



DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 25, 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. Bella Vista Preliminary Plan

A preliminary plan review of a 122-lot subdivision located at approximately 400 E. 610 N.

2. Santaquin Peaks Lot #14 Site Plan (Greenhalgh)

A site plan review of lot #14 in the Santaquin Peaks Industrial Subdivision located at approximately 1268 Timpanogos Terrace.

3. Silver Oaks Site Plan Update

A request to modify the Silver Oaks site plan located at approximately 590 W. Main Street.

MEETING MINUTES APPROVAL

4. January 28, 2025

5. February 11, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

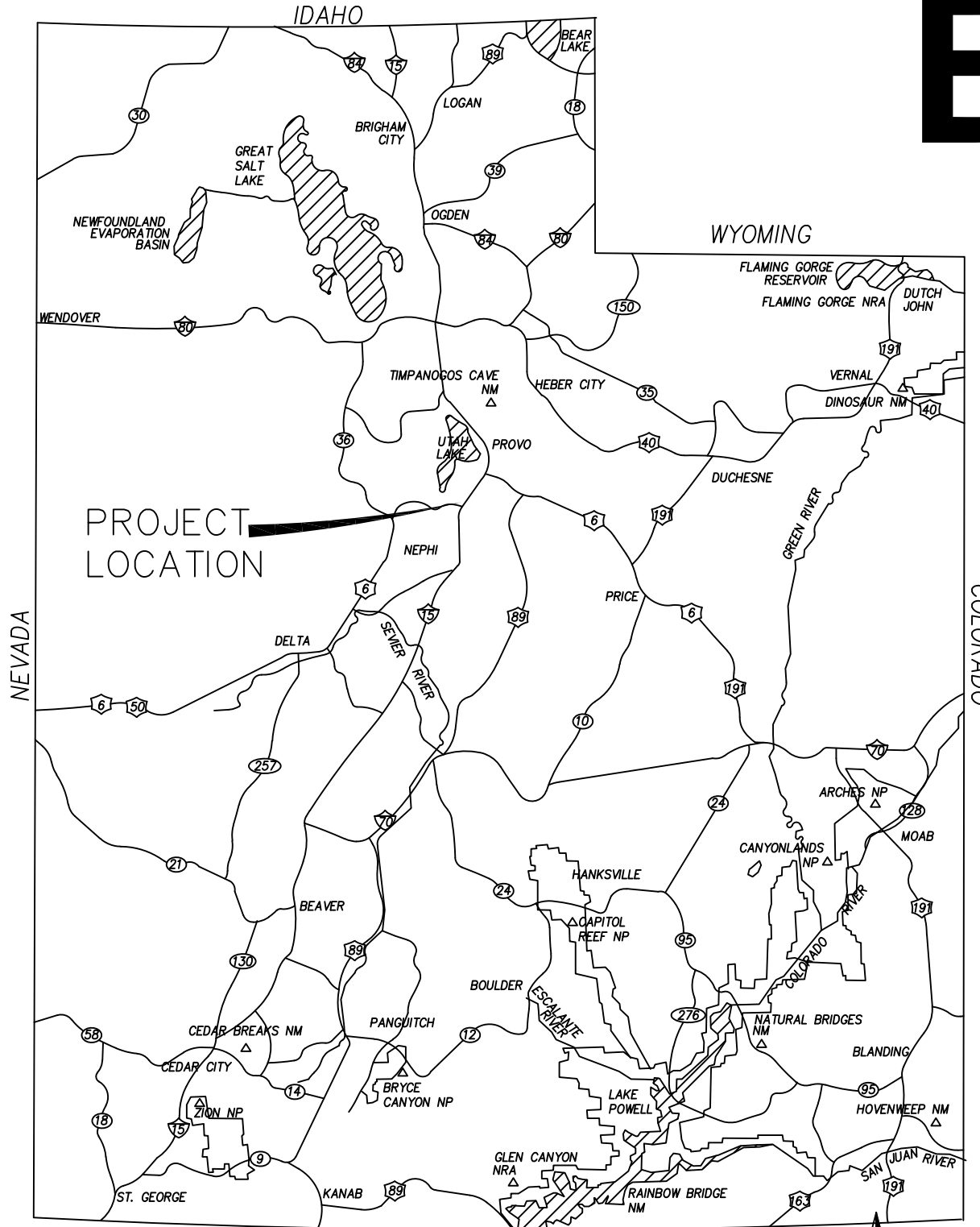
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public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

BY: _____

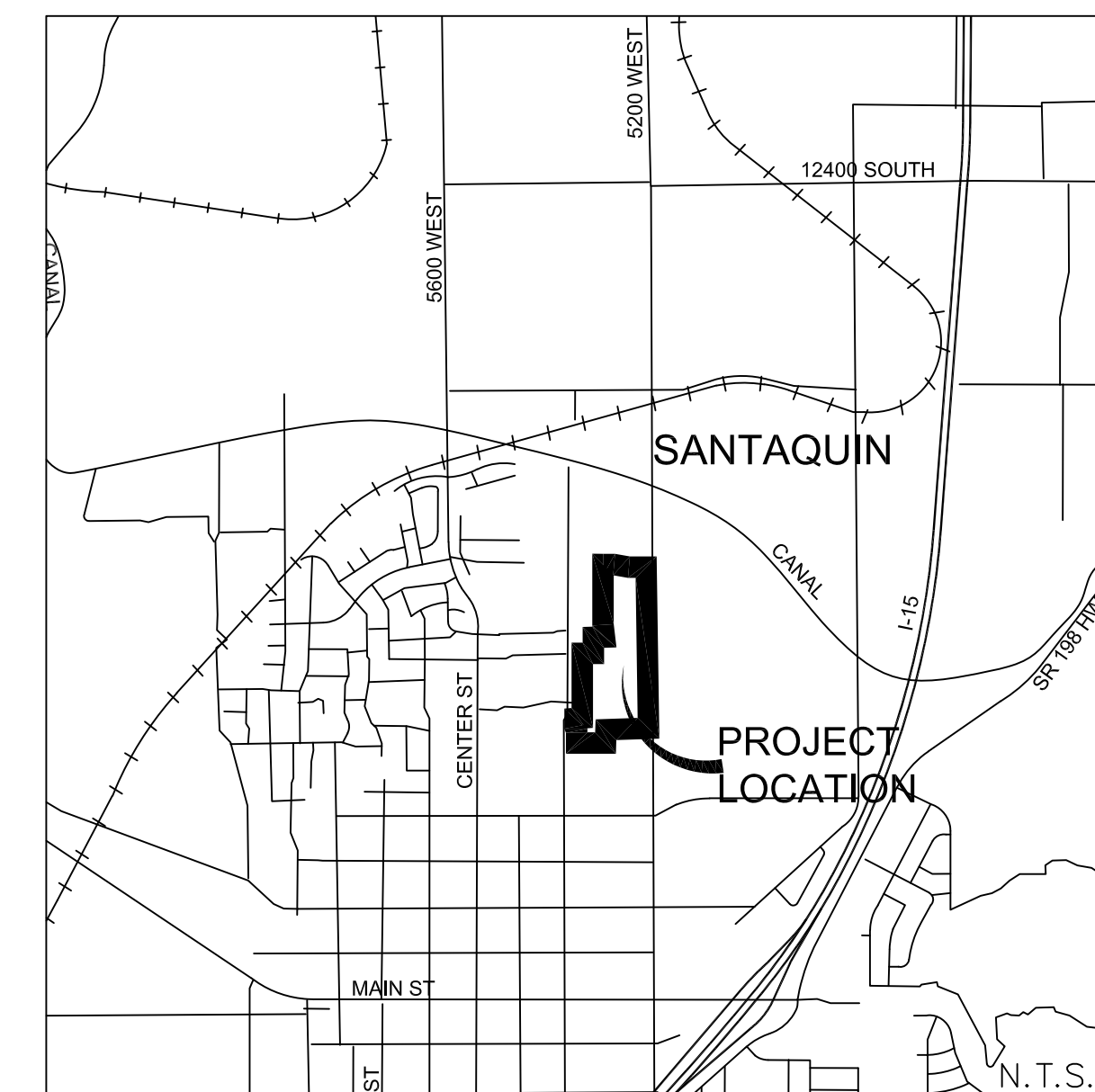
Amalie R. Ottley, City Recorder

SITE DEVELOPMENT CONSTRUCTION PLANS

BELLA VISTA SUBDIVISION



VICINITY MAP

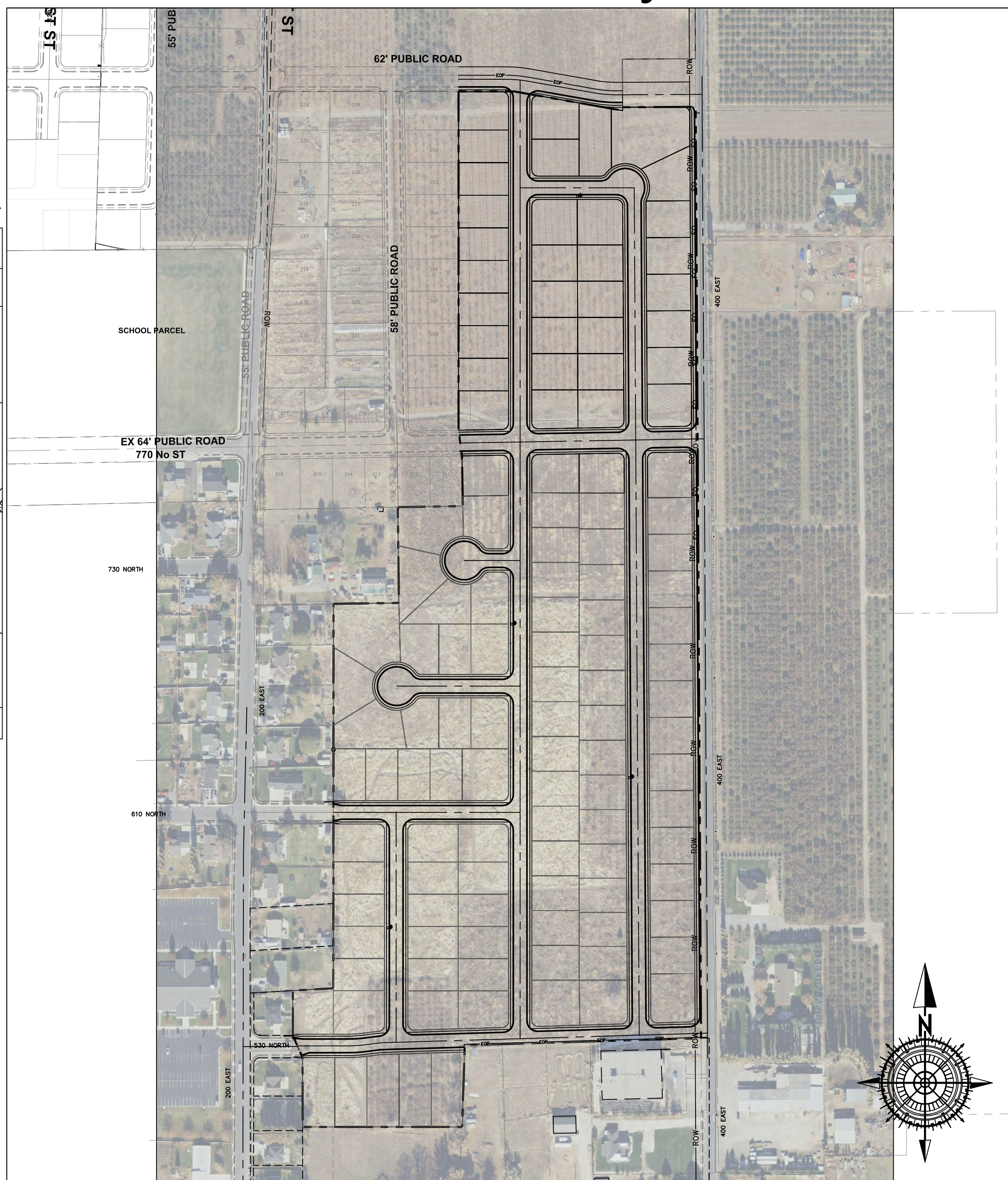


N.T.S.

N.T.S.

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



N.T.S.

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

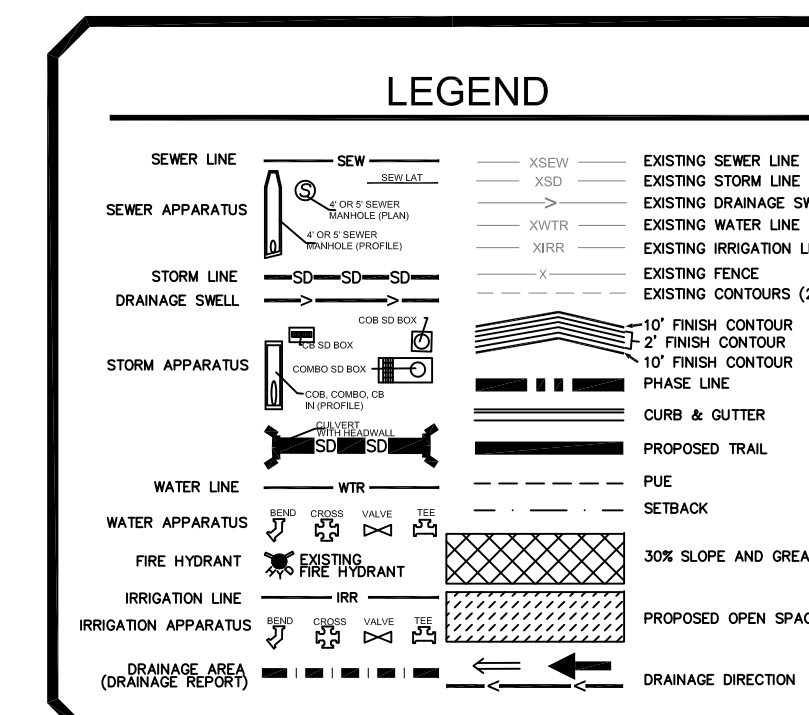
CONCEPT

January 17, 2025

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

NOTE:
 All recommendations made in a pertinent geotechnical report/study shall be followed explicitly during construction of buildings and site improvements.

ZONE	R-10
LOTS	122
ACREAGE	42.8 ac.
ACREAGE LOTS	31.25 ac.
ACREAGE ROW	3.76 ac.
DENSITY	3.12 lots to the ac.

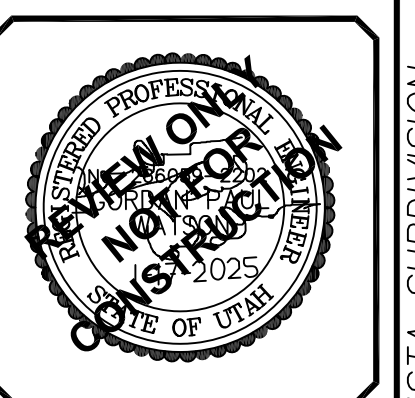


REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

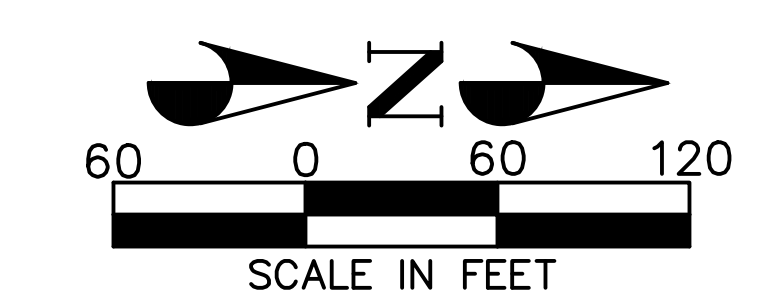
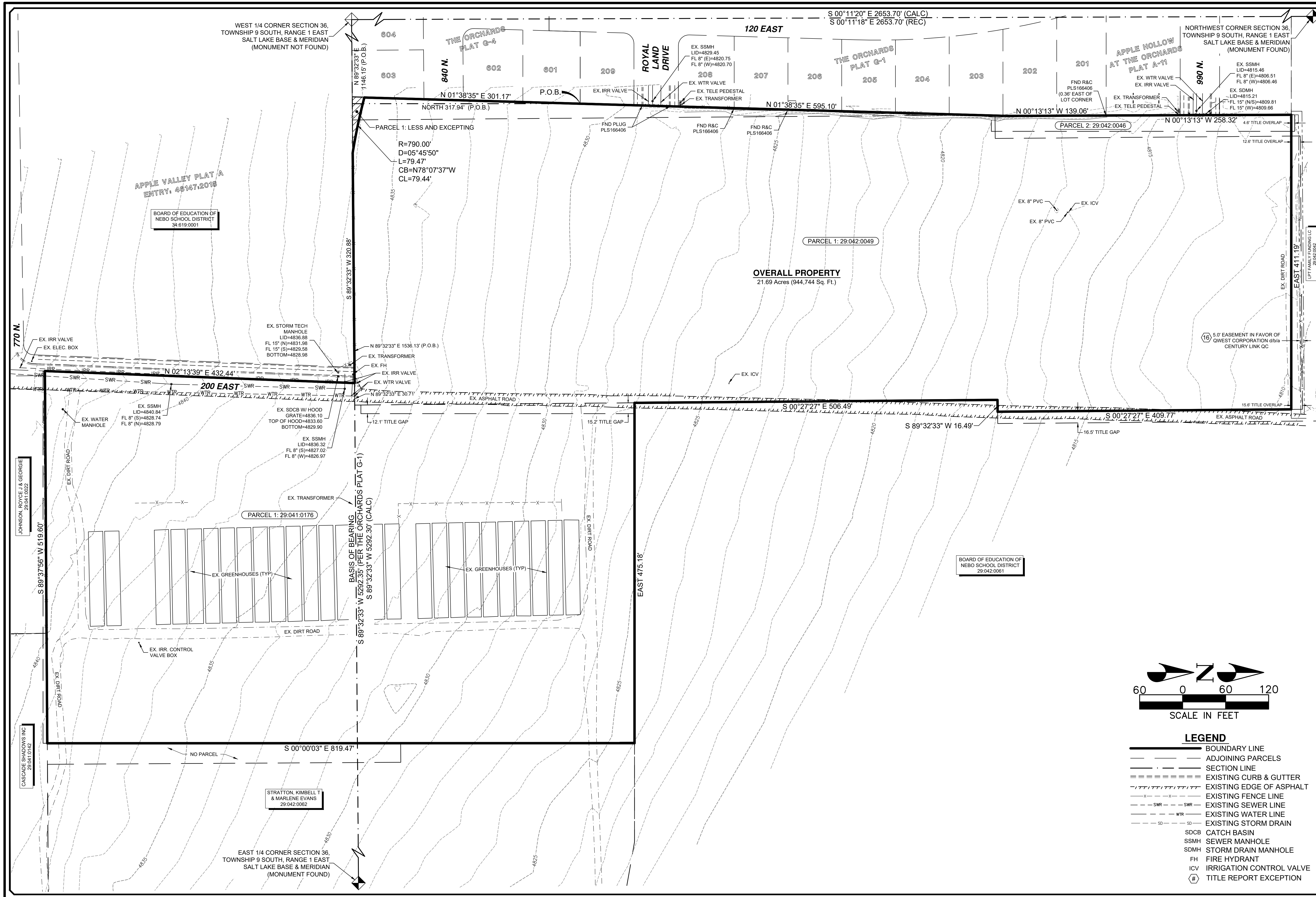
INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY
	PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN DIMENSIONS
G1-G7	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
DRAIN	SITE DRAINAGE PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	ROYAL LAND DRIVE
PP2	200 EAST STREET
PP3	260 EAST STREET
PP4	800 NORTH STREET
PP5	800 NORTH STREET
PP6	800 NORTH STREET
PP7	800 NORTH STREET
PP8	800 NORTH STREET
PP9	800 NORTH STREET
PP10	800 NORTH STREET
PP11	800 NORTH STREET
PP12	800 NORTH STREET
PP13	800 NORTH STREET
PP14	800 NORTH STREET
PP15	800 NORTH STREET
PP16	800 NORTH STREET
PP17	800 NORTH STREET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
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

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



LEGEND

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

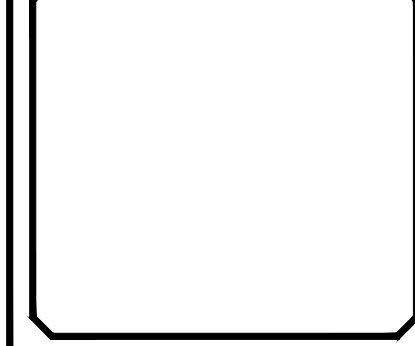
NO.	DESCRIPTION	DATE	APP'D.

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

CMT TECHNICAL SERVICES
 9270 SOUTH 300 WEST • SANDY UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL
 ENVIRONMENTAL • CIVIL ENGINEERING • TRANSPORTATION ENGINEERING
 SURVEYING • CONSTRUCTION MANAGEMENT • SPECIALTY LAB

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

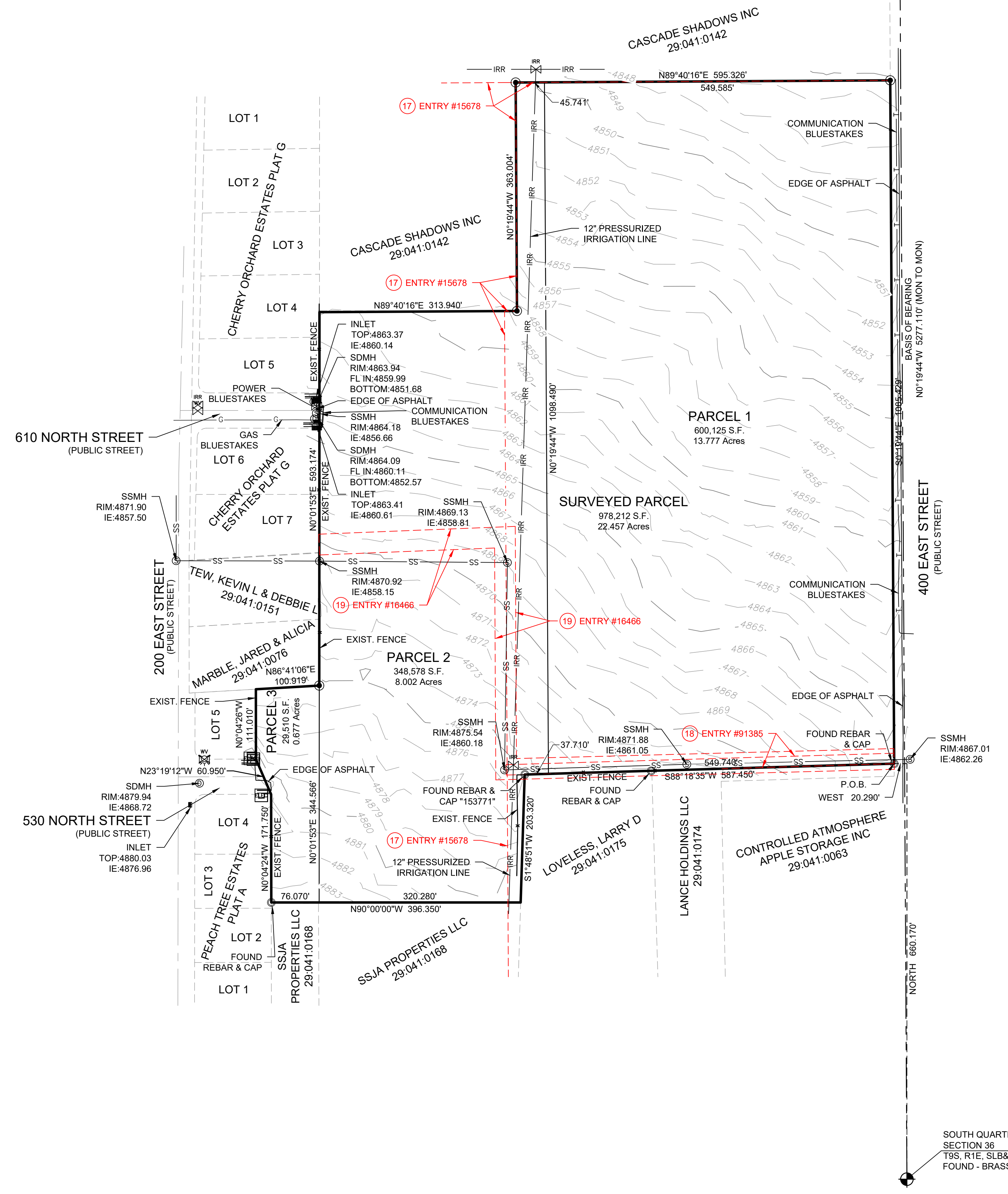
SANTAQUIN CITY



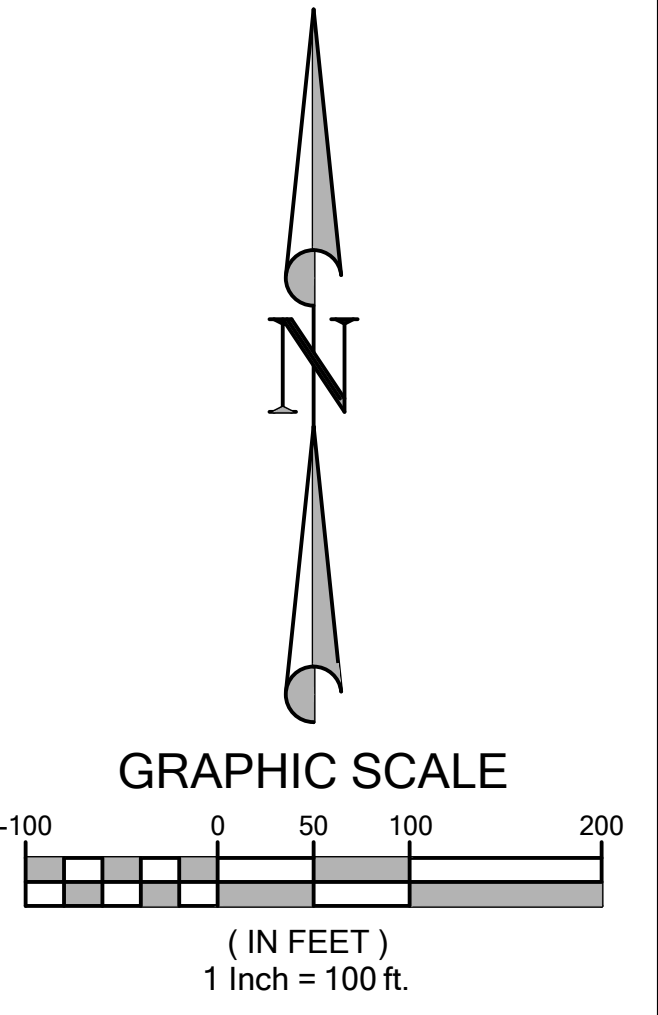
SHEET NO. **2/2**

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR
CLAYTON PROPERTIES GROUP II, INC.
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 9 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE & MERIDIAN

NORTH QUARTER CORNER
 SECTION 36
 T9S, R1E, SLB&M
 FOUND - BRASS CAP



SYMBOL LEGEND	
	ELECTRICAL BOX
	TELEPHONE BOX
	SEWER MANHOLE
	FIRE HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	MONUMENT AS MARKED
	SURVEY MARKER
	PERIGEE
	SET REBAR & CAP



PERIGEE
CONSULTING
 CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160
 801.628.6004 TEL. 801.590.6811 FAX
 WEST JORDAN, UT 84088
 WWW.PERIGEECIVIL.COM

CITY ENGINEER	DATE	MARK	DESCRIPTION

DESIGNED BY:	DATE:	REV:
MB		
DRAWN BY:	DATE: <td> </td>	
SUBMITTED BY:	DATE: <td> </td>	
FILE NAME:	DATE: <td> </td>	
SIZE:	DATE: <td> </td>	

ALTA / NSPS LAND TITLE
SURVEY PREPARED FOR
CLAYTON PROPERTIES
GROUP II, INC.

SHEET NUMBER
2 OF 2
DRAWING NAME
ALTA

BELLA VISTA SUBDIVISION PHASE 3

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

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:044:0043

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

400 EAST

WHO GETS THIS LANE

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:042:0020

BROADBENT
29:043:0037

BROADBENT
29:044:0034

OUR DREAM LLC
29:042:0020

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:042:0061

R=331.00'
L=57.77'
Δ=10°00'00"
S 85°00'00"E
CHL=57.70'

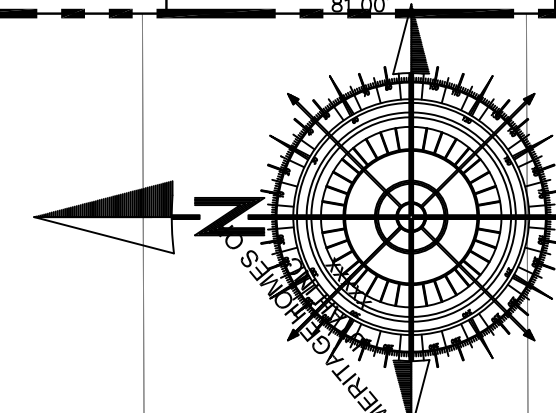
R=269.00'
L=48.47'
Δ=65°09'42"
S 85°00'00"E
CHL=42.40'

SURVEYOR OF RECORD:

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

260 EAST STREET
58' PUBLIC ROW

N 89°32'33" E 5292.35' (PER THE RECORDS PLAT G-1)
BASIS OF BEARING



SCALE IN FEET
0 40 80

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

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

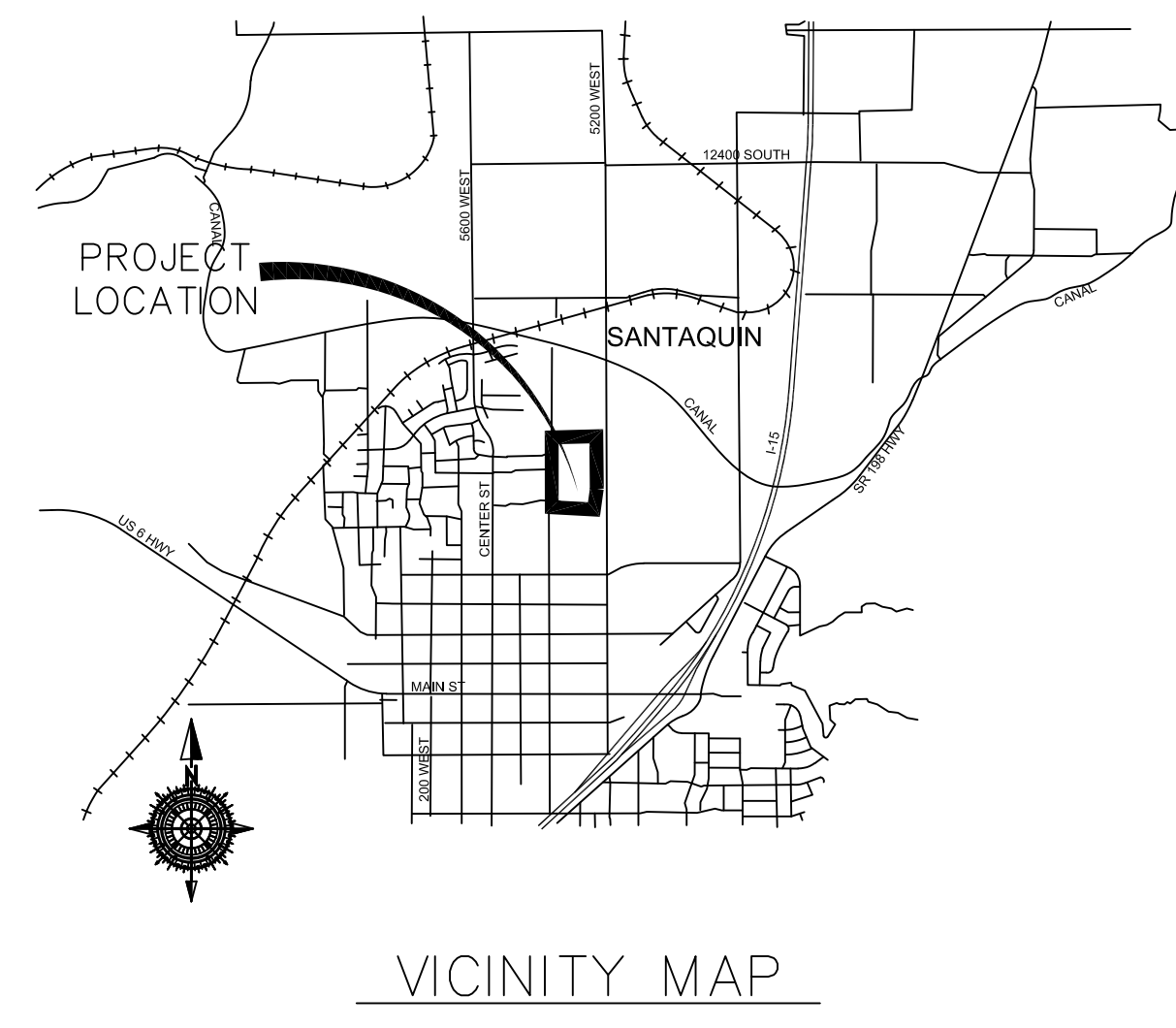
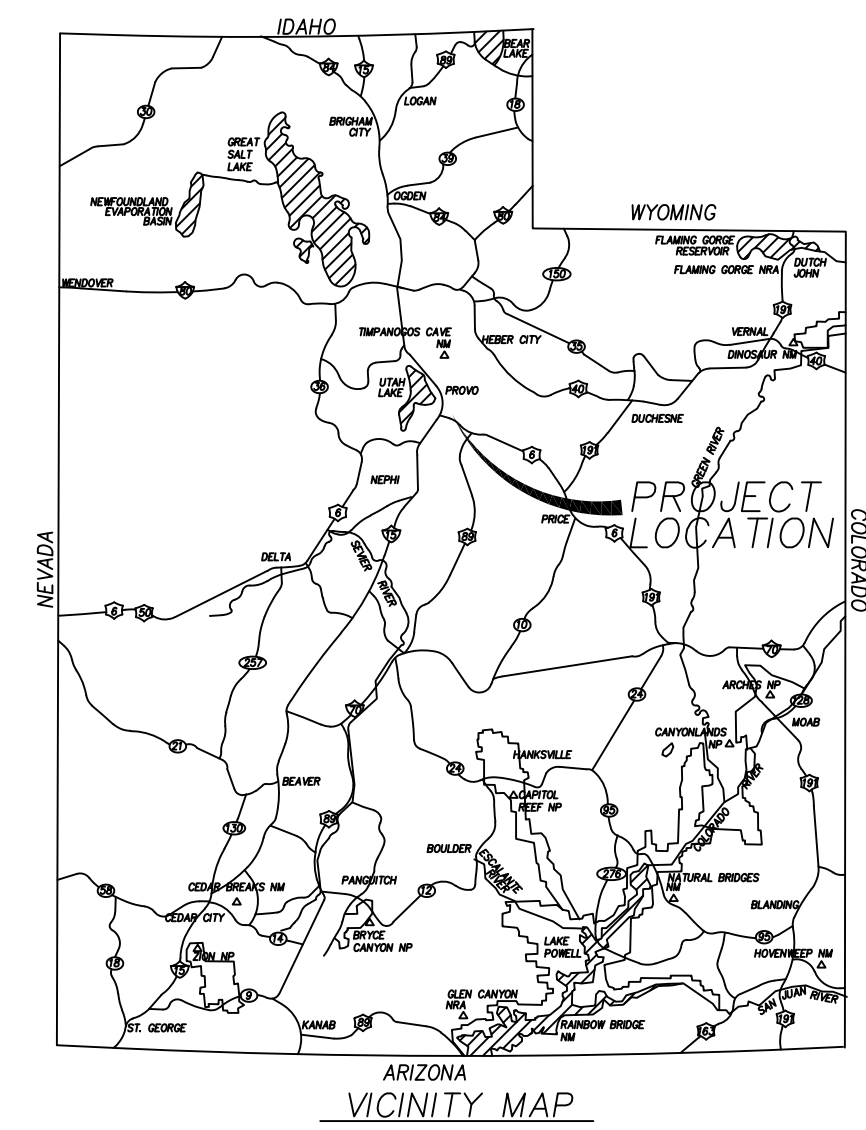
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BELLA VISTA SUBDIVISION PHASE 4

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

PRELIMINARY PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C130	23.57'	15.00'	21.22'	N45°00'28"W	90°00'50"
C131	23.56'	15.00'	21.21'	N44°59'05"E	89°59'10"
C132	14.16'	15.00'	13.64'	S62°57'49"E	54°06'09"
C133	58.53'	60.00'	56.24'	S63°51'33"E	55°53'37"
C134	79.16'	60.00'	73.54'	N50°23'50"E	75°35'38"
C135	64.37'	60.00'	61.32'	N18°07'55"W	61°27'52"
C136	60.17'	60.00'	57.68'	N77°35'28"W	57°27'13"
C137	39.53'	60.00'	38.82'	S54°48'21"W	37°45'10"
C138	14.15'	15.00'	13.63'	S62°57'26"W	54°03'21"
C139	23.56'	15.00'	21.21'	N44°59'58"E	90°00'03"
C140	14.16'	15.00'	13.64'	S62°57'37"E	54°04'45"
C141	47.21'	60.00'	46.00'	S58°27'48"E	45°05'06"
C142	70.47'	60.00'	66.49'	N65°20'44"E	67°17'50"
C143	66.39'	60.00'	63.05'	N0°00'00"W	63°23'37"
C144	70.56'	60.00'	66.57'	N65°23'17"W	67°22'56"
C145	47.12'	60.00'	45.92'	S58°25'15"W	45°00'01"
C146	14.16'	15.00'	13.64'	S62°57'37"W	54°04'45"
C147	23.56'	15.00'	21.21'	N45°00'02"W	89°59'57"
C148	23.56'	15.00'	21.21'	N44°59'58"E	90°00'03"
C149	23.56'	15.00'	21.21'	N45°00'02"W	89°59'57"
C150	23.56'	15.00'	21.21'	S44°59'58"W	90°00'03"
C151	23.56'	15.00'	21.21'	N45°00'02"W	89°59'57"



SURVEYOR'S CERTIFICATE
I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH _____ 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 BELLA VISTA SUBDIVISION PHASE 4, 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 North 89°32'33" East, 1887.91 feet along the quarter section line and South 644.95 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing N 88°59'59" E 161.72 feet, thence N 01°00'01" W 24.53 feet, thence N 88°59'59" E 113.77 feet, thence N 83°35'12" E 58.37 feet, thence S 89°48'51" E 117.50 feet, thence S 00°00'03" E 864.62 feet, thence S 89°59'57" W 117.50', thence S 47°53'32" W 78.18 feet, thence West 250.00 feet, thence N 89°39'15" W 58.00 feet, thence N 89°58'04" W 127.01 feet, thence N 00°01'56" E 279.25 feet, thence N 00°01'53" E 362.01 feet, thence 89°19'18" E 156.57 feet, thence N 89°40'16" E 5.90 feet, thence N 00°40'59" W 238.01 feet.
Parcel contains 11.51 acres and 32 lots.

PRELIMINARY PLAT FOR REVIEW ONLY
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 HERON FOR THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BELLA VISTA SANTAQUIN LLC
KIMBALL STRATTON (MANAGER)

STRATTON ACRES LLC
KIMBALL STRATTON (MANAGER)

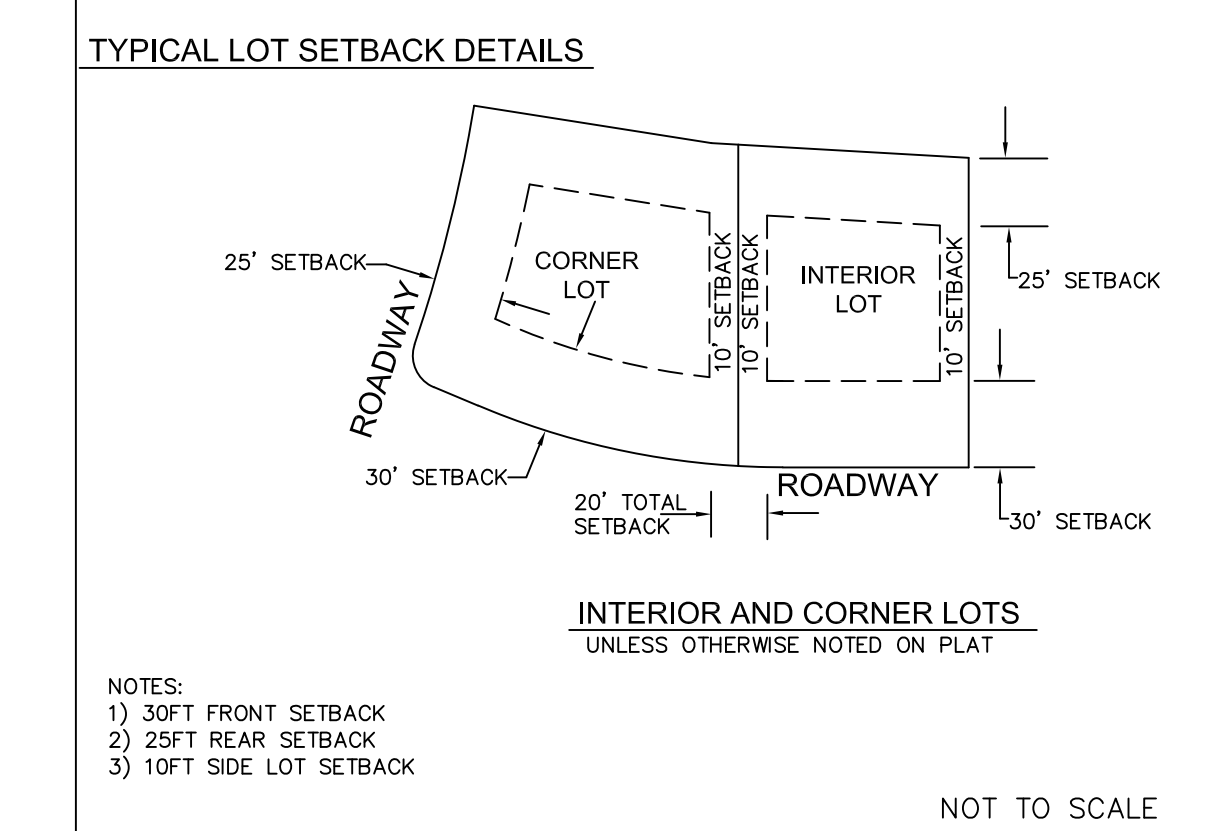
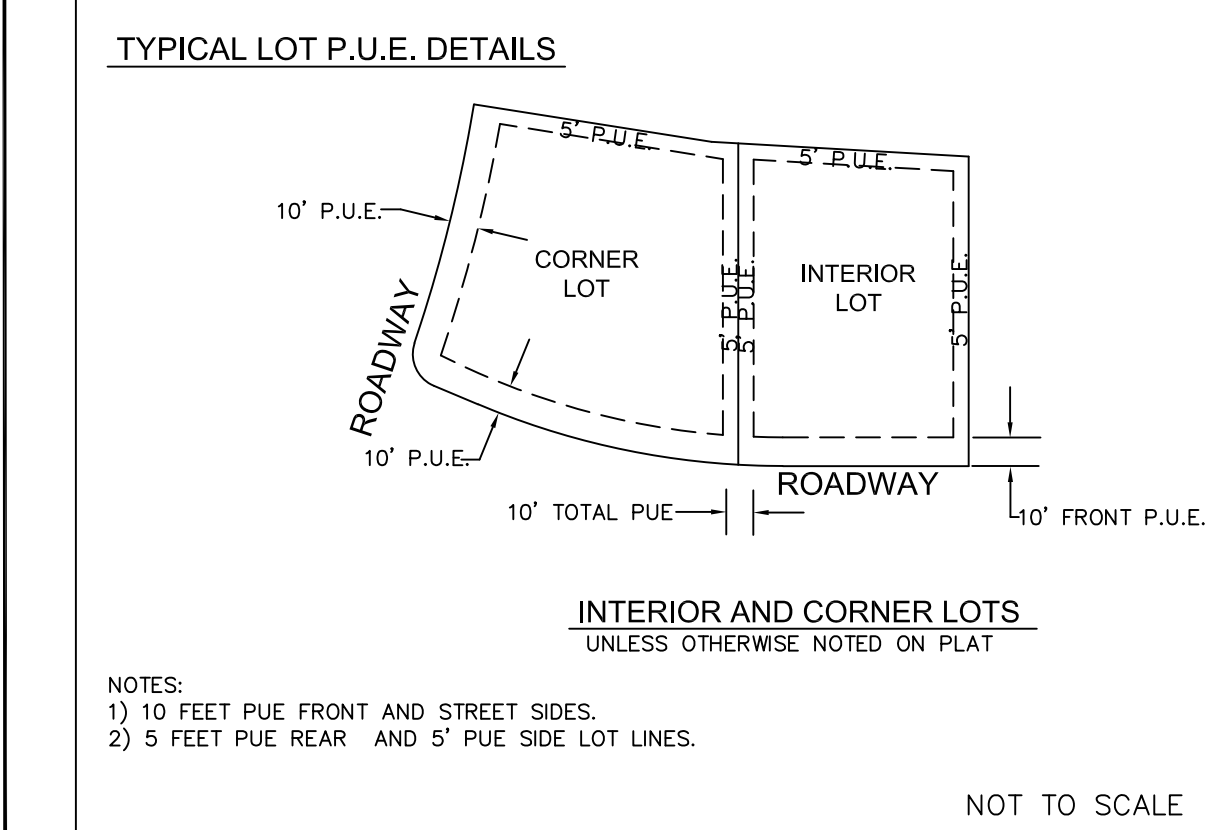
BELLA VISTA SUBDIVISION PHASE 4
A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

APPROVED BY MAYOR _____
ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) _____
CLERK-RECORDER (SEE SEAL BELOW) _____
PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE
CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
DIRECTOR, SECRETARY _____ DATE _____

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. 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.
4. AGRICULTURE PROTECTION AREA
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

NEBO SCHOOL DISTRICT 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



BELLA VISTA SANTAQUIN LLC. 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

SURVEYOR OF RECORD:

STRATTON ACRES LLC 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

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

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

COUNTY RECORDER SEAL
CITY CLERK SEAL
SURVEYORS SEAL
CITY ENGINEER SEAL
SHEET NO
1 / 2

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
Approved this _____ day of _____, 20____
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of _____, 20____
QUESTAR GAS COMPANY
By _____
Title _____

CENTRACOM ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____
CENTRACOM COMPANY
BY _____ TITLE _____

CENTURY LINK ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____
CENTURY LINK COMPANY
BY _____ TITLE _____

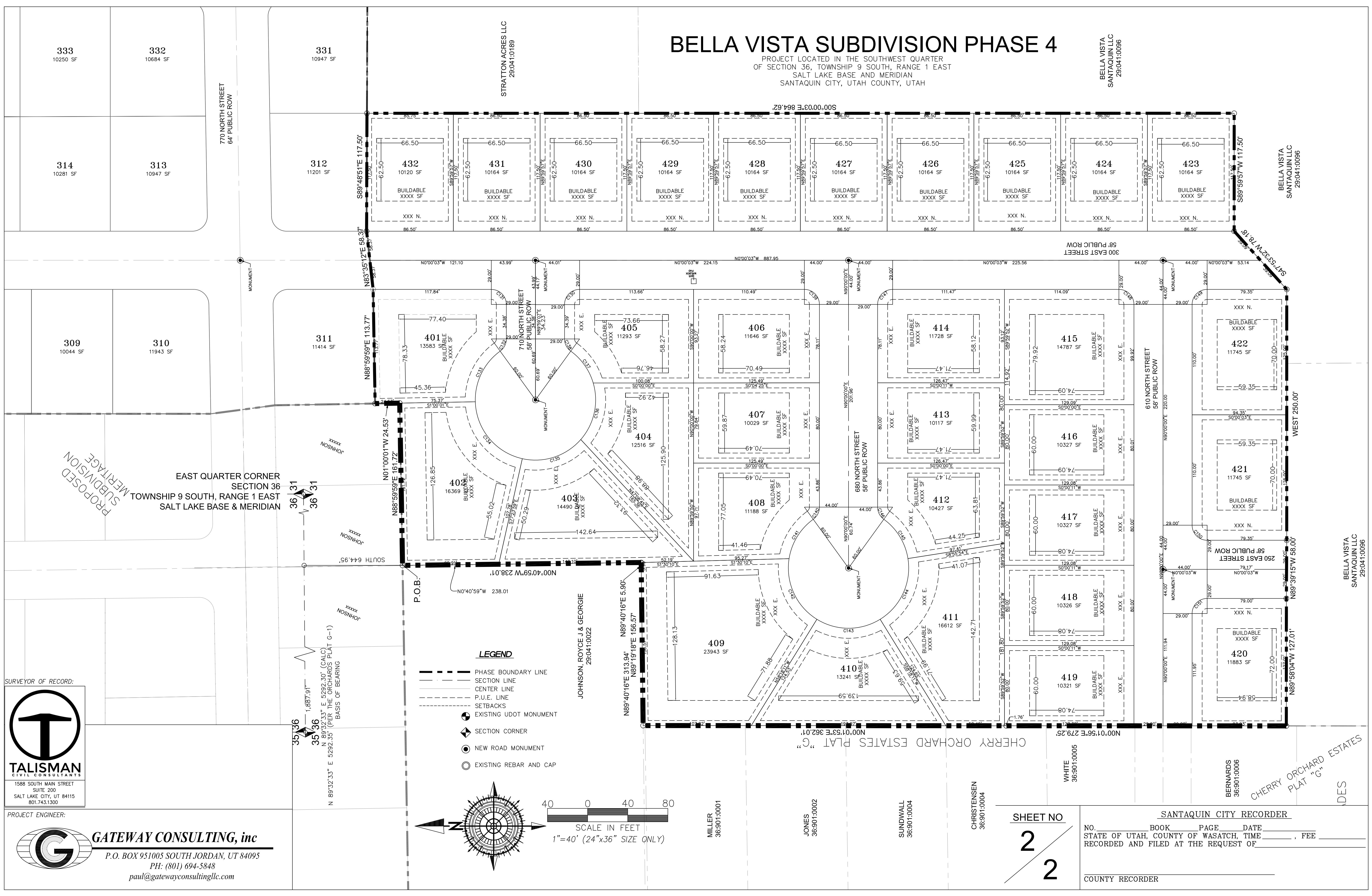
BELLA VISTA SUBDIVISION PHASE 4

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

BELLA VISTA SANTAQUIN LLC 29-041:0096

BELLA VISTA SANTAQUIN LLC 29-041:0096

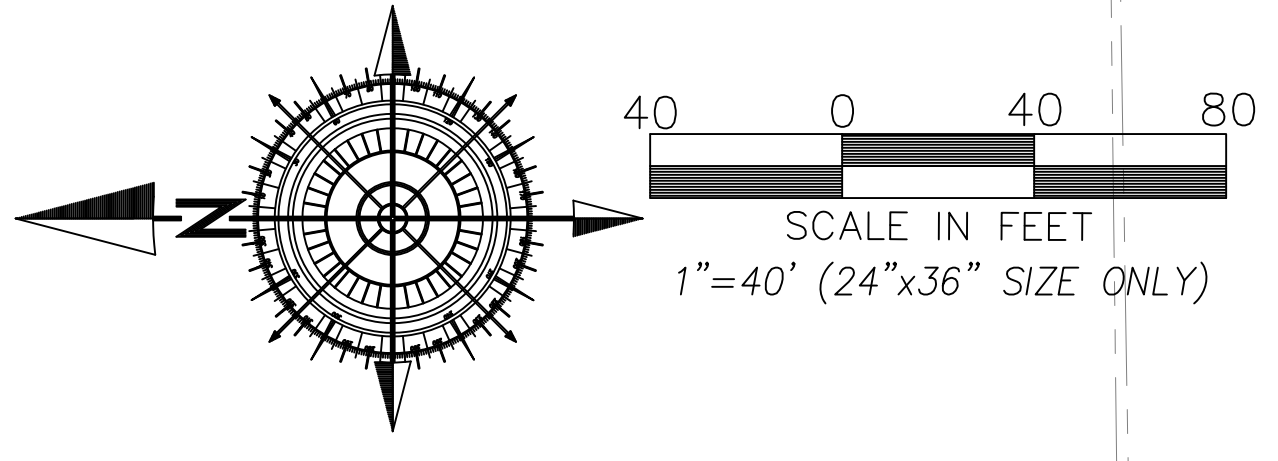
BELLA VISTA SANTAQUIN LLC 29-041:0096



PROPOSED SUBDIVISION MERITAGE

EAST 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



SURVEYOR OF RECORD:

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

PROJECT ENGINEER:

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

SHEET NO
2
2

SANTAQUIN CITY RECORDER

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

COUNTY RECORDER

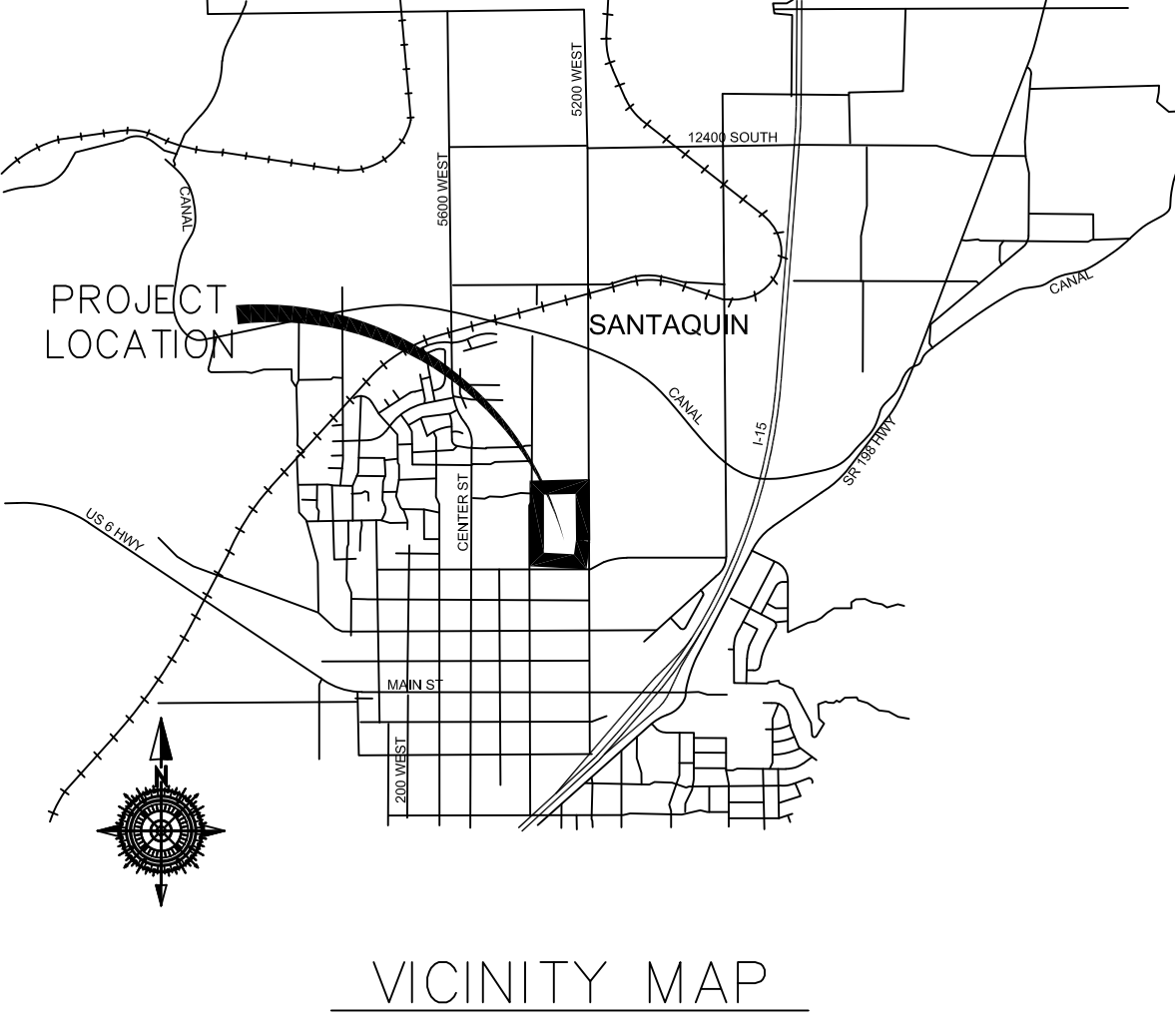
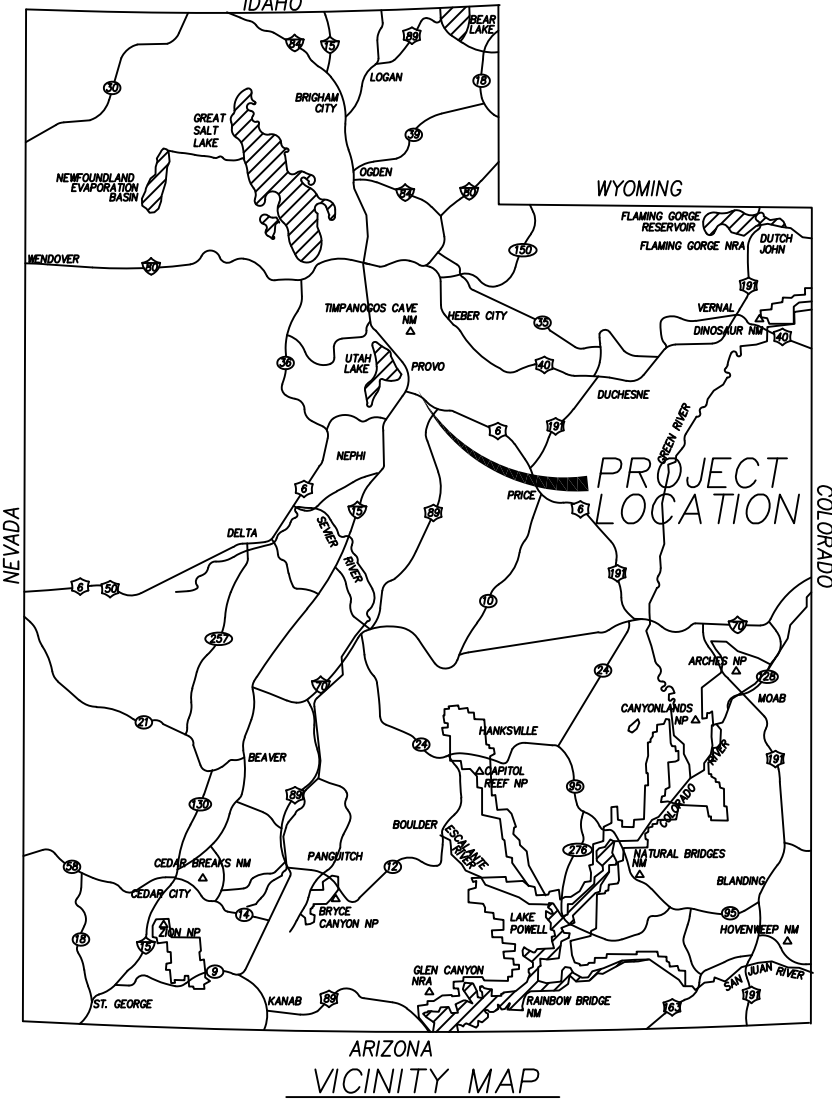
BELLA VISTA SUBDIVISION PHASE 5

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

PRELIMINARY PLAT

ADDRESSES	
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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C152	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C153	22.34'	15.00'	20.33'	N42°39'39"E	85°19'25"
C154	27.54'	271.00'	27.53'	S85°23'55"W	5°49'21"
C156	23.12'	15.00'	20.90'	N44°09'16"E	88°18'38"
C157	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C158	16.28'	329.00'	16.28'	N83°54'18"E	2°50'07"
C159	35.06'	270.00'	35.03'	N86°12'26"E	7°26'23"
C160	42.59'	328.00'	42.56'	N86°12'25"E	7°26'24"
C162	38.82'	299.00'	38.80'	N86°12'26"E	7°26'23"
C163	42.59'	328.00'	42.56'	N86°12'25"E	7°26'24"
C164	27.54'	271.00'	27.53'	N85°23'55"E	5°49'21"
C165	30.49'	300.00'	30.47'	N85°23'55"E	5°49'21"
C166	35.06'	270.00'	35.03'	N86°12'26"E	7°26'23"
C167	16.28'	329.00'	16.28'	N83°54'18"E	2°50'07"
C168	14.85'	300.00'	14.84'	N83°54'18"E	2°50'07"
C169	15.64'	300.00'	15.64'	N86°48'58"E	2°59'14"



SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH _____ AND THAT I HOLD LICENSE NO. _____ 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 BELLA VISTA SUBDIVISION PHASE 5, 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 North 89°32'33" East 1,727.93 feet along the quarter section line and South 1,524.81 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing S 89°58'04" E 127.01 feet, thence S 89°39'15" E 58.00 feet, thence East 250.00 feet, thence N 47°53'32" E 78.18 feet, thence N 89°58'57" E 117.50 feet, thence S 00°00'03" E 346.00 feet, thence S 01°00'42" E 152.88 feet, thence S 88°18'35" W 286.98 feet, thence S 1°48'51" W 203.32 feet, thence West 396.35 feet, thence N 0°04'24" W 171.75 feet, thence S 23°19'12" W 60.95 feet, thence N 0°04'26" W 111.01 feet, thence N 86°41'06" E 100.92 feet, thence N 0°01'56" E 313.97 feet to the point of beginning. Phase contain 8.72 ac and 26 lots.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

NOTES:

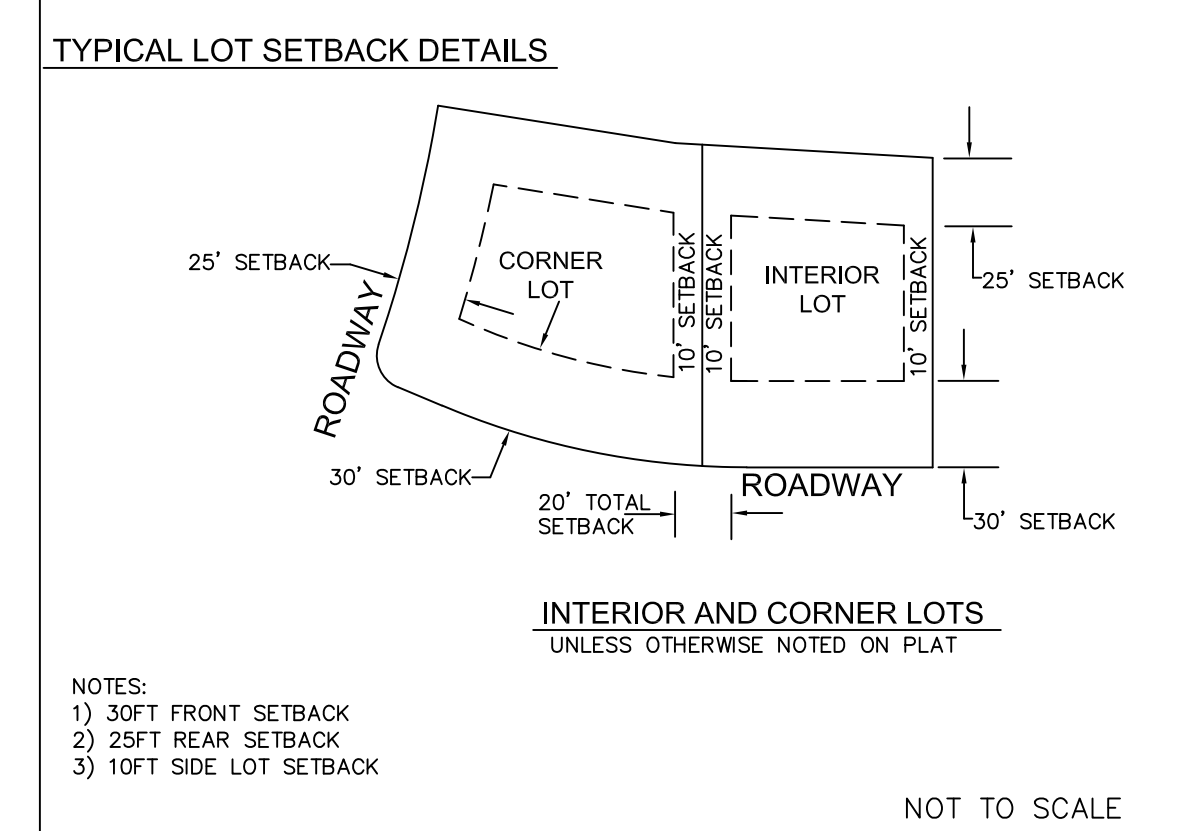
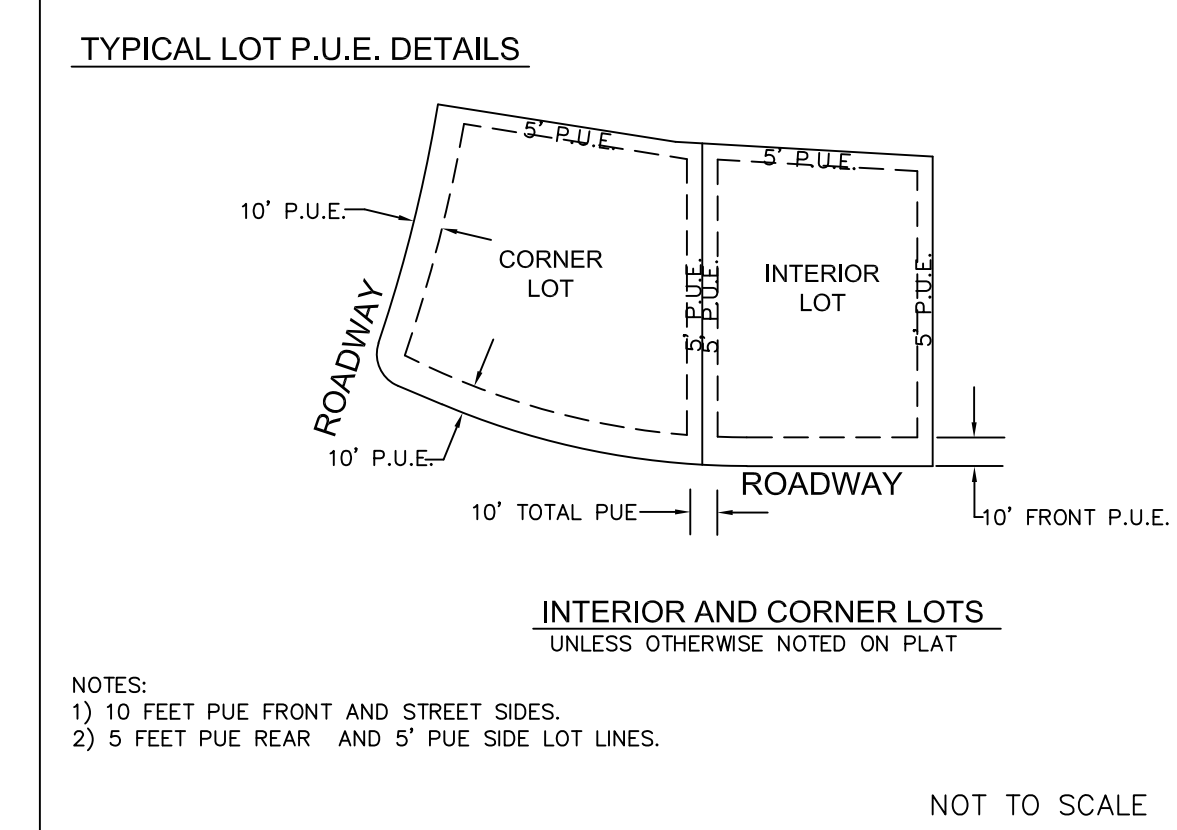
- TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
- ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
- AGRICULTURE PROTECTION AREA
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

NEBO SCHOOL DISTRICT ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY



CASCADE SHADOWS INC. ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

SURVEYOR OF RECORD:

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

UTAH COUNTY RECORDER

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

COUNTY RECORDER

COUNTY RECORDER SEAL CITY CLERK SEAL SURVEYORS SEAL CITY ENGINEER SEAL

SHEET NO
1
2

ROCKY MOUNTAIN POWER

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

Approved this _____ day of _____, 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

Approved this _____ day of _____, 20____

QUESTAR GAS COMPANY

By _____
Title _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20____
CENTRACOM COMPANY

BY _____ TITLE _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20____
CENTURY LINK COMPANY

BY _____ TITLE _____

BELLA VISTA SUBDIVISION PHASE 5

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE
SANTAQUIN CITY PLANNING COMMISSION.

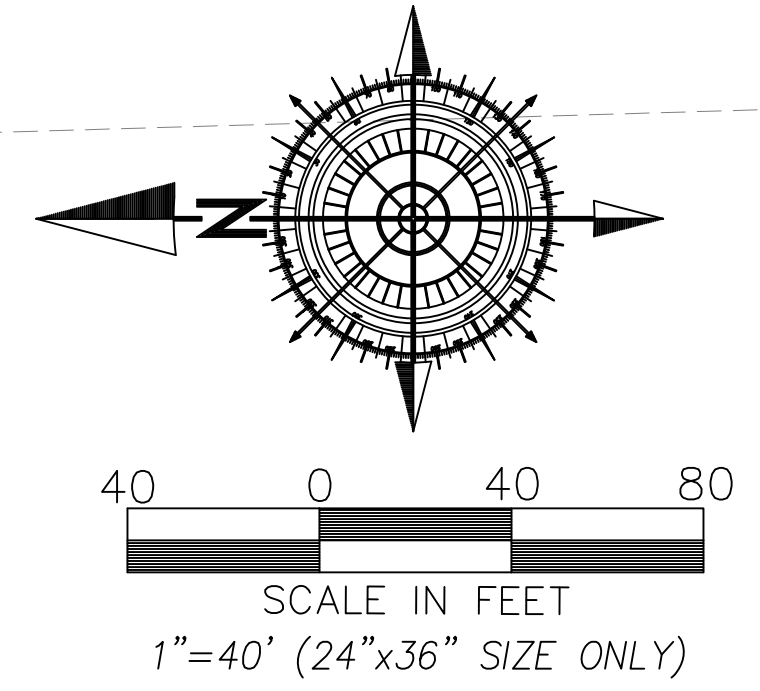
CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
DIRECTOR, SECRETARY _____ DATE _____

BELLA VISTA SUBDIVISION PHASE 5

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



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C152	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C153	22.34'	15.00'	20.33'	N42°39'39"E	85°19'25"
C154	27.54'	271.00'	27.53'	S85°23'55"W	5°49'21"
C156	23.12'	15.00'	20.90'	N44°09'16"E	88°18'38"
C157	24.00'	15.00'	21.52'	S45°50'44"E	91°41'22"
C158	16.28'	329.00'	16.28'	N83°54'18"E	2°50'07"
C159	35.06'	270.00'	35.03'	N86°12'26"E	7°26'23"
C160	42.59'	328.00'	42.56'	N86°12'25"E	7°26'24"
C162	38.82'	299.00'	38.80'	N86°12'26"E	7°26'23"
C163	42.59'	328.00'	42.56'	N86°12'25"E	7°26'24"
C164	27.54'	271.00'	27.53'	N85°23'55"E	5°49'21"
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C168	14.85'	300.00'	14.84'	N83°54'18"E	2°50'07"
C169	15.64'	300.00'	15.64'	N86°48'98"E	2°59'14"



- 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

SURVEYOR OF RECORD:

PROJECT ENGINEER:



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

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

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

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 _____

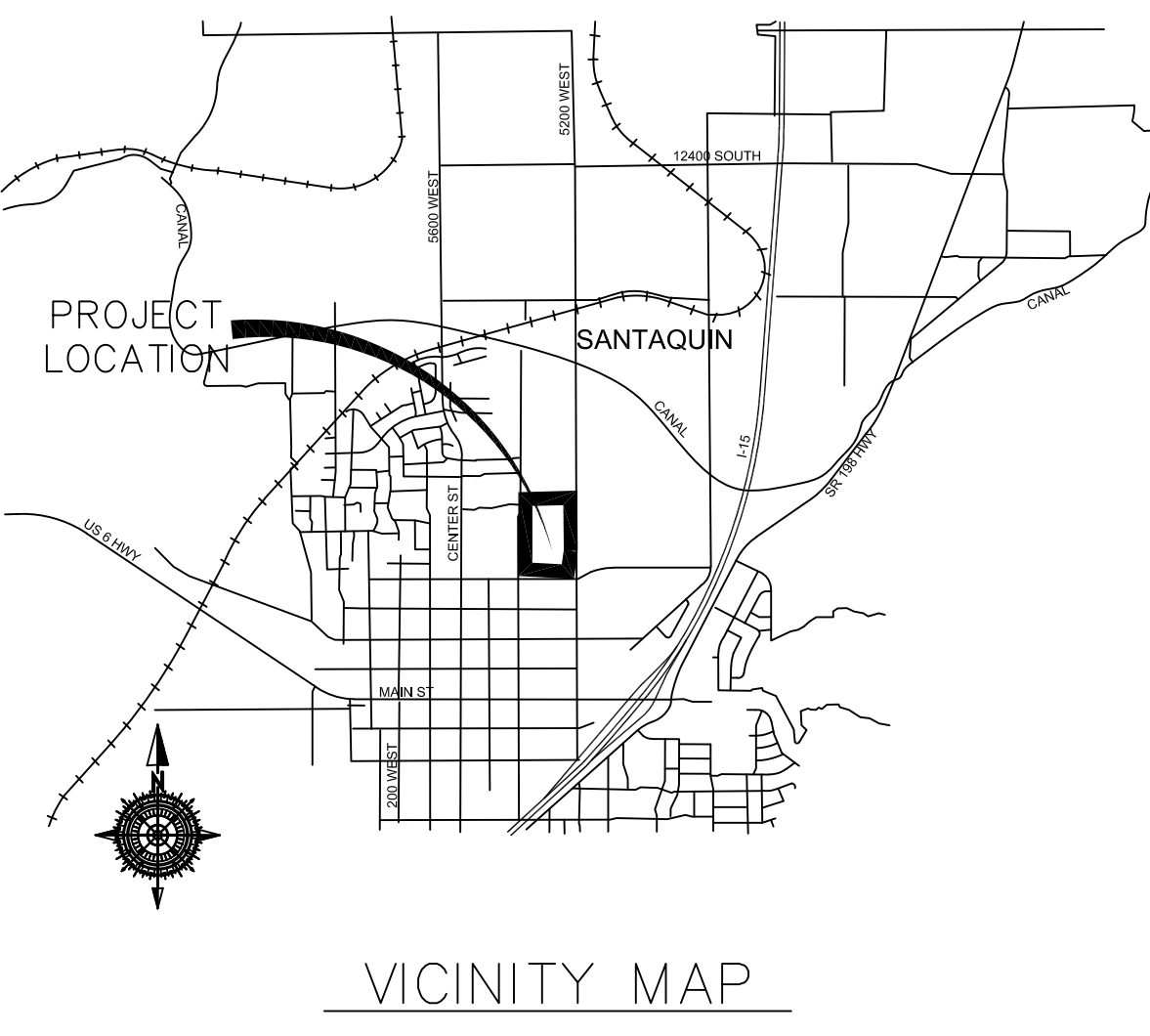
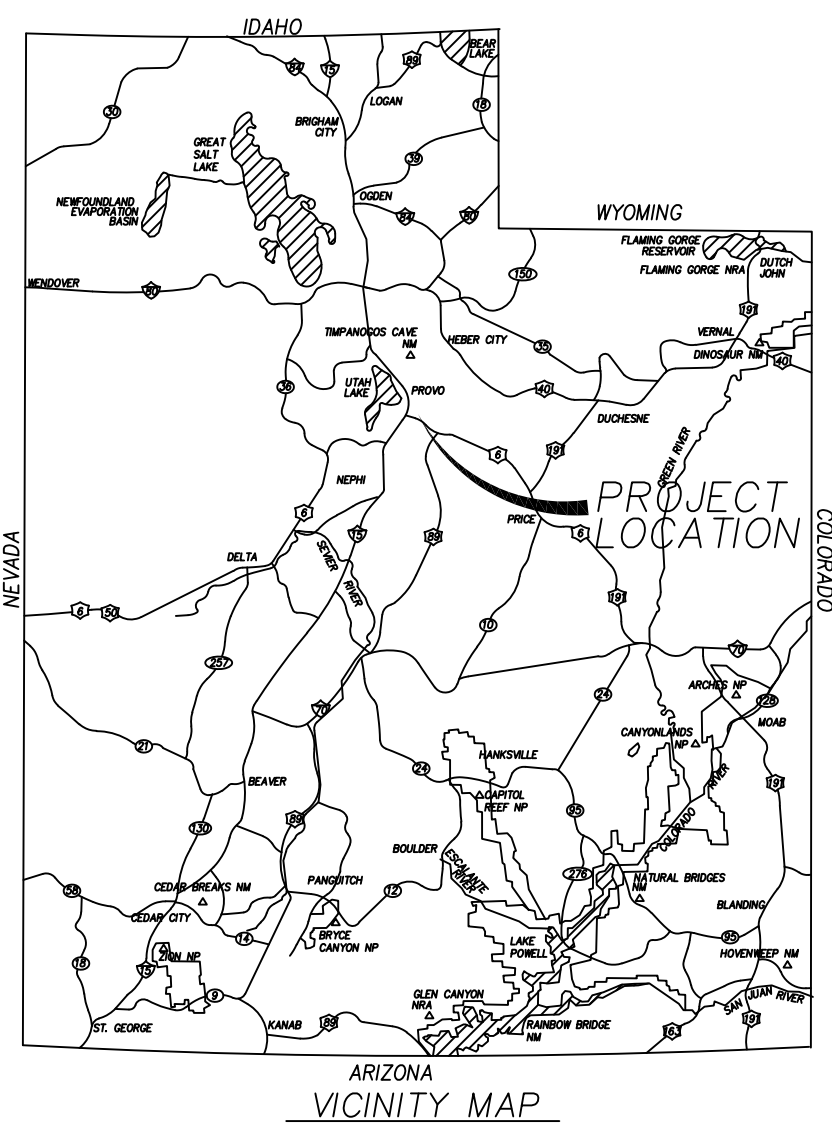
COUNTY RECORDER

BELLA VISTA SUBDIVISION PHASE 6

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

PRELIMINARY PLAT

ADDRESSES	
LOT	
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SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH _____ AND THAT I HOLD LICENSE NO. _____ 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 BELLA VISTA SUBDIVISION PHASE 6, 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 North 89°32'33" East 2,338.44 feet along the quarter section line and South 613.07 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing S 89°48'51" E 112.40 feet, thence S 78°40'24" E 59.22 feet, thence N 89°39'44" E 124.88 feet, thence S 0°19'44" E 1,343.37 feet, thence S 88°18'35" W 300.47 feet, thence N 01°00'42" W 152.88 feet, thence N 0°00'03" W 346.00 feet, thence N 0°00'03" W 864.62 feet to the point of beginning.

Parcel contains 29 lots and 9.29 acres.

**PRELIMINARY PLAT
FOR REVIEW ONLY**

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_____

STRATTON ACRES LLC
ANDY FLAMM (MANAGER)

BELLA VISTA SANTAQUIN LLC
KIMBALL STRATTON (MANAGER)

BELLA VISTA SUBDIVISION PHASE 6

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20_____ BY THE _____ CHAIRPERSON, PLANNING COMMISSION DATE _____

DIRECTOR, SECRETARY _____ DATE _____

NOTES:

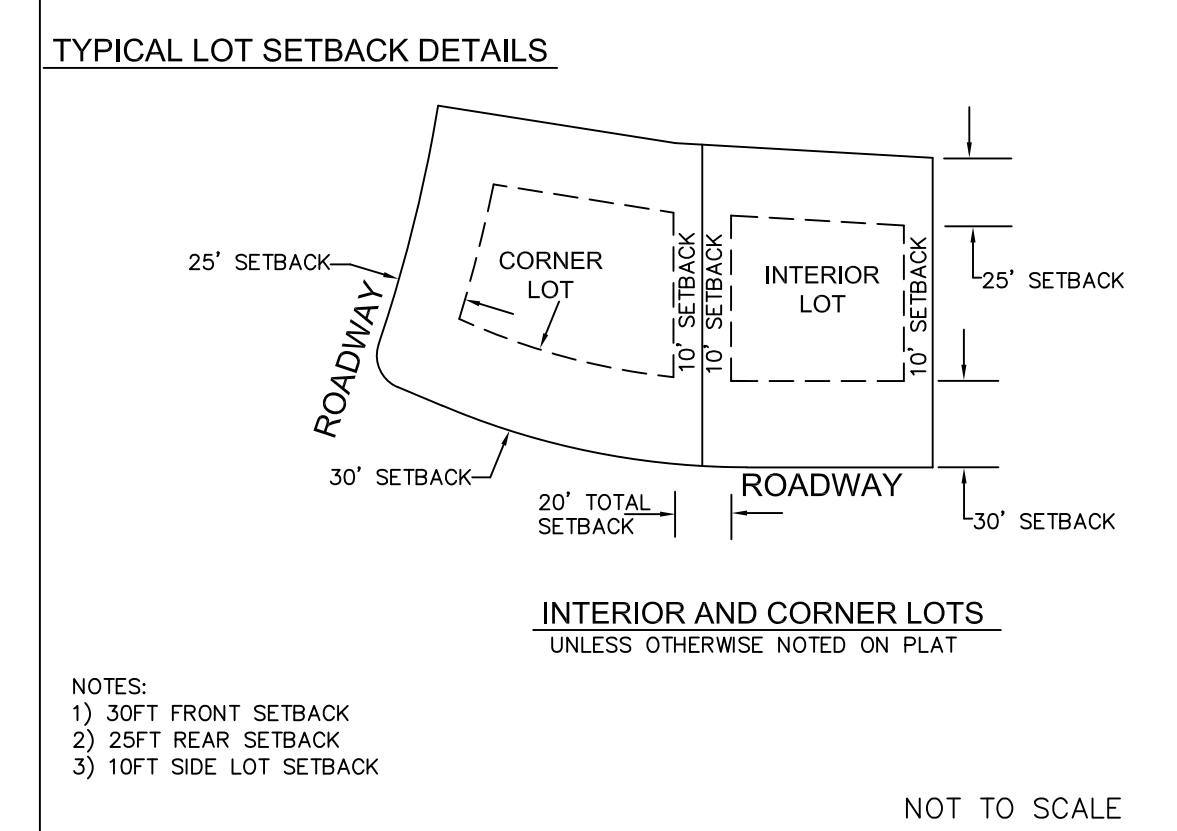
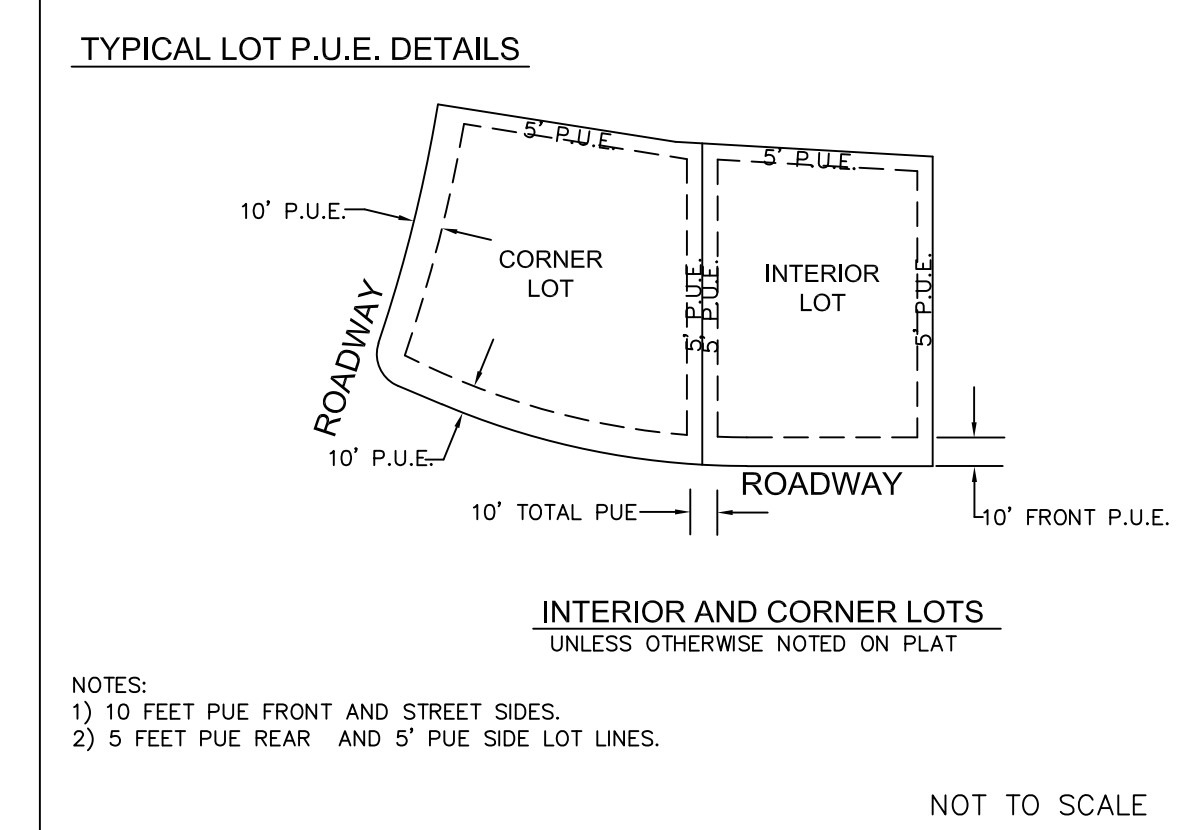
- TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
- ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
- AGRICULTURE PROTECTION AREA
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

NEBO SCHOOL DISTRICT 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



BELLA VISTA SANTAQUIN LLC. 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

SURVEYOR OF RECORD:

STRATTON 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

PROJECT ENGINEER:

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

UTAH COUNTY RECORDER

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

COUNTY RECORDER

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

SHEET NO
1 / 2

ROCKY MOUNTAIN POWER

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

Approved this _____ day of _____, 20_____.
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

Approved this _____ day of _____, 20_____.
QUESTAR GAS COMPANY

By _____
Title _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20_____.
CENTRACOM COMPANY

BY _____ TITLE _____

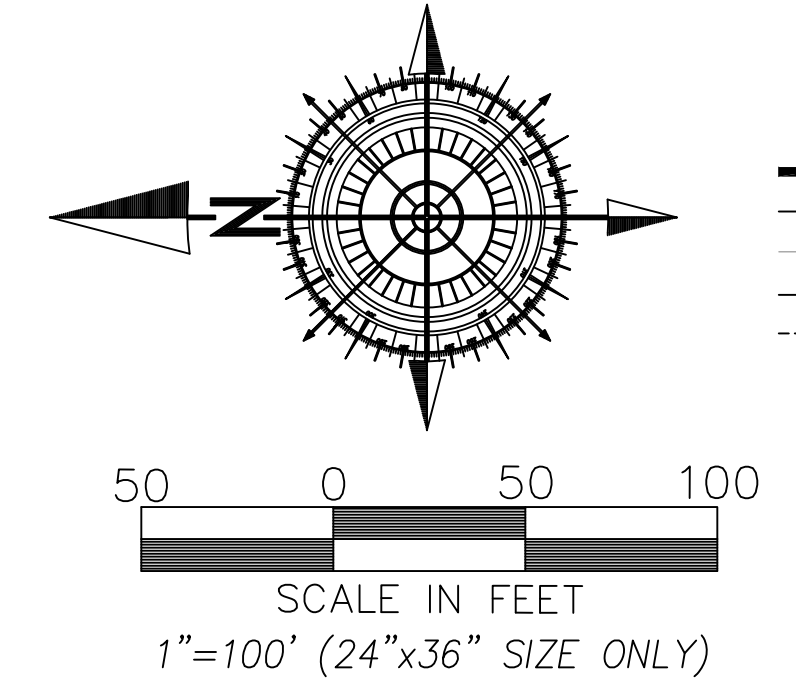
CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20_____.
CENTURY LINK COMPANY

BY _____ TITLE _____

BELLA VISTA SUBDIVISION PHASE 6

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

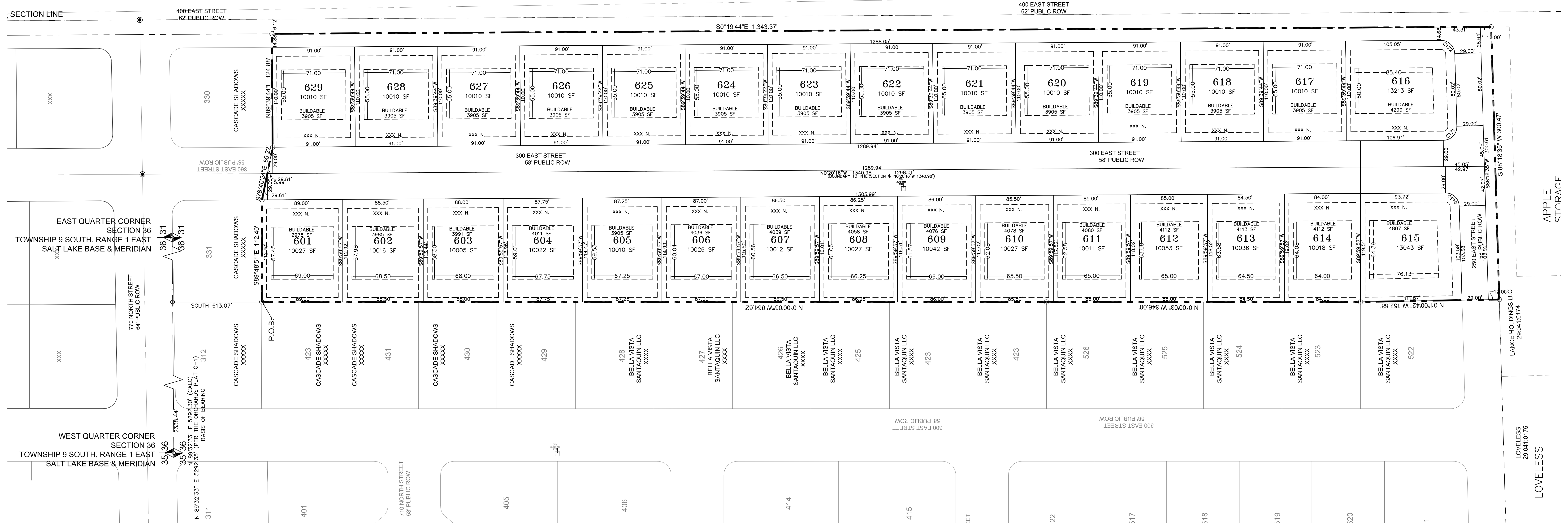


- LEGEND**
- PHASE BOUNDARY LINE
 - - - SECTION LINE
 - CENTER LINE
 - - - P.U.E. LINE
 - - - SETBACKS
 - EXISTING UDOT MONUMENT
 - ◆ SECTION CORNER
 - NEW ROAD MONUMENT
 - EXISTING REBAR AND CAP

BOARD OF
EDUCATION
NEBO
SCHOOL

FERGUSON
ORCHARDS

FERGUSON
FAMILY
TRUST



SURVEYOR OF RECORD:

PROJECT ENGINEER:

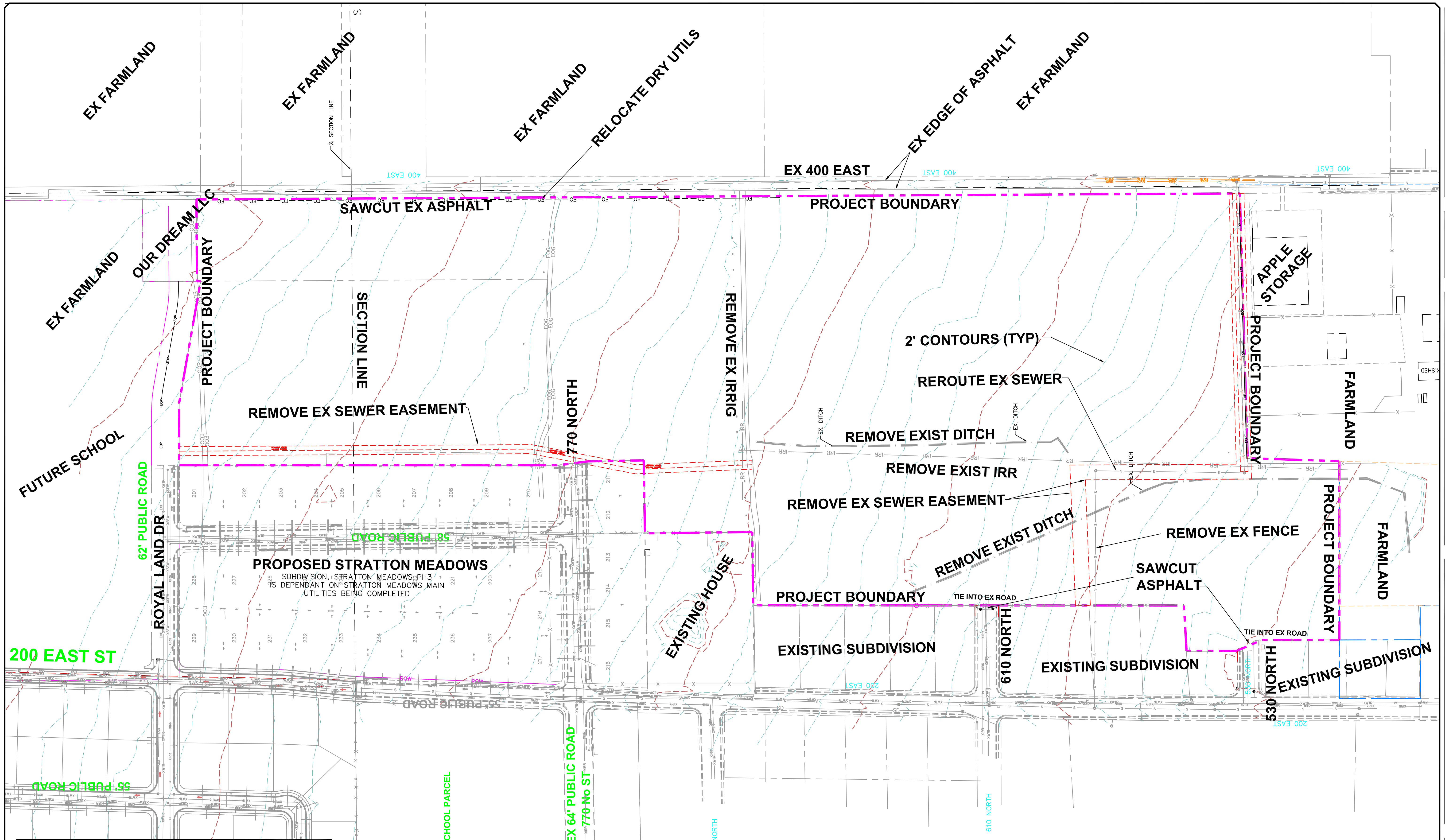


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P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG. DELTA
C170	23.21'	15.00'	20.96'	N43°59'09"E 88°38'51"
C171	23.92'	15.00'	21.46'	S46°00'51"E 91°21'09"
C172	23.21'	15.00'	20.96'	N43°59'09"E 88°38'51"

SHEET NO
2 / 2

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



LEGEND

SEWER LINE	EXISTING SEWER LINE	STORM LINE	EXISTING STORM LINE
SEWER APPARATUS	EXISTING SEWER APPARATUS	STORM LINE DRAINAGE SHELL	EXISTING STORM LINE DRAINAGE SHELL
STORM LINE STORM APPARATUS	EXISTING STORM LINE STORM APPARATUS	WATER LINE	EXISTING WATER LINE
STORM LINE STORM APPARATUS	EXISTING STORM LINE STORM APPARATUS	WATER LINE APPARATUS	EXISTING WATER LINE APPARATUS
FIRE HYDRANT	EXISTING FIRE HYDRANT	IRRIGATION LINE	EXISTING IRRIGATION LINE
IRRIGATION LINE APPARATUS	EXISTING IRRIGATION LINE APPARATUS	PROPOSED TRAIL	EXISTING TRAIL
DRAINAGE SHELL	EXISTING DRAINAGE SHELL	PROPOSED OPEN SPACE	EXISTING OPEN SPACE
DRAINAGE DIRECTION	EXISTING DRAINAGE DIRECTION	10' FINISH CONTOUR	EXISTING 10' FINISH CONTOUR
2' FINISH CONTOUR	EXISTING 2' FINISH CONTOUR	1/2" SECTION LINE	EXISTING 1/2" SECTION LINE
PHASE LINE	EXISTING PHASE LINE	CURB & GUTTER	EXISTING CURB & GUTTER
PROPOSED ROAD	EXISTING ROAD	FIRE	EXISTING FIRE
SETBACK	EXISTING SETBACK	SOE SLOPE AND GREATER	EXISTING SOE SLOPE AND GREATER
PROPOSED OPEN SPACE	EXISTING OPEN SPACE	DRAINAGE DIRECTION	EXISTING DRAINAGE DIRECTION

SCALE IN FEET
1"=100' (24X36 SHEET)

NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.

