



DEVELOPMENT REVIEW COMMITTEE

Tuesday, July 08, 2025, 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://www.youtube.com/@santaquincity> 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. Cortland Townhomes Preliminary Plan

A preliminary plan review of the Cortland Townhomes multifamily subdivision located at approximately 200 N and 400 E.

2. Santaquin Research & Tech (Summit Data) Center Commercial Light Manufacturing Site Plan

A Commercial Light Manufacturing site plan for a proposed technology center located at approximately 1900 S. Frontage Road.

MEETING MINUTES APPROVAL

3. June 24, 2025

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.gov, 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

CORTLAND TOWNHOMES

A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

MAY 2025

CONTRACTOR NOTE:

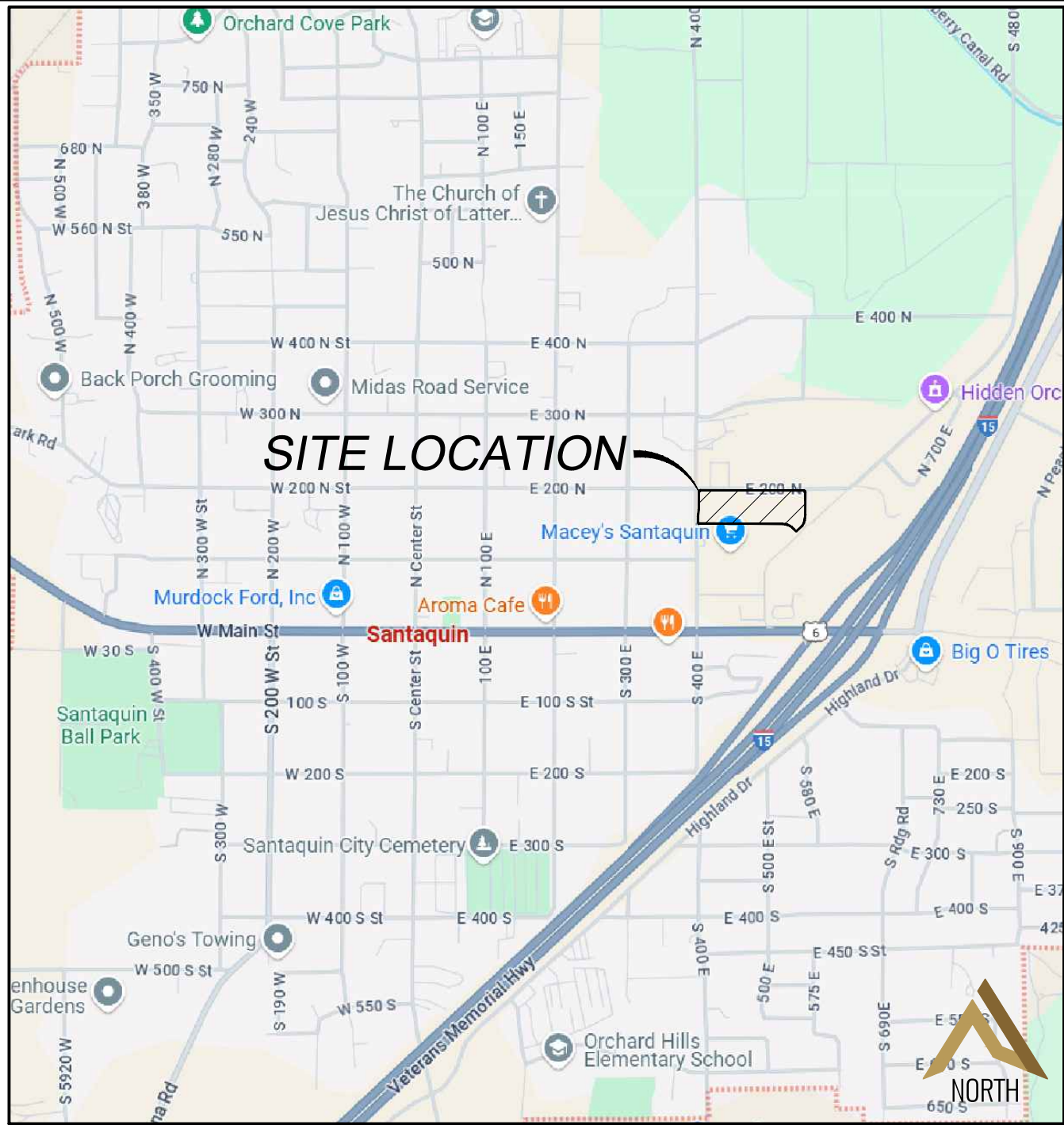
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE EASTERLY LINE OF 400 EAST STREET LOCATED S00°30'42" E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S°89°29'04" 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE S89°29'04"E 666.49 FEET; THENCE SOUTHEASTERLY 94.95 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 47°18'24", THE CHORD BEARS S65°49'52"E 92.28 FEET; THENCE S42°10'40"E 27.48 FEET; THENCE N47°49'42"E 67.30 FEET; THENCE ALONG THE FUTURE STREET RIGHT-OF-WAY LINES THE FOLLOWING NINE (9) COURSES TO WIT: (1) NORTHEASTERLY 85.97 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 28°48'16", THE CHORD BEARS N14°37'55"E 85.06 FEET, (2) N00°13'47"E 181.28 FEET, (3) ALONG THE ARC OF A NORTHWESTERLY 18.65 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N44°46'13"W 16.97 FEET, (4) N89°46'13"W 432.01 FEET, (5) N89°51'46"W 376.98 FEET, (6) SOUTHWESTERLY 18.77 FEET ALONG THE ARC OF A 12:00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°37'17", THE CHORD BEARS S45°19'35"W 16.91 FEET, (7) S00°30'56"W 139.43 FEET, (8) S06°47'35"W 54.87 FEET, (9) S00°30'56"W 53.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5.10 ACRES.

GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN 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, ORDINANCE AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT/ STUDY FOR PROPOSED RIDLEY'S FAMILY MARKET DEVELOPMENT DATED APRIL 26, 2018 PERFORMED BY GSH GEOTECHNICAL, INC., JOB NO.2588-001-18 SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.



VICINITY MAP
-NTS-

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	FINAL PLAT
5	EXISTING TOPOGRAPHY PLAN
6	FIRE ACCESS/ OPEN SPACE PLAN
7	PHASING PLAN
DT-01	DETAIL SHEET

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER

JIMMY DEGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490

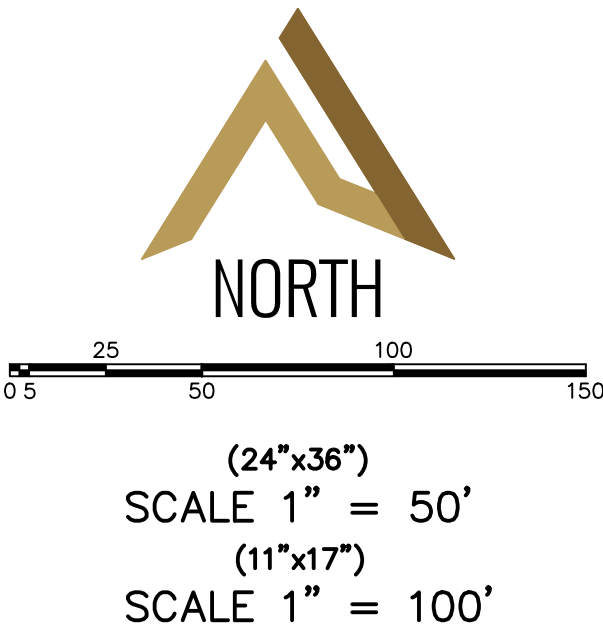
DATA TABLE

ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=92
ACREAGE=5.10 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=0 SF
PARCEL SIZE SF=220
PARKING UNITS 1-5 REQUIRED=15
PARKING UNITS 6-10 REQUIRED=13.75
PARKING UNITS 11-15 REQUIRED=12.5
PARKING UNITS 16-92 REQUIRED=173.25
TOTAL PARKING REQUIRED=215
PARKING PROVIDED=218
BUILDING AREA SF=92x509.33=46,859
PARKING LOT AREA SF=84,000
LANDSCAPE AREA IN SF=91,297 (41%)

LEGEND

(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB



CORTLAND TOWNHOMES

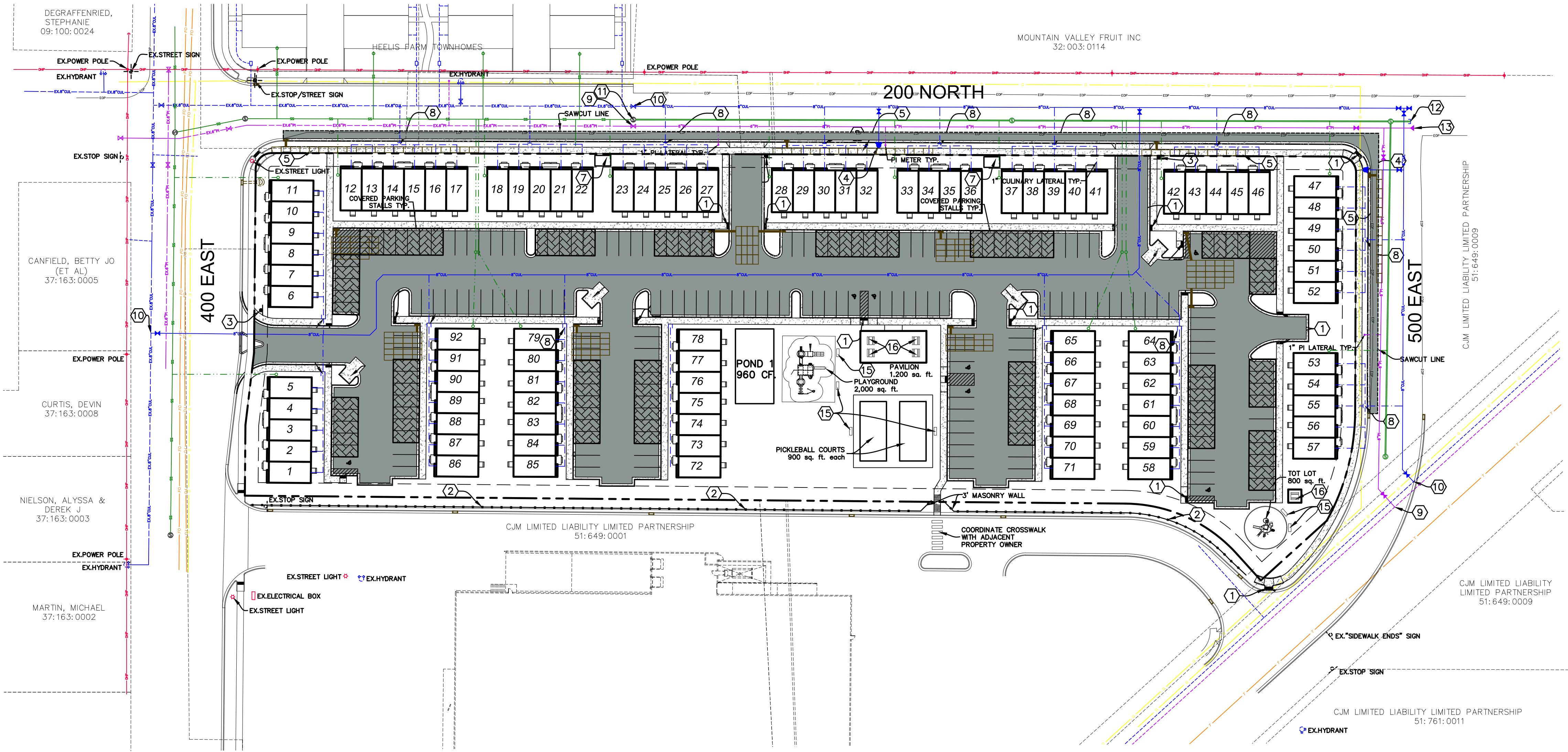


ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

GENERAL NOTES:

1. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT/ STUDY BY GSH GEOTECHNICAL, INC., JOB NUMBER 2588-001-18, DATED APRIL 26, 2018 SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
2. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN 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, ORDINANCE AND STANDARDS.

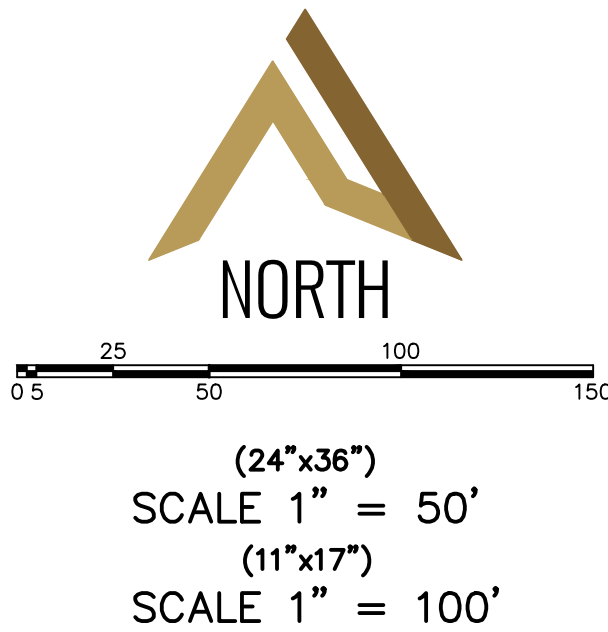


- CONSTRUCTION NOTES**
1. INSTALL ADA RAMP PER SANTAQUIN CITY STANDARDS.
 2. INSTALL 6" MASONRY WALL.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 5. INSTALL SC-740 STORMTECH CHAMBERS (OR EQUIVALENT).
 6. TRASH ENCLOSURE LOCATION.
 7. MAIL BOX LOCATION.
 8. INSTALL 1.5" CULINARY WATER METER.
 9. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
 10. LOCATE AND TIE TO EXISTING CULINARY WATER.
 11. LOCATE AND TIE TO EXISTING SEWER LINE.
 12. STUB/ CAP AND MARK TO SURFACE.
 13. INSTALL TEMPORARY BLOW-OFF VALVE PER SANTAQUIN CITY STANDARDS.
 14. INSTALL 45° BEND.
 15. INSTALL BENCH.
 16. BOLT DOWN TABLE.

- NOTES**
1. IRRIGATION PIPE SIZE TO BE APPROVED BY SCIC.
 2. PIPE MATERIALS TO BE C900.

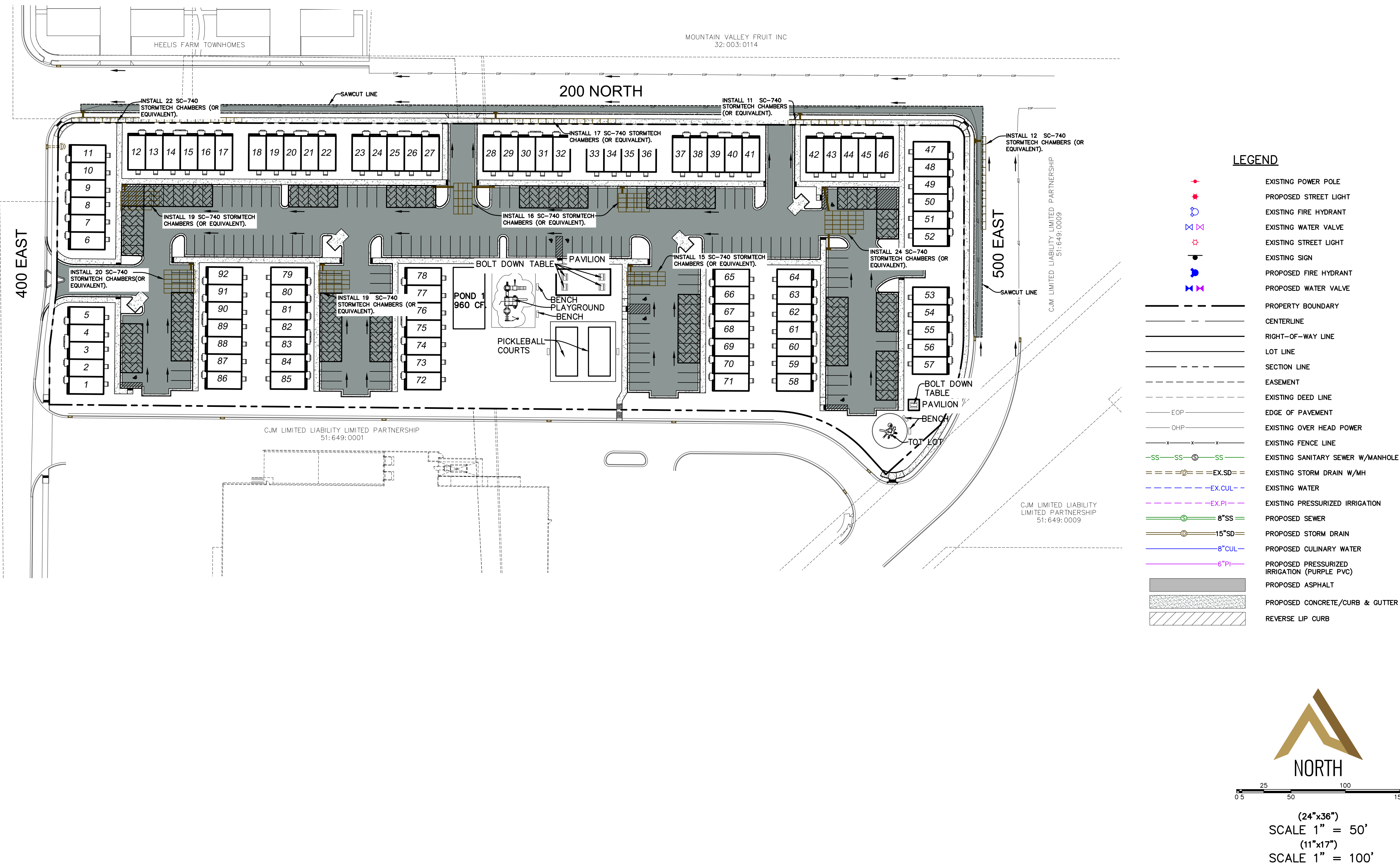
LEGEND

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
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	PROPOSED ASPHALT
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CORTLAND TOWNHOMES	SITE PLAN	SANTAQUIN, UTAH	C:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2025\25-002_CORTLAND_TOWNHOMES\CADD\PRELIMINARY\02- SITE PLAN.DWG	 ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY PHONE: 801-655-6565 946 E. 800 N. SUITE A SPANISH FORK, UT 84660	SHEET NO.
					2
					12
					11
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					6
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					4
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1					
NO.	REVISIONS	BY	DATE		

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SHEET NO.

3

GRADING PLAN

SANTAQUIN, UTAH

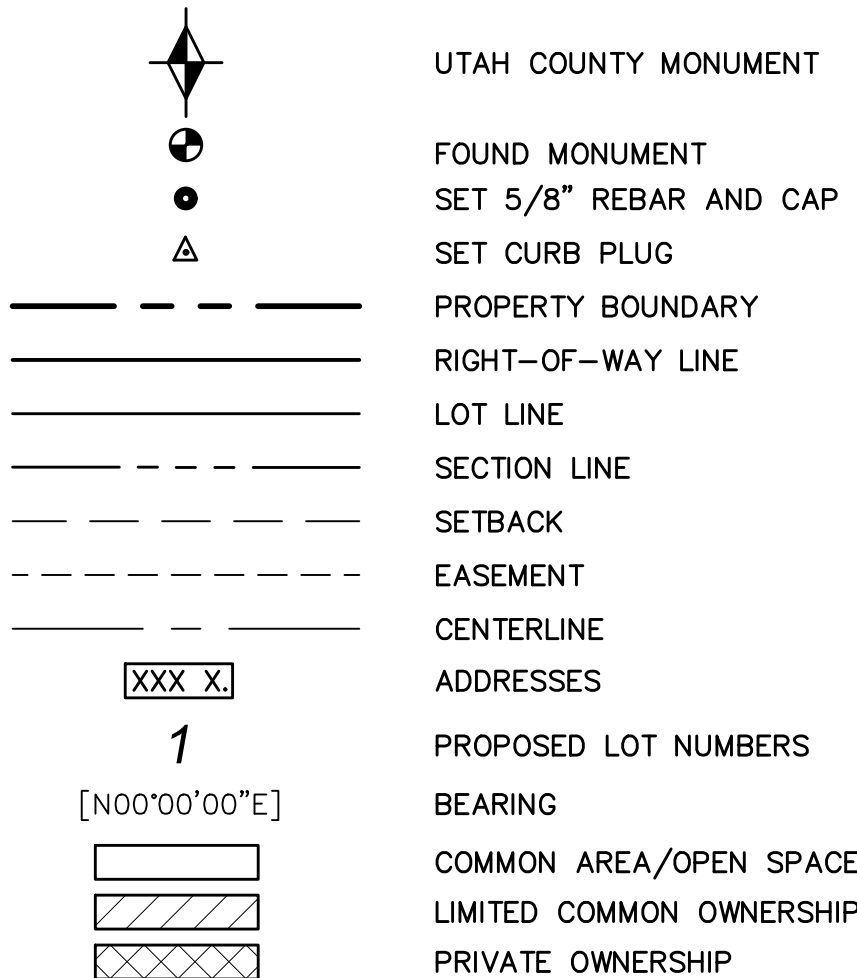
CORTLAND TOWNHOMES

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-6565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEGEND



NOTES

1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

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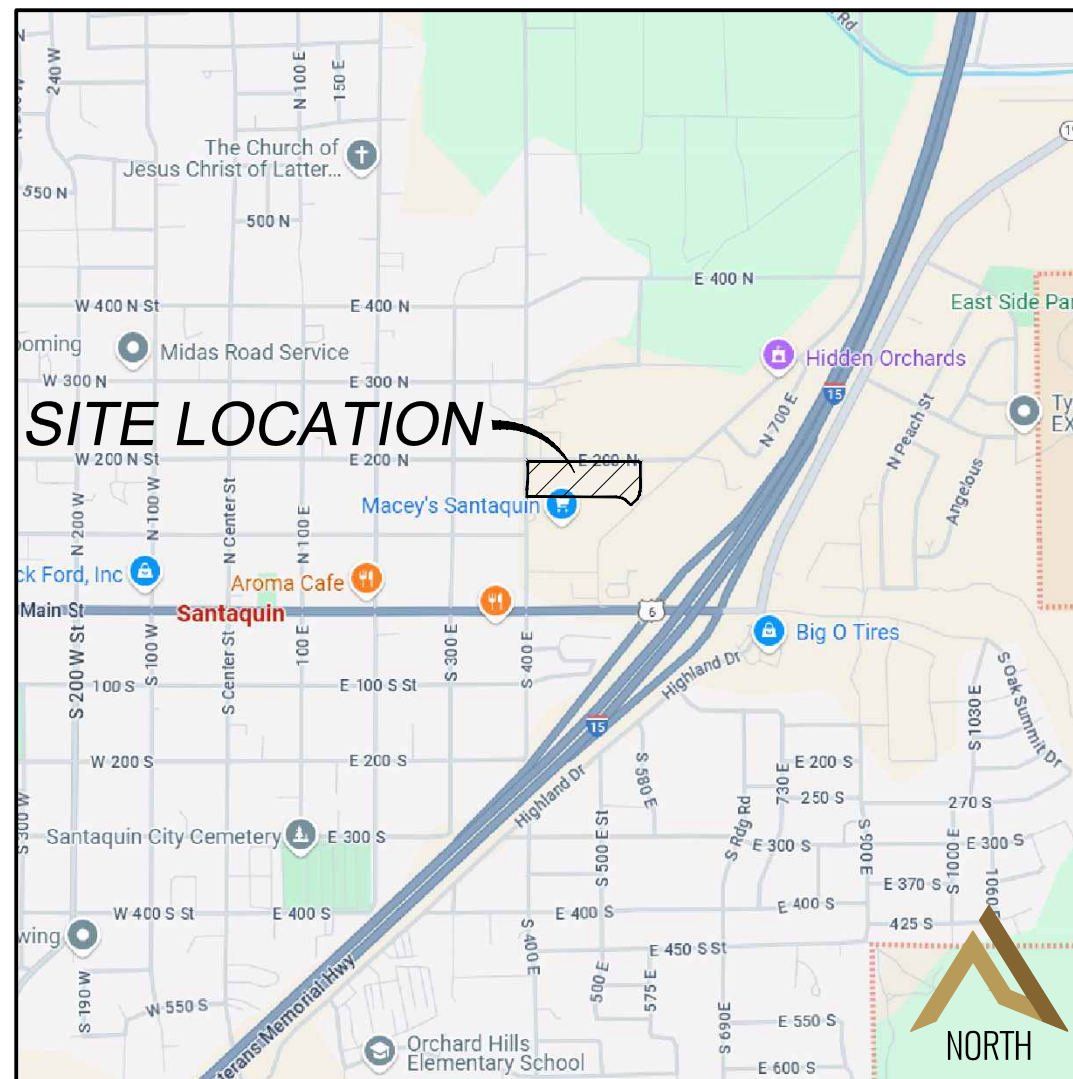
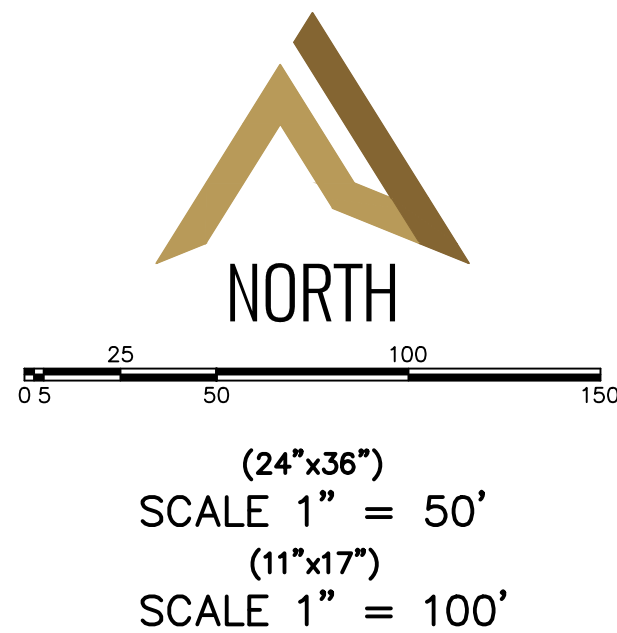
ATLAS ENGINEERING LLC
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OWNER/DEVELOPER

JIMMY DEGRAFFENRIED
 WOODLAND HILLS, UTAH
 801-830-5490

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 CONTAINING 5.10 ACRES.



VICINITY MAP

-NTS-

SURVEYOR'S CERTIFICATE

I, GORDON M. HAIGHT III DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

SEE LEFT

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2025.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, A.D. 2025 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2025.

APPROVED _____ APPROVED _____

CITY MANAGER

CITY ATTORNEY

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL)

CLERK-RECORDER

APPROVED _____
 COMMUNITY DEVELOPMENT DIRECTOR

CORTLAND TOWNHOMES

A RESIDENTIAL SUBDIVISION IN
 SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 92 UNITS AND 5.10 ACRES.
 LOCATED IN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S42°10'40"E	27.48'
L2	N47°49'42"E	67.30'
L3	S0°30'56"W	139.43'
L4	S6°47'35"W	54.87'
L5	S0°30'56"W	53.50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	
C1	94.95'	115.00'	92.28'	S65°49'52"E	47°18'24"	
C2	85.97'	171.00'	85.06'	N14°37'55"E	28°48'16"	
C3	18.85'	12.00'	16.97'	N44°46'13"W	90°00'00"	
C4	18.77'	12.00'	16.91'	S45°19'35"W	89°37'17"	

DEGRAFFENRIED,
 STEPHANIE
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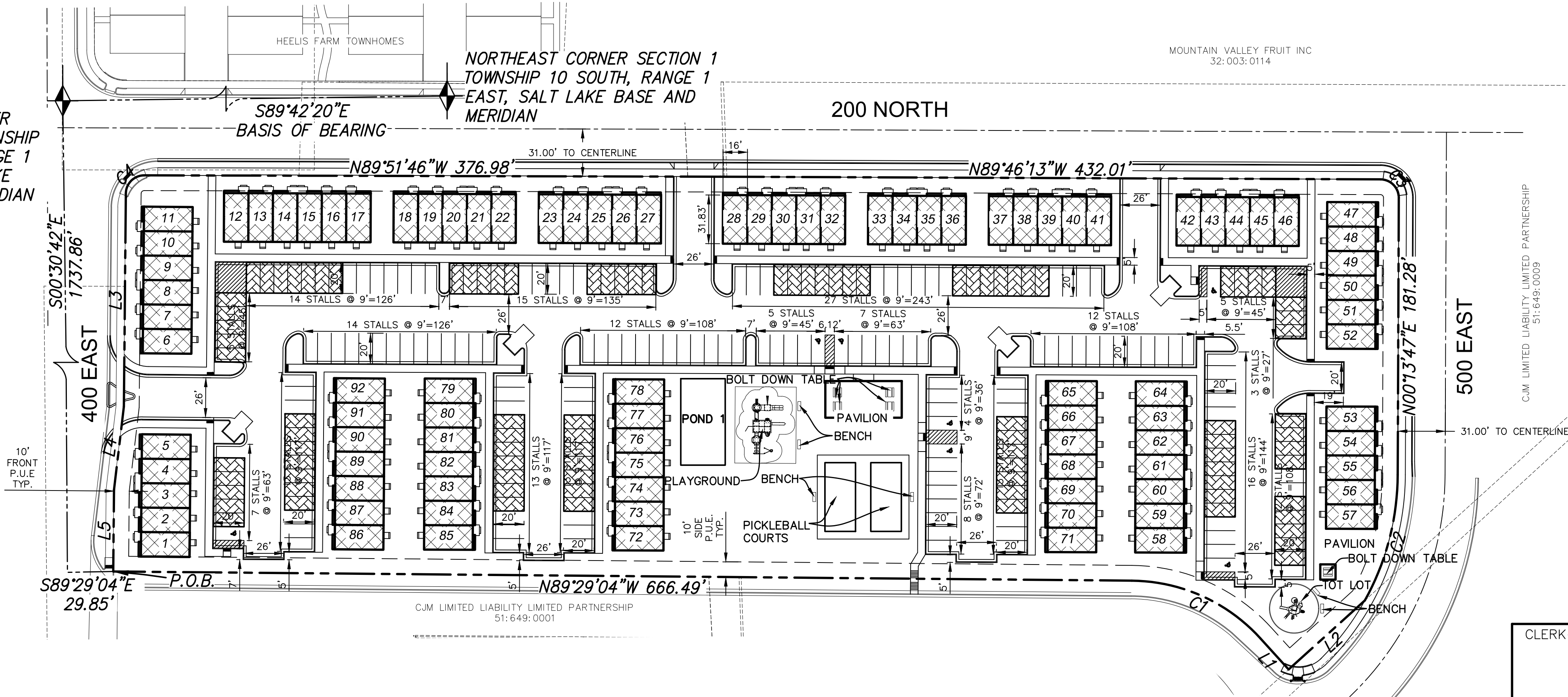
NORTH ¼ CORNER
 SECTION 1 TOWNSHIP
 10 SOUTH, RANGE 1
 EAST, SALT LAKE
 BASE AND MERIDIAN

CANFIELD, BETTY JO
 (ET AL)
 37:163:0005

CURTIS, DEVIN
 37:163:0008

NIELSON, ALYSSA &
 DEREK J
 37:163:0003

MARTIN, MICHAEL
 37:163:0002

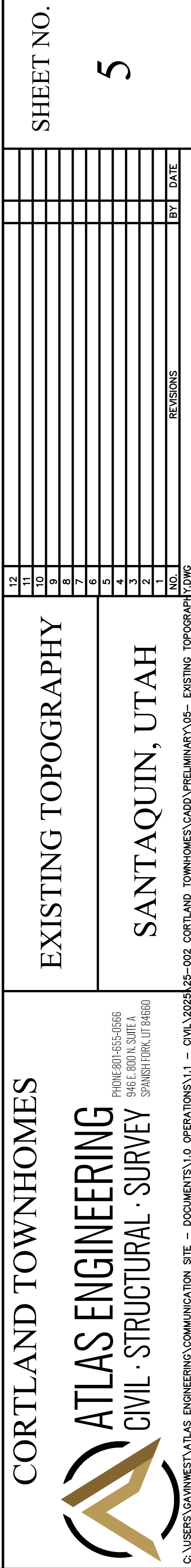
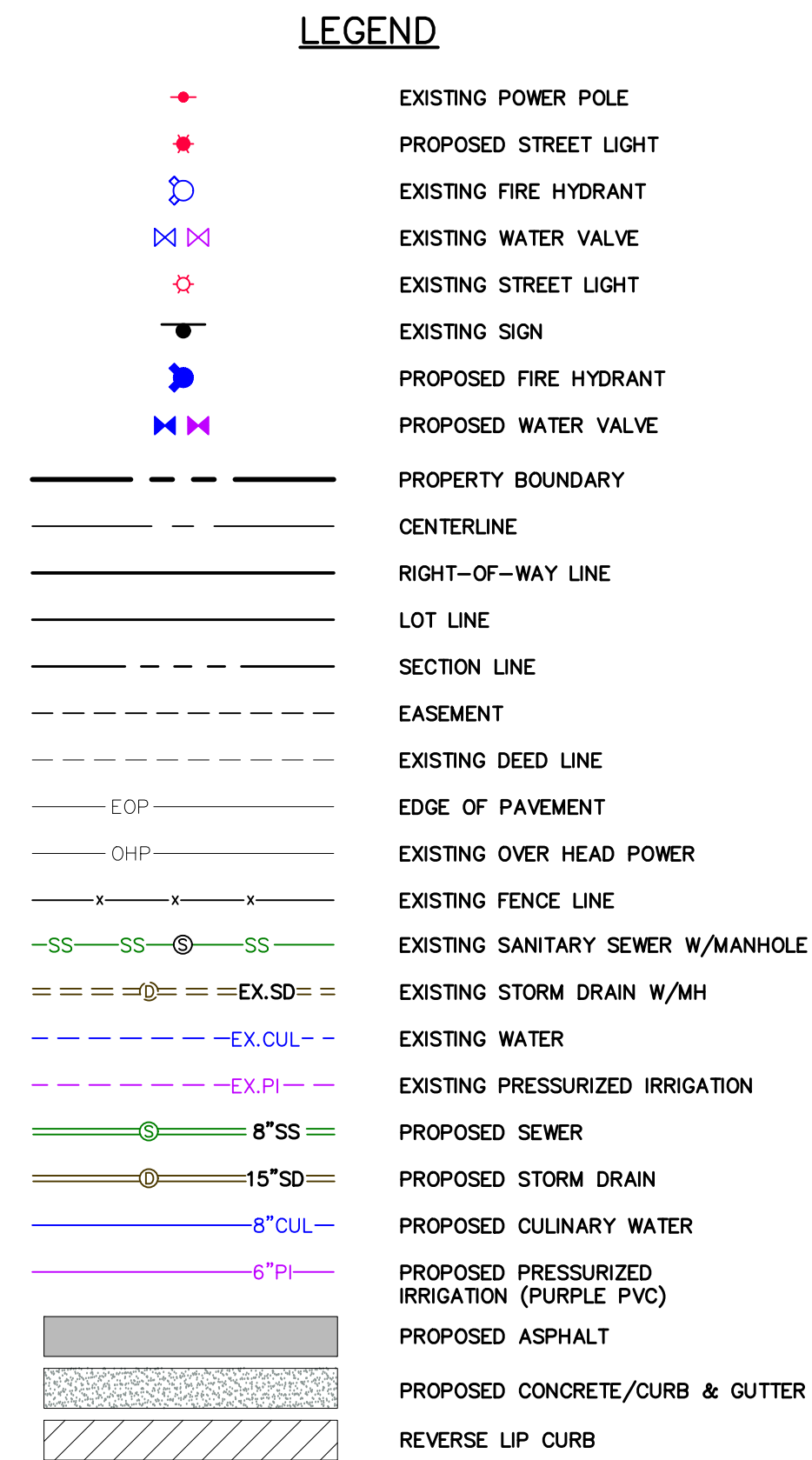


CJM LIMITED LIABILITY LIMITED PARTNERSHIP
 51:649:0009

CLERK-RECORDER
SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC
SEALCITY ENGINEER
SEALCOUNTY
RECORDER SEAL



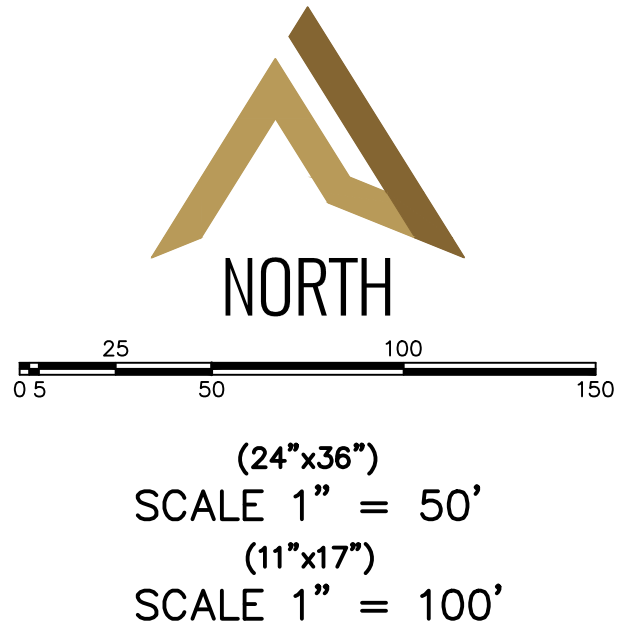
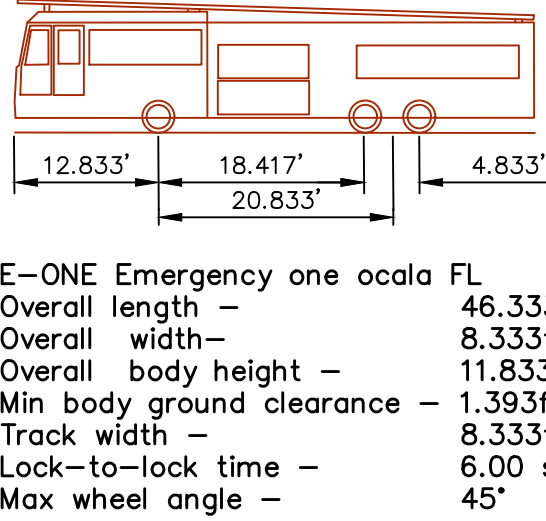
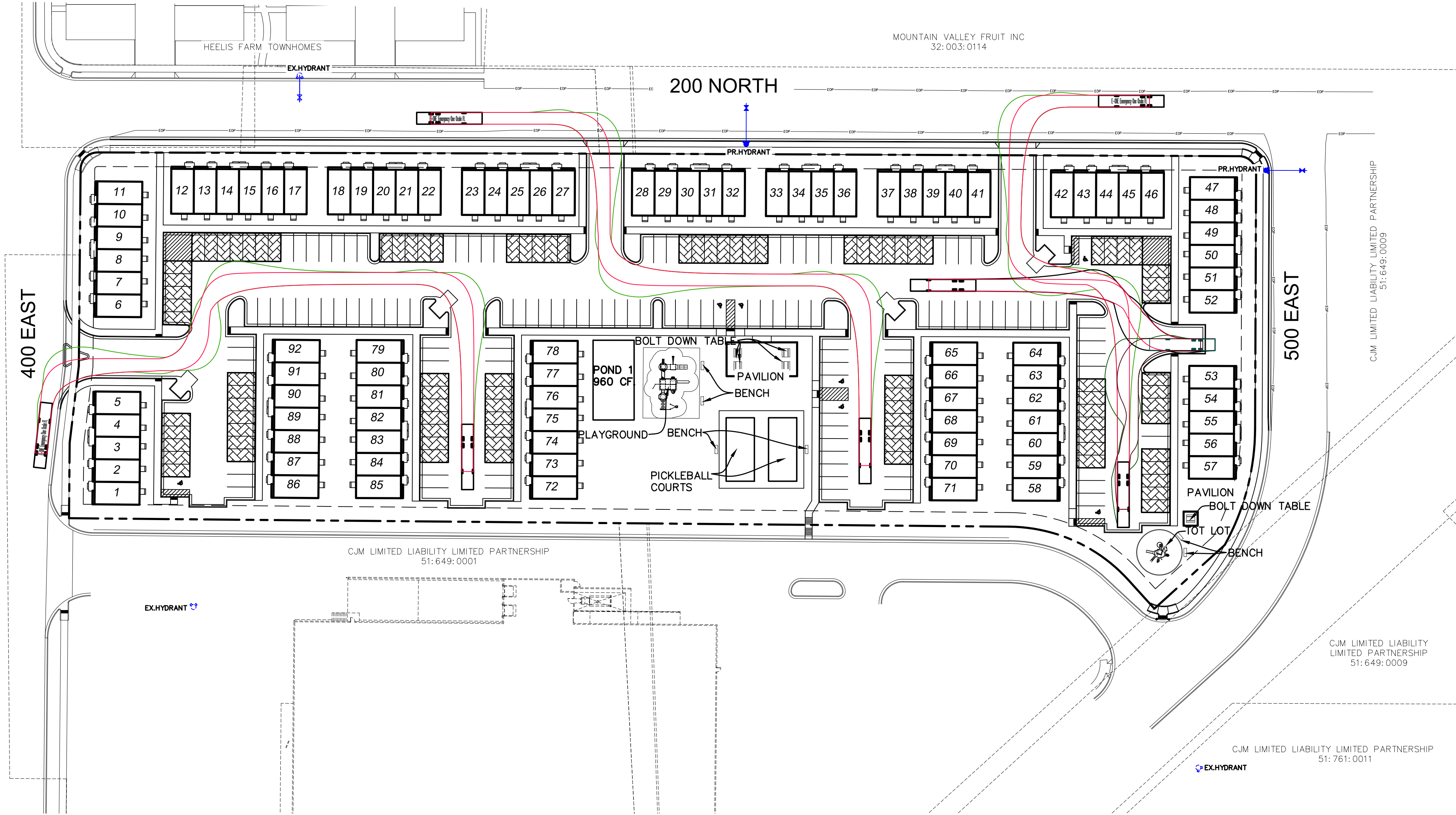
DEGRAFFENRIED, STEPHANIE
09:100:0024

CANFIELD, BETTY JO
(ET AL)
37:163:0005

CURTIS, DEVIN
37:163:0008

NIELSON, ALYSSA &
DEREK J
37:163:0003

MARTIN, MICHAEL
37:163:0002



CORTLAND TOWNHOMES

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

FIRE ACCESS/ OPEN
SPACE PLAN

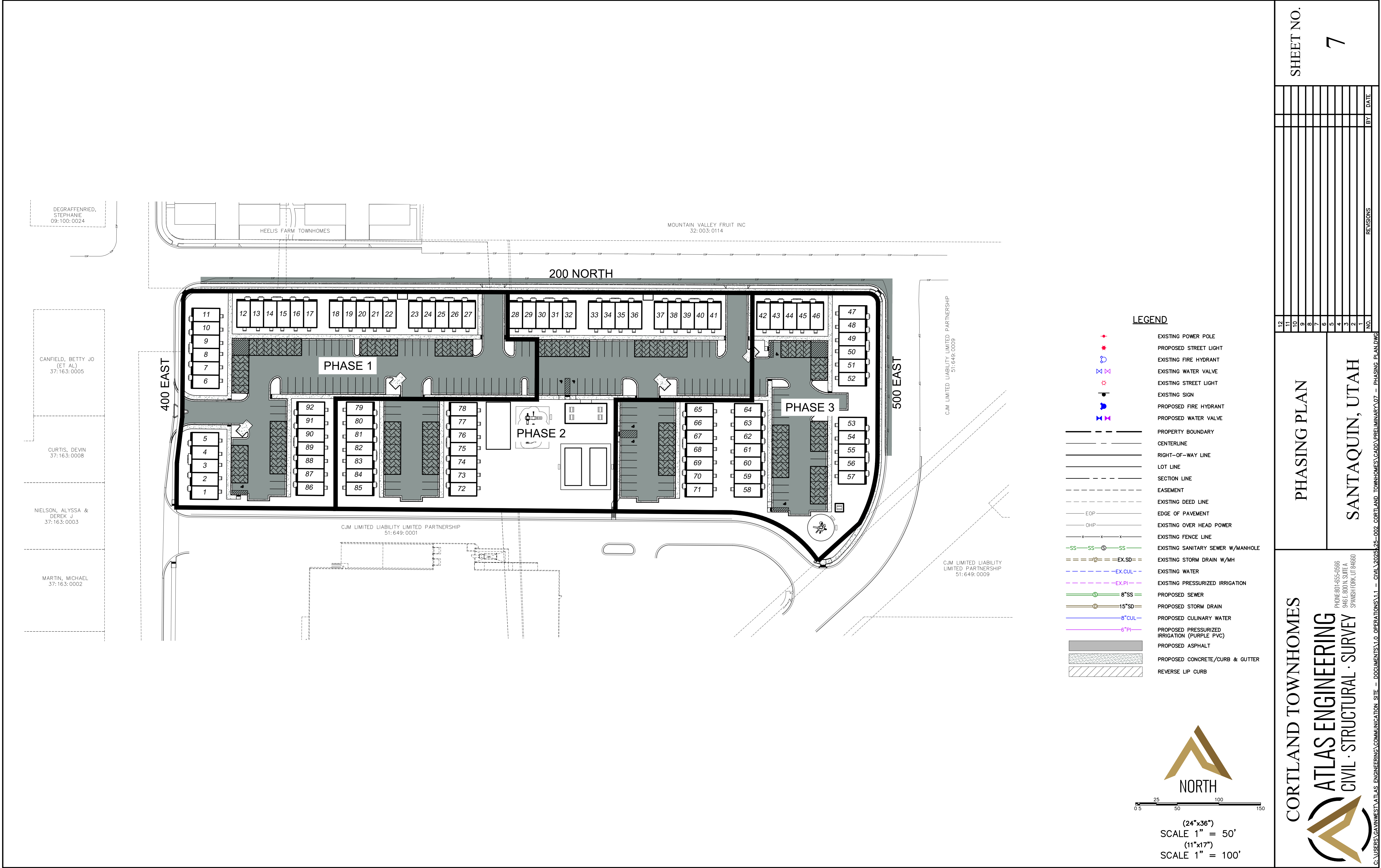
SANTAQUIN, UTAH

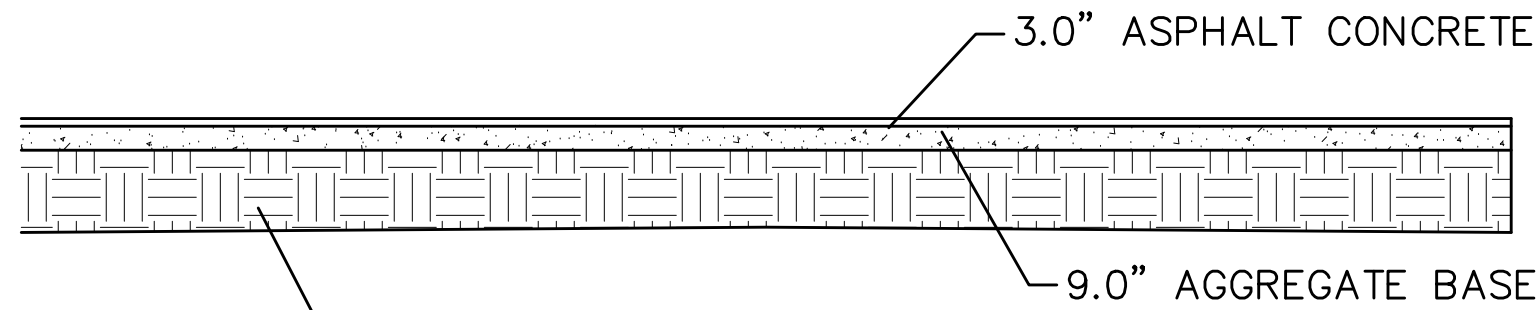
SHEET NO.

6

NO.	REVISIONS	BY	DATE
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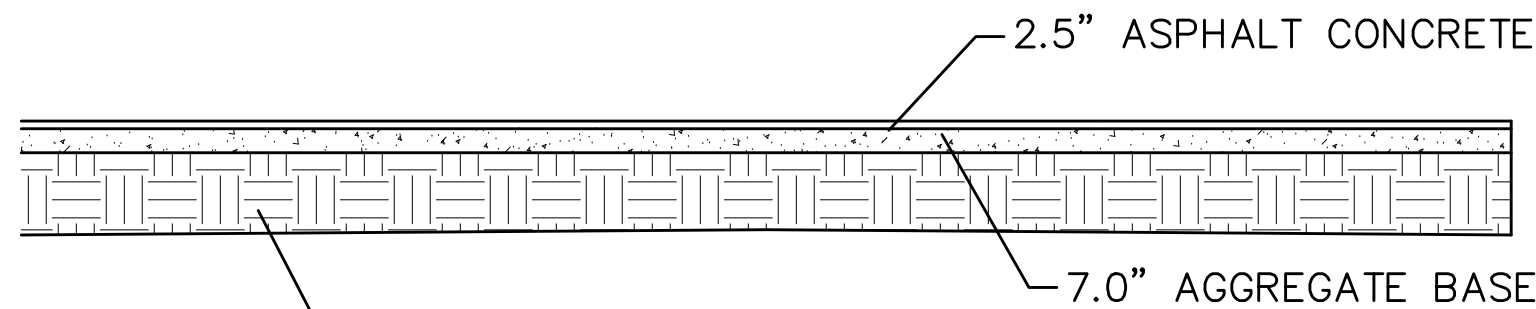
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DRIVE AREA PAVEMENT SECTION

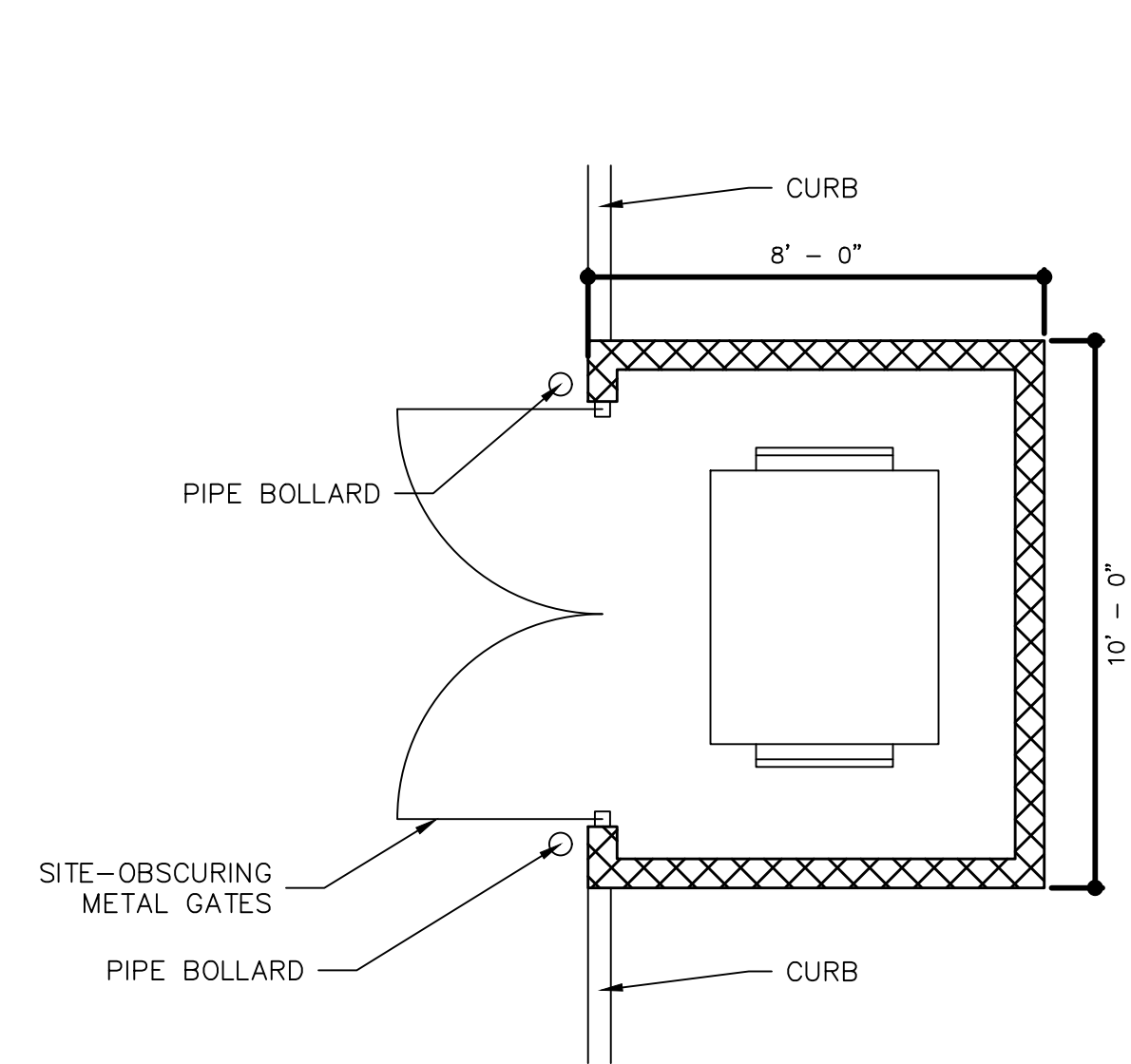
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PARKING AREA PAVEMENT SECTION

—NTS—

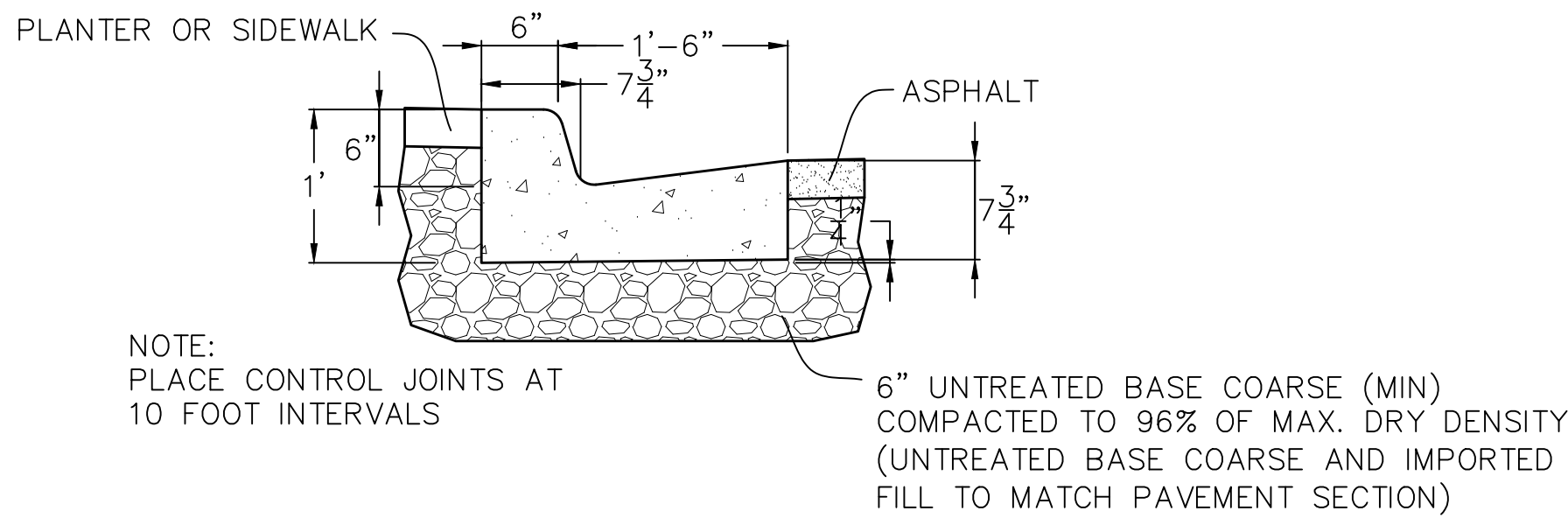
NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL INVESTIGATION FOR PROPOSED RIDLEY'S FAMILY MARKET DEVELOPMENT DATED APRIL 26, 2018 PERFORMED BY GSH GEOTECHNICAL, INC., JOB NO.2588-001-18



DUMPSTER ENCLOSURE

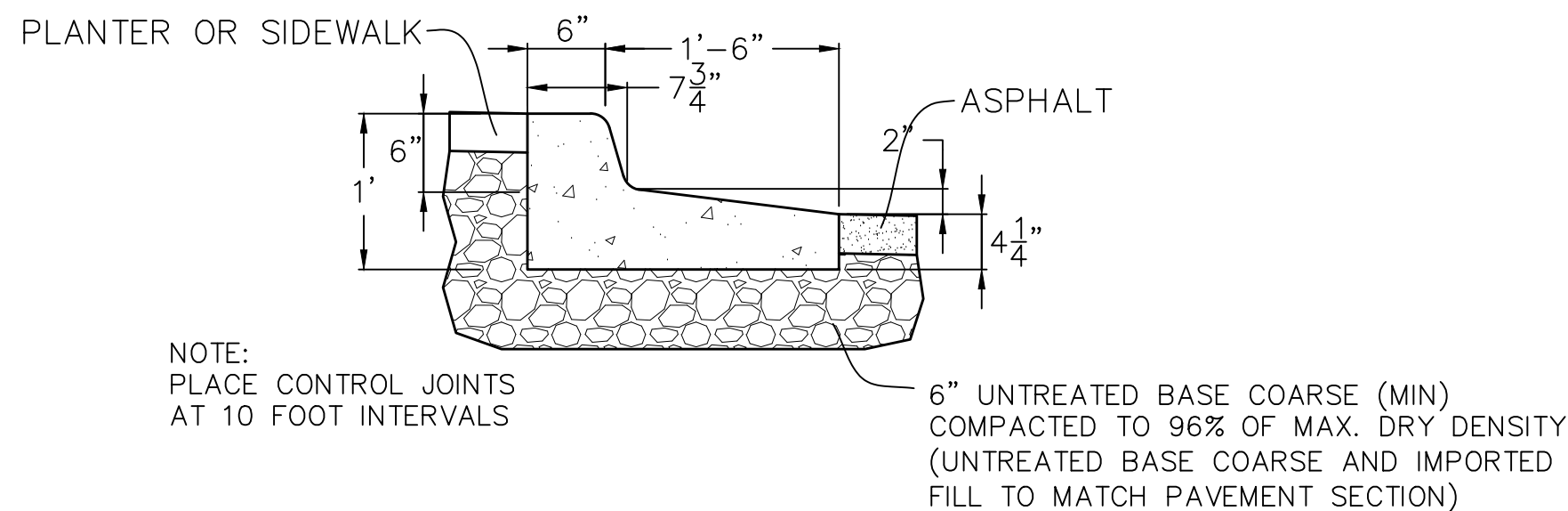
—NTS—

NOTE:
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



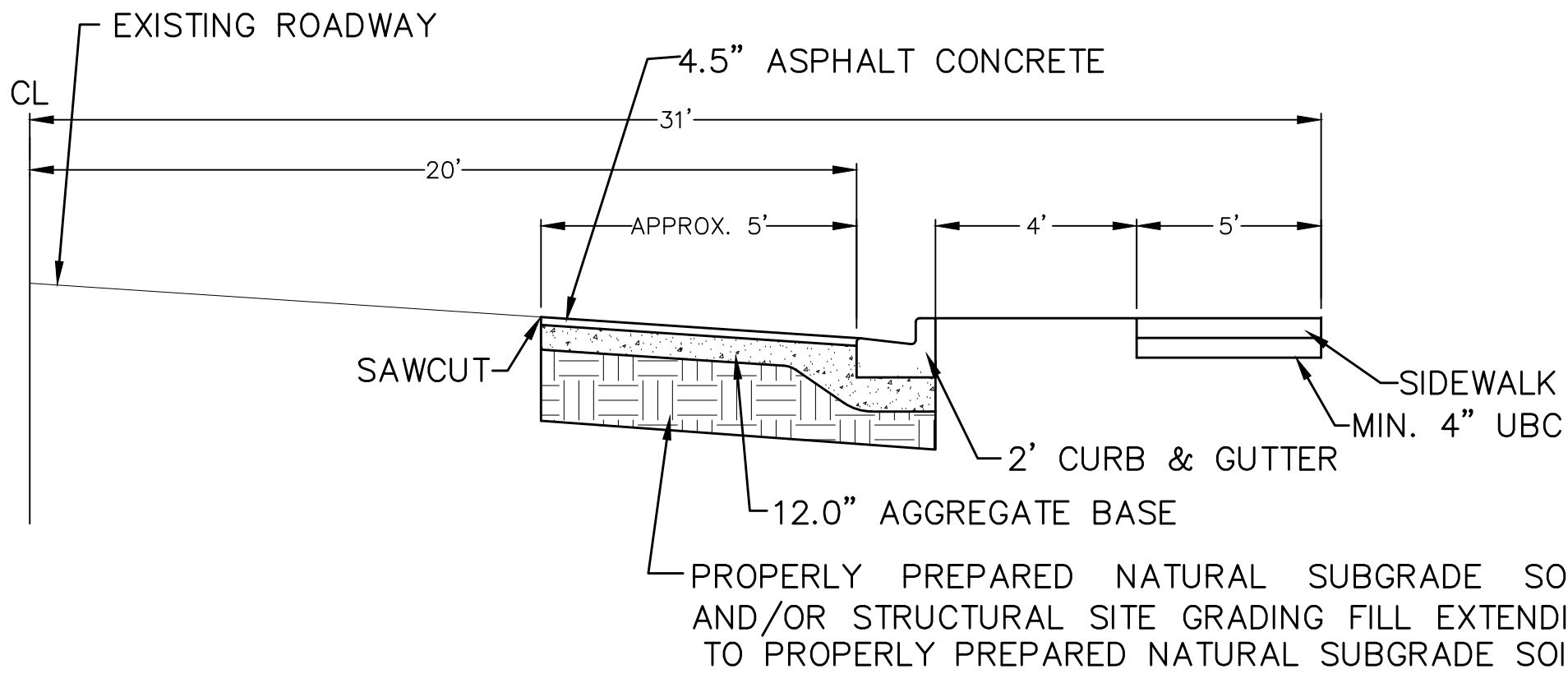
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
—NTS—



24" REVERSE LIP CURB & GUTTER

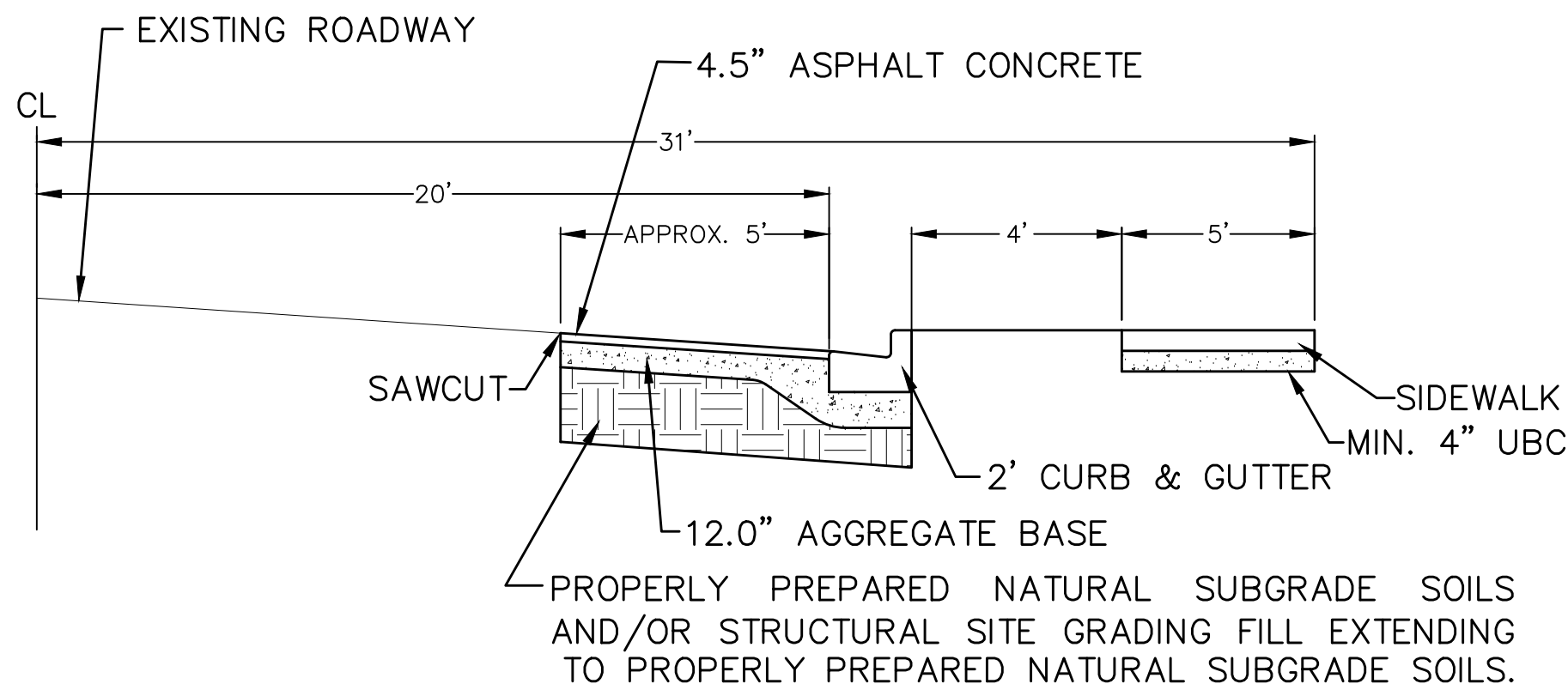
FOR USE IN PRIVATE STREETS
—NTS—



200 NORTH DETAIL

—NTS—

- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100-YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



500 EAST DETAIL

—NTS—

SHEET NO.

DT-01

DETAIL SHEET

SANTAQUIN, UTAH

CORTLAND TOWNHOMES

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-6565
946 E. 800 N. SUITE A
SPRINGFIELD, UT 84660

G:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2025\25-002_CORTLAND_TOWNHOMES\CADD\PRELIMINARY\DT-01.DWG

JUNE 4, 2025
REVISED JUNE 23, 2025

[illegible]

**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

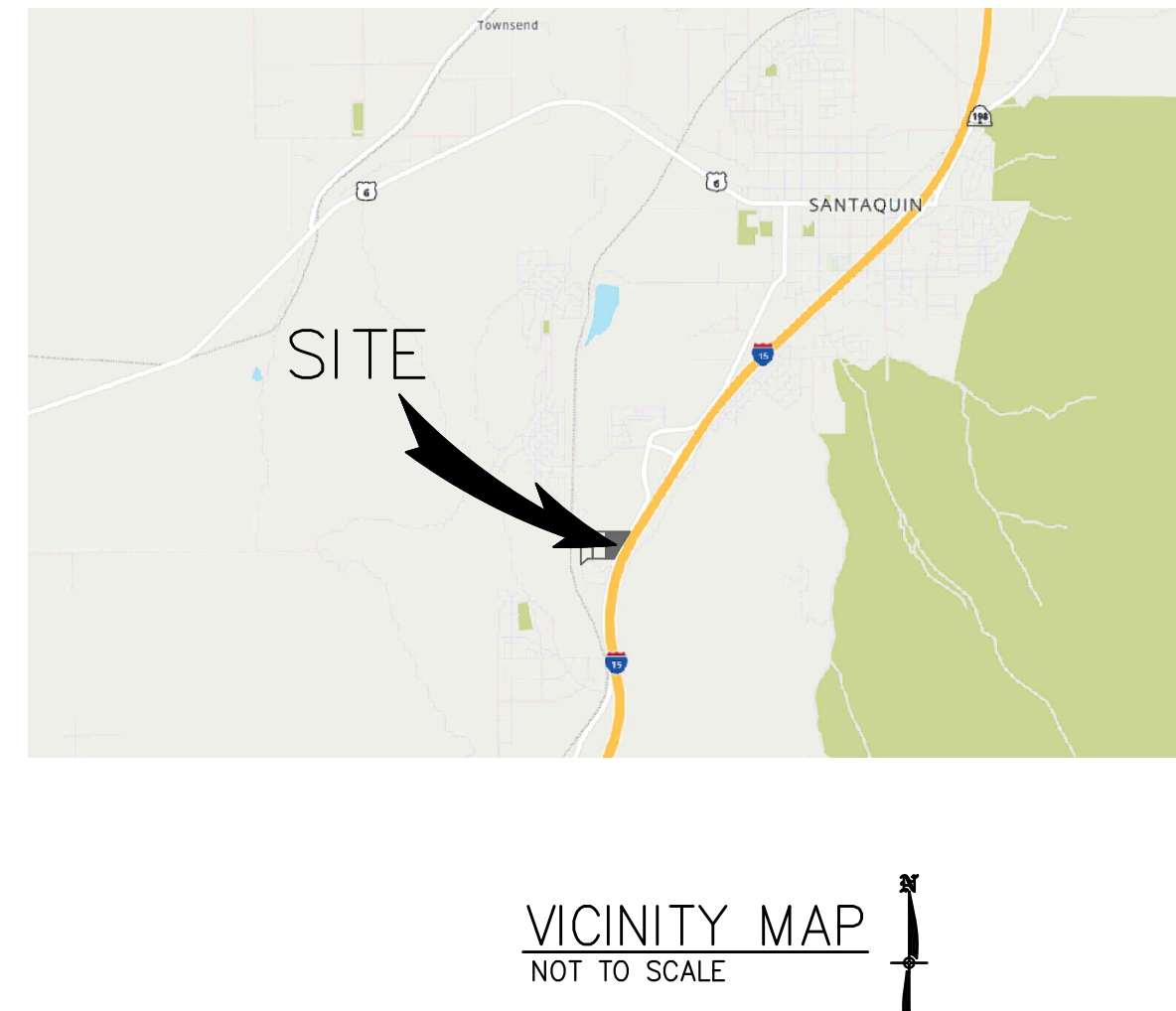
SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
COVER SHEET

SCOTT D. THORSEN
No. 354291
06/23/25
STATE OF UTAH

SHEET NO.
CV

PROJECT ID: E23-143	DATE: 06/23/2017
FILE NAME: PRJ-SJ1	SCALE: 1"=100'

----	PROPERTY LINE		EXISTING FIRE HYDRANT
----	EASEMENT LINE		PROPOSED FIRE HYDRANT
-4240.0	PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT
-4240.0	EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT
=====	EXISTING CURB		PROPOSED PARKING LOT LIGHT
=====	PROPOSED CURB AND GUTTER		EXISTING WATER METER
=====	PROPOSED CURB WALL		EXISTING WATER VALVE
=====	REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE
-----SS	EXISTING SEWER		EXISTING OVERHEAD POWER POLE
-----SS	PROPOSED SEWER	TBC	TOP BACK CONCRETE
-----W	EXISTING WATER	FF	FINISHED FLOOR
-----W	PROPOSED WATER	HW	HIGH WATER
-----F	EXISTING FIRE LINE	TOG	TOP OF GRATE
-----F	PROPOSED FIRE LINE	TOL	TOP OF LID
-----SD	EXISTING STORM DRAIN	IE	INVERT ELEVATION
-----SD	PROPOSED STORM DRAIN	EX	EXISTING
-----RD	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
-----G	EXISTING GAS	TA	TOP OF ASPHALT
-----G	PROPOSED GAS	TC	TOP OF CONCRETE
-----OHP	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
-----UGP	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
-----UGP	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
-----T	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
-----T	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
-----FO	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
-----FO	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
	PROPOSED CONCRETE		TBC CALLOUT UNLESS OTHERWISE DESIGNATED
	PROPOSED ASPHALT		
	PROPOSED LANDSCAPING		



1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1--800--662--1111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON--SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
17. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES--OR--STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
18. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
19. ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2% .ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

CV	COVER SHEET
C1.0	SITE PLAN OVERVIEW
C1.1	SITE PLAN
C1.2	SITE PLAN
C1.3	SITE PLAN
C1.4	SITE PLAN
C2.0	GRADING & DRAINAGE OVERVIEW
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C2.3	GRADING PLAN
C2.4	GRADING PLAN
C2.5	DRAINAGE PLAN
C2.6	DRAINAGE PLAN
C2.7	DRAINAGE PLAN
C2.8	DRAINAGE PLAN
C3.0	UTILITY PLAN OVERVIEW
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	UTILITY PLAN

- C4.1 ROAD WIDENING PLAN & PROFILE
(STA: 20+00 TO 26+50)
- C4.2 ROAD WIDENING PLAN & PROFILE
(STA: 26+50 TO 33+00)
- C5.1 UTILITY PLAN & PROFILE
(STA: 20+00 TO 26+00)
- C5.2 UTILITY PLAN & PROFILE
(STA: 26+00 TO 32+00)
- C5.3 UTILITY PLAN & PROFILE
(STA: 32+00 TO 36+00)
- C6.0 DETAIL SHEET
- C6.1 SANTAQUIN CITY DETAIL SHEET
- C7.0 EROSION CONTROL PLAN (SWPPP)
- C7.1 EROSION CONTROL DETAIL SHEET

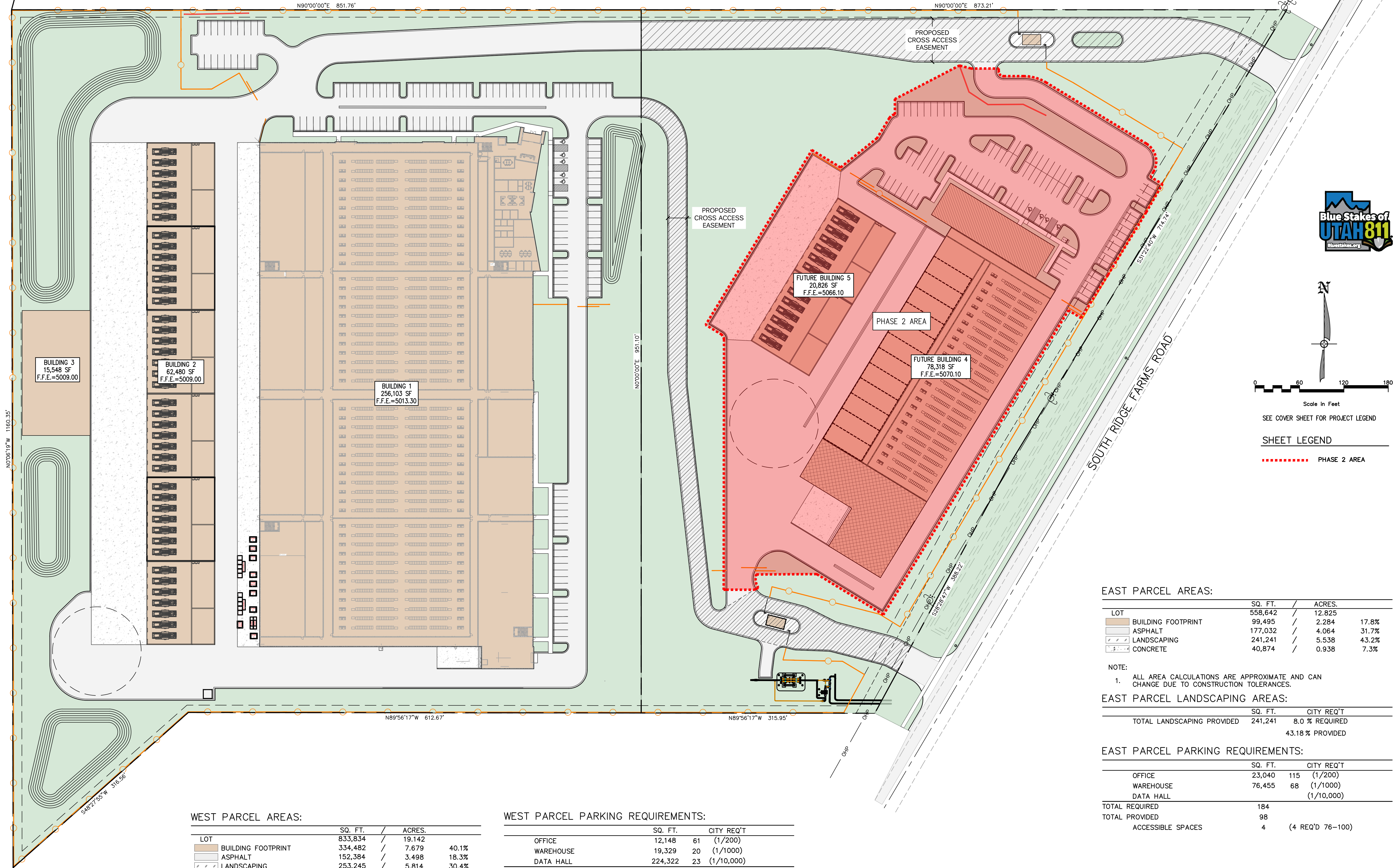


**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

AE URBIA
909 W SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: ANDREW BOLLSCHWEILER
PH: (801) 746-0456





WEST PARCEL AREAS:

LOT	SQ. FT.	/	ACRES.	
BUILDING FOOTPRINT	833,834	/	19.142	40.1%
ASPHALT	334,482	/	7.679	18.3%
LANDSCAPING	152,384	/	3.498	30.4%
CONCRETE	253,245	/	5.814	11.2%

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

WEST PARCEL LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	253,245	8.0 % REQUIRED 30.3 % PROVIDED

WEST PARCEL PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	12,148	61 (1/200)
WAREHOUSE	19,329	20 (1/1000)
DATA HALL	224,322	23 (1/10,000)
TOTAL REQUIRED	104	
TOTAL PROVIDED	134	
ACCESSIBLE SPACES	5	(5 REQ'D 101 TO 150)

EAST PARCEL AREAS:

LOT	SQ. FT.	/	ACRES.	
BUILDING FOOTPRINT	558,642	/	12.825	17.8%
ASPHALT	99,495	/	2.284	31.7%
LANDSCAPING	177,032	/	4.064	43.2%
CONCRETE	241,241	/	5.538	7.3%

NOTE:

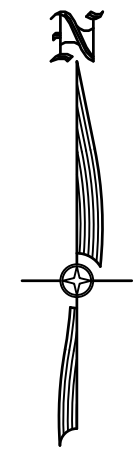
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

EAST PARCEL LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	241,241	8.0 % REQUIRED 43.18 % PROVIDED

EAST PARCEL PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	23,040	115 (1/200)
WAREHOUSE	76,455	68 (1/1000)
DATA HALL		(1/10,000)
TOTAL REQUIRED	184	
TOTAL PROVIDED	98	
ACCESSIBLE SPACES	4	(4 REQ'D 76-100)



Scale in Feet
0 60 120 180

SEE COVER SHEET FOR PROJECT LEGEND

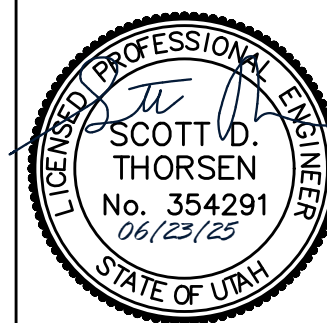
SHEET LEGEND

PHASE 2 AREA

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

SITE PLAN OVERVIEW



SHEET NO.
C1.0

PROJECT ID: E23-143
DATE: 06/23/25
FILE NAME: PRJ-SJ1
SCALE: 1"=60'

REV	DATE	BY	REVISIONS
1	06/23/25		

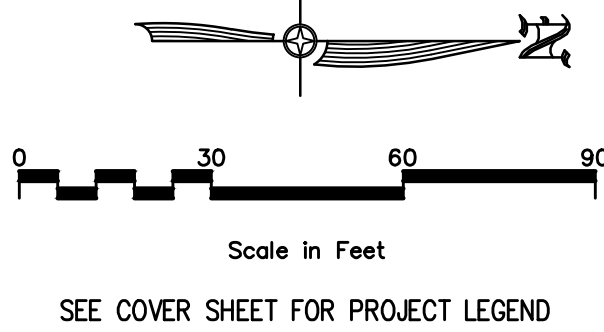
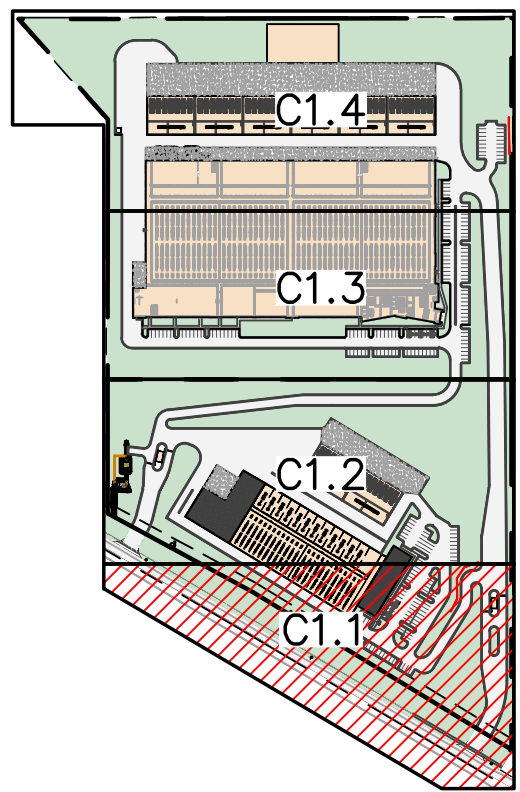
CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296
DESIGNER: SDT
PROJECT ENGINEER: SDT

SITE PLAN KEYNOTES:

- ① INSTALL 24" CATCH CURB & GUTTER PER APWA STD. PLAN NO. 205.1 TYPE E. SEE DETAIL 1/C5.0.
- ② INSTALL 24" REVERSE PAN CURB & GUTTER PER APWA STD. PLAN NO. 205. SEE DETAIL 2/C5.0.
- ③ PROVIDE SMOOTH TRANSITION FROM CATCH TO REVERSE PAN CURB & GUTTER.
- ④ INSTALL DRIVE APPROACH PER SANTAQUIN CITY STANDARDS. SEE DETAIL CG3/CG6.1.
- ⑤ PROPOSED SECURITY FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑥ INSTALL RETAINING WALL, TO BE DESIGNED BY OTHERS.

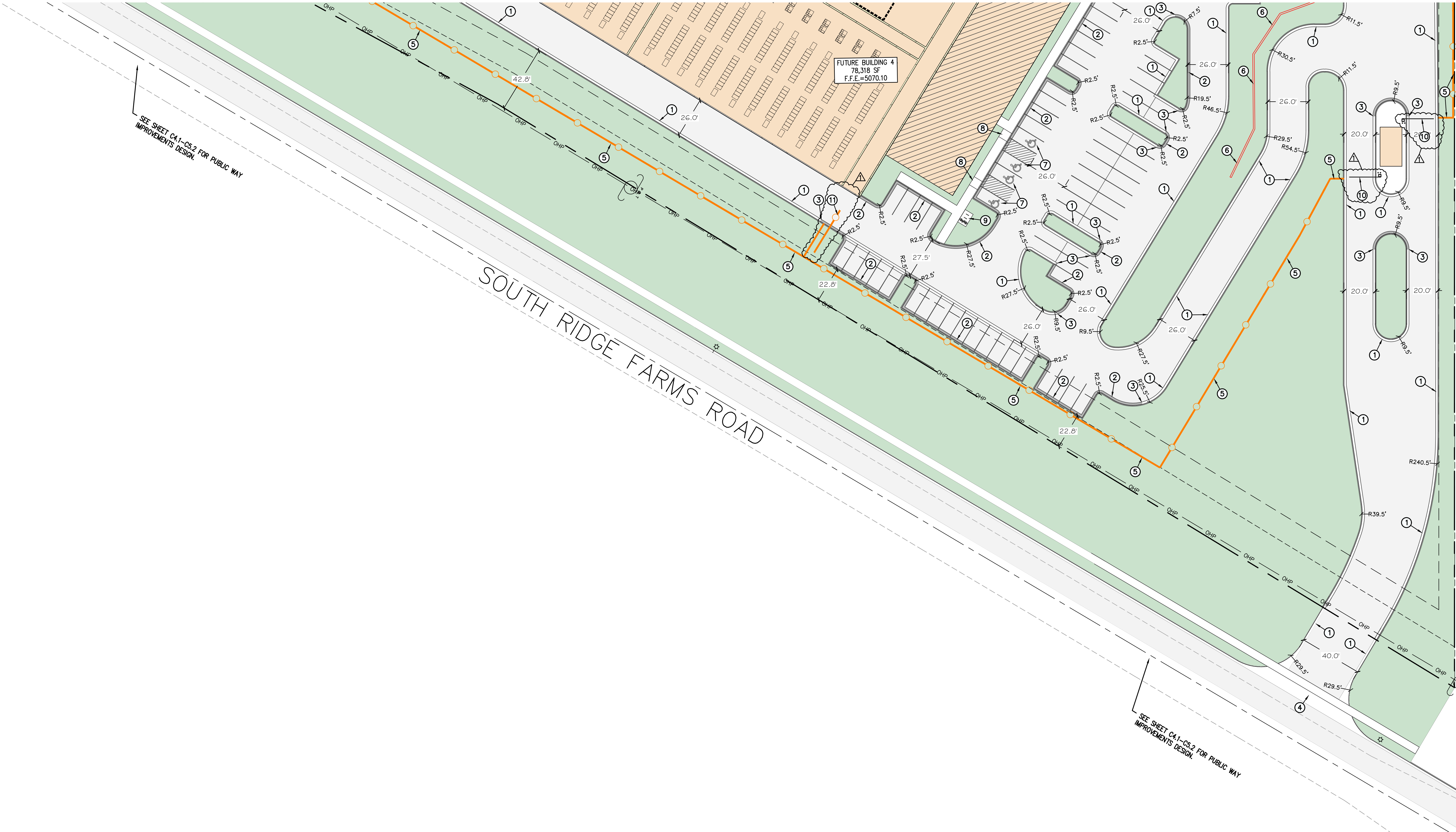
- ⑦ INSTALL ADA PARKING STALLS PER ADA STANDARDS. SLOPES TO BE LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 9/C5.0.
- ⑧ INSTALL PEDESTRIAN ACCESS RAMP. RAMP TO MEET ADA STANDARDS. RAMP SLOPE TO BE LESS THAN 8.33%. SEE DETAIL 5/C5.0 & 6/5.0.

- ⑨ INSTALL "U" STYLE BIKE RACKS PER SLC STANDARDS. SEE DETAILS ON SHEET C5.1.
- ⑩ INSTALL BARRIER ARM W/ SIREN CONTROLLED ACCESS SENSOR.
- ⑪ INSTALL 26' WIDE SLIDE GATE W/ SIREN CONTROLLED ACCESS SENSOR.



KEYMAP

MATCHLINE -SEE SHEET C1.2



SEE SHEET C4.1-C5.2 FOR PUBLIC WAY IMPROVEMENTS DESIGN.

SEE SHEET C4.1-C5.2 FOR PUBLIC WAY IMPROVEMENTS DESIGN.

CIVIL ENGINEERING + SURVEYING

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South Jordan, Utah - 801-549-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

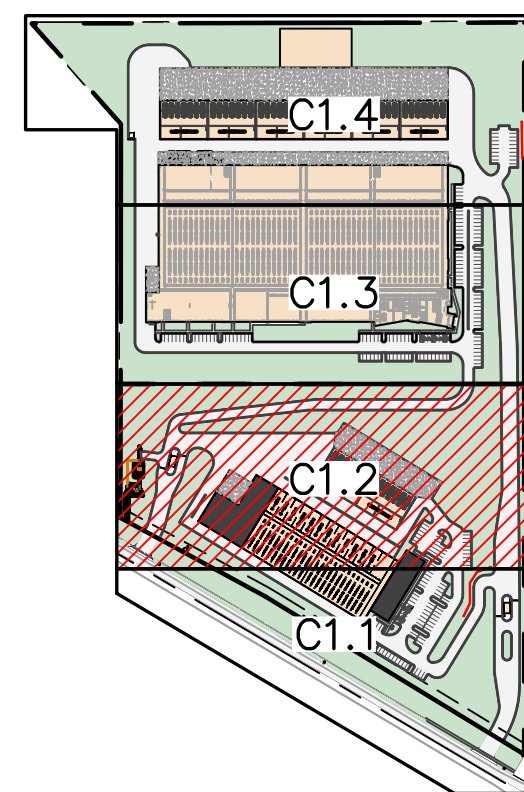
SITE PLAN



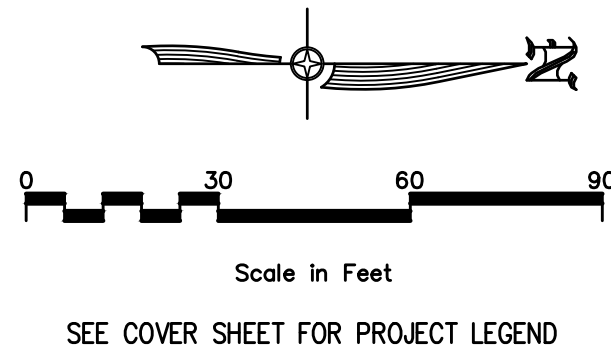
SHEET NO.	C1.1
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJI
SCALE	1"=30'

SITE PLAN KEYNOTES:

1. INSTALL 24" CATCH CURB & GUTTER PER APWA STD. PLAN NO. 205.1 TYPE E. SEE DETAIL 1/C5.0.
2. INSTALL 24" REVERSE PAN CURB & GUTTER PER APWA STD. PLAN NO. 205. SEE DETAIL 2/C5.0.
3. PROVIDE SMOOTH TRANSITION FROM CATCH TO REVERSE PAN CURB & GUTTER.
4. INSTALL DRIVE APPROACH PER SANTAQUIN CITY STANDARDS. SEE DETAIL CG3/C6.1.
5. PROPOSED SECURITY FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. INSTALL 3' WIDE CONCRETE WATERWAY PER APWA STD. PLAN NO. 211. SEE DETAIL 4/C5.0
7. INSTALL BARRIER ARM W/ SIREN CONTROLLED ACCESS SENSOR.

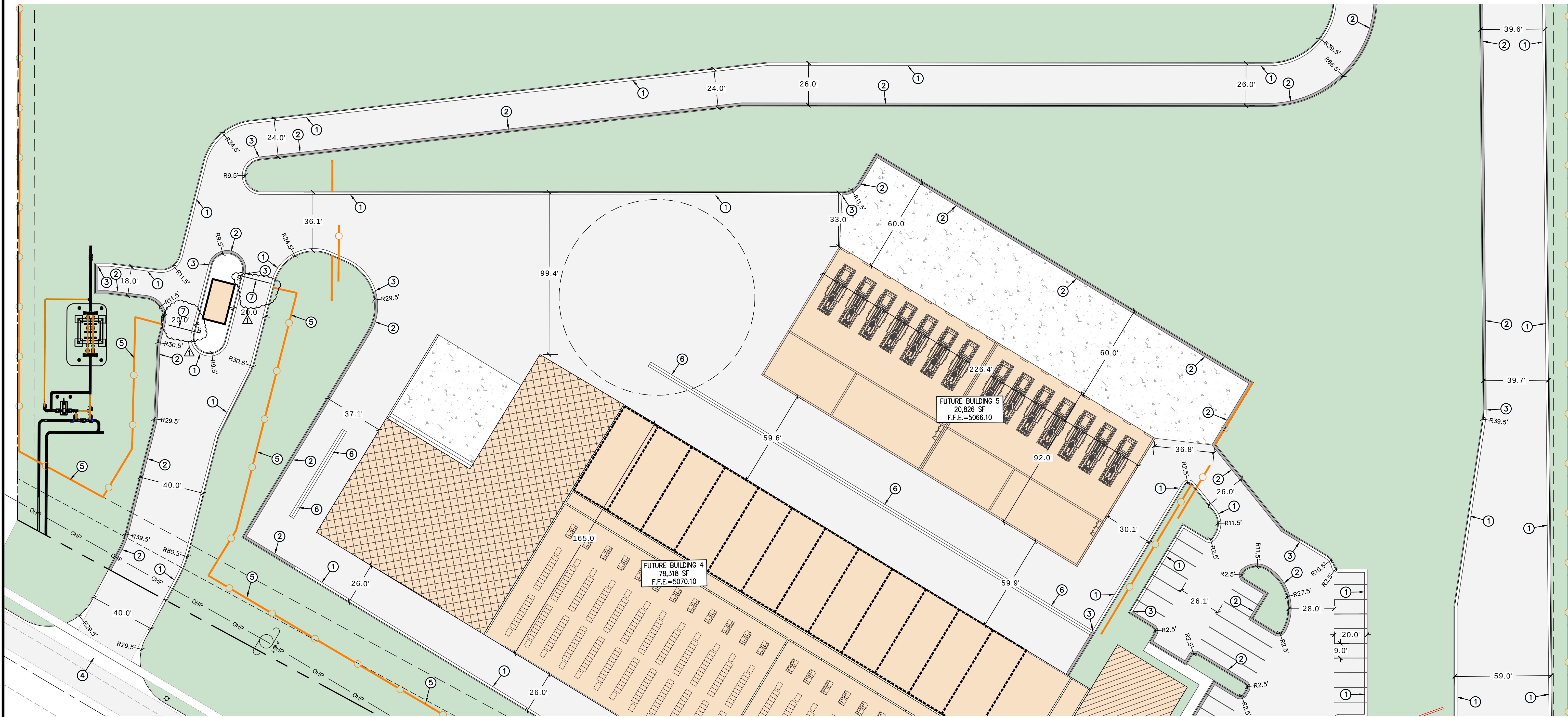


KEYMAP



MATCHLINE -SEE SHEET C1.3

MATCHLINE -SEE SHEET C1.1



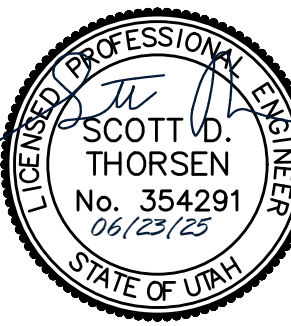
CIVIL ENGINEERING
+ SURVEYING

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South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

SITE PLAN

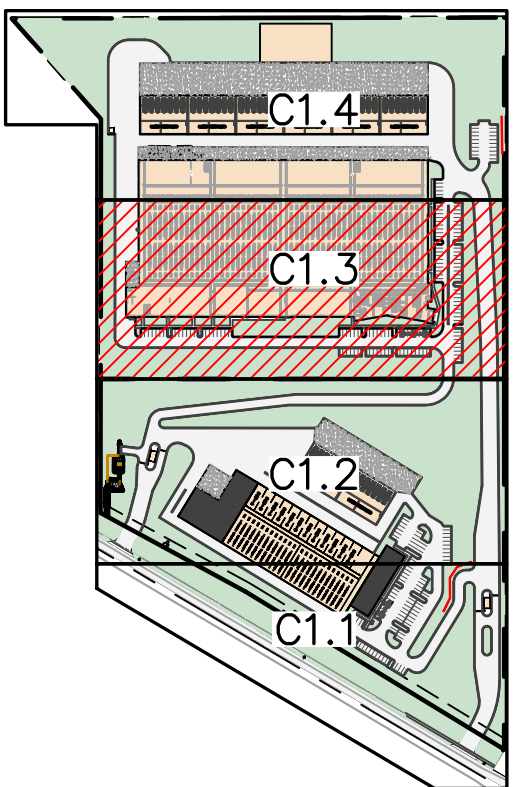


SHEET NO.	C1.2
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=30'

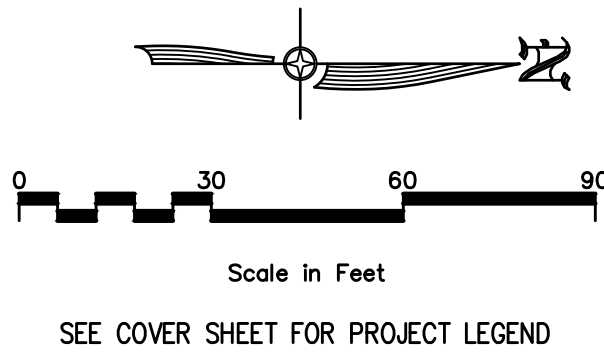
REV	DATE	BY	REVISIONS	DESIGNER	PROJECT ENGINEER
1	06/23/25				SDT

SITE PLAN KEYNOTES:

1. INSTALL 24" CATCH CURB & GUTTER PER APWA STD. PLAN NO. 205.1 TYPE E. SEE DETAIL 1/C5.0.
2. INSTALL 24" REVERSE PAN CURB & GUTTER PER APWA STD. PLAN NO. 205. SEE DETAIL 2/C5.0.
3. PROVIDE SMOOTH TRANSITION FROM CATCH TO REVERSE PAN CURB & GUTTER.
4. PROPOSED SECURITY FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. INSTALL ADA PARKING STALLS PER ADA STANDARDS. SLOPES TO BE LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 9/C5.0.
6. INSTALL PEDESTRIAN ACCESS RAMP. RAMP TO MEET ADA STANDARDS. RAMP SLOPE TO BE LESS THAN 8.33%. SEE DETAIL 5/C5.0 & 6/5.0.
7. INSTALL 3' WIDE CONCRETE WATERWAY PER APWA STD. PLAN NO. 211. SEE DETAIL 4/C5.0.
8. INSTALL 4' WIDE WARPED ROLL GUTTER. SEE DETAIL ON SHEET C5.0.
9. INSTALL 26' WIDE SLIDE GATE W/ SIREN CONTROLLED ACCESS SENSOR.



KEYMAP



MATCHLINE -SEE SHEET C1.4

BUILDING 1
256,103 SF
F.F.E.=5013.30

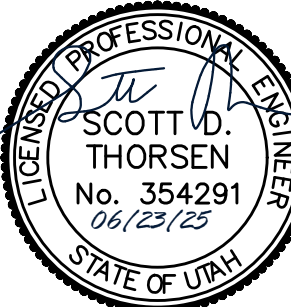
MATCHLINE -SEE SHEET C1.2

CIVIL ENGINEERING + SURVEYING

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South Jordan, Utah - 84094-6296

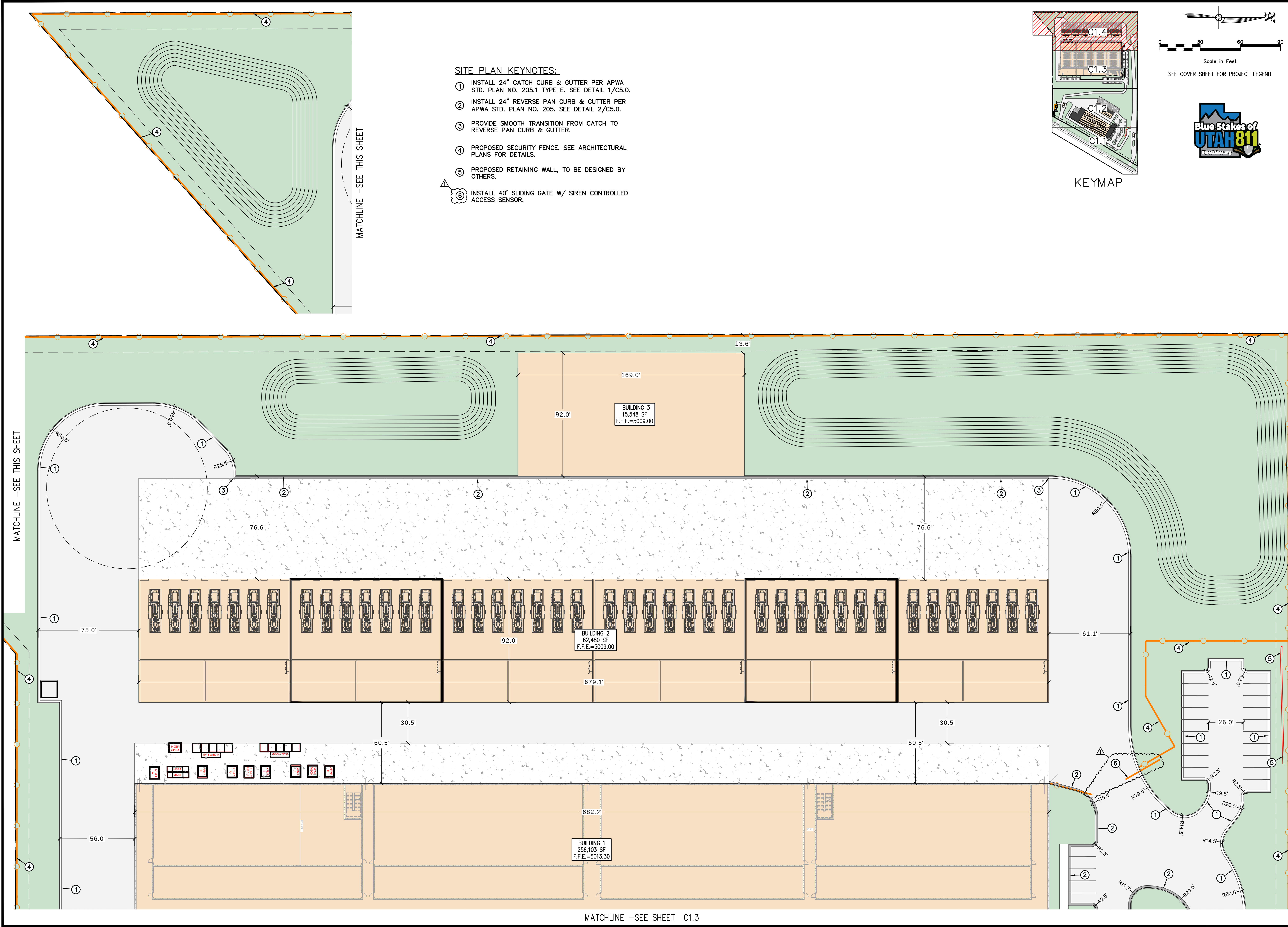
SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

SITE PLAN



SHEET NO.		C1.3
PROJECT ID	DATE:	
E23-143	06/23/25	
FILE NAME:	SCALE:	
PRJ-SJI	1"=30'	

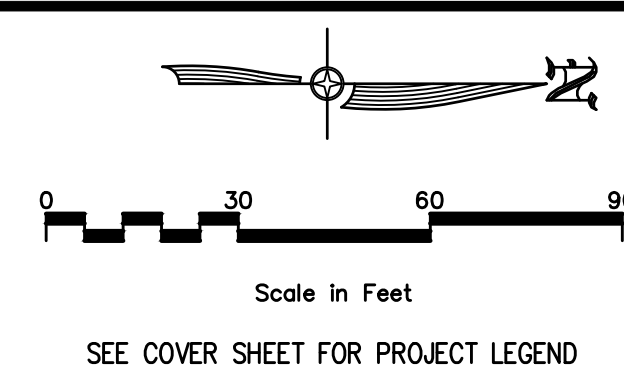
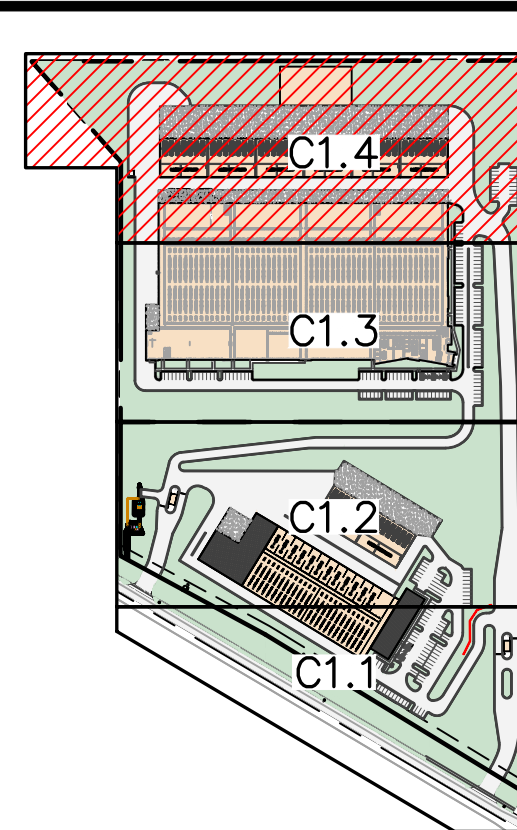
REVISIONS		NO.	BY	DATE
DESIGNER: SDT				
PROJECT ENGINEER: SDT				
1. PRE COMMENTS				
ROW				06/23/25



MATCHLINE -SEE THIS SHEET

MATCHLINE -SEE THIS SHEET

- SITE PLAN KEYNOTES:**
- 1 INSTALL 24" CATCH CURB & GUTTER PER APWA STD. PLAN NO. 205.1 TYPE E. SEE DETAIL 1/C5.0.
 - 2 INSTALL 24" REVERSE PAN CURB & GUTTER PER APWA STD. PLAN NO. 205. SEE DETAIL 2/C5.0.
 - 3 PROVIDE SMOOTH TRANSITION FROM CATCH TO REVERSE PAN CURB & GUTTER.
 - 4 PROPOSED SECURITY FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 5 PROPOSED RETAINING WALL, TO BE DESIGNED BY OTHERS.
 - 6 INSTALL 40' SLIDING GATE W/ SIREN CONTROLLED ACCESS SENSOR.



REVISIONS		DATE	BY	PROJECT ENGINEER
NO.	DESCRIPTION			SDT

CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

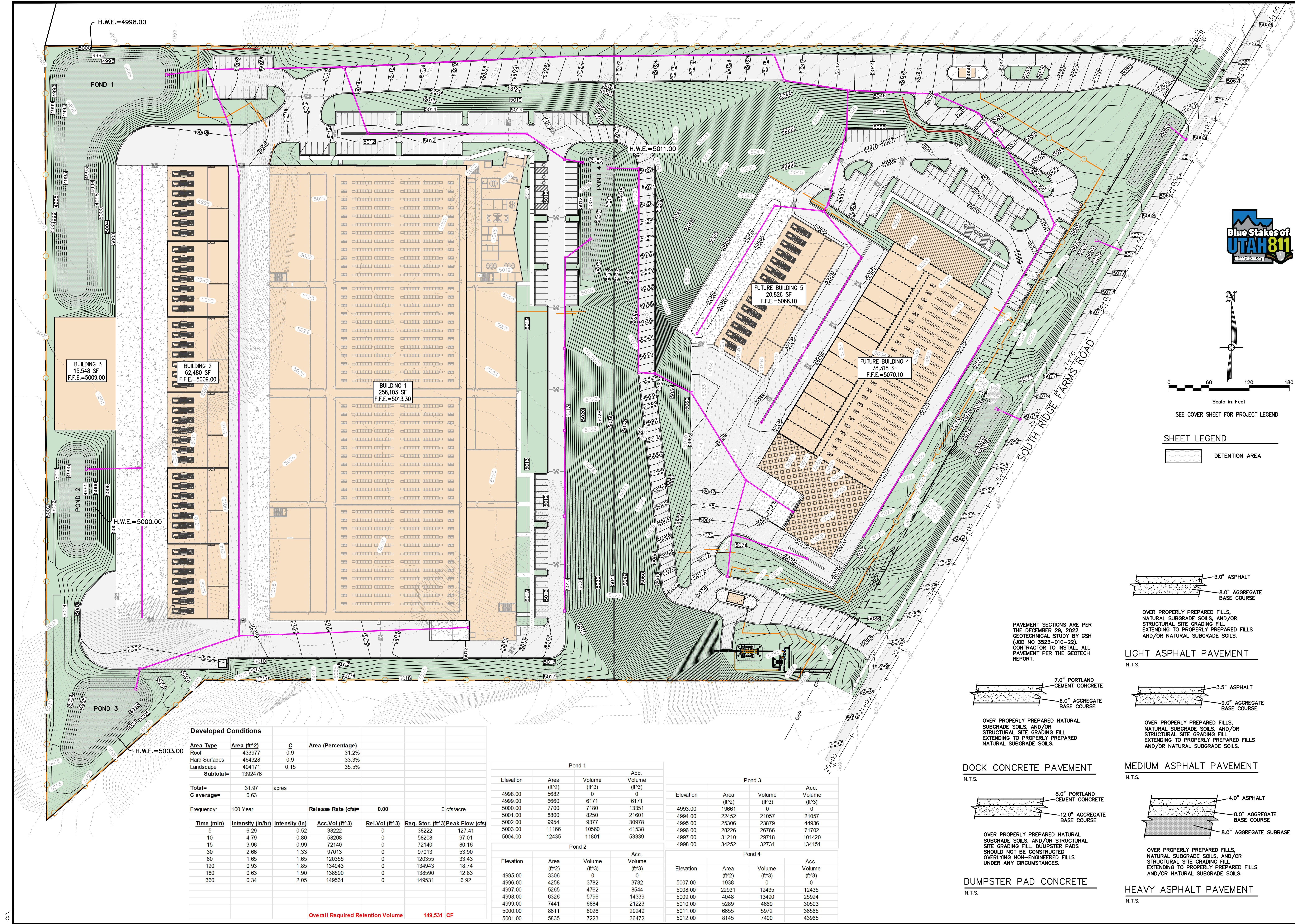
SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

SITE PLAN

SCOTT D. THORSEN
No. 354291
06/23/25
STATE OF UTAH

SHEET NO. C1.4

PROJECT ID: E23-143
FILE NAME: PRJ-SJT
DATE: 06/23/25
SCALE: 1"=30'



Developed Conditions

Area Type	Area (ft²)	C	Area (Percentage)			
Roof	433977	0.9	31.2%			
Hard Surfaces	464328	0.9	33.3%			
Landscape	494171	0.15	35.5%			
Subtotal=	1392476					
Total=	31.97	acres				
C average=	0.63					
Frequency:	100 Year		Release Rate (cfs)=	0.00		0 cfs/acre
Time (min)	Intensity (in/hr)	Intensity (in)	Acc.Vol (ft³)	Rel.Vol (ft³)	Req. Stor. (ft³)	Peak Flow (cfs)
5	6.29	0.52	38222	0	38222	127.41
10	4.79	0.80	58208	0	58208	97.01
15	3.96	0.99	72140	0	72140	80.16
30	2.66	1.33	97013	0	97013	53.90
60	1.65	1.65	120355	0	120355	33.43
120	0.93	1.85	134943	0	134943	18.74
180	0.63	1.90	138590	0	138590	12.83
360	0.34	2.05	149531	0	149531	6.92
Overall Required Retention Volume						149,531 CF

Pond 1			
Elevation	Area (ft²)	Volume (ft³)	Acc. Volume (ft³)
4998.00	5682	0	0
4999.00	6660	6171	6171
5000.00	7700	7180	13351
5001.00	8800	8250	21601
5002.00	9954	9377	30978
5003.00	11166	10560	41538
5004.00	12435	11801	53339

Pond 2			
Elevation	Area (ft²)	Volume (ft³)	Acc. Volume (ft³)
4995.00	3306	0	0
4996.00	4258	3782	3782
4997.00	5265	4762	8544
4998.00	6326	5796	14339
4999.00	7441	6884	21223
5000.00	8611	8026	29249
5001.00	5835	7223	36472

Pond 3			
Elevation	Area (ft²)	Volume (ft³)	Acc. Volume (ft³)
4993.00	19661	0	0
4994.00	22452	21057	21057
4995.00	25306	23879	44936
4996.00	28226	26766	71702
4997.00	31210	29718	101420
4998.00	34252	32731	134151

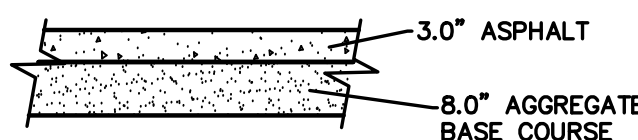
Pond 4			
Elevation	Area (ft²)	Volume (ft³)	Acc. Volume (ft³)
5007.00	1938	0	0
5008.00	22931	12435	12435
5009.00	4048	13490	25924
5010.00	5289	4669	30593
5011.00	6655	5972	36565
5012.00	8145	7400	43965



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

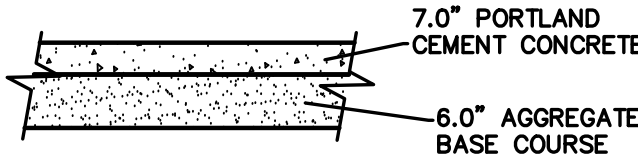
DETENTION AREA



OVER PROPERLY PREPARED FILLS, NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED FILLS AND/OR NATURAL SUBGRADE SOILS.

LIGHT ASPHALT PAVEMENT

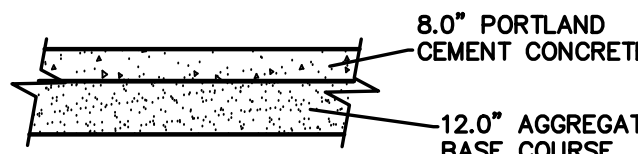
N.T.S.



OVER PROPERLY PREPARED NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED NATURAL SUBGRADE SOILS.

DOCK CONCRETE PAVEMENT

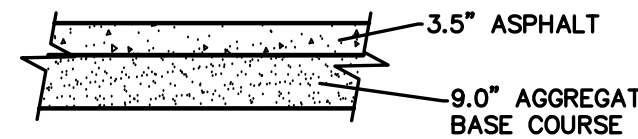
N.T.S.



OVER PROPERLY PREPARED NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL DUMPSTER PADS SHOULD NOT BE CONSTRUCTED OVERLAPPING NON-ENGINEERED FILLS UNDER ANY CIRCUMSTANCES.

DUMPSTER PAD CONCRETE

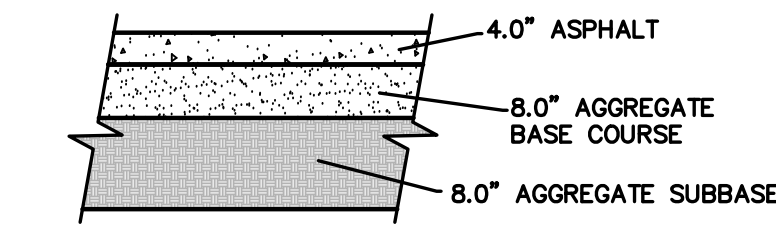
N.T.S.



OVER PROPERLY PREPARED FILLS, NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED FILLS AND/OR NATURAL SUBGRADE SOILS.

MEDIUM ASPHALT PAVEMENT

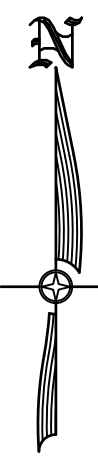
N.T.S.

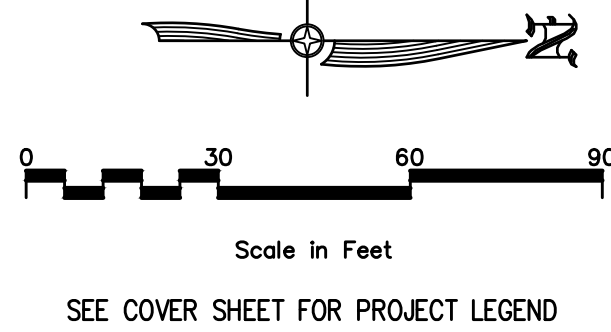
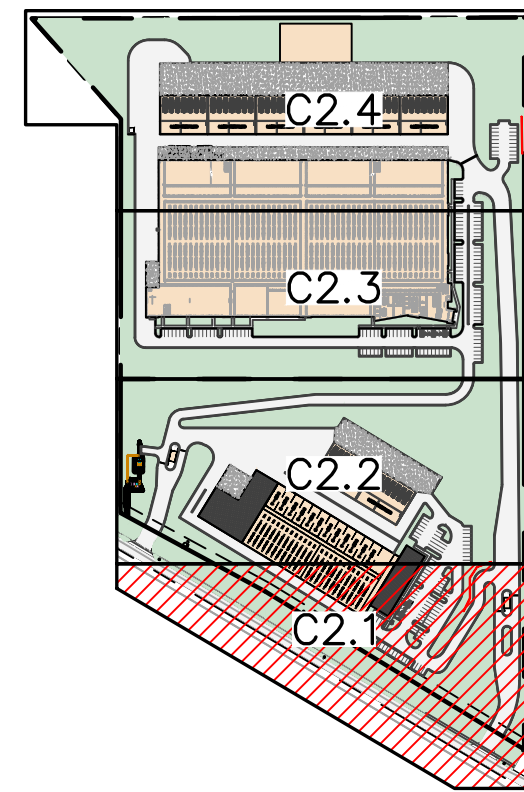


OVER PROPERLY PREPARED FILLS, NATURAL SUBGRADE SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED FILLS AND/OR NATURAL SUBGRADE SOILS.

HEAVY ASPHALT PAVEMENT

N.T.S.





MATCHLINE -SEE SHEET C2.2

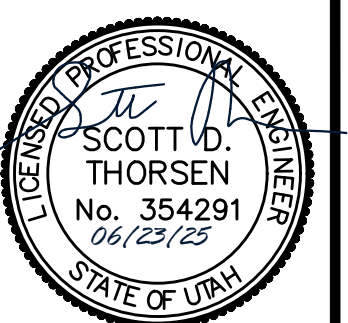


NO.	REVISIONS	BY	DATE
1	PRE COMMENTS		06/23/25

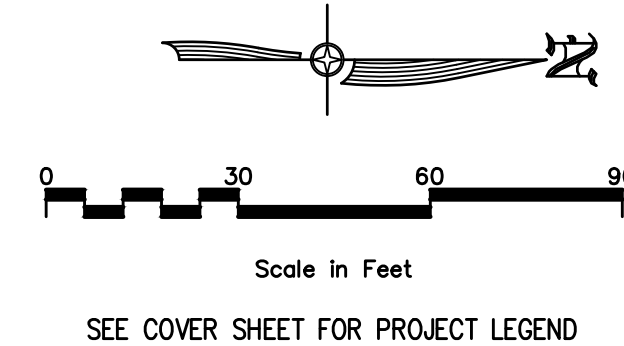
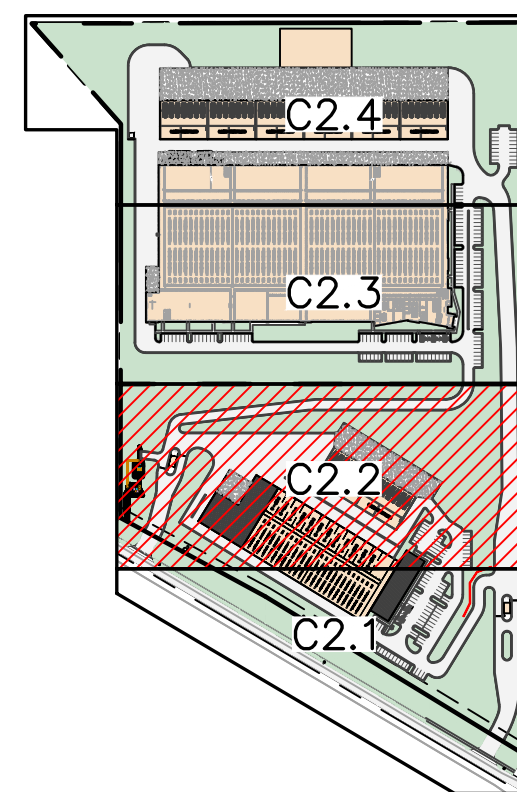
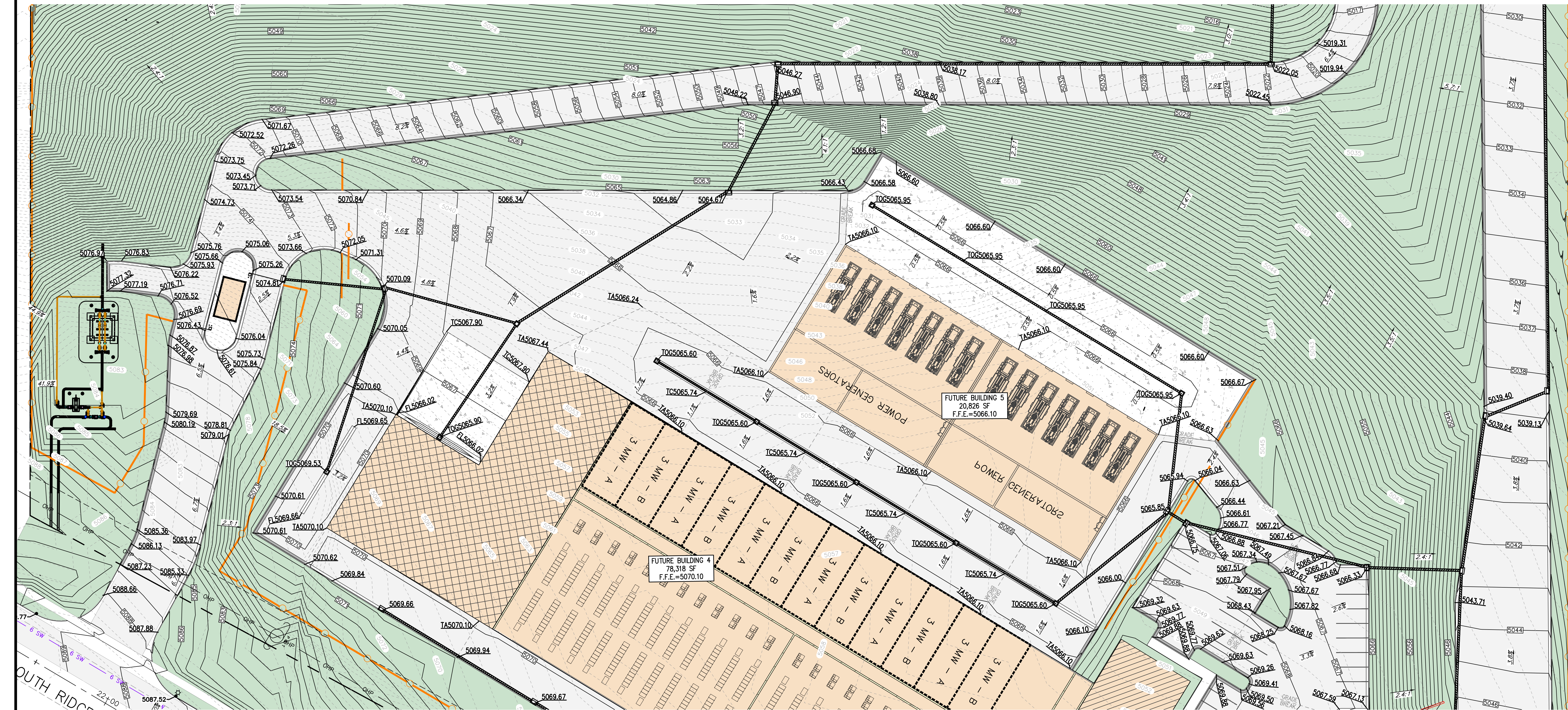
CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
GRADING PLAN



SHEET NO.	C2.1
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ
SCALE	1"=30'



CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

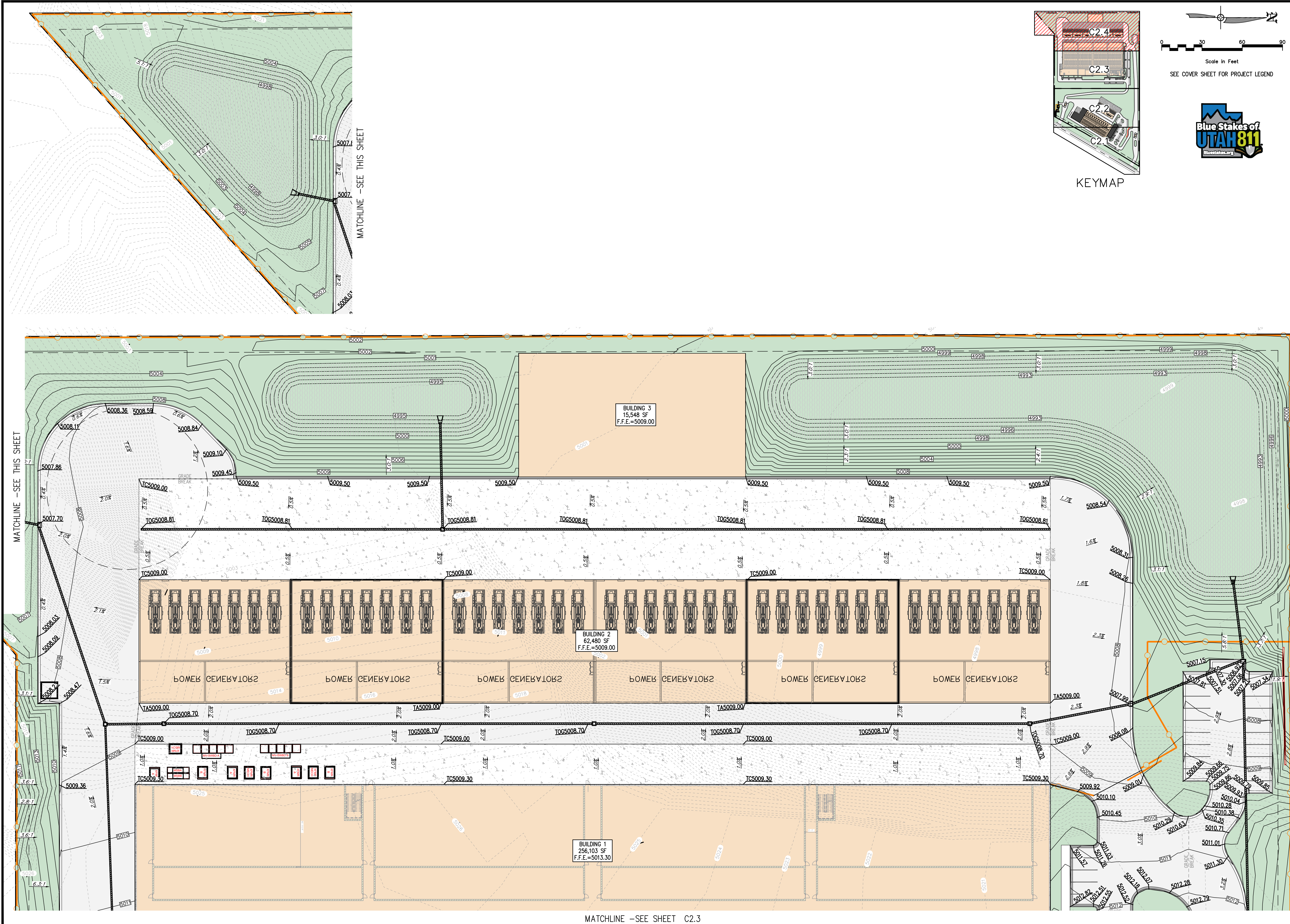
SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

GRADING PLAN



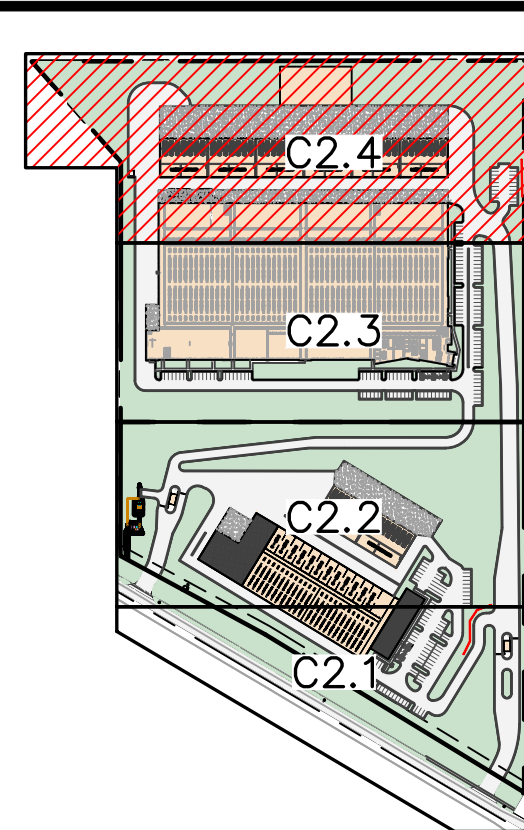
SHEET NO.	C2.2
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=30'

REV	NO	DATE	BY	PROJECT ENGINEER
1	06/23/25			SDT

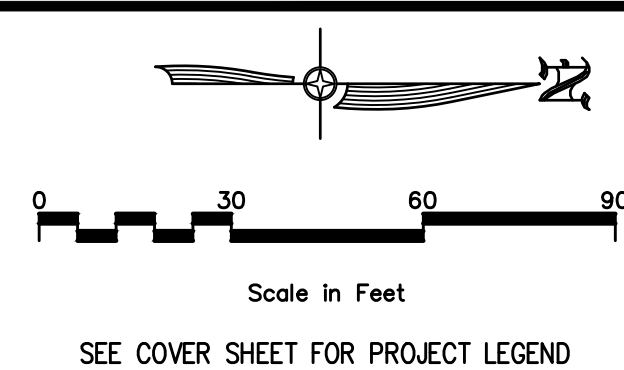


MATCHLINE -SEE THIS SHEET

MATCHLINE -SEE SHEET C2.3



KEYMAP

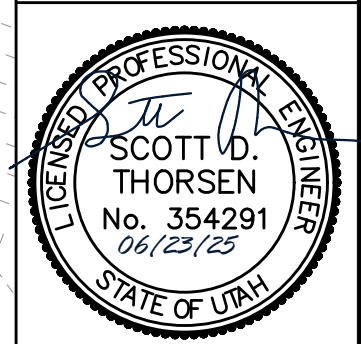


1	REV	NO	DATE	BY	PROJECT ENGINEER	SDT
1	06/23/25					

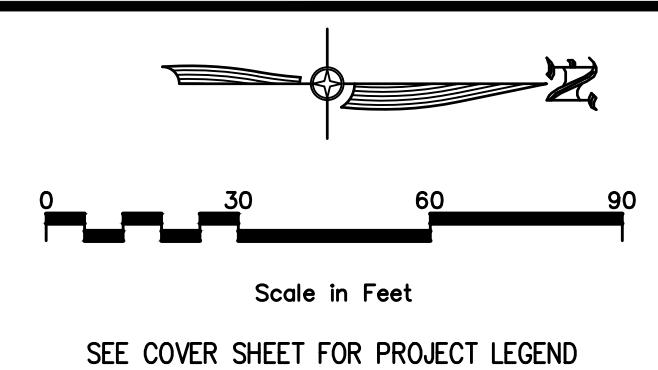
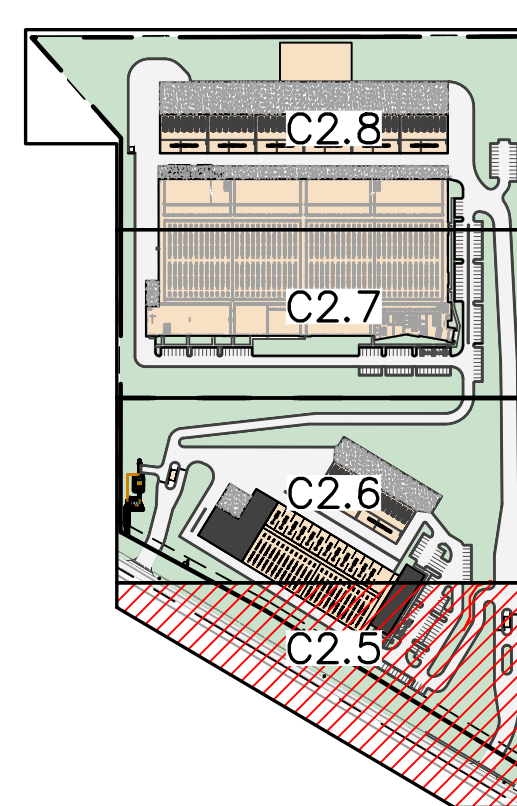
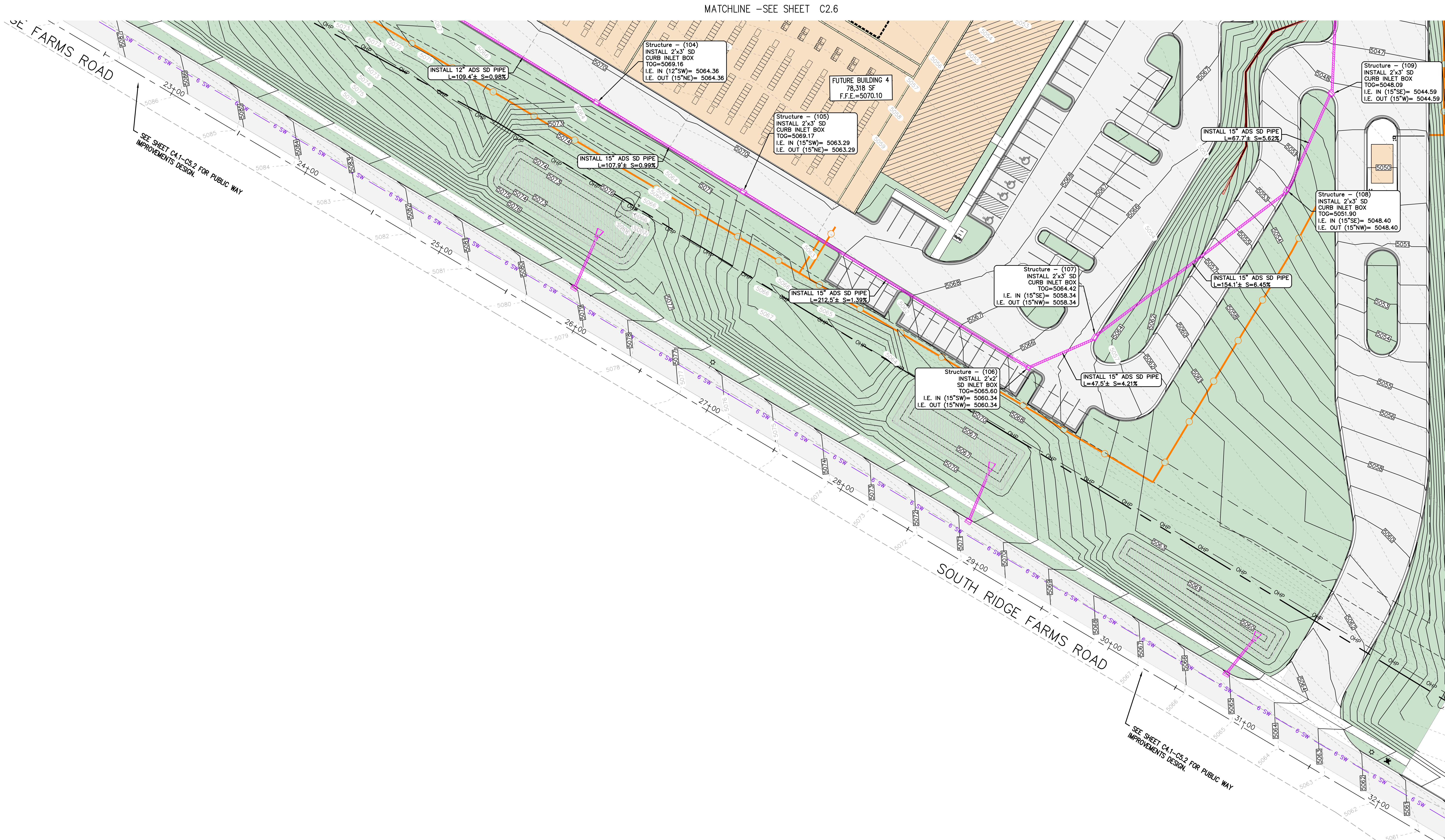
CIR | CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
GRADING PLAN



SHEET NO.	C2.4
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=30'



MATCHLINE -SEE SHEET C2.6

SEE SHEET C4.1-C5.2 FOR PUBLIC WAY IMPROVEMENTS DESIGN.

SEE SHEET C4.1-C5.2 FOR PUBLIC WAY IMPROVEMENTS DESIGN.

CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

DRAINAGE PLAN

SCOTT D. THORSEN
No. 354291
06/23/25
STATE OF UTAH

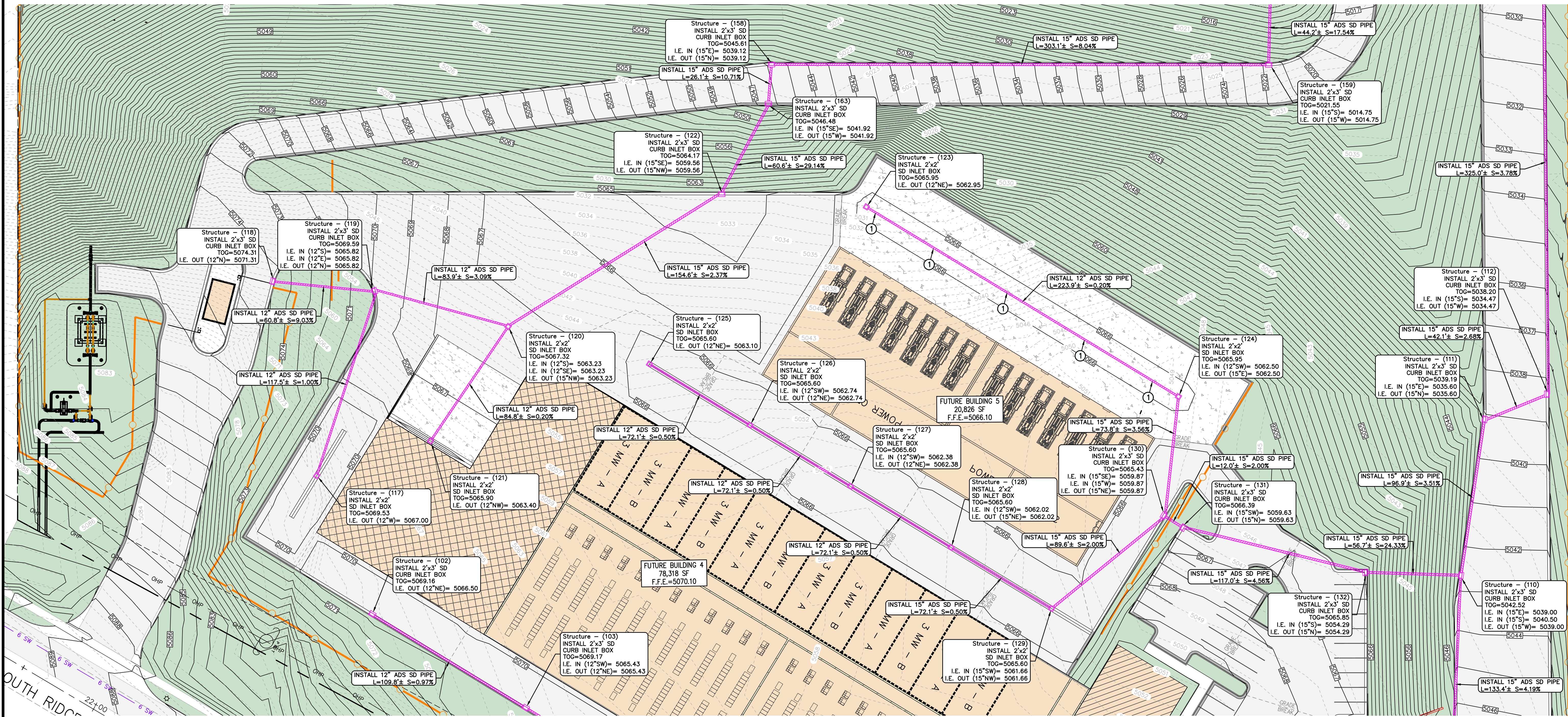
SHEET NO.
C2.5

PROJECT ID: E23-143
FILE NAME: PRJ-SJ1

DATE: 06/23/25
SCALE: 1"=30'

NO.	REVISIONS	BY	DATE
1	PRE COMMENTS		06/23/25

DESIGNER: SDT	PROJECT ENGINEER: SDT
---------------	-----------------------



MATCHLINE -SEE SHEET C2.7

MATCHLINE -SEE SHEET C2.5

- PLAN KEYNOTE:
- 1 INSTALL ADS DURASLOT XL TRENCH DRAIN OVER N-12 PIPE. TOG=5065.95.

KEYMAP

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

Blue Stakes of UTAH 811

CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

ROW	06/23/25	DATE	Item 2.
NO	REVISIONS	BY	DATE
1	PRE COMMENTS	DESIGNER: SDT	PROJECT ENGINEER: SDT

SUMMIT DATA CENTER

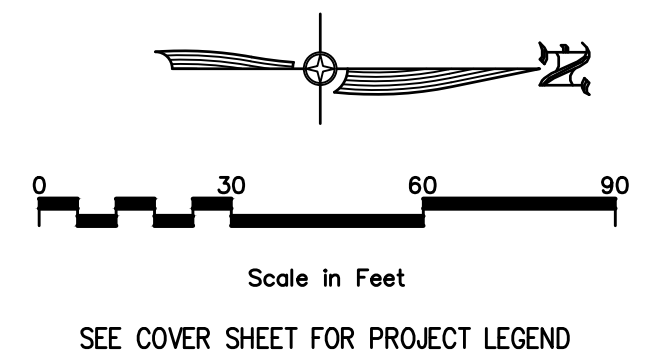
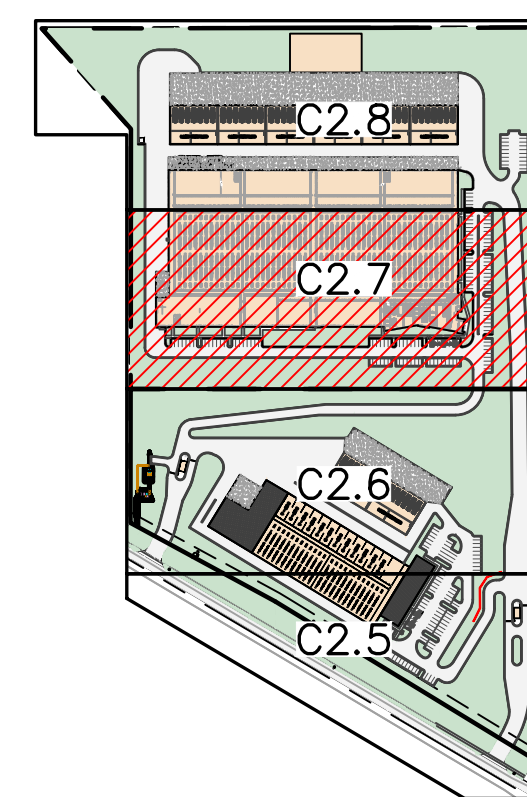
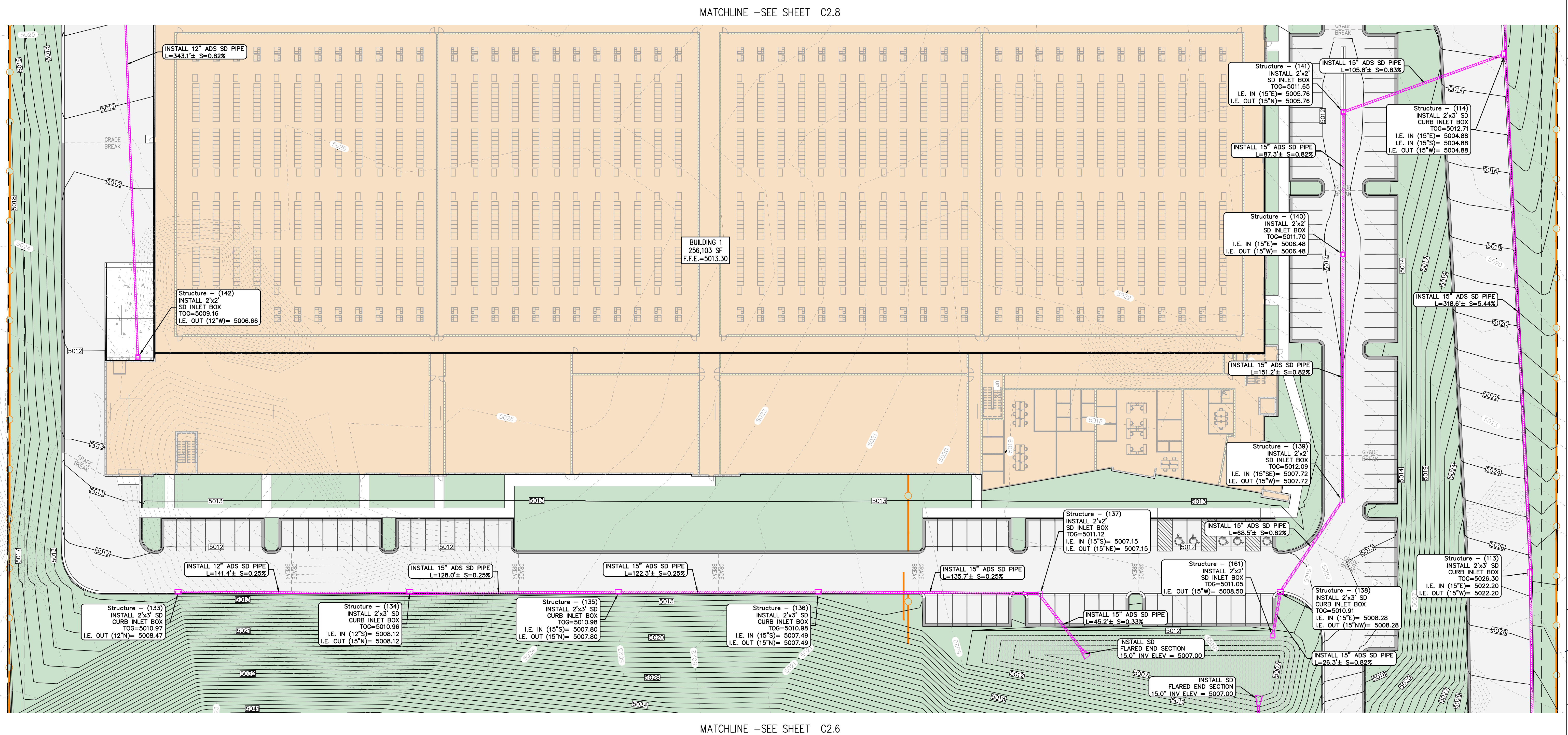
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

DRAINAGE PLAN

SCOTT D. THORSEN
No. 354291
04/22/25
STATE OF UTAH

SHEET NO.
C2.6

PROJECT ID: E23-143
DATE: 06/23/25
FILE NAME: PRJ-SJ1
SCALE: 1"=30'

[illegible]

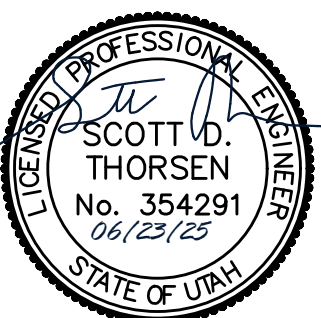
**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

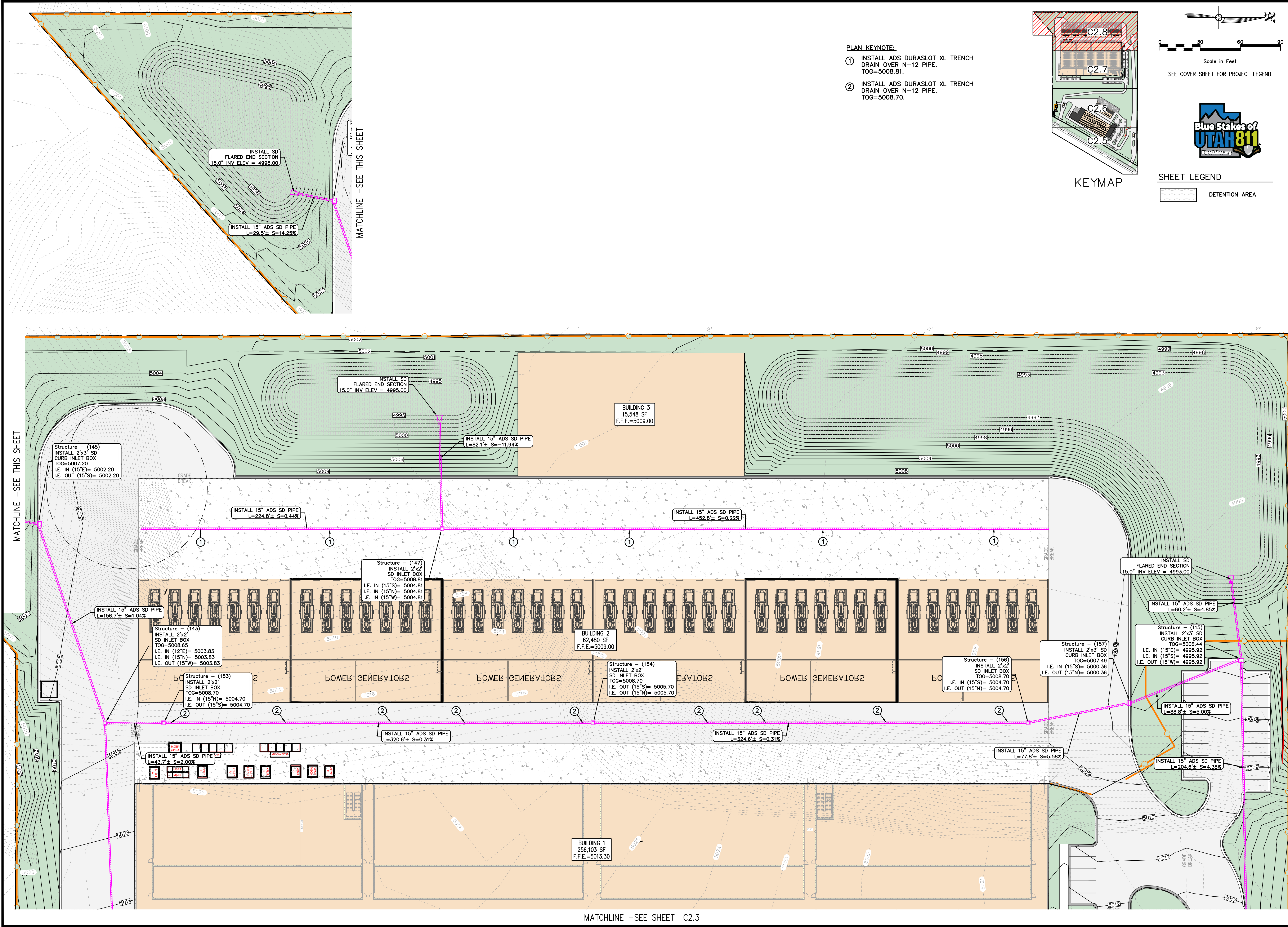
SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

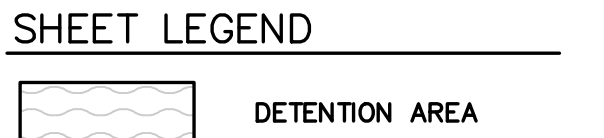
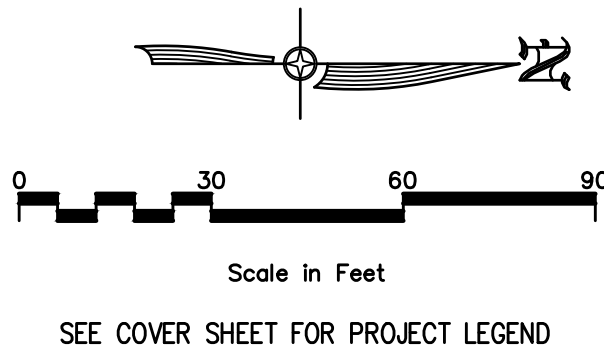
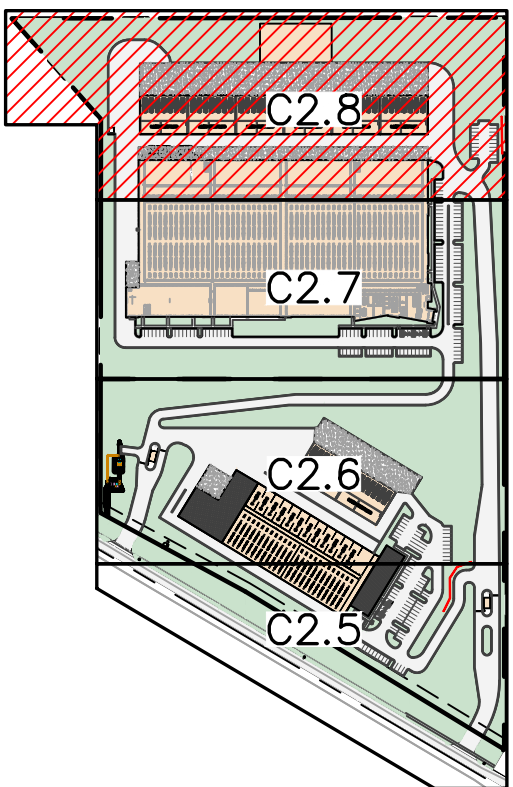
DRAINAGE PLAN



SHEET NO. C2.7	
PROJECT ID E23-143	DATE: 06/23/25
FILE NAME: PRJ-SJ1	SCALE: 1"=30'



- PLAN KEYNOTE:
- ① INSTALL ADS DURASLOT XL TRENCH DRAIN OVER N-12 PIPE. TOG=5008.81.
 - ② INSTALL ADS DURASLOT XL TRENCH DRAIN OVER N-12 PIPE. TOG=5008.70.



MATCHLINE -SEE THIS SHEET

MATCHLINE -SEE THIS SHEET

MATCHLINE -SEE SHEET C2.3

CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SHEET NO.
C2.8

PROJECT ID: E23-143
FILE NAME: PRJ-SJI

DATE: 06/23/25
SCALE: 1"=30'

ROW 06/23/25

1 PRE COMMENTS

NO

REVISIONS

BY DATE

DESIGNER: SDT

PROJECT ENGINEER: SDT

24

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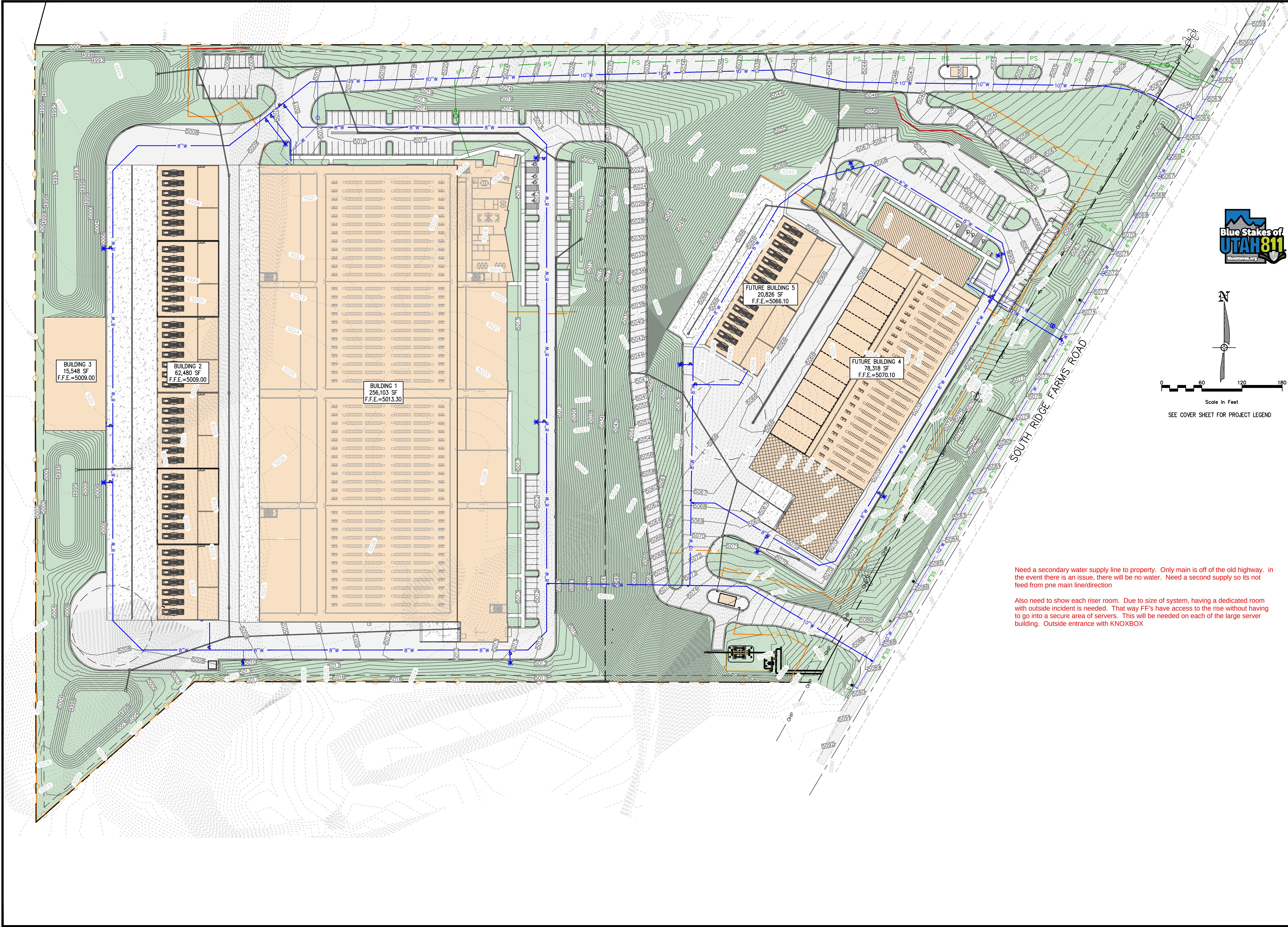
SUMMIT DATA CENTER

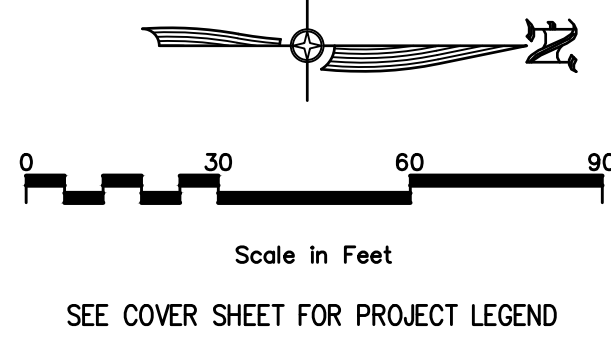
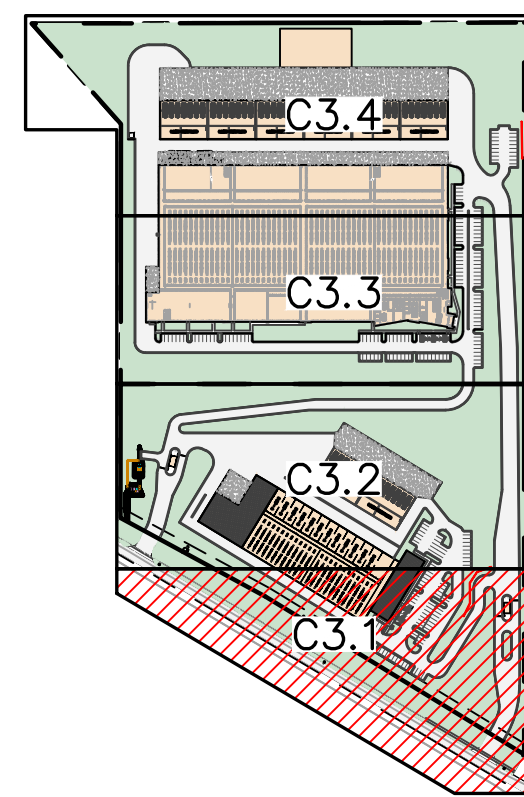
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

DRAINAGE PLAN

SCOTT D. THORSEN
No. 354291
06/23/25
STATE OF UTAH

24





KEYMAP

MATCHLINE -SEE SHEET C3.2

FUTURE BUILDING 4
78,318 SF
F.F.E.=5070.10

SEE SHEET C4.1-C5.2 FOR PUBLIC WAY
IMPROVEMENTS DESIGN.

UTILITY PLAN NOTES:

- 1

INSTALL 2" POLY PIPE WITH BENDS. END WATER LINE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- 2

INSTALL 2" WATER METER PER SANTAQUIN CITY STANDARDS.
- 3

PROPOSED 8" PVC C-900 FIRE LINE.
- 4

INSTALL 8" 45° BEND W/THRUST BLOCK.
- 5

INSTALL 8"x8"x6" TEE W/6" GATE VALVE W/THRUST BLOCKS
- 6

INSTALL 8"x8"x8"x10" CROSS W/8" GATE VALVES W/THRUST BLOCKS
- 7

INSTALL WALL MOUNTED FDC PER SANTAQUIN STANDARDS.
- 8

END 8" PVC C-900 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
- 9

INSTALL FIRE HYDRANT WITH VALVE PER SANTAQUIN SEE DETAIL C6.0.
- 10

FIRE HYDRANT INSTALLED AS PART OF ROAD IMPROVEMENT PLANS (SEE SHEETS C4.0-4.2 AND C5.1-C5.2 FOR DETAILS).
- 11

INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
- 12

CONNECT TO PROPOSED SEWER MAIN AND INSTALL 6" SEWER LATERAL. I.E.(6")=5059.12
- 13

INSTALL A TOTAL OF 282'± OF 6" PVC SDR-35 SEWER PIPE, S=1.0%. INSTALL CLEANOUTS EVERY 100' AND AT BENDS. END PIPE 5' FROM BUILDING (I.E.=5061.94) AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
- 14

INSTALL 10" PVC C-900 FIRE LINE.
- 15

INSTALL 4" PRESSURIZED SEWER PIPE.
- 16

INSTALL 4' SEWER MANHOLE. TOL=5060.00, IE(6")=5054.14, I.E.(4")=5054.24
- 17

INSTALL 85'± OF 6" PVC SDR-35 SEWER PIPE, S=2.0%.
- 18

CONNECT TO PROPOSED SEWER MAIN AND INSTALL 6" SEWER LATERAL. I.E.(6")=5052.45
- 19

INSTALL 10" TEE AND 10" GATE VALVE W/THRUST BLOCKS

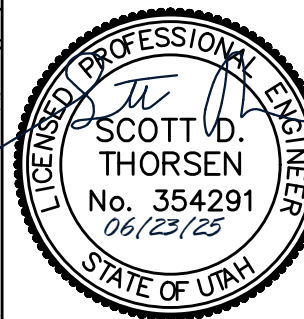
CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

UTILITY PLAN



SHEET NO.	C3.1
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=30'

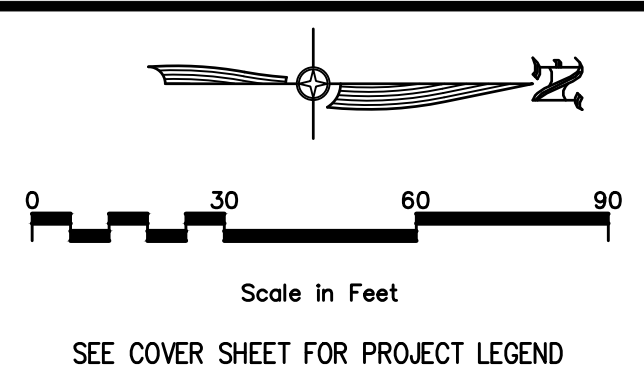
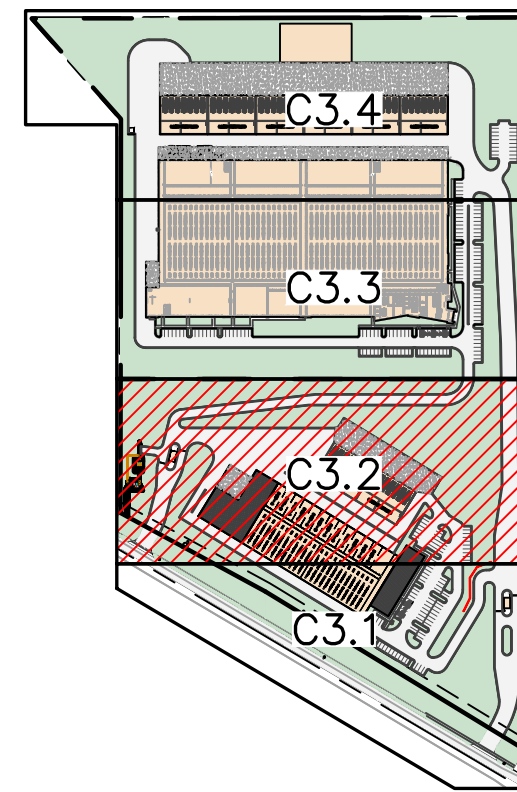
NO.	REVISIONS	BY	DATE
1			

ROW	COMMENTS
1	

DESIGNER: SDT	PROJECT ENGINEER: SDT
---------------	-----------------------

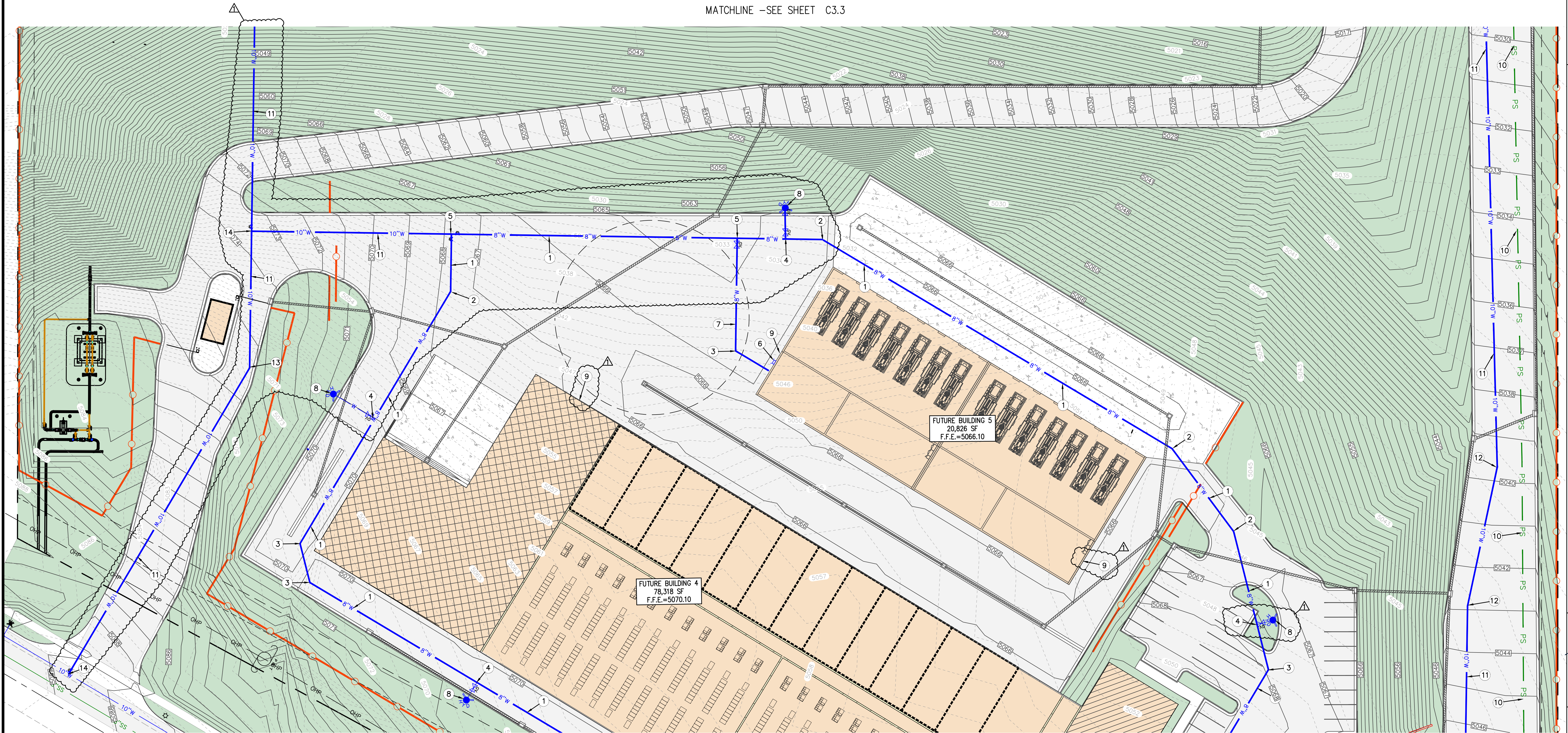
UTILITY PLAN NOTES:

- 1 INSTALL 8" PVC C-900 FIRE LINE.
- 2 INSTALL 8" 22.5° BEND W/THRUST BLOCK.
- 3 INSTALL 8" 45° BEND W/THRUST BLOCK.
- 4 INSTALL 8"x8"x6" TEE W/6" GATE VALVE W/THRUST BLOCKS
- 5 INSTALL 8"x8"x8" TEE W/8" GATE VALVE W/THRUST BLOCKS
- 6 INSTALL WALL MOUNTED FDC PER SANTAQUIN STANDARDS.
- 7 END 8" PVC C-900 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
- 8 INSTALL FIRE HYDRANT WITH VALVE PER SANTAQUIN SEE DETAIL C6.0.
- 9 INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
- 10 INSTALL 4" PRESSURIZED SEWER PIPE.
- 11 INSTALL 10" PVC C-900 FIRE LINE.
- 12 INSTALL 10" 11.25° BEND W/THRUST BLOCK.
- 13 INSTALL 10" 22.5° BEND W/THRUST BLOCK.
- 14 INSTALL 10" TEE AND GATE VALVE W/THRUST BLOCK.



KEYMAP

MATCHLINE -SEE SHEET C3.3



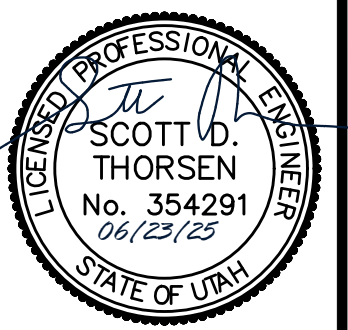
MATCHLINE -SEE SHEET C3.1

CIR | CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

UTILITY PLAN



SHEET NO.	C3.2
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=30'

NO.	REVISIONS	BY	DATE
1			
2			
3			
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5			
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8			
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11			
12			
13			
14			

DESIGNER: SDT
PROJECT ENGINEER: SDT

UTILITY PLAN NOTES:

- 1

INSTALL 8" PVC C-900 FIRE LINE.
- 2

INSTALL 8" 22.5° BEND W/THRUST BLOCK.
- 3

INSTALL 8" 45° BEND W/THRUST BLOCK.
- 4

INSTALL 8"x8"x6" TEE W/6" GATE VALVE W/THRUST BLOCKS
- 5

INSTALL FIRE HYDRANT WITH VALVE PER SANTAQUIN SEE DETAIL C6.0.
- 6

INSTALL 10" PVC C-900 FIRE LINE.
- 7

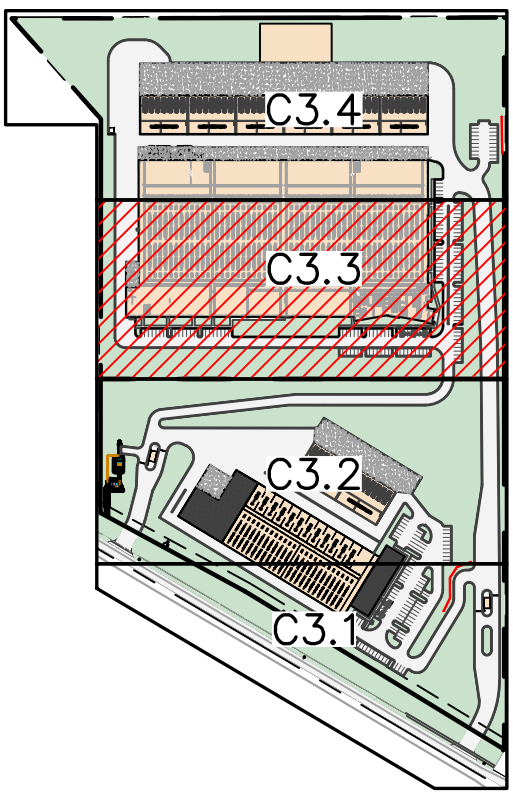
INSTALL 62'± OF 6" PVC SDR-35 SEWER PIPE, S=1.0%. END PIPE 5' FROM BUILDING (I.E.=4996.50) AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
- 8

INSTALL SEWER LIFT PUMP. TOL=5013.10, I.E.(6")=4995.88, I.E.(4")=5008.00
- 9

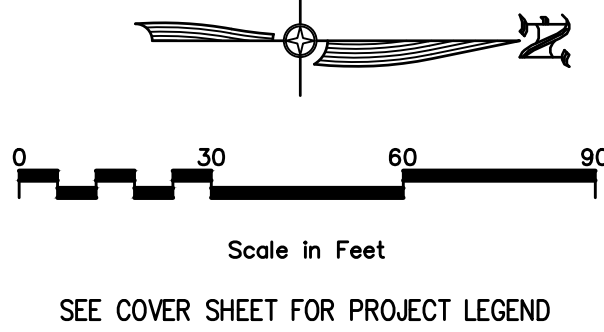
INSTALL 4" PRESSURIZED SEWER PIPE.
- 10

INSTALL 8"x10"x8" TEE AND GATE VALVE W/THRUST BLOCK.
- 11

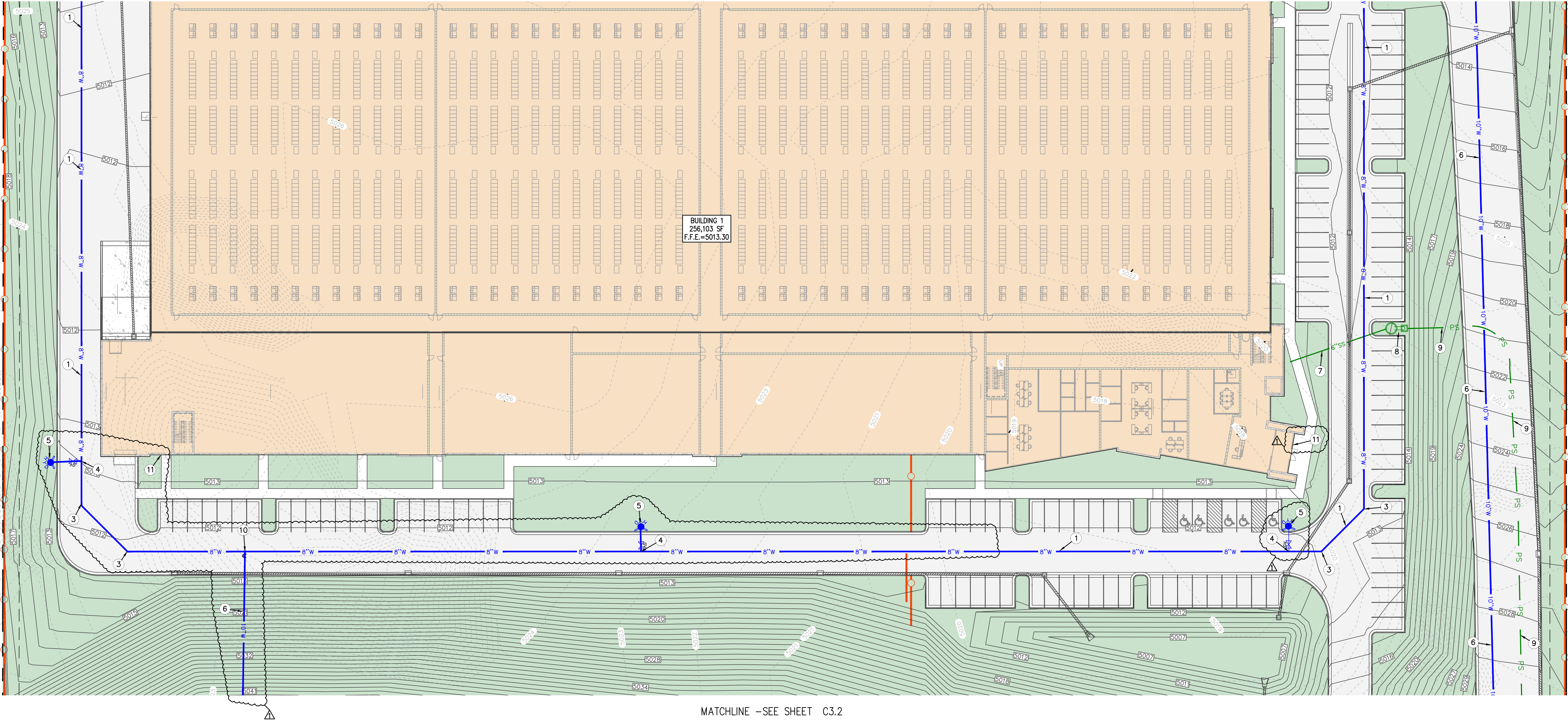
INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.



KEYMAP



MATCHLINE -SEE SHEET C3.4



MATCHLINE -SEE SHEET C3.2

Item 2.

DATE

BY

PROJECT ENGINEER: SDT

DESIGNER: SDT

NO

REVISIONS

1

FIRE COMMENTS

ROW

06/23/25

CIVIL ENGINEERING
+ SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

UTILITY PLAN

SCOTT D THORSEN
No. 354291
06/23/25
STATE OF UTAH

SHEET NO.

C3.3

PROJECT ID: E23-143

DATE: 06/23/25

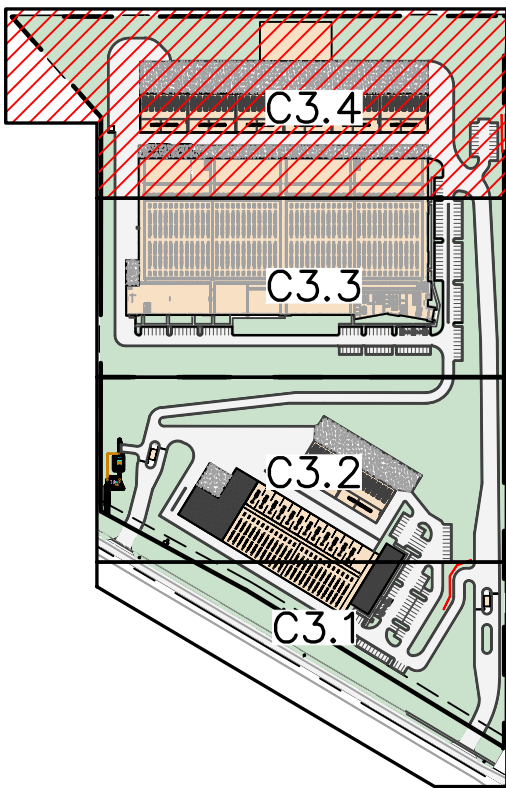
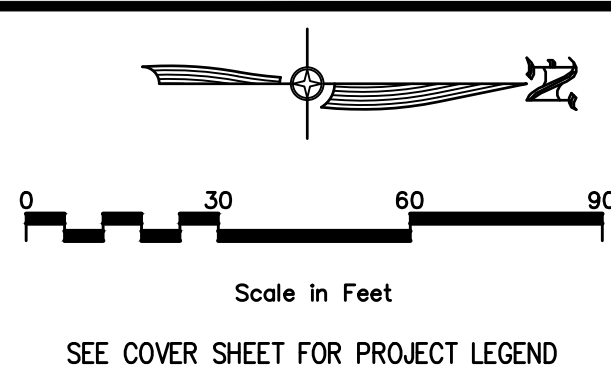
FILE NAME: PRJ-SJ1

SCALE: 1"=30'

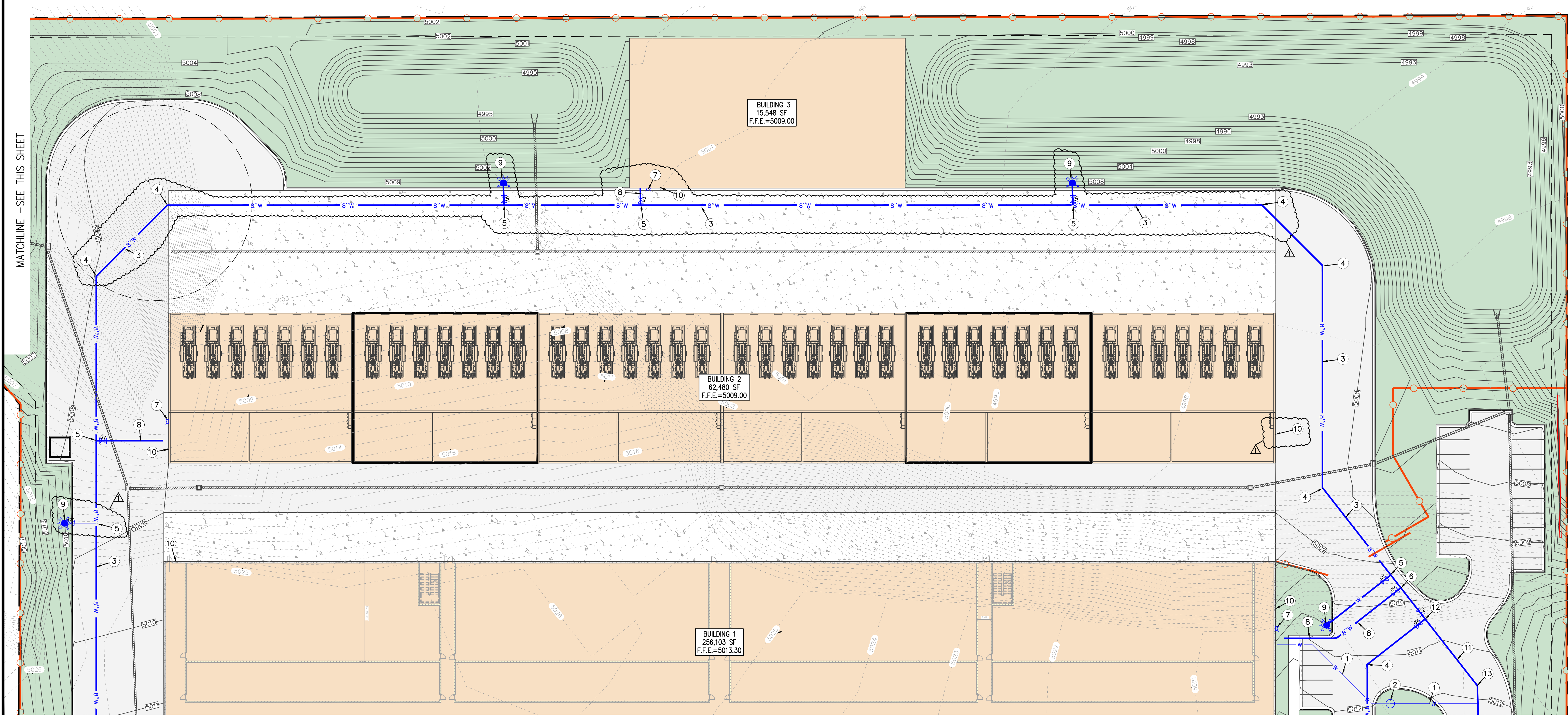


UTILITY PLAN NOTES:

1. INSTALL 2" POLY PIPE WITH BENDS. END WATER LINE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
2. INSTALL 2" WATER METER PER SANTAQUIN CITY STANDARDS.
3. PROPOSED 8" PVC C-900 FIRE LINE.
4. INSTALL 8" 45° BEND W/THRUST BLOCK.
5. INSTALL 8"x8"x6" TEE W/6" GATE VALVE W/THRUST BLOCKS
6. INSTALL 8"x8"x8" TEE W/8" GATE VALVE W/THRUST BLOCKS
7. INSTALL WALL MOUNTED FDC PER SANTAQUIN STANDARDS.
8. END 8" PVC C-900 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION TO FIRE RISER.
9. INSTALL FIRE HYDRANT WITH VALVE PER SANTAQUIN SEE DETAIL C6.0.
10. INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
11. PROPOSED 10" PVC C-900 FIRE LINE.
12. INSTALL 8"x8"x10" TEE W/ TWO 8" GATE VALVE W/THRUST BLOCKS
13. INSTALL 10" 45° BEND W/THRUST BLOCK.



KEYMAP



MATCHLINE -SEE SHEET C3.3

ROW	DATE	BY	DATE	REVISIONS	DESIGNER	PROJECT ENGINEER
1	06/23/25				SDT	

CIVIL ENGINEERING + SURVEYING

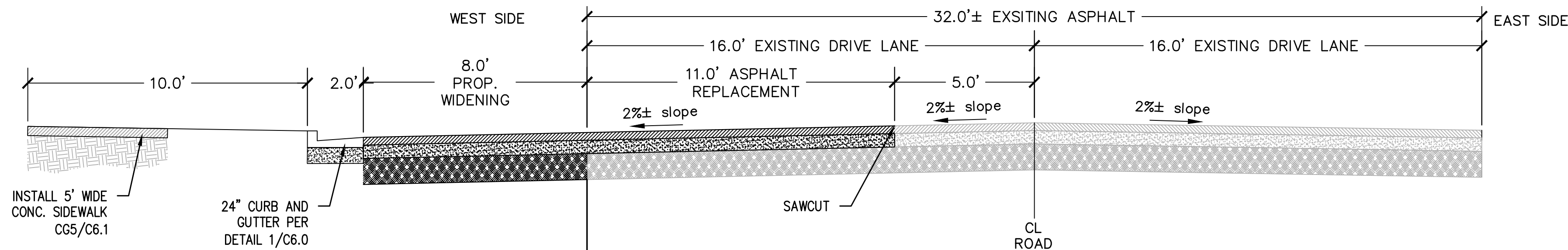
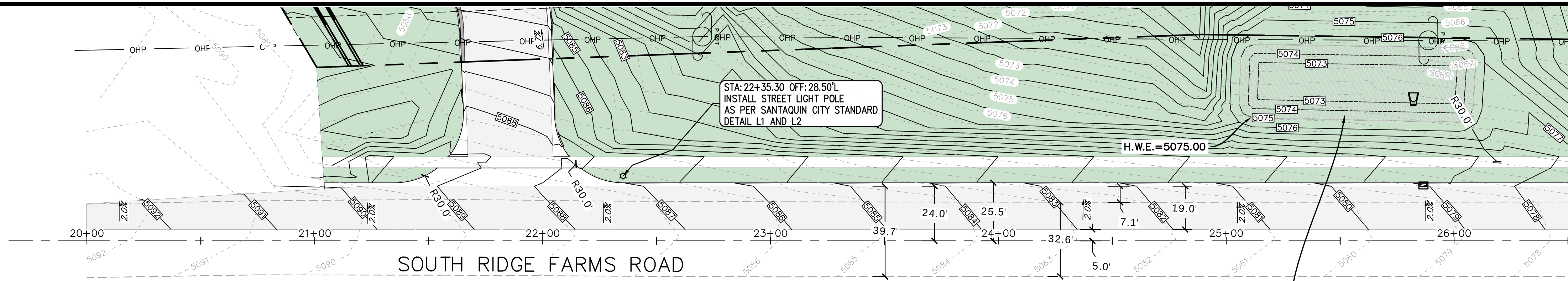
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

UTILITY PLAN

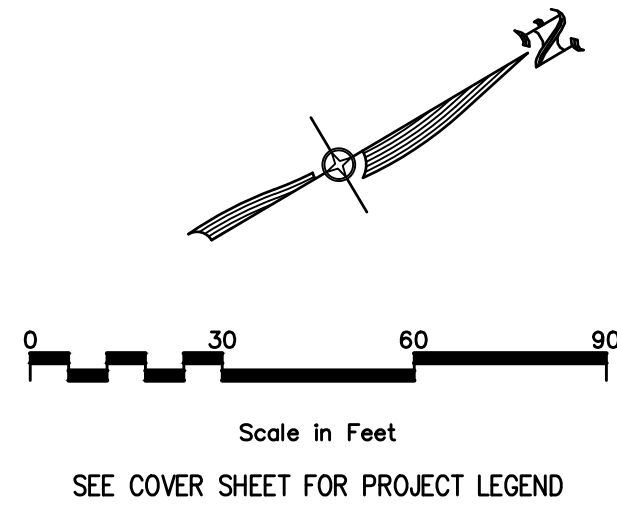


SHEET NO.	C3.4
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=30'

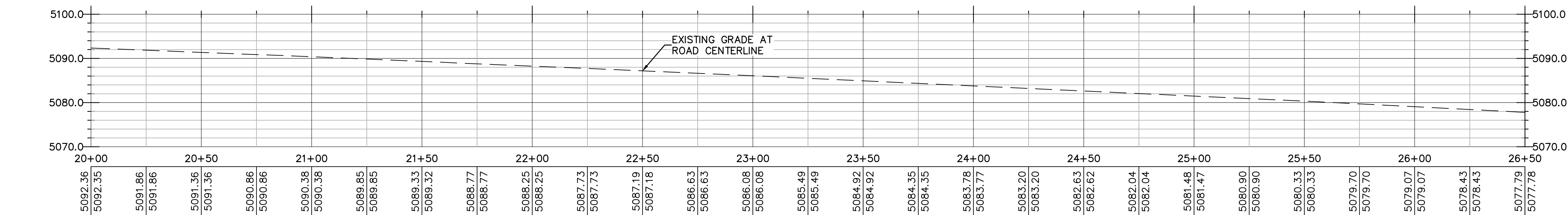


SOUTH RIDGE FARMS ROAD CROSS-SECTION
STA: 20+00 TO 33+00

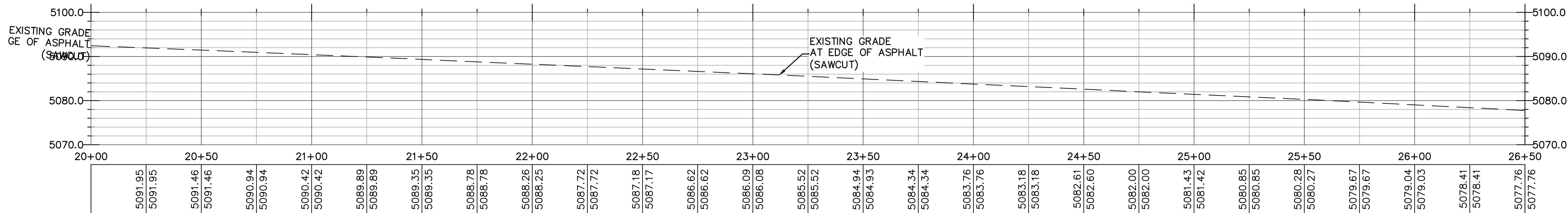
PROPOSED RETENTION POND 1 OF 3
DESIGN STORM EVENT = 100 YEAR 24 HOUR
RELEASE RATE = 0 CFS (FULL RETENTION)
REQUIRED RETENTION VOLUME = 5,635 CF
PROVIDED RETENTION VOLUME = 9,120 CF
FREEBOARD = 1.0 FEET
SIDE SLOPES = 4:1 MAX
TOP OF POND ELE. = 5076.0
BOTTOM OF POND ELE. = 5072.0
H.W.E. = 5075.0



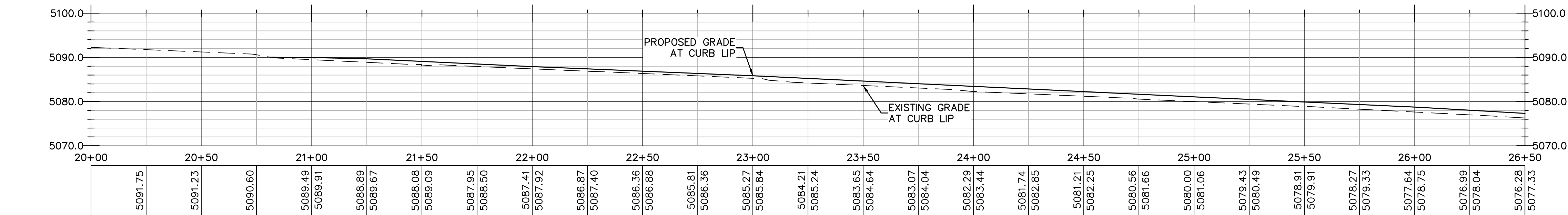
SHEET LEGEND
[Symbol] DETENTION AREA
[Symbol] PROP. ASPHALT



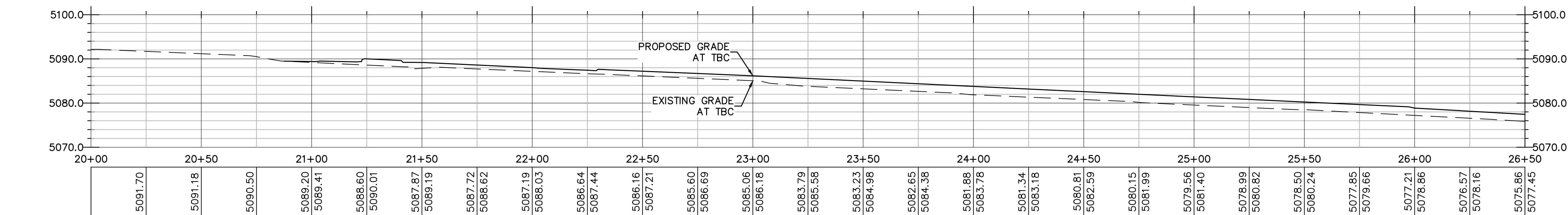
CENTERLINE PROFILE



EDGE OF ASPHALT PROFILE (SAWCUT)



CURB LIP PROFILE



TBC PROFILE

MATCHLINE - STA 26+50
SEE SHEET C4.2

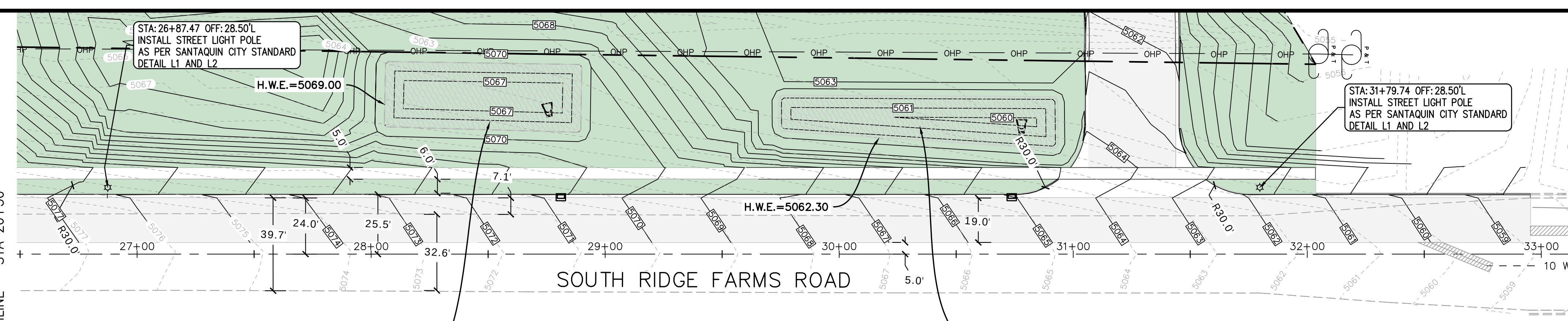
MATCHLINE - STA 26+50
SEE SHEET C4.2

MATCHLINE - STA 26+50
SEE SHEET C4.2

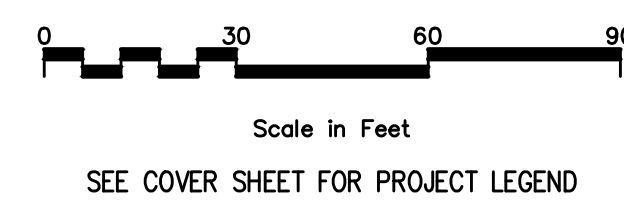
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SEE SHEET C4.2

SEE SHEET C4.1
MATCHLINE - STA 26+50

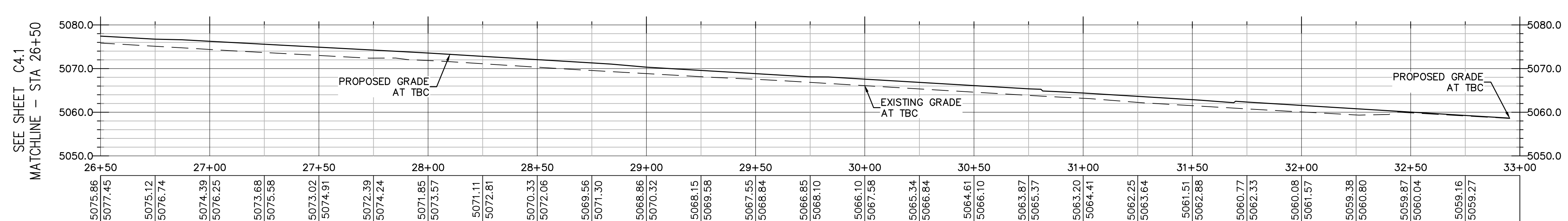
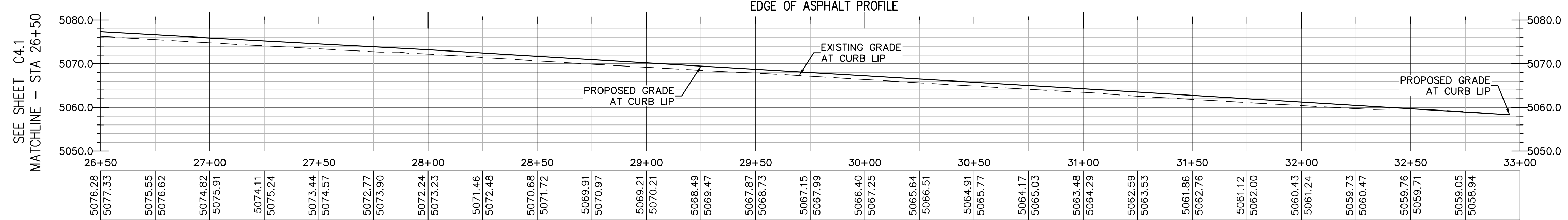
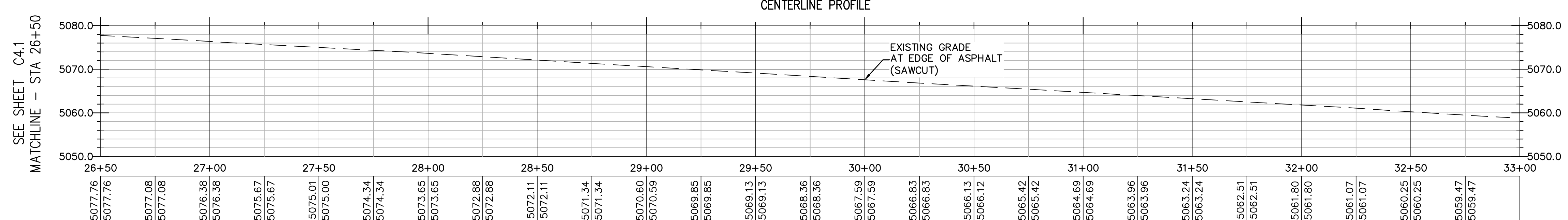
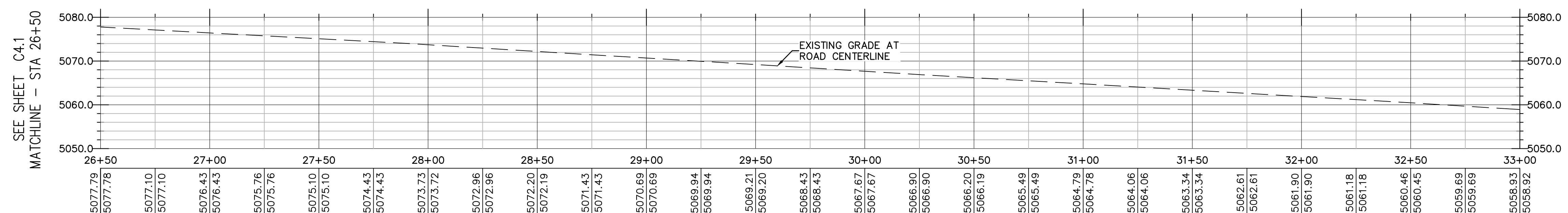
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DESIGN STORM EVENT = 100 YEAR 24 HOUR
RELEASE RATE = 0 CFS (FULL RETENTION)
REQUIRED RETENTION VOLUME = 3,675 CF
PROVIDED RETENTION VOLUME = 6,204 CF
FREEBOARD = 1.0 FEET
SIDE SLOPES = 4:1 MAX
TOP OF POND ELE. = 5070.0
BOTTOM OF POND ELE. = 5066.0
H.W.E. = 5069.0



PROPOSED RETENTION POND 3 OF 3
DESIGN STORM EVENT = 100 YEAR 24 HOUR
RELEASE RATE = 0 CFS (FULL RETENTION)
REQUIRED RETENTION VOLUME = 2,450 CF
PROVIDED RETENTION VOLUME = 4,069 CF
FREEBOARD = 0.7 FEET
SIDE SLOPES = 4:1 MAX
TOP OF POND ELE. = 5063.0
BOTTOM OF POND ELE. = 5060.0
H.W.E. = 5062.3



- SHEET LEGEND**
- DETENTION AREA
 - ASPHALT REPLACEMENT
 - PROP. ASPHALT



REV	DATE	BY	DATE
1	06/23/25		

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING

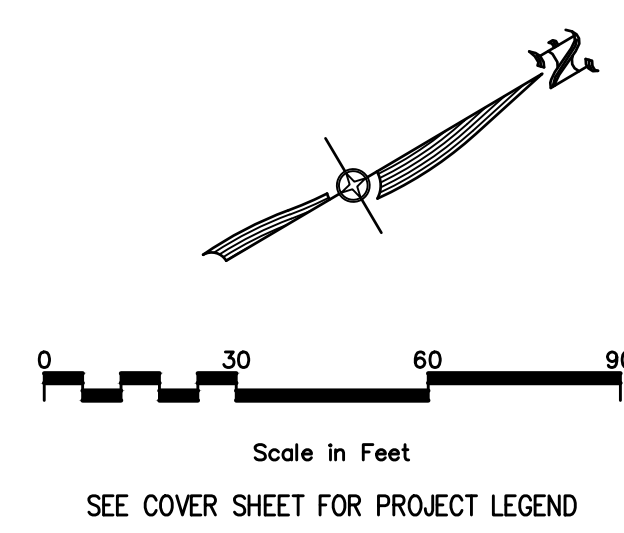
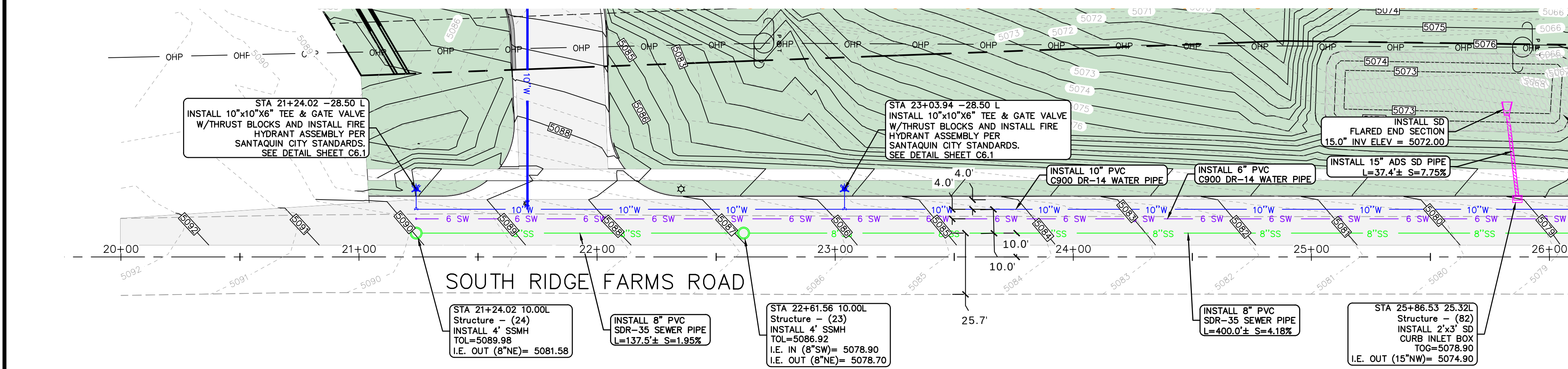
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SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
ROAD WIDENING PLAN AND PROFILE
STA: 26+50 TO 33+00

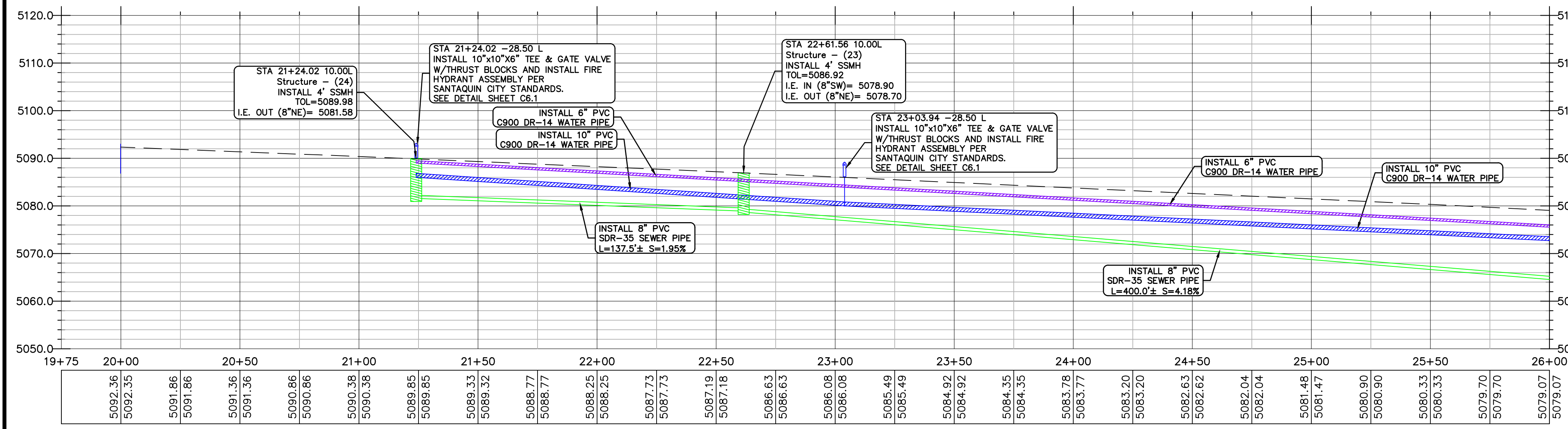
SCOTT D. THORSEN
No. 354291
06/23/25
STATE OF UTAH

SHEET NO.	C4.2
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJT
SCALE	1"=30'





PROPOSED RETENTION POND 1 OF 3
DESIGN STORM EVENT = 100 YEAR 24 HOUR
RELEASE RATE = 0 CFS (FULL RETENTION)
REQUIRED RETENTION VOLUME = 5,635 CF
PROVIDED RETENTION VOLUME = 9,120 CF
FREEBOARD = 1.0 FEET
SIDE SLOPES = 4:1 MAX
TOP OF POND ELE. = 5076.0
BOTTOM OF POND ELE. = 5072.0
H.W.E. = 5075.0

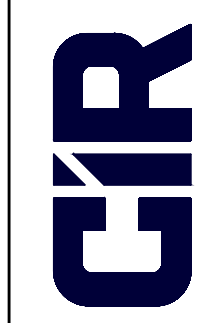


MATCHLINE - STA 26+00
SEE SHEET C5.2

MATCHLINE - STA 26+00
SEE SHEET C5.2

REVISIONS		BY	DATE
NO			

DESIGNER: SDT PROJECT ENGINEER: SDT

**CIVIL ENGINEERING
+ SURVEYING**

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South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
UTILITY PLAN AND PROFILE
STA: 20+00 TO 26+00

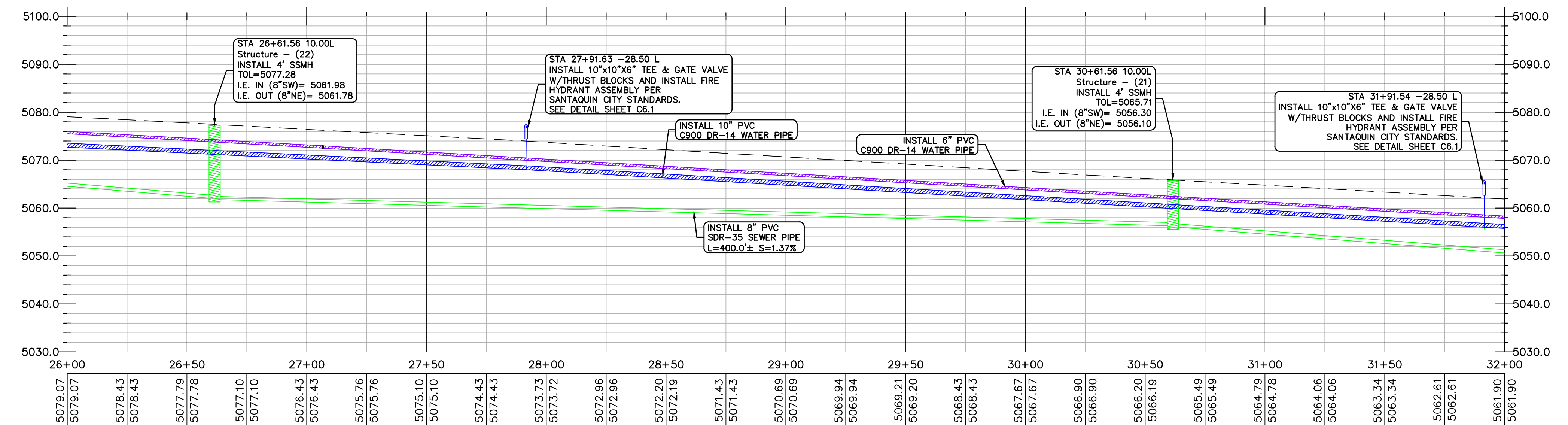


SCOTT D. THORSEN
No. 354291
06/23/25
STATE OF UTAH

SHEET NO. C5.1	
PROJECT ID: E23-143	DATE: 06/23/25
FILE NAME: PRJ-SJT	SCALE: 1"=30'



PROPOSED RETENTION POND 3 OF 3	
DESIGN STORM EVENT	= 100 YEAR 24 HOUR
RELEASE RATE	= 0 CFS (FULL RETENTION)
REQUIRED RETENTION VOLUME	= 2,450 CF
PROVIDED RETENTION VOLUME	= 4,069 CF
FREEBOARD	= 0.7 FEET
SIDE SLOPES	= 4:1 MAX
TOP OF POND ELE.	= 5063.0
BOTTOM OF POND ELE.	= 5060.0
H.W.E.	= 5062.3



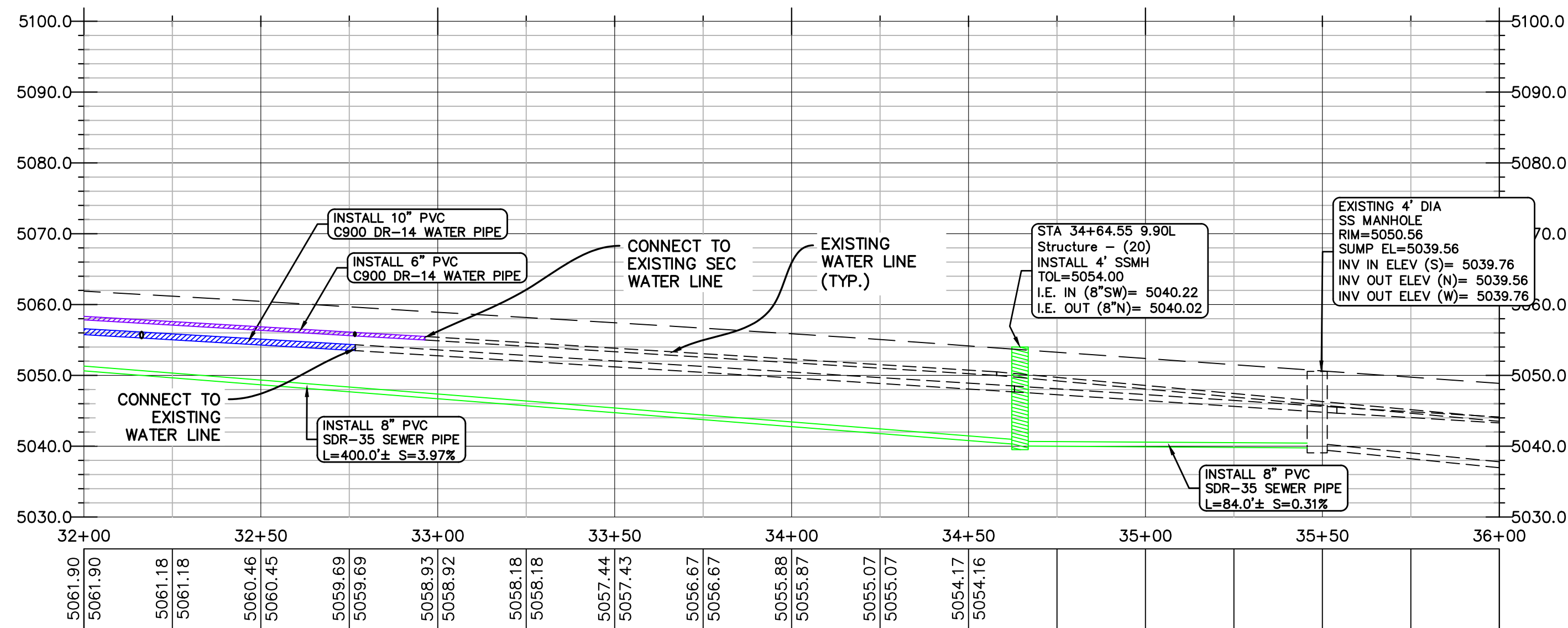
- ① CONNECT TO PROPOSED 10" WATER MAIN AND INSTALL 2" WATER LATERAL AND 2" WATER METER FOR CULINARY PURPOSES. CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION. ALL WORK TO BE DONE PER SANTAQUIN STANDARDS.
- ② CONNECT TO PROPOSED 10" WATER MAIN VIA TEE (W/8" GATE VALVE AND THRUST BLOCKS) AND INSTALL 8" FIRE LINE LATERAL. CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION.
- ③ CONNECT TO PROPOSED 8" SEWER MAIN (I.E.(8"MAIN)=5058.26, I.E.(6"LAT)=5068.93) AND INSTALL 84.9' OF 6" PVC SDR-35 SEWER LATERAL, S=1.48%. CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION (I.E.(CAP)=5060.19)). ALL WORK TO BE DONE PER SANTAQUIN STANDARDS.
- ④ CONNECT TO PROPOSED 10" WATER MAIN VIA TEE (W/10" GATE VALVE AND THRUST BLOCKS) AND INSTALL 10' FIRE LINE LATERAL. CAP AND MARK LATERAL 10' PAST PROPERTY LINE FOR FUTURE CONNECTION.

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
UTILITY PLAN AND PROFILE
STA: 26+00 TO 32+00

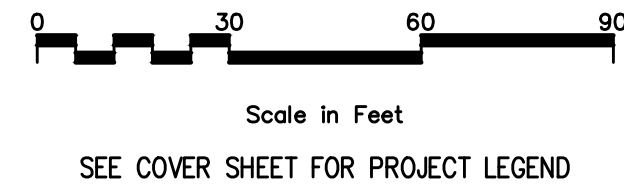
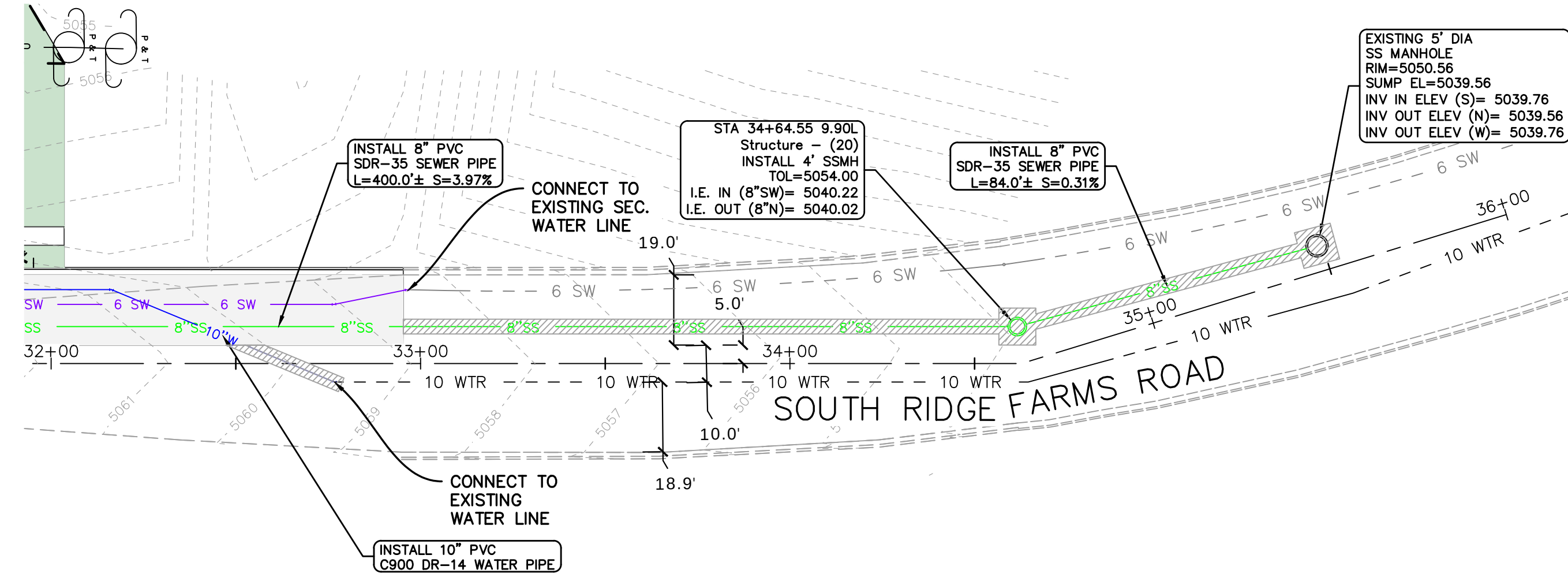
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C5.2	
PROJECT ID	DATE:
E23-143	06/23/25
FILE NAME:	SCALE:
PRJ-SJ1	1"=30'



SEE SHEET C5.2
MATCHLINE - STA 32+00

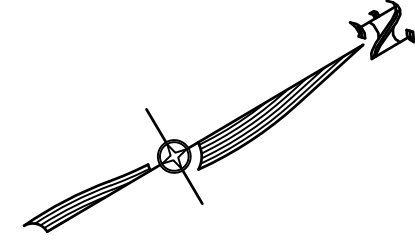


SEE SHEET C5.2
MATCHLINE - STA 32+00

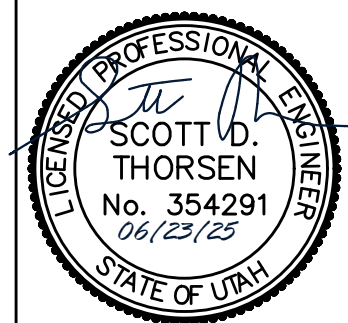


SHEET LEGEND

	PROPOSED ASPHALT
	ASPHALT REPLACEMENT



SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
UTILITY PLAN AND PROFILE
STA: 32+00 TO 36+00



SHEET NO.
C5.3

PROJECT ID: E23-143	DATE: 06/23/25
FILE NAME: PRJ-SJ1	SCALE: 1"=30'

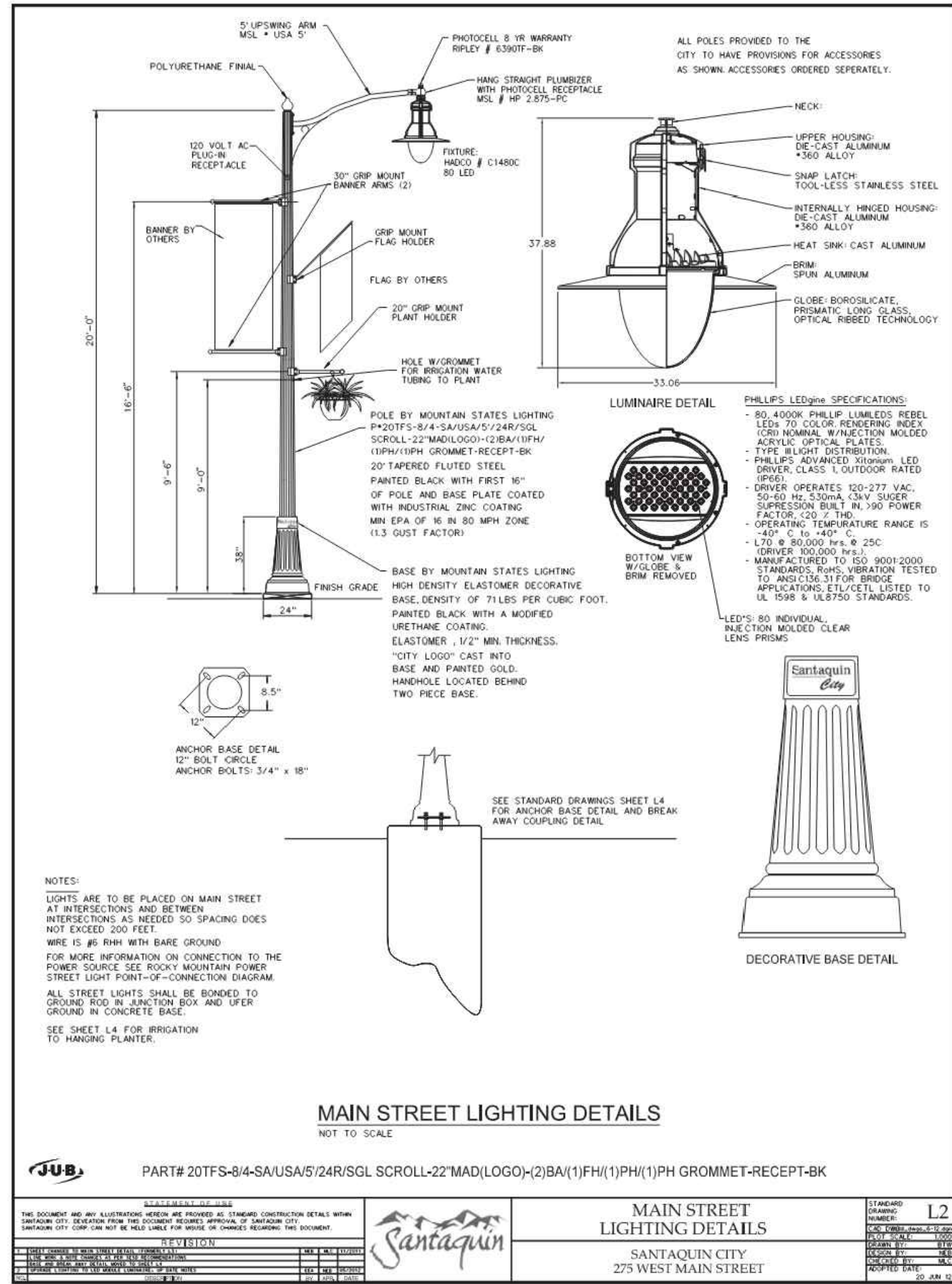
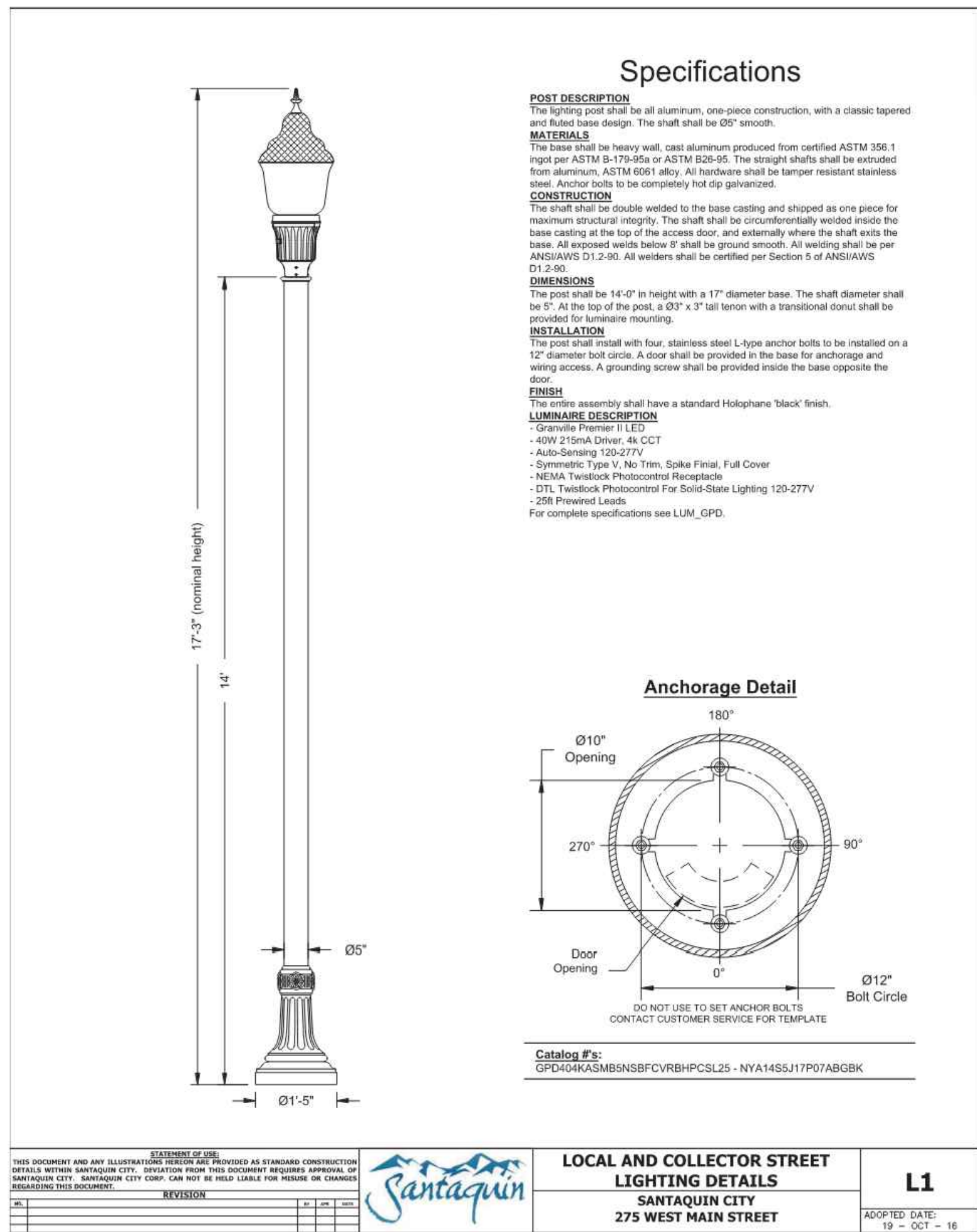
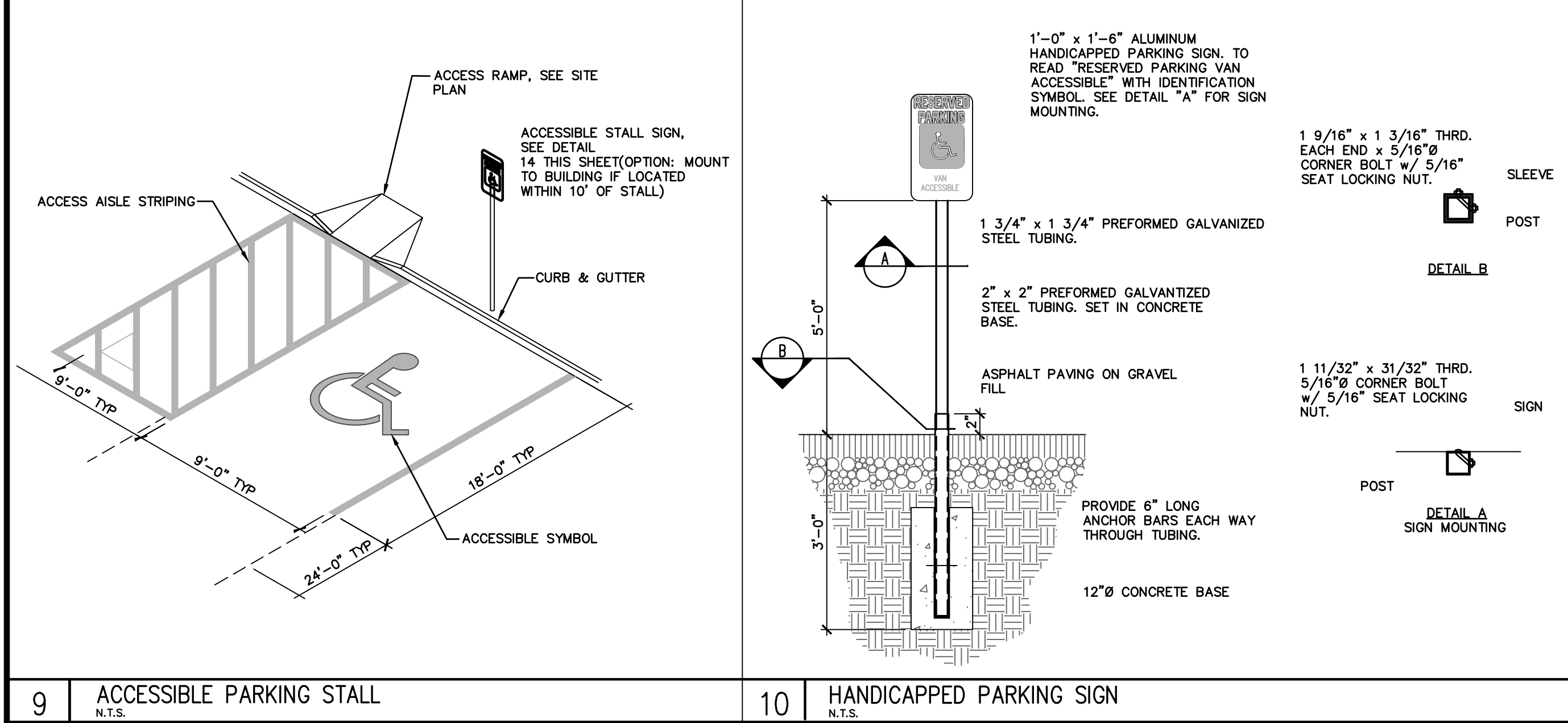
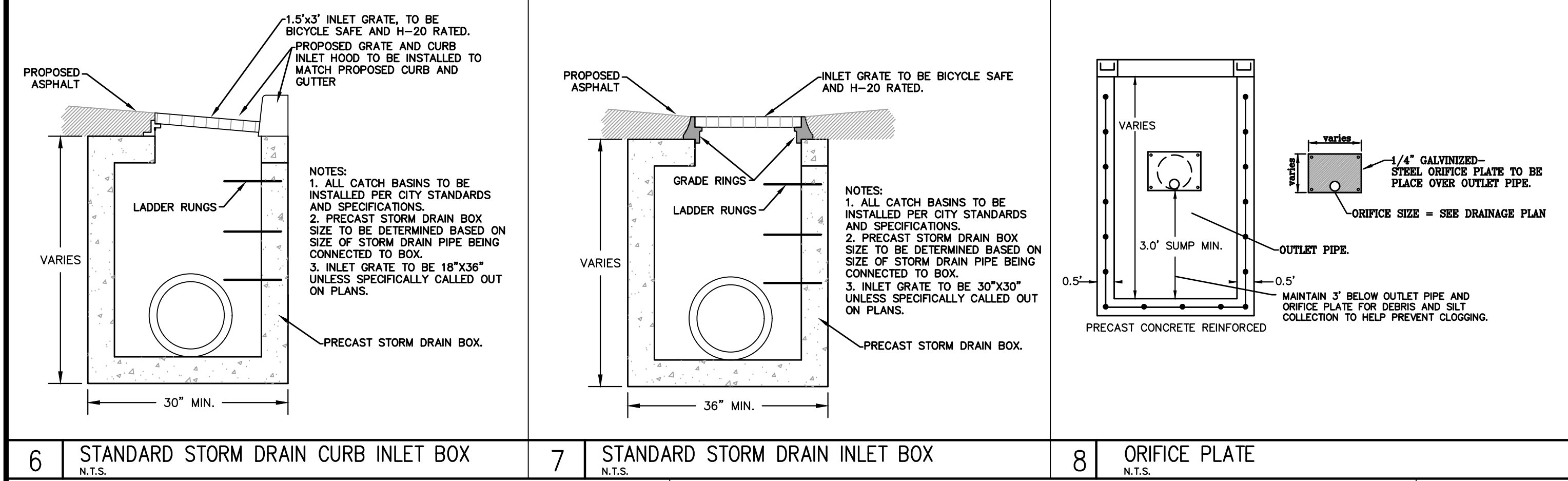
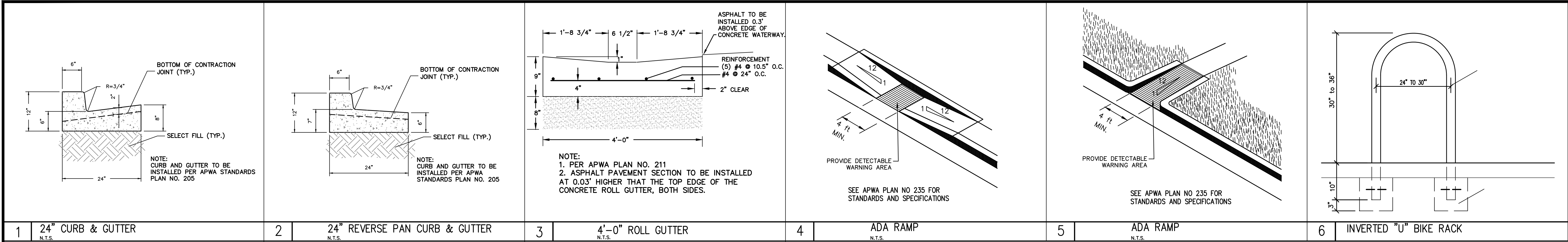
**CIVIL ENGINEERING
+ SURVEYING**
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

NO.	REVISIONS	BY	DATE
1			

ROW	COMMENTS
1	PRE COMMENTS

DESIGNER: SDT	PROJECT ENGINEER: SDT
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CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

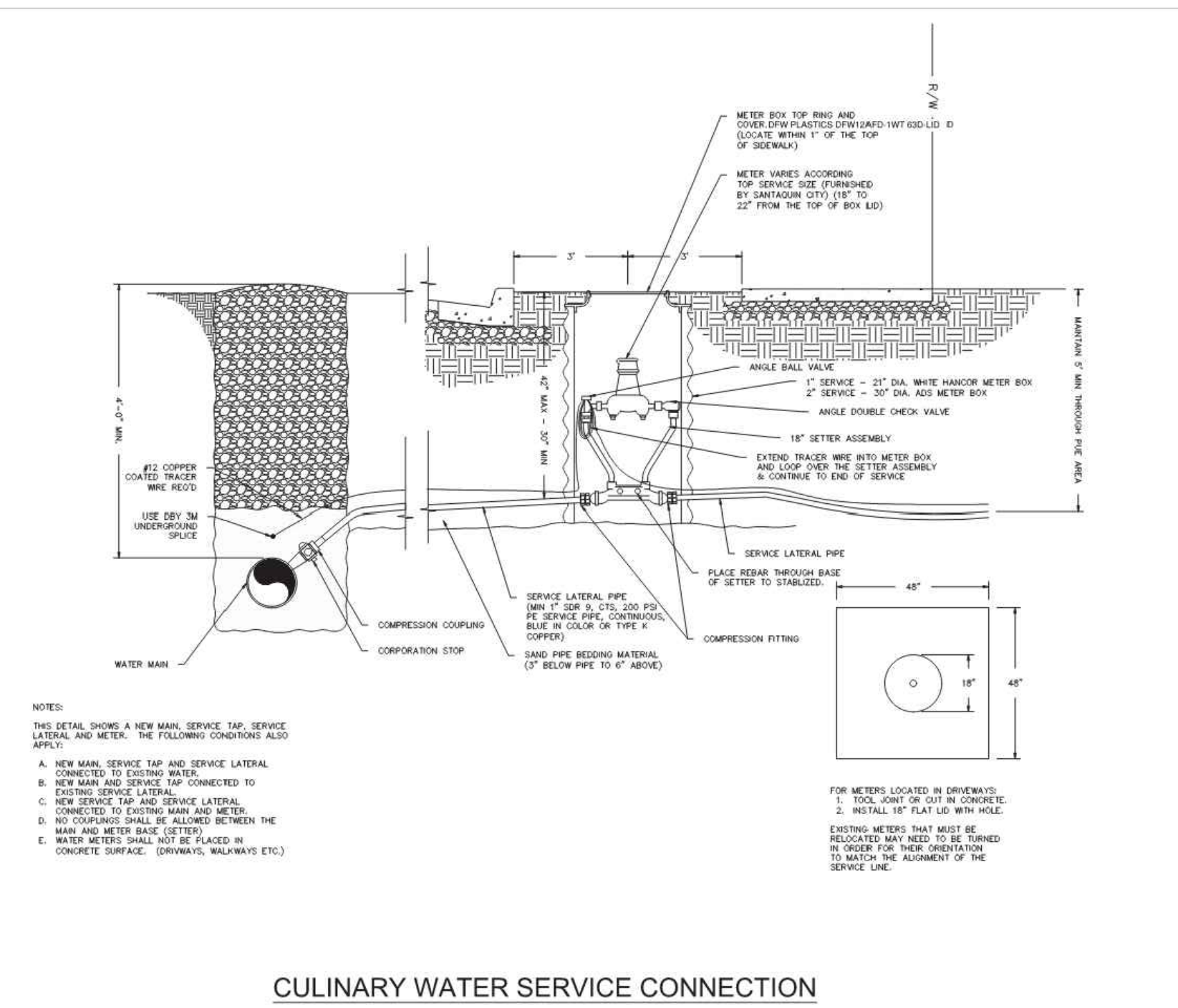
SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

DETAIL SHEET

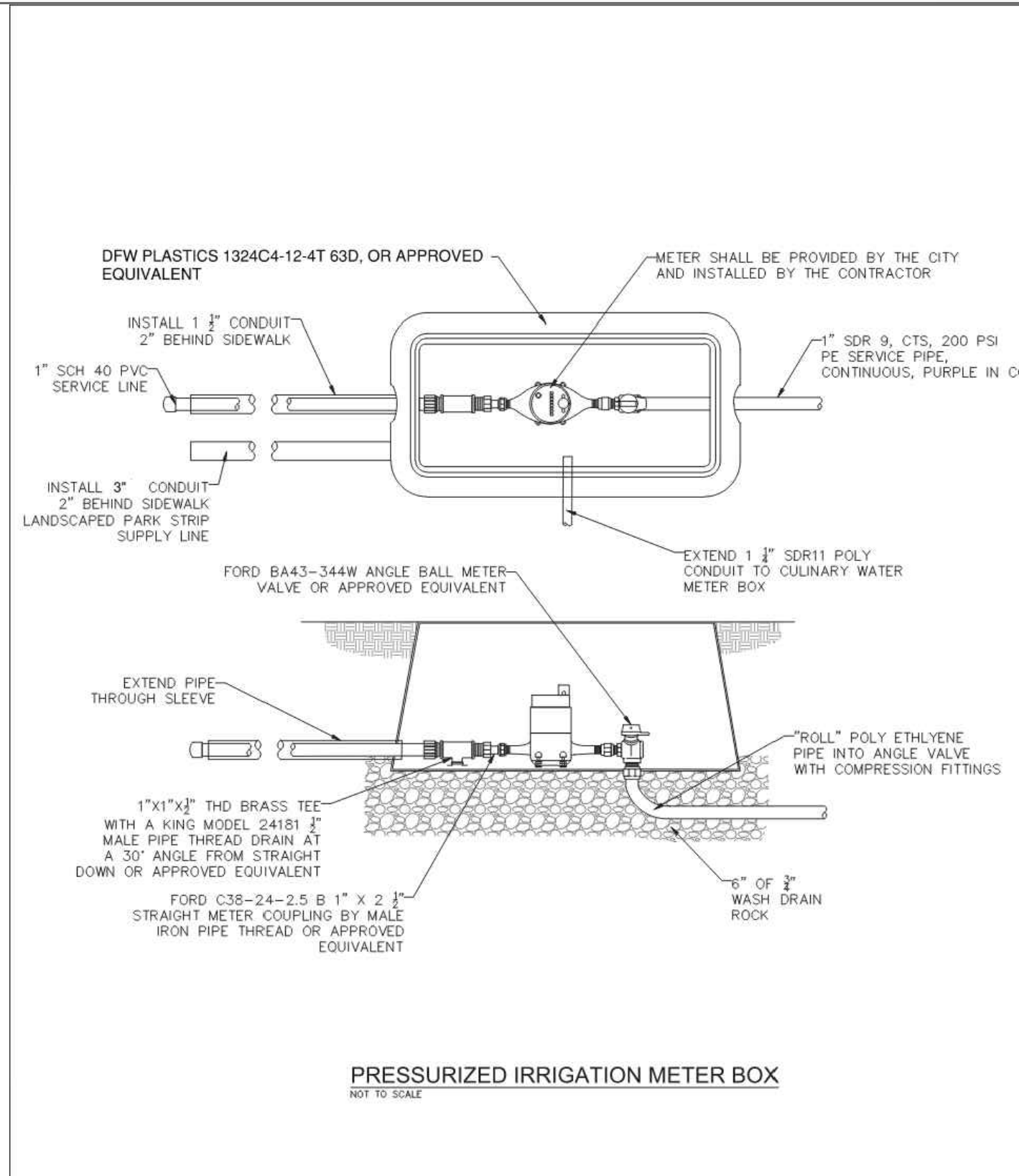


SHEET NO. **C6.0**
PROJECT ID: E23-143
DATE: 06/23/25
FILE NAME: PRJ-SJ1





CULINARY WATER SERVICE CONNECTION



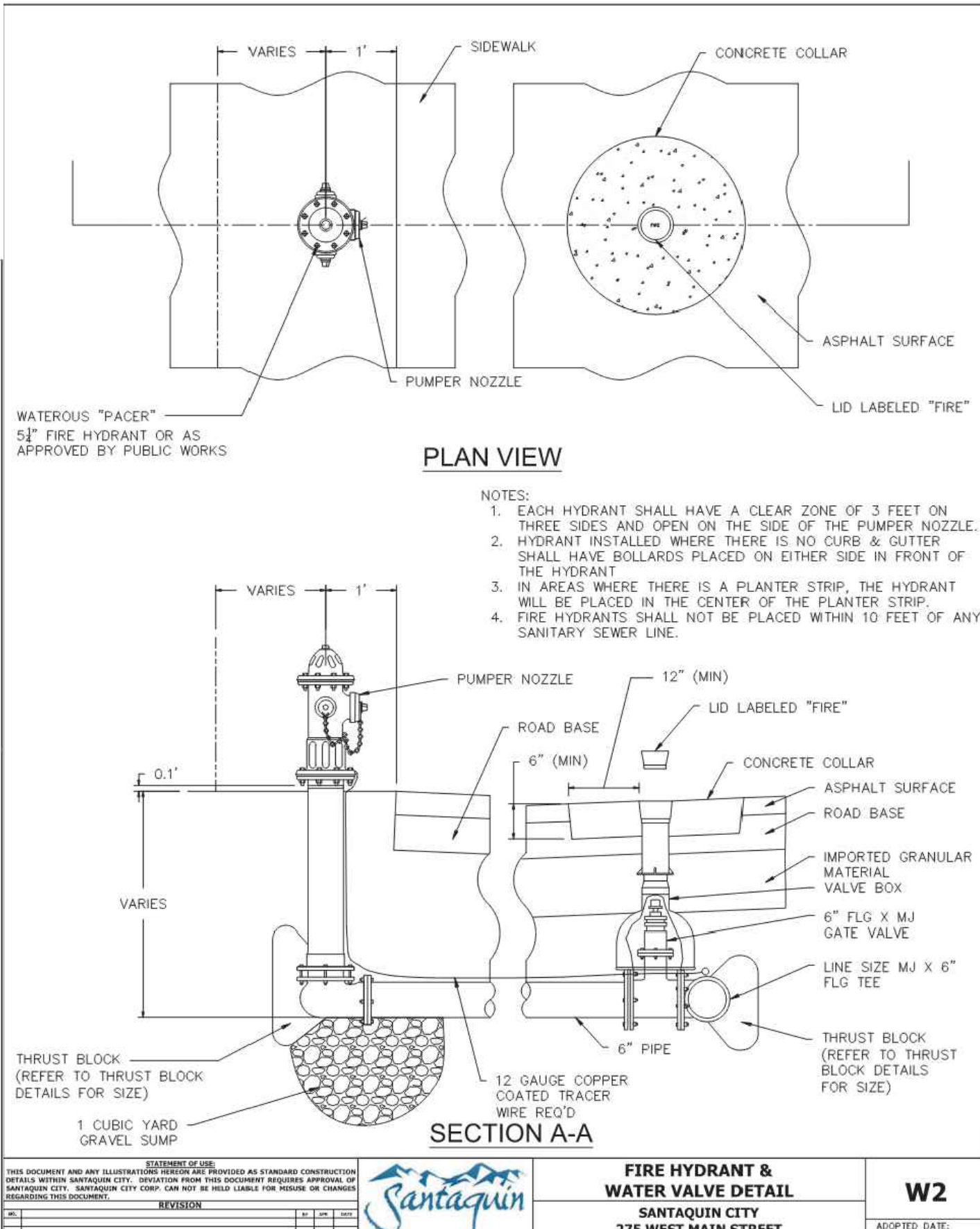
PRESSURIZED IRRIGATION METER BOX

THIS DOCUMENT AND ANY ILLUSTRATIONS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SANTAQUIN CITY. SELECTION FROM THIS DOCUMENT REQUIRES APPROVAL OF THE CITY ENGINEER. SANTAQUIN CITY CANNOT BE HELD LIABLE FOR DESIGN OR CONSTRUCTION OF ANY PROJECT.	REVISION	DATE	BY	CHK

PRESSURE IRRIGATION METER BOX
SANTAQUIN CITY
275 WEST MAIN STREET

PI2

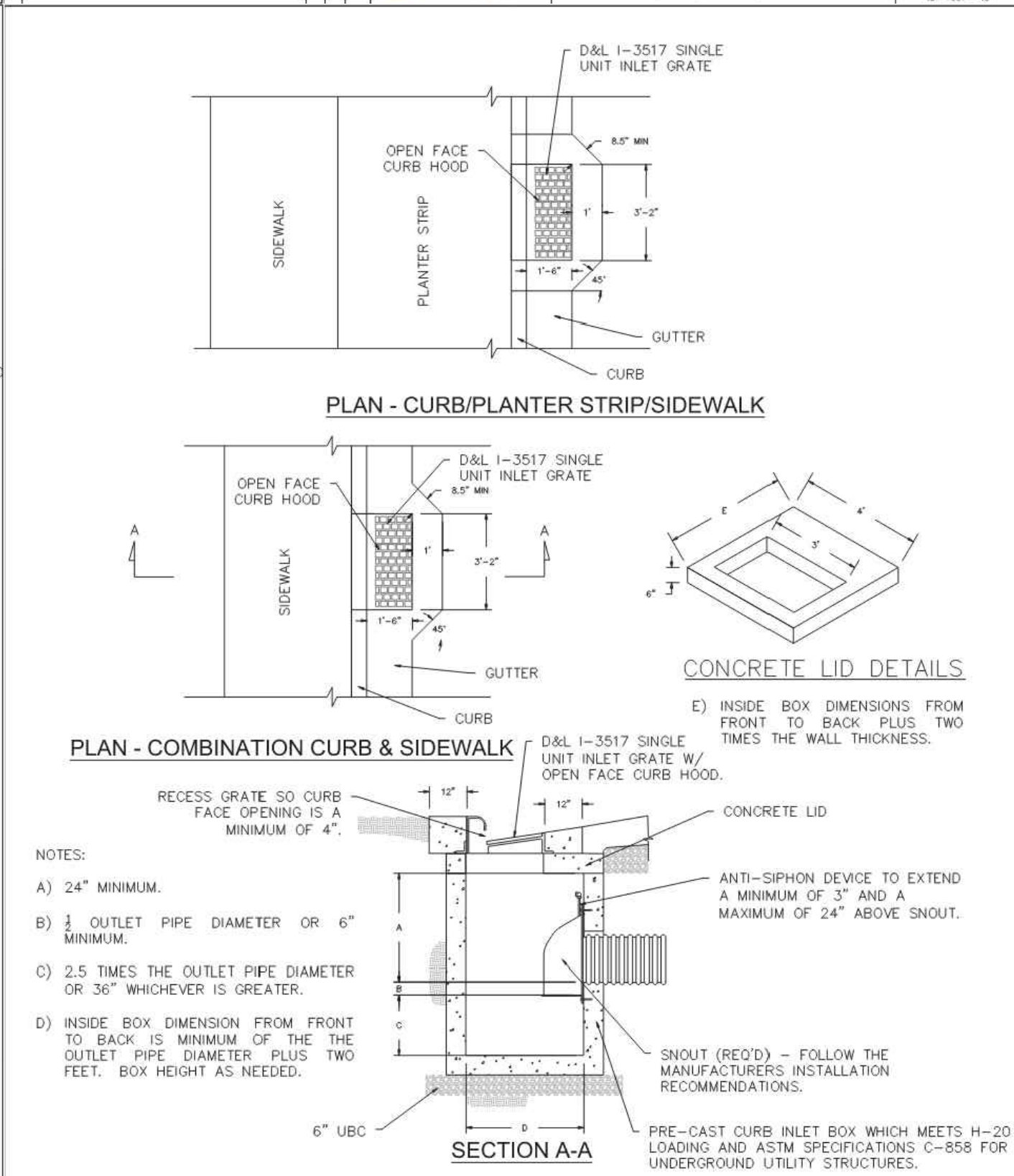
ADOPTED DATE: 19 - OCT - 18



FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

W2

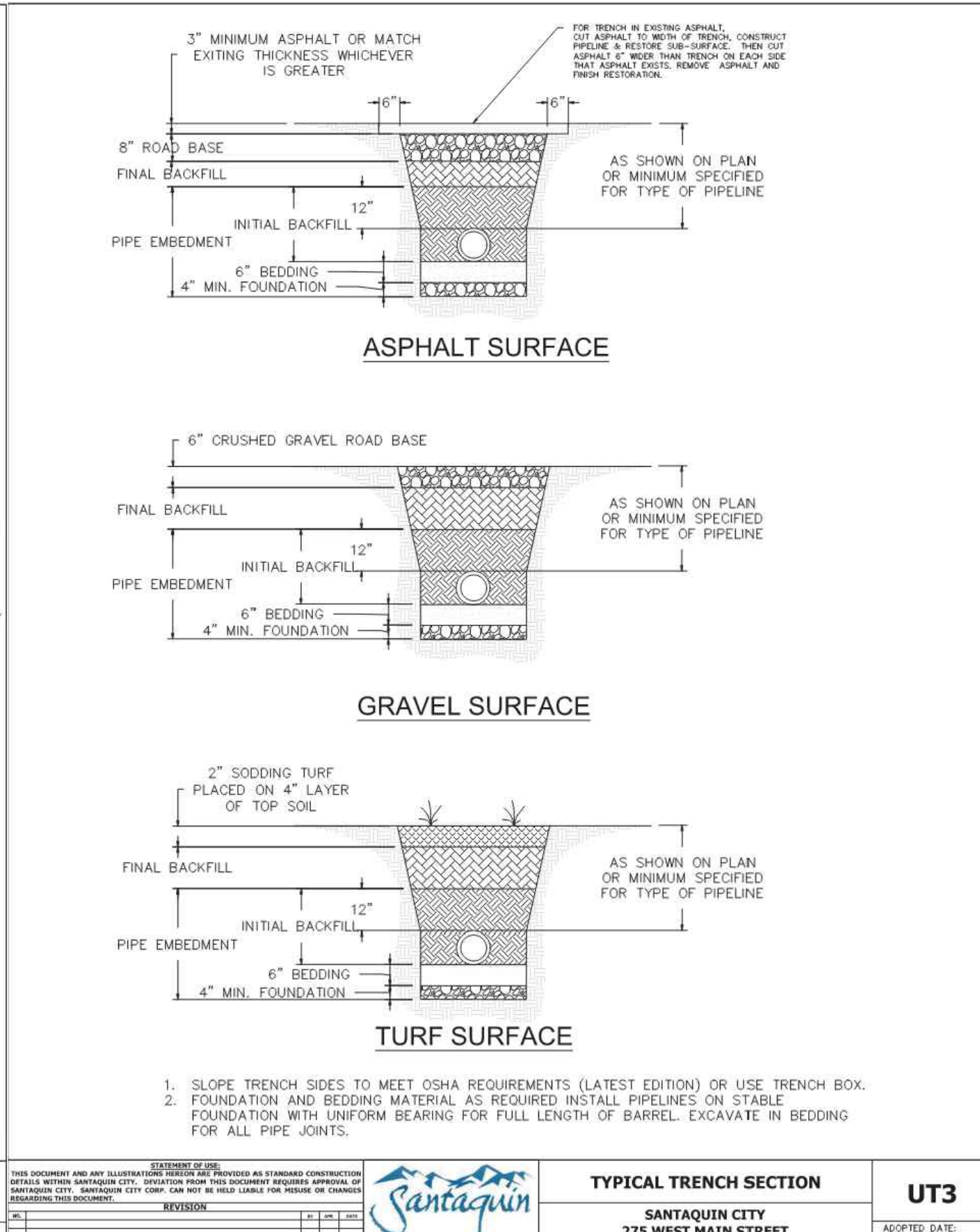
ADOPTED DATE: 19 - OCT - 18



CURB INLET BOX ASSEMBLY
SANTAQUIN CITY
275 WEST MAIN STREET

SD1

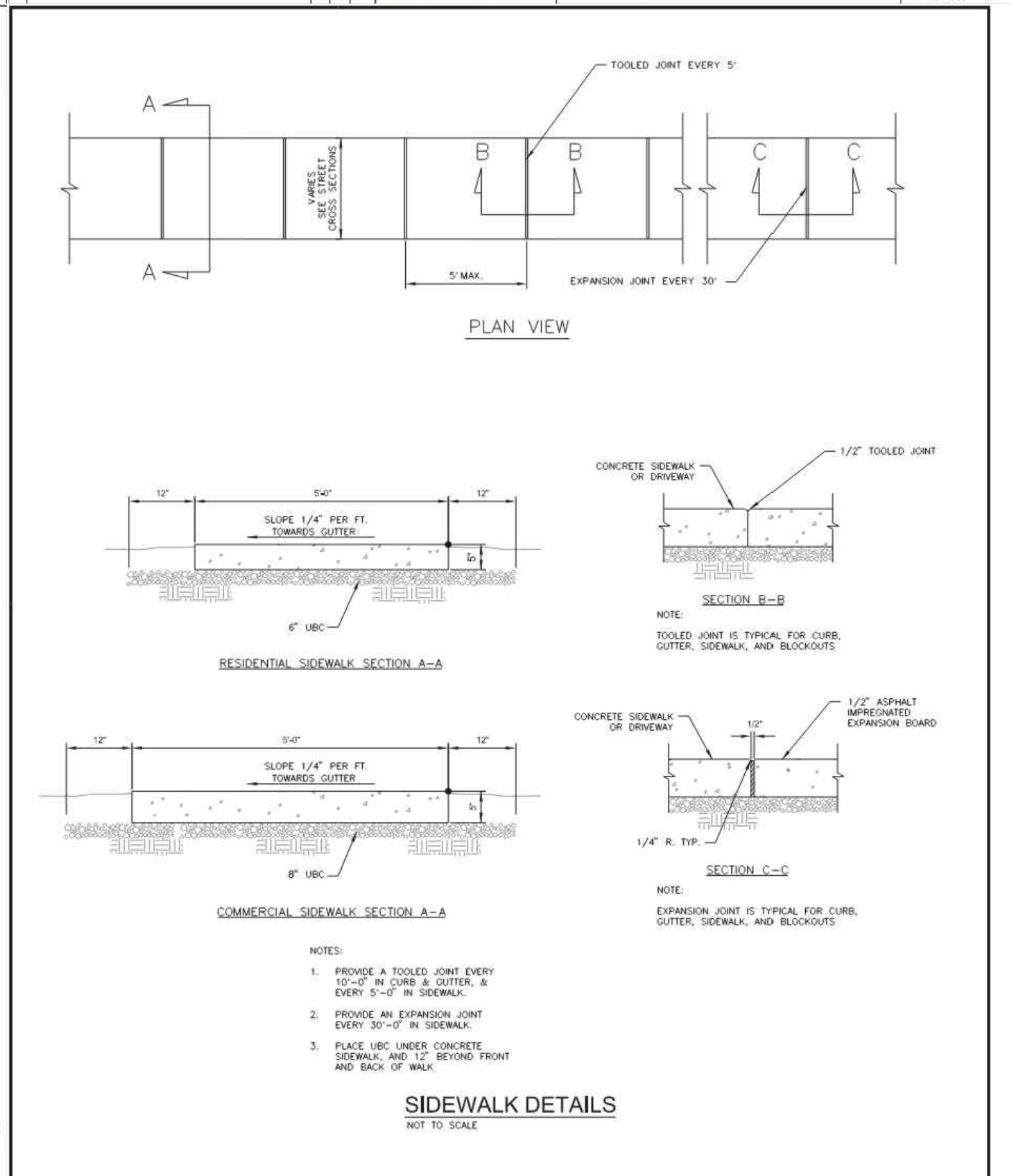
ADOPTED DATE: 19 - OCT - 18



TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

UT3

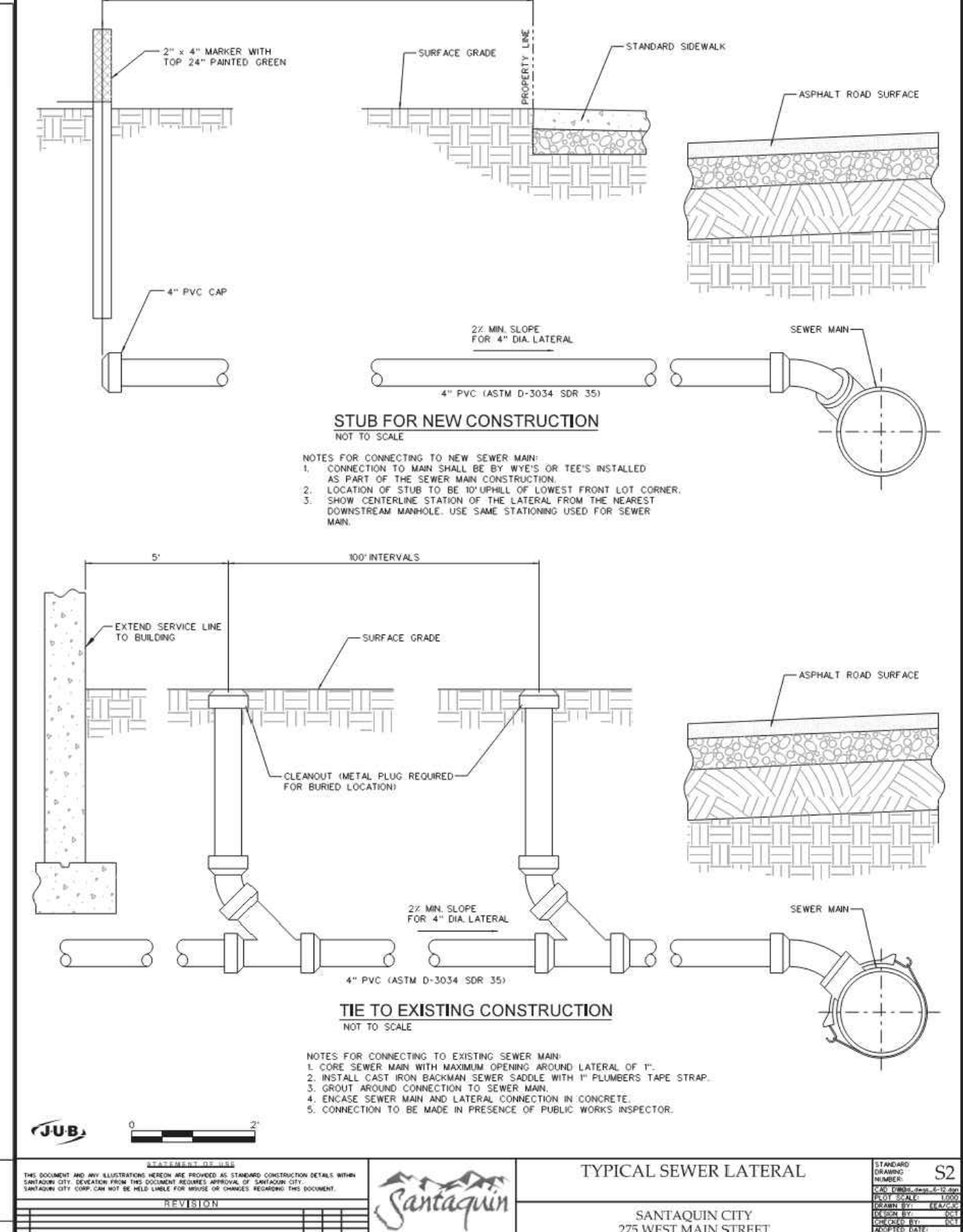
ADOPTED DATE: 19 - OCT - 18



SIDEWALK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

CG5

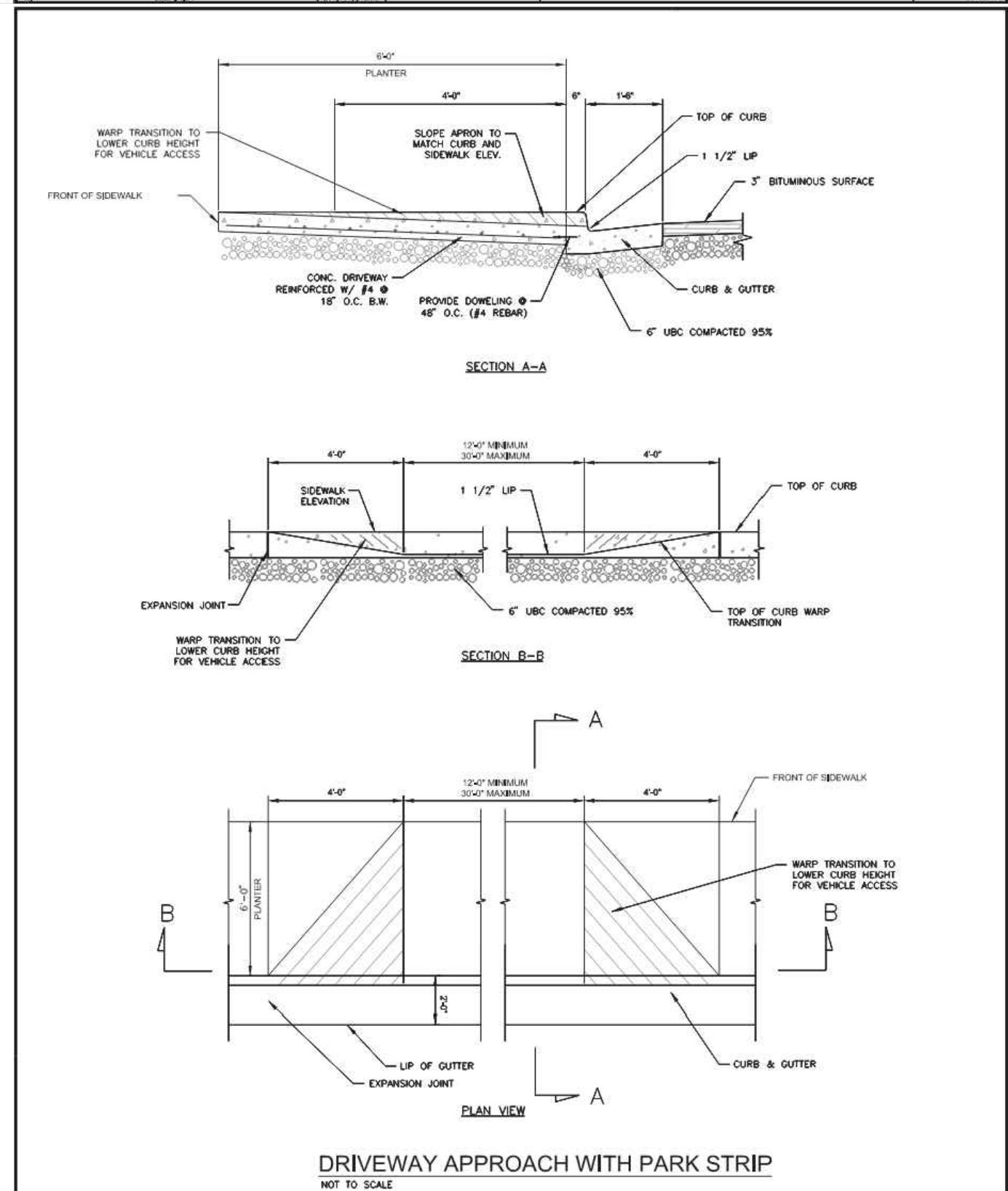
ADOPTED DATE: 19 - OCT - 18



TYPICAL SEWER LATERAL
SANTAQUIN CITY
275 WEST MAIN STREET

S2

ADOPTED DATE: 19 - OCT - 18



DRIVEWAY APPROACH WITH PARK STRIP
SANTAQUIN CITY
275 WEST MAIN STREET

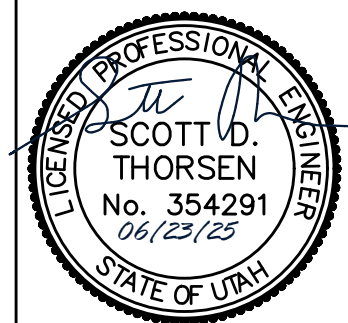
CG3

ADOPTED DATE: 19 - OCT - 18

ROW	DATE	BY	REVISIONS	DESIGNER	PROJECT ENGINEER
1	05/23/25				

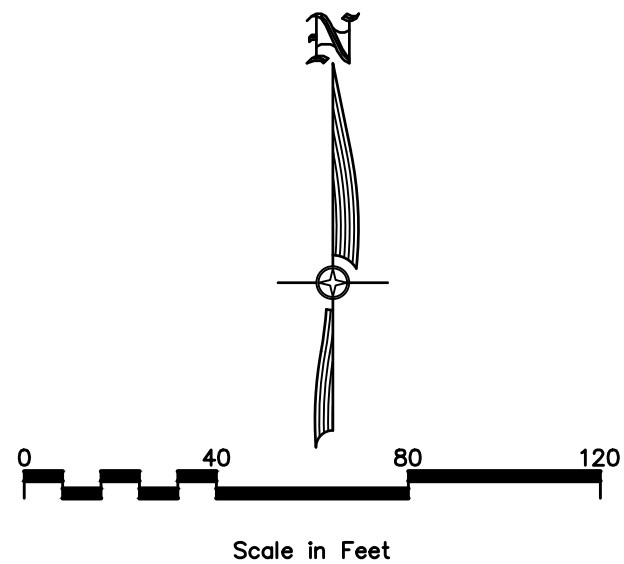
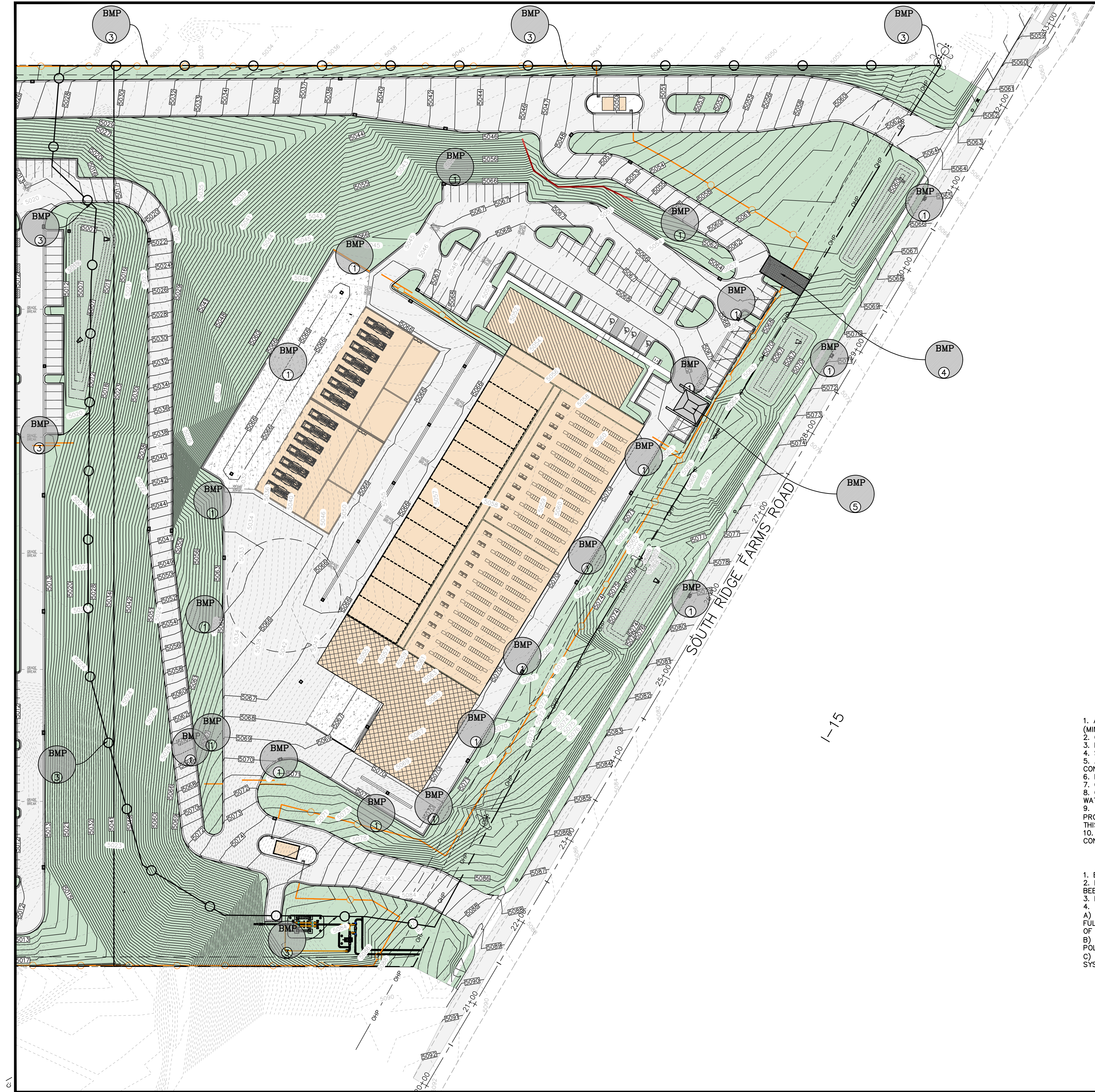
CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84095-6296

SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
SANTAQUIN CITY DETAIL SHEET



SHEET NO. C6.1
PROJECT ID: E23-143
DATE: 06/23/25
FILE NAME: PRJ-SJ1





SHEET LEGEND

- SILT FENCE
- WHEEL WASH AREA
- BMP AREA
- CONCRETE WASHOUT

BMP CALLOUTS

- PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
- PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1.*
- INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
- CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
- CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

DURING CONSTRUCTION

- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
- CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
- LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
- STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
- MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
- IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

- EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
- EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
- EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
- THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 - PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
 - LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
 - PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

REV	DATE	BY	DATE
1	06/23/25		

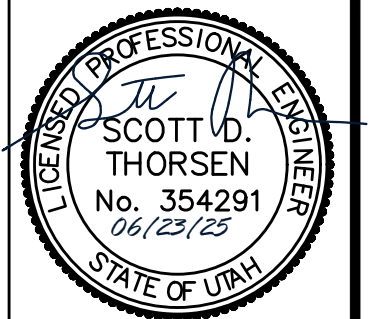
CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

EROSION CONTROL PLAN (SWPPP)



SHEET NO.	C6.0
PROJECT ID	E23-143
DATE	06/23/25
FILE NAME	PRJ-SJ1
SCALE	1"=60'



It fence

- NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



February 2008

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Plan
122

Inlet protection - fence or straw bale

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SILT FENCE
(PLAN No. 122)

February 2006

15

Plan
124
Sheet 3 of

Sheet 3 of 3

Stabilized roadway entrance

- NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

February 2006

19

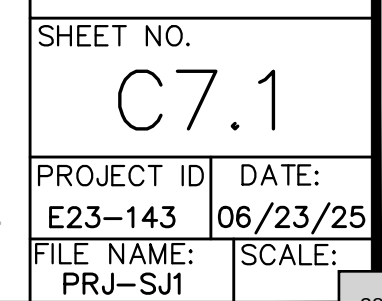
Plan
126

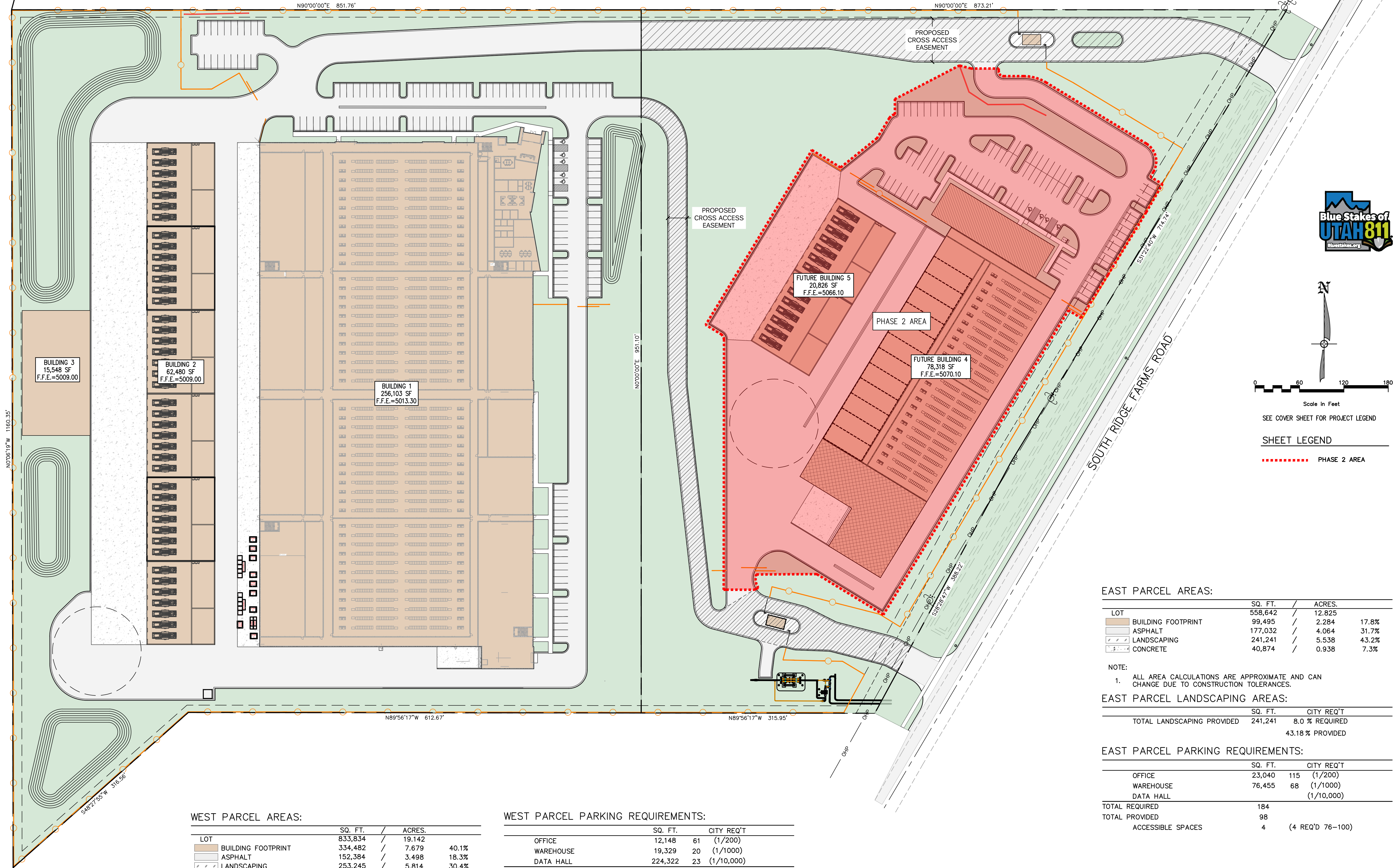
126

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SUMMIT DATA CENTER
SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655
EROSION CONTROL DETAIL SHEET





WEST PARCEL AREAS:

LOT	SQ. FT.	/	ACRES.	
BUILDING FOOTPRINT	833,834	/	19.142	40.1%
ASPHALT	334,482	/	7.679	18.3%
LANDSCAPING	152,384	/	3.498	30.4%
CONCRETE	253,245	/	5.814	11.2%

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

WEST PARCEL LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	253,245	8.0 % REQUIRED 30.3 % PROVIDED

WEST PARCEL PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	12,148	61 (1/200)
WAREHOUSE	19,329	20 (1/1000)
DATA HALL	224,322	23 (1/10,000)
TOTAL REQUIRED	104	
TOTAL PROVIDED	134	
ACCESSIBLE SPACES	5	(5 REQ'D 101 TO 150)

EAST PARCEL AREAS:

LOT	SQ. FT.	/	ACRES.	
BUILDING FOOTPRINT	558,642	/	12.825	17.8%
ASPHALT	99,495	/	2.284	31.7%
LANDSCAPING	177,032	/	4.064	43.2%
CONCRETE	241,241	/	5.538	7.3%

NOTE:

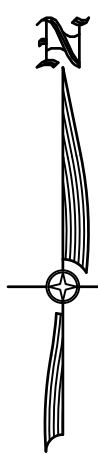
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

EAST PARCEL LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	241,241	8.0 % REQUIRED 43.18 % PROVIDED

EAST PARCEL PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	23,040	115 (1/200)
WAREHOUSE	76,455	68 (1/1000)
DATA HALL		(1/10,000)
TOTAL REQUIRED	184	
TOTAL PROVIDED	98	
ACCESSIBLE SPACES	4	(4 REQ'D 76-100)



Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

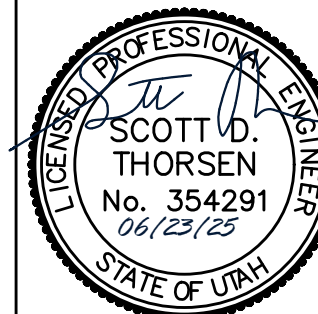
SHEET LEGEND

PHASE 2 AREA

SUMMIT DATA CENTER

SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

SITE PLAN OVERVIEW



SHEET NO. C1.0

PROJECT ID: E23-143
DATE: 06/23/25
FILE NAME: PRJ-SJ1
SCALE: 1"=60'

REV	DATE	BY	REVISIONS	DESIGNER	PROJECT ENGINEER
1	06/23/25			SDT	

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- 1) Type of Construction will determine the required fire flow. Please provide this information

Type IIB Construction. Based on the type of construction and the largest building size of 256,000 square feet, per IFC Table B105.1(2) the required fire flow would be 8,000 GPM. Because the building is fire sprinkled, per Table B105.2 a 75% reduction can be applied, which would result in a required fire flow of 2,000 GPM. We would like to verify that the 2,000 GPM is the design flow we'll need to meet.

- 2) Please list the type of Fire Suppression system planned to be used. This will help determine the needed flow for the suppression system. The use of the Victaulic Vortex System is advised due to the nature of contents, as well as the reduced water needs.

NFPA 13 & NFPA 20. Three systems: Dry 5%, pre-action double interlock 70% and wet 25%

- 3) A second means of access is required to site at all times. This includes during the construction phase, and must be maintained 24/7/365. If gates are to be installed, Siren Controlled access will be required.

Understood. The second means of access will be provided and maintained and if gates are used, Siren Controlled Access will be provided.

- 4) Multiple KNOXBOXs will be required on building due to size. Each Building will require these boxes. Understood. Knoxbox's are called out at the fire riser rooms and any additional knoxbox locations that are required can be provided as part of the building submittal and approval.

- 5) Fire Alarm system required with the suppression system.

Understood, this will be detailed and approved during building submittal.

- 6) Need to provide water line looping to all hydrants. This project will require a second water line to the property to provide looping to ensure the system is not only fed by one line

Understood. A second connection off the 10" main in the road (South Ridge Farms Road) has been added to the plans at the south end of the site and connected to both building loops. All hydrants are now on a looped system. It is also understood that a second, parallel, water main may be required from the 12" main in Summitt Ridge Parkway, running parallel to the 10" main in South Ridge Farms Road, to the site for a second water line connection to the site. We will be doing a fire hydrant flow test to evaluate flows and pressures to determine the second water line size and resulting fire flow being provided.

- 7) Need to add additional FH's and reduce the spacing. Some are greater than 700' apart. No more than 400' spacing is allowed by fire code.

Plans have been updated to provide hydrant spacing that does not exceed 400'.

- 8) All buildings with a suppression system must have a hydrant within 100' of the FDC. This will be accomplished with additional hydrants to the system.

Some hydrants as currently designed, if accessed and used, would restrict additional suppression vehicles from accessing the site and area.

Understood, all FDC locations have a hydrant within 100 feet of the FDC. Also, hydrants have been relocated, where possible, to not be on the opposite side of the drive area to address the restriction of additional suppression vehicles.



EXISTING 16" WATER MAIN

SUMMIT RIDGE PKWY

EXISTING 12" WATER MAIN

SOUTH RIDGE FARMS ROAD

EXISTING 10" WATER MAIN

CONNECT PROPOSED WATER MAIN AT EXISTING PRV'S

OPTION B
INSTALL APPROXIMATELY 2,370' OF 10" PVC C-900 BEHIND CURB. PETITIONER TO PAY FOR ALL IMPROVEMENTS

FIRE FLOW TEST 1/05/2024
1,495 GPM @ 20 PSI

OPTION A
INSTALL APPROXIMATELY 2,850' OF 12" PVC C-900 IN EXISTING PUE ALONG PROPERTY LINES. PETITIONER WILL USE GOOD FAITH EFFORTS TO OBTAIN THE REQUIRED EASEMENTS AND PETITIONER WILL PAY FOR ALL IMPROVEMENTS

SITE FIRE FLOW REQUIREMENTS
HYDRANT FIRE FLOW 2,000 GPM
SPRINKLER FIRE FLOW 700 GPM
TOTAL FIRE FLOW 2,700 GPM

SOUTH RIDGE FARMS ROAD



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SOUTH RIDGE FARMS ROAD, SANTAQUIN UT, 84655

WATER MAIN EXTENSION OVERVIEW

SHEET NO.		C3.0B	
PROJECT ID	DATE:	PROJECT ID	DATE:
E23-143	06/26/25	E23-143	06/26/25
FILE NAME:	SCALE:	FILE NAME:	SCALE:
PRJ-SJ1	1"=15'	PRJ-SJ1	1"=15'

DESIGNER: SDT		PROJECT ENGINEER: SDT	
NO.	REVISIONS	BY	DATE



DRC Members in Attendance: City Engineer Jon Lundell, Staff Planner Aspen Stevenson, Building Official Randy Spadafora, Fire Chief Ryan Lind, Public Works Director Jason Callaway, Police Lieutenant Mike Wall, and City Manager Norm Beagley.

Others in Attendance: City Recorder Amalie Ottley and Engineer Megan Wilson.

1. Mountain America Credit Union Commercial Site Plan

A review of a commercial site plan located at approximately 209 E. Main Street.

Representatives for the applicant Brooke Bean, Shane Sanders, and Lee Cox attended the meeting via Zoom.

Planner Stevenson indicated that the building renderings will need to be approved by the Architectural Review Committee (ARC).

Building Official Spadafora had no comments.

Lieutenant Wall had no comments.

Chief Lind and Engineer Lundell discussed the ingress/egress emergency access to the site. Chief Lind indicated that the 26-feet of asphalt shown on the plans is sufficient for emergency vehicle access.

Public Works Director Callaway discussed with Engineer Lundell the new 1" meter that was installed on Main Street for the widening project. They encouraged the applicant to use that current meter and service lateral.

Engineer Lundell pointed out that coordination with the Utah Department of Transportation (UDOT) is needed regarding the existing shared drive approach on Main Street. UDOT will indicate what is required for the existing drive approach such as an Encroachment Permit, and this information will need to indicate that on the plans. Separate sign permits are required for signs on the site and on the building itself. Engineer Lundell addressed the storm water calculations and required storage on the site stating that those measurements need to be added to the plans. The existing infiltration gallery on the site will need to be relocated behind the new curb and gutter. The existing irrigation ditch that is adjacent to the property is owned by Summit Creek Irrigation Co., and will require written approval of the site plan by them will need to be submitted to the city. Engineer Lundell encouraged the applicant to install the fence on the east property line in conjunction with the required fencing on the south side. The applicant indicated that they have worked with the storage unit owners next door and will have fencing on the full south and east sides of the property. Building Official Spadafora inquired about the city code requirement for 2-story buildings in the Main Street Business District area. Engineer Lundell stated that the building height will be addressed at the ARC Meeting.

City Manager Norm Beagley made a motion to table the Mountain America Credit Union Commercial Site Plan. Building Official Randy Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes

Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Tanner Flats Phase 3 Final Plan

A final plan review for phase 3 of the Tanner Flats subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

Representatives for the applicant Shawn Herring and Jon Bowen attended the meeting via Zoom.

Planner Stevenson pointed out that the applicant needs to clarify which page of the plans is the official plat. The official plat needs to include addressing.

Building Official Spadafora indicated that addressing has been established for the site.

Lieutenant Wall had no comments.

Chief Lind had no comments.

Public Works Director Callaway had no comments.

Manager Beagley confirmed that a sewer lateral is shown on the plans to the park area.

Engineer Lundell pointed out varying distances and bearings that need to be verified as well as the sewer line easement that needs to be shown on the official plat. Pictures of the open space and park need to be updated to match what will be installed on playground equipment and pavilion and still meet City code. Timber wood structures are not allowed per city code. Specifications for the pickleball court need to be provided to the city. Lastly, Engineer Lundell indicated that the park irrigation equipment also needs to be reviewed by the city.

City Manager Norm Beagley made a motion to approve the Tanner Flats Phase 3 Final Plan on the condition that all redlines be addressed. Lieutenant Mike Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

**Meeting Minutes Approval
June 10, 2025**

Fire Chief Ryan Lind made a motion to approve the June 10, 2025 meeting minutes. Planner Aspen Stevenson seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

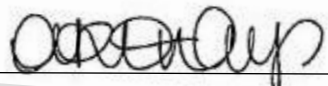
The motion passed.

Adjournment

Fire Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:27 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder