



DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 22, 2023, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – 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. BDS Commercial Site Plan

A site plan review of a proposed commercial site located at approximately 390 N. Summit Ridge Parkway.

2. Greenhalgh 6-lot Subdivision Concept Plan

A concept plan review of a 6-lot subdivision located at approximately 100 N 100 W.

3. Stratton Acres Subdivision Phase 2 Concept Plan

A concept plan review of Phase 2 of the Stratton Acres Subdivision located at approximately 840 N 200 E.

MEETING MINUTES APPROVAL

4. August 8, 2023

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, in three physical locations (Santaquin City Public Safety Building, 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

BDS COMMERCIAL SITE PLAN

390 N SUMMIT RIDGE PARKWAY

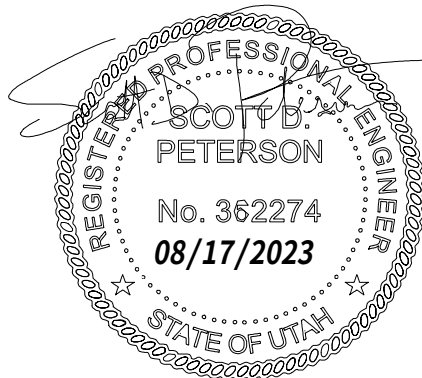
SANTAQUIN, UTAH

FINAL PLAN SET

AUGUST 2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY LAYOUT
3	OVERALL UTILITY LAYOUT
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	PHOTOMETRIC PLAN
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET



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 A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

BOUNDARY DESCRIPTION:

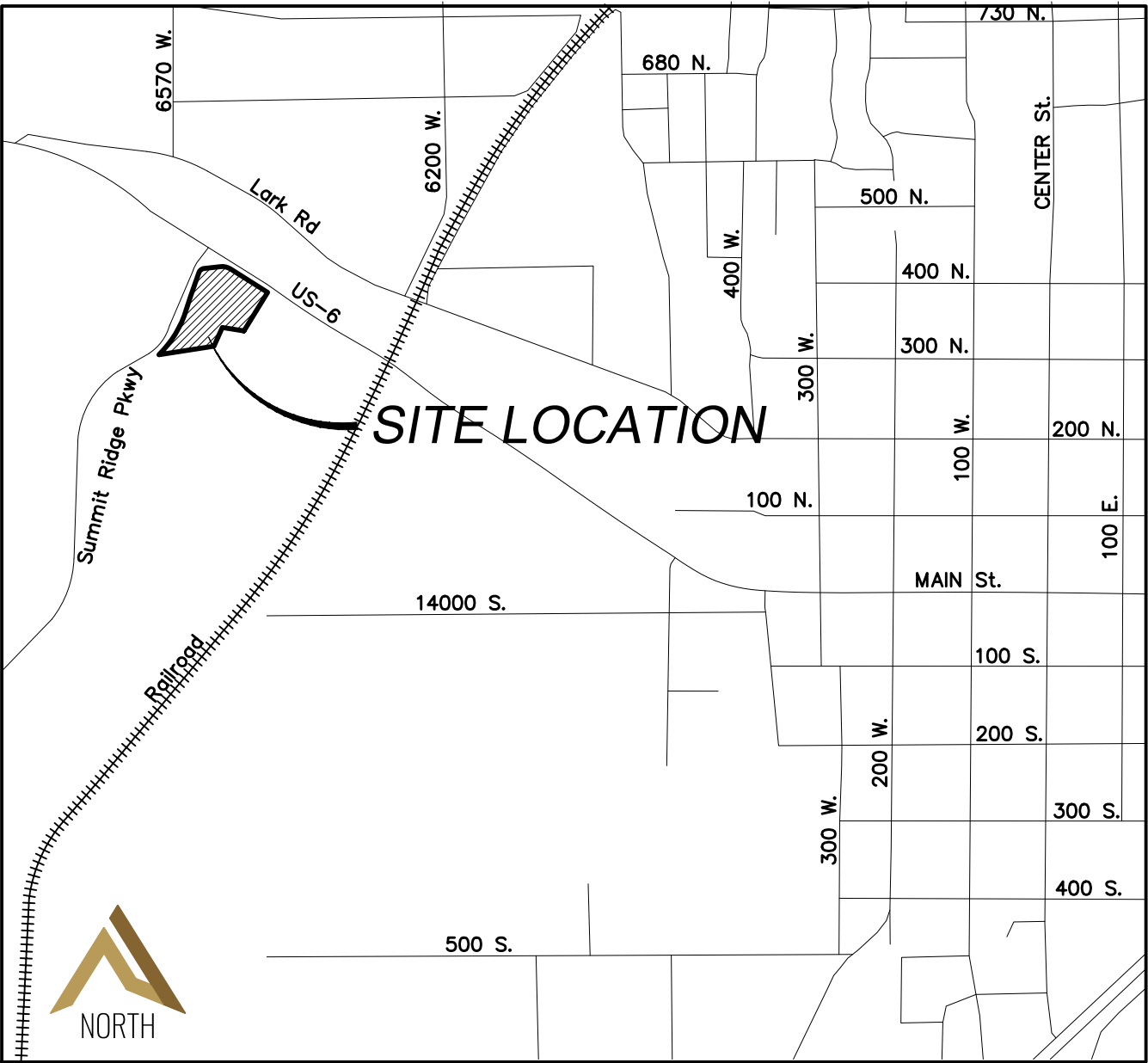
BEGINNING AT A POINT WHICH LIES N89°24'50"W 1639.74 FEET ALONG THE SECTION LINE & NORTH 87.32 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N83°44'19"E 117.81 FEET; THENCE SOUTHEASTERLY 77.91 FEET ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°28'48", THE CHORD BEARS S77°01'21"E 76.45 FEET; THENCE 57°47'01"E 322.08 FEET; THENCE S31°32'55"W 332.03 FEET; THENCE N81°06'25"W 160.78 FEET; THENCE S24°11'31"W 149.90 FEET; THENCE S81°11'54"W 409.61 FEET; THENCE NORTHEASTERLY 341.08 FEET ALONG THE ARC OF A 793.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°38'38", THE CHORD BEARS N33°16'32"E 338.46 FEET; THENCE N17°58'03"E 152.96 FEET; THENCE N19°15'39"E 182.05 FEET; THENCE NORTHEASTERLY 56.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°28'40", THE CHORD BEARS N51°29'59"E 53.35 FEET TO THE POINT OF BEGINNING. CONTAINING 6.00 ACRES.

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.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
SCOTT SMITH
(801) 857-4956
PO BOX 714 MONA, UT 84645
scott@tpwusa.com



VICINITY MAP
-NTS-

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)

DATA TABLE

TOTAL ACREAGE=6.00 ACRES
BUILDING AREA=14,694 SQ. FT.
PARKING LOT AREA=52,345 SQ. FT.
ACREAGE IN ROADS=0.00 ACRES
LANDSCAPING AREA=16,964 SQ. FT.
SIDEWALK AREA=1,356 SQ. FT.

BDS COMMERCIAL SITE PLAN



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

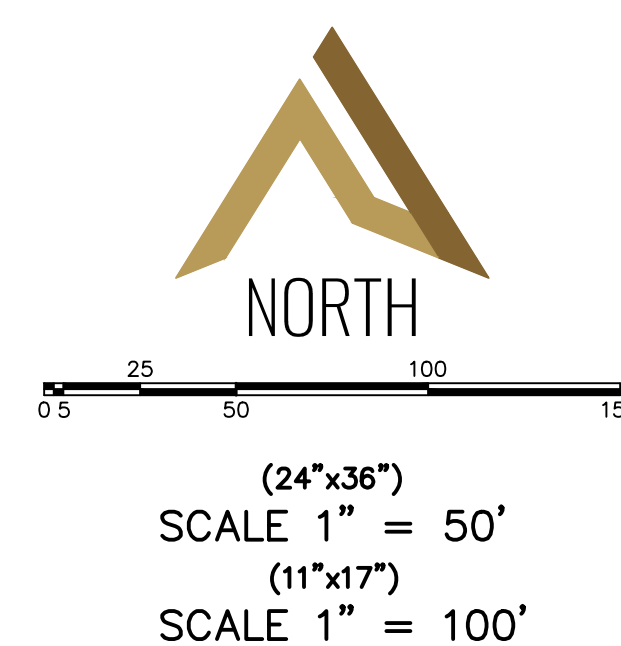
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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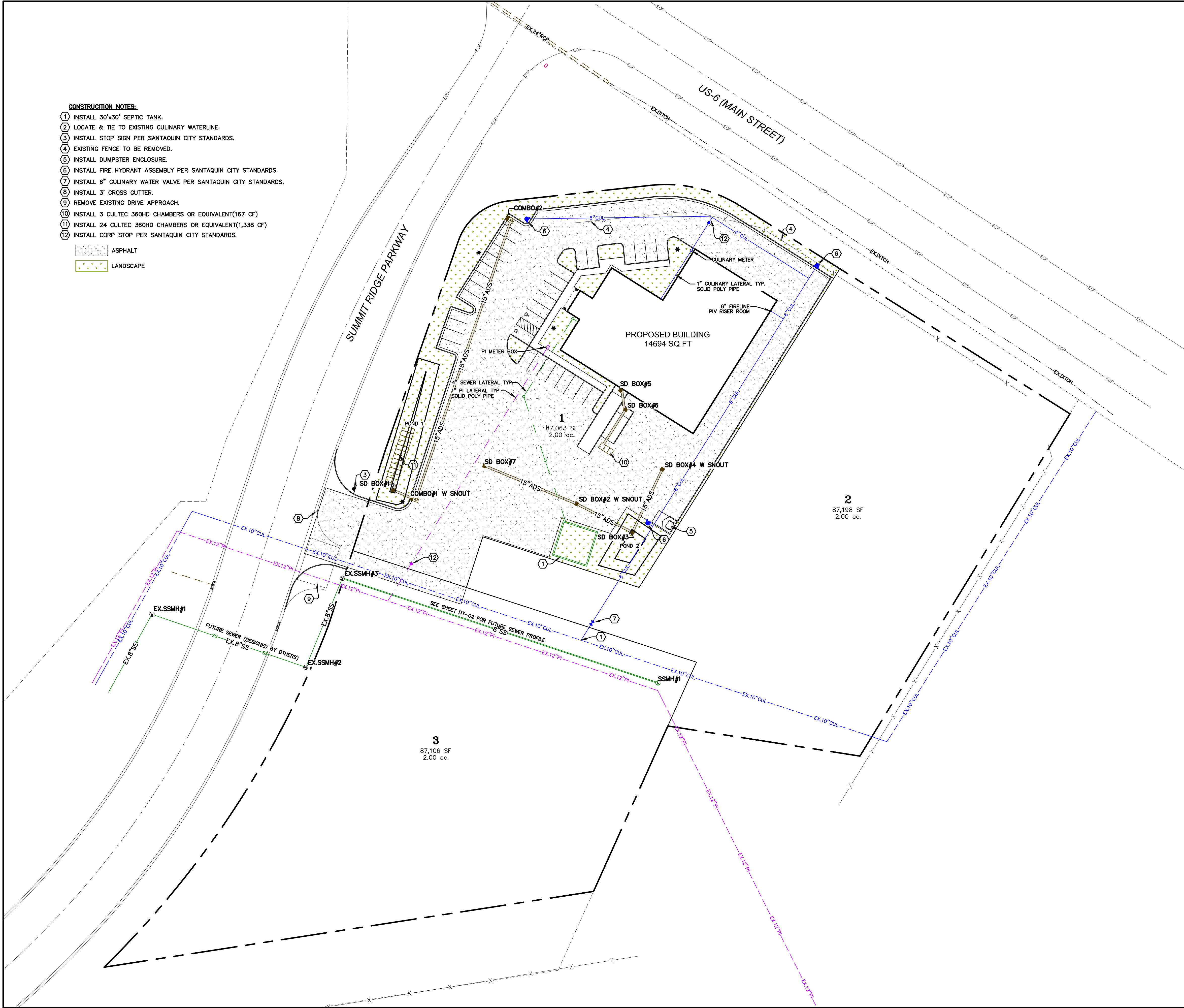
BDS COMMERCIAL SITE PLAN

 **ATLAS ENGINEERING**
CIVIL · STRUCTURAL · SURVEY

PHONE 301-655-0566
946 E. 600 N. SUITE A
SPRINGDALE, UT 84660

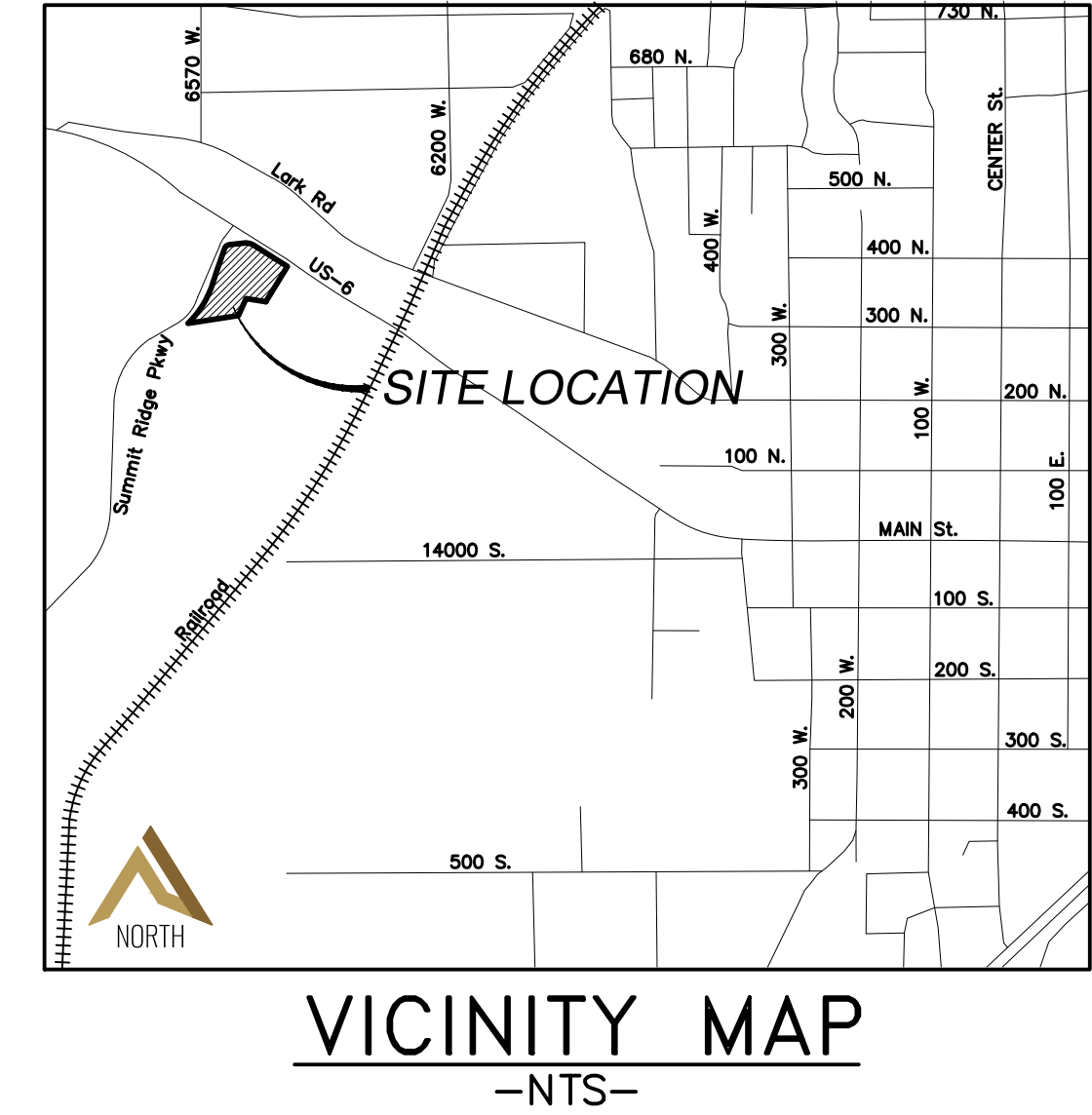


BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N89°24'50"W 1639.74 FEET ALONG THE SECTION LINE & NORTH 87.32 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N83°44'19"E 117.81 FEET; THENCE SOUTHEASTERLY 77.91 FEET ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°28'48", THE CHORD BEARS S77°01'21"E 76.45 FEET; THENCE S74°7'01"E 322.08 FEET; THENCE S51°32'55"W 332.03 FEET; THENCE N81°06'25"W 160.78 FEET; THENCE S24°11'31"W 149.90 FEET; THENCE S81°11'54"W 409.61 FEET; THENCE NORTHEASTERLY 341.08 FEET ALONG THE ARC OF A 793.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°38'38", THE CHORD BEARS N33°16'32"E 338.46 FEET; THENCE N17°58'03"E 152.96 FEET; THENCE N19°15'39"E 182.05 FEET; THENCE NORTHEASTERLY 56.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°28'40", THE CHORD BEARS N51°29'59"E 53.35 FEET TO THE POINT OF BEGINNING.
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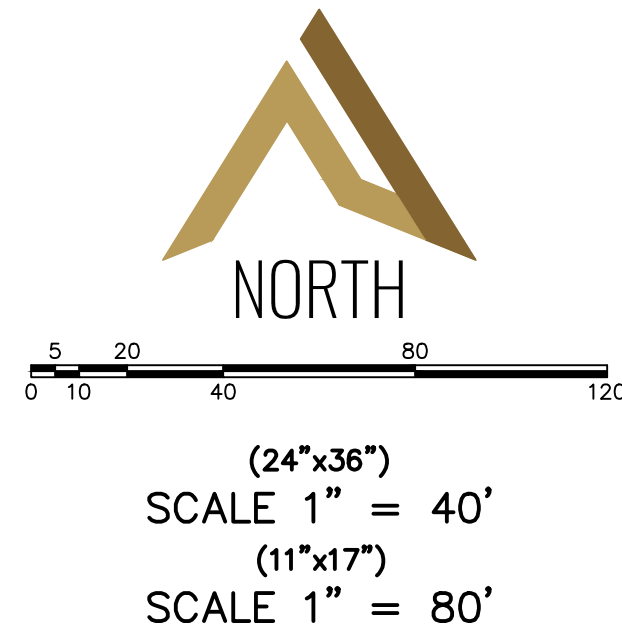


- CONSTRUCTION NOTES:**
1. INSTALL 30'x30' SEPTIC TANK.
 2. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
 3. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
 4. EXISTING FENCE TO BE REMOVED.
 5. INSTALL DUMPSTER ENCLOSURE.
 6. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
 7. INSTALL 6" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
 8. INSTALL 3" CROSS GUTTER.
 9. REMOVE EXISTING DRIVE APPROACH.
 10. INSTALL 3 CULTEC 360HD CHAMBERS OR EQUIVALENT(167 CF)
 11. INSTALL 24 CULTEC 360HD CHAMBERS OR EQUIVALENT(1,338 CF)
 12. INSTALL CORP STOP PER SANTAQUIN CITY STANDARDS.

- ASPHALT
LANDSCAPE



- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
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 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



SHEET NO.
3

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OVERALL UTILITY
LAYOUT

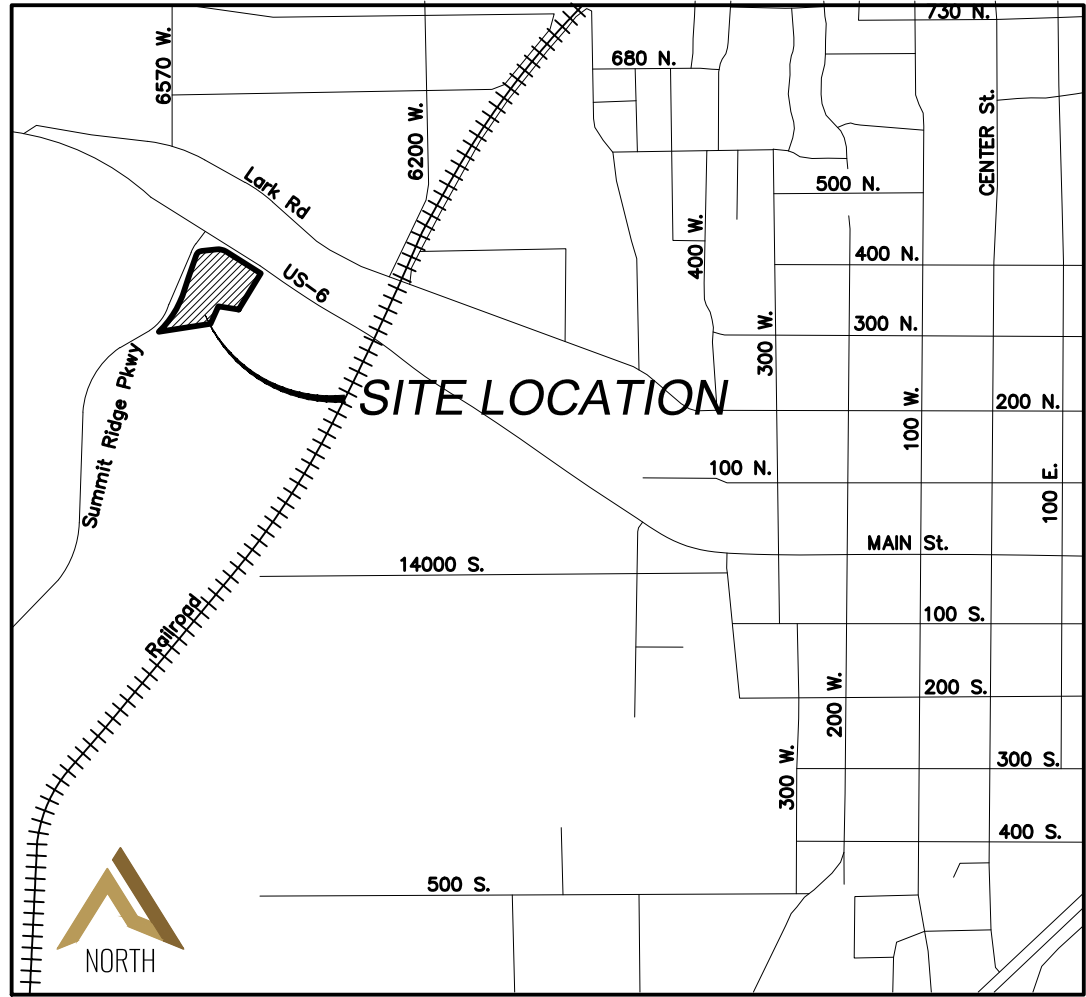
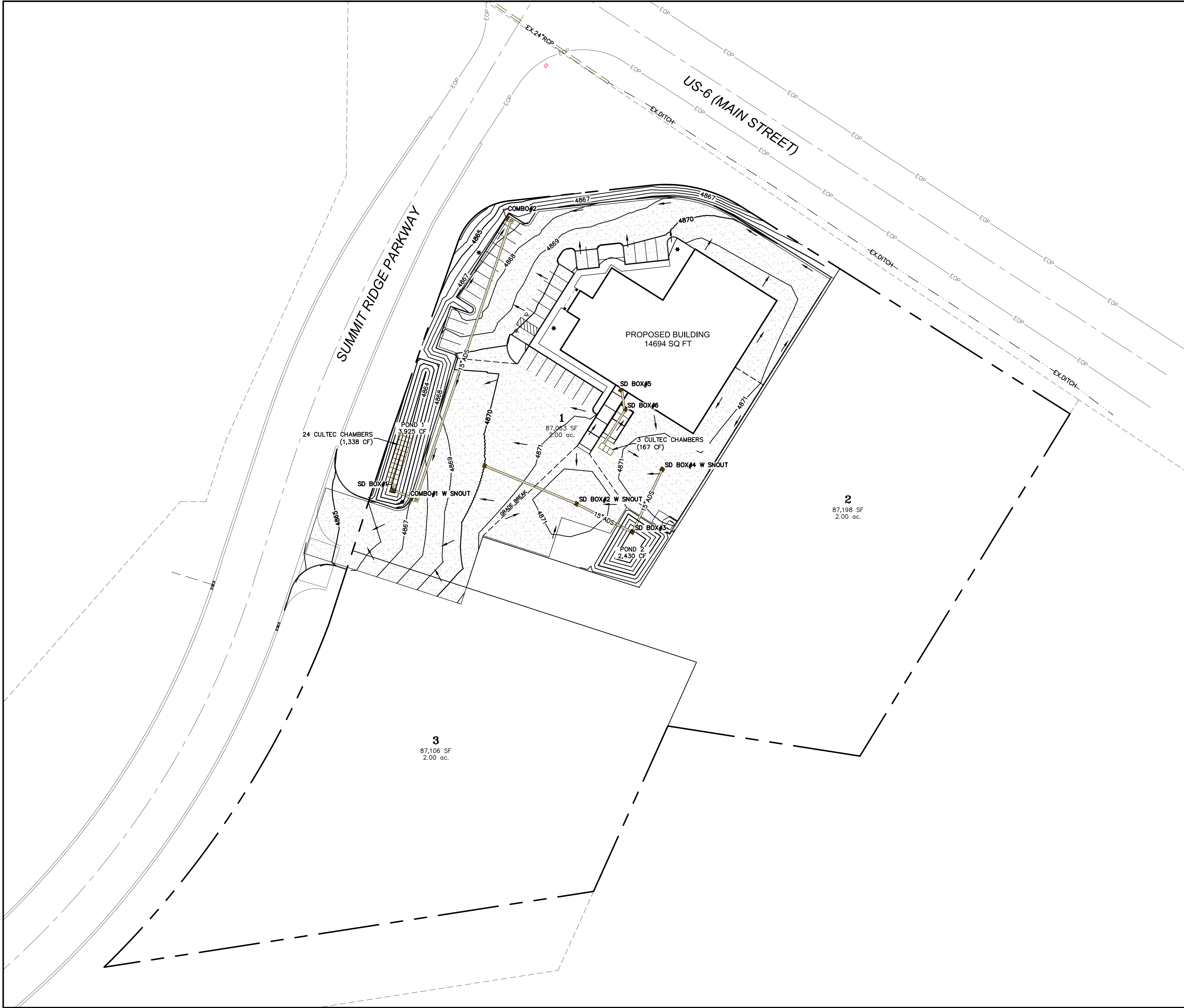
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\03-UTILITY PLANDWG



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
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0 10 20 40 80 120

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

SHEET NO.

4

DRAINAGE PLAN

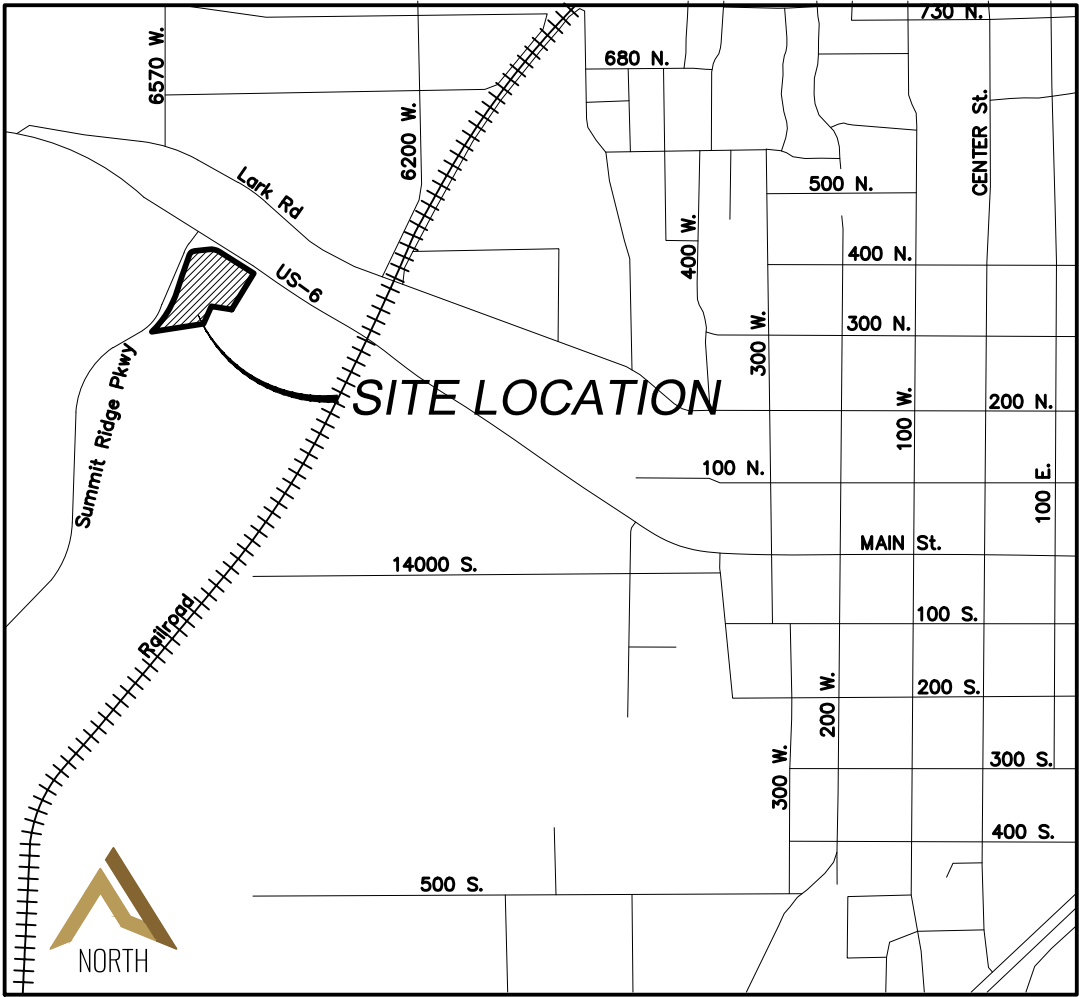
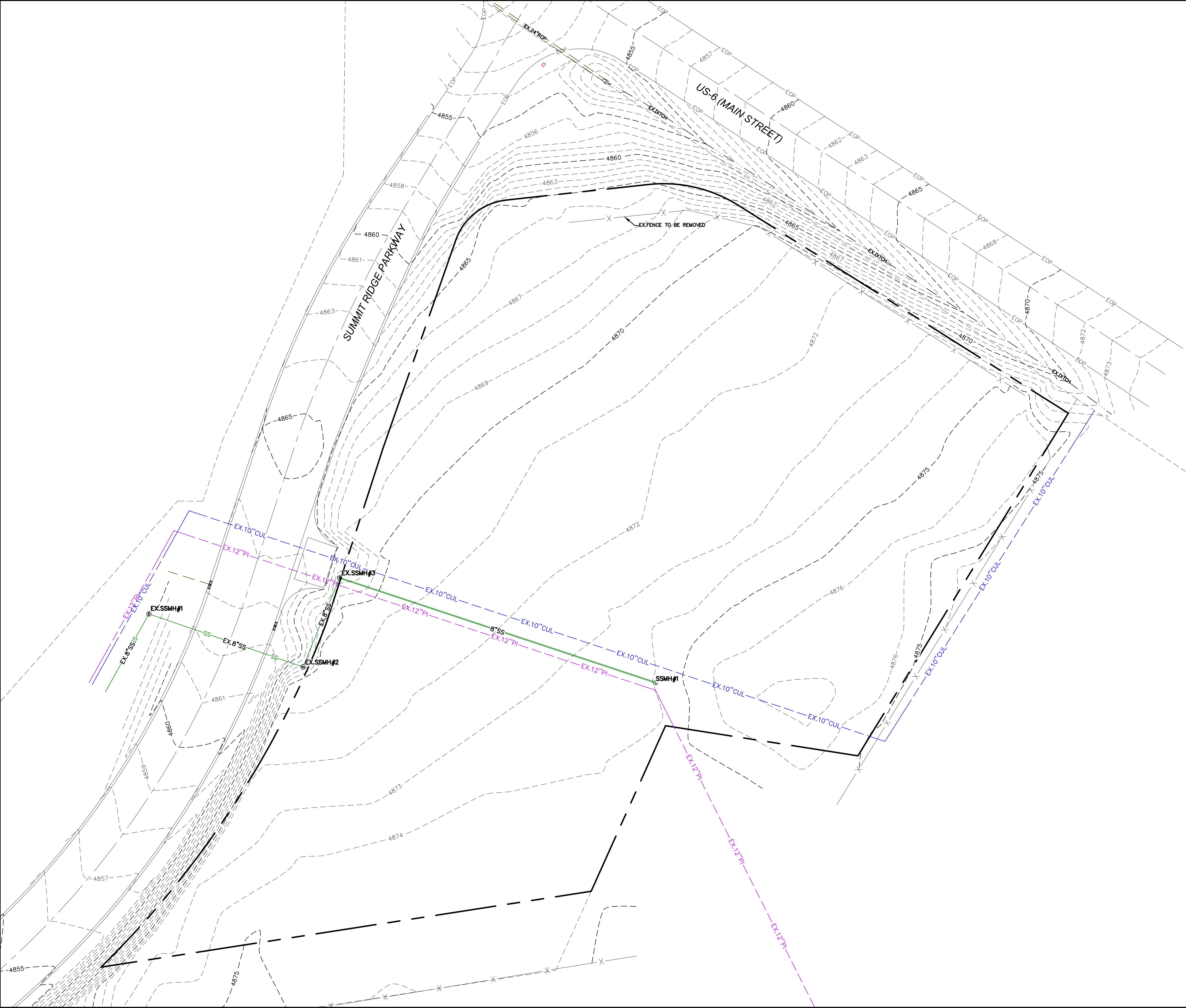
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

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

Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\04-DRAINAGE PLANDWG



VICINITY MAP
-NTS-

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0 10 20 40 80 120

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

SHEET NO.

5

EXISTING TOPOGRAPHY

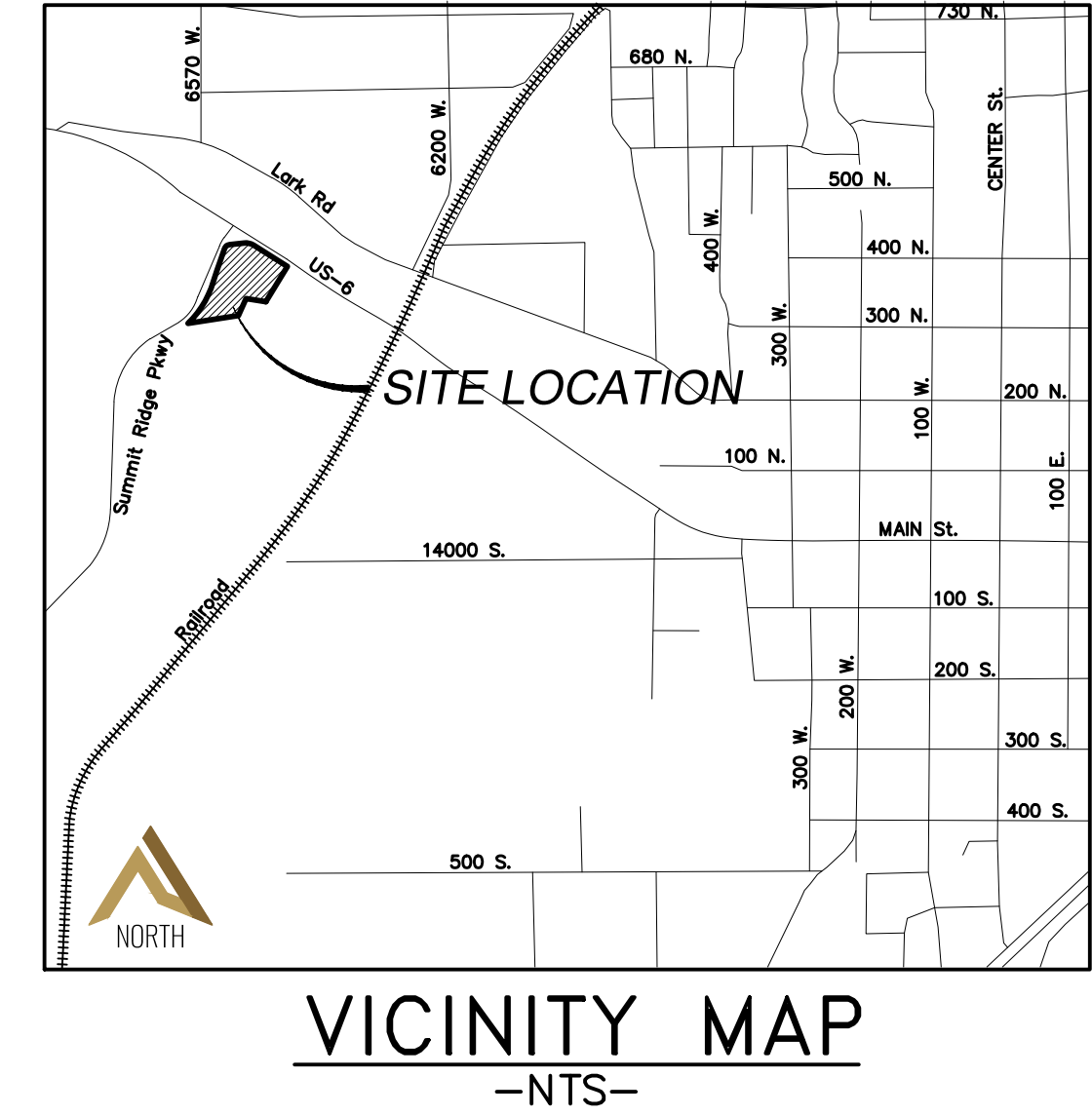
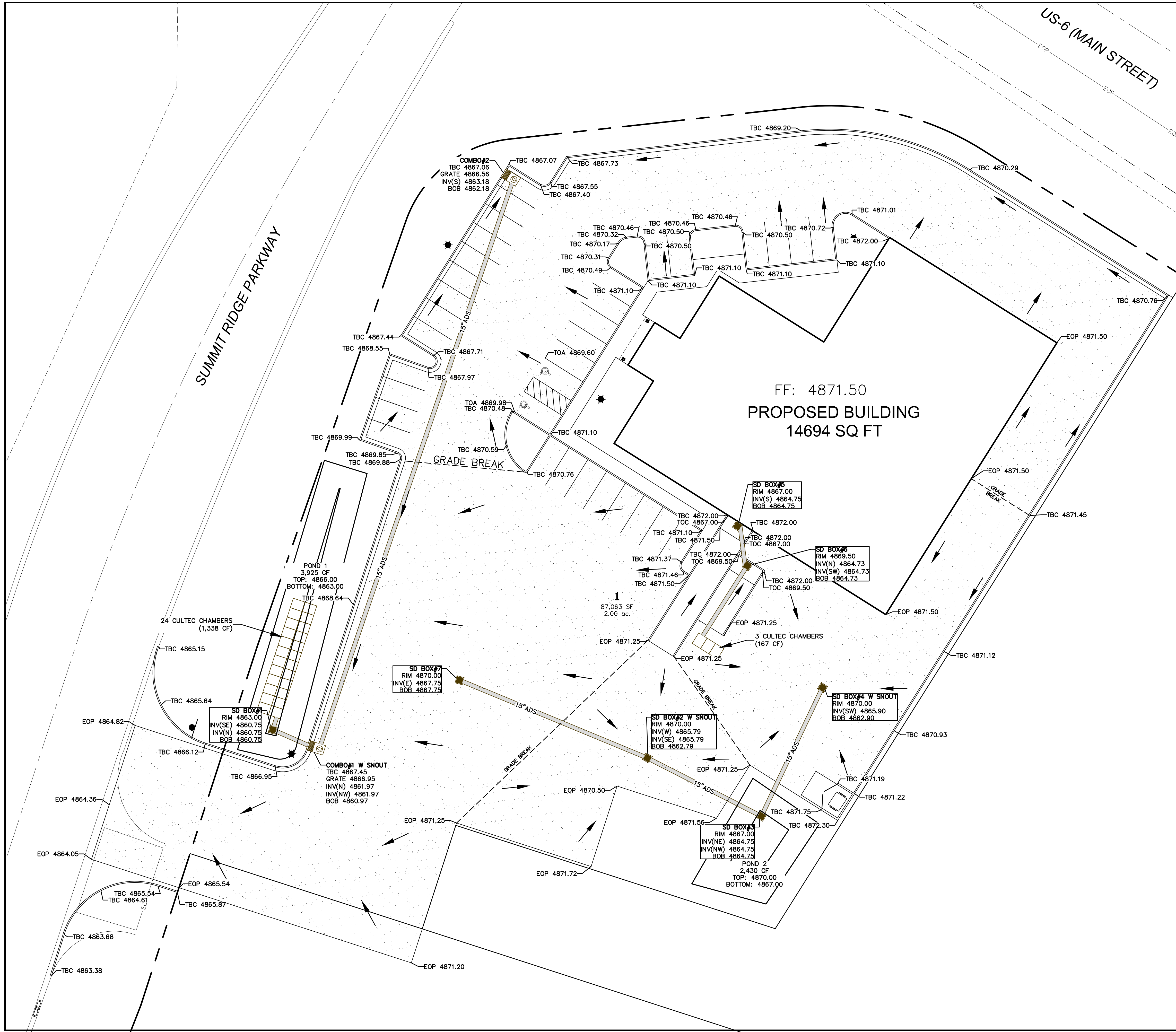
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

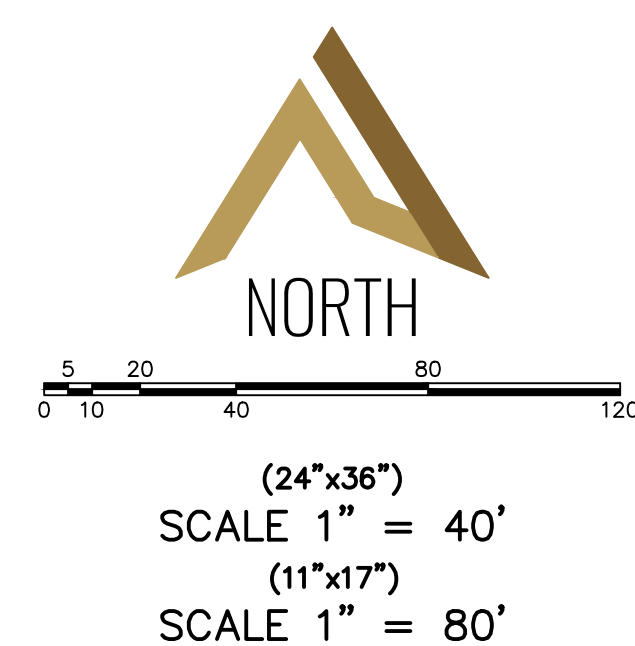
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

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- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
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SHEET NO.
6

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TBC PLAN

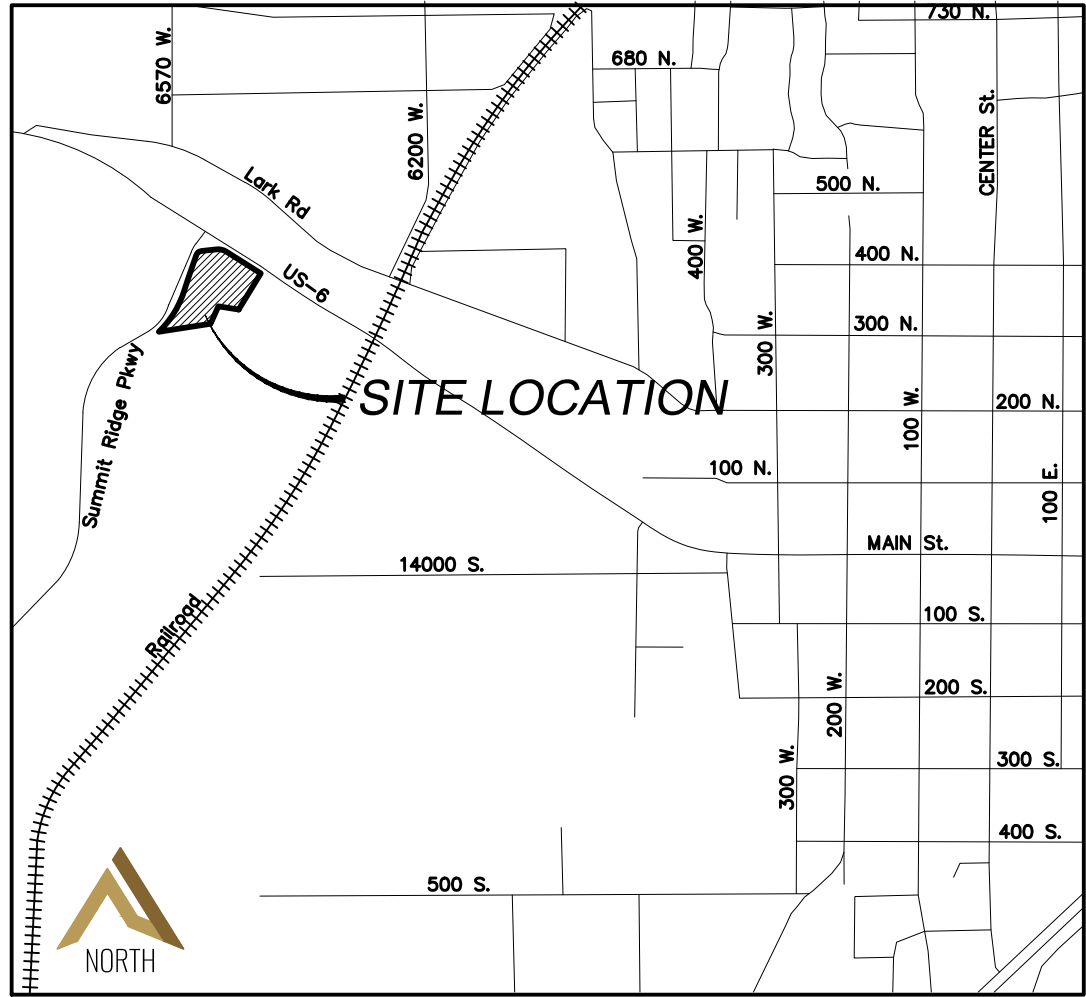
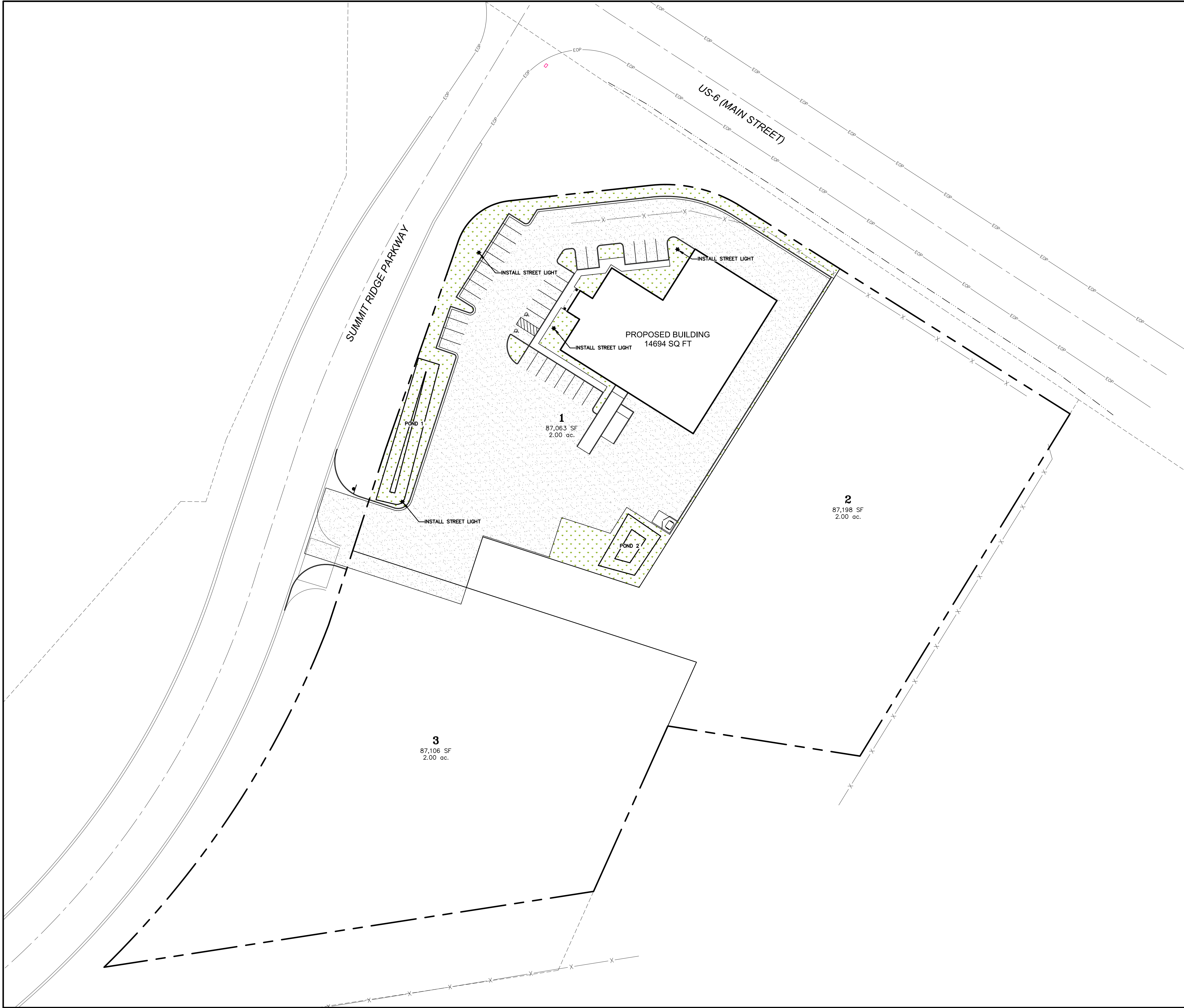
SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN.CADD\PRELIMINARY\06-TBC PLANDWG



VICINITY MAP
-NTS-

LEGEND

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0 10 20 40 80 120

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

SHEET NO.

7

PHOTOMETRIC PLAN

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

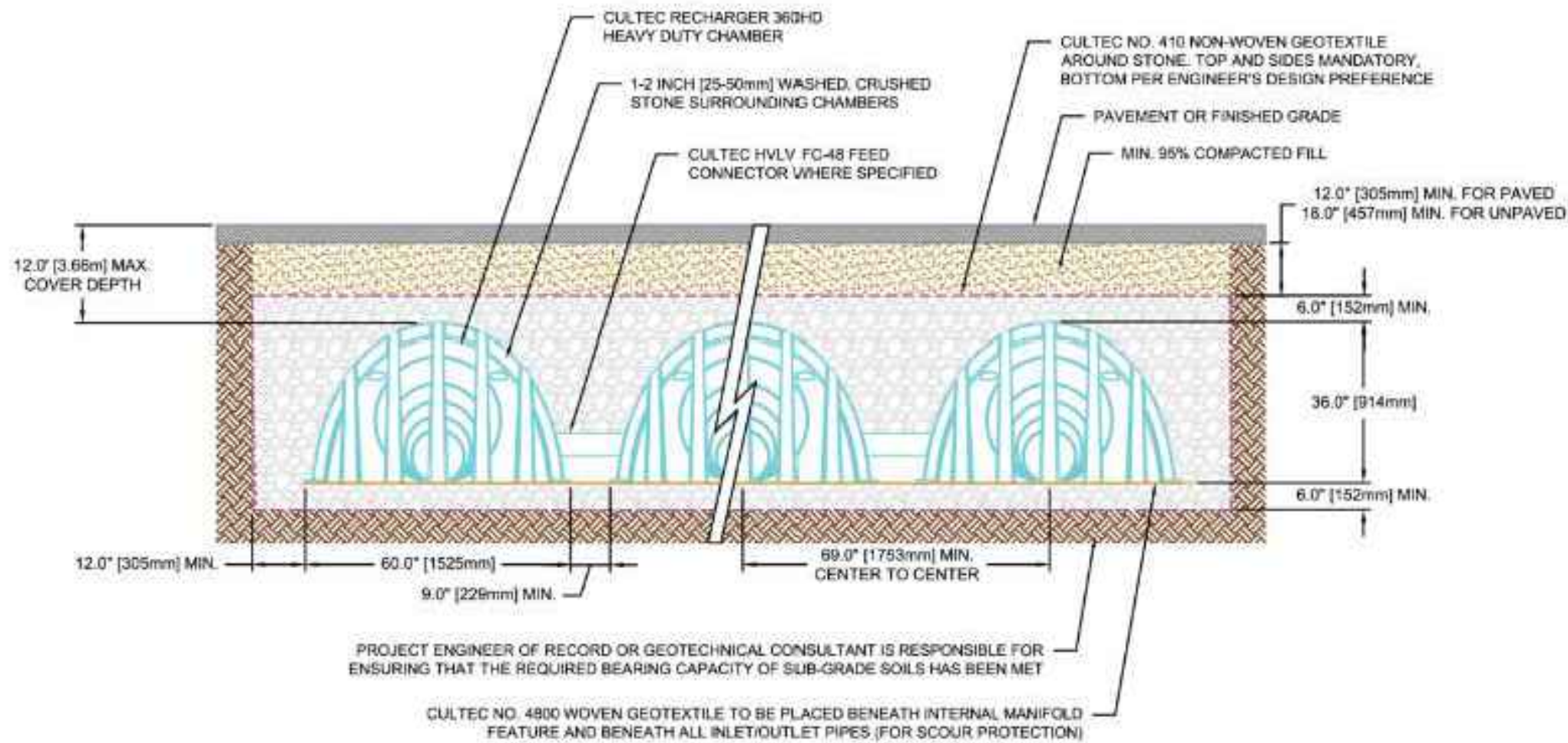
PHONE 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

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INSTALLATION INSTRUCTIONS FOR STORMWATER

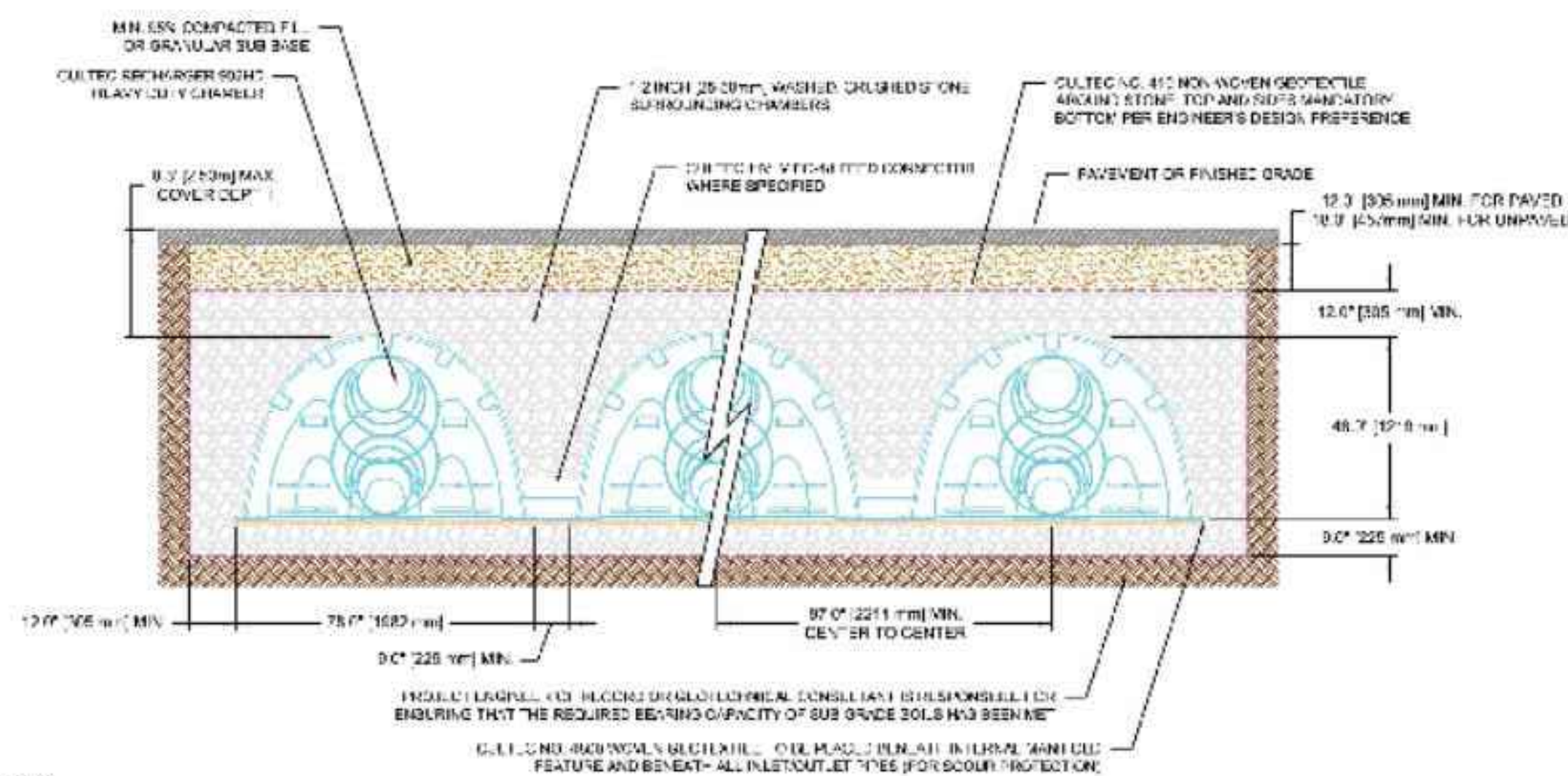


Recharger 360HD Typical Cross Section for Traffic Applications



- NOTES:
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
 - INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
 - MAXIMUM PERMANENT (50-YEAR) COVER LOAD
 - 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
 - THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

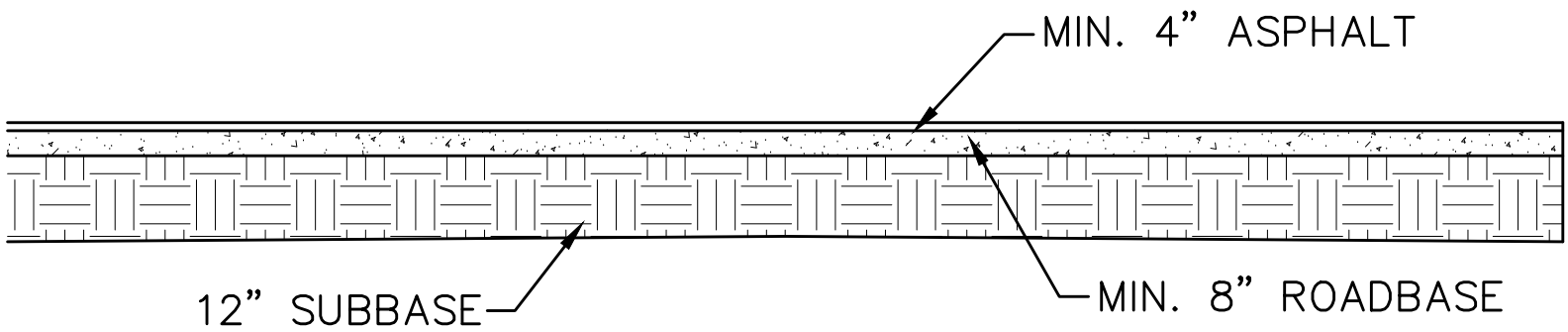
Recharger 902HD Typical Cross Section for Traffic Applications



- NOTES:
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For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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PARKING LOT CROSS SECTION

-NTS-

SHEET NO.

DT-01

DETAIL SHEET

SANTAQUIN, UTAH

BDS COMMERCIAL SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-0565
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601



Z:\2023\23-035 BDS COMMERCIAL WAREHOUSE SITE PLAN\CADD\PRELIMINARY\08-DETAILS.DWG

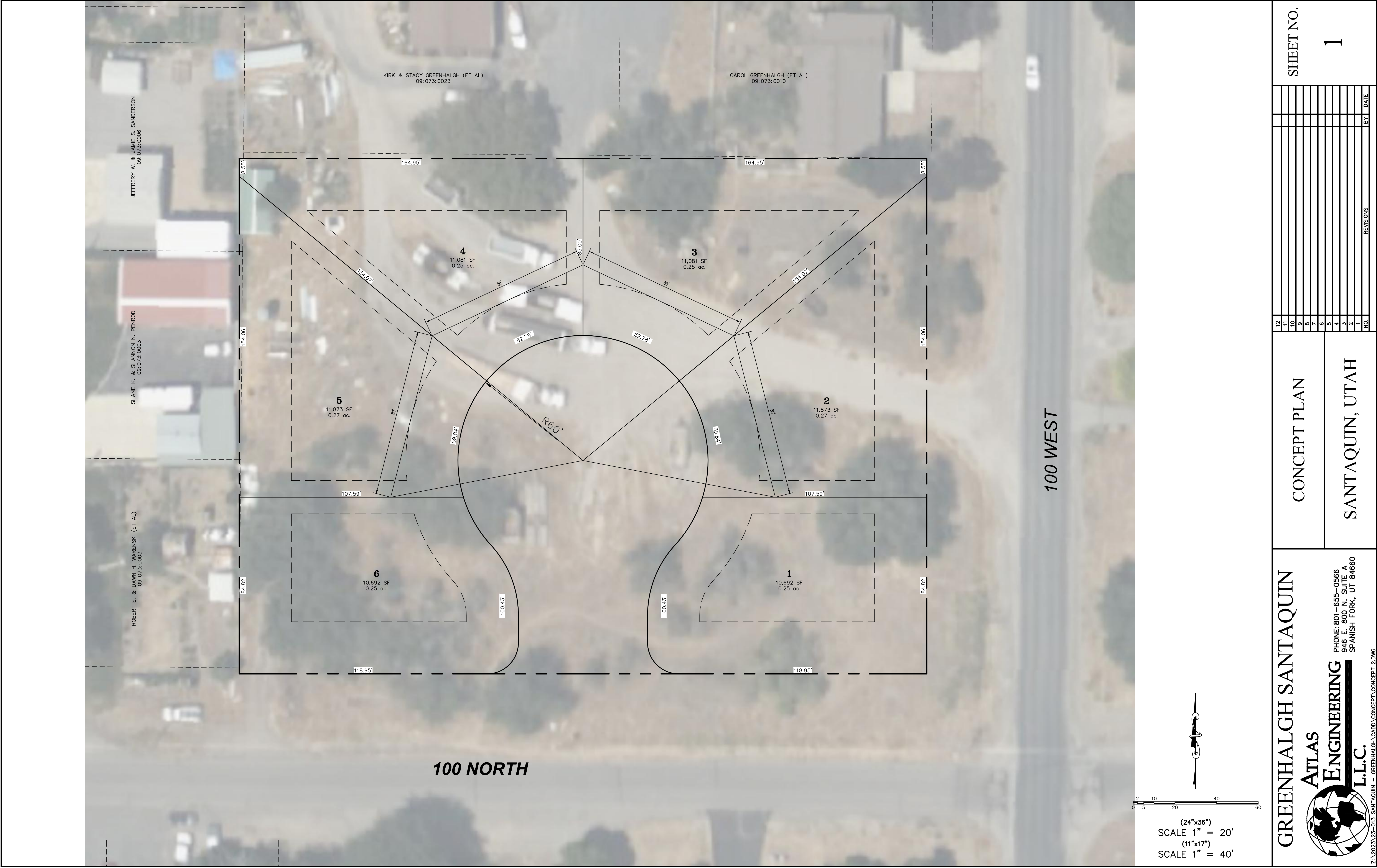
PROFILE VIEW: SEWER 1 - 2+90
SCALE: 8
DATUM: 4850.00



SANTAQUIN, UTAH

DT-02

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NO.	REVISIONS	BY	DATE



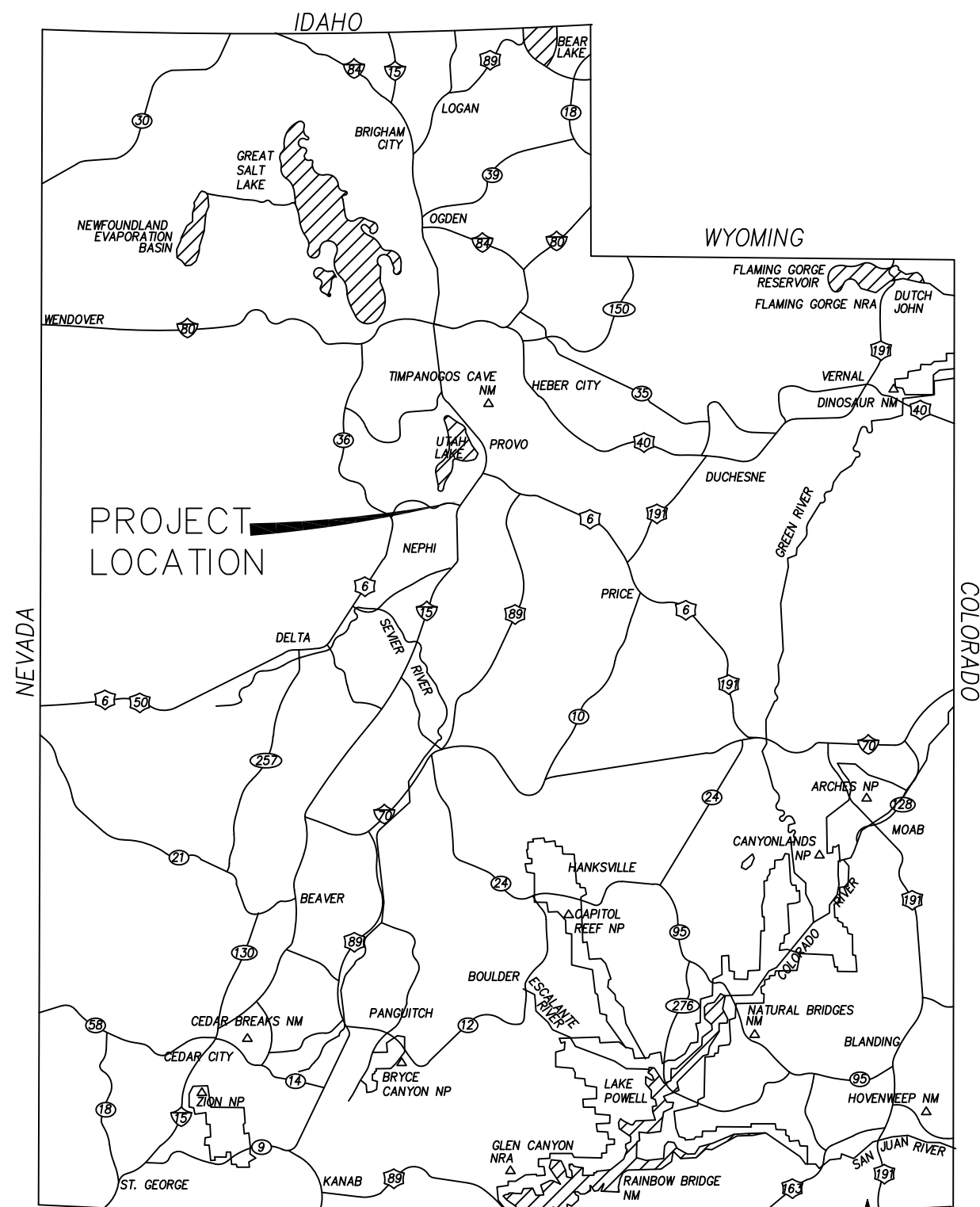
SITE DEVELOPMENT CONSTRUCTION PLANS

STRATTON ACRES SUBDIVISION PHASE 2

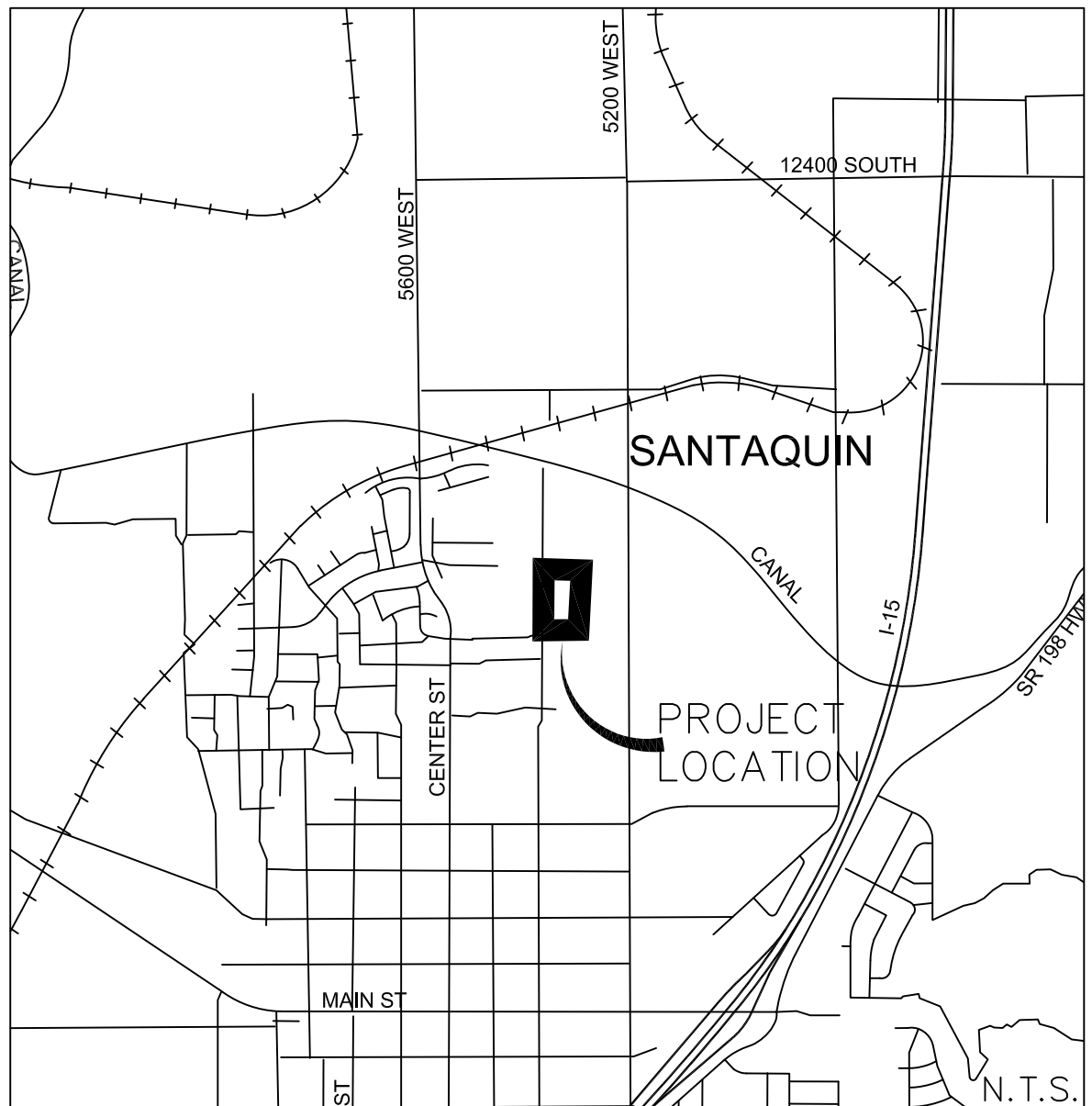
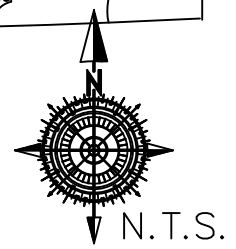
LOCATION

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

PRELIMINARY
October 13, 2022

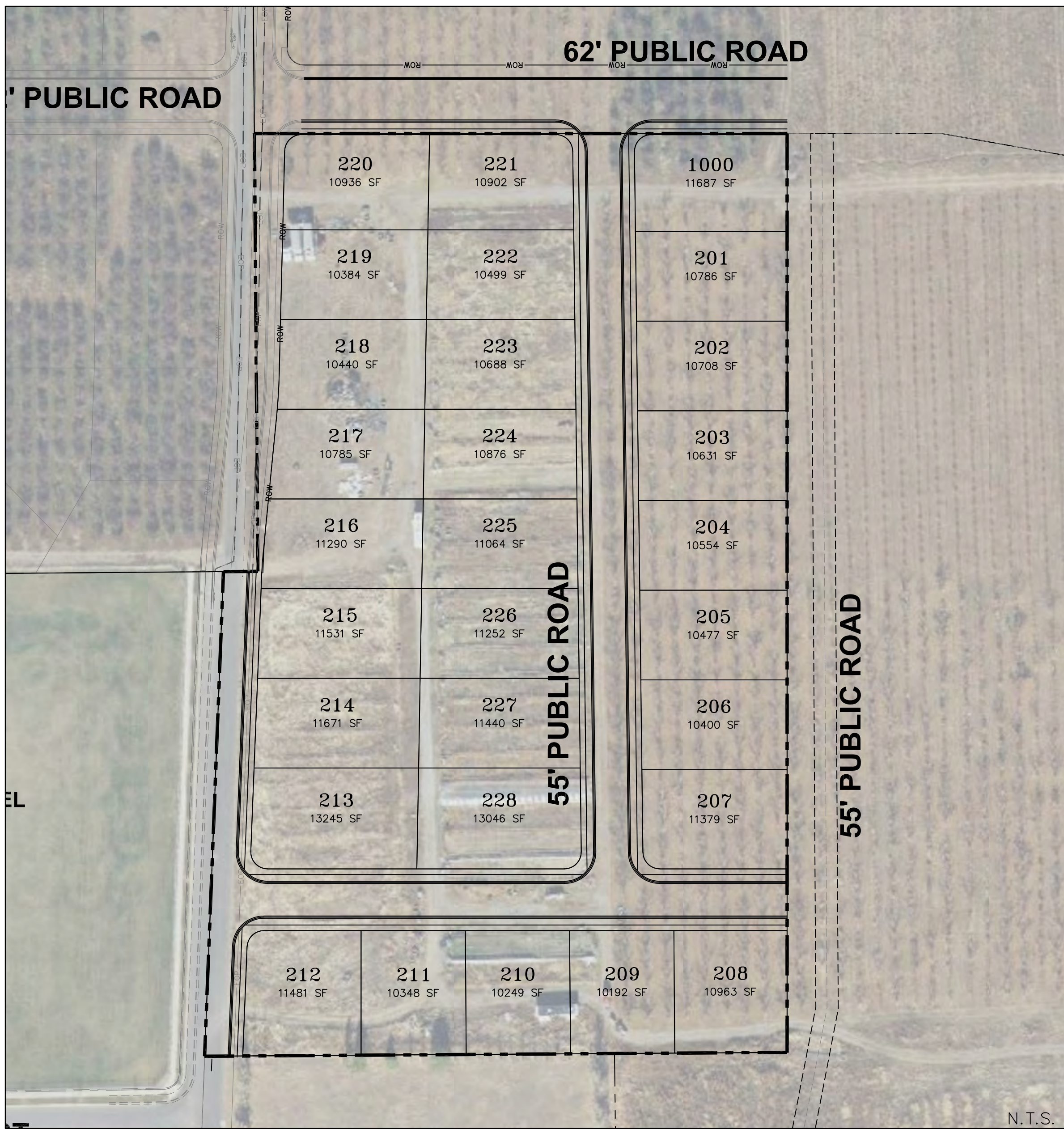


VICINITY MAP

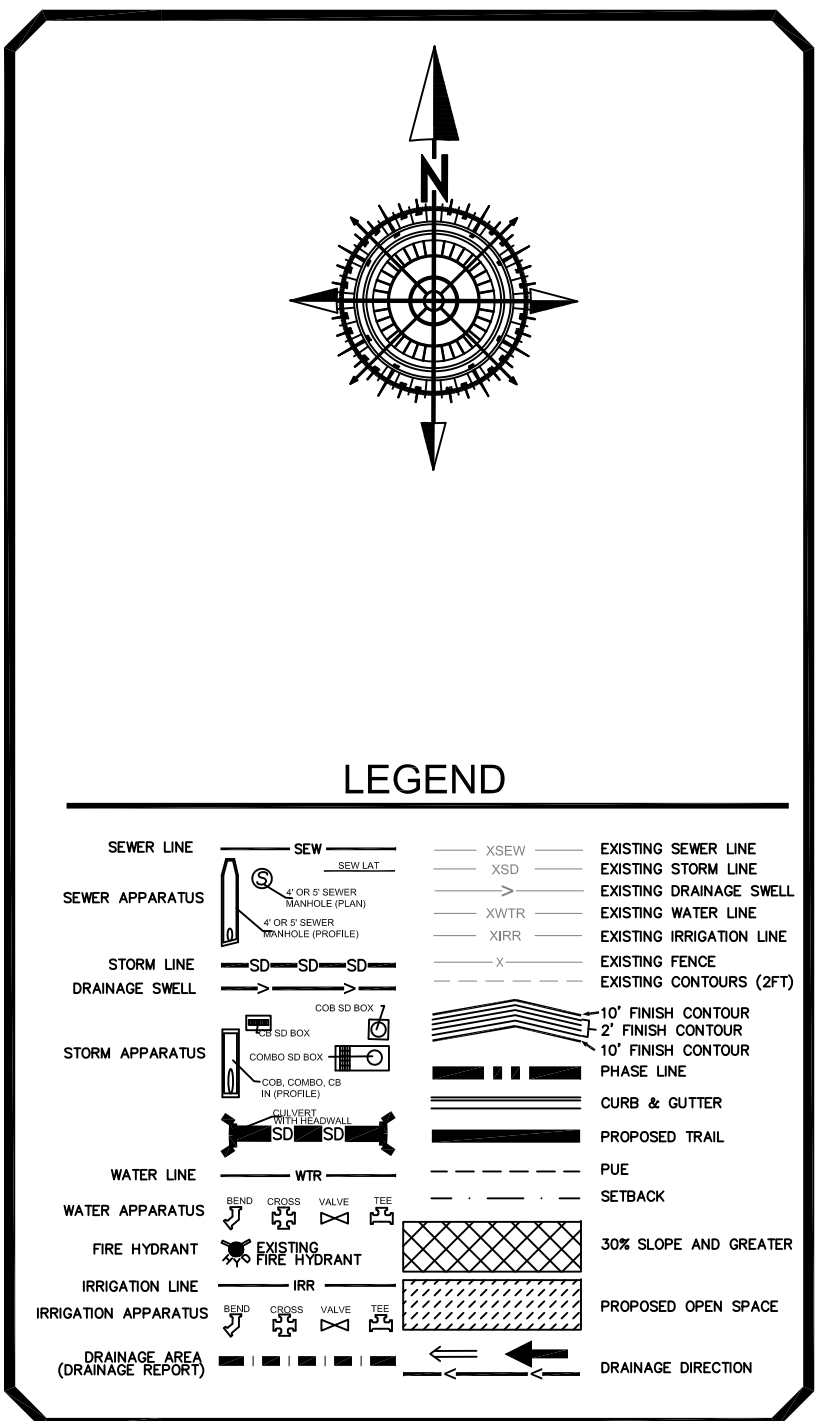


PROPERTY OWNER:
STRATTON ACRES LLC
KAMERON SPENCER
847 E DRAPER MEADOW LANE
DRAPER, UTAH 84020
801-330-0546

ENGINEER:
GATEWAY CONSULTING INC.
PAUL WATSON
PO BOX 951005
RIVERTON, UTAH 84095
801-694-5848



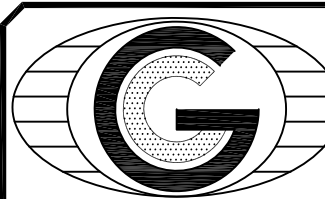
NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all 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'.



REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

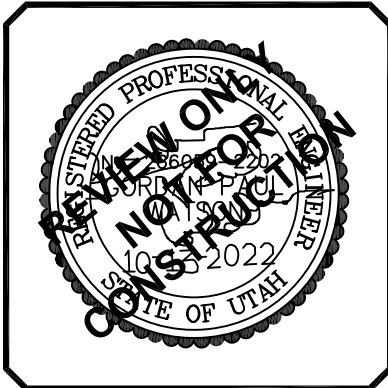
INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY
	PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G1-G2	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
DRAIN	SITE DRAINAGE PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	ROYAL LAND DRIVE
PP2	200 EAST
PP3	EAST ROAD
PP4	SOUTH ROAD
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ER1-ER2	EROSION CONTROL NOTES AND DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4	STORM WATER DETAILS
D5	PRESSURIZED IRRIGATION DETAILS
D6	STREET LIGHT AND SIGNAGE DETAILS

ZONE	R-10
LOTS	28
ACREAGE	9.3ac.
ACREAGE LOTS	7.08ac.
ACREAGE ROW	1.96ac.
DENSITY	3 lots to the ac.



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



SHEET NO. 1

PARCEL 1:

ALSO that portion of land acquired by Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007.

Beginning at a point located North 89°32'33" East along the quarter section line 1, 136.25 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 01°41'33" East 17.18 feet; thence along the arc of a 790.00 foot radius curve (radius bears North 14°48'36" East) 80.27 feet through a central angle of 05°49'18" (Chord: South 78°06'03" East 80.23 feet) to said quarter section line; thence South 89°32'33" West along said quarter section line 79.02 feet to the point of beginning.

PARCEL 2:

PARCEL 3:

LESS AND EXCEPTING the following:

ALSO LESS AND EXCEPTING the following:

18.-22. {Not a survey matter}

Basis of Bearing is North 89°32'33" East between the East Quarter corner and the West Quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian as shown hereon.

Contains: 21.69 Acres

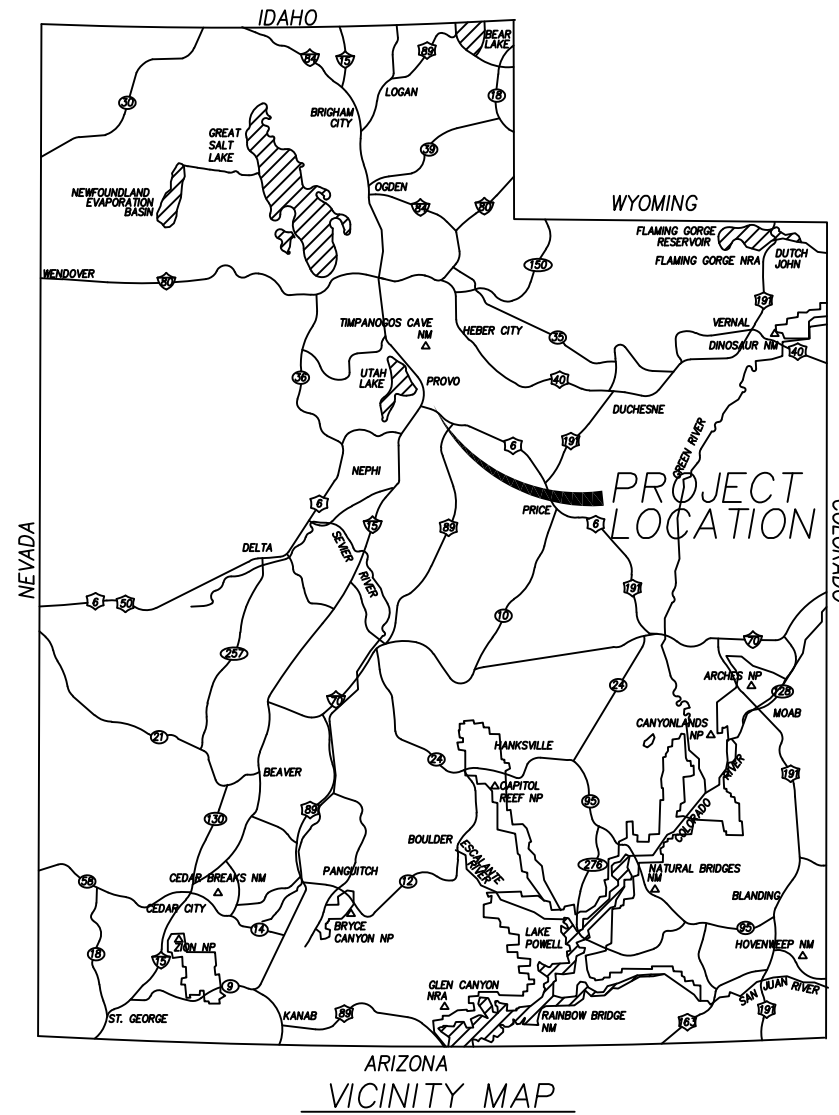
SHEET NO. **1/2**



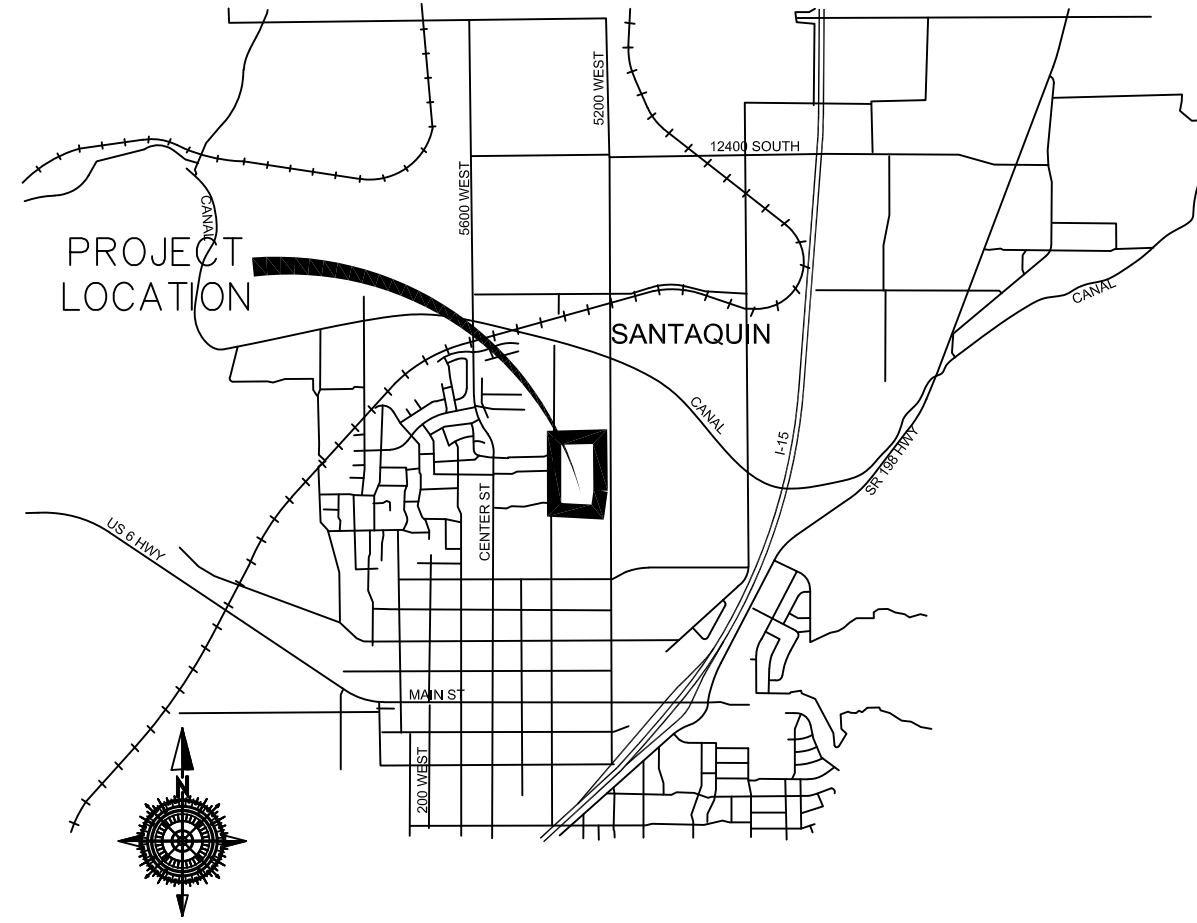
STRATTON ACRES SUBDIVISION PHASE 2

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

PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP

NOTES:

1. 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.
2. NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALL FRONT AND SIDE YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
4. 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.
5. 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.

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 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____, 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

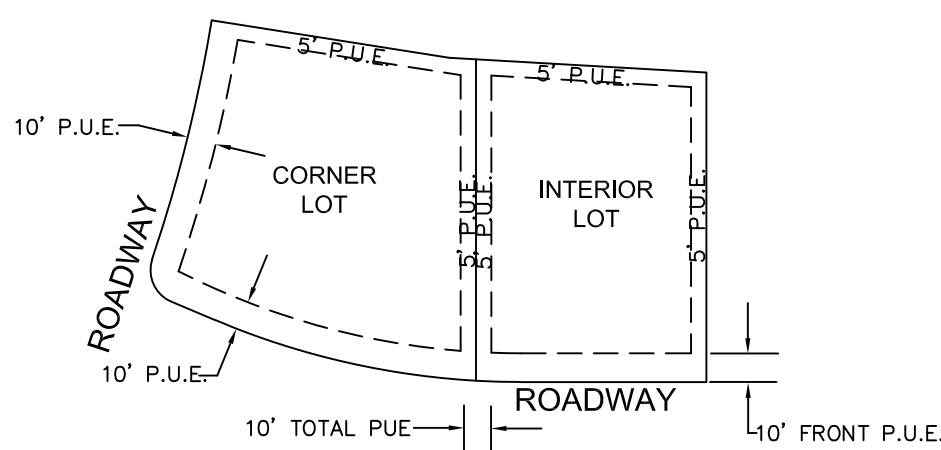
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY 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____

By _____

Title _____

TYPICAL LOT P.U.E. DETAILS

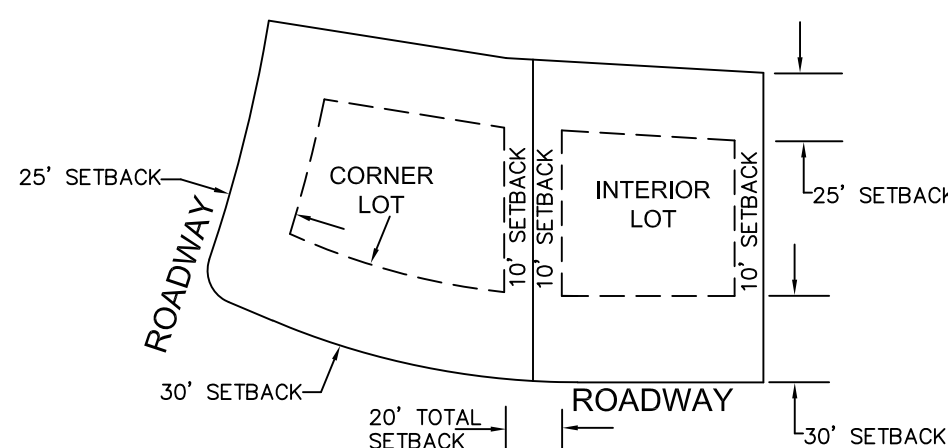


INTERIOR AND CORNER LOTS UNLESS OTHERWISE NOTED ON PLAT

- 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

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 _____, who after being 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

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEFG CONSULTING, LLC 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 ACRES SUBDIVISION PHASE 2. 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 DATA COMPILED 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 S 89°23'33" W 1,536.13 FEET ALONG THE ¼ SECTION LINE FROM THE WEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF SANTAQUIN ACRES PHASE 1, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING 2 CALLS: 1) THENCE N 89°32'33" E 30.71 FEET, 2) THENCE N 00°27'27" W 390.47 FEET, THENCE EAST 475.18 FEET, THENCE S 00°00'03" E 819.47 FEET, THENCE S 89°37'06" W 519.60 FEET, THENCE N 02°13'39" E 432.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 28 LOTS AND 9.30 ACRES.

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)

STRATTON ACRES LLC
XXXXXXX (MANAGER)

STRATTON ACRES LLC
KAMERON SPENCER (MANAGER)

STRATTON ACRES SUBDIVISION PHASE 2

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 ADMINISTRATIVE BODY

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

APPROVED BY MAYOR _____

APPROVED _____
ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

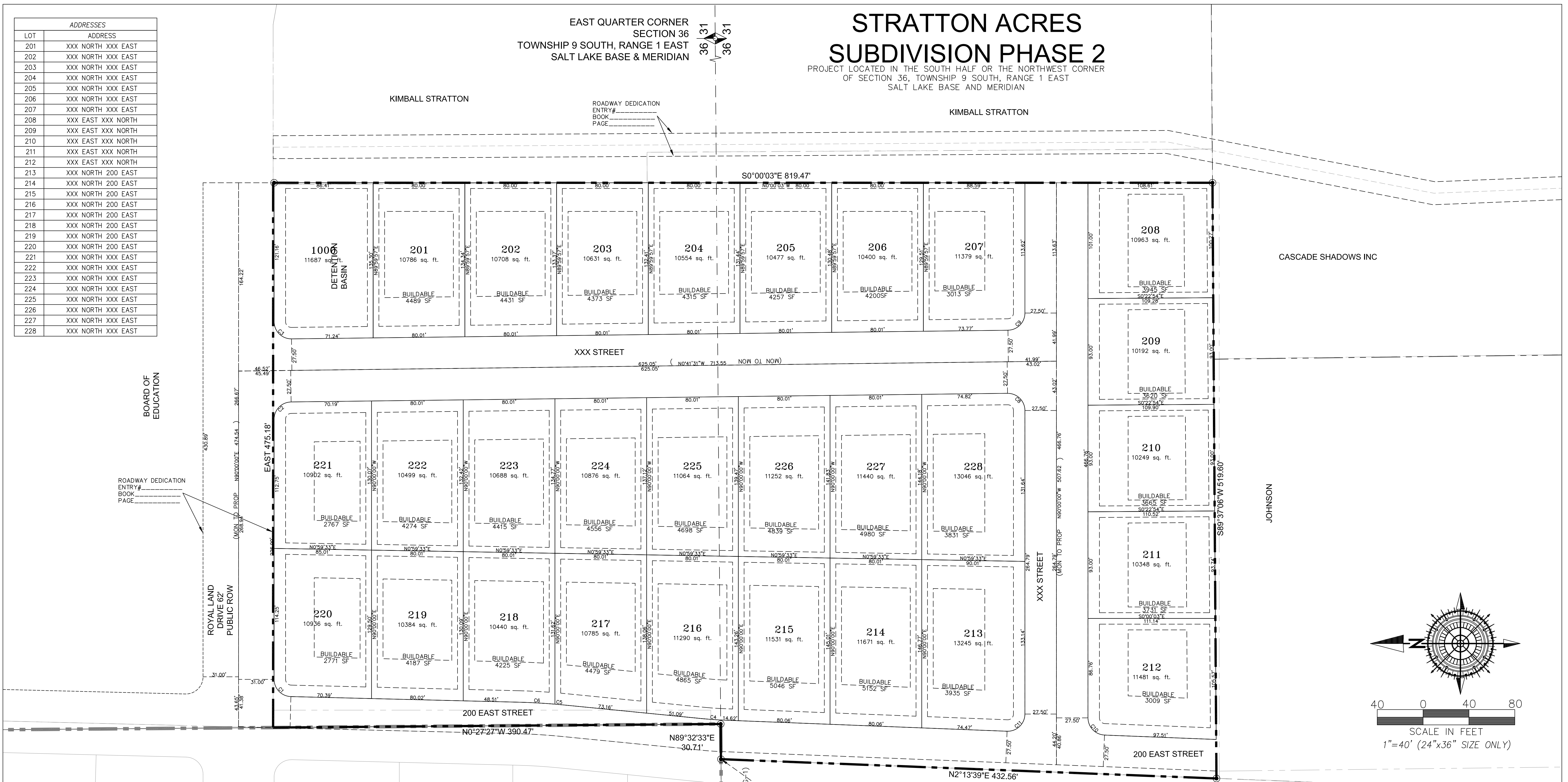
SHEET NO

1
2

ADDRESSES	
LOT	ADDRESS
201	XXX NORTH XXX EAST
202	XXX NORTH XXX EAST
203	XXX NORTH XXX EAST
204	XXX NORTH XXX EAST
205	XXX NORTH XXX EAST
206	XXX NORTH XXX EAST
207	XXX NORTH XXX EAST
208	XXX EAST XXX NORTH
209	XXX EAST XXX NORTH
210	XXX EAST XXX NORTH
211	XXX EAST XXX NORTH
212	XXX EAST XXX NORTH
213	XXX NORTH 200 EAST
214	XXX NORTH 200 EAST
215	XXX NORTH 200 EAST
216	XXX NORTH 200 EAST
217	XXX NORTH 200 EAST
218	XXX NORTH 200 EAST
219	XXX NORTH 200 EAST
220	XXX NORTH 200 EAST
221	XXX NORTH XXX EAST
222	XXX NORTH XXX EAST
223	XXX NORTH XXX EAST
224	XXX NORTH XXX EAST
225	XXX NORTH XXX EAST
226	XXX NORTH XXX EAST
227	XXX NORTH XXX EAST
228	XXX NORTH XXX EAST

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

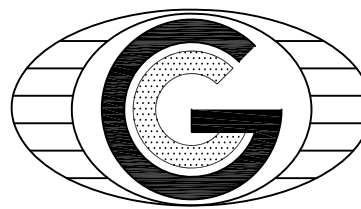
STRATTON ACRES
SUBDIVISION PHASE 2
PROJECT LOCATED IN THE SOUTH HALF OR THE NORTHWEST CORNER
OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.19'	15.00'	20.95'	S45°42'21"W	88°35'18"
C2	23.38'	15.00'	21.08'	N45°20'46"W	89°18'29"
C3	23.74'	15.00'	21.34'	S44°39'14"W	90°41'31"
C4	14.58'	247.50'	14.58'	S3°56'11"W	3°22'30"
C5	7.22'	527.50'	7.22'	S5°13'55"W	0°47'04"
C6	31.56'	527.50'	31.55'	S3°07'32"W	3°25'40"
C8	23.74'	15.00'	21.34'	N44°39'14"E	90°41'31"
C9	23.38'	15.00'	21.08'	S45°20'46"E	89°18'29"
C10	22.97'	15.00'	20.79'	S46°07'28"W	87°45'04"
C11	24.15'	15.00'	21.63'	S43°52'32"E	92°14'56"

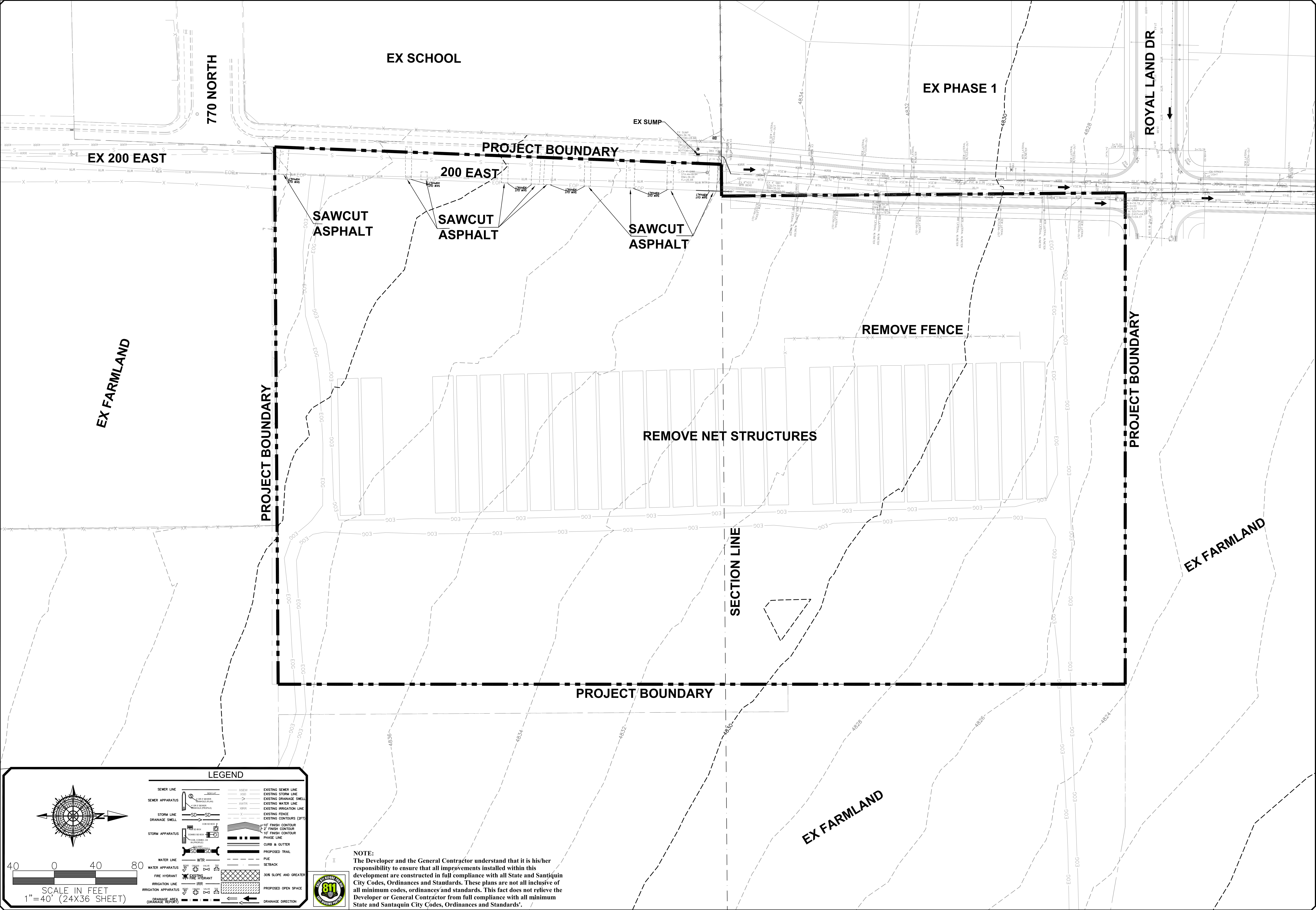
POINT OF BEGINNING:
S 89°32'33" W 1,536.13' (CALC)
S 89°32'33" W 5292.30' (PER THE ORCHARDS PLAT G-1)
S 89°32'33" W 5292.35' (PER THE ORCHARDS PLAT G-1)
BASIS OF BEARING

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

- 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

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



400 0 40 80

SCALE IN FEET
1"=40' (24X36 SHEET)

SEWER LINE

SEWER APPARATUS

STORM LINE

STORM APPARATUS

WATER LINE

WATER APPARATUS

IRRIGATION LINE

IRRIGATION APPARATUS

12" FINISH CONTOUR

10" FINISH CONTOUR

PHASE LINE

CURB & GUTTER

PROPOSED TRAIL

POLE

SETBACK

SOIL SLOPE AND GREATER

PROPOSED OPEN SPACE

DRAINAGE DIRECTION

EXISTING SEWER LINE

EXISTING STORM LINE

EXISTING DRAINAGE SHIELD

EXISTING WATER LINE

EXISTING IRRIGATION LINE

EXISTING FENCE

EXISTING CONTOURS (2FT)

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'.

ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: 1"=40'

NO.

DESCRIPTION

DATE

APP'D

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

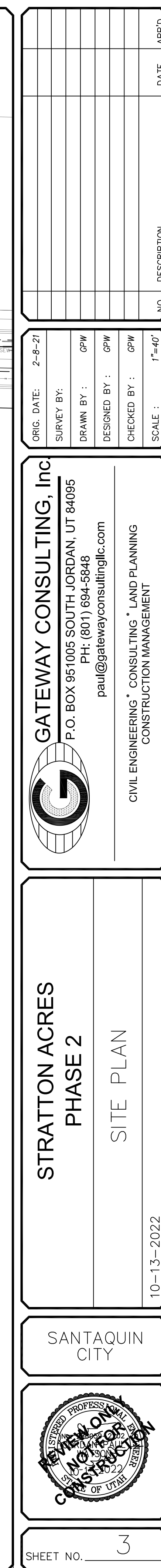
STRATTON ACRES
PHASE 2

EXISTING CONDITIONS
AND DEMOLITION SHEET

10-13-2022

SANTAQUIN
CITY

SHEET NO. 2



NOTE:
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ROYAL LAND DR

ROYAL LAND DRIVE

200 EAST

1000
11687 SF
RETENTION POND

SEE PAGE G2

STRATTON ACRES
PHASE 2
GRADING

10-13-2022

SANTAQUIN CITY

REVIEWED
FOR CONSTRUCTION

APPROVED
FOR CONSTRUCTION

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

ORIG. DATE: 2-8-21

SURVEY BY: GPW

DRAWN BY: GPW

DESIGNED BY: GPW

CHECKED BY: GPW

SCALE: 1"=30'

NO.

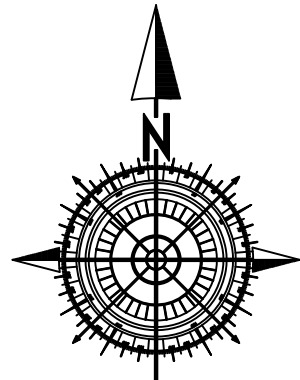
DESCRIPTION

DATE

APP'D

INDEX MAP

NTS

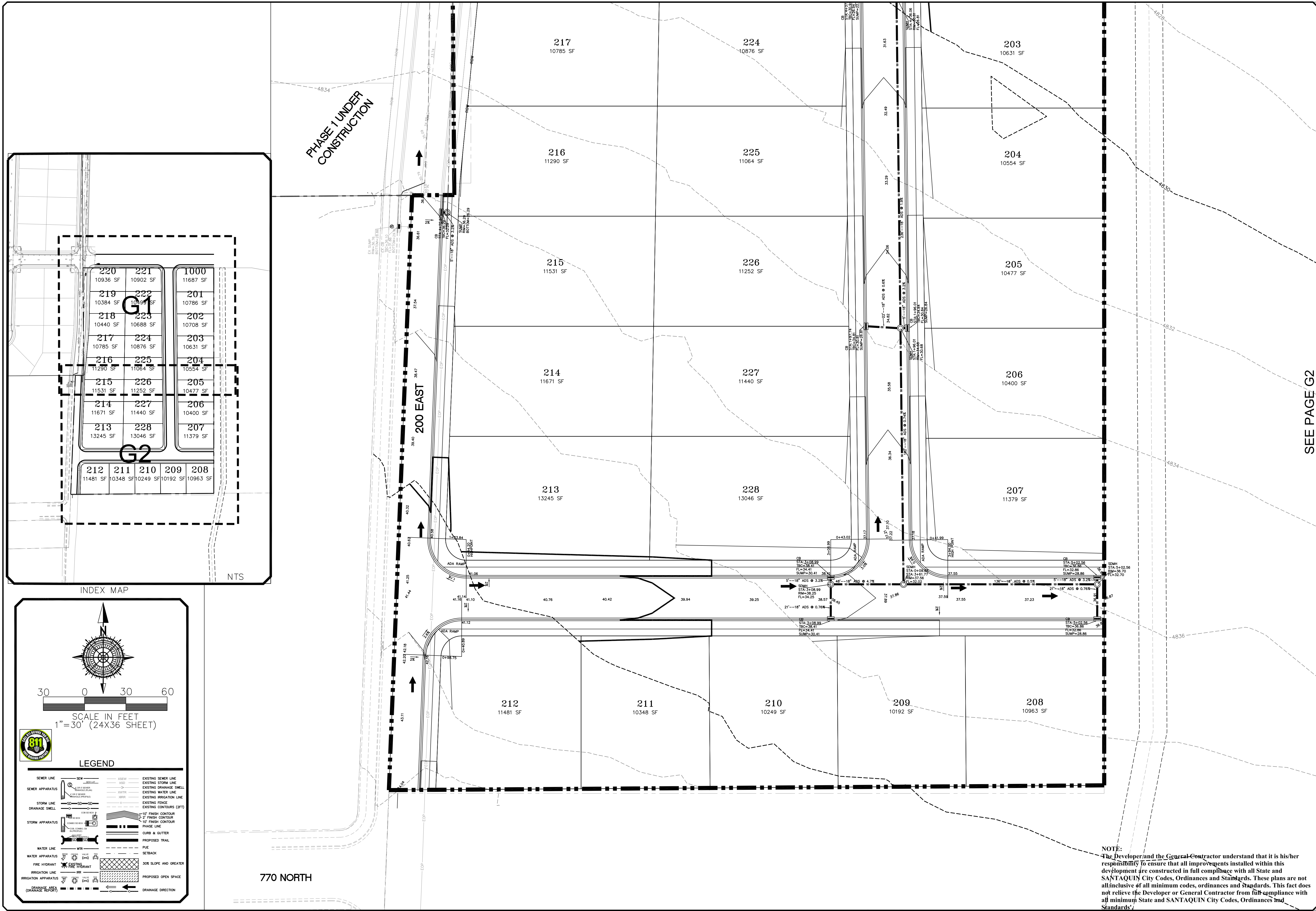


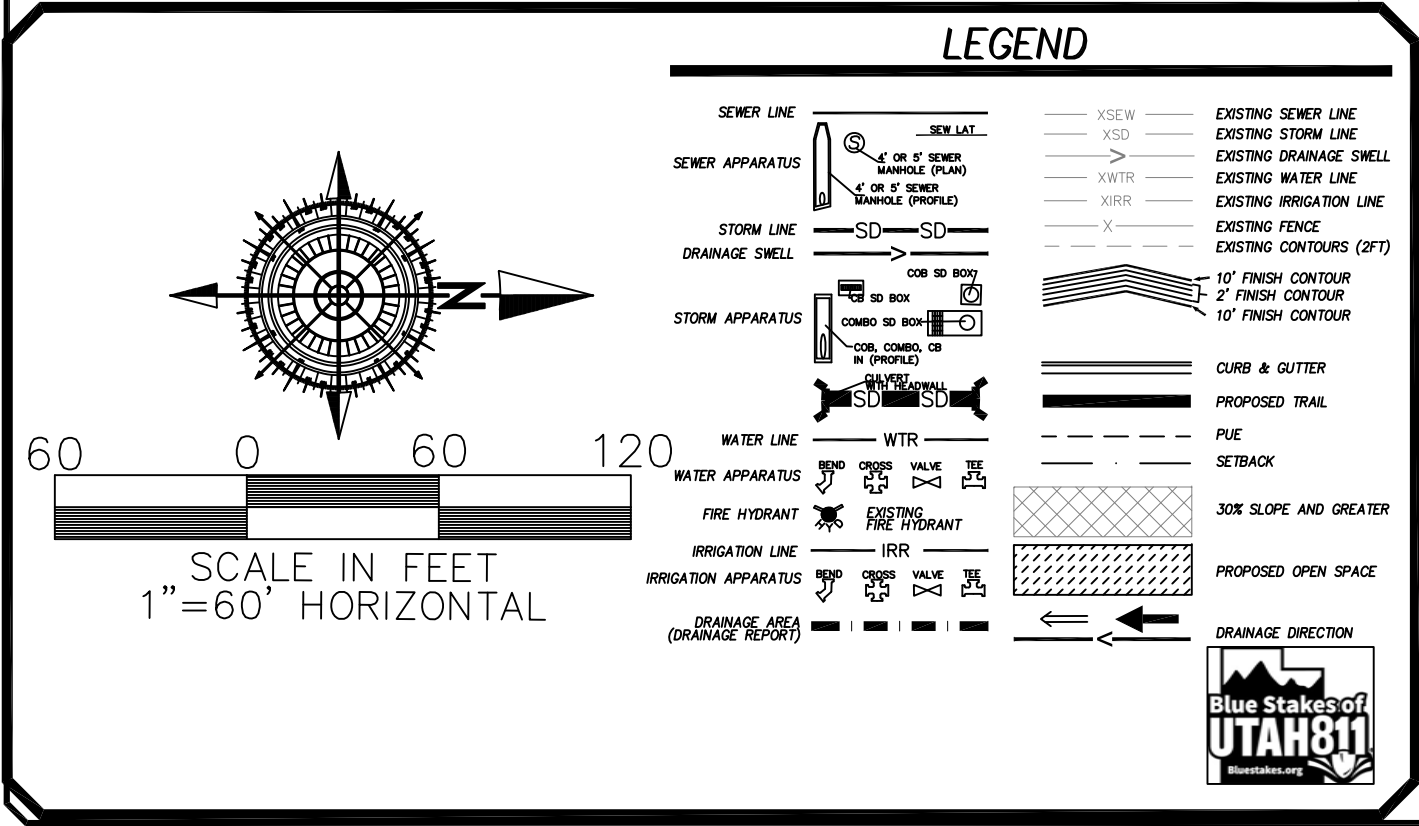
SCALE IN FEET
1"=30' (24X36 SHEET)



LEGEND

SEWER LINE	SEW	EXISTING SEWER LINE	SEW
SEWER APPARATUS	SEW	EXISTING STORM LINE	STO
STORM LINE	STO	EXISTING DRAINAGE SHELL	DSH
DRAINAGE SHELL	DSH	EXISTING WATER LINE	WTR
STORM APPARATUS	STO	EXISTING IRRIGATION LINE	IRR
WATER LINE	WTR	EXISTING FENCE	FNC
WATER APPARATUS	WTR	EXISTING CONTOURS (2 FT)	CON
FIRE HYDRANT	FIR	10' FINISH CONTOUR	10'
IRRIGATION LINE	IRR	2' FINISH CONTOUR	2'
IRRIGATION APPARATUS	IRR	10' FINISH CONTOUR	10'
DRAINAGE AREA (DRAINAGE REPORT)	DA	PROPOSED TRAIL	TR
		SETBACK	SB
		30% SLOPE AND GREATER	30%
		PROPOSED OPEN SPACE	POS
		DRAINAGE DIRECTION	DD





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'.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21	GPW	1"=60'
SURVEY BY:	GPW	
DRAWN BY:	GPW	
DESIGNED BY:	GPW	
CHECKED BY:	GPW	
SCALE:		

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

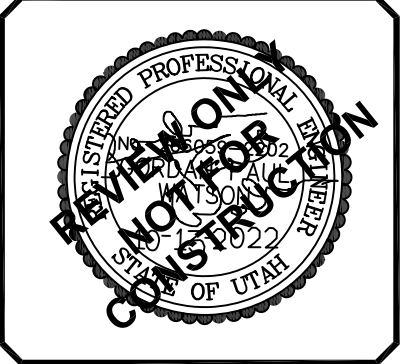
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 2

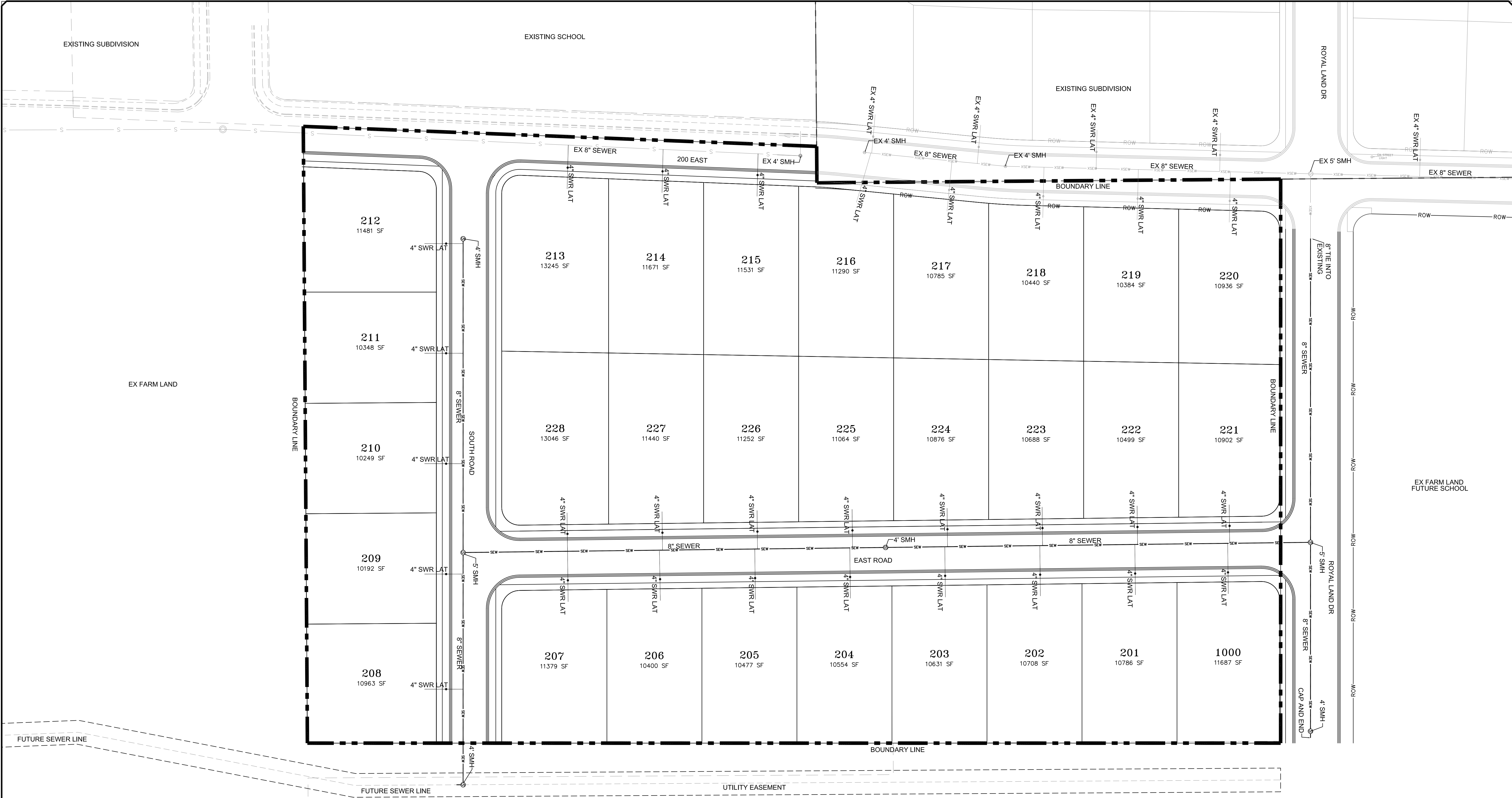
WATER UTILITY SHEET

PRINT DATE: 10-13-2022

SANTAQUIN CITY



SHEET NO. U1



SCALE IN FEET
1"=60' HORIZONTAL

LEGEND

SEWER LINE	NEW LAT	EXISTING SEWER LINE	EXISTING STORM LINE
SEWER APPARATUS	4" OR 8" SEWER MANHOLE (SQUARE)	EXISTING DRAINAGE SHIELD	EXISTING WATER LINE
STORM LINE	SD	EXISTING IRRIGATION LINE	EXISTING FENCE
DRAINAGE SHIELD	SD	EXISTING CONTOURS (FT)	EXISTING CONTOURS (FT)
STORM APPARATUS	SD	15' FINISH CONTOUR	2' FINISH CONTOUR
WATER LINE	WTR	CURB & GUTTER	PROPOSED TRAIL
WATER APPARATUS	WTR	PIE	SETBACK
FIRE HYDRANT	FR	30% SLOPE AND GREATER	PROPOSED OPEN SPACE
IRRIGATION LINE	IRR		
IRRIGATION APPARATUS	IRR		
DRAINAGE DIRECTION			

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"=60'

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

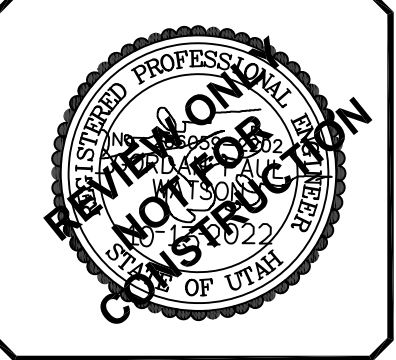
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 2

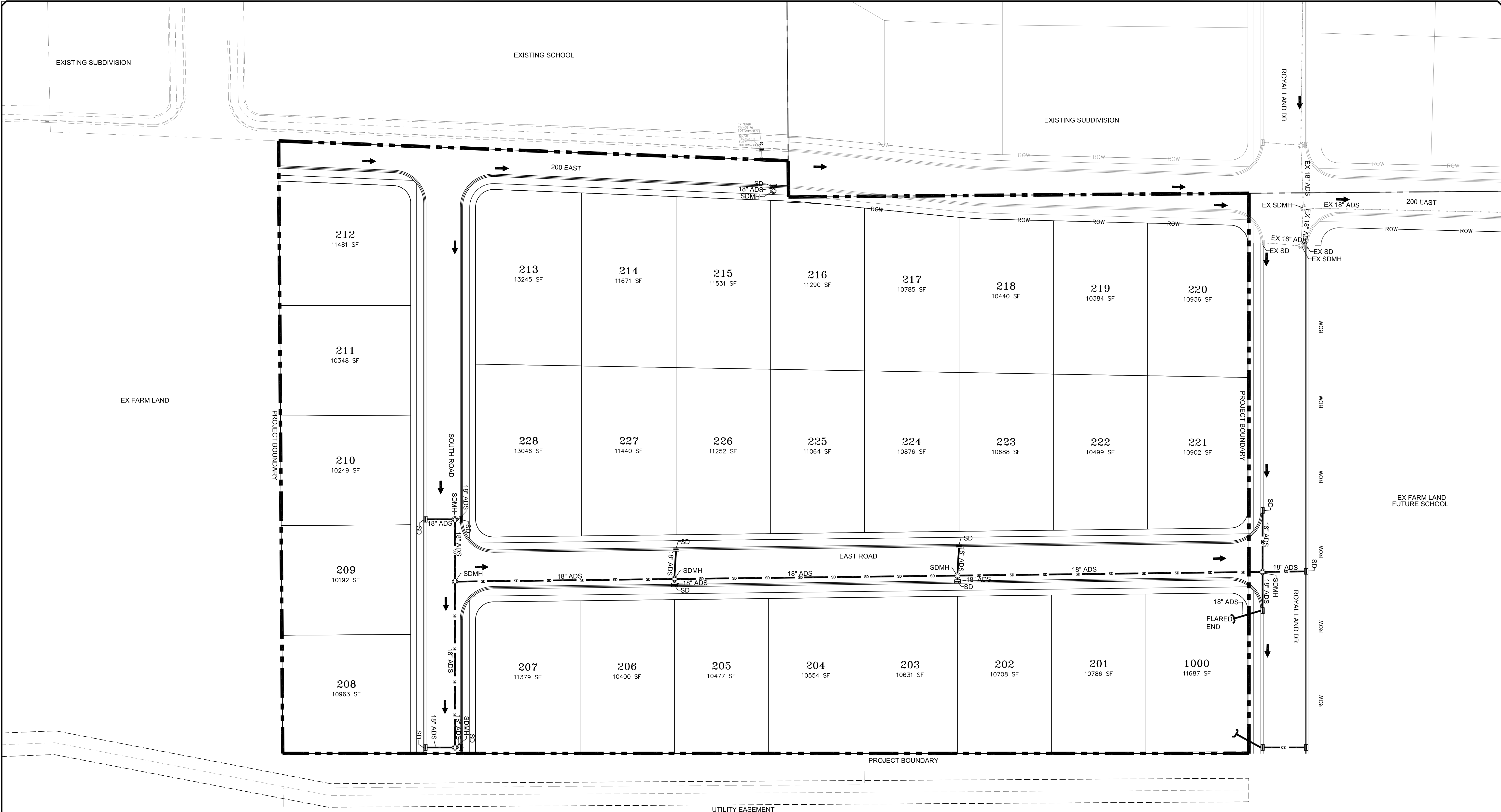
SEWER UTILITY SHEET

PRINT DATE: 10-13-2022

SANTAQUIN CITY



SHEET NO. U2



SCALE IN FEET
1"=60' HORIZONTAL

LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE
WATER LINE	EXISTING IRRIGATION LINE
WATER APPARATUS	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (5 FT)
IRRIGATION APPARATUS	15' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	2' FINISH CONTOUR
	10' FINISH CONTOUR
	CURB & GUTTER
	PROPOSED TRAIL
	PAVE
	SETBACK
	SOIL SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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NO.	DESCRIPTION	DATE	APP'D

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DESIGNED BY:	GPW
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SCALE:	1"=60'

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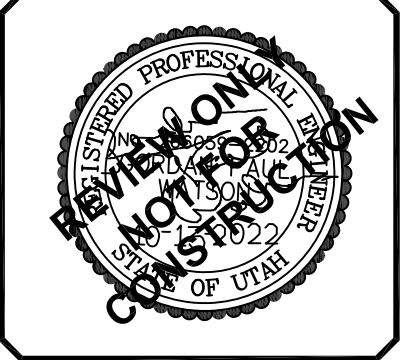
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CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 2

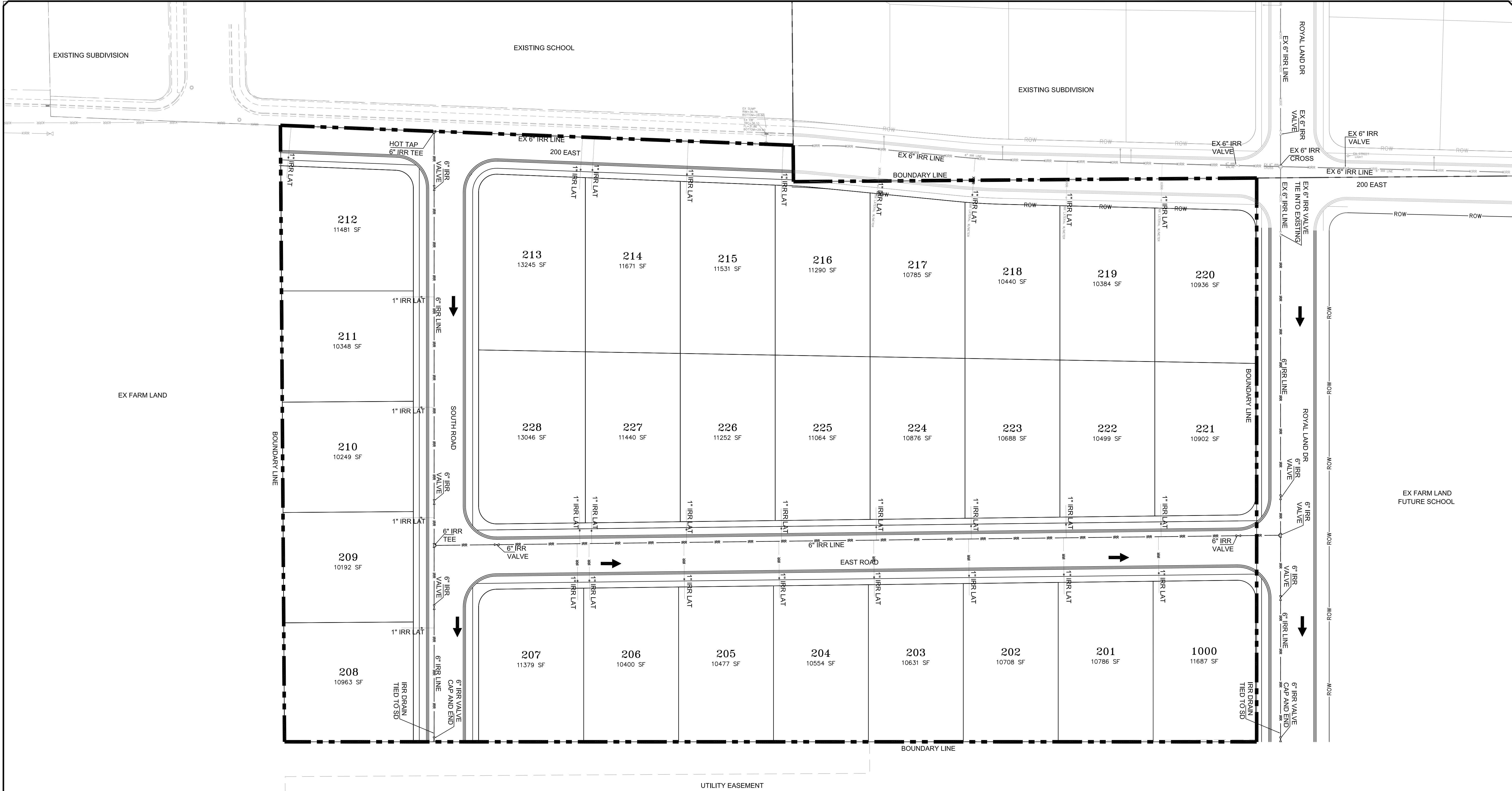
STORM UTILITY SHEET

PRINT DATE: 10-13-2022

SANTAQUIN CITY



SHEET NO. U3



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 CONTOURS (FT)
IRRIGATION APPARATUS	15' FINISH CONTOUR
DRAINAGE AREA	2' FINISH CONTOUR
	10' FINISH CONTOUR
	CURB & GUTTER
	PROPOSED TRAIL
	PAVE
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

Blue Stakes of UTAH811

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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"=60'

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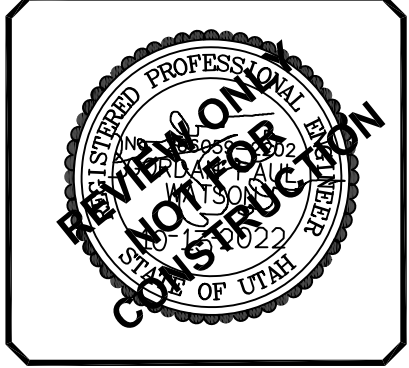
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**STRATTON ACRES
PHASE 2**

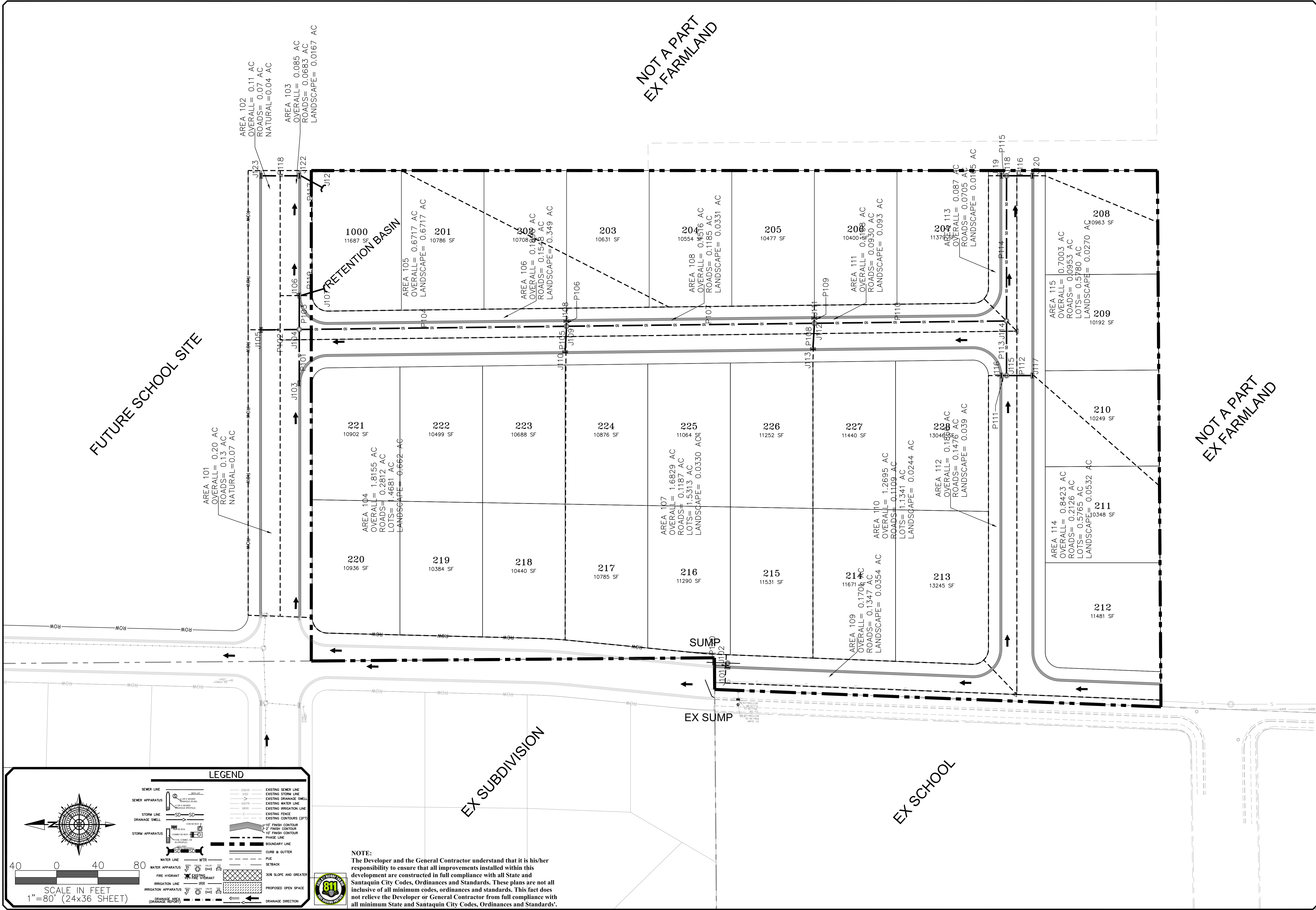
IRRIGATION UTILITY SHEET

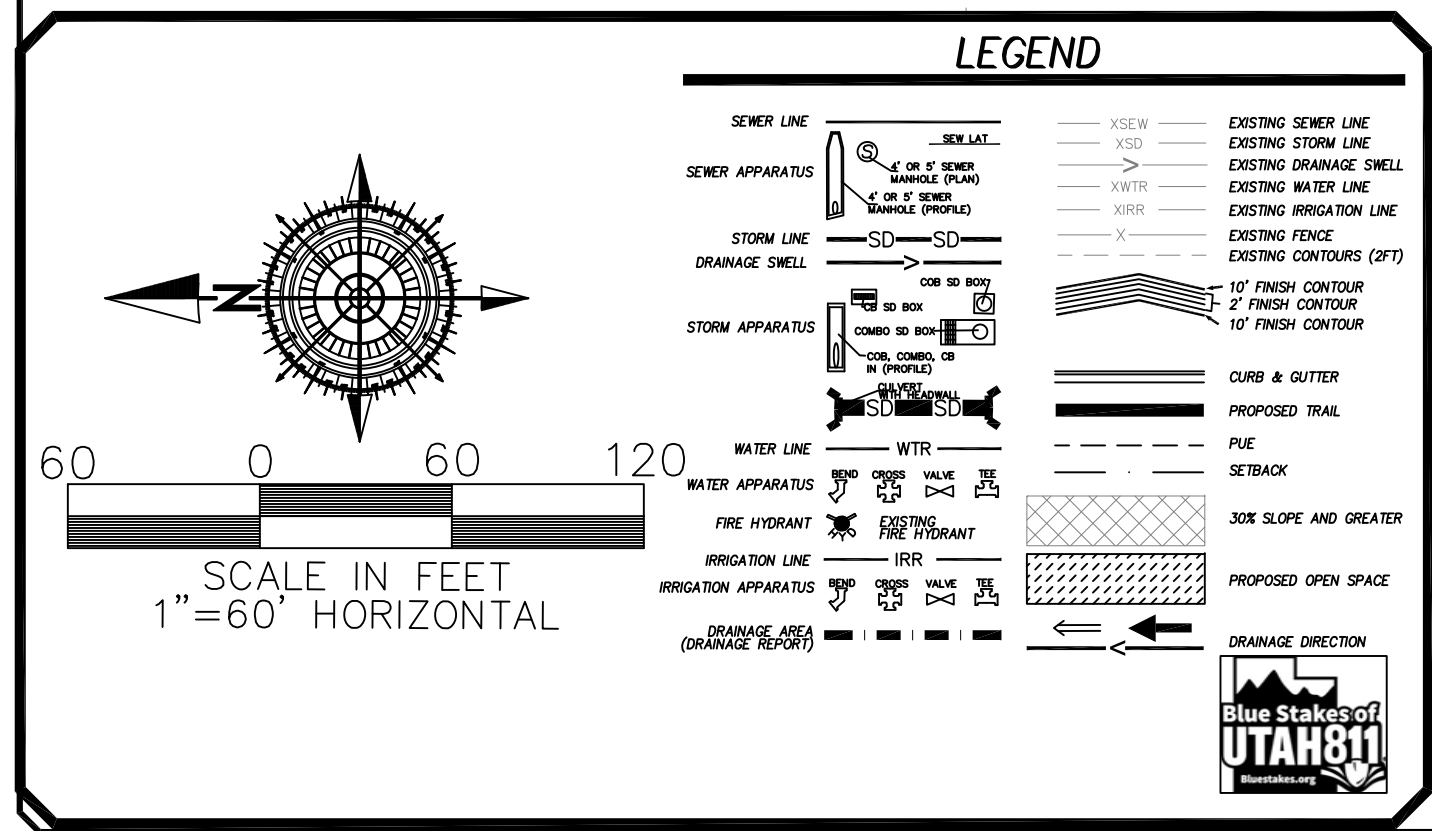
PRINT DATE: 10-13-2022

SANTAQUIN CITY

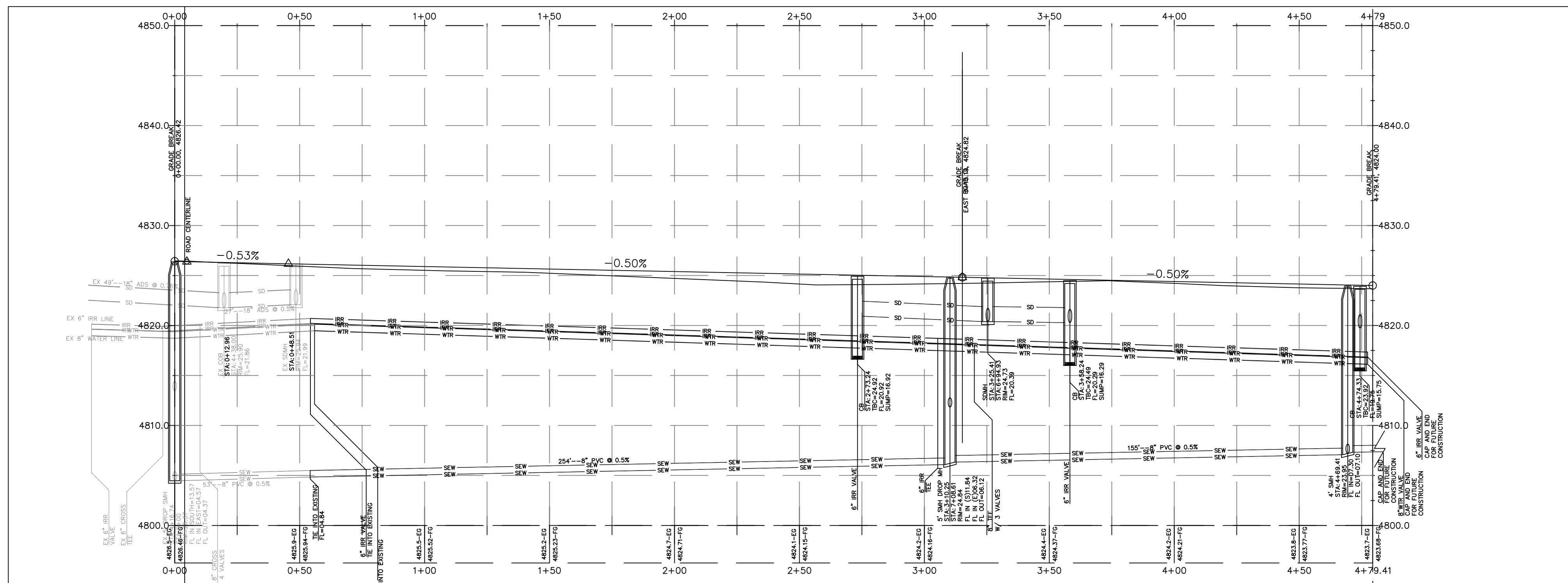


SHEET NO. **U4**





 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		ORIG. DATE: 2-8-21 SURVEY BY: DRAWN BY: GPW DESIGNED BY: GPW CHECKED BY: GPW SCALE: 1"= 60'		NO. DESCRIPTION DATE APP'D	
STRATTON ACRES PHASE 2				LIGHT AND SIGN PLAN			
SANTAQUIN CITY				PRINT DATE: 10-13-2022			
				NOT FOR CONSTRUCTION			
SHEET NO. <u>SS1</u>							



1" = 30' HORIZONTAL
1" = 7.5' VERTICAL

30 0 30 60

SEWER LINE
SEWER APPARATUS
STORM LINE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE LINE
DRAINAGE APPARATUS
PROPOSED OPEN SPACE
DRAINAGE DIRECTION



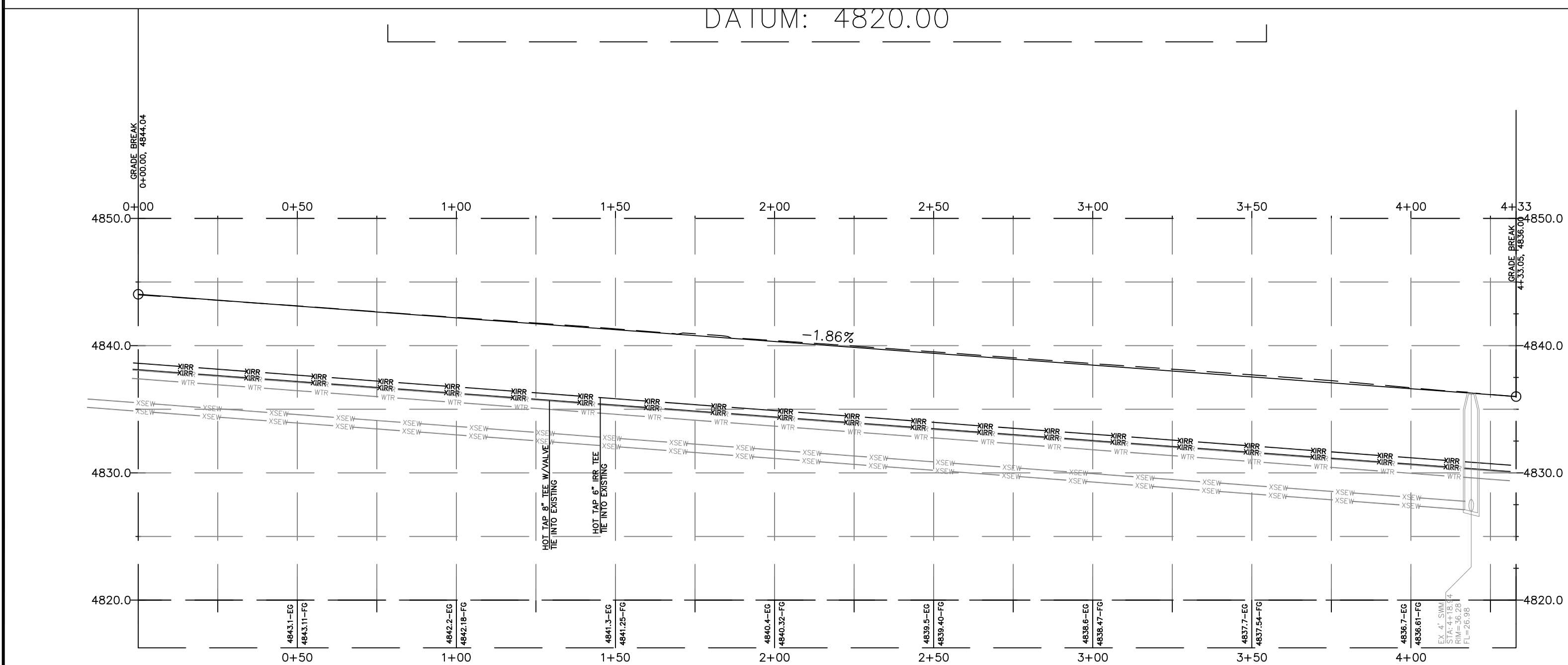
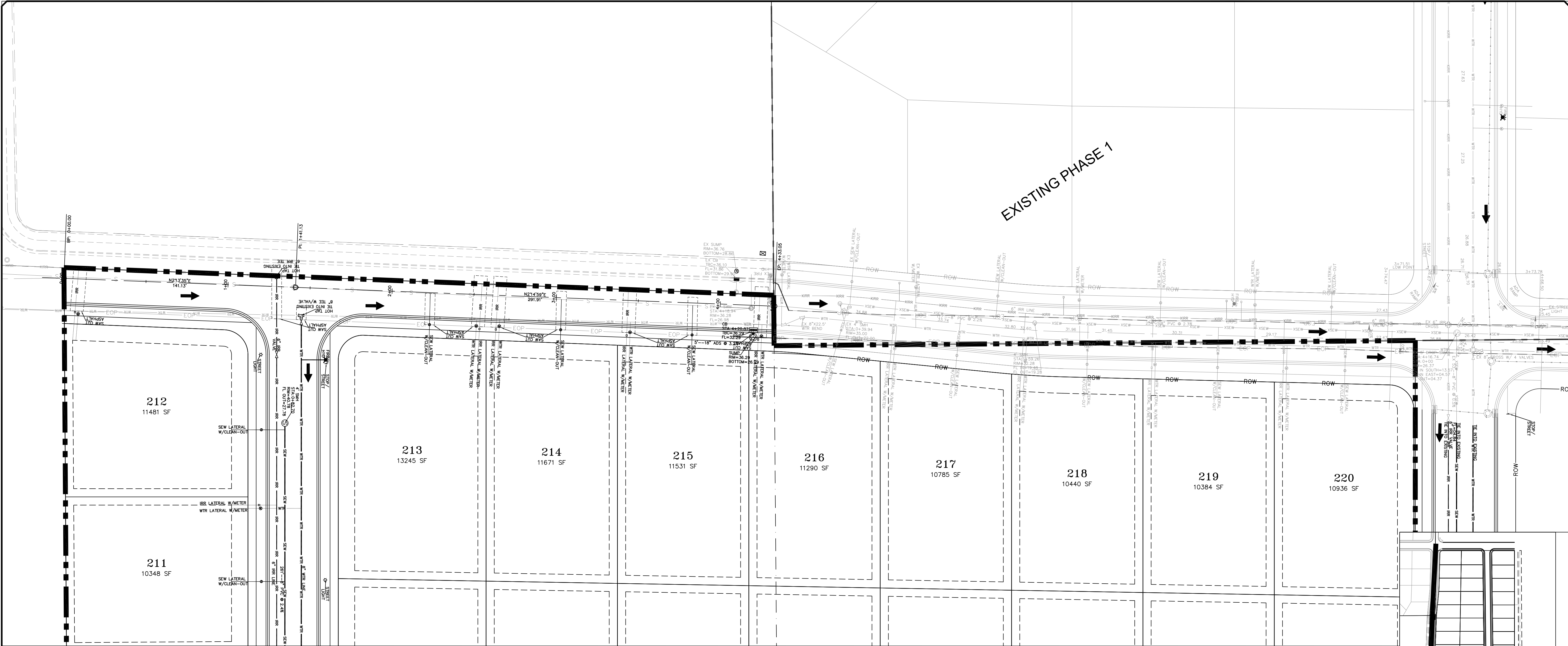
STRATTON ACRES
PHASE 2

GATEWAY CONSULTING, Inc

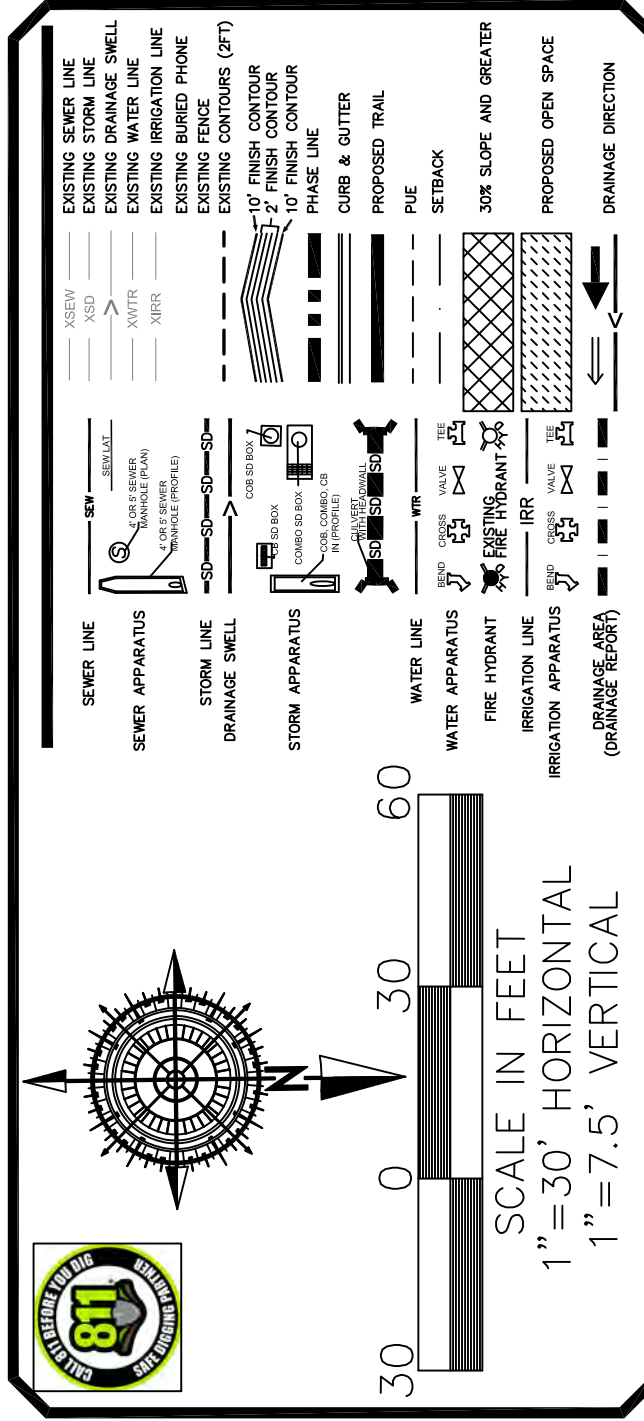
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 PH: (801) 694-5948
 paul@gatewayconsultingllc.com

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[illegible]