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

NO.	DESCRIPTION	DATE	APP'D

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

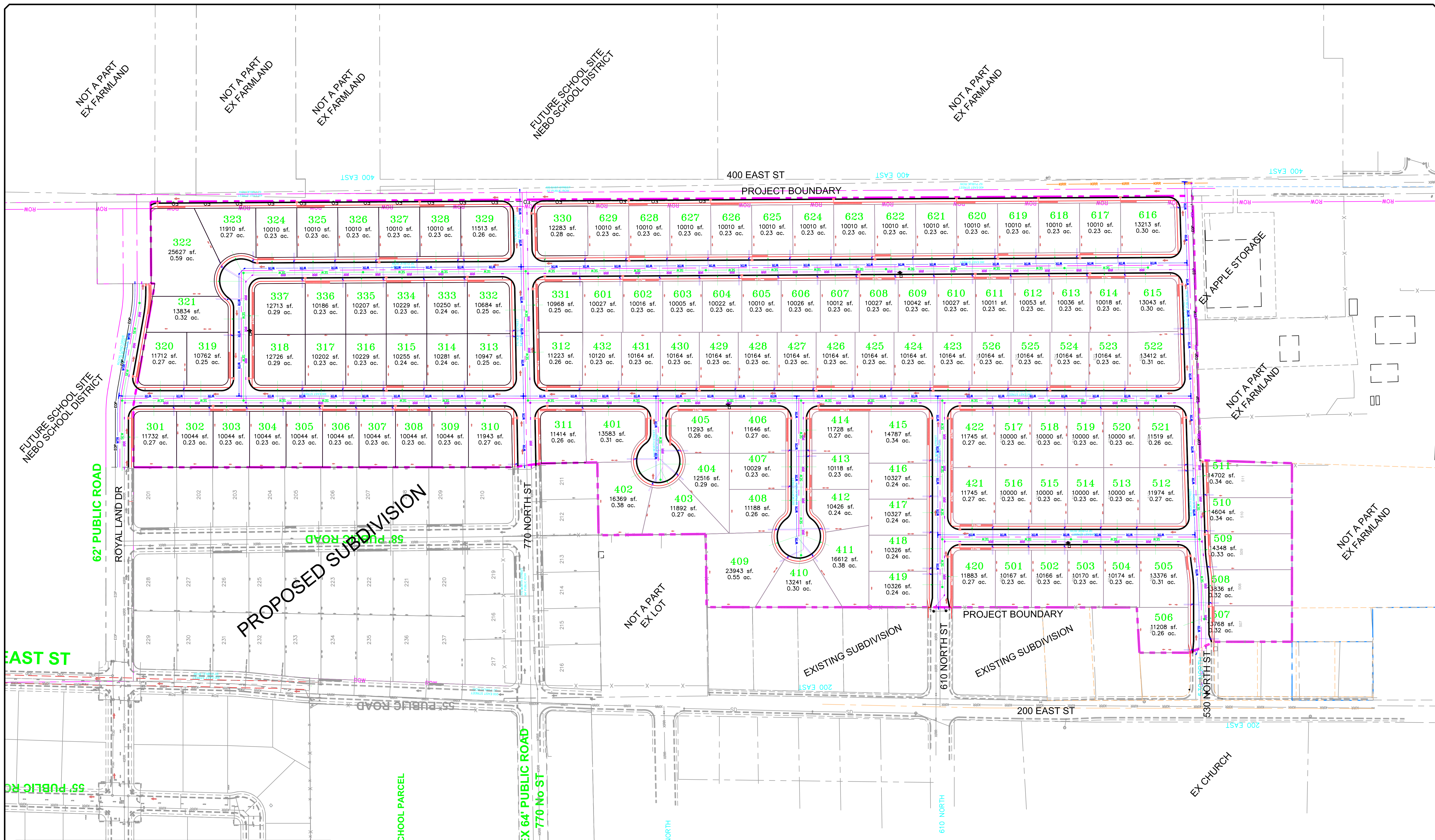
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 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 EXISTING CONDITIONS AND DEMOLITION SHEET
 1-17-2025

SANTAQUIN CITY



SHEET NO. 2



LEGEND

SEWER LINE	EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING DRAINAGE SHELL	EXISTING WATER LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING CONTOUR (2FT)	10' FINISH CONTOUR	2' FINISH CONTOUR	10' FINISH CONTOUR	PHASE LINE	BOUNDARY LINE	PIE	CLUB & OUTER	PIPE	SETBACK	DOE SLOPE AND GRADATION	PROPOSED OPEN SPACE	STOP OR STREET SIGN	DRAINAGE DIRECTION				
SEWER APPARATUS	STORM LINE	DRAINAGE SHELL	STORM APPARATUS	WATER LINE	WATER APPARATUS	FIRE HYDRANT	IRRIGATION LINE	IRRIGATION APPARATUS	DRAINAGE AREA	STREET LIGHT	EXISTING CONTOUR (2FT)	10' FINISH CONTOUR	2' FINISH CONTOUR	10' FINISH CONTOUR	PHASE LINE	BOUNDARY LINE	PIE	CLUB & OUTER	PIPE	SETBACK	DOE SLOPE AND GRADATION	PROPOSED OPEN SPACE	STOP OR STREET SIGN	DRAINAGE DIRECTION

SCALE IN FEET
1"=100' (24x36 SHEET)

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

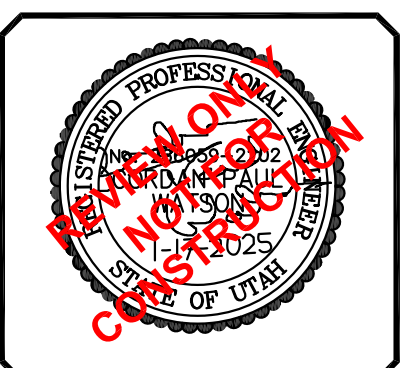
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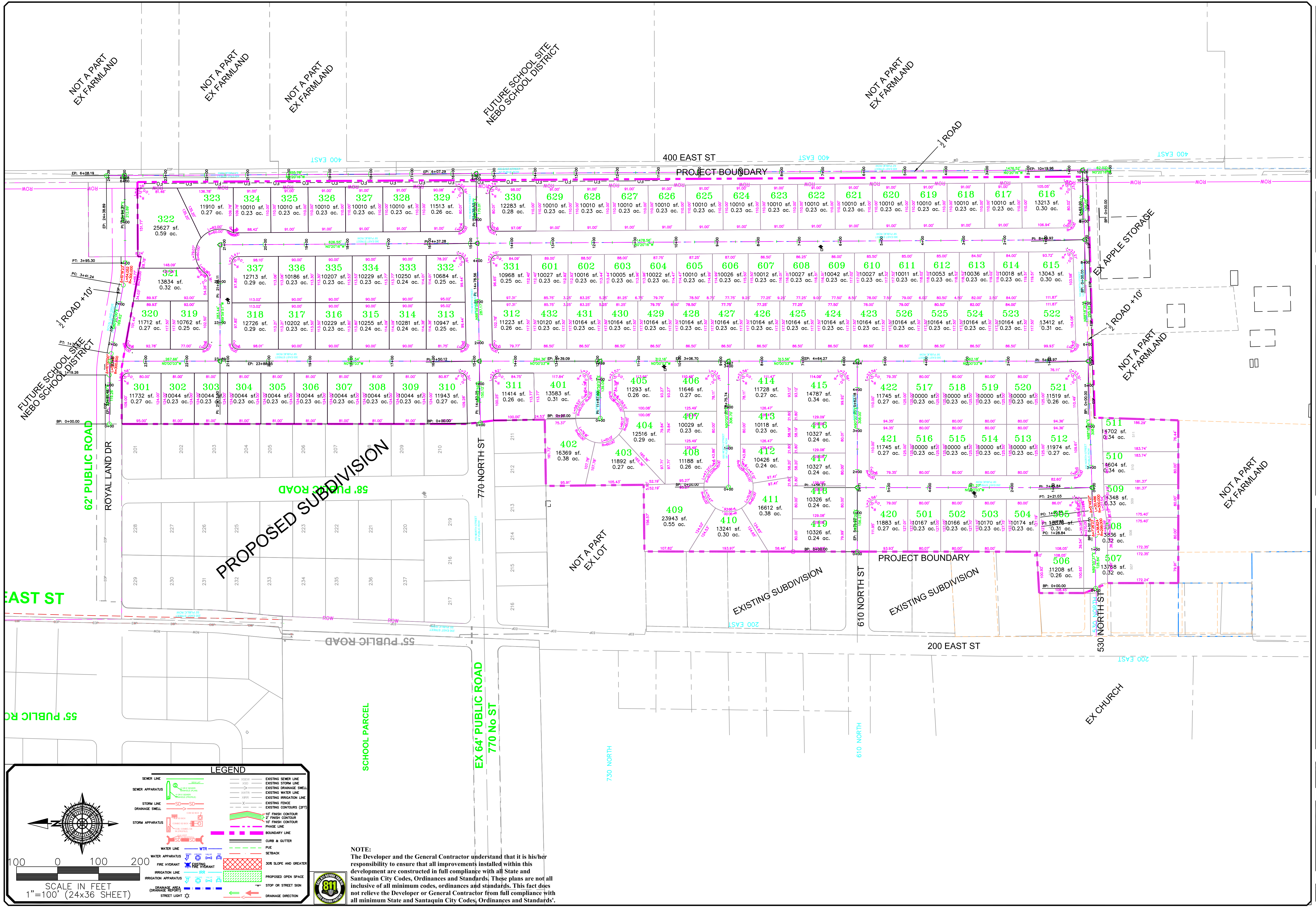
BELLA VISTA SUBDIVISION
SITE PLAN

1-17-2025

SANTAQUIN CITY



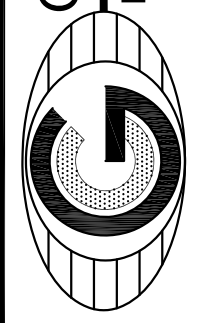
SHEET NO. 3A



NO.	DESCRIPTION	DATE	APP'D

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

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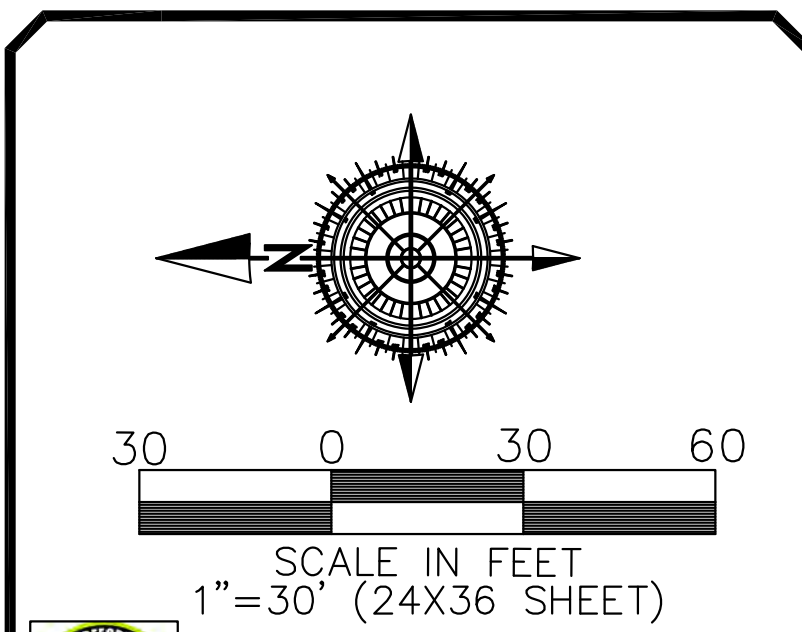
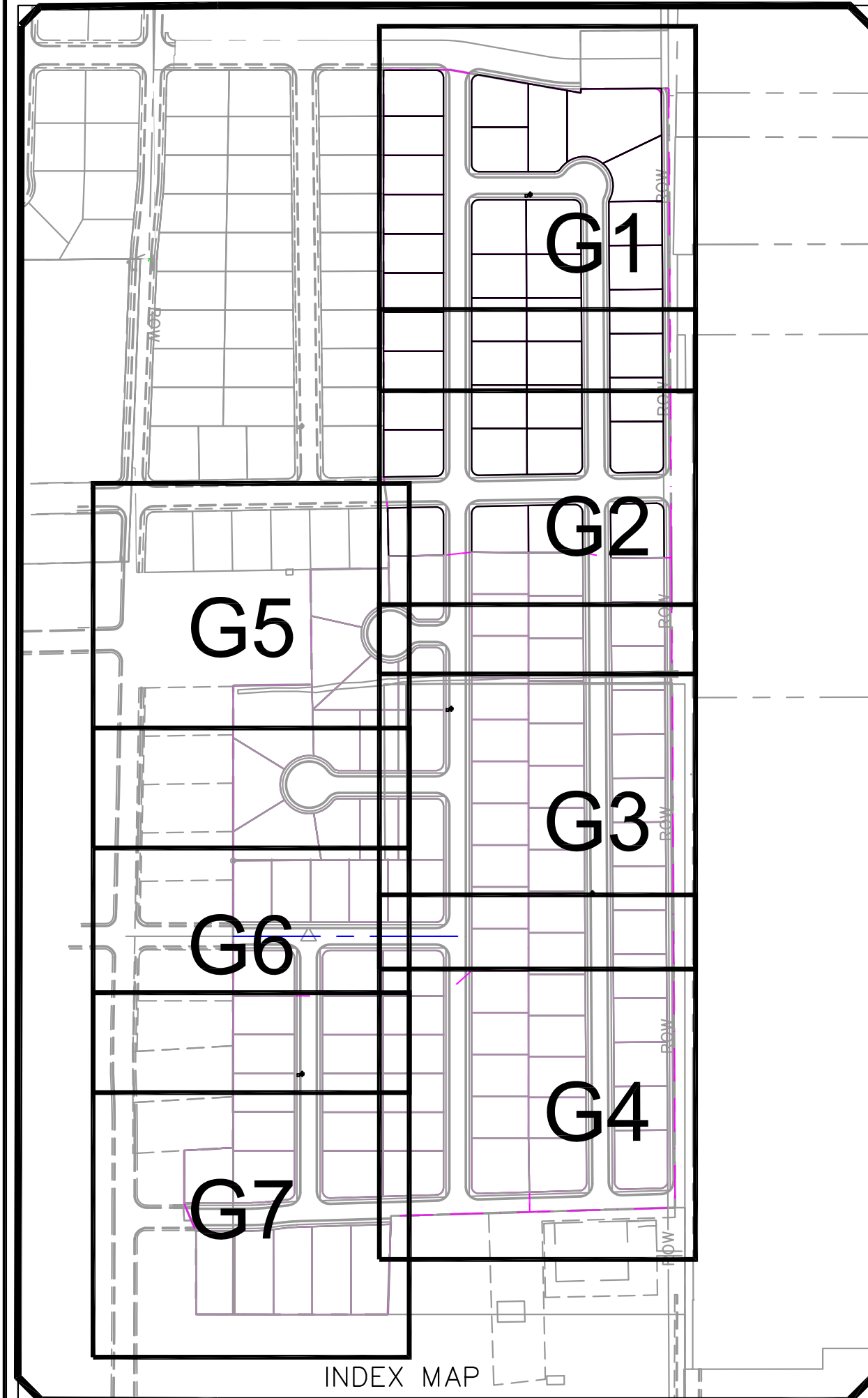
BELLA VISTA SUBDIVISION
 SITE PLAN DIMENSIONS
 11-17-2025

SANTAQUIN CITY



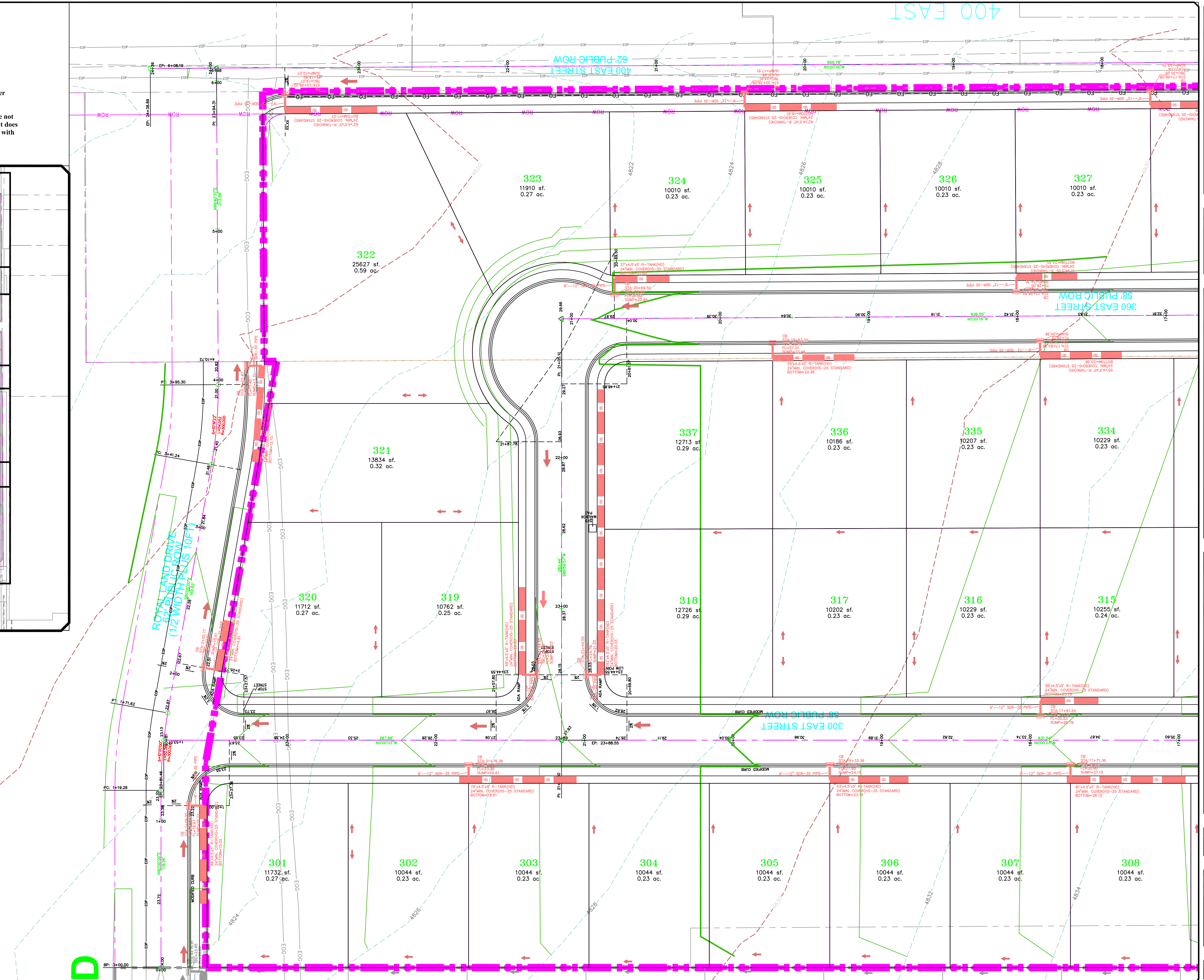
SHEET NO. **3B**

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LEGEND

SEWER LINE	EXISTING SEWER LINE	EXISTING SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE	EXISTING STORM LINE	EXISTING STORM LINE
STORM LINE	EXISTING WATER LINE	EXISTING WATER LINE	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE	EXISTING IRRIGATION LINE	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (P/T)	EXISTING CONTOURS (P/T)	EXISTING CONTOURS (P/T)
FIRE HYDRANT	10' FINISH CONTOUR	10' FINISH CONTOUR	10' FINISH CONTOUR
IRRIGATION LINE	7' FINISH CONTOUR	7' FINISH CONTOUR	7' FINISH CONTOUR
IRRIGATION APPARATUS	PROPOSED TRAIL	PROPOSED TRAIL	PROPOSED TRAIL
DRAINAGE AREA (DRAINAGE REPORT)	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
	SOIL SLOPE AND GREATER	SOIL SLOPE AND GREATER	SOIL SLOPE AND GREATER
	DRAINAGE DIRECTION	DRAINAGE DIRECTION	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

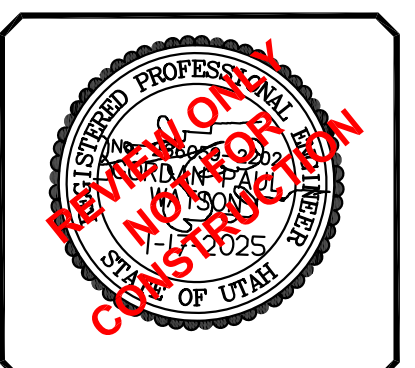
ORIG. DATE:	2-8-21
SURVEY BY:	OPW
DRAWN BY:	OPW
DESIGNED BY:	OPW
CHECKED BY:	OPW
SCALE:	1"=30'

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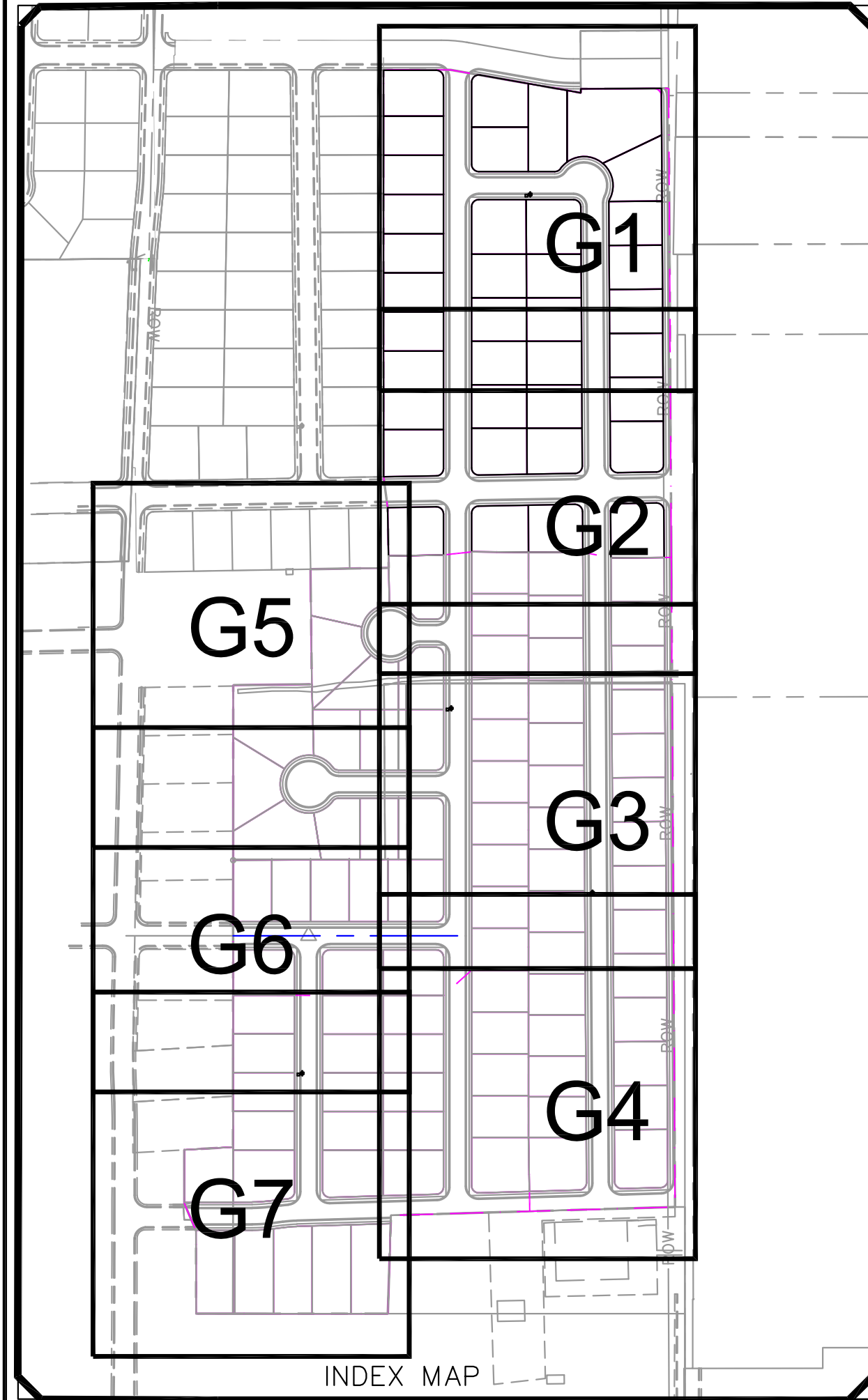
BELLA VISTA SUBDIVISION
 GRADING

1-17-2025



SHEET NO. **G1**

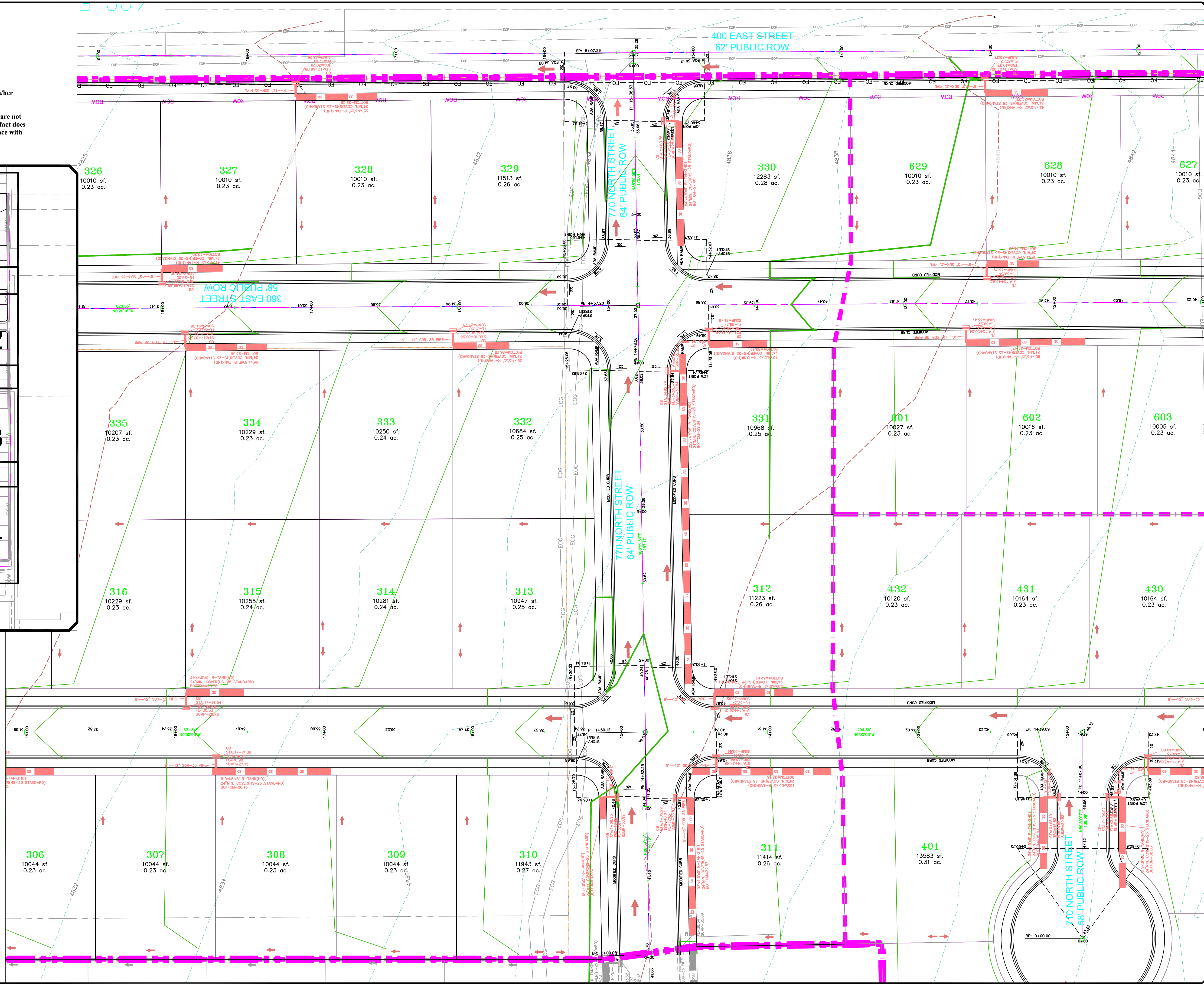
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SCALE IN FEET
 1"=30' (24X36 SHEET)

LEGEND

SEWER LINE	EXISTING SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE	EXISTING WATER LINE
	EXISTING IRRIGATION LINE	EXISTING IRRIGATION LINE
	EXISTING FENCE	EXISTING FENCE
	EXISTING CONTOURS (PNT)	EXISTING CONTOURS (PNT)
	10' FINISH CONTOUR	10' FINISH CONTOUR
	5' FINISH CONTOUR	5' FINISH CONTOUR
	PROPOSED TRAIL	PROPOSED TRAIL
	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
	PROPOSED SLOPE AND GREATER	PROPOSED SLOPE AND GREATER
	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21
 SURVEY BY: OPW
 DRAWN BY: OPW
 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

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GRADING

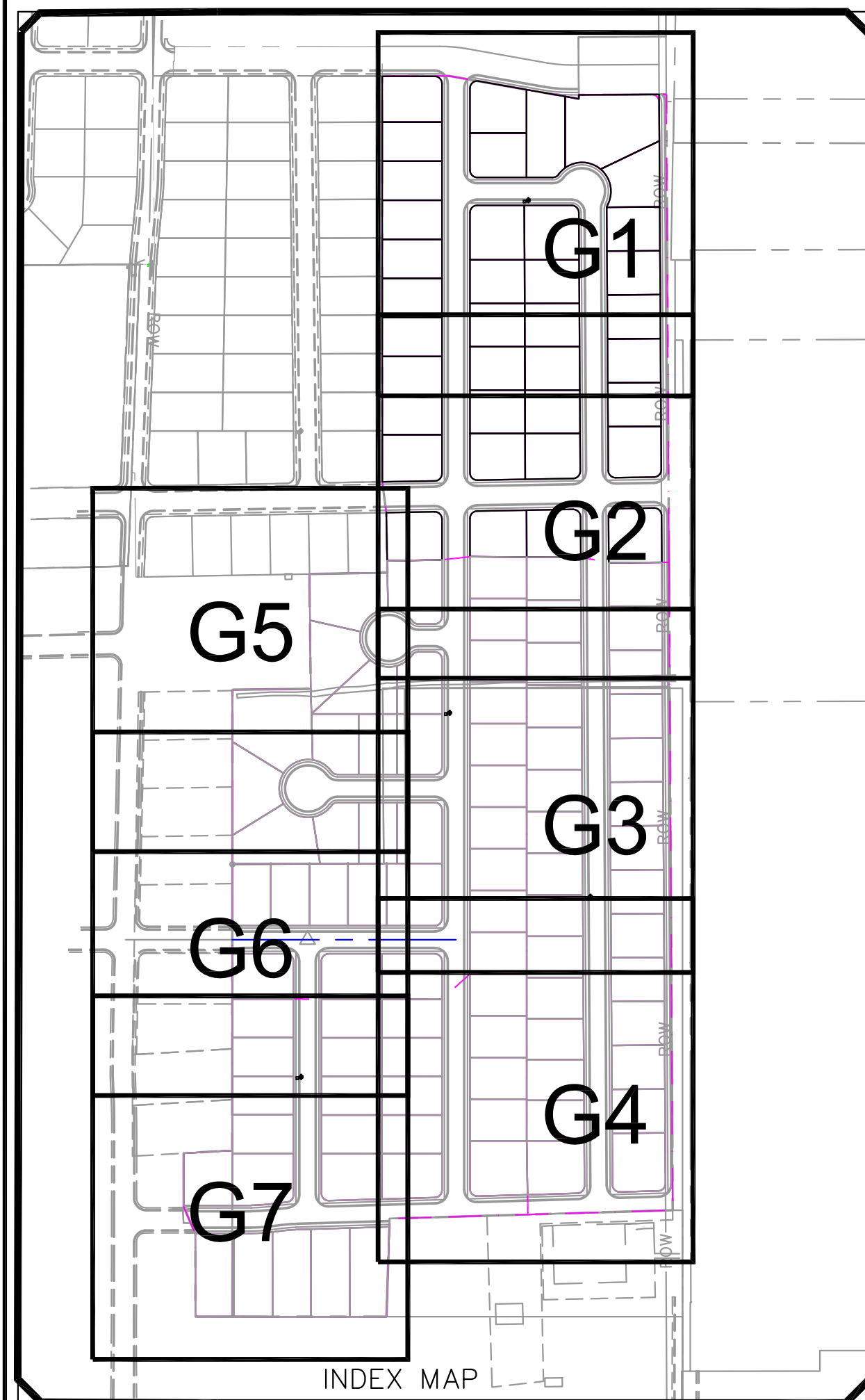
1-17-2025

SANTAQUIN CITY



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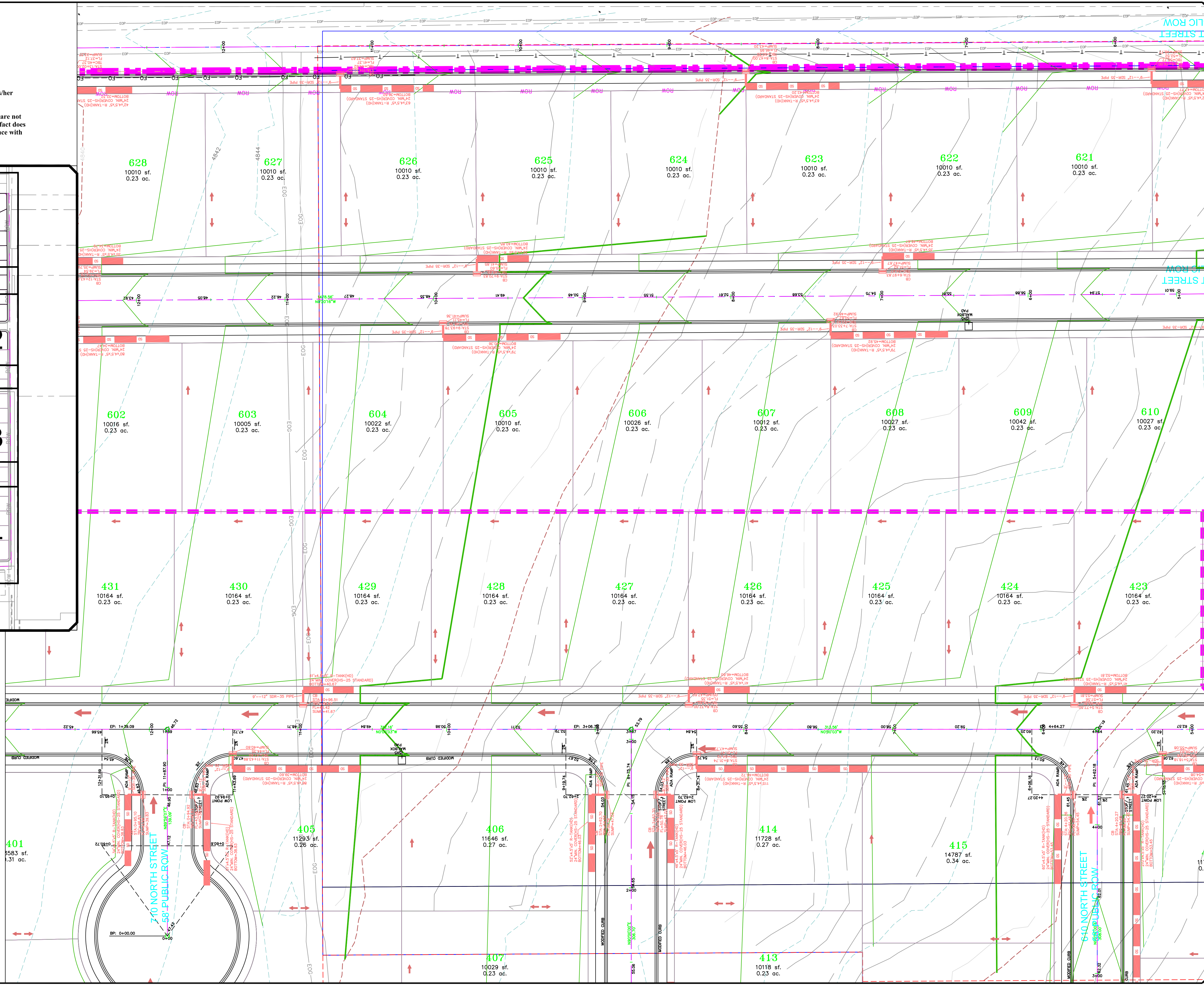
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SCALE IN FEET
 1"=30' (24X36 SHEET)

LEGEND

SEWER LINE	EXISTING SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE	EXISTING WATER LINE
	EXISTING IRRIGATION LINE	EXISTING IRRIGATION LINE
	EXISTING FENCE	EXISTING FENCE
	EXISTING CONTOURS (PIT)	EXISTING CONTOURS (PIT)
	10' FINISH CONTOUR	10' FINISH CONTOUR
	2' FINISH CONTOUR	2' FINISH CONTOUR
	PROPOSED TRAIL	PROPOSED TRAIL
	CURB & GUTTER	CURB & GUTTER
	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
	WATER LINE	WATER LINE
	WATER APPARATUS	WATER APPARATUS
	FIRE HYDRANT	FIRE HYDRANT
	IRRIGATION LINE	IRRIGATION LINE
	IRRIGATION APPARATUS	IRRIGATION APPARATUS
	DRAINAGE AREA (DRAINAGE REPORT)	DRAINAGE AREA (DRAINAGE REPORT)
	DRAINAGE DIRECTION	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21
 SURVEY BY: GPM
 DRAWN BY: GPM
 DESIGNED BY: GPM
 CHECKED BY: GPM
 SCALE: 1"=30'

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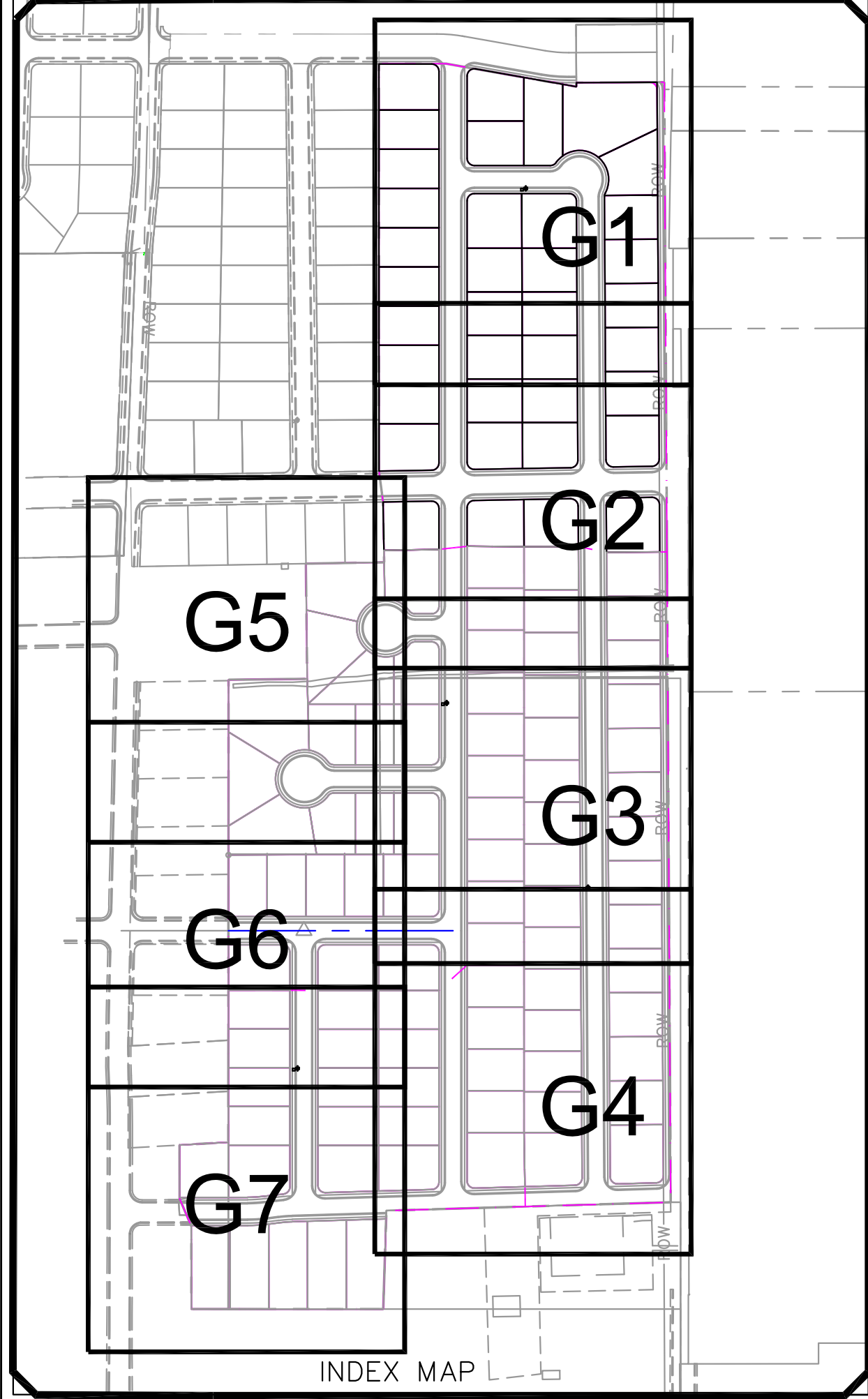
BELLA VISTA SUBDIVISION
 GRADING

1-17-2025

SANTAQUIN CITY

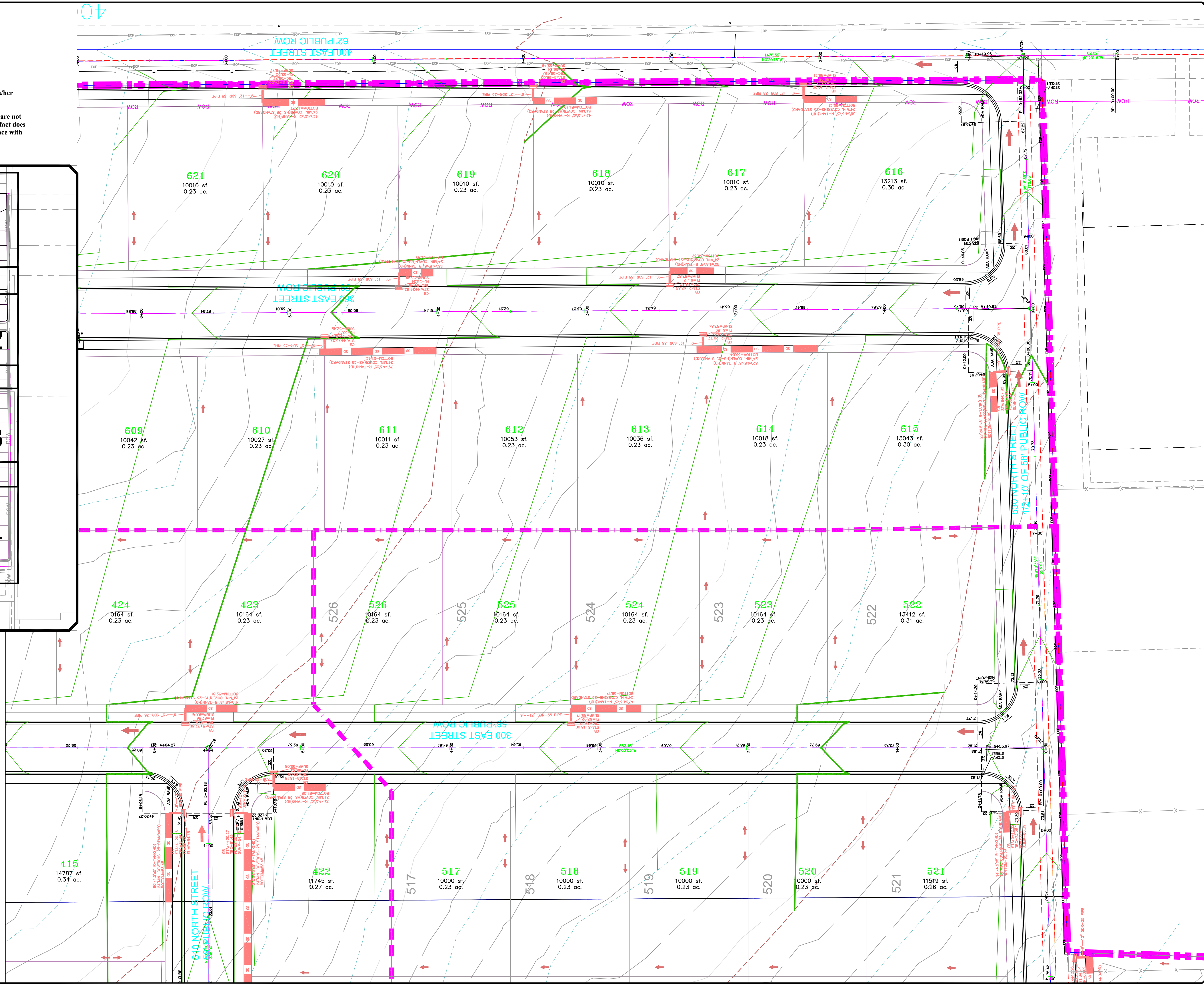
SHEET NO. **G3**

NOTE:
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LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING STORM LINE SHELL
STORM APPARATUS	EXISTING WATER LINE
WATER LINE	EXISTING IRRIGATION LINE
WATER APPARATUS	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (PIT)
IRRIGATION APPARATUS	EXISTING CONTOURS
IRRIGATION LINE	PROPOSED TRAIL
DRAINAGE AREA (DRAINAGE REPORT)	PUE
	SETBACK
	SOE SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21
 SURVEY BY: OPW
 DRAWN BY: OPW
 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

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 GRADING

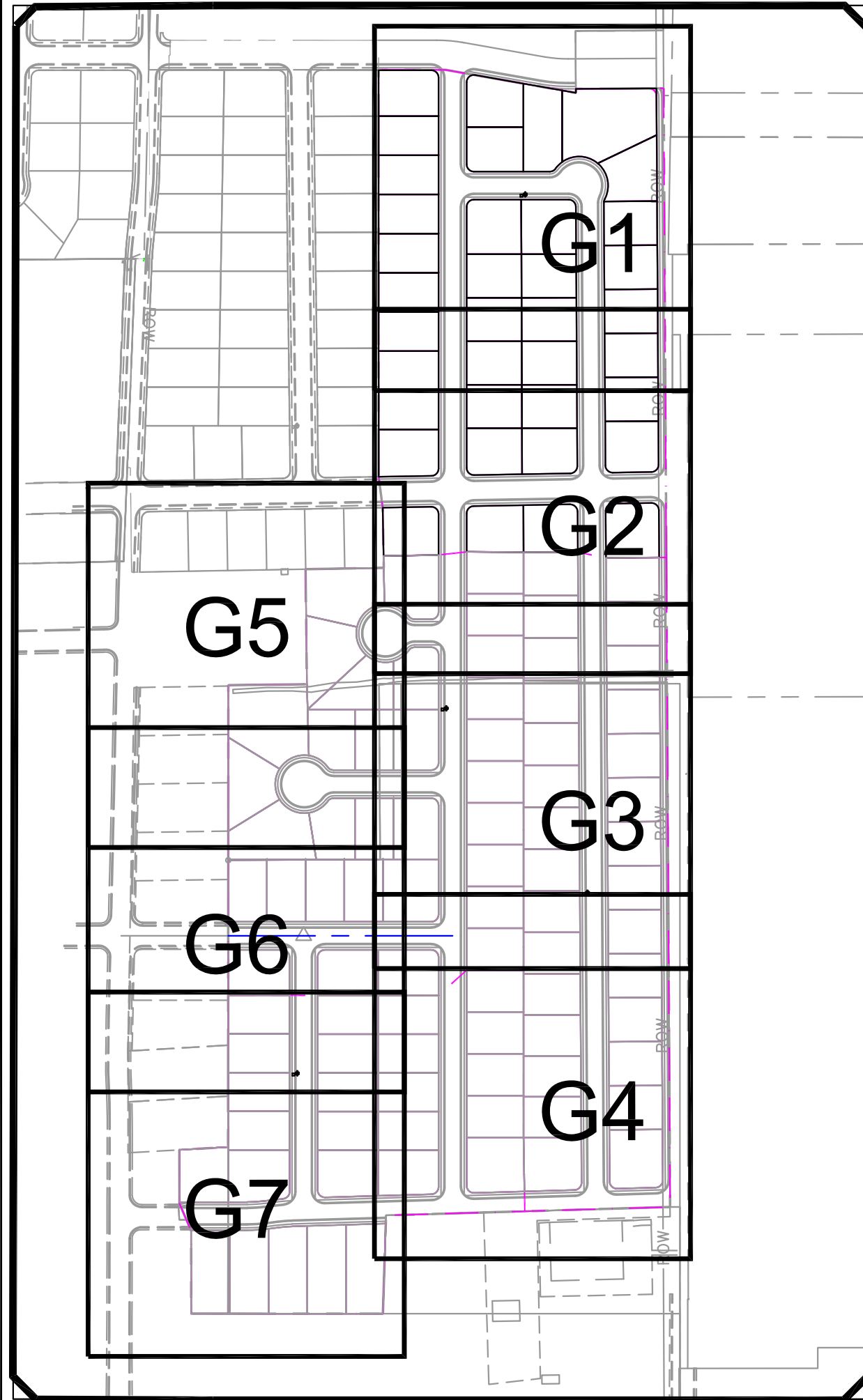
1-17-2025

SANTAQUIN CITY



SHEET NO. **G4**

NOTE:
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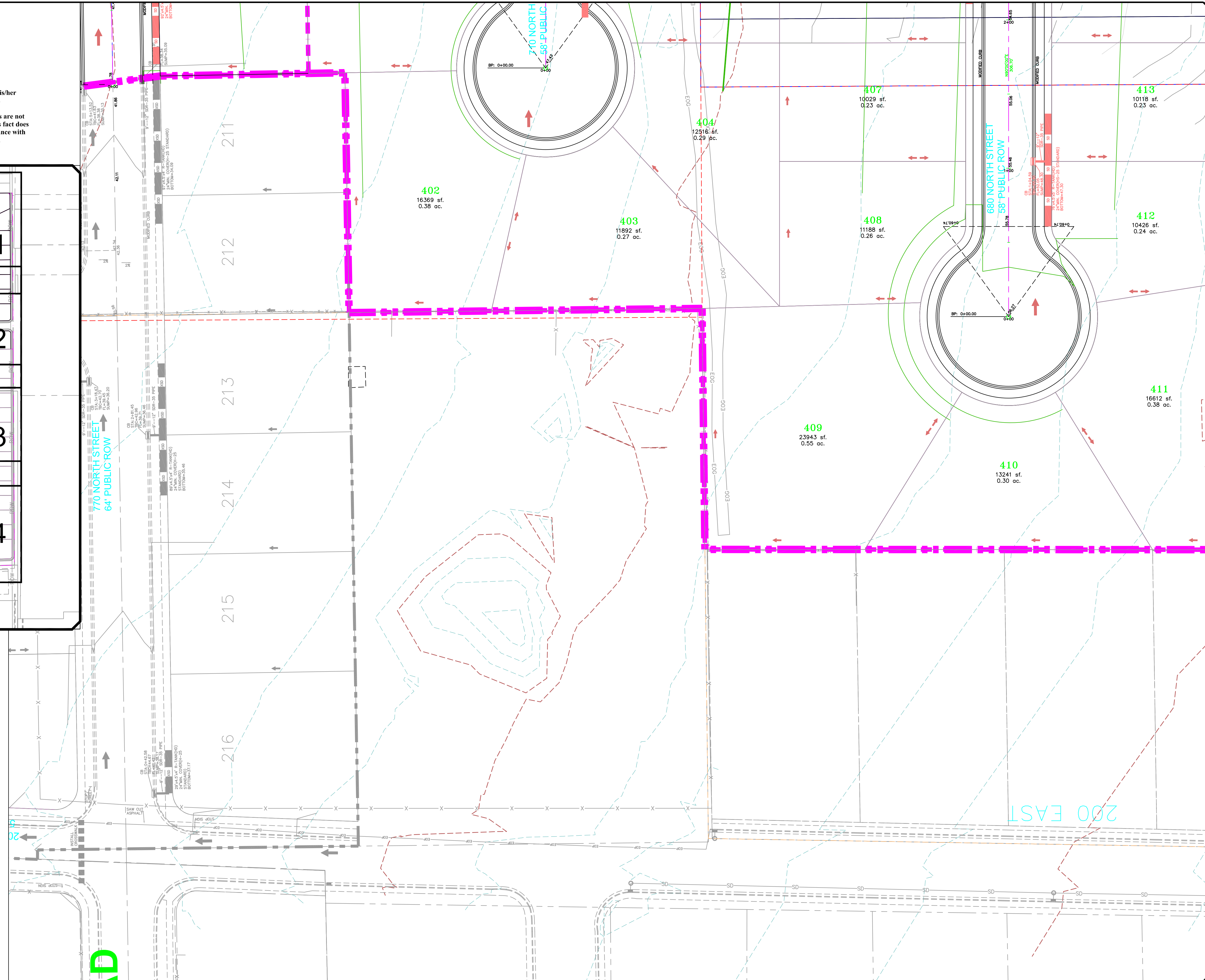


INDEX MAP

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

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
WATER APPARATUS	EXISTING CONTOURS (PFT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	7' FINISH CONTOUR
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	FRIDGE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	3:0% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-8-21
SURVEY BY:	CPW
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	1"=30'

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BELLA VISTA SUBDIVISION

GRADING

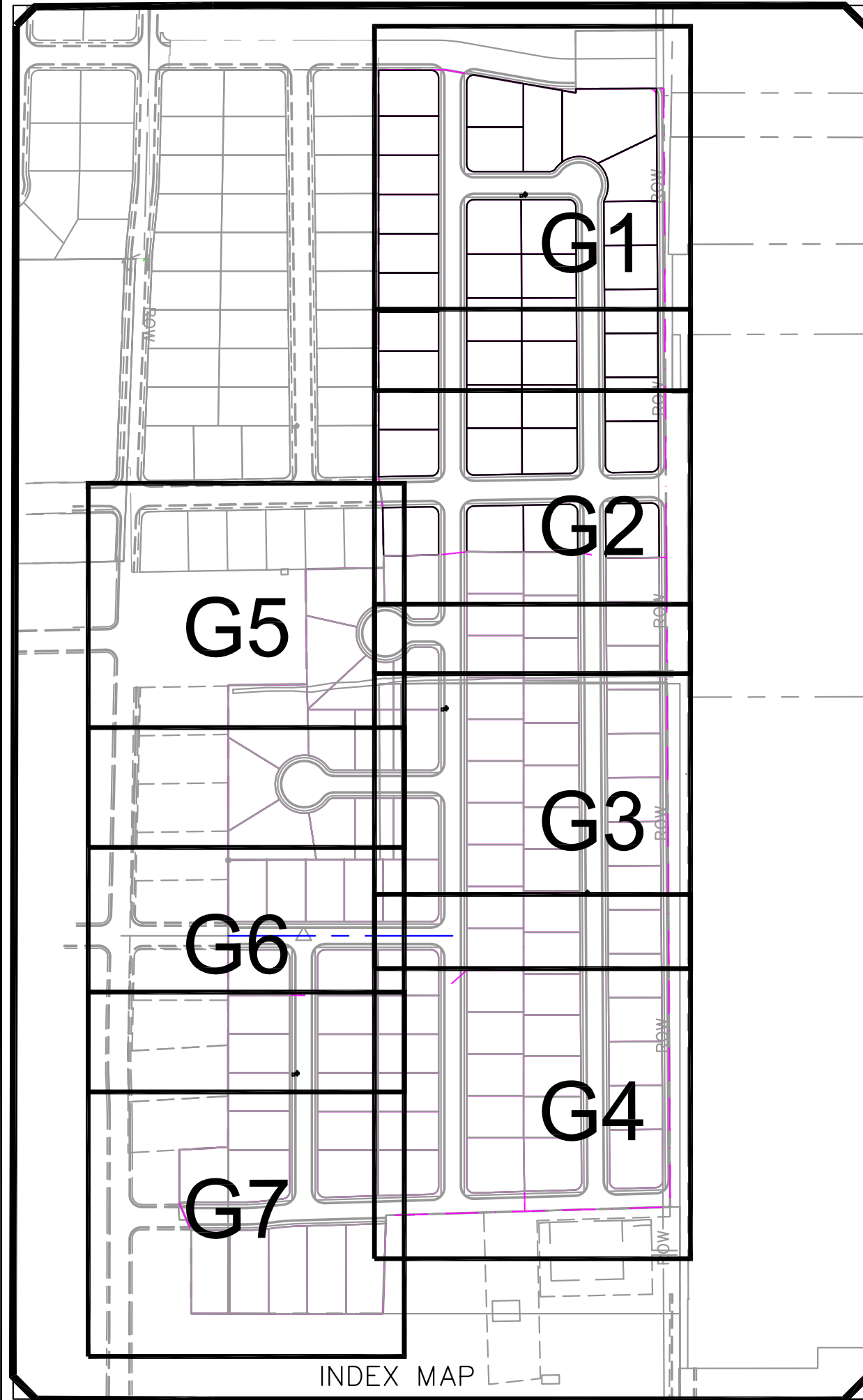
1-17-2025

SANTAQUIN CITY



SHEET NO. G5

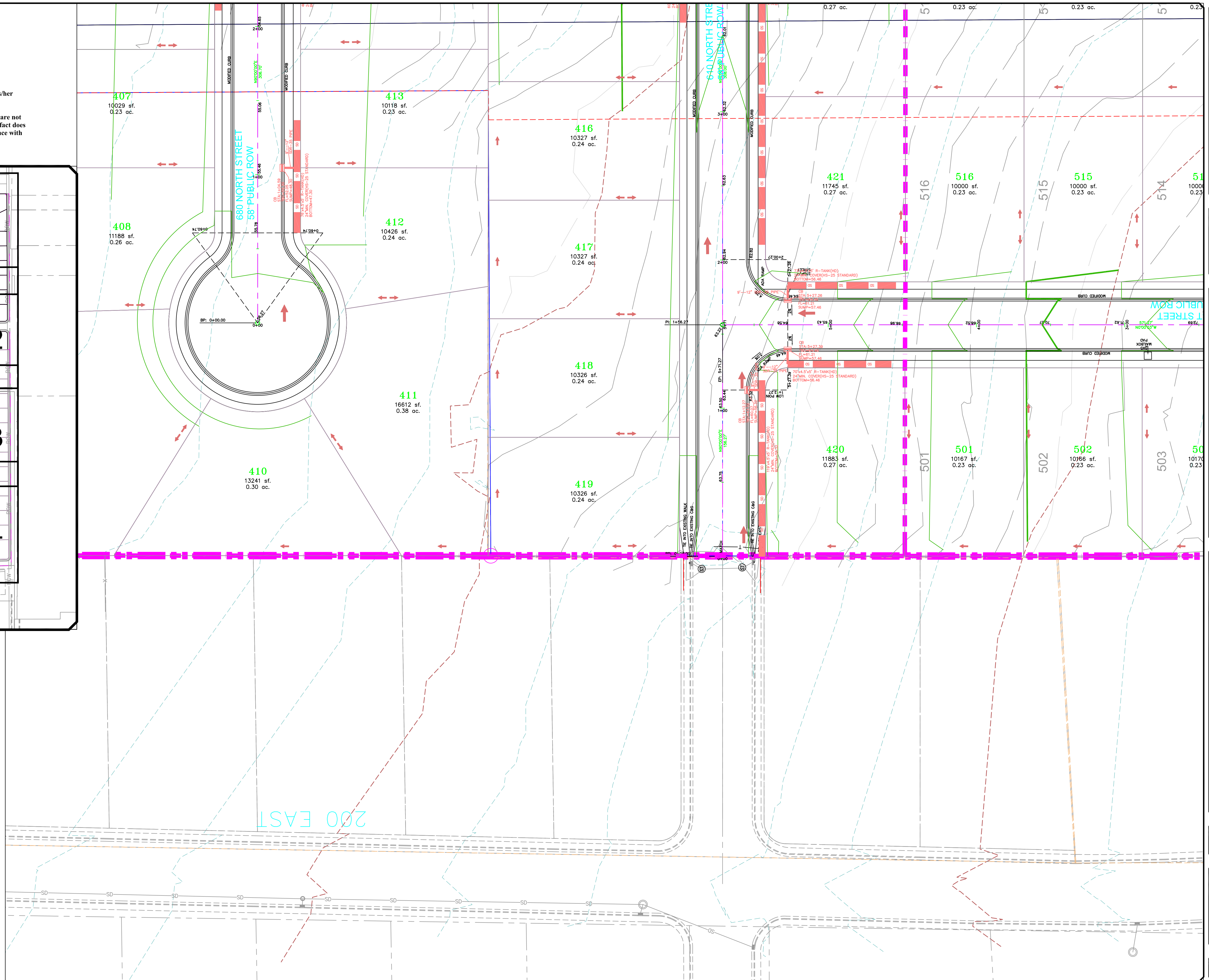
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SCALE IN FEET
 1"=30' (24X36 SHEET)

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
WATER APPARATUS	EXISTING CONTOURS (PFT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	7' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	10' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	3:0% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21
 SURVEY BY: OPW
 DRAWN BY: OPW
 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

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BELLA VISTA SUBDIVISION
 GRADING

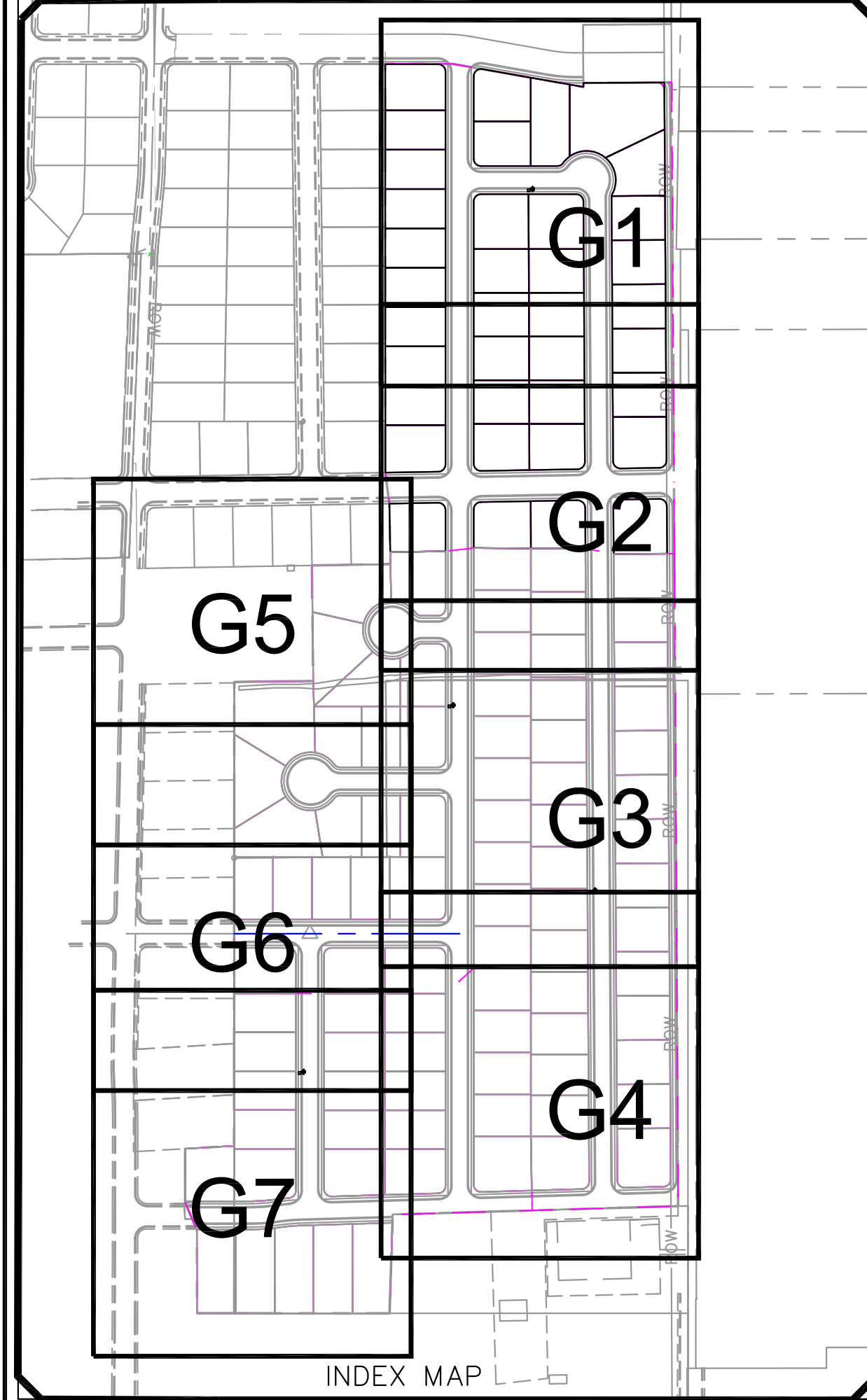
1-17-2025

SANTAQUIN CITY



SHEET NO. **G6**

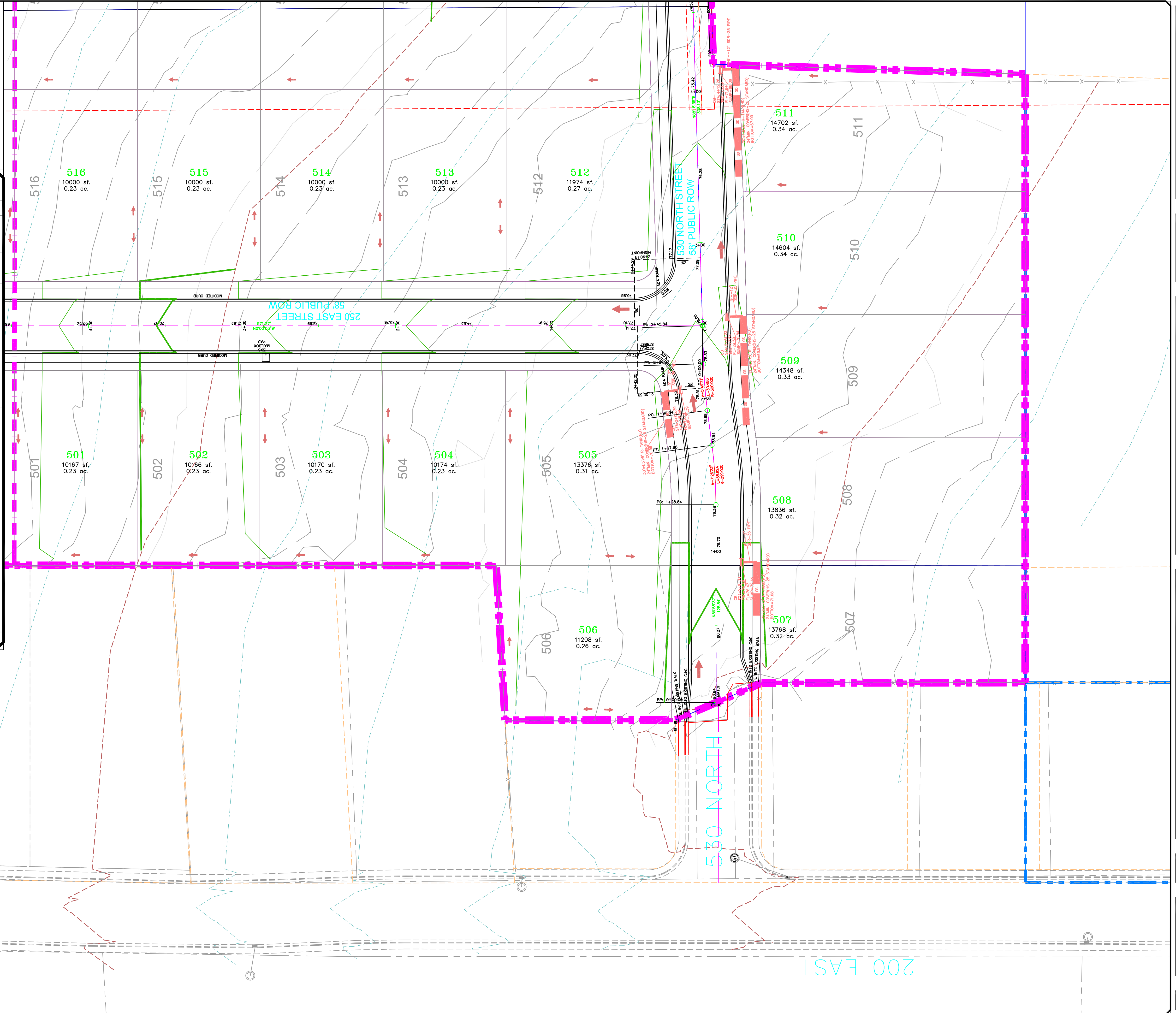
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SCALE IN FEET
 1"=30' (24X36 SHEET)

LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING WATER LINE
DRAINAGE SHELL	EXISTING IRRIGATION LINE
STORM APPARATUS	EXISTING FENCE
	EXISTING CONTOURS (PFT)
	10' FINISH CONTOUR
	7' FINISH CONTOUR
	10' FINISH CONTOUR
	PRIME LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	5% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE AREA (DRAINAGE REPORT)
	DRAINAGE DIRECTION



NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE: 2-8-21
 SURVEY BY: OPW
 DRAWN BY: OPW
 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

GATEWAY CONSULTING, Inc
 P.O. BOX 951005 SOUTH JORDAN, UT 84085
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com

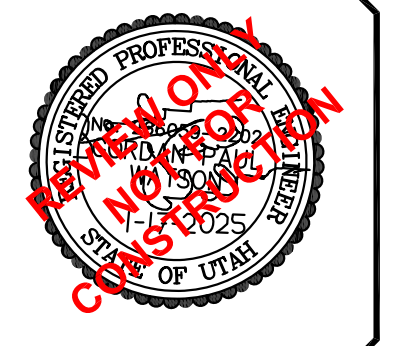
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA
 SUBDIVISION

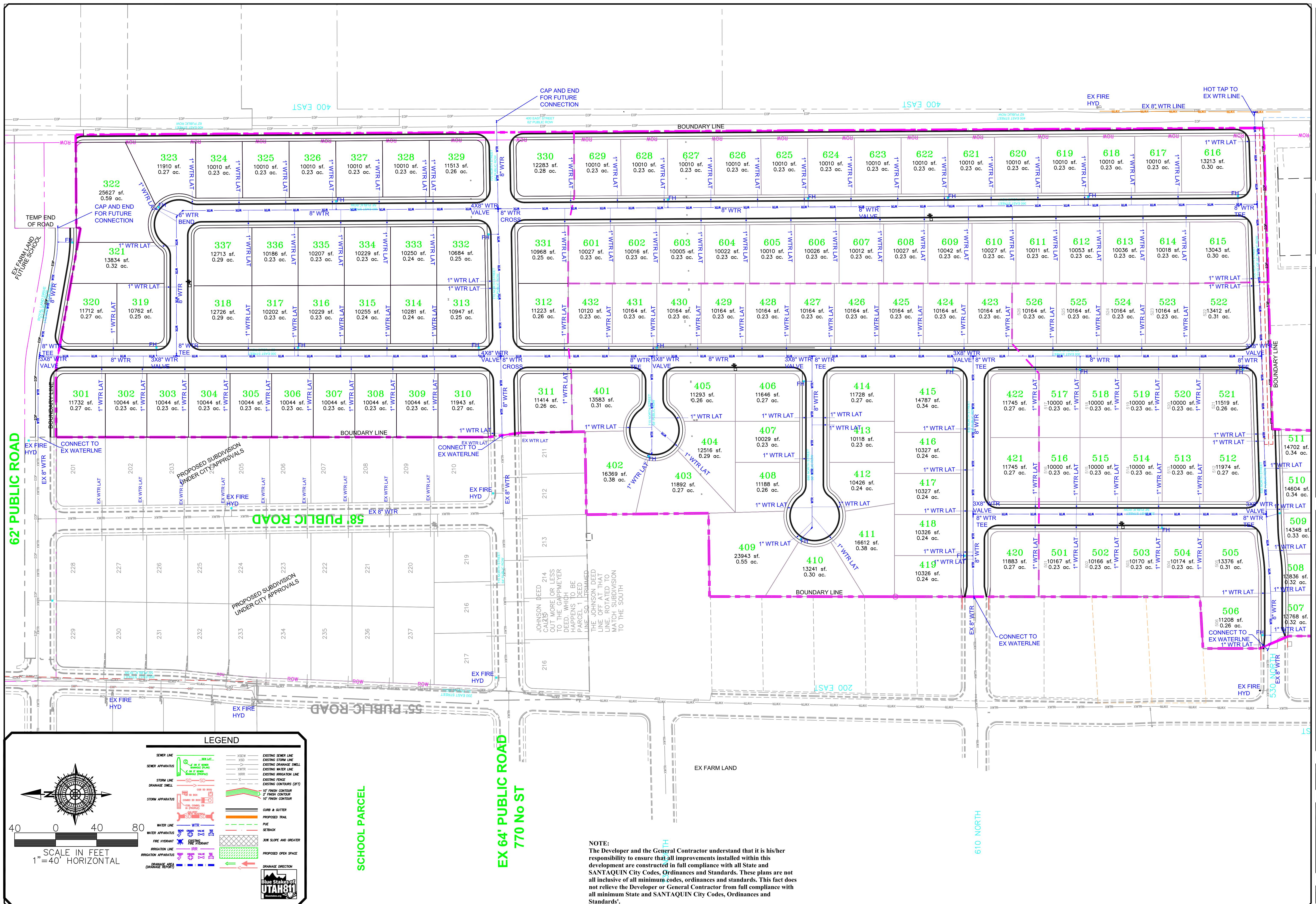
GRADING

1-17-2025

SANTAQUIN
 CITY



SHEET NO. G7



LEGEND

	SEWER LINE		EXISTING SEWER LINE
	SEWER APPURTENANCE		EXISTING SEWER APPURTENANCE
	STORM LINE		EXISTING STORM LINE
	STORM APPURTENANCE		EXISTING STORM APPURTENANCE
	WATER LINE		EXISTING WATER LINE
	WATER APPURTENANCE		EXISTING WATER APPURTENANCE
	FIRE HYDRANT		EXISTING FIRE HYDRANT
	IRRIGATION LINE		EXISTING IRRIGATION LINE
	IRRIGATION APPURTENANCE		EXISTING IRRIGATION APPURTENANCE
	DRAINAGE LINE		EXISTING DRAINAGE LINE
	DRAINAGE APPURTENANCE		EXISTING DRAINAGE APPURTENANCE
	15' FINISH CONTOUR		2' FINISH CONTOUR
	10' FINISH CONTOUR		5' FINISH CONTOUR
	CLEAR & GUTTER		PROPOSED TRAIL
	FILE SETBACK		JOB SLOPE AND GREATER
	PROPOSED OPEN SPACE		DRAINAGE DIRECTION

Blue Stakes of UTAH 811

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

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

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 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION

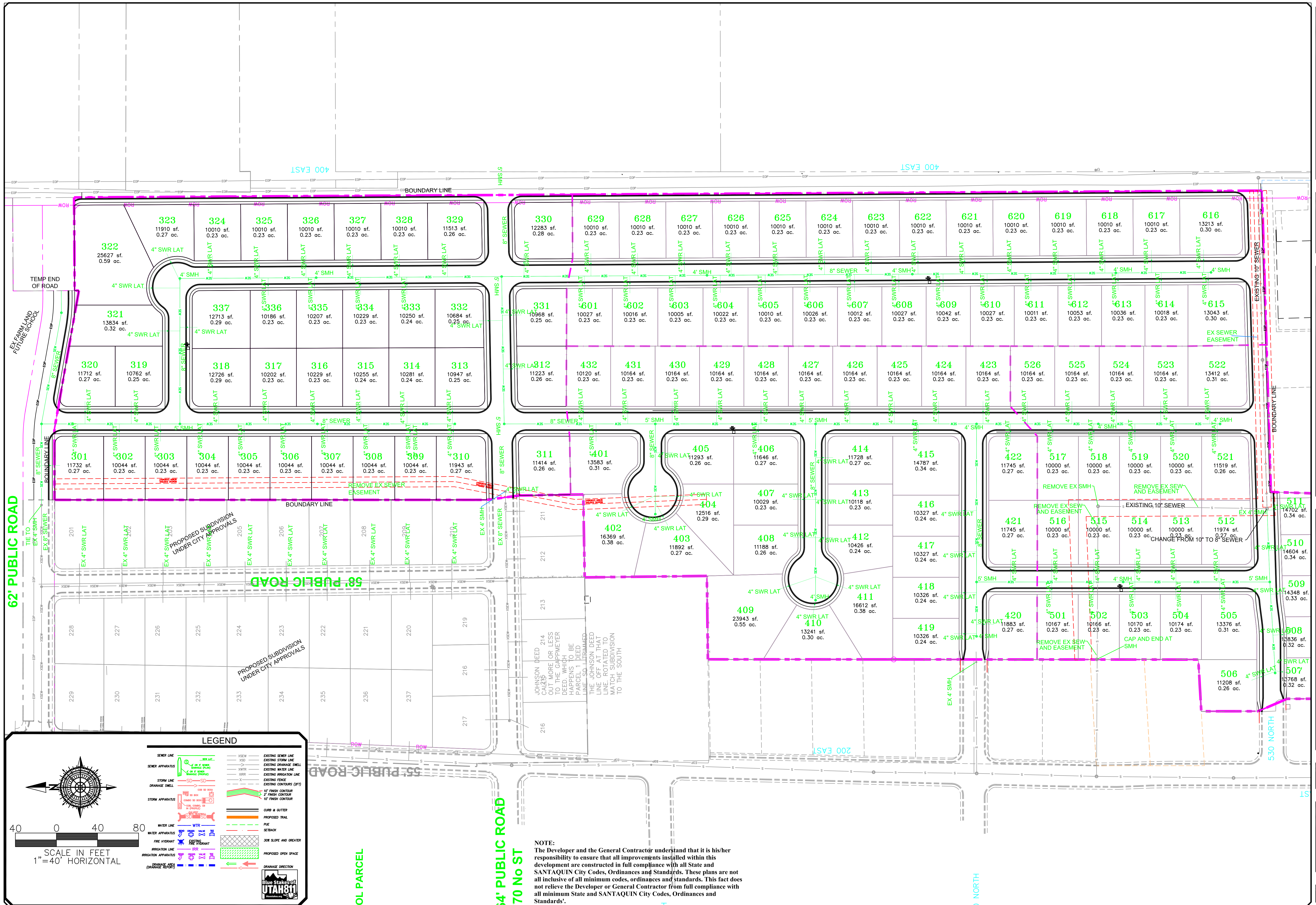
WATER UTILITY SHEET

PRINT DATE: 1-17-2025

SANTAQUIN CITY

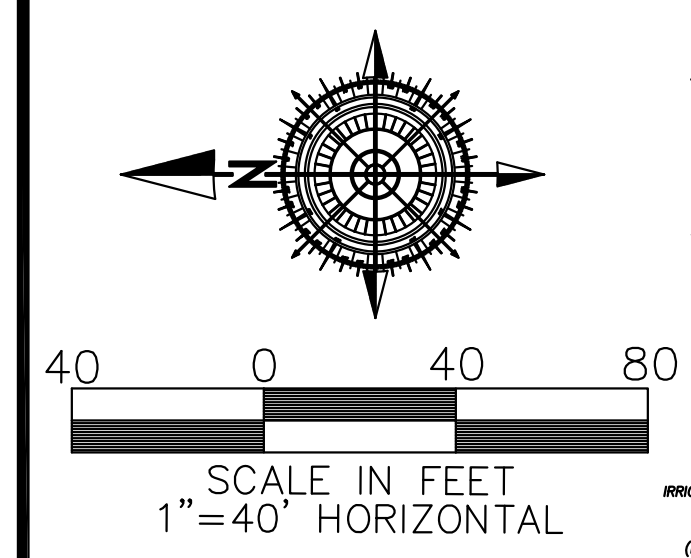


SHEET NO. **U1**



LEGEND

- SEWER LINE
- SEWER APPARATUS
- STORM LINE
- STORM APPARATUS
- WATER LINE
- WATER APPARATUS
- FIRE HYDRANT
- IRRIGATION LINE
- IRRIGATION APPARATUS
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING DRAINAGE SHELL
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOUR (2 FT)
- 15' FINISH CONTOUR
- 2' FINISH CONTOUR
- 15' FINISH CONTOUR
- CURB & GUTTER
- PROPOSED DRIVE
- PAV.
- SETBACK
- 3:00 SLOPE AND GREATER
- PROPOSED OPEN SPACE
- 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"=40'

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

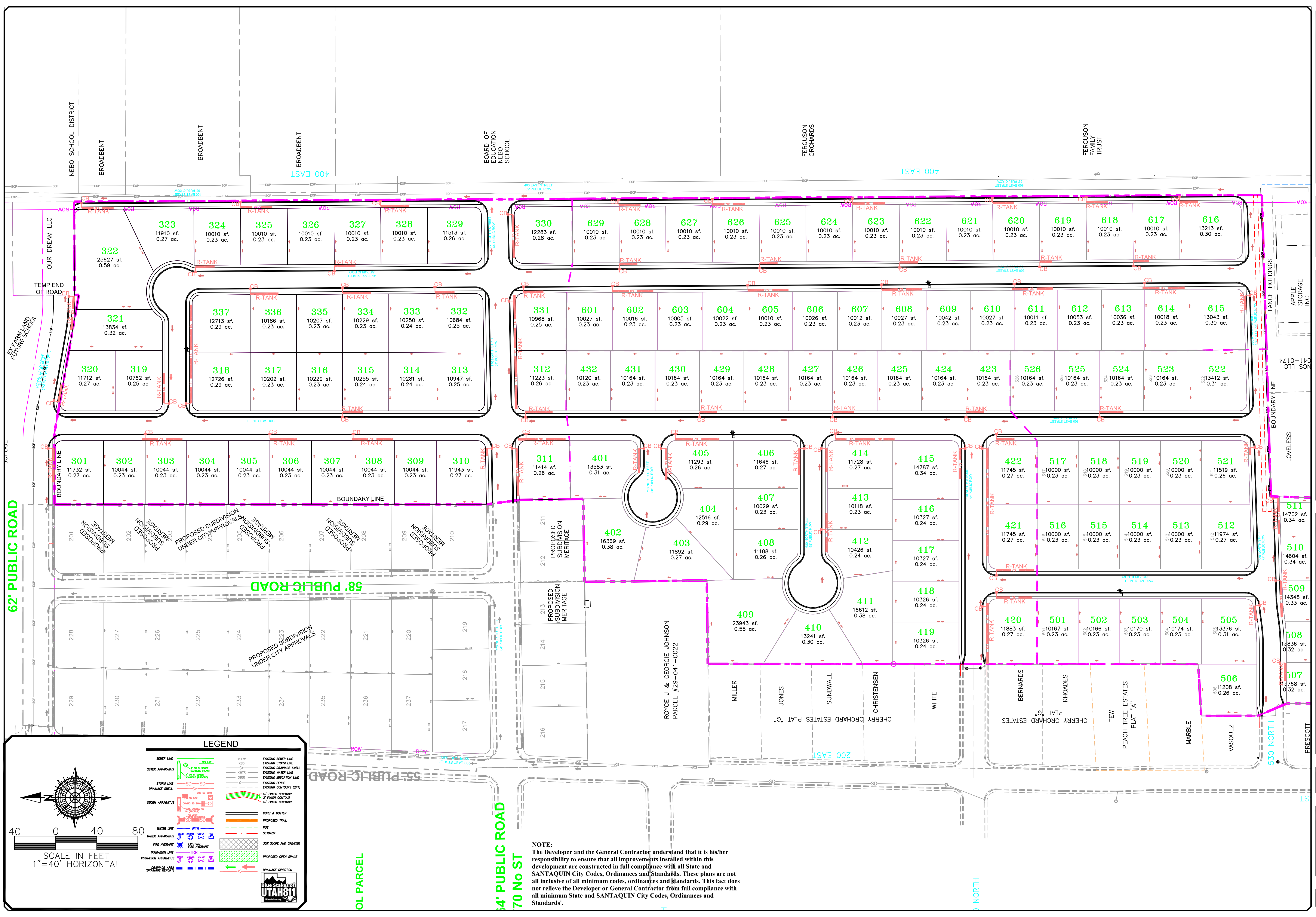
CIVIL ENGINEERING CONSULTING LAND PLANNING CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 SEWER UTILITY SHEET
 PRINT DATE: 1-17-2025

SANTAQUIN CITY

Professional Engineer Seal for Paul J. Taylor, State of Utah, License No. 5835.

SHEET NO. **U2**



NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

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

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 CONSTRUCTION MANAGEMENT

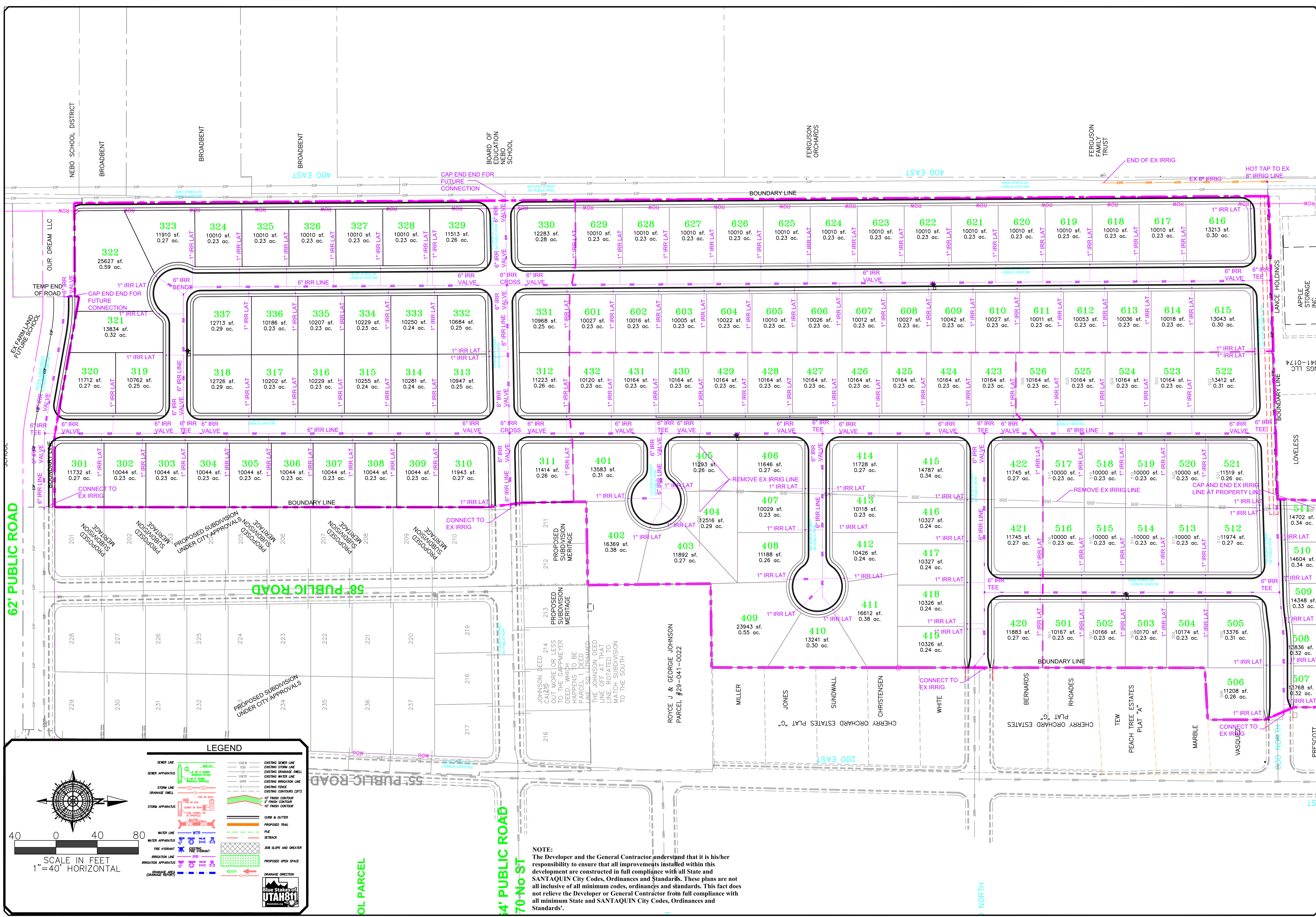
BELLA VISTA SUBDIVISION
 STORM UTILITY SHEET

PRINT DATE: 1-17-2025

SANTAQUIN CITY



SHEET NO. U3



LEGEND

	SEWER LINE		EXISTING SEWER LINE
	SEWER APPURTENANCE		EXISTING SEWER APPURTENANCE
	STORM LINE		EXISTING STORM LINE
	STORM APPURTENANCE		EXISTING STORM APPURTENANCE
	WATER LINE		EXISTING WATER LINE
	WATER APPURTENANCE		EXISTING WATER APPURTENANCE
	FIRE HYDRANT		EXISTING FIRE HYDRANT
	IRRIGATION LINE		EXISTING IRRIGATION LINE
	IRRIGATION APPURTENANCE		EXISTING IRRIGATION APPURTENANCE
	DRAINAGE LINE		EXISTING DRAINAGE LINE
	DRAINAGE APPURTENANCE		EXISTING DRAINAGE APPURTENANCE
	15' FINISH CONTOUR		2' FINISH CONTOUR
	10' FINISH CONTOUR		5' FINISH CONTOUR
	CLEAR & GRAVEL		PROPOSED TRAIL
	FILE		SETBACK
	30% SLOPE AND GREATER		PROPOSED OPEN SPACE
	DRAINAGE DIRECTION		

SCALE IN FEET
1" = 40' HORIZONTAL

Blue Stakes of UTAH 811

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

2-8-21
 SURVEY BY: GWP
 DRAWN BY: GWP
 DESIGNED BY: GWP
 CHECKED BY: GWP
 SCALE: 1"=40'

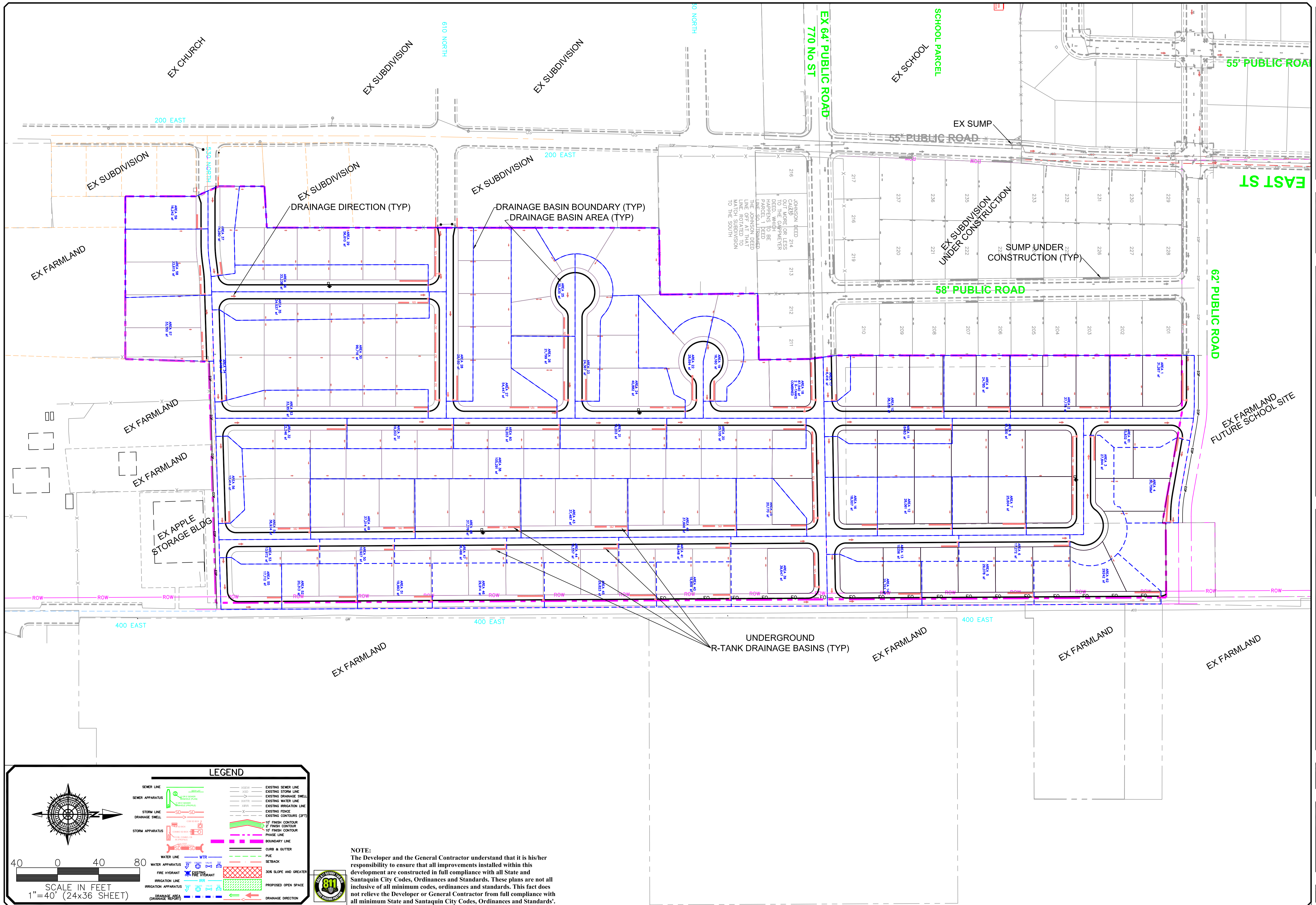
GATEWAY CONSULTING, Inc.
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com

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BELLA VISTA SUBDIVISION
 IRRIGATION UTILITY SHEET
 PRINT DATE: 1-17-2025

SANTAQUIN CITY





LEGEND

SEWER LINE	EXISTING SEWER LINE	EXISTING STONE LINE	EXISTING STONE LINE
SEWER APPARATUS	EXISTING DRAINAGE SHIELD	EXISTING WATER LINE	EXISTING WATER LINE
STORM LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING FENCE
DRAINAGE SHIELD	EXISTING FINISH CONTOUR (2FT)	EXISTING FINISH CONTOUR	EXISTING FINISH CONTOUR
STORM APPARATUS	10' FINISH CONTOUR	10' FINISH CONTOUR	10' FINISH CONTOUR
BOUNDARY LINE	BOUNDARY LINE	BOUNDARY LINE	BOUNDARY LINE
WATER LINE	WTR	WTR	WTR
WATER APPARATUS	WTR	WTR	WTR
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
IRRIGATION LINE	IRRIGATION LINE	IRRIGATION LINE	IRRIGATION LINE
IRRIGATION APPARATUS	IRRIGATION APPARATUS	IRRIGATION APPARATUS	IRRIGATION APPARATUS
PROPOSED OPEN SPACE	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
DRAINAGE DIRECTION	DRAINAGE DIRECTION	DRAINAGE DIRECTION	DRAINAGE DIRECTION

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

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-22
 SURVEY BY: GPM
 DRAWN BY: GPM
 DESIGNED BY: GPM
 CHECKED BY: GPM
 SCALE: 1"=40'

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

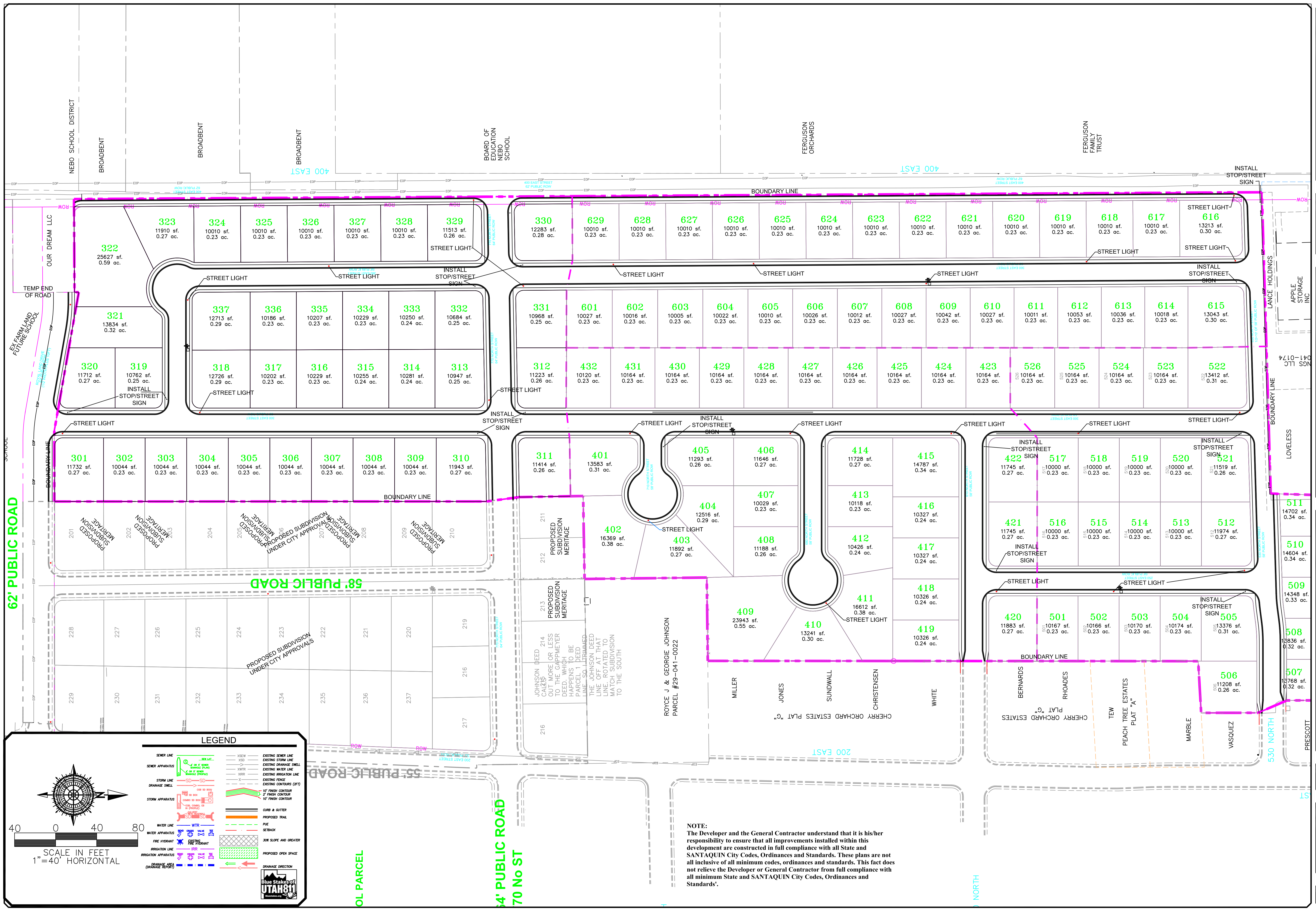
BELLA VISTA PH3 SUBDIVISION DRAINAGE PLAN

1-17-2025

SANTAQUIN CITY

Professional Engineer Seal:
 Paul J. Jordan
 No. 2025-0001
 State of Utah

SHEET NO. **DRAIN**



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
 SURVEY BY: GPW
 DRAWN BY: GPW
 DESIGNED BY: GPW
 CHECKED BY: GPW
 SCALE: 1"=40'

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 LIGHT AND SIGN PLAN
 PRINT DATE: 1-17-2025

SANTAQUIN CITY



SHEET NO. SS1

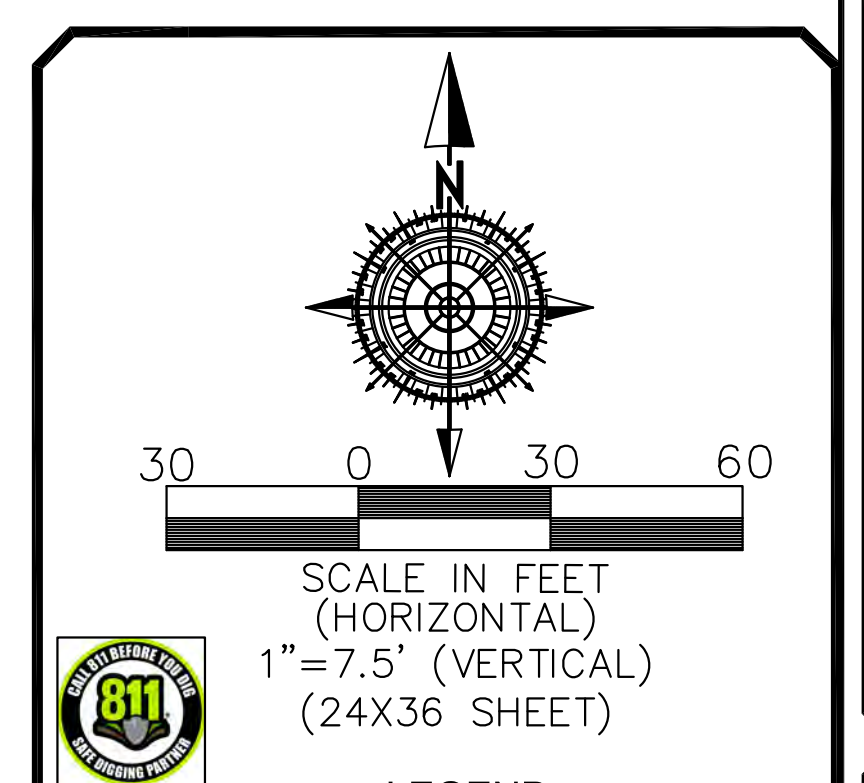
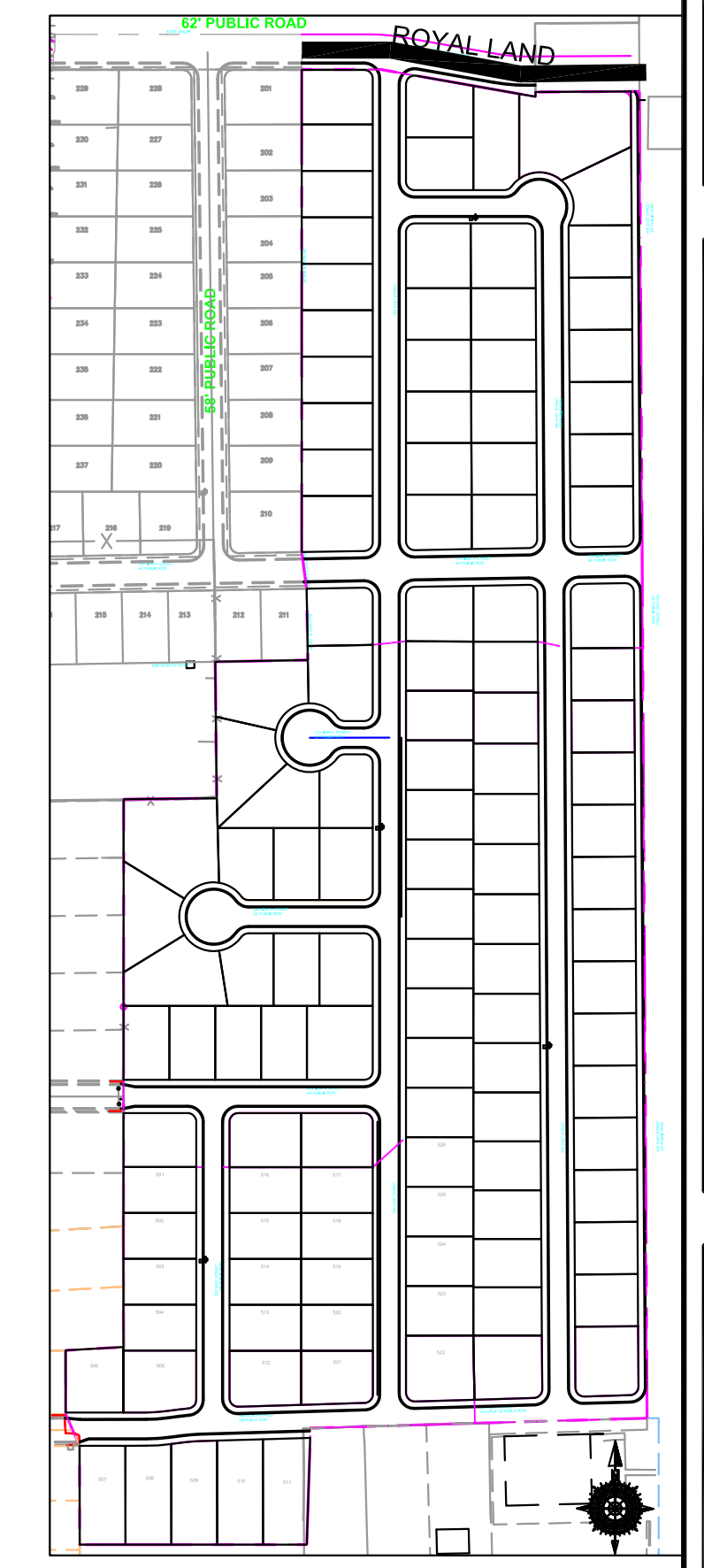
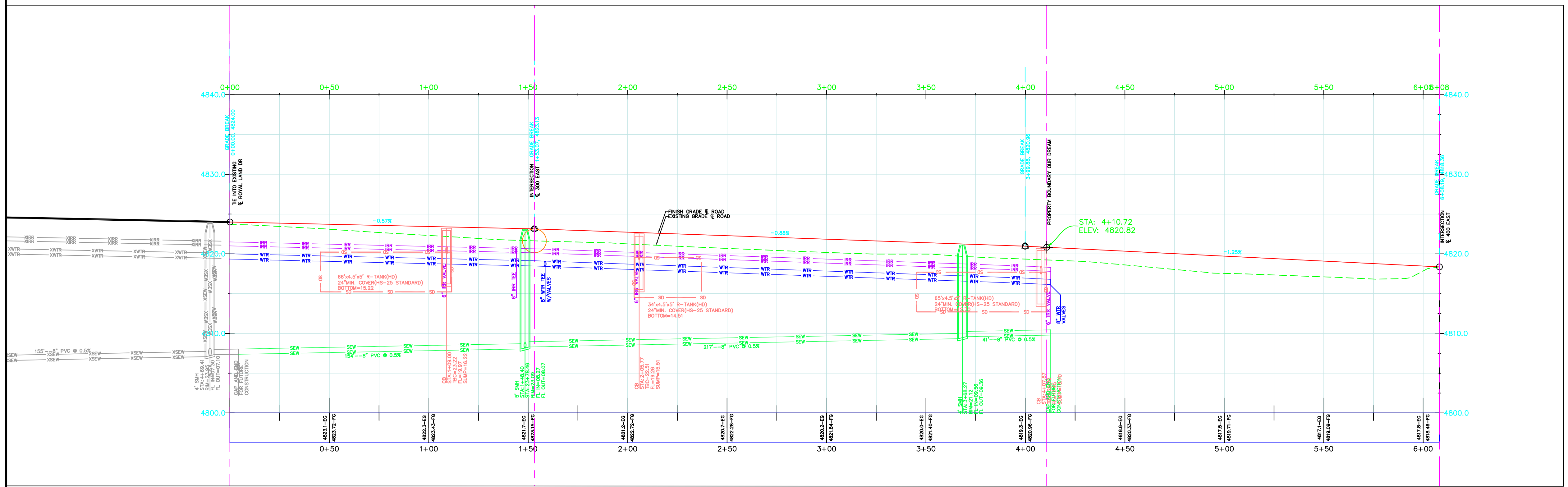
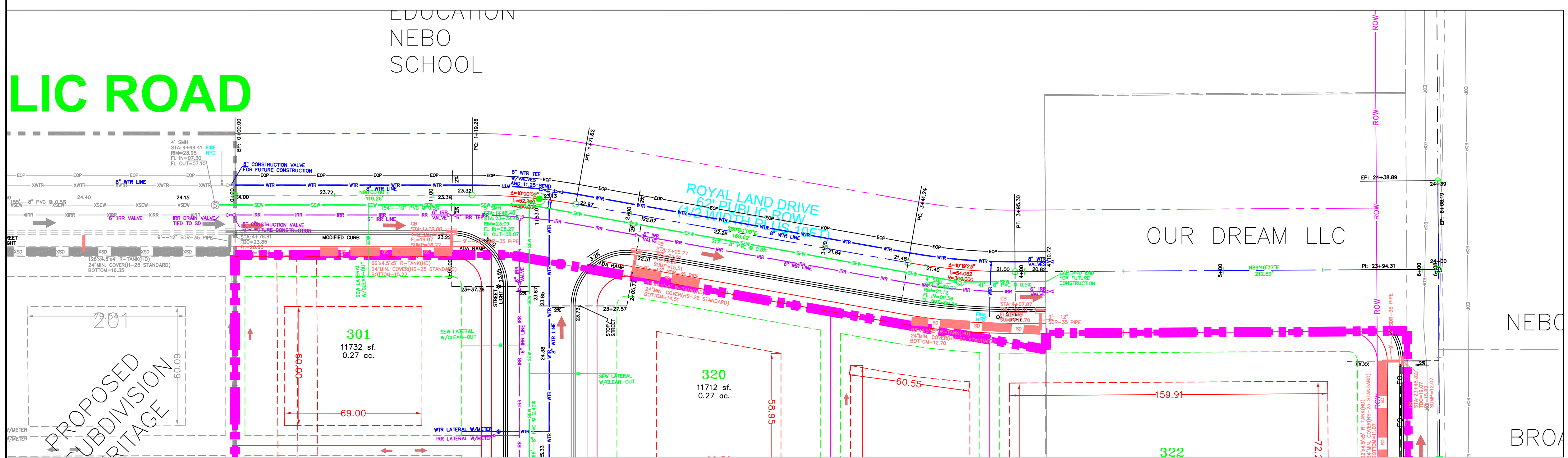
LIC ROAD

EDUCATION
NEBO
SCHOOL

OUR DREAM LLC

NEBO

BROA



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING CONTOURS (2 FT)
WATER APPARATUS	10' FINISH CONTOUR
FIRE HYDRANT	2' FINISH CONTOUR
IRRIGATION LINE	10' FINISH CONTOUR
IRRIGATION APPARATUS	PHASE LINE
DRAINAGE AREA (CANAL REPORT)	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SEBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

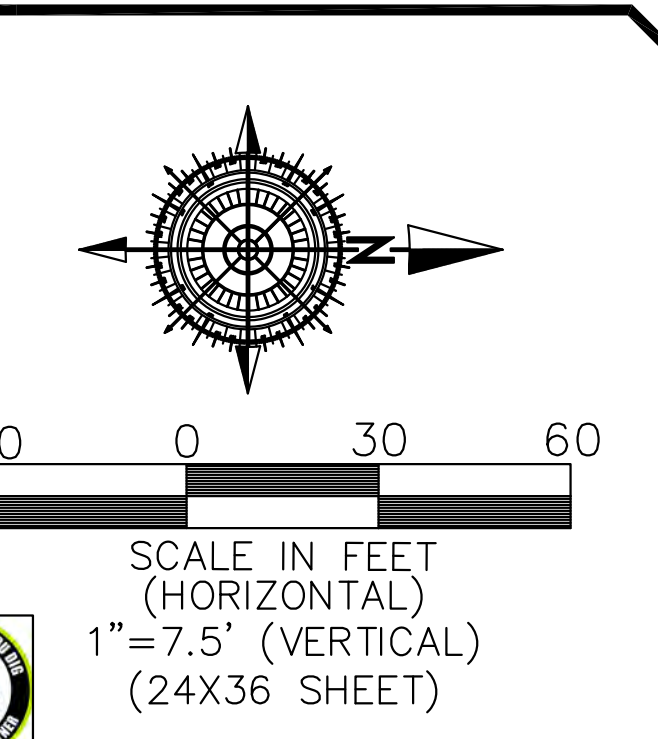
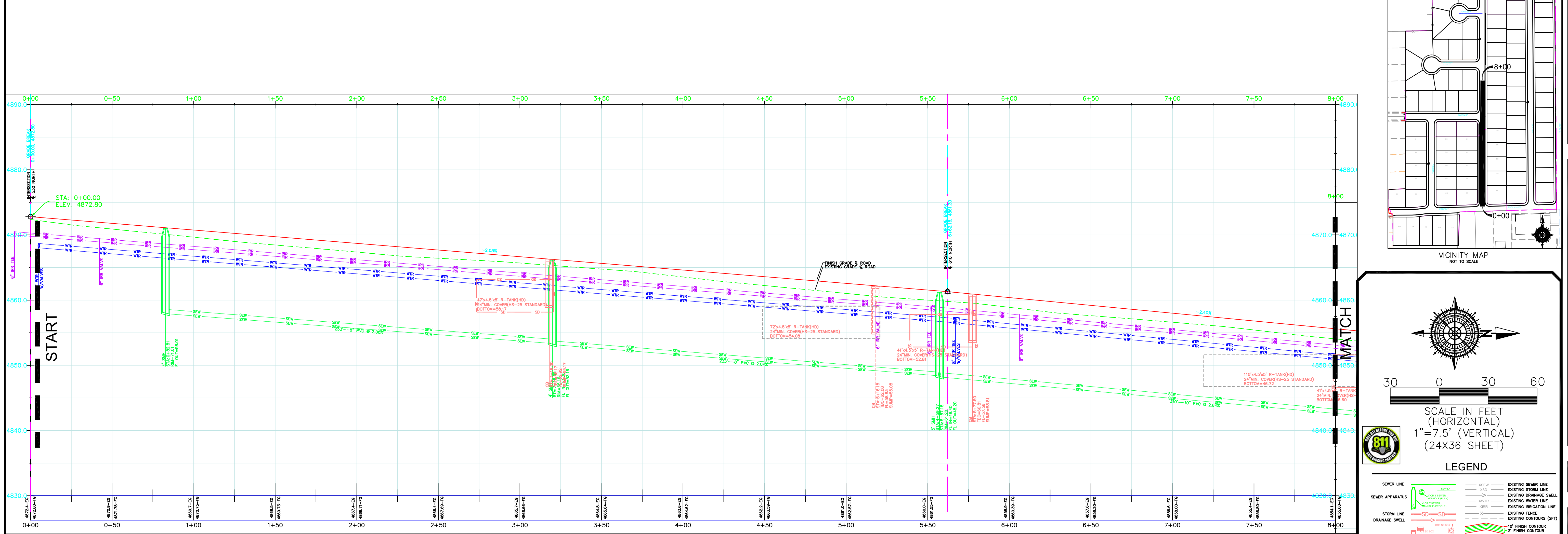
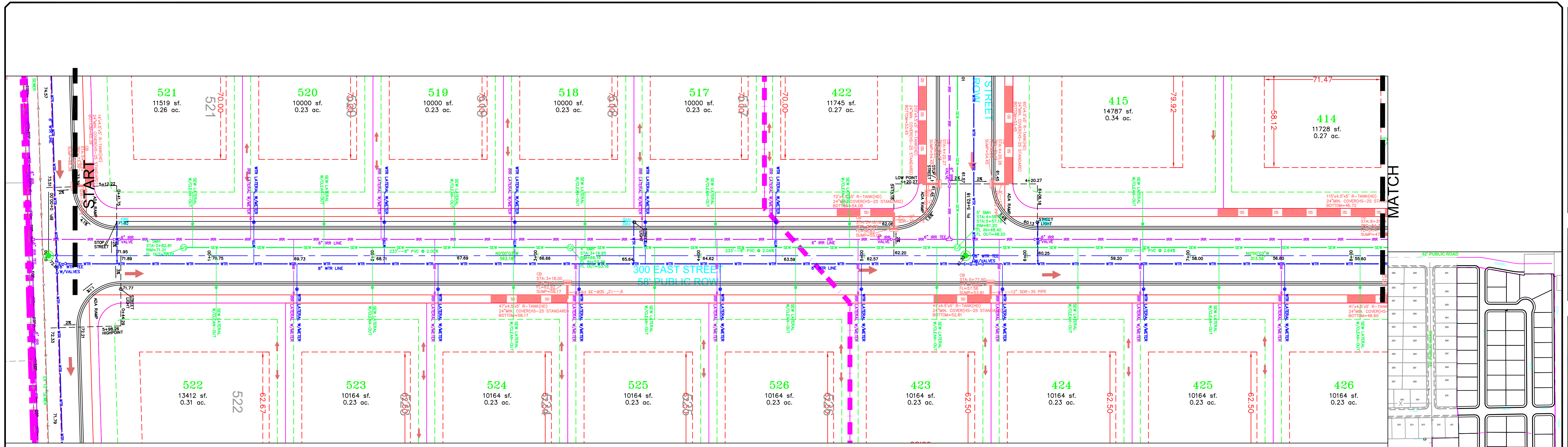
GATEWAY CONSULTING, Inc
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com
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 CONSTRUCTION MANAGEMENT

BELLA VISTA
 SUBDIVISION
 PLAN AND PROFILE
 ROYAL LAND DR
 1-17-2025

SANTAQUIN
 CITY



SHEET NO. PP1



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
DRAINAGE AREA (CHANNEL REPORT)	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETRACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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NO.	DESCRIPTION	DATE	APP'D

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

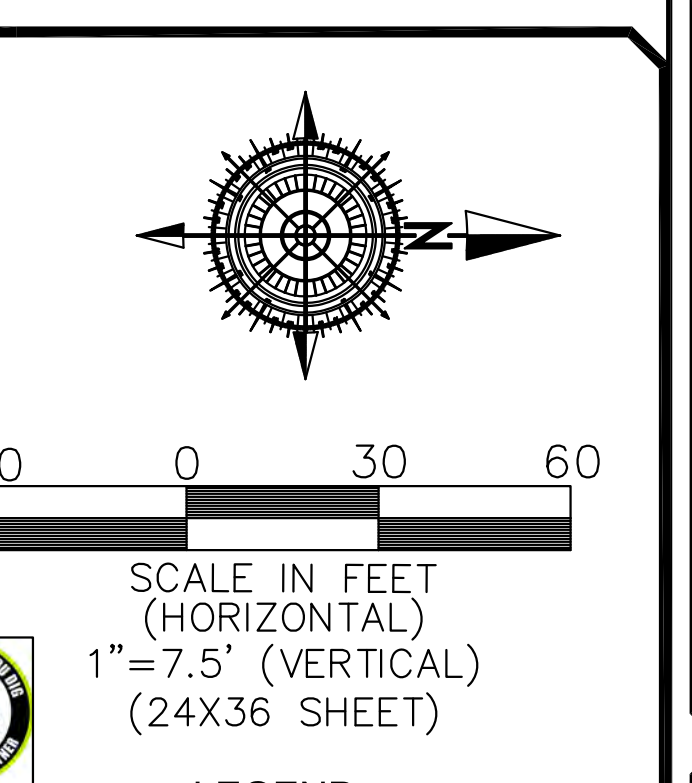
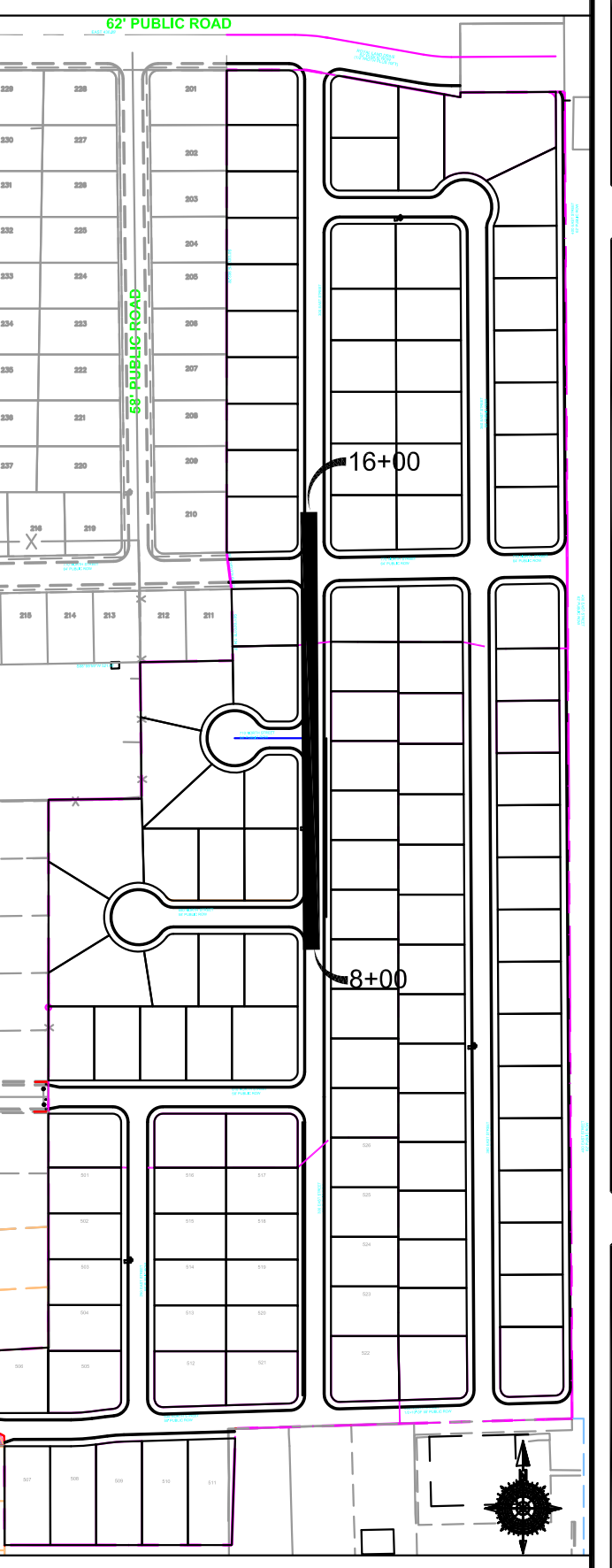
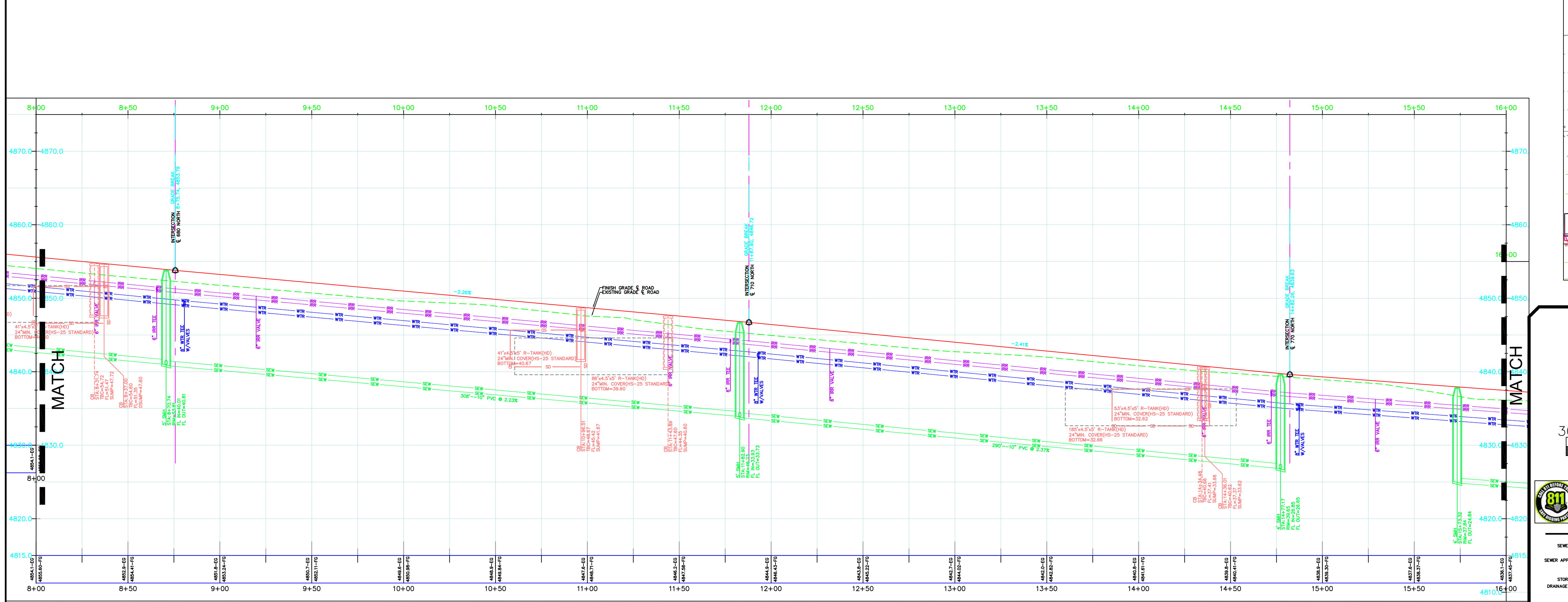
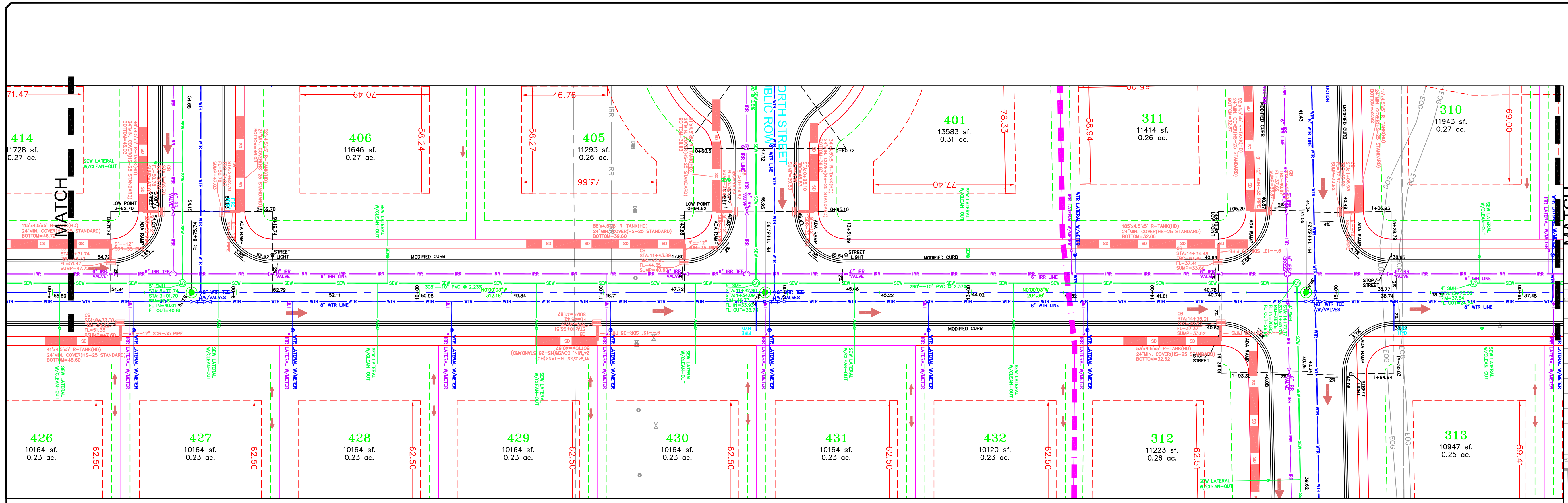
GATEWAY CONSULTING, Inc
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5948
 paul@gatewayconsultingllc.com
 CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 300 EAST (STA: 0+00 to 8+00)
 11-17-2025

SANTAQUIN CITY



SHEET NO. PP2



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING CONTOURS (2 FT)
	10' FINISH CONTOUR
	2' FINISH CONTOUR
	10' FINISH CONTOUR
	PHASE LINE
STORM APPARATUS	CURB & GUTTER
	PROPOSED TRAIL
WATER LINE	PUE
WATER APPARATUS	SEBRACK
FIRE HYDRANT	30% SLOPE AND GREATER
IRRIGATION LINE	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	DRAINAGE DIRECTION
DRAINAGE AREA (CHANNEL REPORT)	

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

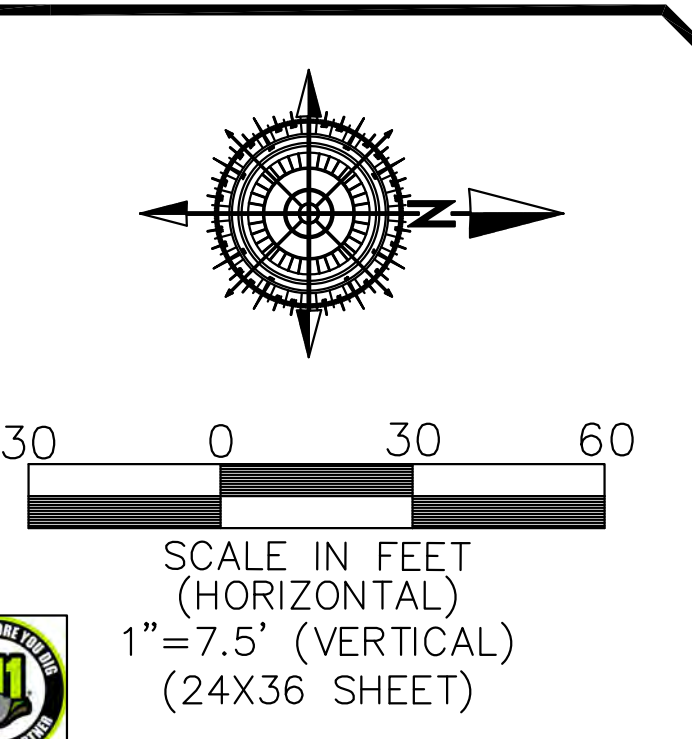
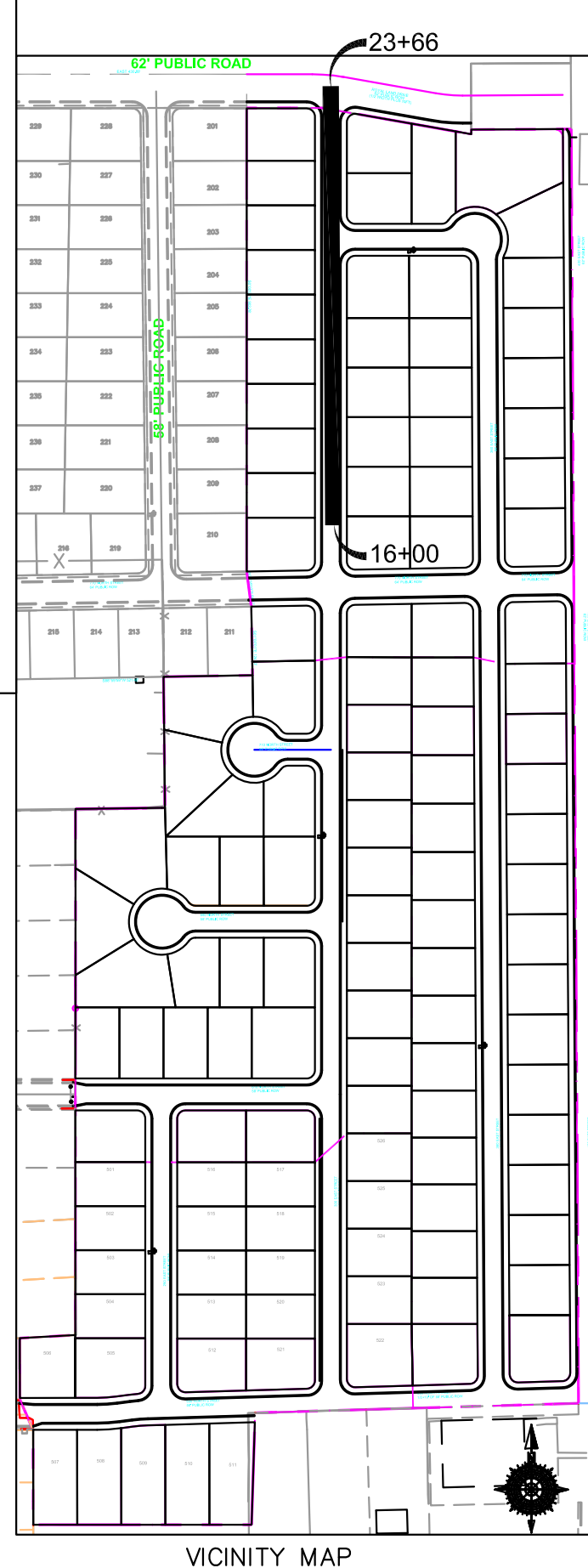
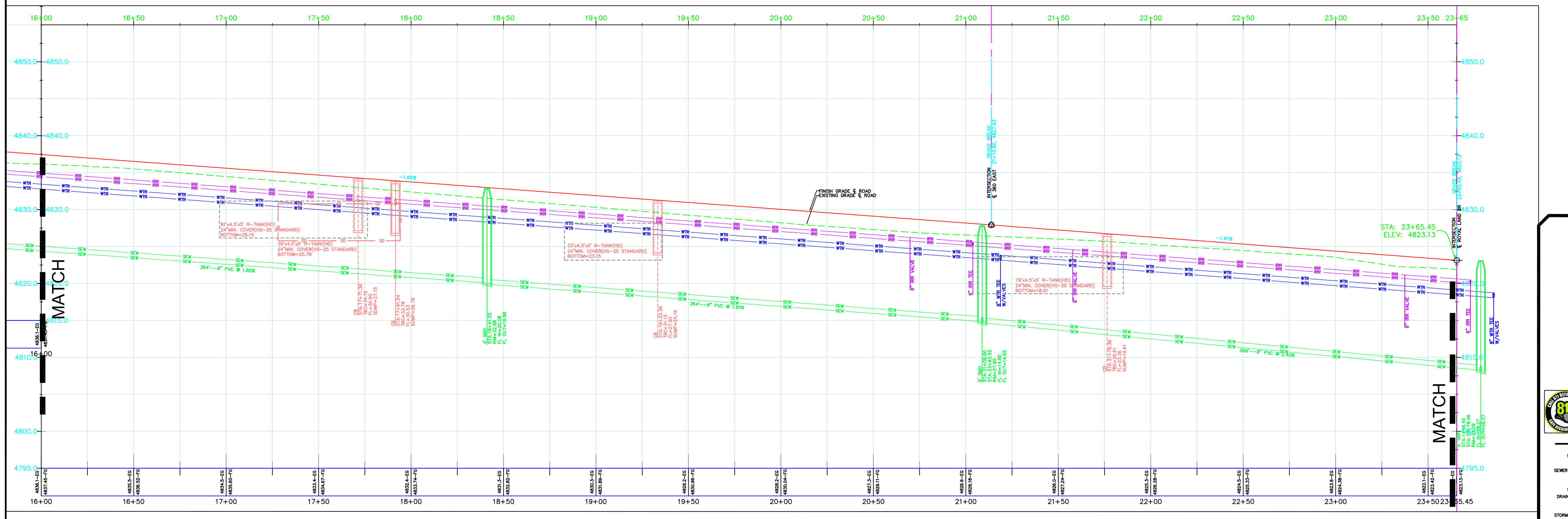
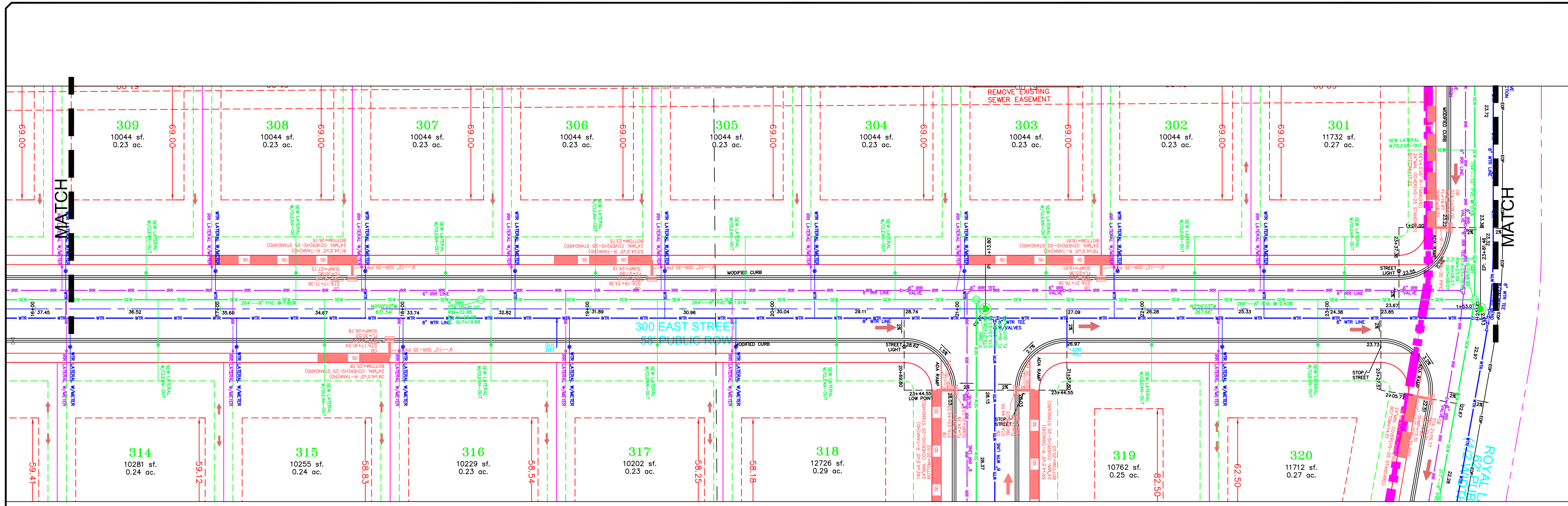
GATEWAY CONSULTING, Inc
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 PH: (801) 694-5848
 paul@gatewayconsultingllc.com
 CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
PLAN AND PROFILE
 300 EAST (STA: 8+00 to 16+00)
 1-17-2025

SANTAQUIN CITY



SHEET NO. **PP3**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
DRAINAGE AREA (CHANNEL REPORT)	PROPOSED TRAIL
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETRACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and SANTAQUIN City Codes, Ordinances and Standards'.

NO.	DESCRIPTION	DATE	APP'D

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

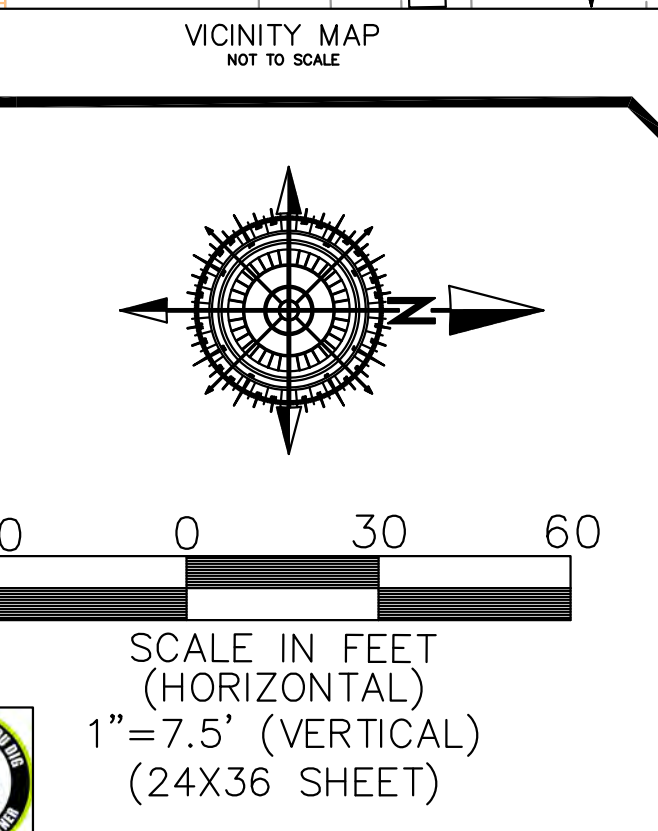
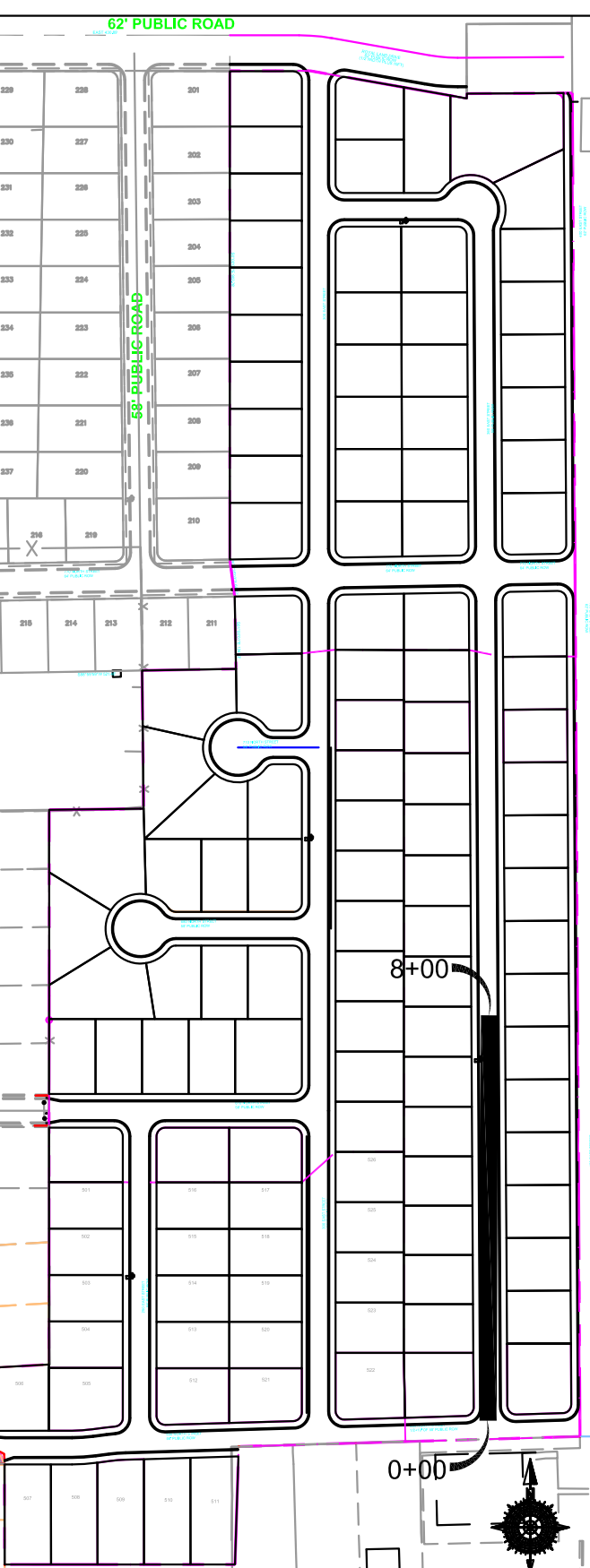
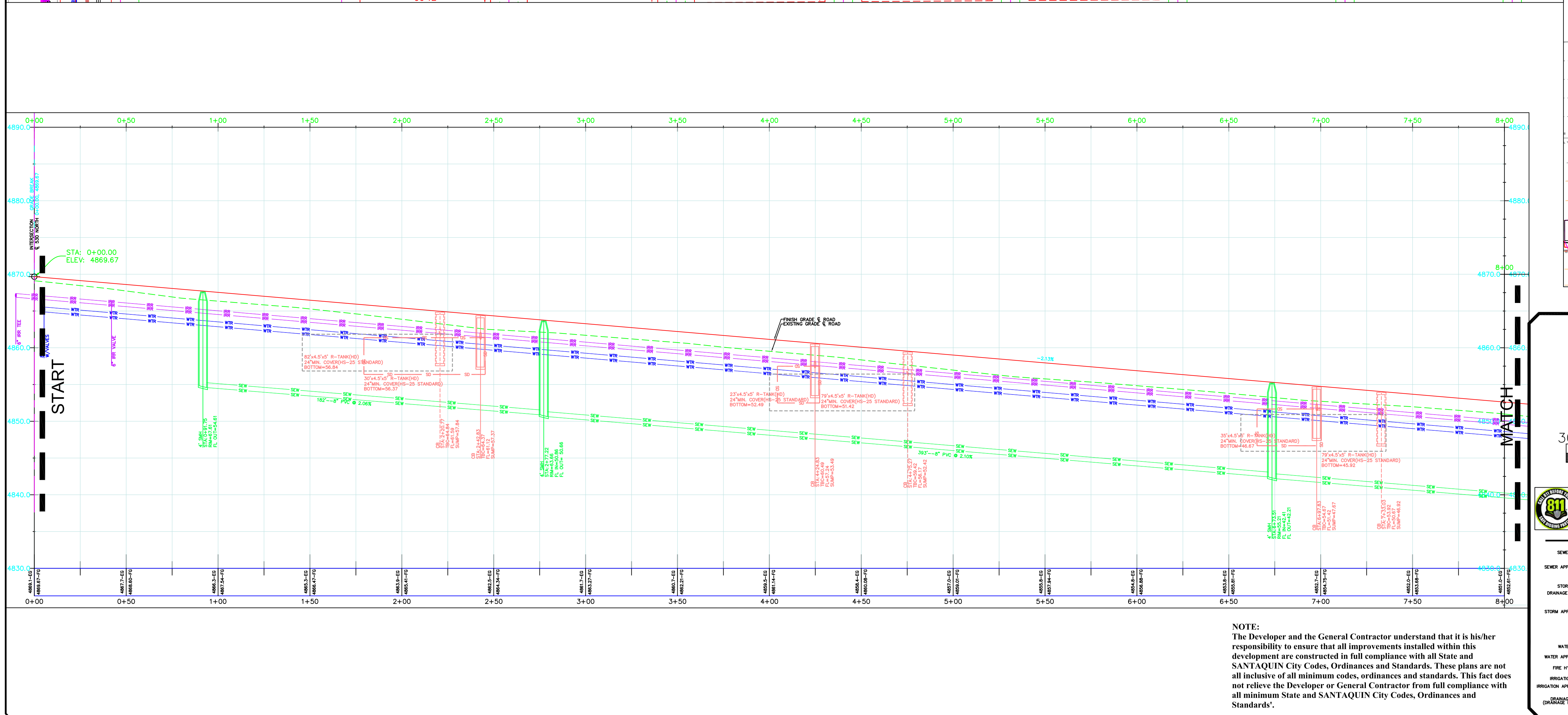
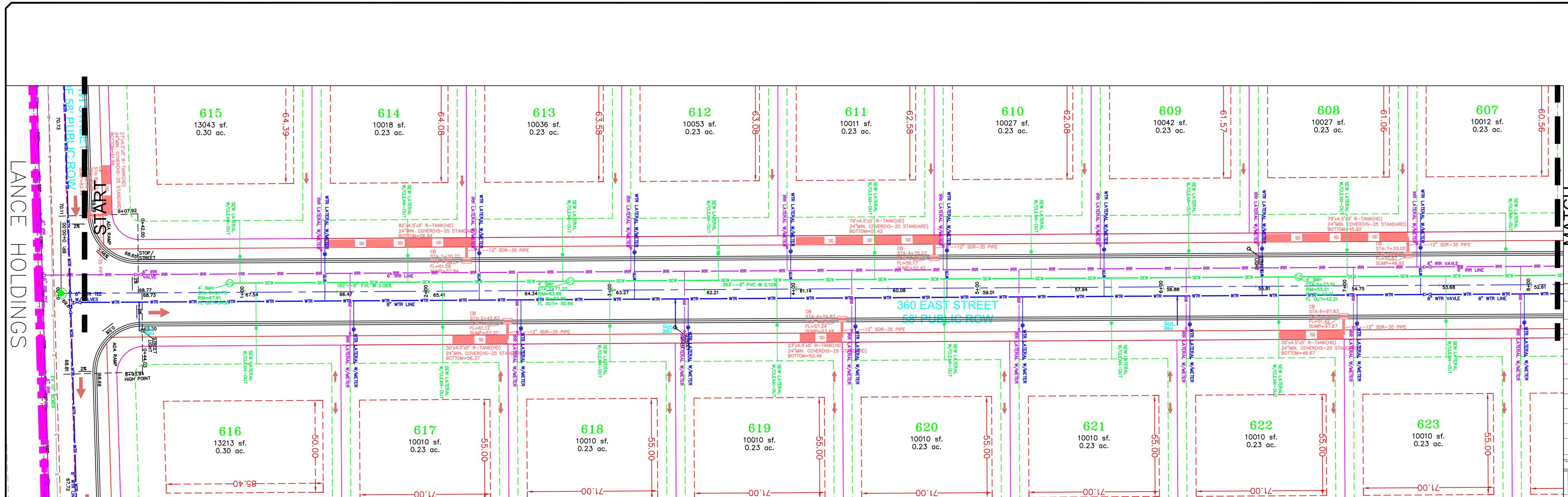
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 paul@gatewayconsultingllc.com
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 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 300 EAST (STA: 16+00 to 23+66)
 1-17-2025

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 No. 1025
 Paul J. Jordan

SHEET NO. **PP4**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
IRRIGATION APPARATUS	PROPOSED PHASE LINE
DRAINAGE AREA (CHANNEL REPORT)	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETRACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and SANTAQUIN City Codes, Ordinances and Standards'.

NO.	DESCRIPTION	DATE	APP'D

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

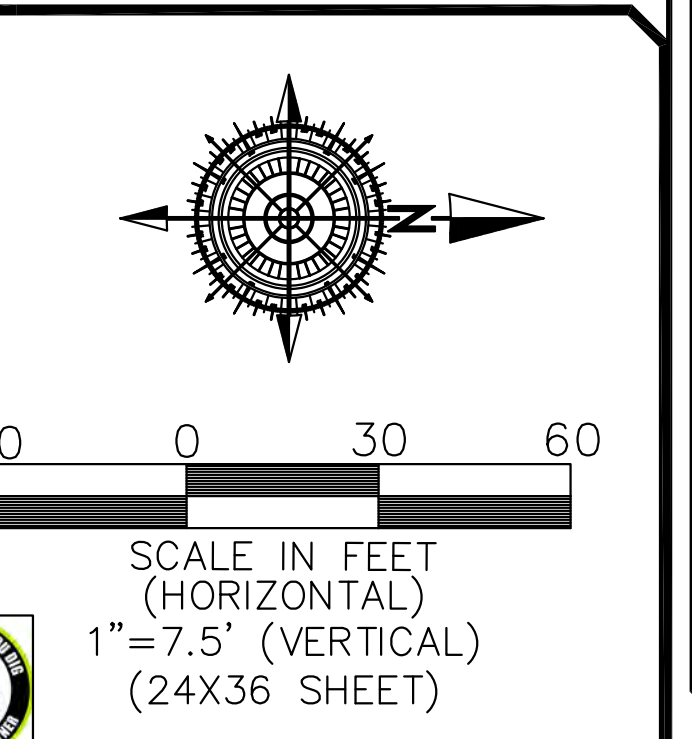
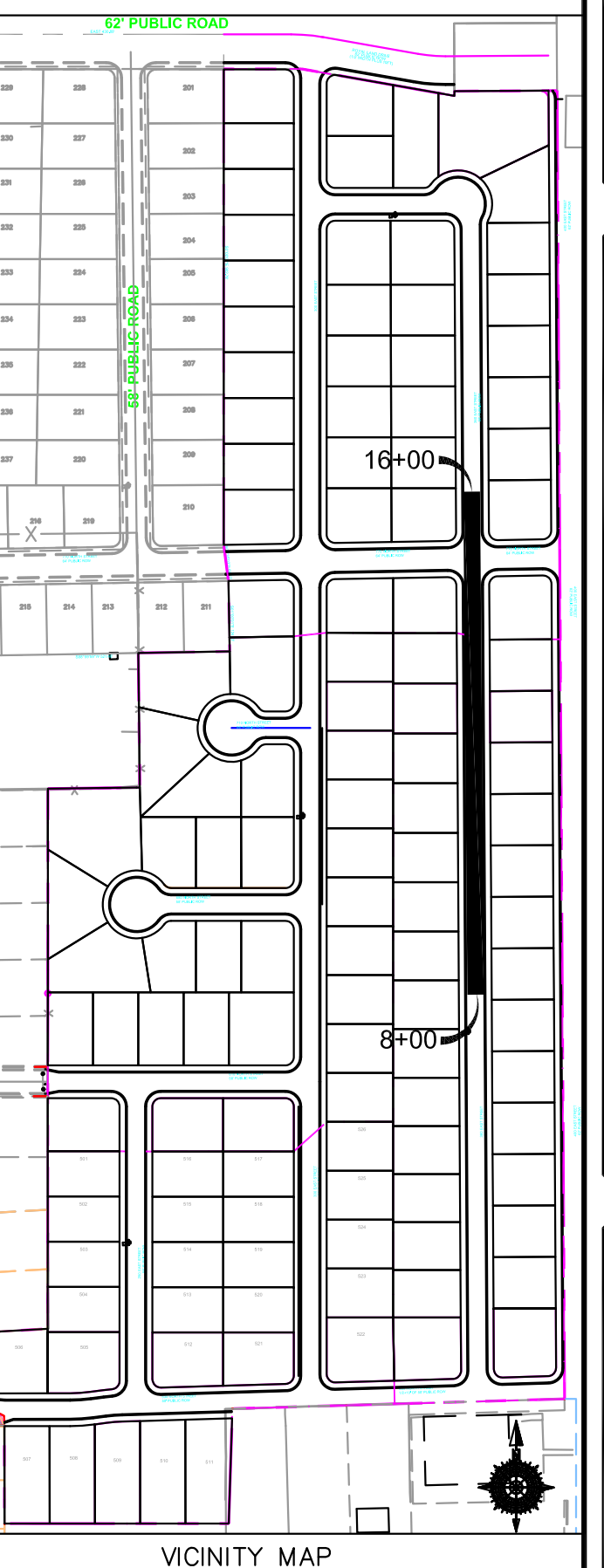
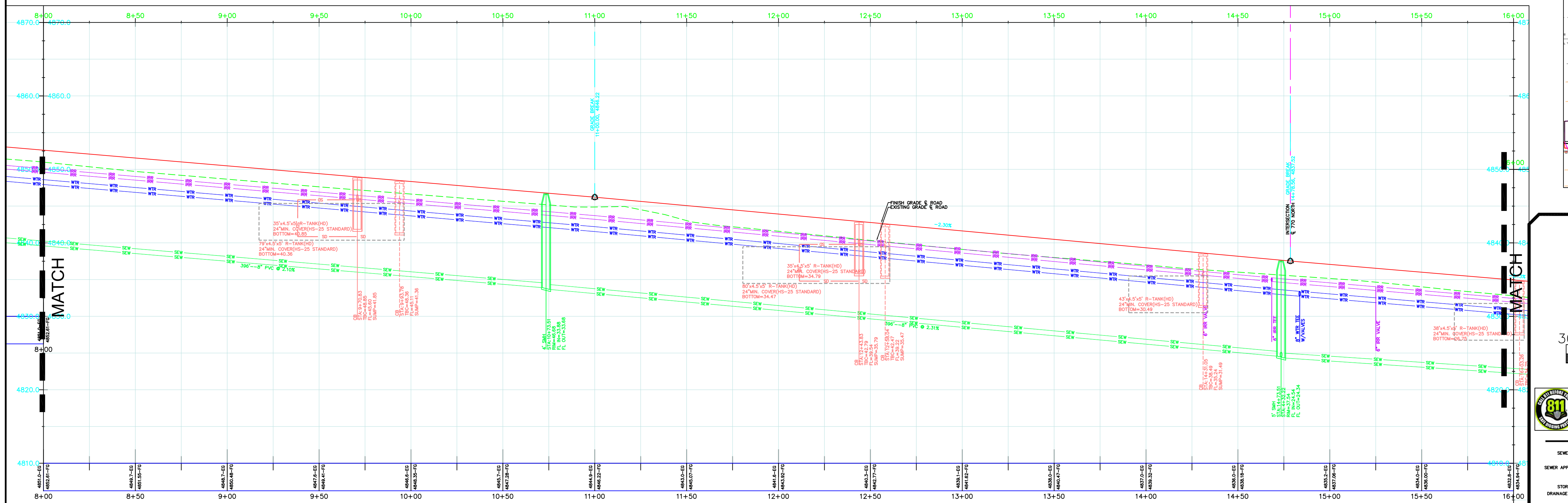
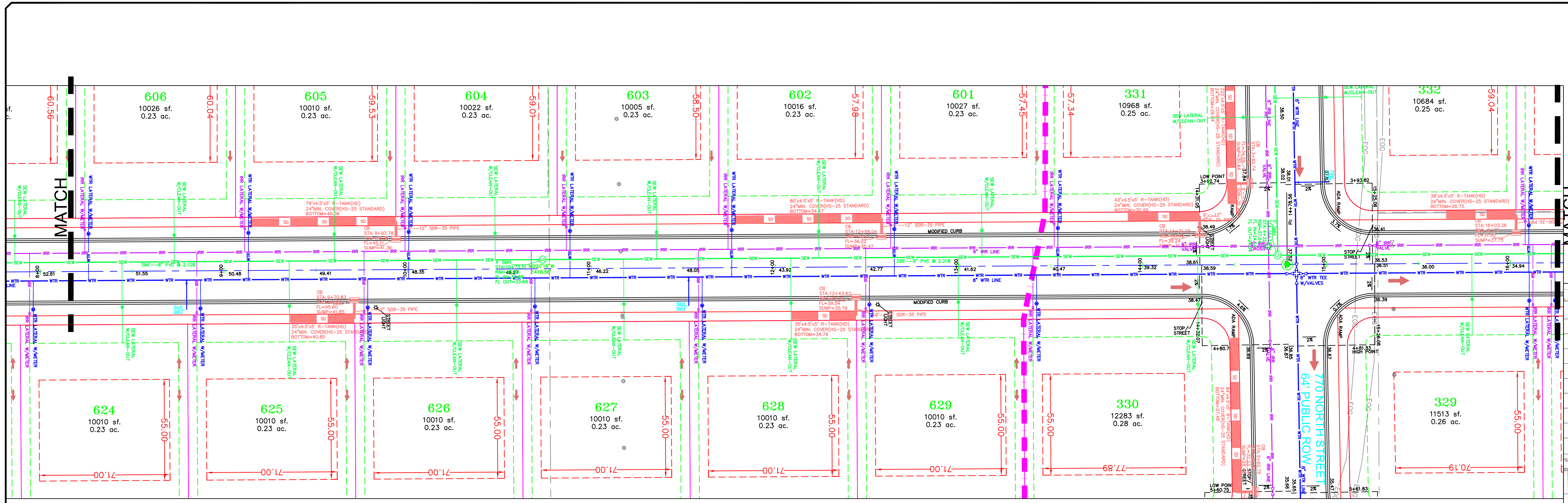
GATEWAY CONSULTING, Inc
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848
 paul@gatewayconsultingllc.com

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BELLA VISTA SUBDIVISION
PLAN AND PROFILE
 360 EAST (STA: 0+00 to 8+00)
 1-17-2025



SHEET NO. **PP5**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
IRRIGATION LINE	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
DRAINAGE AREA (CHANNEL REPORT)	10' FINISH CONTOUR PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SEBRACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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NO.	DESCRIPTION	DATE	APP'D

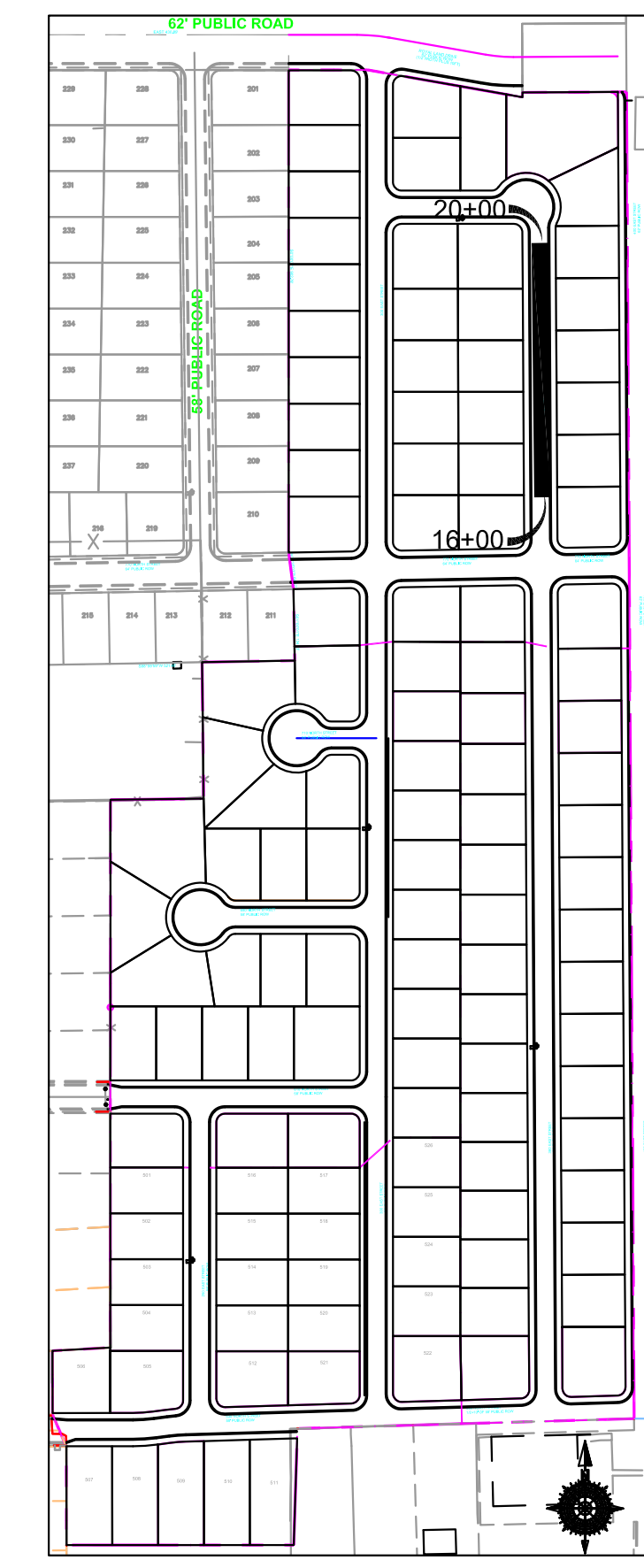
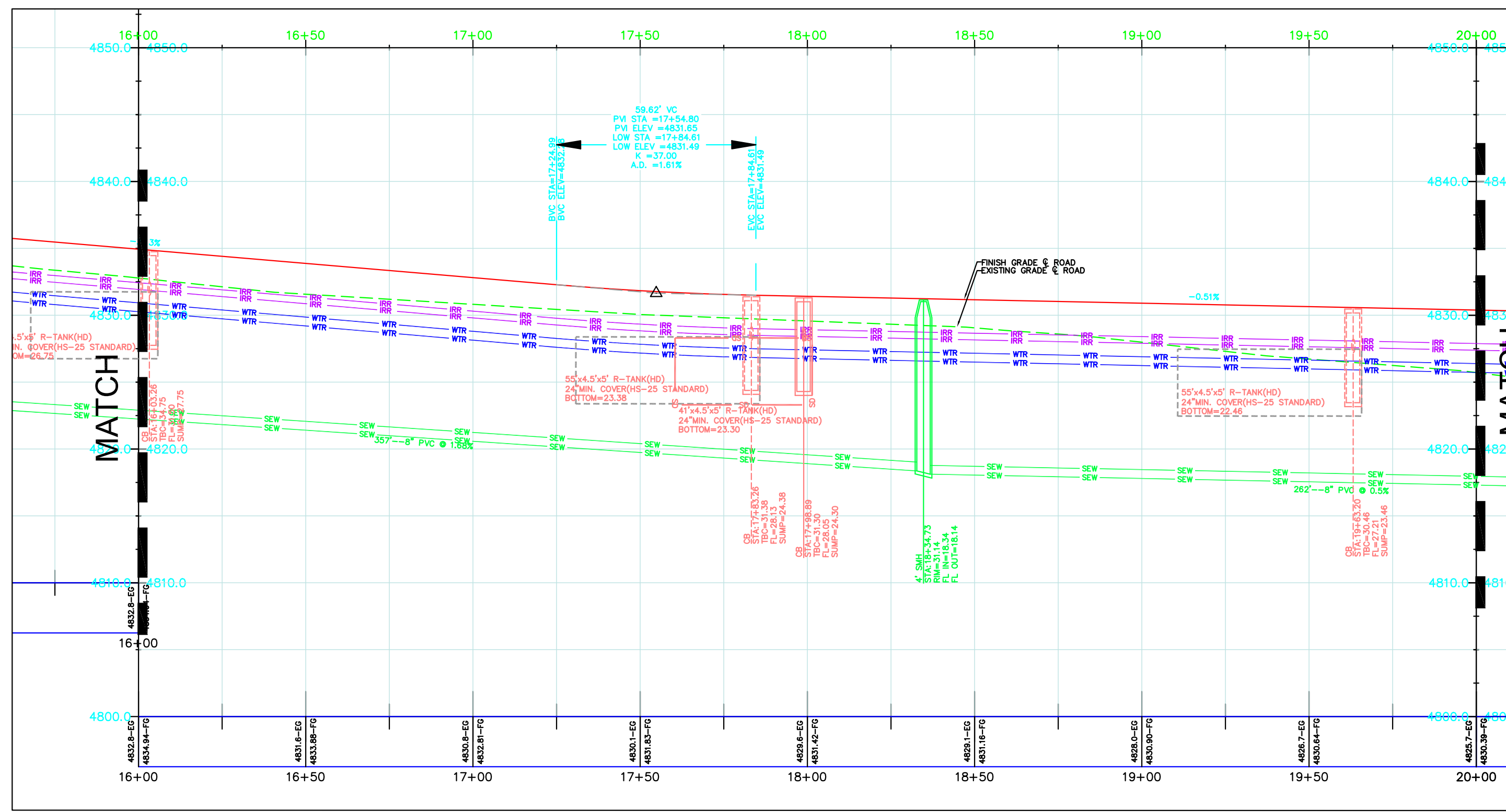
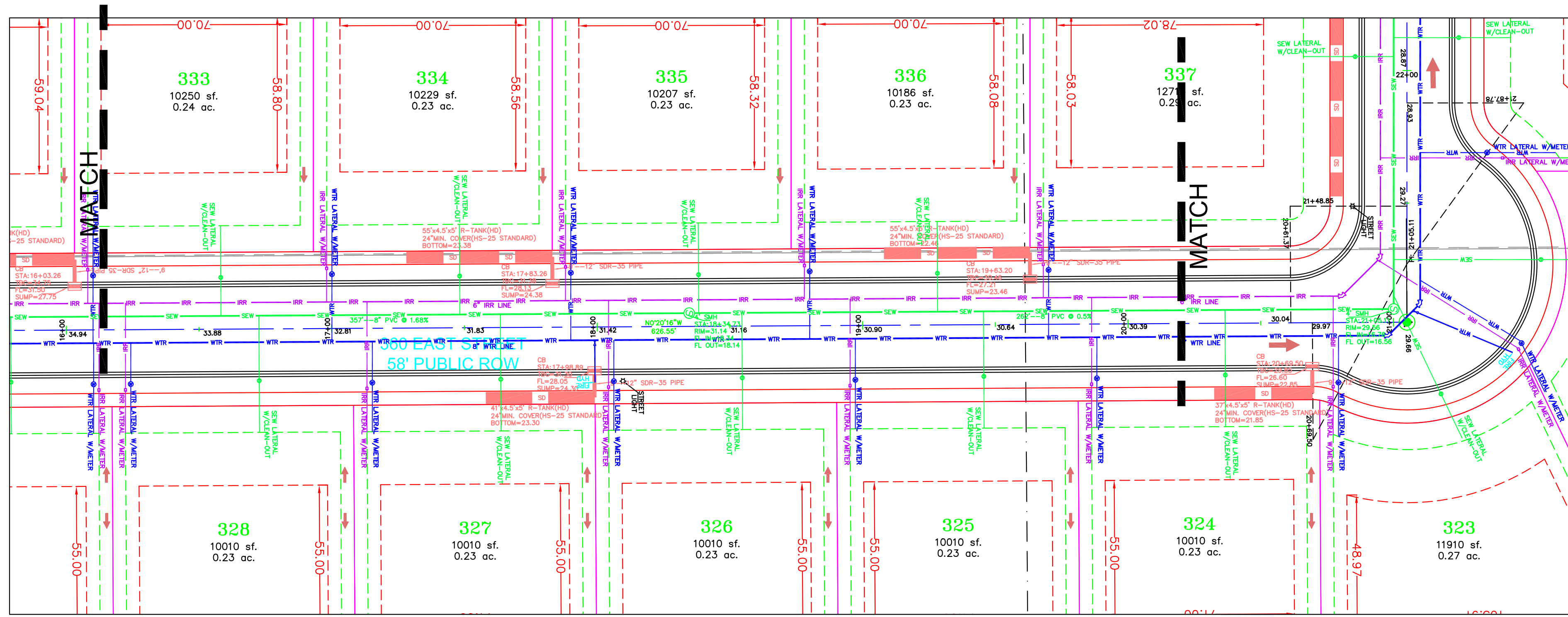
ORIG. DATE: 2-6-21
 SURVEY BY: CPW
 DRAWN BY: CPW
 DESIGNED BY: CPW
 CHECKED BY: CPW
 SCALE: 1"=30'

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 PLAN AND PROFILE
 360 EAST (STA: 8+00 to 16+00)
 1-17-2025



SHEET NO. **PP6**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION LINE	EXISTING CONTOURS (2 FT)
IRRIGATION APPARATUS	EXISTING CONTOURS (2 FT)
DRAINAGE AREA (GRADE REPORT)	EXISTING CONTOURS (2 FT)

SCALE IN FEET (HORIZONTAL)
1" = 7.5' (VERTICAL)
(24X36 SHEET)

30 0 30 60

SANTAQUIN CITY

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NO.	DESCRIPTION	DATE	APP'D

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

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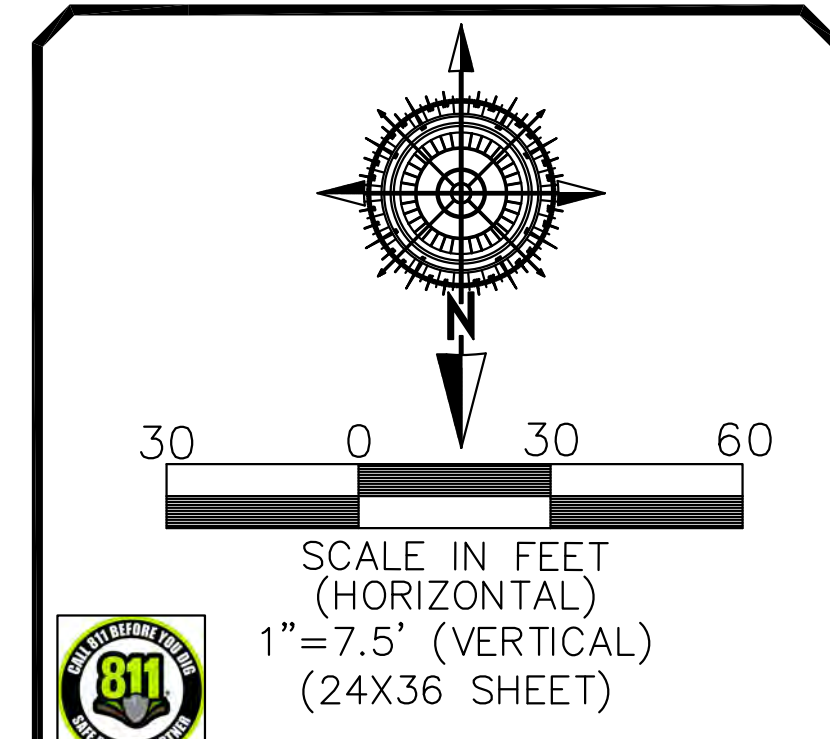
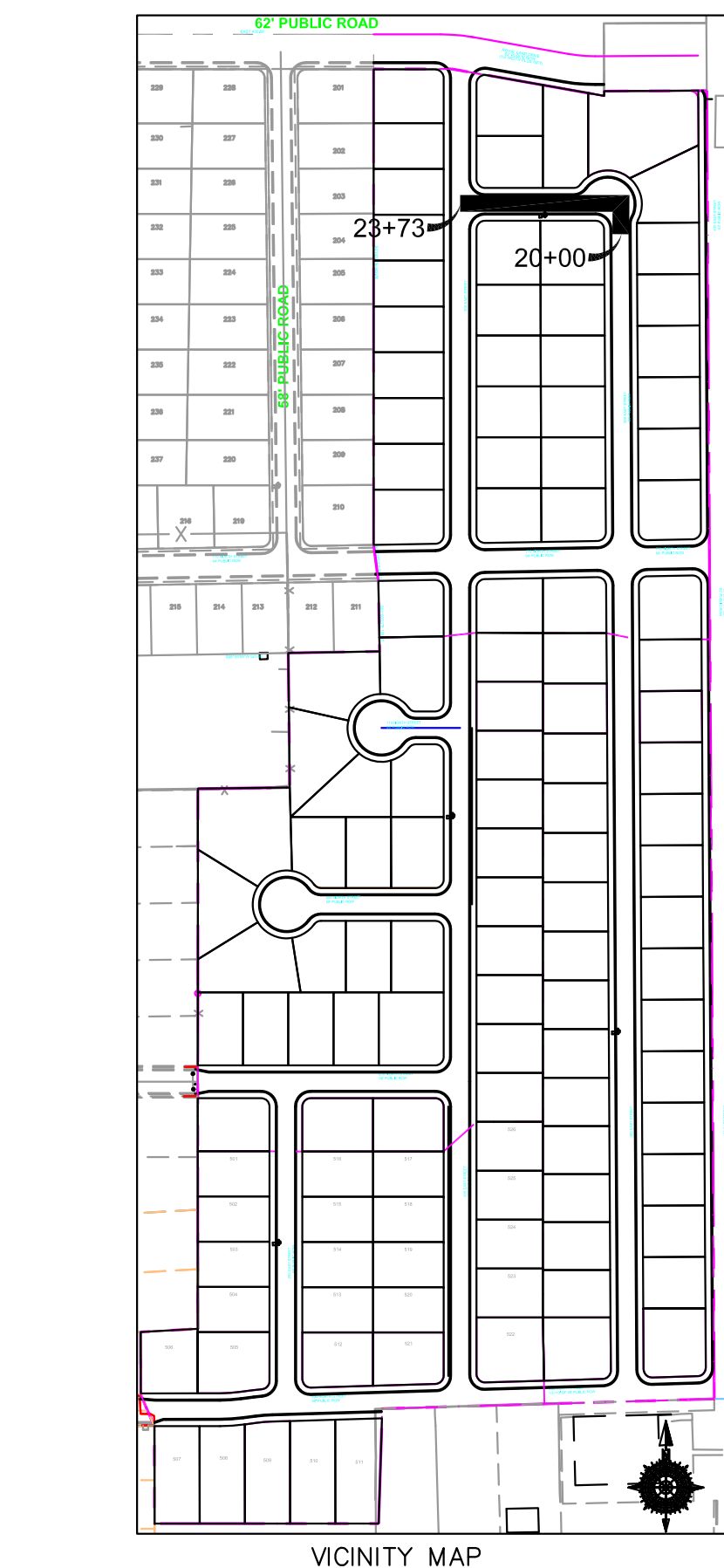
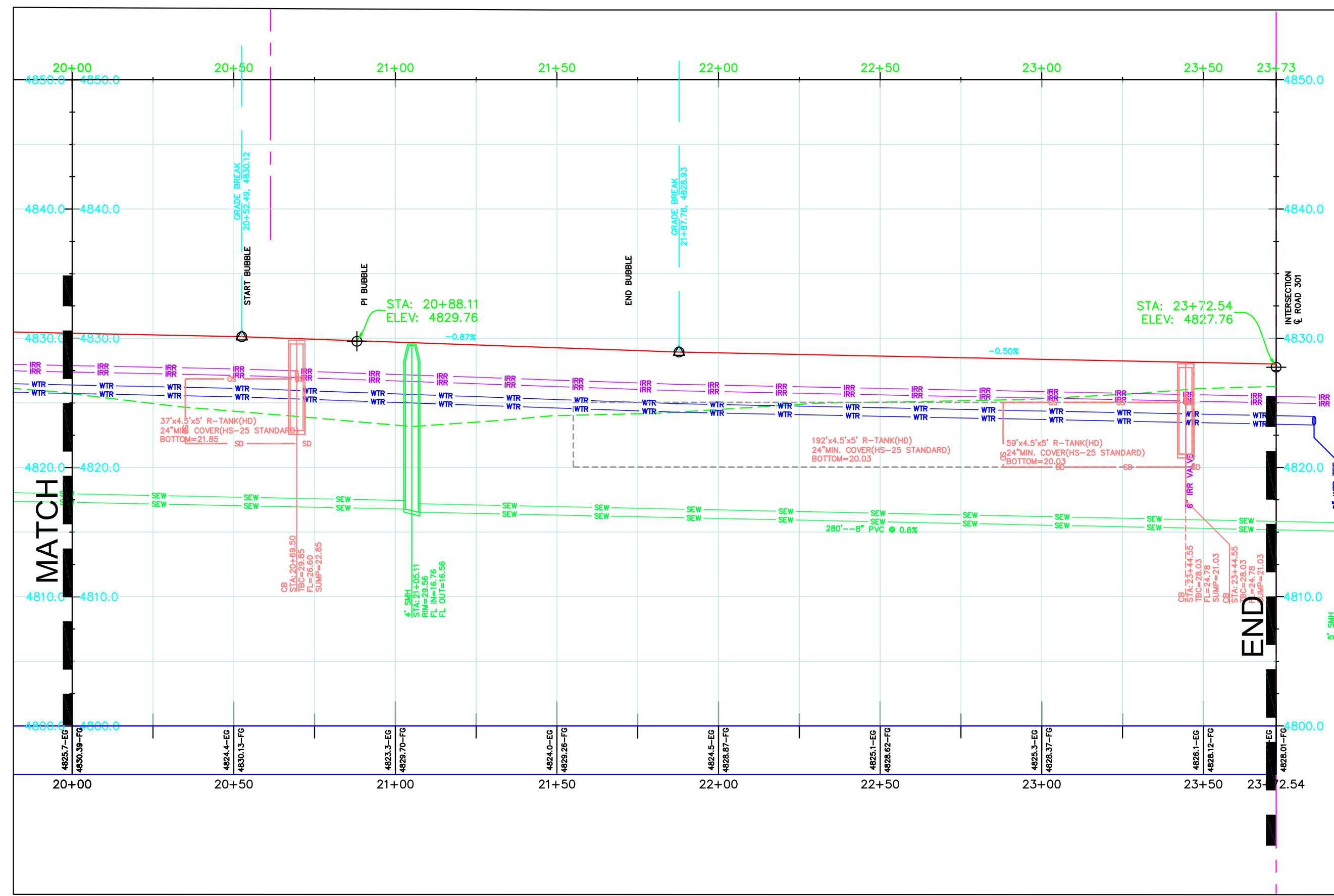
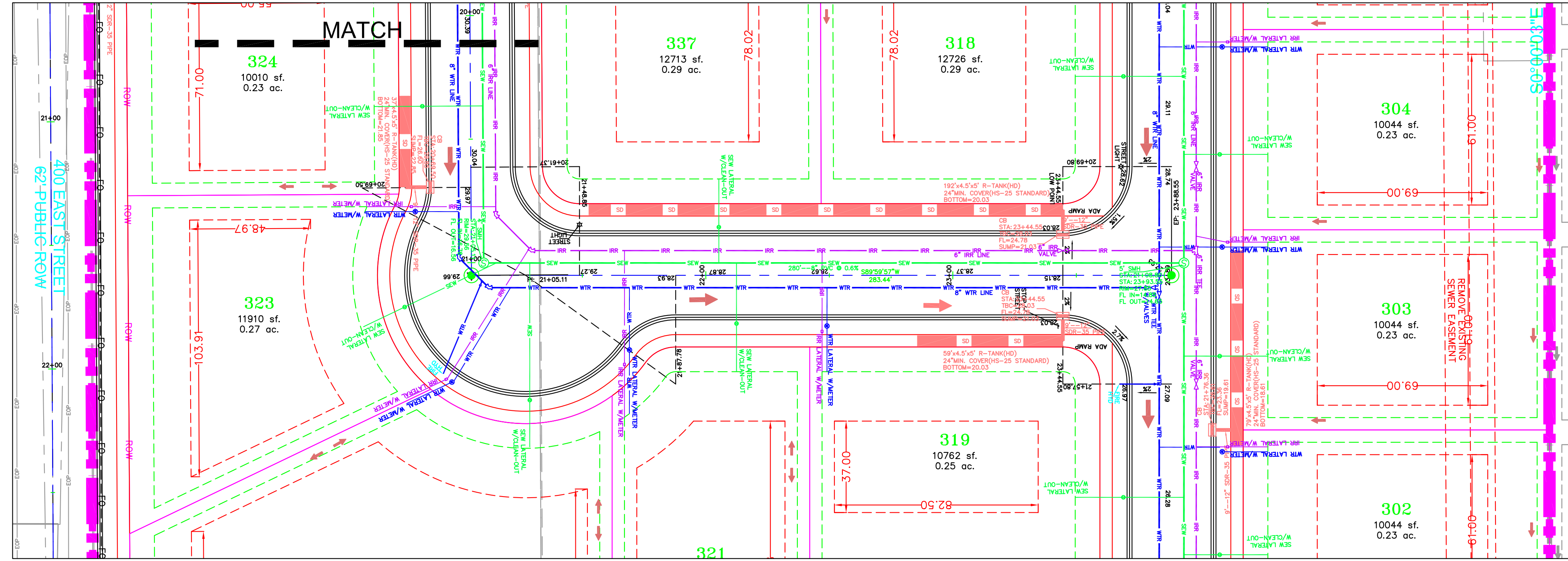
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 360 EAST (STA: 16+00 to 20+00)
 1-17-2025

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 No. 1025

SHEET NO. PP7



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
IRRIGATION APPARATUS	PHASE LINE
IRRIGATION APPARATUS	PROPOSED TRAIL
IRRIGATION APPARATUS	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	DRAINAGE DIRECTION

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NO.	DESCRIPTION	DATE	APP'D

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

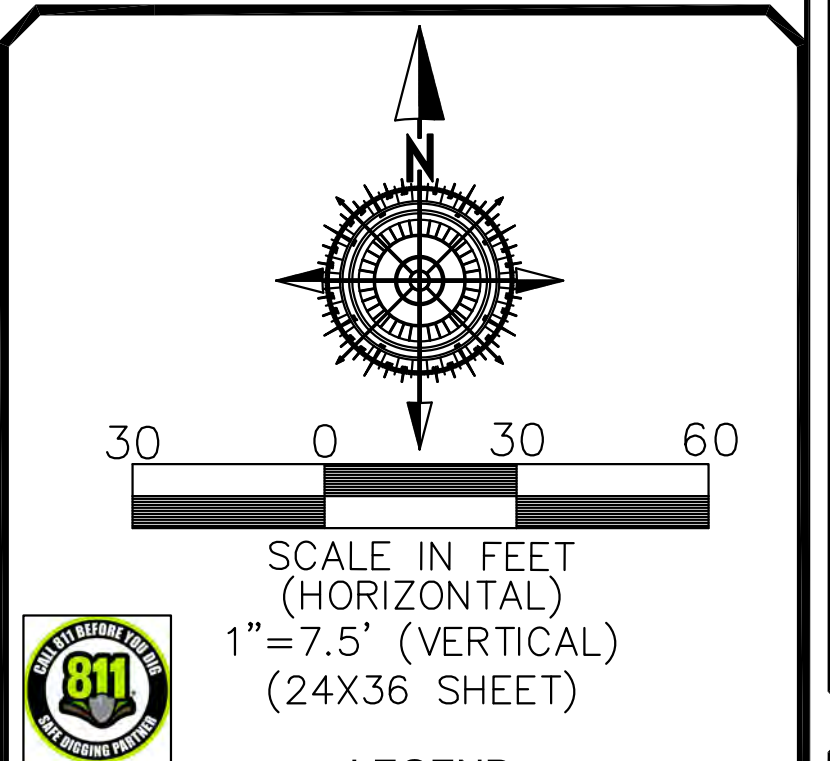
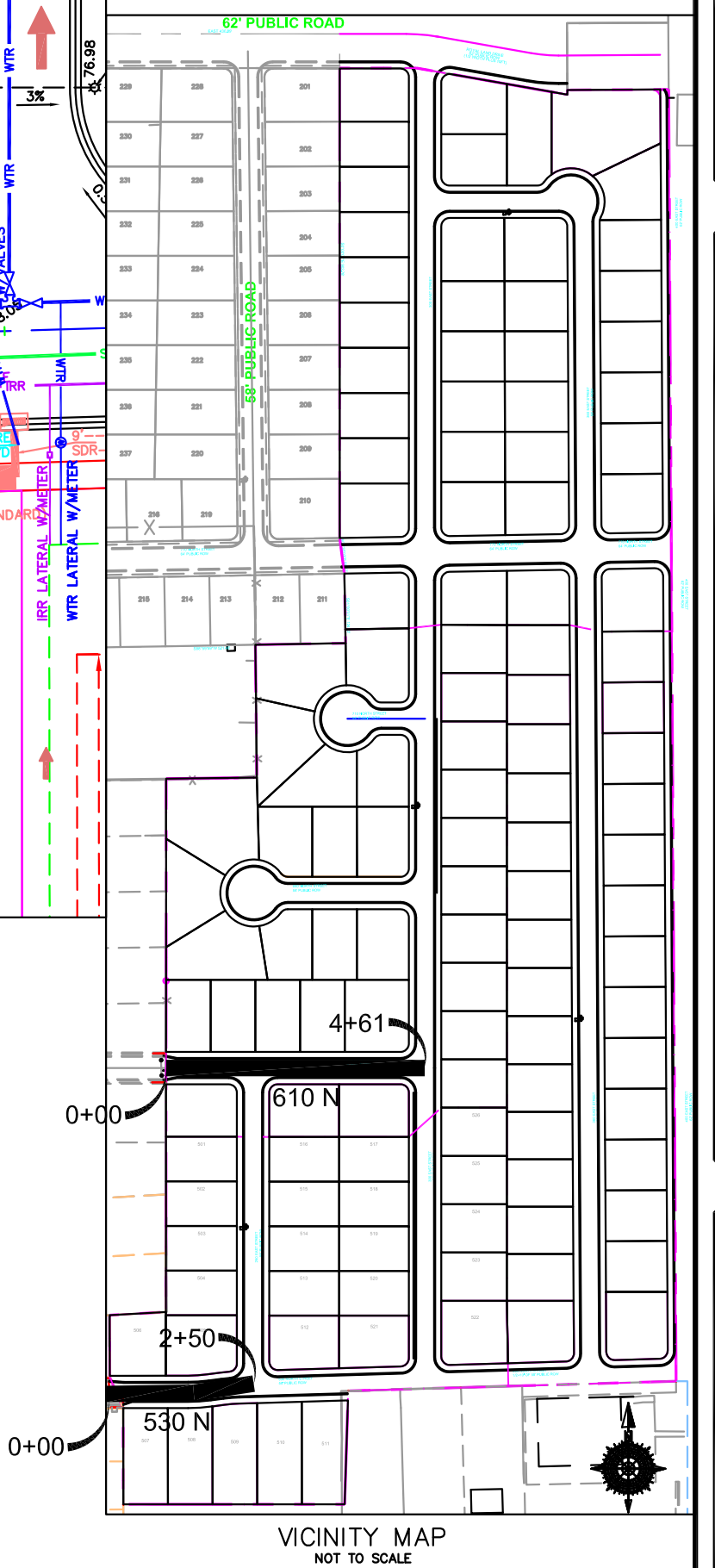
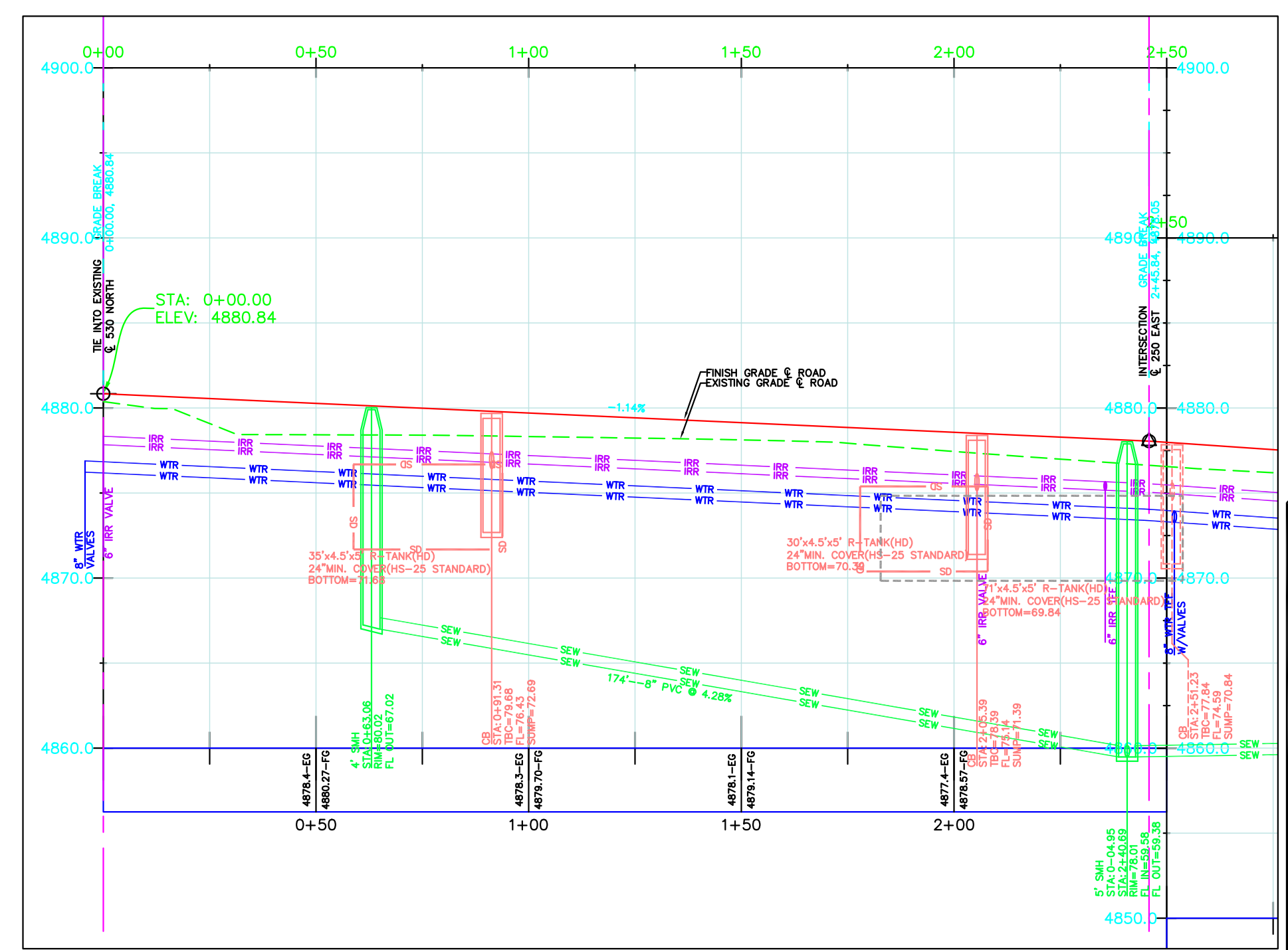
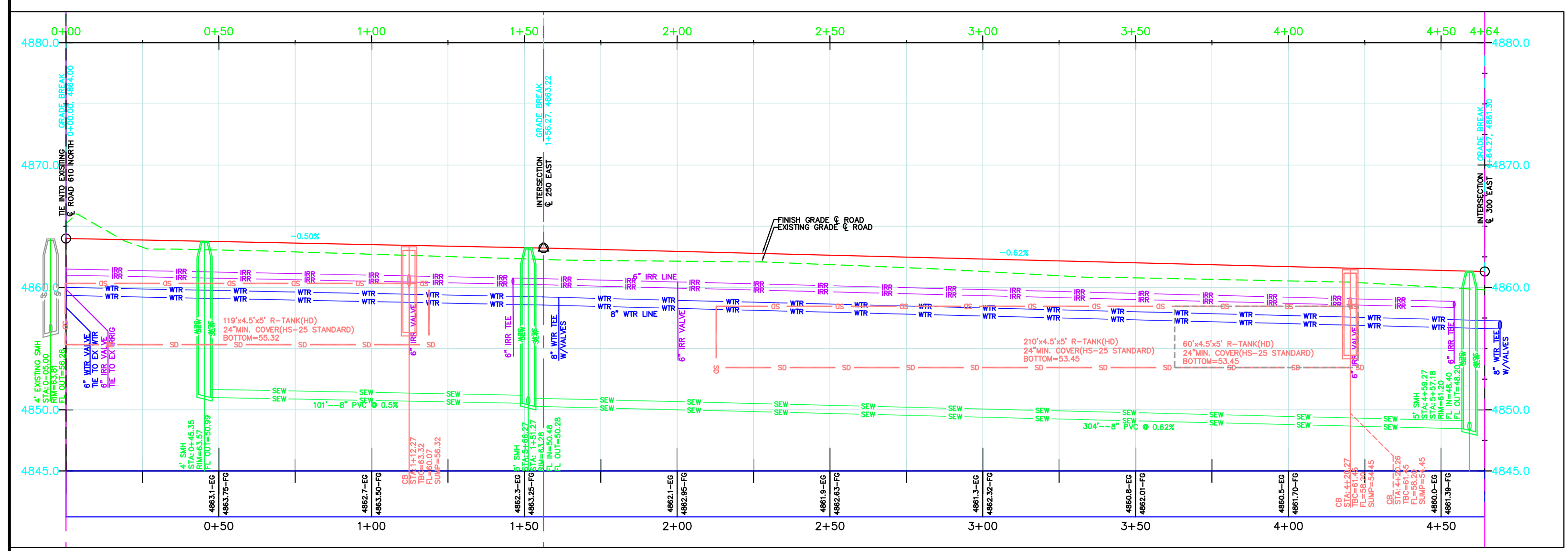
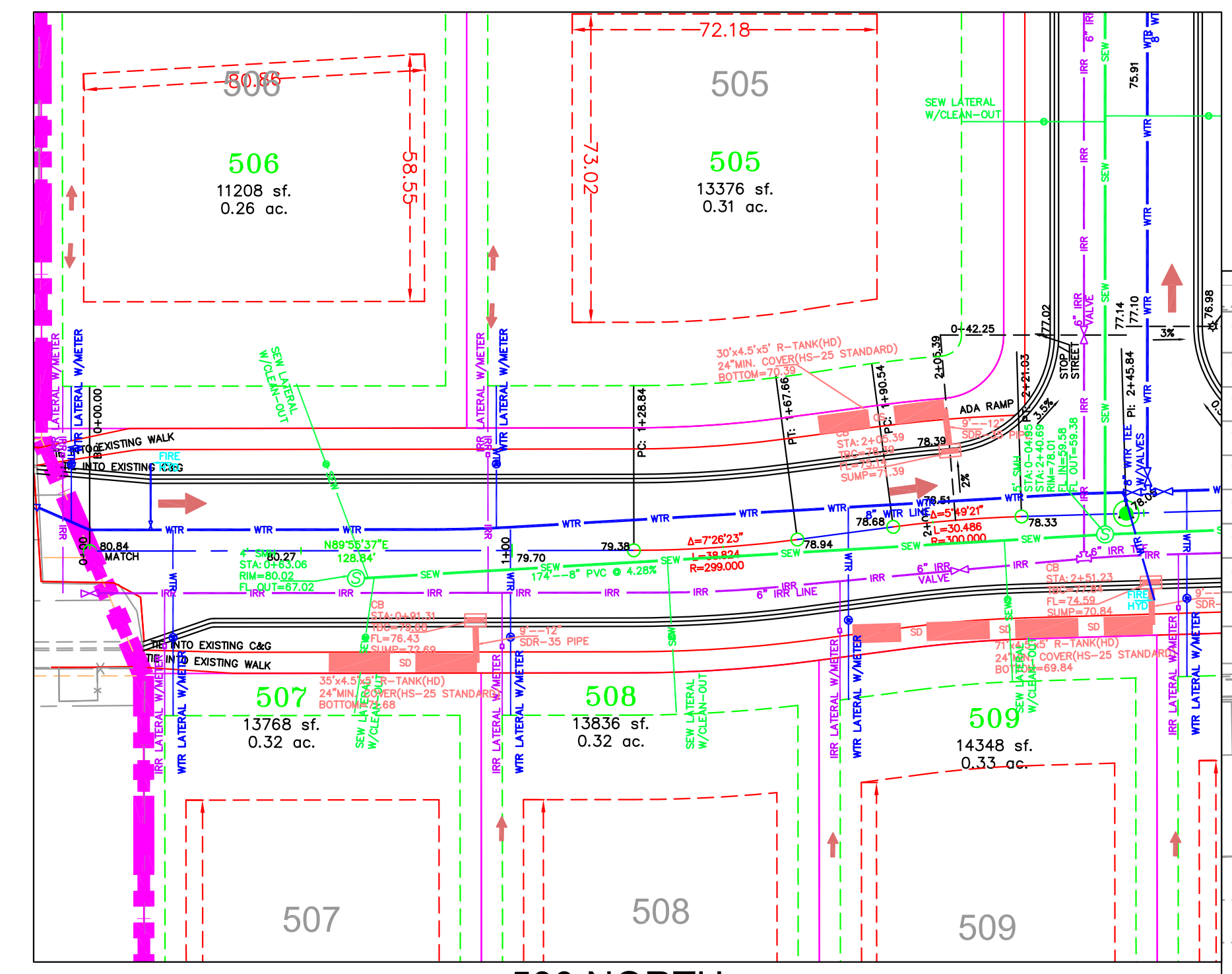
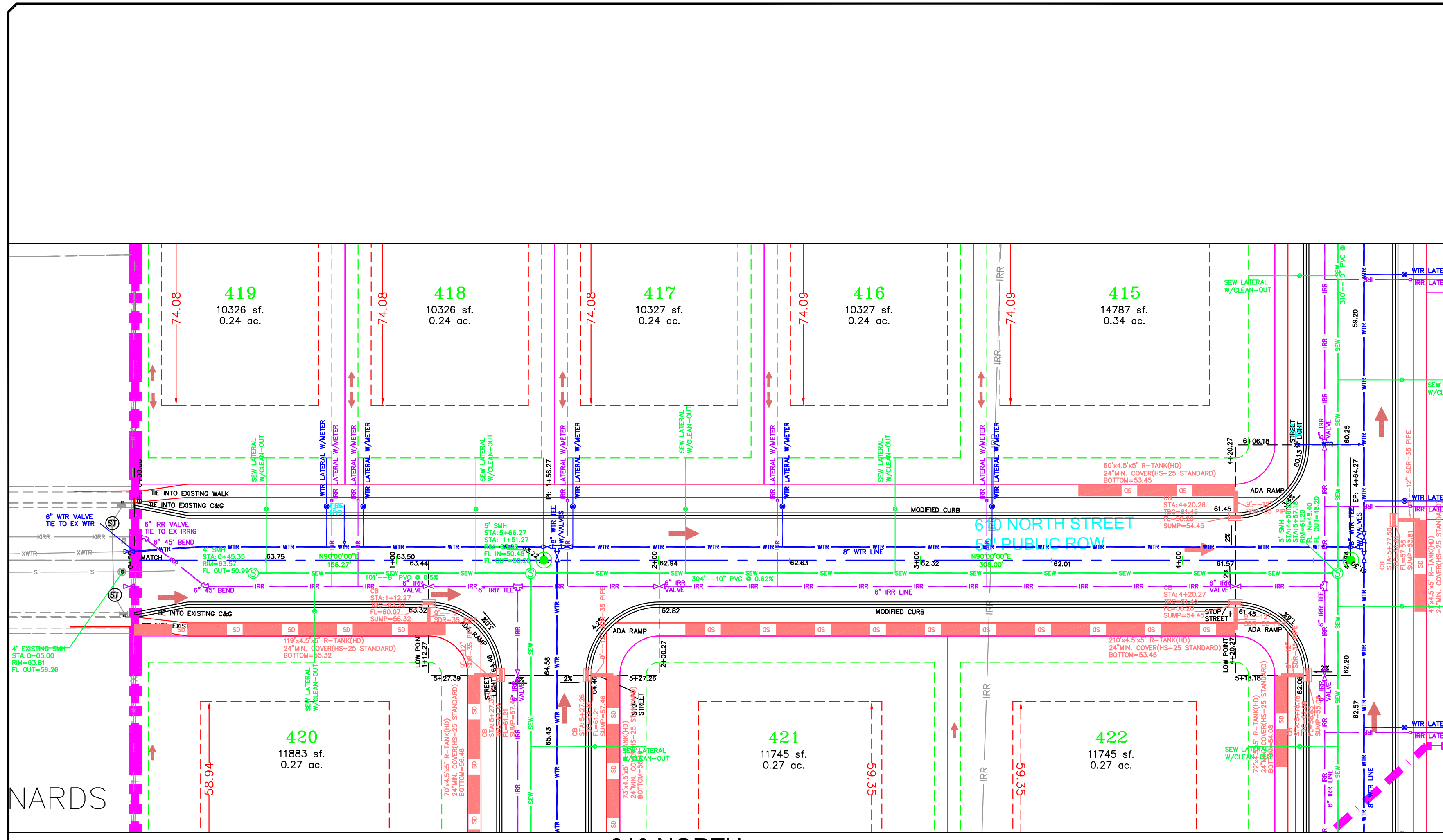
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 360 EAST (STA: 16+00 to 23+73)
 1-17-2025

SANTAQUIN CITY



SHEET NO. PP8



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
DRAINAGE AREA (CHANNEL REPORT)	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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NO.	DESCRIPTION	DATE	APP'D

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

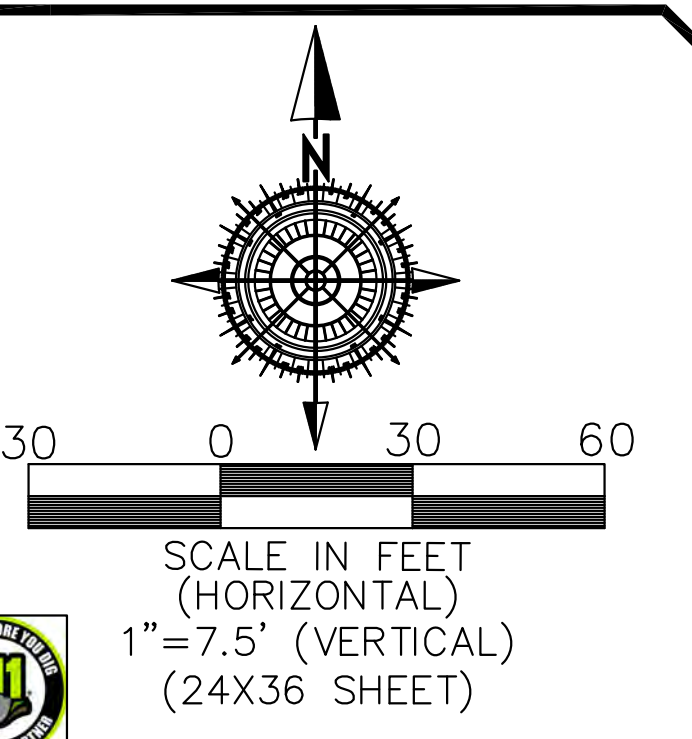
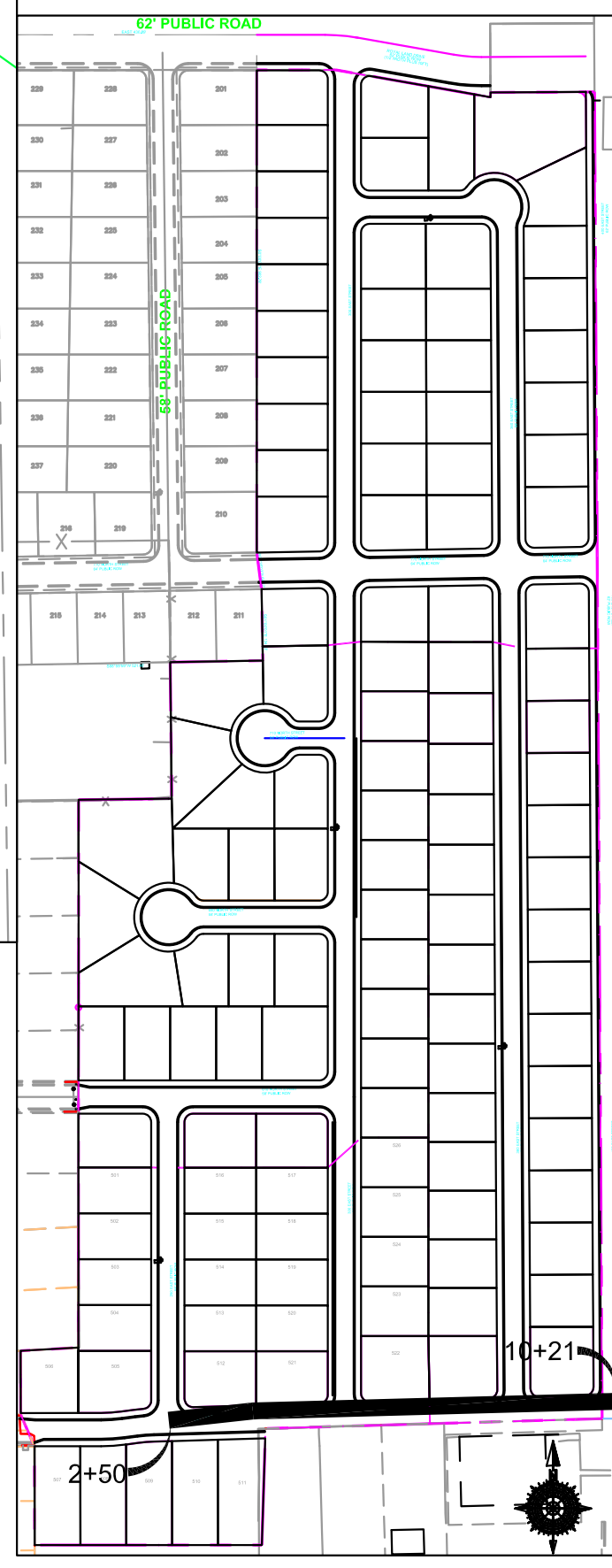
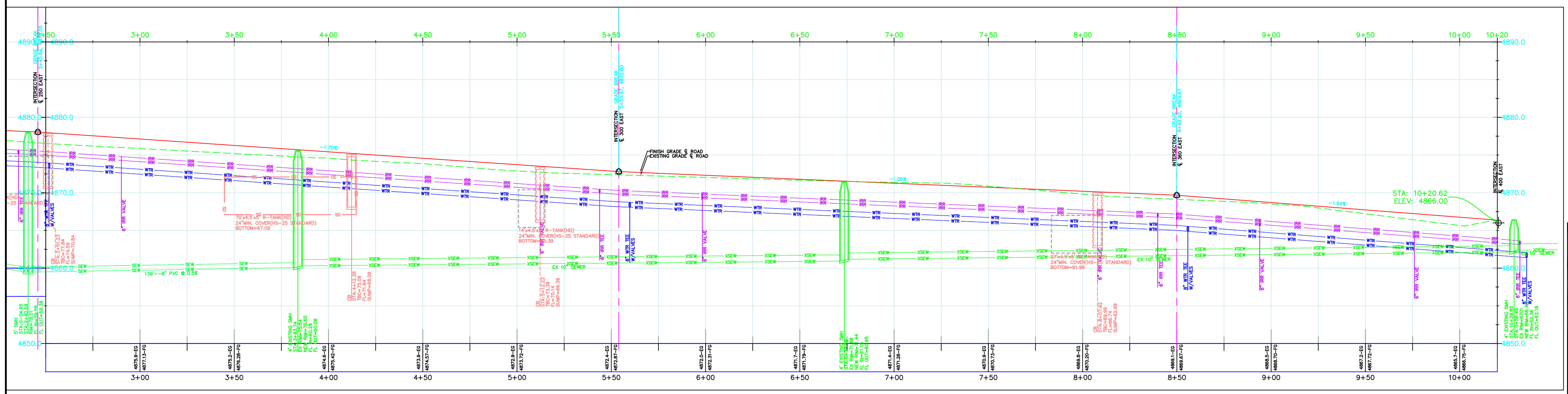
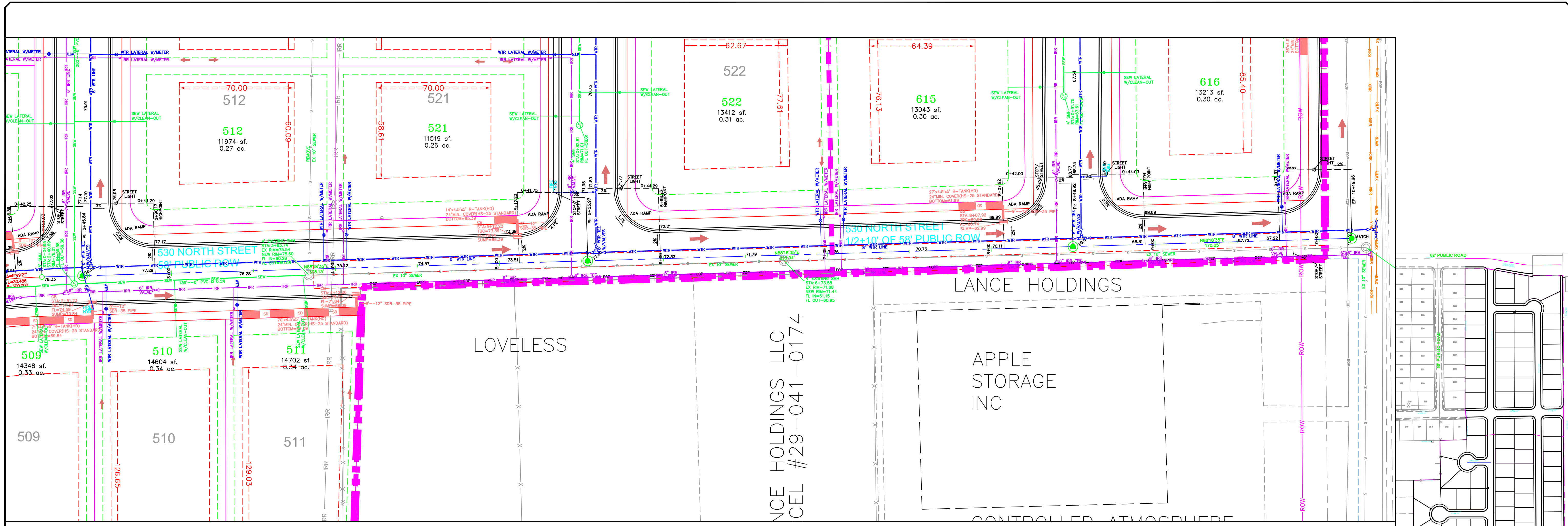
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 610 NORTH
 530 NORTH (STA: 0+00 to 2+50)
 1-17-2025

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH
 No. 15103
 Paul J. Jordan

SHEET NO. **PP9**



LEGEND

SEWER LINE	EXISTING SEWER LINE	12" FINISH CONTOUR	PROPOSED TRAIL
SEWER APPARATUS	EXISTING STORM LINE	10" FINISH CONTOUR	PUE
STORM LINE	EXISTING DRAINAGE SWELL	8" FINISH CONTOUR	SEBACK
DRAINAGE SWELL	EXISTING WATER LINE	6" FINISH CONTOUR	30% SLOPE AND GREATER
STORM APPARATUS	EXISTING IRRIGATION LINE	4" FINISH CONTOUR	PROPOSED OPEN SPACE
WATER LINE	EXISTING FENCE	2" FINISH CONTOUR	DRAINAGE DIRECTION
WATER APPARATUS	EXISTING CONTOURS (2 FT)	1" FINISH CONTOUR	
FIRE HYDRANT	EXISTING PHASE LINE	0.5" FINISH CONTOUR	
IRRIGATION APPARATUS	EXISTING CURB & GUTTER	0.25" FINISH CONTOUR	
DRAINAGE AREA (CANAL REPORT)	PROPOSED PHASE LINE	0.125" FINISH CONTOUR	

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NO.	DESCRIPTION	DATE	APP'D

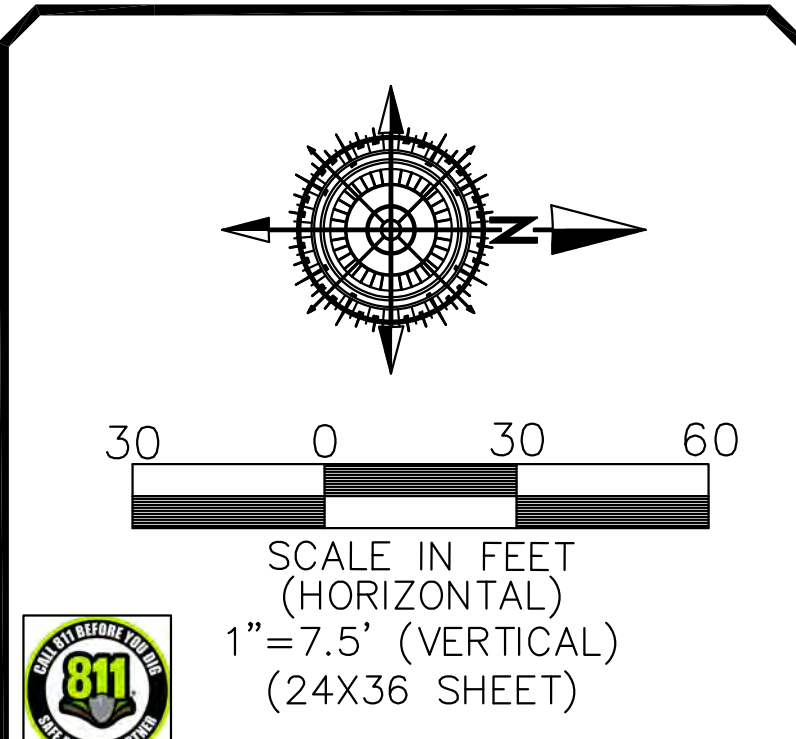
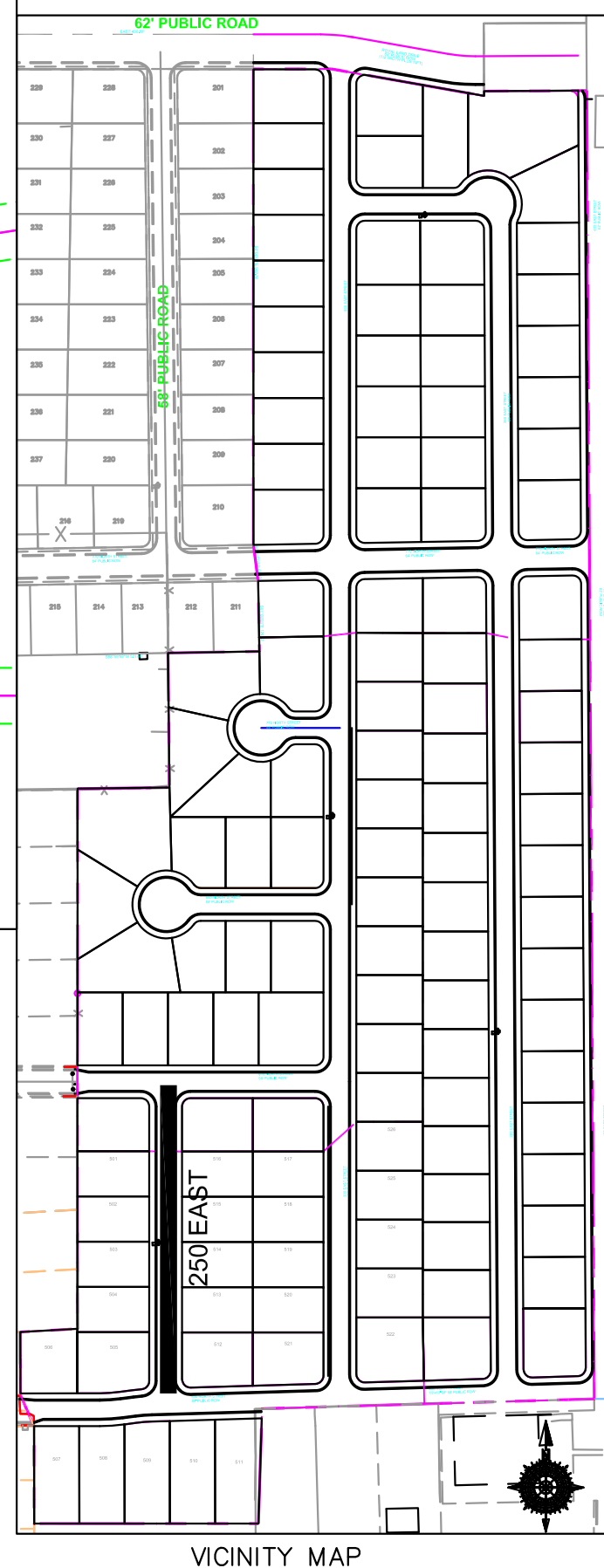
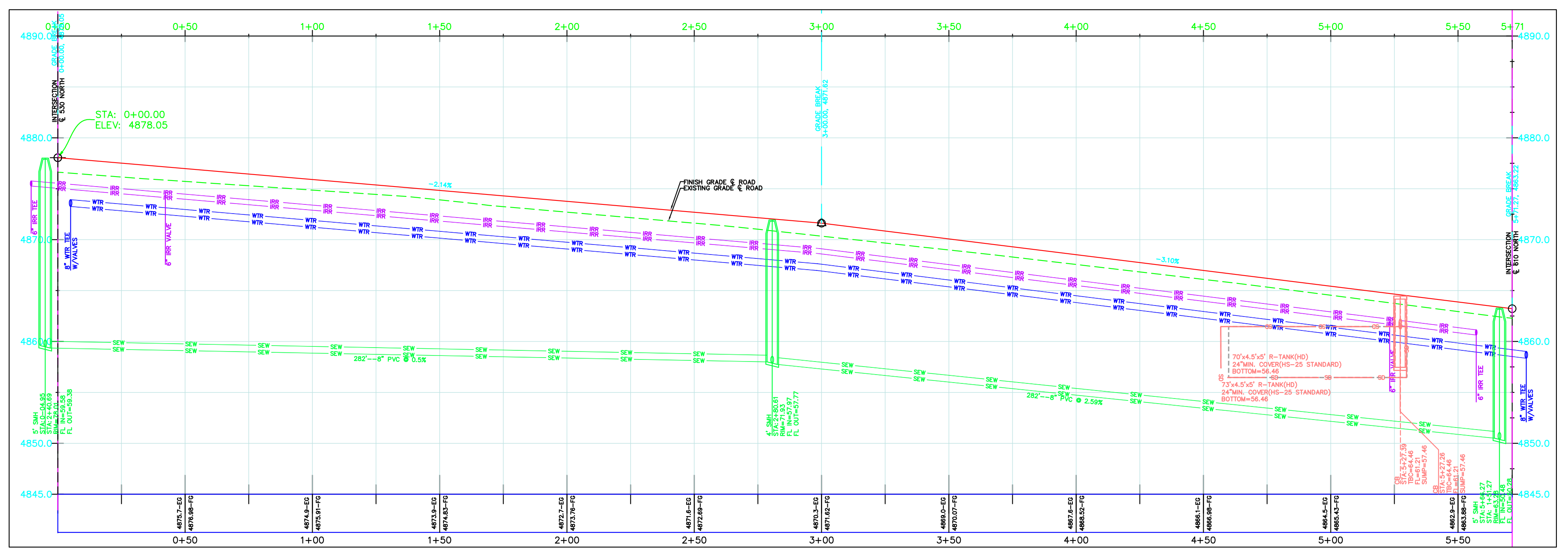
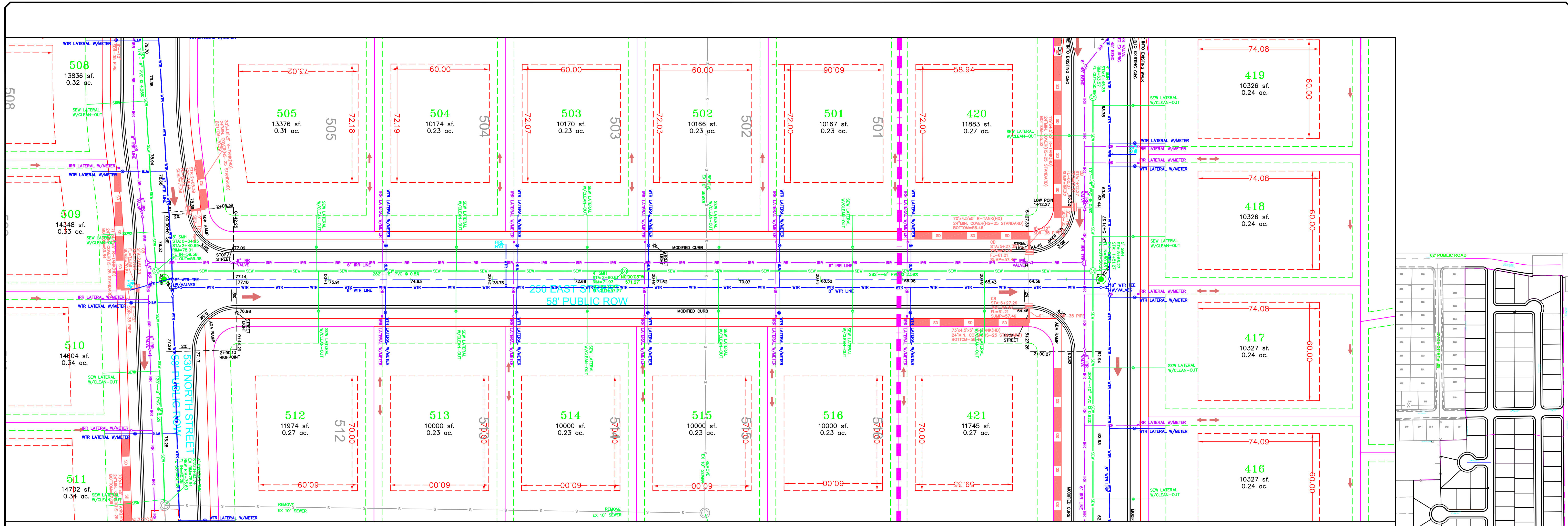
ORIG. DATE: 2-6-21
 SURVEY BY: CPW
 DRAWN BY: CPW
 DESIGNED BY: CPW
 CHECKED BY: CPW
 SCALE: 1"=30'

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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 610 NORTH (STA: 2+50 to 10+21)
 1-17-2025



SHEET NO. **PP10**



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
WATER APPARATUS	EXISTING CONTOURS (2 FT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

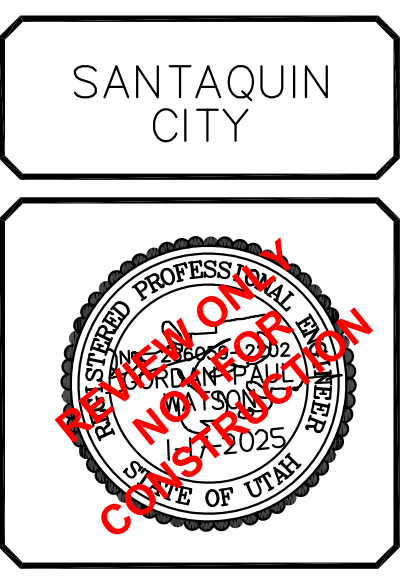
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NO.	DESCRIPTION	DATE	APP'D

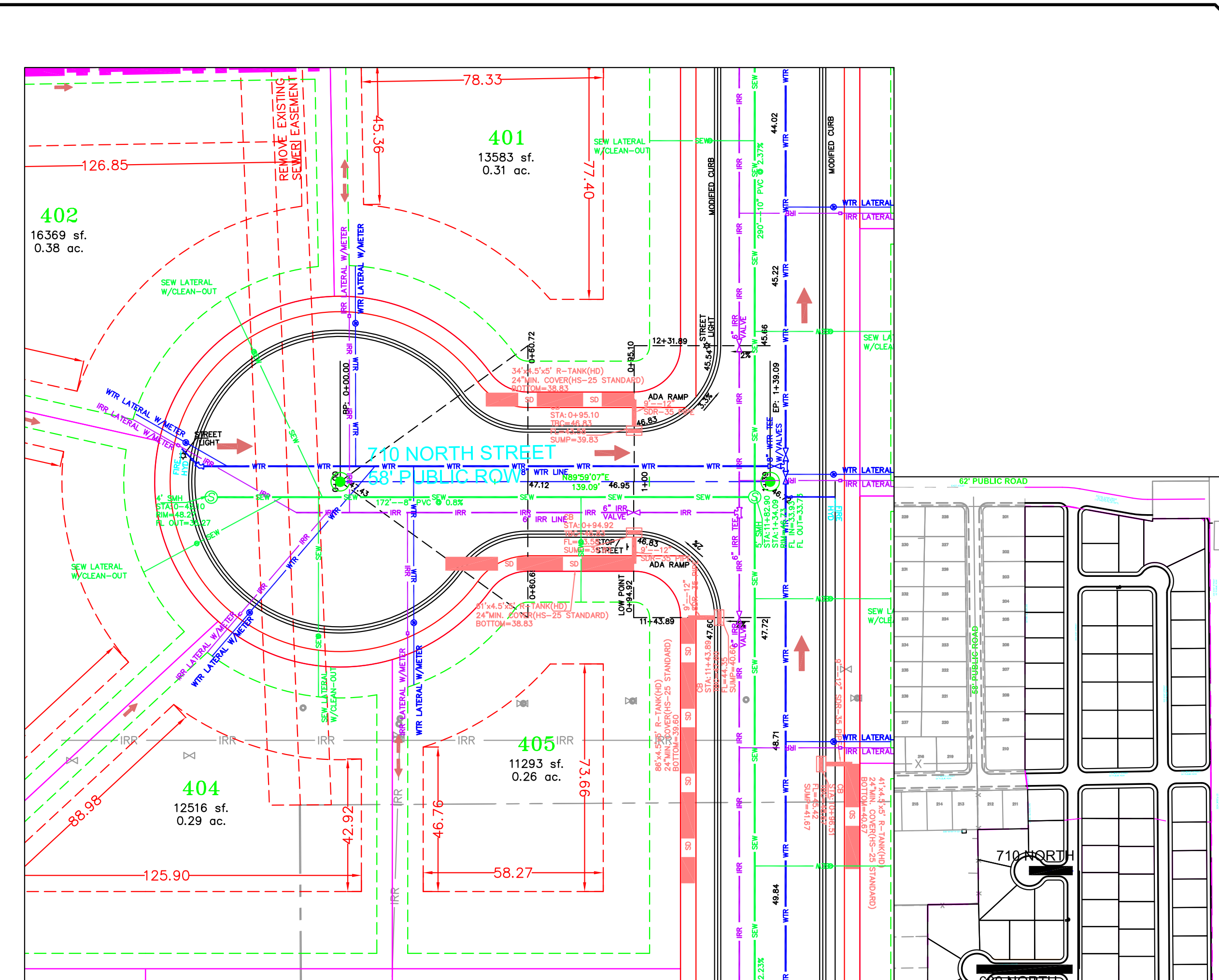
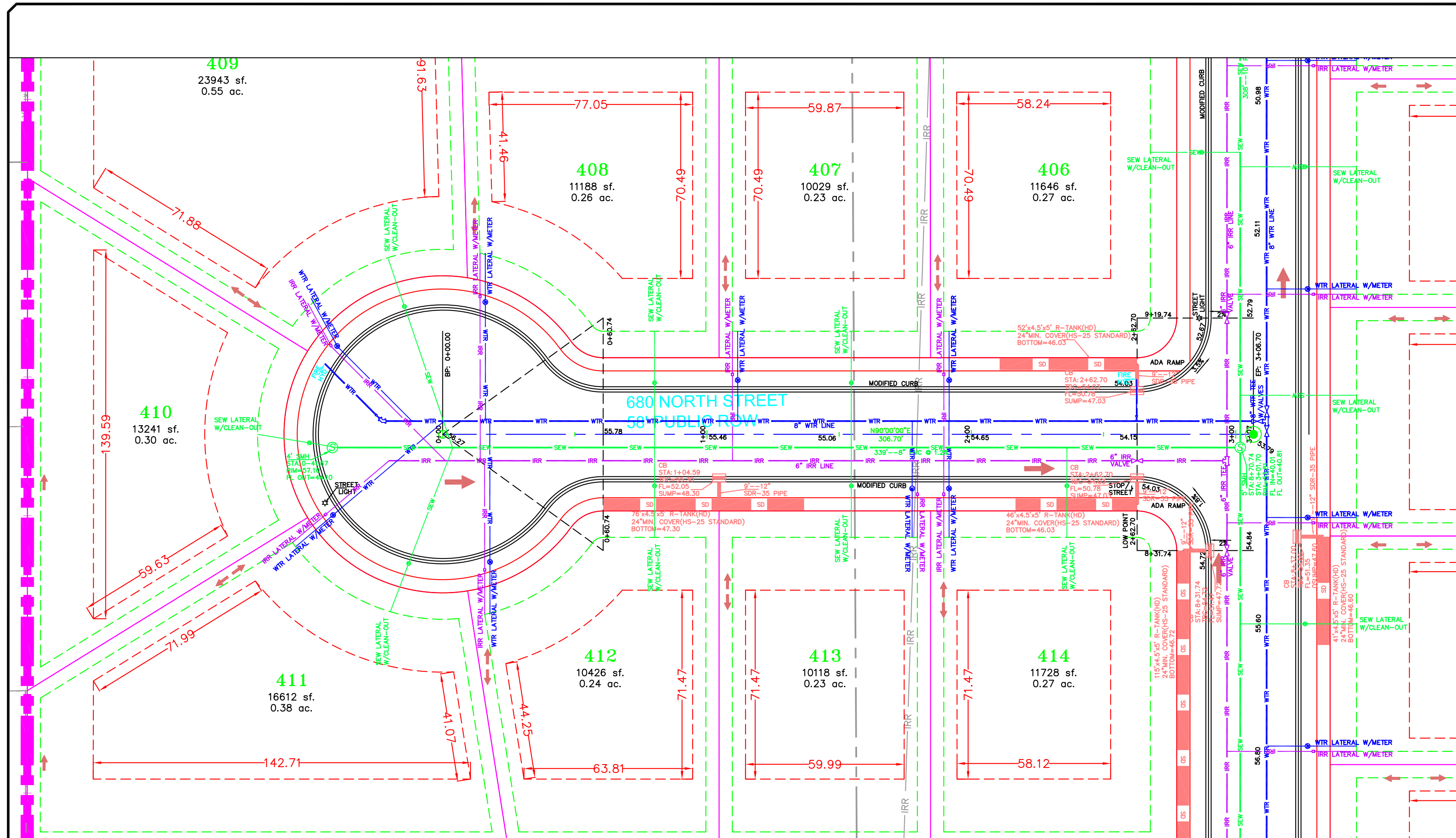
ORIG. DATE: 2-6-21
 SURVEY BY: OPW
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 DESIGNED BY: OPW
 CHECKED BY: OPW
 SCALE: 1"=30'

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BELLA VISTA SUBDIVISION
PLAN AND PROFILE
250 EAST
 1-17-2025

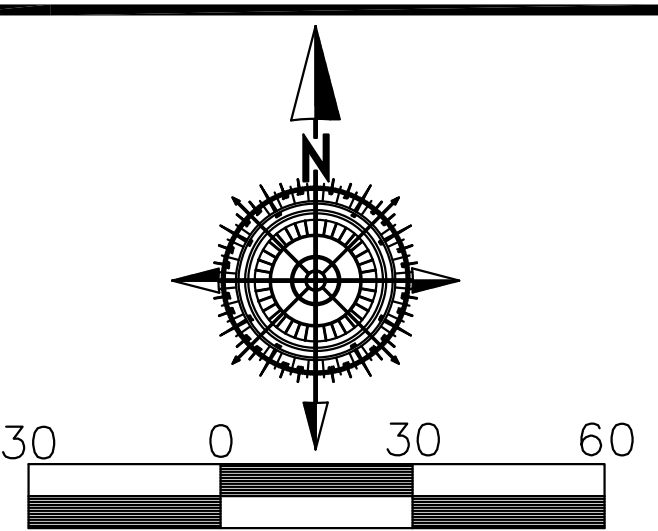
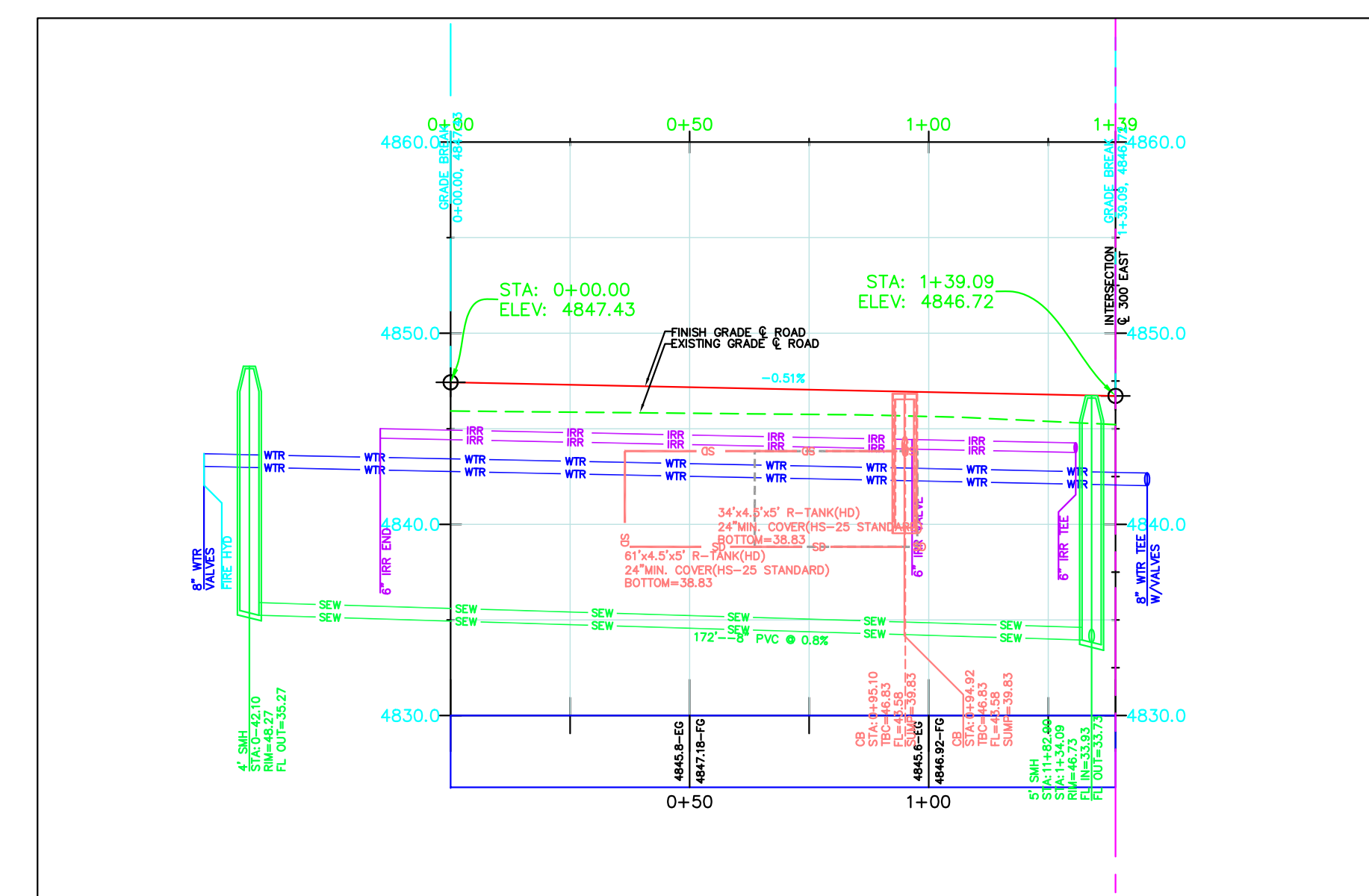
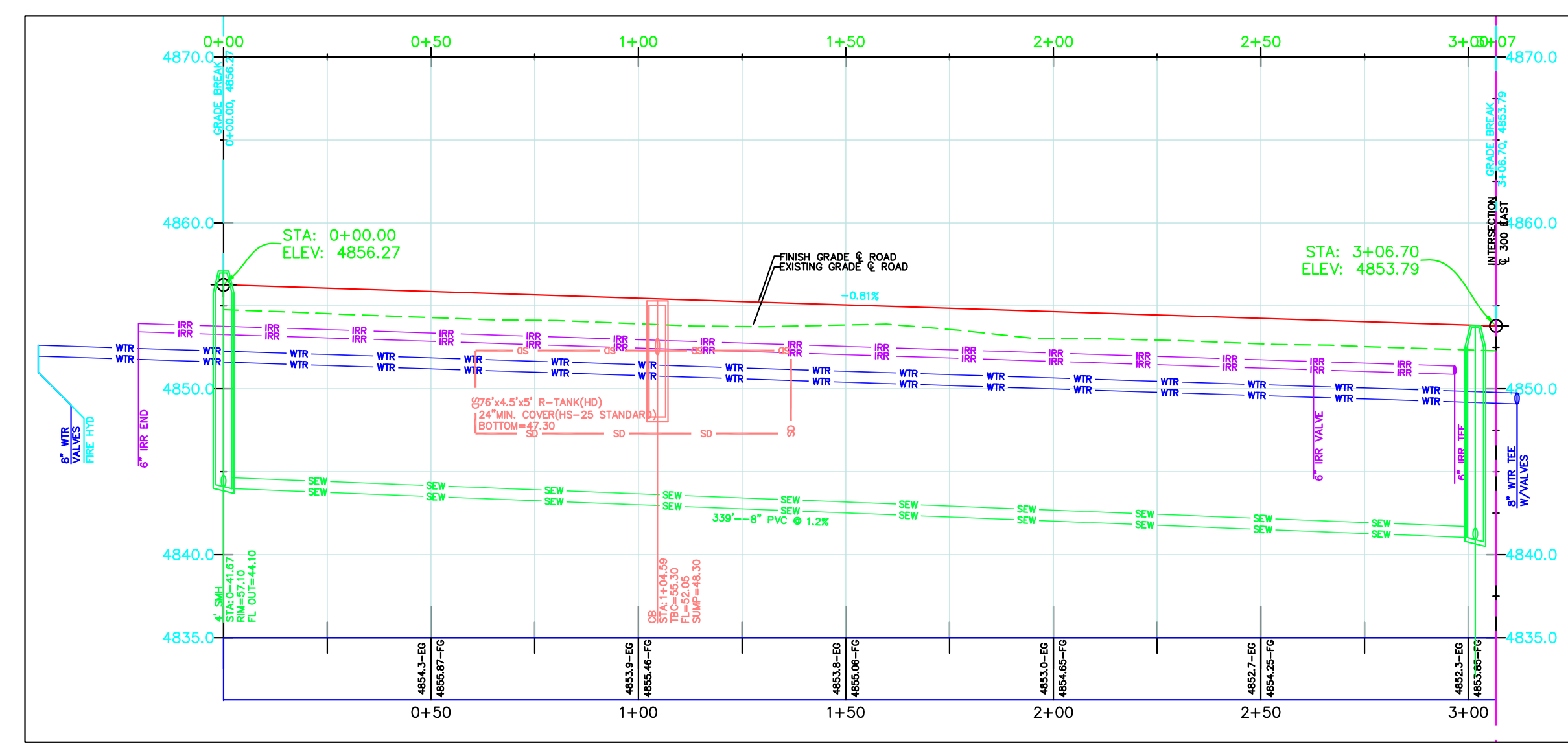


SHEET NO. **PP11**



680 NORTH

710 NORTH



SCALE IN FEET
(HORIZONTAL)
1" = 7.5' (VERTICAL)
(24X36 SHEET)



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	2' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SEBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

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

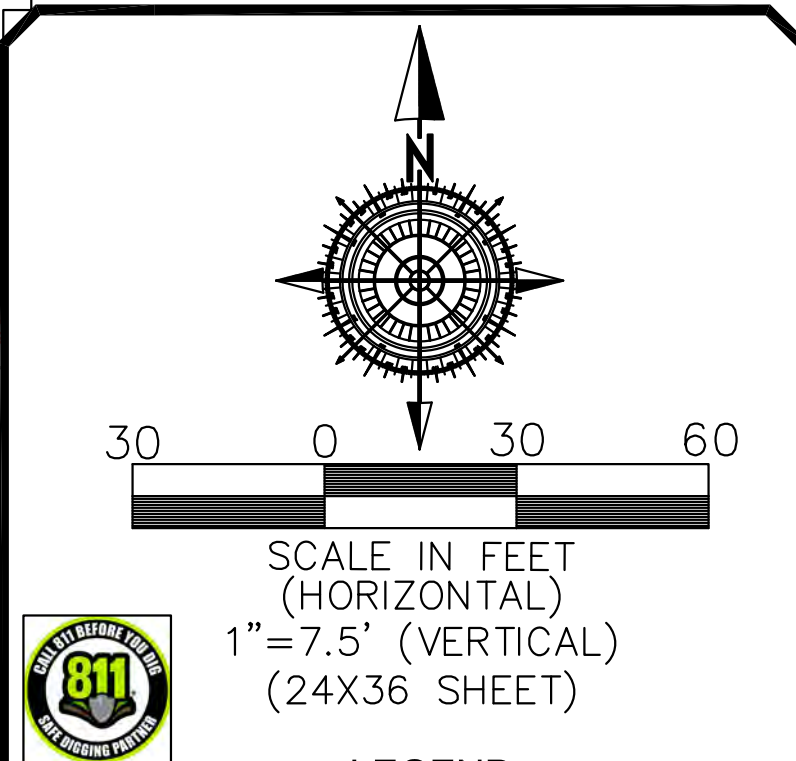
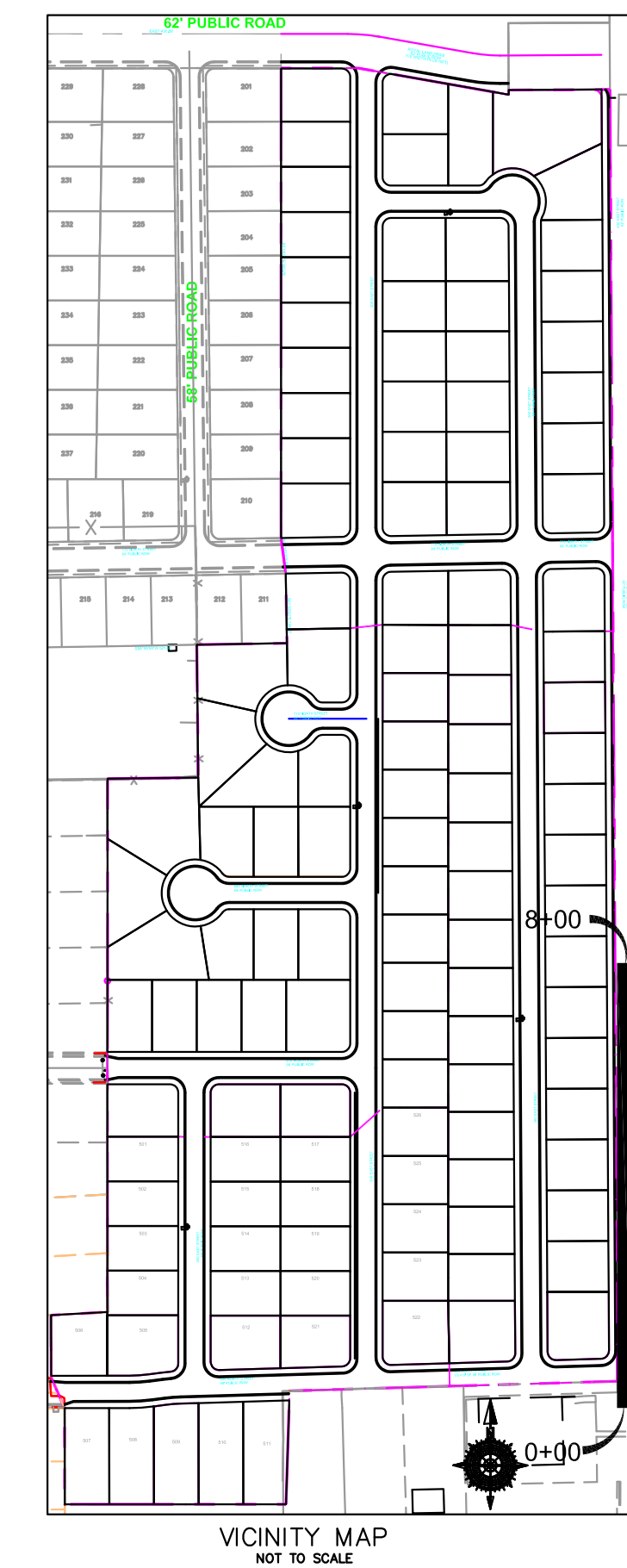
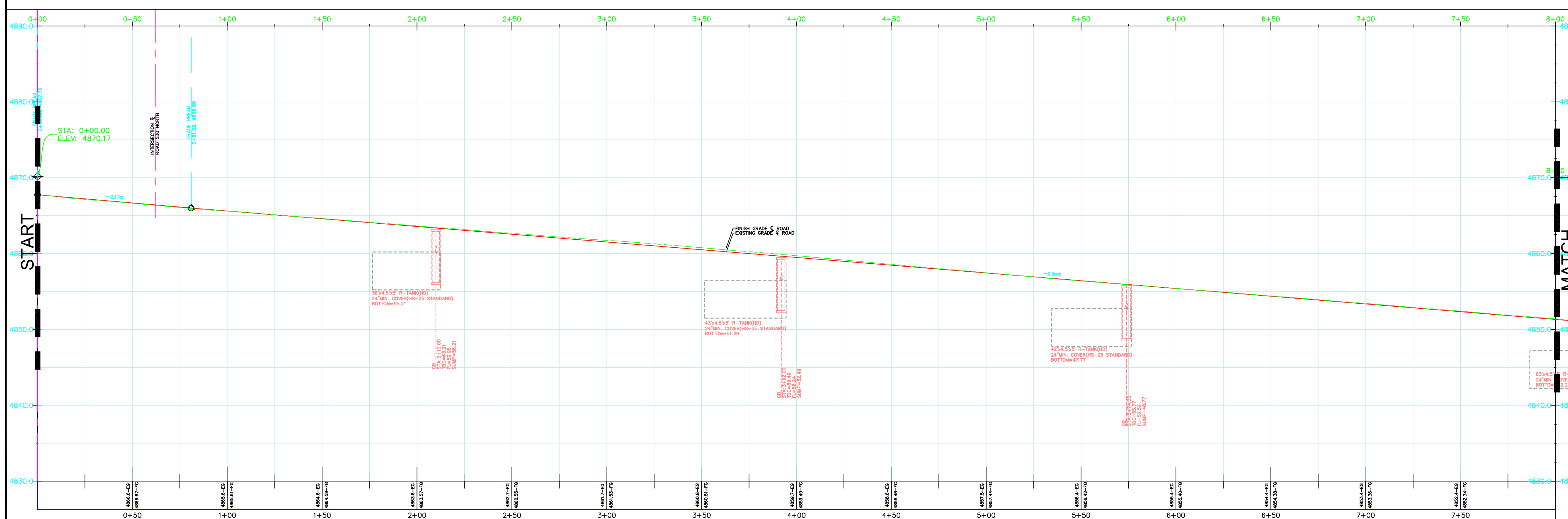
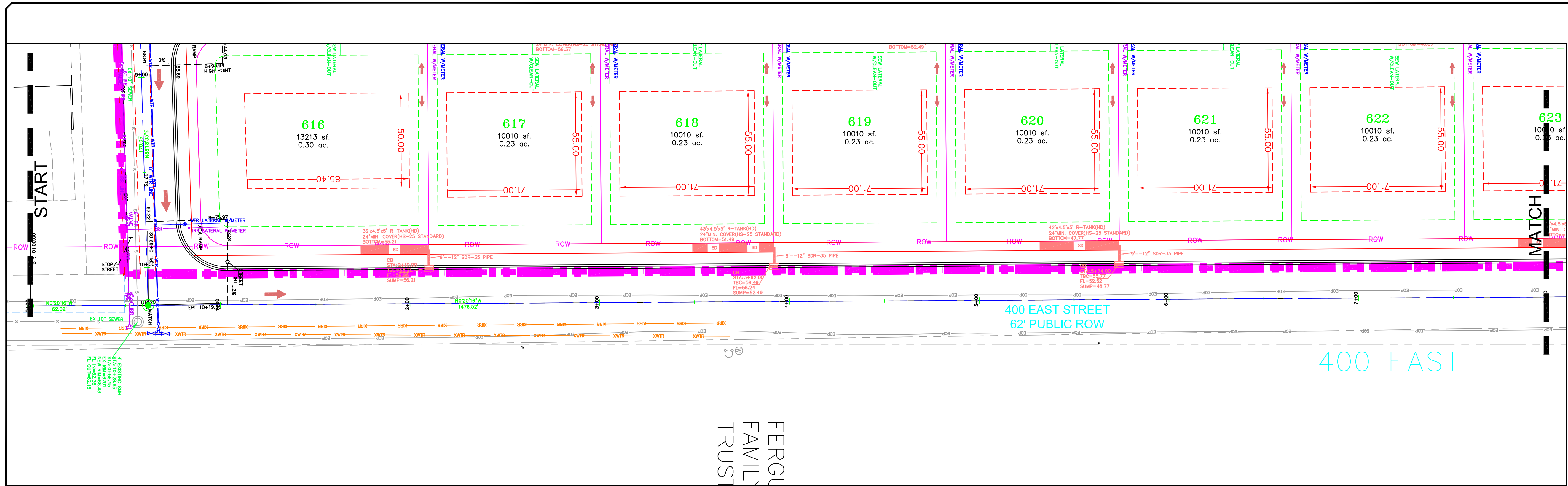
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 680 NORTH
 710 NORTH
 1-17-2025

SANTAQUIN CITY

Professional Engineer Seal: Paul J. Stanger, State of Utah, License No. 13545, Expires 12/31/2025.

SHEET NO. **PP12**



LEGEND

	EXISTING SEWER LINE		PROPOSED SEWER LINE
	EXISTING SEWER APPARATUS		PROPOSED SEWER APPARATUS
	EXISTING STORM LINE		PROPOSED STORM LINE
	EXISTING STORM APPARATUS		PROPOSED STORM APPARATUS
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING WATER APPARATUS		PROPOSED WATER APPARATUS
	EXISTING IRRIGATION LINE		PROPOSED IRRIGATION LINE
	EXISTING IRRIGATION APPARATUS		PROPOSED IRRIGATION APPARATUS
	EXISTING DRAINAGE AREA		PROPOSED DRAINAGE AREA
	EXISTING DRAINAGE DIRECTION		PROPOSED DRAINAGE DIRECTION
	10' FINISH CONTOUR		5' FINISH CONTOUR
	PROPOSED TRAIL		PROPOSED SETBACK
	PROPOSED CURB & GUTTER		PROPOSED PHASE LINE
	PROPOSED FIRE HYDRANT		PROPOSED 30% SLOPE AND GREATER
	PROPOSED OPEN SPACE		PROPOSED DRAINAGE DIRECTION

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NO.	DESCRIPTION	DATE	APP'D

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

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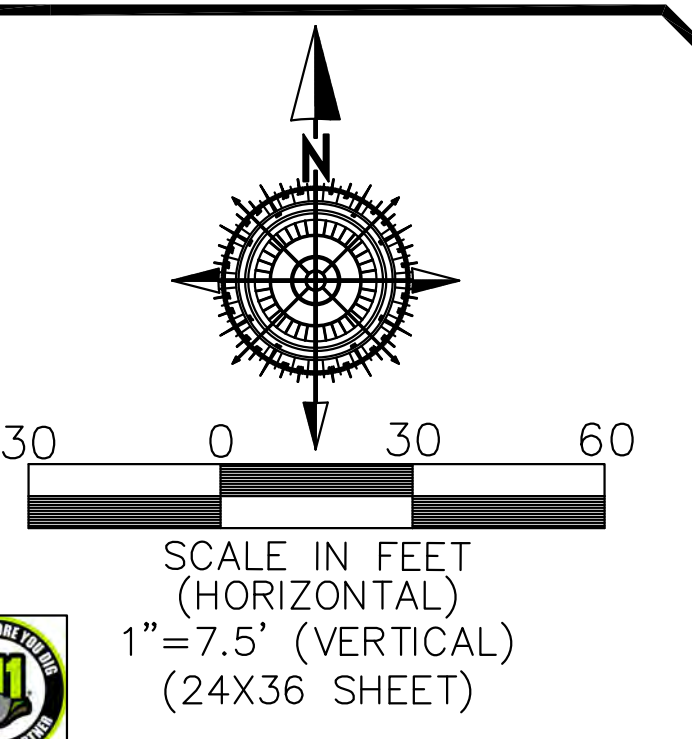
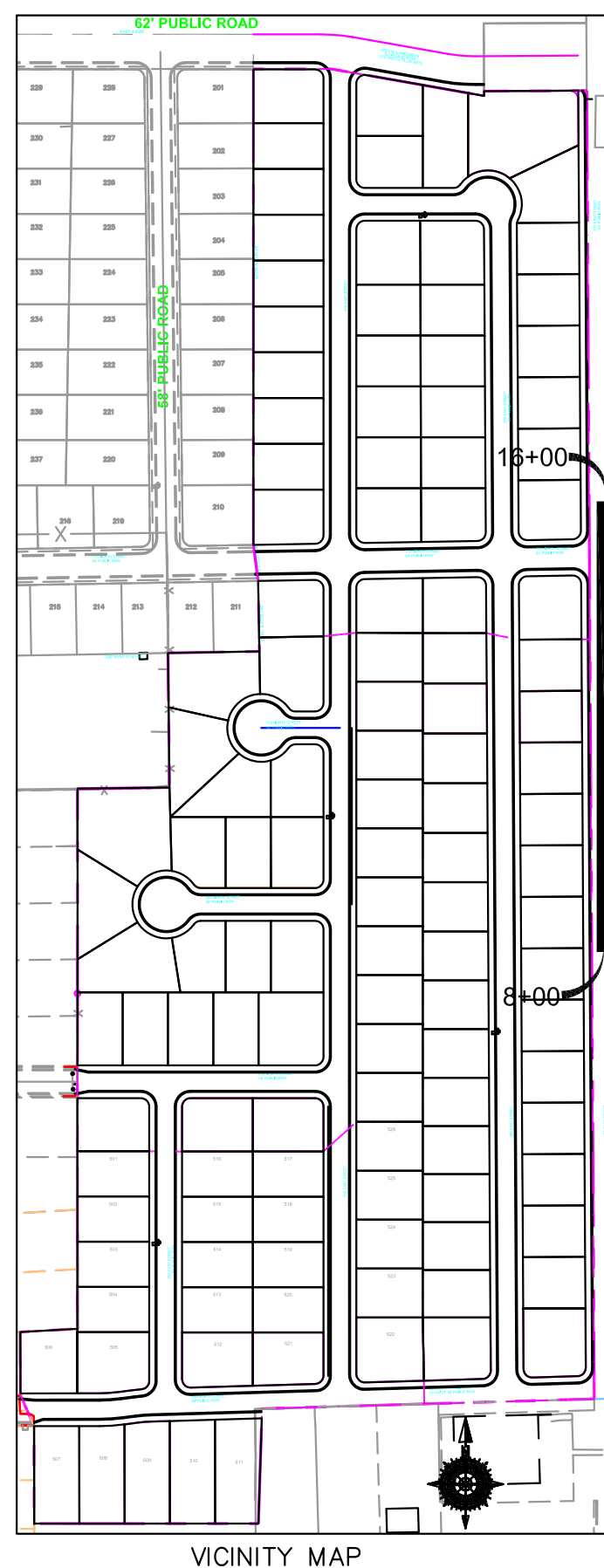
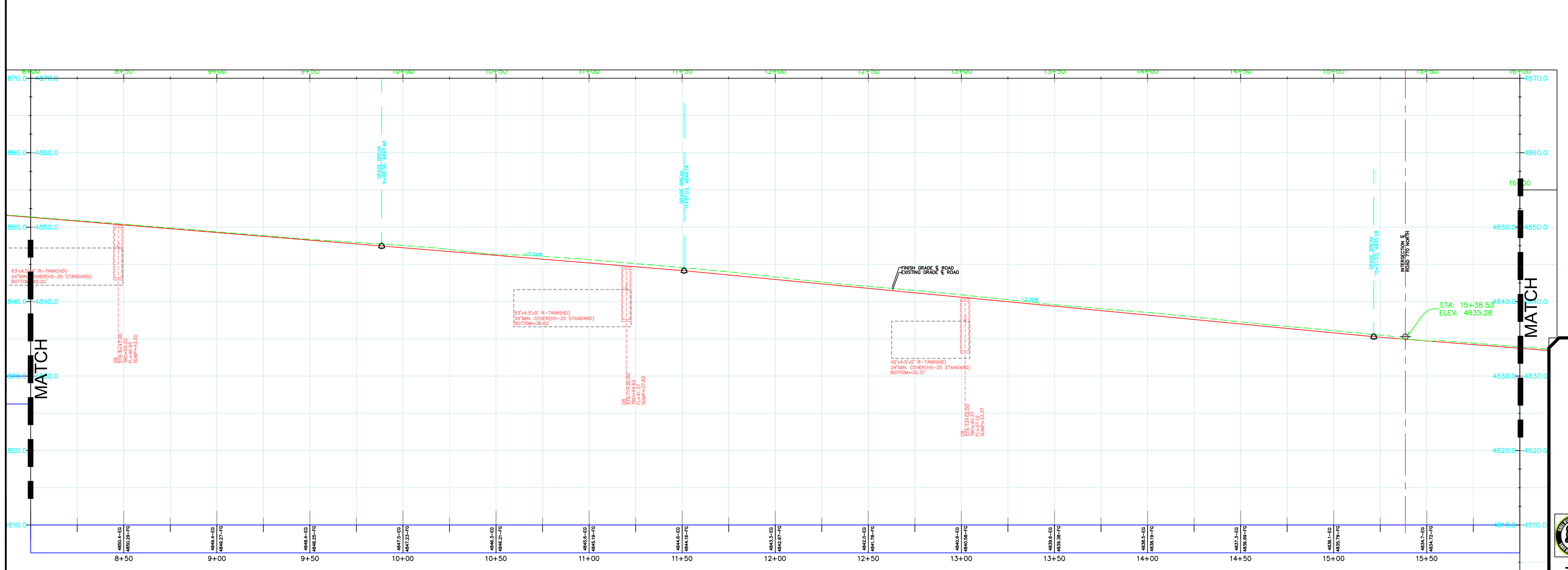
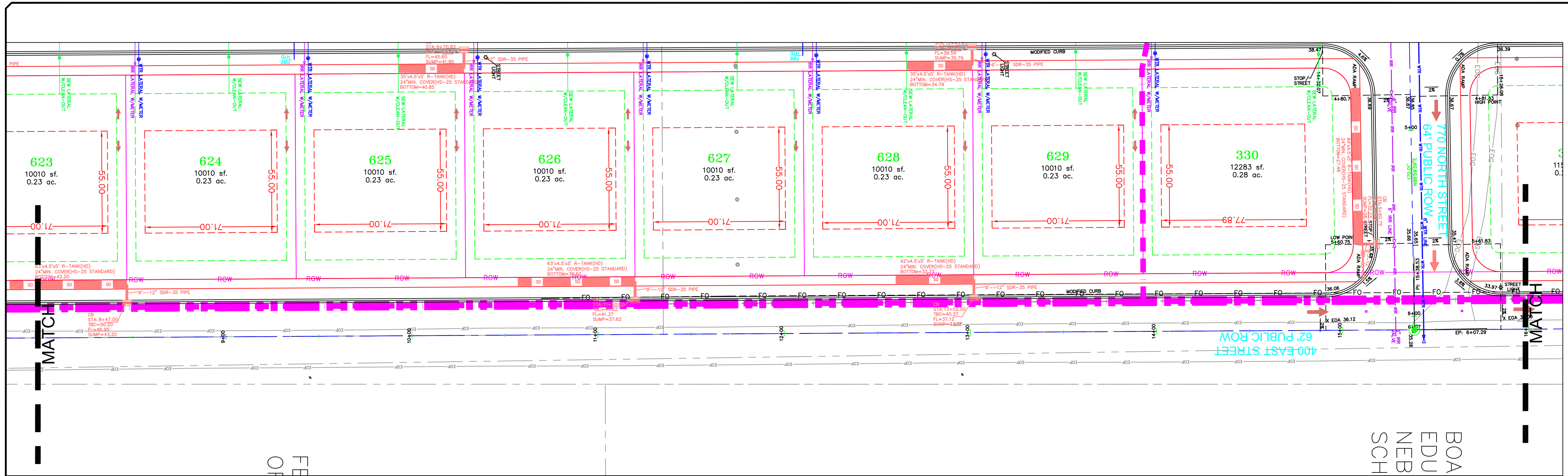
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 400 EAST (STA: 0+00 to 8+00)
 1-17-2025

SANTAQUIN CITY



SHEET NO. PP13



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION APPARATUS	10' FINISH CONTOUR
DRAINAGE AREA (DRAINAGE REPORT)	5' FINISH CONTOUR
	2' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE
	SETRACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

NOTE:
The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and SANTAQUIN City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and SANTAQUIN City Codes, Ordinances and Standards'.

NO.	DESCRIPTION	DATE	APP'D

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

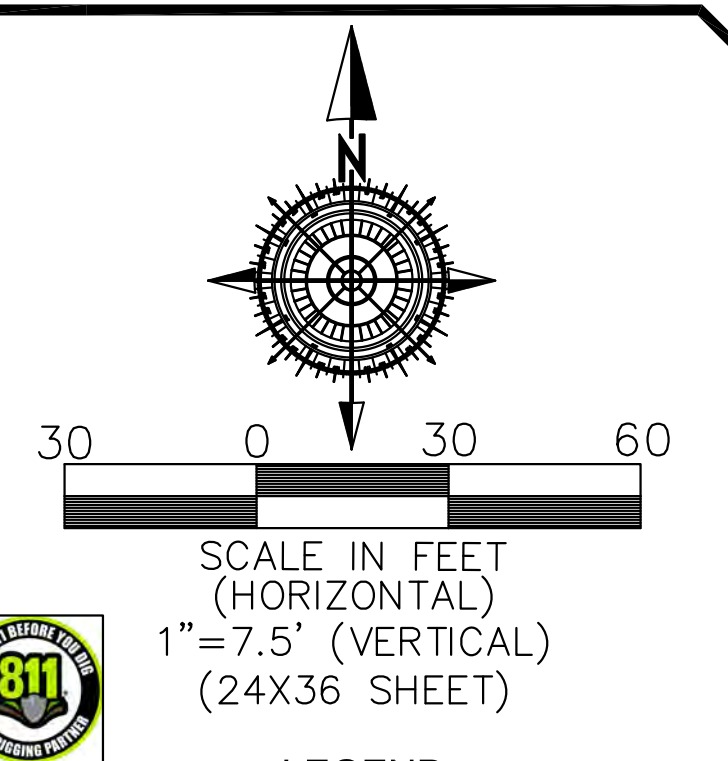
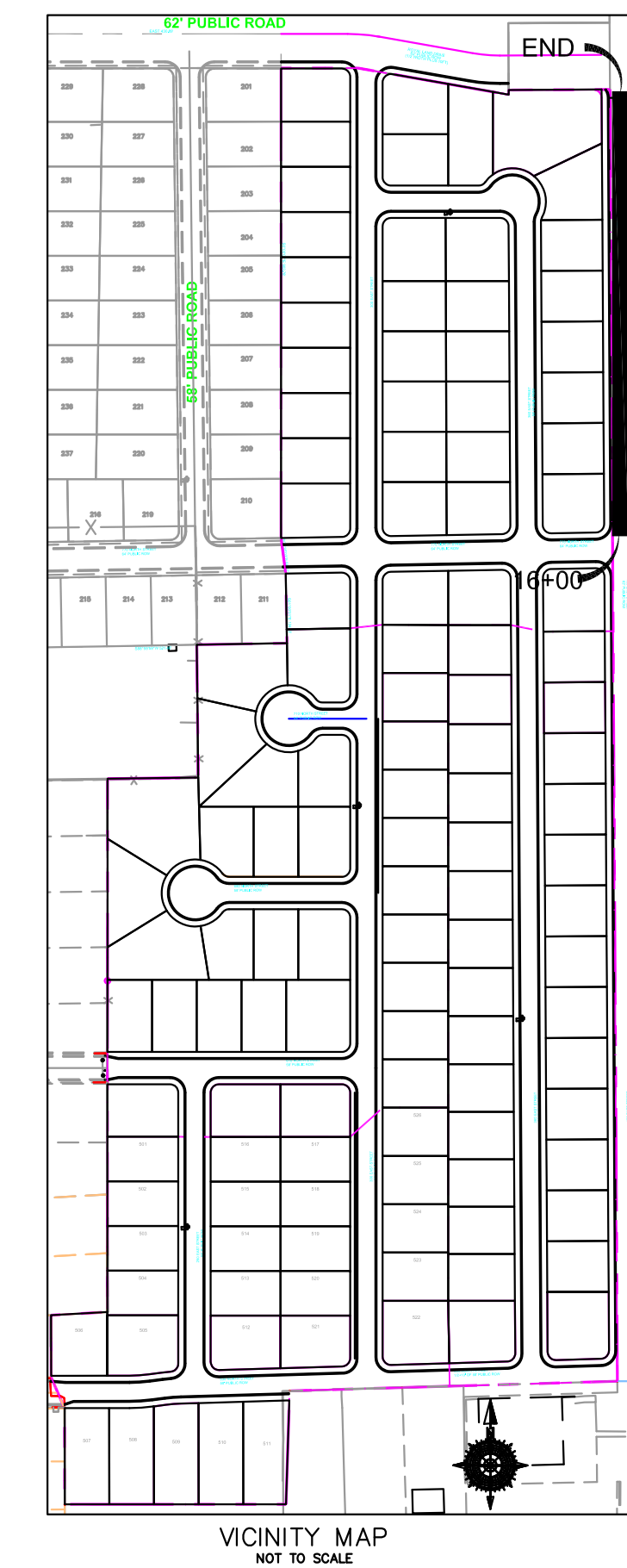
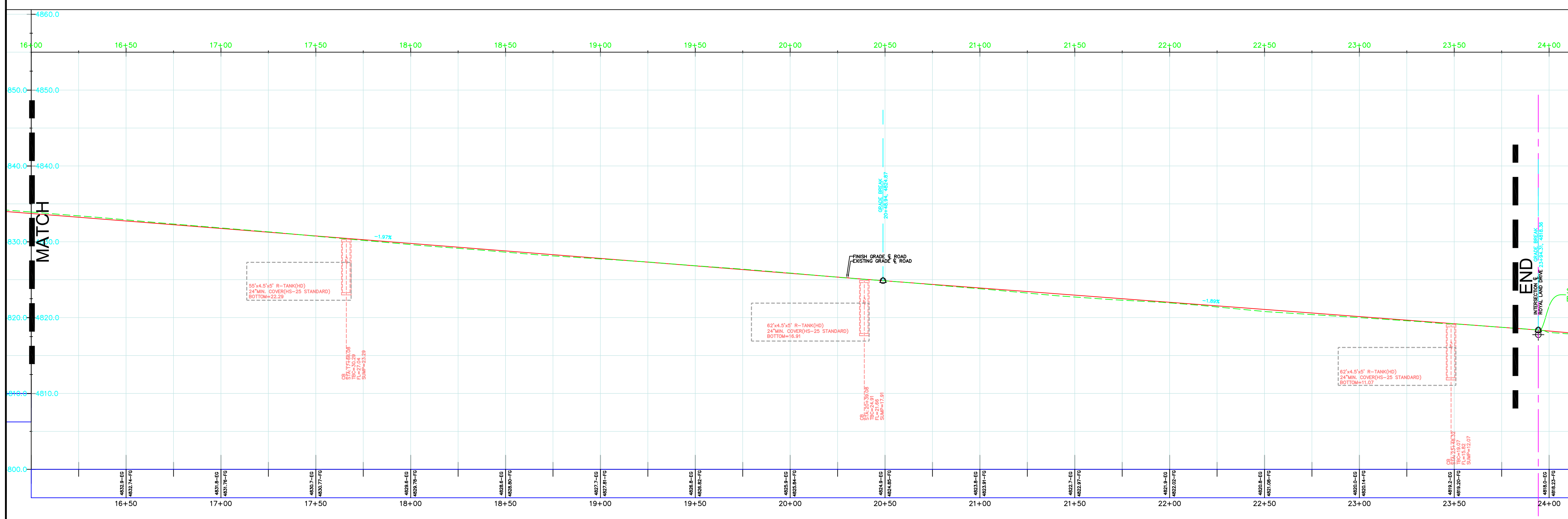
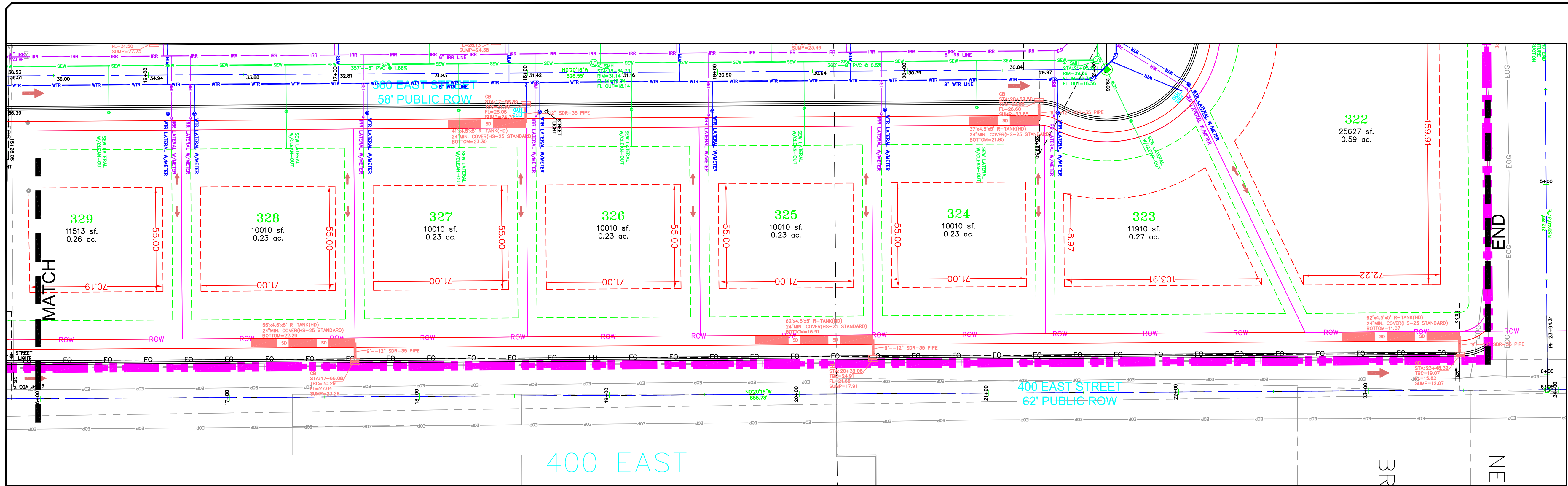
GATEWAY CONSULTING, Inc
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 paul@gatewayconsultingllc.com
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 400 EAST (STA: 8+00 to 16+00)
 11-17-2025

SANTAQUIN CITY



SHEET NO. PP14



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING CONTOURS (2 FT)
STORM APPARATUS	10' FINISH CONTOUR
	5' FINISH CONTOUR
	2' FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	SETRACK
WATER LINE	PUE
WATER APPARATUS	30% SLOPE AND GREATER
FIRE HYDRANT	PROPOSED OPEN SPACE
IRRIGATION APPARATUS	DRAINAGE DIRECTION
DRAINAGE AREA (CHANNEL REPORT)	

NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

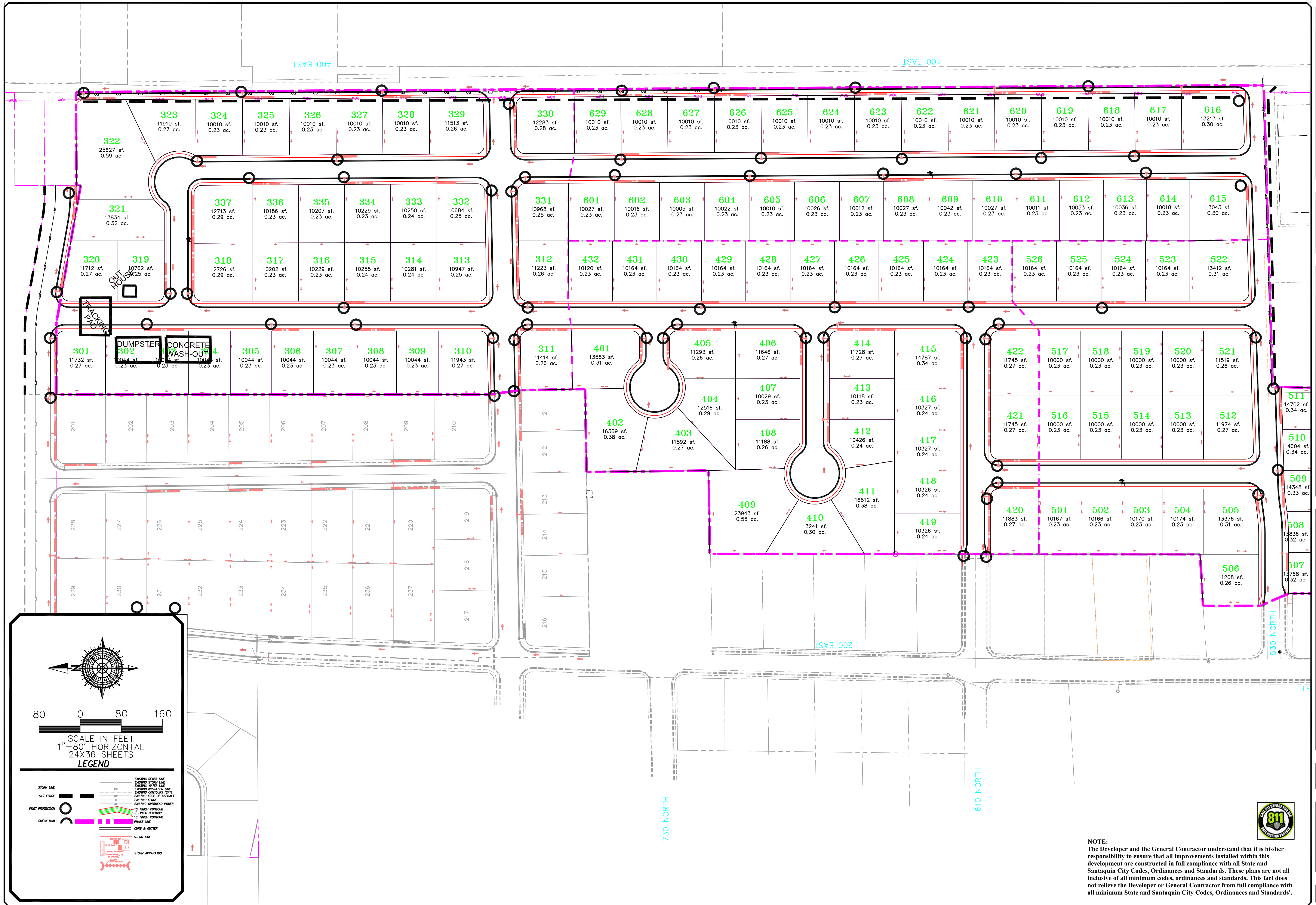
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BELLA VISTA SUBDIVISION
 PLAN AND PROFILE
 400 EAST (STA: 16+00 to END)
 1-17-2025

SANTAQUIN CITY



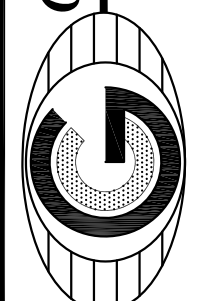
SHEET NO. PP15



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=80'

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
 CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
 STORM WATER POLLUTION PREVENTION PLAN
 PRINT DATE: 1-17-2025

SANTAQUIN CITY



SHEET NO. SWPPP

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'.

GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

- GENERAL EROSION CONTROL NOTES:
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
 2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
 4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF, INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
 5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.
 6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
 7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
 9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
 11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
 12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.
 13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.
 2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR.
 3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.
 4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.
 5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.
 6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1" OF ROADWAY.
 7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.
 8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO SANTAQUIN CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.
 9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)
- | NATIVE GRASSES | | |
|----------------|-------------|---------------------------|
| % Pure | Grass | Type |
| 20.00 | Hard | fescue |
| 15.00 | Pubescent | wheat grass |
| 15.00 | Orchard | grass (sod forming) |
| 15.00 | smooth | brom grass |
| 20.00 | Stream bank | wheat grass (sod forming) |
| 15.00 | Western | wheat grass |
- TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.
10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.
 11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.
 12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.
 13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.
 14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.
 15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
 - UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING
 - UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.
18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.
19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.
20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND SANTAQUIN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.
22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.
23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.
24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.
25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET – ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL – PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW – COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

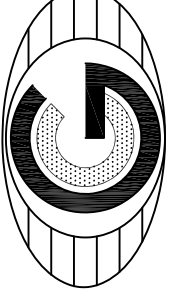
ELEVATION	SEEDING WINDOW
4000 TO 6000 FT	SEPT. 15 TO DEC. 1
ABOVE 6000 FT	SEPT. 1 TO NOV 15

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-6-21	SURVEY BY: GPH	DRAWN BY: GPH	DESIGNED BY: GPH	CHECKED BY: GPH	SCALE: N/A
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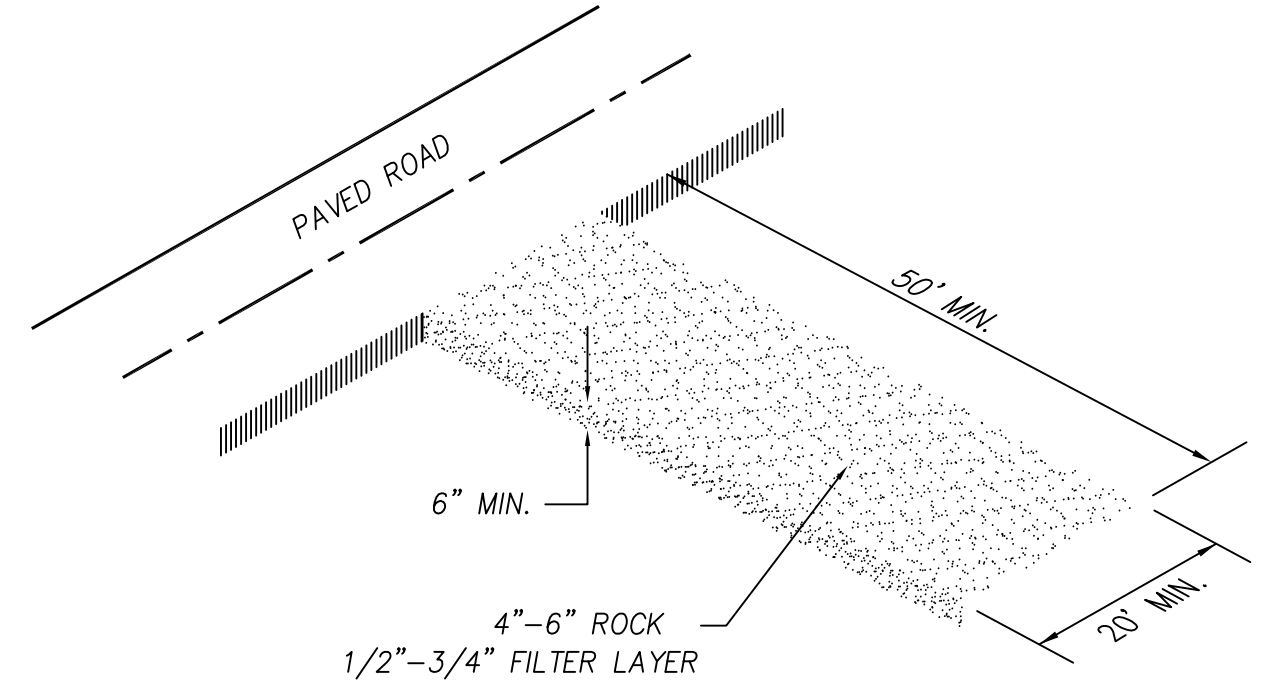
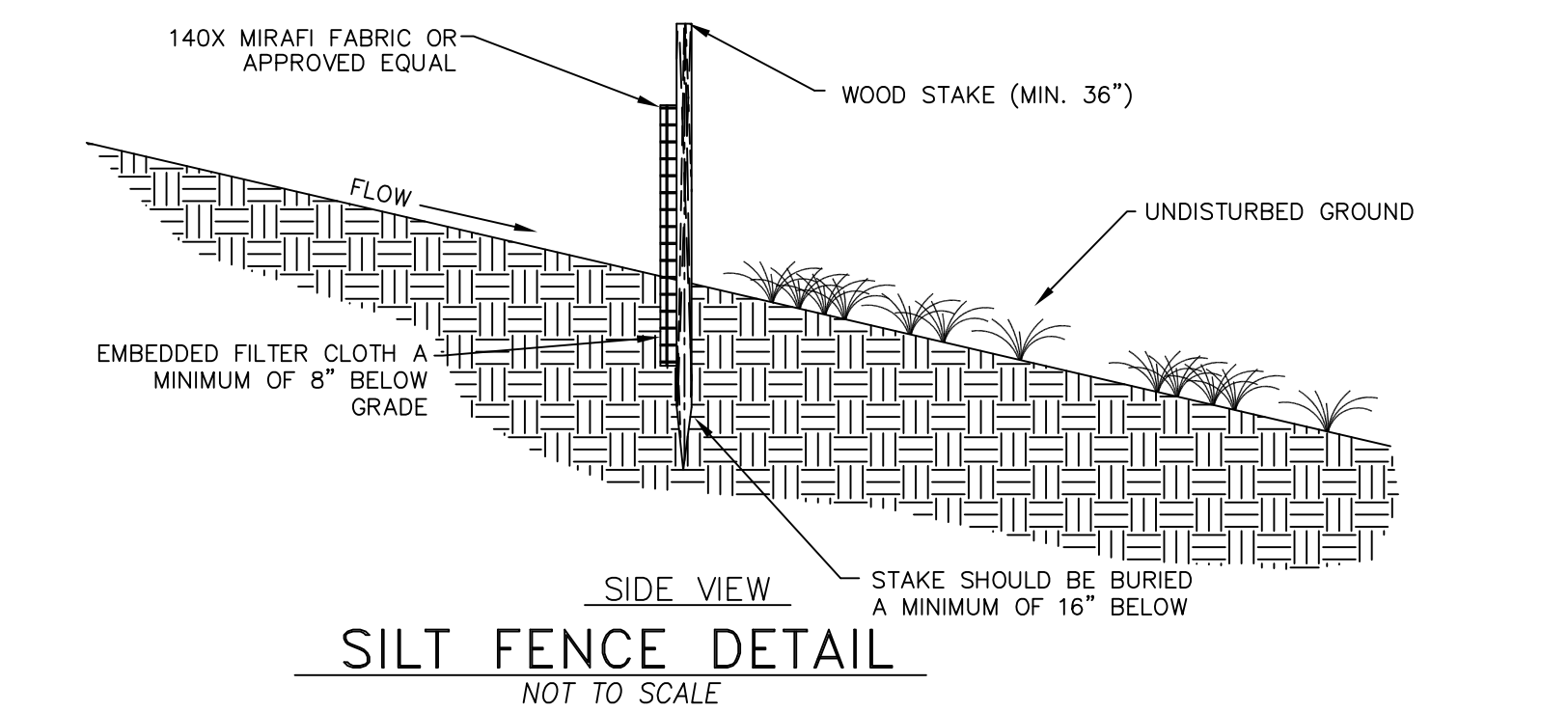
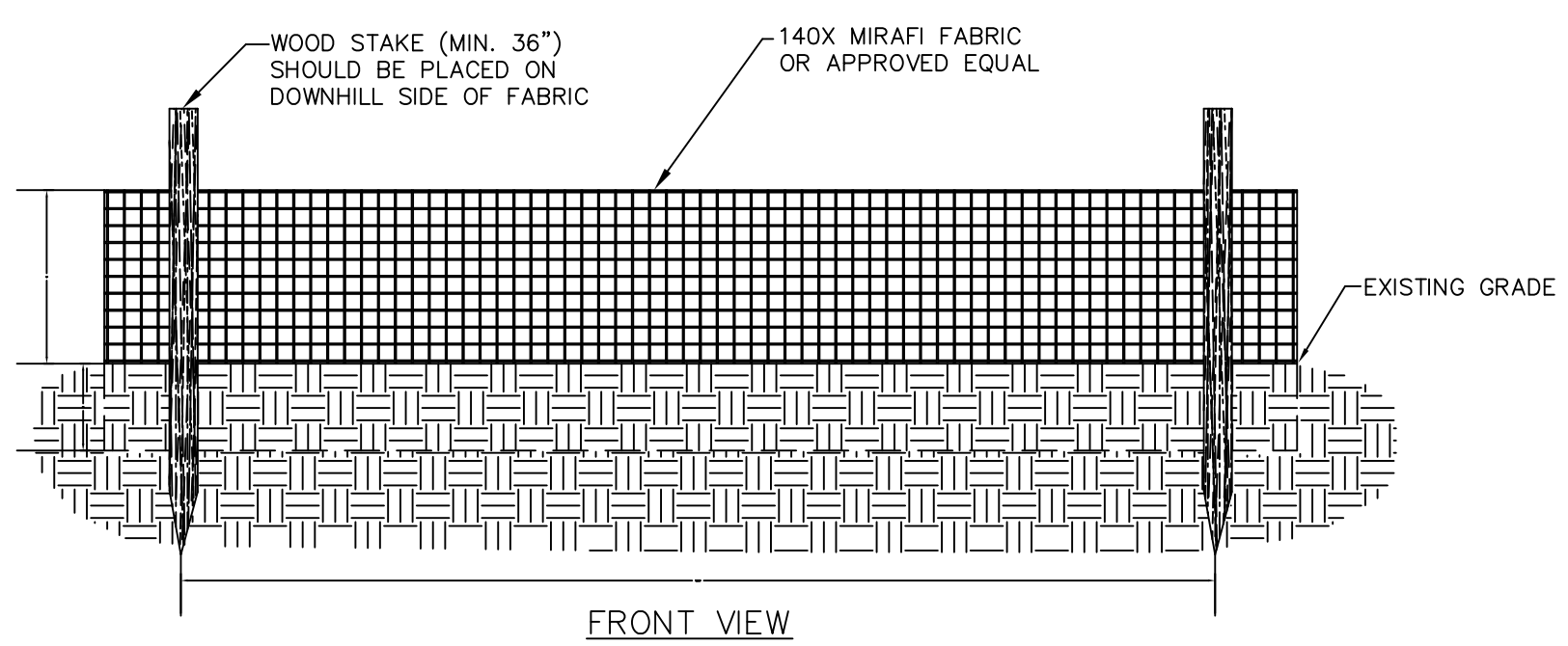
BELLA VISTA SUBDIVISION

EROSION CONTROL
 DETAILS and NOTES

1-17-2025

SANTAQUIN
 CITY

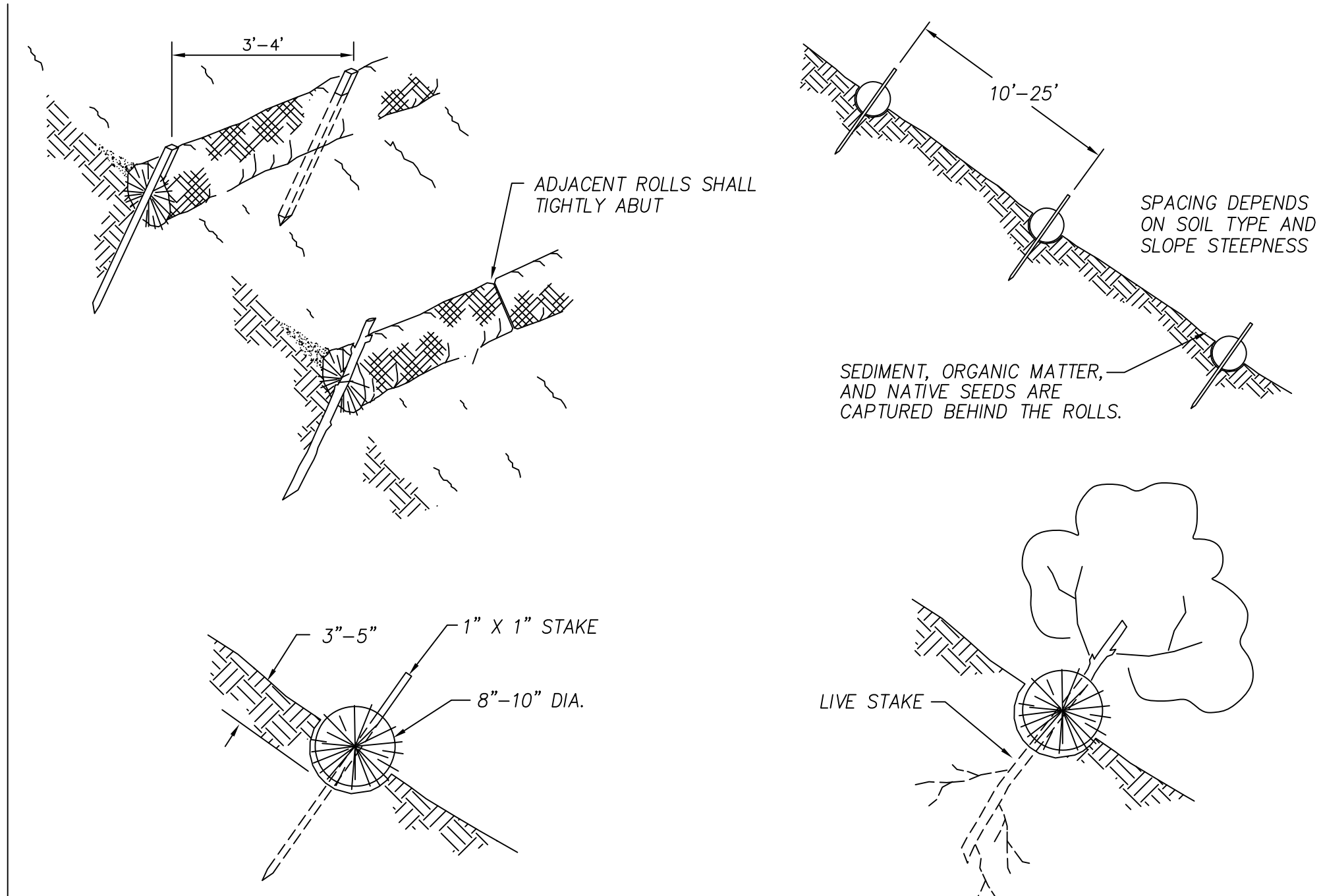




NOTES:

- 1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
- 2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
- 3-PLACE COURSE AGGREGATE 1 TO 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
- 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
- 5-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL
NOT TO SCALE



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

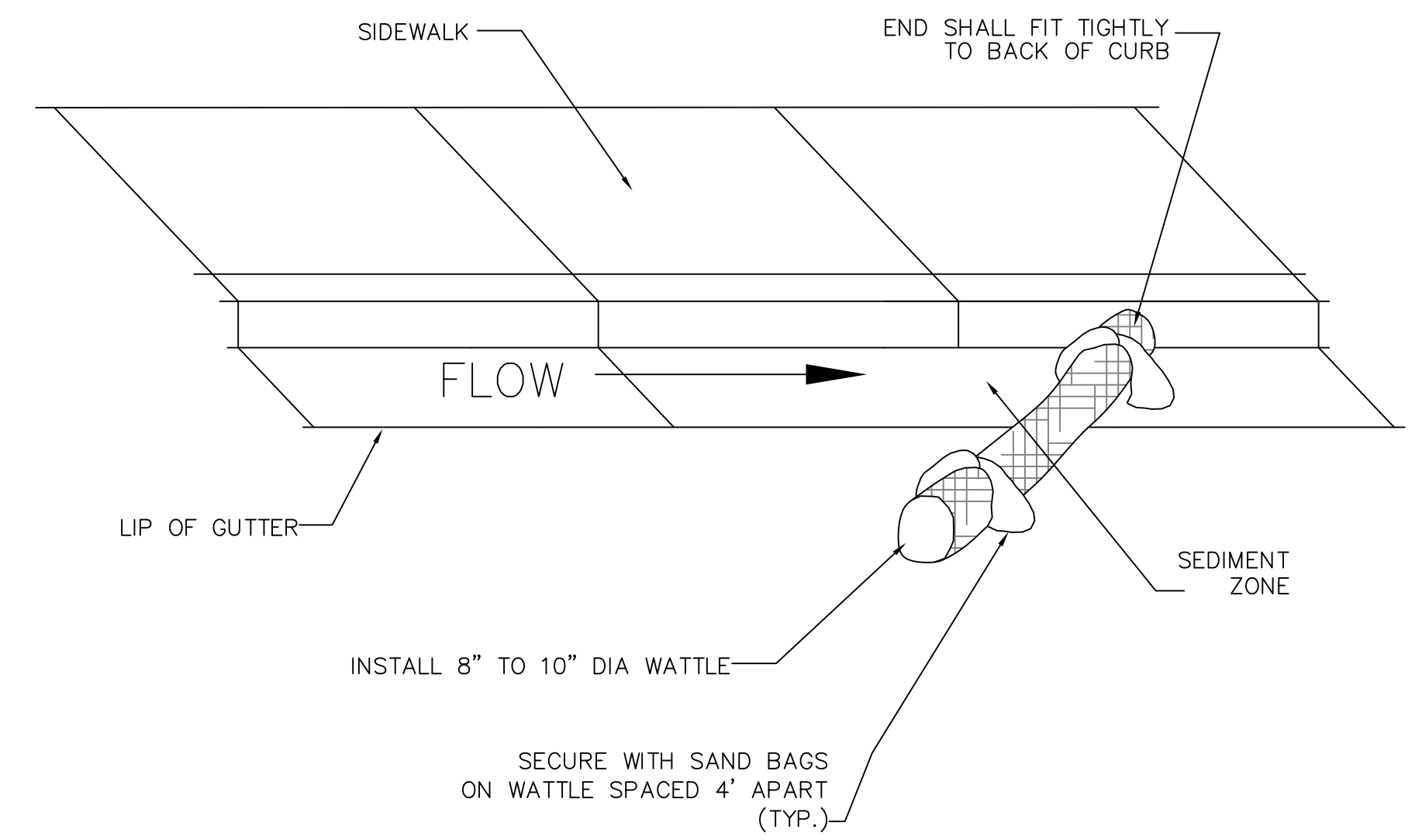
NOTE:

TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

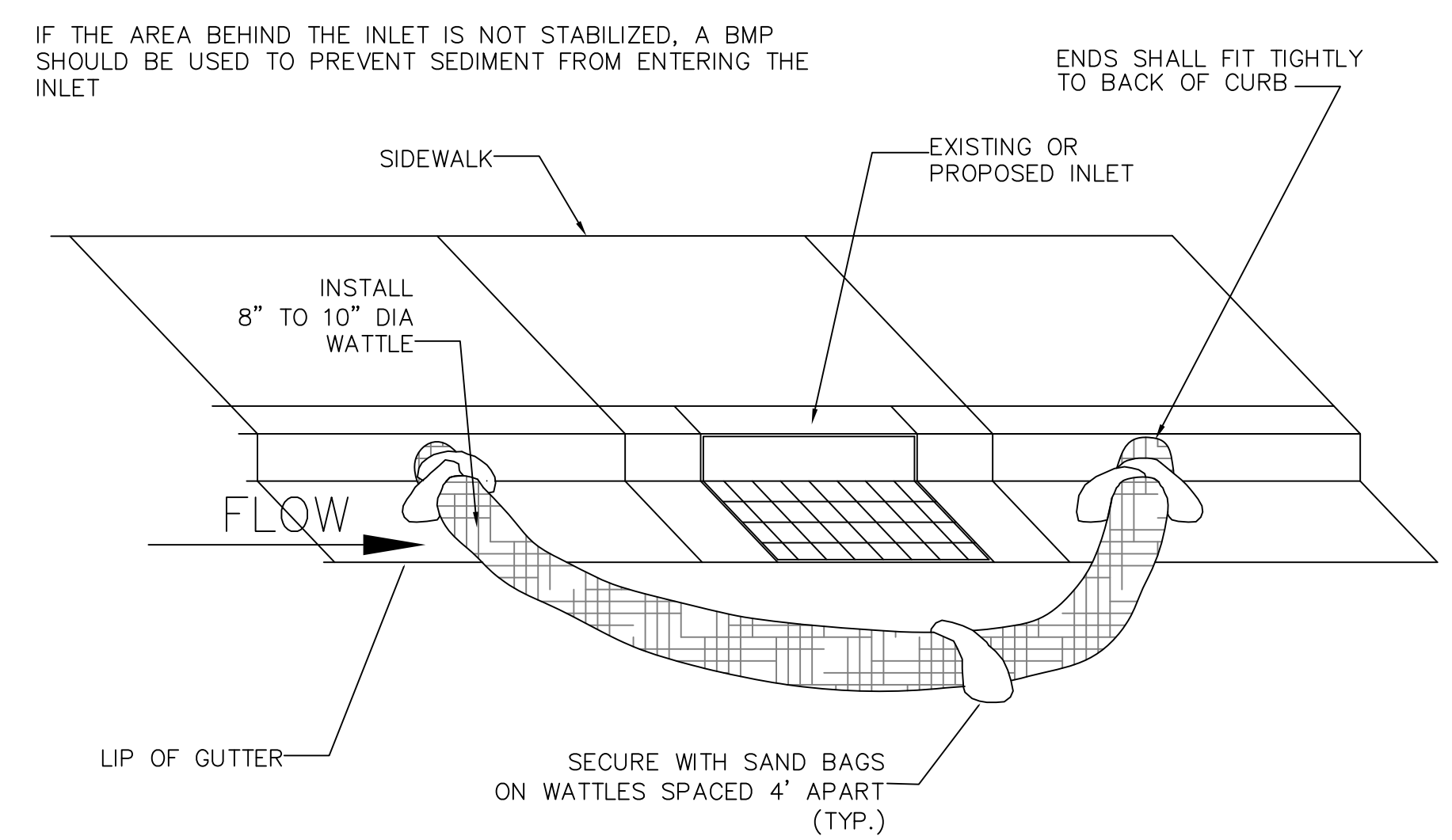
INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



NOTE:

INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



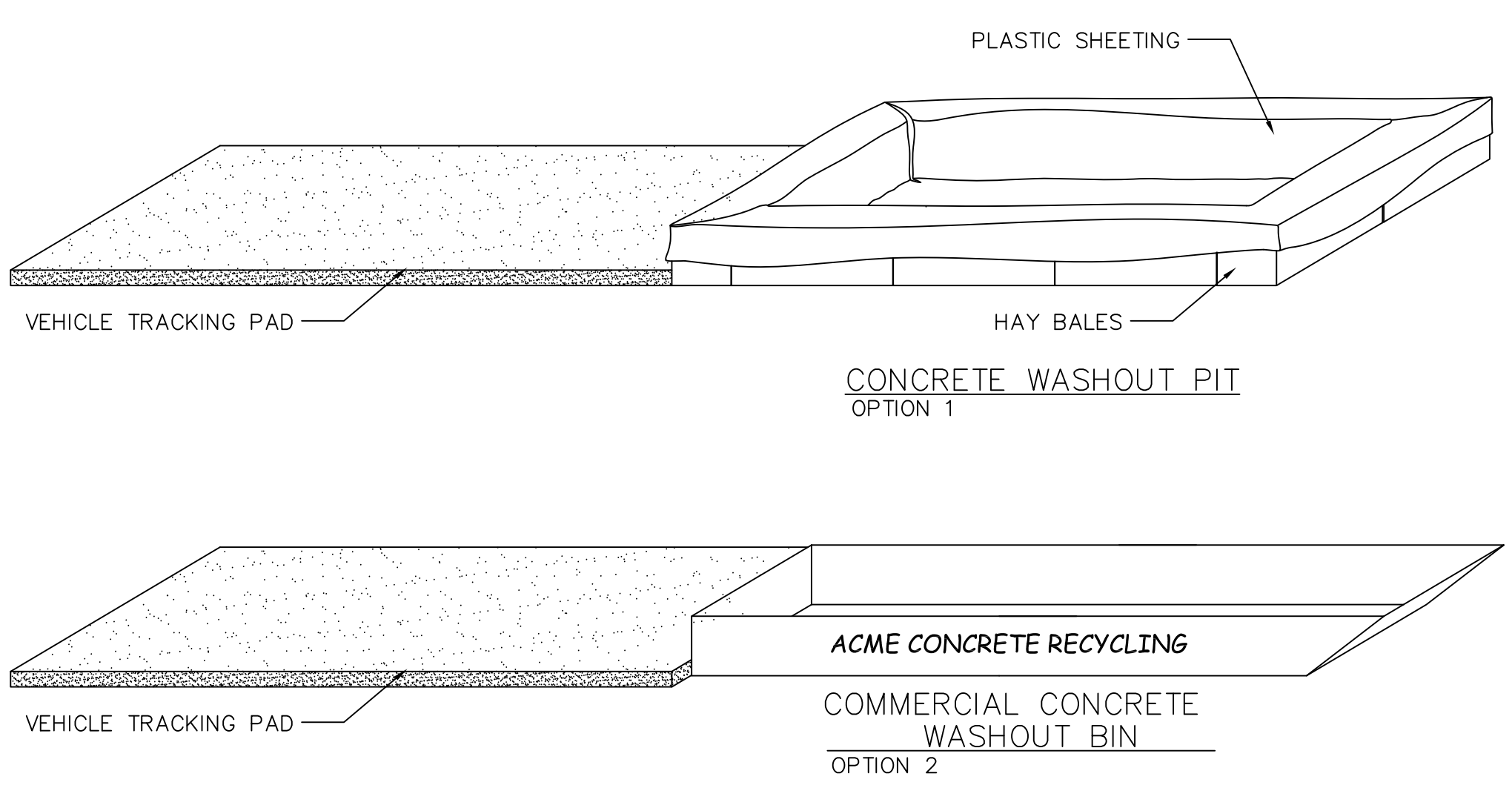
INLET PROTECTION BARRIERS
NOT TO SCALE

BMP

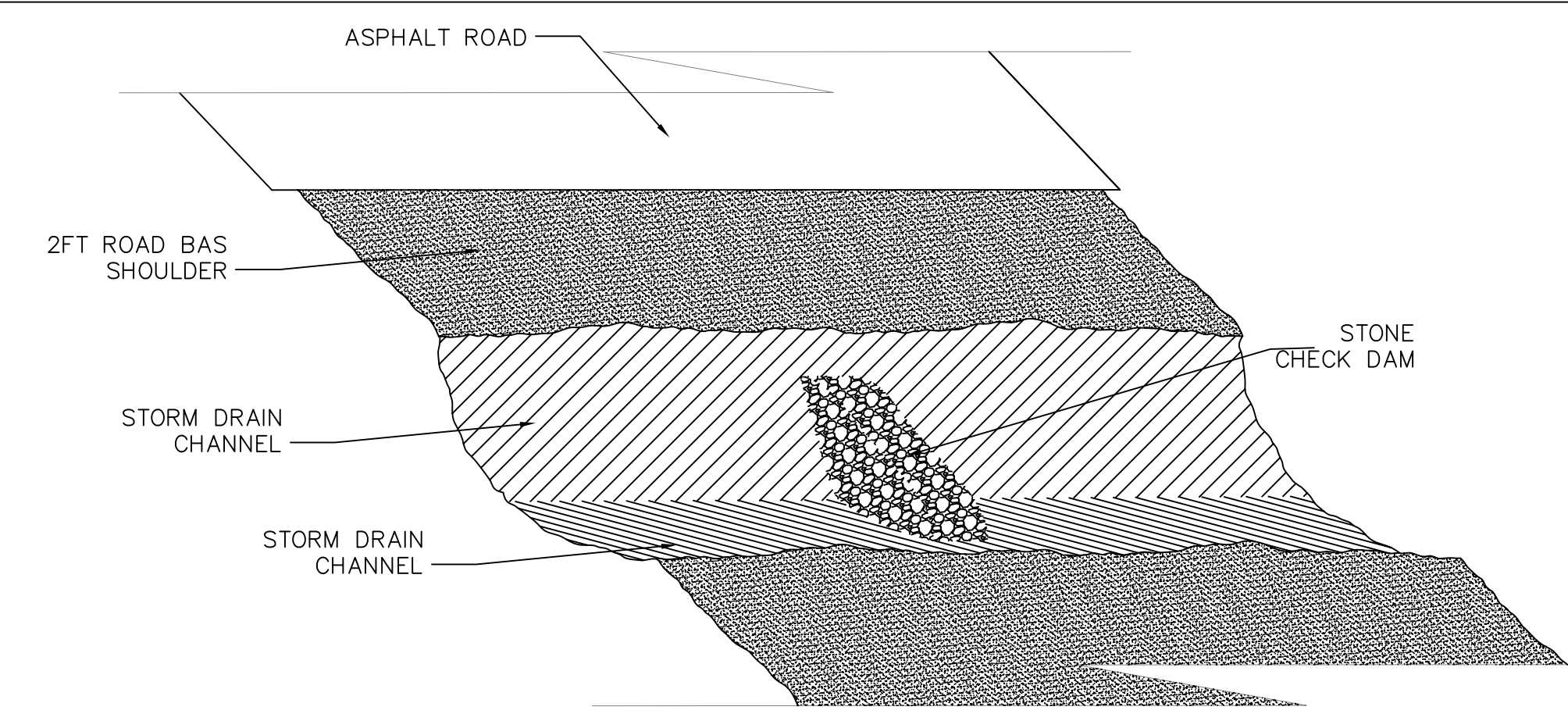
- 1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
- 2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
- 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
- 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
-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



NOTES:

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.

DRAINAGE CHANNEL PROTECTION
NOT TO SCALE

See SANTAQUIN CITY specifications for further information.

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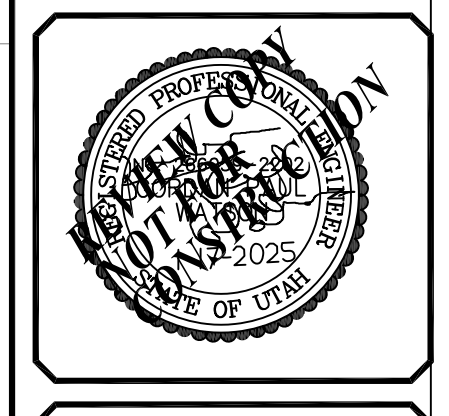
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P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

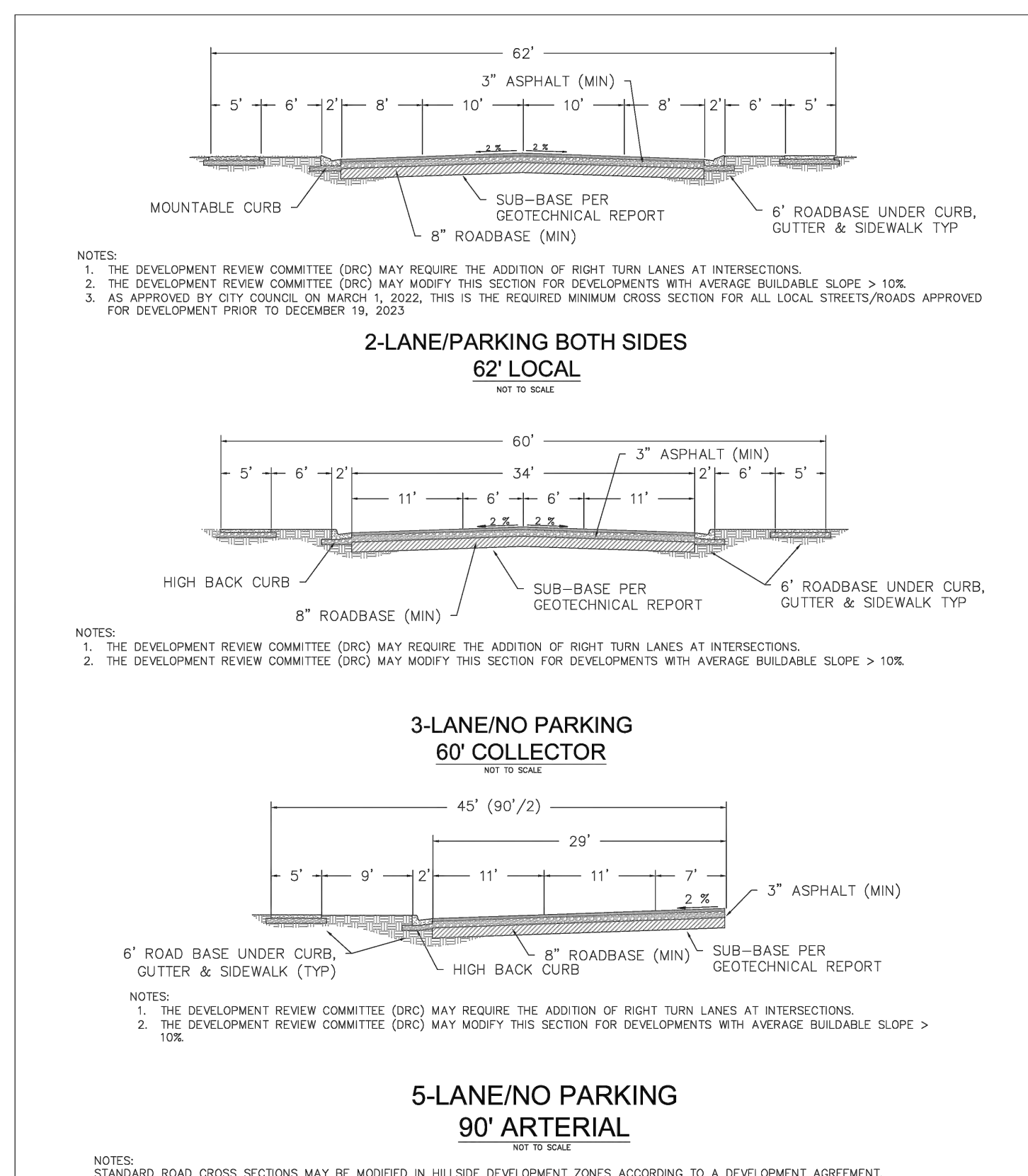
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
EROSION CONTROL DETAILS and NOTES
1-17-2025

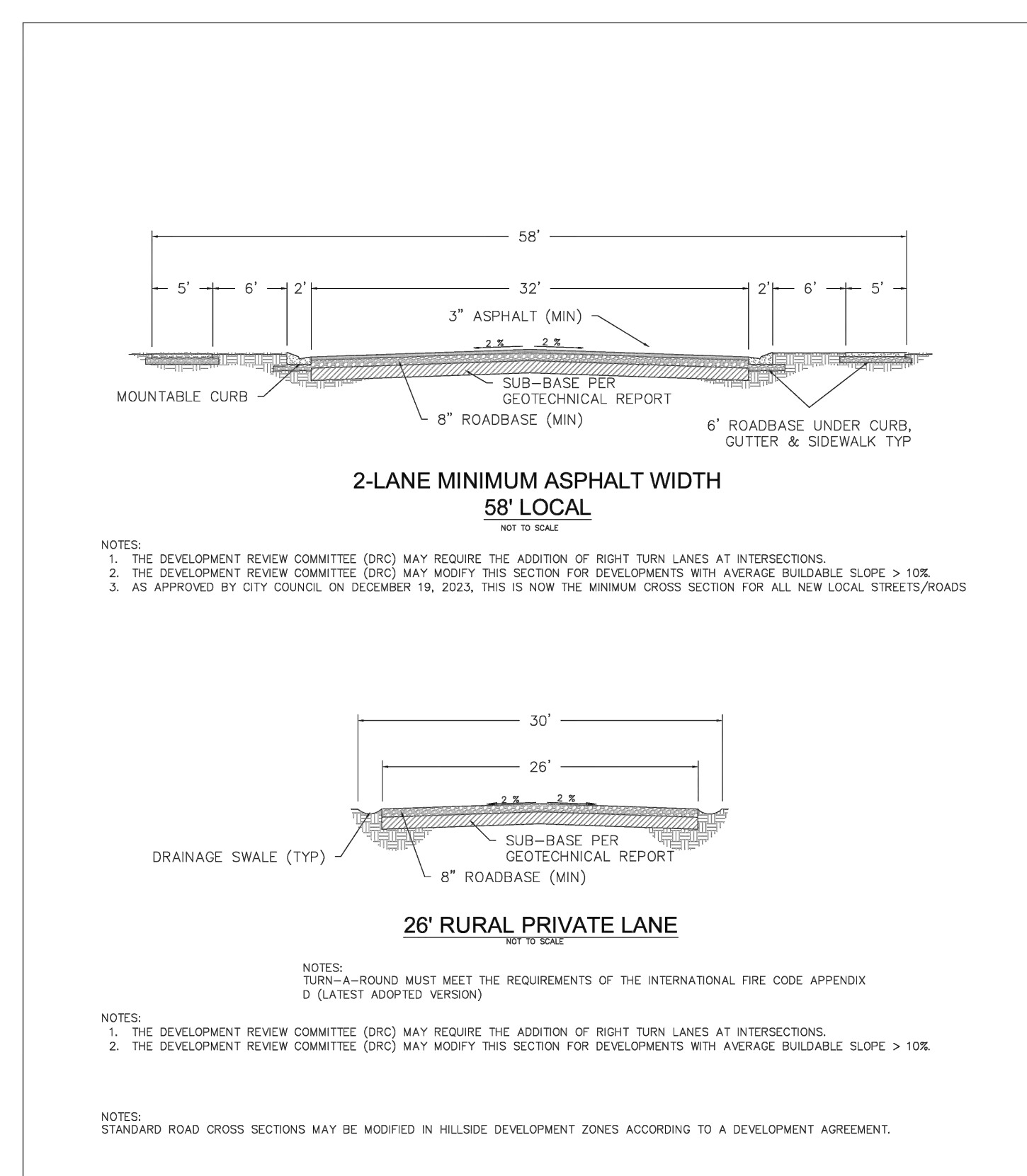
SANTAQUIN CITY



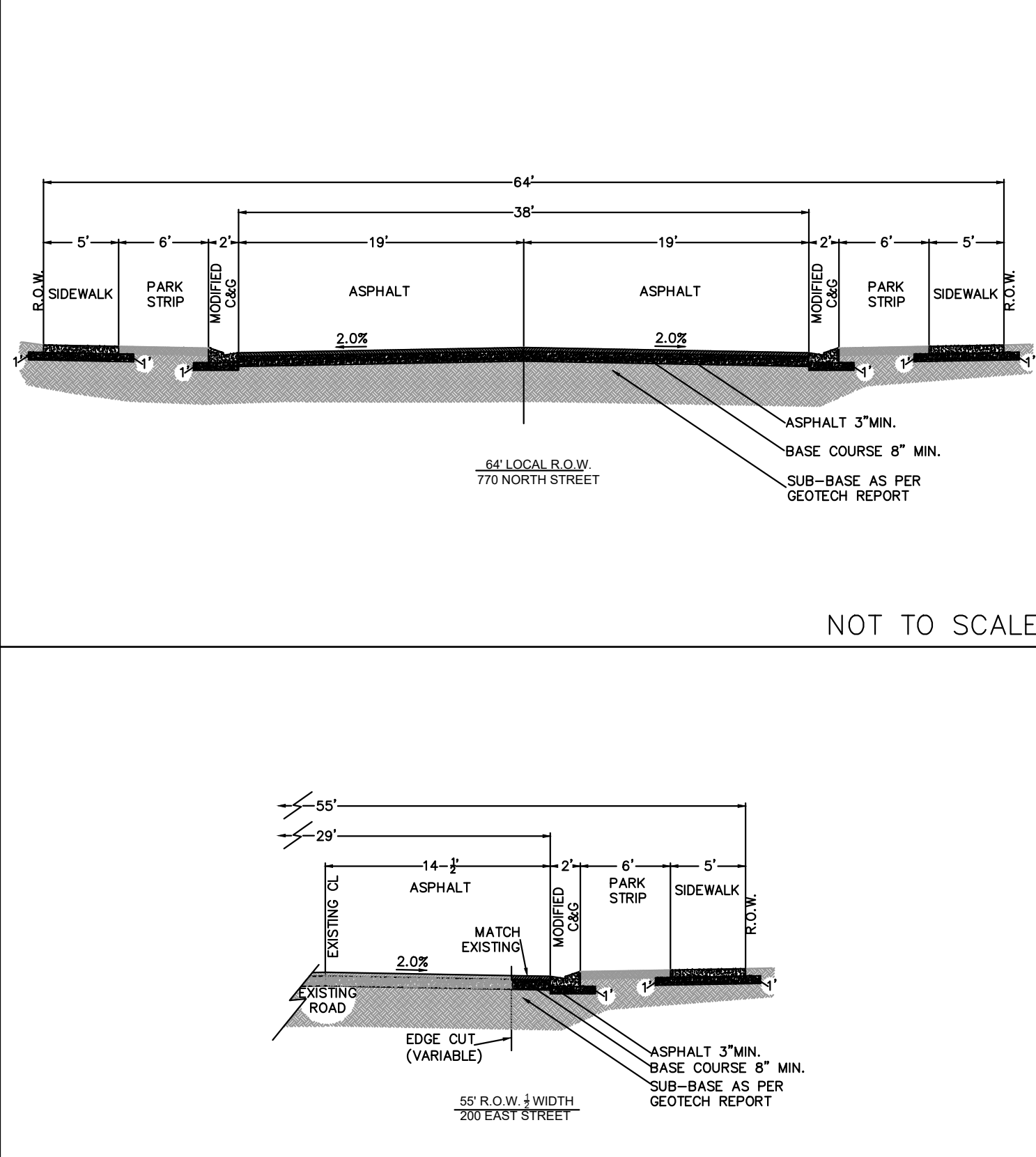
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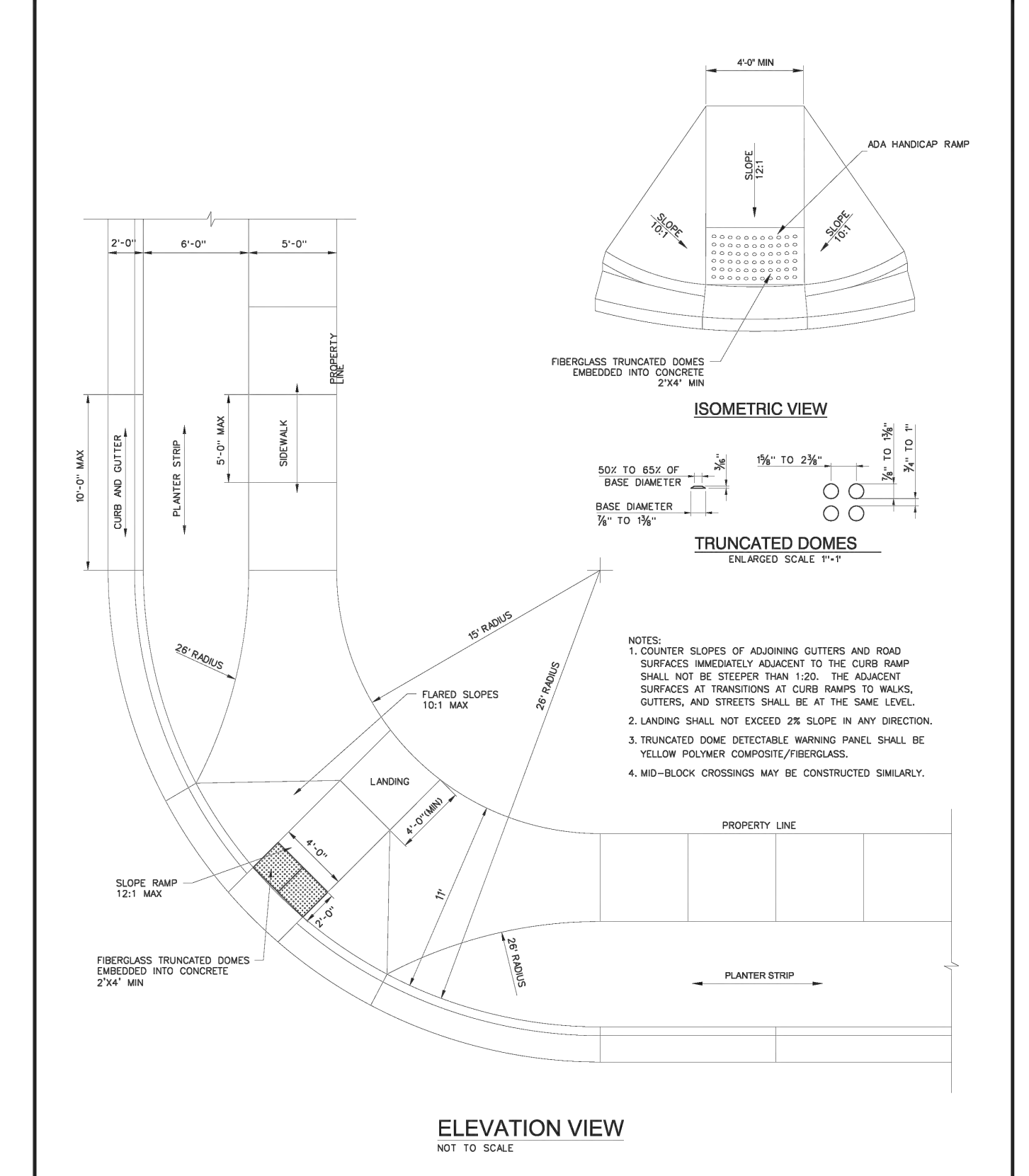
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DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 10/1/2023	SCALE: ST1



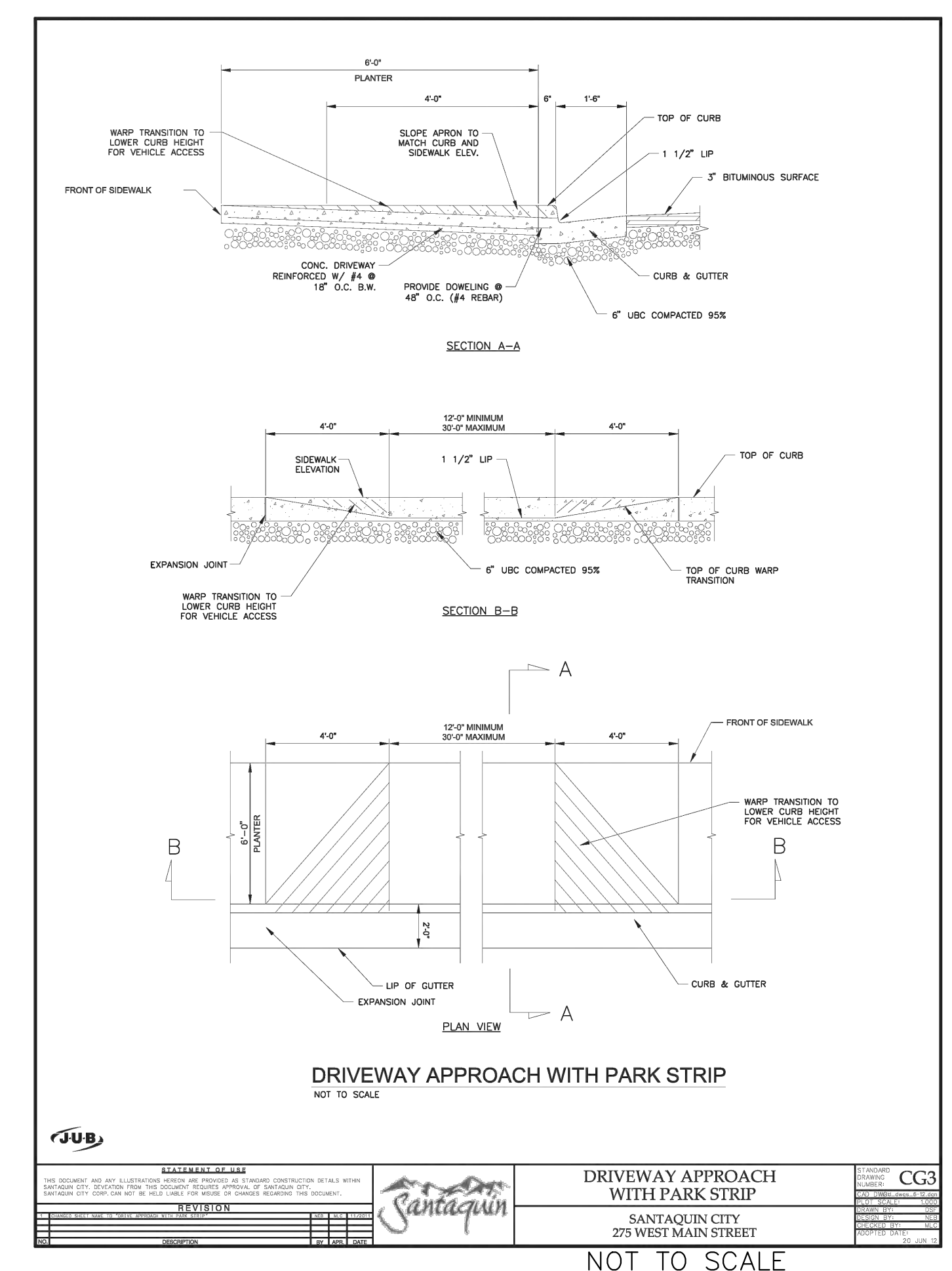
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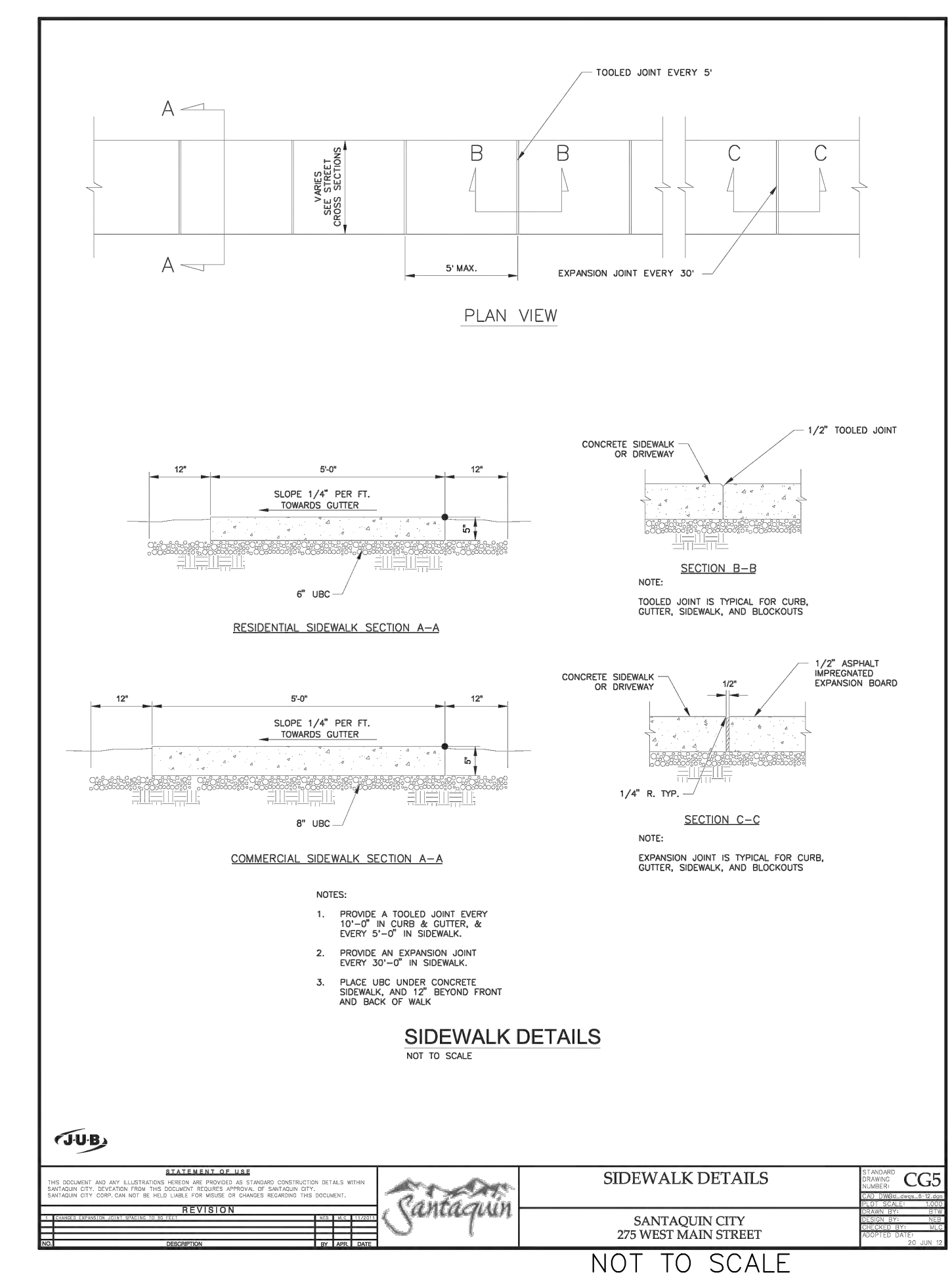
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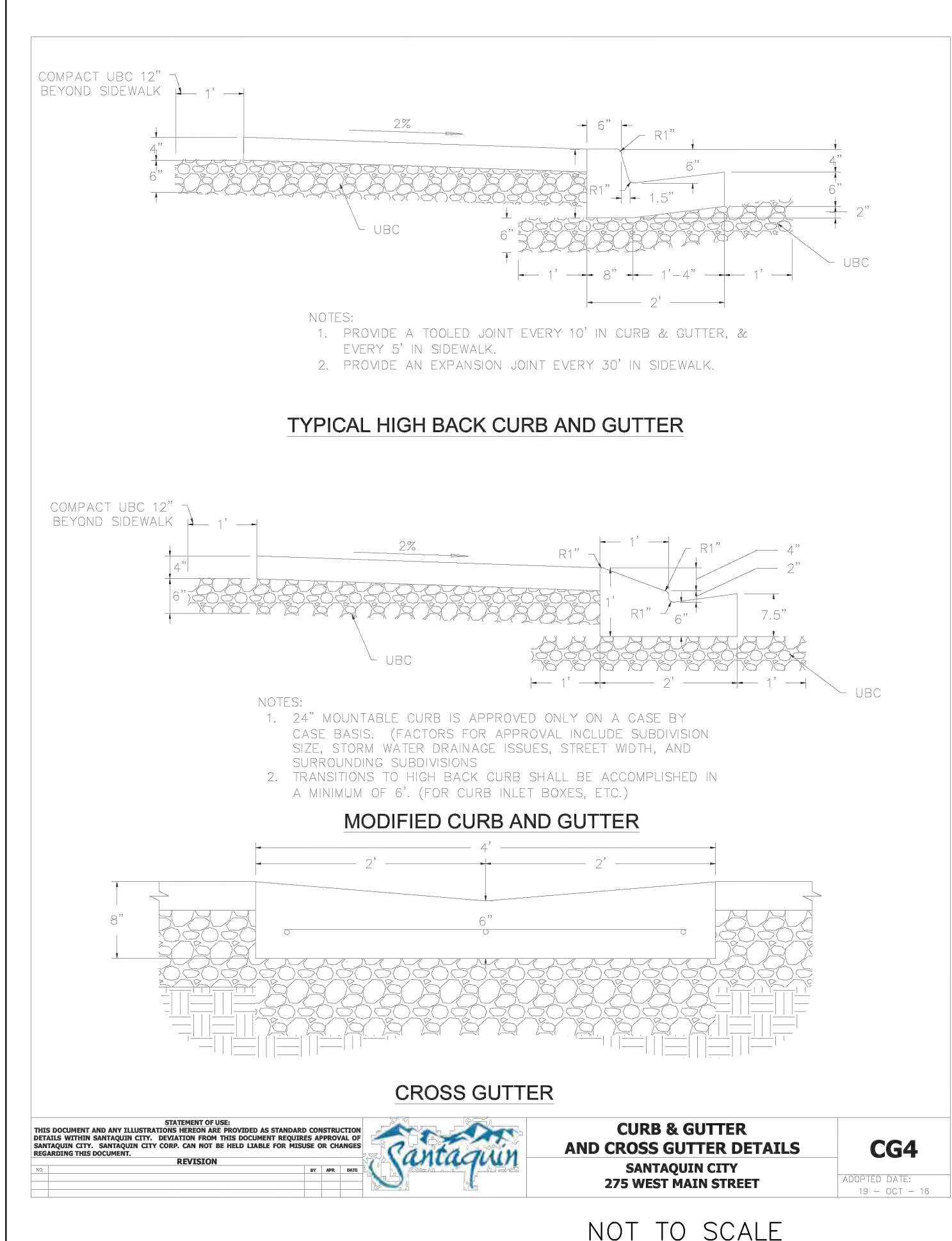
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DATE: 10/1/2023	REVISION:	PROJECT: RESIDENTIAL CURB RAMP AT INTERSECTION	LOCATION: SANTAQUIN CITY 275 WEST MAIN STREET
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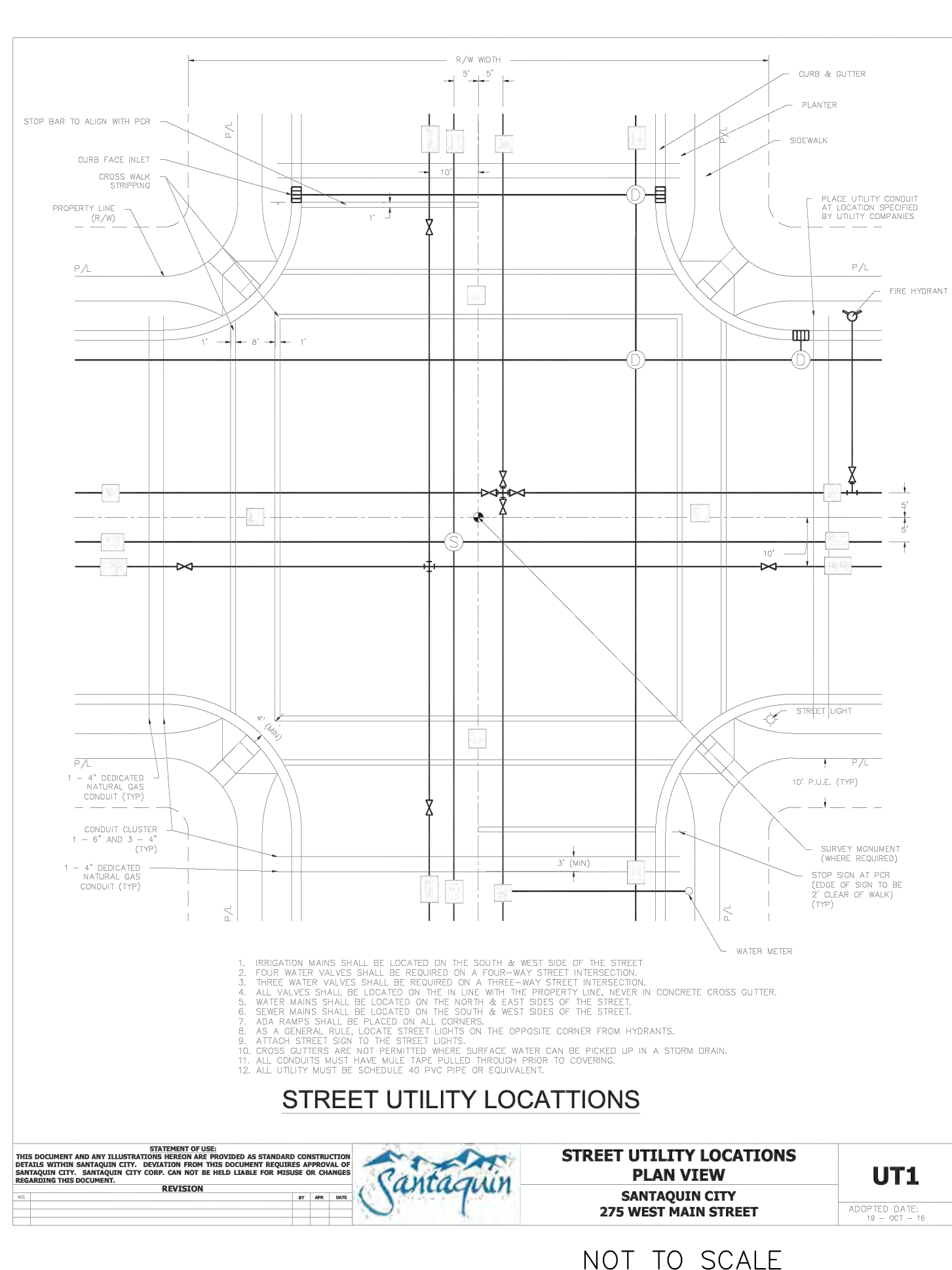
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DATE: 10/1/2023	REVISION:	PROJECT: DRIVEWAY APPROACH WITH PARK STRIP	LOCATION: SANTAQUIN CITY 275 WEST MAIN STREET
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 10/1/2023	SCALE: CG3



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DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 10/1/2023	SCALE: CG5



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DATE: 10/1/2023	REVISION:	PROJECT: CURB & GUTTER AND CROSS GUTTER DETAILS	LOCATION: SANTAQUIN CITY 275 WEST MAIN STREET
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 10/1/2023	SCALE: CG4



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DATE: 10/1/2023	REVISION:	PROJECT: STREET UTILITY LOCATIONS	LOCATION: SANTAQUIN CITY 275 WEST MAIN STREET
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 10/1/2023	SCALE: UT1

NO.	DESCRIPTION	DATE	APP'D

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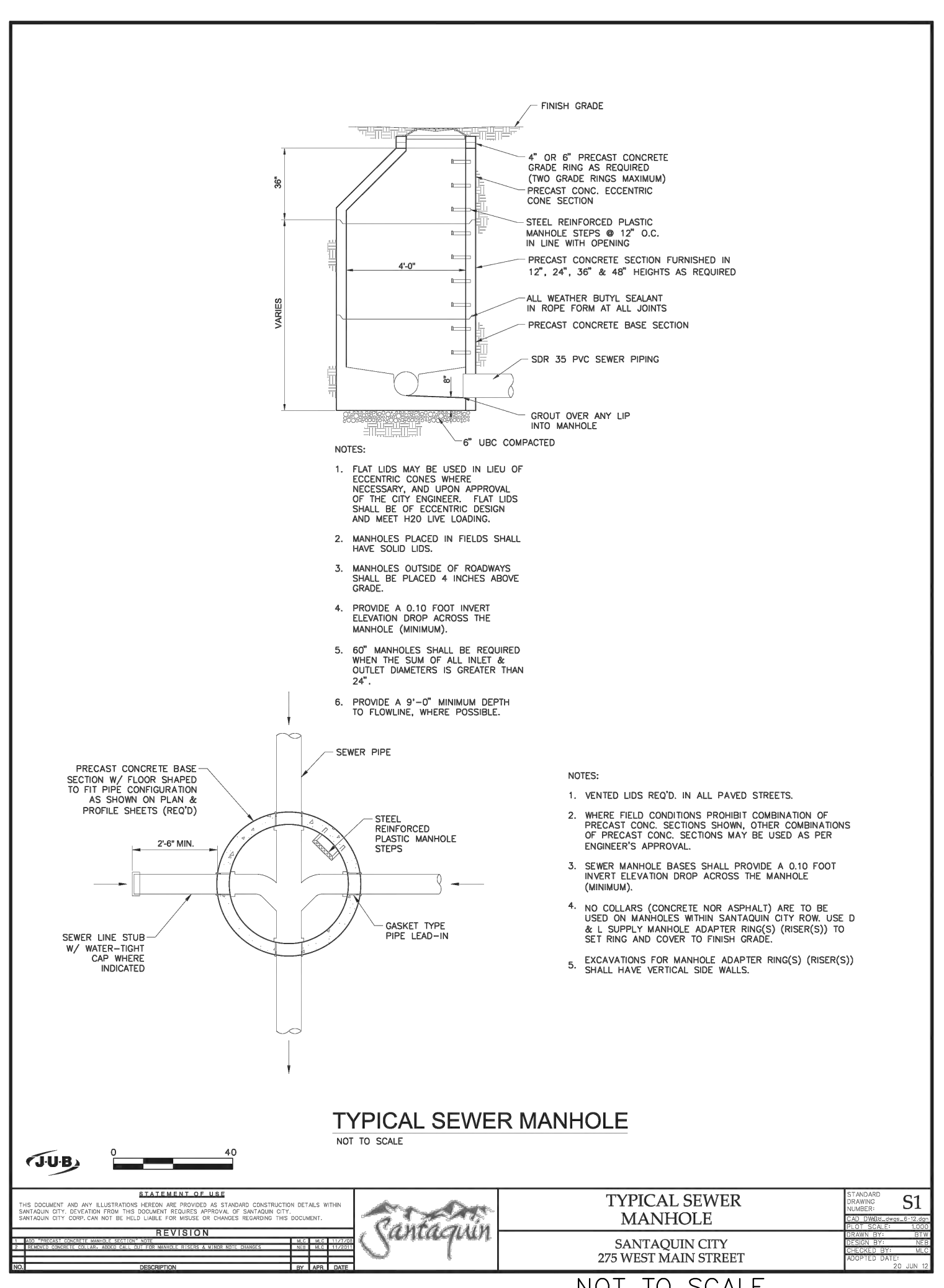
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STREET DETAILS

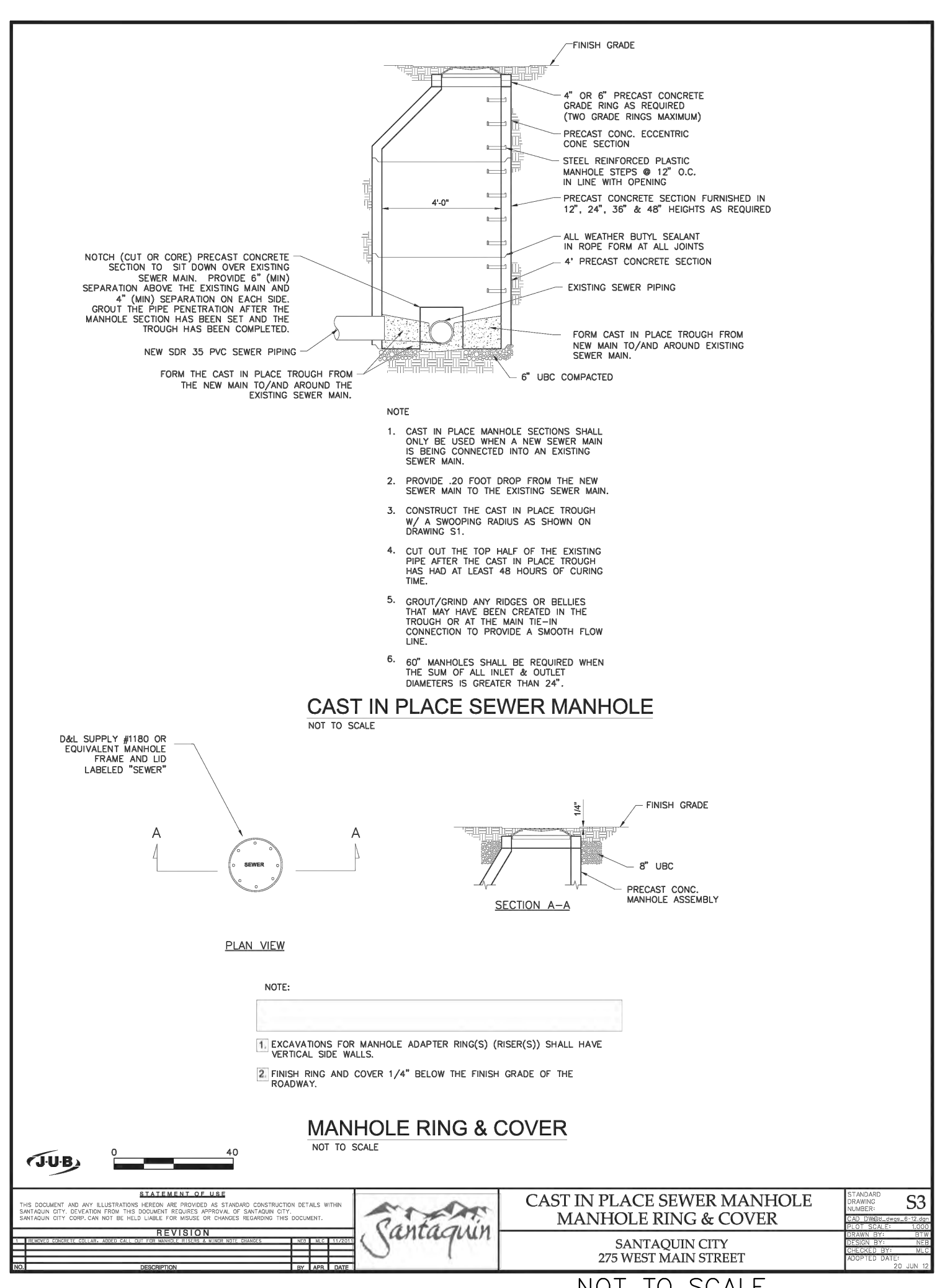
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SANTAQUIN CITY



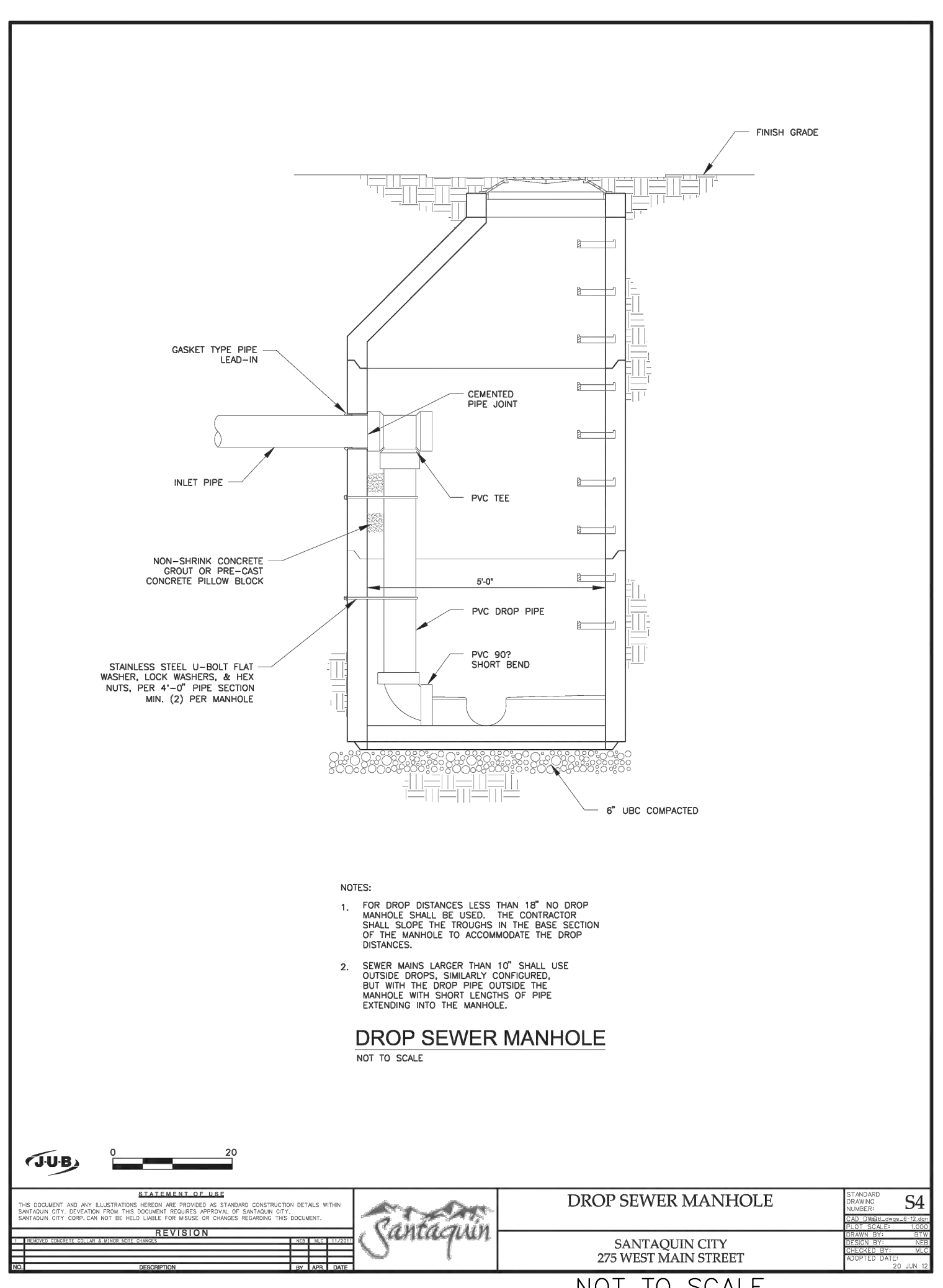
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NOT TO SCALE

STATEMENT OF WORK		DATE	10/1/2024
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SANTAQUIN CITY		DATE	10/1/2024
275 WEST MAIN STREET		SCALE	AS SHOWN
SANTAQUIN, UT		DESIGNED BY	PAUL J. JORDAN
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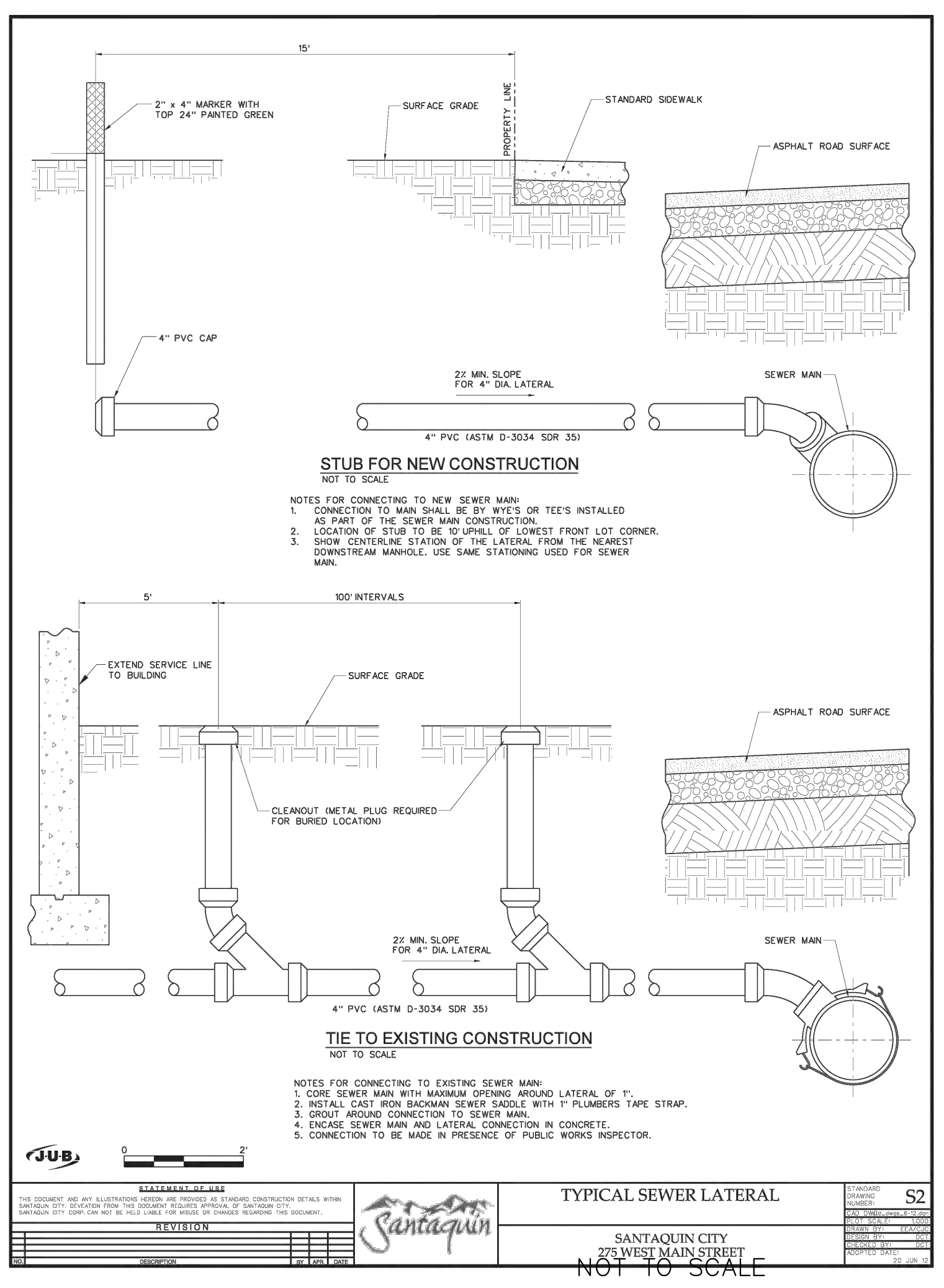
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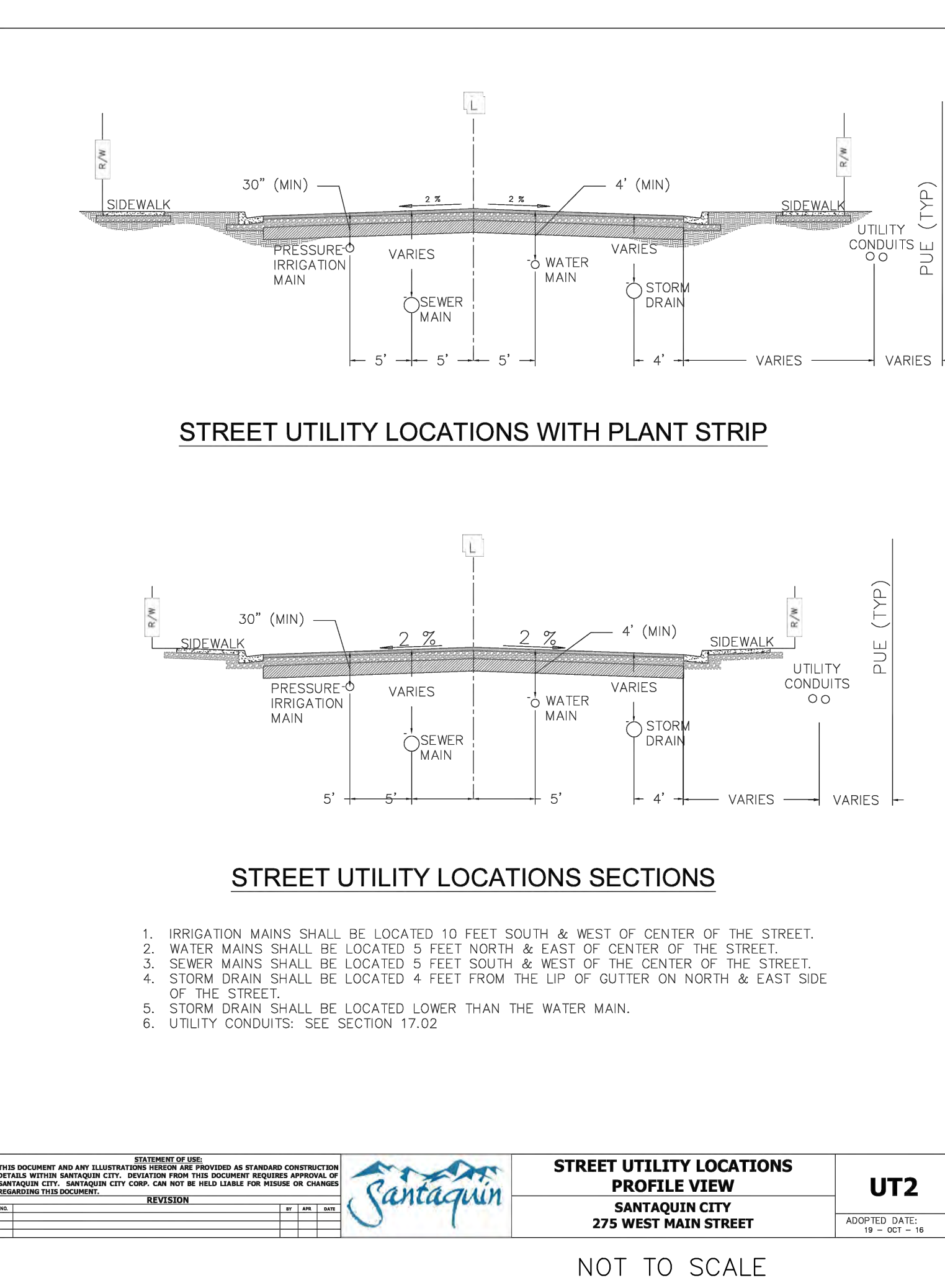
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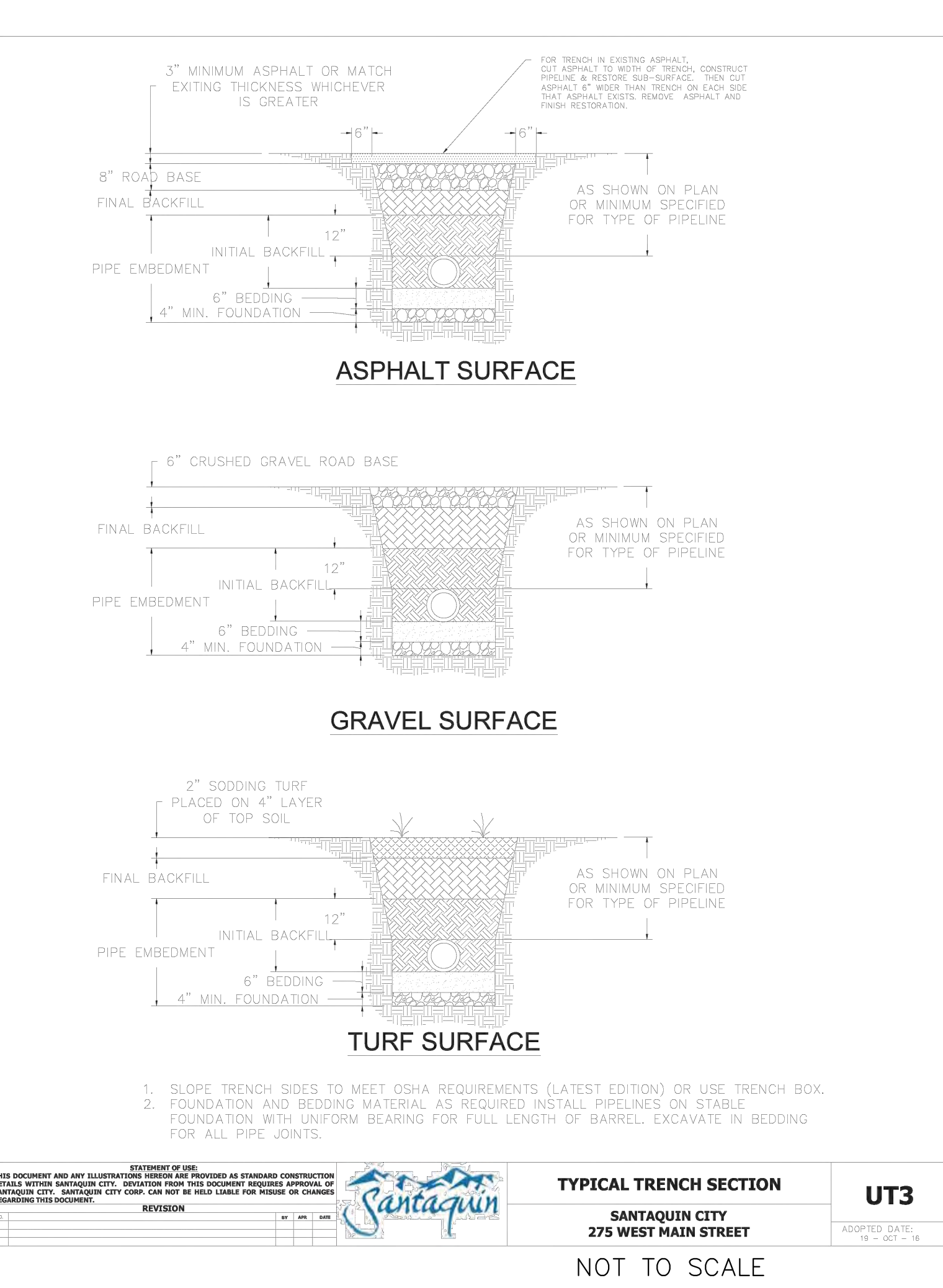
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SANTAQUIN, UT		DATE	10/1/2024
SANTAQUIN, UT		SCALE	N/A



STREET UTILITY LOCATIONS
PROFILE VIEW
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SANTAQUIN CITY		DATE	10/1/2024
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TYPICAL TRENCH SECTION
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SANTAQUIN, UT		SCALE	N/A

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SUBDIVISION**

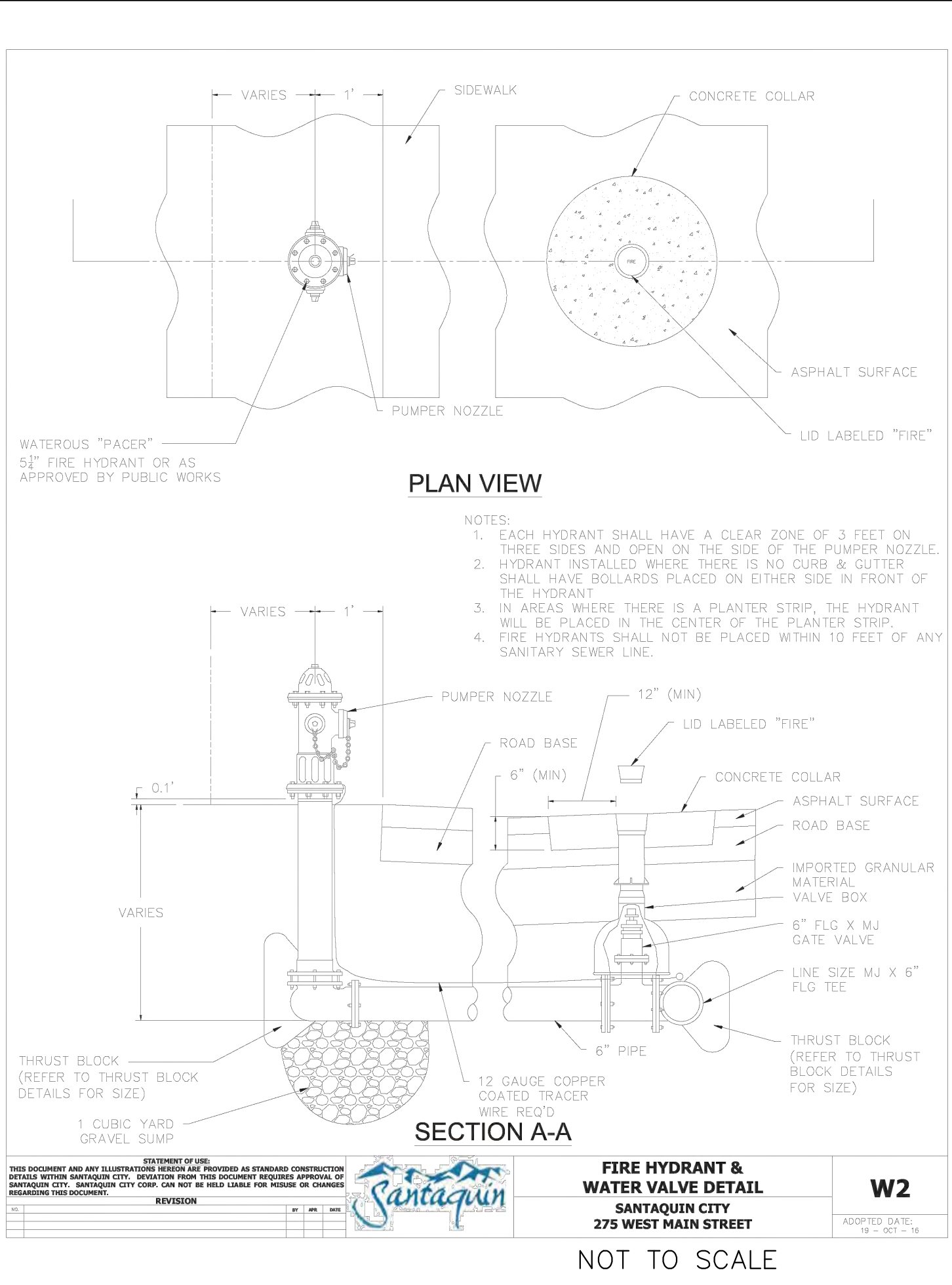
SEWER DETAILS

1-17-2025

**SANTAQUIN
CITY**

PROFESSIONAL ENGINEER
PAUL J. JORDAN
10/1/2024

SHEET NO. **D2**

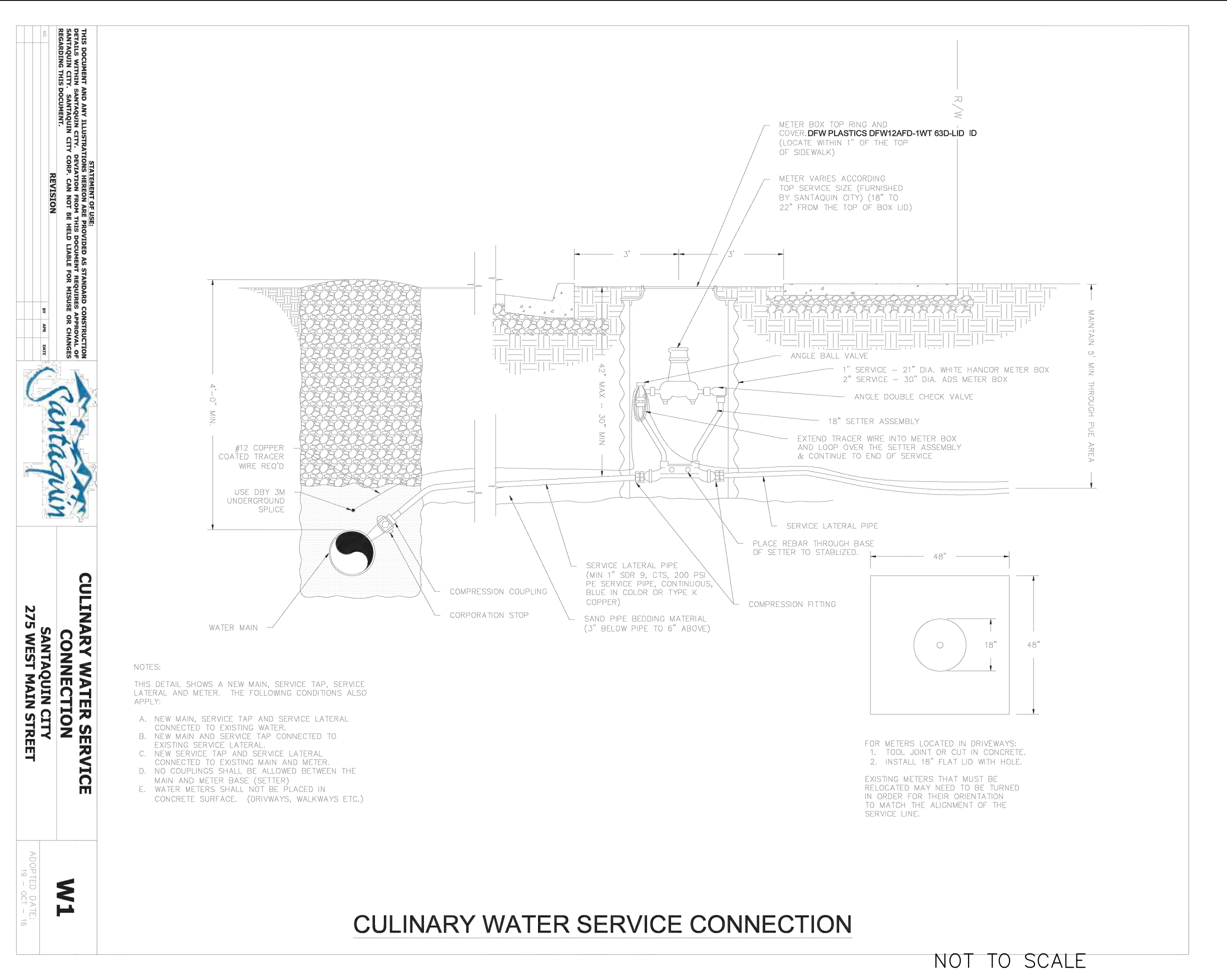


PLAN VIEW

SECTION A-A

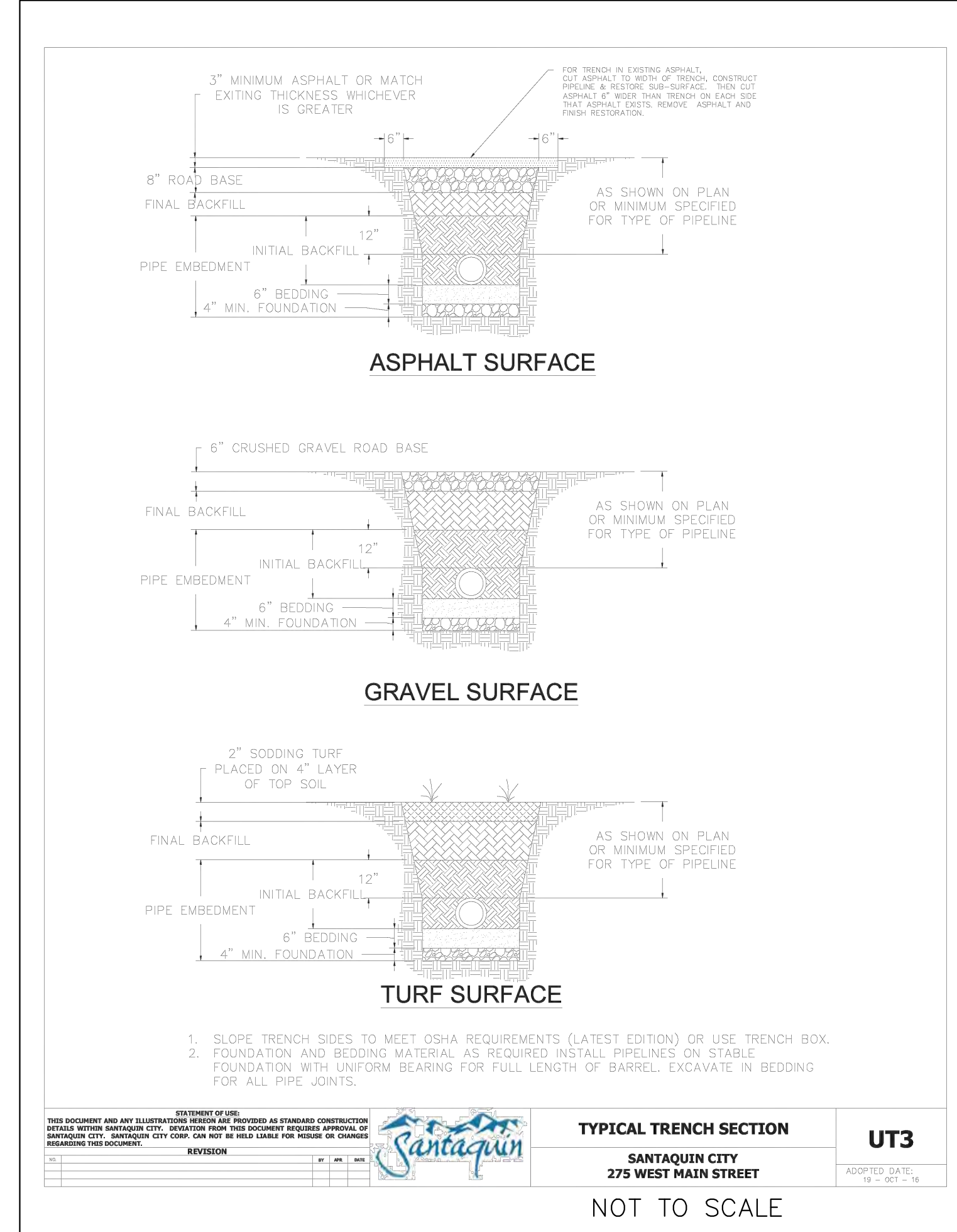
FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

W2
ADOPTED DATE: 19 - OCT - 16



CULINARY WATER SERVICE CONNECTION

NOT TO SCALE



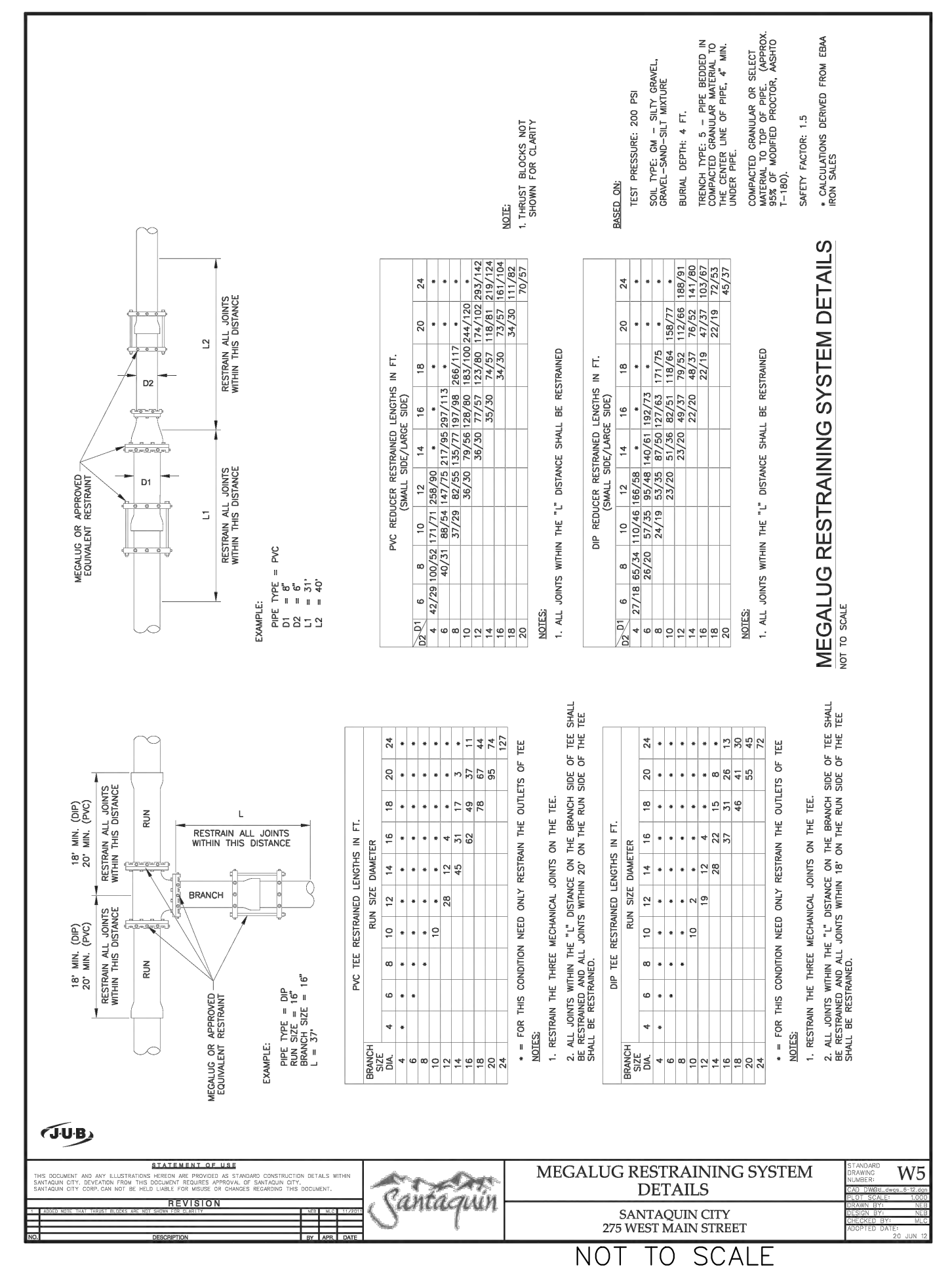
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GRAVEL SURFACE

TURF SURFACE

TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

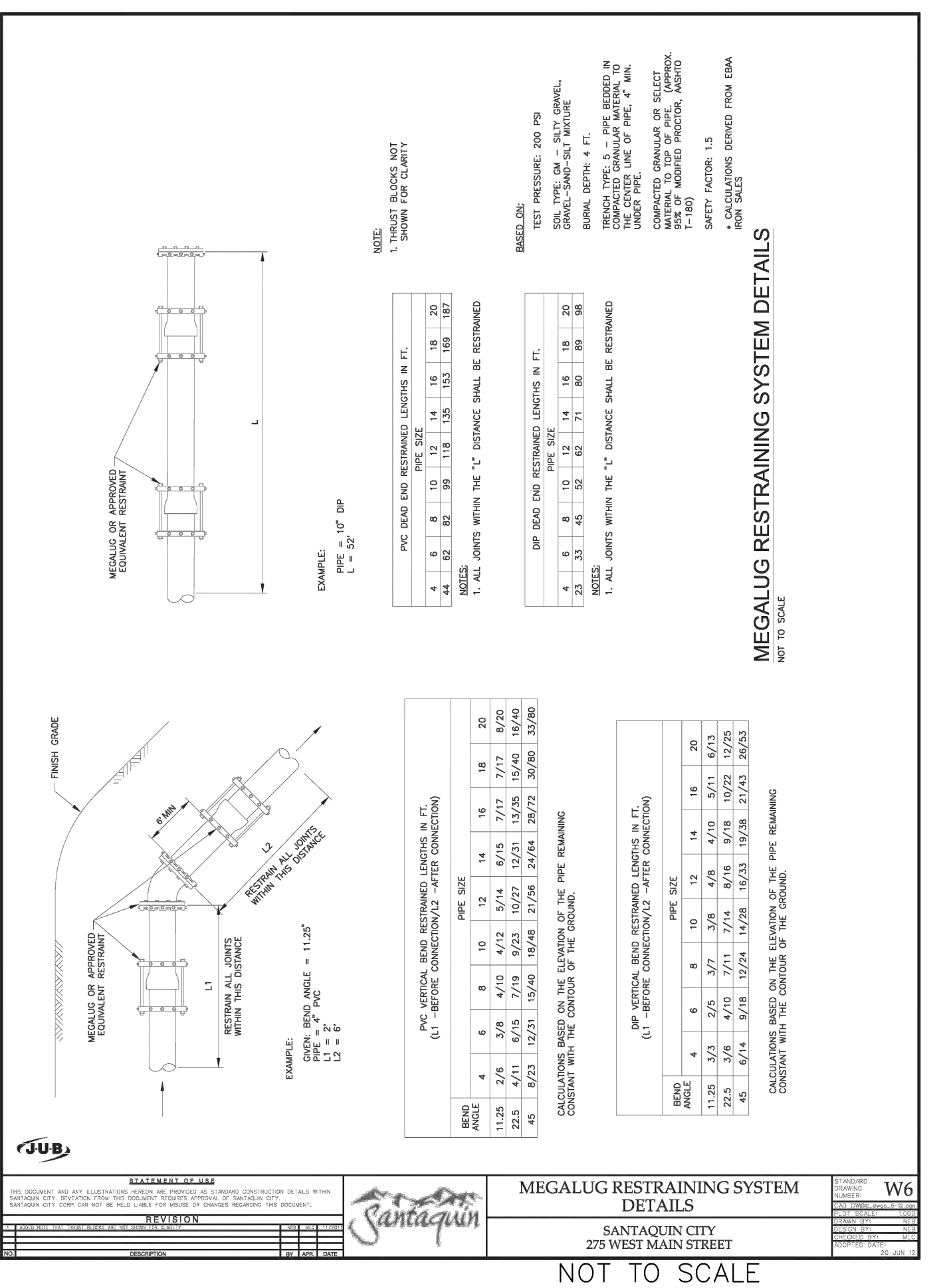
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MEGALUG RESTRAINING SYSTEM DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

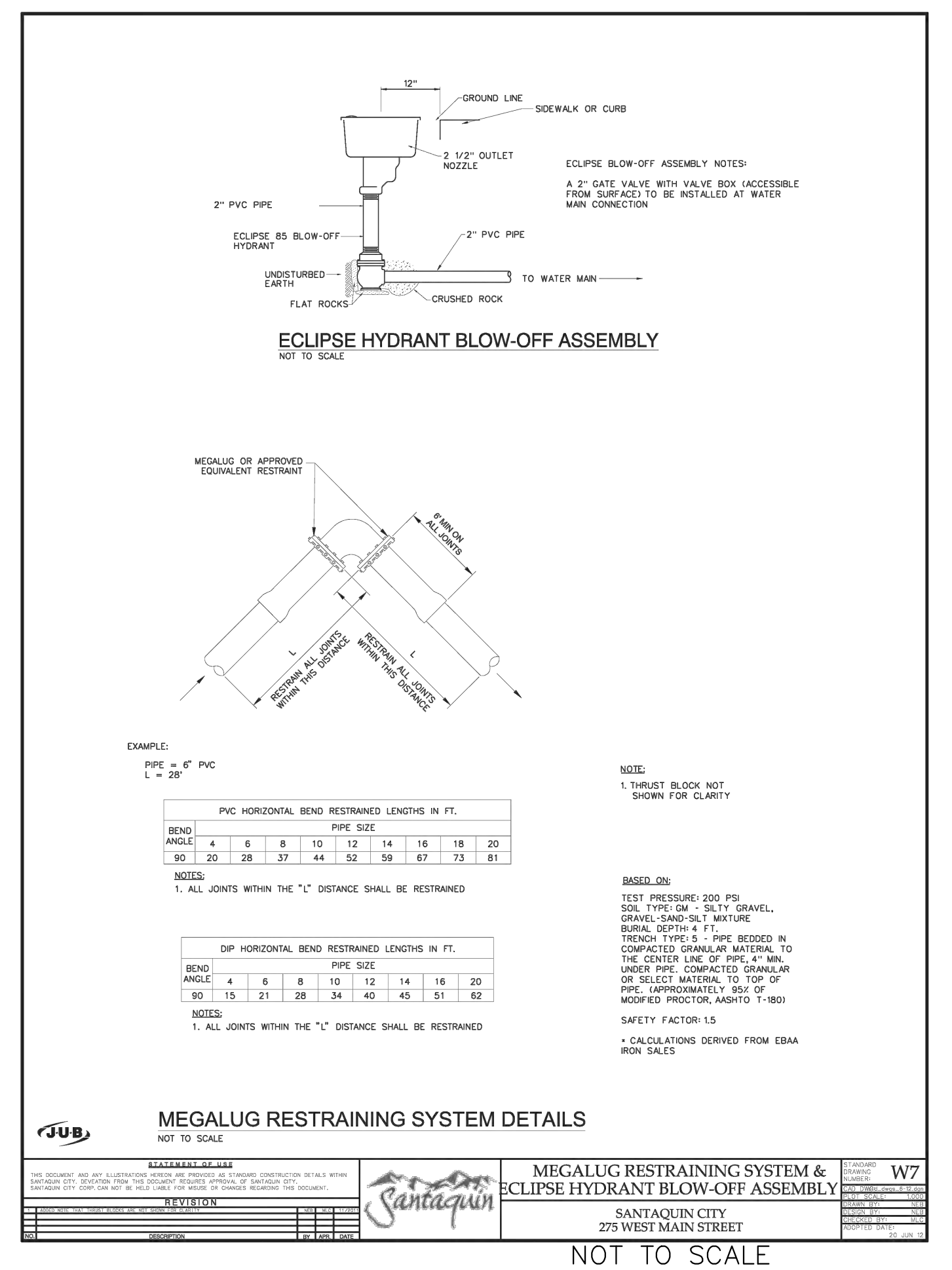
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MEGALUG RESTRAINING SYSTEM DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

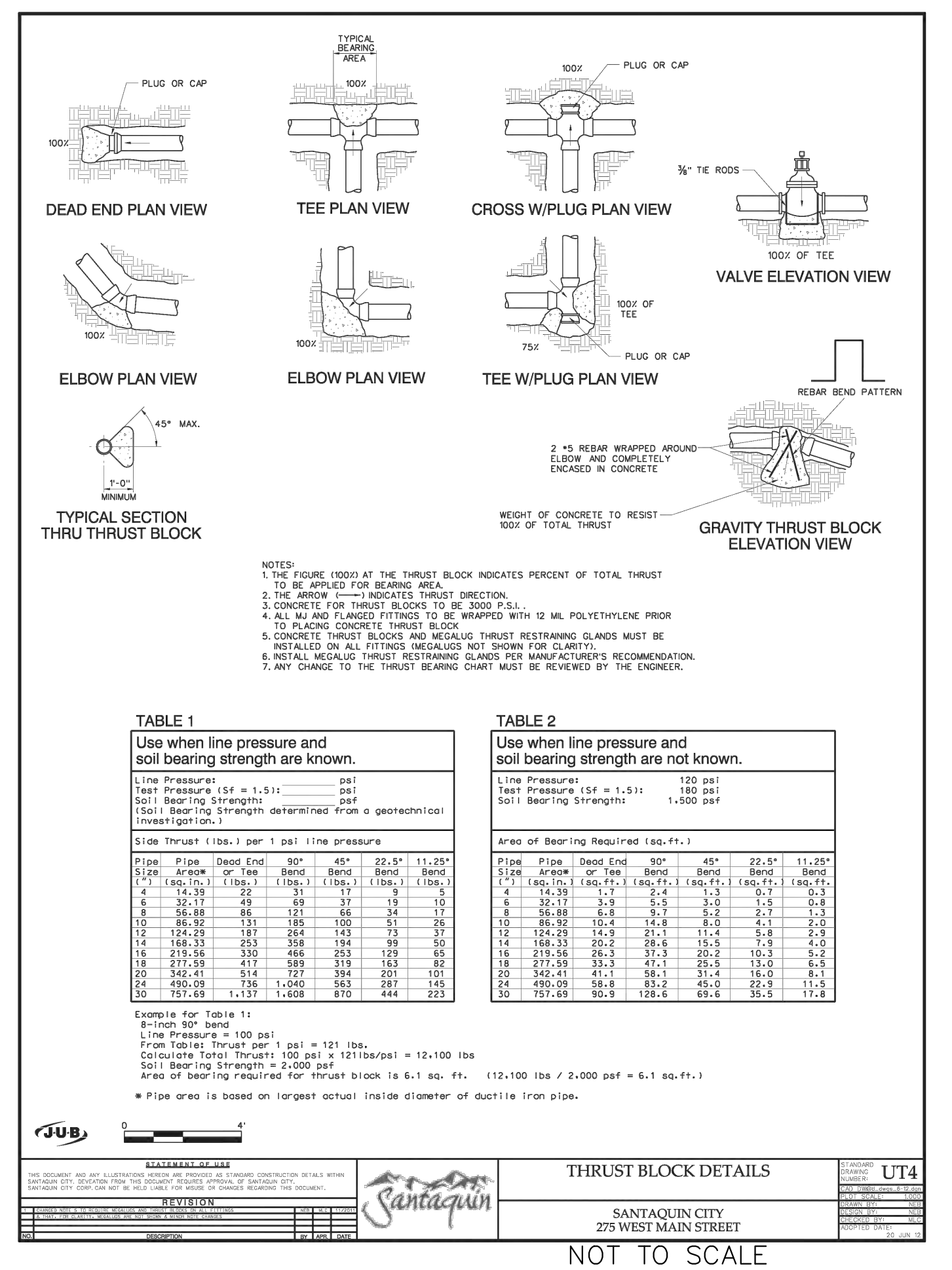
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ADOPTED DATE: 19 - OCT - 16



ECLIPSE HYDRANT BLOW-OFF ASSEMBLY

SANTAQUIN CITY
275 WEST MAIN STREET

W7
ADOPTED DATE: 19 - OCT - 16



THRUST BLOCK DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

UT4
ADOPTED DATE: 19 - OCT - 16

NO.	DESCRIPTION	DATE	APPD

ORIG. DATE: 2-8-21
 SURVEY BY: GFW
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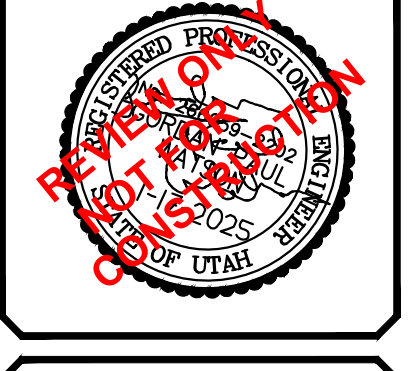
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 WATER DETAIL

1-17-2025

SANTAQUIN CITY

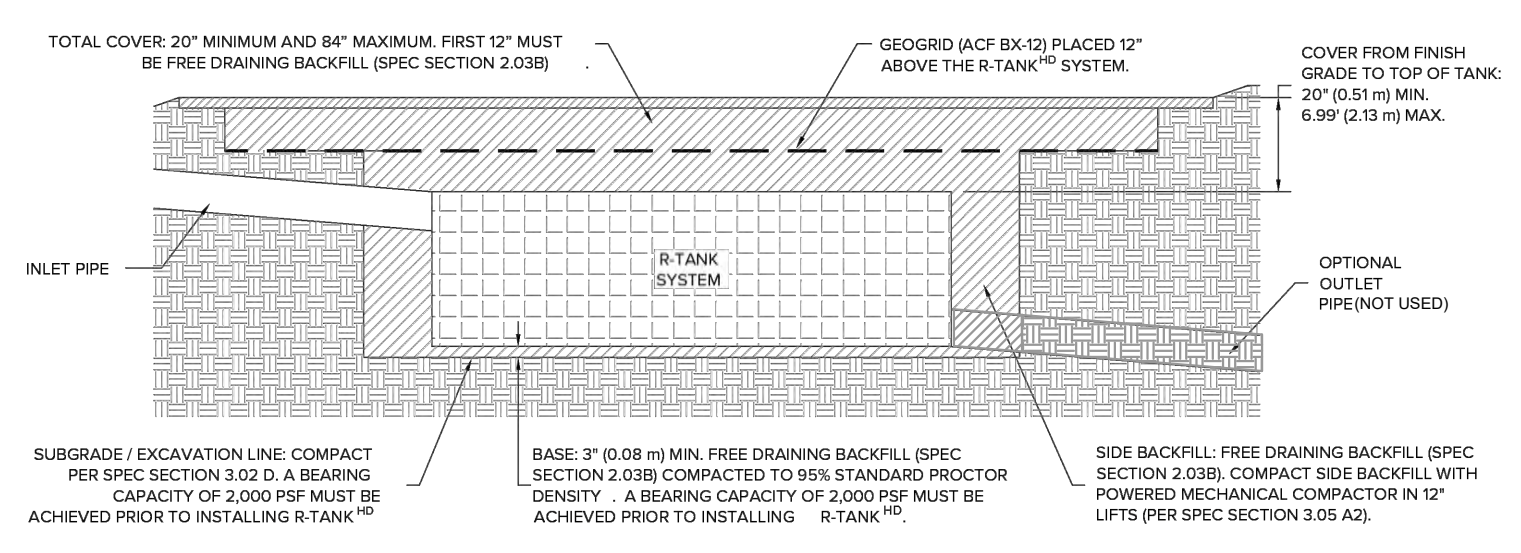


DESIGN CONSIDERATIONS

Many factors will influence the design of the R-Tank system. While this list is not intended to be all-inclusive, the following design considerations are worth highlighting:

- 1. PRE-TREATMENT**
Removing pollutants from runoff before they enter an underground detention system is the smart way to design and build a system. Trash Guard Plus is a great tool for this. Be sure the system you select will remove heavy sediments, gross pollutants (trash) and biodegradable debris.
- 2. BACKFILL MATERIALS**
Backfill materials should be angular stone (<1.5" in diameter) or soil (GW, GP SW or SP per the Unified Soil Classification System). Material must be free from lumps, debris and sharp objects that could cut the geotextile. See the R-Tank narrative specification for additional information.
- 3. RUNOFF REDUCTION**
Most designs incorporate an outlet to drain the system at a controlled rate and/or an overflow to prevent flooding in extreme events. Any infiltration that can be achieved on the site should also be taken advantage of. Consider raising the invert of your outlet or creating a sump to capture and infiltrate the water quality volume whenever possible.

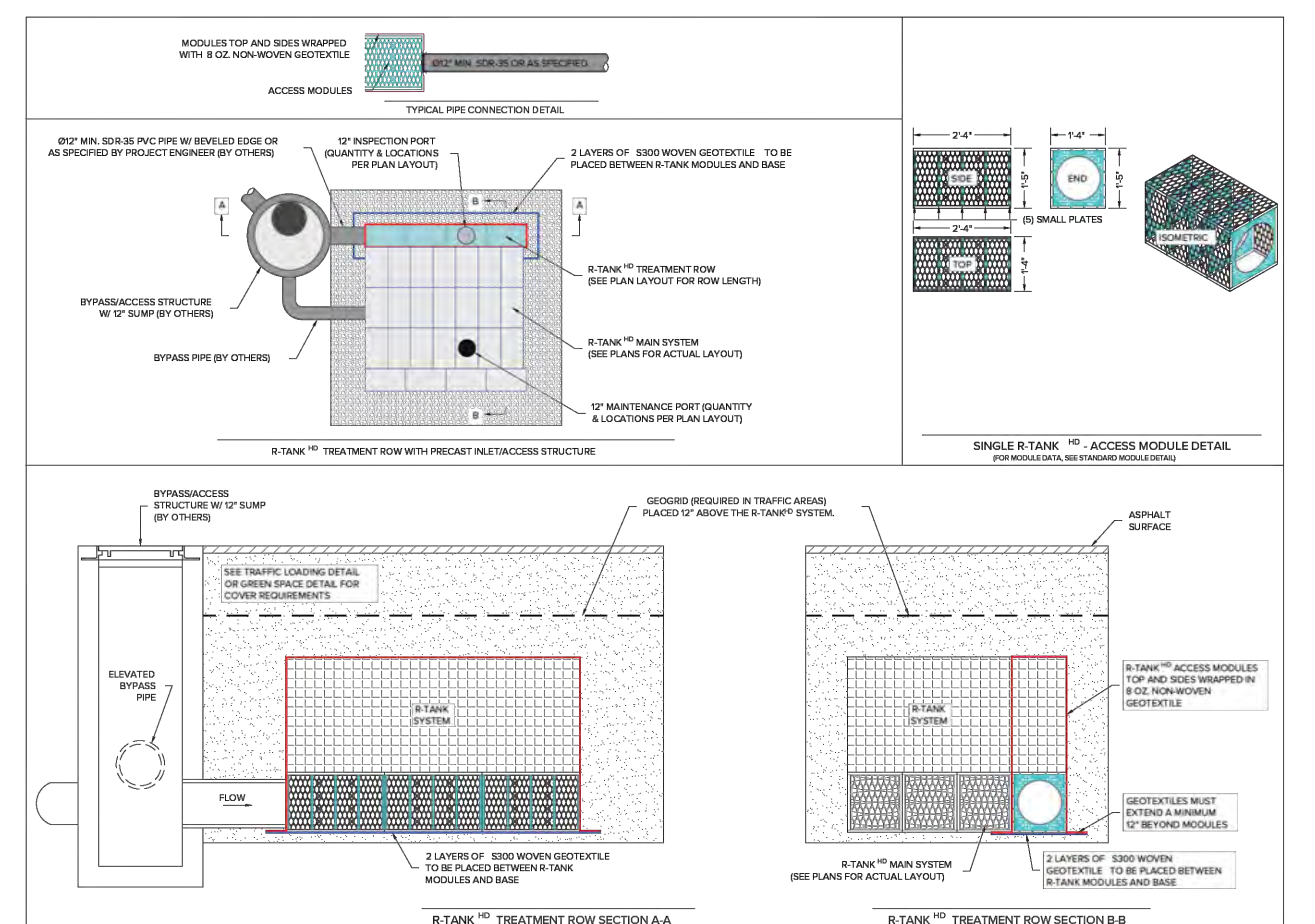
- 4. WATER TABLE**
While installing R-Tank below the water table is manageable, a stable base must be created to support the system. Ground water can be allowed to enter and drain from the system, or a liner can be used to prevent ground water from entering the system if measures are taken to prevent the system from floating.
- 5. CONSTRUCTION LOADS**
Construction loads are often the heaviest loads the system will experience. Care must be taken during backfilling and compaction, and post-installation construction traffic should be routed around the system.
- 6. LATERAL LOADS**
As systems get deeper, the loads acting on the sides of the tank increase. While vertical loads often control the design, lateral loads should also be considered.
- 7. R-TANK MODULES**
Selecting the right module for your application is critical. See page 3 and the specs on the back of this brochure for details. Our team is also here to help!
- 8. LOAD MODELING**
A safety factor of >1.75 is required when designing an R-Tank System using the AASHTO LRFED Bridge Design Specifications. It is also necessary to run your own loading model with site specific requirements.



NOT TO SCALE

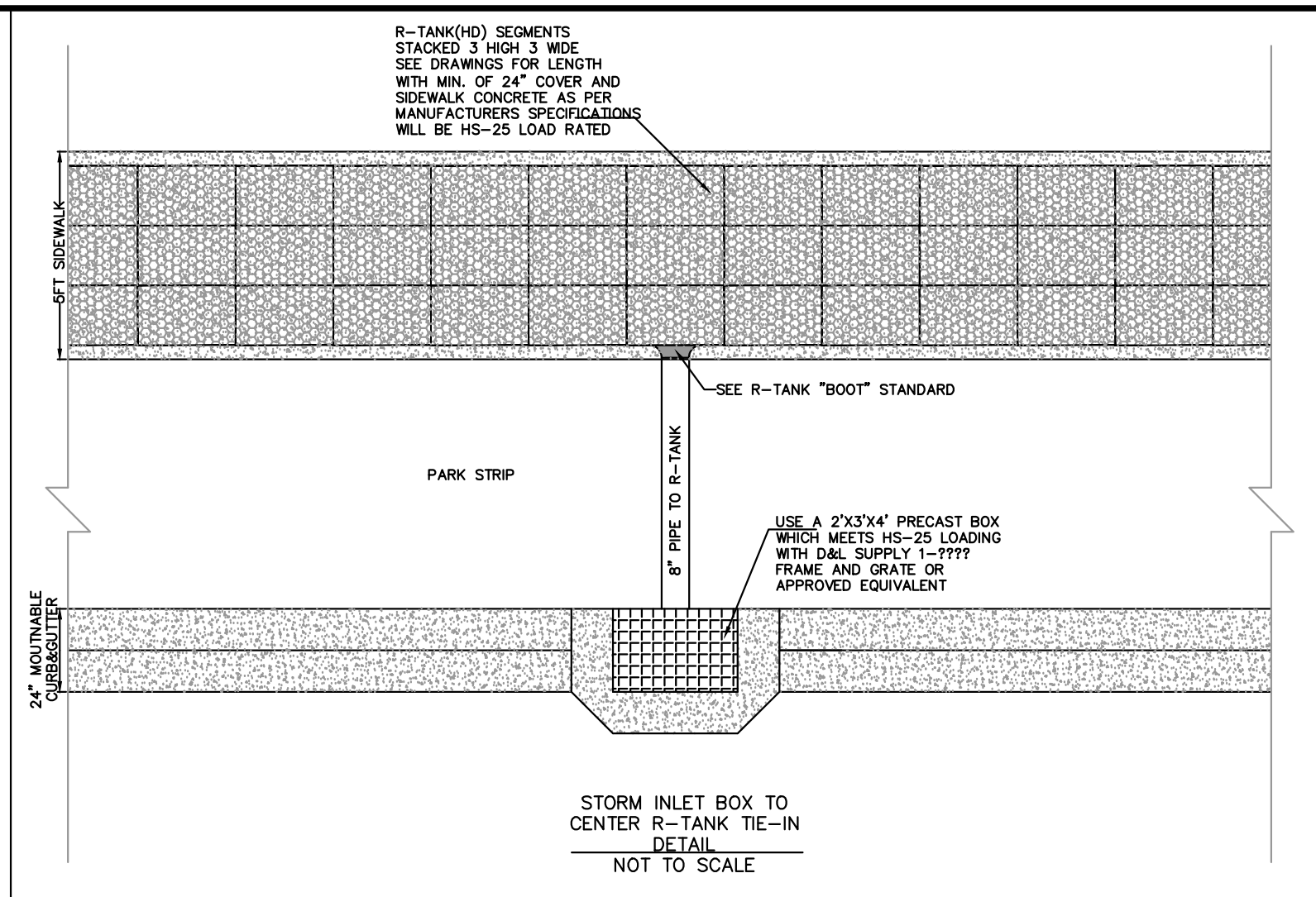
DESIGNING AN R-TANK SYSTEM WITH LONGEVITY & MAINTENANCE IN MIND IS A THREE-STEP PROCESS:

- 1. PRE-TREAT**
Keep debris out of the system using decentralized filters and screens. Ferguson offers a complete range of options from perforated screen devices to high flow geotextile bag and cartridge based filter drain inserts.
- 2. ISOLATE**
Trap solid pollutants inside the treatment row (see treatment row drawing below) where they can be easily removed using the access modules (available in LD, HD, and UD only). These modules are wrapped in geotextile to retain solids and are fully accessible by conventional jet-vac systems to remove captured pollutants.
- 3. PROTECT**
Ensure a long system life by including maintenance ports to remove any pollutants that evade the pre-treatment system and treatment row. Maintenance ports should be specified within 10' of inlet and outlet connections, and roughly 50' on center.

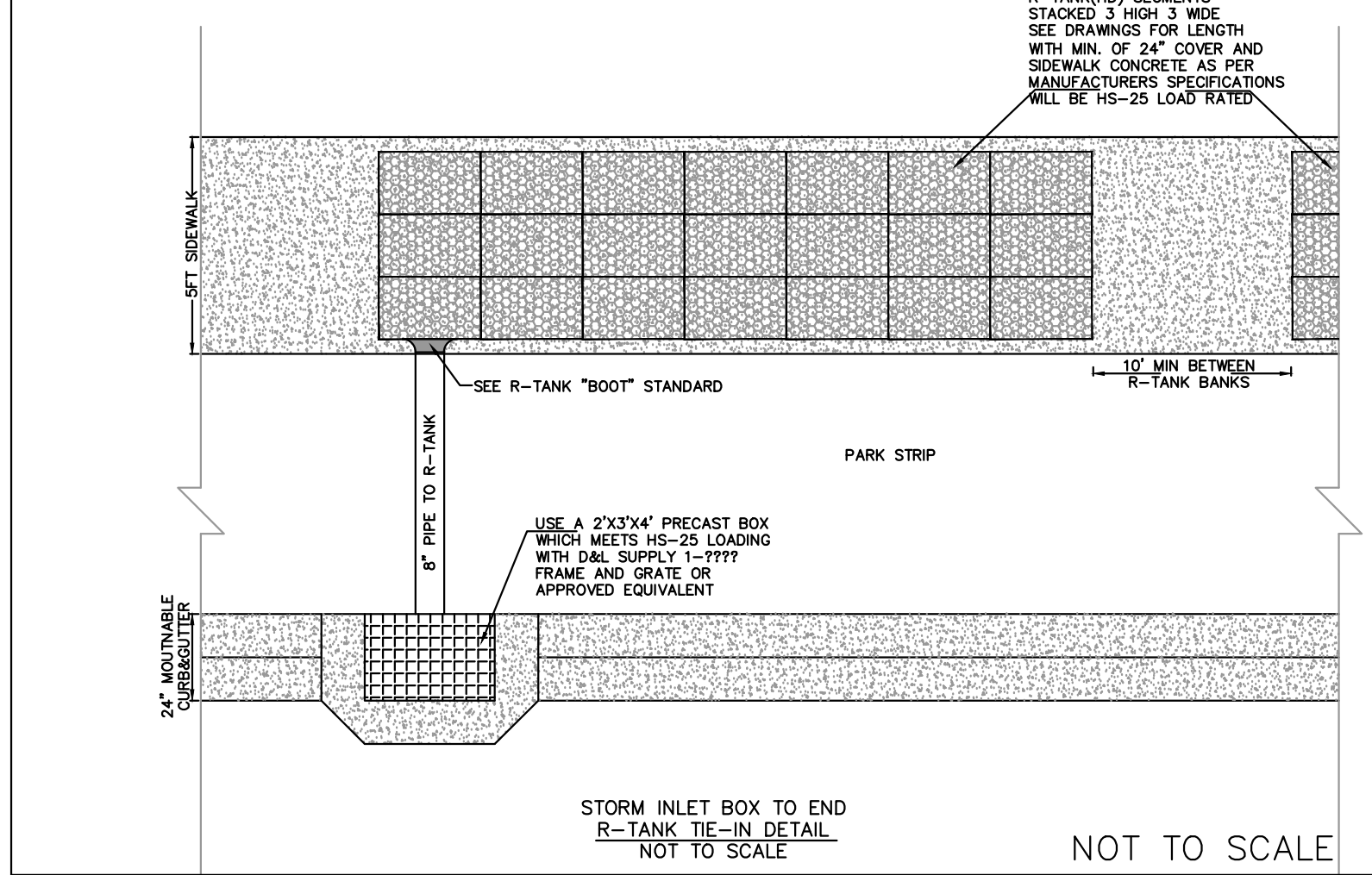


NOT TO SCALE

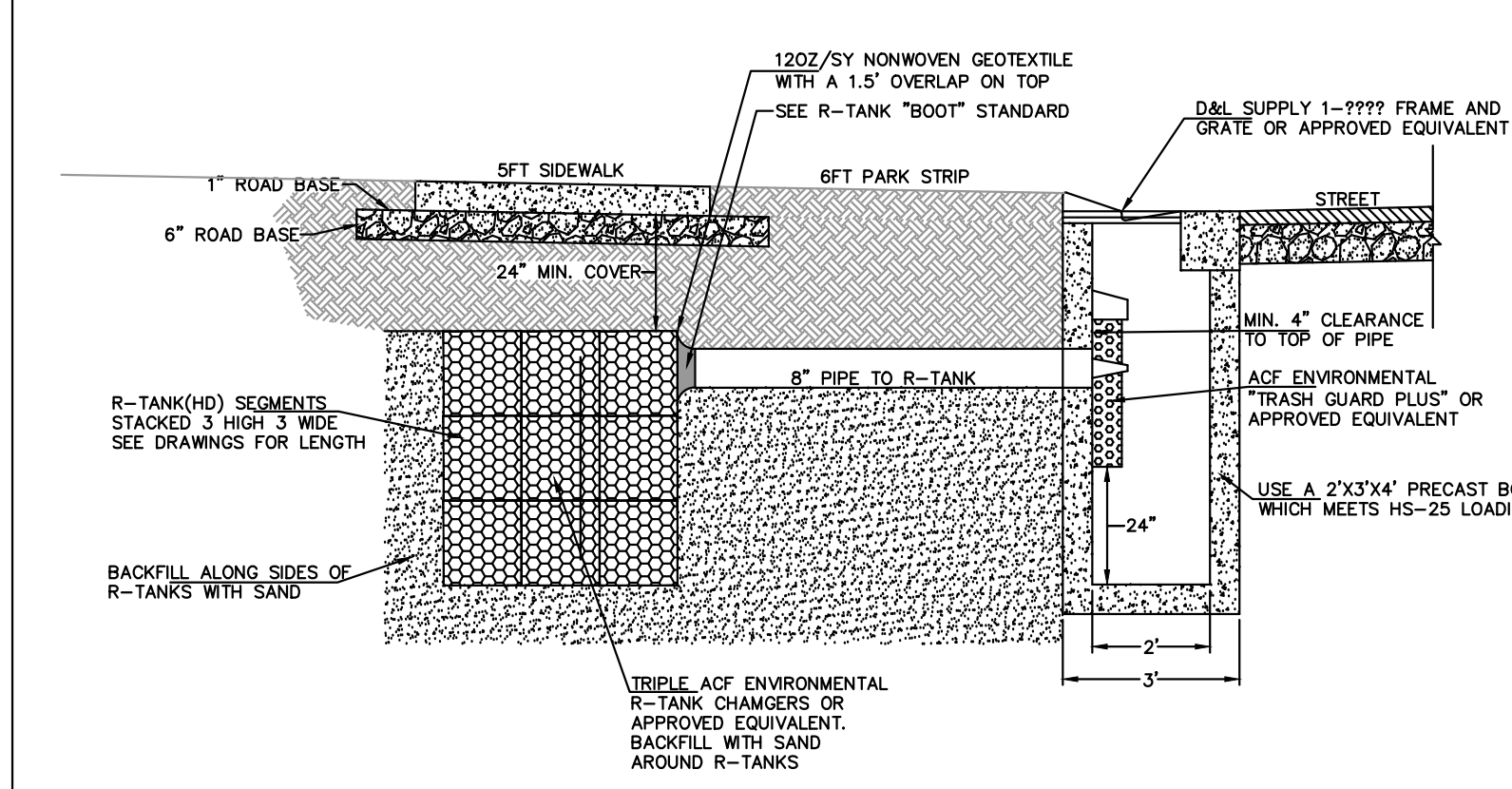
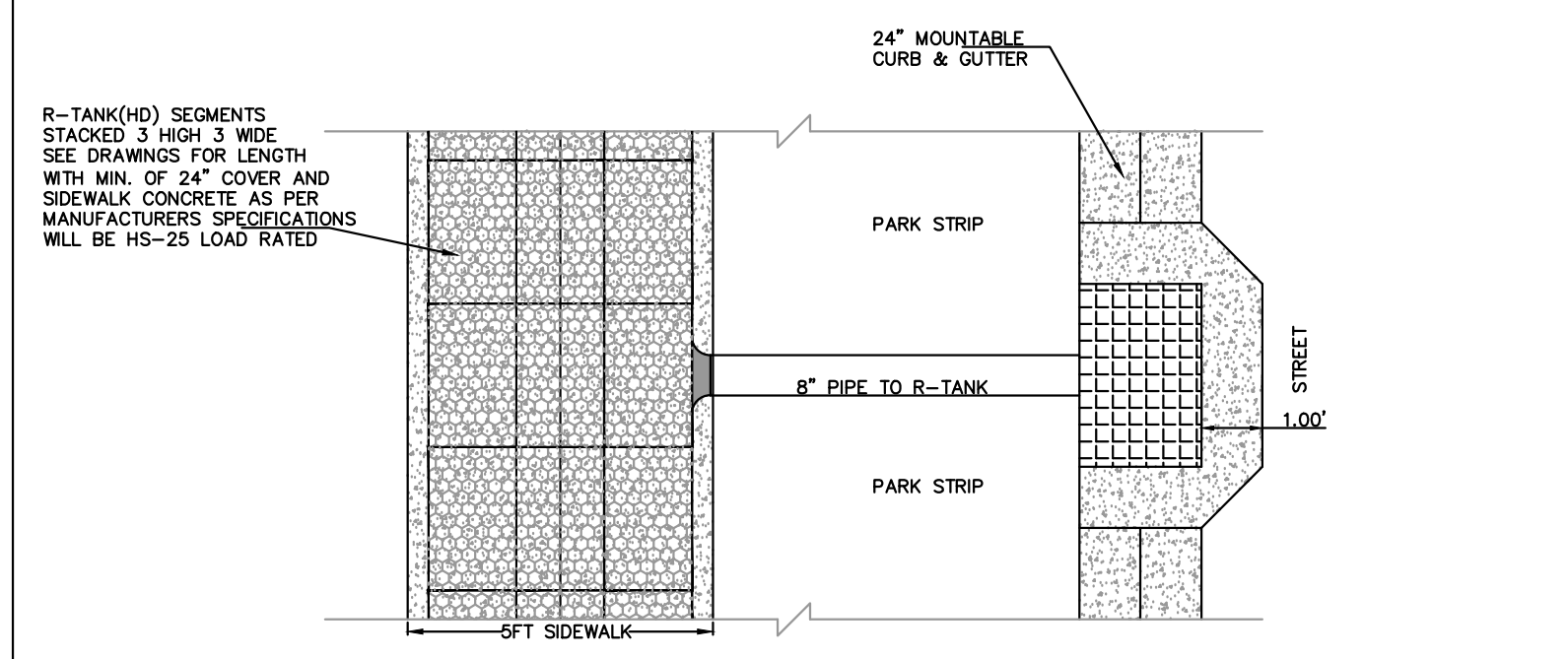
Item	Description	Value	Value	Value	Value	Value
1	Void Area	95%	95%	95%	95%	90%
2	Surface Area Void	95%	95%	95%	95%	95%
3	Compressive Strength	350 psi	33.4 psi	42.9 psi	134.2 psi	320 psi
4	Unit Weight	Weight of plastic per cubic foot of tank	3.29 lb/ft ³	3.62 lb/ft ³	3.98 lb/ft ³	4.33 lb/ft ³
5	Ring Thickness	Thickness of wall bearing members	0.39"	0.39"	0.39"	0.39"
6	Service Temperature	Safe temperature range for use	34-90°F	34-90°F	34-90°F	34-90°F
7	Required Cover	Use of required polyethylene	100%	100%	100%	100%
8	Minimum Cover	Cover required for loading	20"	18"	17"-18"	6"
9	Maximum Cover	Maximum allowed cover depth	30"	6.99'	9.99'	16.7'



NOT TO SCALE

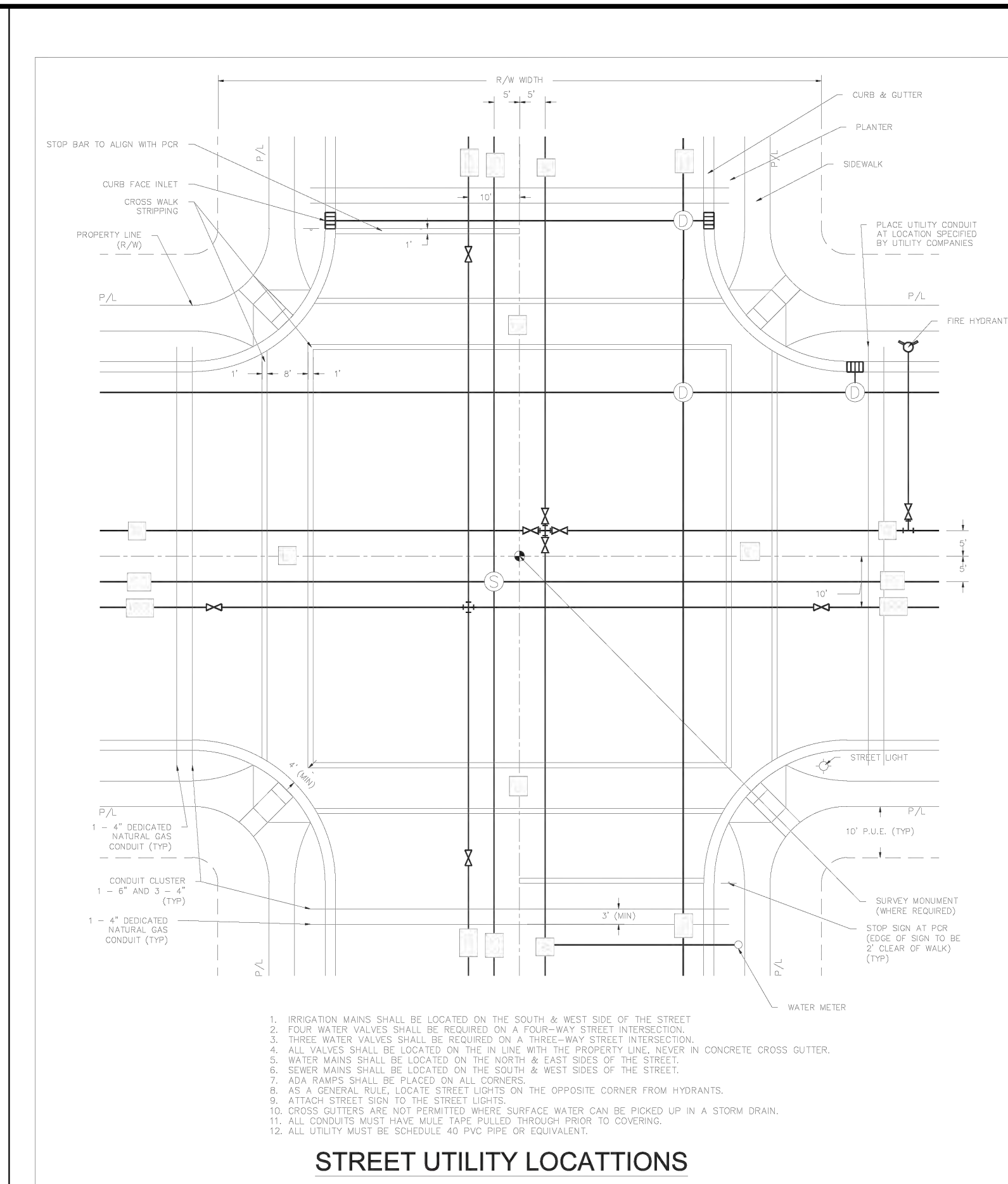


NOT TO SCALE



- NOTES:
1. ACF ENVIRONMENTAL R-TANK OR EQUIVALENT ARE SHALL BE INSTALLED AS TO MANUFACTURERS SPECIFICATIONS.
 2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIAL APPROVED BY THE CITY ENGINEER OR DESIGNER.

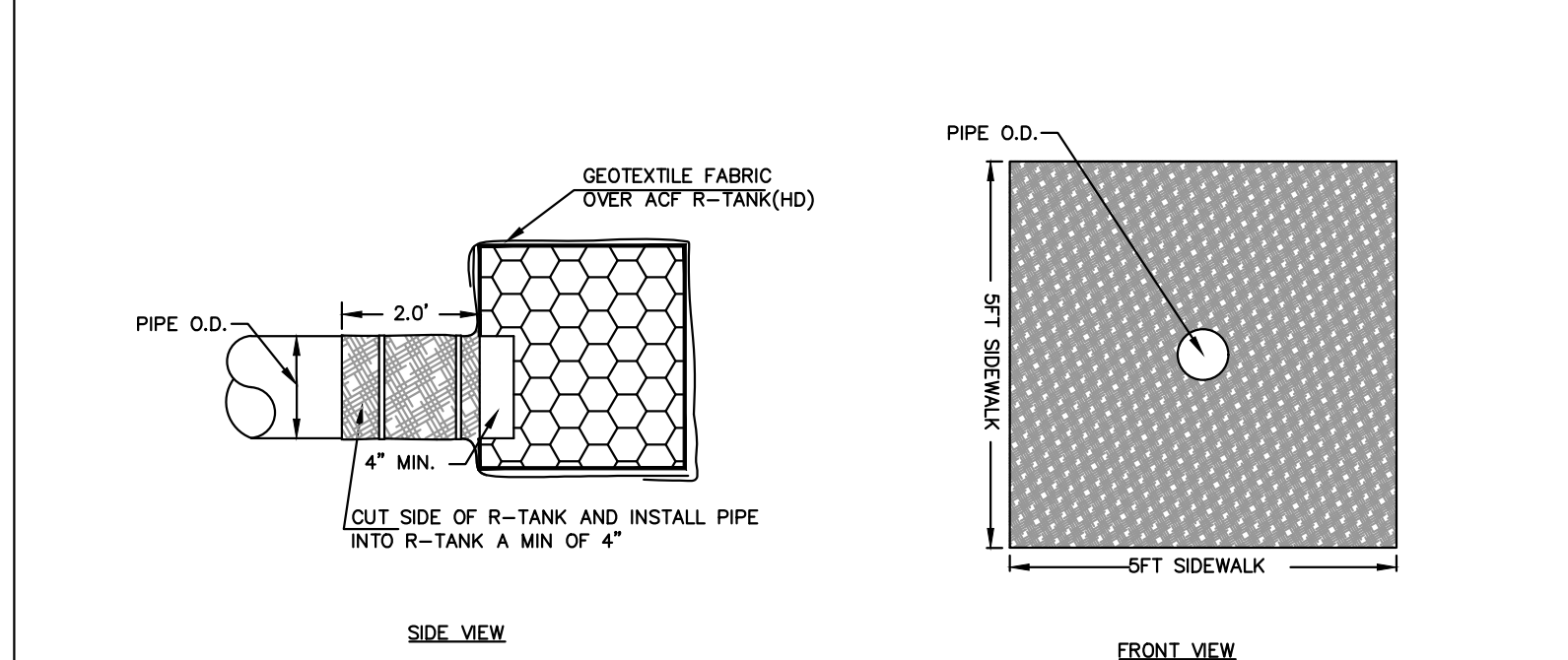
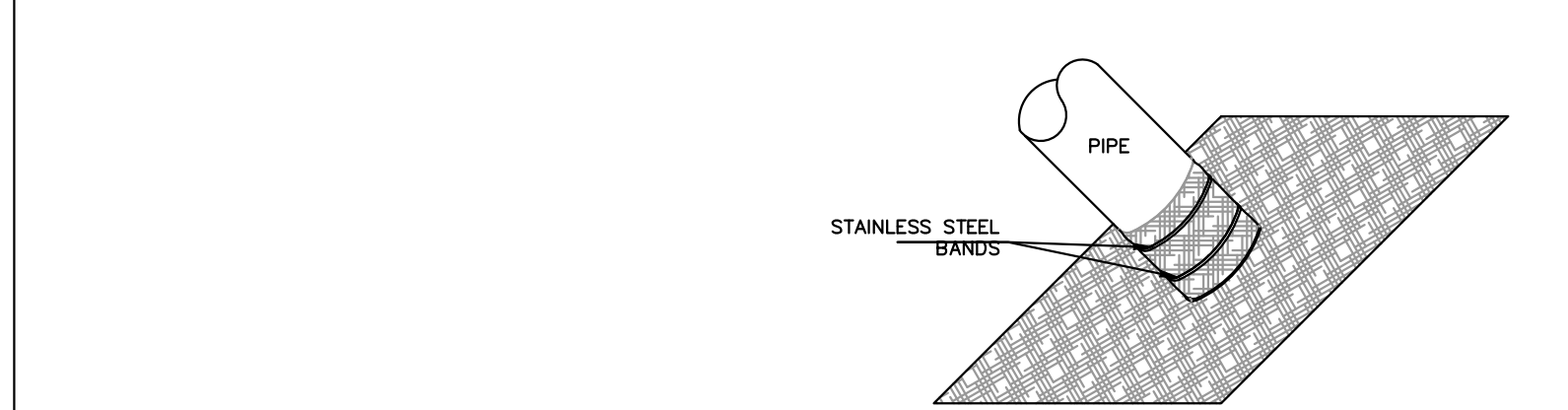
NOT TO SCALE



NOT TO SCALE

STREET UTILITY LOCATIONS
PLAN VIEW
 SANTAQUIN CITY
 275 WEST MAIN STREET

NO.	DESCRIPTION	DATE	APP'D



- NOTES:
1. CUT FABRIC AND WRAP AROUND PIPE SO THAT PIPE EXTENDS INTO ACF R-TANK(HD) PIPE EFFLUENT SHALL NOT PASS THROUGH FABRIC
 2. 12 OZ/SY NONWOVEN GEOTEXTILE WITH A 1.5' OVERLAP
 3. FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

NOT TO 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

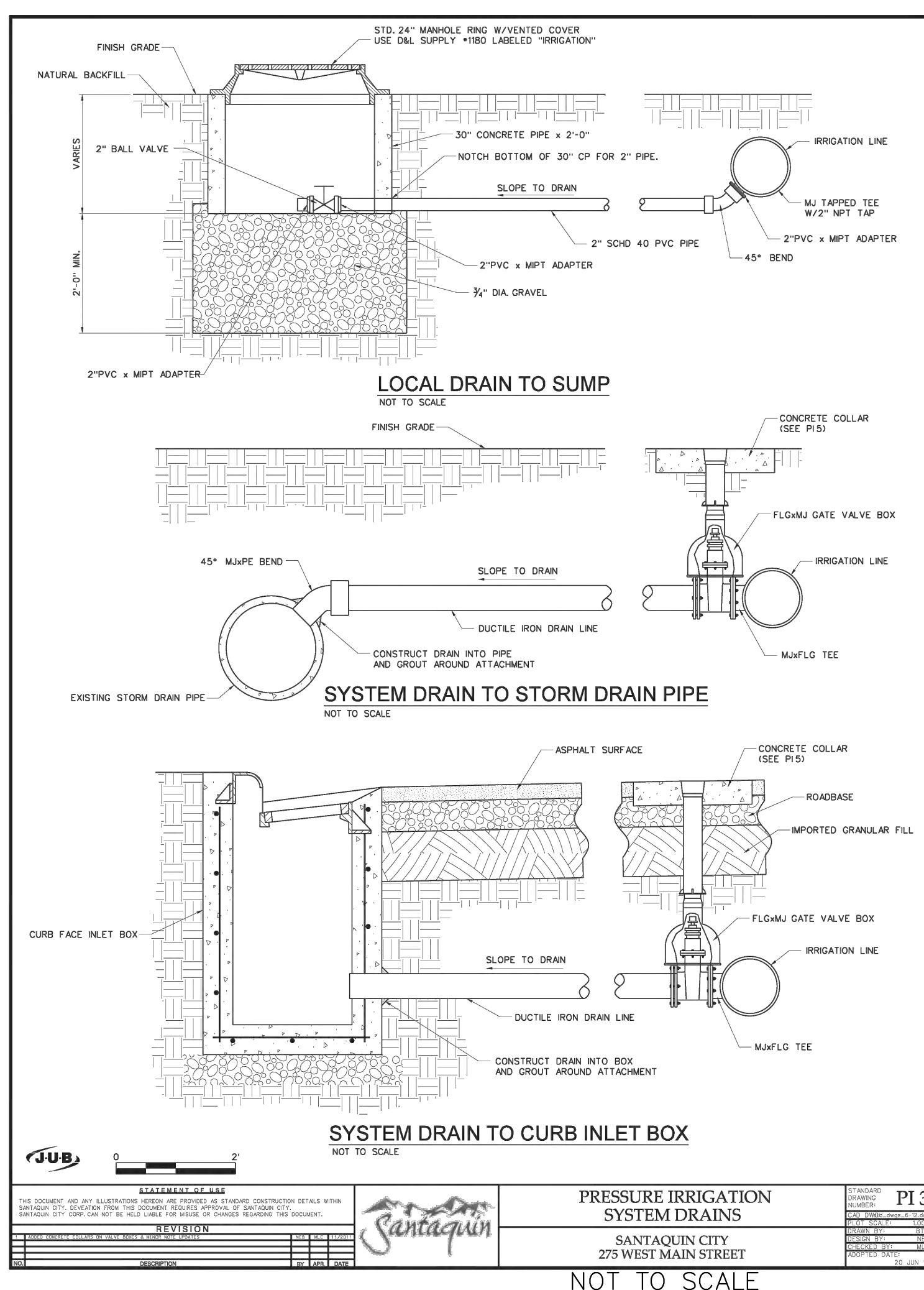
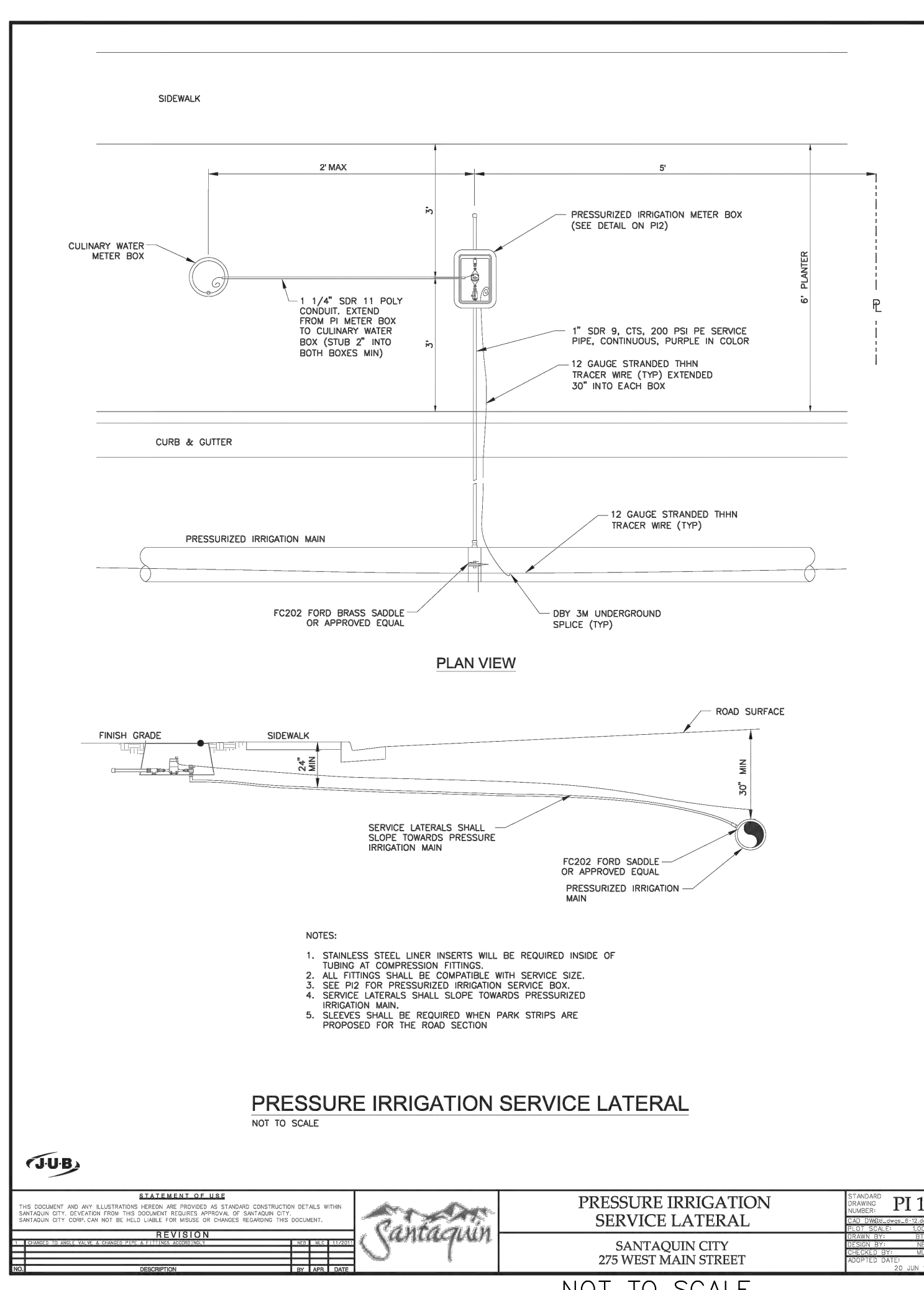
BELLA VISTA SUBDIVISION

STORM DETAIL

1-17-2025

SANTAQUIN CITY

SHEET NO. **D4**

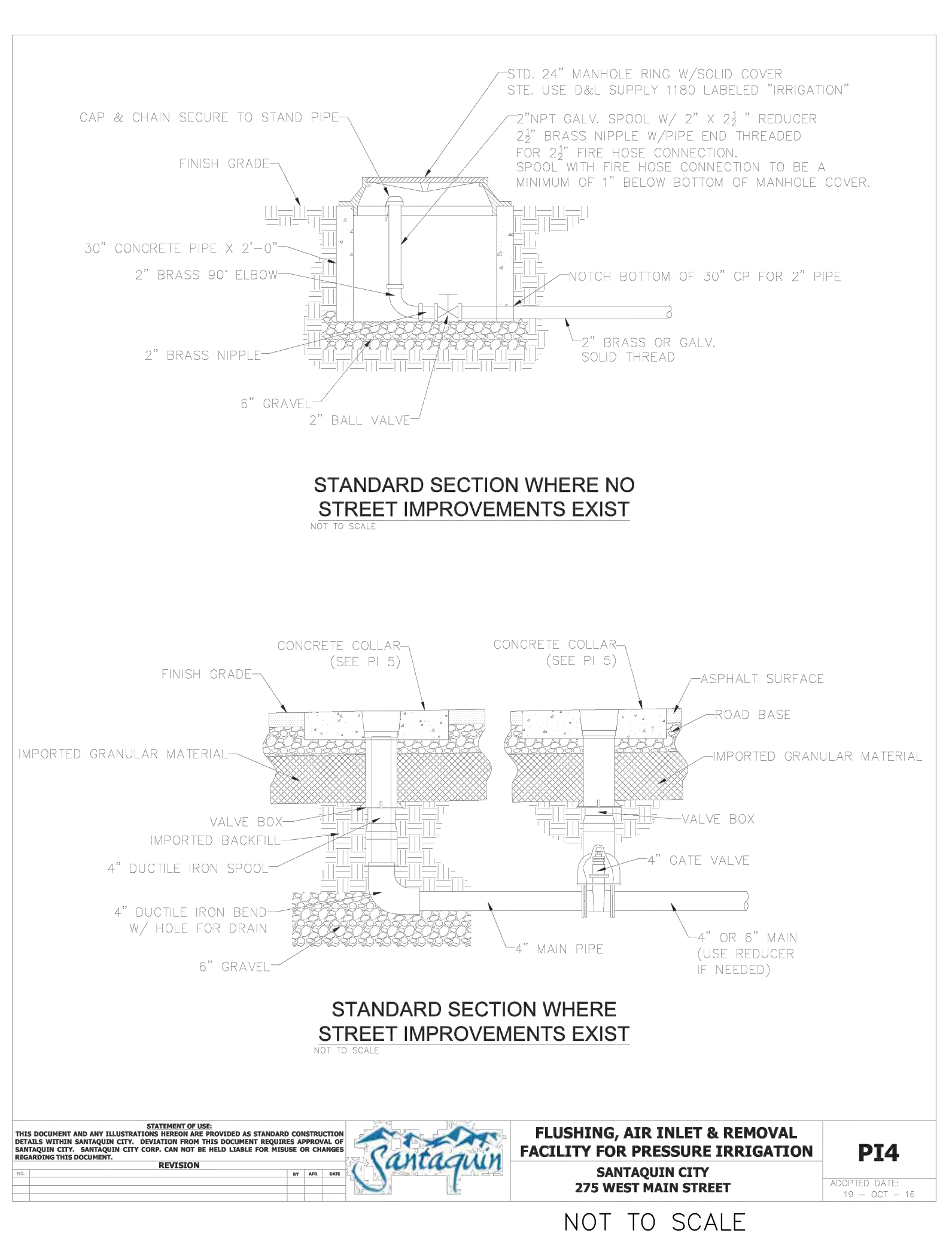
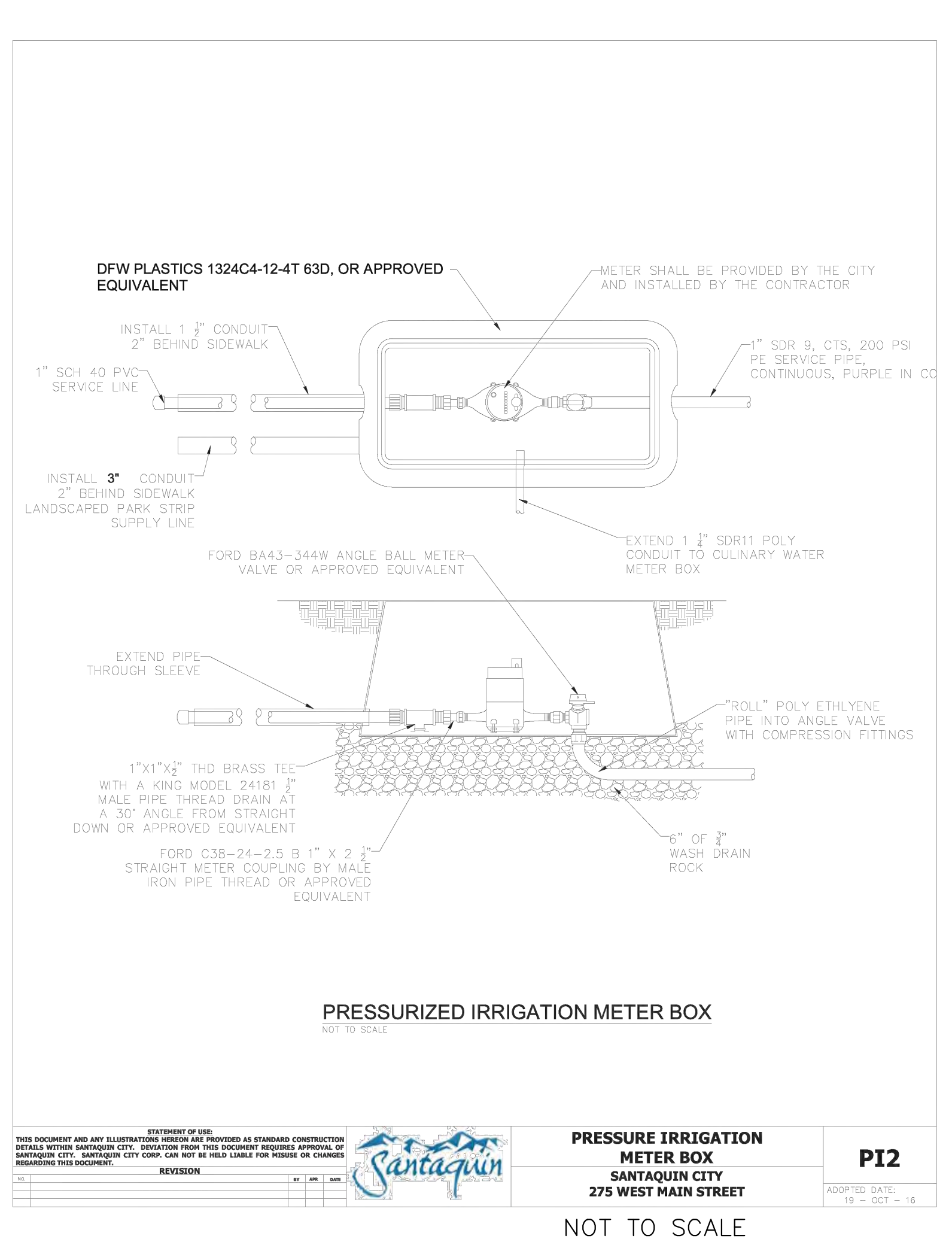


REVISION

PRESSURE IRRIGATION SYSTEM DRAINS
SANTAQUIN CITY
275 WEST MAIN STREET

PI 3

ADOPTED DATE: 19 - OCT - 18

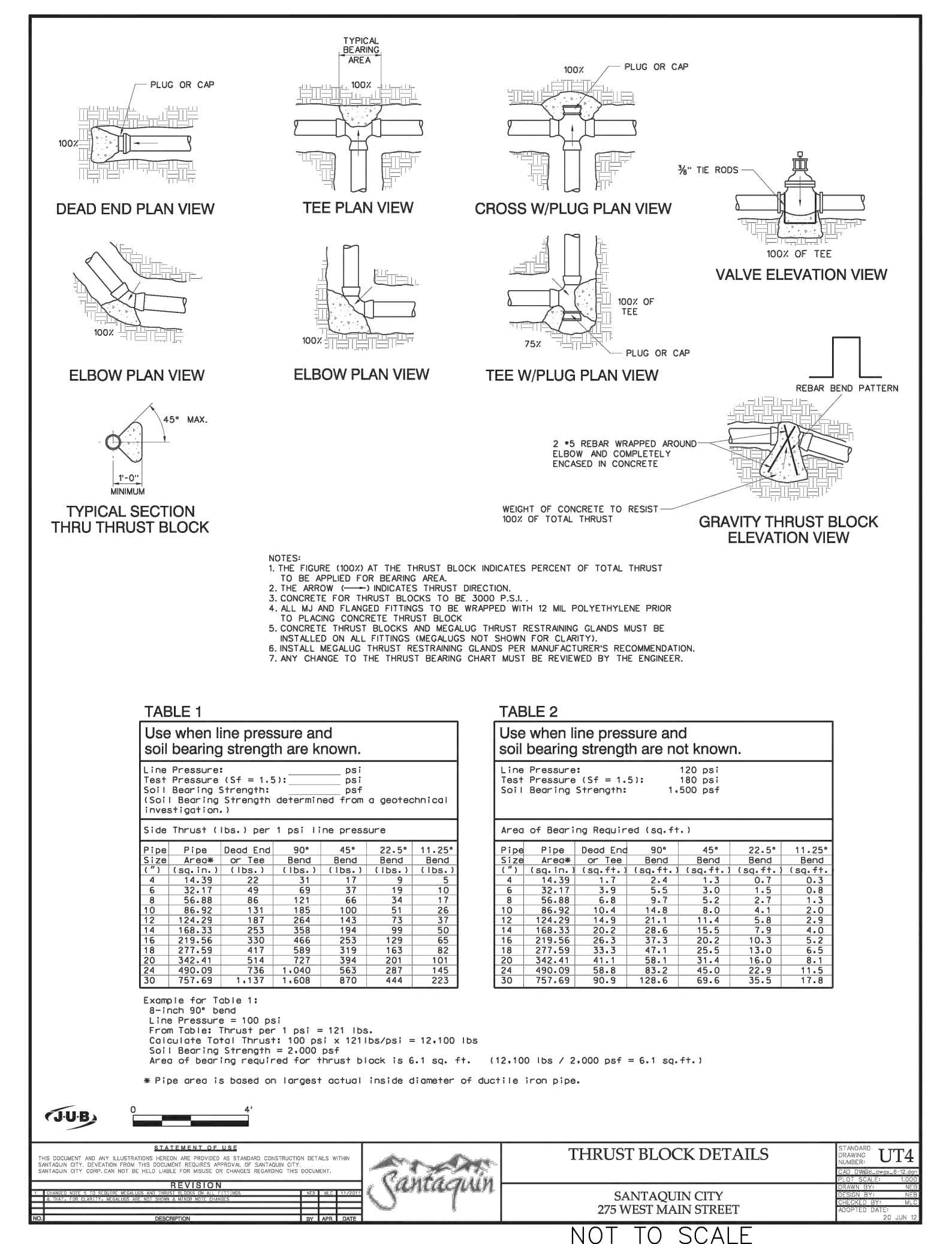
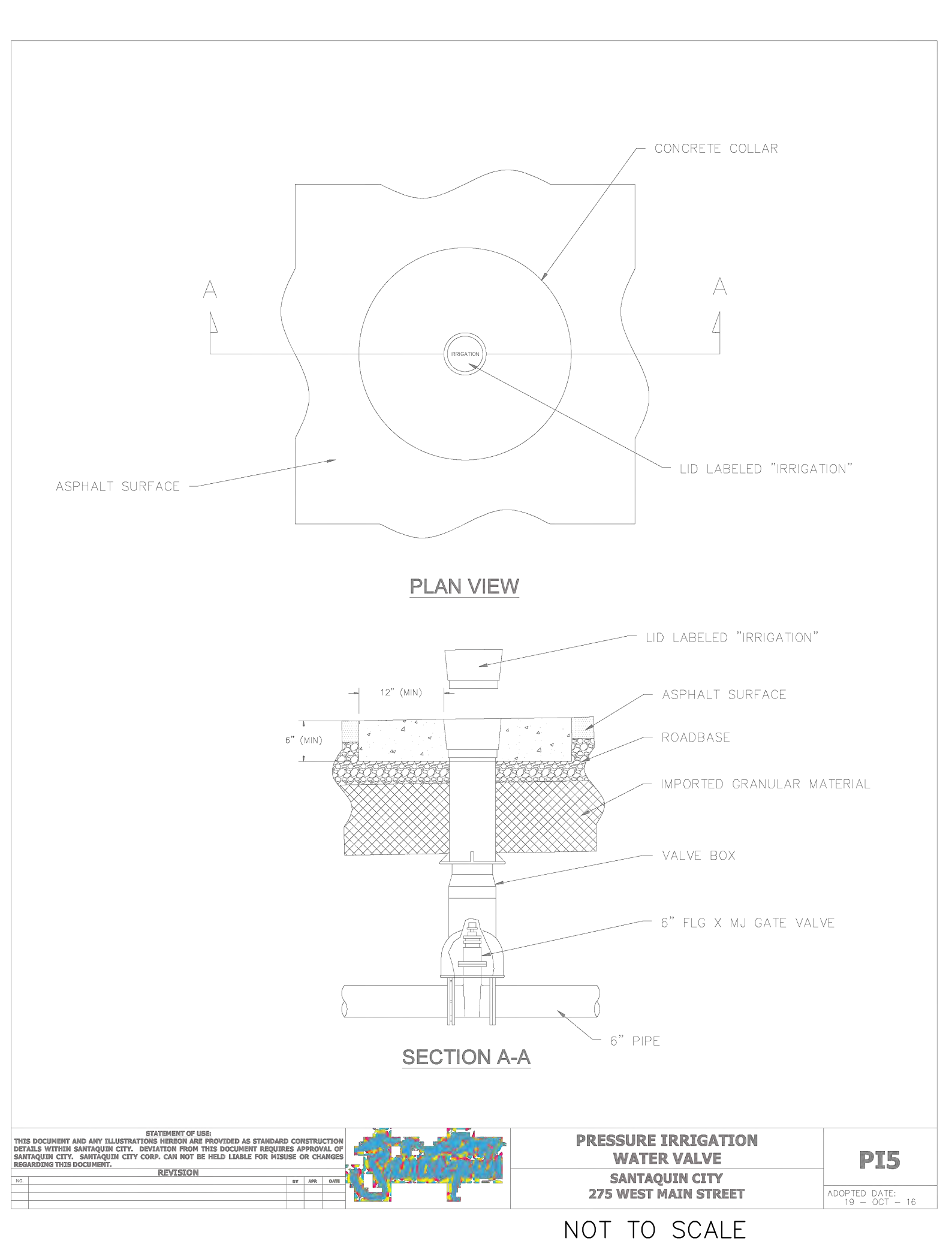


REVISION

FLUSHING, AIR INLET & REMOVAL FACILITY FOR PRESSURE IRRIGATION
SANTAQUIN CITY
275 WEST MAIN STREET

PI 4

ADOPTED DATE: 19 - OCT - 18



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

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CONSTRUCTION MANAGEMENT

BELLA VISTA SUBDIVISION
IRRIGATION WATER DETAILS

SANTAQUIN CITY

SHEET NO. D5

DATE: 2-8-21

NO. DESCRIPTION

DATE

APP'D

ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: N/A

Specifications

PORT DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be 90" smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356-1 ingot per ASTM B-179 6061 or ASTM B261-95. The straight shaft shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft meets the base. All exposed welds shall be ground smooth. All welding shall be per ANSI/AWS D12.90. All welders shall be certified per Section 5 of ANSI/AWS D12.90.

INSTALLATION
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 5". At the top of the post, a 60" x 3" tall fin with a transitional dome shall be provided for luminaire mounting.

FINISH
The entire assembly shall have a standard Hothsphen black finish.

LUMINAIRE DESCRIPTION
-Granville Premier II LED
-40W 2'SOA Driver, 48 CCT
-Auto Sensing 120-277V
-Synthetic Top V, No Trim, Spike Finish, Full Cover
-NEMA Twistlock Photocoupler Receptacle
-D11, Twistlock Photocoupler For Solid-State Lighting 120-277V
-25# Prewired Leads
For complete specifications see LUM_GPD.

Anchorage Detail

Specifications

PORT DESCRIPTION
MATERIALS
CONSTRUCTION
INSTALLATION
FINISH
LUMINAIRE DESCRIPTION

STATEMENT OF WORK
THIS DOCUMENT AND ANY ILLUSTRATIONS HERIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR SANTAQUIN CITY. PROVIDOR SHALL VERIFY ALL REQUIREMENTS AND OPTIONS OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES HEREIN THIS DOCUMENT.

LOCAL AND COLLECTOR STREET LIGHTING DETAILS

SANTAQUIN CITY
275 WEST MAIN STREET

L1

APPROVED DATE: 19 - OCT - 16

NOT TO SCALE

STATEMENT OF WORK
THIS DOCUMENT AND ANY ILLUSTRATIONS HERIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR SANTAQUIN CITY. PROVIDOR SHALL VERIFY ALL REQUIREMENTS AND OPTIONS OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES HEREIN THIS DOCUMENT.

ANCHOR BASE & BREAK AWAY COUPLING

SANTAQUIN CITY
275 WEST MAIN STREET

L4

APPROVED DATE: 19 - OCT - 16

NOT TO SCALE

STATEMENT OF WORK
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LOCAL STREET / STOP SIGN DETAIL

SANTAQUIN CITY
275 WEST MAIN STREET

ST7

APPROVED DATE: 19 - OCT - 16

NOT TO SCALE

STATEMENT OF WORK
THIS DOCUMENT AND ANY ILLUSTRATIONS HERIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR SANTAQUIN CITY. PROVIDOR SHALL VERIFY ALL REQUIREMENTS AND OPTIONS OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES HEREIN THIS DOCUMENT.

TYPICAL STREET SIGN DETAIL (NO STOP SIGN)

SANTAQUIN CITY
275 WEST MAIN STREET

ST9

APPROVED DATE: 19 - OCT - 16

NOT TO SCALE

STATEMENT OF WORK
THIS DOCUMENT AND ANY ILLUSTRATIONS HERIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR SANTAQUIN CITY. PROVIDOR SHALL VERIFY ALL REQUIREMENTS AND OPTIONS OF SANTAQUIN CITY. SANTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES HEREIN THIS DOCUMENT.

TYPICAL SPEED LIMIT SIGN DETAIL

SANTAQUIN CITY
275 WEST MAIN STREET

ST10

APPROVED DATE: 19 - OCT - 16

NOT TO SCALE

ORIG. DATE: 2-8-21

SURVEY BY: GPW

DRAWN BY: GPW

DESIGNED BY: GPW

CHECKED BY: GPW

SCALE: N/A

NO. DESCRIPTION DATE APPD

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

BELLA VISTA SUBDIVISION

SANTAQUIN CITY

LIGHT AND SIGN DETAILS

PRINT DATE: 1-17-2025

SHEET NO. **D6**

CONSTRUCTION SHOP BUILDING

GREENHALGH CONSTRUCTION

1268 W. TIMPANOGOS TERRACE

SANTAQUIN, UTAH 84655



CIVIL ENGINEER

ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UTAH 84660
ANDREW J. DELPIVO, P.E.
801.655.0566
aj@atlasengr.com

ARCHITECT

WPA ARCHITECTURE
1535 NORTH FREEDOM BLVD., SUITE 360
PROVO, UTAH 84604
BRUCE T. FALLON, AIA, LEED AP
801.374.0800
bfallon@wpa-architecture.com

OWNER

GREENHALGH CONSTRUCTION
135 WEST 200 NORTH
SANTAQUIN, UTAH 84655
KIRK GREENHALGH
801.404.3000
kirk@greenhalghconstruction.com

STRUCTURAL ENGINEER

DYNAMIC STRUCTURES
744 SOUTH 400 EAST
OREM, UTAH 84057
JAY ADAMS, S.E.
801.356.1140
jay@dynamicstructures.com

MECHANICAL ENGINEER

RED BRICK ENGINEERING
1052 SOUTH 1350 EAST
SPANISH FORK, UTAH 84660
ZACH LARSON, P.E.
801.224.5335
zach@redbrickengineering.com

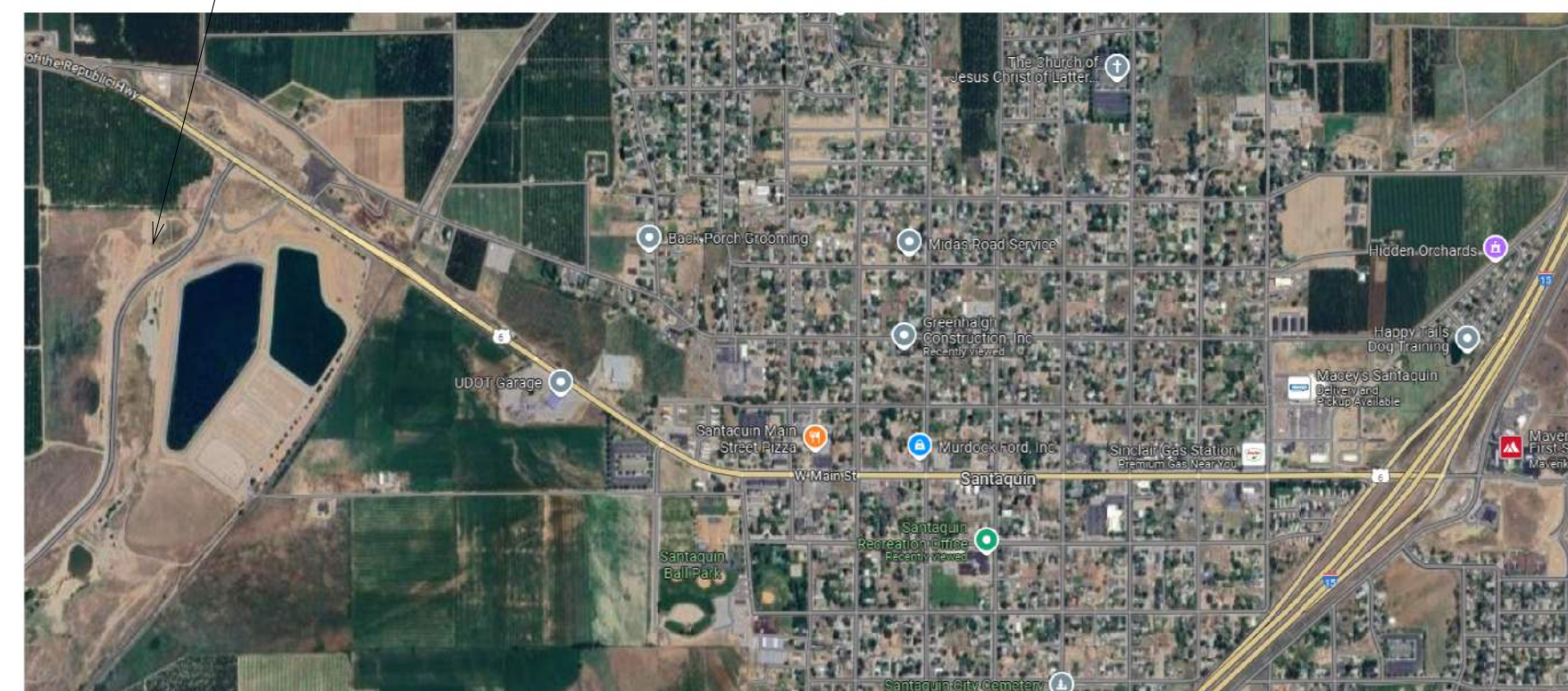
ELECTRICAL ENGINEER

RED BRICK ENGINEERING
1052 SOUTH 1350 EAST
SPANISH FORK, UTAH 84660
ZACH LARSON, P.E.
801.224.5335
zach@redbrickengineering.com

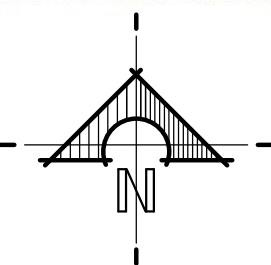
DRAWING INDEX

GENERAL
G1.1 COVER SHEET
CIVIL
C-1 CIVIL COVER SHEET
C-2 OVERALL BOUNDARY
C-3 OVERALL UTILITY LAYOUT
C-4 DRAINAGE PLAN
C-5 EXISTING TOPOGRAPHY
C-6A TBC PLAN
C-6B TBC PLAN
DT-01 DETAIL SHEET
ARCHITECTURAL
A1.1 SITE & LANDSCAPE PLAN
A4.1 EXTERIOR ELEVATIONS
ELECTRICAL
E1.0 ELECTRICAL SITE PLAN

PROJECT LOCATION



VICINITY MAP



GENERAL NOTES

- A. ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.
- B. GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 34 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE TEMPERED.
- C. TANK TYPE WATER CLOSETS SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
- D. BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.
- E. PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER.
- F. STORAGE OF EQUIPMENT, BOLS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR BASEMENT IS EXPRESSLY PROHIBITED.
- G. GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.
- H. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.
- I. DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- J. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
- K. SEE ELECTRICAL DRAWINGS FOR RELATED SITE UTILITIES.
- L. COMPLY WITH SPANISH FORK CITY STANDARDS, SPECIFICATIONS, AND DRAWINGS.
- M. COMPLY WITH REQUIREMENTS OF PROJECT GEO-TECHNICAL REPORT.
- N. FINISH GRADE AND FINISH SIDEWALKS TO SLOPE AWAY FROM BUILDING WITH POSITIVE DRAINAGE.

PROJECT DATA

SITE ADDRESS: 1268 WEST TIMPANOGOS TERRACE
SANTAQUIN, UTAH 84655
PARCEL NUMBER: T1002.0014
ZONING: I-1
GENERAL PLAN: 1 (INDUSTRIAL)
EXISTING USE: VACANT
PROPOSED USE: CONSTRUCTION SHOP & OFFICE
LAND AREA: 3.746 ACRES

revision information
no. date description

milestone issue date
12.30.2024
milestone issue description
SITE PLAN REVIEW
latest revision date
latest revision description

COVER SHEET

G1.1

GREENHALGH SITE PLAN

1268 WEST TIMPANOGOS TERRACE

SANTAQUIN, UTAH

FINAL PLAN SET

JANUARY 2025

-SHEET INDEX-

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



BOUNDARY DESCRIPTION:

BEING A PARCEL OF LAND, BEING LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°30'52" EAST 169.56 FEET AND EAST 561.06 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°23'57" EAST 310.25 FEET; THENCE SOUTH 00°35'40" WEST 487.66 FEET; THENCE SOUTHWESTERLY 122.72 FEET ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°52'40"; THENCE NORTH 55°06'47" WEST 14.15 FEET; THENCE NORTHWESTERLY 110.21 FEET ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°53'14"; THENCE WEST 94.43 FEET; THENCE NORTH 00°30'52" WEST 532.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.75 ACRES.

GENERAL NOTES:

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

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
 KIRK GREENHALGH
 GREENHALGH CONSTRUCTION
 (801) 404-3000
 135 W 200 N, SANTAQUIN, UT 84665
 kirk@greenhalghconstruction.com



VICINITY MAP
-NTS-

DATA TABLE

TOTAL ACREAGE= 3.75 ACRES
 PARCEL SIZE = 3.75 SF
 BUILDING AREA= 13,600 SF
 PARKING LOT AREA= 26,608 SF
 LANDSCAPED AREA= 13,402 SF
 CONCRETE WALK AREA= 1,409 SF
 ACREAGE OF OPEN SPACE/LANDSCAPING= 0.30 ACRES
 % OF OPEN SPACE = 8.21%
 ZONING= I-1

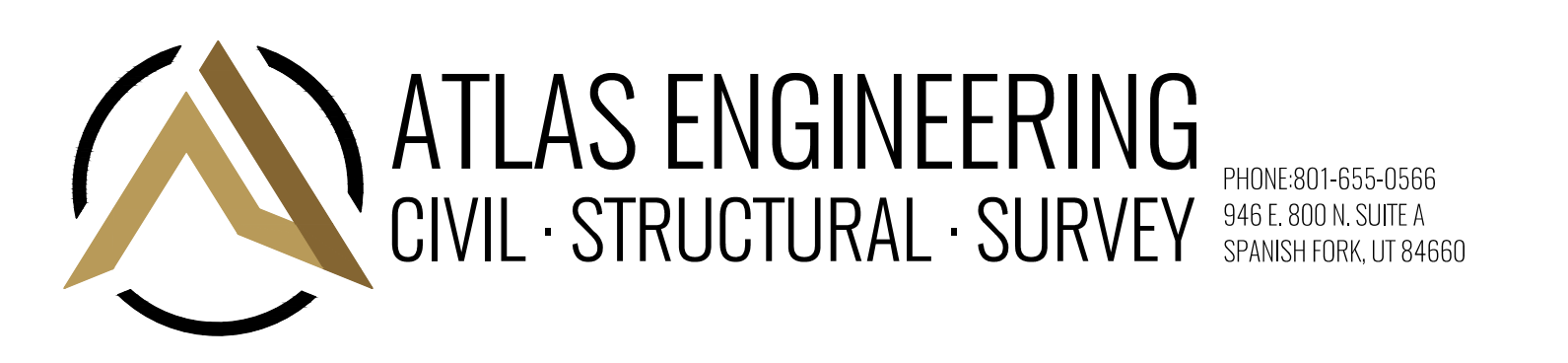
PARKING TABLE

MAIN LEVEL WAREHOUSE: 11,102 SF
 UPPER LEVEL MEZZANINE (STORAGE): 2,522 SF
 TOTAL WAREHOUSE/STORAGE: 13,624 SF
 MAIN LEVEL OFFICE: 2,498 SF
 PARKING REQUIRED: 21 STALLS
 PARKING STALLS PROVIDED: 21 STALLS

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

GREENHALGH SITE PLAN



NORTHWEST CORNER, SECTION 3, T10S, R1E, SLB&M

BASIS OF BEARING
S89°30'24"W 2649.01'

NORTH 1/4 CORNER, SECTION 3, T10S, R1E, SLB&M

S00°30'52"E 169.56'

DATA TABLE
 TOTAL ACREAGE= 3.75 ACRES
 PARCEL SIZE = 3.75 SF
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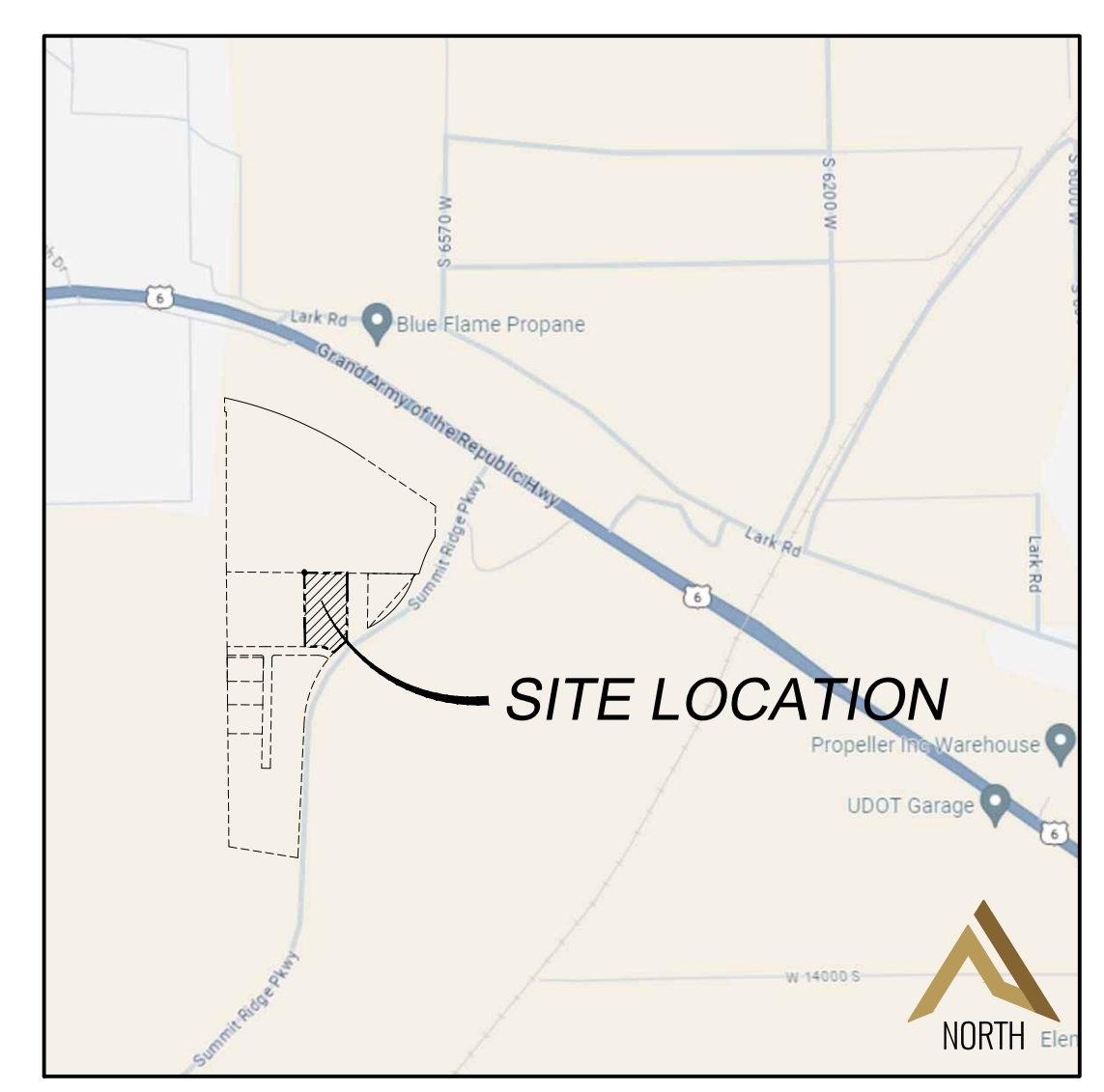
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 PARKING REQUIRED: 21 STALLS
 PARKING STALLS PROVIDED: 21 STALLS

ROWLEY'S SOUTH RIDGE FARMS INC.
29:036:0093

BOUNDARY DESCRIPTION:
 BEING A PARCEL OF LAND, BEING LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°30'52" EAST 169.56 FEET AND EAST 561.06 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°23'57" EAST 310.25 FEET; THENCE SOUTH 00°35'40" WEST 487.66 FEET; THENCE SOUTHWESTERLY 122.72 FEET ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°52'40"; THENCE NORTH 55°06'47" WEST 14.15 FEET; THENCE NORTHWESTERLY 110.21 FEET ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°53'14"; THENCE WEST 94.43 FEET; THENCE NORTH 00°30'52" WEST 532.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.75 ACRES.



VICINITY MAP
-NTS-

LEGEND

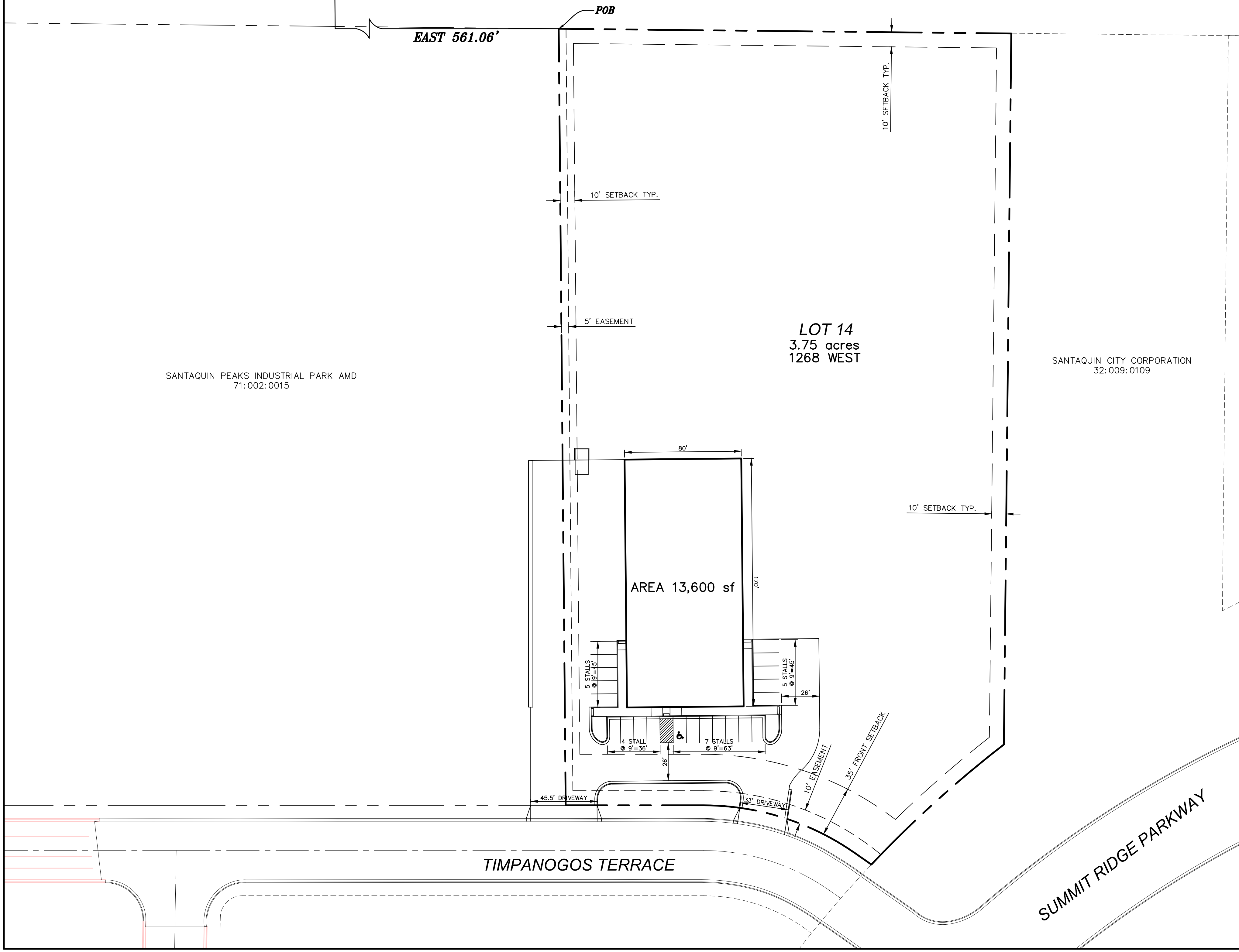
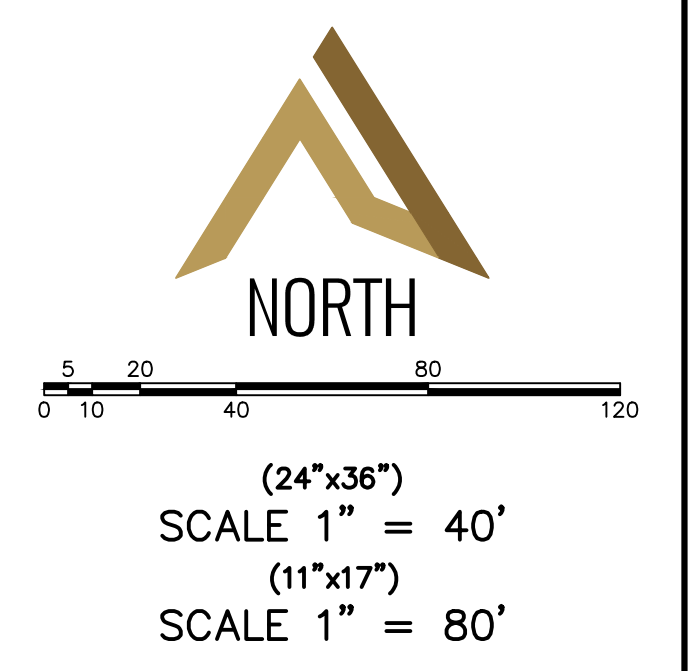
- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS

LINE TABLE

LINE	DIRECTION	LENGTH
XXX	X	

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
-------	--------	--------	-------------	------------	-------



SHEET NO. **2**

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

OVERALL BOUNDARY

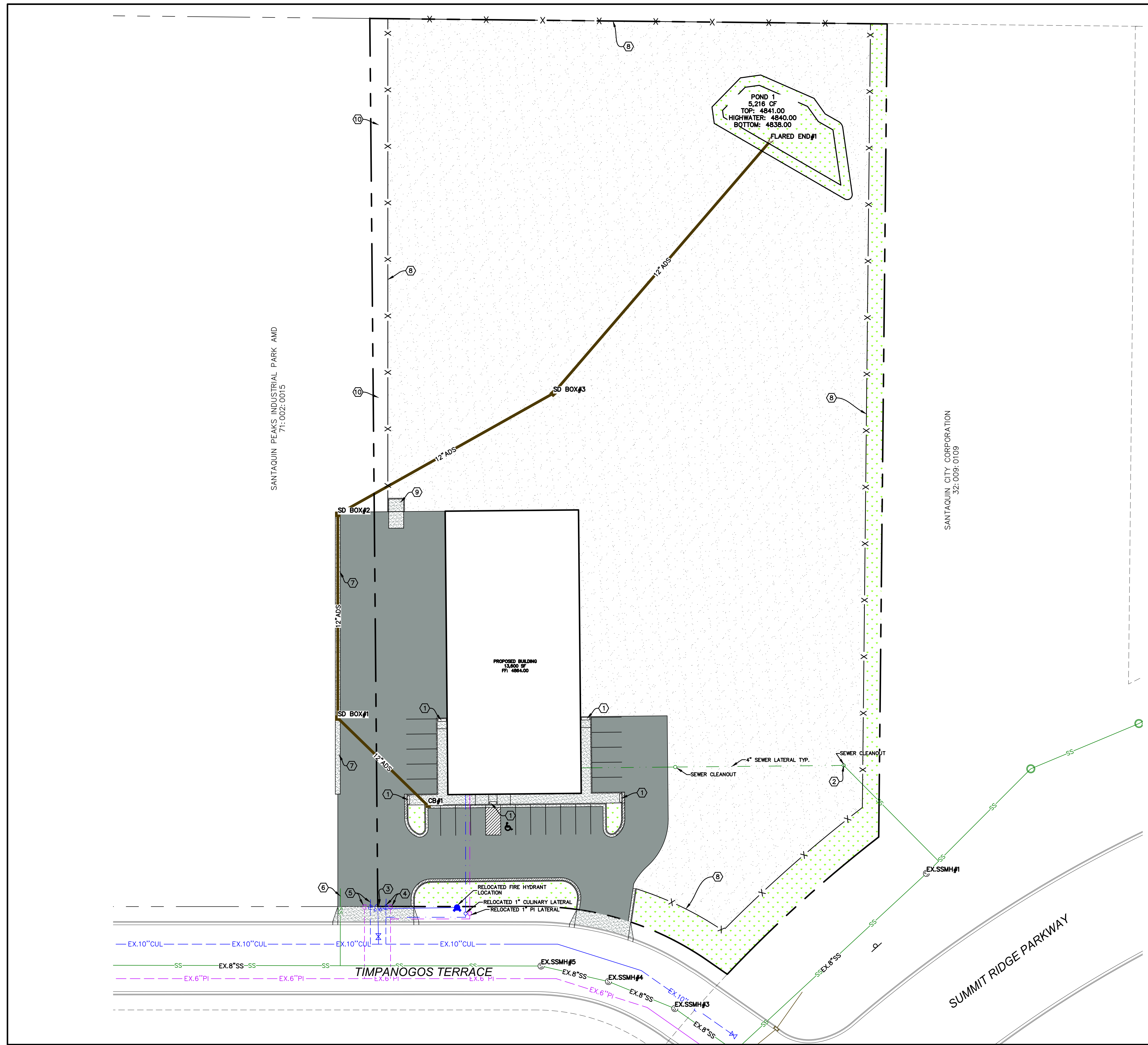
SANTAQUIN, UTAH

GREENHALGH SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-455-4555
946 E. BOON, SUITE A
SPANISH FORK, UT 84601

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- CONSTRUCTION NOTES:**
- ① CONST. ADA RAMP PER SANTAQUIN CITY STANDARDS.
 - ② LOCATE & TIE TO EXISTING SEWER LATERAL.
 - ③ RELOCATE EXISTING FIRE HYDRANT ASSEMBLY.
 - ④ EXISTING CULINARY & PI LATERALS TO BE RELOCATED.
 - ⑤ EXISTING CULINARY & PI LATERALS TO BE REMOVED.
 - ⑥ EXISTING SEWER LATERAL TO REMAIN.
 - ⑦ CONST. 3' CROSS GUTTER.
 - ⑧ INSTALL 6' CHAIN LINK FENCE.
 - ⑨ CONST. DUMPSTER ENCLOSURE PER SANTAQUIN CITY STANDARDS AND DETAIL ON SHEET DT-01.
 - ⑩ SHARED ACCESS WITH ADJACENT PARCEL.

LEGEND

- 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
- EX-CUL
- EXISTING WATER
- EX-PI
- EXISTING PRESSURIZED IRRIGATION
- 8"SS
- 15"SD
- 8"CUL
- 6"PI
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- PROPOSED ROADBASE STORAGE YARD
- PROPOSED LANDSCAPING

North Arrow

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

GREENHALGH SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-6565
946 E. BOON, SUITE A
SPANISH FORK, UT 84601

OVERALL UTILITY LAYOUT

SANTAQUIN, UTAH

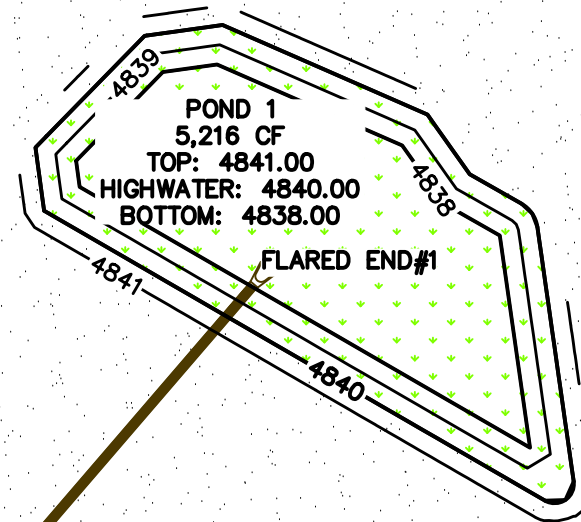
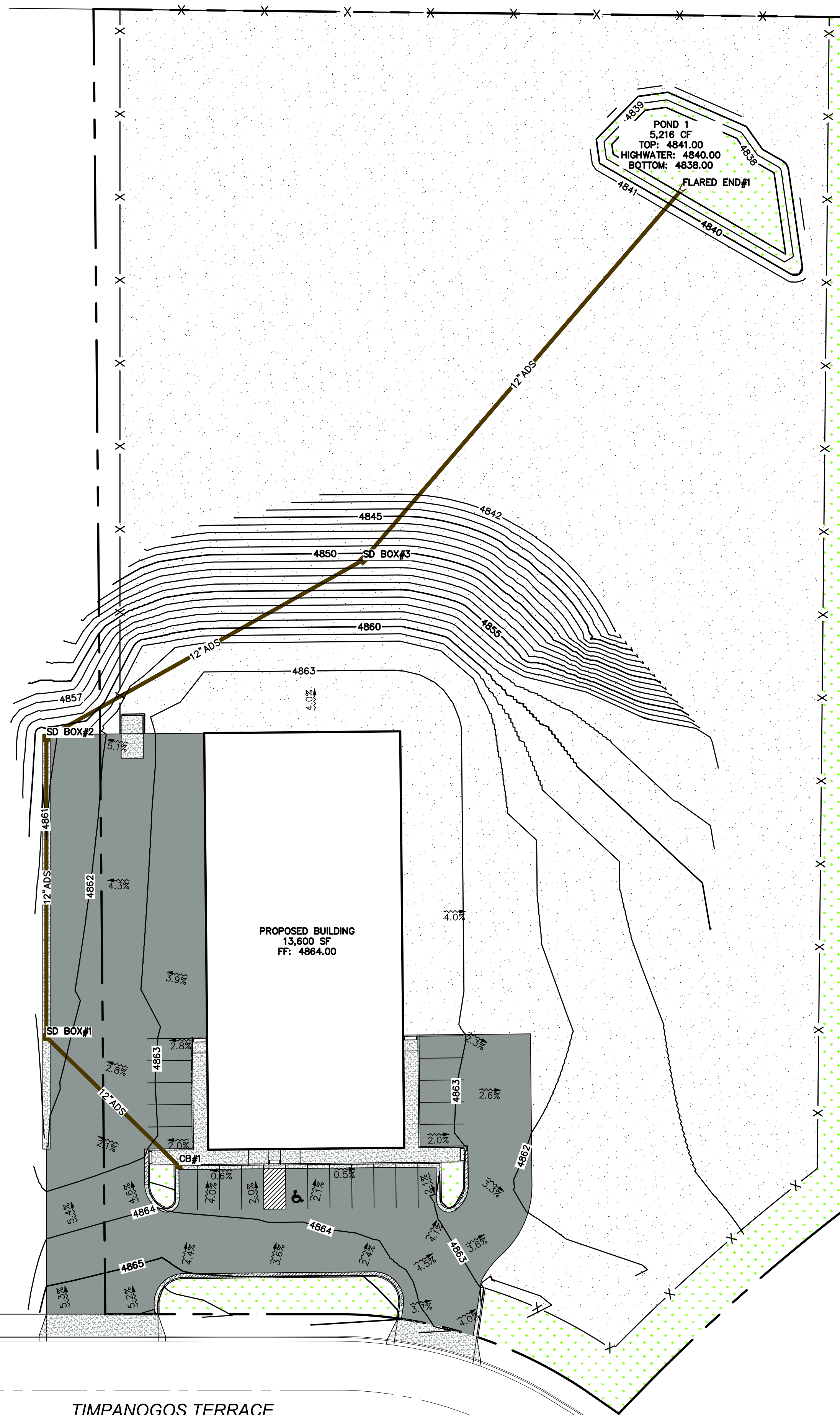
SHEET NO. 3

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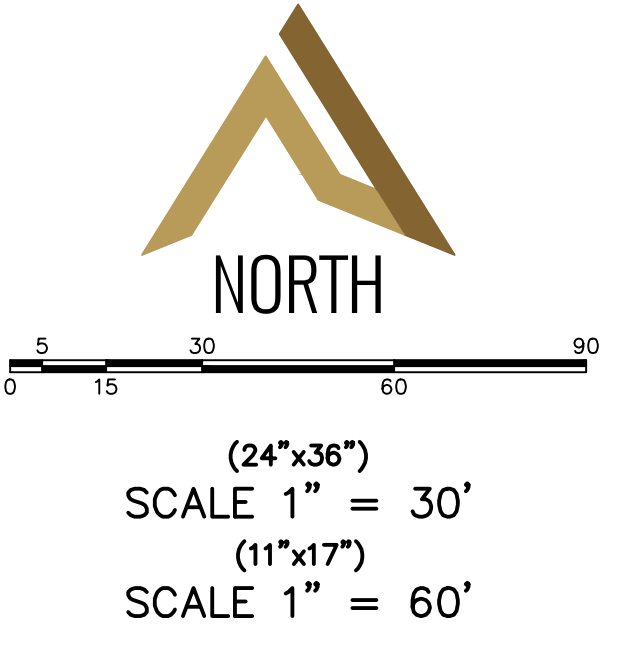
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SANTAQUIN PEAKS INDUSTRIAL PARK AMD
71:002:0015

SANTAQUIN CITY CORPORATION
32:009:0109



- LEGEND**
- 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
 - EX-CUL
 - EX-PI
 - 8"SS
 - 15"SD
 - 8"CUL
 - 6"PI
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/CURB & GUTTER
 - REVERSE LIP CURB
 - PROPOSED ROADBASE STORAGE YARD
 - PROPOSED LANDSCAPING



SHEET NO.
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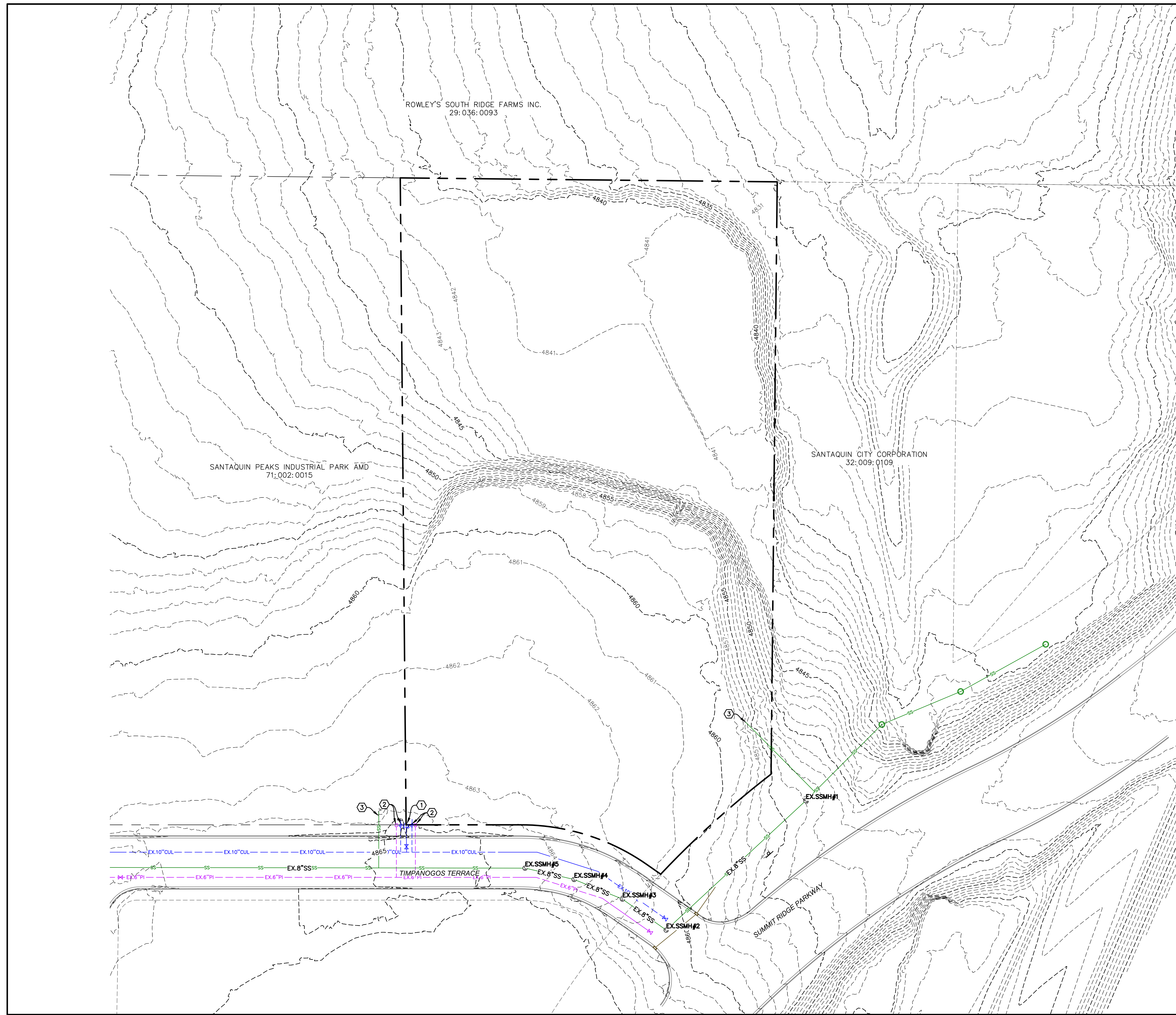
DRAINAGE PLAN
SANTAQUIN, UTAH

GREENHALGH SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-0566
946 E. BOON SUITE A
SPANISH FORK, UT 84601

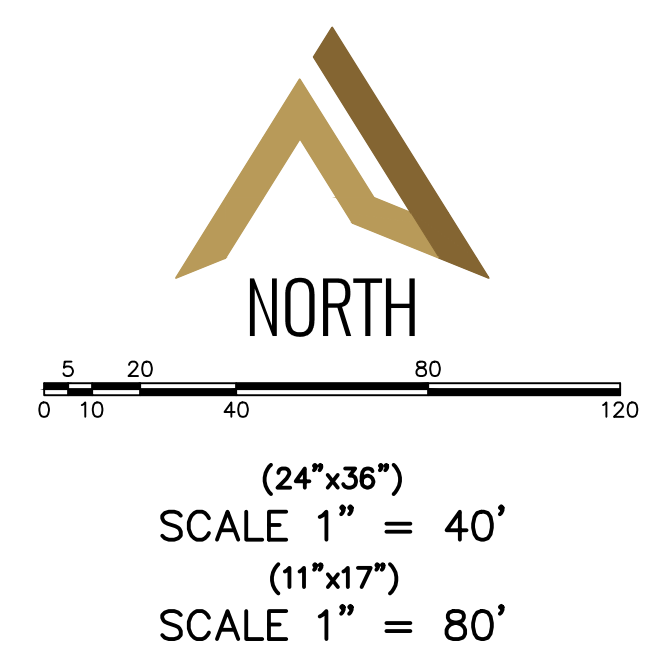
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- CONSTRUCTION NOTES:**
- ① REMOVE AND RELOCATE EXISTING FIRE HYDRANT ASSEMBLY.
 - ② EXISTING CULINARY & PI LATERALS TO BE REMOVED.
 - ③ EXISTING SEWER LATERAL TO REMAIN.

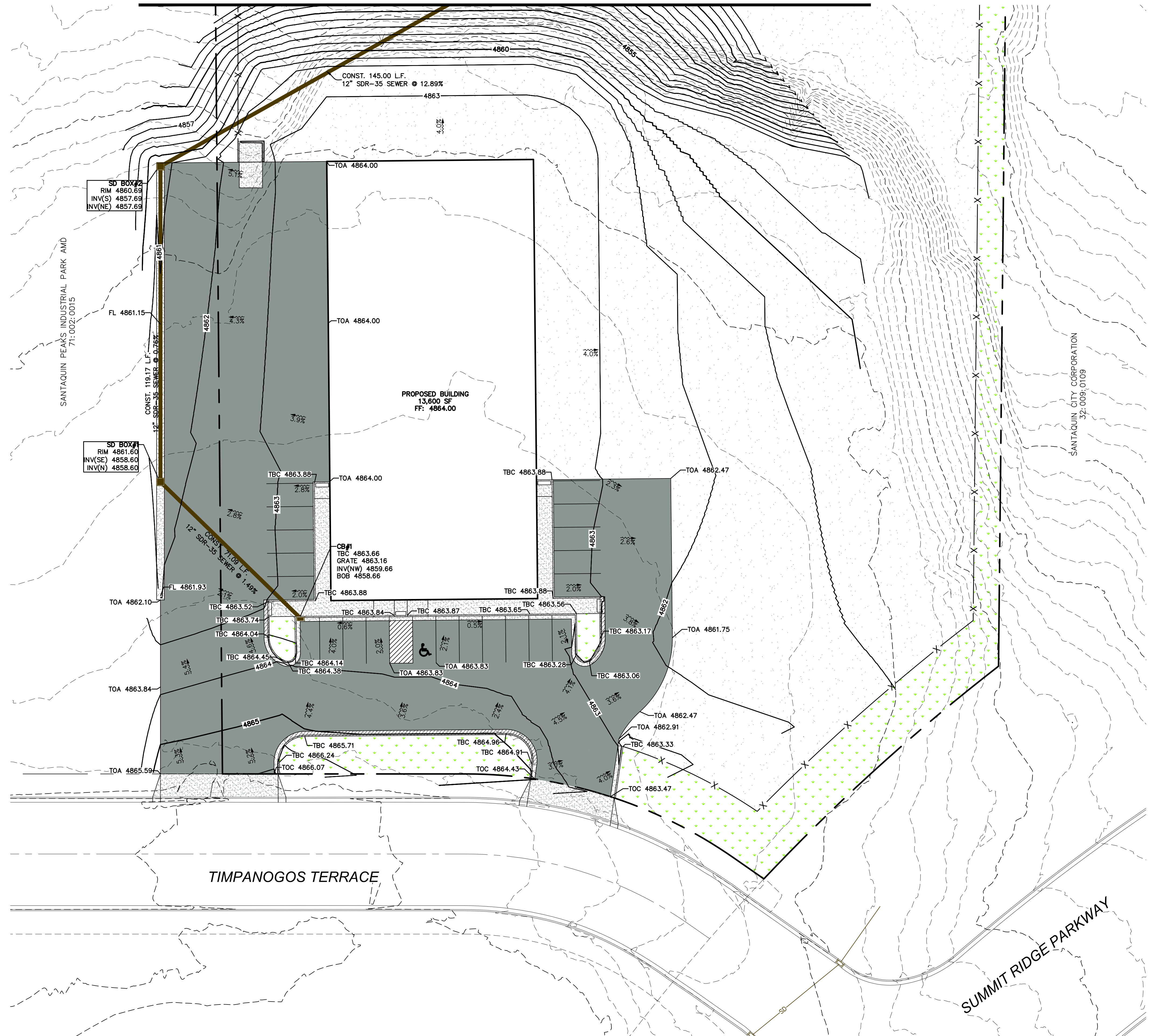
LEGEND

- 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
- EOP
- EDGE OF PAVEMENT
- OHP
- EXISTING OVER HEAD POWER
- EX
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL
- EXISTING WATER
- EX.PI
- EXISTING PRESSURIZED IRRIGATION
- 8"SS
- PROPOSED SEWER
- 15"SD
- PROPOSED STORM DRAIN
- 8"CUL
- PROPOSED CULINARY WATER
- 6"PI
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- PROPOSED ROADBASE STORAGE YARD
- PROPOSED LANDSCAPING



SHEET NO. 5																																								
EXISTING TOPOGRAPHY	SANTAQUIN, UTAH																																							
<p>GREENHALGH SITE PLAN</p> <p>ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY</p> <p>PHONE: 801-955-6565 946 E. BOON SUITE A SPANISH FORK, UT 84601</p>																																								
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td>12</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>1</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	BY	12			11			10			9			8			7			6			5			4			3			2			1			<p>C:\USERS\GAVINWEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-018 GREENHALGH INDUSTRIAL\CADD\FINAL\05-EXISTING_TOPO.DWG</p>
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MATCHLINE - SEE SHEET 6B



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- EXISTING STORM DRAIN W/MH
- EX.SD
- EX.CUL
- EXISTING WATER
- EX.PI
- 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
- PROPOSED ROADBASE STORAGE YARD
- PROPOSED LANDSCAPING

NORTH

0 5 10 20 40 60

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

SHEET NO. 6A

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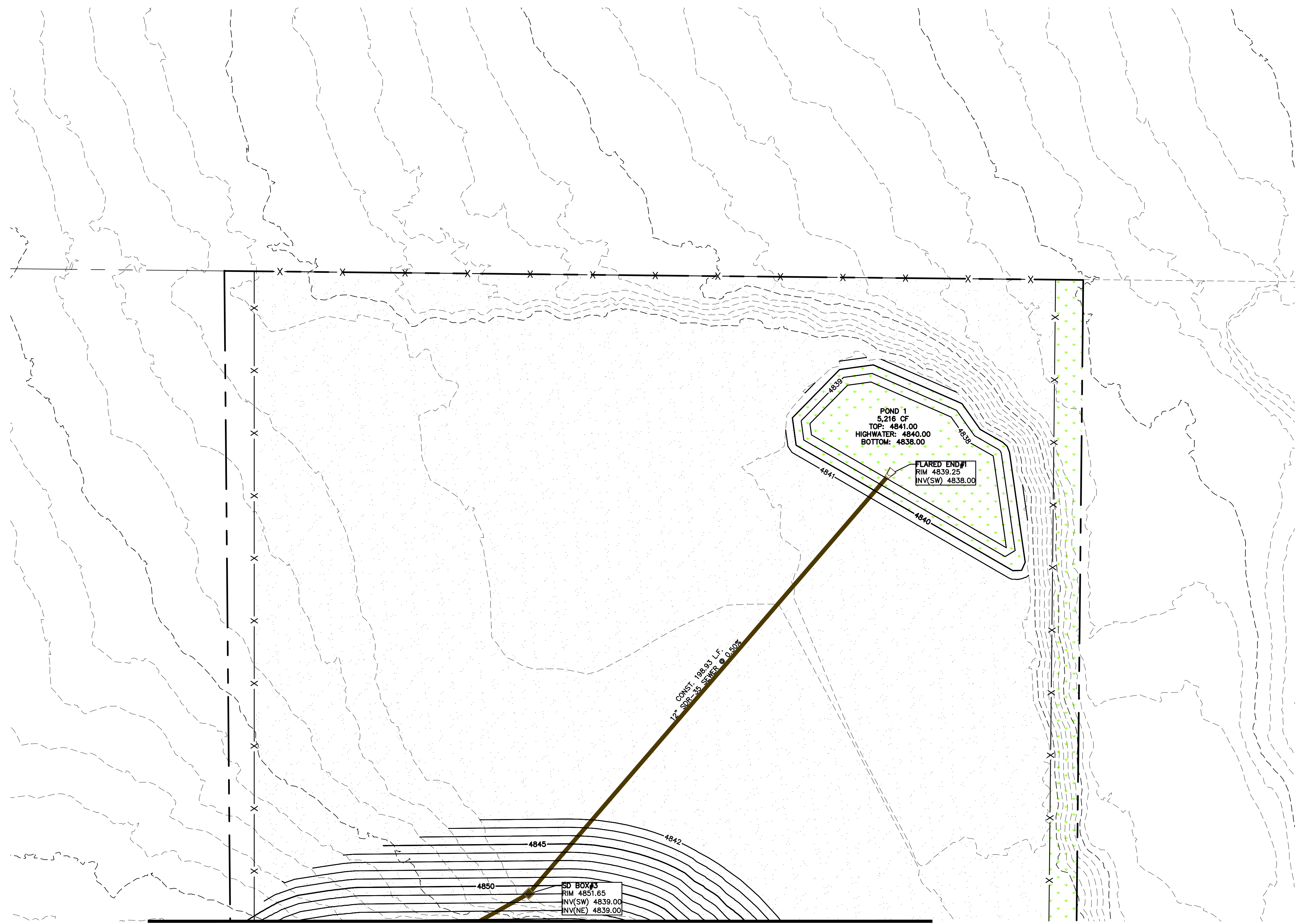
TBC PLAN
SANTAQUIN, UTAH

GREENHALGH SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-455-4566
946 E. BOON, SUITE A
SPRINGVILLE, UT 84601

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MATCHLINE - SEE SHEET 6A

LEGEND

- 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
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- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- 8"SS PROPOSED SEWER
- 15"SD PROPOSED STORM DRAIN
- 8"CUL PROPOSED CULINARY WATER
- 6"PI PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB

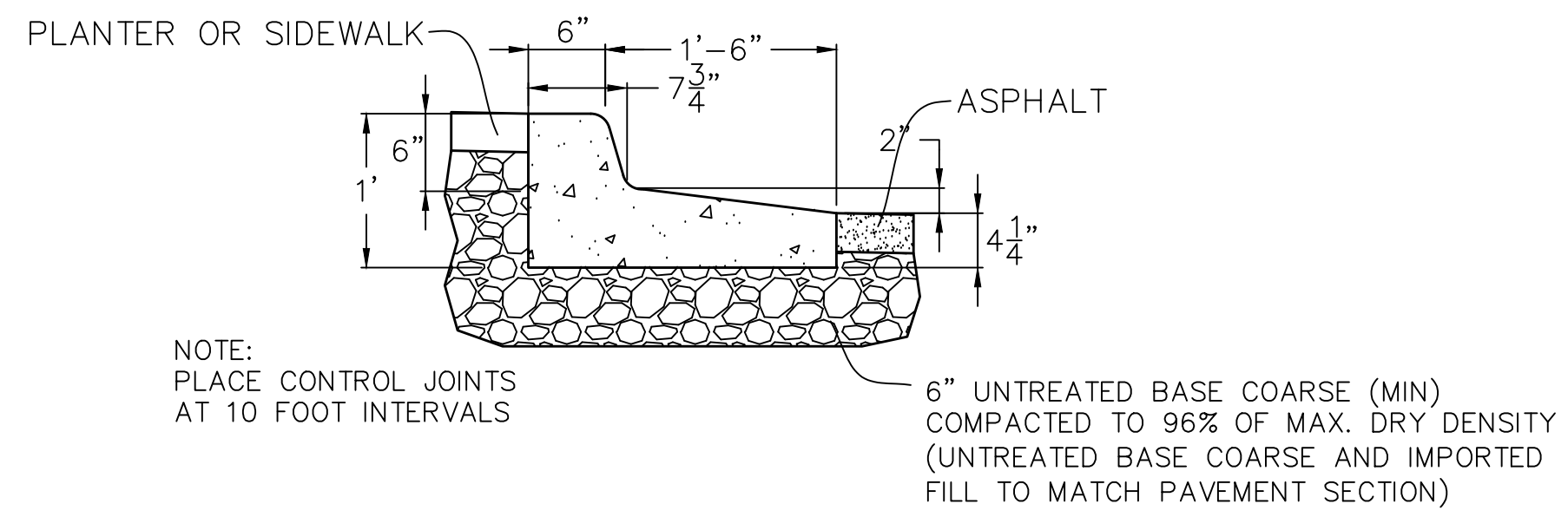


0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'

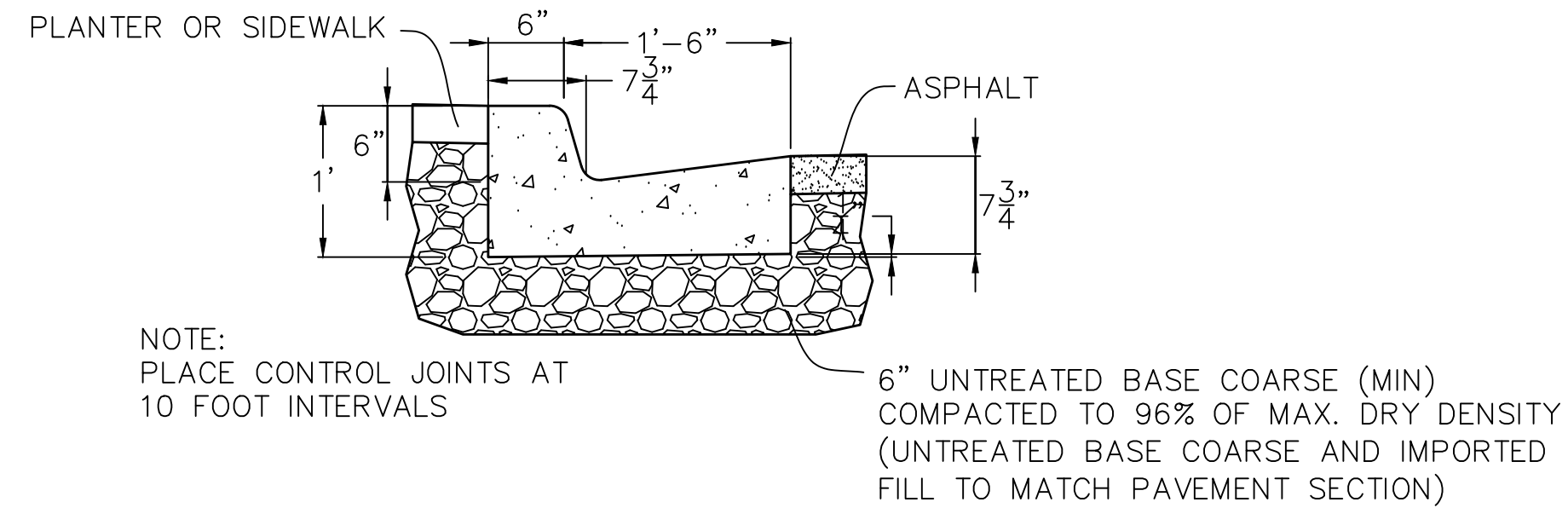
(11"x17")
SCALE 1" = 40'

GREENHALGH SITE PLAN		TBC PLAN	SANTAQUIN, UTAH	SHEET NO. 6B
ATLAS ENGINEERING CIVIL · STRUCTURAL · SURVEY <small>PHONE: 801-455-6565 945 E. BOON, SUITE A SPANISH FORK, UT 84601</small>		<small>REVISIONS</small> NO. BY DATE		<small>NO.</small> <small>1</small> <small>2</small> <small>3</small> <small>4</small> <small>5</small> <small>6</small> <small>7</small> <small>8</small> <small>9</small> <small>10</small> <small>11</small> <small>12</small>
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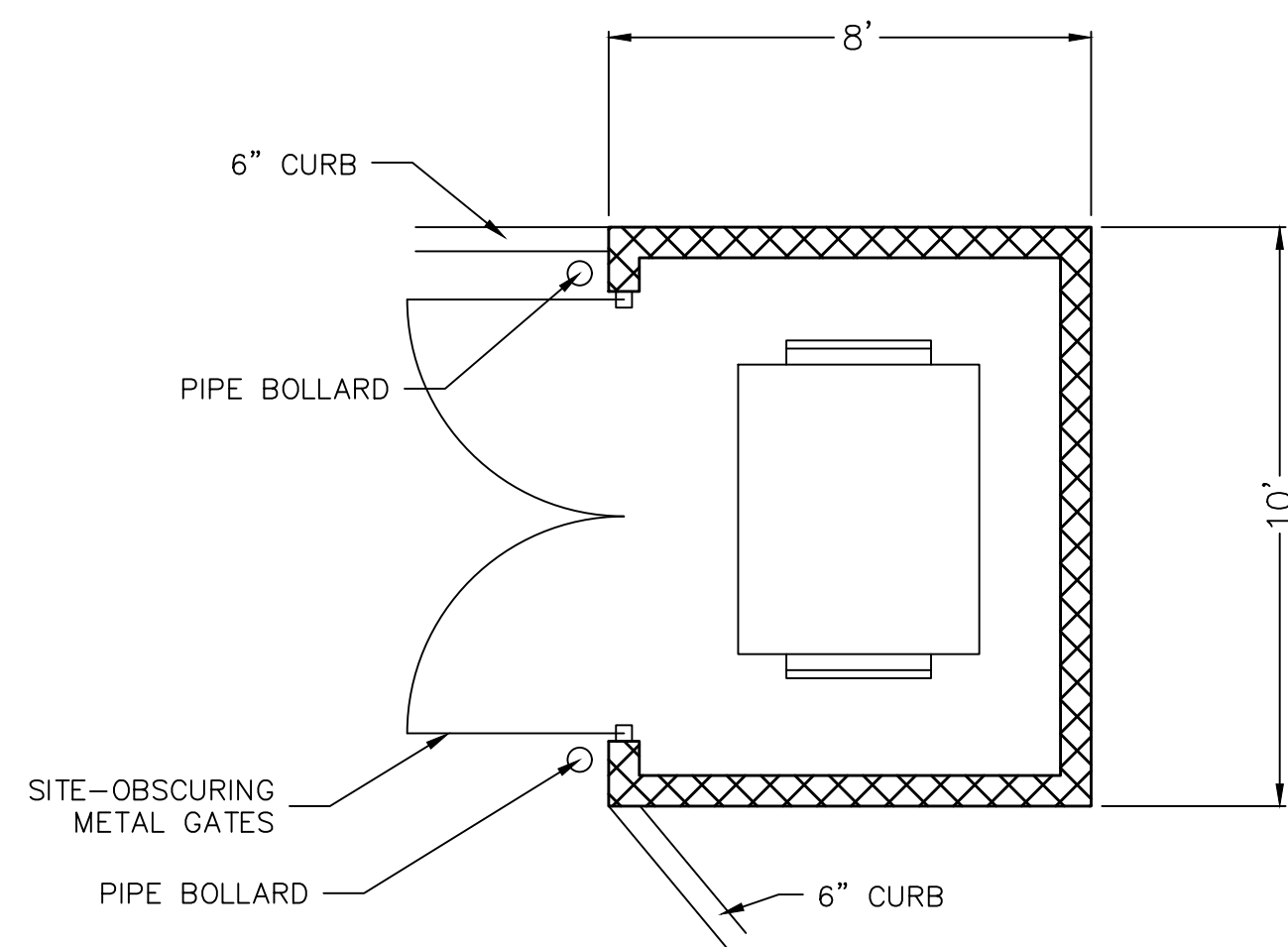
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
-NTS-



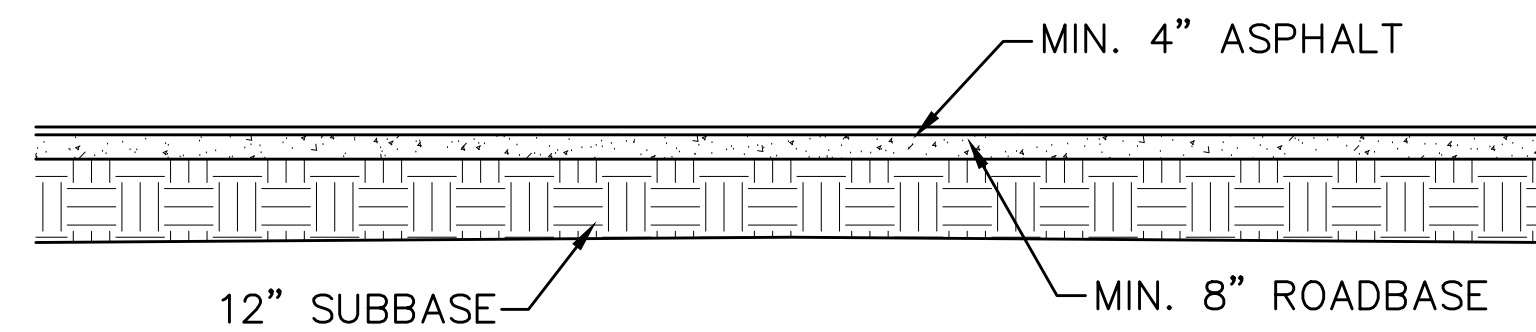
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
-NTS-



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH STEEL SIDING AND TRIM MATCHING EXTERIOR OF BUILDING AND HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.



PARKING LOT CROSS SECTION

-NTS-

*A SITE-SPECIFIC GEOTECHNICAL REPORT HAS NOT BEEN CONDUCTED. THICKNESSES USED ARE FROM SANTAQUIN CITY STANDARDS AND HAVE BEEN ADJUSTED CONSERVATIVELY.

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DETAIL SHEET

SANTAQUIN, UTAH

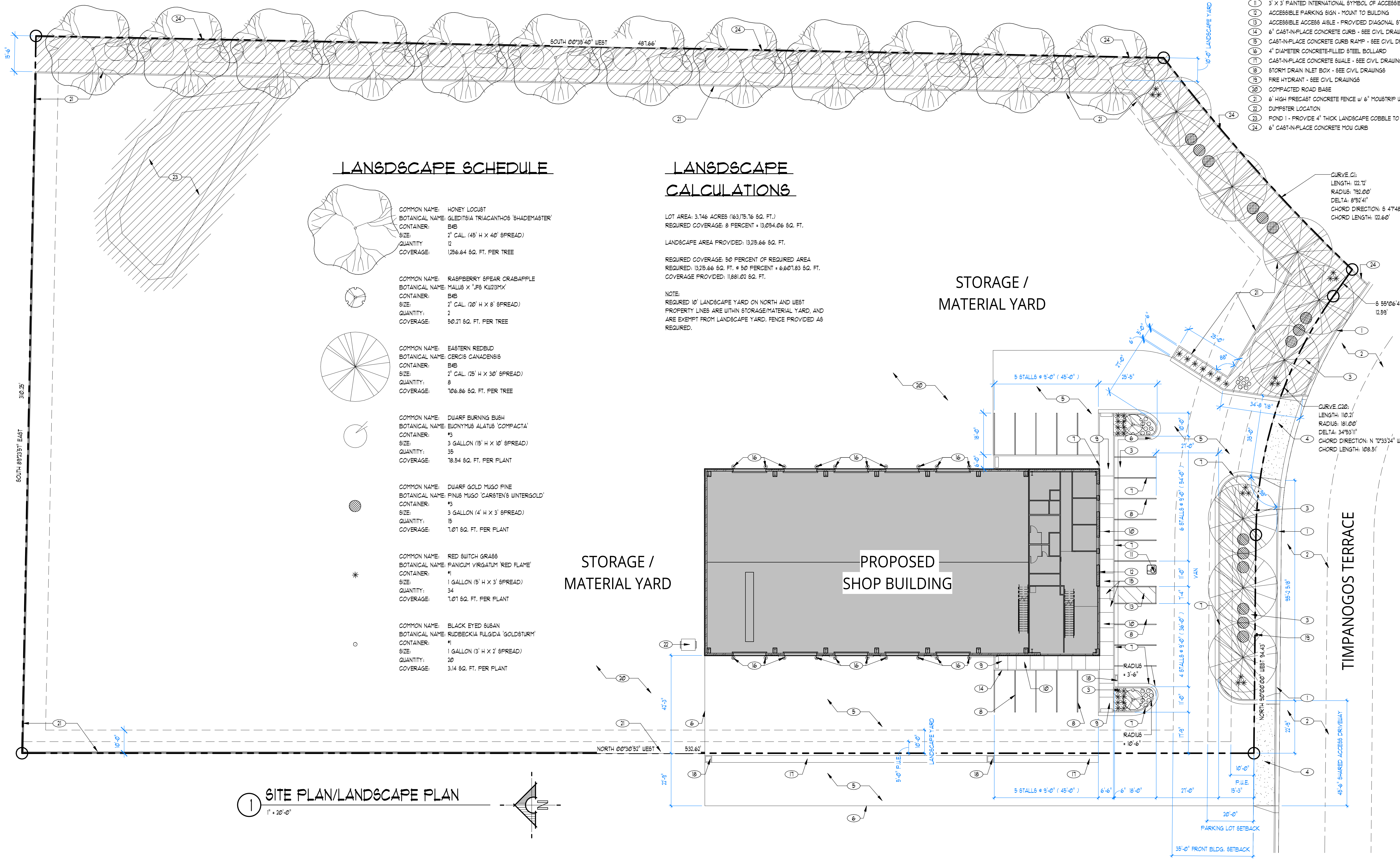
GREENHALGH SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

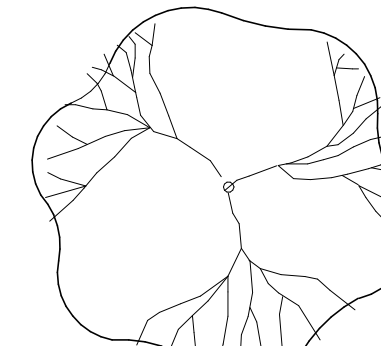
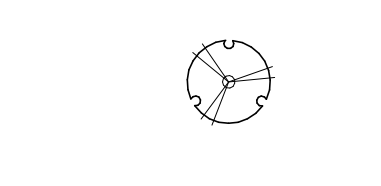
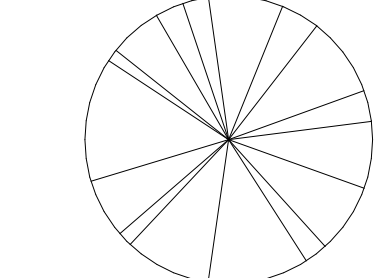
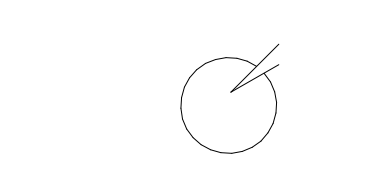
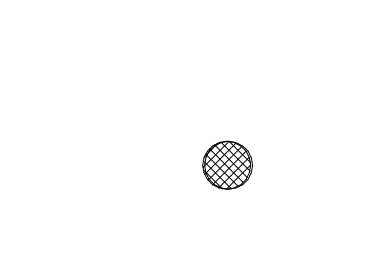
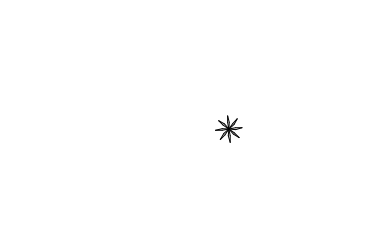
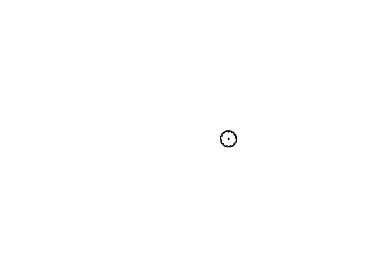
PHONE: 801-955-0566
946 E. BOON, SUITE A
SPRINGFORK, UT 84660

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- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
 - TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.2
 - TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.2
- 1 EXISTING STREET CURB & GUTTER TO REMAIN
 - 2 EXISTING STREET ASPHALT TO REMAIN
 - 3 CROSS HATCHED AREA INDICATES PLANTER BED WITH 12" OF SCREENED, SANDY LOAM TOP SOIL ON TOP OF SUB-GRADE. PROVIDE A MIX OF 2 - 4 INCH MINUS AND 4 - 6 INCH MINUS CALICO COBBLE FROM STAKER PARSON OR APPROVED EQUAL. INSTALL COBBLE TO A MINIMUM DEPTH OF 3 INCHES. PROVIDE DEWITT PROS WEED BARRIER BELOW COBBLE.
 - 4 CAST-IN-PLACE CONCRETE DRIVEWAY - SEE CIVIL DRAWINGS
 - 5 ASPHALT PAVING OVER BASE - SEE CIVIL DRAWINGS
 - 6 EDGE OF ASPHALT PAVING
 - 7 CAST-IN-PLACE CONCRETE CURB & GUTTER - SEE CIVIL DRAWINGS
 - 8 4" WIDE PAINTED PARKING LOT STRIPING
 - 9 CAST-IN-PLACE CONCRETE CURB RAMP - SEE CIVIL DRAWINGS
 - 10 4" THICK CAST-IN-PLACE CONCRETE SIDEWALK OVER BASE - SEE CIVIL DRAWINGS. PROVIDE CONTROL JOINTS AS SHOWN (6 FEET O.C., TYP.)
 - 11 3' X 3' PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY
 - 12 ACCESSIBLE PARKING SIGN - MOUNT TO BUILDING
 - 13 ACCESSIBLE ACCESS AISLE - PROVIDED DIAGONAL STRIPES AT 26" O.C.
 - 14 6" CAST-IN-PLACE CONCRETE CURB - SEE CIVIL DRAWINGS
 - 15 CAST-IN-PLACE CONCRETE CURB RAMP - SEE CIVIL DRAWINGS
 - 16 4" DIAMETER CONCRETE-FILLED STEEL BOLLARD
 - 17 CAST-IN-PLACE CONCRETE SIALE - SEE CIVIL DRAWINGS
 - 18 STORM DRAIN INLET BOX - SEE CIVIL DRAWINGS
 - 19 FIRE HYDRANT - SEE CIVIL DRAWINGS
 - 20 COMPACTED ROAD BASE
 - 21 6" HIGH PRECAST CONCRETE FENCE W/ 6" MOUSTRIP UNDERNEATH
 - 22 DUMPSTER LOCATION
 - 23 POND 1 - PROVIDE 4" THICK LANDSCAPE COBBLE TO WITHIN 5 FEET OF TOP OF POND
 - 24 6" CAST-IN-PLACE CONCRETE MOW CURB



LANDSCAPE SCHEDULE

-  COMMON NAME: HONEY LOCUST
BOTANICAL NAME: GLEDITSIA TRIACANTHOS 'SHADEMASTER'
CONTAINER: BIB
SIZE: 2" CAL. (45" H X 40" SPREAD)
QUANTITY: 12
COVERAGE: 1,256.64 SQ. FT. PER TREE
-  COMMON NAME: RASPBERRY SPEAR CRABAPPLE
BOTANICAL NAME: MALUS X JAP KUDZUMX
CONTAINER: BIB
SIZE: 2" CAL. (20" H X 8" SPREAD)
QUANTITY: 2
COVERAGE: 50.21 SQ. FT. PER TREE
-  COMMON NAME: EASTERN REDBUD
BOTANICAL NAME: CERCIS CANADENSIS
CONTAINER: BIB
SIZE: 2" CAL. (25" H X 30" SPREAD)
QUANTITY: 8
COVERAGE: 706.86 SQ. FT. PER TREE
-  COMMON NAME: DWARF BURNING BUSH
BOTANICAL NAME: EUONYMUS ALATUS 'COMPACTA'
CONTAINER: #3
SIZE: 3 GALLON (15" H X 10" SPREAD)
QUANTITY: 35
COVERAGE: 78.54 SQ. FT. PER PLANT
-  COMMON NAME: DWARF GOLD MUGO PINE
BOTANICAL NAME: PINUS MUGO 'CARSTEN'S WINTERGOLD'
CONTAINER: #3
SIZE: 3 GALLON (4" H X 3" SPREAD)
QUANTITY: 15
COVERAGE: 7.07 SQ. FT. PER PLANT
-  COMMON NAME: RED SWITCH GRASS
BOTANICAL NAME: PANICUM VIRGATUM 'RED FLAME'
CONTAINER: #1
SIZE: 1 GALLON (5" H X 3" SPREAD)
QUANTITY: 34
COVERAGE: 7.07 SQ. FT. PER PLANT
-  COMMON NAME: BLACK EYED SUSAN
BOTANICAL NAME: RUDBECKIA FULGIDA 'GOLDSTURM'
CONTAINER: #1
SIZE: 1 GALLON (3" H X 2" SPREAD)
QUANTITY: 20
COVERAGE: 3.14 SQ. FT. PER PLANT

LANDSCAPE CALCULATIONS

LOT AREA: 3.746 ACRES (163,175.76 SQ. FT.)
REQUIRED COVERAGE: 0 PERCENT = 13,054.06 SQ. FT.

LANDSCAPE AREA PROVIDED: 13,215.66 SQ. FT.

REQUIRED COVERAGE: 50 PERCENT OF REQUIRED AREA
REQUIRED: 13,215.66 SQ. FT. = 50 PERCENT = 6,607.83 SQ. FT.
COVERAGE PROVIDED: 11,881.02 SQ. FT.

NOTE:
REQUIRED 10' LANDSCAPE YARD ON NORTH AND WEST
PROPERTY LINES ARE WITHIN STORAGE/MATERIAL YARD, AND
ARE EXEMPT FROM LANDSCAPE YARD. FENCE PROVIDED AS
REQUIRED.

1 SITE PLAN/LANDSCAPE PLAN
1" = 20'-0"

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EXTERIOR FINISH LEGEND

- STN-1 CAST STONE VENEER
- MTL-1 STANDING SEAM METAL ROOF
- MTL-2 VERTICAL METAL SIDING
- WD-1 FIBER CEMENT LAP SIDING

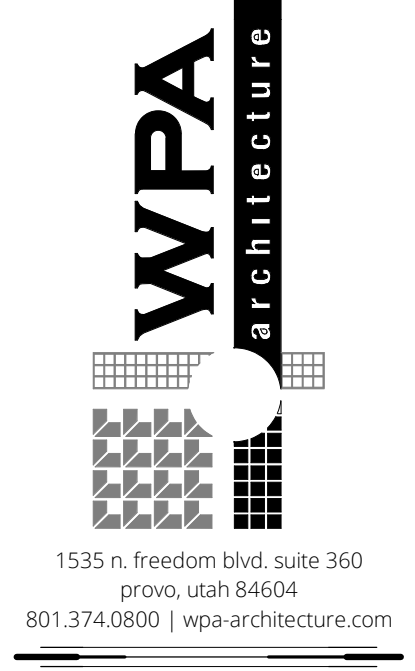
EXTERIOR FINISH BY AREA

- GROSS AREA:** EAST ELEVATION + 4,103 SQ.FT.
WEST ELEVATION + 4,103 SQ.FT.
NORTH ELEVATION + 2,340 SQ.FT.
SOUTH ELEVATION + 2,340 SQ.FT.
- NET AREA:** EAST ELEVATION + 2,830 SQ.FT.
WEST ELEVATION + 2,414 SQ.FT.
NORTH ELEVATION + 2,286 SQ.FT.
SOUTH ELEVATION + 1,691 SQ.FT.
- PRIMARY MAT.** EAST ELEVATION + 1,168 SQ.FT. (41 PERCENT)
WEST ELEVATION + 865 SQ.FT.
NORTH ELEVATION + 313 SQ.FT.
SOUTH ELEVATION + 1,106 SQ.FT. (65 PERCENT)

TOTAL NET WALL AREA + 9,221 SQ.FT.
PRIMARY MATERIAL AREA + 3,912 SQ.FT.
TOTAL BUILDING PERCENTAGE + 38 PERCENT

SHEET NOTES

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.2
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.2
- ① APPROXIMATE FINISH GRADE - SEE CIVIL DWG'S
- ③ PRE-MANUFACTURED CANOPY
- ⑤ PREFINISHED METAL DOWNSPOUT
- ⑦ PREFINISHED METAL GUTTER
- ⑧ PREFINISHED METAL FASCIA
- ⑩ CONG. FILLED PIPE BOLLARD, SEE DETAIL 1/2A.1 - PAINT
- ⑪ CAST STONE WALL CAP



GREENHALGH CONSTRUCTION

SHOP BUILDING

1268 W. TIMPANOGOS TERRACE
SANTAQUIN, UTAH 84655

revision information		
no.	date	description

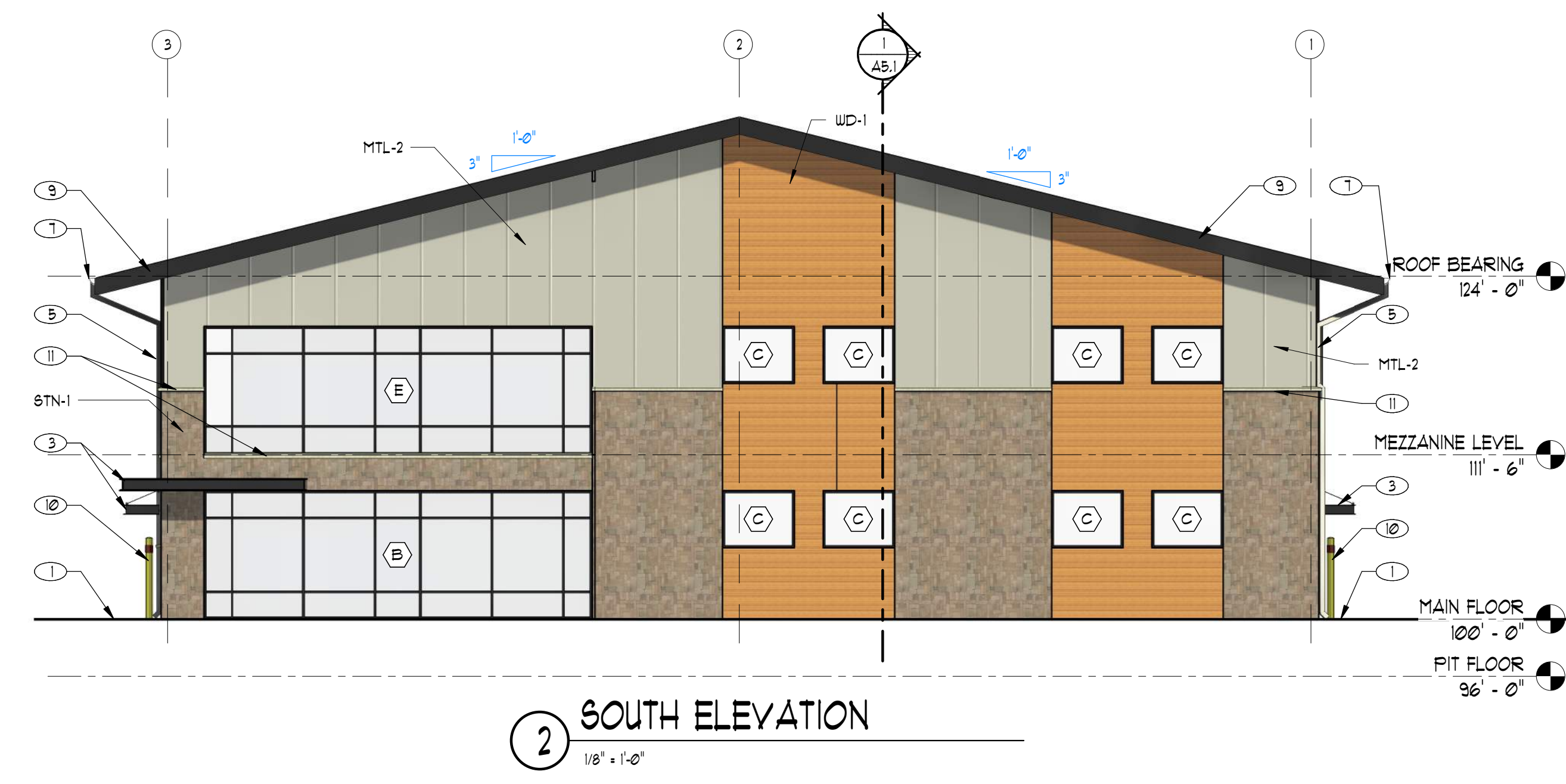
milestone issue date	12.30.2024
milestone issue description	SITE PLAN REVIEW
latest revision date	
latest revision description	

EXTERIOR ELEVATIONS

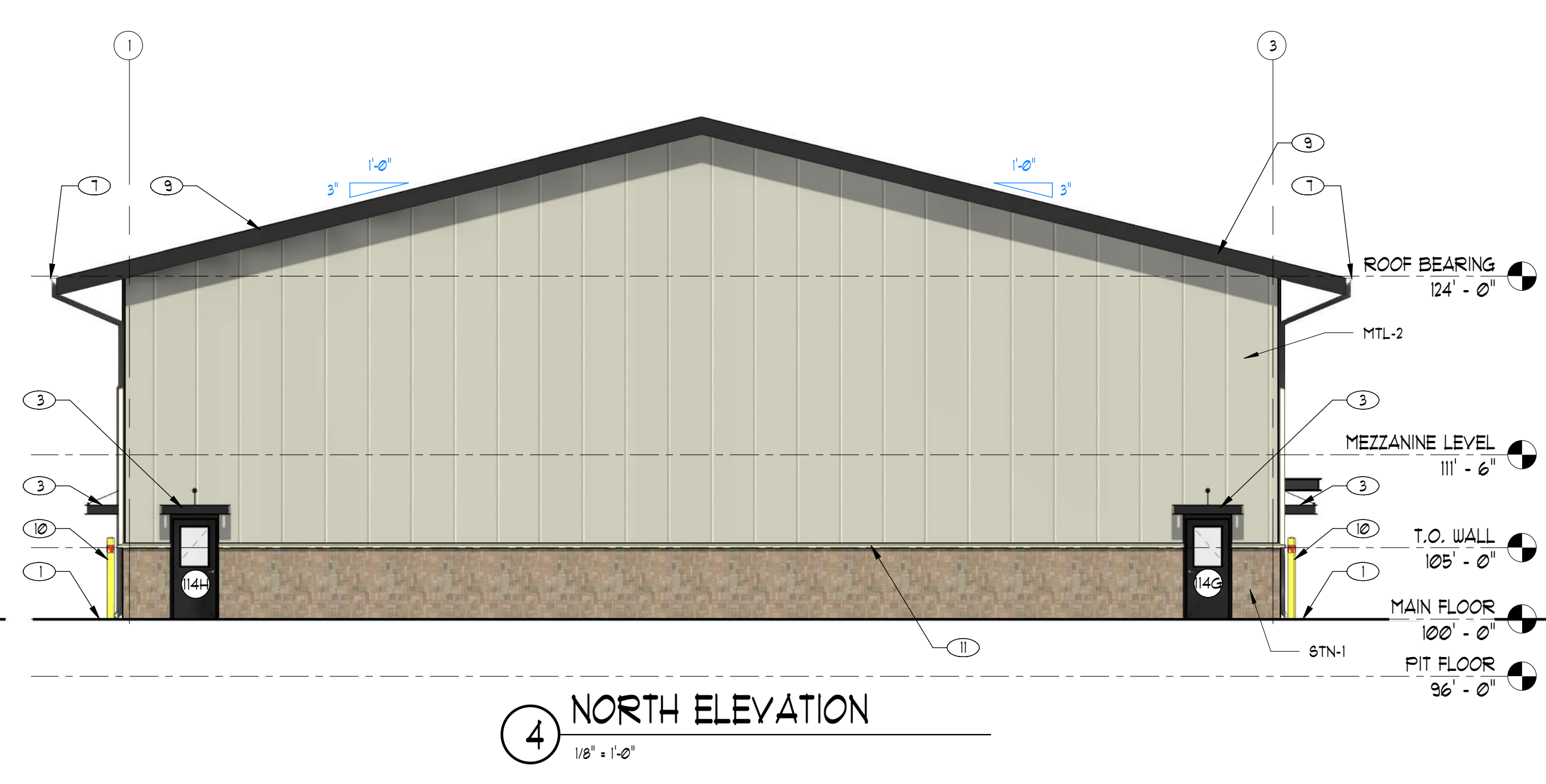
A4.1



1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



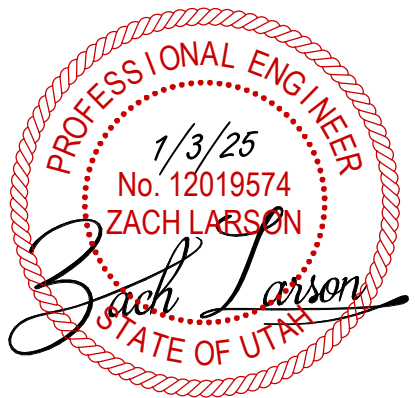
3 WEST ELEVATION
1/8" = 1'-0"

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1052 S 1350 E
SPANISH FORK, UT 84660
(208) 403-8903

REGISTRATION



PROJECT

GREENHALGH CONSTRUCTION SHOP

APPLICANT

1268 W TIMPANOGOS
TERRACE,
SANTAQUIN, UT 84655

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT # 240024
DRAWN BY: ZLL
CHECKED BY: ZLL
ISSUE DATE: 10/17/2024
APPLICATION TYPE:

PERMIT

APN #

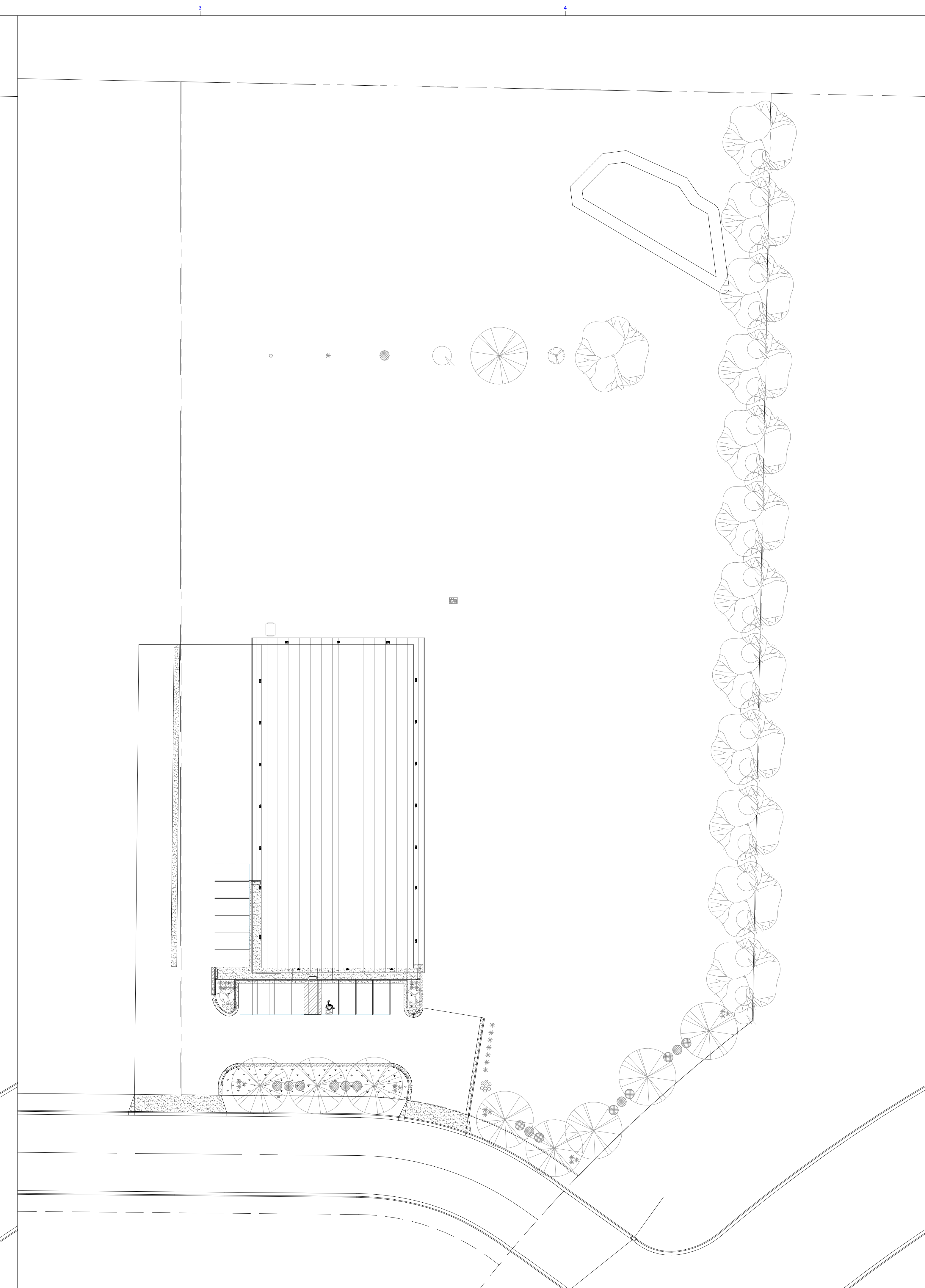
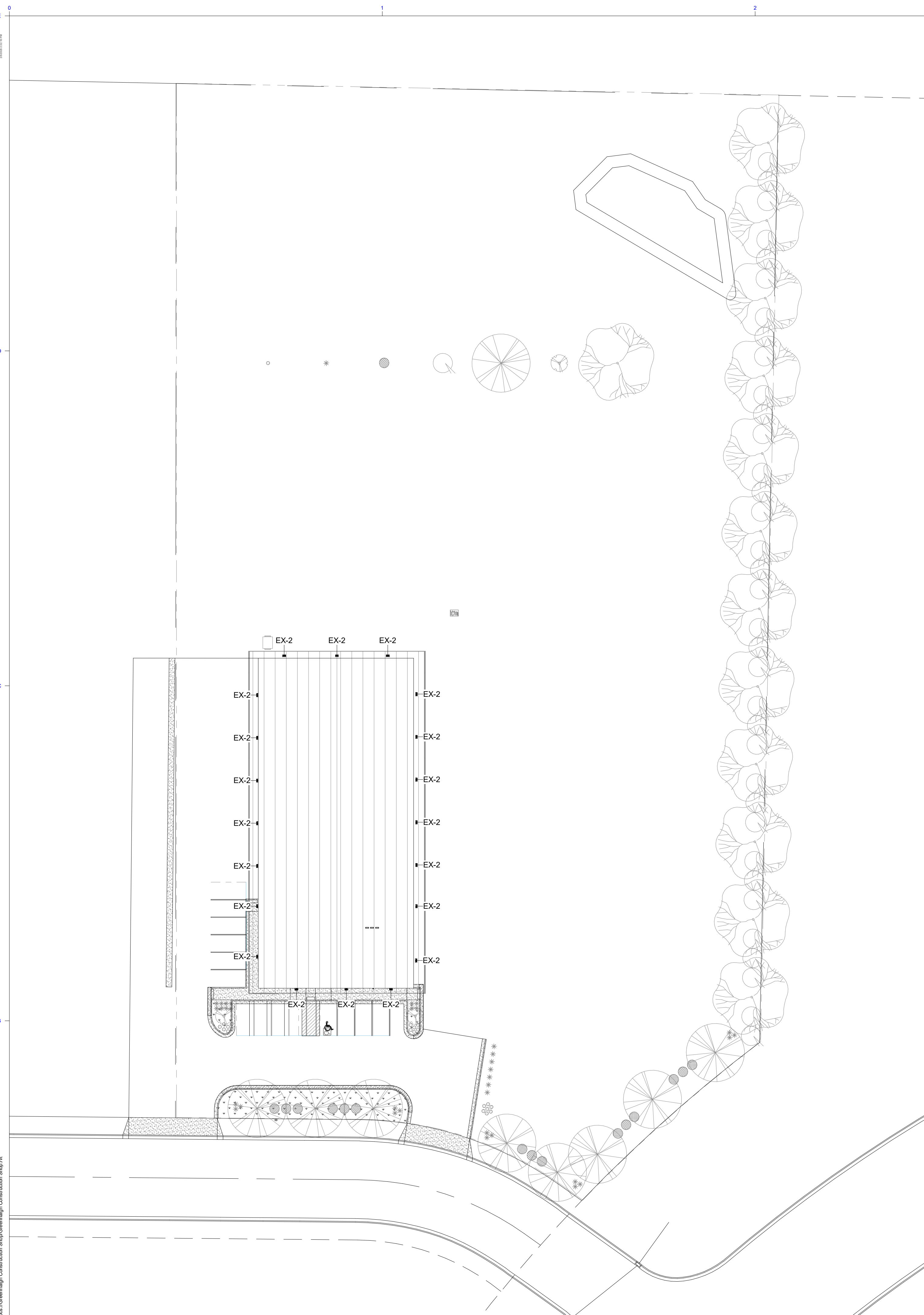
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SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E1.0



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

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT 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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

SHEET NO. **2**

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SITE PLAN
SANTAQUIN, UTAH

SILVER OAKS PHASE 1
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
945 E. 800 N., SUITE A
SPANISH FORK, UT 84660

C:\USERS\ADELPIVO\DESKTOP\SILVER OAKS PHASE 1 PLAN SHEETS 1-30-25 (REMOVED DUMPSTER ENCLOSURES).DWG

LEGEND

- 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)



0 25 50 100 200 300

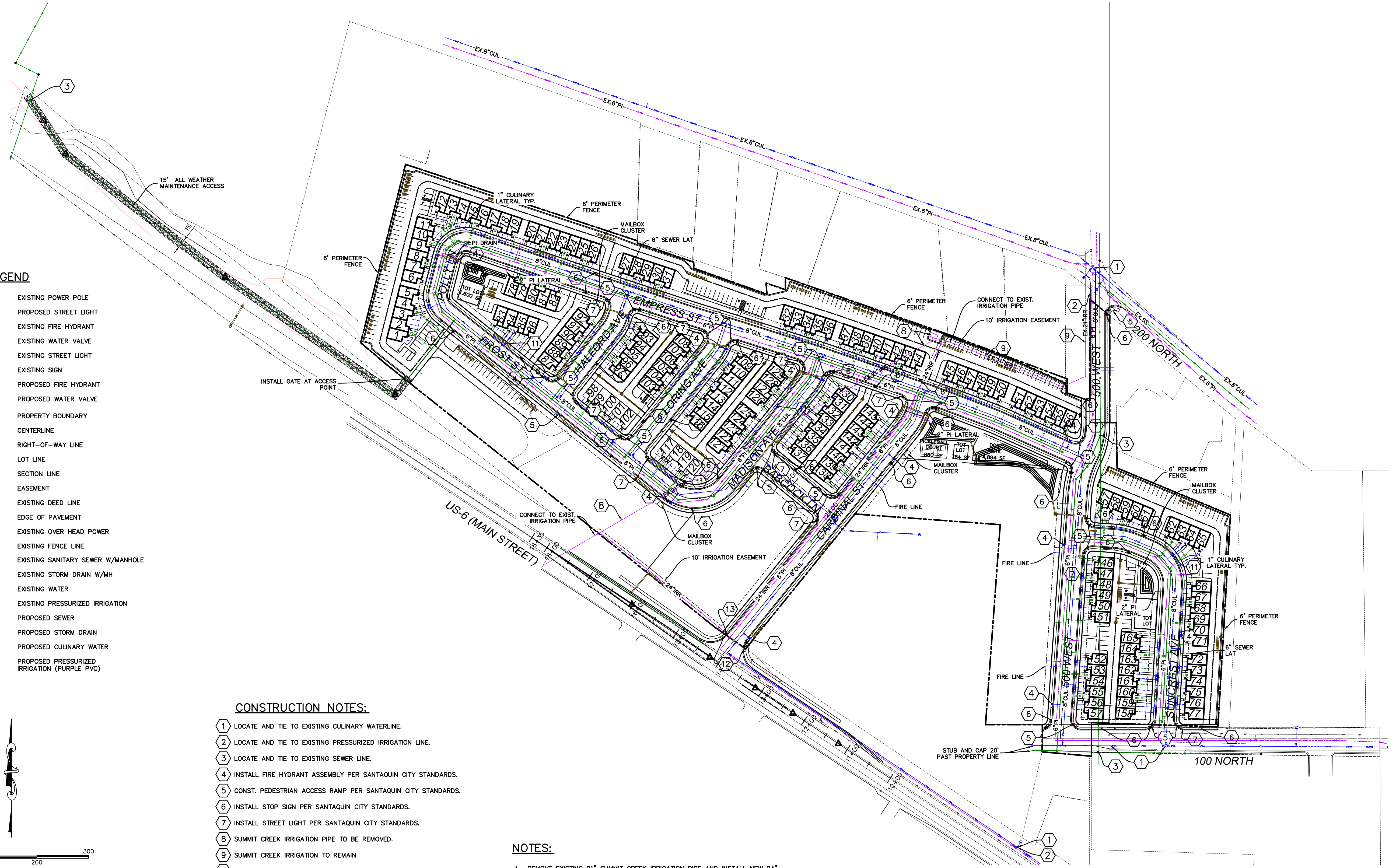
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SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

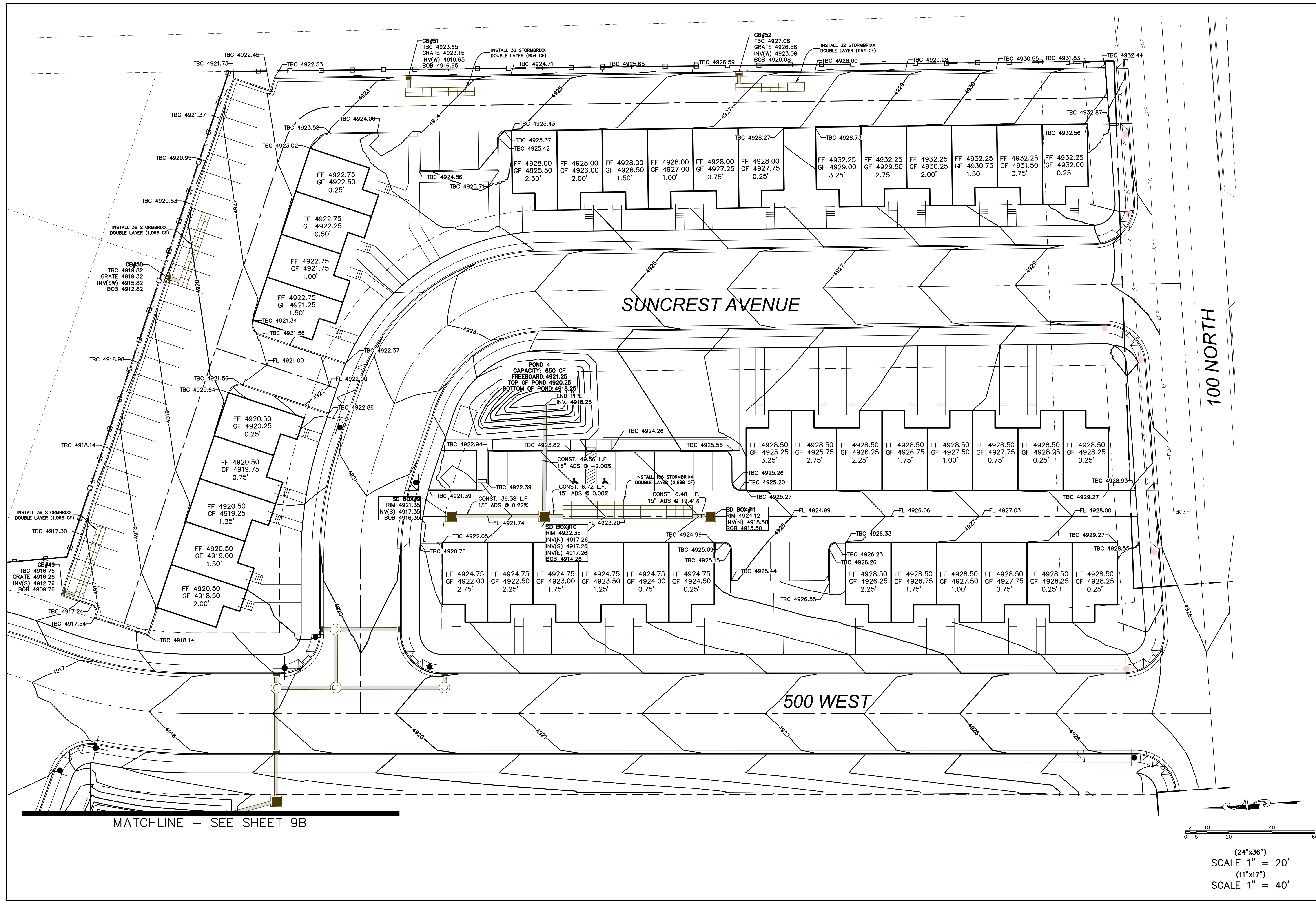
CONSTRUCTION NOTES:

- 1 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- 2 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
- 3 LOCATE AND TIE TO EXISTING SEWER LINE.
- 4 INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
- 5 CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- 6 INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.
- 7 INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
- 8 SUMMIT CREEK IRRIGATION PIPE TO BE REMOVED.
- 9 SUMMIT CREEK IRRIGATION TO REMAIN
- 11 INSTALL 1.5" CULINARY WATER METER
- 12 CONST. PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS.
- 13 INSTALL 36"x36" STOP SIGN PER UDOT STANDARDS.

NOTES:

1. REMOVE EXISTING 21" SUMMIT CREEK IRRIGATION PIPE AND INSTALL NEW 24" C-800 IRRIGATION PIPE.
2. TYPICAL CULINARY METER SIZE TO BE 2" UNLESS OTHERWISE CALLED OUT AS 1.5".
3. CONTRACTOR TO REDUCE DISTURBANCE AREA AND TO CONTROL DUST WHERE DISTURBED.
4. UTOPIA HAS INSTALLED A NEW FIBER OPTIC COMMUNICATIONS LINE ALONG THE NORTH SIDE OF US-6. CONTRACTOR WILL NEED TO FIELD VERIFY FIBER OPTIC LINE LOCATION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.





SHEET NO.

9A

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TBC PLAN

SANTAQUIN, UTAH

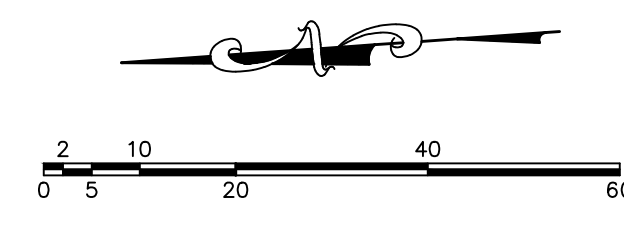
SILVER OAKS PHASE 1



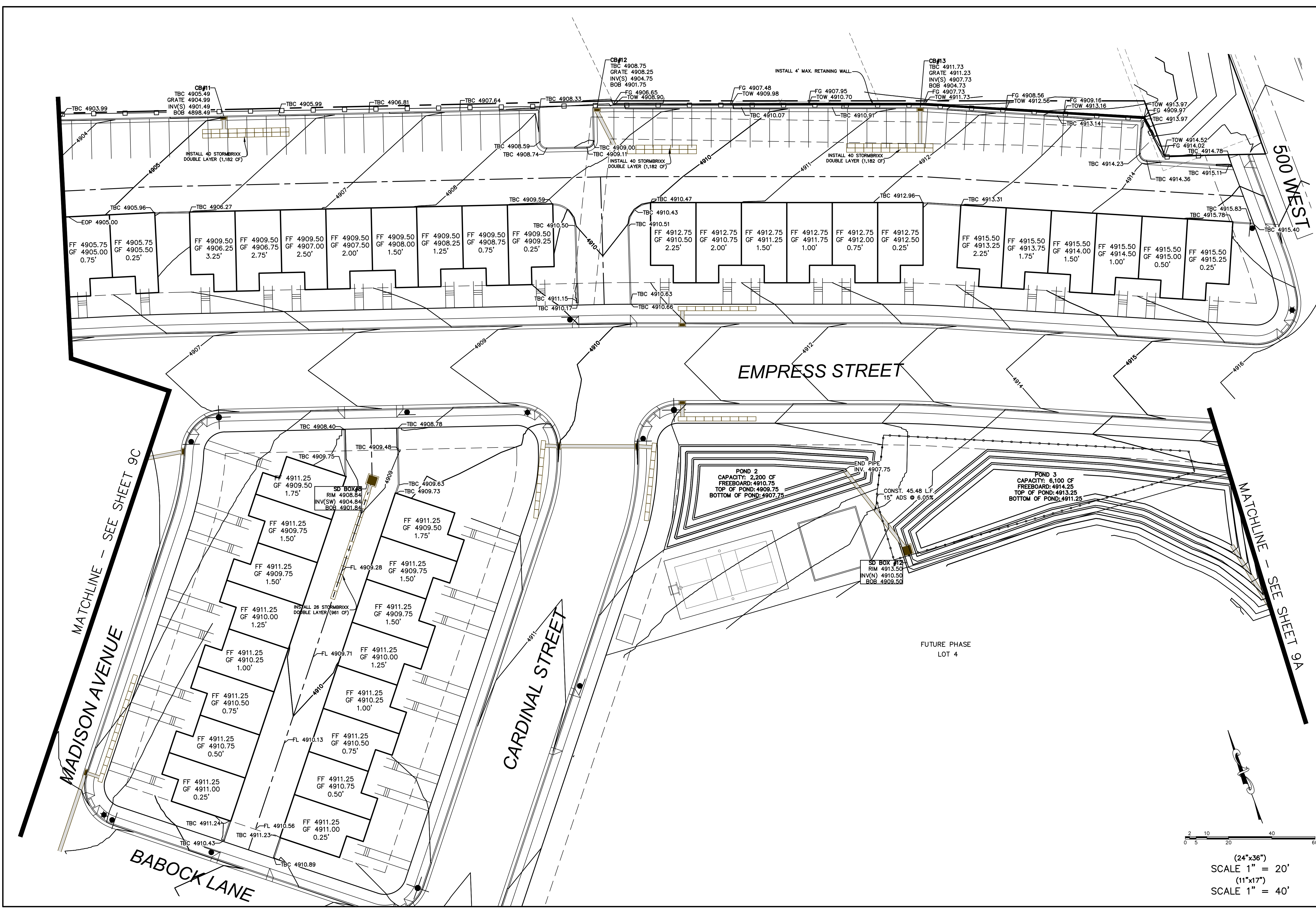
PHONE: 801-655-0566
 945 E. 800 N., SUITE 6A
 SPANISH FORK, UT 84660

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MATCHLINE - SEE SHEET 9B



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



SHEET NO. 9B

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1	ADDED RETAINING WALL BEHIND TBC ALONG NE PROPERTY	1-7-25

TBC PLAN

SANTAQUIN, UTAH

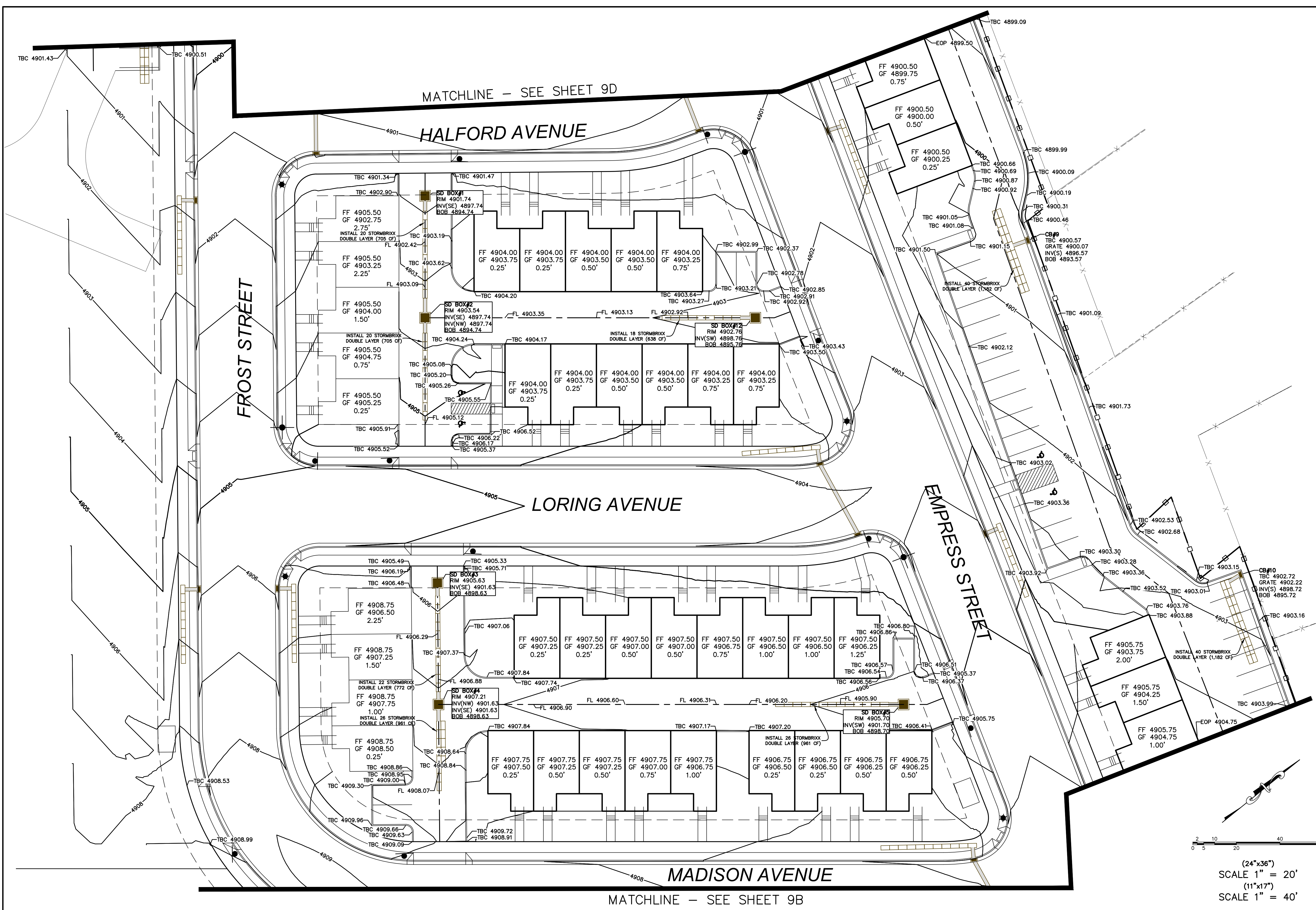
SILVER OAKS PHASE 1

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
945 E. 800 N., SUITE 6A
SPANISH FORK, UT 84660

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



SHEET NO. 9C

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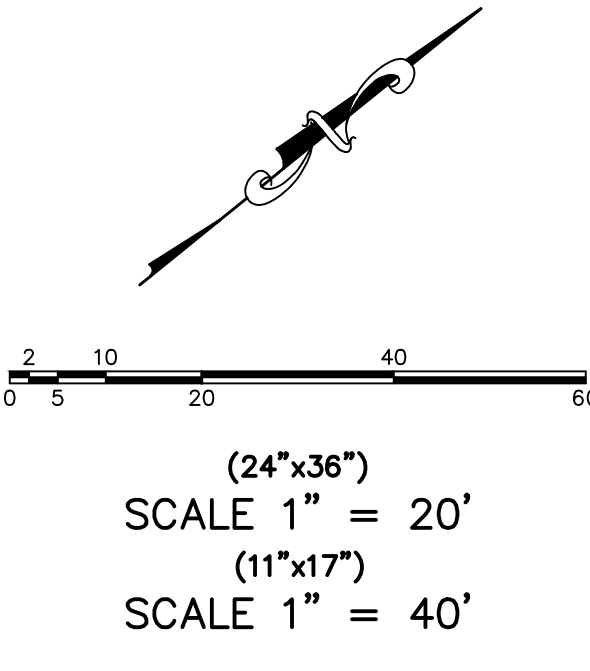
TBC PLAN
 SANTAQUIN, UTAH

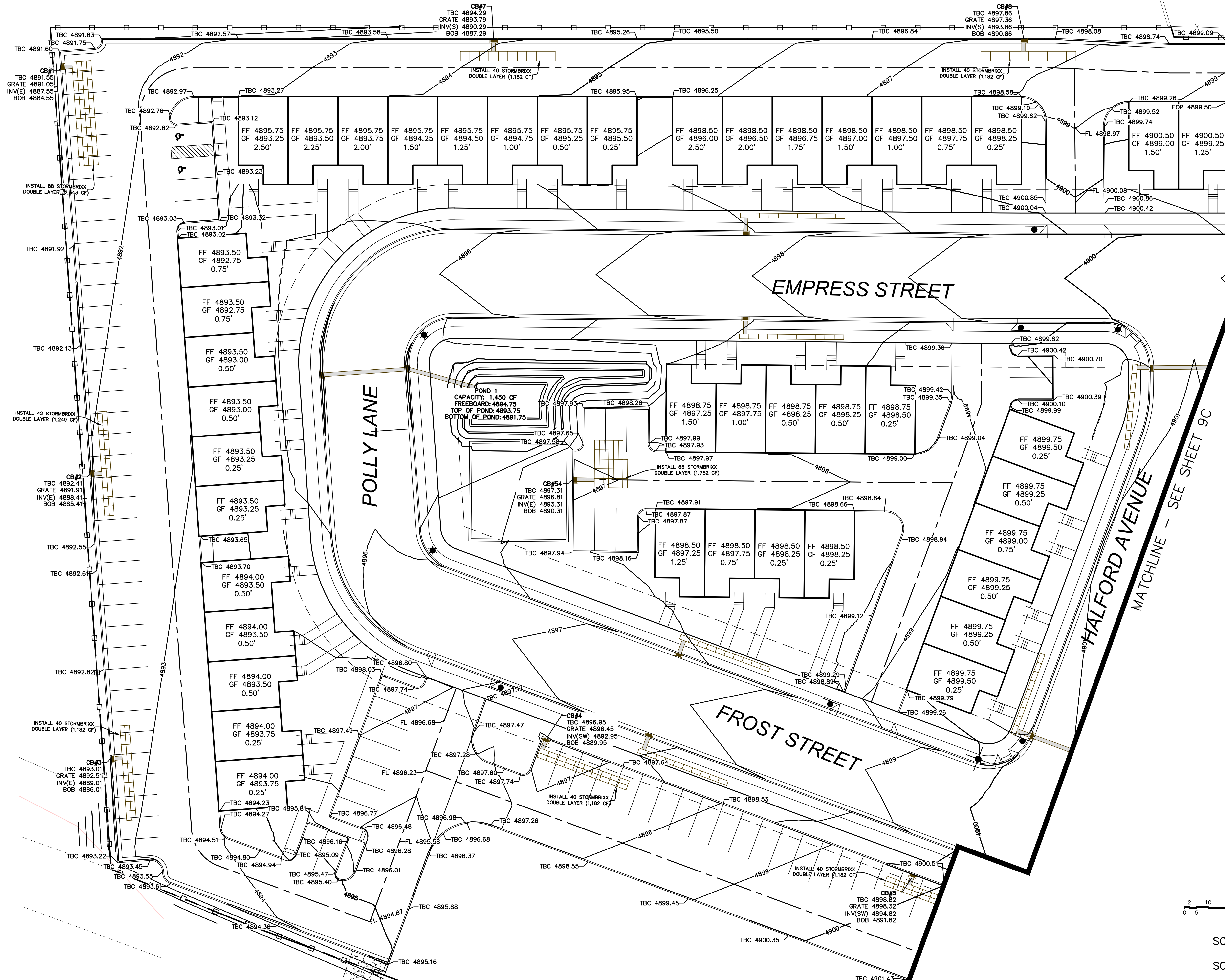
SILVER OAKS PHASE 1

ATLAS
ENGINEERING
 L.L.C.

PHONE: 801-655-0566
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SHEET NO. 9D

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TBC PLAN

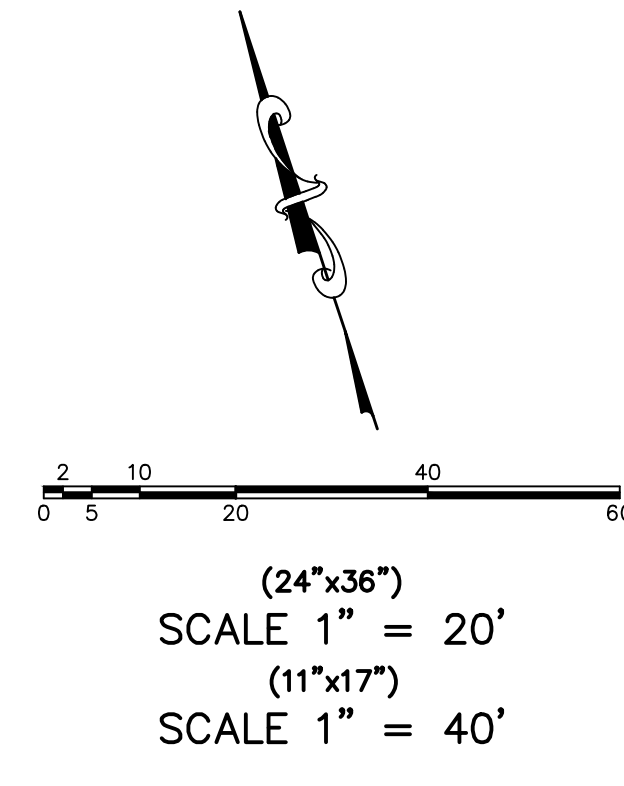
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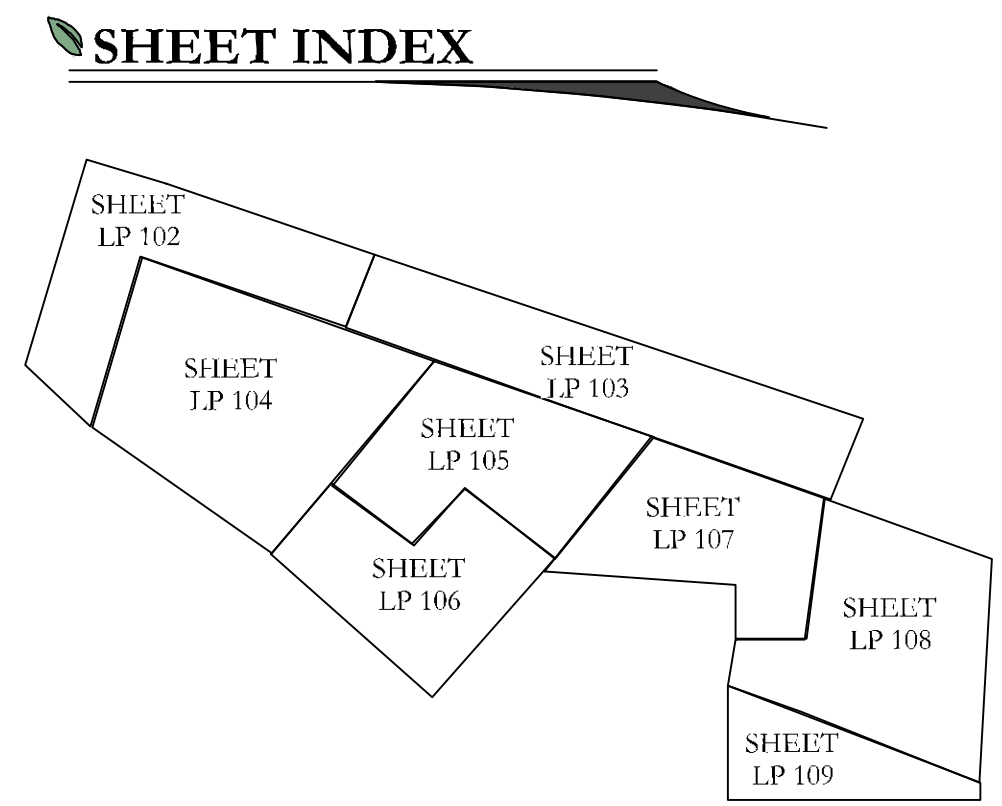
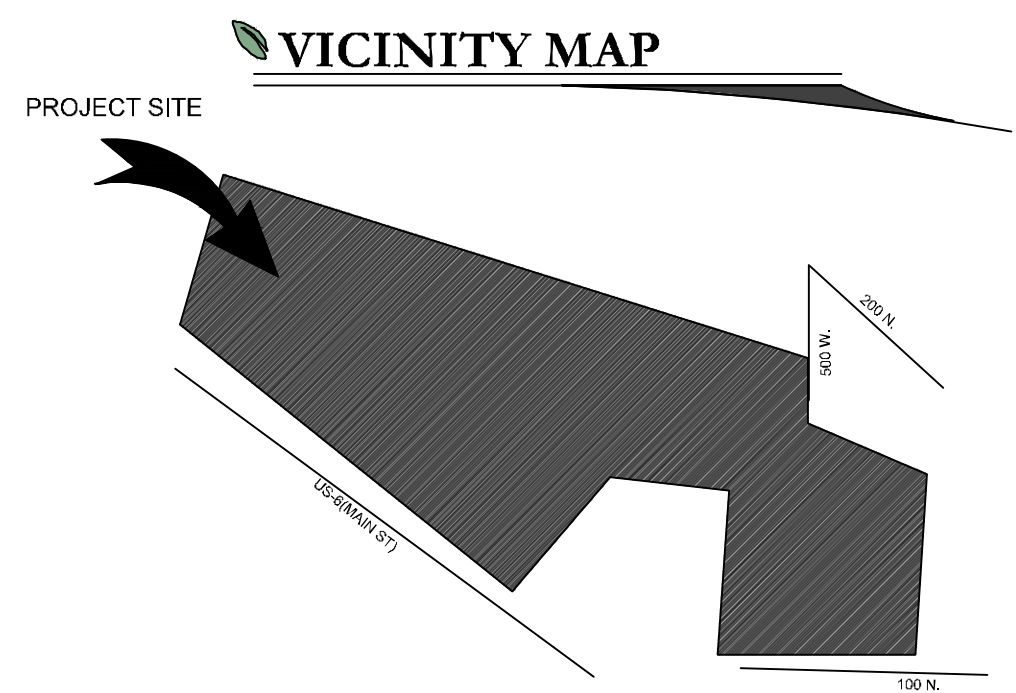
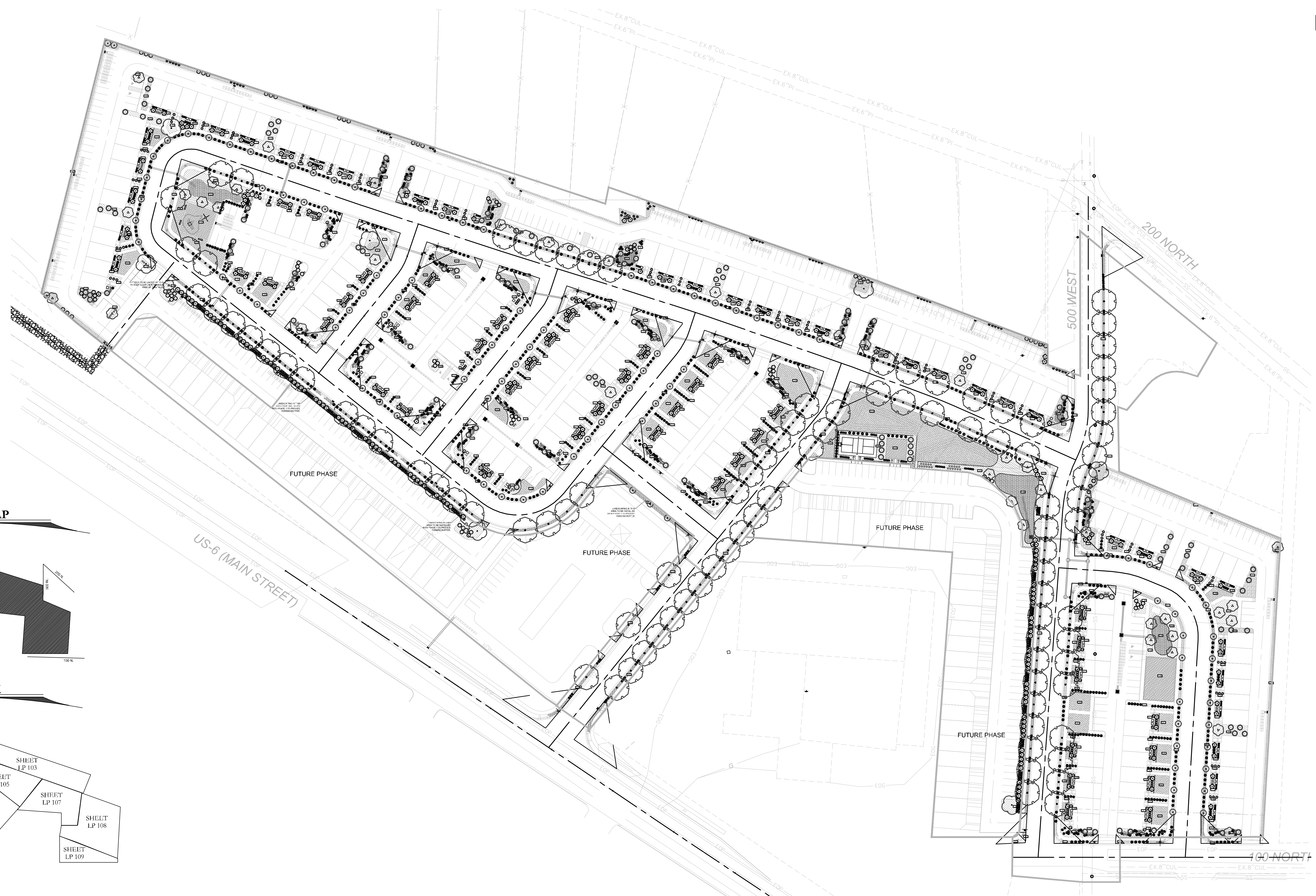
SILVER OAKS PHASE 1

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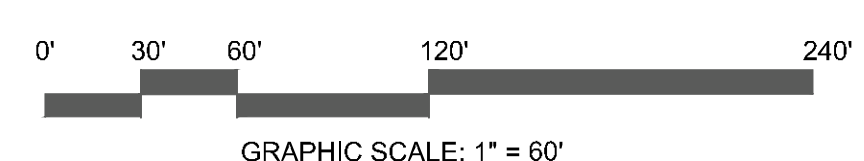
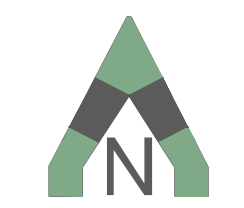


ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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2/6/2025 UT23029

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 1-800-662-4111
 www.bluestakes.org

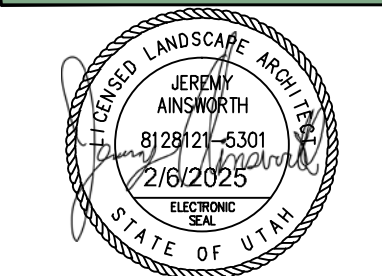


SILVER OAKS PH 1 SANTAQUIN, UTAH

ATLAS ENGINEERING
 ATT: ANDREW DELPIVO
 801-655-0566
 A@ATLASENGINEERING

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 LEHI, UTAH 84043 (801) 753-5644
 www.pkjdesigngroup.com



LANDSCAPE OVERALL PLAN

PERMIT SET

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	2/6/2025

LP-100

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL**
- 1. SUMMARY**
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
- Site Conditions
 - Guarantees
 - Maintenance
 - Soil Amendments
 - Fine Grading
 - Landscape Edging
 - Furnish and Installing Plant
 - Turf Planting
 - Weed Barrier
- 2. SITE CONDITIONS**
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents not in accordance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 3. PERMITS**
- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 4. PLANT DELIVERY, QUALITY, AND AVAILABILITY**
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 5. FINAL INSPECTION**
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 6. LANDSCAPE SUBSTANTIAL COMPLETION**
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 7. MAINTENANCE**
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-grying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 8. GUARANTEE**
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

- PART II - PRODUCTS**
- 1. LANDSCAPE MATERIALS**
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not planted shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inches by two (2) by eight (8) feet common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- PH: 5.5-7.5
 - EC (electrical conductivity): < 2.0 millimhos per centimeter
 - SAR (sodium adsorption ratio): < 3.0
 - % OM (percent organic matter): >1%
 - Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- Washed mortar sand free of organic material.
 - Portland Cement (see concrete spec. below for type)
 - Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - Only potable water for mixing.
- I. Landscape Metal Edging 5.3" steel edging with 18" dowels into the ground for stabilization.

- PART III - EXECUTION**
- 3.1. GRADING**
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surface. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2. TURF GRADING**
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3. PLANTING OPERATIONS**
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- F. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

If you use soil and remove all burlap, wire baskets, ties, or supports, use before beginning and backfilling operations. Do not use

- planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, sears, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
- 4. TURF - SOD LAYING**
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plan and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with signs or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5. WEED BARRIER**
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.

LANDSCAPE NOTES

- INSTALLATION**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL Dictate QUANTITIES TO BE USED.
 - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 - SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4" TREE RING OF THE SAME EDGING.
 - IF REQUIRED BY CITY OR OWNER SPECIFIED, DRAIN 5 OZ WELD BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
 - ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS, ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
 - A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
 - UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.
- INSTALLER RESPONSIBILITIES AND LIABILITIES**
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITY FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
 - GRADING AND DRAINAGE REQUIREMENTS
 - AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE, SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND WALLS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WORK OF ALL SWALES, BERMS, OR GRADE.
 - DEVICES FOR CHANNELING ROOF RUN OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAIN WATER AT A MINIMUM OF 1' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKLASH, WHICHEVER DISTANCE IS GREATER

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
1. LANDSCAPE			
	L01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUEE" KENTUCKY BLUEGRASS, 1% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOLCHIDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL KYEGRASS, 19% "ACCENT" PERENNIAL KYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PLR ACR. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTING.	25,835 sf
	L10	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREELAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	55,387 sf
	L11	1" MINUS GRAY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREELAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	30,297 sf
	L12	2 1/4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREELAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	24,592 sf
	L13	2" GRAY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREELAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	23,285 sf
	L28	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	2,371 lf
	L30	PLAYGROUND SURFACEL SOFT FALL ENGINEERED WOOD FIBER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	181 cy
	L301	Landscape Forms - LINE Landscape Panel with 1/2" horizontal rods. 4 ft. height, or equivalent. Verify product with Landscape Architect	89

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PNA	118	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
DECIDUOUS TREES						
	AGA	43	Amelanchier s. grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CCT	7	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		2" Cal
	MRS	102	Malus s. 'Raspberry Spear' Raspberry Spear Crabapple	B & B		2" Cal
	TCC	98	Tilia cordata 'Greenspire' Greenspire Lindlar Linden	B & B		2" Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	BTM	166	Berberis thunbergii 'Matia' TM Sunjoy Gold Pillar Barberry	5 gal
	BYO	306	Berberis thunbergii 'Orange Tinsel' Orange Torch Barberry	2 gal
	CTP	83	Cornus florida Flaming Dogwood	5 gal
	FNS	303	Forsythia s. 'NIMBUS' TM Show Off Sugar Baby Dwarf Forsythia	5 gal
	HPL	106	Hydrangea paniculata 'Jane' TM Little Lime Hydrangea	5 gal
	PBP	203	Prunus besseyi 'POH'S' TM Pawnee Bittersweet Cherry	5 gal
EVERGREEN SHRUBS				
	BGM	95	Buxus s. 'Green Mountain' Green Mountain Boxwood	5 gal
	CPS	95	Cistus pungens 'Spanish Gold' Spanish Gold Bloom	5 gal
GRASSES				
	BGB	269	Bouleoua gracilis 'Blonde Ambition' Blonde Ambition Blue Grass	1 gal
	CAG	596	Calamagrostis s. scabriflora 'Karl Foerster' Feather Reed Grass	1 gal
	PVS	293	Panaria virginiana 'Shemondoli' Shemondoli Switch Grass	1 gal
PERENNIALS				
	FPE	135	Fuchsia s. 'Purple Emperor' Purple Emperor Caneflower	1 gal
ROSES				
	RNW	352	Rosa s. 'Noisette' TM Flower Carpet White Groundcover Rose	5 gal

SITE REQUIREMENT CALCULATIONS

- OPEN SPACE REQUIREMENTS:**
30% of open space must be landscaped. At least 50% of open space shall be unobstructed and for tenant use. Open space includes sidewalks and paths.
Has Been Provided
- Landscape Area: 191,847 sq. ft.**
- TURF AREAS:**
No sod permitted in areas less than 4' in width.
Has Been Provided
- FOUNDATION PLANTING REQUIREMENTS:**
A group of four (4) shrubs and one tree shall be provided in a landscape area or grade adjacent to the front and side elevations of a building per fifty (50) linear feet or fraction thereof, of elevation where the building exceeds one hundred feet (100') in length.
Has Been Provided
- PARK STRIPS:**
One tree per thirty feet (30') of frontage or fraction thereof. Species selected from Santaquin City Street Tree List.
Has Been Provided
- PLANTING DIVERSITY:**
Total Number of Trees on Site: 374
Maximum Percentage of Any one Species for 40 or More Trees: 50%
Species, Amount, and Percentage Provided:
Arnold Sentinel Austrian Pine: 148, 40%
Autumn Brilliance Service Berry: 51, 14%
Forest Pansy Redbud: 10, 3%
Raspberry Spear Crabapple: 84, 22%
Greenspire Littleleaf Linden: 81, 22%

- ACCESSORY STRUCTURES:**
Trash enclosures and other accessory structures shall have a minimum five foot (5') wide planting area along three (3) sides and a minimum of four (4) shrubs per landscaped side. These planting areas may overlap required landscape yards.
Has Been Provided
- PARKING LOT LANDSCAPING REQUIREMENTS:**
Landscape planting shall be provided in the amount of six percent (6%) of the interior space of parking lots with less than one hundred (100) spaces, and ten percent (10%) of the interior space of all parking lots with one hundred (100) spaces or more.
Has Been Provided
- Screening from the street and all nonresidential uses shall be of sufficient height and opacity to continuously block the lowest three feet (3') of the cross section view of the parking area from the street or adjacent use.
Islands shall include one or more canopy shade trees and four (4) or more shrubs per eighty (80) square feet of planter area. Additionally, ground cover shall be provided over the entire landscape area.
Has Been Provided
- CLEAR VIEW AREAS:**
Landscape: Low growing landscaping materials within the clear view area shall be kept below thirty six inches (36") in height. Trees are allowed in the clear view area but shall be pruned so that leafed branches are greater than eight feet (8') above nearest asphalt grade.
- CLEAR VIEW AREA DIMENSIONS:**
40' x 40' Triangles provided on streets with 25 mph speed limits and on all interior lanes
70' x 70' Triangles provided on Main Street with a 50 mph speed limit
12' x 12' Triangles provided at all driveways and parking lot entrances

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/6/2025	UT23029			ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025
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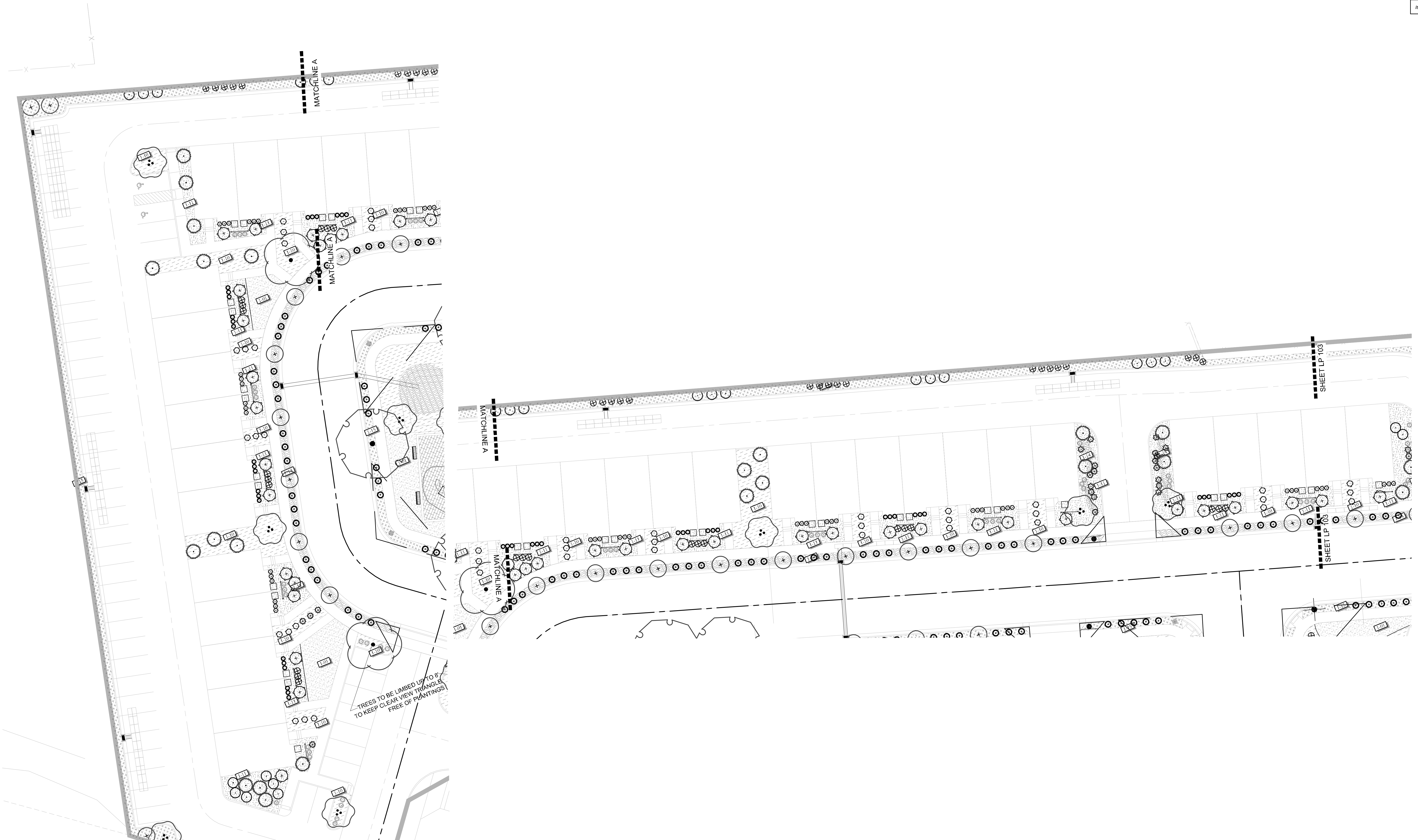
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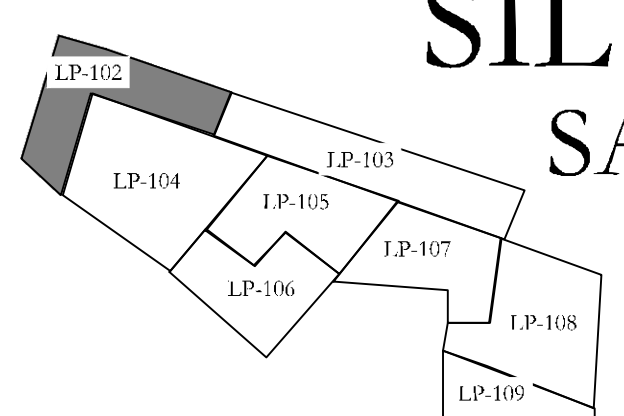
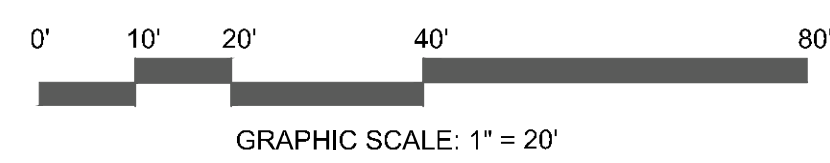
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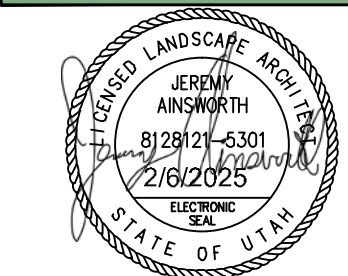
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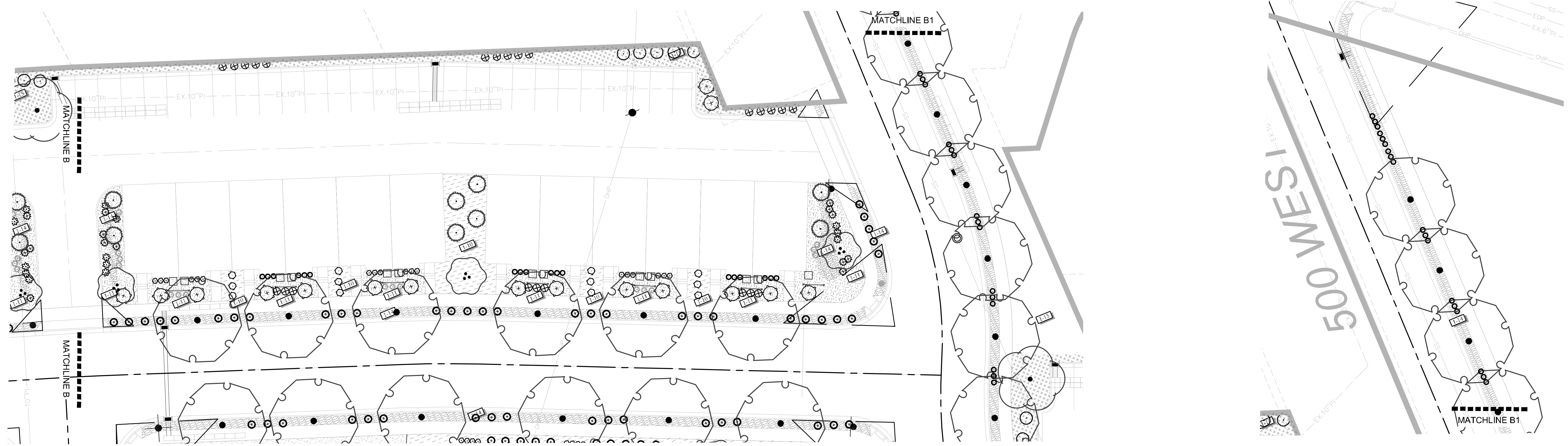
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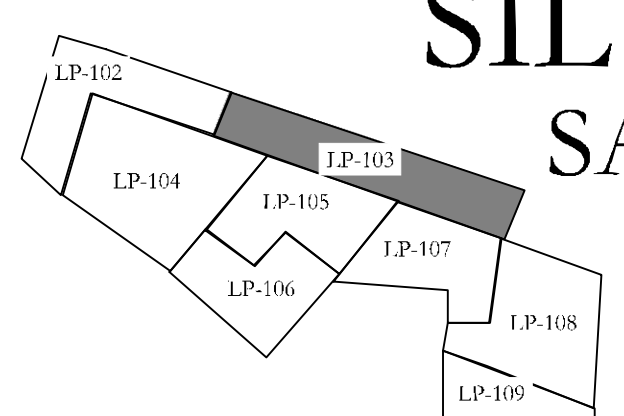
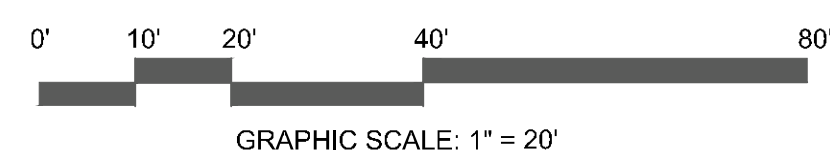
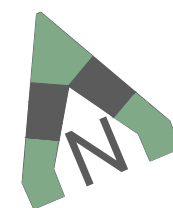


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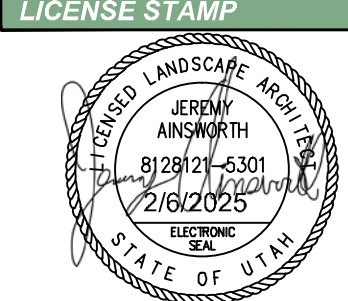


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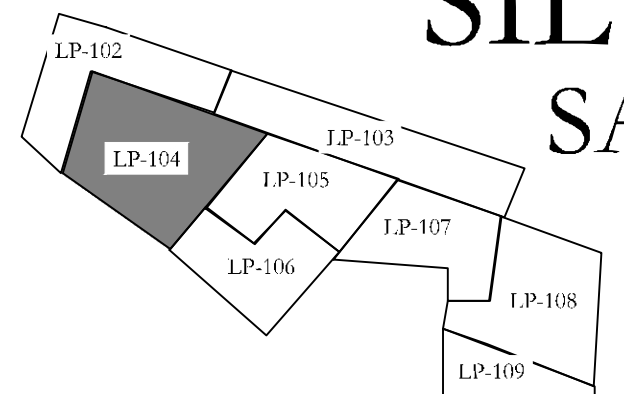
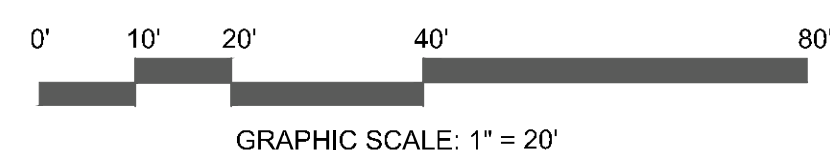
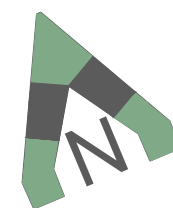
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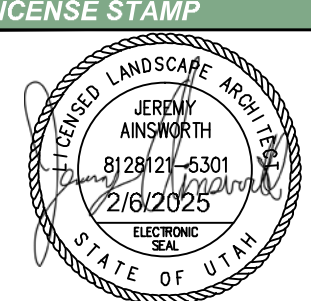
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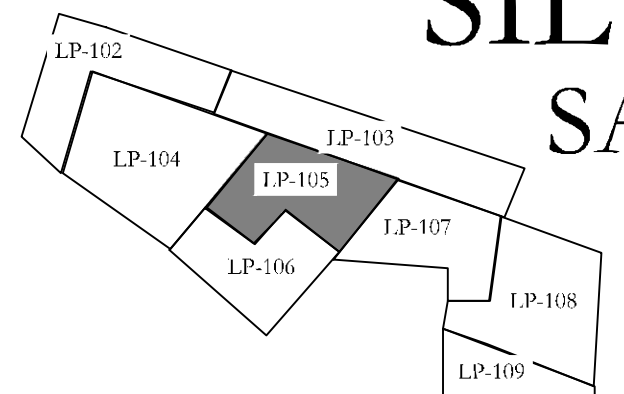
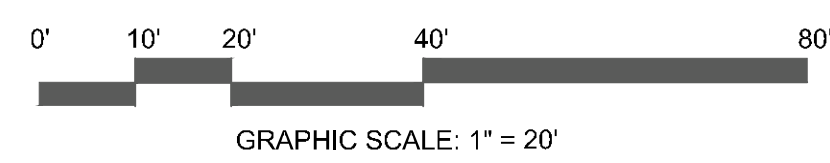
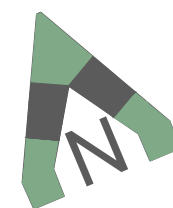


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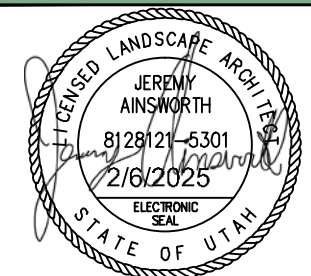
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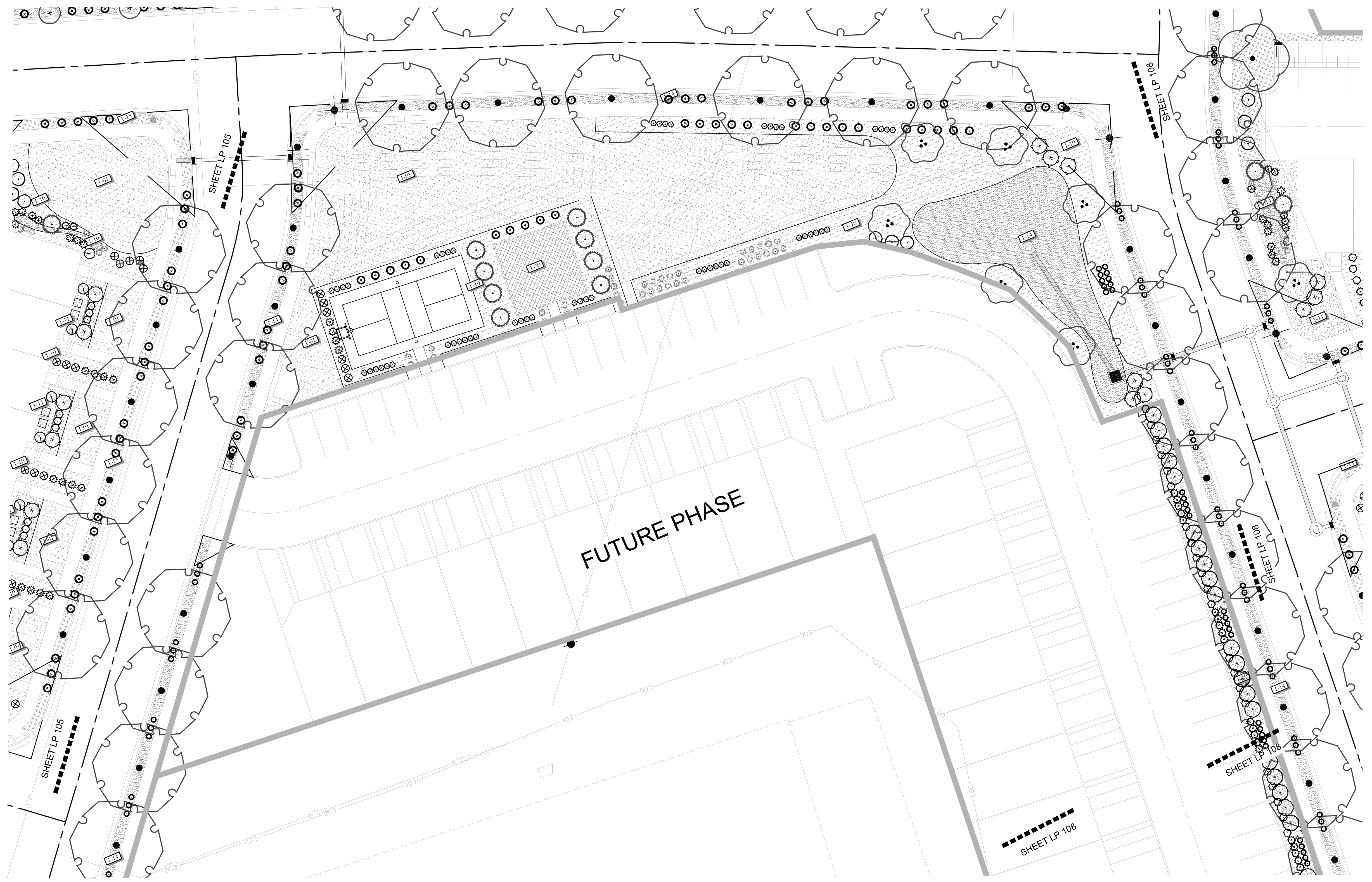
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PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. FOR COST AND SPECIFICATION INFORMATION, SEE THE PROJECT MANUAL.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PNA	118	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
DECIDUOUS TREES						
	AGA	43	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CCF	7	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		2" Cal
	MRS	102	Malus x 'Raspberry Speer' Raspberry Speer Crabapple	B & B		2" Cal
	TCG	98	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B		2" Cal
DECIDUOUS SHRUBS						
	BTM	166	Berberis thunbergii 'Mara'™ Santol Gold Pillar Barberry	5 gal		
	BTO	306	Berberis thunbergii 'Orange Torch' Orange Torch Barberry	2 gal		
	CLP	83	Cotoneaster lucidus Peking Cotoneaster	5 gal		
	FNS	303	Forsythia x 'NIMBUS'™ Show Off Sugar Baby Dwarf Forsythia	5 gal		
	HLL	106	Hydrangea paniculata 'Jane'™ Little Lime Hydrangea	5 gal		
	PWP	203	Prunus besseyi 'PWI15'™ Pawnee Bittersweet Cherry	5 gal		
EVERGREEN SHRUBS						
	BGM	95	Buxus x 'Green Mountain' Green Mountain Boxwood	5 gal		
	CPS	95	Cytisus pargans 'Spanish Gold' Spanish Gold Broom	5 gal		
GRASSES						
	BKFB	269	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal		
	CAK	596	Calamagrostis x acutiflora 'Karl Foerster' Festus Reed Grass	1 gal		
	PWS	293	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal		
PERENNIALS						
	FPE	135	Lithospermum x 'Purple Empress' Purple Empress Coneflower	1 gal		
ROSES						
	RNW	352	Rosa x 'Noaschnee'™ Flower Carpet White Groundcover Rose	5 gal		



ISSUE DATE 2/6/2025	PROJECT NUMBER UT23029	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<p style="text-align: center;">SILVER OAKS PH 1 SANTAQUIN, UTAH</p>	<p style="text-align: center;">ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING</p> <p style="text-align: center;"><small>COPYRIGHT: PKJ DESIGN GROUP</small></p> <p style="text-align: center;"><small>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE REPRODUCED OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.</small></p>	 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	 LANDSCAPE PLAN PERMIT SET	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025
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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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LANDSCAPE PLAN
PERMIT SET

LP-107

PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. FOR QUANTITIES AND SPECIFICATIONS, REFER TO THE SPECIFICATIONS.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PNTA	118	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
DECIDUOUS TREES						
	AGTA	43	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CCT	7	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		2" Cal
	MRS	102	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B		2" Cal
	TCG	98	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B		2" Cal
DECIDUOUS SHRUBS						
	BTM	166	Berberis thunbergii 'Maria' TM Stanjor Gold Pillar Barberry	5 gal		
	BTFO	306	Berberis thunbergii 'Orange Torch' Orange Torch Barberry	2 gal		
	CLP	83	Cotoneaster lucidus Peking Cotoneaster	5 gal		
	FNS	303	Forsythia x 'NIMBUS' TM Show Off Sugar Baby Dwarf Forsythia	5 gal		
	HLL	106	Hydrangea paniculata 'Jane' TM Little Lane Hydrangea	5 gal		
	PHP	203	Prunus besseyi 'PWIS' TM Pawnee Brides Sand Cherry	5 gal		
EVERGREEN SHRUBS						
	BGM	95	Buxus x 'Green Mountain' Green Mountain Boxwood	5 gal		
	CPS	95	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal		
GRASSES						
	BGTB	269	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal		
	CAVK	596	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	PVS	293	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal		
PERENNIALS						
	EPE	135	Echinacea x 'Purple Emperor' Purple Emperor Coneflower	1 gal		
ROSES						
	RNW	352	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose	5 gal		



ISSUE DATE PROJECT NUMBER PLAN INFORMATION PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT LANDSCAPE ARCHITECT / PLANNER LICENSE STAMP DRAWING INFO

2/6/2025 UT23029

NO.	REVISION	DATE
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GRAPHIC SCALE: 1" = 20'

SILVER OAKS PH 1

SANTAQUIN, UTAH

ATLAS ENGINEERING
ATT: ANDREW DELPIVO
801-655-0566
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LANDSCAPE PLAN
PERMIT SET

LP-108

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. QUANTITIES IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL CODE DESCRIPTION

1 LANDSCAPE

	L-101	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% BLUESTAR KENTUCKY BLUEGRASS, 10% "MARGUIS" KENTUCKY BLUEGRASS, 17% "NLYWORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "TAM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROXIMATE AT A RATIO OF 22:1:1:1:1. PER ACRE: FINE LLVILL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DRIPHEADS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A 100% 1.5" DIA. TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	25,835 sf
	L-102	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORAL 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	55,387 sf
	L-103	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORAL 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	30,297 sf

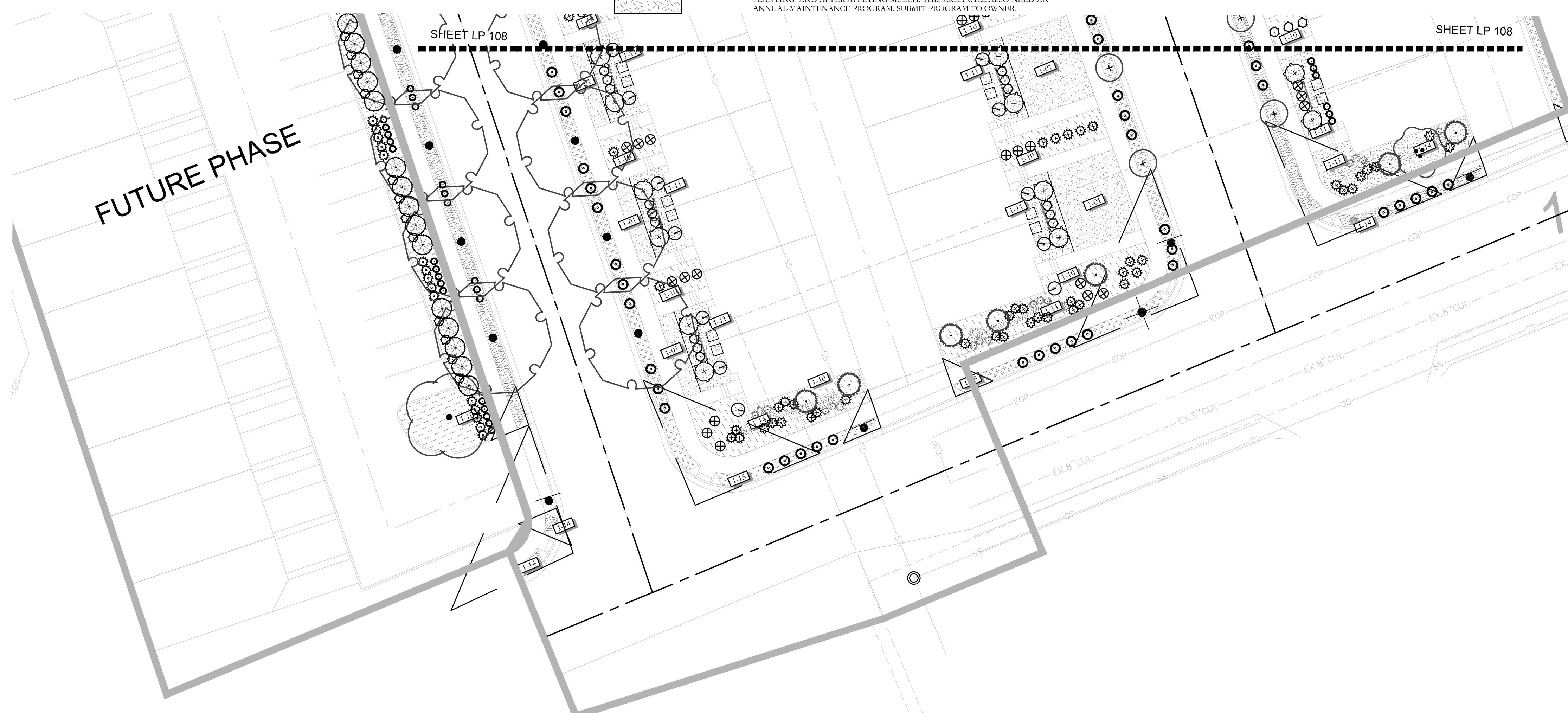
3 WALLS AND COLUMNS

	L-104	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORAL 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	24,592 sf
	L-105	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORAL 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	23,285 sf
	L-106	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	2,371 lf
	L-107	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD FIBER. INSTALL AS PER MANUFACTURER SPECIFICATIONS.	181 sq
	L-108	Landscape Forms - L-101: Landscape Panel with 1/2" horizontal rods, 4 ft. height, or equivalent. Verify product with Landscape Architect	89

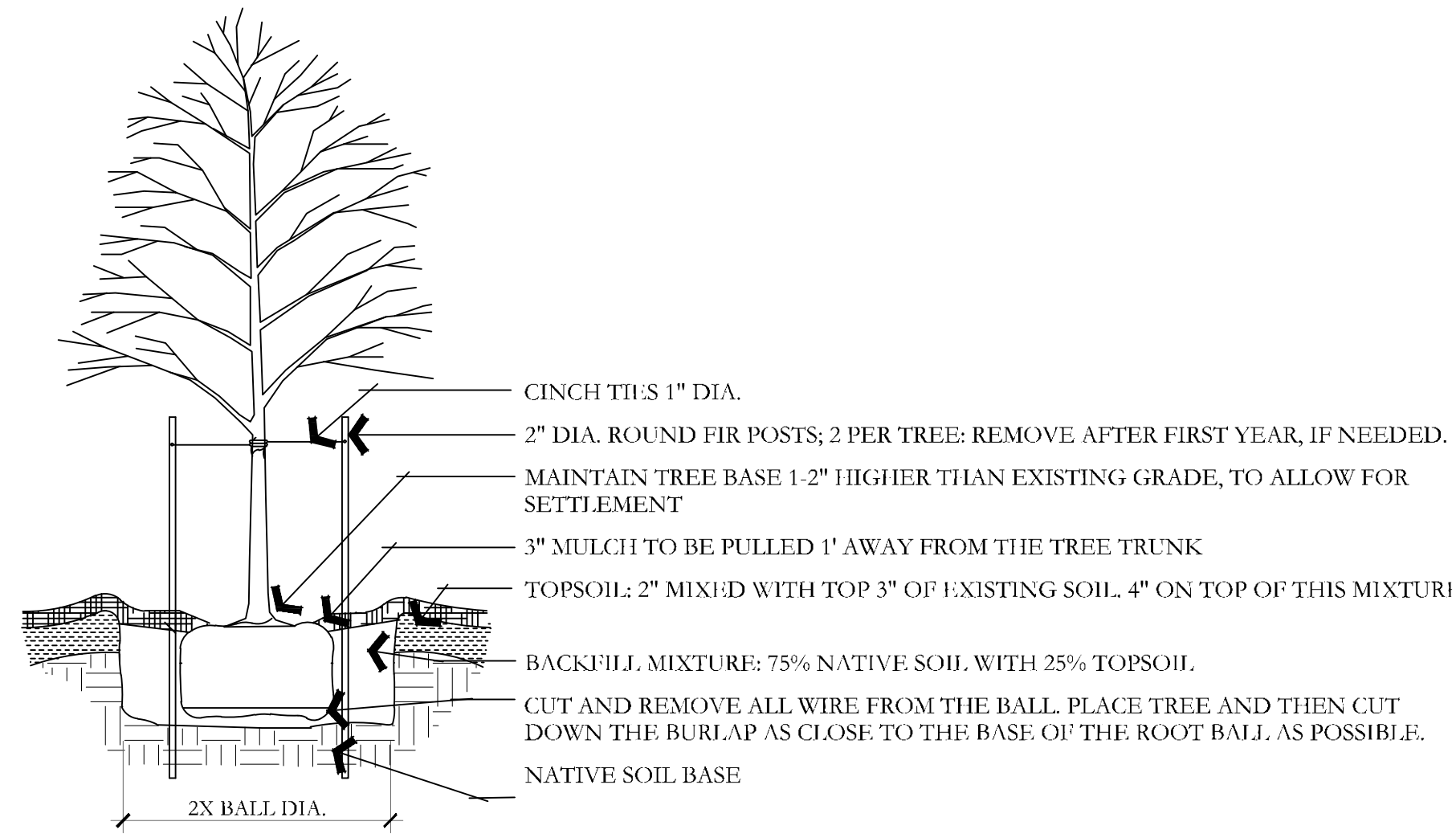
PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. QUANTITIES IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL SIZE

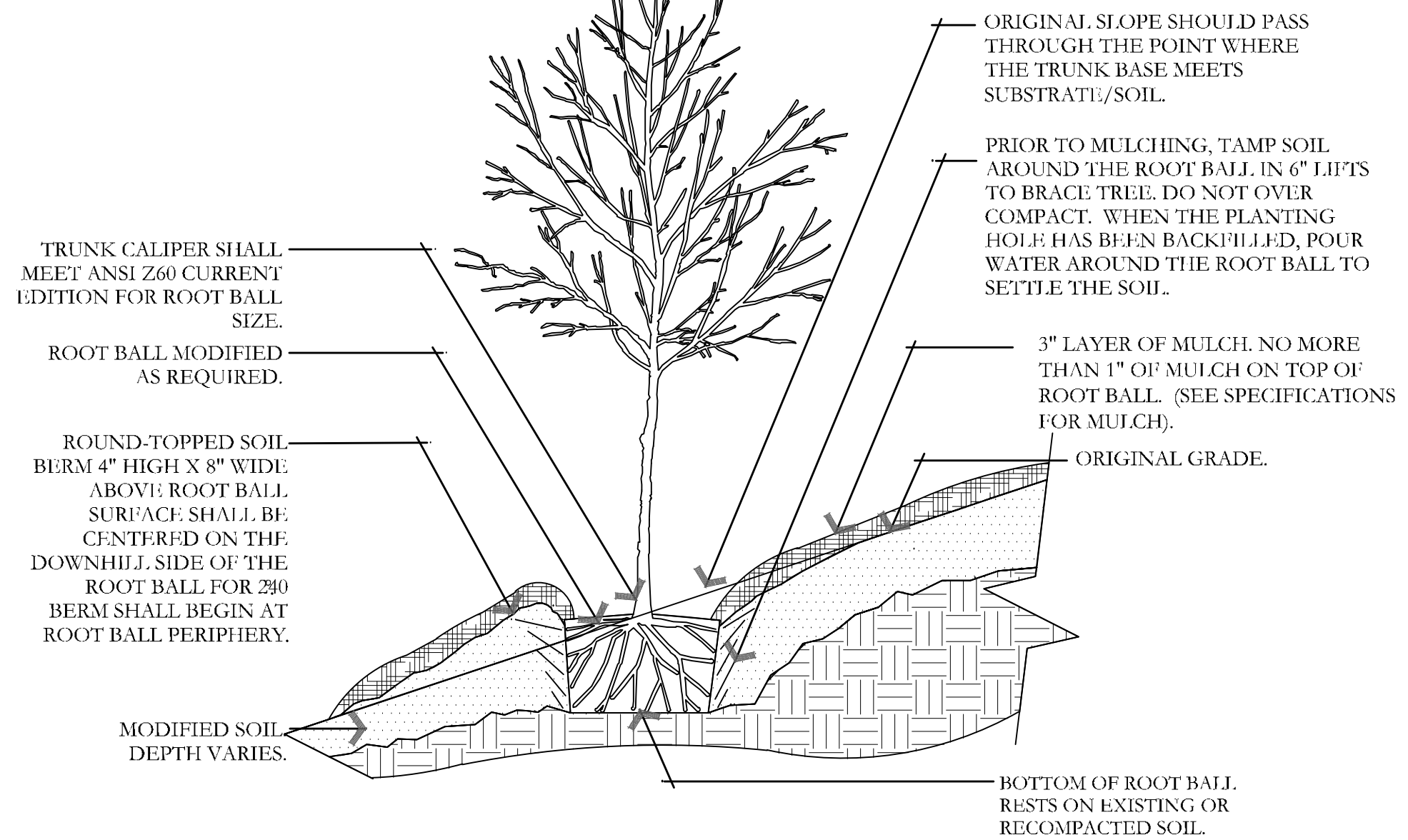
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	FXS	303	Forsythia x 'NIMBUS' Show Off Sugar Bibo Dwarf Forsythia	5 gal	
	HLL	106	Hydrangea paniculata 'Jane' Little Lane Hydrangea	5 gal	
	PBP	205	Prunus besseyi 'DOLLS' Pawnee Buttes Sand Cherry	5 gal	
EVERGREEN SHRUBS					
	BGM	95	Buxus x 'Green Mountain' Green Mountain Boxwood	5 gal	
	CPS	95	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal	
GRASSES					
	HGB	249	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	
	CAV	596	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	PVS	293	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	
PERENNIALS					
	LPU	135	Echinacea x 'Purple Emperor' Purple Emperor Coneflower	1 gal	
ROSES					
	RNW	352	Rosa x 'Nocesnee' Flower Carpet White Groundcover Rose	5 gal	



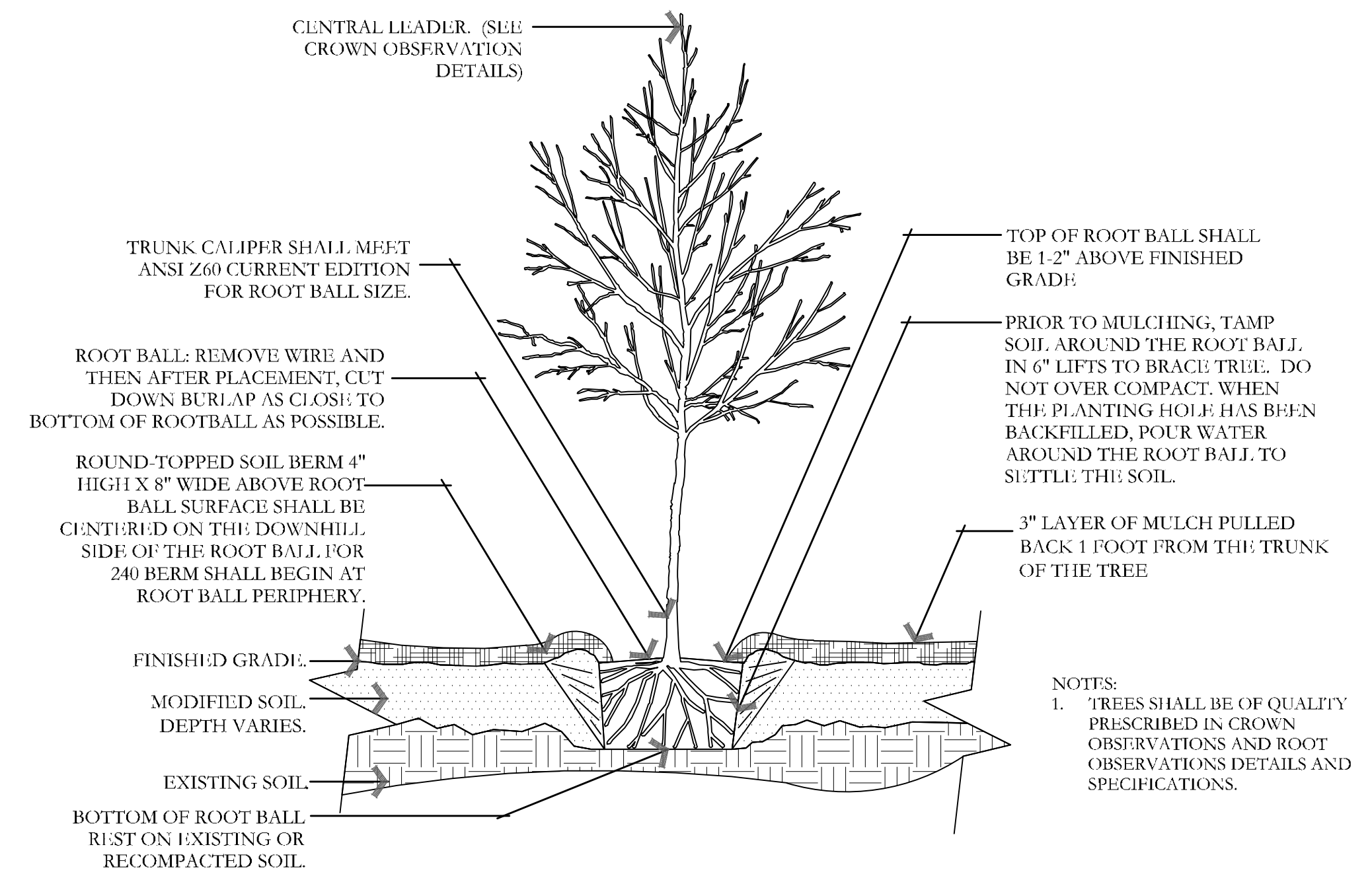
ISSUE DATE 2/6/2025	PROJECT NUMBER UT23029	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP	LICENSE STAMP ANDREW DELPIVO 2/16/2025	DRAWING INFO PLOT: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025
NO. REVISION 1 XXXX 2 3 4 5 6 7	DATE XX-XX-XX	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	SILVER OAKS PH 1 SANTAQUIN, UTAH	COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization	LANDSCAPE PLAN PERMIT SET	3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com



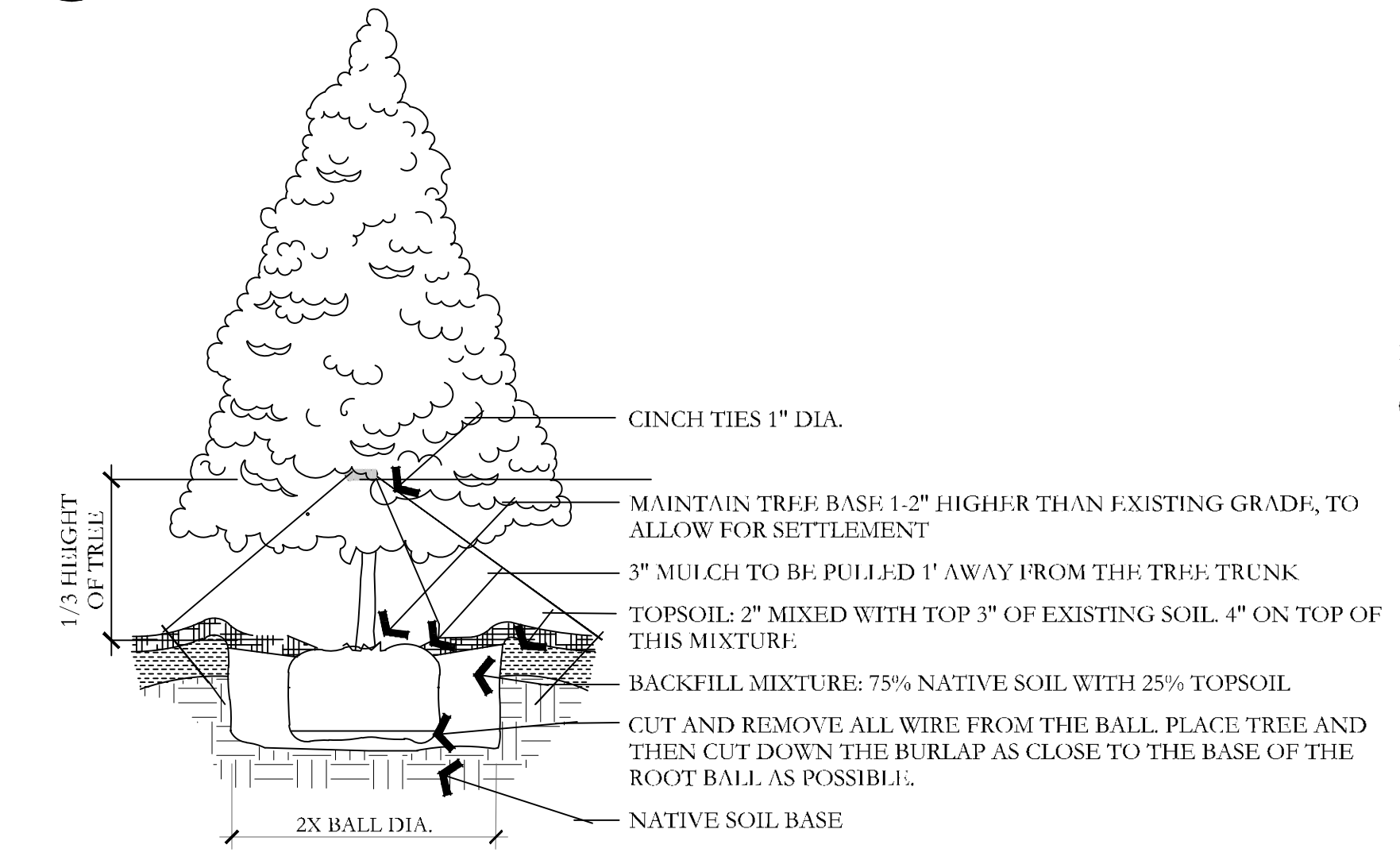
A DECIDUOUS TREE PLANTING
NOT TO SCALE



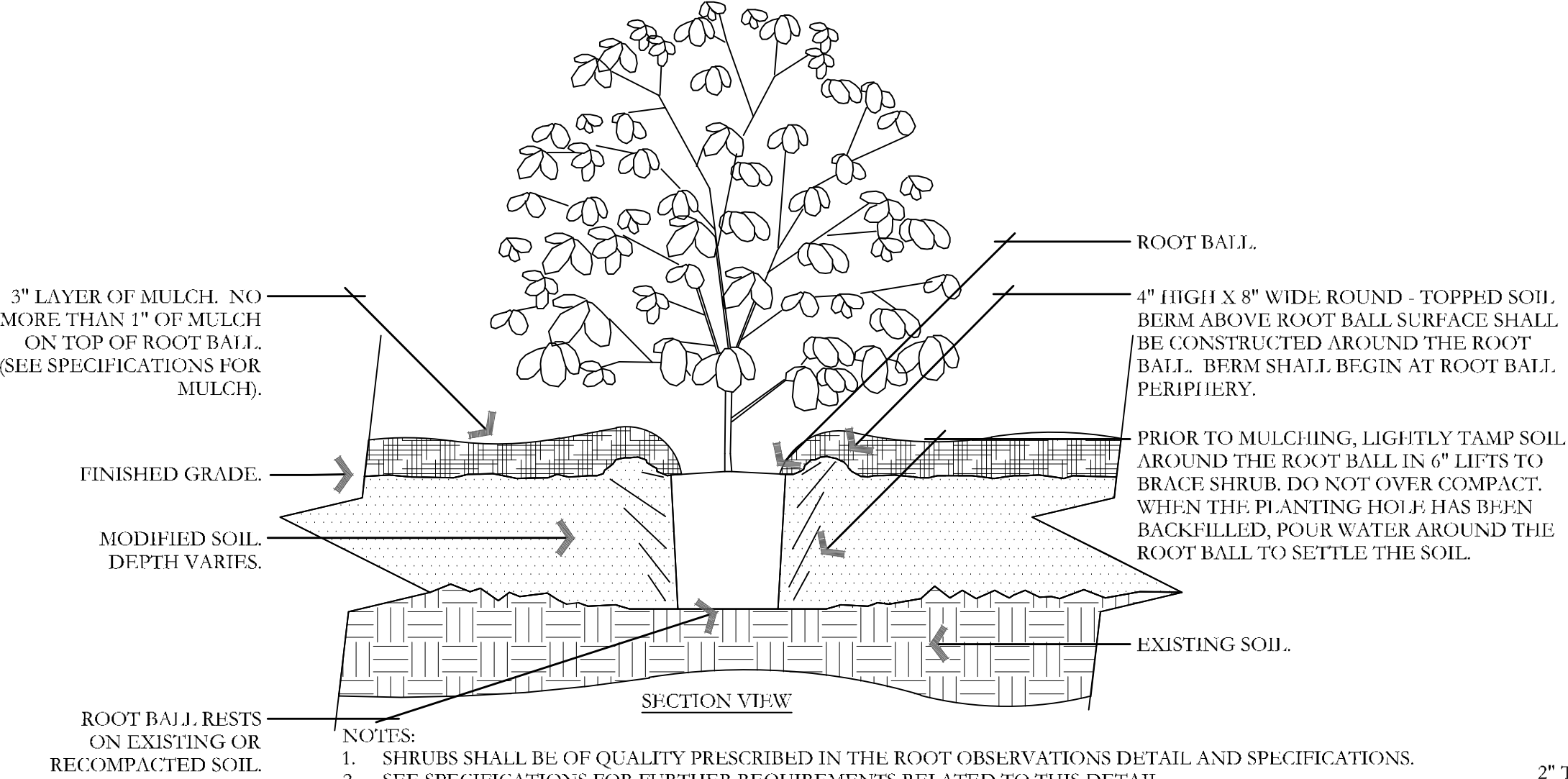
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



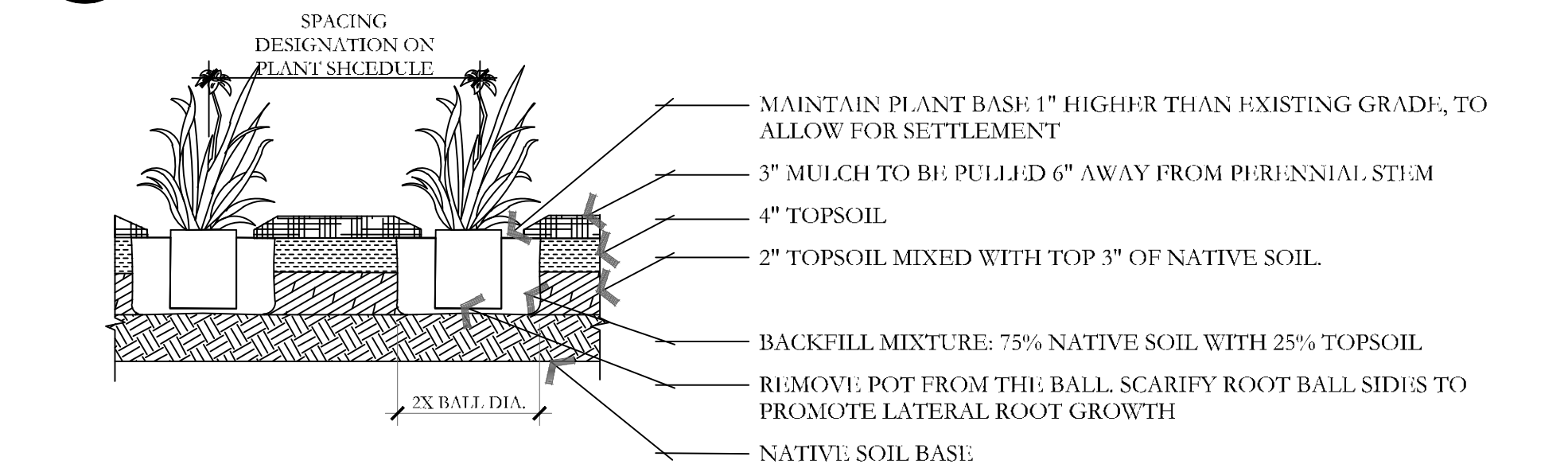
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



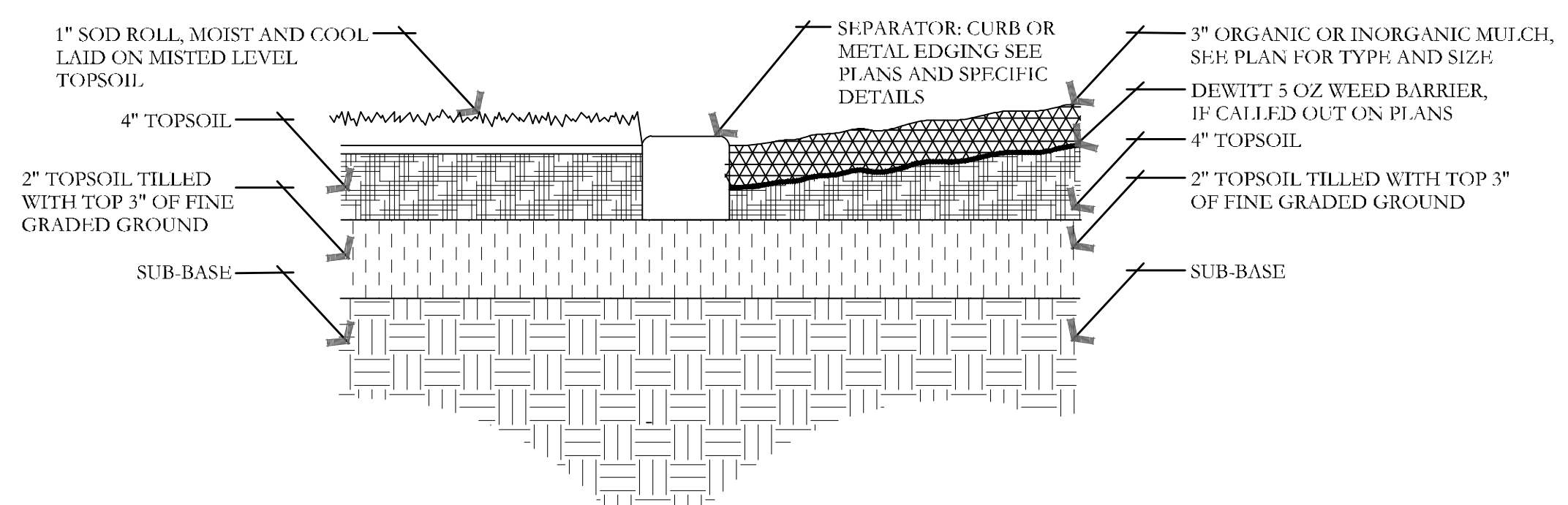
D EVERGREEN TREE PLANTING
NOT TO SCALE



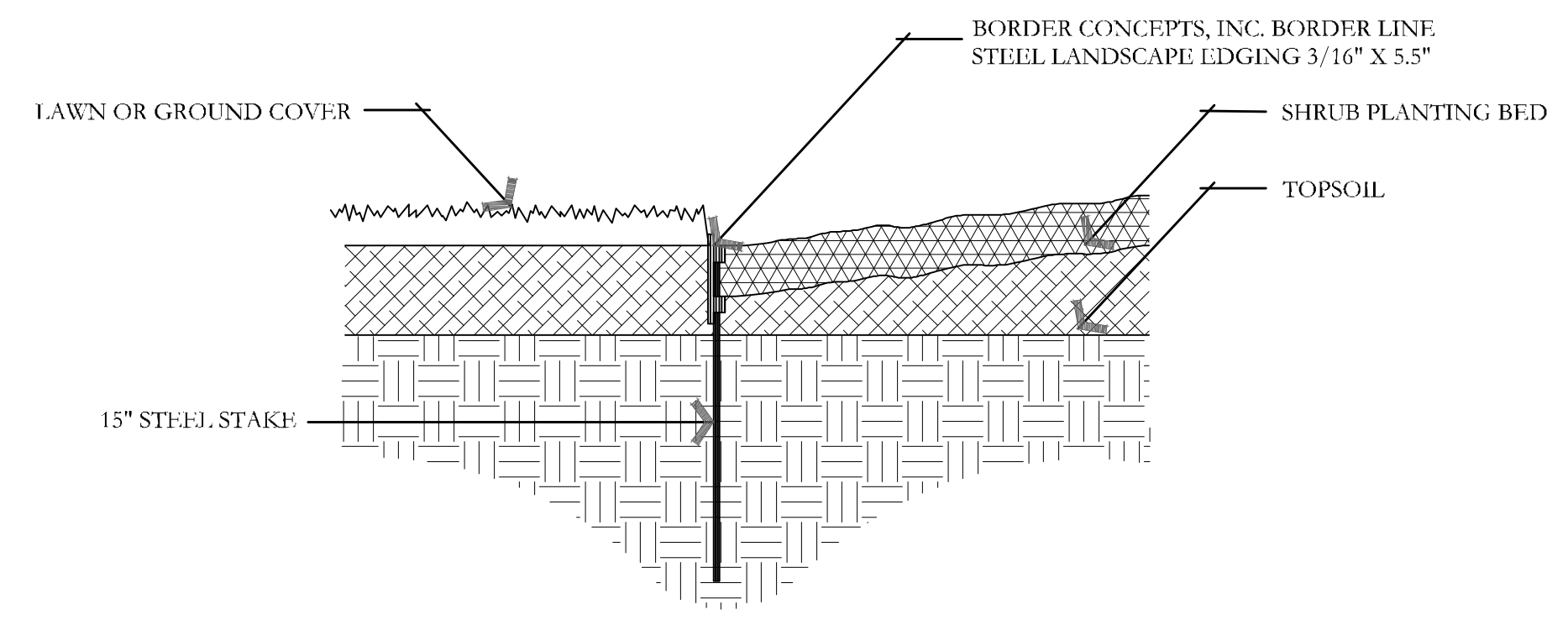
E SHRUB - MODIFIED SOIL
NOT TO SCALE



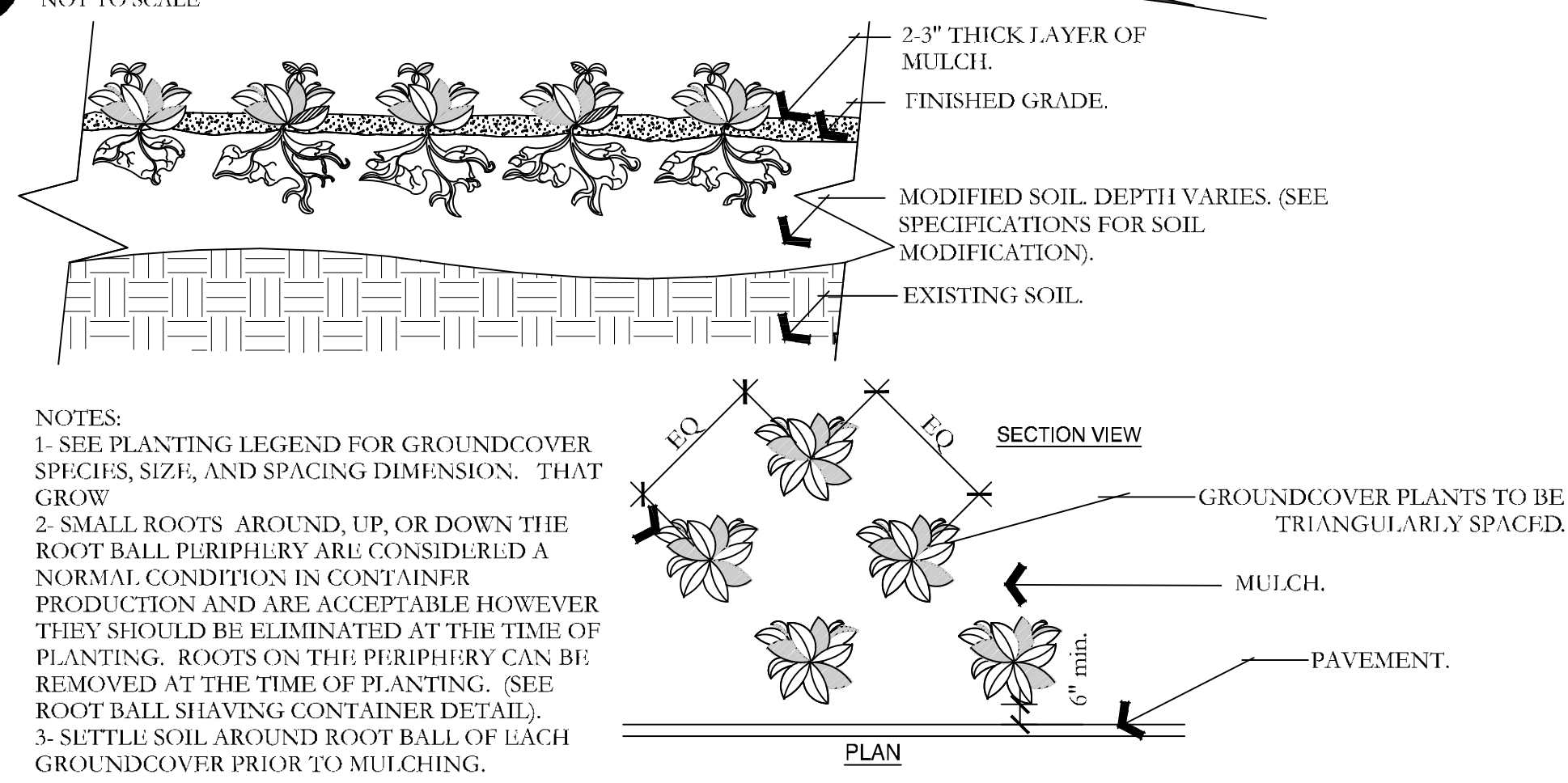
F PERENNIAL PLANTING
NOT TO SCALE



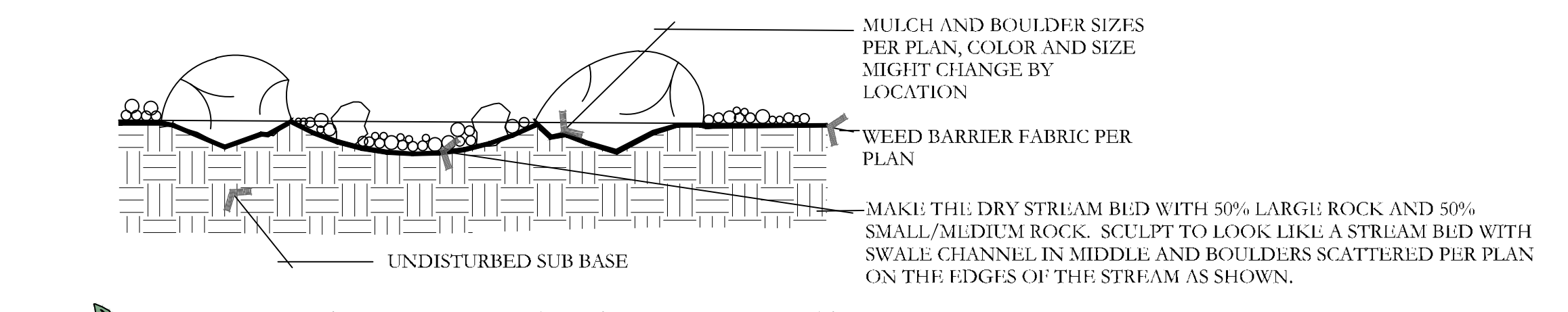
I SOD LAYING/MULCH DETAIL
NOT TO SCALE



G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

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SANTAQUIN, UTAH

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ATT: ANDREW DELPIVO
801-655-0566
A@ATLASENGINEERING

LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP

LICENSE STAMP: PKJ DESIGN GROUP, LICENSE NO. 8128121-5301, 2/16/2025, STATE OF UTAH

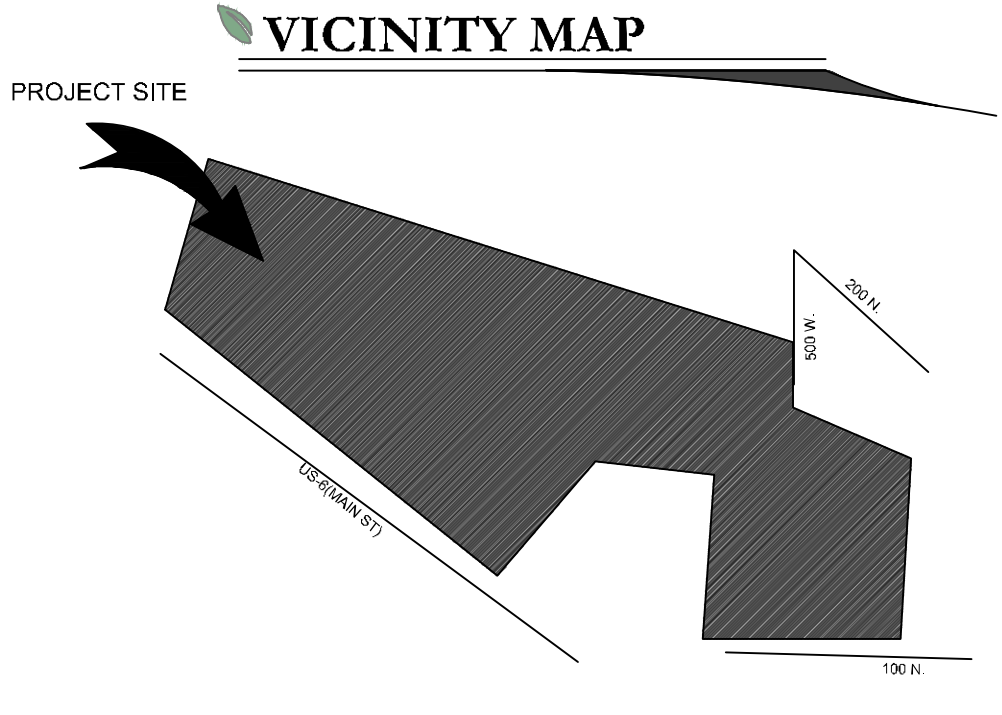
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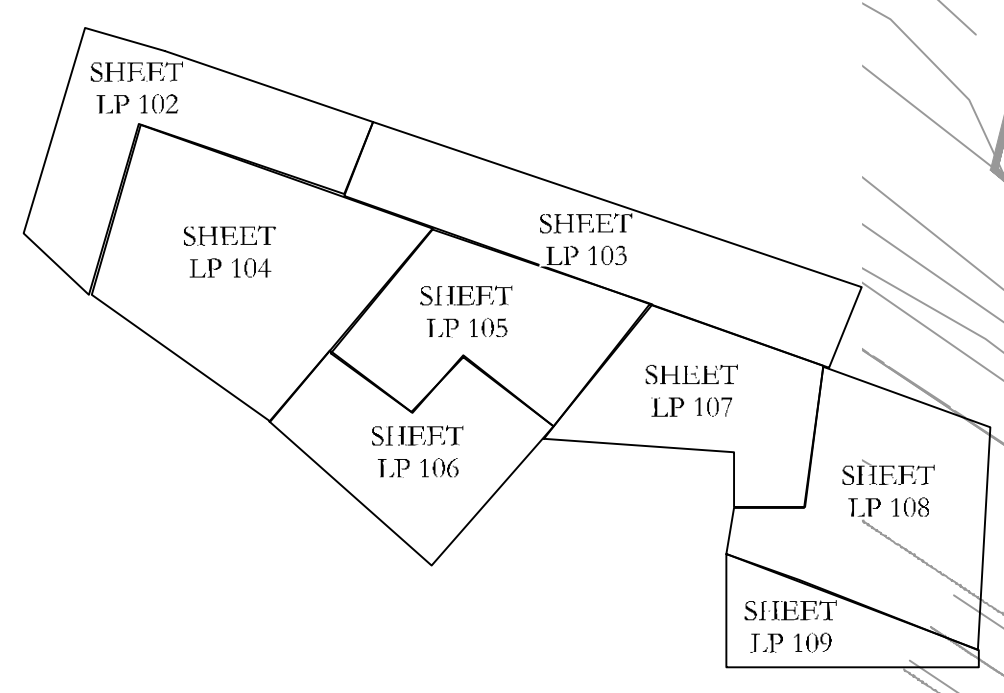
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www.pkjdesigngroup.com

LANDSCAPE DETAILS PERMIT SET

LP-501



SHEET INDEX



IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
	RAINBIRD RD04 S-PRS POP UP SPRAY 5 S-RILS @ 30 PSI
	RAINBIRD RD04 S-PRS POP UP SPRAY 8 U-SERILS @ 30 PSI
	RAINBIRD RD04 S-PRS POP UP SPRAY 10 U-SERILS @ 30 PSI
	RAINBIRD RD04 S-PRS POP UP SPRAY 12 U-SERILS @ 30 PSI
	RAINBIRD RD04 S-PRS POP UP SPRAY 15 U-SERILS @ 30 PSI
	RAINBIRD RD04 S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04 S-PRS POP UP SPRAY 15 1ST @ 30 PSI
	RAINBIRD 5000 S-RILS MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
	CONTROLLER: RAINBIRD TX-IVMPO WITH COMMUNICATION CARTRIDGE (4G/FIBER/FIB), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2 RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2\" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURER'S RECOMMENDATIONS (30 MICRON)
	MASTER VALVE
	USF100 FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
	QUICK COUPLER: RAINBIRD 44RCL INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN - USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XC7100FM - FLOW INDICATING BASKET FILTER (PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2\" DIAMETER 2\" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS.
	PIPE SIZING: 1\"=1\", 1 1/2\"=1 1/2\", 2\"=2\". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TRILE)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
	WIRE CHASE: SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4\" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XFS DRIP LINE	XFS-CV-09-18	0.9 GPH
SHRUBS-DRIP LINE	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM

*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS
SEE DETAILS FOR SHRUB AND TREE DRIP LINE CONFIGURATION.

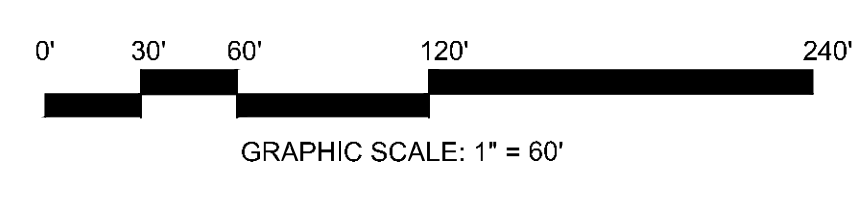
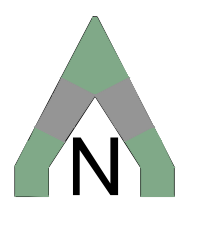


ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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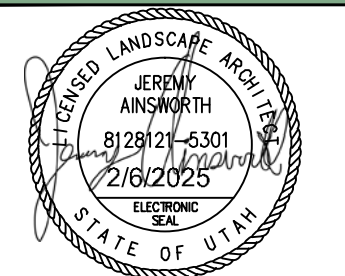
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CHECKED:	JMA
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IRRIGATION OVERALL PLAN

PERMIT SET

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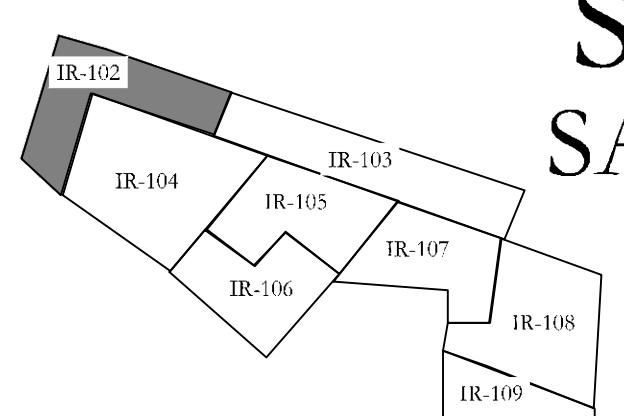
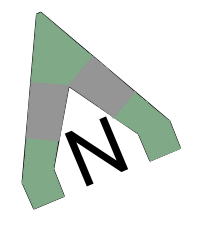
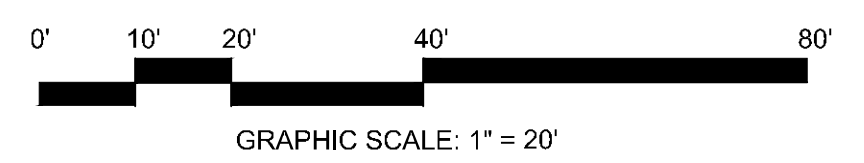
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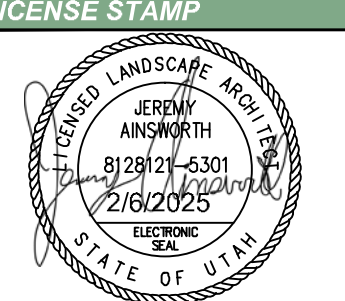


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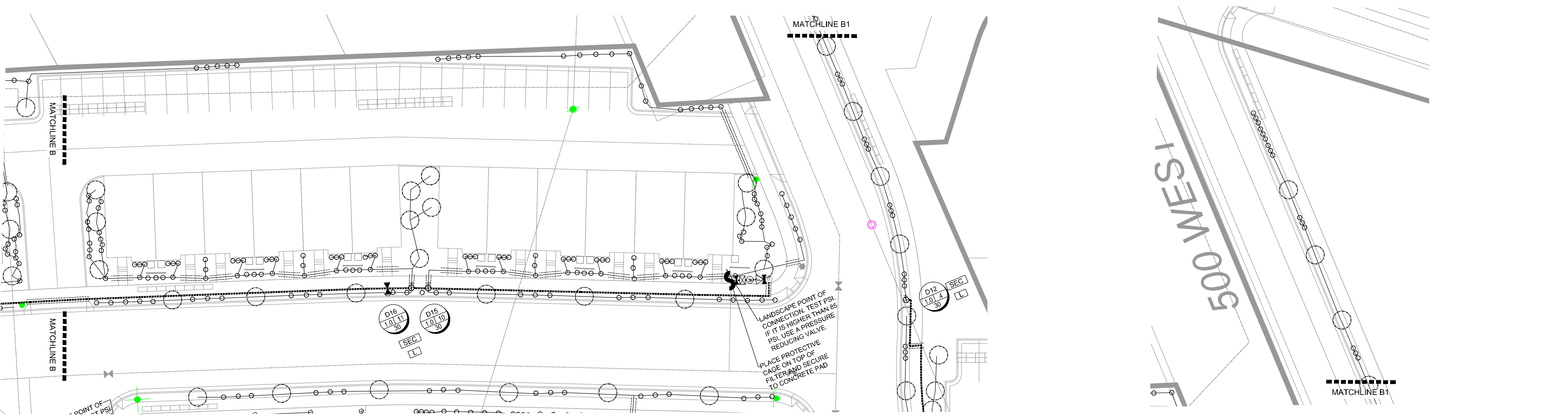
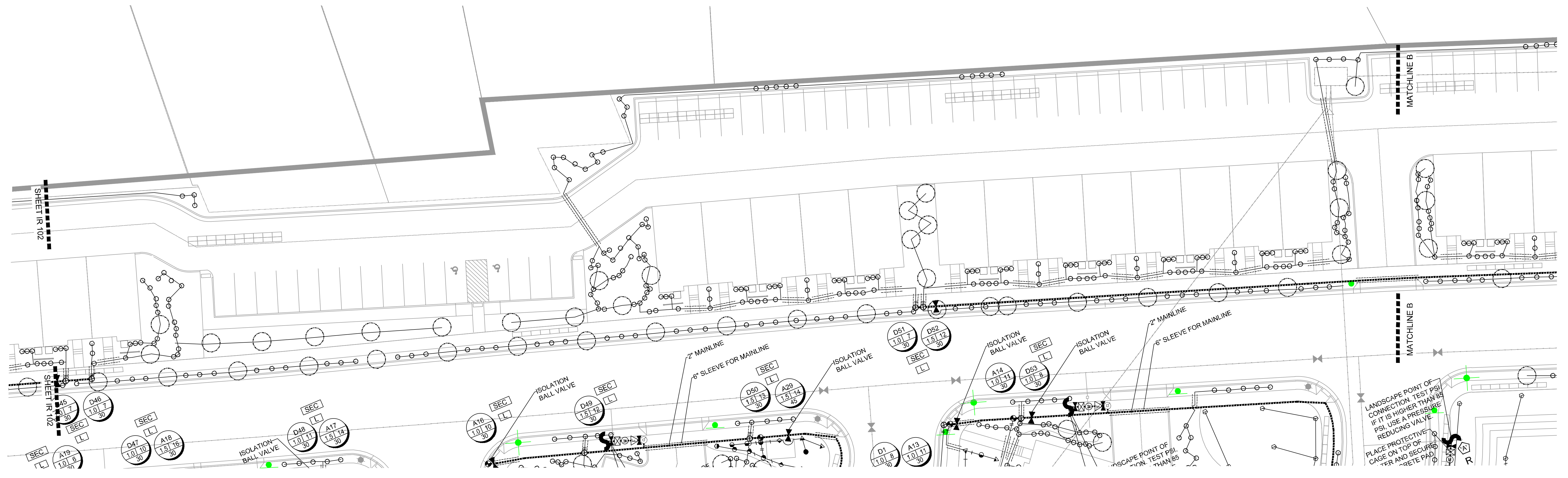
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IRRIGATION PLAN
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GRAPHIC SCALE: 1" = 20'

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LANDSCAPE ARCHITECT / PLANNER

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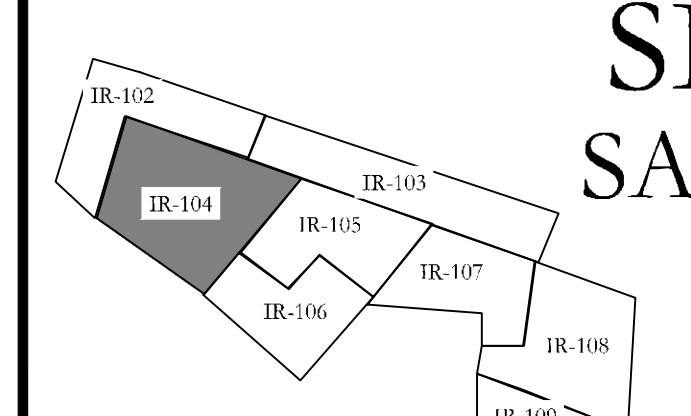
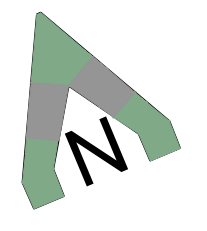
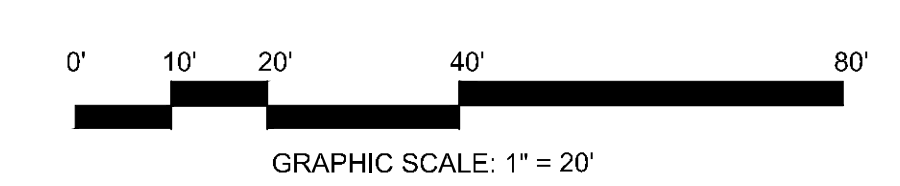
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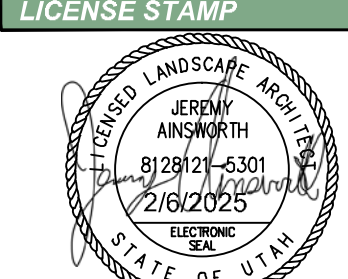


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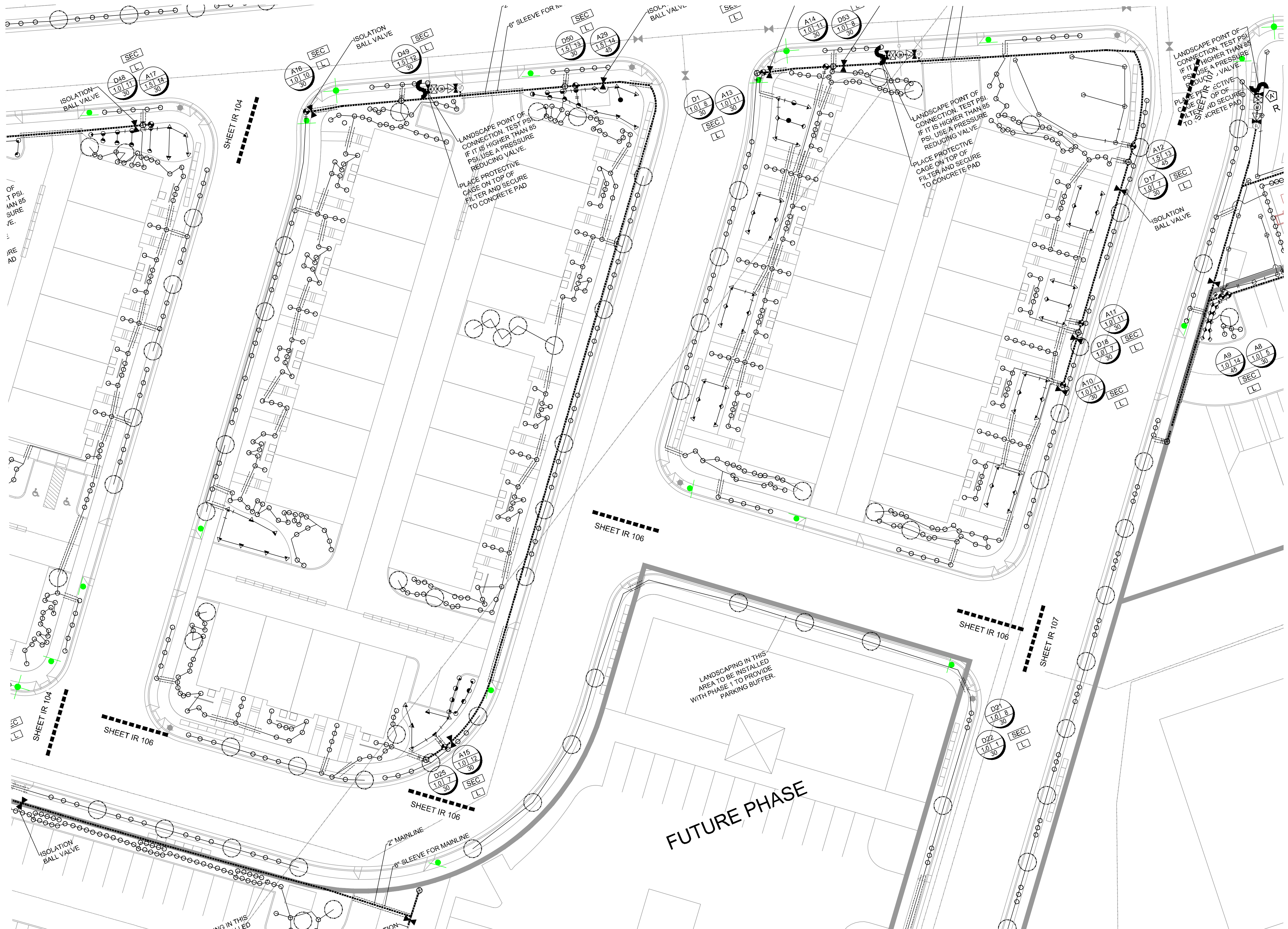
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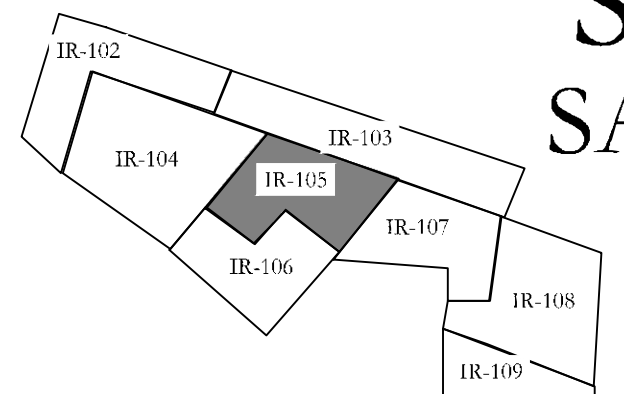
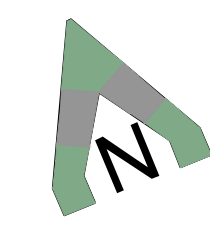
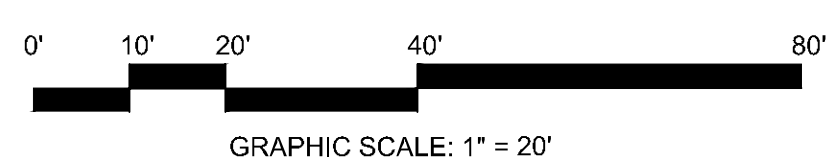


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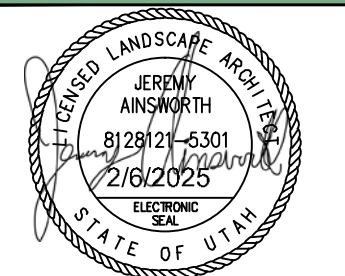


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IRRIGATION PLAN
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IR-105



IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
○	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, U#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
⊗	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
⊗	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⊗	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⊗	2" T SUPER AMIAD FILTER W/ BRUSHAWAY ASSEMBLY - INSTAL. PER MANUFACTURER'S RECOMMENDATIONS (30 MICRONS)
M	MASTER VALVE
▽	US100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44-RC INSTAL. PER MANUFACTURER'S SPEC.
SOL	SMART VALVE: IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
⊕	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XZ100IVM- FLOW INDICATING BASKET FILTER (PLR PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
---	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS
---	PIPE SIZING: 1/2", 3/4", 1", 1 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
---	DRIP RISER: S-1-401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
---	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
---	CLASS 200 SLL/VE PLR PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM
---	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POE TO CONTROL VALVE IS SHOWN. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POE TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPH
SHRUBS DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

IRRIGATION NOTES

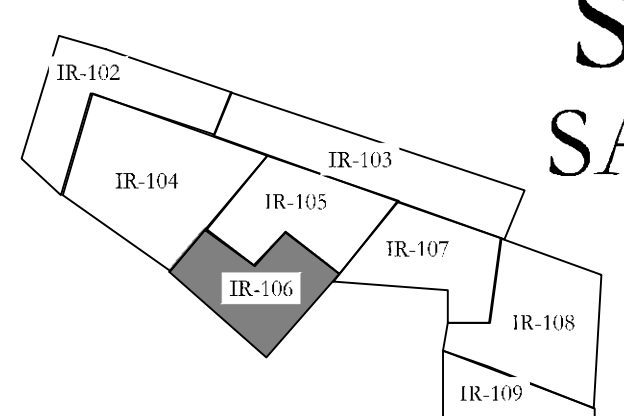
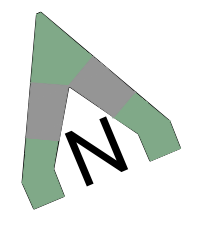
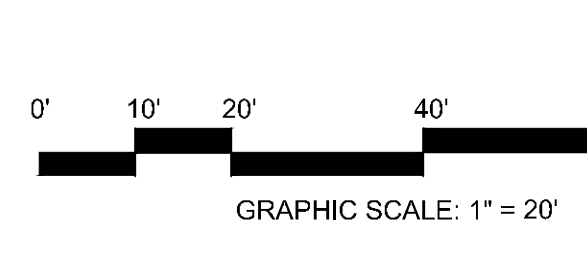
- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
 - INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
 - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
 - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
 - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
 - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
 - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
 - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
 - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
 - DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
 - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
 - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
 - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSTALLED HIGHLIGHTED HIGHLIGHT COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
 - CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
 - DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETED.
 - TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
 - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
 - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
 - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER (UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT).
 - LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
- | SIZE | GPM |
|------------|---------|
| I 3/4" | 8 GPM |
| II 1" | 12 GPM |
| III 1 1/2" | 30 GPM |
| IV 2" | 53 GPM |
| V 2 1/2" | 75 GPM |
| VI 3" | 110 GPM |
| VII 4" | 180 GPM |
- VALVE ID TAG**
- | | |
|----|--------------------|
| A1 | CONTROLLER NUMBER |
| 18 | VALVE NUMBER |
| 55 | GALLONS PER MINUTE |
- NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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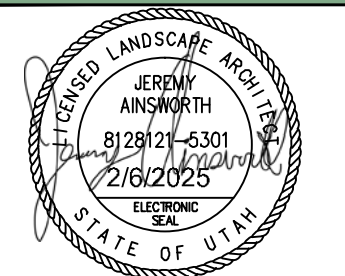


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IRRIGATION PLAN
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DRAWN: ACP
CHECKED: JMA
PLOT DATE: 2/6/2025

IR-106

IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
○	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, #H14-12.6 GPM, #H26-24.3 GPM NOZZLES @ 55 PSI
○	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
○	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
○	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
○	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
○	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHWAY ASSEMBLY - INSTAL J. PER MANUFACTURER'S RECOMMENDATIONS (130 MICRONS)
○	MASTER VALVE
○	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
○	QUICK COUPLER: RAINBIRD 44-RC INSTAL J. PER MANUFACTURER'S SPEC.
○	SMART VALVE: IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
○	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
○	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE I.D.) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
○	DRIP CONTROL ZONE KIT: RAINBIRD XZC100I/M- FLOW INDICATING BASKET FILTER (PLR PLAN)-PRBR COM MLD FLOW (SIZE AS NOTED ON PLAN)
○	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
○	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS
○	PIPE SIZING: 1/2", 3/4", 1", 1 1/2", 2" SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
○	DRIP RWS-S-18-400 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
○	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
○	CLASS 200 SLLI/VE PLR PLAN
○	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM
○	1/4" GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOCK SYSTEM ONLY WITH B-CAPITRURING FLOW. (USE SIZING CHARTS) CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPH
SHRUBS DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD UPPER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE AT ANY DIRECTIONAL CHANGE THAT OCCURS. A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSTALLED 1/4" GAUGE COPPER TO BE USED FOR ALL CONTROL WIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

PIPE SIZE	GPM
I 3/4"	8 GPM
II 1"	12 GPM
III 1 1/2"	30 GPM
IV 2"	53 GPM
V 2 1/2"	75 GPM
VI 3"	110 GPM
VII 4"	180 GPM

VALVE ID TAG	
A1	CONTROLLER NUMBER
1.0 18	VALVE NUMBER
55	GALLONS PER MINUTE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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2/6/2025	UT23029			ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING	PKJ DESIGN GROUP		DRAWING INFO PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025																								
<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XX-XX-XX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			<p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>				<h1>SILVER OAKS SANTAQUIN, UTAH</h1>	<p>DESIGN GROUP Landscape Architecture • Planning & Visualization</p> <p>3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com</p>	<h2>IRRIGATION PLAN</h2> <p>PERMIT SET</p> <h1>IR-107</h1>
NO.	REVISION	DATE																													
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
○	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, U#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
△	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⊗	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⊗	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHWAY ASSEMBLY - INSTAL. PER MANUFACTURER'S RECOMMENDATIONS (30 MICRONS)
M	MASTER VALVE
▽	US100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW IS CAPTURED CORRECTLY. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44-RC INSTAL. PER MANUFACTURER'S SPEC.
SOL	SMART VALVE: IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
⊕	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN - USE JUMBO BOX PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XZ100I/M - FLOW INDICATING BASKET FILTER (PLR PLAN) - PRBR - COM MED FLOW (SIZE AS NOTED ON PLAN)
---	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS
---	PIPE SIZING: 1/2", 3/4", 1", 1 1/2", 2" - SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
---	DRIP RISER: 1/2" - 401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
---	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
---	CLASS 200 SLEEVE: PLR PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM
---	1/4" GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM - ONLY WIRE IS CAPTURED FLOW. (USE SIZING CHARTS) CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
○	XIS-CV-09-18	9 GPM
○	SHRUBS DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
○	TREES DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
○	*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS	
○	*SEE DETAILS FOR SHRUB AND TREE DRIP LINE CONFIGURATION	

- ### IRRIGATION NOTES
- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
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 - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
 - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
 - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
 - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
 - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
 - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
 - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
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 - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
 - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE AT ANY DIRECTIONAL CHANGE THAT OCCURS. A JUNCTION BOX IS TO BE PLACED.
 - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATE HDGALV COPPER TO BE USED FOR ALL CONTROL WIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
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 - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
 - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
 - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
 - LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
- | SIZE | GPM |
|------------|---------|
| I 3/4" | 8 GPM |
| II 1" | 12 GPM |
| III 1 1/2" | 30 GPM |
| IV 2" | 53 GPM |
| V 2 1/2" | 75 GPM |
| VI 3" | 110 GPM |
| VII 4" | 180 GPM |
- #### VALVE ID TAG

VALVE NUMBER	A1
CONTROLLER NUMBER	1-0-18
GALLONS PER MINUTE	55

PSI AT LAST HEAD IN ZONE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE: 2/6/2025 PROJECT NUMBER: UT23029 PLAN INFORMATION: PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT: LANDSCAPE ARCHITECT / PLANNER: LICENSE STAMP: DRAWING INFO

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

SILVER OAKS SANTAQUIN, UTAH

ATLAS ENGINEERING
ATT: ANDREW DELPIVO
801-655-0566
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www.pkjdesigngroup.com

IR-108

IRRIGATION PLAN
PERMIT SET

2/6/2025

IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
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S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
⊠	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
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---	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCHED. 40 FITTINGS
---	PIPE SIZING: 1 1/2", 1 1/4", 1 1/8", 3/4", 1/2", 1/4" SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
---	DRIP RISERS: 1/2" (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
---	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
---	CLASS 200 SLLSIVE PLR PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM
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DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
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SHRUBS DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
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IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
 - INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
 - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
 - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
 - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
 - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
 - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
 - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
 - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
 - DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
 - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
 - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
 - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED HIGALGT COPPER TO BE USED FOR ALL CONTROL WIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
 - CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
 - DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
 - TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
 - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
 - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
 - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
 - LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
- | SIZE | GPM |
|------------|---------|
| I 3/4" | 8 GPM |
| II 1" | 12 GPM |
| III 1 1/2" | 30 GPM |
| IV 2" | 53 GPM |
| V 2 1/2" | 75 GPM |
| VI 3" | 110 GPM |
| VII 4" | 180 GPM |
- VALVE ID TAG**

A1

CONTROL NUMBER

1.0 18

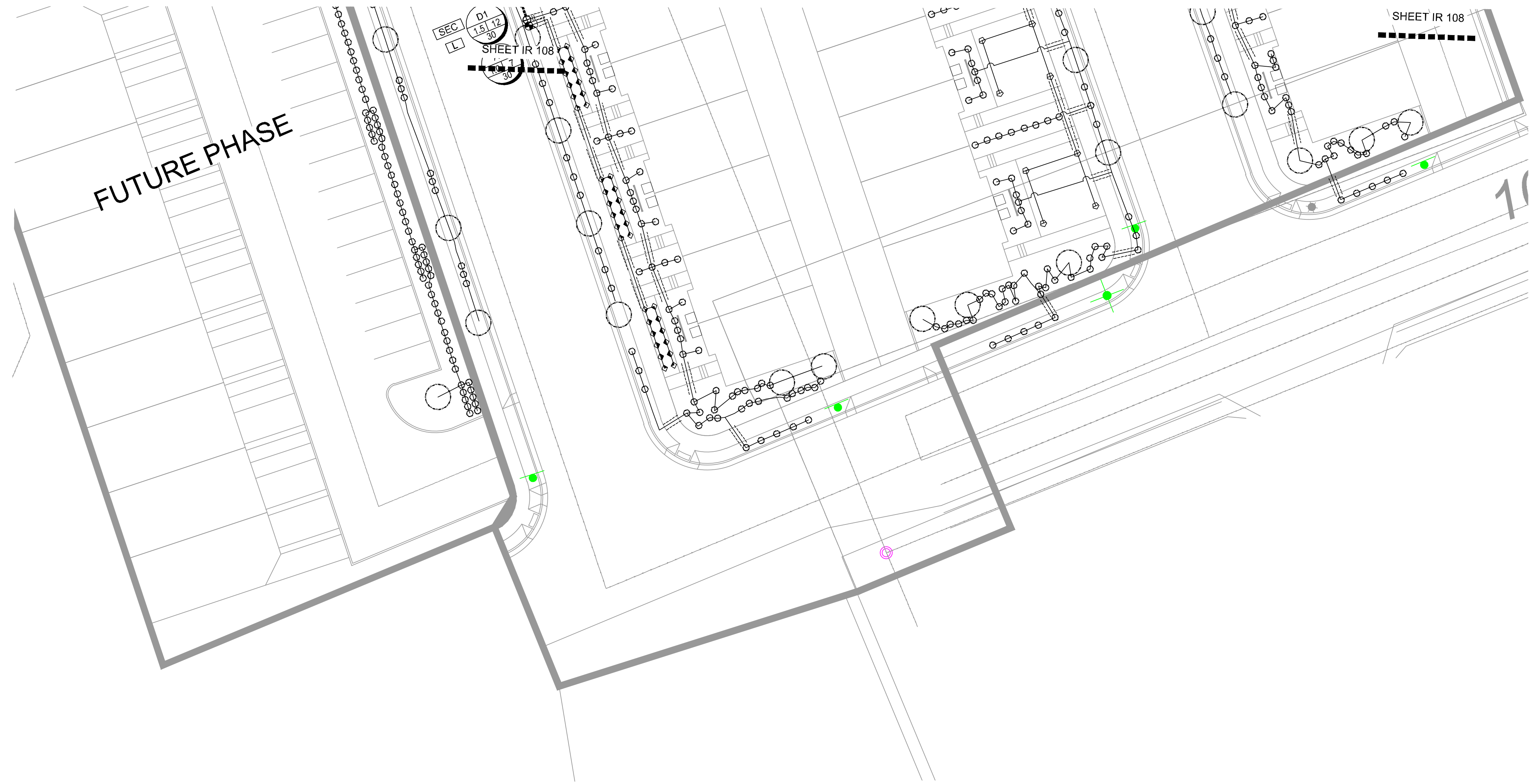
VALVE NUMBER

GALLONS PER MINUTE

55

PSI AT LAST HEAD IN ZONE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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2/6/2025		UT23029	
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ATLAS ENGINEERING
ATT: ANDREW DELPIVO
801-655-0566
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IRRIGATION PLAN

PERMIT SET

IR-109

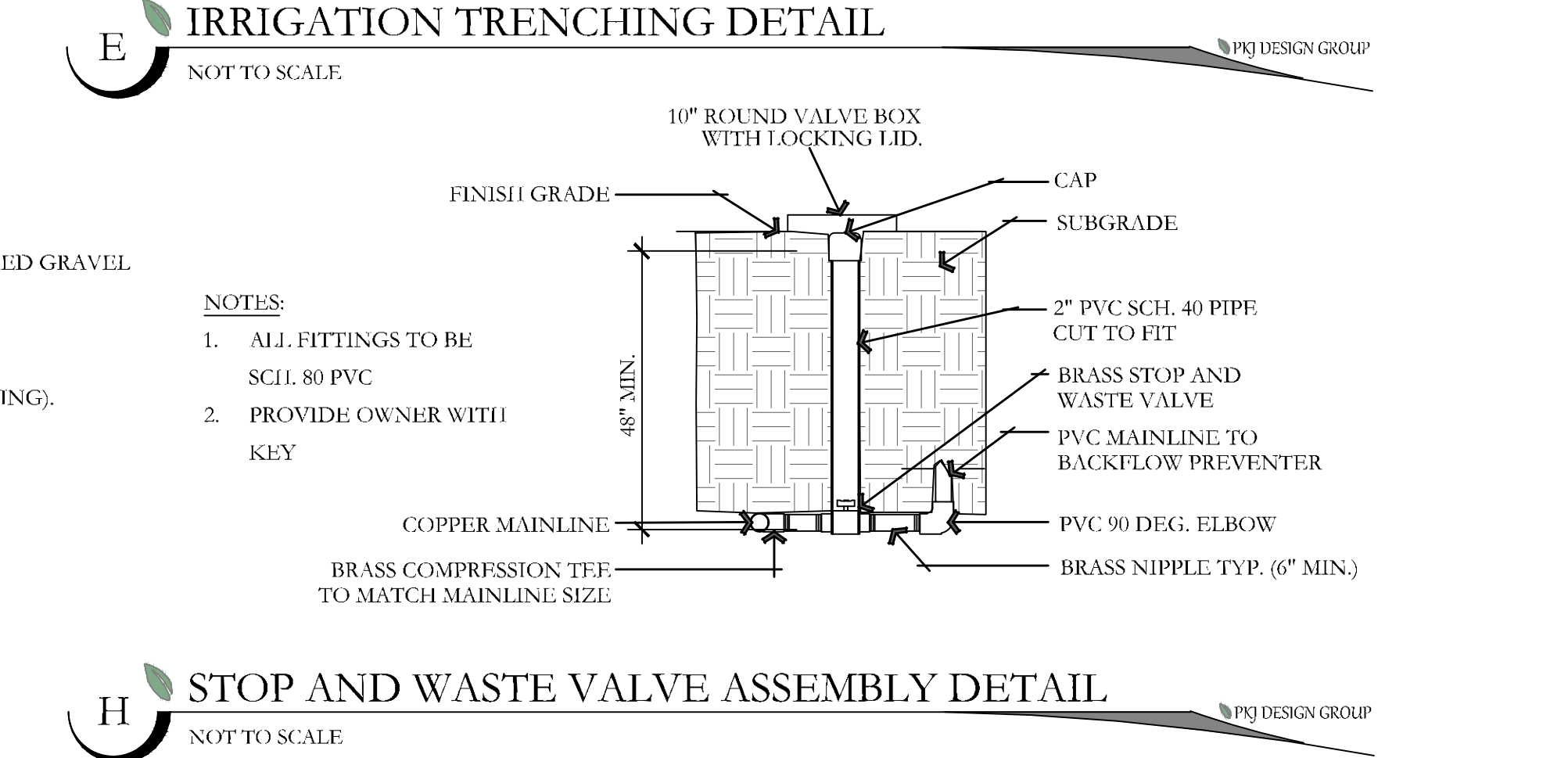
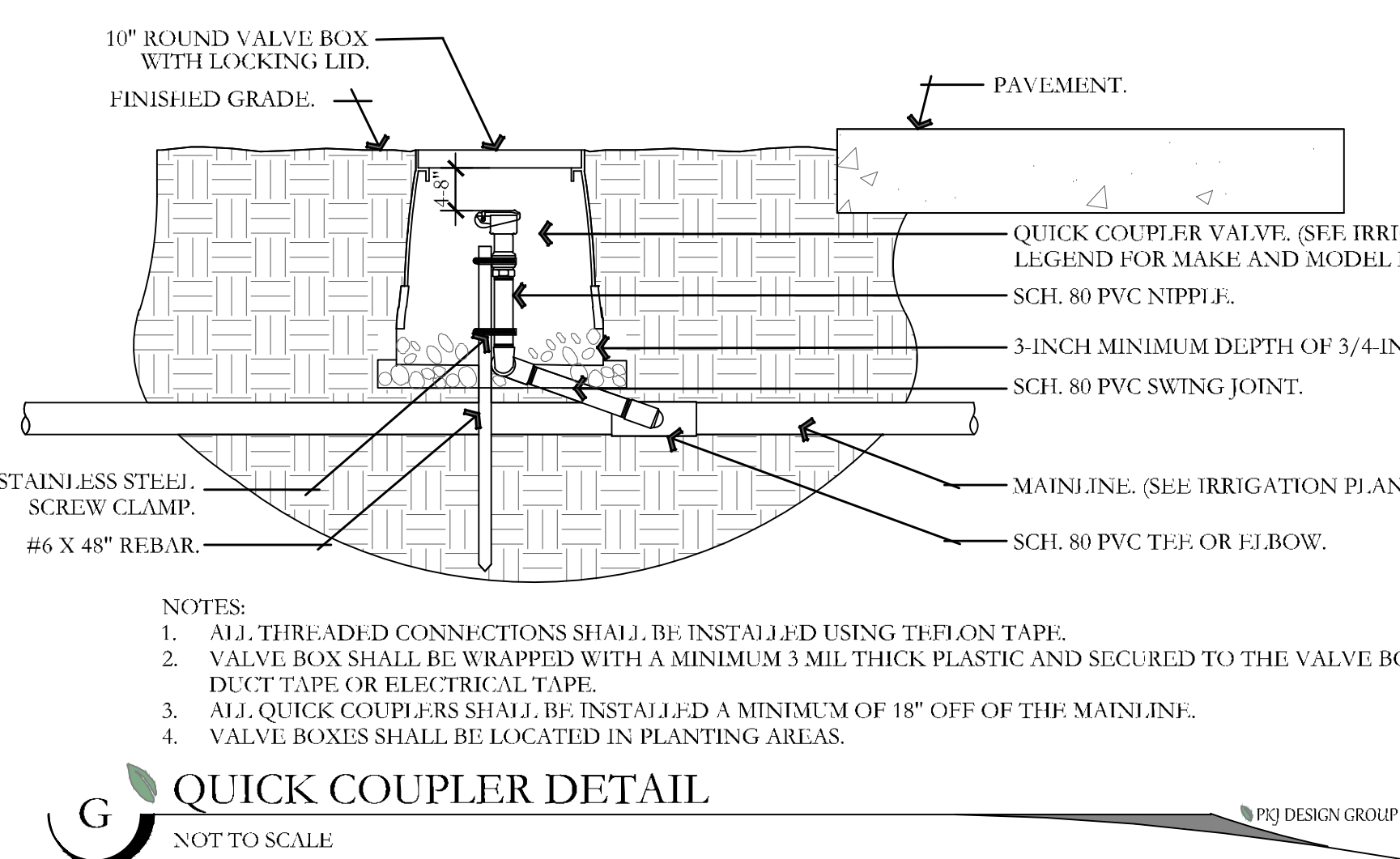
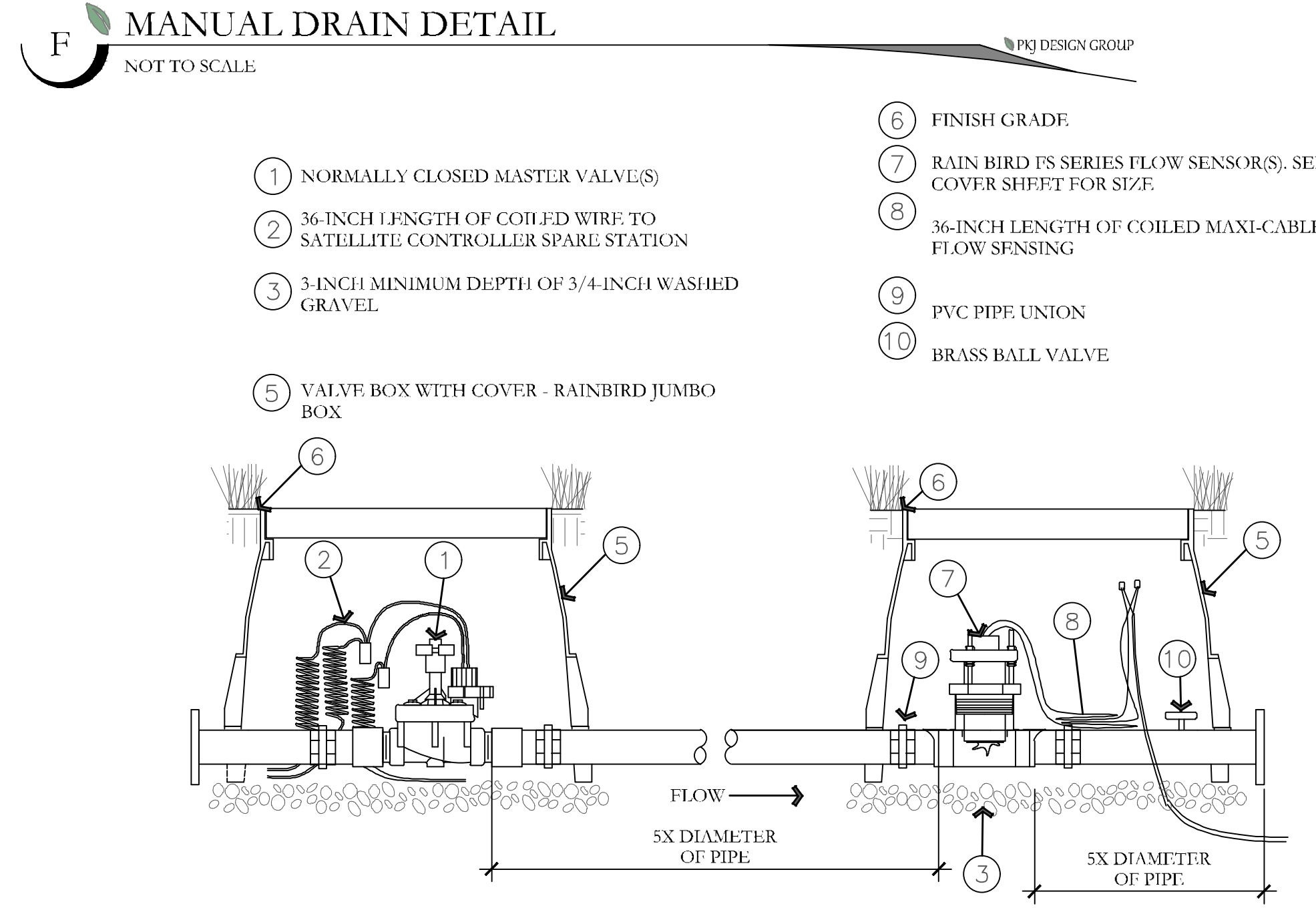
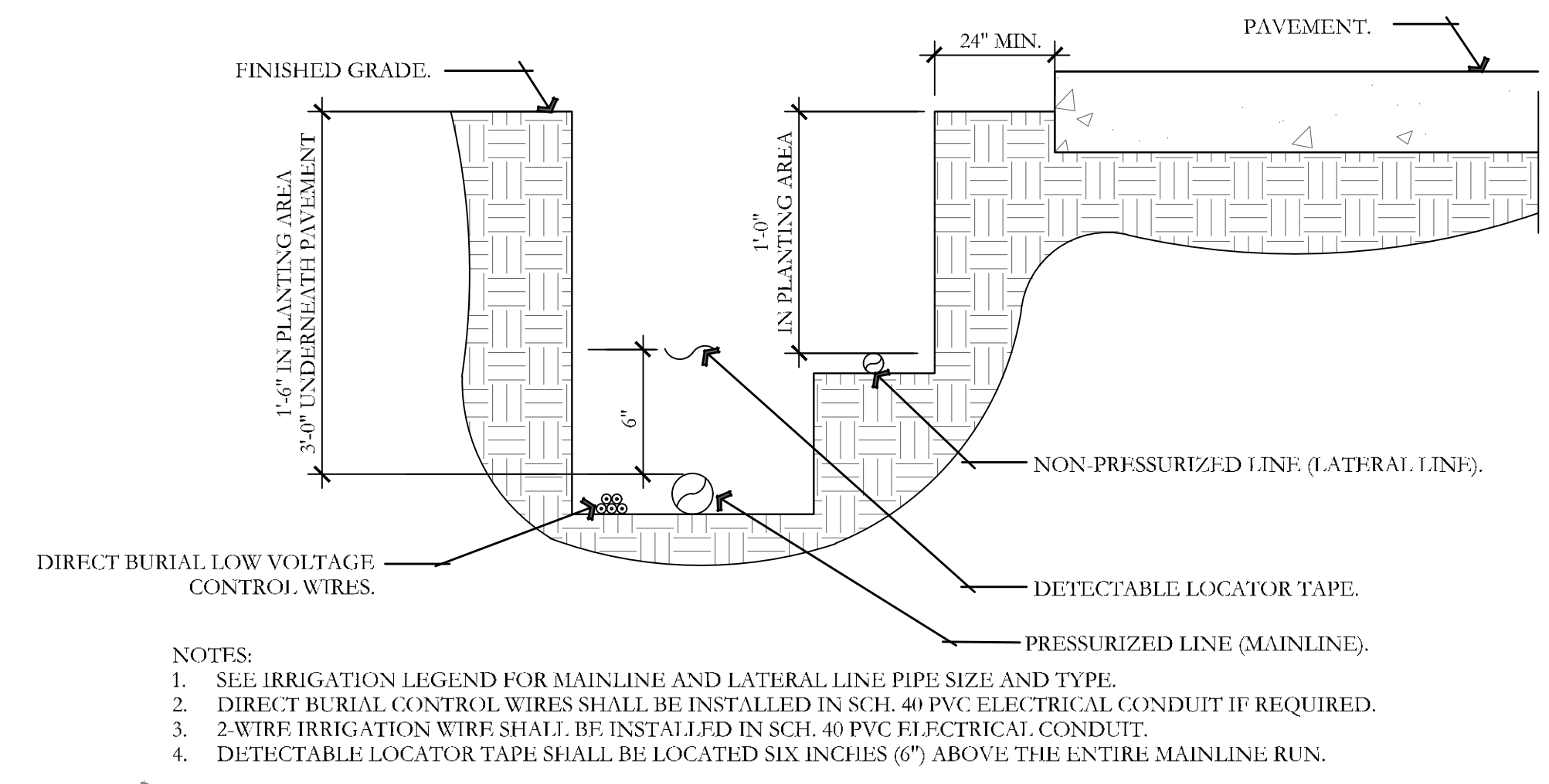
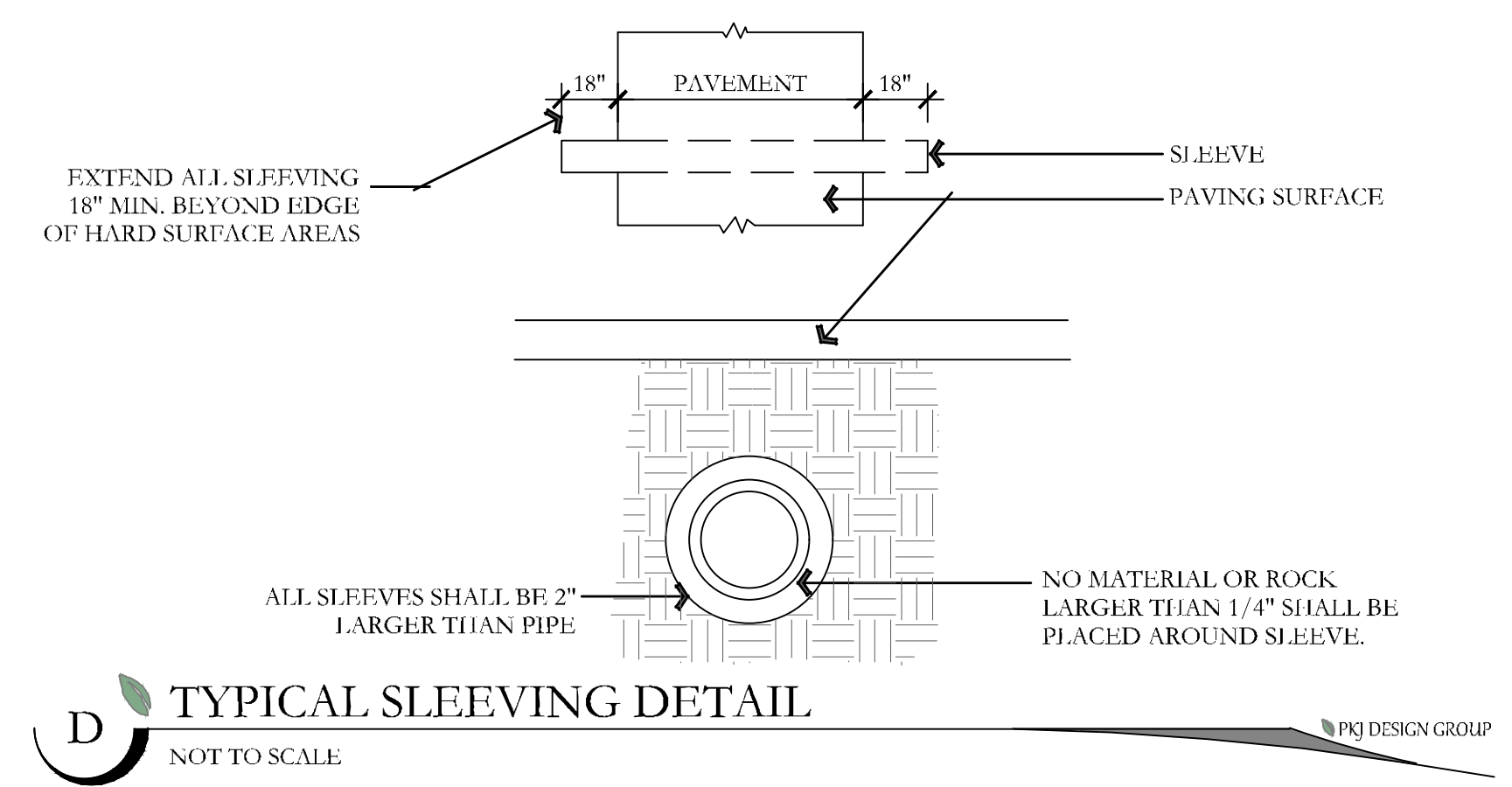
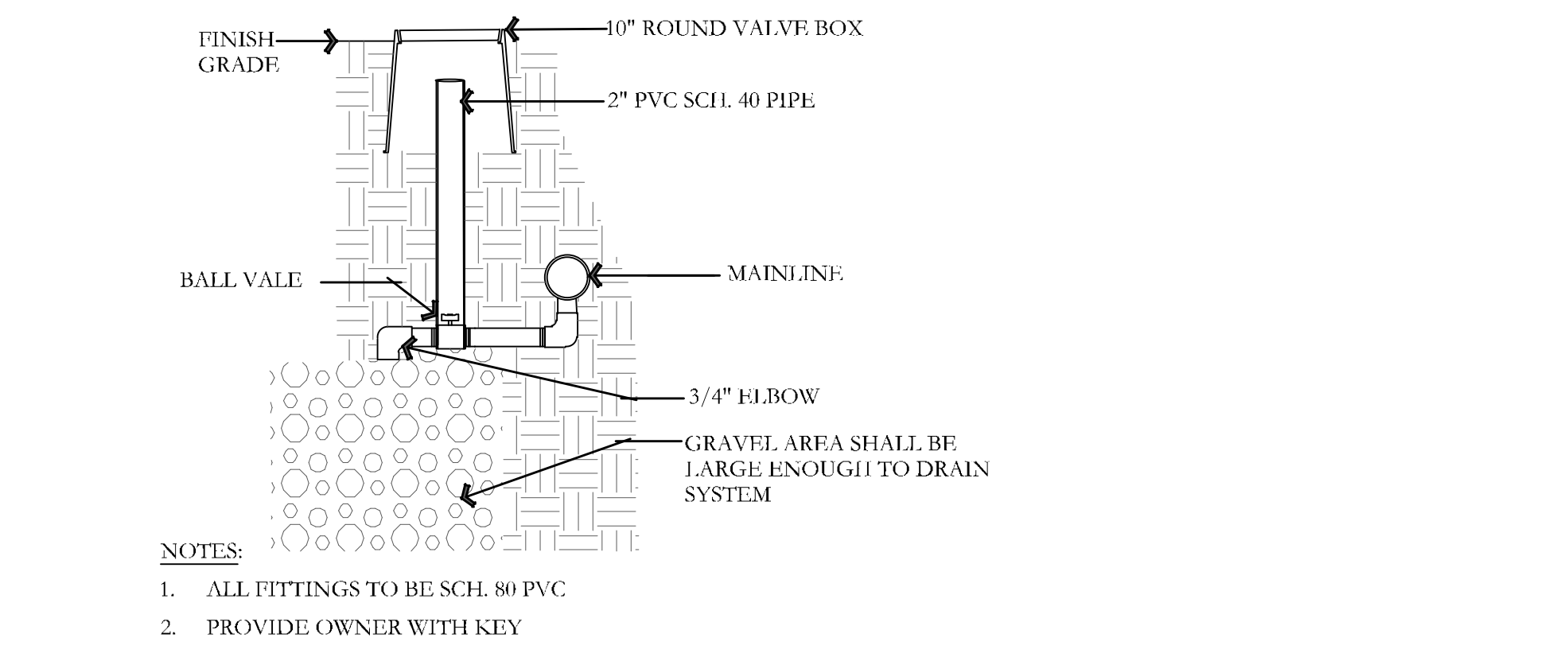
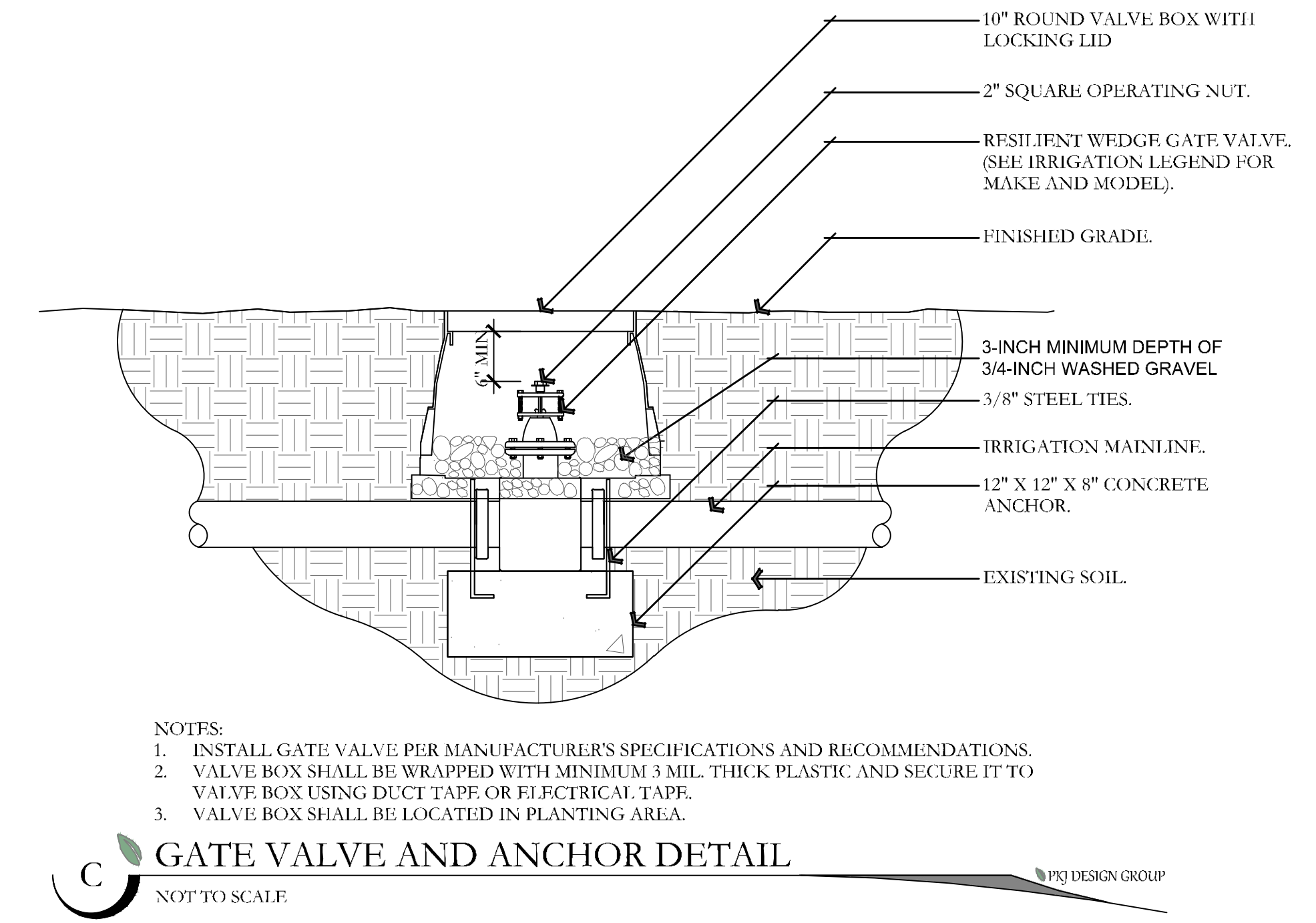
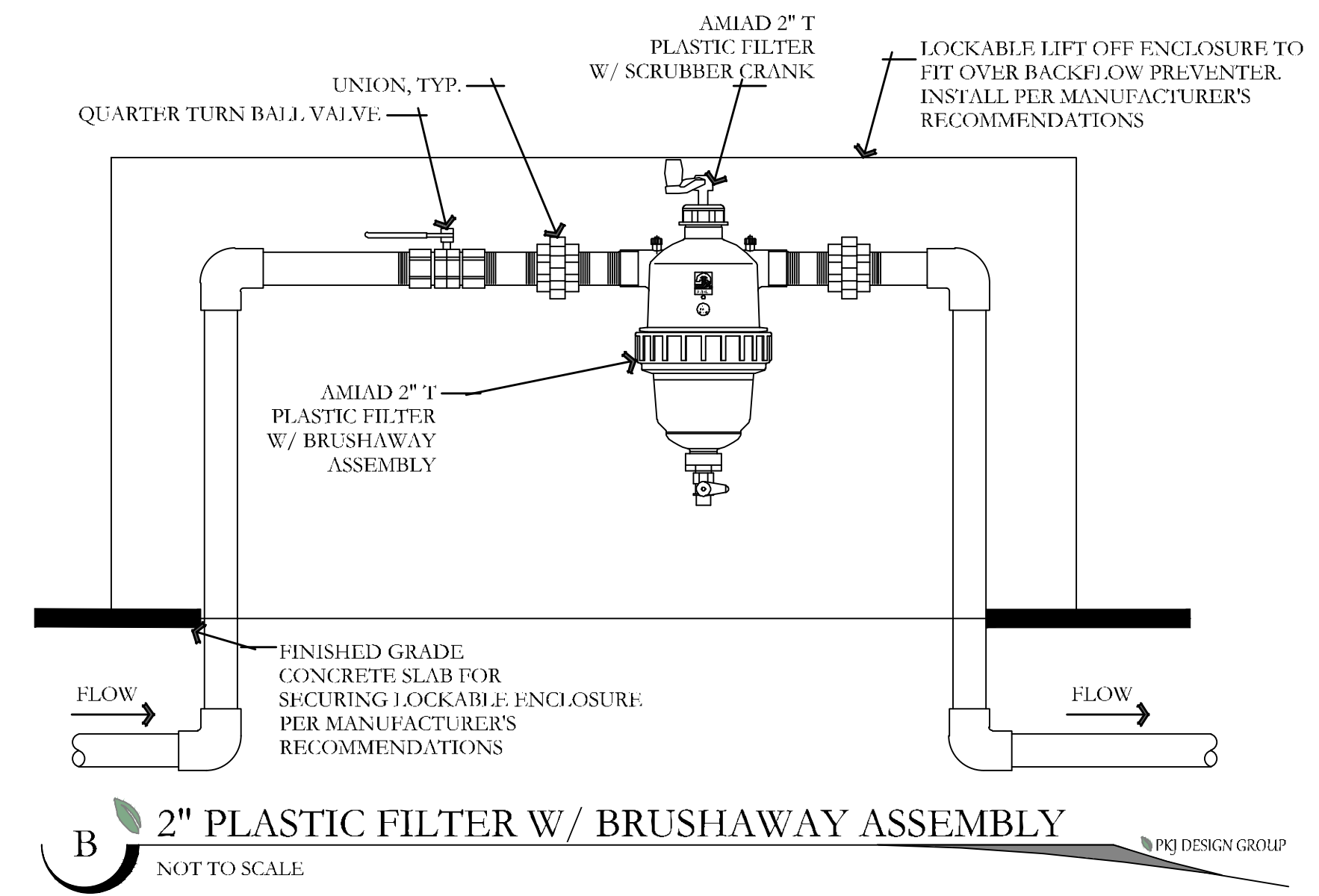
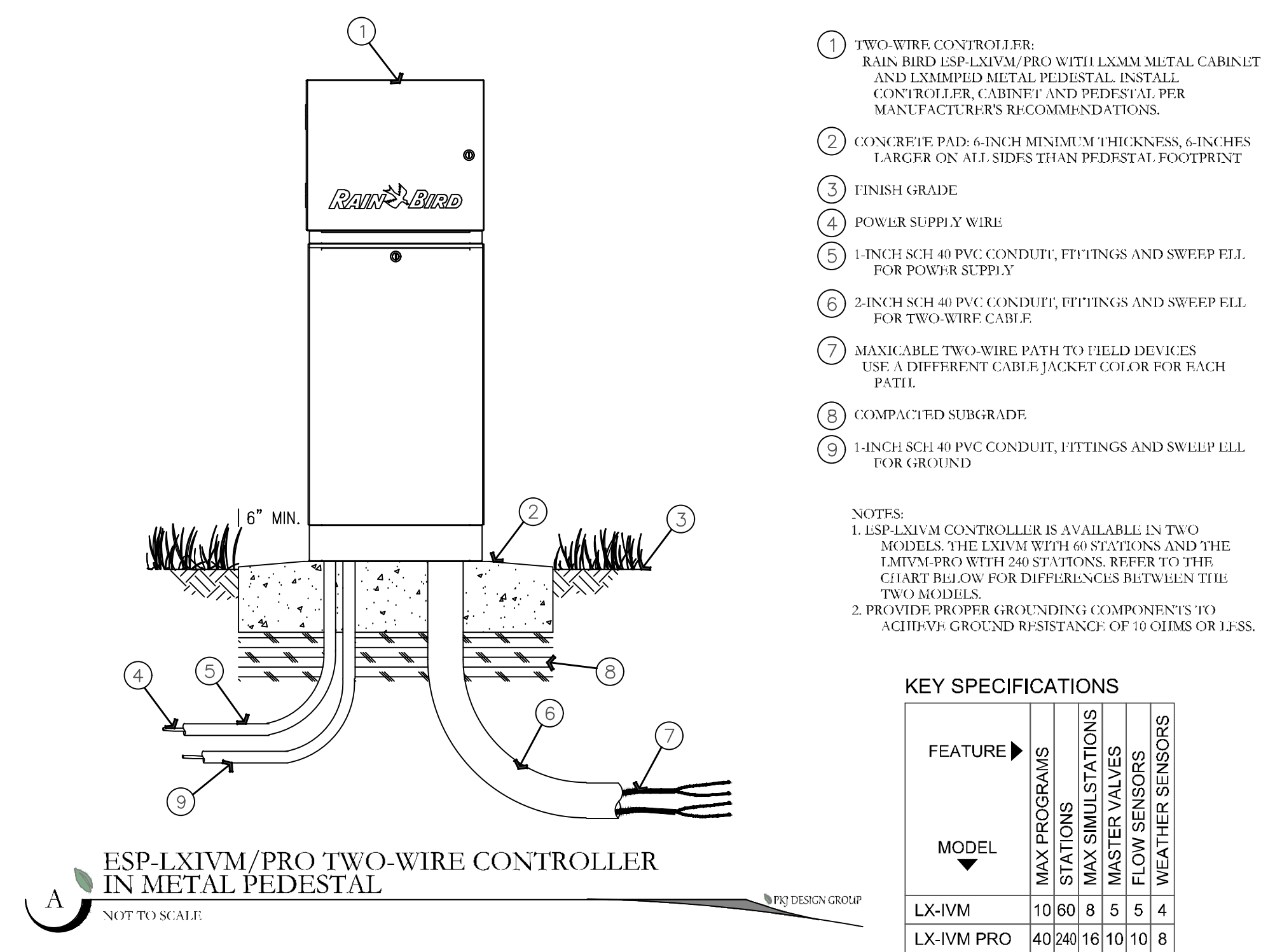
DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 2/6/2025



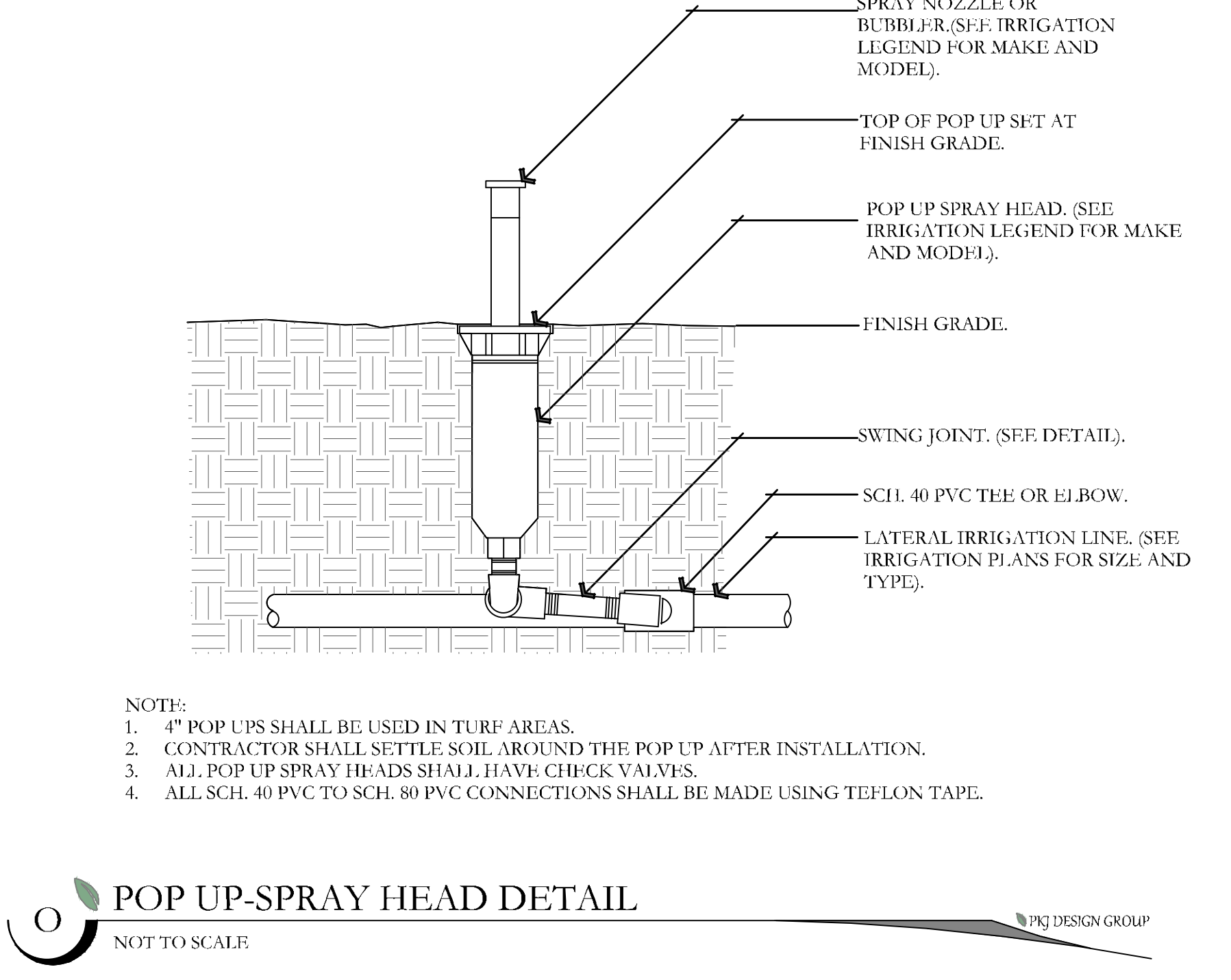
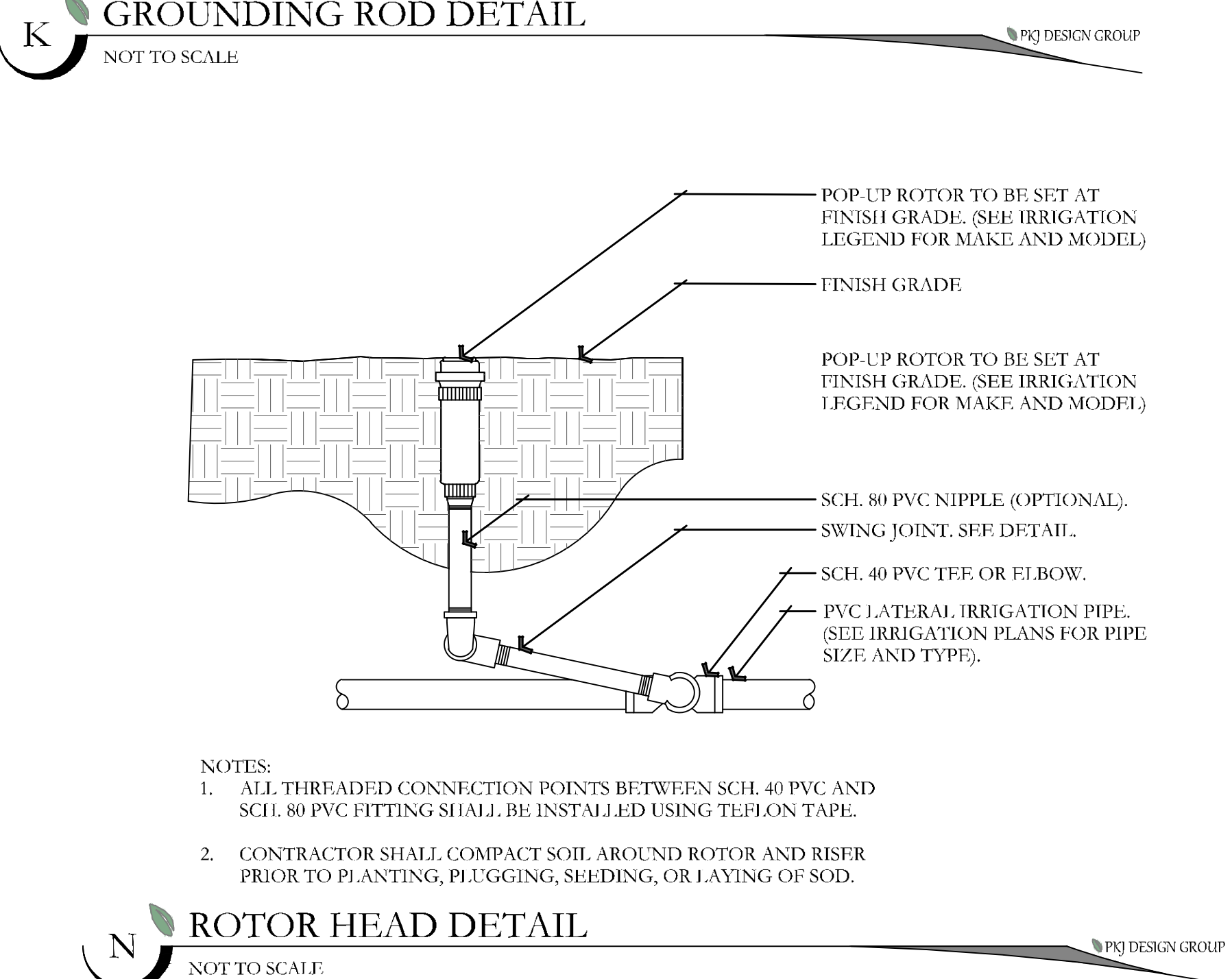
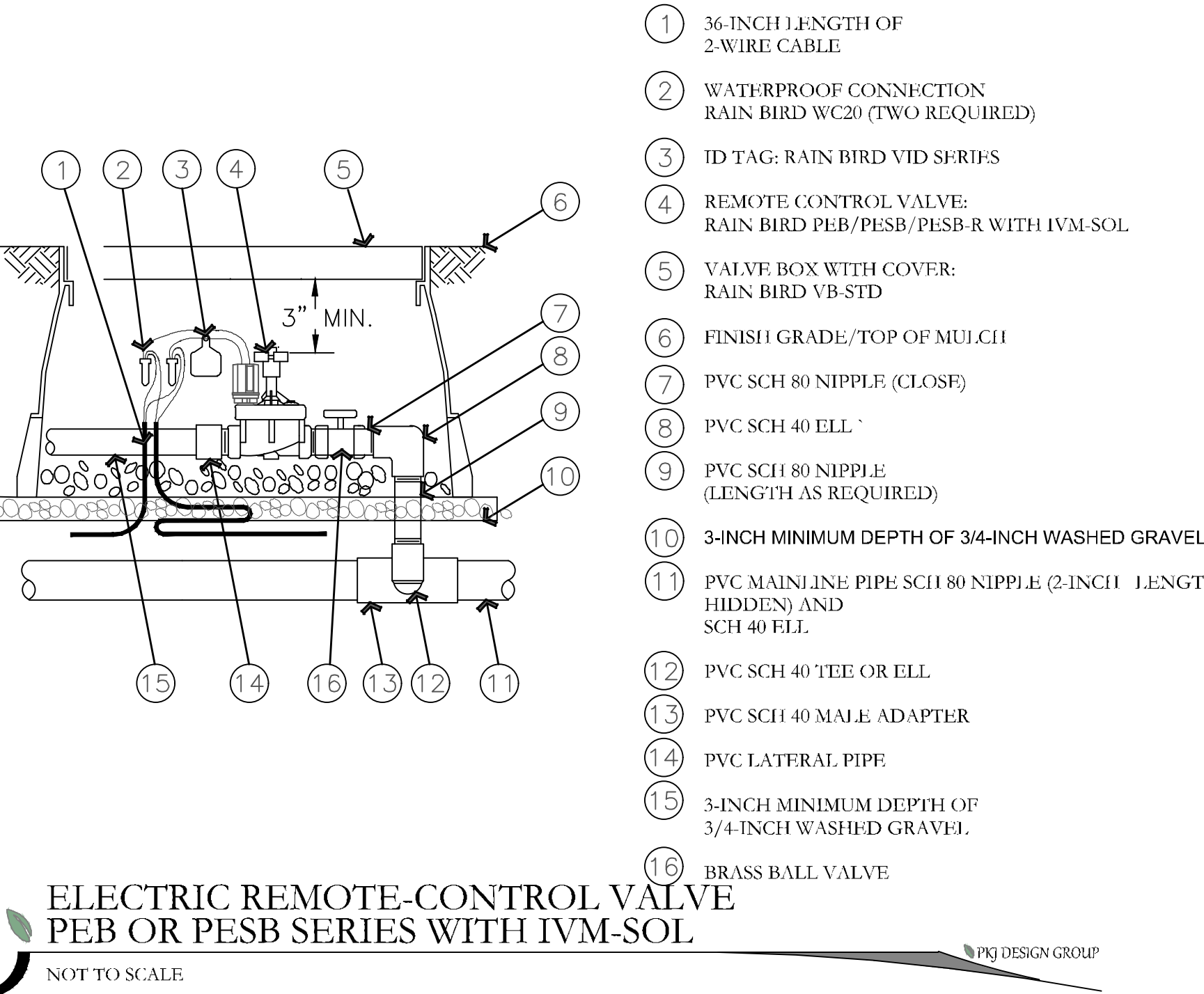
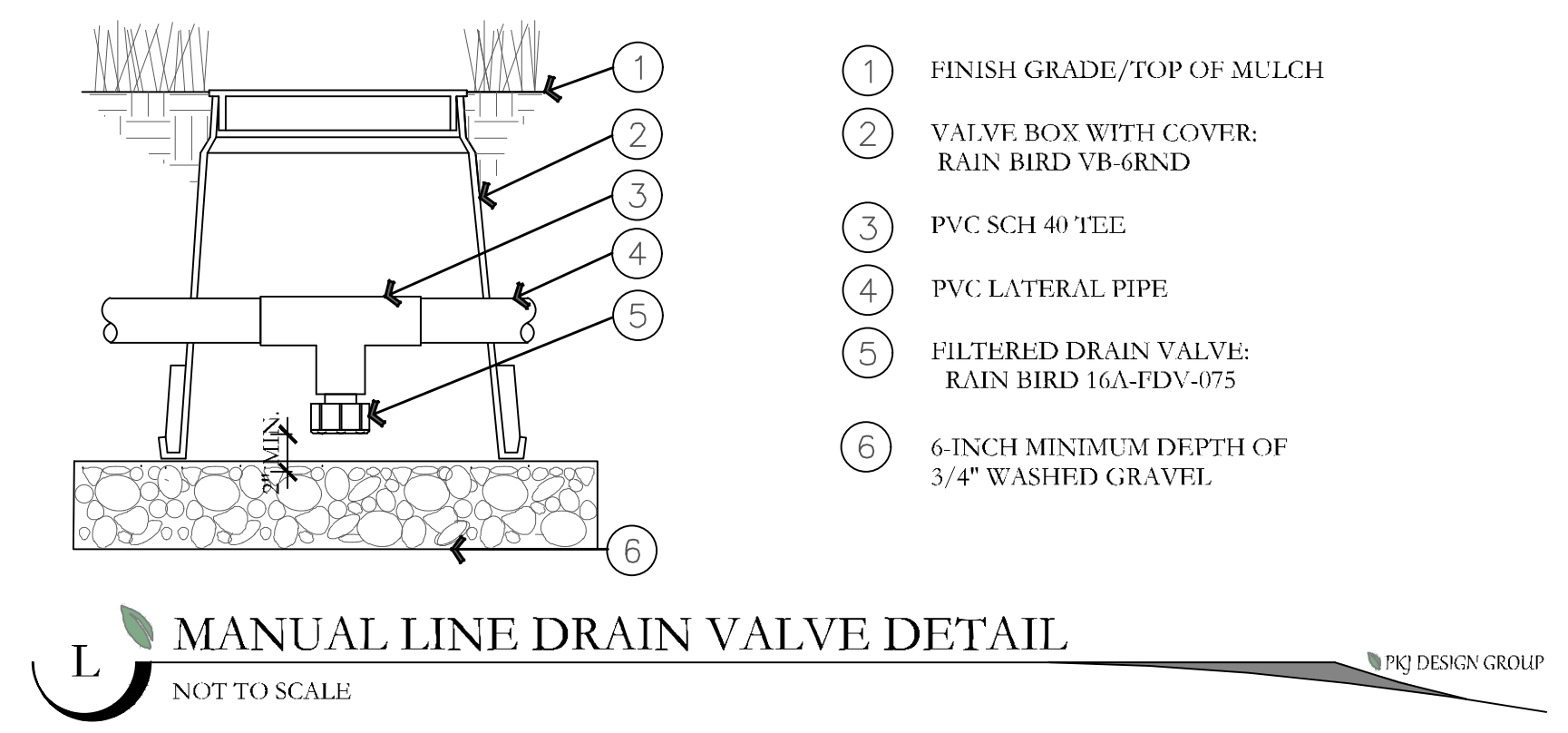
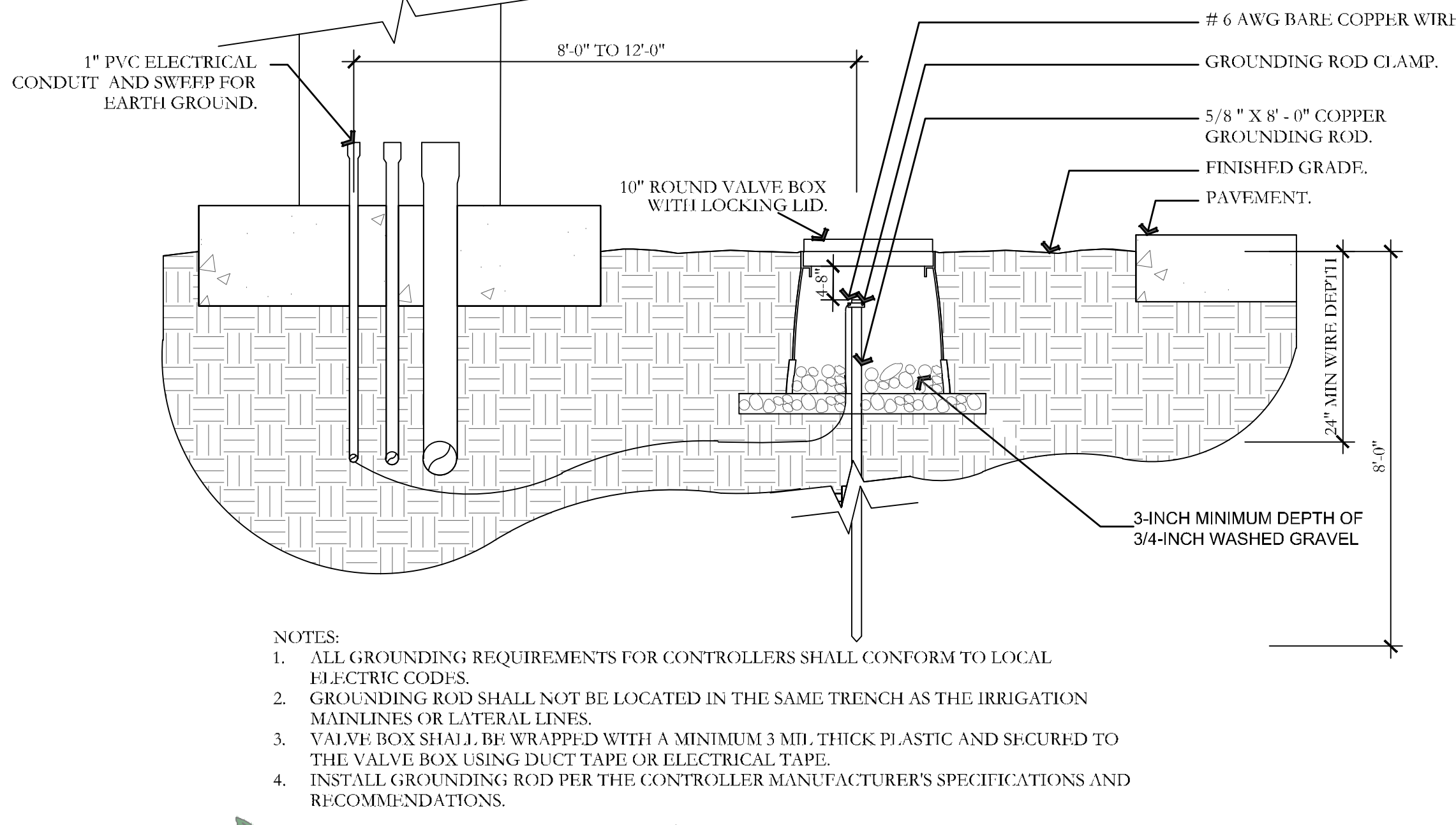
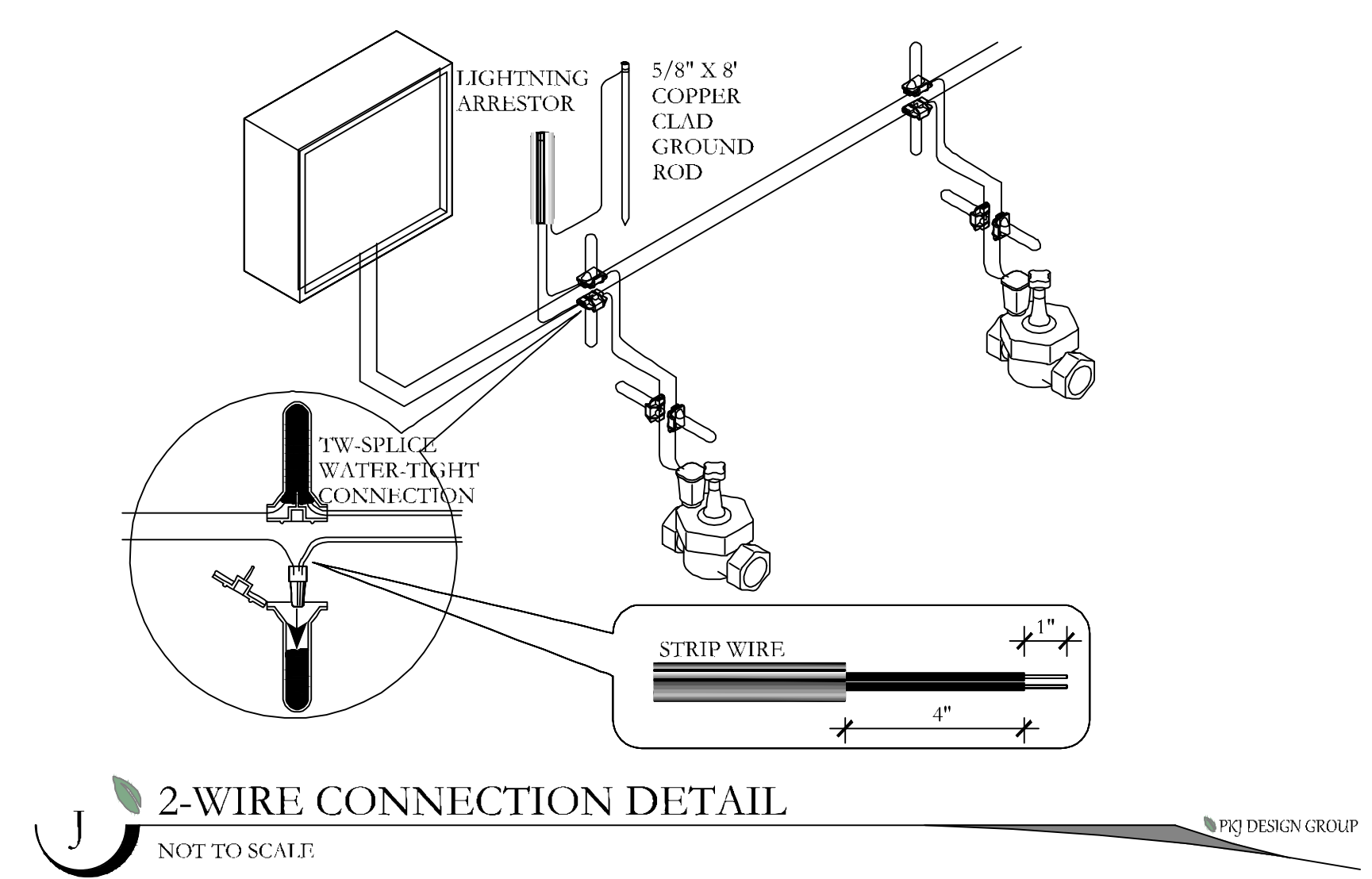
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/6/2025	UT23029		SILVER OAKS SANTAQUIN, UTAH	ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025

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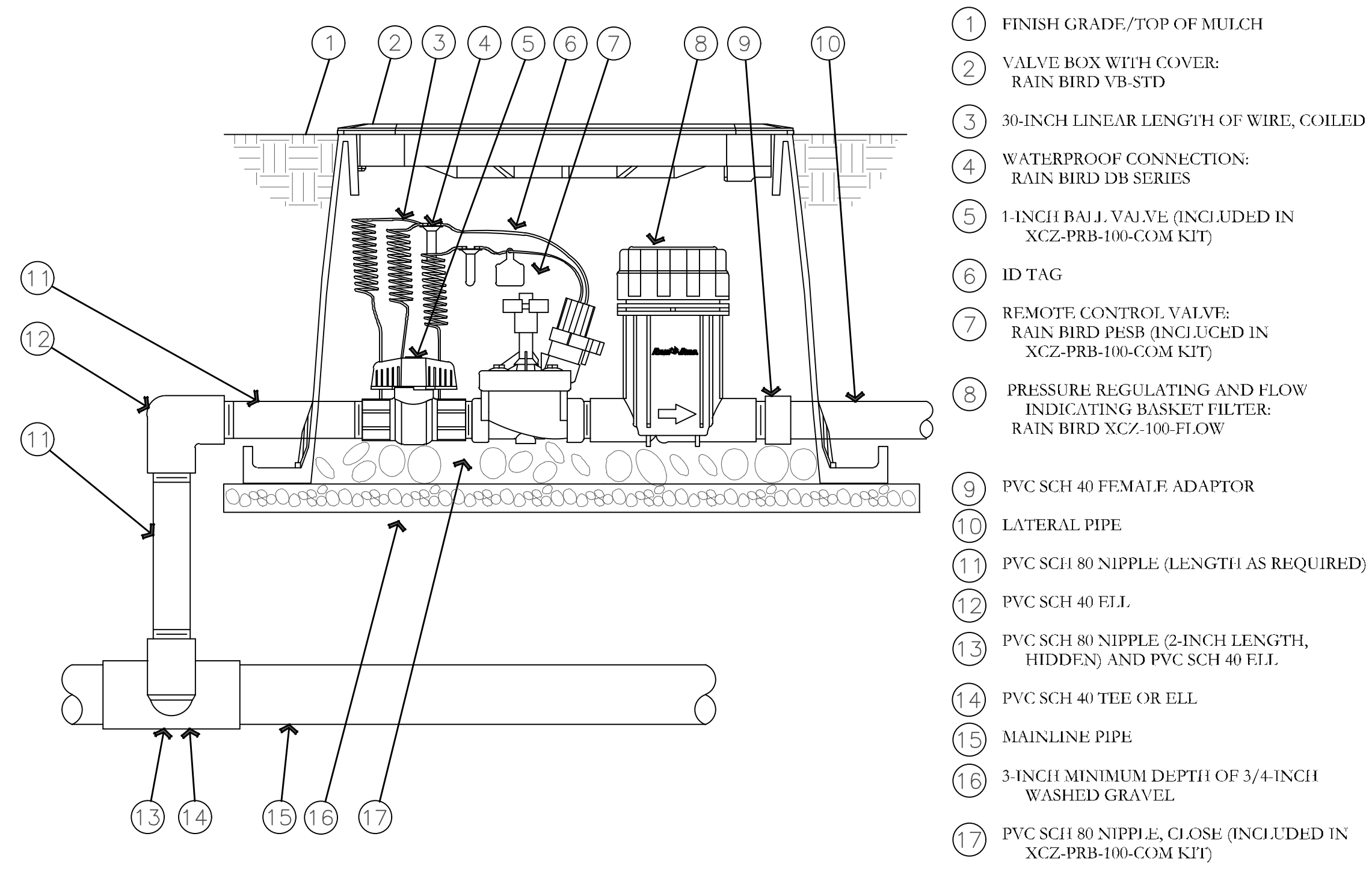
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IRRIGATION DETAILS
 PERMIT SET
 IR-501

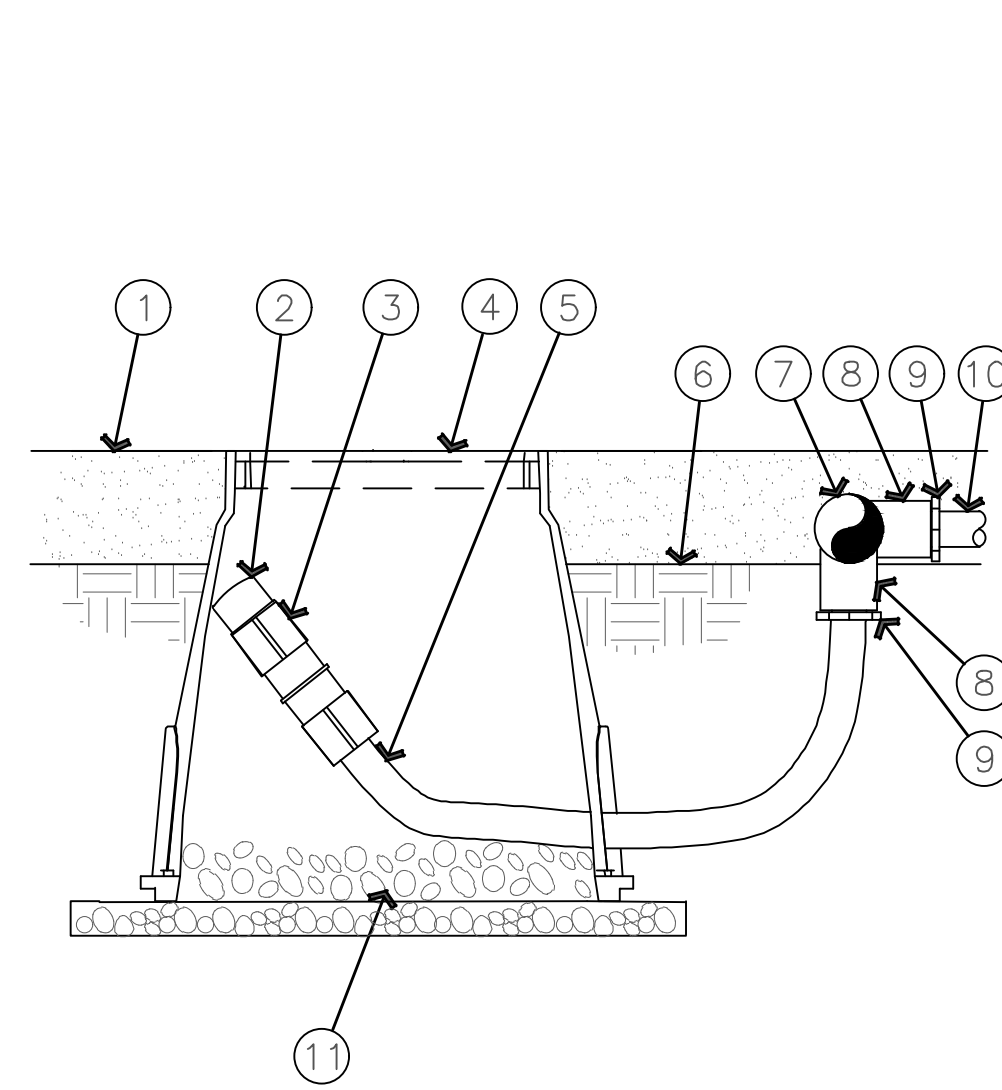


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NO.	REVISION	DATE	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org					IRRIGATION DETAILS PERMIT SET IR-502
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- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PRES (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

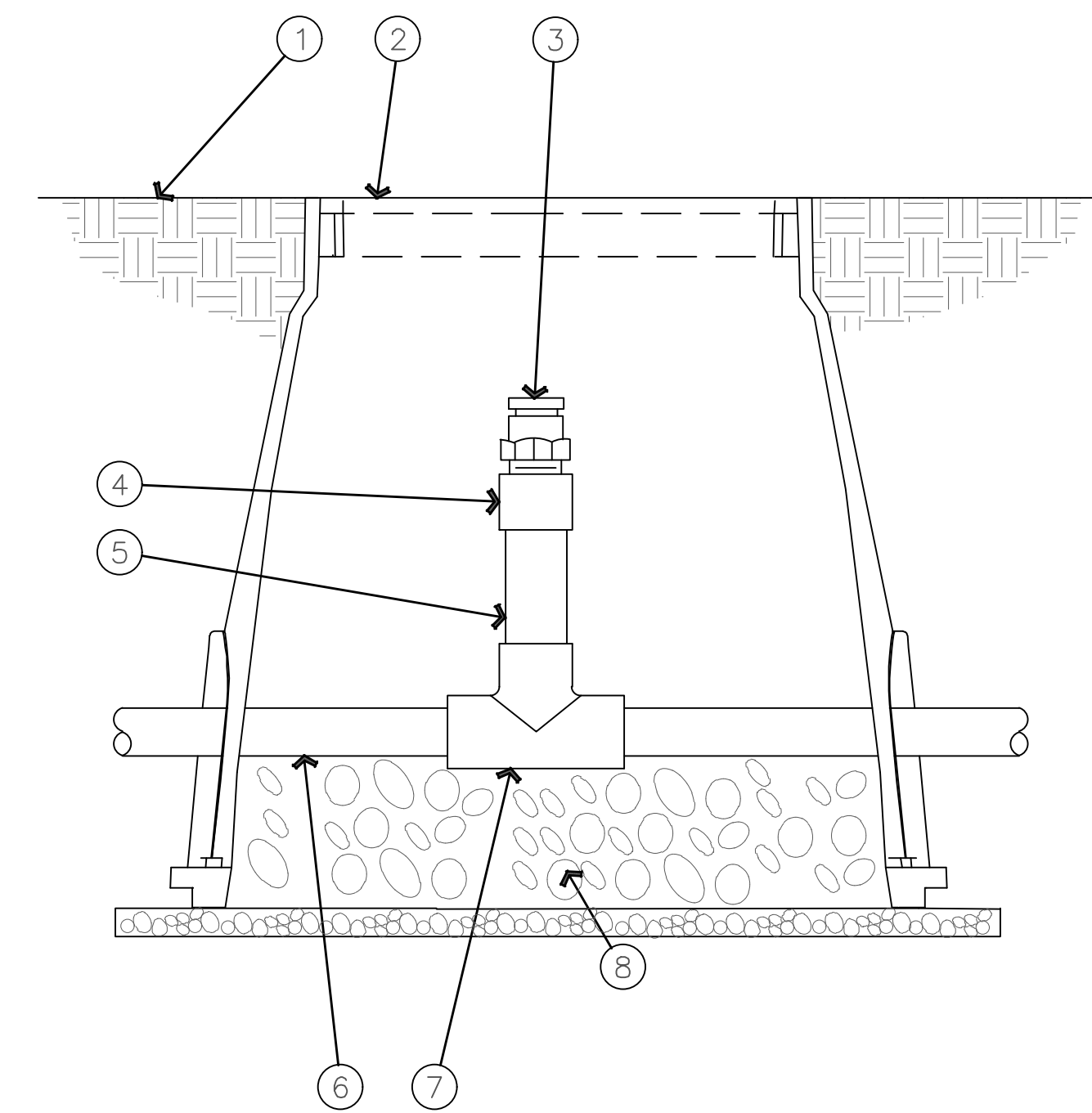
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SFB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF-BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR ELL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

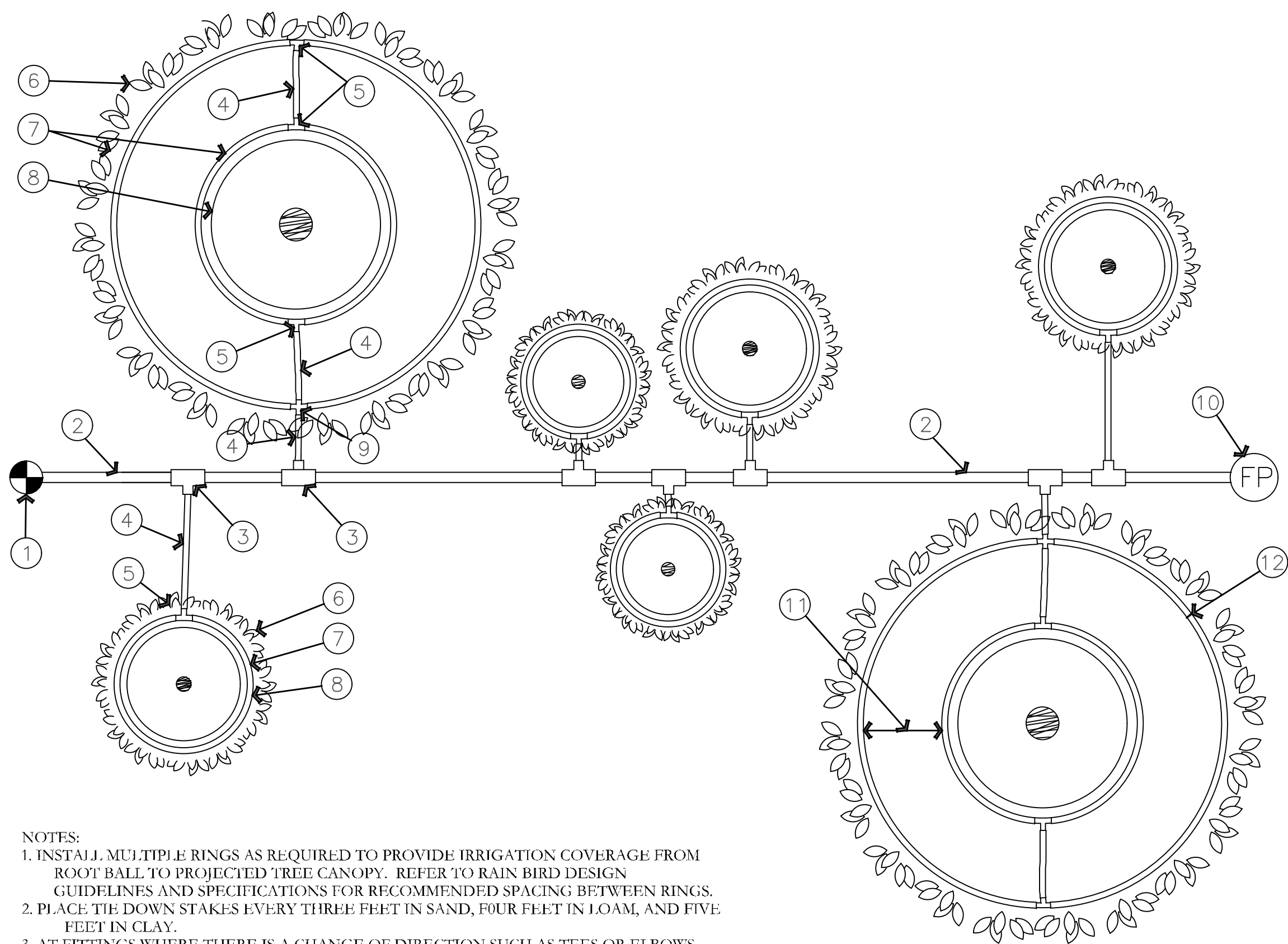
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE



- 1 RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- 2 PVC DRIP LATERAL PIPE
- 3 PVC SCH 40 TEE OR ELL (TYPICAL)
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES-S FOR COPPER SHEILD (TYPICAL)
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TTEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/6/2025	UT23029			ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025
NO. REVISION DATE 1 XXXX XX-XX-XX 2 3 4 5 6 7		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	SILVER OAKS SANTAQUIN, UTAH	COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	IRRIGATION DETAILS PERMIT SET IR-503



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

Others in Attendance: Recorder Amalie Ottley, Planner Aspen Stevenson, EIT Megan Wilson, and other members of the public.

1. Amsource Commercial Preliminary Subdivision

A preliminary plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

Representatives for the applicant, John Gaskill and Shaun Young, attended the meeting via Zoom.

Building Official Spadafora reported that addressing is complete for the site.

Public Works Director Callaway indicated that the sewer stubs going into the property will need to be considered during the construction process. Engineer Lundell pointed out two proposed connections for the water and sewer.

Lieutenant Wall had no concerns.

Chief Lind commented on the water line looping through lot #2 stating that the fire hydrants and fire-riser lines will need to be stubbed along with the water lines. He also discussed the appropriate placement of fire hydrants along the south side of Main Street.

Senior Planner Harris pointed out that the approval body for subdivision dedications and easements is the Planning Commission. As such, signature blocks on the plat will need to be updated to reflect accordingly. Senior Planner Harris indicated that the construction drawings show an area for dedication, but that dedication is missing on the plat. He stated the applicant needs to clearly show what the dedication is for. There were technical issues with the audio via Zoom at the meeting, Engineer Lundell spoke with the applicant over the phone. The applicant indicated that they are working with the Utah Department of Transportation (UDOT) to clear up the dedication on the property. Lastly, Senior Planner Harris pointed out that the property owner is currently shown as BCP Development Inc. He added that a letter from the owner approving of the subdivision will have to be submitted to the City.

Manager Beagley inquired about addressing on the lots. Building Official Spadafora indicated that lot #4 was addressed off Main Street. He stated that lots #5 and #6 were addressed off of Highland Drive. Manager Beagley added that future dedication will have to take into account future interchange and Main Street reconstruction. Manager Beagley and Engineer Lundell discussed access to lots #2 and #3 to meet improvement and ingress/egress requirements.

Engineer Lundell pointed out that the Public Land Survey System (PLSS) certificate needs to be submitted. He added that the cover sheet is missing the name and address of the property owners, as well as a table that lists the zoning designation, total number of lots, total acreage of the proposed lots, total acreage of the proposed subdivision, and total acreage of the dedication. Engineer Lundell discussed the need for second access to lots #2 and #6 as well as the need to extend the queuing lane to

Main Street further south to accommodate the future widening of Main Street. He added that the underground retention basin on the plans is not consistent with the storm drain report submitted to the city. He indicated that the location of the proposed underground retention basin needs to be moved further to the south taking into account future road improvements on Main Street. Engineer Lundell asked that slopes and distances between manholes be added to the plans to ensure requirements are met. An adjustment also needs to be made to the proposed slope on the plans, as it appears to exceed the maximum slope for the sewer line of 12% . Engineer Lundell pointed out notes regarding public utility easements (PUEs) that need to be added to the plans, including 5-foot easements along all property lines and access roads. Manager Beagley commented that there are no internal roads in the proposed subdivision as all access to the site will be off of Main Street and Highland Drive/900 East. Engineer Lundell also discussed watershed protection easements asking that verification be provided by the applicant. Lastly, Engineer Lundell pointed out signature blocks that need to be included on the final plan and a made a minor note in the legal description.

Senior Planner Harris made a motion to table the Amsource Commercial Preliminary Plan. Building Official Spadafora seconded the motion.

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

The motion passed.

2. The Peak Subdivision Final Plat

A final plan review of the Peak 2-lot Subdivision located at approximately 390 N. 200 E

Building Official Spadafora reported that addressing is complete for the site.

Public Works Director Callaway had no concerns.

Lieutenant Wall had no concerns.

Chief Lind had no concerns.

Senior Planner Harris indicated that the remnant piece to the south of the property will need to be deeded to the property owner before the plat is recorded.

City Manager Beagley had no concerns.

Engineer Lundell indicated that written approval from Summit Creek Irrigation Company must be submitted to the city approving any modification to the existing ditch along 200 East. Senior Planner Harris indicated that letter has been submitted to the city.

Chief Lind made a motion to approve the Peak Subdivision Final Plat. Lieutenant Wall seconded the motion.

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

The motion passed.

3. 2025 DRC Meeting Schedule

Building Official Spadafora made a motion to approve the 2025 DRC Meeting Schedule. Chief Lind 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 Inspector Jon Hepworth	Yes
City Engineer Jon Lundell	Yes

The motion passed.

4. Meeting Minutes Approval

Manager Beagley made a motion to approve the December 10, 2024 meeting minutes. Chief Lind 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 Inspector Jon Hepworth	Yes
City Engineer Jon Lundell	Yes

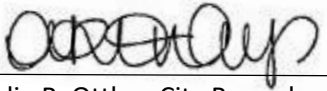
The motion passed.

Adjournment

Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:30 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Senior Planner Ryan Harris, Public Works Director Jason Callaway, and Assistant City Manager Jason Bond.

Lieutenant Mike Wall and Fire Chief Ryan Lind were excused from the meeting

Others in Attendance: Recorder Amalie Ottley, Planner Aspen Stevenson, EIT Megan Wilson, and Bill Morgan

1. Morgan Preliminary Subdivision

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

Building Official Spadafora indicated that addressing is complete.

Public Works Director discussed with the applicant and members of the DRC the need to limit road cuts for utilities as much as possible. The applicant agreed to work with the City to determine what road cuts will be necessary during the construction phase of the project. Engineer Lundell indicated that missiling may also be an option for the applicant.

Senior Planner Harris pointed out two minor redlines addressing setbacks for Lot #1. Senior Planner Harris also discussed the shed on the north side of Lot #2. He indicated to the DRC the City Attorney confirmed that the shed is “legal non-conforming” and may stay in the place with a boundary line agreement. Engineer Lundell stated that the boundary line agreements and property lines must be in place prior to recordation and recordation of the plat must be complete prior to building permits or a Certificate of Occupancy may be issued. City Engineer Lundell also indicated that the City Council approved an infrastructure deferral agreement for the subdivision already.

Senior Planner Harris made a motion to forward a positive recommendation to the Planning Commission with the condition that all redlines be addressed. Public Works Director Callaway seconded the motion.

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

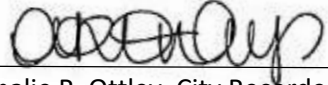
The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:12 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

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