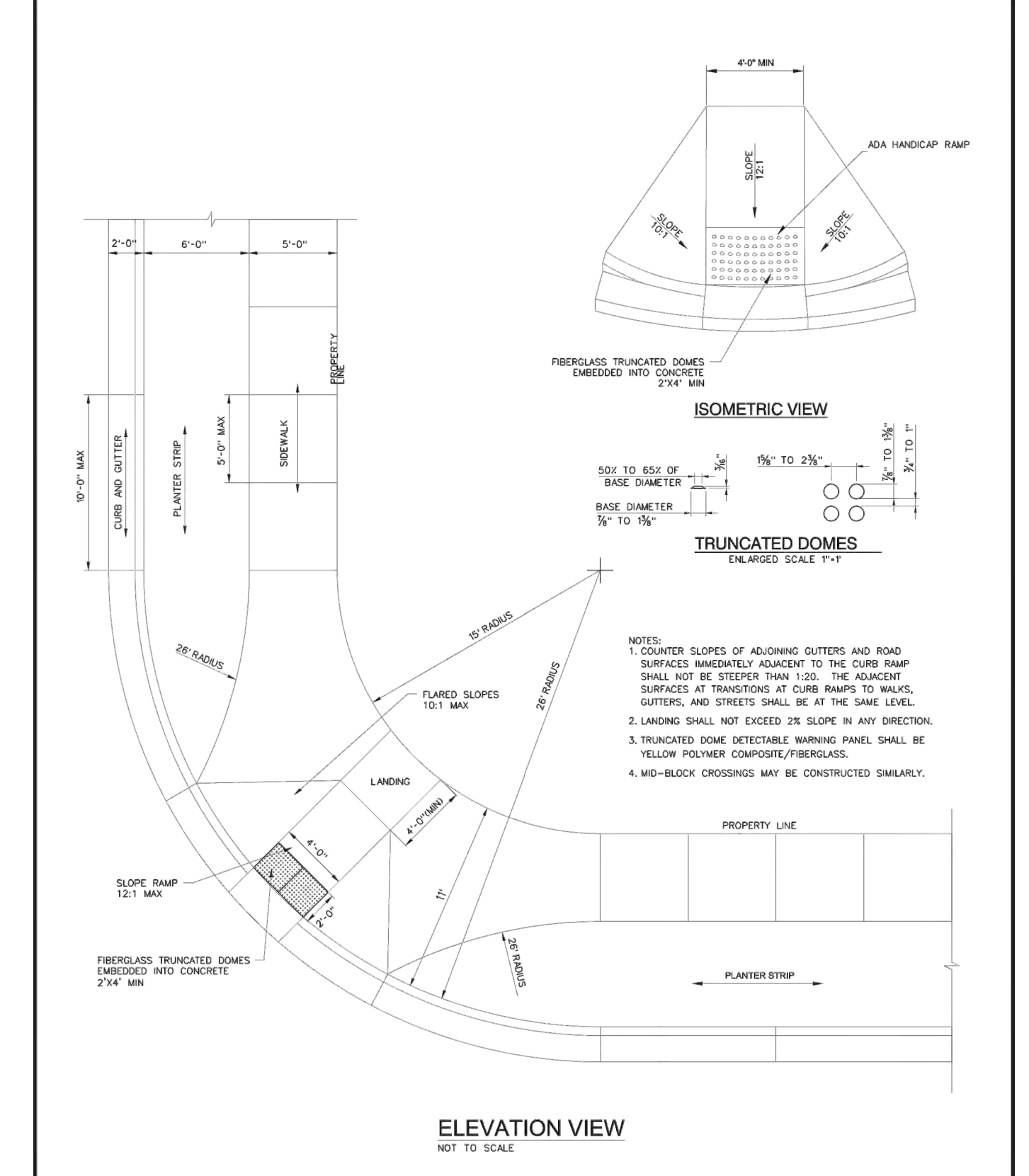


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NO.	REVISION	DATE	BY

**STANDARD STREET CROSS SECTION**  
SANTAQUIN CITY  
110 SOUTH CENTER STREET

**ST2**

ADOPTED DATE:

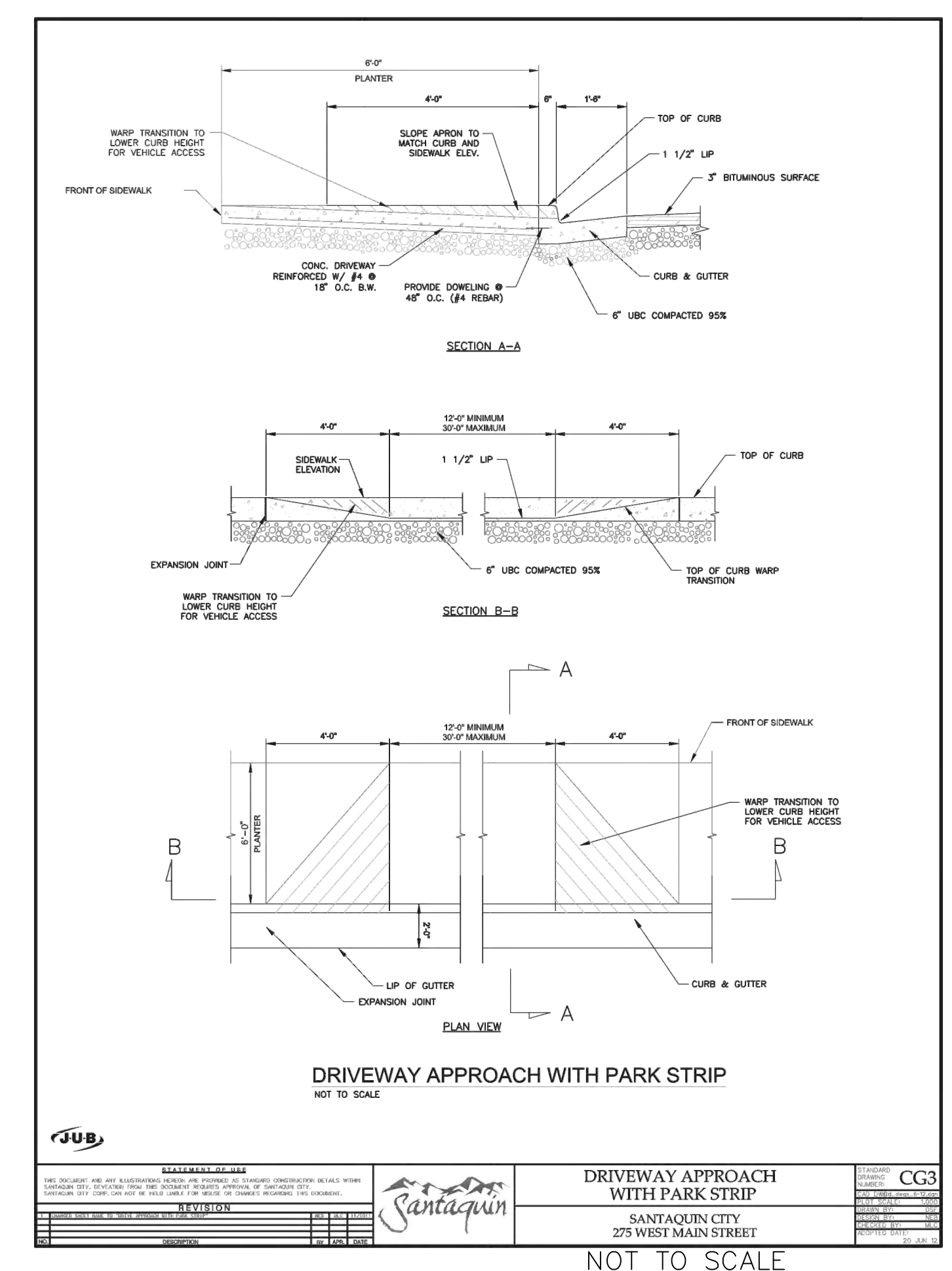


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NO.	REVISION	DATE	BY

**STANDARD STREET CROSS SECTION**  
SANTAQUIN CITY  
110 SOUTH CENTER STREET

**ST2**

ADOPTED DATE:

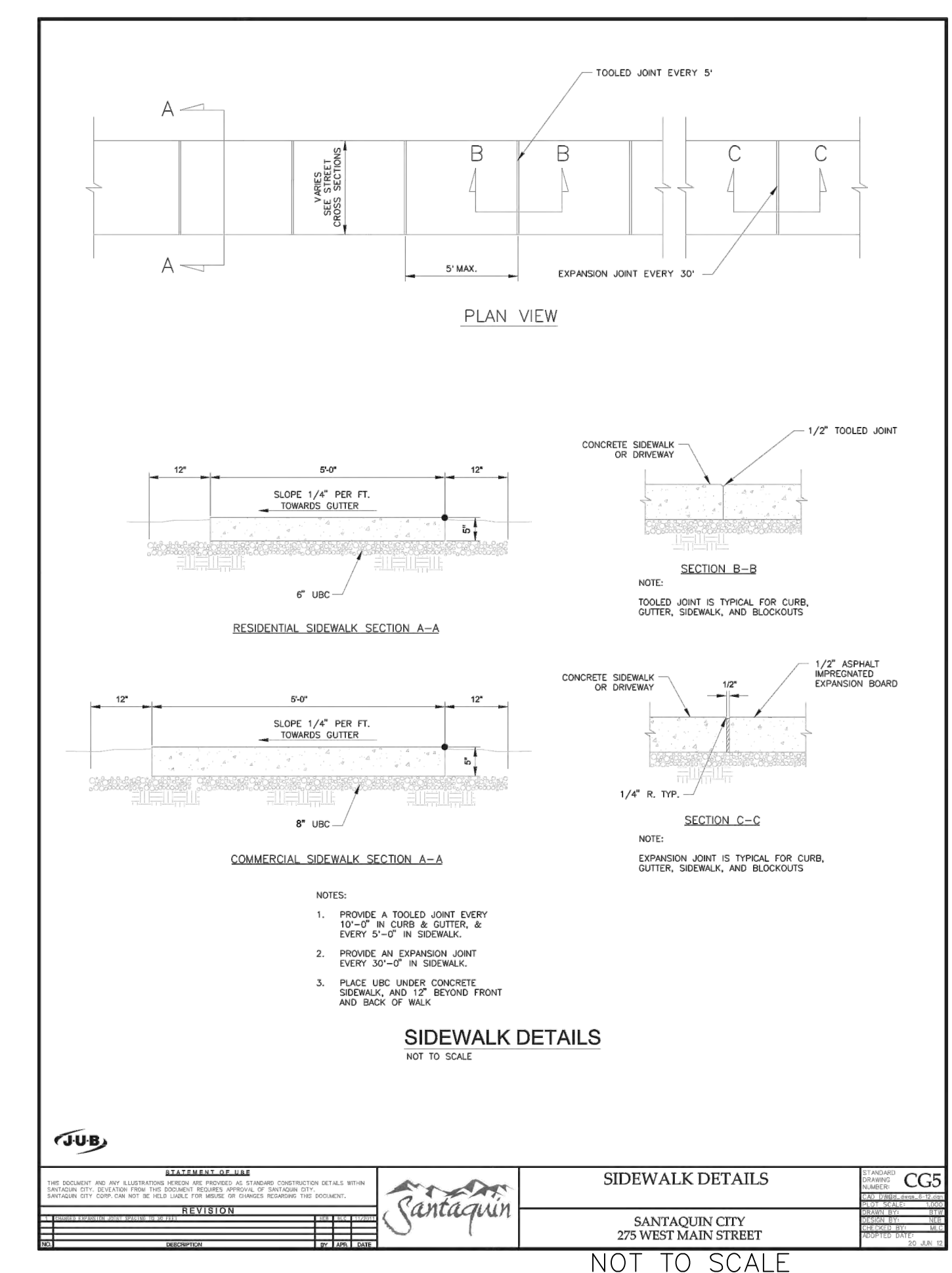


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NO.	REVISION	DATE	BY

**DRIVEWAY APPROACH WITH PARK STRIP**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**CG3**

ADOPTED DATE:

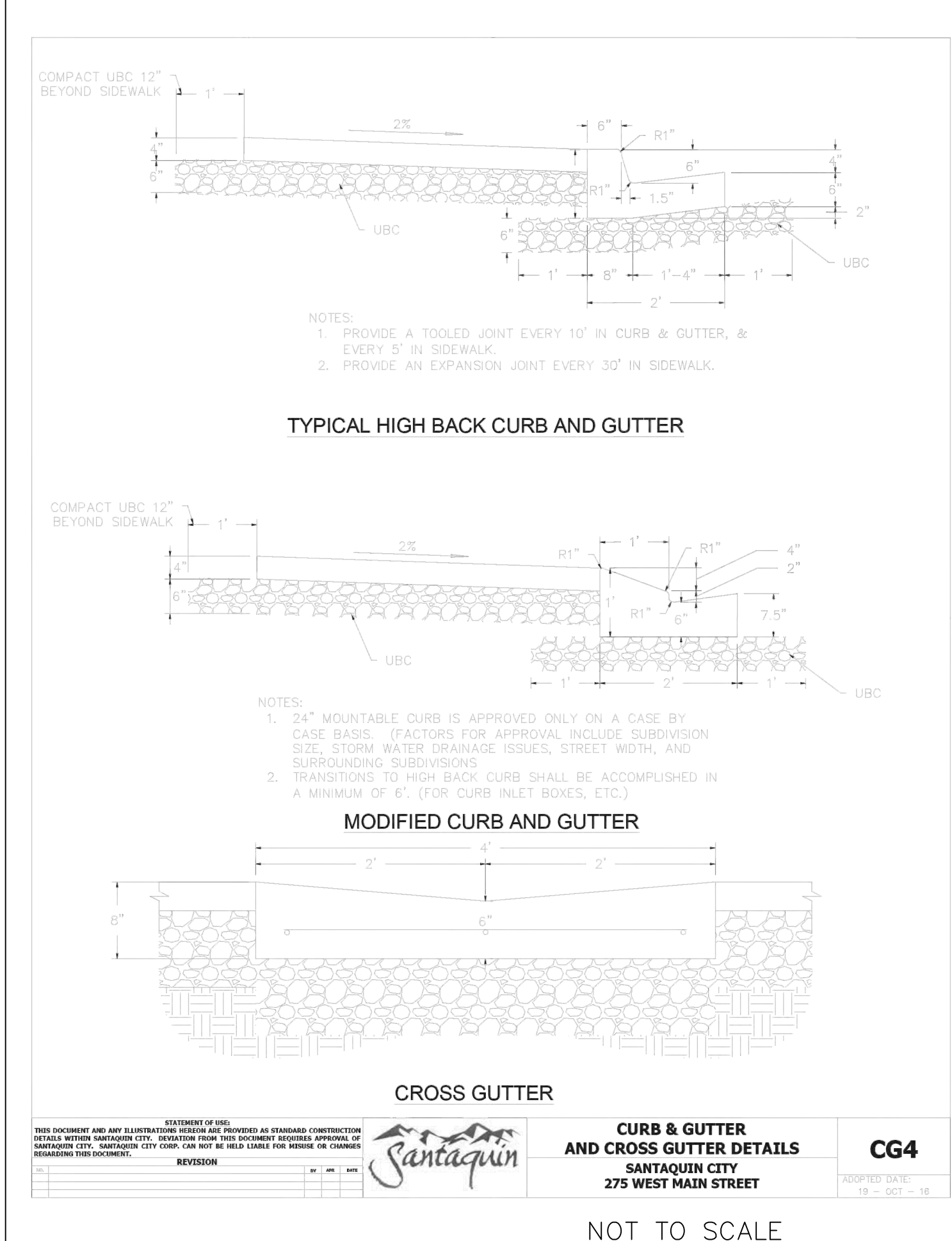


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NO.	REVISION	DATE	BY

**SIDEWALK DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**CG5**

ADOPTED DATE:

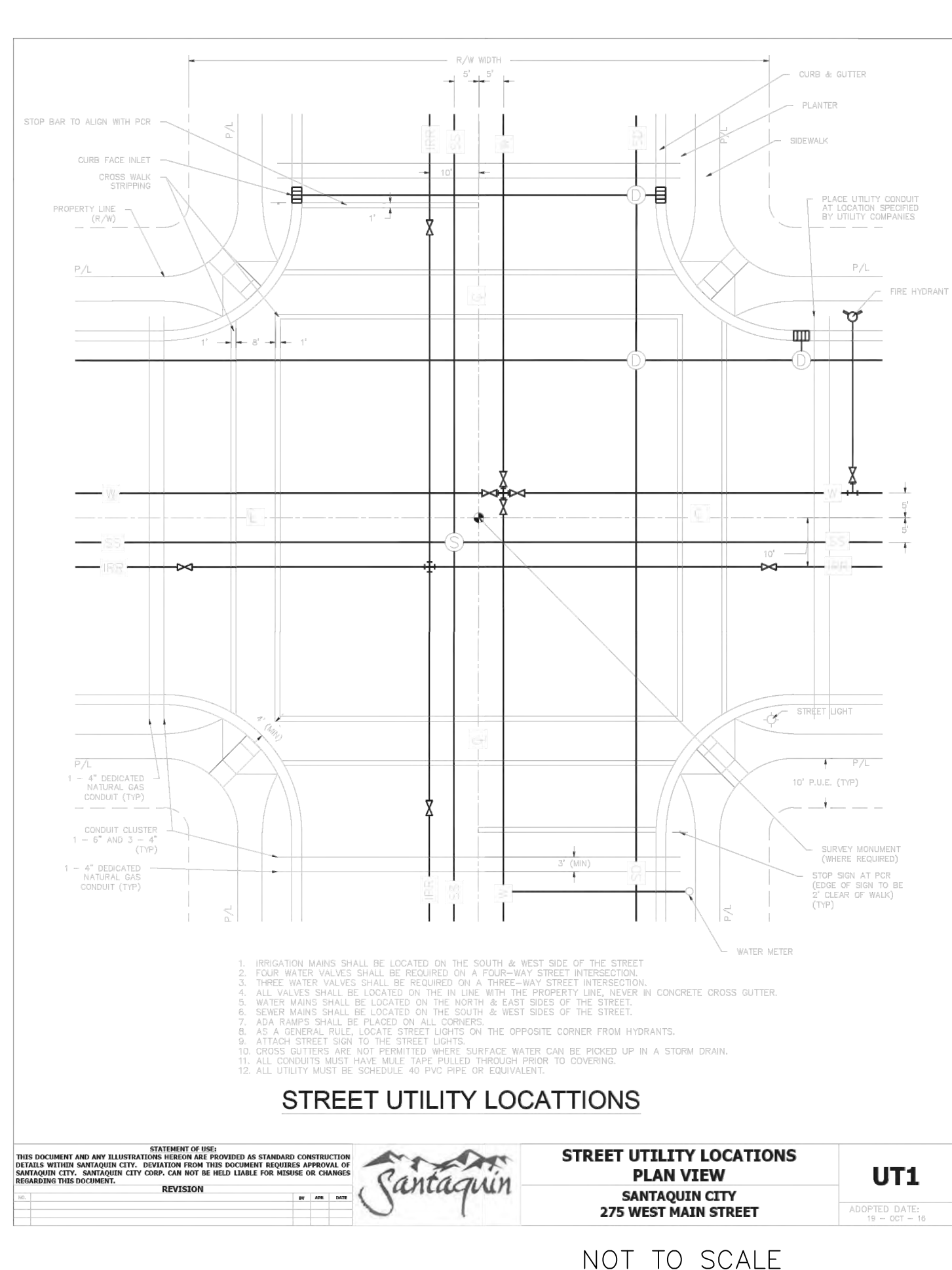


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NO.	REVISION	DATE	BY

**CURB & GUTTER AND CROSS GUTTER DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**CG4**

ADOPTED DATE:



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NO.	REVISION	DATE	BY

**STREET UTILITY LOCATIONS**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**UT1**

ADOPTED DATE:

NO.	DESCRIPTION	DATE	APPD

ORIG. DATE: 2-8-21

SURVEY BY: GPW

DRAWN BY: GPW

DESIGNED BY: GPW

CHECKED BY: GPW

SCALE: N/A

**GATEWAY CONSULTING, Inc.**  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 994-5848  
paul@gatewayconsulting.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING**  
CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**

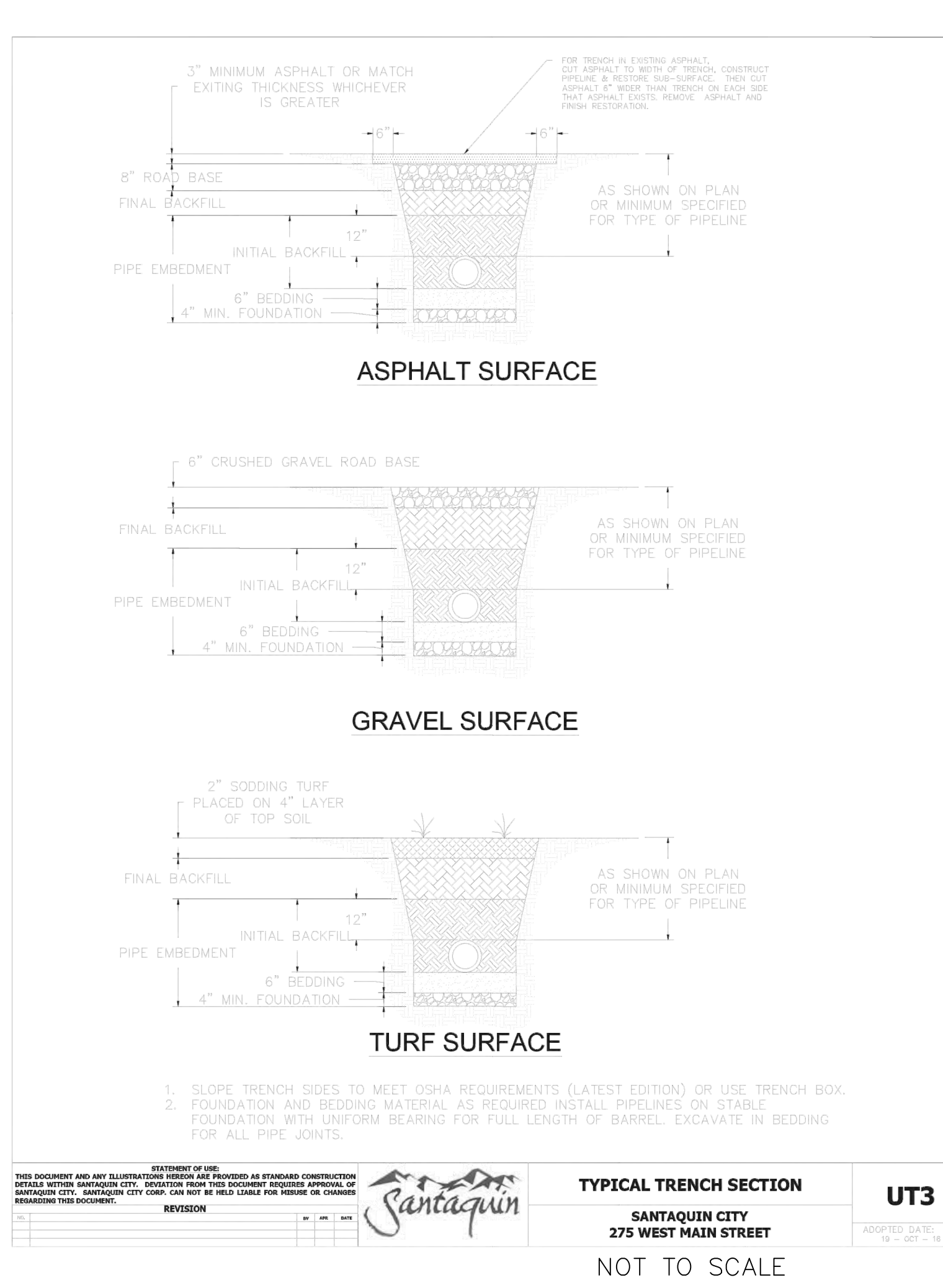
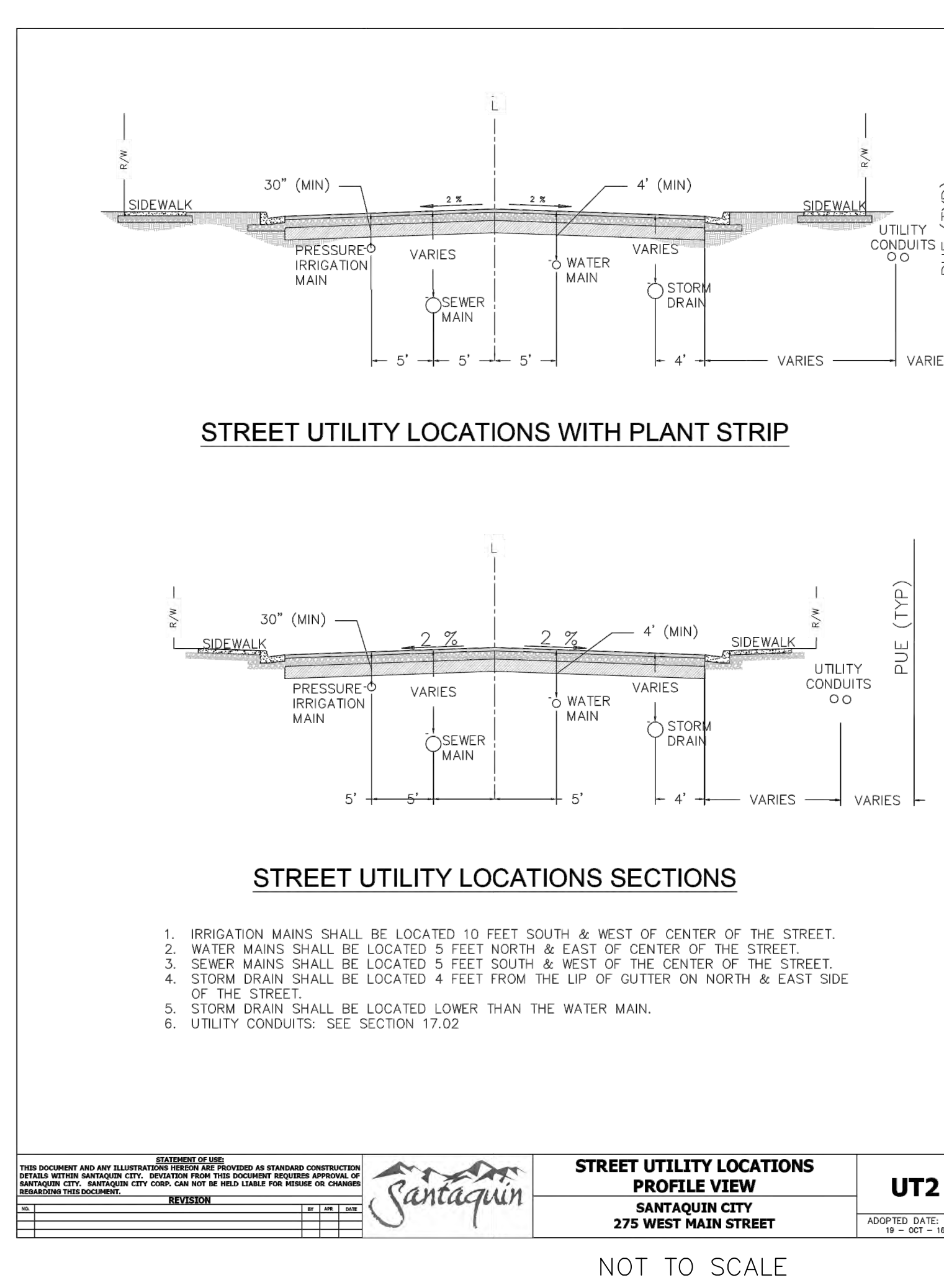
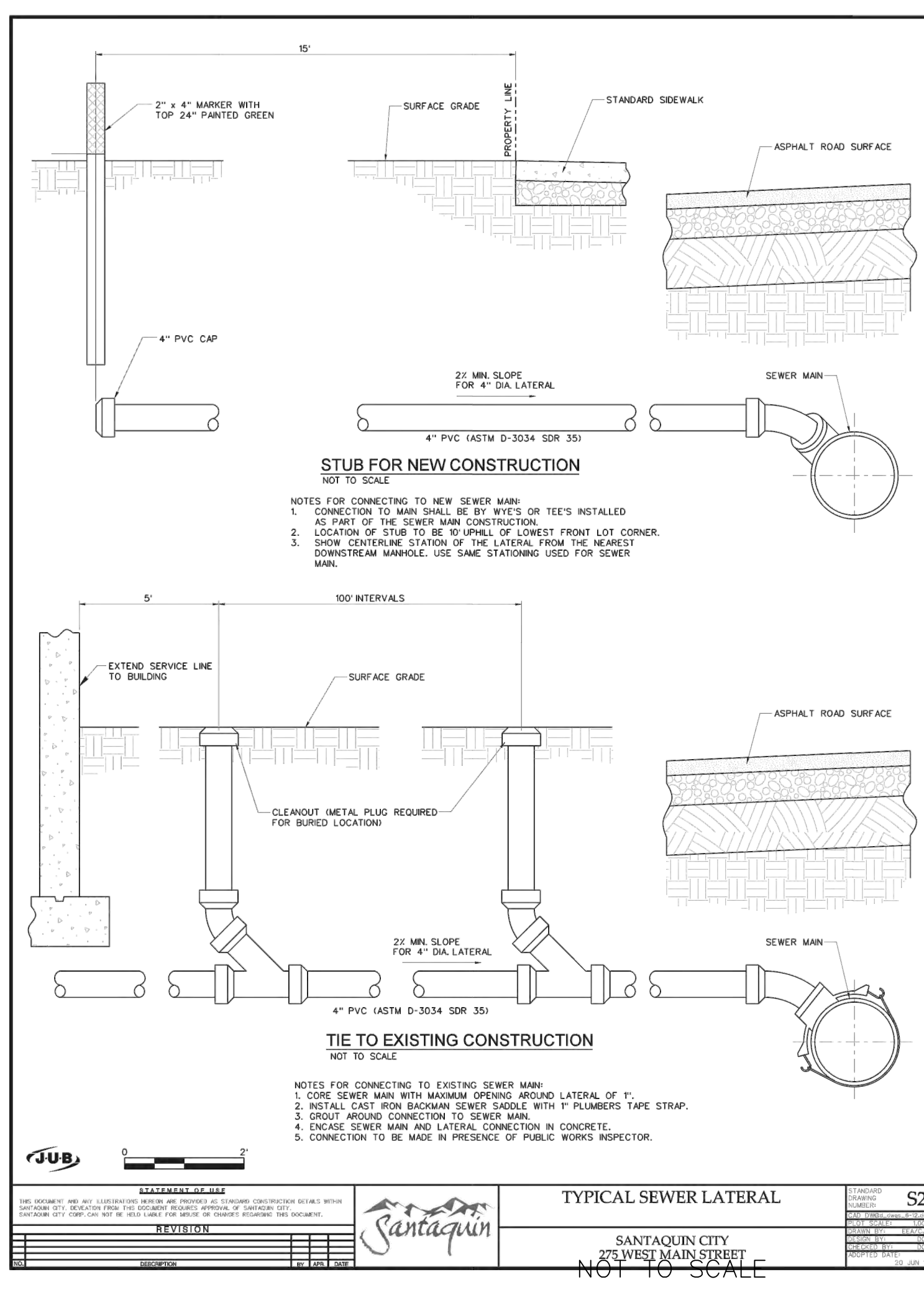
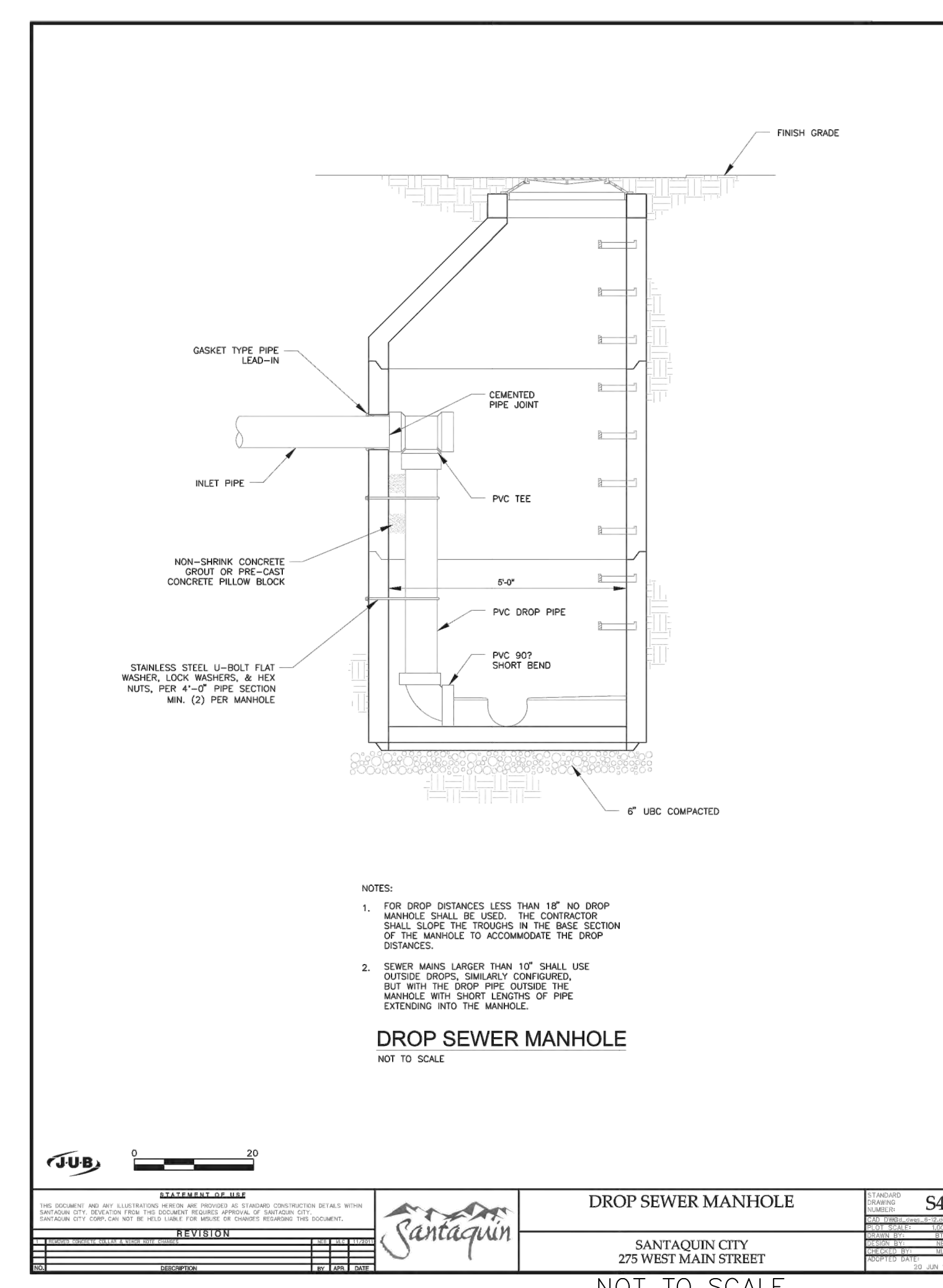
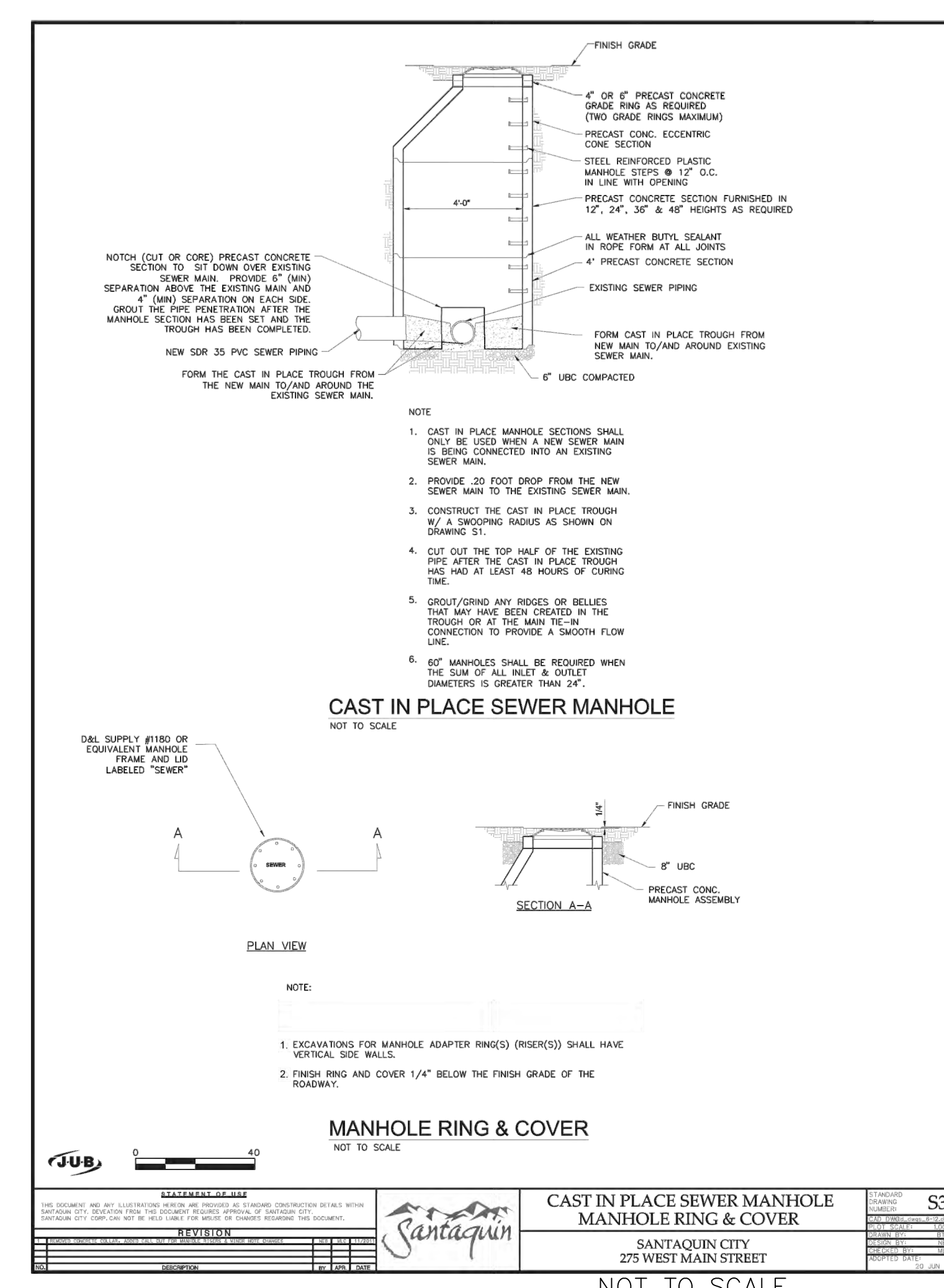
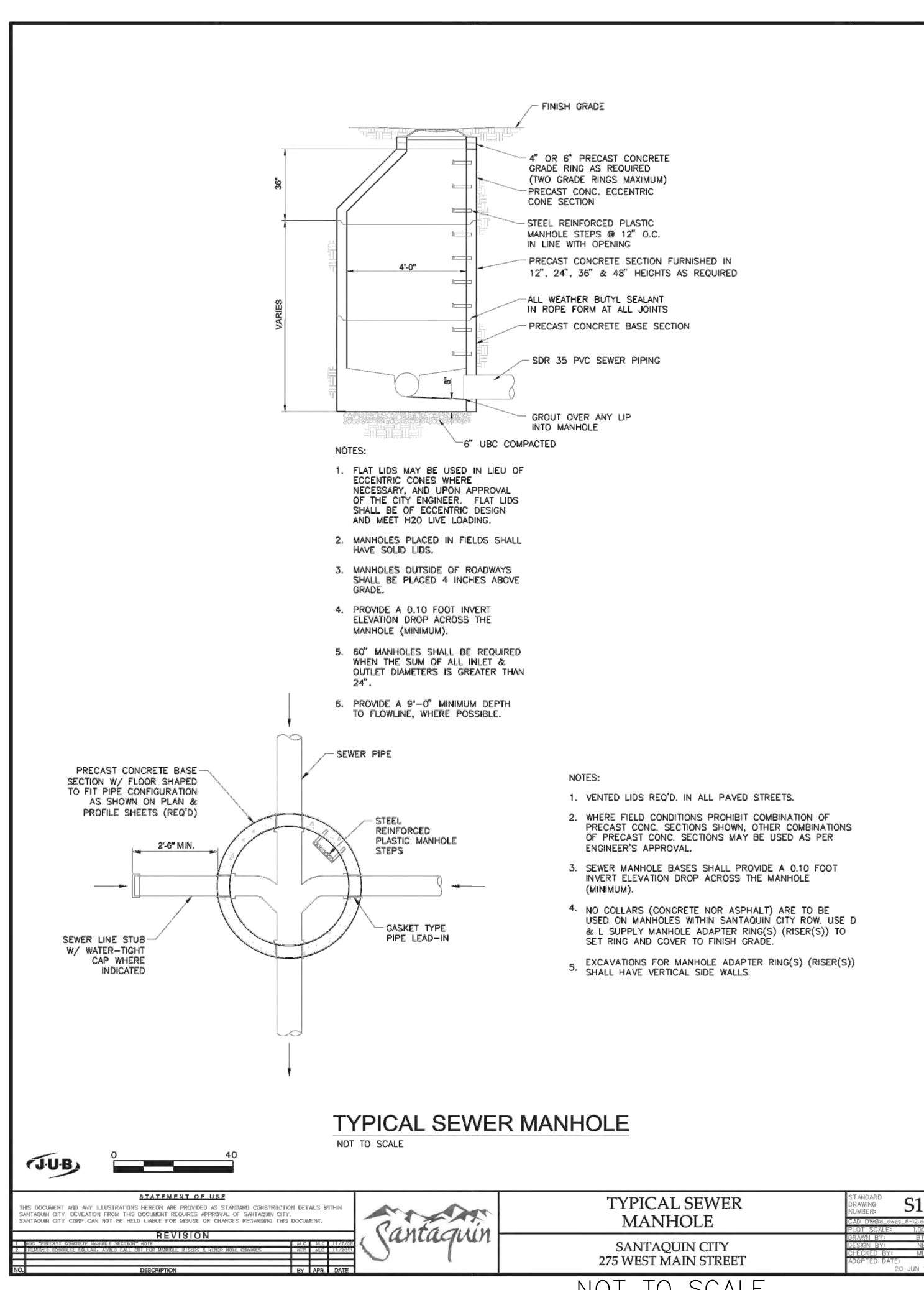
**STREET DETAILS**

PRINT DATE: 10-15-2024

SANTAQUIN CITY

**REGISTERED PROFESSIONAL ENGINEER**  
PAUL J. GIBSON  
UTAH

SHEET NO. **D1**



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-8-21
SURVEY BY:	CPW
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	N/A

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**CIVIL ENGINEERING • CONSULTING • LAND PLANNING**  
CONSTRUCTION MANAGEMENT

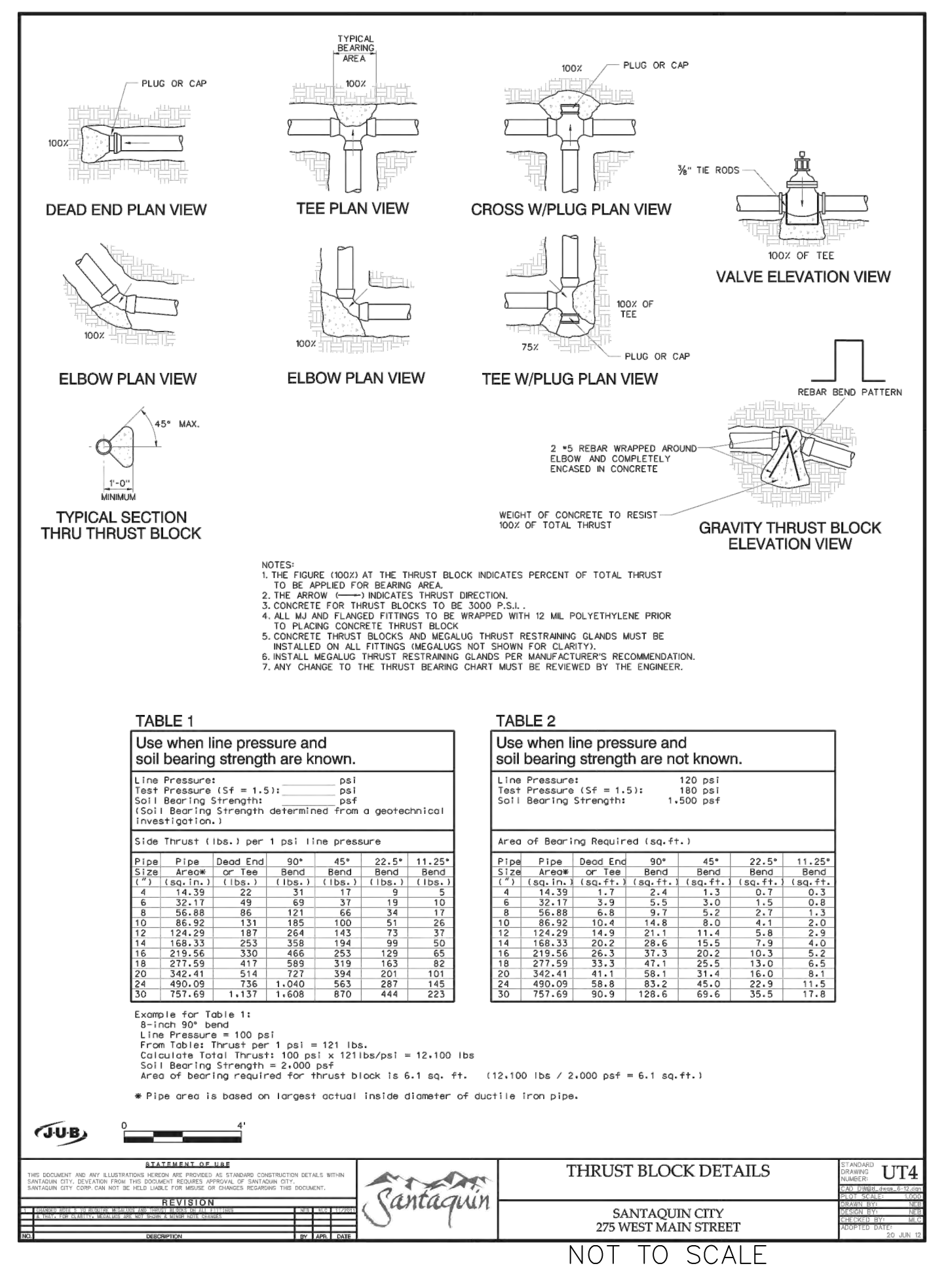
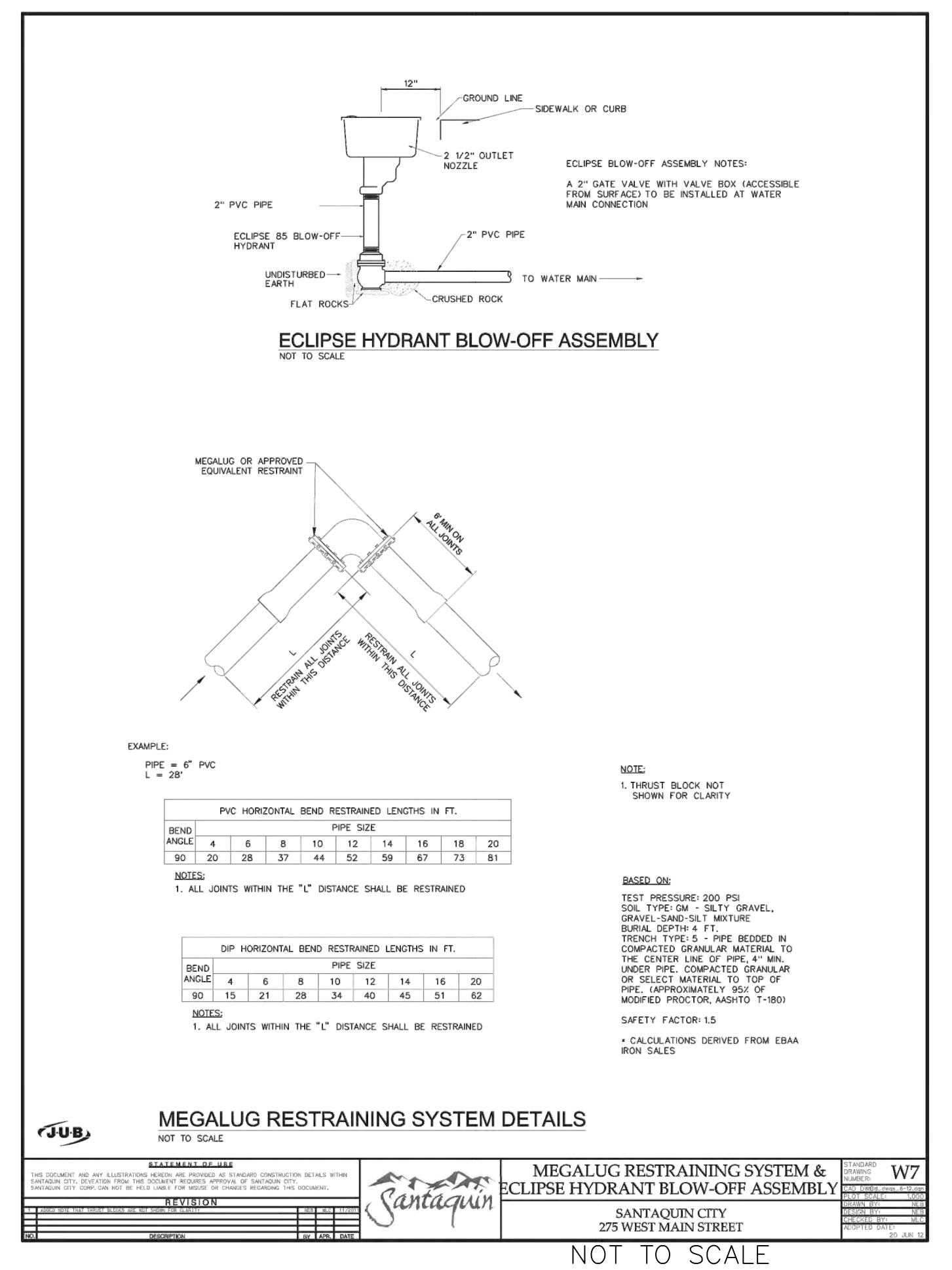
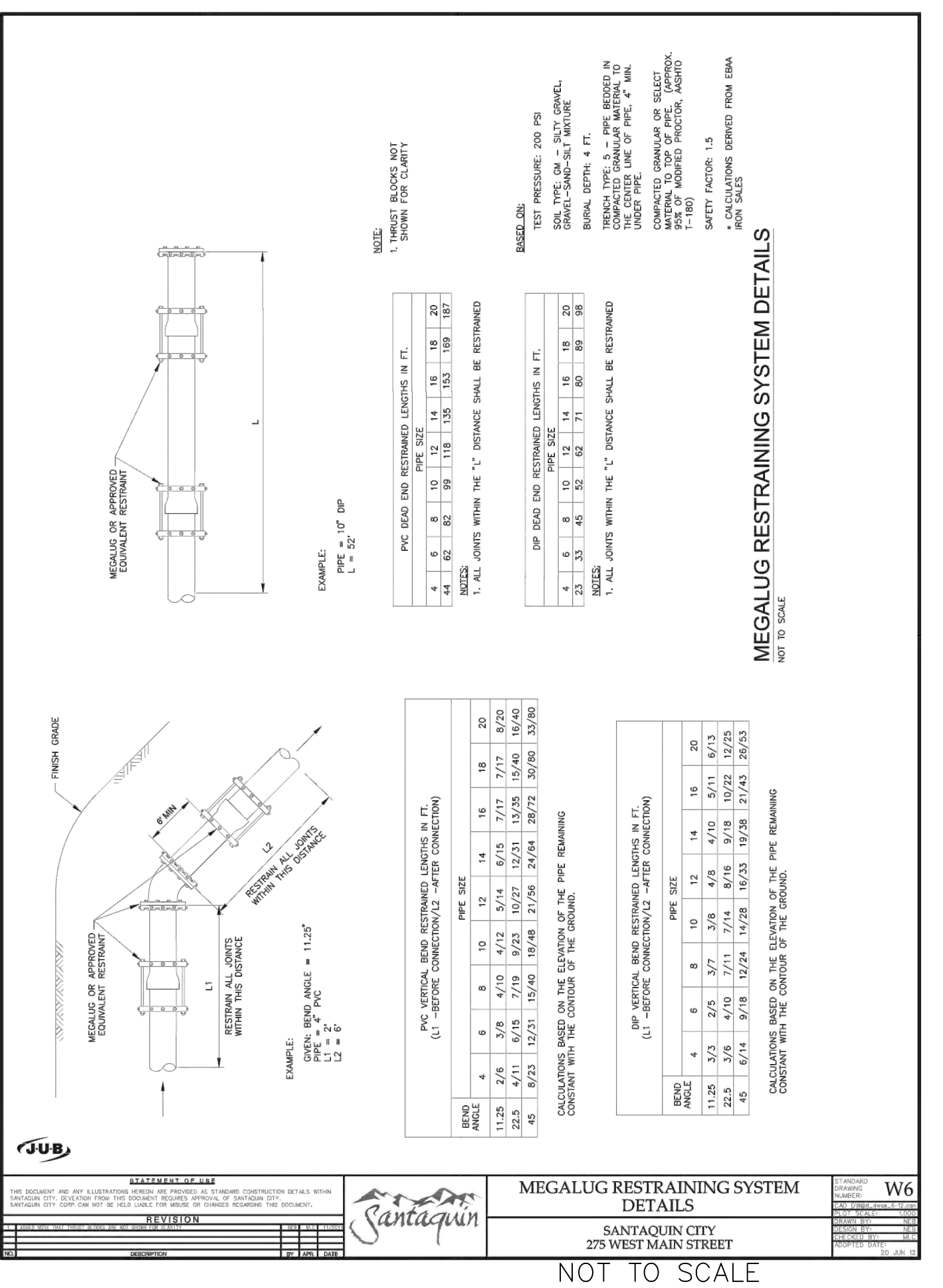
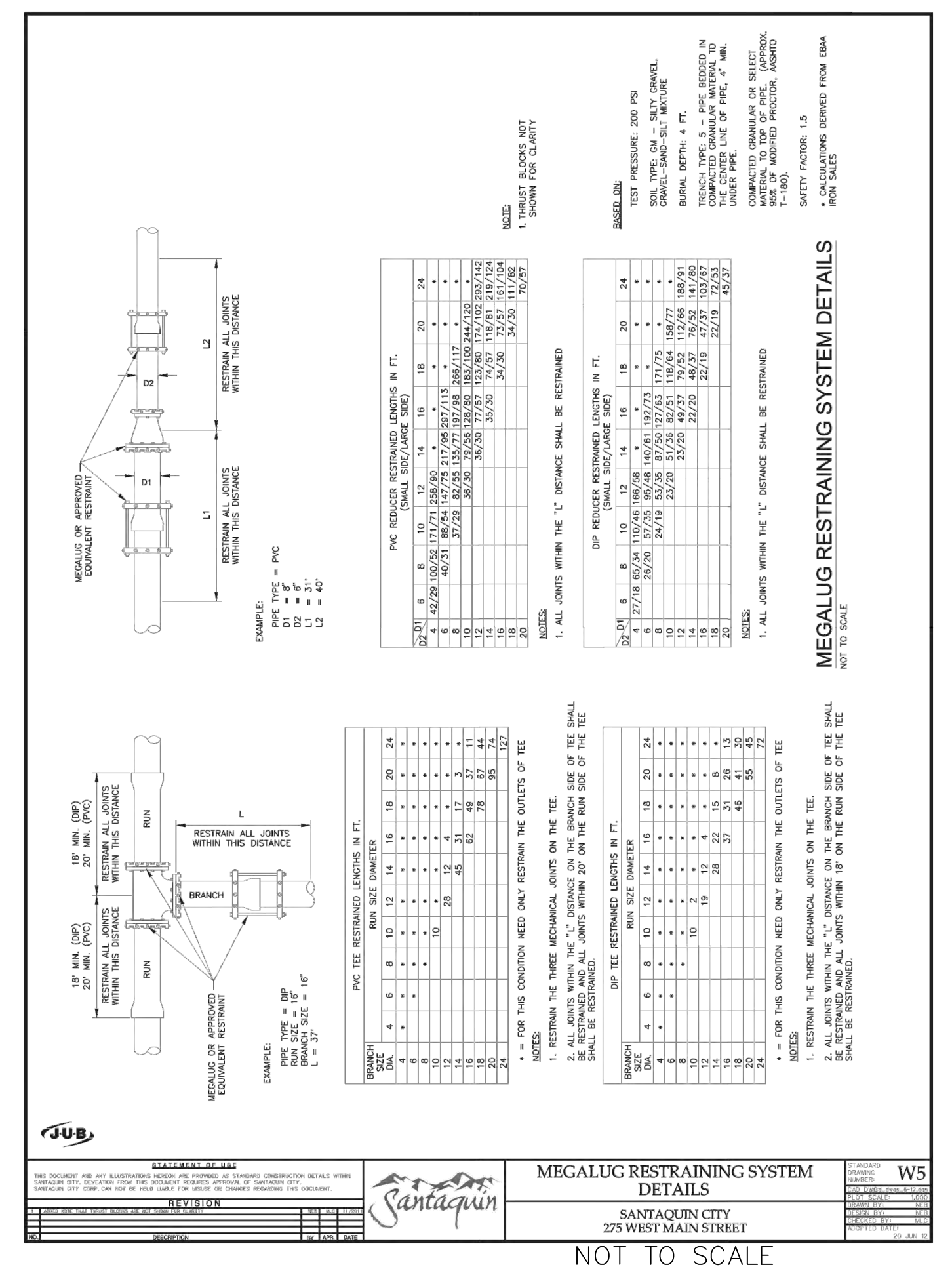
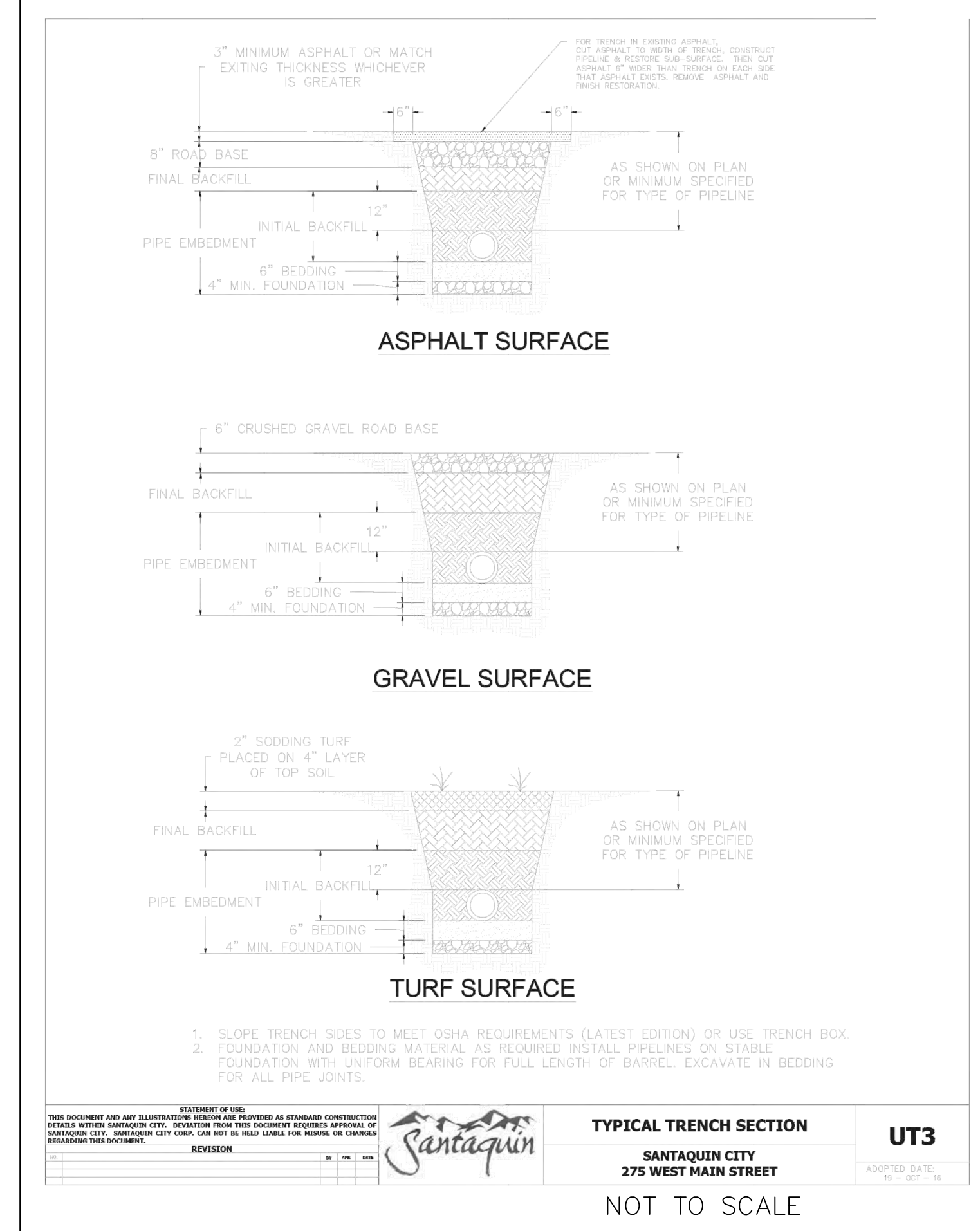
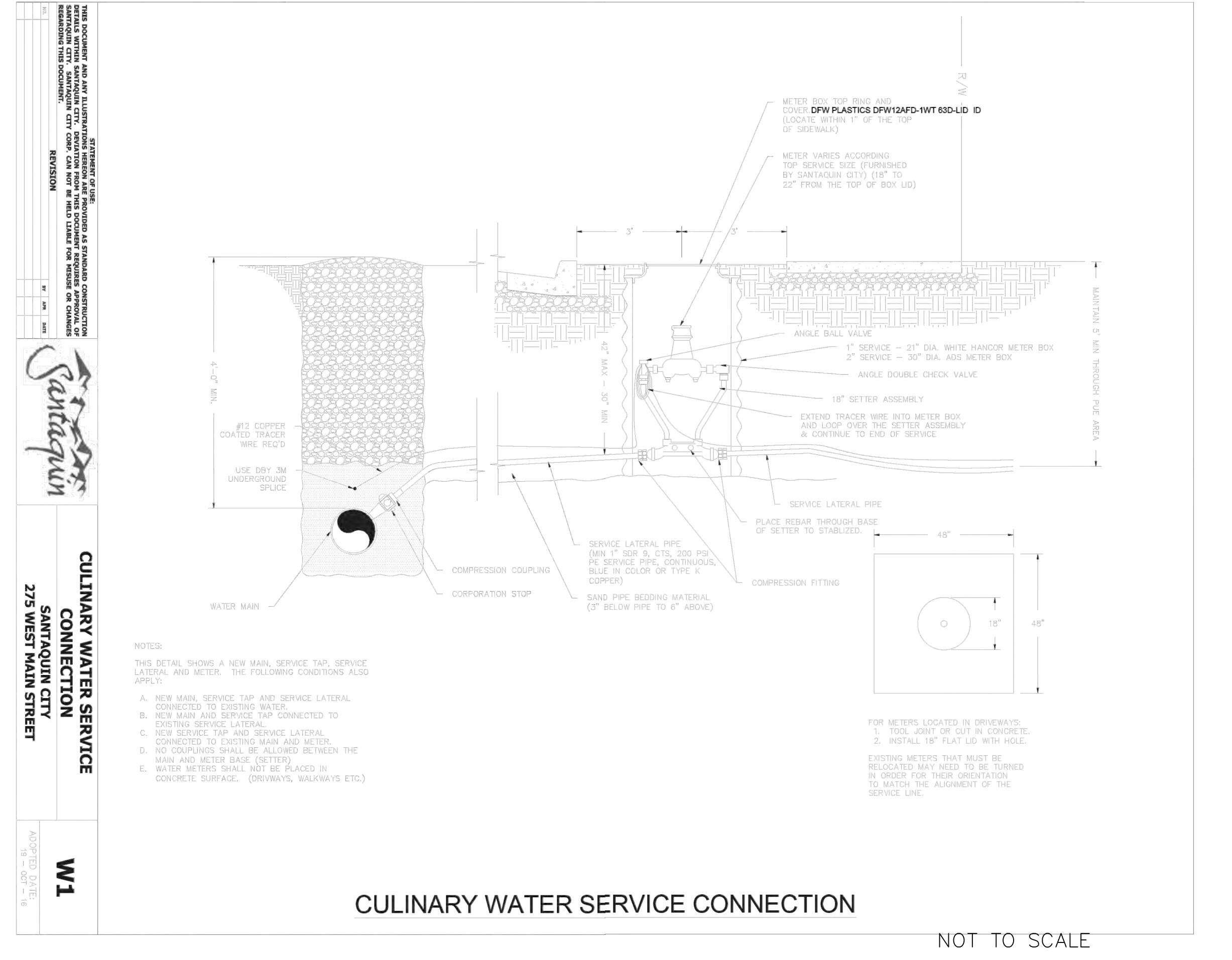
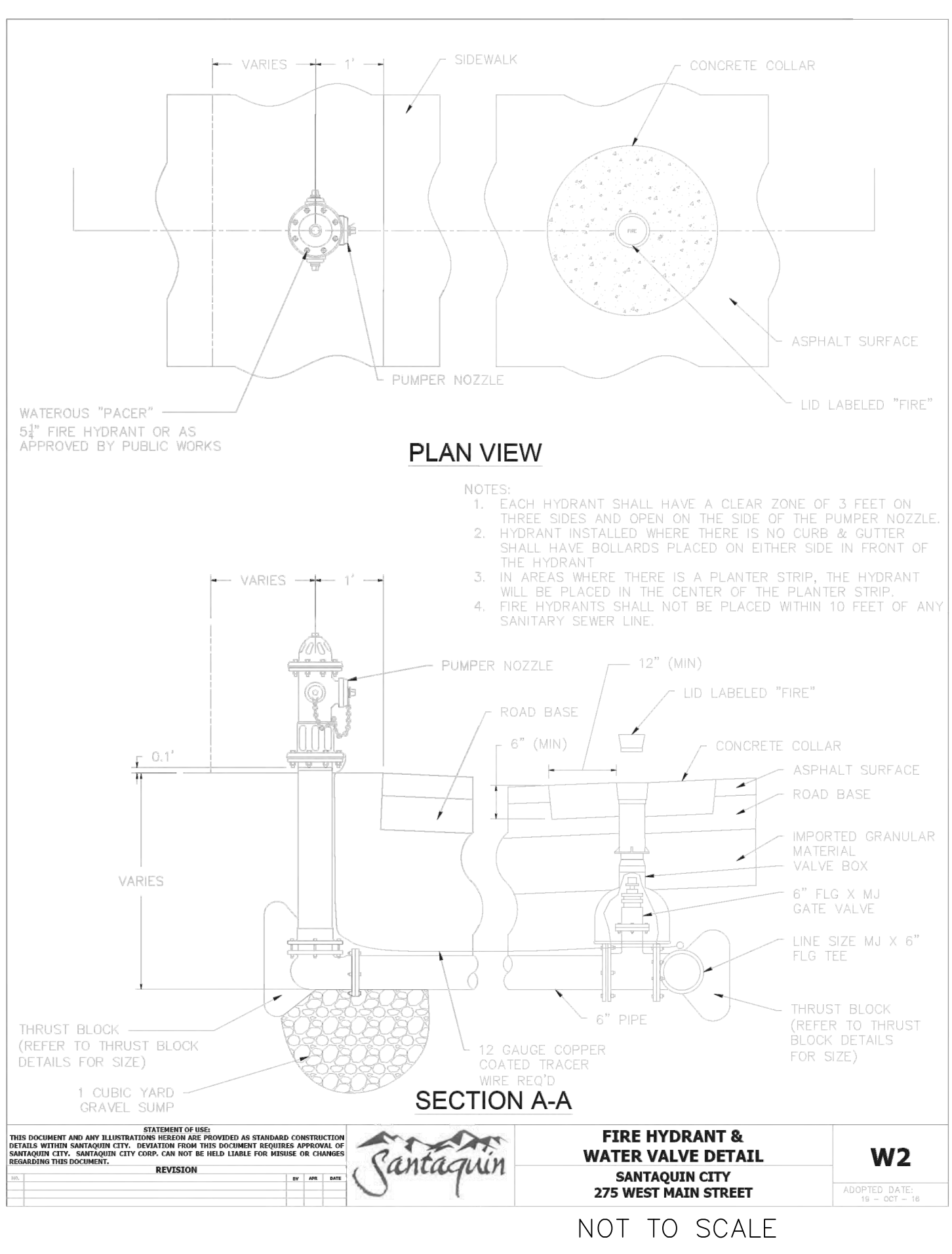
**STRATTON MEADOW SUBDIVISION**  
SEWER DETAILS

10-15-2024

SANTAQUIN CITY



SHEET NO. **D2**



NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

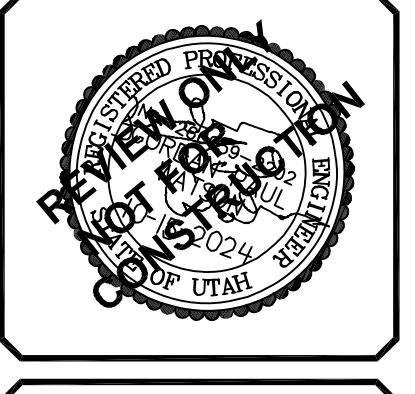
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PH: (801) 994-5848  
paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING**  
**CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW SUBDIVISION**  
WATER DETAIL

10-15-2024

**SANTAQUIN CITY**



**TYPICAL STORM DRAIN MANHOLE**  
NOT TO SCALE

**MANHOLE RING & COVER**  
NOT TO SCALE

**NOTES:**

1. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY, AND UPON APPROVAL OF THE CITY ENGINEER. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET HD LIVE LOADING.
2. MANHOLE RINGS PLACED IN FIELDS SHALL HAVE SOLID LIDS.

**NOTE:**

1. NO COLLARS (CONCRETE OR ASPHALT) ARE TO BE USED ON MANHOLES BEING SANTAQUIN CITY ROW USE 3. ALL SUPPLY MANHOLE ADAPTER RINGS (OSER(S)) TO SET RING AND COVER TO FINISH GRADE. SHALL HAVE VERTICAL SIDE WALLS.
2. EXCAVATIONS FOR MANHOLE ADAPTER RINGS (OSER(S)) SHALL HAVE VERTICAL SIDE WALLS.
3. FINISH RING AND COVER 1/4" BELOW THE FINISH GRADE OF THE ROADWAY.

**REVISION**

NO.	DATE	DESCRIPTION

**SD2**

**Santaquin**

**TYPICAL STORM DRAIN MANHOLE & MANHOLE RING & COVER**

SANTAQUIN CITY  
275 WEST MAIN STREET

**ESTABLISHMENT OF USE:**  
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREAFTER ARE REVIEWED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SANTAQUIN CITY. SANTAQUIN CITY CODE CAN NOT BE HELD LIABLE FOR ERRORS OR OMISSIONS REGARDING THIS DOCUMENT.

**REVISION**

NO.	DATE	DESCRIPTION

**PLAN - CURB/PLANTER STRIP/SIDEWALK**

**PLAN - COMBINATION CURB & SIDEWALK**

**CONCRETE LID DETAILS**

**SECTION A-A**

**SECTION A-A**

**NOTES:**

- A) 24" MINIMUM.
- B) 1/2" OUTLET PIPE DIAMETER OR 6" MINIMUM.
- C) 2.5 TIMES THE OUTLET PIPE DIAMETER OR 36" WHICHEVER IS GREATER.
- D) INSIDE BOX DIMENSION FROM FRONT TO BACK IS MINIMUM OF THE OUTLET PIPE DIAMETER PLUS TWO FEET. BOX HEIGHT AS NEEDED.

**NOTE:**

1. INSIDE BOX DIMENSIONS FROM FRONT TO BACK PLUS TWO TIMES THE WALL THICKNESS.
2. SNOUT (REQ'D) - FOLLOW THE MANUFACTURERS INSTALLATION RECOMMENDATIONS.
3. PRE-CAST CURB INLET BOX WHICH MEETS H-20 LOADING AND ASTM SPECIFICATIONS C-858 FOR UNDERGROUND UTILITY STRUCTURES.

**REVISION**

NO.	DATE	DESCRIPTION

**SD1**

**Santaquin**

**CURB INLET BOX ASSEMBLY**

SANTAQUIN CITY  
275 WEST MAIN STREET

**ESTABLISHMENT OF USE:**  
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**REVISION**

NO.	DATE	DESCRIPTION

**STREET UTILITY LOCATIONS**

**PLAN VIEW**

**UT1**

**NOTES:**

1. INFORMATION MARKS SHALL BE LOCATED ON THE SOUTH & WEST SIDE OF THE STREET.
2. FOUR WATER VALVES SHALL BE REQUIRED ON A FOUR-WAY STREET INTERSECTION.
3. THREE WATER VALVES SHALL BE REQUIRED ON A THREE-WAY STREET INTERSECTION.
4. ALL VALVES SHALL BE LOCATED ON THE AL LINE WITH THE PROPERTY LINE, NEVER BE CONCRETE CROSS GUTTER.
5. WATER MAINS SHALL BE LOCATED ON THE NORTH & EAST SIDES OF THE STREET.
6. SEWER MAINS SHALL BE LOCATED ON THE SOUTH & WEST SIDES OF THE STREET.
7. JACK RINGS SHALL BE PLACED ON ALL CORNERS.
8. AT A GENERAL WALK LOCATE STREET LIGHTS ON THE OPPOSITE CORNER FROM HYDRANTS.
9. AT CORNERS STREETS GOING TO INTERSECT STREET SURFACE WATER CAN BE POURED UP IN A STORM DRAIN.
10. CROSS GUTTERS ARE NOT PERMITTED WHERE SURFACE WATER CAN BE POURED UP IN A STORM DRAIN.
11. ALL CONDUITS MUST HAVE WALK TAPES PULLED THROUGH PRIOR TO COVERING.
12. ALL UTILITY MARKS ARE TO BE MAINTAINED AND NOT TO BE REMOVED OR DISAPPEARED.

**REVISION**

NO.	DATE	DESCRIPTION

**SD1**

**Santaquin**

**STREET UTILITY LOCATIONS PLAN VIEW**

SANTAQUIN CITY  
275 WEST MAIN STREET

**ESTABLISHMENT OF USE:**  
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**REVISION**

NO.	DATE	DESCRIPTION

**GATEWAY CONSULTING, Inc.**

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PH: (801) 694-5848  
paul@gatewayconsultingllc.com

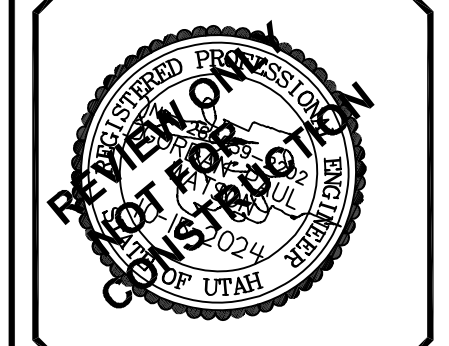
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**CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW SUBDIVISION**

**STORM DETAIL**

10-15-2024

SANTAQUIN CITY



SHEET NO. **D4**

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21

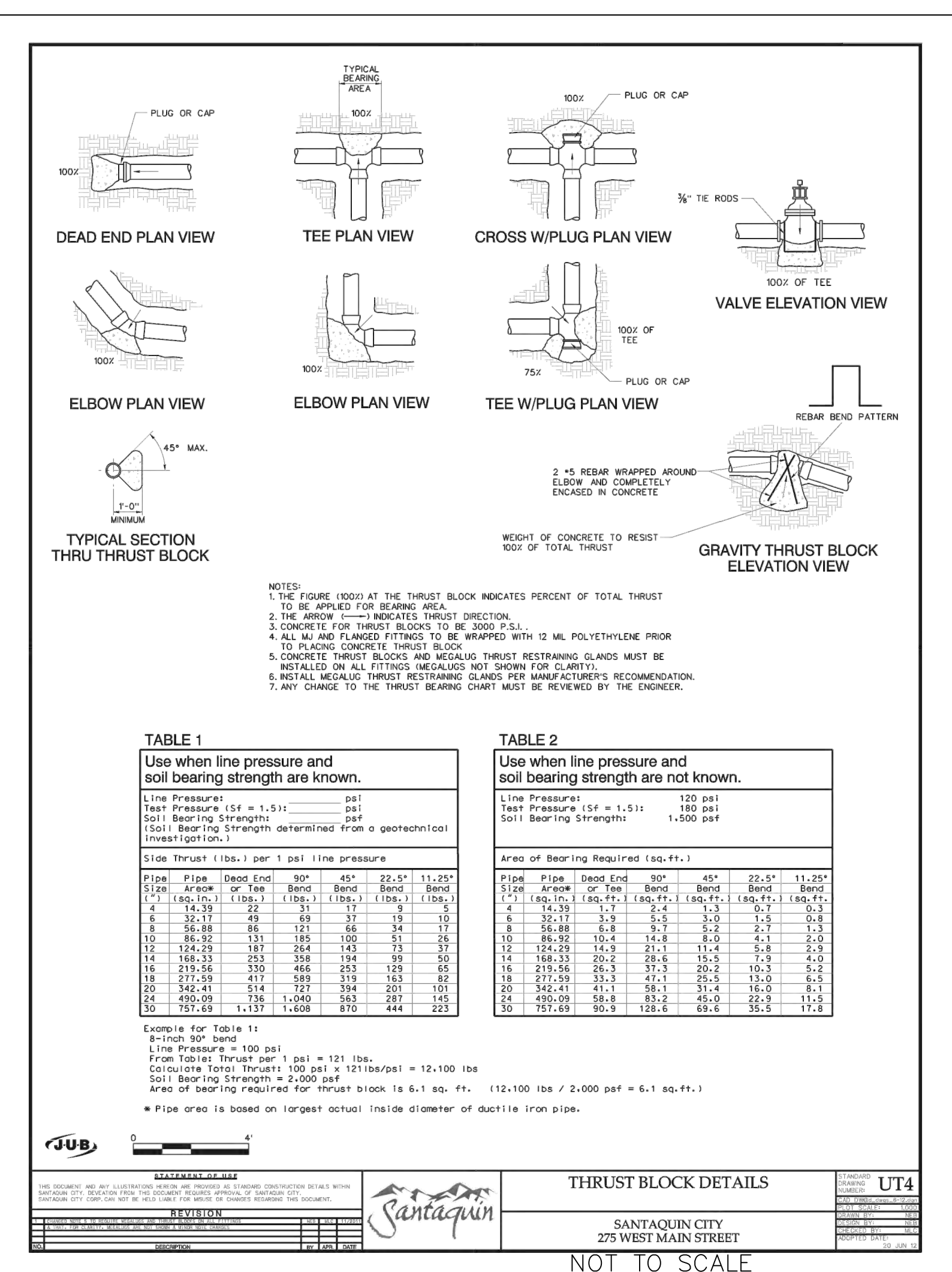
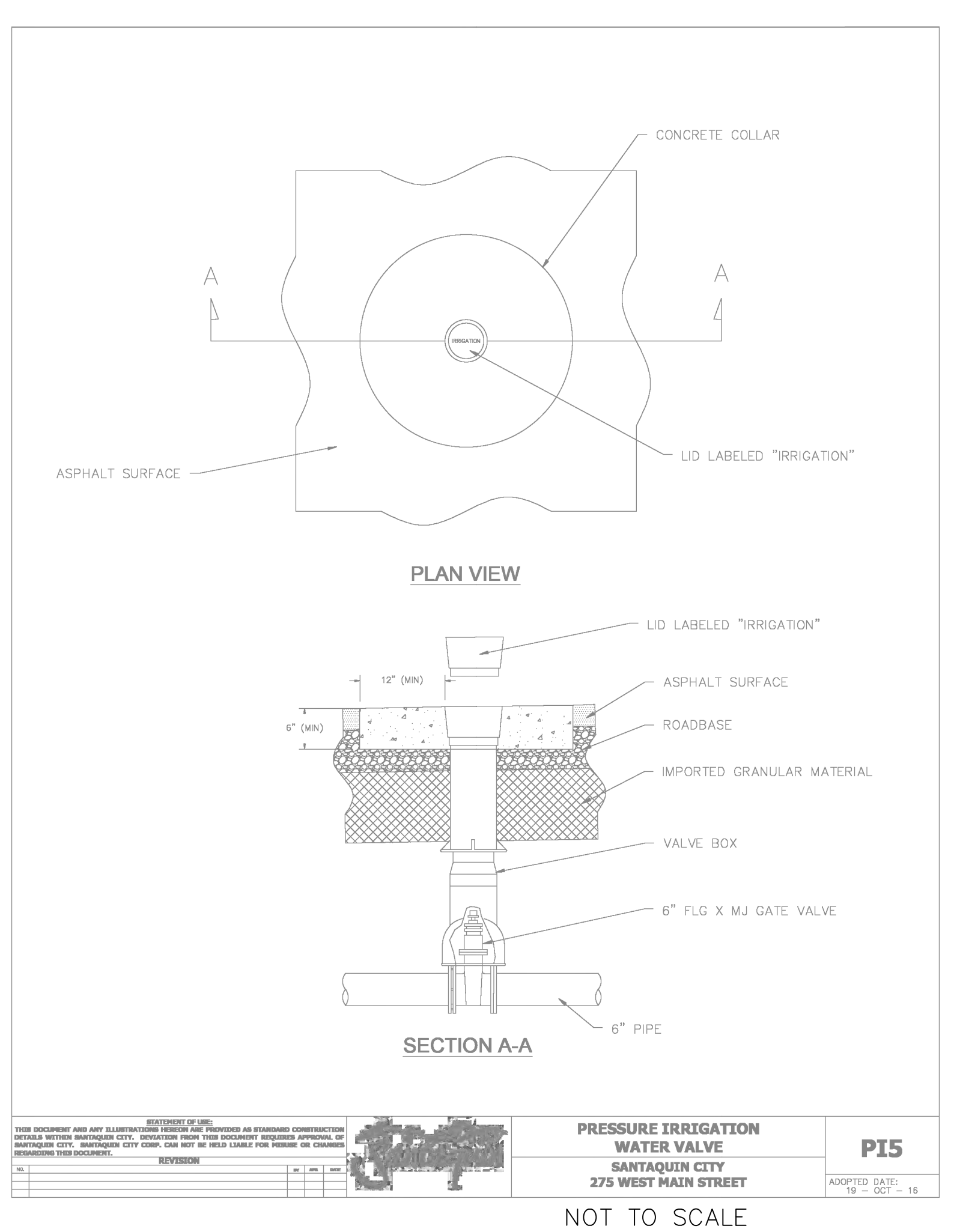
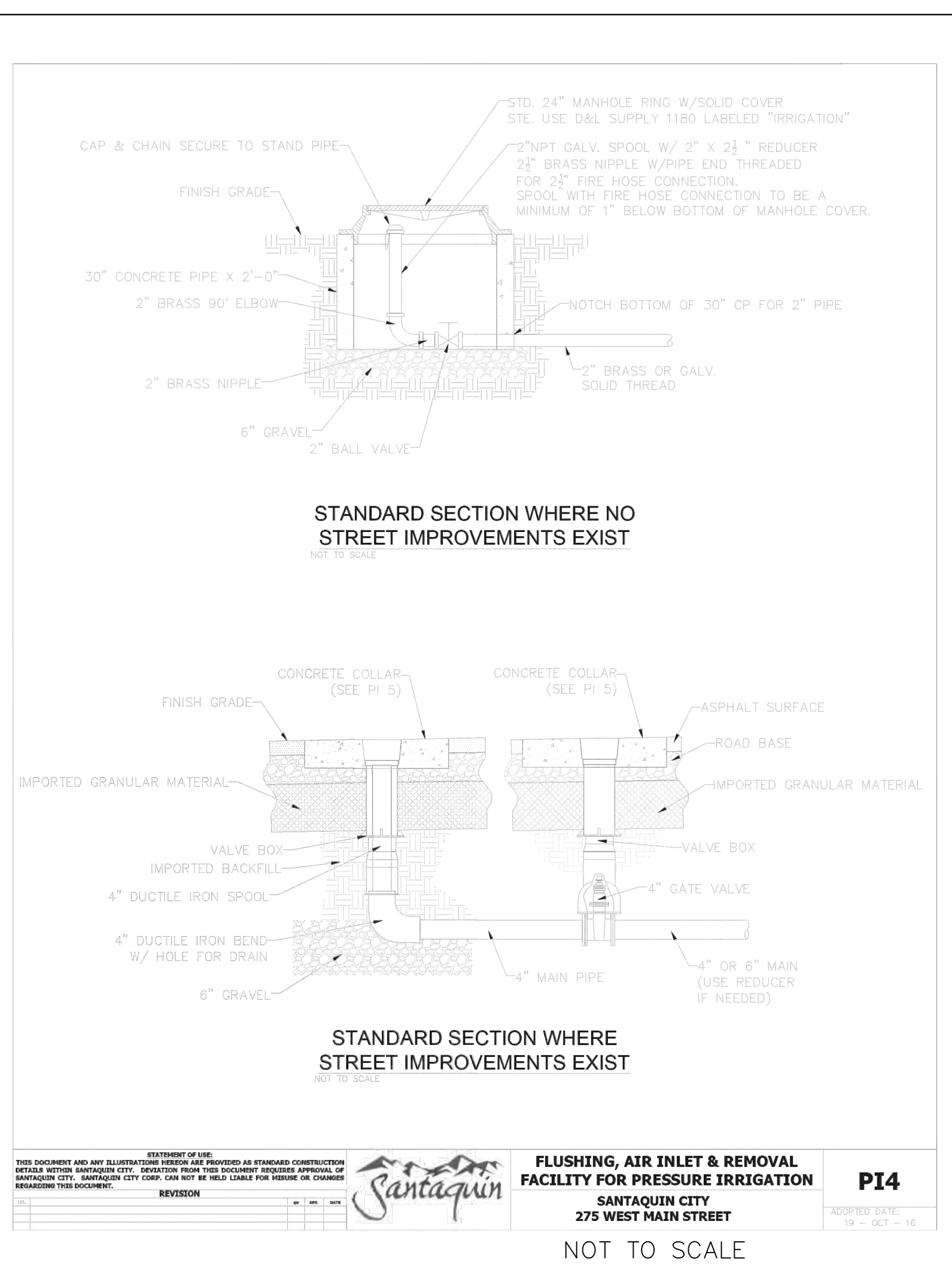
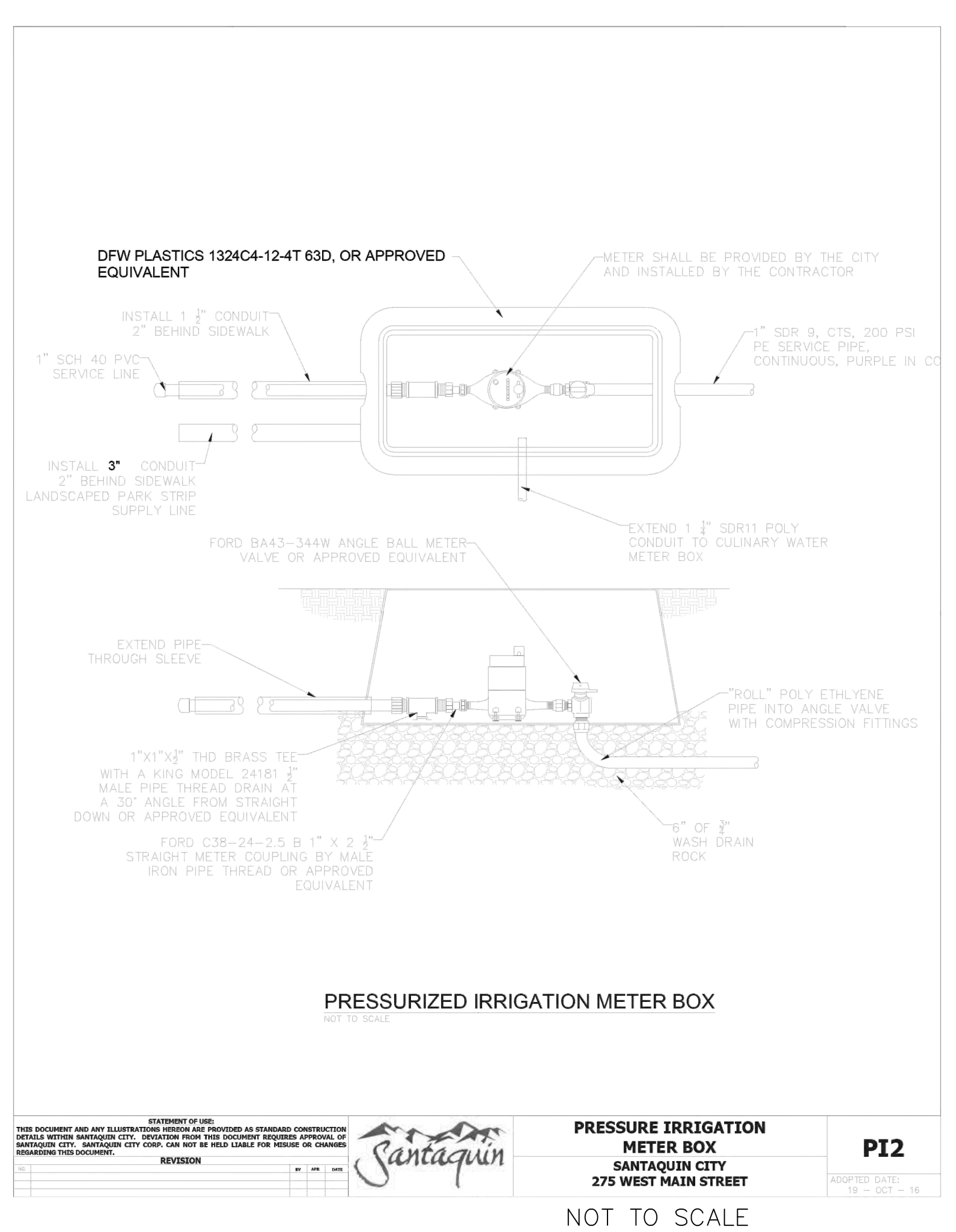
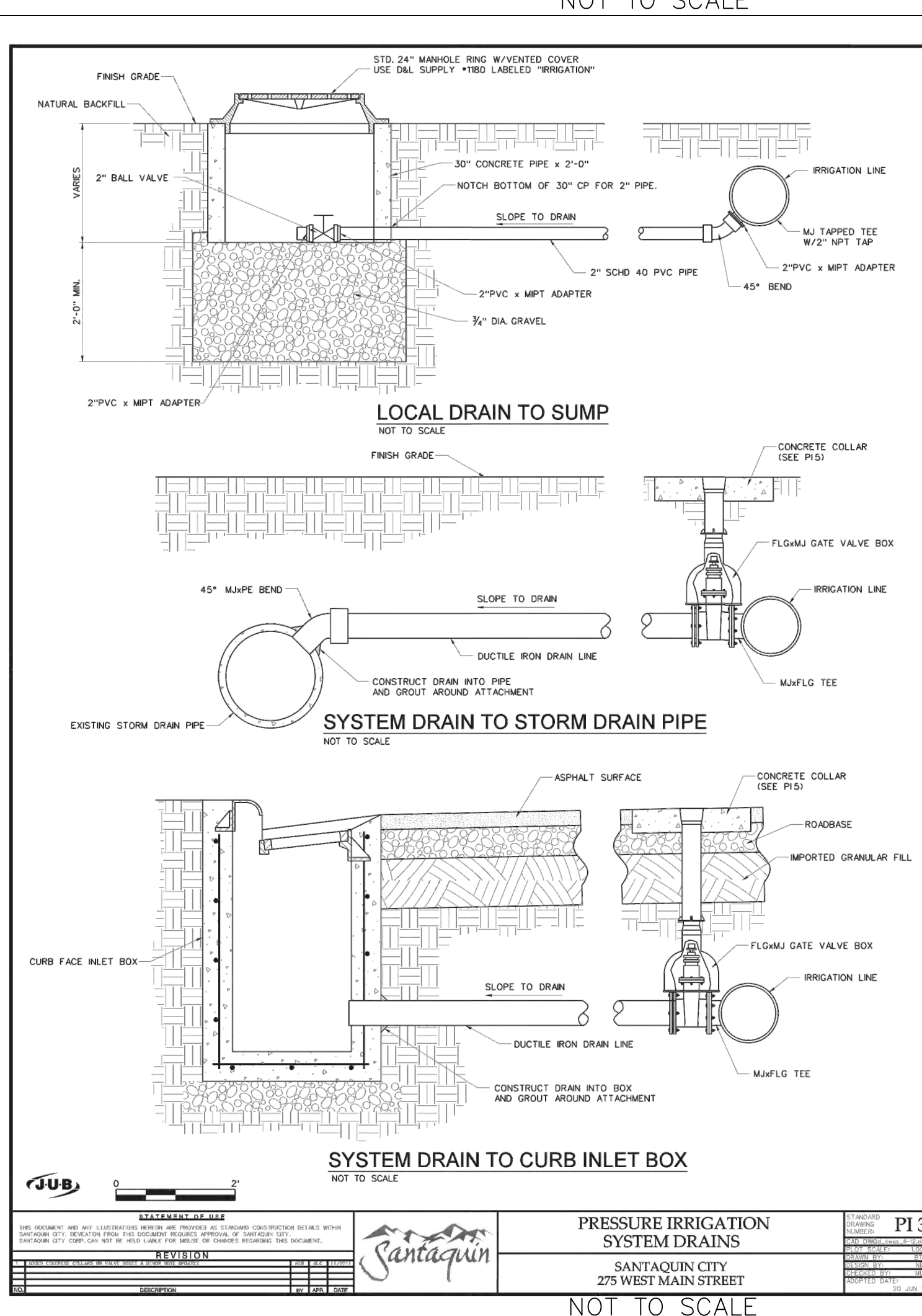
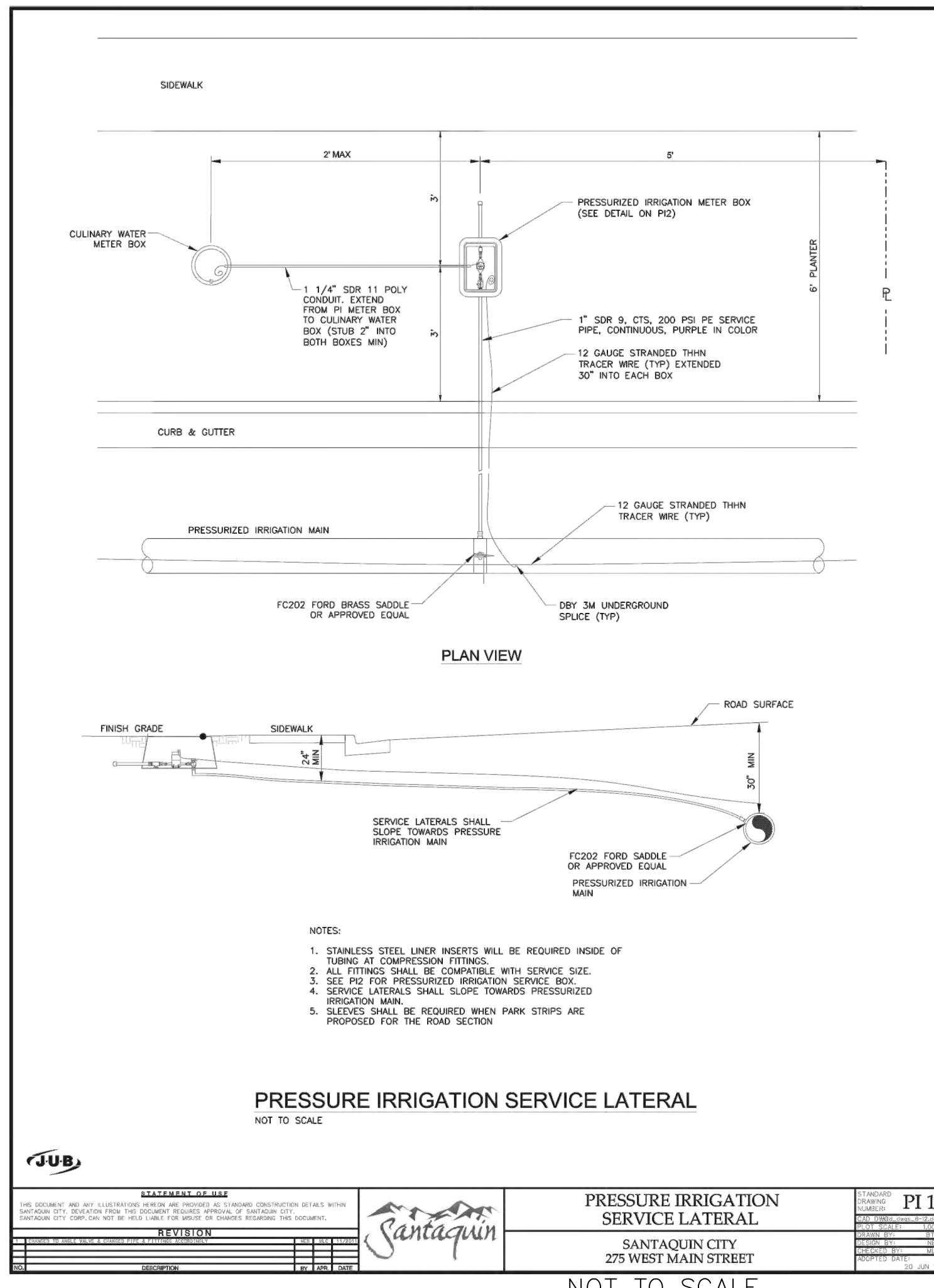
SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: N/A



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

**GATEWAY CONSULTING, Inc.**  
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PH: (801) 994-5848  
paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING**  
CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**  
IRRIGATION WATER DETAILS

10-15-2024

SANTAQUIN CITY



SHEET NO. D5

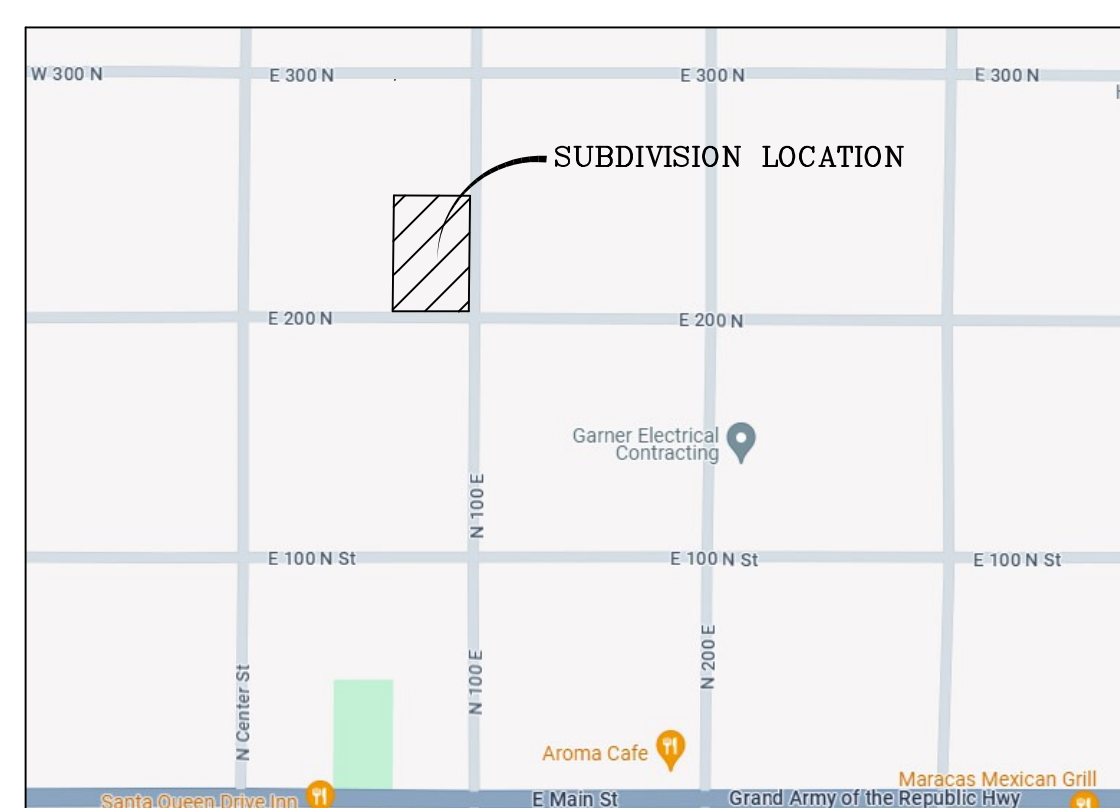


NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

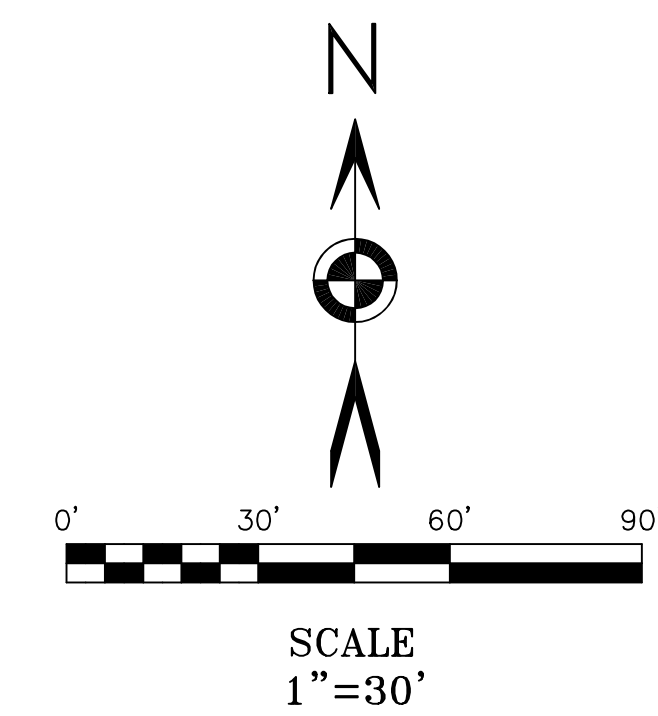
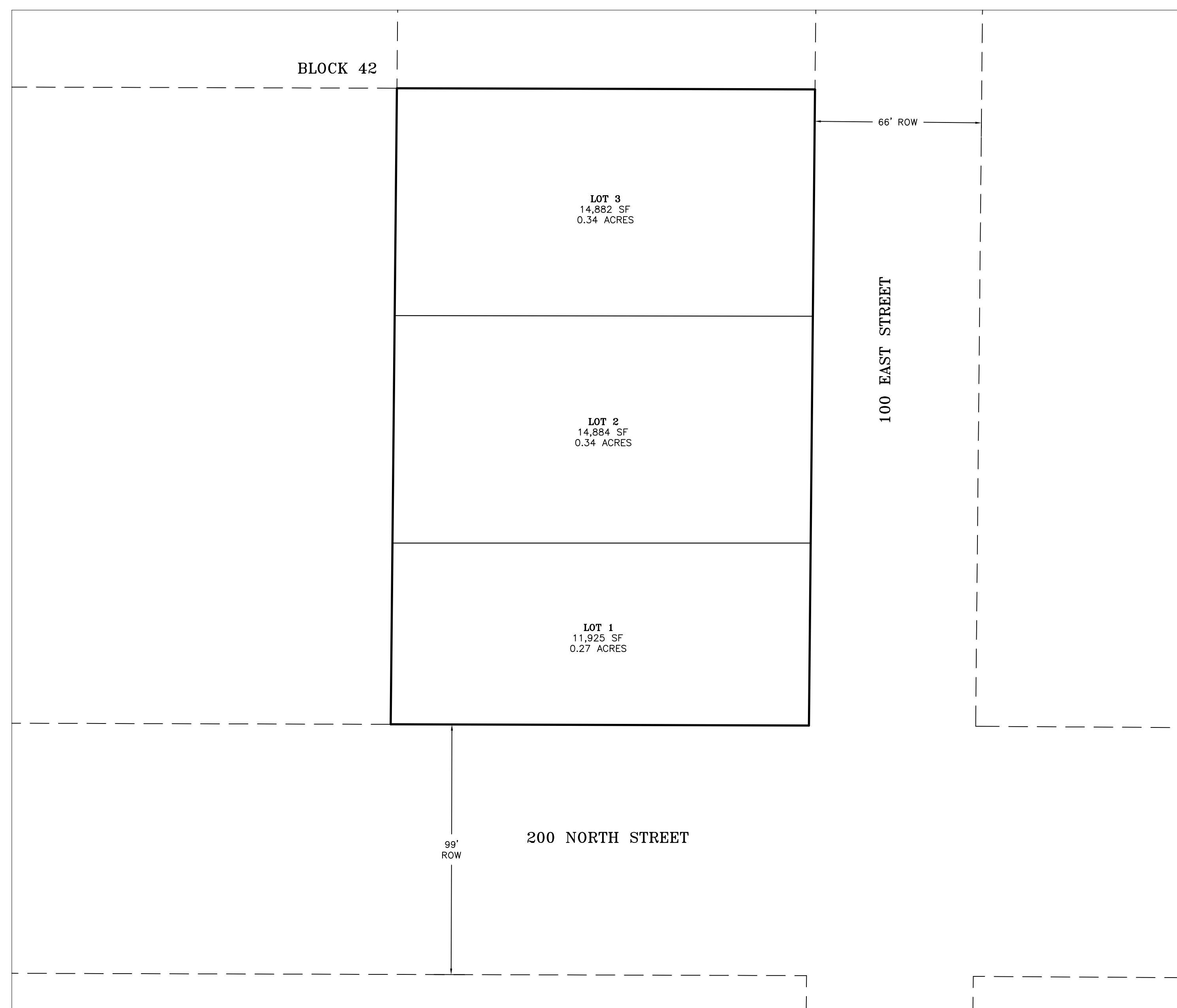
# PLAT "A" MORGAN SUBDIVISION

SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #	SHEET NAME
1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN

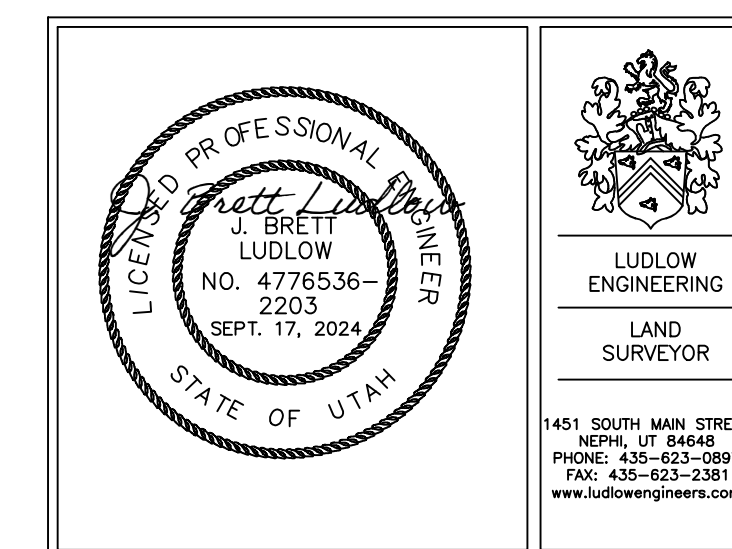


VICINITY MAP  
-NTS-



DATA TABLE:  
ZONING=R-8  
TOTAL # OF LOTS=3  
TOTAL ACREAGE=0.95

GENERAL NOTE:  
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.



OWNER/DEVELOPER:  
WILLIAM MORGAN  
801-857-0227  
wmwmorgan@gmail.com

ENGINEER/SURVEYOR:  
LUDLOW ENGINEERING  
435-623-0897  
1451 S MAIN  
NEPHI, UT 84648

REVISIONS

- |          |          |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |

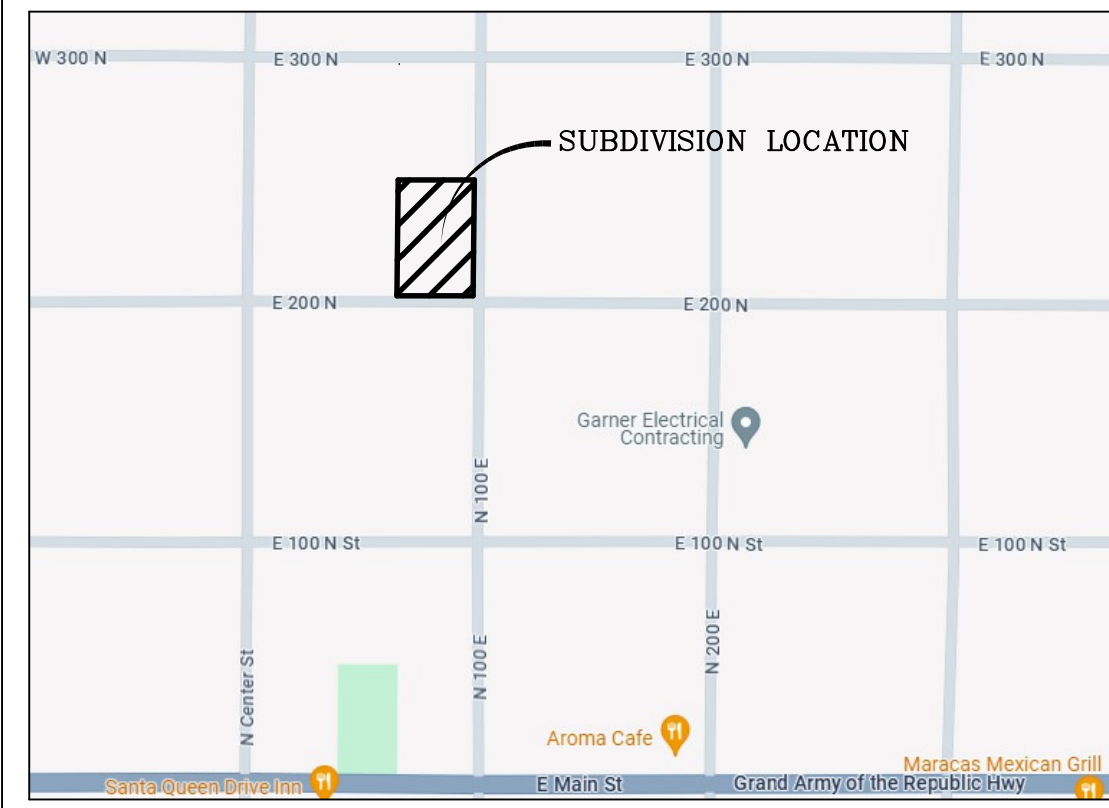
PROJECT NO.: LE 4430 SURVEYOR/DIRECTOR: D. PENROD  
DATE: SEPTEMBER 2024 FIELD SURVEYOR: T.H.  
SCALE: 1" = 30' DRAWN: K. ROUNDY  
REVISION: \_\_\_\_\_ CHECKED: D. PENROD

**LUDLOW ENGINEERING & ASSOCIATES**  
Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
Claim Surveys \* Control Networks \* Construction Surveys \* Topography  
Civil \* Sewer & Water Design \* Residential & Commercial Structure  
Subdivision Design \* Site Plans \* Road Design  
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" MORGAN SUBDIVISION

LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
SEPTEMBER 2024



VICINITY MAP  
-NTS-

# PLAT "A" MORGAN SUBDIVISION

## BLOCK 42

**GENERAL NOTE:**  
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 REQUIREMENTS:**  
FRONT=  
15.00' TO COVERED PORCHES  
20.00' TO LIVING AREA OR GARAGE SIDE  
25.00' TO GARAGE DOOR  
SIDE=8.00'  
REAR=25.00'

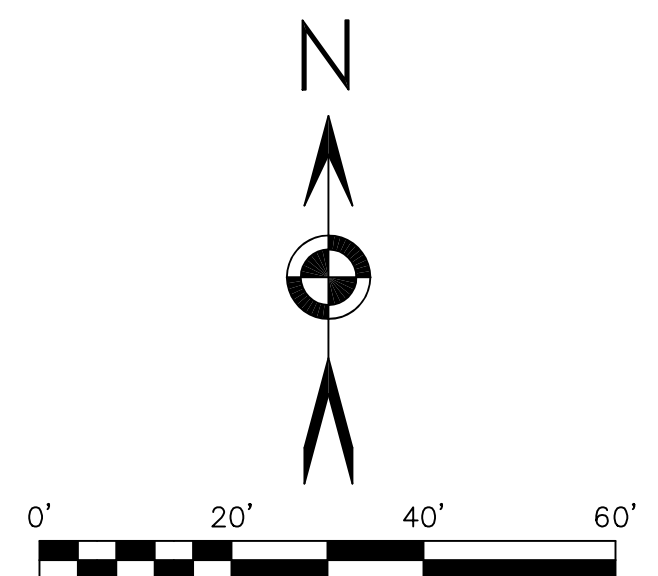
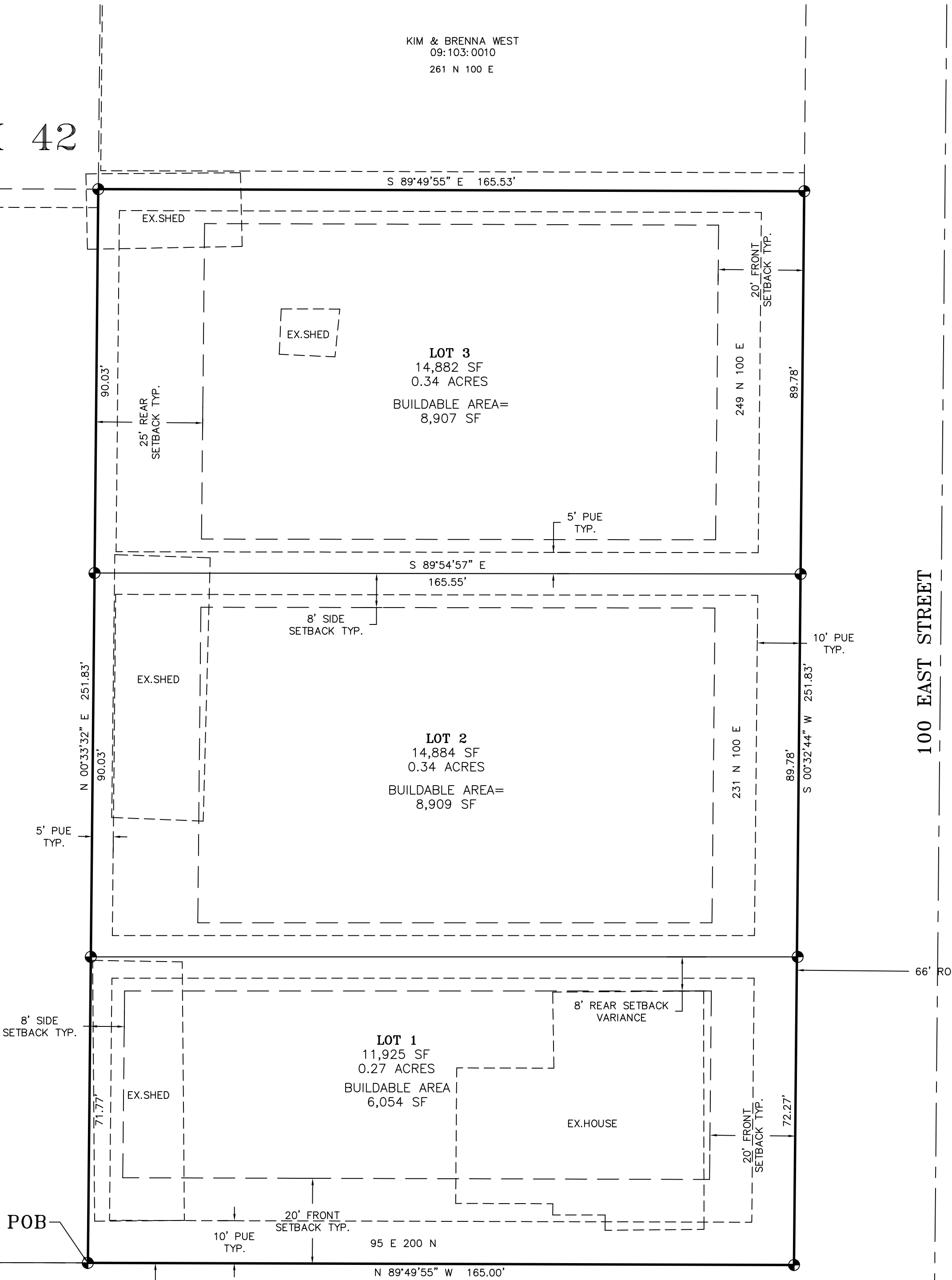
NORTHWEST CORNER OF SECTION 1, T10S, R1E, S1B&M FOUND W.C.  
200.12' FROM CORNER

WITNESS CORNER

S 00°31'55" E 1301.12'  
100.00' OF BEARING W5584

WILLIAM & LIZA BOARDMAN  
09:103:0011  
63 E 200 N

KIM & BRENNIA WEST  
09:103:0010  
261 N 100 E



SCALE  
1"=20'

**LEGEND**

- = FOUND 5/8" REBAR WITH CAP
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION BOUNDARY
- = SECTION LINE
- = SETBACK
- = EASEMENT
- = ADDRESS

BLOCK 41, PLAT "B"

**DOMINION ENERGY**  
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 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 ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
DOMINION ENERGY  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**CERTIFICATION**

I Daryl N. Penrod, do hereby certify that I am a registered 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. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD \_\_\_\_\_ DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

ALL OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS. ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES S00°31'55"E 1301.12 FEET ALONG THE SECTION LINE AND S89°49'55"E 675.56 FEET FROM THE NORTHWEST CORNER SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; AND RUNNING THENCE N00°33'32"E 251.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°49'55"E 165.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'44"W 251.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N89°49'55"W 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.95 ACRES OF LAND.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT 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\_\_.

WILLIAM W. MORGAN \_\_\_\_\_ BEVERLY S. MORGAN \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, WILLIAM W. MORGAN AND BEVERLY S. MORGAN, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DIRECTOR / SECRETARY \_\_\_\_\_

**UTILITY 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 TO ACCESS 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 MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
CENTRACOM \_\_\_\_\_ DATE \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT A  
MORGAN  
SUBDIVISION**

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.  
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH  
SCALE 1"= 20 FEET

SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

**COUNTY RECORDER'S CERTIFICATE**

WEST 1/4 CORNER OF SECTION 1, T10S, R1E, S1B&M

BLOCK 18, PLAT "A"

BLOCK 32, PLAT "B"







**DRC Members in Attendance:** City Engineer Jon Lundell, Emergency Manager Chris Lindquist, Public Works Director Jason Callaway, Building Official Randy Spadafora, Senior Planner Ryan Harris, Assistant City Manager Jason Bond, and Police Officer Kayson Shepherd.

**Others in Attendance:** City Recorder Amalie Ottley, EIT Megan Wilson, Planner Aspen Stevenson, Alex Rugg (CentraCom), Steven Lord (Quick Quack Car Wash), and Ron Isackson and Cory N. via Zoom (Les Schwab).

**1. Les Schwab Site Plan**

*A site plan review of a proposed tire retail store located at 98 N. 500 E. (The previous Les Schwab site plan application expired.)*

The applicants Ron Isackson and Cory N. attended the meeting via Zoom.

Building Official Spadafora confirmed that there were no changes in addressing between the time that the applicant filed the first application versus now.

Emergency Manager Lindquist had no comments.

Police Officer Shepherd had no comments.

Senior Planner Harris discussed minor changes that need to be made to the landscaping plan. The amount of grass at the site needs to be reduced from 27% to 20% and where the grass is reduced, plants need to be installed. He also pointed out that three trees need to be added on the northwest side of the site.

Assistant Manager Bond indicated that the Architectural Review Committee (ARC) approved the architectural elements of the building for the first application. As those elements have not changed, ARC is not required for this set of plans. Senior Planner Harris added that the applicant must follow the plans set forth and approved by the ARC as they address the trees on the rear-facing side of the building.

Engineer Lundell had no additional comments.

Senior Planner Harris made a motion to conditionally approve the Les Schwab Site Plan on the condition that all redlines are addressed. Emergency Manager Chris Lindquist seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

**2. Quick Quack Car Wash Site Plan**

*A review of a commercial site plan for a proposed car wash located at approximately 78 N. 500 E.*

The applicant Steven Lord attended the meeting.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

Officer Shepherd pointed out that a stop sign needs to be installed at the north exit from the site.

Senior Planner Harris pointed out that commercial signs are not approved through the site plan process but rather with a sign permit application through the Community Development Department.

Engineer Lundell indicated that written confirmation and approval for the north ingress/egress needs to be provided to the City from the property owner (CJM), Mountain Fuel Supply, and East Santaquin Irrigation Company stating in writing that they are okay to relocate their access. He added that the proposed storm drainage plan needs to match with the utility plan. Engineer Lundell also discussed the 15-foot irrigation easement on the east side of the property and stated that the applicant must provide written documentation if that easement is to be vacated.

Senior Planner Harris made a motion to conditionally approve the Quick Quack Car Wash Site Plan on the condition that all redlines be addressed. Building Official Randy Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

**3. Traffic Control Request**

*Review of a traffic control request for a crosswalk at the intersection of Royal Land Drive and Center Street. (This traffic control request was tabled at a DRC meeting in May 2024 to allow for the police department to work with Nebo School District to determine the safe school crossing zones in the area.)*

Building Official Spadafora inquired if a crosswalk was installed at the intersection if a crossing guard would be required. Public Works Director Callaway indicated that depending on how crosswalks are painted determines if they are manned or not.

Engineer Lundell added that crosswalks can provide members of the public with a false sense of security. He indicated that based on the Manual on Uniform Traffic Control Devices (MUTCD), which is

the national standard used to determine what traffic control devices are applicable for an area. The traffic in the area does not constitute any additional stop signs or crosswalks.

Assistant Manager Bond pointed out fencing around the school and neighboring homes in the area. He added due to the fencing, the appropriate place to cross the street would be the existing crosswalk at Orchard Cove Drive and Center Street.

Safety Manager Chris Lindquist inquired about the impetus behind the traffic control request. Engineer Lundell indicated that the applicant had concerns about school children using the intersection of Royal Land Drive and Center Street to cross rather than crossing at Orchard Cove Drive. Public Works Director Callaway encouraged residents to review the safe route walking areas provided by the school district.

Public Works Director Callaway made a motion to deny the Traffic Control Request for a crosswalk at the intersection of Royal Land Drive and Center Street. Police Officer Shepherd seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

#### 4. Meeting Minutes Approval

Building Official Spadafora made a motion to approve the August 13, 2024, DRC Meeting Minutes. Officer Shepherd seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Safety Manager Chris Lindquist	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

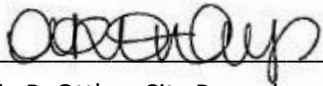
The motion passed.

**Adjournment**

Assistant Manager Bond made a motion to adjourn.

The meeting was adjourned at 10:25 a.m.

\_\_\_\_\_  
Jon Lundell, City Engineer

  
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Amalie R. Ottley, City Recorder

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