NOTE:
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STRATTON ACRES
PHASE 2
PLAN AND PROFILE
200 EAST

10-13-2022

SANTAQUIN CITY

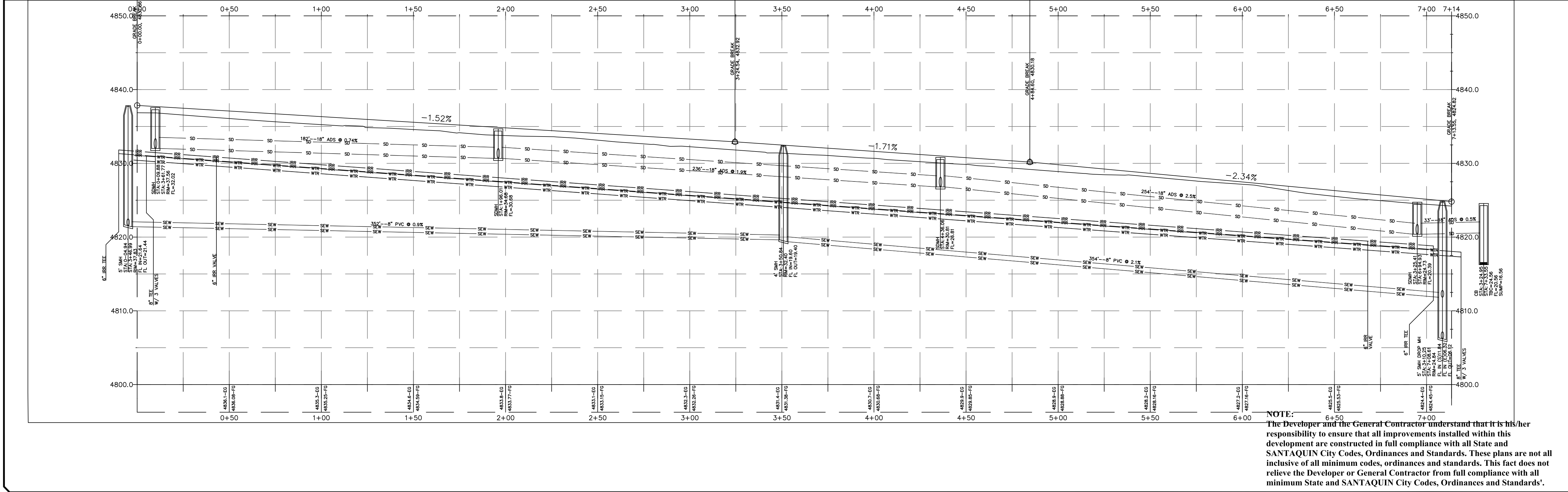
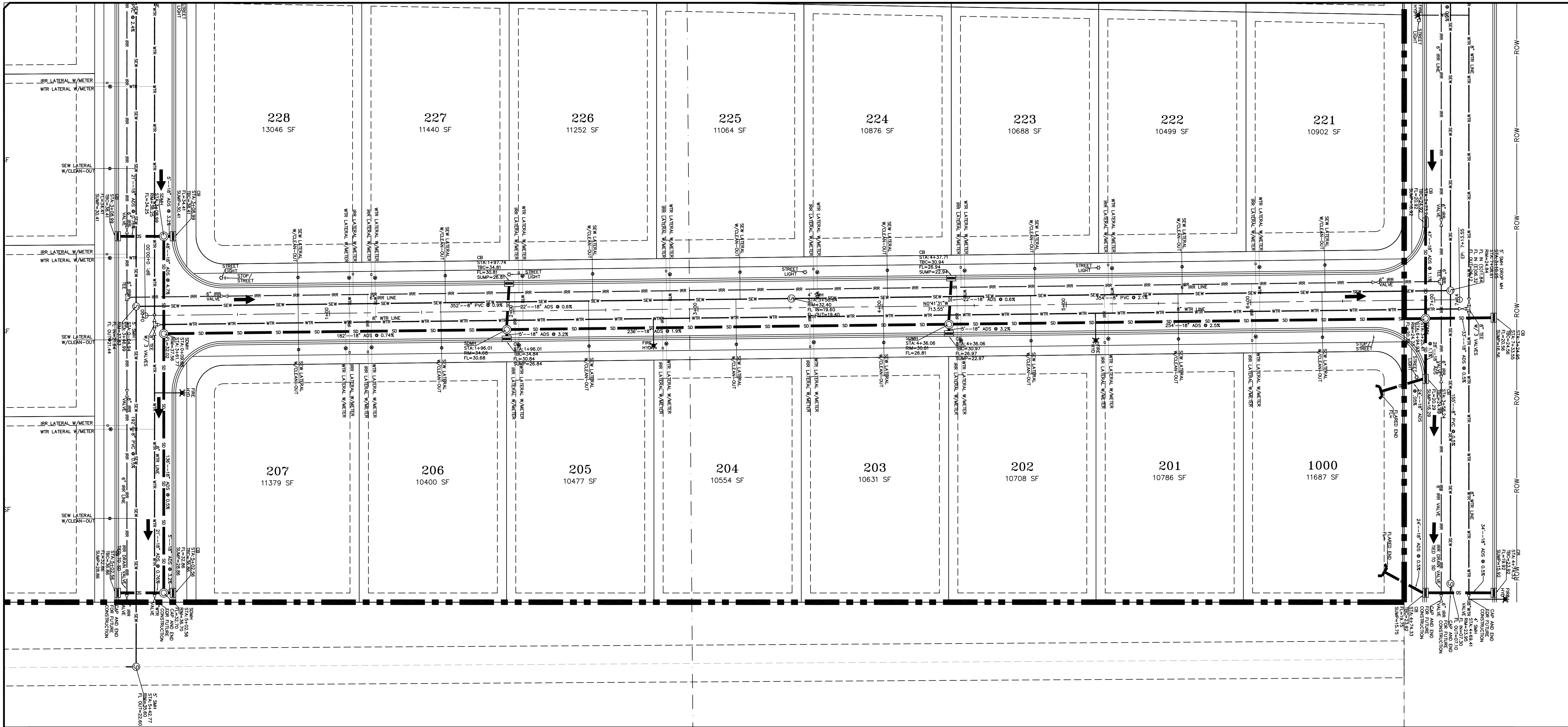
SHEET NO. **PP2**

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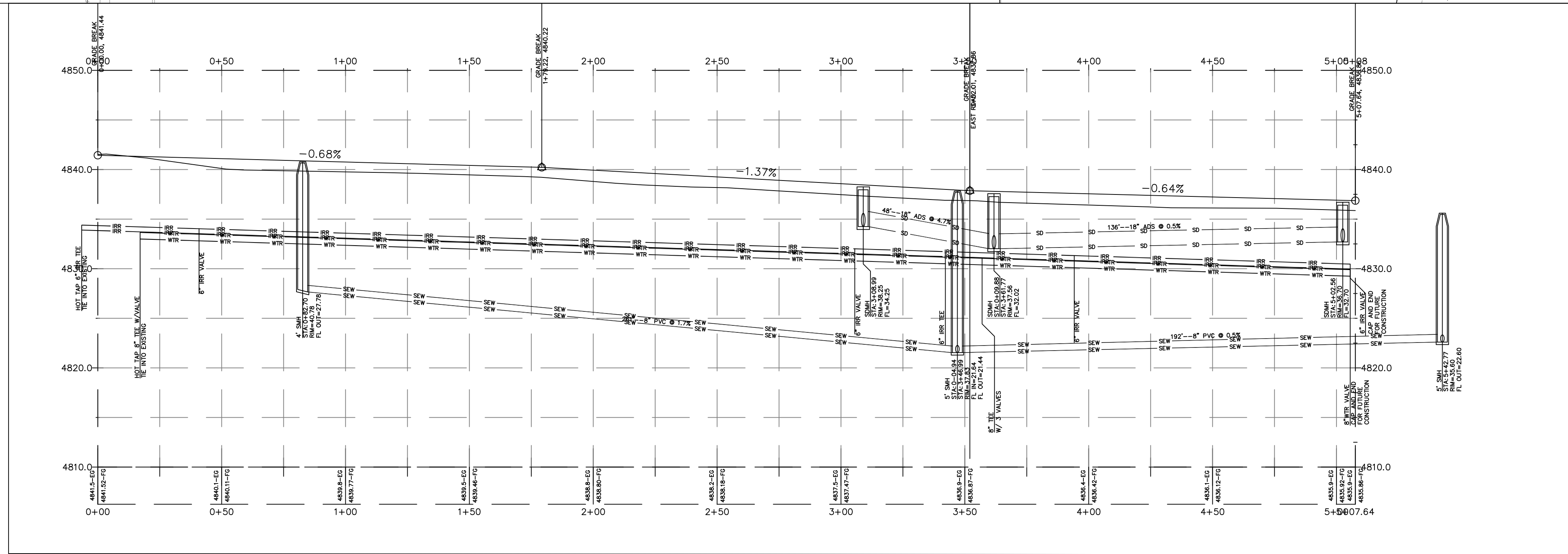
NO.	DESCRIPTION	DATE	APP'D

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



VICINITY MAP
NOT TO SCALE

SEWER LINE
EXISTING SEWER LINE
EXISTING DRAINAGE SHED
EXISTING WATER LINE
EXISTING BURIED PHONE
EXISTING CONTOUR (5 FT)
EXISTING CONTOUR (1 FT)
EXISTING CONTOUR (0.5 FT)
EXISTING CONTOUR (0.25 FT)
EXISTING CONTOUR (0.125 FT)
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EXISTING CONTOUR (0.0



STRATTON ACRES PHASE 2
PLAN AND PROFILE SOUTH ROAD
10-13-2022



SHEET NO. PP4

[illegible]



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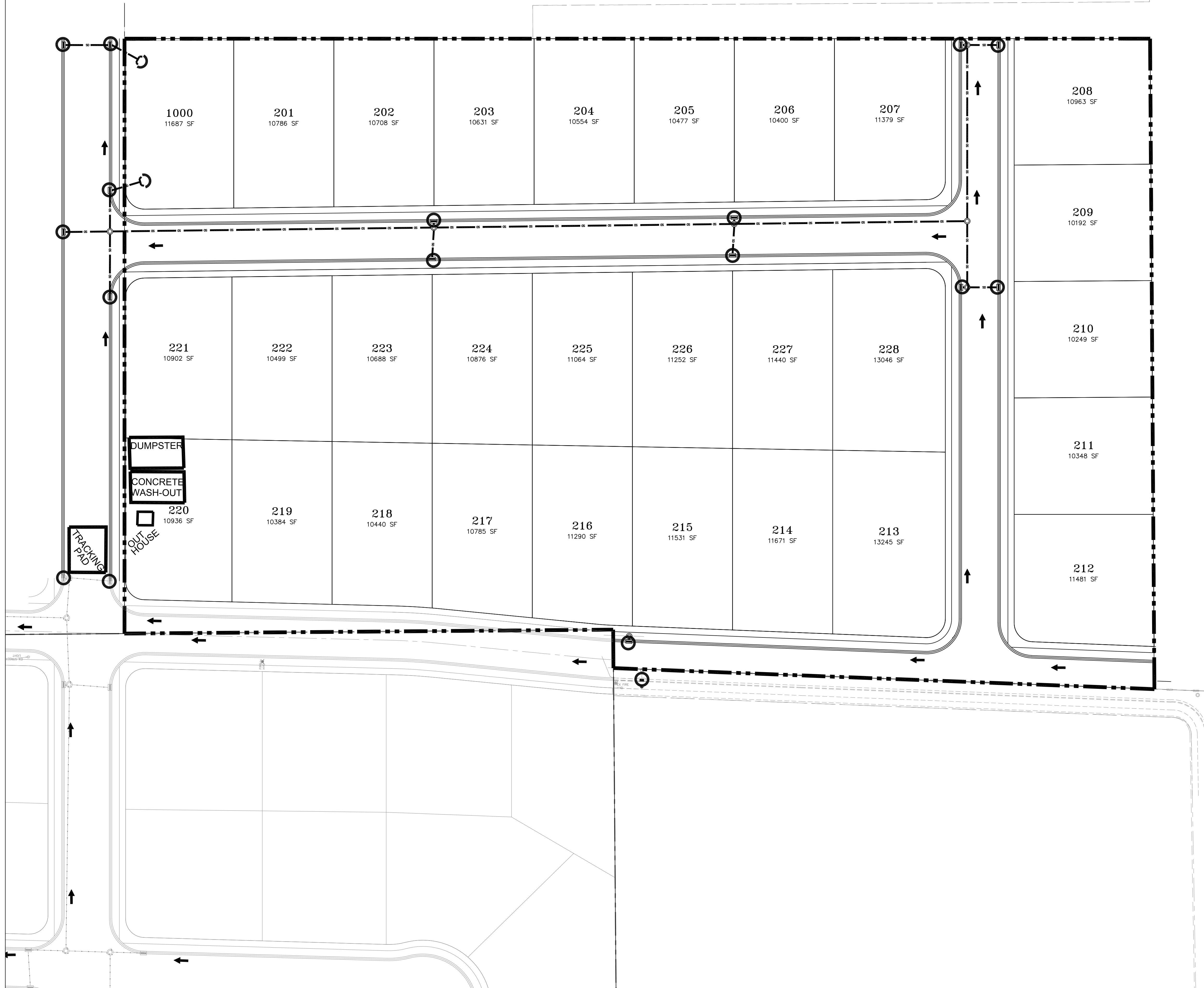
SANTAQUIN
CITY

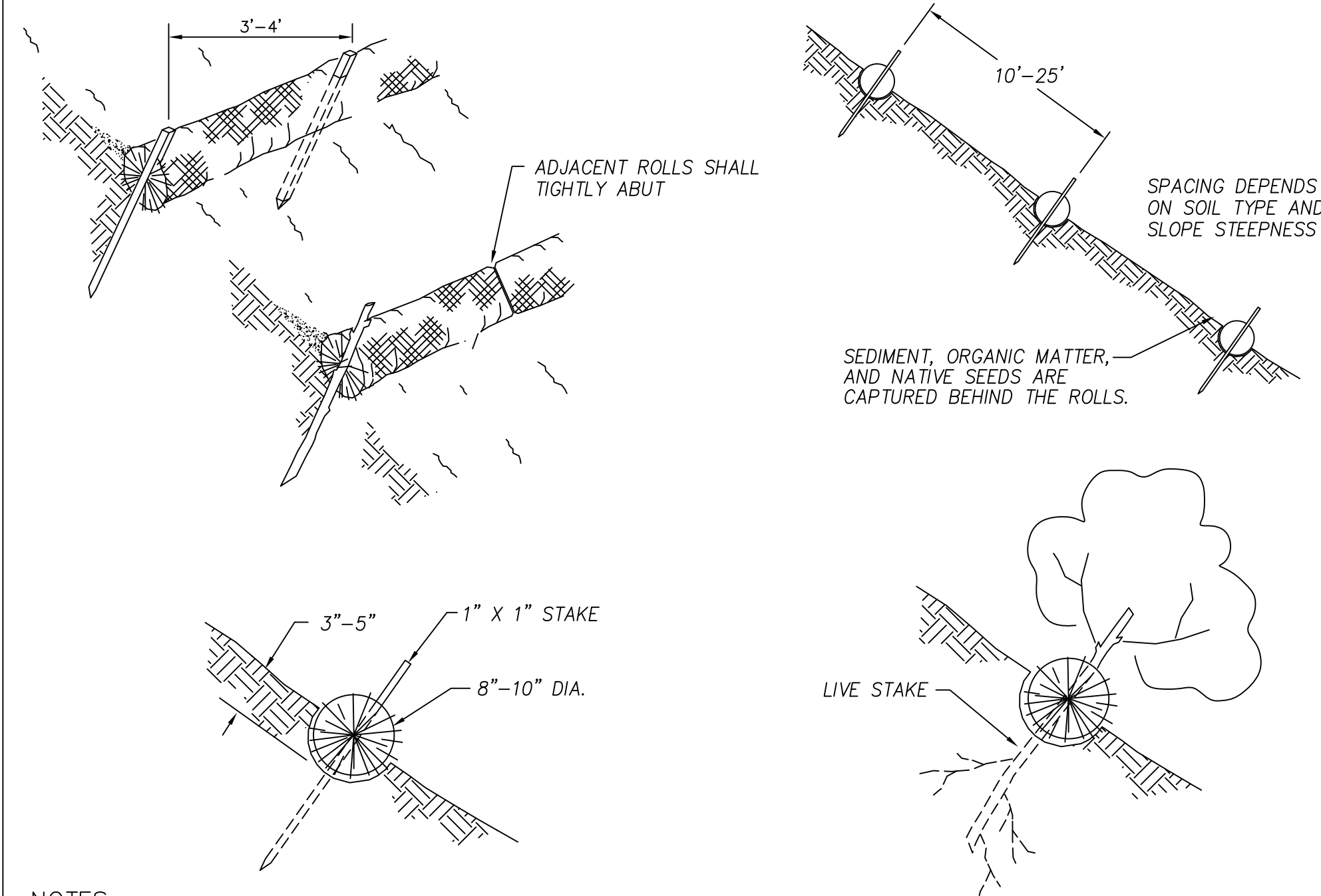
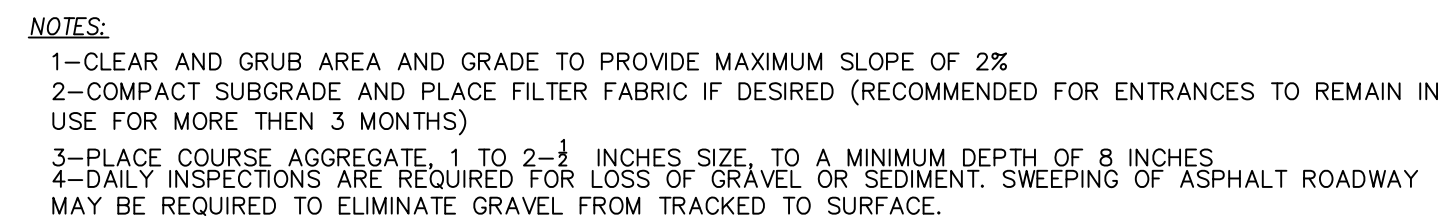
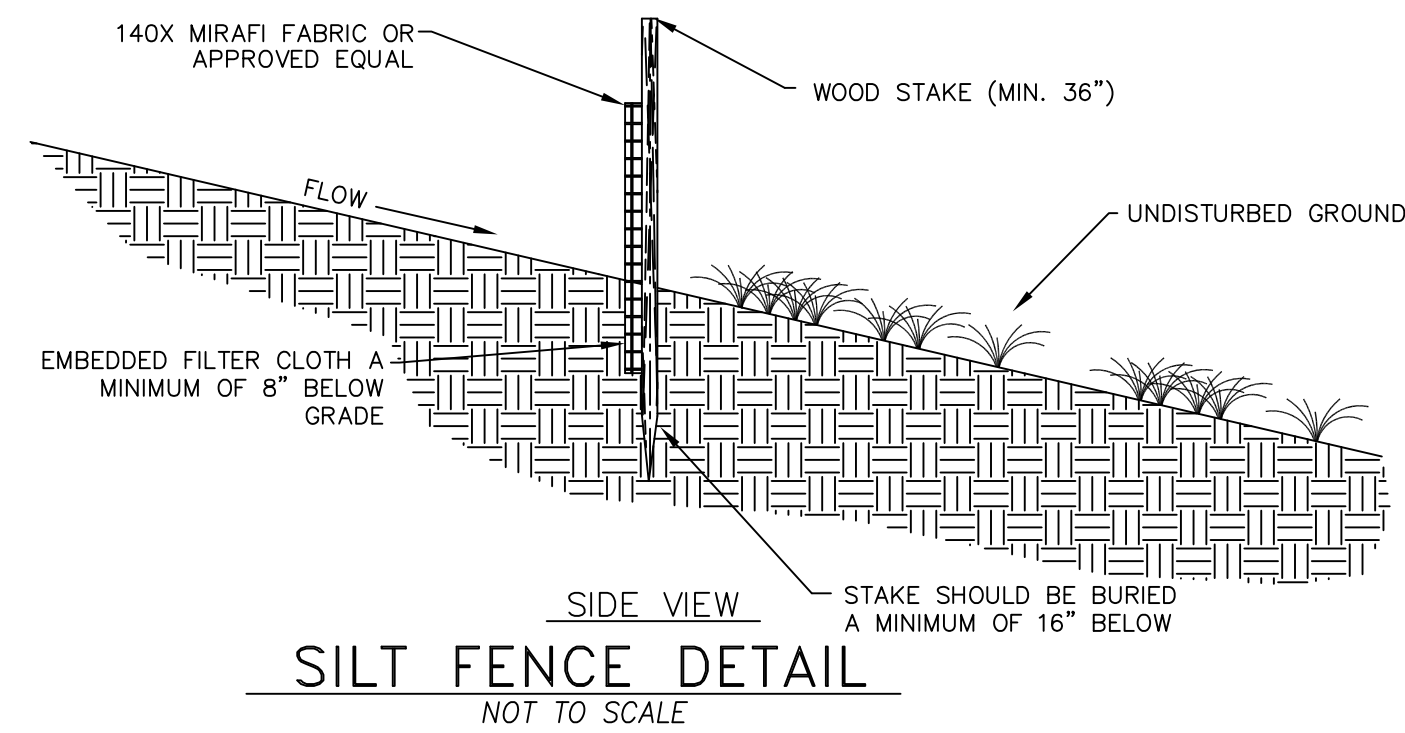


SHEET NO. SWPPF

[illegible]

ORIG. DATE:	2-8-21
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=100'





NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

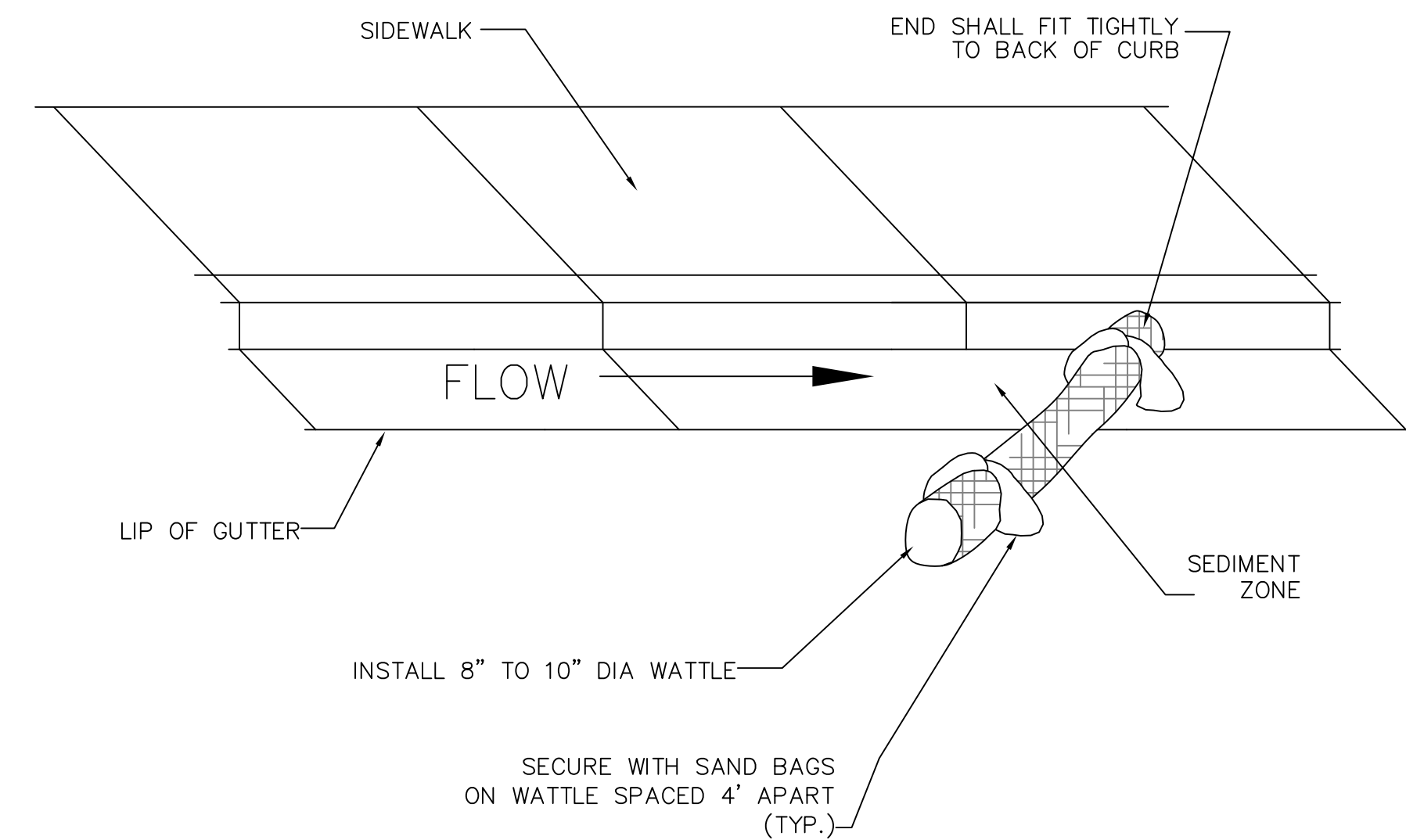
The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

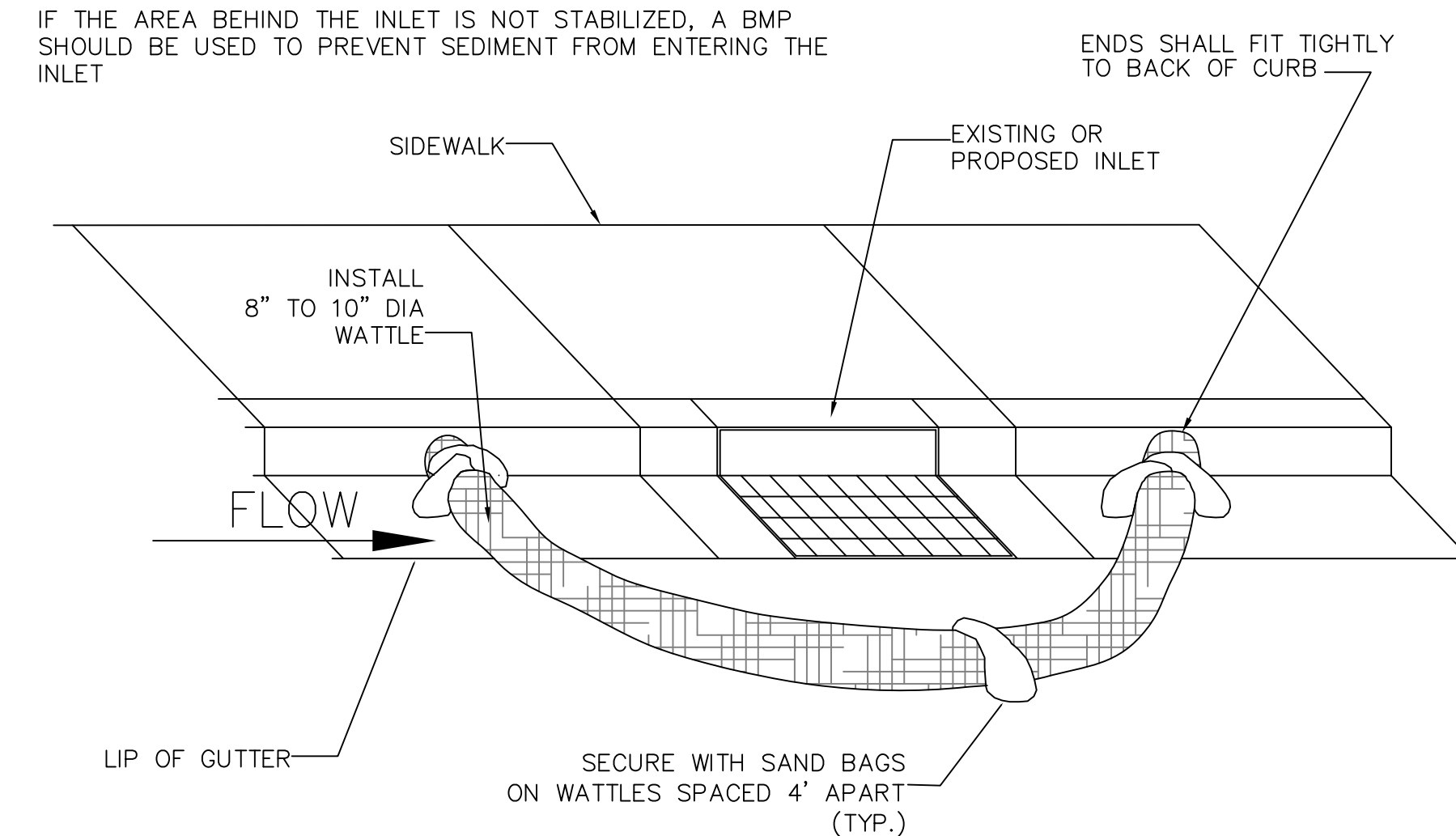
Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

STRAW WATTLE (SILT FENCE ALTERNATIVE)
NOT TO SCALE

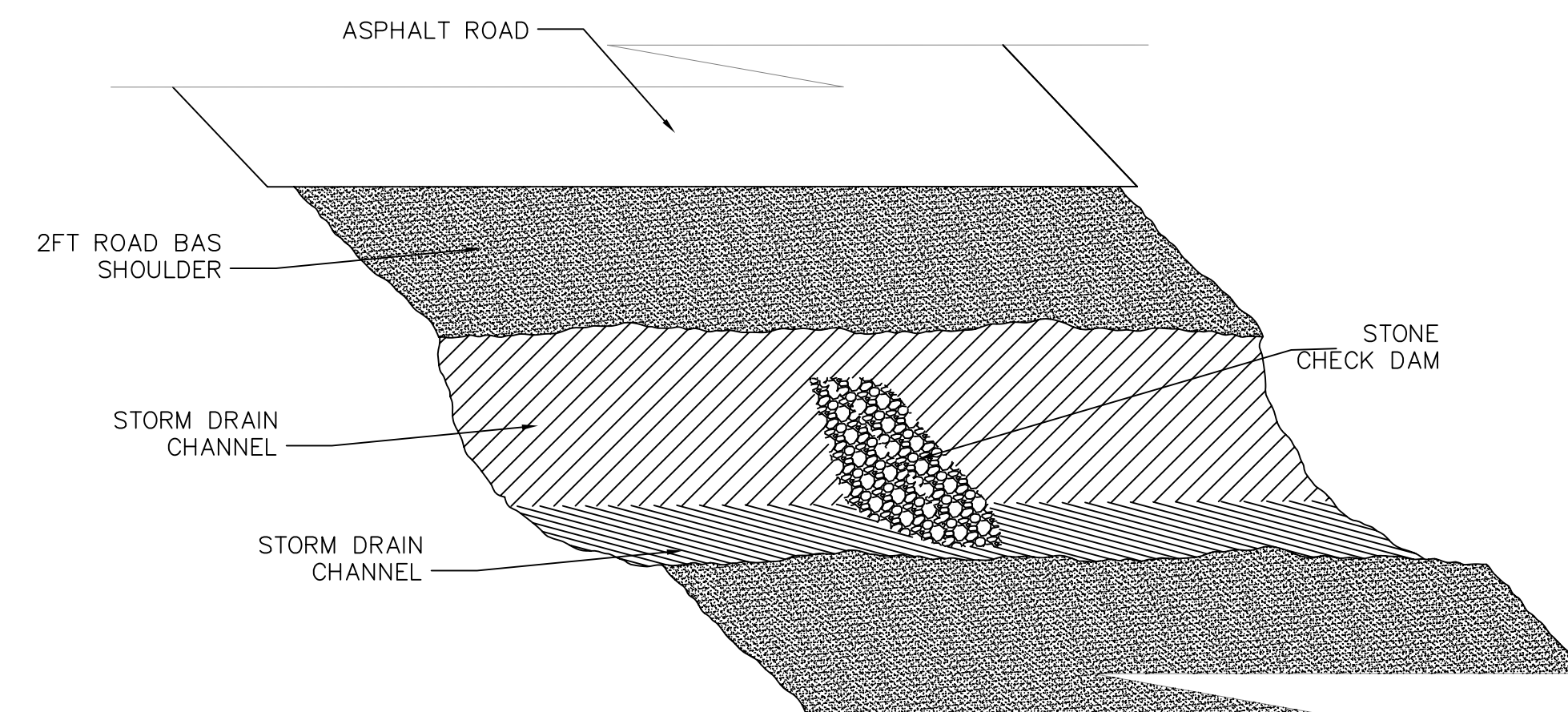


NOTE:
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



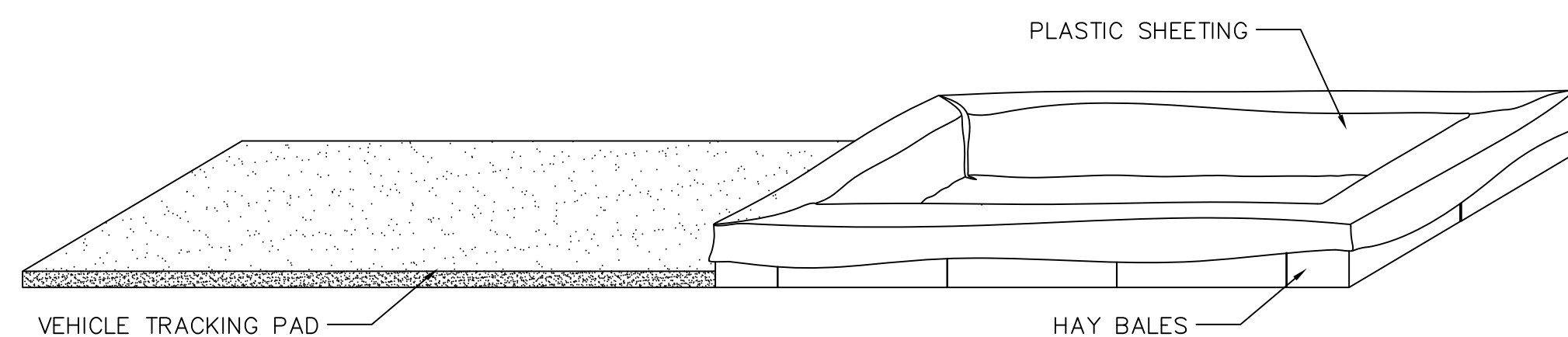
INLET PROTECTION BARRIERS

DRAINAGE CHANNEL

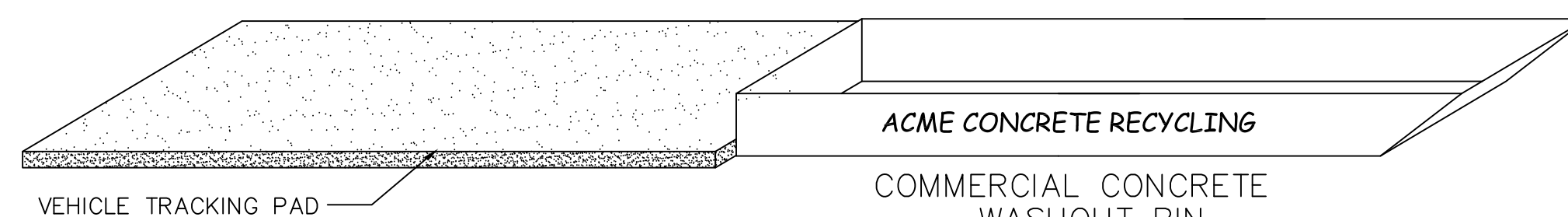
NOT TO SCALE

NOTE:

1. PLACE A CHECK DAM AT EVERY 100 LINIER FEET OF DRAIN CHANNEL
2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL
3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



CONCRETE WASHOUT PIT
OPTION 1



COMMERCIAL CONCRETE
WASHOUT BIN
OPTION 2

BMP

- 1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
- 2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
- 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
- 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
- 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT

- 1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
- 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY.
- 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF EACH WORK DAY.
- 4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
- 5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA

NOT TO SCALE

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**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
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STRATTON ACRES

PHASE 2

EROSION CONTROL
DETAILS and NOTES

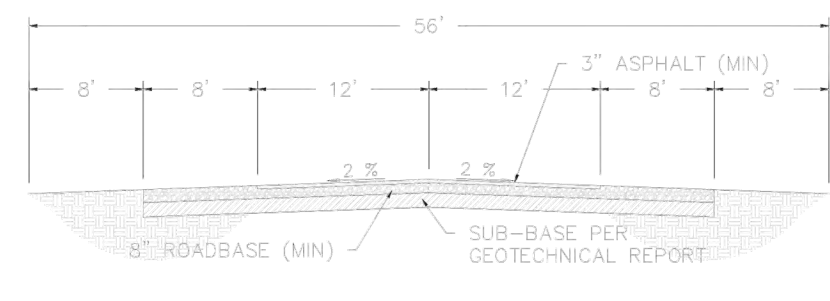
10-13-2022

SATAQUIN
CITY



SHEET NO. ER-2

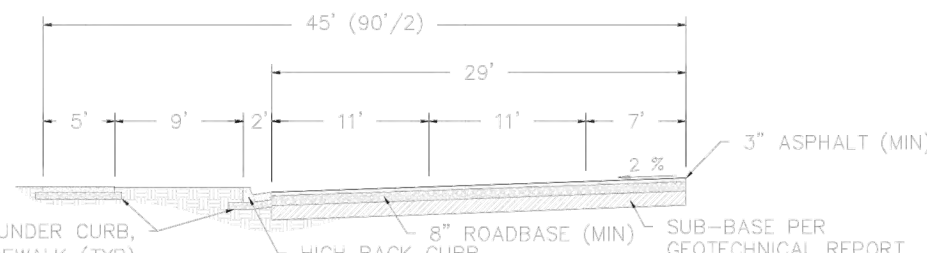
35



NOTES:
THE TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST ADOPTED VERSION).

55' RURAL LOCAL ROAD CROSS SECTION

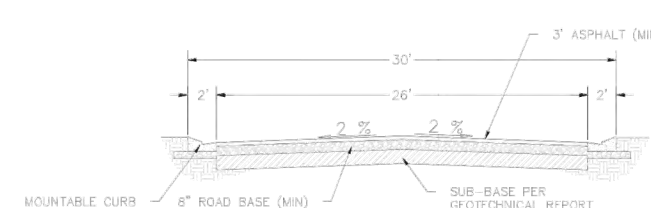
NOT TO SCALE



NOTES:
1. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY REQUIRE THE ADDITION OF RIGHT TURN LANES AT INTERSECTIONS.
2. THE DEVELOPMENT REVIEW COMMITTEE (DRC) MAY MODIFY THIS SECTION FOR DEVELOPMENTS WITH AVERAGE BUILDABLE SLOPE > 10%.

5-LANE/NO PARKING 90' ARTERIAL

NOT TO SCALE



NOTES:
THE TURN-A-ROUND TO MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE APPENDIX D (LATEST ADOPTED VERSION).

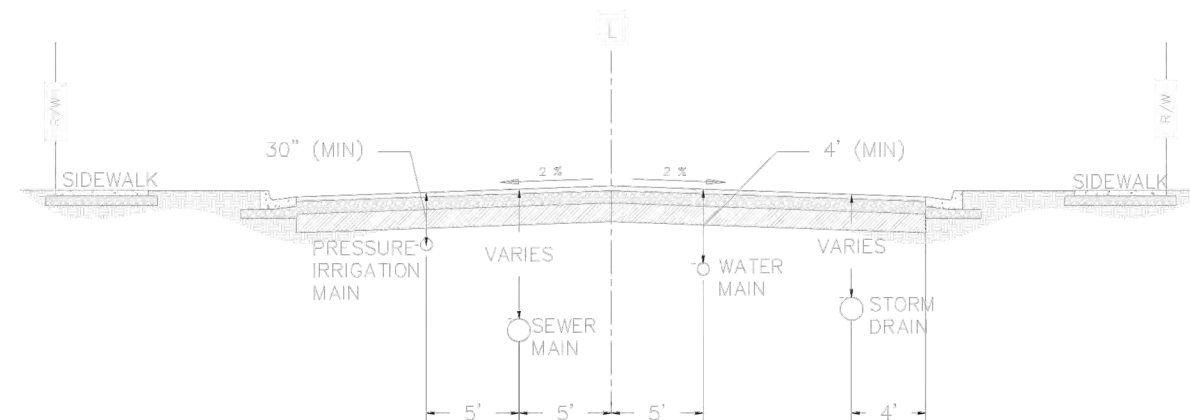
26' PRIVATE STREET CROSS SECTION

NOT TO SCALE

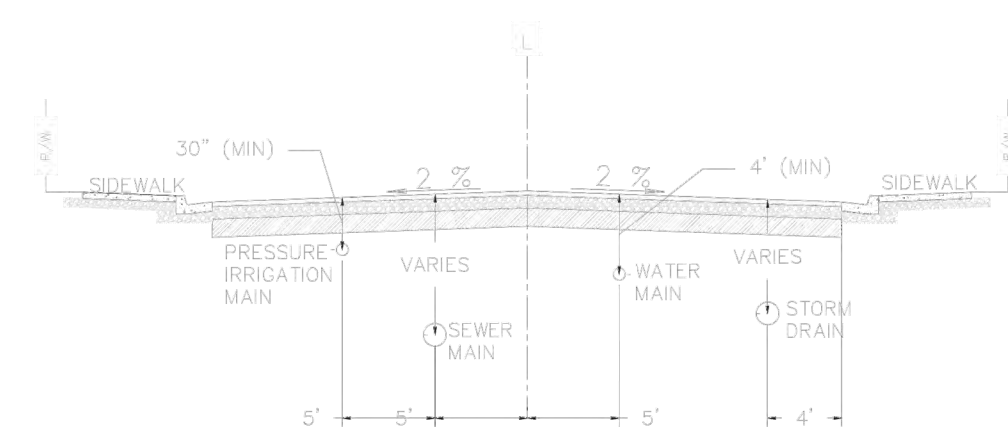
NOTES:
STANDARD ROAD CROSS SECTIONS MAY BE MODIFIED IN HILLSIDE DEVELOPMENT ZONES ACCORDING TO A DEVELOPMENT AGREEMENT.

STATEMENT OF WORK		STANDARD STREET CROSS SECTION SANTAQUIN CITY 275 WEST MAIN STREET	ST2
REVISION	DATE		
1	10/15/2024		

NOT TO SCALE



STREET UTILITY LOCATIONS WITH PLANT STRIP

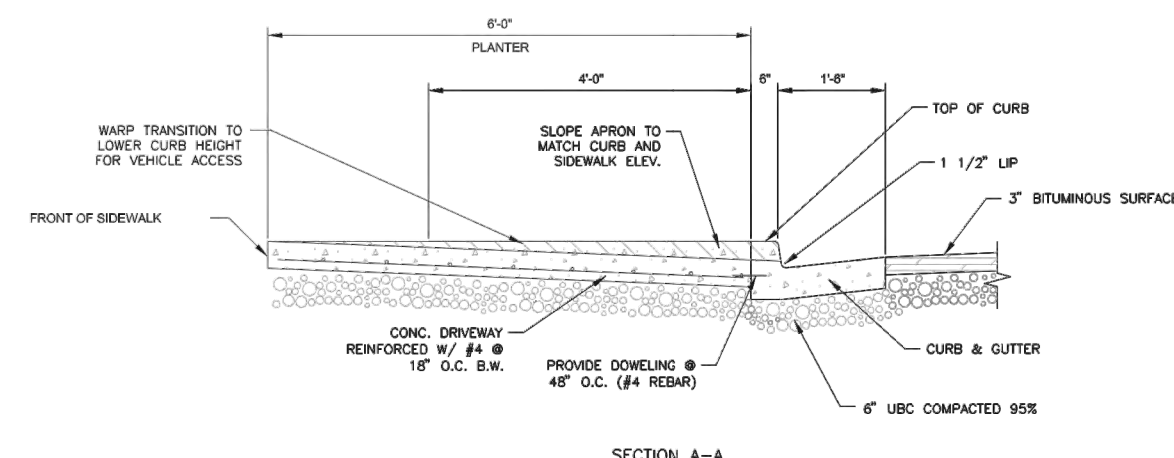


STREET UTILITY LOCATIONS SECTIONS

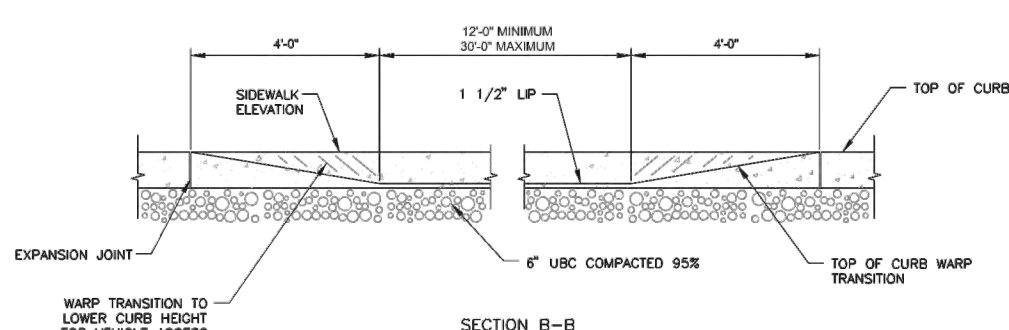
- IRRIGATION MAINS SHALL BE LOCATED 10 FEET SOUTH & WEST OF CENTER OF THE STREET.
- WATER MAINS SHALL BE LOCATED 5 FEET NORTH & EAST OF CENTER OF THE STREET.
- SEWER MAINS SHALL BE LOCATED 5 FEET SOUTH & WEST OF THE CENTER OF THE STREET.
- STORM DRAIN SHALL BE LOCATED 4 FEET FROM THE LIP OF GUTTER ON NORTH & EAST SIDE OF THE STREET.
- STORM DRAIN SHALL BE LOCATED LOWER THAN THE WATER MAIN.

STATEMENT OF WORK		STREET UTILITY LOCATIONS PROFILE VIEW SANTAQUIN CITY 275 WEST MAIN STREET	UT2
REVISION	DATE		
1	10/15/2024		

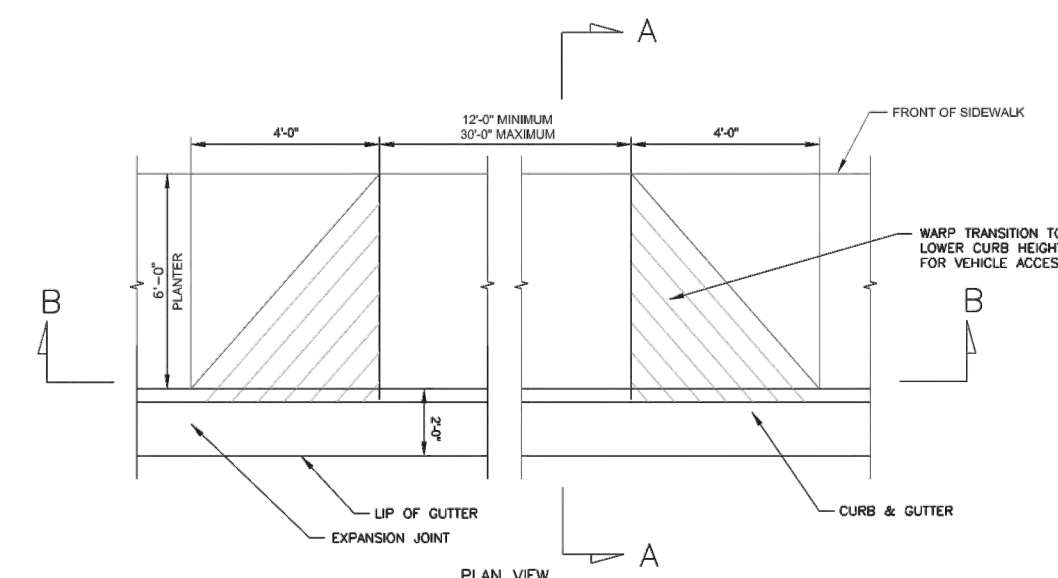
NOT TO SCALE



SECTION A-A



SECTION B-B

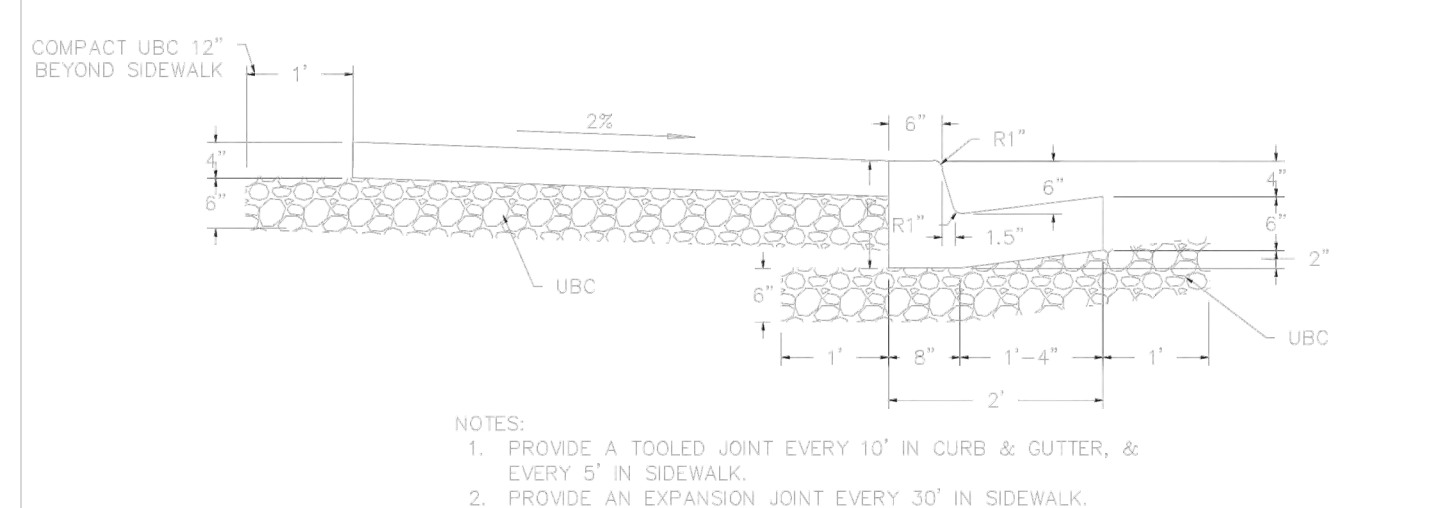


DRIVEWAY APPROACH WITH PARK STRIP

NOT TO SCALE

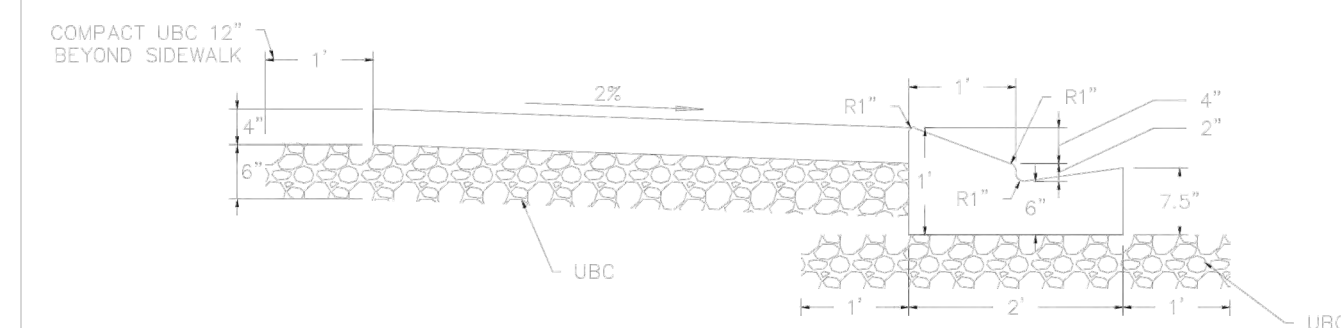
STATEMENT OF WORK		DRIVEWAY APPROACH WITH PARK STRIP SANTAQUIN CITY 275 WEST MAIN STREET	CG3
REVISION	DATE		
1	10/15/2024		

NOT TO SCALE



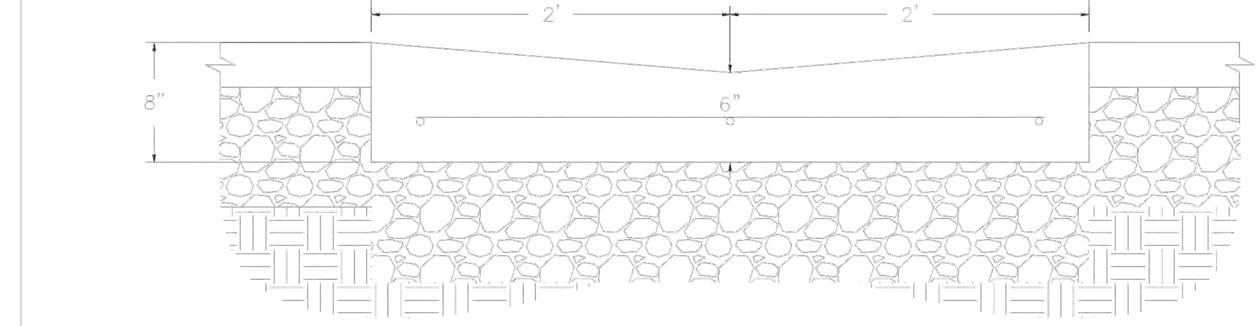
- PROVIDE A TOOLED JOINT EVERY 10' IN CURB & GUTTER, & EVERY 5' IN SIDEWALK.
- PROVIDE AN EXPANSION JOINT EVERY 30' IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER



- 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS)
- TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 4' (FOR CURB INLET RIMS, ETC.).

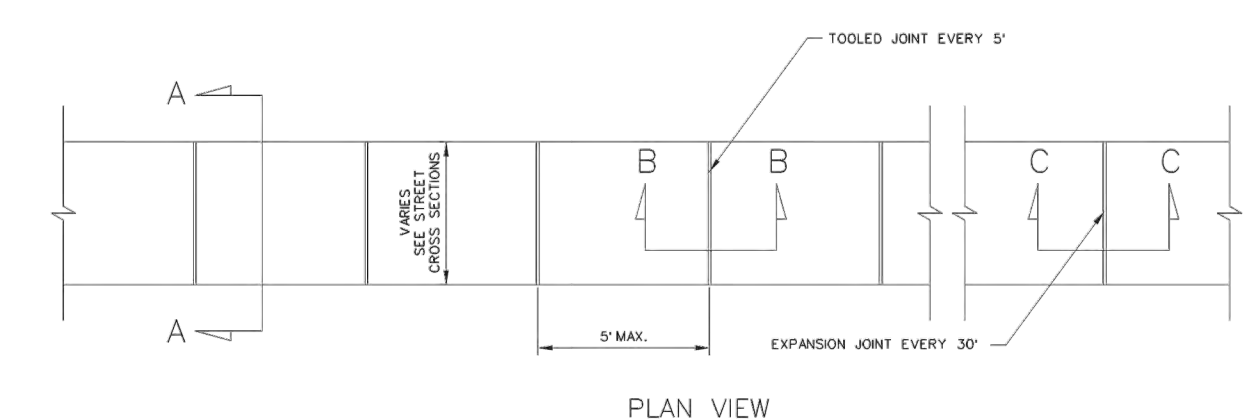
MODIFIED CURB AND GUTTER



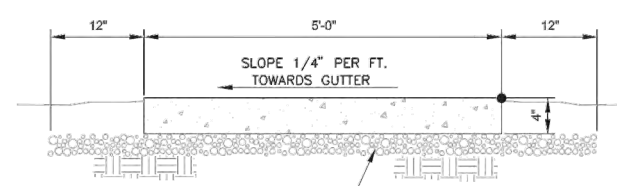
CROSS GUTTER

STATEMENT OF WORK		CURB & GUTTER AND CROSS GUTTER DETAILS SANTAQUIN CITY 275 WEST MAIN STREET	CG4
REVISION	DATE		
1	10/15/2024		

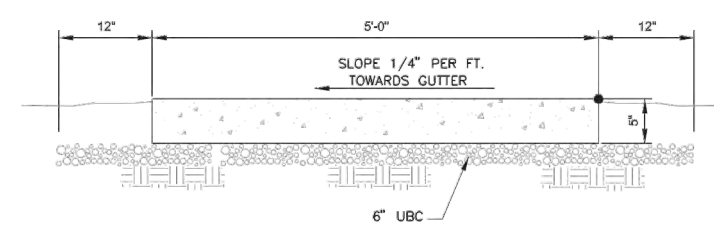
NOT TO SCALE



PLAN VIEW



RESIDENTIAL SIDEWALK SECTION A-A



COMMERCIAL SIDEWALK SECTION A-A

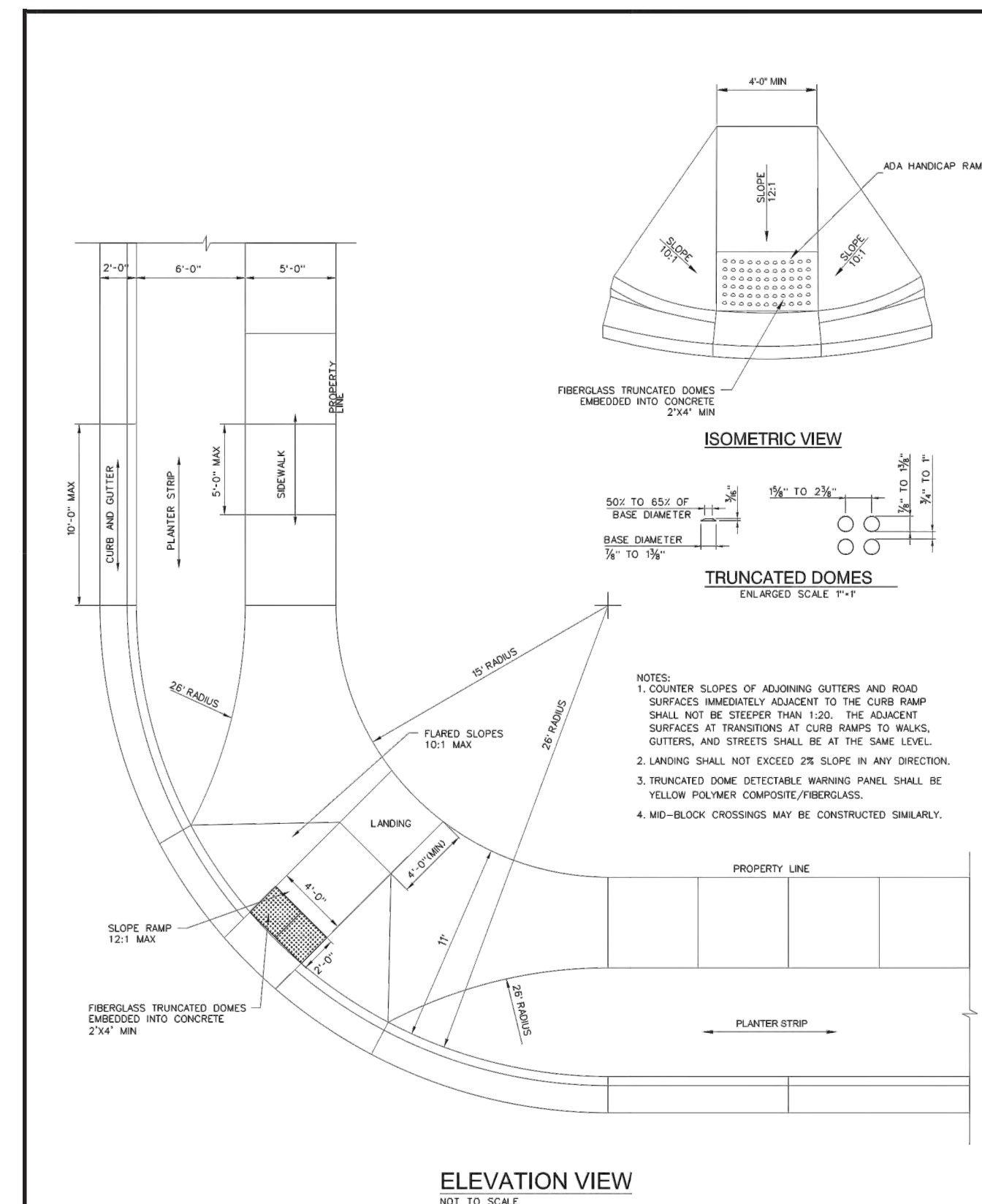
- PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
- PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.
- PLACE UBC UNDER CONCRETE SIDEWALK AND 12" BEYOND FRONT AND BACK OF WALK.

SIDEWALK DETAILS

NOT TO SCALE

STATEMENT OF WORK		SIDEWALK DETAILS SANTAQUIN CITY 275 WEST MAIN STREET	CG5
REVISION	DATE		
1	10/15/2024		

NOT TO SCALE



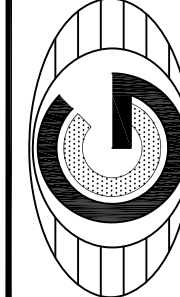
ELEVATION VIEW

NOT TO SCALE

STATEMENT OF WORK		RESIDENTIAL CURB RAMP AT INTERSECTION SANTAQUIN CITY 275 WEST MAIN STREET	CG2A
REVISION	DATE		
1	10/15/2024		

NOT TO SCALE

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**STRATTON ACRES
PHASE 2**

STREET DETAILS

PRINT DATE: 10-13-2022

SANTAQUIN CITY



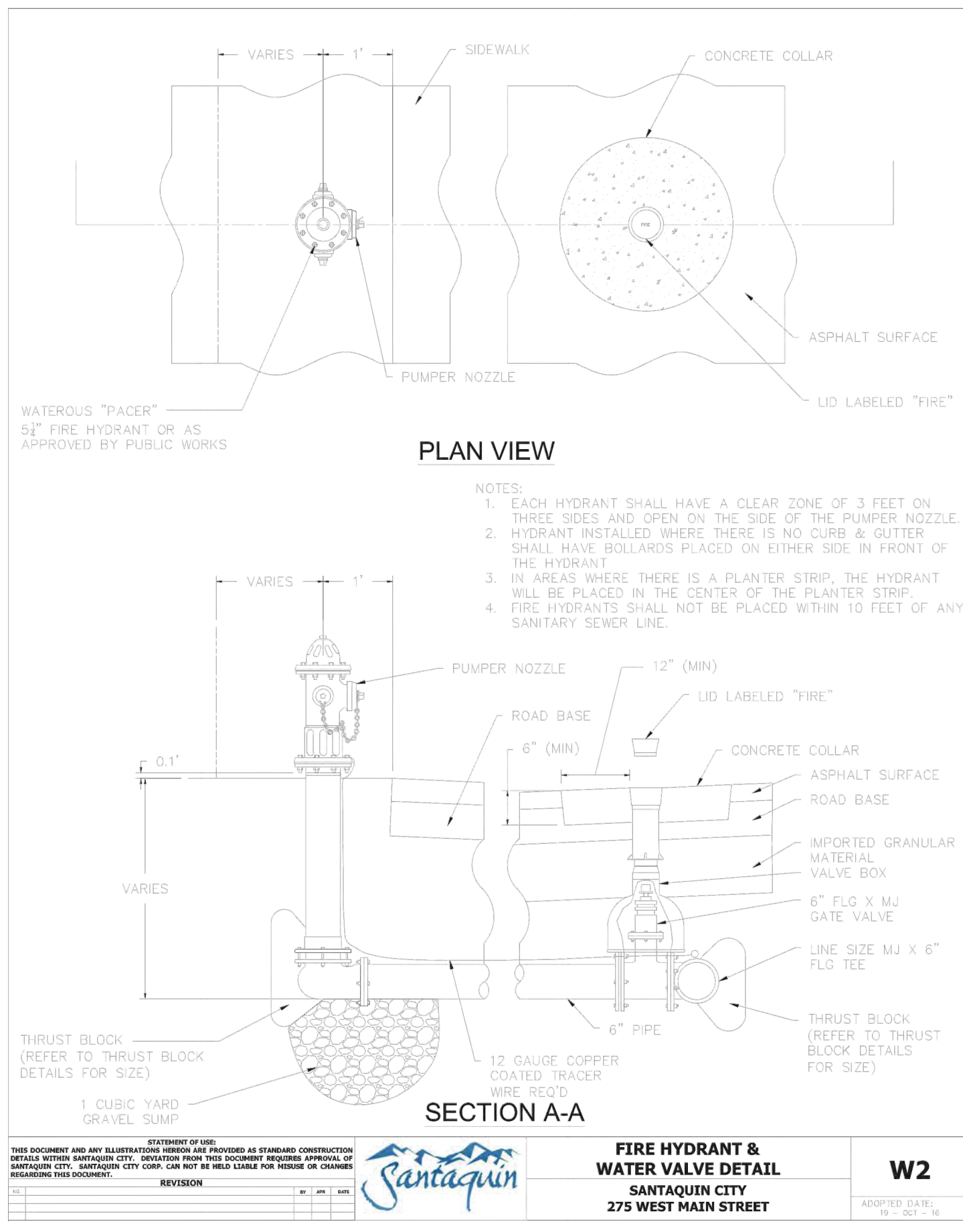
SHEET NO. **D1**



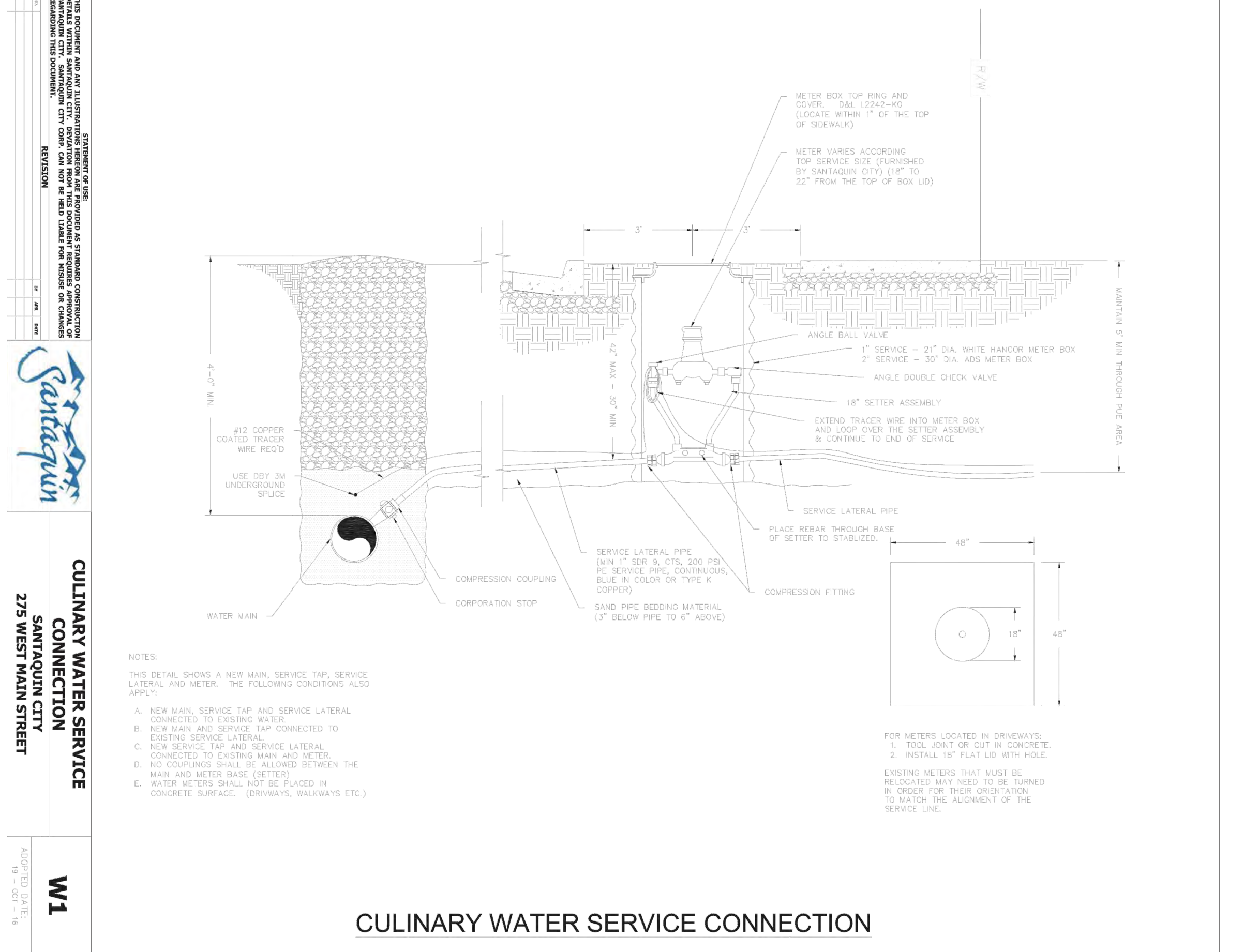
ORIG. DATE:	2-8-21
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	N/A

STRATTON ACRES
 PHASE 2
 SEWER DETAILS
 10-13-2022

SHEET NO. D2

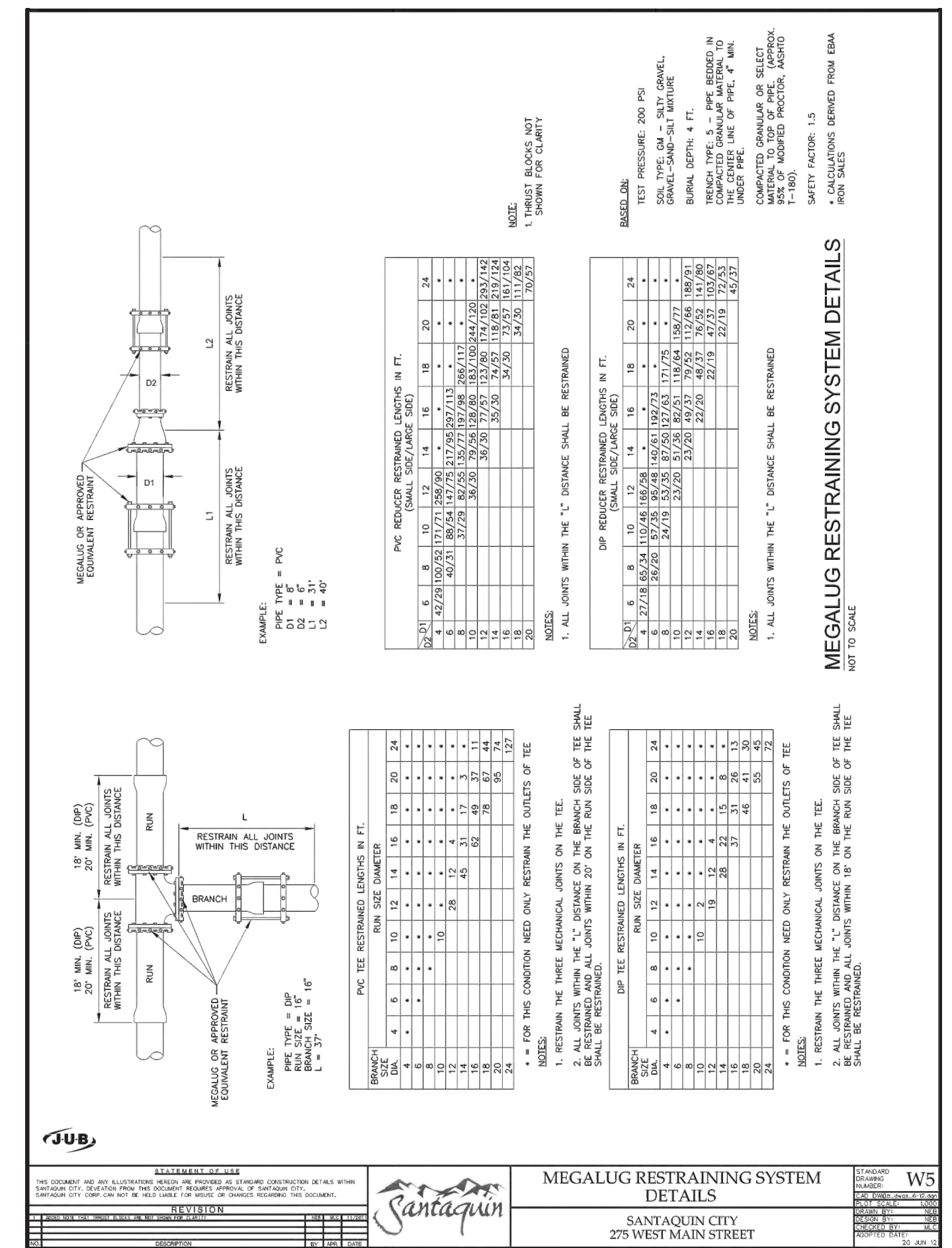


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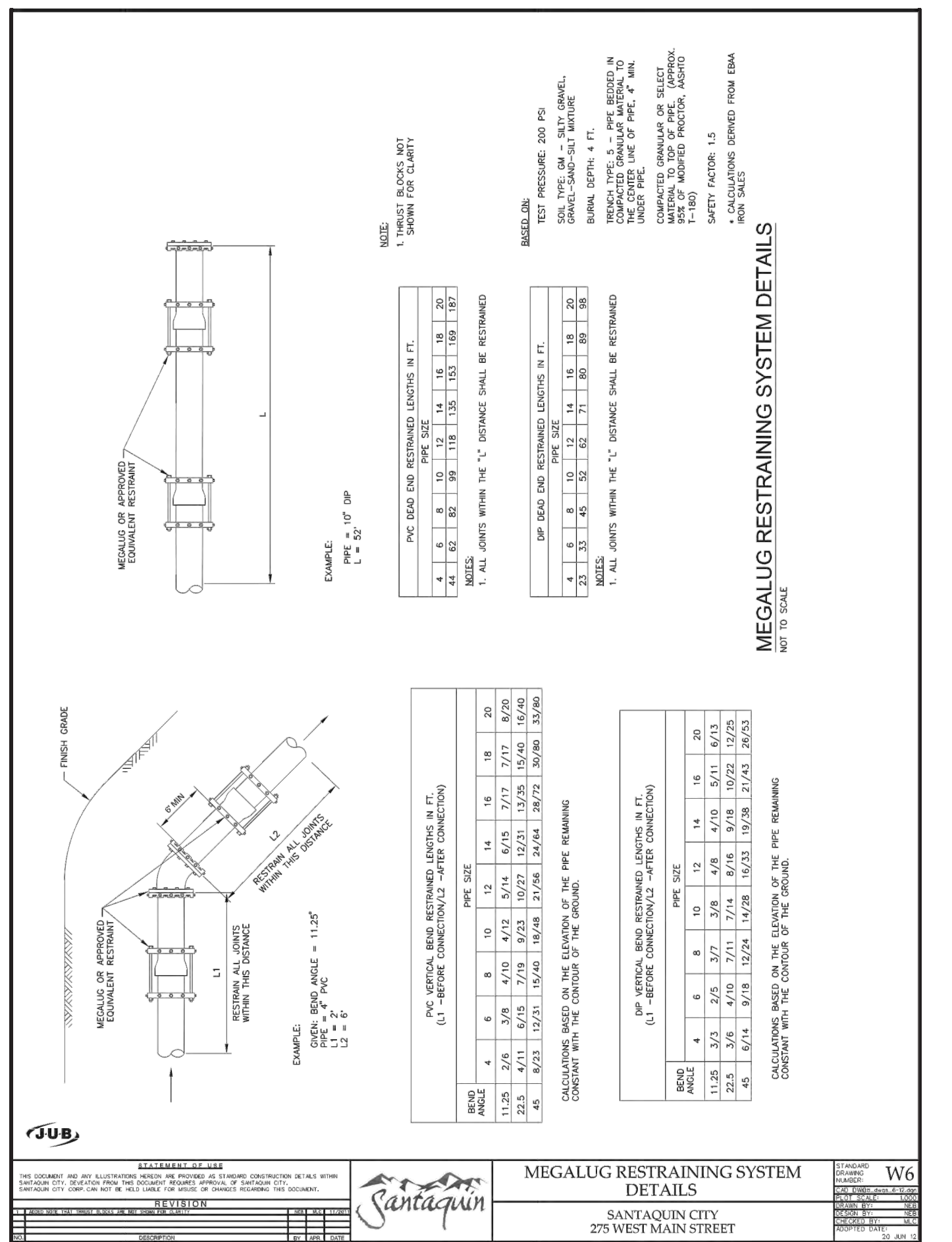


CULINARY WATER SERVICE CONNECTION

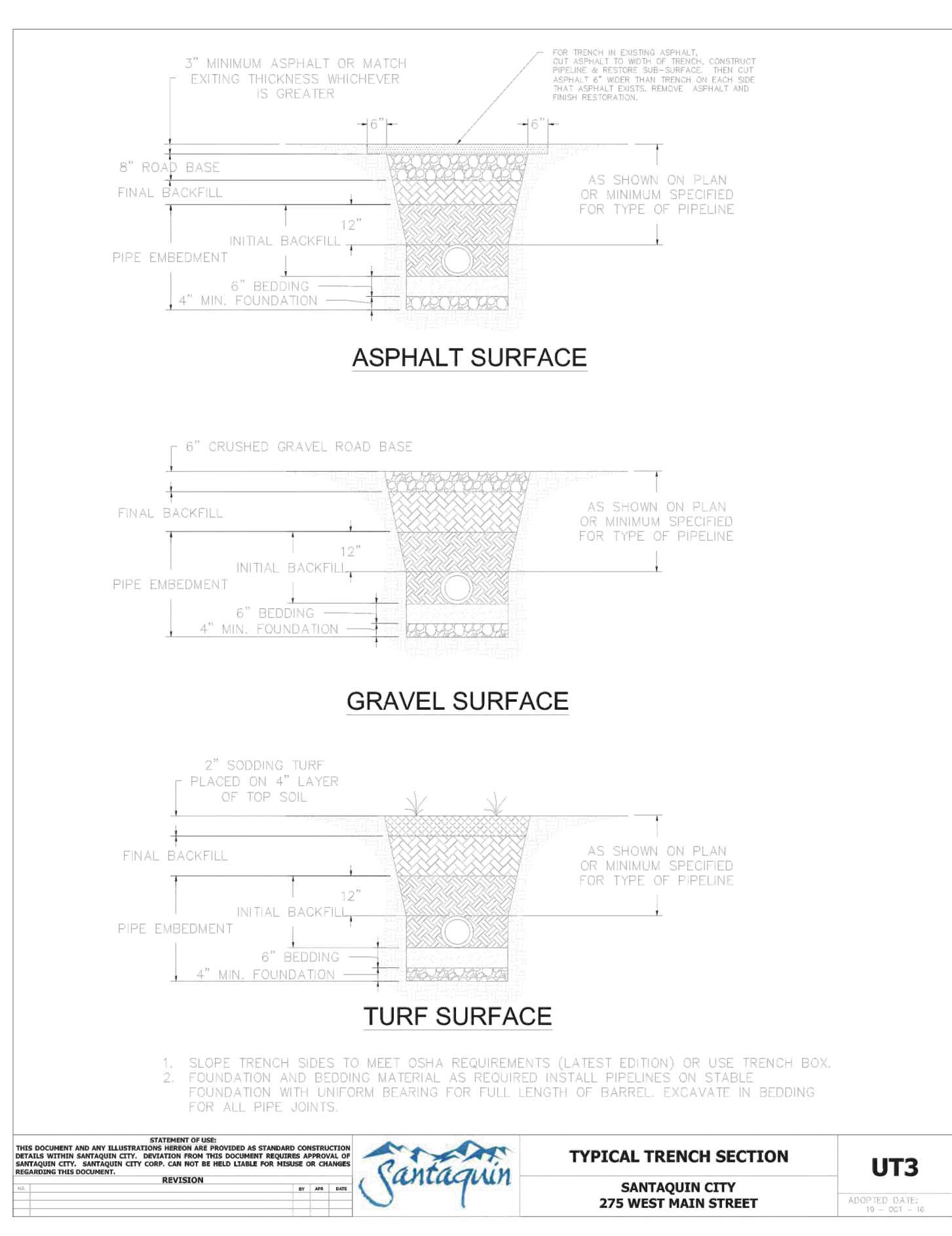
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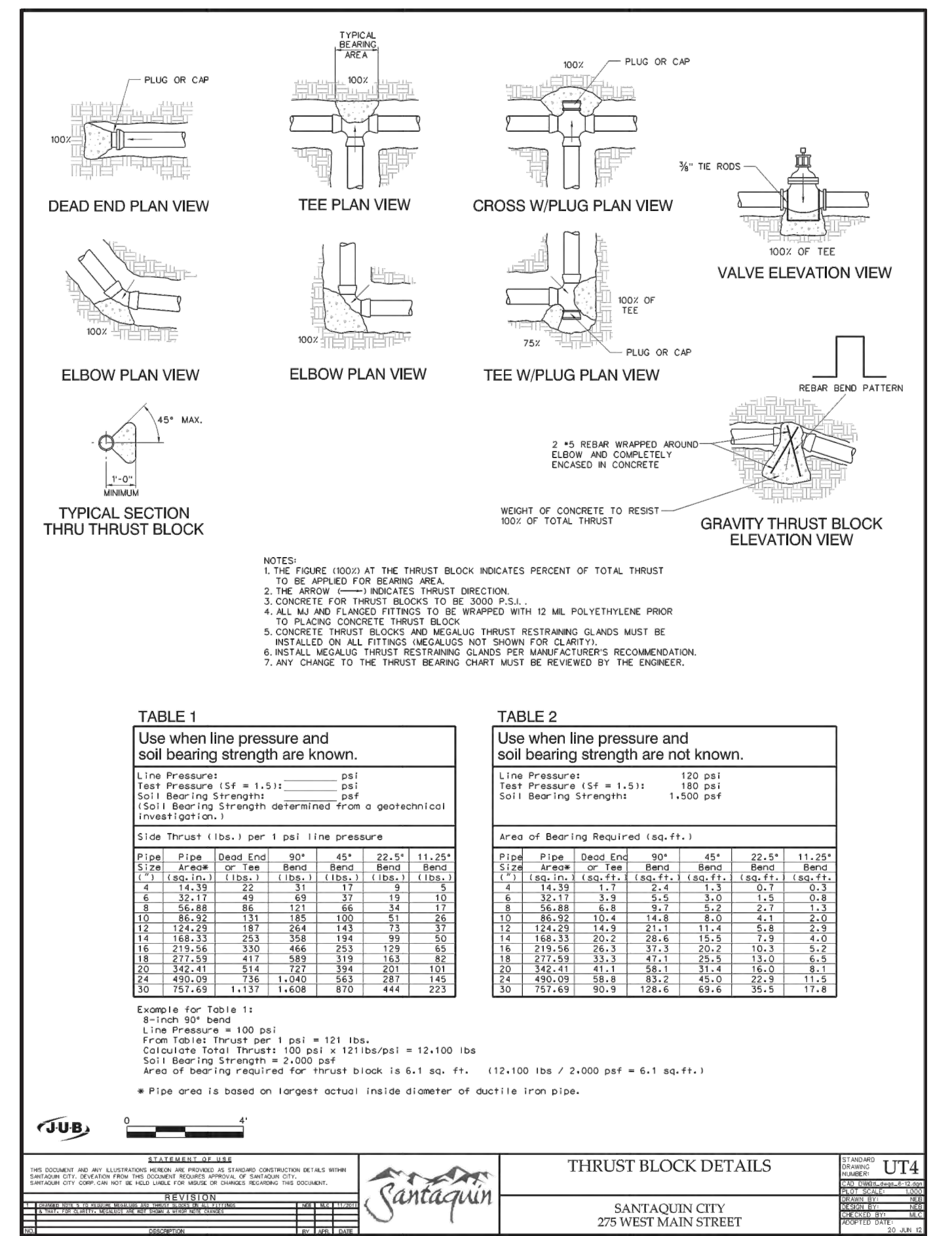
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

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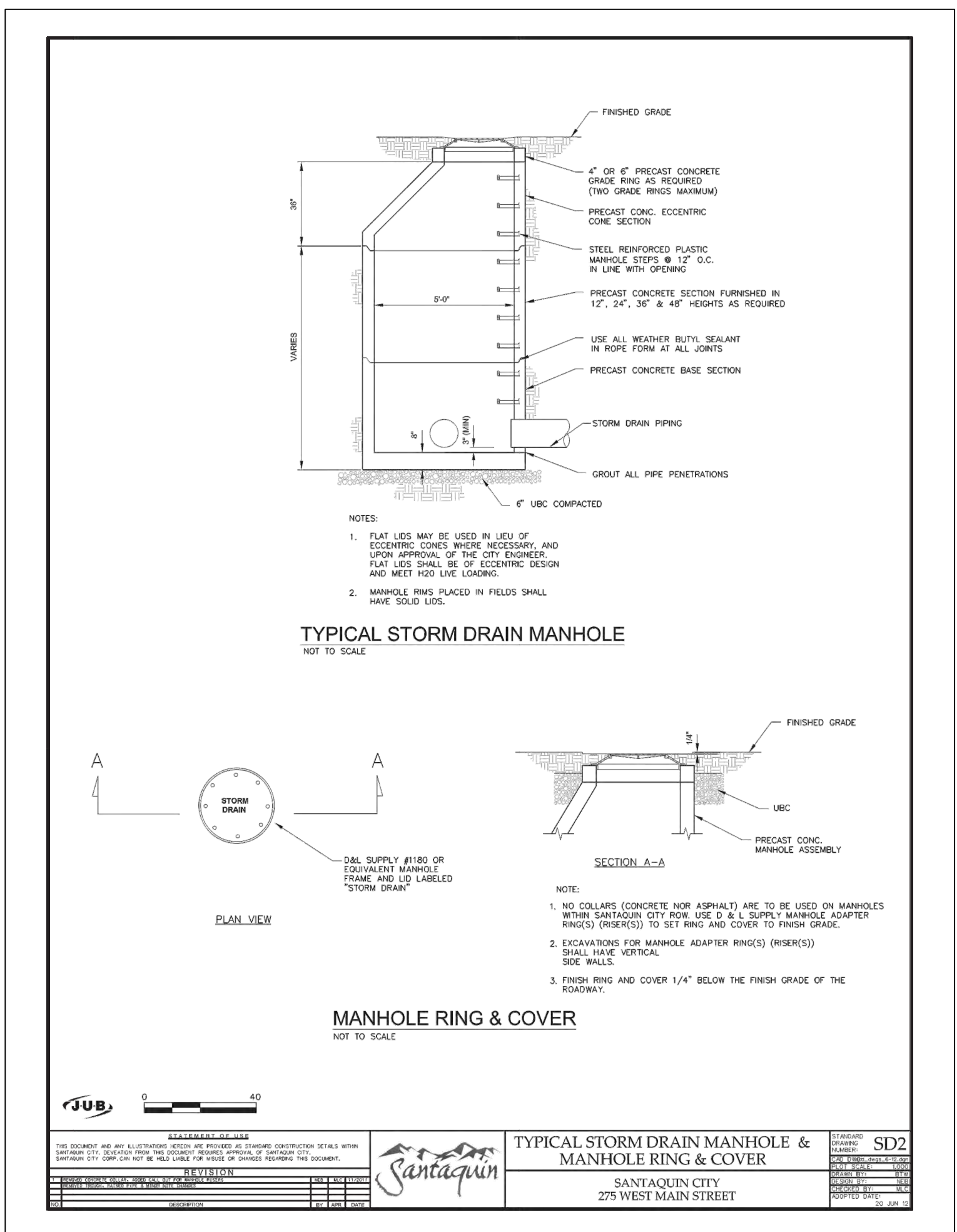
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENTSTRATTON ACRES
PHASE 2
WATER DETAIL

10-13-2022

SANTAQUIN CITY



SHEET NO. D3



SHEET NO. D4

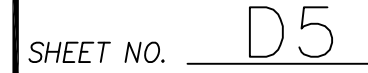


ORIG. DATE:	2-8-21
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	N/A

paul@gatewayconsultingllc.com

IRRIGATION WATER DETAILS

SANTAQUIN
CITY



NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

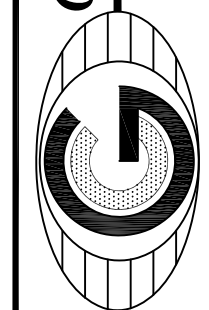
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ORIG. DATE: 2-8-21	
SURVEY BY:	
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DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	N/A

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

STRATTON ACRES PHASE 2

LIGHT AND SIGN DETAILS

PRINT DATE: 10-13-2022

SANTAQUIN
CITY



SHEET NO. D6



DRC Members in Attendance: City Manager Norm Beagley, Assistant City Manager Jason Bond, City Engineer Jon Lundell, Police Officer Kayson Shepherd, Fire Chief Ryan Lind, Public Works Director Jason Callaway, Building Official Randy Spadafora.

Others in Attendance: City Recorder Amalie Ottley, Senior Planner Ryan Harris, Engineer Megan Wilson, Michael Romero, Alex Rugg, Gavin West.

Engineer Lundell called the meeting to order at 10:00 a.m.

1. BDS Commercial /Industrial Site Plan

A site plan review of a proposed industrial site located at approximately 390 N. Summit Ridge Parkway.

Gavin West, Project Manager for Atlas Engineering, attended the meeting on behalf of the applicant.

Building Official Spadafora stated that addressing has been completed for the site.

Public Works Director Callaway asked that the applicant call out all water lines and meters on the plans. He confirmed with Engineer Lundell that the City has plans to build a sewer line to the site in the future. He added that all culinary water lines must have a minimum of 10-feet of clearance from any sanitary sewer line. Director Callaway discussed the locations of the meter boxes, pointing out that it's not ideal to have them attached to the building as most leaks occur in the meter boxes. Manager Beagley recommended that a corp stop be placed on both the culinary and PI water laterals. Additionally, the poly pipe from the saddle to the meter must be a continuous line. No joints will be allowed.

Fire Chief Lind pointed out that fire hydrants are missing from the plans. He explained where multiple hydrants need to be placed on the site as well as the need to install a sprinkling system to the building itself. Chief Lind also added that a dedicated fire line needs to be installed at the site to facilitate a Fire Department Connection (FDC). He asked that hydrants be installed on the northeast side of the building as well as the northwest. Members of the DRC discussed where to have the two hydrants installed and possibly looped at the site.

Officer Shepherd from the Police Department had nothing to add.

Assistant Manager Bond discussed that although the landscaping areas of the plans don't fully meet the City Code, the DRC was willing to make provisions for the applicant as they will work with the City to participate with the city in landscaping the eastern corner of the intersection. He asked that the applicant reconsider the location of the dumpster on the site to a location less visible to traffic on US Highway 6. Moving the dumpster to the southeast corner of the project would also help meet City Code requirements for landscape buffer and screening requirements. He added that because there is future development anticipated at the site, the City will work with the applicant to move forward with these site improvements.

Engineer Lundell and Manager Beagley discussed the requirements for site lighting. The applicant will need to submit a photometric plan for lighting to the City for review. Pedestrian circulation around the building will need to be adjusted to meet the 6-foot requirement in the City Code. Manager Beagley inquired what the applicant's plan is for storm drainage. The applicant indicated that storm drainage is

accounted for in the grading plan. Engineer Lundell discussed in more detail the plan for the sewer line at the site, stating that plans are moving forward for completion of the needed sewer infrastructure in approximately Spring of 2024. He added that if the applicant anticipates being in the building prior to the sewer being completed, a plan must be in place for temporary sewer maintenance and or a septic system. Manager Beagley discussed possibly installing a temporary septic system to be in place prior to the installation of the sewer line.

Director Callaway asked that a stop sign be added to the plans at Summit Ridge Parkway.

Manager Beagley made a motion to table the BDS Site Plan so that redlines may be addressed. Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Meeting Minutes Approval

2. Manager Beagley made a motion to approve the DRC Meeting Minutes from July 11, 2023. Building Official Spadafora seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

3. Manager Beagley made a motion to approve the DRC Meeting Minutes from July 25, 2023. Building Official Spadafora seconded the motion.

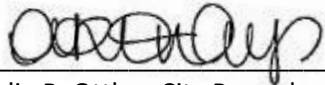
Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Adjournment

The meeting was adjourned at 10:22 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder