DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 27, 2022, at 10:00 AM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live –** Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://bit.ly/2P7ICfQ
  or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. **Heritage Heights Concept Review**

   A concept review of a 3-lot subdivision located at 850 E. 450 S.

2. **Cortland Park Preliminary Review**

   A preliminary review of a 102-unit multifamily subdivision located at approximately 200 N and 400 E.

3. **Stratton Acres Final Review**

   Final plan review of a proposed 37-lot subdivision located at approximately Royal Land Drive and 200 E

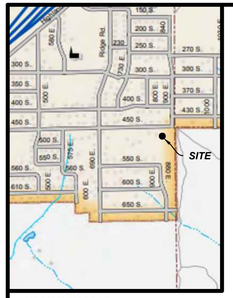
MEETING MINUTES APPROVAL

ADJOURNMENT

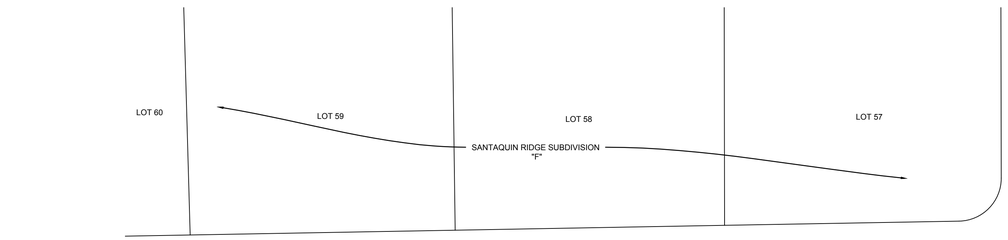
CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations, and posted on the State of Utah's Public Notice Website.

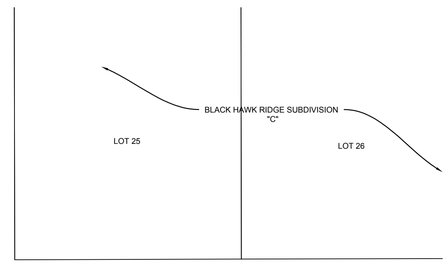
BY: _____
Amalie R. Ottley, City Recorder

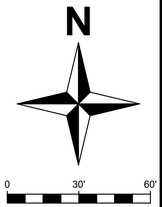


VICINITY MAP
NTS



EAST
900
(PUBLIC-84' WIDE)





450 SOUTH
(PUBLIC-56' WIDE)

1 12 — S88°58'09"W 2649.08 — 1 6 7

NORTH 1/4 CORNER OF SECTION 12, T10S, R1E, S.L.B.&M (1995 COUNTY MONUMENT)

NORTHEAST CORNER 12 OF SECTION 12, T10S, R1E, S.L.B.&M (1957 COUNTY MONUMENT)

S0°45'01"E 23.00

POINT OF BEGINNING

N88°58'10"E 404.00

154.00 | 100.00 | 150.00

BETWEEN MONUMENTS)

EXISTING HOUSE

THE DONALD S. AND THELMA P. GILSON FAMILY TRUST 134564:2008

PLAT "A"
LOT 1
1.39+/- ACRES

LOT 2
0.90+/- ACRES

PLAT "B"

LOT 3
1.35+/- ACRES

383.44 | 393.20

2660.92

S0°45'01"E

392.86

S0°45'01"E

(BASIS OF BEARING:

LYLY J. SMART FAMILY PARTNERSHIP 5145/886

DRY MOUNTAIN ESTATES SUBDIVISION "A"
LOT 9

N0°46'18"W 393.81

154.00 | 100.00 | 149.86

S88°50'04"W 403.86

NAIL (FOUND) AT BASE OF FENCE CORNER

DRY MOUNTAIN ESTATES SUBDIVISION "D"
LOT 7

OAKMONT SUBDIVISION "A"
LOT 1

EAST 1/4 CORNER OF SECTION 12, T10S, R1E, S.L.B.&M (1985 BLM MONUMENT)

12 7

R1E R2E

NOTES

1) This 3-lot Subdivision is proposed to be approved and constructed in 2 Plats. The existing home as Plat "A" consisting of Lot 1, and Plat "B" consisting of Lots 2 & 3.
2) Lot 1 (Plat "A") is already fully improved with monolithic curb\walk and utilities already in place serving the existing home.
3) Plat "B" will require the extension of the roadway improvements for an additional 250' as well as utility services (water-irrigation-sewer-etc.)
4) Current Zoning Classification: R-10. No change in zoning is requested.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

CONCEPT PLAN
HERITAGE HEIGHTS SUBDIVISION

SANTAQUIN, UTAH
NE1/4 OF SECTION 12, T10S, R1E, SLB&M

REVISION BLOCK	NO.	DATE:	DESCRIPTION:

SCALE: 1"=30'	DRAWN BY: L. CHUGG
DATE: 8-3-2022	PROJECT #: 22-143

SHEET 1 OF 1

CORTLAND PARK
SITEPLAN
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
SEPTEMBER 2022

5 20 80
0 10 40 120

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

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

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

DENSITY TABLE

ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=102
ACREAGE=5.10 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=0 SF
PARCEL SIZE SF=220
PARKING REQUIRED=238
PARKING PROVIDED=239
BUILDING AREA SF=9x5,779=52,011
PARKING LOT AREA SF=75,174
LANDSCAPE AREA IN SF=94,971 (43%)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN TWO PHASES.
6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

-SHEET INDEX-

BOUNDARY DESCRIPTION:

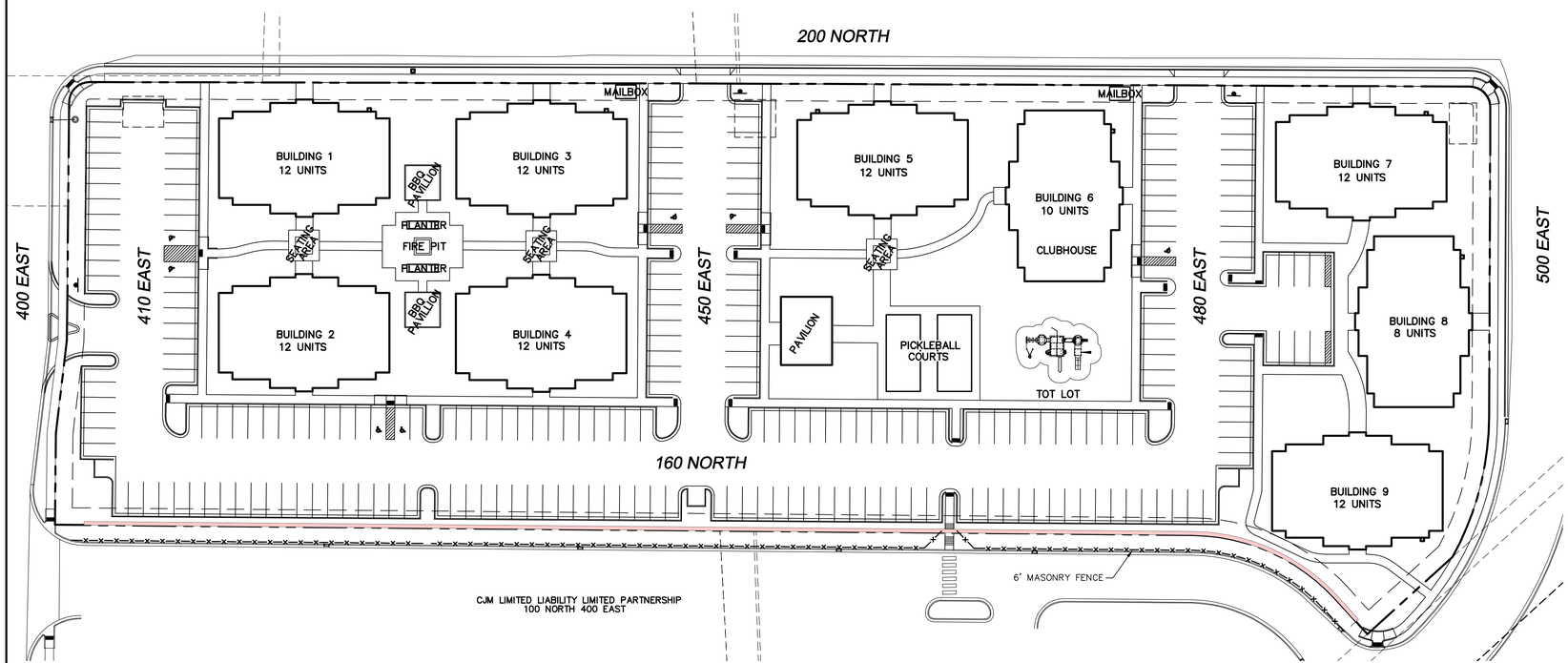
BEGINNING AT A POINT ON THE FUTURE EASTERLY LINE OF 400 EAST STREET LOCATED S00°30'42"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE S89°29'04"E 666.49 FEET, THENCE SOUTHEASTERLY 94.95 FEET ALONG THE ARC OF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

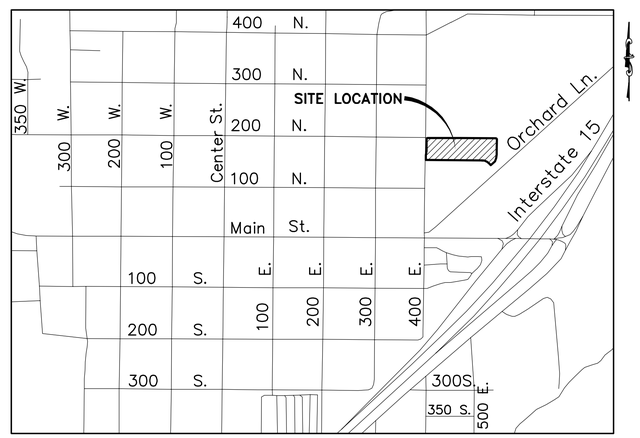
LEGEND

LEGEND APPLIES TO ALL SHEETS

- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING DEED LINE
- EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED IRRIGATION LINE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED SEWER LINE
- FIRE HYDRANT
- STREET LIGHT

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
9/1/22
STATE OF UTAH





VICINITY MAP
-NTS-

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BRY CHRISTENSEN
BRY@CLCHRISTENSEN.COM
801-269-1110

NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. PROJECT IS TO BE SOLD AS CONDO UNITS. CONDOMINIUM PLAT, CC&R'S, AND HOA DOCUMENTS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.
4. ALL BUILDINGS ARE TO BE FIRE-SPRINKLERED.

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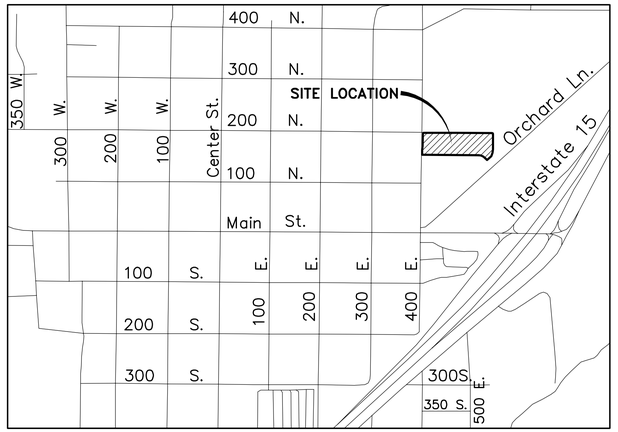
CONSTRUCTION NOTES:

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. CAP/PLUG AND MARK TO SURFACE.
5. HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
6. INSTALL 6' MASONRY FENCE.
7. INSTALL 4'-6' RETAINING WALL, WALLS TO BE DESIGNED, DRAWN AND STAMPED BY AN ENGINEER.
8. MATCH EXISTING CURB.
9. INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
10. INSTALL DUMPSTER PER SHEET 6.
11. CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
12. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.



VICINITY MAP
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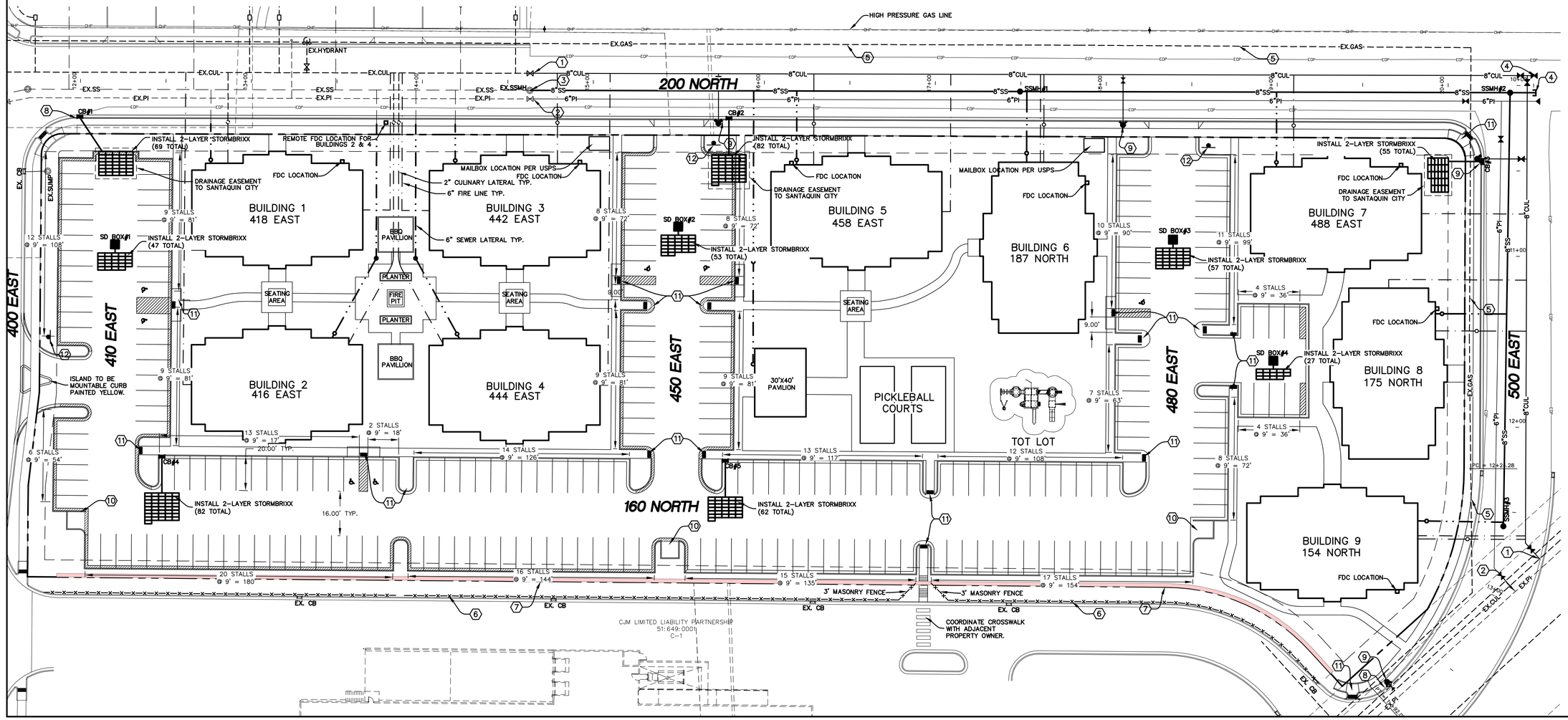
GENERAL NOTE:
1) DUE TO THE EXTENSIVE ROADWAY EXCAVATION A 2 INCH OVERLAY WILL BE REQUIRE3D ON 200 NORTH AND 500 EAST.
2) CURB TO BE PAINTED RED ALONG ALL FRONTAGE ROADS WITH THE EXCEPTION OF YELLOW CURB AT THE MAILBOXES FOR ACCESS.

0 15 30 60 90

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



SHEET NO. 2

SITE PLAN

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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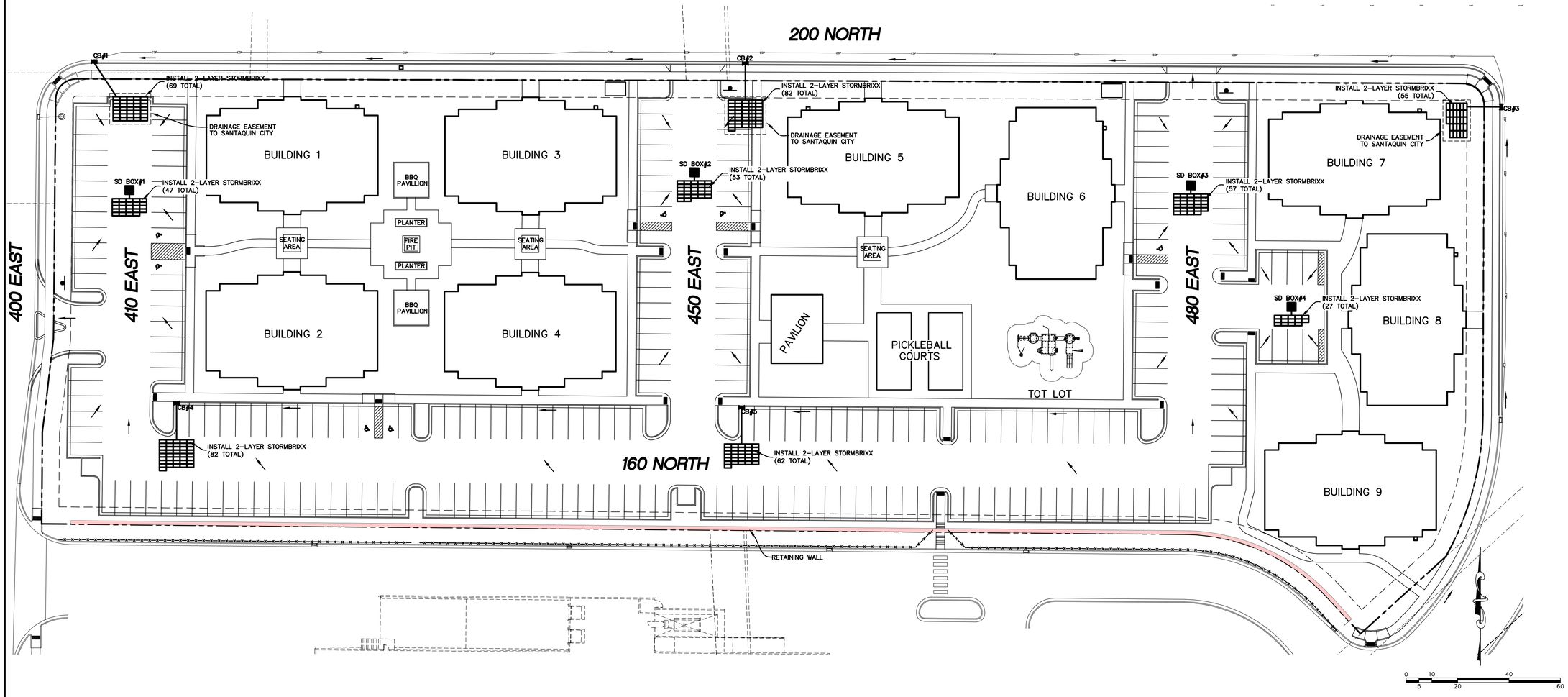

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO. 3

GRADING PLAN

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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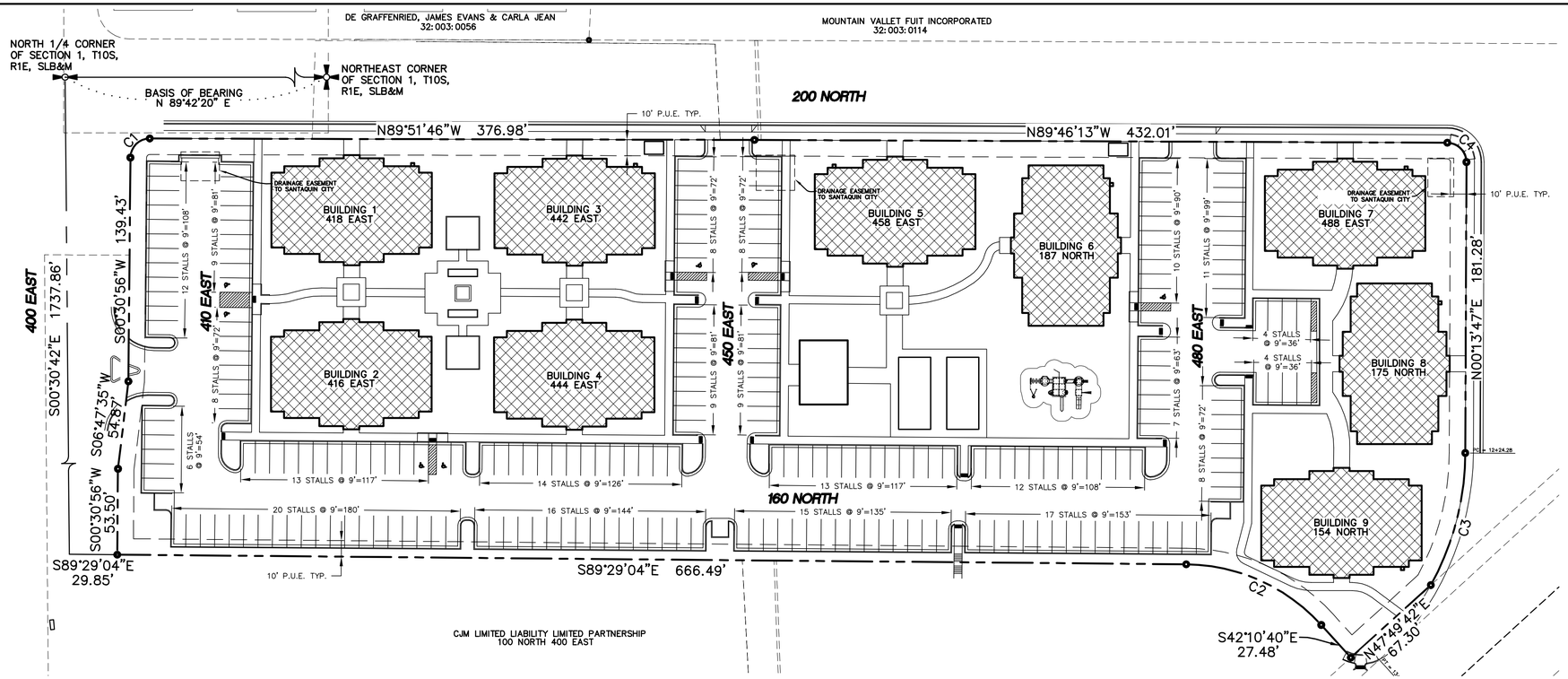
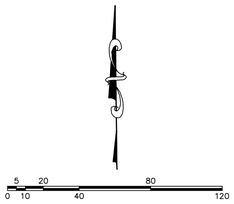


LEGEND

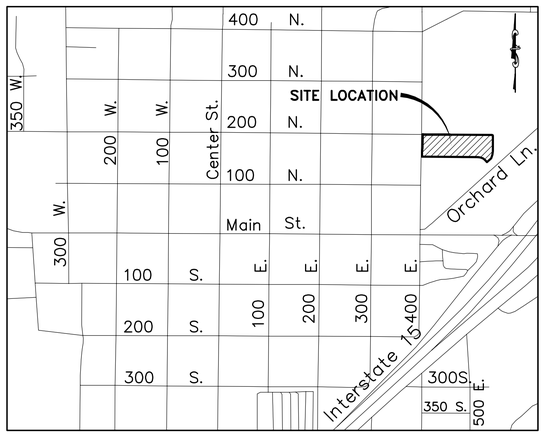
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- 1 — PROPOSED LOT NUMBERS
- XXX X — ADDRESSES
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA



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

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	12.00	18.77	16.91	S 45°19'35" W	89°37'17"
C2	115.00	94.95	92.28	N 65°49'52" W	47°18'24"
C3	171.14	85.96	85.06	N 14°37'25" E	28°46'45"
C4	12.00	18.85	16.97	N 44°46'13" W	90°00'00"

NOTES:
1. AREA BETWEEN SIDEWALK AND CURB ARE DESIGNATED FOR CITY STORM DRAINAGE PURPOSES AND CANNOT BE MODIFIED FROM THE APPROVED LANDSCAPE PLAN. ADJACENT LOT OWNERS ARE RESPONSIBLE FOR THIS AREA WITHIN THE CITY RIGHT OF WAY, INCLUDING IRRIGATION. A MAXIMUM 24' WIDE DRIVEWAY WILL BE ALLOWED FOR EACH LOT.



VICINITY MAP
-NTS-

ENGINEER/SURVEYOR INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84606

CENTRACOM APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2022.

CENTRACOM REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2022.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2022.

CENTURYLINK REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR DATE

BOUNDARY DESCRIPTION

SEE LEFT

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

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____. A.D. 2022.

OWNER: OWNER:

OWNER: OWNER:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____DAY OF_____, A.D. 2022, PERSONALLY APPEARED BEFORE ME_____, WHOSE IDENTITY IS PERSONALY KNOWN BY ME OR PROVEN BY SATISFACTORY EVIDENCE TO ME, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____OF_____AND THAT SAID DOCUMENT WAS SIGNED BY THEM ON BEHALF OF SAID_____, AND ACKNOWLEDGED TO ME THAT SAID _____EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES NOTARY PUBLIC PRINTED NAME

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____DAY OF_____A.D. 2022.

APPROVED BY MAYOR

APPROVED ATTEST

ENGINEER (SEE SEAL) CLERK-RECORDER

DOMINION ENERGY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE 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 GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED_____
DOMINION ENERGY

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO SUMMIT TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A" SUMMIT TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A" SUMMIT TOWNHOMES, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

CORTLAND PARK

SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 9 BUILDINGS AND 5.10 ACRES

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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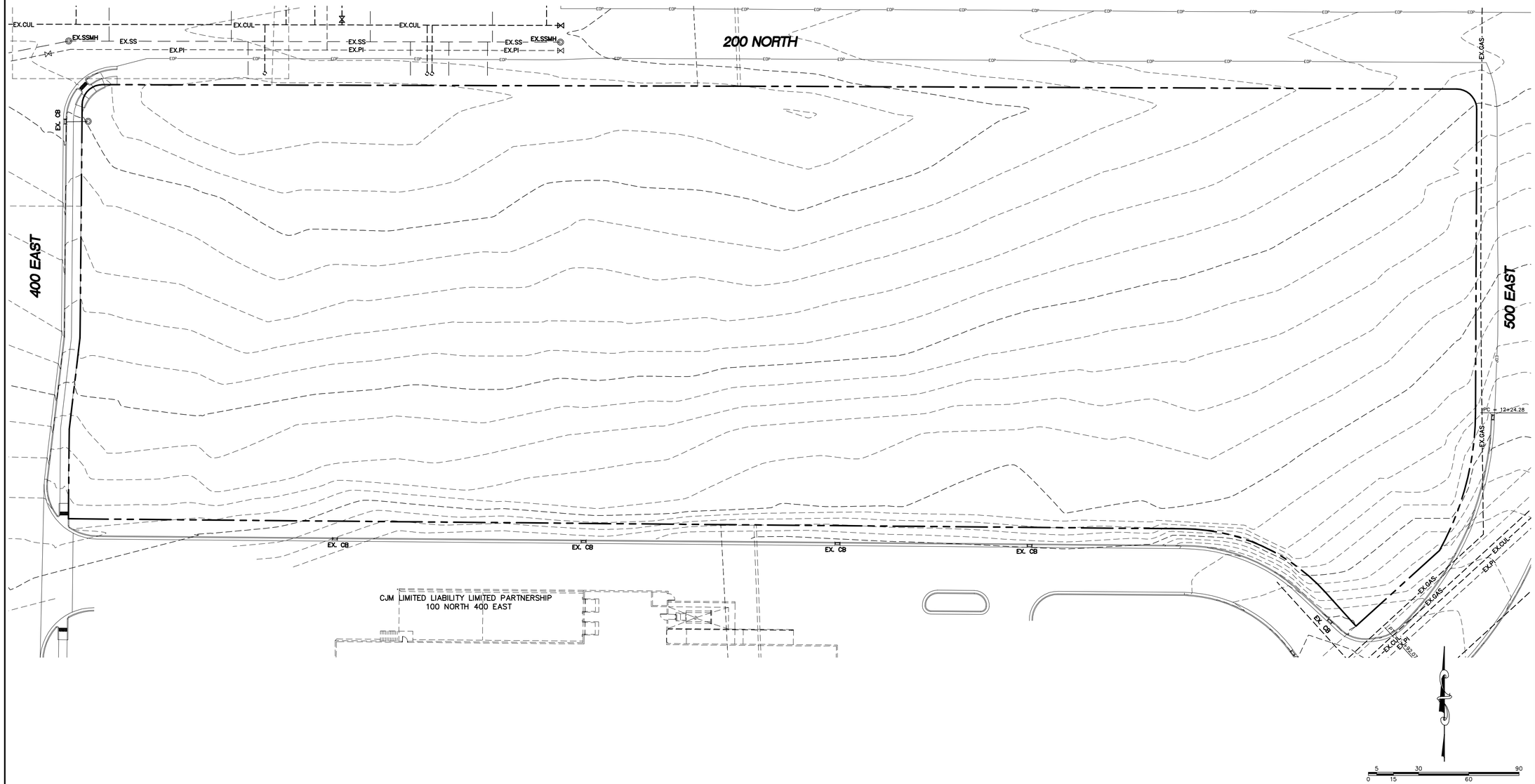
ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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



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

SHEET NO. 5

EXISITING TOPOGRTAPHY

SANTAQUIN, UTAH

CORTLAND PARK

PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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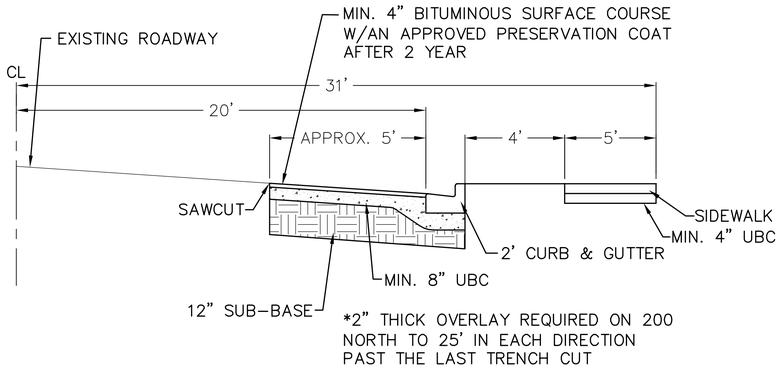
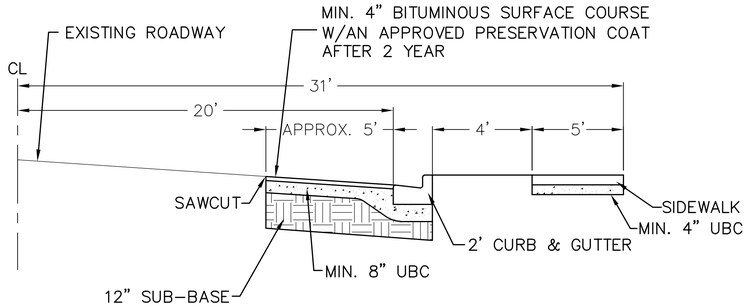


200 NORTH DETAIL

-NTS-

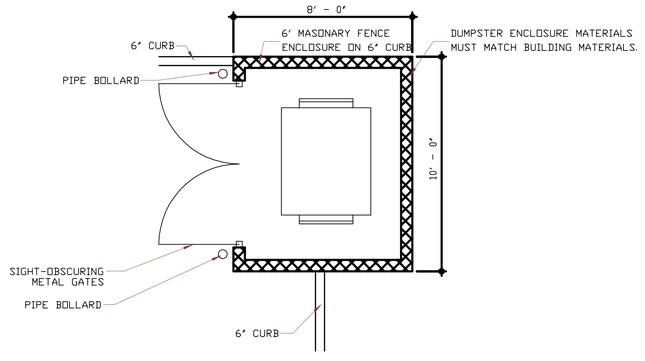


500 EAST DETAIL

-NTS-

NOTES:

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



DUMPSTER ENCLOSURE

SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPTIACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.

SHEET NO. 6

DETAIL SHEET

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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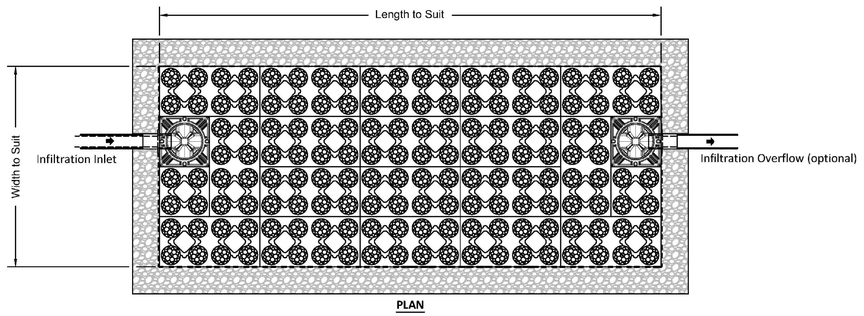
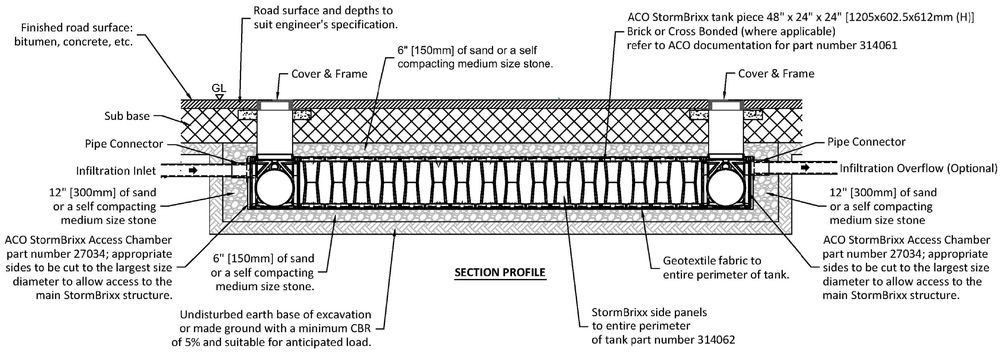


PLAN



SECTION PROFILE

Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas i.e. Landscaping	-
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only.
This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at http://www.acostormbrixx.us/, or email us at info@acousa.com

SBD-1L-RA

DATE: 11/24/15

ISSUE: A

INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)

INSTALLATION DRAWING - ACO STORMBRIXX

ACO Polymer Products, Inc.

825 W. Beechcraft St
Casa Grande, AZ 85122
Tel: 520-421-9988
Fax: 520-421-9899

9470 Pinecone Drive
Mentor, OH 44060
Tel: 440-639-7230
Fax: 440-639-7235

4211 Pleasant Rd.
Fort Mill, SC 29708
Tel: 440-639-7230
Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

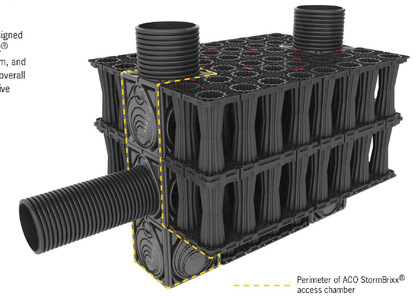
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

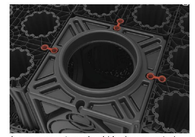
Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



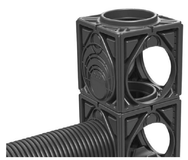
Perimeter of ACO StormBrixx® access chamber

Cut unit at guides for required pipe connection. Push up to 2.5" (65mm) of pipe into access chamber module.

If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® layer connectors.

www.ACOStormBrixx.us

SHEET NO. 7

DETAIL SHEET

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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200 NORTH

400 EAST

410 EAST

450 EAST

480 EAST

160 NORTH

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 9

BBQ PAVILLION

BBQ PAVILLION

SEATING AREA

SEATING AREA

SEATING AREA

PLANTER

FIRE PIT

PLANTER

PAVILLION

PICKLEBALL COURTS

TOT LOT

FIRE ACCESS LANE

5 0 15 30 60 90

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

SHEET NO. 8

FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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

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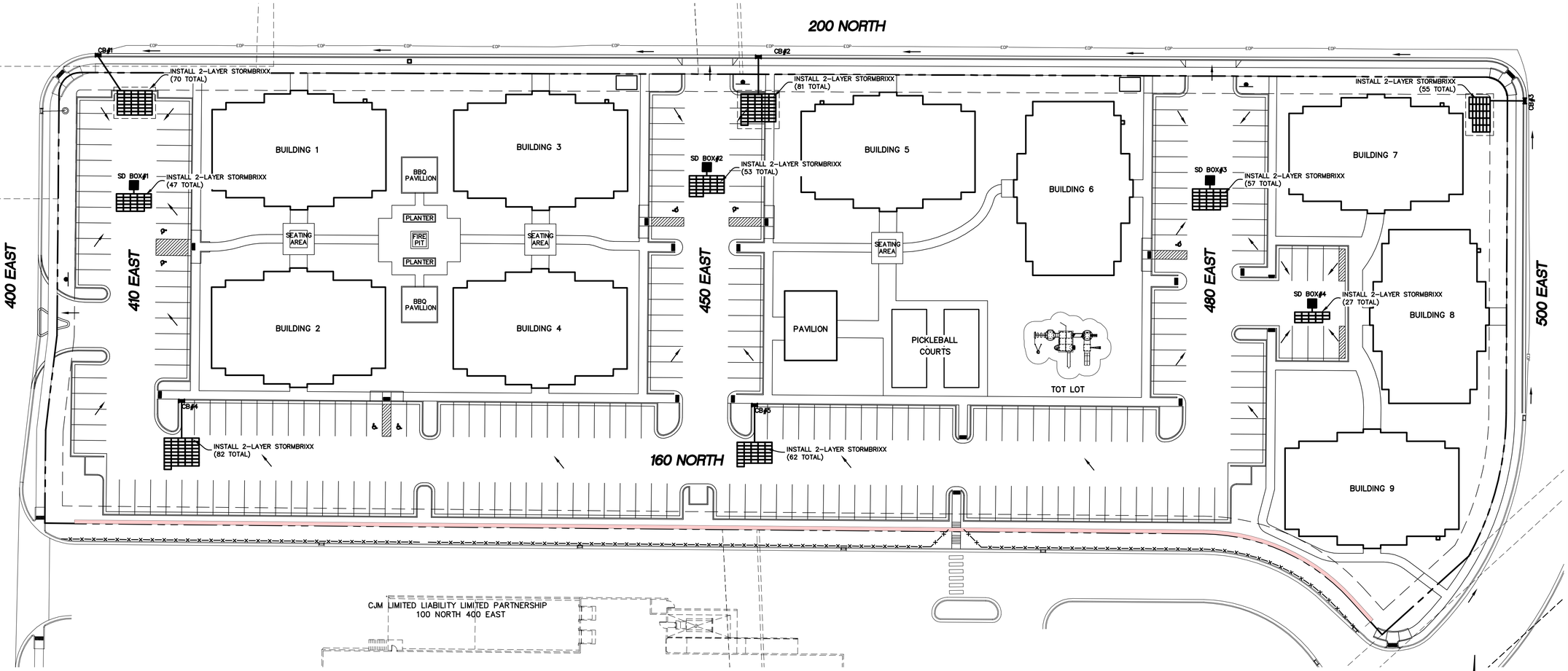

0 15 30 60 90

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

SHEET NO. 9

TBC PLAN

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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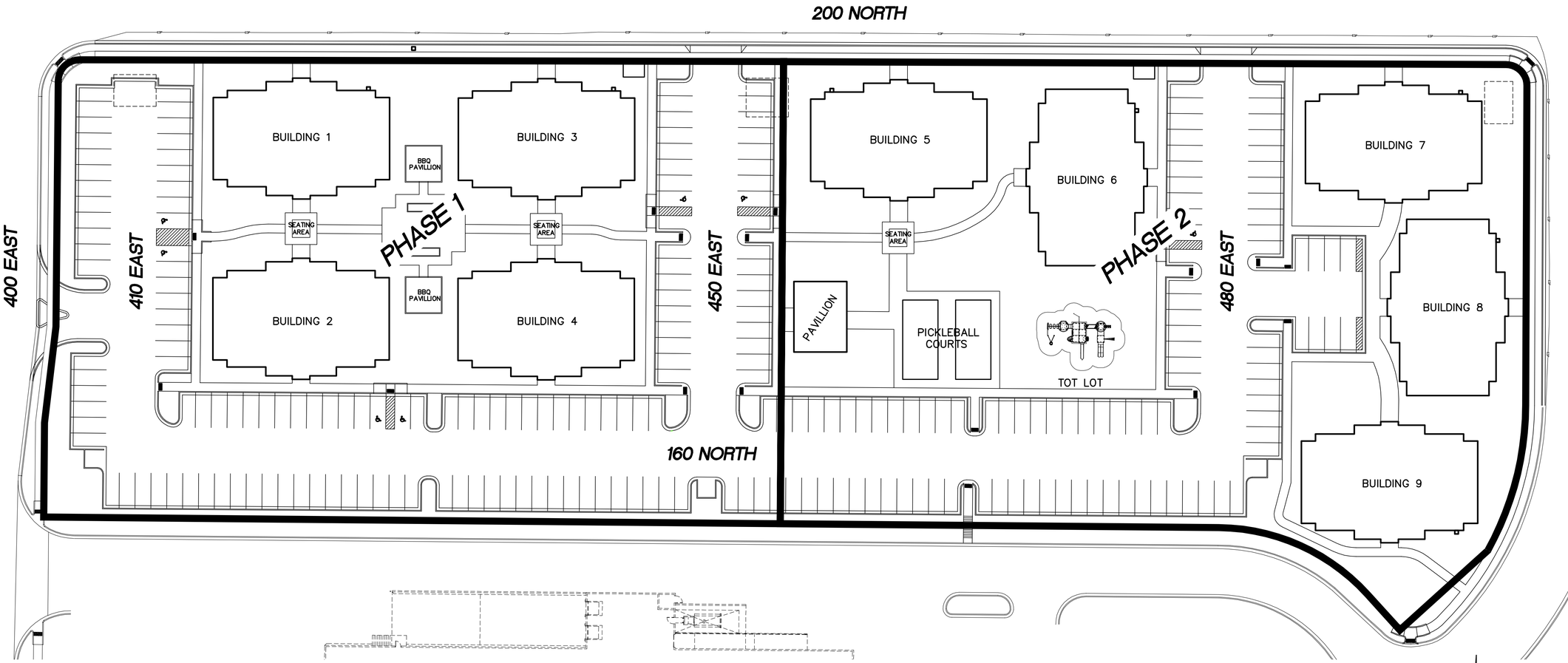

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 10

PHASING PLAN

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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PRELIMINARY STORM DRAINAGE CALCULATIONS
For

Orchard Vista

A Residential Subdivision

ATLAS ENGINEERING L.L.C.

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
05/26/2022
STATE OF UTAH

Written by: Gavin West
Reviewed by: Andrew J. DelPivo, P.E.

May 2022

Orchard Vista Subdivision
Drainage Plan

Introduction:

Orchard Vista is a 5.10-acre residential subdivision located at 400 East and 200 North. It will create 9 building units, parking area, a pavilion, 2 pickleball courts, and a tot lot.

The storm water containment was evaluated and designed using Stormbrixx chambers. Stormwater will flow along to various low points on the site where it will be collected by an inlet box and flow into underground Stormbrixx chambers.

Drainage Plan:

5.80 acres was used in the storm drain calculations because that is the area that will flow into the storm drain system. Storm drain systems have been designed to contain a 100-year event. Retention systems for public right-of-way and private area have been kept separate. Public streets within the development will flow down curb and gutter until it reaches a catch basin. The private area stormwater will flow to various low points where it will be collected by inlet boxes. All catch basins and inlet boxes will flow into underground Stormbrixx chambers where stormwater will percolate back into the ground.

The Rational Method was used to calculate runoff from the developed site. A weighted "C" value of 0.74 was calculated that accounts for landscaped and impervious areas. The percolation rate of 5 min/inch was used per recommendation of Geotechnical Report No. 2588-001-18.

The project was divided into 9 basins. Each basin was designed to contain a 100-year event and allowing an outflow equal to the percolation rate. Storage amounts were determined by net storage volume of SD Stormbrixx (22.53 cf) and the amount of storage provided by drain rock surrounding the Stormbrixx, using a 0.40 void ratio. Stormbrixx will be placed 2 layers deep as groundwater was not encountered in geotechnical investigations.

Basin 1 collects stormwater from 0.73 acres. The total required storage is 1,848 ft^3. 69 Stormbrixx will provide 1,555 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 300 ft^3 of storage.

Basin 2 collects stormwater from 0.61 acres. The total required storage is 1,475 ft^3. 55 Stormbrixx will provide 1,239 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 250 ft^3 of storage.

Basin 3 collects stormwater from 0.54 acres. The total required storage is 1,274 ft^3. 47 Stormbrixx will provide 1,059 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 225 ft^3 of storage.

Basin 4 collects stormwater from 0.85 acres. The total required storage is 2,180 ft^3. 82 Stormbrixx will provide 1,847 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 340 ft^3 of storage.

Basin 5 collects stormwater from 0.59 acres. The total required storage is 1,425 ft^3. 53 Stormbrixx will provide 1,194 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 240 ft^3 of storage.

Basin 6 collects stormwater from 0.67 acres. The total required storage is 1,669 ft^3. 62 Stormbrixx will provide 1,397 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 275 ft^3 of storage.

Basin 7 collects stormwater from 0.74 acres. The total required storage is 1,535 ft^3. 57 Stormbrixx will provide 1,397 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 260 ft^3 of storage.

Basin 8 collects stormwater from 0.35 acres. The total required storage is 754 ft^3. 27 Stormbrixx will provide 608 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 160 ft^3 of storage.

Basin 9 collects stormwater from 0.85 acres. The total required storage is 2,178 ft^3. 82 Stormbrixx will provide 1,847 ft^3 of storage. Drain rock surrounding the Stormbrixx will provide 340 ft^3 of storage.

Summary:

The storm drain retention system meets or exceeds all Santaquin City storm drain requirements. Values given for storage requirements are conservatively derived from calculations included in the appendix. All buildings will have finished floor elevations that provide for positive drainage away from buildings. In the event that any of the drainage structures should become damaged or clogged with debris, the water will travel down the public roadways along 400 East and 200 North until it enters an existing storm drain system.

The locations of the proposed layout of the drainage system and calculations to determine discharge rates are shown in the appendix and associated plans.

Appendix

WEIGHTED "C" VALUE

Orchard Vista

Total Acrage:	**5.80**			
Description	**Area (Acres)**	**Runoff Coefficient**	**Percentage of Area**	**Weighted C Value**
Pervious Area	1.42	0.25	24.48	6.12
Impervious Area	4.38	0.90	75.52	67.97
			Total	**74**

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 1

Retention Volume Determination

Basin Size, acres (A):	0.73	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	875	sf
outflow to perc	0.243056	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	817	73	744	0.02
10	3.840	1245	146	1099	0.03
15	3.320	1614	219	1395	0.03
30	2.240	2178	438	1741	0.04
60	1.400	2723	875	**1848**	0.04
120	0.780	3034	1750	1284	0.03
180	0.560	3267	2625	642	0.01
360	0.320	3734	5250	-1516	-0.03
720	0.190	4434	10500	-6066	-0.14
1440	0.110	5134	21000	-15866	-0.36

69 Stormbrixx provides 1,555 cf of storage
Drain rock provides 300 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 2

Retention Volume Determination

Basin Size, acres (A):	0.61	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	800	sf
outflow to perc	0.222222	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	683	67	616	0.01
10	3.840	1040	133	907	0.02
15	3.320	1349	200	1149	0.03
30	2.240	1820	400	1420	0.03
60	1.400	2275	800	**1475**	0.03
120	0.780	2535	1600	935	0.02
180	0.560	2730	2400	330	0.01
360	0.320	3120	4800	-1680	-0.04
720	0.190	3705	9600	-5895	-0.14
1440	0.110	4290	19200	-14910	-0.34

55 Stormbrixx provides 1,239 cf of storage
Drain rock provides 250 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 3

Retention Volume Determination

Basin Size, acres (A):	0.54	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	740	sf
outflow to perc	0.205556	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	604	62	543	0.01
10	3.840	921	123	797	0.02
15	3.320	1194	185	1009	0.02
30	2.240	1611	370	1241	0.03
60	1.400	2014	740	**1274**	0.03
120	0.780	2244	1480	764	0.02
180	0.560	2417	2220	197	0.00
360	0.320	2762	4440	-1678	-0.04
720	0.190	3280	8880	-5600	-0.13
1440	0.110	3798	17760	-13962	-0.32

47 Stormbrixx provides 1,059 cf of storage
Drain rock provides 225 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 4

Retention Volume Determination

Basin Size, acres (A):	0.85	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	990	sf
outflow to perc	0.275	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	951	83	869	0.02
10	3.840	1449	165	1284	0.03
15	3.320	1879	248	1632	0.04
30	2.240	2536	495	2041	0.05
60	1.400	3170	990	**2180**	0.05
120	0.780	3532	1980	1552	0.04
180	0.560	3804	2970	834	0.02
360	0.320	4348	5940	-1592	-0.04
720	0.190	5163	11880	-6717	-0.15
1440	0.110	5978	23760	-17782	-0.41

82 Stormbrixx provides 1,847 cf of storage
Drain rock provides 340 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 5

Retention Volume Determination

Basin Size, acres (A):	0.59	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	775	sf
outflow to perc	0.215278	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	660	65	596	0.01
10	3.840	1006	129	877	0.02
15	3.320	1305	194	1111	0.03
30	2.240	1760	388	1373	0.03
60	1.400	2200	775	**1425**	0.03
120	0.780	2452	1550	902	0.02
180	0.560	2641	2325	316	0.01
360	0.320	3018	4650	-1632	-0.04
720	0.190	3584	9300	-5716	-0.13
1440	0.110	4149	18600	-14451	-0.33

53 Stormbrixx provides 1,194 cf of storage
Drain rock provides 240 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 6

Retention Volume Determination

Basin Size, acres (A):	0.67	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	830	sf
outflow to perc	0.230556	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	750	69	680	0.02
10	3.840	1142	138	1004	0.02
15	3.320	1481	208	1274	0.03
30	2.240	1999	415	1584	0.04
60	1.400	2499	830	**1669**	0.04
120	0.780	2784	1660	1124	0.03
180	0.560	2999	2490	509	0.01
360	0.320	3427	4980	-1553	-0.04
720	0.190	4070	9960	-5890	-0.14
1440	0.110	4712	19920	-15208	-0.35

62 Stormbrixx provides 1,397 cf of storage
Drain rock provides 275 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 7

Retention Volume Determination

Basin Size, acres (A):	0.63	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	815	sf
outflow to perc	0.226389	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	705	68	637	0.01
10	3.840	1074	136	938	0.02
15	3.320	1393	204	1189	0.03
30	2.240	1880	408	1472	0.03
60	1.400	2350	815	**1535**	0.04
120	0.780	2618	1630	988	0.02
180	0.560	2820	2445	375	0.01
360	0.320	3222	4890	-1668	-0.04
720	0.190	3827	9780	-5953	-0.14
1440	0.110	4431	19560	-15129	-0.35

57 Stormbrixx provides 1,397 cf of storage
Drain rock provides 260 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 8

Retention Volume Determination

Basin Size, acres (A):	0.35	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	580	sf
outflow to perc	0.161111	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	392	48	343	0.01
10	3.840	597	97	500	0.01
15	3.320	774	145	629	0.01
30	2.240	1044	290	**754**	0.02
60	1.400	1305	580	725	0.02
120	0.780	1455	1160	295	0.01
180	0.560	1566	1740	-174	0.00
360	0.320	1790	3480	-1690	-0.04
720	0.190	2126	6960	-4834	-0.11
1440	0.110	2462	13920	-11458	-0.26

27 Stormbrixx provides 608 cf of storage
Drain rock provides 160 cf of storage

RETENTION BASIN SIZE

PROJECT TITLE: **Orchard Vista**
BASIN: 9

Retention Volume Determination

Basin Size, acres (A):	0.85	
Runoff Coefficient (C):	0.74	
Design Frequency:	100	
perc rate	5	min/in
Area for perc	992	sf
outflow to perc	0.275556	cfs

Storm Duration (min.)	Rainfall intensity (in/hr)	Runoff volume (cu.ft.)	perc outflow (cu.ft.)	Storage volume (cu.ft.)	Storage volume (acre ft.)
(T)	(I)	CIAT	QT	CIAT-QT	
5	5.040	951	83	868	0.02
10	3.840	1449	165	1284	0.03
15	3.320	1879	248	1631	0.04
30	2.240	2536	496	2040	0.05
60	1.400	3170	992	**2178**	0.05
120	0.780	3532	1984	1548	0.04
180	0.560	3804	2976	828	0.02
360	0.320	4348	5952	-1604	-0.04
720	0.190	5163	11904	-6741	-0.15
1440	0.110	5978	23808	-17830	-0.41

82 Stormbrixx provides 1,847 cf of storage
Drain rock provides 340 cf of storage

HEELIS FARM TOWNHOMES

MOUNTAIN VALLET FUIT INCORPORATED
32:003:0114

200 NORTH

400 EAST

500 EAST

STREET 1

STREET 2

STREET 3

STREET 4

CB#1

CB#2

CB#3

CB#4

CB#5

INSTALL 2-LAYER STORMBRIXX (69 TOTAL)

INSTALL 2-LAYER STORMBRIXX (82 TOTAL)

INSTALL 2-LAYER STORMBRIXX (55 TOTAL)

SD BOX#1

INSTALL 2-LAYER STORMBRIXX (47 TOTAL)

SD BOX#2

INSTALL 2-LAYER STORMBRIXX (53 TOTAL)

SD BOX#3

INSTALL 2-LAYER STORMBRIXX (57 TOTAL)

SD BOX#4

INSTALL 2-LAYER STORMBRIXX (27 TOTAL)

INSTALL 2-LAYER STORMBRIXX (82 TOTAL)

INSTALL 2-LAYER STORMBRIXX (62 TOTAL)

BASIN 1
31,664 sq. ft.
0.73 acres

BASIN 2
26,569 sq.ft.
0.61 acres

BASIN 3
23,324 sq.ft.
0.54 acres

BASIN 4
36,898 sq.ft.
0.85 acres

BASIN 5
25,758 sq. ft.
0.59 acres

BASIN 6
29,075 sq.ft.
0.67 acres

BASIN 7
27,272 sq.ft.
0.63 acres

BASIN 8
15,377 sq.ft.
0.35 acres

BASIN 9
36,913 sq. ft.
0.85 acres

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 9

PAVILION

PICKLEBALL COURTS

TOT LOT

CJM LIMITED LIABILITY LIMITED PARTNERSHIP
51:649:0001

5 0 30 15 90 60

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

SHEET NO. 1

STORM DRAIN BASINS

SANTAQUIN, UTAH

ORCHARD VISTA

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
1			
2			
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4			
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11			
12			

N:\2019\19-021 Cortland Park Santaquin\CAD\LPREL\MINARY\SD_BASINS.dwg 5/26/2022 10:44:3 AM MDT

1) Pg. 3 - GSH requires that they review the final grading plan due to excessive fills.
2) Pg. 6 - GSH recommends a design infiltration rate of 5 minutes per inch.
3) Pg. 7 - Existing soils exhibit high strength and moderate to low compressibility.
4) Pg. 7 - No ground water encountered in any of the borings.
5) Pg. 8 - Existing soils may be used as structural fill if it meets the criteria in this report.
6) Pg. 8 - Unsuitable soils must be removed to a depth of 2 feet below slabs, roads, footings, etc.
7) Pg. 8 - Difficult to Impossible to compact soils in wet/cold months (i.e. no grading in Winter).
8) Pg. 13 - Primary settlement anticipated at less than 1 inch, lightly loaded floor slaps less than 1/4".
9) Pg. 17 - Negligible amounts of sulfates encountered; Type 1 or 1A cement recommended.
10) Pg. 17 - No seismic faults run through the site.
11) Pg. 18 - No liquefaction is anticipated.

REPORT
GEOTECHNICAL STUDY
PROPOSED RIDLEY'S FAMILY MARKET DEVELOPMENT
NORTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND 400 EAST STREET
SANTAQUIN, UTAH

Submitted To:

Ridley's Family Markets
621 Washington Street South
Twin Falls, Idaho 83301

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

April 26, 2018

Job No. 2588-001-18

April 26, 2018
Job No. 2588-001-18

Mr. Mark Ridley
Ridley's Family Markets
621 Washington Street South
Twin Falls, Idaho 83301

Mr. Mark Ridley:

Re: Report
Geotechnical Study
Proposed Ridley's Family Market Development
Northeast Corner of the Intersection of Main Street and 400 East Street
Santaquin, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Ridley's Family Market Development located at the northeast corner of the intersection of Main Street and 400 East Street in Santaquin, Utah. The general location of the site with respect to existing roadways, as of 2018, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing the proposed development, nearby features, and streets is presented on Figure 2, Site Plan. The approximate locations of the borings drilled and infiltration testing completed in conjunction with this study are also presented on Figure 2.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of our study were planned in discussions among Mr. Mark Ridley of Ridley's Family Markets, Mr. Shaun Young, P.E. of Anderson Wahlen and Associates, and Mr. Mike Huber of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions at the site.

2. Provide appropriate foundation, earthwork and pavement recommendations, and geoseismic information to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 32 borings and completing 3 infiltration tests.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analyses, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of our Professional Services Agreement No. 18-0418 dated April 11, 2018.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration borings, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction, of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The project will consist of the development of approximately 20 acres with 5 retail building pads, a fuel center, and associated parking lots. The structures are anticipated to be 1 level, constructed using a combination of light metal/wood framing, reinforced concrete, masonry, and/or steel post/beams supported on conventional spread and continuous wall foundations with slab-on-grade floors. Projected maximum column and continuous wall loads are on the order of 120 kips and 5 kips per lineal foot, respectively.

Three city streets are also proposed to be constructed/updated to service the development.

Projected traffic in the parking areas is anticipated to consist of a light to moderate volume of automobiles and light trucks with occasional medium-weight trucks. In potential delivery areas and primary drive lanes, traffic is projected to consist of a moderate volume of automobiles and light trucks, a light to moderate volume of medium-weight trucks, and occasional heavyweight trucks.

It is proposed to construct/update 400 East Street, Orchard Lane, and 200 North Street. At the time of this report, specific traffic associated with these roadways was not available. Currently, the developed area near the site is primarily single-family residential homes. It is anticipated that future development will consist of additional single-family residential homes and developments similar to this one. Based on the available information, the ultimate traffic on the future roadway is projected to consist of a moderate volume of automobiles and light trucks and occasional medium- and heavyweight trucks. During construction of the current development and future developments, the volume of medium- and heavyweight trucks will be significantly higher. Once additional traffic information is available, GSH must be contacted to update our recommendations.

Maximum site grading cuts to achieve design grades are anticipated to be generally on the order of 2 to 3 feet. GSH understands that certain areas of the site will be raised with up to 15 feet of site grading fill, especially in the area of the proposed Ridley's Family Market structure. Due to the varying degrees of site grading fill, GSH must review final grading plans to provide additional recommendations as needed.

3. SITE INVESTIGATIONS

3.1 FIELD PROGRAM

In order to define and evaluate the subsurface soil and groundwater conditions across the site, 32 borings were drilled at the site. These borings were completed to depths ranging from 3 to 21.5 feet with a truck-mounted drill rig equipped with hollow-stem augers. The approximate locations of the borings are presented on Figure 2.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the drilling operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3AF, Boring Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Boring Log (USCS).

A 3.0-inch outside diameter, 2.42-inch inside diameter drive sampler (Dames & Moore) and a 2.0-inch outside diameter, 1.38-inch inside diameter drive sampler (SPT) were utilized at select

locations and depths. The blow counts recorded on the boring logs were those required to drive the sampler 12 inches with a 140-pound hammer dropping 30 inches.

Following completion of drilling operations, 1.25-inch diameter slotted PVC pipe was installed many of the borings to provide a means of monitoring the potential groundwater fluctuations. The borings were backfilled with auger cuttings.

3.2 LABORATORY TESTING

3.2.1 General

In order to provide data necessary for our engineering analyses, a laboratory testing program was completed. The program included moisture, density, gradation, California Bearing ratio (CBR), consolidation and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.2.2 Moisture and Density Tests

To aid in classifying the soils and to help correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the boring logs, Figures 3A through 3AF.

3.2.3 Gradation Tests

To aid in classifying the granular soils, full and partial gradation tests were performed. Results of the tests are tabulated below:

Boring No.	Depth (feet)	Percent Passing Sieve										
		3"	2"	1"	3/4"	3/8"	No. 4	No. 10	No. 40	No. 100	No. 200	Soil Classification
B-2	14.0	--	--	--	--	--	--	--	--	--	3.4	GP
B-5	4.5	--	--	--	--	--	--	--	--	--	56.1	CL/SC
B-7	1.5	100	100	82.9	77.4	55.8	40.7	31.0	19.9	13.8	11.3	SP/SM (Road Base)
B-14	2.5	100	79.4	79.4	60.2	39.7	28.2	21.3	14.	10.8	7.9	GP/GM
B-15	2.5	100	100	100	92.5	59.6	38.2	24.8	12.7	6.4	1.5	SP
B-19	5.0	--	--	--	--	--	--	--	--	--	6.8	GP/GC
B-28	10.0	--	--	--	--	--	--	--	--	--	11.2	SP/SM
B-30	2.5	--	--	--	--	--	--	--	--	--	1.3	GP

3.2.4 California Bearing Ratio (CBR) Test

To determine subgrade characteristics and to provide data for design of future pavements with respect to the existing subgrade soil conditions, a CBR test was performed on the representative bulk sample of the near-surface soils obtained from the borings along the roadway alignments. The test sample was compacted to approximately 100 percent of the Standard Proctor density at optimum moisture content. The test was performed in accordance with the Utah Department of Transportation (UDOT) Procedure 8-9-22 "California Bearing Ratio Soil" as presented in the Utah State Department of Highways Manual of Instruction, Part 8, Materials. The results of the CBR test are tabulated on the following table:

Soil Classification	CL		
Soil Properties as Molded	Dry Density	106.6	pcf
	Moisture Content (Total Sample)	16.2	percent
	Surcharge	10	pounds
	Swell	0.9	percent
CBR	At 0.2" penetration	8.4	percent

3.2.5 Consolidation Tests

To provide data necessary for our settlement analyses, consolidation tests were performed on each of 3 representative samples of the fine-grained soils encountered. The results indicate that the fine-grained soils tested are moderately over-consolidated and will exhibit moderate strength and compressibility characteristics when loaded below the pre-consolidation pressure. Detailed results of the tests are maintained within our files and can be transmitted to you, upon your request.

3.2.6 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on representative samples of the on-site soils encountered. The results of the chemical tests are tabulated below:

Boring No.	**Depth (feet)**	**Soil Classification**	**pH**	**Total Water Soluble Sulfate (mg/kg-dry)**
B-1	2.5	CL	7.98	50.9

3.3 INFILTRATION TESTS

Three infiltration tests were performed at Borings B-30, B-29, and B-19 at a depth of about 5 feet within the natural gravel soils with varying silt and clay content. The measured infiltration rates ranged from 1 to 2 minutes per inch, which reflects current natural site conditions at the test location and depth. It is our experience that the infiltration rates will decrease over the lifetime of an infiltration system due to siltation and the introduction of other materials. Accordingly, we recommend a design infiltration rate of 5 minutes per inch be used for design purposes within natural granular soils in the area of the tests. Please note that although not encountered within potential retention/detention areas, clay soils are present at the site. Infiltration rates in clay soils will be much slower, and GSH must be notified if clay soils are encountered within the retention/detention areas.

3.4 SUBSURFACE SOIL AND GROUNDWATER

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the borings conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The borings were drilled to depths ranging from 3.0 to 21.5 feet. The soil conditions encountered in each of the borings, to the depths penetrated, were generally similar across the boring locations.

- Asphalt was encountered within existing roadways in Borings B-5, B-7, B-14, and B-15. Approximately 3 inches of asphalt and up to 18 inches of aggregate base were encountered.

- Approximately 3 to 6 inches of topsoil was encountered in Borings B-2, B-3, B-6, B-8 through B-13, B-16 through B-22, B-24, and B-28 through B-31. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Non-engineered fill soils were encountered in Borings B-1 through B-3, B-19, B-27, and B-28, to depths ranging from 0.5 to 4.0 feet beneath the existing ground surface.

- Natural soils were encountered below the ground surface, non-engineered fill, and road base in each of the borings. The natural soils consisted primarily of silty clay with varying sand and gravel content, sand with varying silt and gravel content, and gravel with varying silt, clay, and sand content.

- Materials causing auger refusal were encountered within the dense natural granular soils in Borings B-1, B-3, B-14, and B-15 at depths ranging from 3 feet to 13 feet below the existing ground surface.

The natural clay soils were stiff to hard, slightly moist to moist, light brown, brown, and black in color, and moderately over-consolidated. The natural clay soils are anticipated to exhibit moderate strength and compressibility characteristics under the anticipated loading.

The natural sand and gravel soils were medium dense to very dense, slightly moist to moist, and light brown, brown, and black in color. The natural sand and gravel soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

Groundwater was not encountered within the borings and is not anticipated to effect construction.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3AF, Boring Logs. The lines designating the interface between soil types on the boring logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4. DISCUSSIONS AND RECOMMENDATIONS

4.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural soils and/or structural fill extending to suitable natural soils.

The most significant geotechnical aspects at the site are:

1. The existing structures and utilities to be demolished/relocated.

2. The existing non-engineered fills encountered in Borings B-1 through B-3, B-19, B-27, and B-28.

3. The shallow depth to auger refusal in Borings B-1, B-3, B-14, and B-15.

Prior to proceeding with construction, demolition and removal of the existing structures, slabs, foundations, pavements, associated debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed building foundations and 3 feet beyond floor slabs, pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are

frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and rigid pavements.

On-site granular soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they meet the criteria for such, as stated later in this report.

The dense soils encountered at the refusal depths may require additional effort to excavate and should be considered in the design and bidding process.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

4.2 EARTHWORK

4.2.1 Site Preparation

Prior to proceeding with construction, demolition and removal of the existing structures, slabs, foundations, pavements, associated debris, surface vegetation, root systems, topsoil, non-engineered fill, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed building foundations and 3 feet beyond floor slabs, pavements, and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

All non-engineered fills must be removed below all foundations, floor slabs, and pavements. If footing trenches are backfilled with structural fill below footings the width of the replacement backfill must meet the requirements as discussed in Section 4.3.2, Installation, of this report.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils should be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

A representative of GSH must verify that all loose/disturbed soils and non-engineered fills have been completely removed below footings, floor slabs, and pavements.

4.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, should be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet in granular soils and above the water table, the slopes should be no steeper than one horizontal to one vertical (1H:1V).

To reduce disturbance of the natural soils during excavation, it is recommended that smooth edge buckets/blades be utilized.

Due to the relatively shallow auger refusal depths, additional excavation effort should be anticipated within deeper excavations, such as those for construction of utilities.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

4.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that "honeycombing" does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations, floor slabs, and pavements shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

On-site granular soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they meet the criteria for such as stated herein. However, should some of these soils contain coarse gravel in excess of 30 percent retained on the three-quarter-inch sieve by weight and, therefore, cannot be tested for compaction using conventional means (laboratory Proctors and nuclear densometer), then re-utilization of these fill/natural soils as structural site grading fill will require either screening and/or full-time observation during placement to document compaction means and methods.

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) should be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

4.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T-180 (ASTM[2] - D1557) compaction criteria in accordance with the table below:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 4 feet beyond the perimeter of the structure	0 to 8	95
Beneath an area extending at least 4 feet beyond the perimeter of the structure	8 to 15	100
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 8	95
Site grading fills outside area defined above	8 to 15	100
Utility trenches within structural areas	--	96
Road base	-	96

1 American Association of State Highway and Transportation Officials
2 American Society for Testing and Materials

Structural fills greater than 15 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 4.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

4.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM - D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soil, such as silts and clays, are not recommended for utility trench backfill in structural areas.

Due to the relatively shallow auger refusal depths, additional excavation effort should be anticipated within deeper excavations such as those for construction of utilities.

4.3 SPREAD AND CONTINUOUS WALL FOUNDATIONS

4.3.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. For design, the following parameters are provided:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions on suitable natural soils	- 3,000 pounds per square foot
Bearing Capacity Increase for Seismic Loading	- 50 percent

The term "net bearing capacity" refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

4.3.2 Installation

Under no circumstances shall the footings be established upon soft, loose or disturbed soils, non-engineered fills, sod, rubbish, frozen soils, debris, or within ponded water. If the natural soils upon which the footings are to be established become loose or disturbed, they must be removed and replaced with granular structural fill. If granular structural fill upon which the footings are to be established become disturbed, they should be recompacted to the requirements for structural fill.

The width of replacement fill below footings should be equal to the width of the footing plus one additional foot for each foot of fill thickness placed. For example, if the width of the footing is

2 feet and the thickness of the structural fill beneath the footing is 1 foot, the width of the structural fill at the base of the footing excavation would be a total of 3 feet.

4.3.3 Settlements

Based on proposed loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential settlement between adjacent foundations could vary from 0.5- to 0.75-inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

4.4 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.30 may be utilized for the footing interface with in situ natural clay soils and 0.40 for footing interface with natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil should be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

4.5 FLOOR SLABS

Floor slabs shall be established upon suitable natural soils and/or upon structural fill extending to suitable stabilized natural soils. Under no circumstances shall floor slabs be established over non-engineered fills, loose/disturbed soils, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one inch minus clean gap graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

4.6 PAVEMENTS

The natural fine-grained soils will exhibit poor to moderate pavement support characteristics when saturated or nearly saturated. The natural subgrade must be properly prepared as discussed in Section 4.2.1 Site Preparation, of this report. With the subgrade soils and the projected traffic as discussed in Section 2, Proposed Construction, the pavement sections below are recommended:

Parking Areas

(Light to Moderate Volume of Automobiles and Light Trucks,
Occasional Medium-Weight Trucks,
and No Heavyweight Trucks)
[1 equivalent 18-kip axle load per day]

Flexible:

2.5 inches	Asphalt concrete
7.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid:

5.0 inches	Portland cement concrete (non-reinforced)
4.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Internal Roadway/Primary Drive Lanes Areas

(Moderate Volume of Automobiles and Light Trucks,
Light to Moderate Volume of Medium-Weight Trucks,
and Occasional Heavyweight Trucks)
[10 equivalent 18-kip axle loads per day]

Flexible:

3.0 inches	Asphalt concrete
9.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid:

5.5 inches	Portland cement concrete (non-reinforced)
5.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Truck Lanes

(Moderate Volume of Automobiles and Light Trucks,
Light to Moderate Volume of Medium-Weight Trucks,
and Moderate Volume of Heavyweight Trucks)
[40 equivalent 18-kip axle loads per day]

Flexible:

4.0 inches	Asphalt concrete
12.0 inches	Aggregate base

	Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

Rigid:

6.5 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

City Streets (500 East, Orchard Lane, and 200 North Streets)
(Moderate to Heavy Volume of Automobiles and Light Trucks,
Moderate Volume of Medium-Weight Trucks,
and Light Volume of Heavyweight Trucks)
[60 equivalent 18-kip axle loads per day]

Flexible:

4.5 inches	Asphalt concrete
12.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to properly prepared natural subgrade soils

It is recommended that "drive-thru" lanes where transactions occur be paved with rigid pavement equivalent to that stipulated for internal roadway in order to eliminate potential rutting from the high volume of tight-maneuvering vehicles.

For dumpster pads, we recommend a pavement section consisting of 6.5 inches of Portland cement concrete, 9.0 inches of aggregate base, over properly prepared suitable natural subgrade or site grading structural fills extending to suitable natural soils. Dumpster pads shall not be constructed overlying non-engineered fills unless heavily reinforced.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have

a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

4.7 CEMENT TYPES

Laboratory tests indicate that the site soils contain negligible amounts of water soluble sulfates. Therefore, concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

4.8 GEOSEISMIC SETTING

4.8.1 General

Utah municipalities have adopted the International Building Code (IBC) 2015. The IBC 2015 code determines the seismic hazard for a site based upon 2008 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

4.8.2 Faulting

Based upon our review of available literature, no active faults are known to pass through the site. The site is located about 0.7 mile west of the mapped Nephi Section of the Wasatch Fault.

4.8.3 Soil Class

For dynamic structural analysis, the Site Class D – Stiff Soil Profile, as defined in Chapter 20 of ASCE 7 (per Section 1613.3.2, Site Class Definitions, of IBC 2015) can be utilized.

4.8.4 Ground Motions

The IBC 2015 code is based on 2008 USGS mapping, which provides values of short and long period accelerations for the Site Class B boundary for the Maximum Considered Earthquake (MCE). This Site Class B boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The table on the following page summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class D soil profile. Based on the site latitude and longitude (39.9764 degrees north and 111.7760 degrees west, respectively), the values for this site are tabulated on the following page.

Spectral Acceleration Value, T	Site Class B Boundary [mapped values] (% g)	Site Coefficient	Site Class D [adjusted for site class effects] (% g)	Design Values (% g)
Peak Ground Acceleration	54.2	F_a = 1.000	54.2	36.1
0.2 Seconds (Short Period Acceleration)	S_S = 135.6	F_a = 1.000	S_{MS} = 135.6	S_{DS} = 90.4
1.0 Second (Long Period Acceleration)	S_1 = 48.7	F_v = 1.513	S_{M1} = 73.7	S_{D1} = 49.1

4.8.5 Liquefaction

Liquefaction is defined as the condition when saturated, loose, finer-grained sand-type soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will not liquefy during a major seismic event.

Liquefaction is not anticipated to occur within the soils encountered due to the lack of shallow groundwater and the density of the granular soils.

4.9 SITE VISITS

GSH must verify that all disturbed soil, deleterious materials, and any other unsuitable soils have been removed and that non-engineered fills have been removed, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

4.10 CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

Robert A. Gifford
Project Engineer/Geologist

Reviewed by:

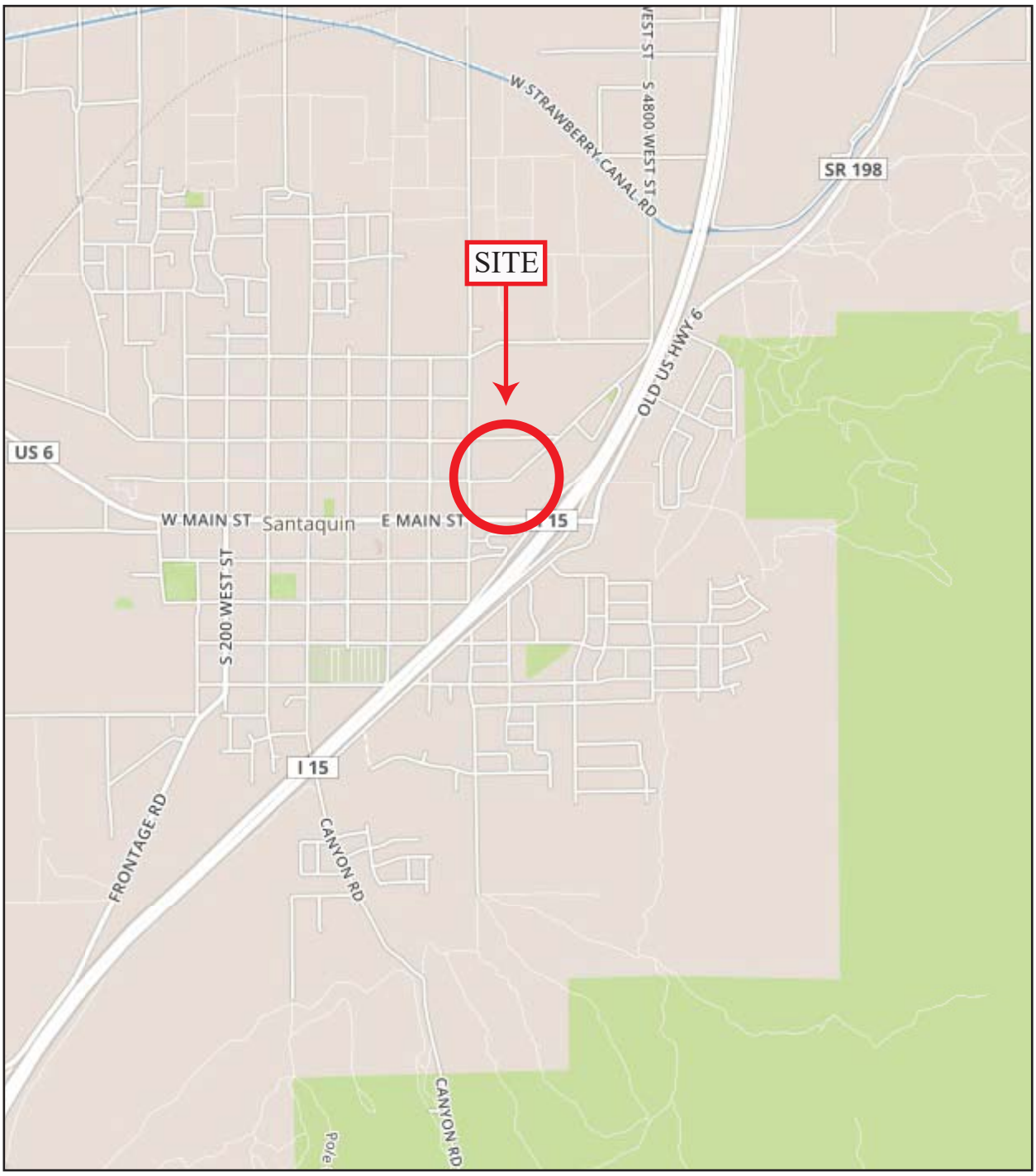
Michael S. Huber, P.E.
State of Utah No. 343650
Vice President/Senior Geotechnical Engineer

RAG/MSH:jlh

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3AF, Boring Log
Figure 4, Key to Boring Log (USCS)

Addressee (email)

cc: Mr. Shaun Young, P.E. (email)
Anderson, Wahlen & Associates



0.5 0 0.5 1 1.5 2 KM 2.5

0.5 0 0.5 MI 1

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2018

GSH

RIDLEY'S FAMILY MARKETS
JOB NO. 2588-001-18

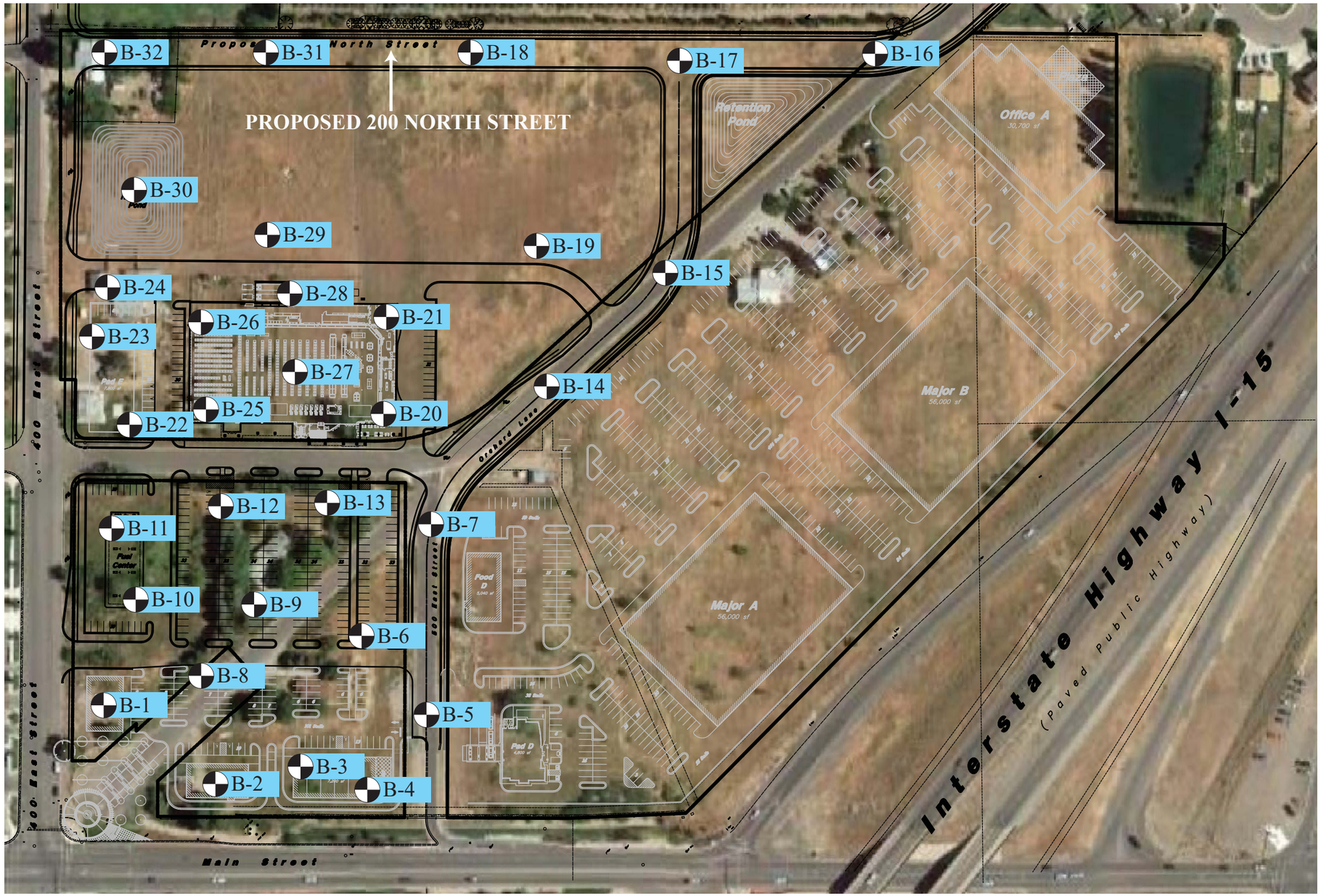


FIGURE 2
SITE PLAN

REFERENCE:
ADAPTED FROM DRAWING ENTITLED
"SITE PLAN" PROVIDED BY CLIENT

APPROXIMATE SCALE IN FEET
80 0 80 160

GSH

GSH

BORING LOG

Page: 1 of 1

BORING: B-1

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/17/18 | DATE FINISHED: 4/17/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/17/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel; brown									slightly moist stiff
	CL	SILTY CLAY with some fine sand; brown									moist very stiff
				26		21.2	100				
			5								stiff
				14		22.3	95				
		grades with some fine and coarse gravel									hard
			10								
	GP/ GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with silt; brown		50/4"							slightly moist very dense
		Refusal at 11.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.0'.									
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

GSH

BORING LOG

Page: 1 of 1

BORING: B-2

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel; major roots (topsoil) to 6"; brown									slightly moist stiff
	CL	SILTY CLAY with some fine sand; brown									slightly moist
				22		19.5	97				very stiff
			5								
		grades with occasional layers of silty sand up to 2" thick; light brown with oxidation		34							
			10								
	GP	FINE AND COARSE GRAVEL with fine to coarse sand and trace silt; light brown									slightly moist dense
			15	76		2.2		3.4			
		End of Exploration at 15.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 15.5'.									
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

GSH

BORING LOG

Page: 1 of 1

BORING: B-3

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL FILL	SILTY CLAY, FILL with some fine and coarse gravel; major roots (topsoil) to 6"; brown									slightly moist
	CL	SILTY CLAY with fine gravel; light brown		47							hard slightly moist
			5	70		20.1	99				
	SM	SILTY FINE SAND light brown with oxidation									slightly moist
			10	22							medium dense
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; black									slightly moist very dense
		Refusal at 13.0'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 13.0'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

BORING LOG

Page: 1 of 1

BORING: B-4

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel; brown									slightly moist
				30							very stiff slightly moist
	CL	SILTY CLAY with fine gravel; brown	5								
				17							stiff
	SP	FINE TO COARSE SAND with fine gravel; brown									moist
			10	46		0.7	100				medium dense
		End of Exploration at 11.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.5'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

GSH

BORING LOG

Page: 1 of 1

BORING: B-5

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
		3" ASPHALT									
		1.5' ROAD BASE									
	SP/SM	SILTY FINE TO COARSE SAND with fine and coarse gravel; brown									slightly moist dense
	CL/SC	FINE SANDY CLAY/CLAYEY FINE SAND with fine gravel; brown				13.0		56.1			slightly moist stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

GSH

BORING LOG

Page: 1 of 1

BORING: B-6

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown									slightly moist
											stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

GSH

BORING LOG

Page: 1 of 1

BORING: B-7

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
		3" ASPHALT									
		1.5' ROAD BASE									
						17.9		1.5			
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel; brown									slightly moist dense
	CL	SILTY CLAY with fine and coarse gravel; brown	5								slightly moist stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3G

GSH

BORING LOG

Page: 1 of 1

BORING: B-8

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown									slightly moist stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3H

GSH

BORING LOG

Page: 1 of 1

BORING: B-9

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown									slightly moist stiff
		grades with fine and coarse gravel	5								
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3I

GSH

BORING LOG

Page: 1 of 1

BORING: B-10

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/17/18 | DATE FINISHED: 4/17/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/17/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown									moist
				19		17.0	106				stiff
		grades light brown									slightly moist
			5	50/3"		11.9	97				hard
	SM	SILTY FINE SAND light brown with oxidation									slightly moist
			10	39							medium dense
	SP	FINE TO MEDIUM SAND with trace silt; light brown									slightly moist
			15	29							medium dense
			20	36							
		End of Exploration at 21.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 21.5'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3J

GSH

BORING LOG

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BORING: B-11

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/17/18 | DATE FINISHED: 4/17/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/17/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown		13		18.5	105				slightly moist stiff
		grades light brown	5	35		8.0	98				very stiff
		grades with occasional layers of silty fine sand up to 3" thick; oxidation	10	39							
	SM	SILTY FINE SAND light brown with oxidation	15	31							slightly moist medium dense
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; brown	20	69							slightly moist medium dense
		End of Exploration at 21.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 21.5'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3K

GSH

BORING LOG

Page: 1 of 1

BORING: B-12

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/17/18 | DATE FINISHED: 4/17/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/17/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown									slightly moist very stiff
											moist
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3L

GSH

BORING LOG

Page: 1 of 1

BORING: B-13

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 6"; brown									slightly moist stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3M

GSH

BORING LOG

Page: 1 of 1

BORING: B-14

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
		3" ASPHALT									
		1.5' ROAD BASE									
	GP/GM	FINE TO COARSE SANDY FINE AND COARSE GRAVEL with some silt; brown				2.6		7.9			slightly moist dense
		Refusal at 3.5'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3N

GSH

BORING LOG

Page: 1 of 1

BORING: B-15

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
		3" ASPHALT									
		1.5' ROAD BASE									
	SP	FINE AND COARSE GRAVELLY FINE TO COARSE SAND with trace silt; brown				6.5		1.5			slightly moist dense
		Refusal at 3.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3O

GSH

BORING LOG

Page: 1 of 1

BORING: B-16

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 4"; brown									slightly moist stiff
		grades with some fine gravel	5								
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3P

GSH

BORING LOG

Page: 1 of 1

BORING: B-17

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 4"; brown									slightly moist stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3Q

GSH

BORING LOG

Page: 1 of 1

BORING: B-18

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 4"; brown									slightly moist stiff
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3R

GSH

BORING LOG

Page: 1 of 1

BORING: B-19

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL FILL	SILTY CLAY, FILL with some fine gravel; major roots (topsoil) to 4"; brown									slightly moist stiff
	GP/ GC	FINE AND COARSE GRAVEL with some clay; brown	5			3.1		6.8			slightly moist dense
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3S

GSH

BORING LOG

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BORING: B-20

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 4"; light brown									slightly moist
				27	X	19.1	102				very stiff
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown									slightly moist
			5	45	X						medium dense
			10	43	X						
		End of Exploration at 11.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.5'.									
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3T

GSH

BORING LOG

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BORING: B-21

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/18/18 | DATE FINISHED: 4/18/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/18/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand; major roots (topsoil) to 4"; brown		12		12.9	110				slightly moist stiff
	SP/SM	FINE TO COARSE SAND with fine and coarse gravel and silt; ight brown	5	62							slightly moist dense
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown	10	98							slightly moist very dense
			15	50/1"							
			20	50/5"							
		End of Exploration at 20.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 20.5'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3U

GSH

BORING LOG

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BORING: B-22

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with fine sand; major roots (topsoil) to 6"; brown									slightly moist hard
				82		14.8	107				
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown									slightly moist
			5								
				41							medium dense
		End of Exploration at 7.5'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3V

GSH

BORING LOG

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BORING: B-23

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE AND COARSE GRAVEL with occasional layers of fine to coarse sand up to 2"; brown									slightly moist
				52							dense
		grades with fine to coarse sand	5								
				68		3.2	119				
			10								
				78							
		End of Exploration at 14.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 14.5'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3W

GSH

BORING LOG

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BORING: B-24

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GC	FINE AND COARSE GRAVEL with fine to coarse sand with some silty clay; major roots (topsoil) to 6"; brown									slightly moist medium dense
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3X

GSH

BORING LOG

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BORING: B-25

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with some fine sand and layers of fine and coarse gravel up to 3" thick; brown									slightly moist
				50/3"		10.6	80				hard
	GP	FINE AND COARSE GRAVEL light brown	5	50/4"							slightly moist very dense
		grades with fine to coarse sand	10	41							medium dense
			15	46							
			20	74							dense
		End of Exploration at 21.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 21.5'.	25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3Y

GSH

BORING LOG

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BORING: B-26

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with fine and coarse gravel; brown		11		17.0	105				slightly moist stiff
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown	5								slightly moist
				45							medium dense
	SP	FINE TO COARSE SAND with some fine gravel; light brown	10								slightly moist
				50/5"							very dense
		End of Exploration at 11.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.5'.	15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3Z

GSH

BORING LOG

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BORING: B-27

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP FILL	FINE AND COARSE GRAVEL, FILL brown									slightly moist very dense
	CL	SILTY CLAY with gravel; brown									slightly moist
				42	X	2.3	128				very stiff
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown									slightly moist
			5	69	X						dense
			10	51	X						medium dense
		End of Exploration at 11.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 11.5'.									
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AA

GSH

BORING LOG

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BORING: B-28

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel; major roots (topsoil) to 5"; light brown									slightly moist
				69							hard
	CL	SILTY CLAY with some fine sand; light brown									slightly moist
			5								
				65		20.1	100				hard
	SP/ SM	FINE TO COARSE SAND with silt and fine and coarse gravel; light brown									slightly moist
			10	50/5"		1.8		11.2			very dense
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown									slightly moist
			15	50/5"							very dense
		End of Exploration at 16.5'. No groundwater encountered at time of drilling. Installed 1.25" diameter slotted PVC pipe to 16.5'.	20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AE

GSH

BORING LOG

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BORING: B-29

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; major roots (topsoil) to 5"; light brown									slightly moist medium dense
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AC

GSH

BORING LOG

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BORING: B-30

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE AND COARSE GRAVEL with fine to coarse sand and trace silt; major roots (topsoil) to 5"; brown				1.6		1.3			slightly moist dense
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AD

GSH

BORING LOG

Page: 1 of 1

BORING: B-31

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	CL	SILTY CLAY with major roots (topsoil) to 5"; black									slightly moist stiff
		grades with fine gravel; light brown	5								
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.									
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AE

GSH

BORING LOG

Page: 1 of 1

BORING: B-32

CLIENT: Ridley's Family Markets | PROJECT NUMBER: 2588-001-18

PROJECT: Proposed Ridley's Family Market Development | DATE STARTED: 4/19/18 | DATE FINISHED: 4/19/18

LOCATION: Northeast Corner of Main Street and 400 East, Santaquin, Utah | GSH FIELD REP.: TH

DRILLING METHOD/EQUIPMENT: 3-3/4" ID Hollow-Stem Auger | HAMMER: Automatic | WEIGHT: 140 lbs | DROP: 30"

GROUNDWATER DEPTH: Not Encountered (4/19/18) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0								
	GP	FINE AND COARSE GRAVEL with fine to coarse sand; light brown									slightly moist dense
		End of Exploration at 5.0'. No groundwater encountered at time of drilling.	5								
			10								
			15								
			20								
			25								

See Subsurface Conditions section in the report for additional information.

FIGURE 3AF

CLIENT: Ridley's Family Markets
PROJECT: Proposed Ridley's Family Market Development
PROJECT NUMBER: 2588-001-18

KEY TO BORING LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Blow Count:** Number of blows to advance sampler 12" beyond first 6", using a 140-lb hammer with 30" drop.

⑥ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑦ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑧ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑨ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑩ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑪ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑫ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

WATER SYMBOL

Water Level

FIGURE 4

GSH

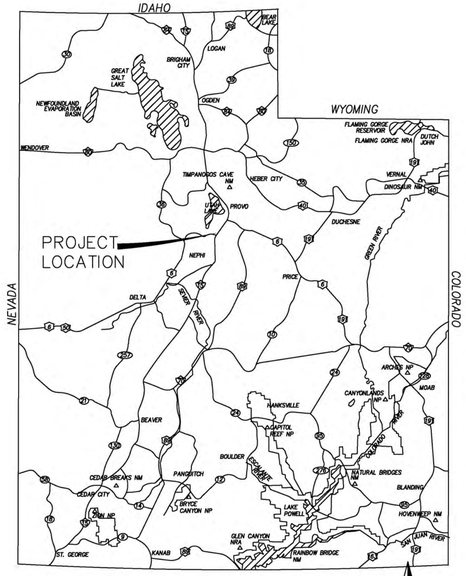
SITE DEVELOPMENT CONSTRUCTION PLANS

STRATTON ACRES SUBDIVISION PHASE 1

LOCATION

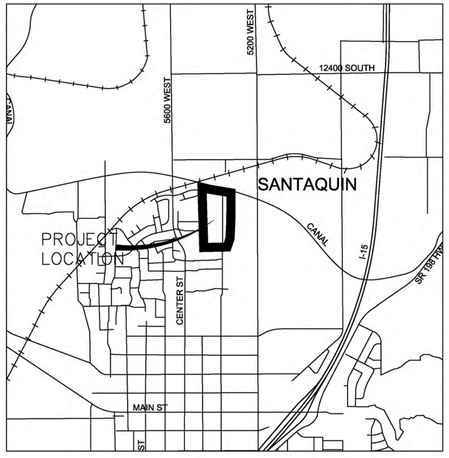
SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANTAQUIN, UTAH COUNTY, UTAH

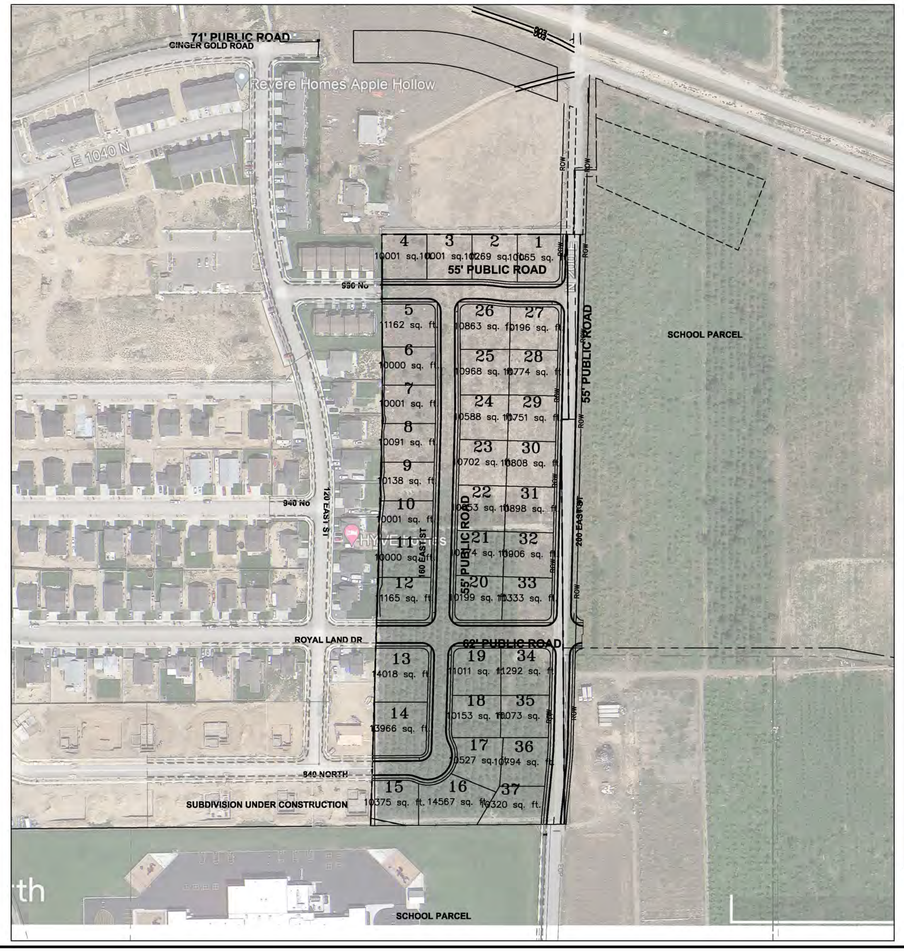
FINAL
JULY 20th, 2022



VICINITY MAP

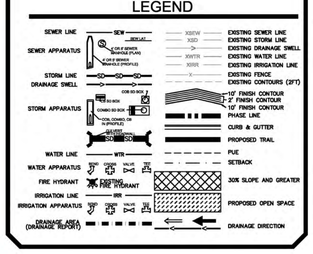
N.T.S.





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'.

LEGEND



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

REVISIONS

#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS

ZONE	**R-10**
LOTS	**37**
ACREAGE	**12.39ac.**
ACREAGE LOTS	**9.19ac.**
ACREAGE ROW	**3.20ac.**
DENSITY	**3 lots to the ac.**

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

REVIEWED BY PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION JULY 20, 2022 STATE OF UTAH

Blue Stakes of UTAH 811

SHEET NO. 1

STRATTON ACRES SUBDIVISION PHASE 1
7-20-2022

CONSTRUCTION NOTES

Construction Notes

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

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'.

MISC CONSTRUCTION NOTES

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: SATAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERETO UNLESS OTHERWISE STATED.
TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.T.C.D. MANUAL FOR STRIPING AND LAND DISTURBANCE, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.

2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SATAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SATAQUIN CITY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.
THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

- *A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.*
- *B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.*
- *C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.*
- *D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.*
- *E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.*
- *F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.*

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR.
THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

24) BENCHMARK:
ELEVATION: 4759.858
DESCRIPTION: NORTHEAST CORN SEC 36, T9S, R1E, SLB&M
FOUND 3" BRASS CAP

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SATAQUIN CITY STANDARD SPECIFICATIONS, AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.

2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.

3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SATAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF CMT ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION

DEWATERING NOTES:

1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN OPERATIONS.
A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.

4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:

- *TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS*
- *TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS*

7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SATAQUIN CITY FOR H-20 LOAD REQUIREMENTS.

8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SATAQUIN CITY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.

9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF SATAQUIN CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

SURFACE IMPROVEMENTS:

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.

2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR - SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SATAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SATAQUIN CITY DEVELOPMENT GUIDELINES.

5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SATAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

Blue Stakes of UTAH 811

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: NTS

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

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

PROJECT NOTES
AND CONTACT INFORMATION

7-20-2022
PLOT DATE:

SANTAQUIN CITY

REVIEWED FOR NOT FOR CONSTRUCTION
STEPHEN PAUL PROFESSIONAL ENGINEER STATE OF UTAH

SHEET NO. 1A

LEGAL DESCRIPTIONS

PARCEL 1: (29-042-0049)

Commencing 17.76 chains East of the Southwest corner of the Northwest quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence East 5.98 chains; thence North 13.59 chains; thence East 25 links; thence North 6.45 chains to a point 20 chains North of the South line of said Northwest quarter; thence West 5.78 chains; thence South 6.45 chains; thence West 50 links; thence South 13.59 chains to the beginning.

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

LESS AND EXCEPTING THEREFROM the following:

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

ALSO LESS AND EXCEPTING that portion of land deeded to Kenyon L. Farley and Irene Farley aka Irene L. Farley by Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007.

PARCEL 2: (29-042-0046)

Commencing North 1323.92 feet and East 1184.66 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 423.05 feet; thence West 22.17 feet; thence North 01°41'33" East 21.06 feet; thence North 00°13'13" West 402 feet; thence East 23.09 feet to the beginning.

SURVEY DESCRIPTION

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 351.58 feet to a point on a non-tanget 790.00 foot radius curve to the right; thence 79.47 feet along said curve through a central angle of 05°45'50" (chord bears North 78°07'37" West, 79.44 feet); thence North 01°38'35" East, 301.17 feet to the point of beginning.

Contains: 12.39 Acres

REFERENCE DOCUMENTS

APPLE HOLLOW AT THE
ORCHARDS PLAT A-11
ENTRY: 127545:2019 MAP #16860

THE ORCHARDS PLAT G-1
ENTRY: 1027589:2019 MAP #16746

APPLE VALLEY PLAT A
ENTRY: 46147:2018 MAP #16048

LOCATION

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

FLOOD ZONE

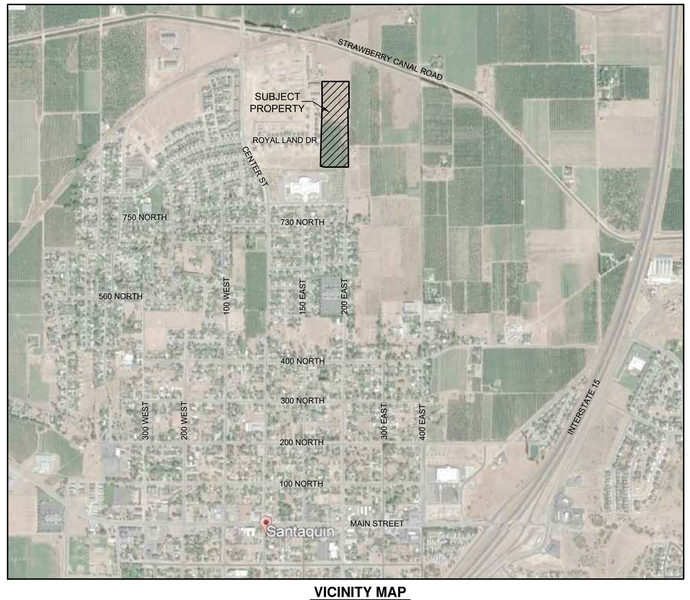
PARCELS LIE WITHIN FLOOD ZONE X,
AREA OF MINIMAL FLOOD HAZARD
COMMUNITY-PANEL NUMBER 49049C0975F,
EFFECTIVE DATE: JUNE 19, 2020

BENCHMARK

EAST 1/4 CORNER SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
NAD83 ELEVATION=4793.24

LEGEND

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



VICINITY MAP
(NOT TO SCALE)

TITLE REPORT EXCEPTIONS

Old Republic National Title Insurance Company
Cottonwood Title Insurance Agency
File Number: 140882-KIF
Commitment Date: January 25, 2021 at 7:30 AM

1.-13. {Not a survey matter}

14. Easement Agreement in favor of Qwest Corporation d/b/a CenturyLink QC, its successors, assigns, lessees, licensees, agents and affiliates to construct, operate, maintain, repair, expand, replace and remove a communication system and incidental purposes, by instrument recorded October 7, 2020, as Entry No. 156593:2020.

NOTE: The legal description appears to contain an error. {Affects Parcel 1 as shown hereon}

15. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Cascade Shadows, Inc., as to Parcels 6, 7, 8, 11, 13, 14 and 15; C.K. Farms, Inc., as to Parcels 1, 2 and 3; Kimball T. Stratton, as to Parcels 4, 5 and 9; Kimball T. Stratton and Marlene Evans Stratton, husband and wife as joint tenants, as to Parcel 10; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: $1,315,000.00; Dated: February 5, 2019; Recorded: February 8, 2019 as Entry Number 10996:2019. (covers Parcel 1 and other land) {Not a survey matter}

Request for Copy of Notice of Default and Notice of Sale be mailed to: President Bank of Utah at 2605 Washington Blvd., Ogden, UT 84401 dated February 5, 2019 and recorded February 8, 2019 as Entry No. 11029:2019.

16. Assignment of Rents recorded February 8, 2019 as Entry No. 10997:2019 as additional security for the payment of the indebtedness secured by said Deed of Trust. (covers Parcel 1 and other land) {Not a survey matter}

17. Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Cascade Shadows, Inc., as to Parcels 6, 7, 8, 11, 13, 14 and 15; Kimball T. Stratton, as to Parcels 4 and 9; Kimball T. Stratton and Marlene Evans Stratton, husband and wife as joint tenants, as to Parcel 10; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: $400,000.00; Dated: February 5, 2019; Recorded: February 8, 2019 as Entry Number 10998:2019. (covers Parcel 1 and other land) {Not a survey matter}

18. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

19. {Not a survey matter}

NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

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

SURVEYORS CERTIFICATE

To: Cedar Point Capital, Inc., its successor and/or assigns as their respective interests may appear, Old Republic National Title Insurance Company, and Cottonwood Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on: March 9, 2021.

PROFESSIONAL LAND SURVEYOR 9679988 ROBERT LAW 3-16-2021 STATE OF UTAH

Robert Law
PLS# 9679988

3-16-2021
Date:

NO.	DESCRIPTION	DATE	APP'D

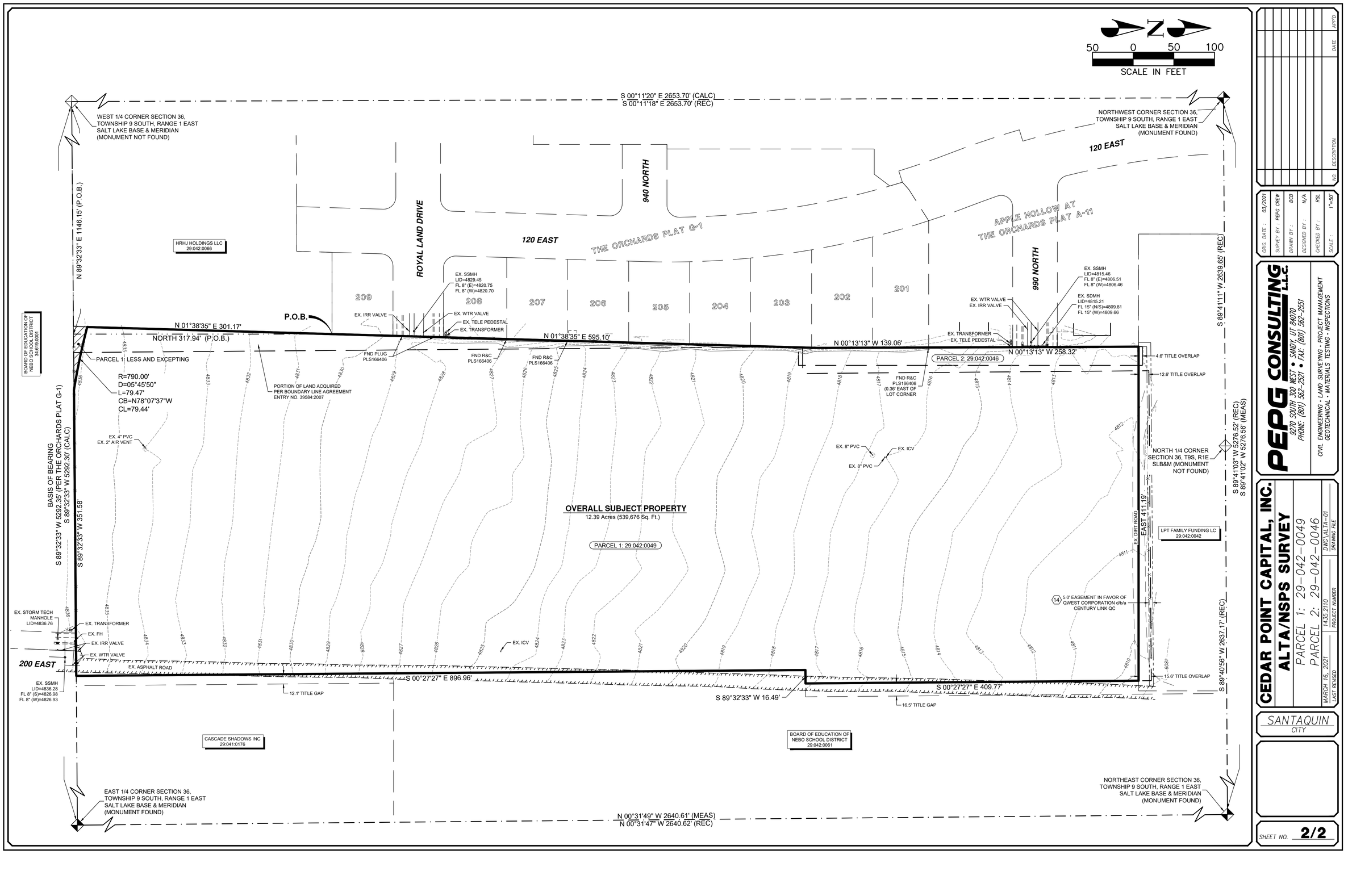
ORIG. DATE : 03/2021
SURVEY BY : PEPG CREW
DRAWN BY : BCB
DESIGNED BY : N/A
CHECKED BY : RSL
SCALE : 1"=50'

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

CEDAR POINT CAPITAL, INC.
ALTA/NSPS SURVEY
PARCEL 1: 29-042-0049
PARCEL 2: 29-042-0046
MARCH 16, 2021 — LAST REVISED
1435.2110 — PROJECT NUMBER
DWG: ALTA-01 — DRAWING FILE

SANTAQUIN
CITY

SHEET NO. 1/2



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE : 03/2021
SURVEY BY : PEPG CREW
DRAWN BY : BCB
DESIGNED BY : N/A
CHECKED BY : PSL
SCALE : 1"=50'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING · LAND SURVEYING · PROJECT MANAGEMENT
GEOTECHNICAL · MATERIALS TESTING · INSPECTIONS

CEDAR POINT CAPITAL, INC.
ALTA/NSPS SURVEY
PARCEL 1: 29-042-0049
PARCEL 2: 29-042-0046

MARCH 16, 2021 — LAST REVISED
1435.2110 — PROJECT NUMBER
DWG\ALTA-01 — DRAWING FILE

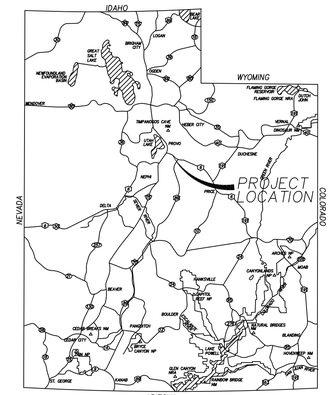
SANTAQUIN
CITY

SHEET NO. 2/2

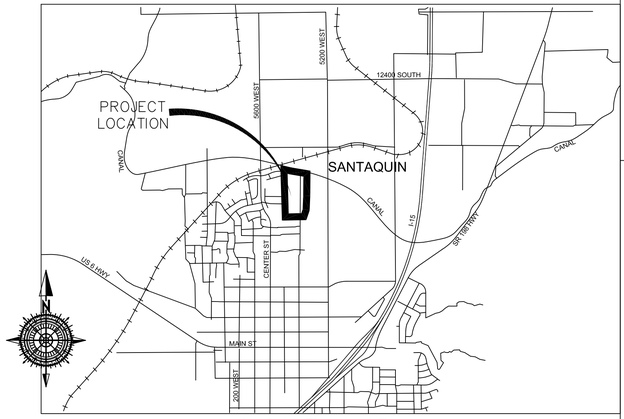
STRATTON ACRES SUBDIVISION PHASE 1

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

FINAL PLAT



VICINITY MAP



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679986 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS STRATTON ACRES SUBDIVISION PHASE 1, 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 the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North 317.94 feet from the East Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said East Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 429.81 feet, thence North 01°38'35" East, 318.15 feet to the point of beginning.

Contains: 12.40 Acres

_____ DATE:

OWNER'S DEDICATION AND CONSENT TO RECORD

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____

_____
STRATTON ACRES LLC
KAMERON SPENCER (MANAGER)

NOTES:

1. ⊙ TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB ⊛ PROJECTION OF SIDE LOT LINES.
2. ⊠ NDCBU – NEIGHBORHOOD DELIVERY BOX UNIT.
3. ALL FRONT AND SIDE YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
4. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
5. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

ROCKY MOUNTAIN POWER

1, PURSUANT TO UTAH CODE ANN, 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2, PURSUANT TO UTAH CODE ANN, 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____ 20____

_____
ROCKY MOUNTAIN POWER

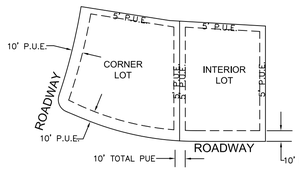
DOMINION ENERGY QUESTAR CORPORATION

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

By_____

Title_____

TYPICAL LOT P.U.E. DETAILS

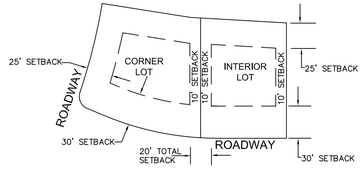


INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

TYPICAL LOT SETBACK DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

SCHOOL BOARD ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

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

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

On the _____day of _____A.D., 20_____personally appeared before me, the undersigned Notary Public, in and for said County of_____ in said State of Utah,_____who after being duly sworn acknowledged to me that_____ a Limited Liability Company ( ), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF S.S.

On the _____day of _____A.D., 20_____personally appeared before me, the undersigned Notary Public, in and for said County of_____ in said State of Utah,_____who after being duly sworn acknowledged to me that_____ a Limited Liability Company ( ), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES_____ _____
NOTARY PUBLIC
RESIDING IN_____COUNTY

SURVEYOR OF RECORD:

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

PROJECT ENGINEER:

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

STRATTON ACRES SUBDIVISION PHASE 1

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

ACCEPTANCE BY ADMINISTRATIVE BODY

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

_____ _____
APPROVED BY MAYOR

_____ _____

_____ _____

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL BELOW) CLERK–RECORDER (SEE SEAL BELOW)

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_____

UTAH COUNTY RECORDER

NO._____BOOK_____PAGE_____DATE_____
STATE OF UTAH, COUNTY OF WASATCH, TIME_____, FEE _____
RECORDED AND FILED AT THE REQUEST OF_____

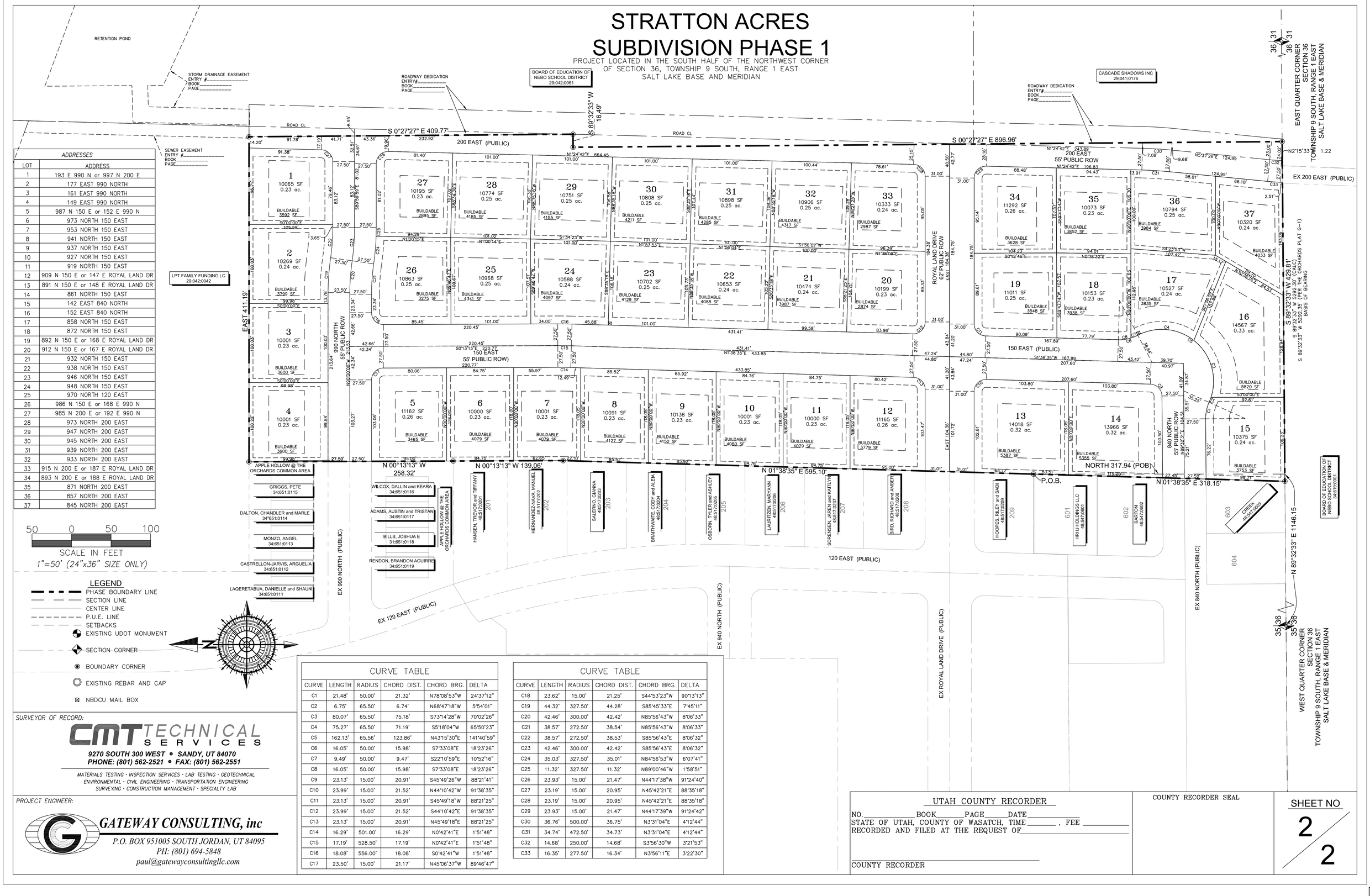
_____
COUNTY RECORDER

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

Date 7-20-2022
File: STRATTON ACRES

STRATTON ACRES SUBDIVISION PHASE 1

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



ADDRESSES	
LOT	ADDRESS
1	193 E 990 N or 997 N 200 E
2	177 EAST 990 NORTH
3	161 EAST 990 NORTH
4	149 EAST 990 NORTH
5	987 N 150 E or 152 E 990 N
6	973 NORTH 150 EAST
7	953 NORTH 150 EAST
8	941 NORTH 150 EAST
9	937 NORTH 150 EAST
10	927 NORTH 150 EAST
11	919 NORTH 150 EAST
12	909 N 150 E or 147 E ROYAL LAND DR
13	891 N 150 E or 148 E ROYAL LAND DR
14	861 NORTH 150 EAST
15	142 EAST 840 NORTH
16	152 EAST 840 NORTH
17	858 NORTH 150 EAST
18	872 NORTH 150 EAST
19	892 N 150 E or 168 E ROYAL LAND DR
20	912 N 150 E or 167 E ROYAL LAND DR
21	932 NORTH 150 EAST
22	938 NORTH 150 EAST
23	946 NORTH 150 EAST
24	948 NORTH 150 EAST
25	970 NORTH 120 EAST
26	986 N 150 E or 168 E 990 N
27	985 N 200 E or 192 E 990 N
28	973 NORTH 200 EAST
29	947 NORTH 200 EAST
30	945 NORTH 200 EAST
31	939 NORTH 200 EAST
32	933 NORTH 200 EAST
33	915 N 200 E or 187 E ROYAL LAND DR
34	893 N 200 E or 188 E ROYAL LAND DR
35	871 NORTH 200 EAST
36	857 NORTH 200 EAST
37	845 NORTH 200 EAST

50 0 50 100
SCALE IN FEET
1"=50' (24"x36" SIZE ONLY)

LEGEND
- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- SECTION CORNER
- BOUNDARY CORNER
- EXISTING REBAR AND CAP
- NBDCU MAIL BOX

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	21.48'	50.00'	21.32'	N78°08'53"W	24°37'12"
C2	6.75'	65.50'	6.74'	N68°47'18"W	5°54'01"
C3	80.07'	65.50'	75.18'	S73°14'28"W	70°02'26"
C4	75.27'	65.50'	71.19'	S5°18'04"W	65°50'23"
C5	162.13'	65.56'	123.86'	N43°15'30"E	141°40'59"
C6	16.05'	50.00'	15.98'	S7°33'08"E	18°23'26"
C7	9.49'	50.00'	9.47'	S22°10'59"E	10°52'16"
C8	16.05'	50.00'	15.98'	S7°33'08"E	18°23'26"
C9	23.13'	15.00'	20.91'	S45°49'26"W	88°21'41"
C10	23.99'	15.00'	21.52'	N44°10'42"W	91°38'35"
C11	23.13'	15.00'	20.91'	S45°49'18"W	88°21'25"
C12	23.99'	15.00'	21.52'	S44°10'42"E	91°38'35"
C13	23.13'	15.00'	20.91'	N45°49'18"E	88°21'25"
C14	16.29'	501.00'	16.29'	N0°42'41"E	1°51'48"
C15	17.19'	528.50'	17.19'	N0°42'41"E	1°51'48"
C16	18.08'	556.00'	18.08'	S0°42'41"W	1°51'48"
C17	23.50'	15.00'	21.17'	N45°06'37"W	89°46'47"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C18	23.62'	15.00'	21.25'	S44°53'23"W	90°13'13"
C19	44.32'	327.50'	44.28'	S85°45'33"E	7°45'11"
C20	42.46'	300.00'	42.42'	N85°56'43"W	8°06'33"
C21	38.57'	272.50'	38.54'	N85°56'43"W	8°06'33"
C22	38.57'	272.50'	38.53'	S85°56'43"E	8°06'32"
C23	42.46'	300.00'	42.42'	S85°56'43"E	8°06'32"
C24	35.03'	327.50'	35.01'	N84°56'53"W	6°07'41"
C25	11.32'	327.50'	11.32'	N89°00'46"W	1°58'51"
C26	23.93'	15.00'	21.47'	N44°17'38"W	91°24'40"
C27	23.19'	15.00'	20.95'	N45°42'21"E	88°35'18"
C28	23.19'	15.00'	20.95'	N45°42'21"E	88°35'18"
C29	23.93'	15.00'	21.47'	N44°17'39"W	91°24'42"
C30	36.76'	500.00'	36.75'	N3°31'04"E	4°12'44"
C31	34.74'	472.50'	34.73'	N3°31'04"E	4°12'44"
C32	14.68'	250.00'	14.68'	S3°56'30"W	3°21'53"
C33	16.35'	277.50'	16.34'	N3°56'11"E	3°22'30"

SURVEYOR OF RECORD:
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST • SANDY, UT 84070
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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

SHEET NO 2/2

EX FARMLAND

EX SCHOOL

840 NORTH

ROYAL LAND DR

940 NORTH

120 EAST

990 NORTH

GINGERGOLD ST

BARTON
856 N 120 E

MARSH HOLDINGS
856 N 132 E

HOOPER REAL ESTATE LAND SR
856 N 144 E

RICHINS and CHRISTENSEN
920 N 120 E

SORENSEN FAMILY TRUST
928 N 132 E

LAURITZEN MARYANN
936 N 120 E

OSBORN, TYLER and JANET
944 N 132 E

BRIDGEWATER FAMILY TRUST
952 N 120 E

SALETANO DIANNA
960 N 132 E

HENNINGSEN, MANUEL and MARIA
968 N 120 E

HANSEN, MERLE and VIRGINIA
974 N 132 E

CHRISTENSEN, JOYCE and HOLLY
(@ THE ORCHARDS COMMON AREA)

RENDON, BRANDON AGUIRRE
34:651:0119
136 E 990 N

BILLS, JOSHUA E
31:651:0118
140 E 990 N

ADAMS, AUSTIN and TRISTAN
34:651:0117
144 E 990 N

WILCOX, DALLIN and KEARA
34:651:0116
148 E 990 N

LAGERETABUA, DANIELLE and SHAUN
34:651:0111
131 E 990 N

CASTRELLON-JARVIS, ARGUELIA
34:651:0112
135 E 990 N

MONZO, ANGEL
34:651:0113
139 E 990 N

DALTON, CHANDLER and MARLE
34'651:0114
143 E 990 N

GRIGGS, PETE
34:651:0115
148 E 990 N

APPLE HOLLOW @ THE ORCHARDS COMMON AREA

CREEK
40.00' N 90° E
132.00' N 90° E

TIE TO EX ROAD

EX FENCE TO REMAIN

REMOVE STRUCTURE

REMOVE EX IRRIG SYSTEM

REMOVE EXISTING ROAD

RELOCATE EXISTING DRIVEWAY

LPT FAMILY FUNDING LC
29:042:0042
1105 N 200 E

EX SUMP

200 EAST

STRATTON ACRES LLC
29:041:0176

BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT
29:042:0061

EX FARMLAND

EX FARMLAND

EX CANAL

LEGEND

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

60 0 60 120
SCALE IN FEET
1"=60' (24X36 SHEET)

Blue Stakes of UTAH 811

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:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=60'

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

STRATTON ACRES PHASE 1

EXISTING CONDITIONS AND DEMOLITION SHEET

7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. 2

840 NORTH

EX SUBDIVISION

ROYAL LAND DR

940 No

120 EAST ST

EX SUBDIVISION

990 No

NGER GOLD ROAD

160 EAST ST

200 EAST ST

EX SCHOOL

NOT A PART
EX FARMLAND

FUTURE PHASE

FUTURE SCHOOL SITE

RETENTION BASIN

EX CANAL

15	10375 sq. ft.	
14	13966 sq. ft.	
13	14018 sq. ft.	
12	11165 sq. ft.	
11	10000 sq. ft.	
10	10001 sq. ft.	
9	10138 sq. ft.	
8	10091 sq. ft.	
7	10001 sq. ft.	
6	10000 sq. ft.	
5	11162 sq. ft.	
4	10001 sq. ft.	
3	10001 sq. ft.	
2	10269 sq. ft.	
1	10065 sq. ft.	
16	14567 sq. ft.	
17	10527 sq. ft.	
18	10153 sq. ft.	
19	11011 sq. ft.	
20	10199 sq. ft.	
21	10474 sq. ft.	
22	10653 sq. ft.	
23	10702 sq. ft.	
24	10588 sq. ft.	
25	10968 sq. ft.	
26	10863 sq. ft.	
27	10196 sq. ft.	
28	10774 sq. ft.	
29	10751 sq. ft.	
30	10808 sq. ft.	
31	10898 sq. ft.	
32	10906 sq. ft.	
33	10333 sq. ft.	
34	11292 sq. ft.	
35	10073 sq. ft.	
36	10794 sq. ft.	
37	10320 sq. ft.	

BARTON
29:057:0202
688 N 120 E

HARRIS FAMILY TRUST
29:057:0201
696 N 120 E

HOOPER, RILEY and ASHLEY
34:651:0102
944 E 990 N ROYAL LAND DR

BIRD, RICHARD and JENNIFER
49:017:0305
929 E 120 S

NORTHROP, KATHLYN
49:017:0306
928 N 120 E

LAURITZEN, MARYANN
49:017:0307
908 N 120 E

OSBORN, TYLER and ASHLEY
34:651:0103
944 N 120 E

BRIMHALL, CODY and KERI
49:017:0304
952 E 120 S

SHELTON, VIDA
49:017:0203
966 E 120 S

HERNANDEZ, MANUEL
49:017:0202
968 E 120 S

HANSEN, TREVOR and KRISTY
34:651:0120
974 N 120 E

CHAVEZ-CHACHICHOCOMA, JESUS and ANA
34:651:0114
1000 N 120 E

RENDON, BRANDON AGUIRRE
34:651:0119
136 E 990 N

BILLS, JOSHUA E
31:651:0116
140 E 990 N

ADAMS, AUSTIN and TRISTAN
34:651:0117
144 E 990 N

WILCOX, DALLIN and KEARA
34:651:0116
148 E 990 N

LAOERETABUA, DANIELLE and SHAUN
34:651:0111
131 E 990 N

CASTRELLON-JARVIS, ARGUELIA
34:651:0112
135 E 990 N

MONZO, ANGEL
34:651:0113
139 E 990 N

DALTON, CHANDLER and MARLE
34:651:0114
143 E 990 N

GRIGGS, PETE
34:651:0115
148 E 990 N

APPLE HOLLOW @ THE ORCHARDS COMMON AREA

LPT FAMILY FUNDING LC
29:042:0042
1105 N 200 E

CREEK
49:017:0301
N 1004.3 E 301

N 927.2 E 195
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
34:651:0001

STRATTON ACRES LLC
29:041:0176

BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT
29:042:0061

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
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- BOUNDARY LINE
- CURB & GUTTER
- WATER LINE — PUE
- WATER APPARATUS — SETBACK
- FIRE HYDRANT — EXISTING FIRE HYDRANT — 30% SLOPE AND GREATER
- IRRIGATION LINE — PROPOSED OPEN SPACE
- IRRIGATION APPARATUS
- DRAINAGE AREA (DRAINAGE REPORT) — STOP OR STREET SIGN
- DRAINAGE DIRECTION

60 0 60 120
SCALE IN FEET
1"=60' (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'.

NO.	DESCRIPTION	DATE	APP'D

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

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES PHASE 1

SITE PLAN

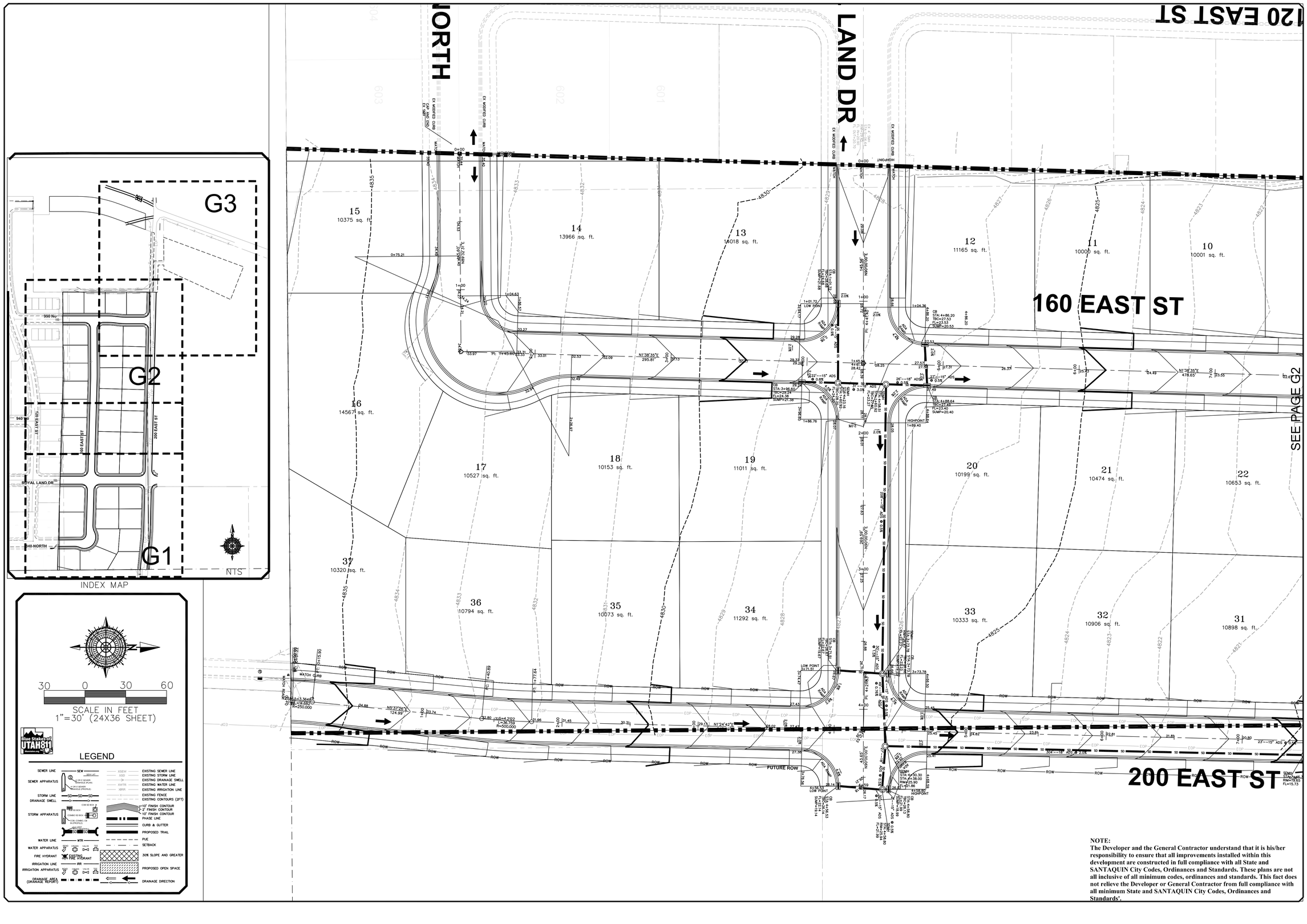
7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER PAUL A. CHRISTENSEN STATE OF UTAH

SHEET NO. 3



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NO.	DESCRIPTION	DATE	APP'D

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

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

STRATTON ACRES
PHASE 1
GRADING
7-20-2022

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER
PAUL C. GUNNELL
No. 7802
STATE OF UTAH
REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. G1

SEE PAGE G1

SEE PAGE G3

120 EAST ST

200 EAST ST

ON 066

FUTURE ROW

EX COMM BOX RELOCATE DRY UTILS

EX MAILBOX

INDEX MAP

NTS

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

Blue Stakes of UTAH 811

LEGEND

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

NOTE:
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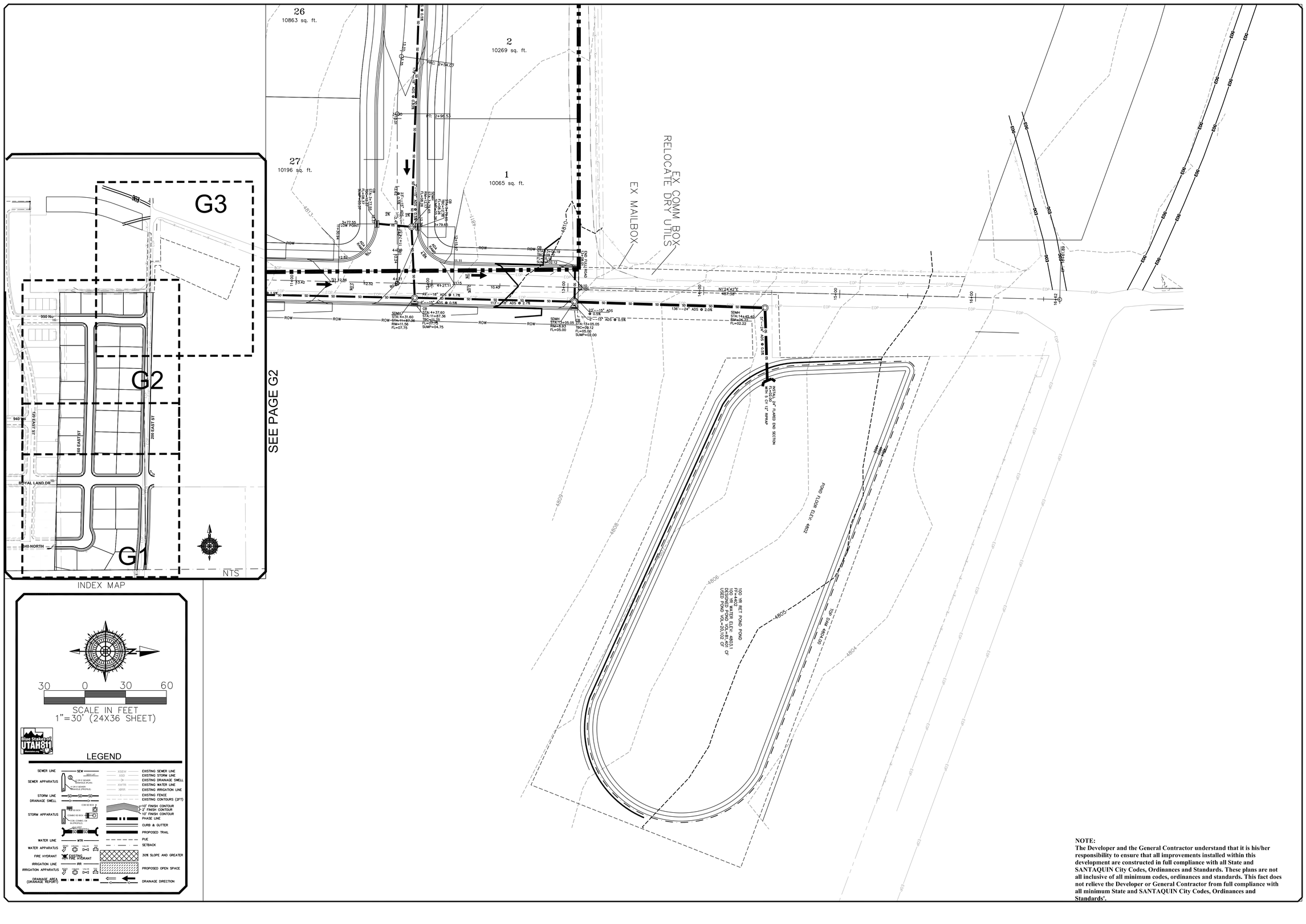
STRATTON ACRES
PHASE 1
GRADING
7-20-2022

SANTAQUIN CITY

REVIEWED PROFESSIONALLY
NOT FOR CONSTRUCTION
7/20/2022
STATE OF UTAH

SHEET NO. G2



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STRATTON ACRES PHASE 1

GRADING

7-20-2022

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER STATE OF UTAH
REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. G3

GINGER GOLD ROAD

EXISTING SUBDIVISION UNDER CONSTRUCTION

840 NORTH

ROYAL LAND DR

940 No

120 EAST ST

EXISTING SUBDIVISION

990 No

LPT FAMILY PROPERTY

160 EAST ST

200 EAST ST

EX FIRE HYD

TIE INTO EXISTING

8" WTR

8"X45° BENDS

8" CROSS W/ 4 VALVES

8" TEE W/ 3 VALVES

FIRE HYD

1" WTR LAT W/METER

CAP AND END

EX BOUNDARY LINE

FUTURE PHASE 2

SCHOOL PROPERTY

EX CANAL

EOG

15	10375 sq. ft.	14	13966 sq. ft.
13	14018 sq. ft.	12	11165 sq. ft.
11	10000 sq. ft.	10	10001 sq. ft.
9	10138 sq. ft.	8	10091 sq. ft.
7	10001 sq. ft.	6	10000 sq. ft.
5	11162 sq. ft.	4	10001 sq. ft.
3	10001 sq. ft.	2	10269 sq. ft.
1	10065 sq. ft.	16	14567 sq. ft.
17	10527 sq. ft.	18	10153 sq. ft.
19	11011 sq. ft.	20	10199 sq. ft.
21	10474 sq. ft.	22	10653 sq. ft.
23	10702 sq. ft.	24	10588 sq. ft.
25	10968 sq. ft.	26	10863 sq. ft.
27	10196 sq. ft.	28	10774 sq. ft.
29	10751 sq. ft.	30	10808 sq. ft.
31	10898 sq. ft.	32	10906 sq. ft.
33	10333 sq. ft.	34	11292 sq. ft.
35	10073 sq. ft.	36	10794 sq. ft.
37	10320 sq. ft.		

LEGEND

SEWER LINE — SEWER LAT.
SEWER APPARATUS — 4' OR 5' SEWER MANHOLE (PLAN); 4' OR 5' SEWER MANHOLE (PROFILE)
STORM LINE — SD
DRAINAGE SWELL
STORM APPARATUS — CMMD SD BOX; COMBO SD BOX; CURB INLET; CDS, CONNEX, OR W (PROFILE)
WATER LINE — WTR
WATER APPARATUS — GATE VALVE; GRATE VALVE; BEND; TEE; CROSS
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — GATE VALVE; GRATE VALVE; BEND; TEE; CROSS
DRAINAGE AREA (DRAINAGE REPORT)

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

Blue Stakes of UTAH811

60 0 60 120
SCALE IN FEET
1"=60' HORIZONTAL

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STRATTON ACRES PHASE 1

WATER UTILITY SHEET

PRINT DATE: 7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. U1

EXISTING SUBDIVISION UNDER CONSTRUCTION

840 NORTH

ROYAL LAND DR

940 No

120 EAST ST

990 No

SINGER GOLD ROAD

EXISTING SUBDIVISION

160 EAST ST

200 EAST ST

EX 5' SMH

TIE INTO EXISTING 15" SEWER

UNKNOWN END OF PIPE LOCATION FOR EXISTING SEWER

5' SMH

15" SEWER

EX 4' SMH

EX BOUNDARY LINE

LPT FAMILY PROPERTY

Lot	Area
15	10375 sq. ft.
14	13966 sq. ft.
13	14018 sq. ft.
12	11165 sq. ft.
11	10000 sq. ft.
10	10001 sq. ft.
9	10138 sq. ft.
8	10091 sq. ft.
7	10001 sq. ft.
6	10000 sq. ft.
5	11162 sq. ft.
4	10001 sq. ft.
3	10001 sq. ft.
2	10269 sq. ft.
1	10065 sq. ft.
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22	10653 sq. ft.
23	10702 sq. ft.
24	10588 sq. ft.
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26	10863 sq. ft.
37	10320 sq. ft.
36	10794 sq. ft.
35	10073 sq. ft.
34	11292 sq. ft.
33	10333 sq. ft.
32	10906 sq. ft.
31	10898 sq. ft.
30	10808 sq. ft.
29	10751 sq. ft.
28	10774 sq. ft.
27	10196 sq. ft.

4" SWR LAT W/ CLEAN OUT

4' SMH

8" SEWER

5' SMH

15" STUB

EX CANAL

FUTURE PHASE 2

SCHOOL PROPERTY

LEGEND

SEWER LINE — SEW — EXISTING SEWER LINE
SEWER APPARATUS — SEW LAT. — 4' OR 5' SEWER MANHOLE (PLAN) — 4' OR 5' SEWER MANHOLE (PROFILE)
STORM LINE — STM — EXISTING STORM LINE
DRAINAGE SWALE — EXISTING DRAINAGE SWALE
STORM APPARATUS — CDB 35 BOX — 10' BOX — COMBO 35 BOX — 10' COMBO BOX — 15" CMP (PROFILE)
WATER LINE — WTR — EXISTING WATER LINE
WATER APPARATUS — GATE VALVE — FIRE HYDRANT — BLOW OFF
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR — EXISTING IRRIGATION LINE
IRRIGATION APPARATUS — GATE VALVE — BLOW OFF
DRAINAGE AREA (DRAINAGE REPORT) — EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

60 0 60 120
SCALE IN FEET
1"=60' HORIZONTAL

Blue Stakes of UTAH 811 — Bluestakes.org

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STRATTON ACRES PHASE 1

SEWER UTILITY SHEET

PRINT DATE: 7-20-2022

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — STATE OF UTAH — REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. U2

840 NORTH

ROYAL LAND DR

940 No

120 EAST ST

990 No

GER GOLD ROAD

EXISTING SUBDIVISION UNDER CONSTRUCTION

EXISTING SUBDIVISION

EX COMBO

EX CB

EX CB EX CB

15 10375 sq. ft.
14 13966 sq. ft.
13 14018 sq. ft.
12 11165 sq. ft.
11 10000 sq. ft.
10 10001 sq. ft.
9 10138 sq. ft.
8 10091 sq. ft.
7 10001 sq. ft.
6 10000 sq. ft.
5 11162 sq. ft.
4 10001 sq. ft.
3 10001 sq. ft.
2 10269 sq. ft.
1 10065 sq. ft.
16 14567 sq. ft.
17 10527 sq. ft.
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27 10196 sq. ft.
28 10774 sq. ft.
29 10751 sq. ft.
30 10808 sq. ft.
31 10898 sq. ft.
32 10906 sq. ft.
33 10333 sq. ft.
34 11292 sq. ft.
35 10073 sq. ft.
36 10794 sq. ft.
37 10320 sq. ft.

160 EAST ST

200 EAST ST

LPT FAMILY PROPERTY

EX SUMP

EX CB

EX BOUNDARY LINE

FUTURE PHASE 2

FUTURE PHASE 2

SCHOOL PROPERTY

SCHOOL DRAINAGE AGREEMENT REQUIRED FOR RETENTION POND

RETENTION POND

FLARED END

SCHOOL PROPERTY (FUTURE GINGER GOLD ST)

EX CANAL

EX SD

EX WATER

EX GAS

EX POWER

EX TELE

EX FIBER

EX IRR

EX SEWER

EX STORM

EX DITCH

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

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

60 0 60 120
SCALE IN FEET
1"=60' HORIZONTAL

Blue Stakes of UTAH 811

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
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STRATTON ACRES PHASE 1

STORM UTILITY SHEET

PRINT DATE: 7-20-2022

SANTAQUIN CITY

PAUL C. GUNNELL — 10322 — REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. U3

EXISTING SUBDIVISION UNDER CONSTRUCTION

GINGER GOLD ROAD

940 No

120 EAST ST

840 NORTH

ROYAL LAND DR

990 No

EXISTING SUBDIVISION

TIE INTO EXISTING

PROJECT HIGHPOINT

160 EAST ST

15 10375 sq. ft.	14 13966 sq. ft.	13 14018 sq. ft.	12 11165 sq. ft.	11 10000 sq. ft.	10 10001 sq. ft.	9 10138 sq. ft.	8 10091 sq. ft.	7 10001 sq. ft.	6 10000 sq. ft.	5 11162 sq. ft.	4 10001 sq. ft.	3 10001 sq. ft.	2 10269 sq. ft.	1 10065 sq. ft.
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37 10320 sq. ft.	36 10794 sq. ft.	35 10073 sq. ft.	34 11292 sq. ft.	33 10333 sq. ft.	32 10906 sq. ft.	31 10898 sq. ft.	30 10808 sq. ft.	29 10751 sq. ft.	28 10774 sq. ft.	27 10196 sq. ft.				

1" IRR LAT W/METER

6" IRR LINE

6" IRR VALVE

6" IRR CROSS

6" IRR TEE

6" x45° BEND

6" IRR LINE

1" IRR LAT

TIE INTO EXISTING

CAP AND END INSTALL DRAIN PIPE AND VALVE TO CB PROJECT LOW POINT

200 EAST ST

EX BOUNDARY LINE

PIPE DRAINAGE DIRECTION (TYP)

LPT FAMILY PROPERTY

EX SCHOOL

FUTURE PHASE 2

SCHOOL PROPERTY

EX CANAL

EDG

LEGEND

SEWER LINE — SEW LAT
SEWER APPARATUS — 4' OR 5' SEWER MANHOLE (PLAN); 4' OR 5' SEWER MANHOLE (PROFILE)
STORM LINE — SD
DRAINAGE SWELL
STORM APPARATUS — CCB SD BOX; 10" SD BOX; COMBO SD BOX; OIL COVER SD MANHOLE (PROFILE); GRATED INLET
WATER LINE — WTR
WATER APPARATUS — 90DB; GRDB; VLVB; TM
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — 90DB; GRDB; VLVB; TM
DRAINAGE AREA (DRAINAGE REPORT)

XSEW — EXISTING SEWER LINE
XSD — EXISTING STORM LINE
EXISTING DRAINAGE SWELL
XWTR — EXISTING WATER LINE
XIRR — EXISTING IRRIGATION LINE
X — EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

Blue Stakes of UTAH 811 — Bluestakes.org

60 0 60 120
SCALE IN FEET
1"=60' HORIZONTAL

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STRATTON ACRES PHASE 1

IRRIGATION UTILITY SHEET

PRINT DATE: 7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. U4

EXISTING SUBDIVISION UNDER CONSTRUCTION

GINGER GOLD ROAD

840 NORTH

ROYAL LAND DR

940 No

120 EAST ST

990 No

160 EAST ST

200 EAST ST

EX SCHOOL

LPT FAMILY PROPERTY

EX BOUNDARY LINE

EX CANAL

FUTURE PHASE 2

FUTURE PHASE 2

SCHOOL PROPERTY

15 10375 sq. ft.	14 13966 sq. ft.	13 14018 sq. ft.	12 11165 sq. ft.	11 10000 sq. ft.	10 10001 sq. ft.	9 10138 sq. ft.	8 10091 sq. ft.	7 10001 sq. ft.	6 10000 sq. ft.	5 11162 sq. ft.	4 10001 sq. ft.
16 14567 sq. ft.	17 10527 sq. ft.	18 10153 sq. ft.	19 11011 sq. ft.	20 10199 sq. ft.	21 10474 sq. ft.	22 10653 sq. ft.	23 10702 sq. ft.	24 10588 sq. ft.	25 10968 sq. ft.	26 10863 sq. ft.	3 10001 sq. ft.
37 10320 sq. ft.	36 10794 sq. ft.	35 10073 sq. ft.	34 11292 sq. ft.	33 10333 sq. ft.	32 10906 sq. ft.	31 10898 sq. ft.	30 10808 sq. ft.	29 10751 sq. ft.	28 10774 sq. ft.	27 10196 sq. ft.	2 10269 sq. ft.
											1 10065 sq. ft.

STREET SIGN
STREET LIGHT
STOP/STREET SIGN
ROW
EOC

LEGEND

SEWER LINE — SEWER LAT.
SEWER APPARATUS — 48" OR 72" SEWER MANHOLE (PLAN); 48" OR 72" SEWER MANHOLE (PROFILE)
STORM LINE — SD
DRAINAGE SWELL
STORM APPARATUS — CCB SD BOX; SD BOX; COMBO SD BOX; CCB, COMBO, OR SD (PROFILE); CATCH BASIN (PROFILE)
WATER LINE — WTR
WATER APPARATUS — BEND; CROSS; VALVE; TEE
FIRE HYDRANT — EXISTING FIRE HYDRANT
IRRIGATION LINE — IRR
IRRIGATION APPARATUS — BEND; CROSS; VALVE; TEE
DRAINAGE AREA (DRAINAGE REPORT)

XSEW — EXISTING SEWER LINE
XSD — EXISTING STORM LINE
EXISTING DRAINAGE SWELL
XWTR — EXISTING WATER LINE
XIRR — EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

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60 0 60 120
SCALE IN FEET
1"=60' HORIZONTAL

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STRATTON ACRES PHASE 1

LIGHT AND SIGN PLAN

PRINT DATE: 7-20-2022

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — PAUL D. WARNER — 6352 — STATE OF UTAH — REGISTERED — REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. SS1

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MATCH LINE

160 EAST ST

MATCH LINE

NO.	DESCRIPTION	DATE	APP'D

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

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STRATTON ACRES PHASE 1

PLAN AND PROFILE WEST RD 0+00 TO 8+00

7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION
7-20-2022
STATE OF UTAH

SHEET NO. PP1

VICINITY MAP
NOT TO SCALE

LEGEND

SCALE IN FEET
1"=30' HORIZONTAL
1"=7.5' VERTICAL

MATCH LINE

MATCH LINE

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VICINITY MAP
NOT TO SCALE

LEGEND

SCALE IN FEET
1"=30' HORIZONTAL
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

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paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

PLAN AND PROFILE
WEST RD 8+00 TO 12+00

7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION

SHEET NO. PP2

14567 sq. ft.

17
10527 sq. ft.

18
10153 sq. ft.

19
11011 sq. ft.

20
10199 sq. ft.

21
10474 sq. ft.

22
10653 sq. ft.

23
10702 sq. ft.

37
10320 sq. ft.

36
10794 sq. ft.

35
10073 sq. ft.

34
11292 sq. ft.

33
10333 sq. ft.

32
10906 sq. ft.

31
10898 sq. ft.

30
10808 sq. ft.

MATCH LINE

MATCH LINE

200 EAST ST

FUTURE ROW

NOTE:
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VICINITY MAP
NOT TO SCALE

LEGEND

SCALE IN FEET
1"=30' HORIZONTAL
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

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

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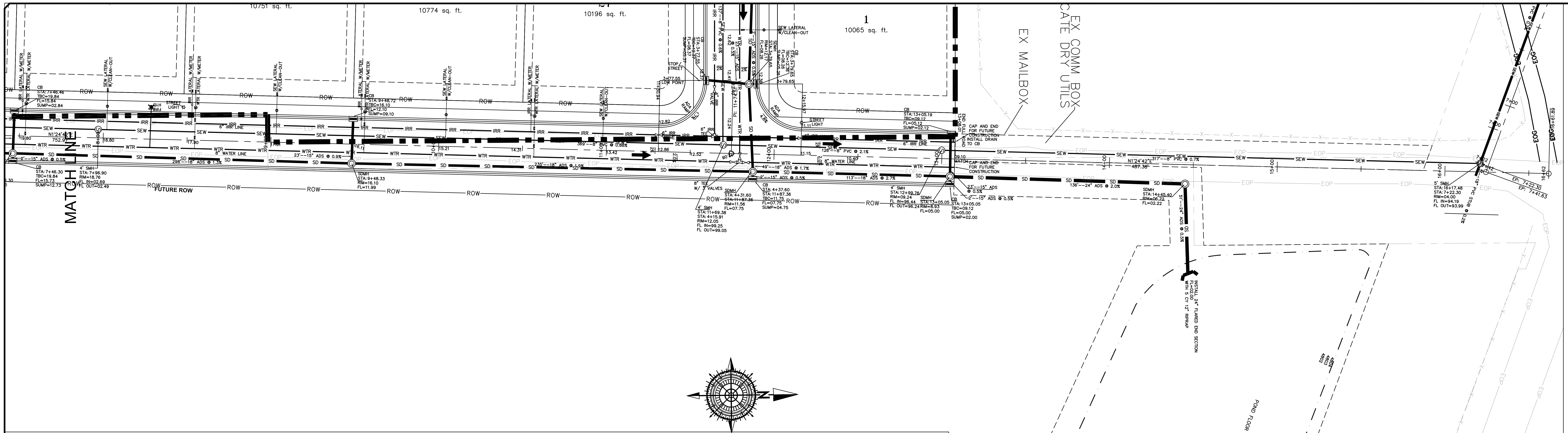
STRATTON ACRES
PHASE 1
PLAN AND PROFILE
EAST RD 0+00 TO 8+00

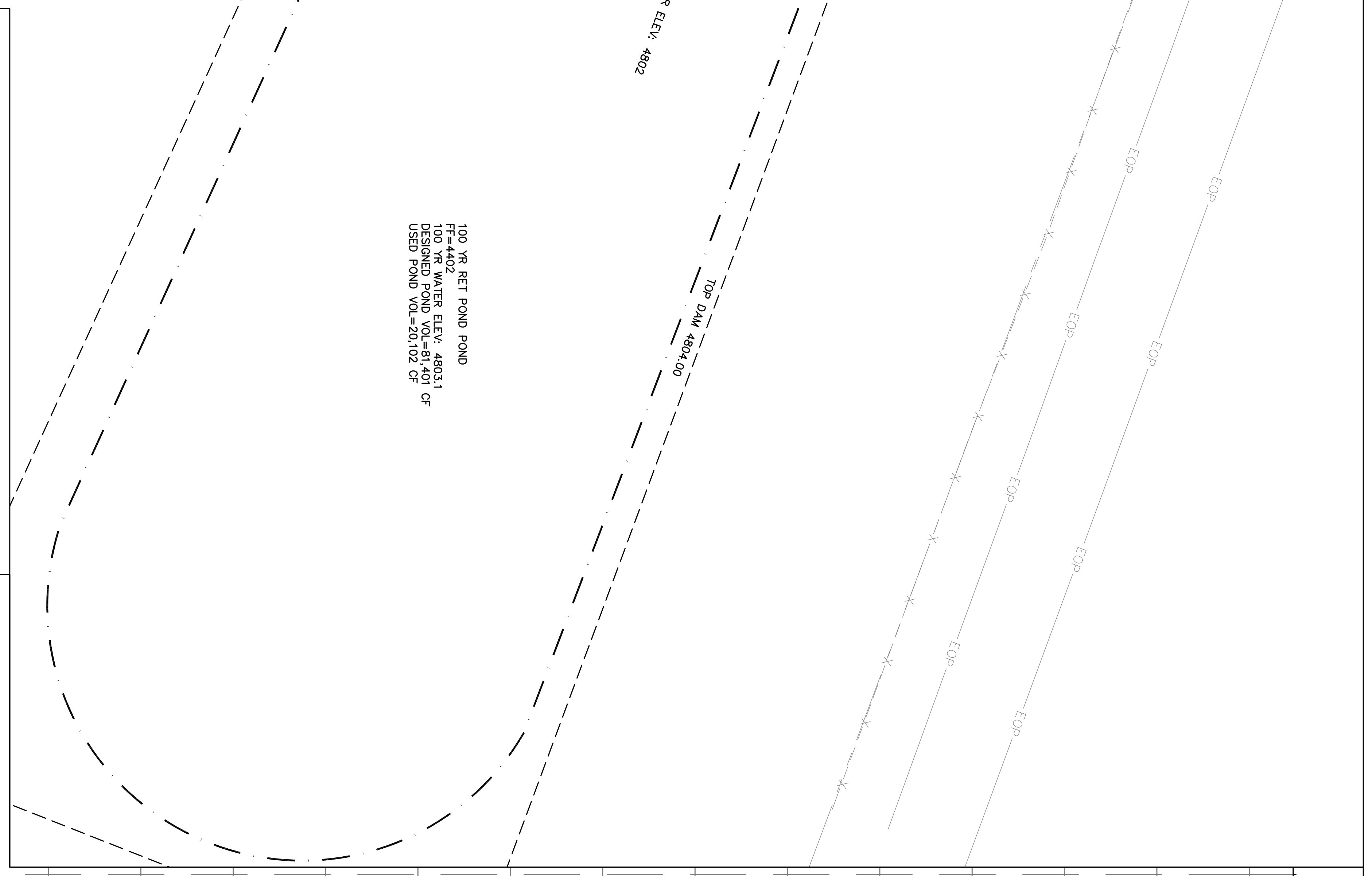
7-20-2022

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER
PAUL D. MORRIS
NOT FOR CONSTRUCTION
2022
STATE OF UTAH

SHEET NO. PP3





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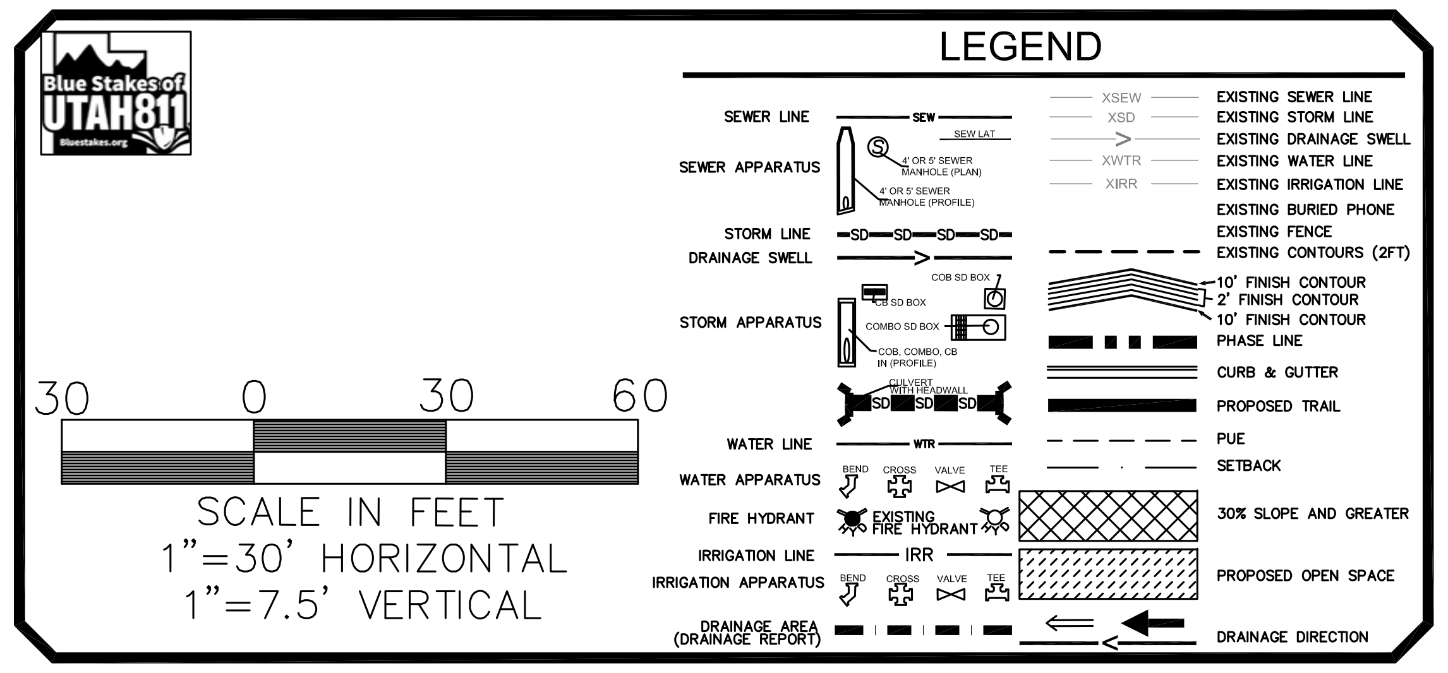
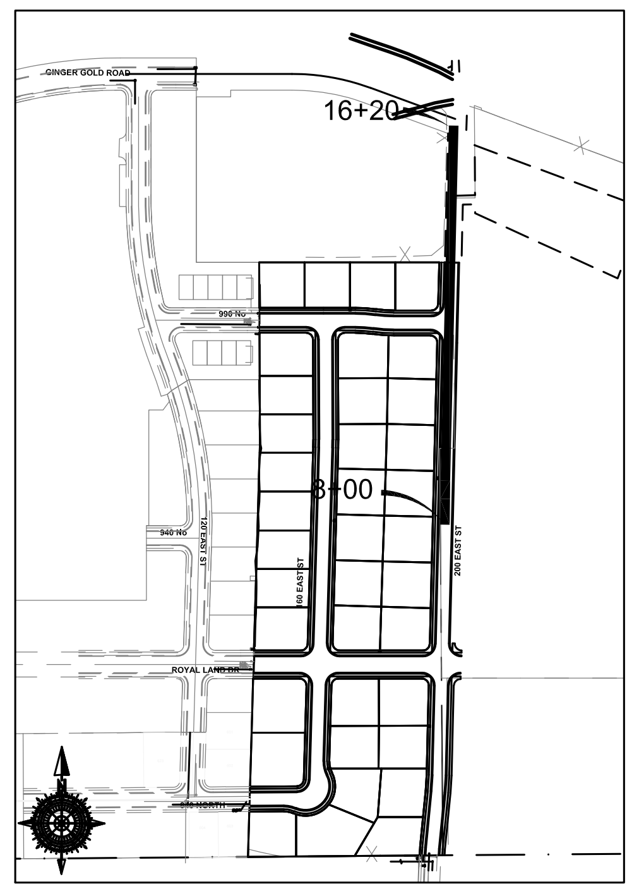
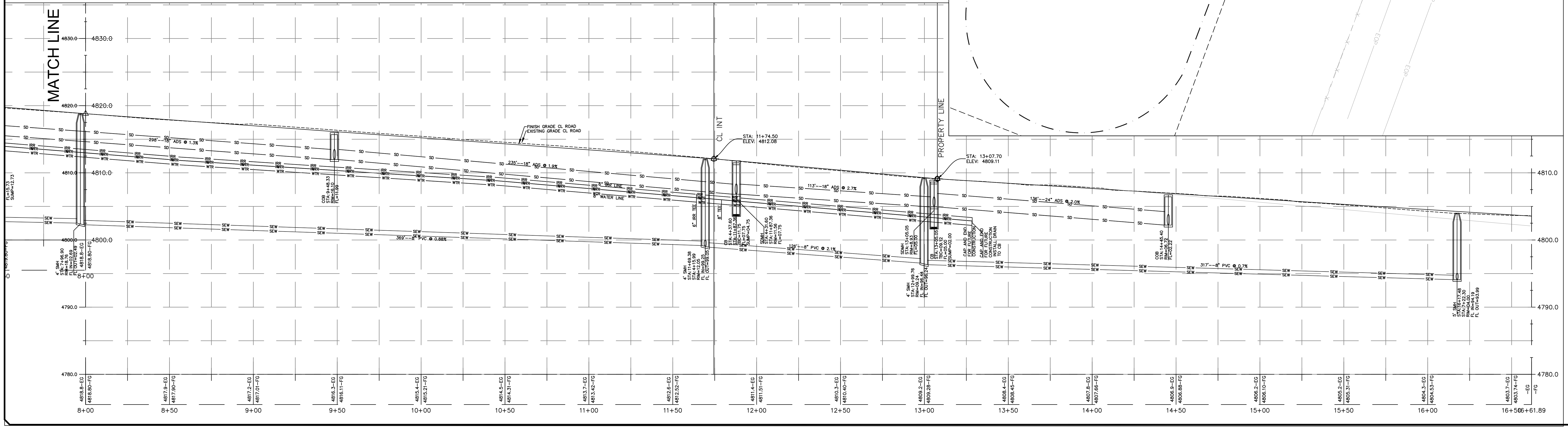




VICINITY MAP
NOT TO SCALE



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

NO.	DESCRIPTION	DATE	APP'D

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STRATTON ACRES
PHASE 1

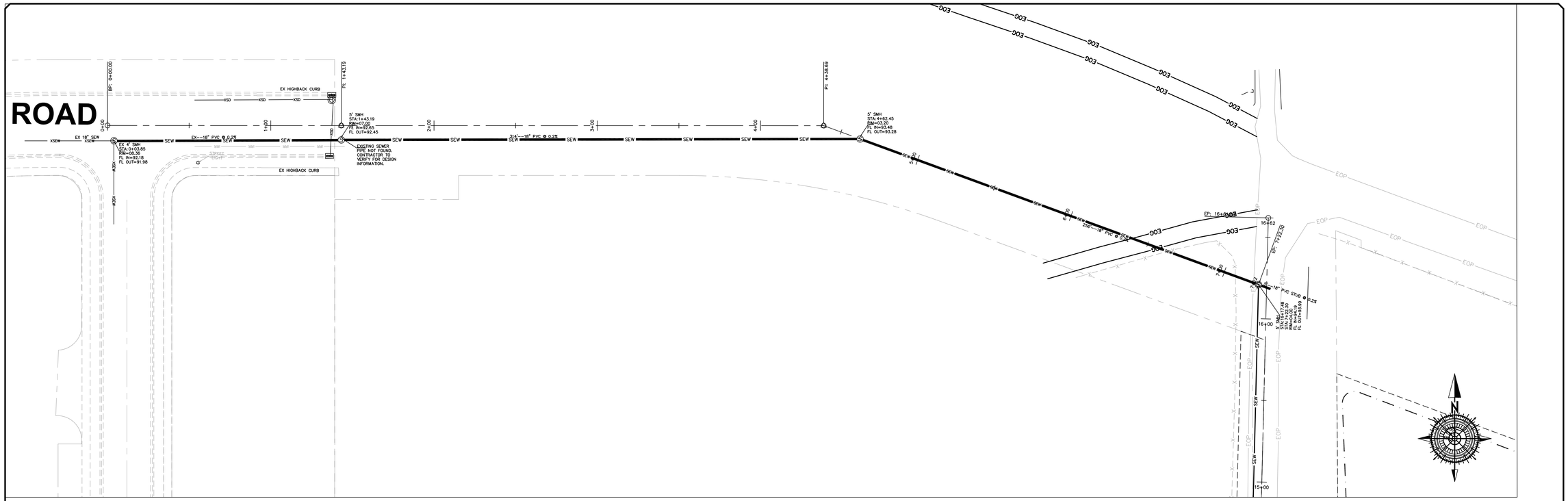
PLAN AND PROFILE
EAST RD 8+00 TO 16+50

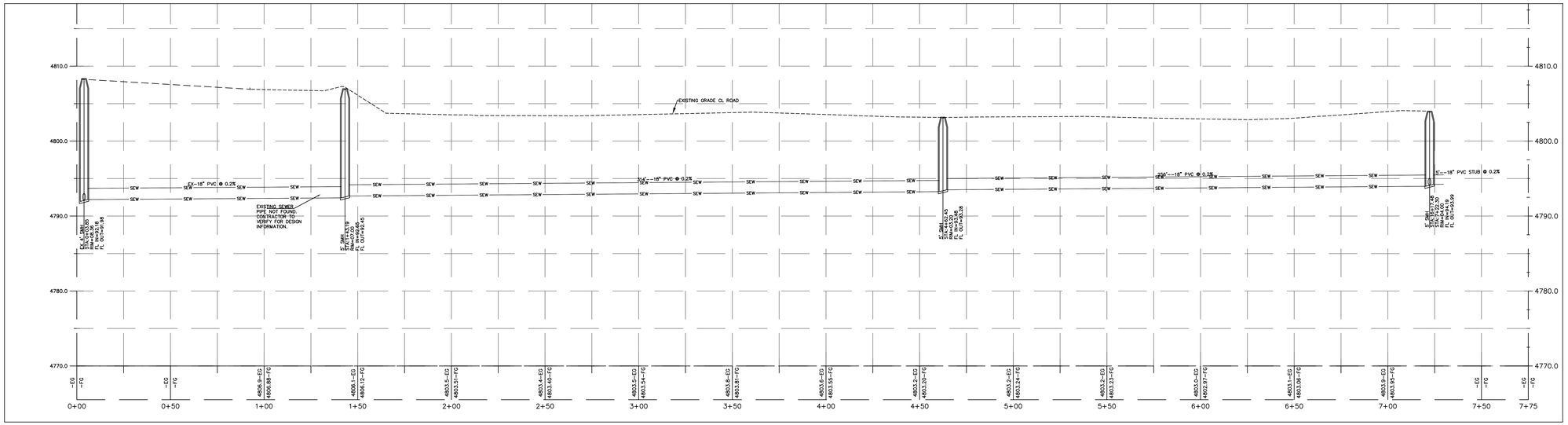
7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION
7-20-2022

SHEET NO. PP4





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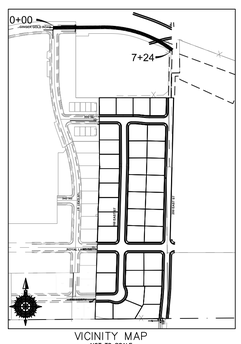
Blue Stakes of UTAH 811

30 0 30 60
SCALE IN FEET
1"=30' HORIZONTAL
1"=7.5' VERTICAL

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

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



NO.	DESCRIPTION	DATE	APP'D

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

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
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STRATTON ACRES
PHASE 1
GINGER GOLD (OFF SITE)
0+00 TO 7+50
7-20-2022

SANTAQUIN CITY

REVIEW ONLY NOT FOR CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER
PAUL C. GUNNELL
7-20-2022
STATE OF UTAH

SHEET NO. PP5

EX COMM BOX
RELOCATE DRY UTILS

EX MAILBOX

990 No

4
10001 sq. ft.

3
10001 sq. ft.

2
10269 sq. ft.

1
10065 sq. ft.

5
11162 sq. ft.

26
10863 sq. ft.

27
10196 sq. ft.

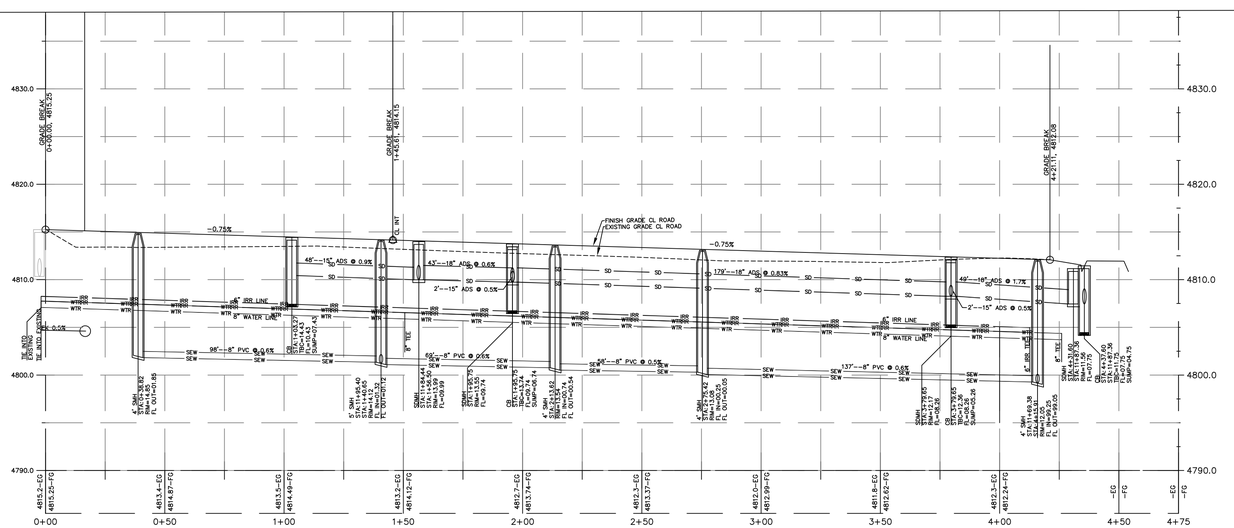
6
10000 sq. ft.

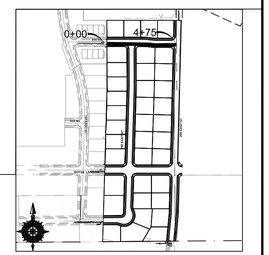
25

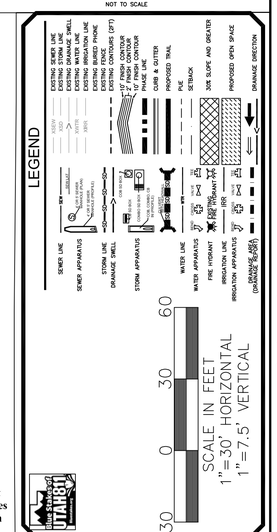
28

ROW

VICINITY MAP
NOT TO SCALE







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CHECKED BY : GPW
SCALE : 1"=30'

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STRATTON ACRES
PHASE 1

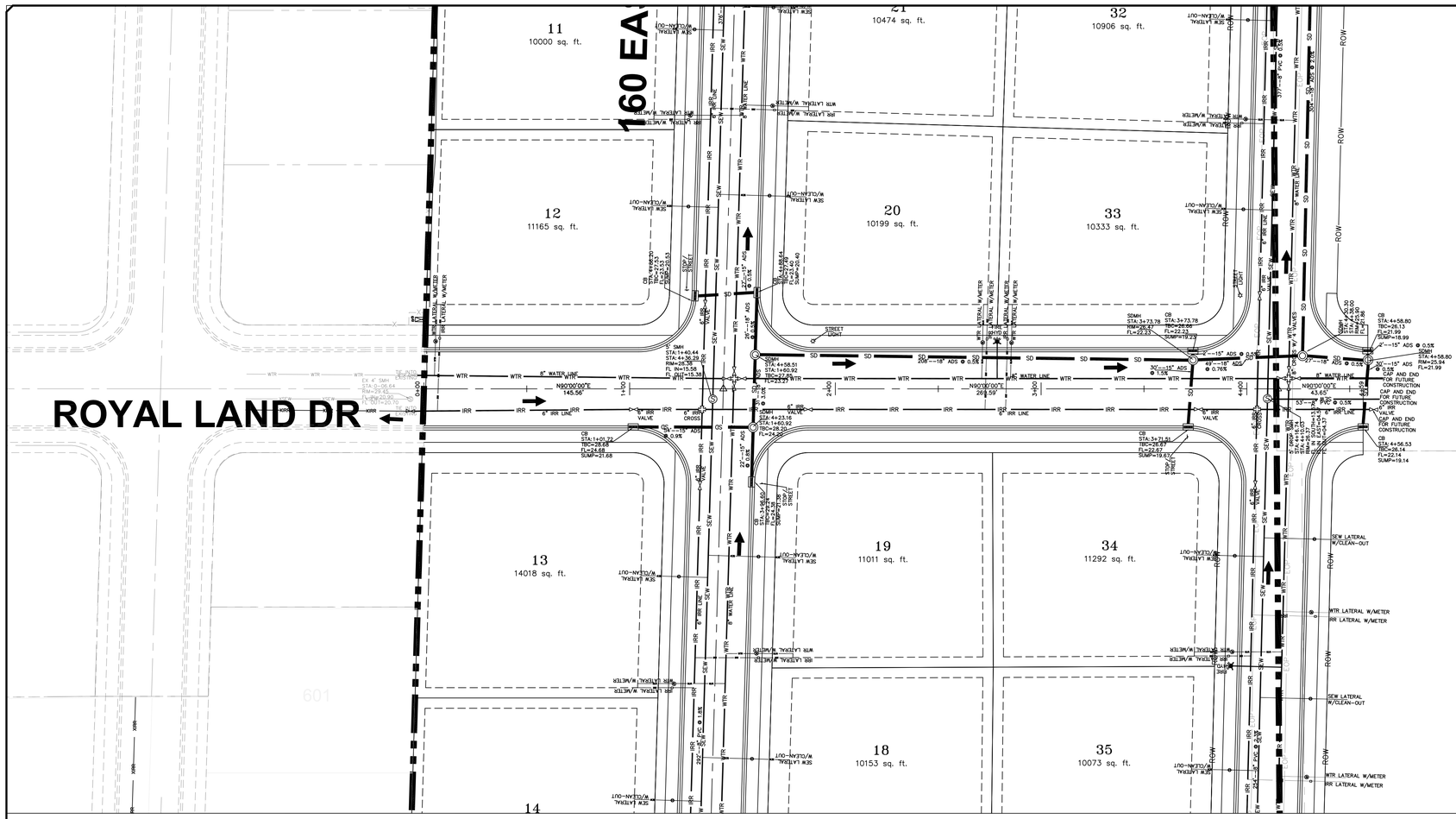
PLAN AND PROFILE
NORTH RD 0+00 TO 4+75

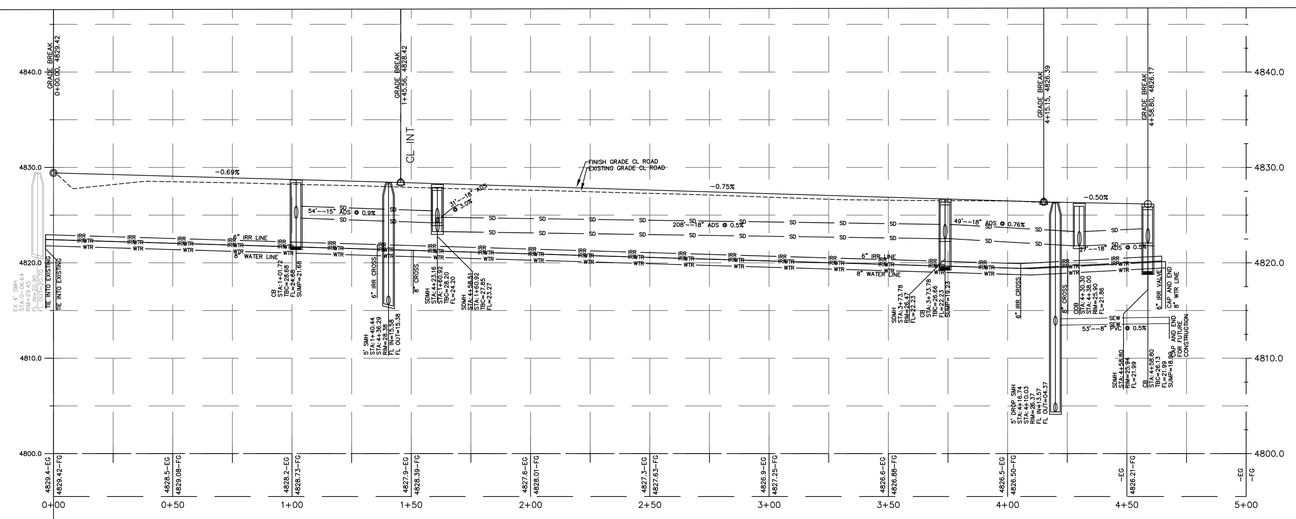
7-20-2022

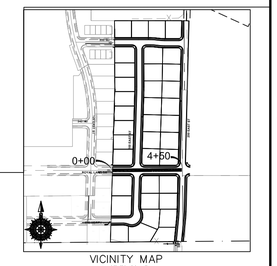
SANTAQUIN CITY

PRELIMINARY NOT FOR CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER
PAUL D. ROWLEY
7-20-2022
STATE OF UTAH

SHEET NO. PP6







VICINITY MAP
NOT TO SCALE

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LEGEND

SCALE IN FEET
1"=30' HORIZONTAL
1"=7.5' VERTICAL

NO.	DESCRIPTION	DATE	APP'D

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DRAWN BY : CPW
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SCALE : 1"=30'

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CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

PLAN AND PROFILE
SOUTH RD 0+00 TO 4+50

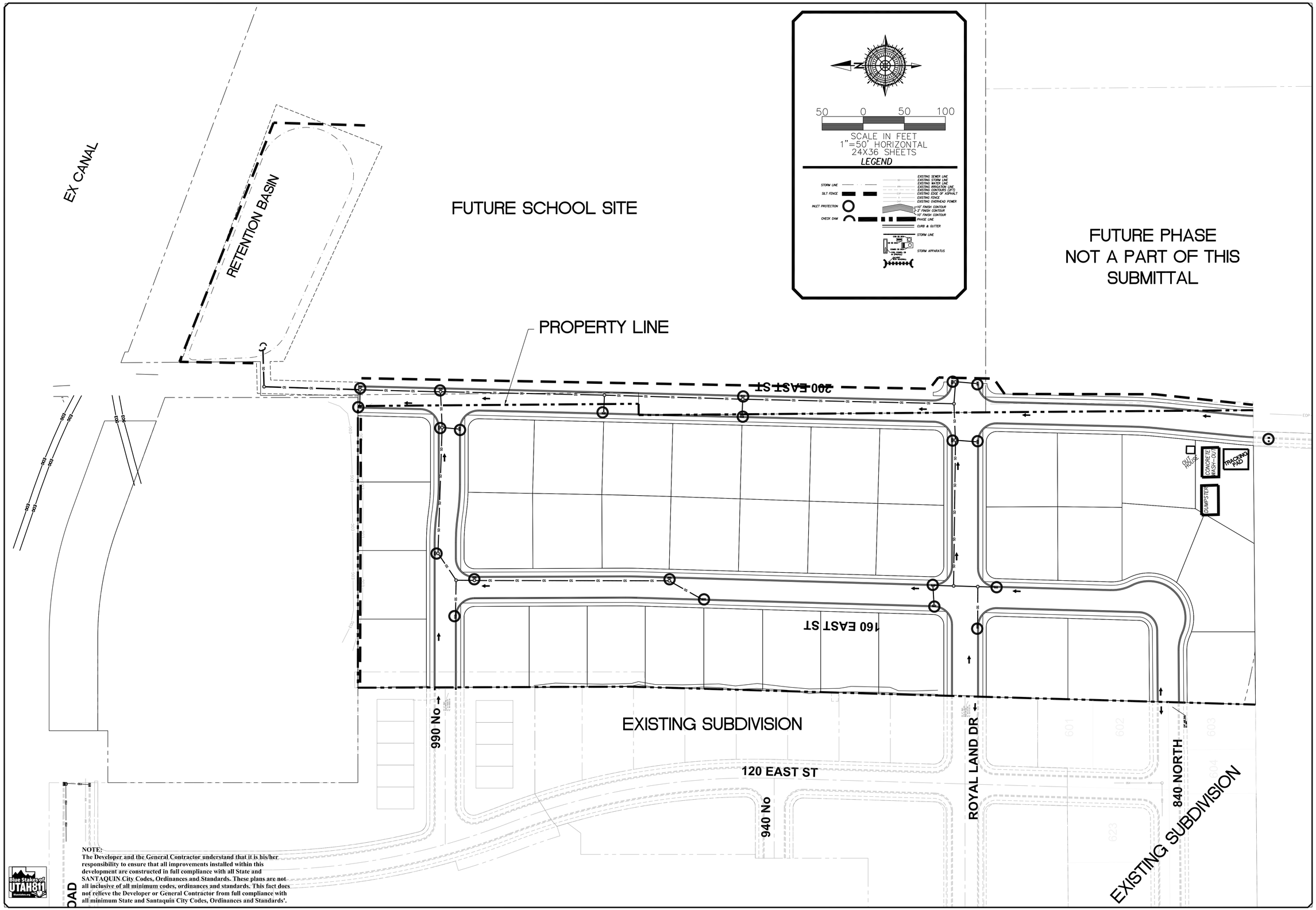
7-20-2022

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER
PAUL C. WHITE
7-20-2022
STATE OF UTAH

REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET NO. PP7



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Blue Stakes of UTAH 811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

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

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STRATTON ACRES PHASE 1

STORM WATER POLLUTION PREVENTION PLAN

PRINT DATE: 7-20-2022

SANTAQUIN CITY

LICENSED PROFESSIONAL ENGINEER — PAUL WAYMENT — 5389892 — 7-20-2022 — STATE OF UTAH — NOT FOR CONSTRUCTION

SHEET NO. SWPPP

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 SATAQUIN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES 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 N 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 SATAQUIN 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 SATAQUIN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE 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: 2-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : N/A

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

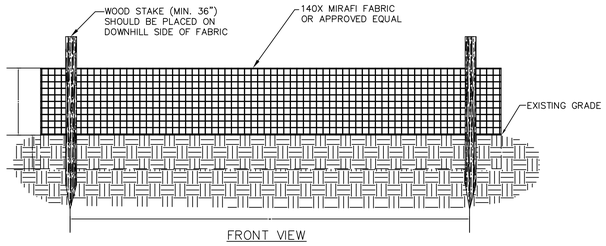
STRATTON ACRES
PHASE 1
EROSION CONTROL DETAILS and NOTES
7-20-2022

SATAQUIN
CITY

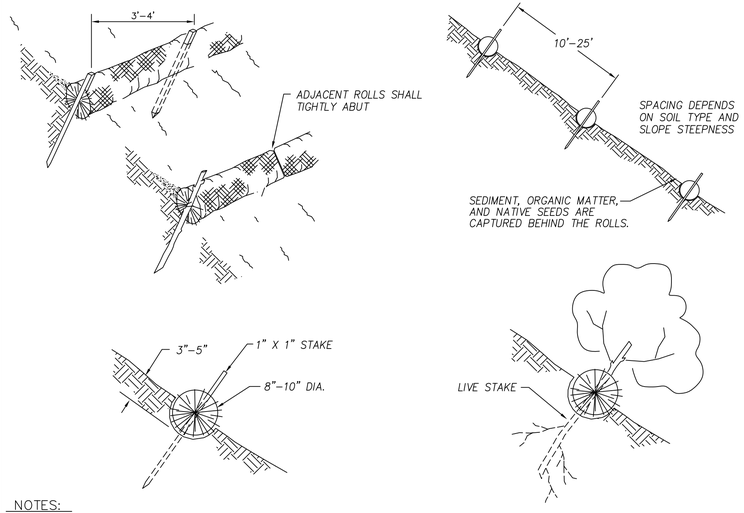
REGISTERED PROFESSIONAL ENGINEER
PAUL G. OSBORNE
6-2022
STATE OF UTAH
FINAL CONSTRUCTION

Blue Stakes of UTAH811 bluestakes.org

SHEET NO. ER-1



SILT FENCE 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.

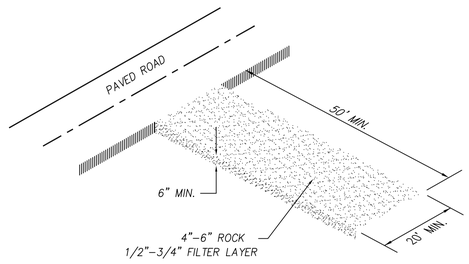
The wattles shall be installed at the intervals designated by the Engineer.

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



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 2-½ INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

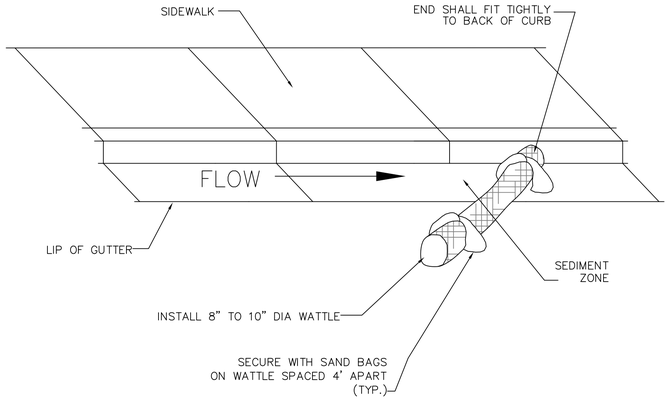
VEHICLE TRACKING DETAIL
NOT TO SCALE

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.

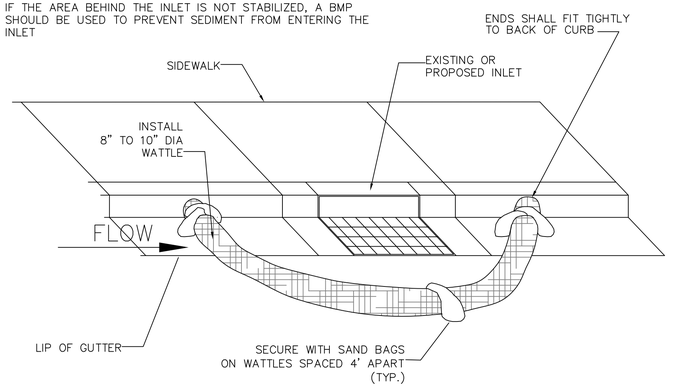
INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



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

GUTTER PROTECTION SETUP

IF THE AREA BEHIND THE INLET IS NOT STABILIZED, A BMP SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE INLET



INLET PROTECTION BARRIERS
NOT TO SCALE

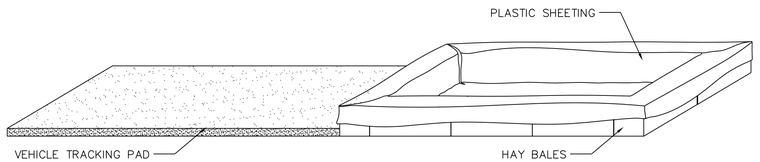
BMP

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.

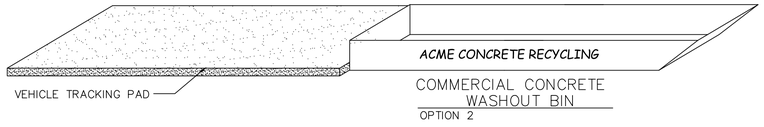
USE OF CONCRETE WASHOUT

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.

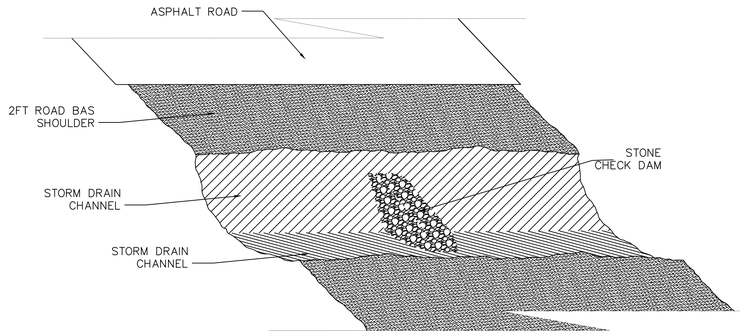
CONCRETE WASHOUT AREA
NOT TO SCALE



CONCRETE WASHOUT PIT
OPTION 1



COMMERCIAL CONCRETE WASHOUT BIN
OPTION 2



DRAINAGE CHANNEL PROTECTION
NOT TO SCALE

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

See SATAQUIN CITY specifications for further information.

Blue Stakes of UTAH 811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

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

GATEWAY CONSULTING, Inc.
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CONSTRUCTION MANAGEMENT

STRATTON ACRES PHASE 1

EROSION CONTROL DETAILS and NOTES

7-20-2022

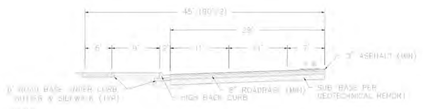
SATAQUIN
CITY

LICENSED PROFESSIONAL ENGINEER PAUL GUNNELL 7-20-2022 STATE OF UTAH

SHEET NO. ER-2

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

55' RURAL LOCAL ROAD CROSS SECTION



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

5-LANE/NO PARKING
90' ARTERIAL

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

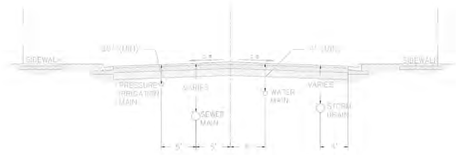
26' PRIVATE STREET CROSS SECTION

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

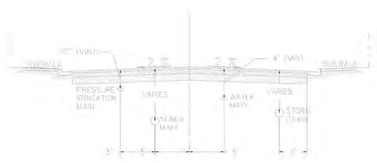
REVISION	BY	APP'D	DATE

STANDARD STREET CROSS SECTION SANTAQUIN CITY 275 WEST MAIN STREET	ST2

NOT TO SCALE



STREET UTILITY LOCATIONS WITH PLANT STRIP



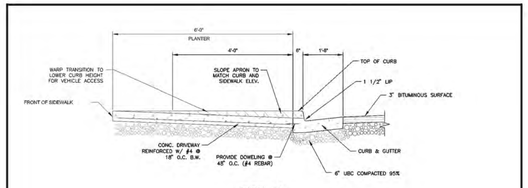
STREET UTILITY LOCATIONS SECTIONS

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

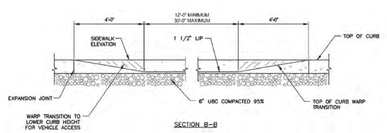
REVISION	BY	APP'D	DATE

STREET UTILITY LOCATIONS PROFILE VIEW SANTAQUIN CITY 275 WEST MAIN STREET	UT2

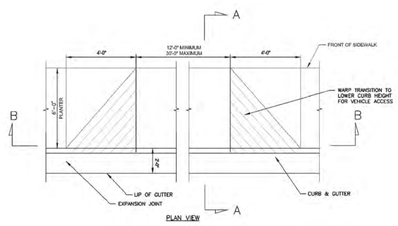
NOT TO SCALE



SECTION A-A



SECTION B-B



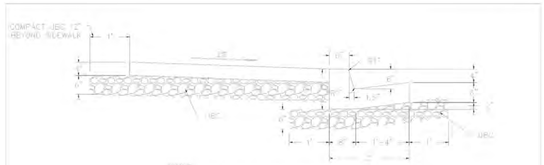
PLAN VIEW

DRIVEWAY APPROACH WITH PARK STRIP
NOT TO SCALE

REVISION	BY	APP'D	DATE

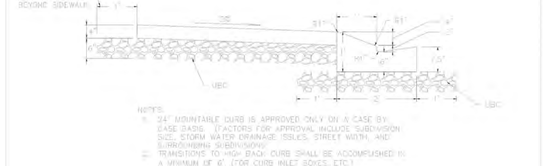
DRIVEWAY APPROACH WITH PARK STRIP SANTAQUIN CITY 275 WEST MAIN STREET	STANDARD DRAWING NO. CG3 APPROVED BY: CITY ENGINEER EFFECTIVE DATE: 10-OCT-18 REVISED DATE: SHEET NO. D1.03

NOT TO SCALE



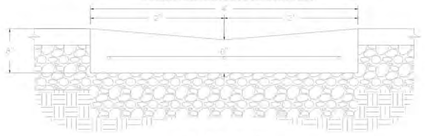
NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.

TYPICAL HIGH BACK CURB AND GUTTER



NOTES:
1. 24" MOUNTABLE CURB IS APPROVED ONLY ON A CASE BY-CASE BASIS. (FACTORS FOR APPROVAL INCLUDE SUBDIVISION SIZE, STORM WATER DRAINAGE ISSUES, STREET WIDTH, AND SURROUNDING SUBDIVISIONS)
2. TRANSITIONS TO HIGH BACK CURB SHALL BE ACCOMPLISHED IN A MINIMUM OF 6'. (TOP CURB INLET BOXES, ETC.)

MODIFIED CURB AND GUTTER

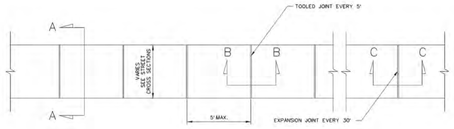


CROSS GUTTER

REVISION	BY	APP'D	DATE

CURB & GUTTER AND CROSS GUTTER DETAILS SANTAQUIN CITY 275 WEST MAIN STREET	CG4

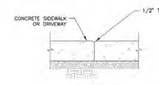
NOT TO SCALE



PLAN VIEW

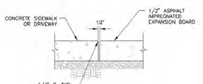
RESIDENTIAL SIDEWALK SECTION A-A

COMMERCIAL SIDEWALK SECTION A-A



SECTION B-B

NOTE:
TOOLED JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS



SECTION C-C

NOTE:
EXPANSION JOINT IS TYPICAL FOR CURB, GUTTER, SIDEWALK, AND BLOCKOUTS

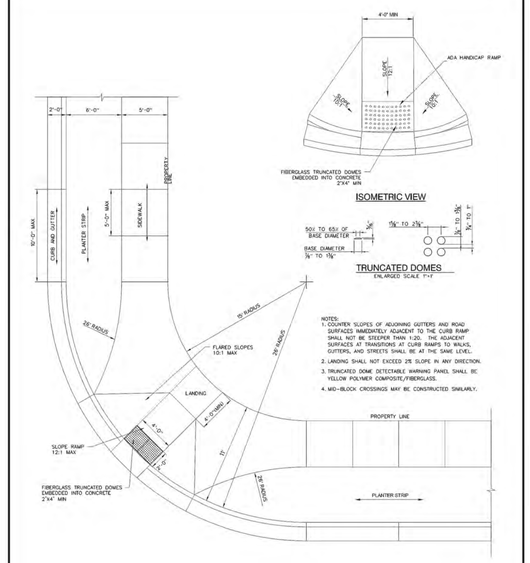
NOTES:
1. PROVIDE A TOOLED JOINT EVERY 10'-0" IN CURB & GUTTER, & EVERY 5'-0" IN SIDEWALK.
2. PROVIDE AN EXPANSION JOINT EVERY 30'-0" IN SIDEWALK.
3. PLACE UBC UNDER CONCRETE SIDEWALK, AND 12" BEYOND FRONT AND BACK OF WALK

SIDEWALK DETAILS
NOT TO SCALE

REVISION	BY	APP'D	DATE

SIDEWALK DETAILS SANTAQUIN CITY 275 WEST MAIN STREET	STANDARD DRAWING NO. CG5 APPROVED BY: CITY ENGINEER EFFECTIVE DATE: 10-OCT-18 REVISED DATE: SHEET NO. D1.05

NOT TO SCALE



ELEVATION VIEW
NOT TO SCALE

REVISION	BY	APP'D	DATE

RESIDENTIAL CURB RAMP AT INTERSECTION SANTAQUIN CITY 275 WEST MAIN STREET	STANDARD DRAWING NO. CG2A APPROVED BY: CITY ENGINEER EFFECTIVE DATE: 10-OCT-18 REVISED DATE: SHEET NO. D1.02

NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

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

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CONSTRUCTION MANAGEMENT

STRATTON ACRES PHASE 1

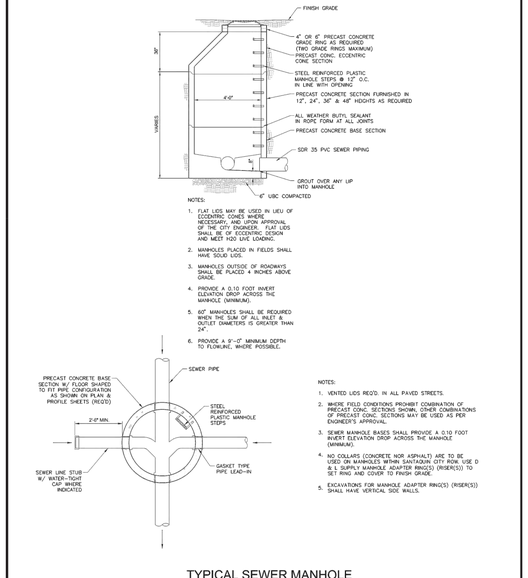
STREET DETAILS

PRINT DATE: 7-20-2022

SANTAQUIN CITY

REVIEWED PRIOR TO CONSTRUCTION
SANTAQUIN CITY, UTAH

SHEET NO. D1



TYPICAL SEWER MANHOLE
NOT TO SCALE

JUB 0 40

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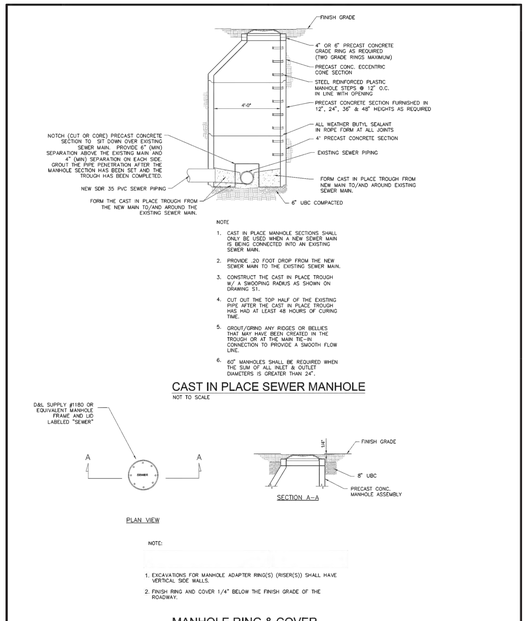
REVISION			
DESCRIPTION	BY	APP'D	DATE

Santaquin

TYPICAL SEWER MANHOLE
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S1
ADOPTED DATE: 15 - OCT - 16

NOT TO SCALE



CAST IN PLACE SEWER MANHOLE
NOT TO SCALE

MANHOLE RING & COVER
NOT TO SCALE

JUB 0 40

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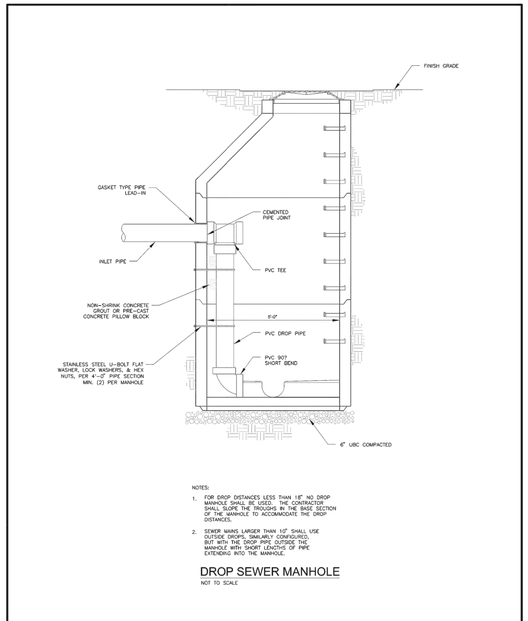
REVISION			
DESCRIPTION	BY	APP'D	DATE

Santaquin

CAST IN PLACE SEWER MANHOLE
MANHOLE RING & COVER
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S3
ADOPTED DATE: 15 - OCT - 16

NOT TO SCALE



DROP SEWER MANHOLE
NOT TO SCALE

JUB 0 20

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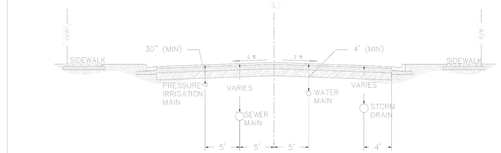
REVISION			
DESCRIPTION	BY	APP'D	DATE

Santaquin

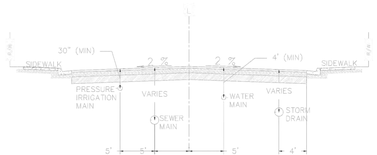
DROP SEWER MANHOLE
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S4
ADOPTED DATE: 15 - OCT - 16

NOT TO SCALE



STREET UTILITY LOCATIONS WITH PLANT STRIP



STREET UTILITY LOCATIONS SECTIONS

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

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DESCRIPTION	BY	APP'D	DATE

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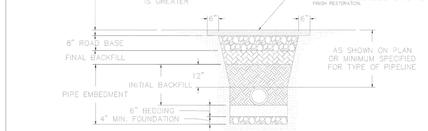
STREET UTILITY LOCATIONS
PROFILE VIEW
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: UT2
ADOPTED DATE: 15 - OCT - 16

NOT TO SCALE



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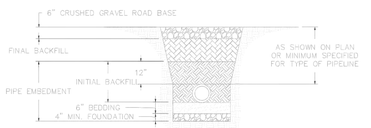
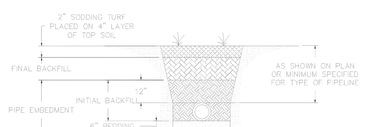


GRAVEL SURFACE



TURF SURFACE

1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

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TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: UT3
ADOPTED DATE: 15 - OCT - 16

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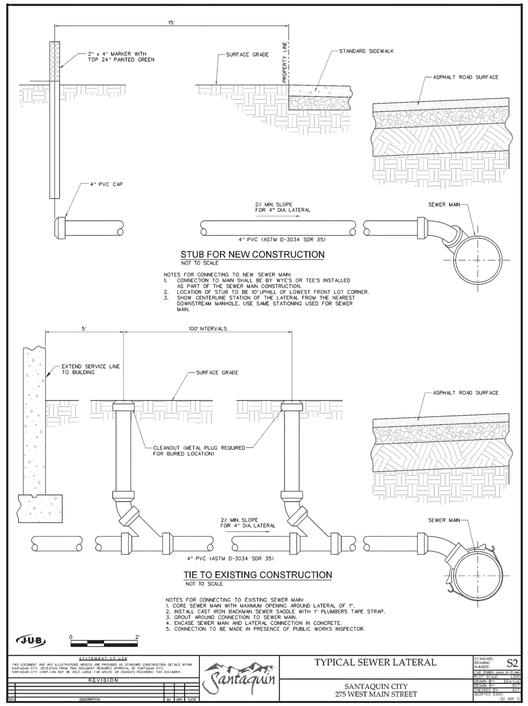

STUB FOR NEW CONSTRUCTION
NOT TO SCALE

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE 10' UPHILL OF LOWEST FRONT LOT CORNER.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE, USE SAME STATIONING USED FOR SEWER MAIN.

TIE TO EXISTING CONSTRUCTION
NOT TO SCALE

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".
2. INSTALL CAST IRON BACKMAN SEWER SADDLE WITH 1" PLUMBERS TAPE STRAP.
3. GROUT AROUND CONNECTION TO SEWER MAIN.
4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.

JUB 0 5'

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DESCRIPTION	BY	APP'D	DATE

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TYPICAL SEWER LATERAL
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: S2
ADOPTED DATE: 15 - OCT - 16

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CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1
SEWER DETAILS
7-20-2022

SANTAQUIN
CITY

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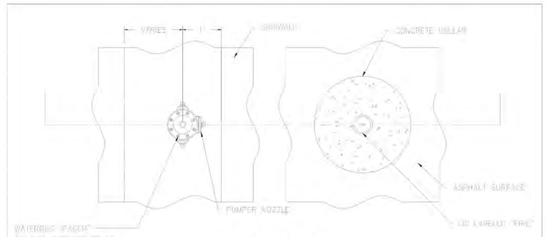
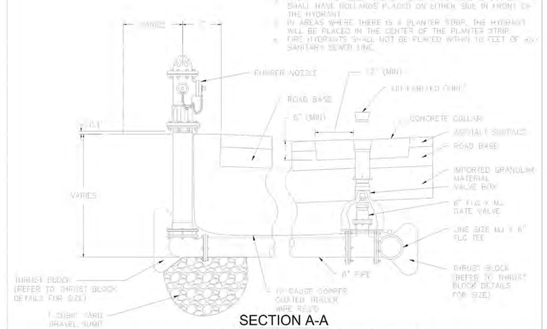
SHEET NO. D2



PLAN VIEW

NOTES:
1. EACH HYDRANT SHALL HAVE A CLEAR ZONE OF 3 FEET ON THREE SIDES AND CREW ON THE SIDE OF THE PUMPER NOZZLE.
2. HYDRANT INSTALLED WHERE THERE IS NO CURB & GUTTER SHALL HAVE BOLLARDS PLACED ON EITHER SIDE IN FRONT OF THE HYDRANT.
3. IN AREAS WHERE THERE IS A PLANTER STRIP, THE HYDRANT WILL BE PLACED IN THE CENTER OF THE PLANTED STRIP.
4. FIRE HYDRANTS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY SANITARY SEWER LINE.



SECTION A-A

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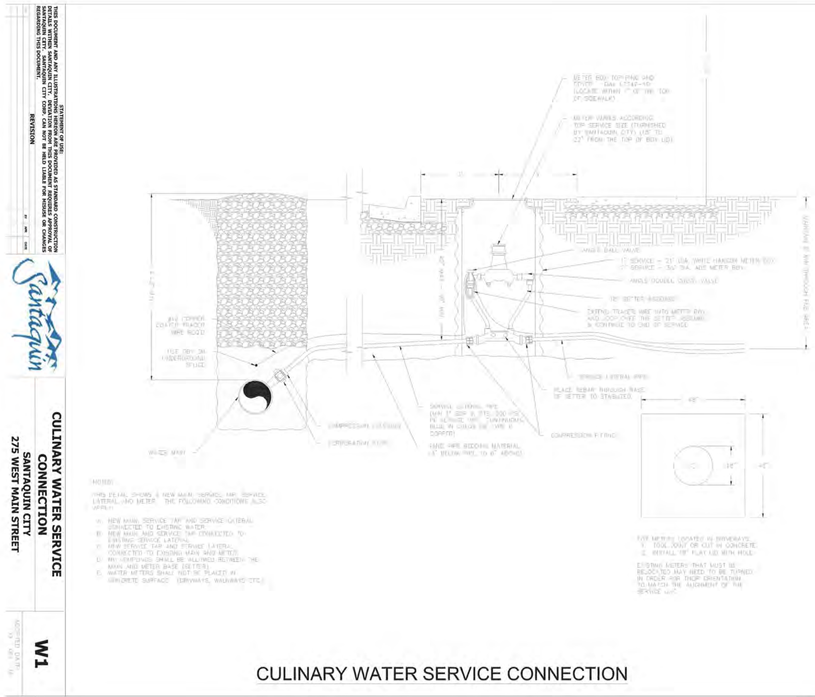
FIRE HYDRANT & WATER VALVE DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET

W2

NOT TO SCALE



CULINARY WATER SERVICE CONNECTION

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CULINARY WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

W1

NOT TO SCALE

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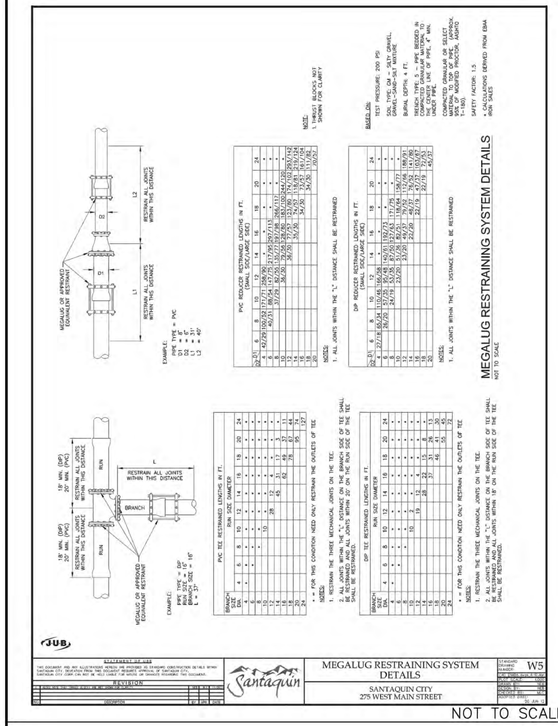
STRATTON ACRES
PHASE 1
WATER DETAIL
7-20-2022

SANTAQUIN CITY



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REVISION	BY	APP	DATE

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MEGALUG RESTRAINING SYSTEM DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

W5

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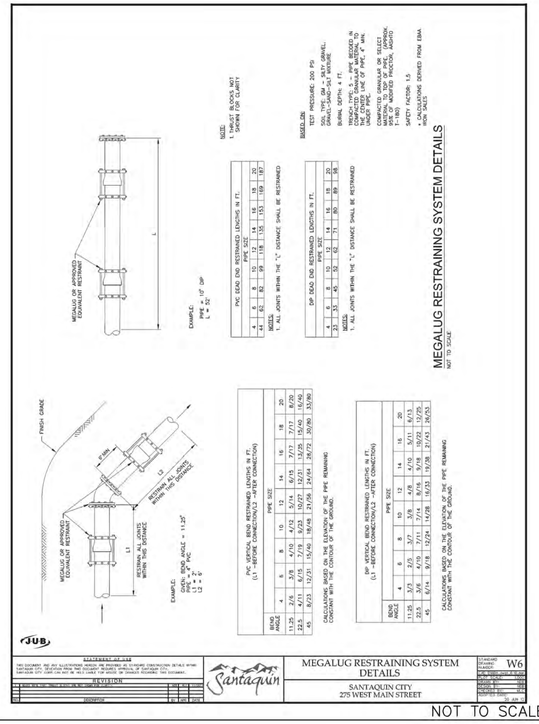

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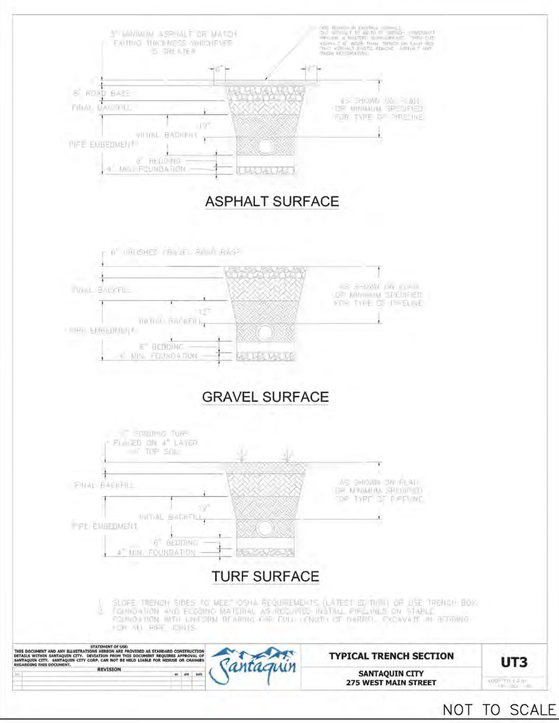
MEGALUG RESTRAINING SYSTEM DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

W6

NOT TO SCALE



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TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

UT3

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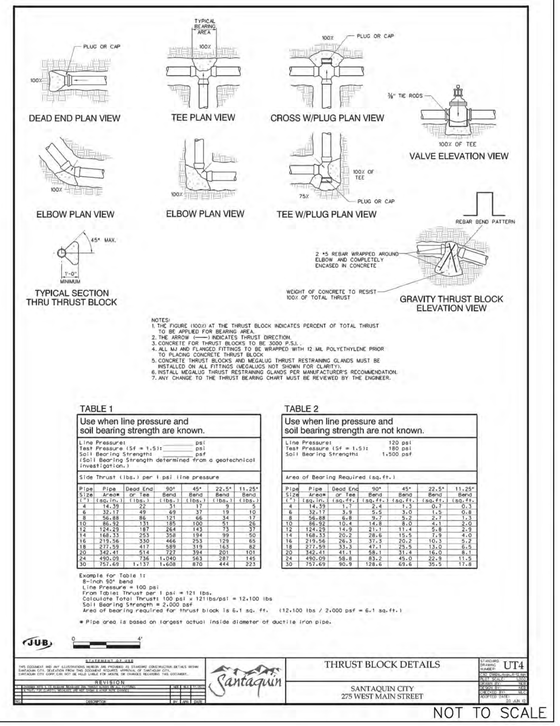

NOTES:
1. THE FIGURE (100#) AT THE THRUST BLOCK INDICATES PERCENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW ⟵ INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. ALL MJ FITTINGS REQUIRING THRUST BLOCKS MUST RESTRAINING GLANDS MUST BE INSTALLED ON ALL FITTINGS (MEGALUGS NOT SHOWN FOR CLARITY).
6. INSTALL MEGALUG THRUST RESTRAINING GLANDS PER MANUFACTURER'S RECOMMENDATION.
7. ANY CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.

TABLE 1
Use when line pressure and soil bearing strength are known.

Line Pressure: _____ psi
Test Pressure (SF = 1.5): _____ psi
Soil Bearing Strength: _____ psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

Pipe Size	Pipe Area	Dead End or Tee	90° Bend	45° Bend	22.5° Bend	11.25° Bend
4	12.57	25	36	17	9	4
6	32.17	49	69	37	19	10
8	56.88	86	121	66	34	17
10	86.52	131	185	100	51	26
12	122.72	185	262	141	72	36
14	164.33	253	358	194	99	50
16	219.56	330	466	253	129	65
18	272.55	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	736	1,040	563	287	145
30	757.65	1,137	1,608	870	444	223

TABLE 2
Use when line pressure and soil bearing strength are not known.

Line Pressure: _____ 120 psi
Test Pressure (SF = 1.5): _____ 180 psi
Soil Bearing Strengths: _____ 1,500 psf

Area of Bearing Required (sq.ft.)

Pipe Size	Pipe Area	Dead End or Tee	90° Bend	45° Bend	22.5° Bend	11.25° Bend
4	12.57	1.7	2.4	1.1	0.6	0.3
6	32.17	3.3	5.5	3.0	1.5	0.8
8	56.88	5.8	9.7	5.2	2.7	1.3
10	86.52	10.4	14.8	8.0	4.1	2.0
12	122.72	14.8	21.0	11.3	5.8	2.9
14	164.33	20.3	28.7	15.5	7.9	4.0
16	219.56	26.4	37.3	20.2	10.3	5.2
18	272.55	33.4	47.1	25.5	13.0	6.5
20	342.41	41.1	58.1	31.4	16.0	8.1
24	490.09	58.8	83.1	45.0	23.0	11.5
30	757.65	90.9	128.6	69.6	35.5	17.8

Example for Table II
8-inch 90° Bend
Line Pressure = 100 psi
From Table: Thrust per psi = 121 lbs.
Total Thrust = thrust/1 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

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THRUST BLOCK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

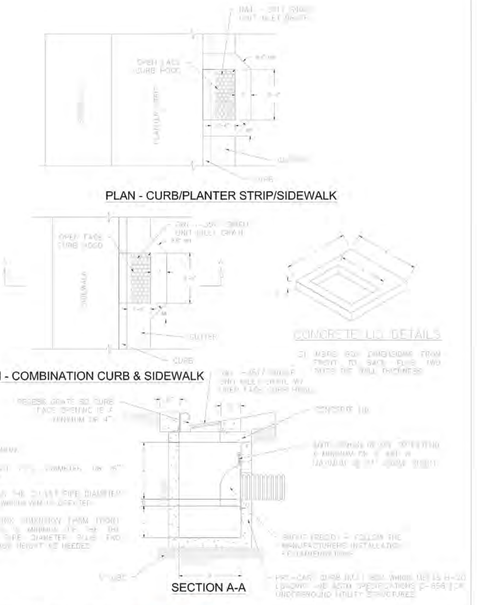
UT4

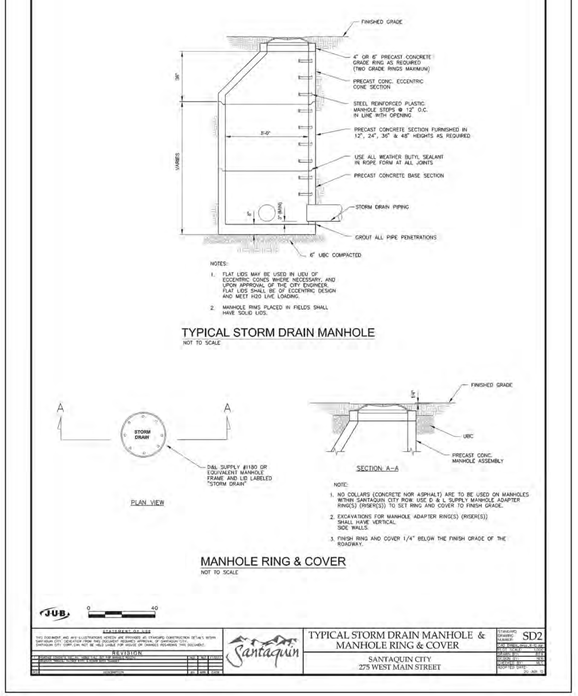
NOT TO SCALE

SANTAQUIN CITY

PROFESSIONAL ENGINEER — PAUL GLEN PORTER — 7882022 — STATE OF UTAH

SHEET NO. D3





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STRATTON ACRES PHASE 1

STORM DETAIL

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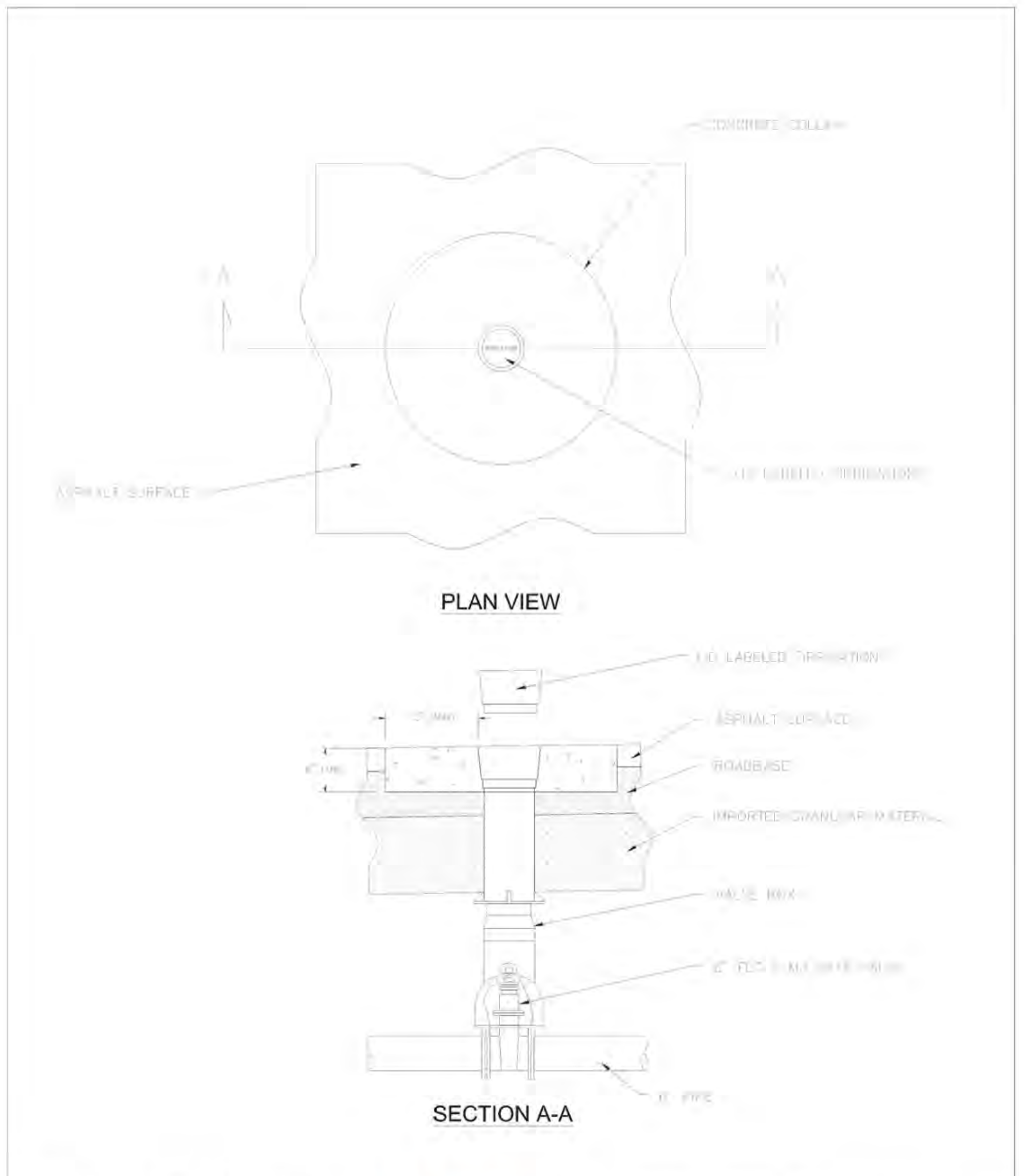
STATE OF UTAH

SHEET NO. D4



PLAN VIEW

SECTION A-A

REVISION

PRESSURE IRRIGATION
WATER VALVE
SANTAQUIN CITY
275 WEST MAIN STREET

PI5

ADOPTED DATE:
18 - OCT - 16

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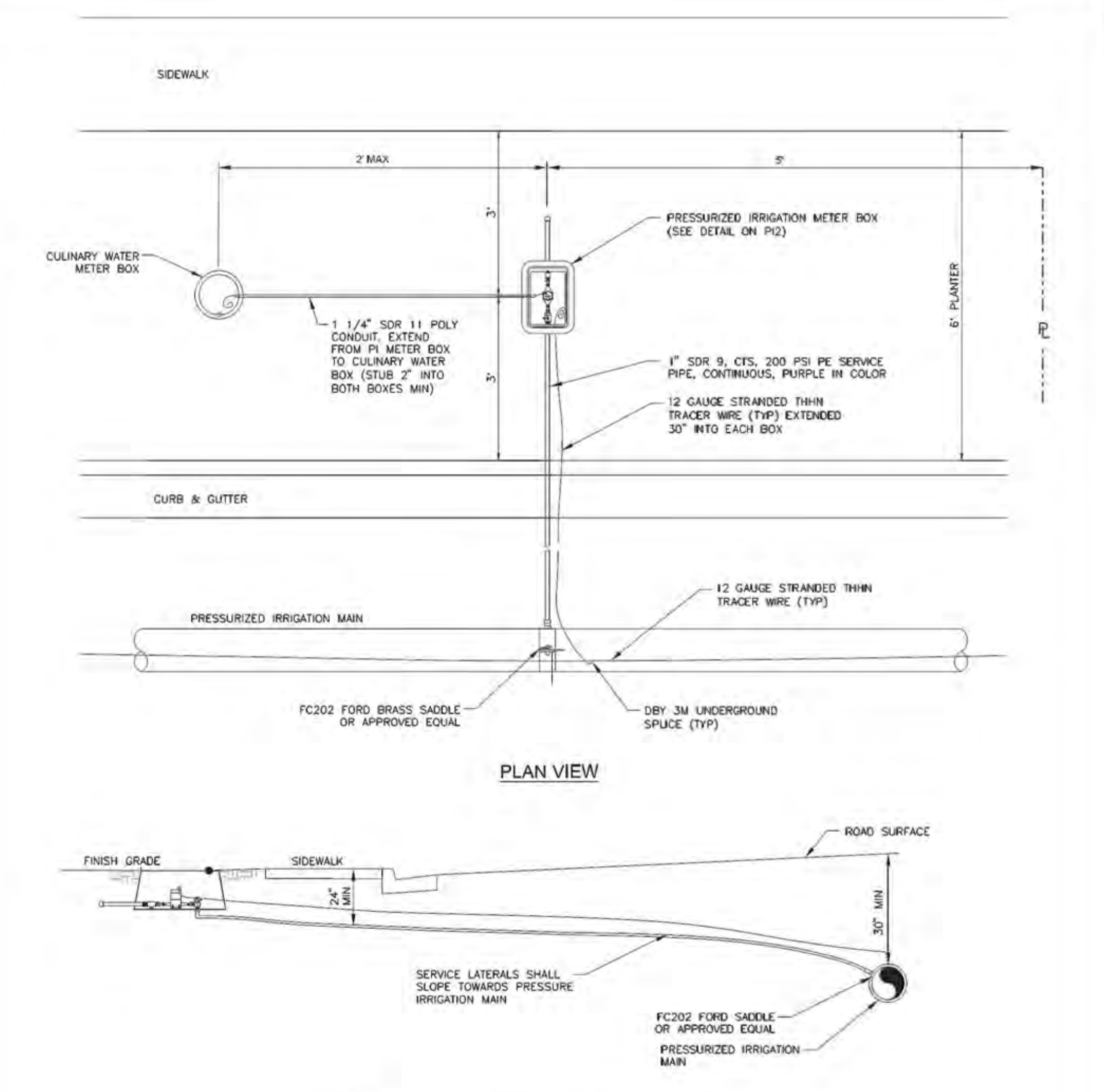

PLAN VIEW

NOTES:
1. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
2. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
3. SEE PI2 FOR PRESSURIZED IRRIGATION SERVICE BOX.
4. SERVICE LATERALS SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. SLEEVES SHALL BE REQUIRED WHEN PARK STRIPS ARE PROPOSED FOR THE ROAD SECTION

PRESSURE IRRIGATION SERVICE LATERAL
NOT TO SCALE

J-U-B

REVISION

NO. DESCRIPTION BY APR. DATE

PRESSURE IRRIGATION
SERVICE LATERAL
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: PI 1
PLOT SCALE: 1.000
DRAWN BY: BTW
DESIGN BY: NEB
CHECKED BY: MLC
ADOPTED DATE: 20 JUN 12

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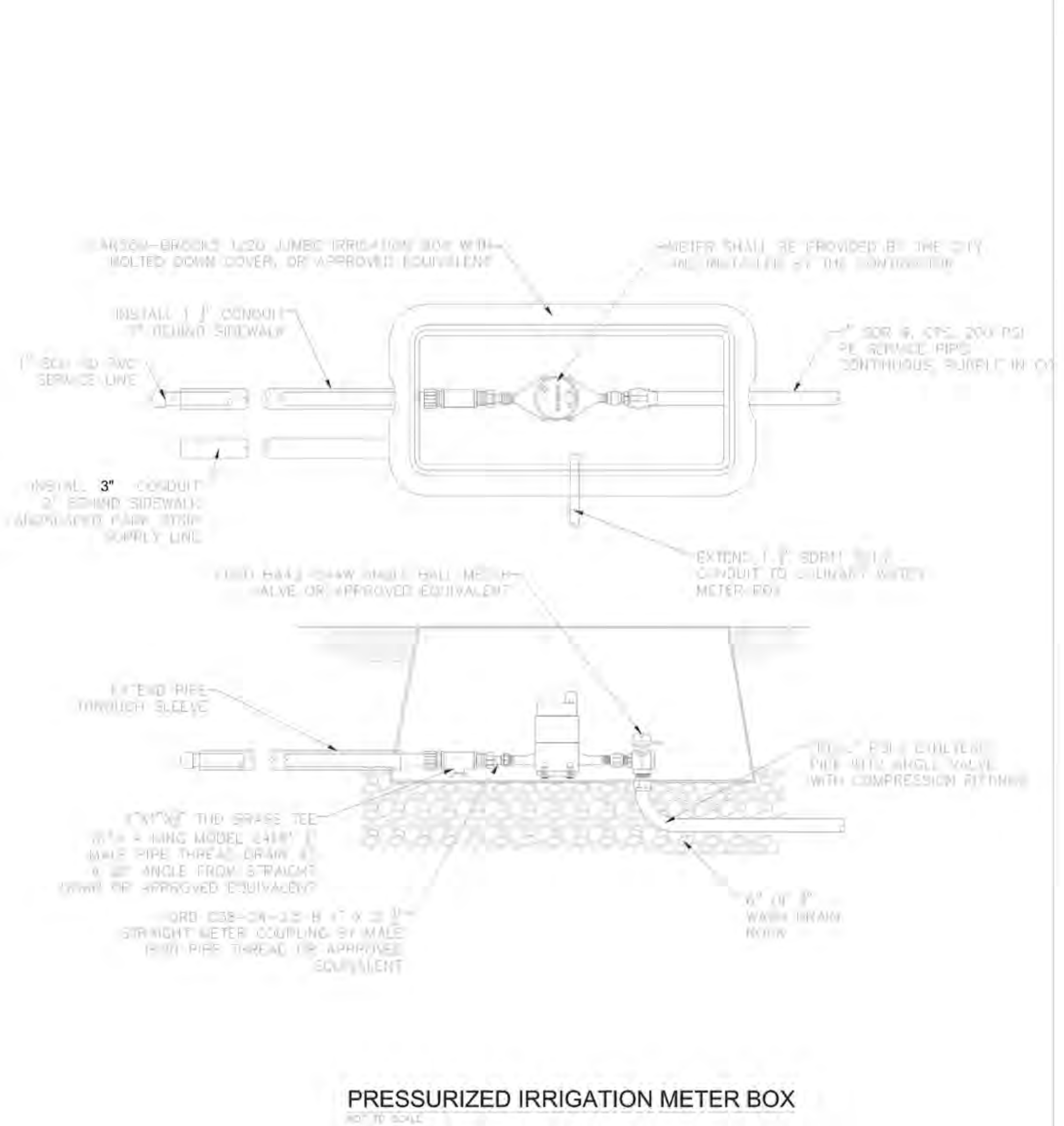

PRESSURIZED IRRIGATION METER BOX
NOT TO SCALE

REVISION

PRESSURE IRRIGATION
METER BOX
SANTAQUIN CITY
275 WEST MAIN STREET

PI2

ADOPTED DATE:
18 - OCT - 16

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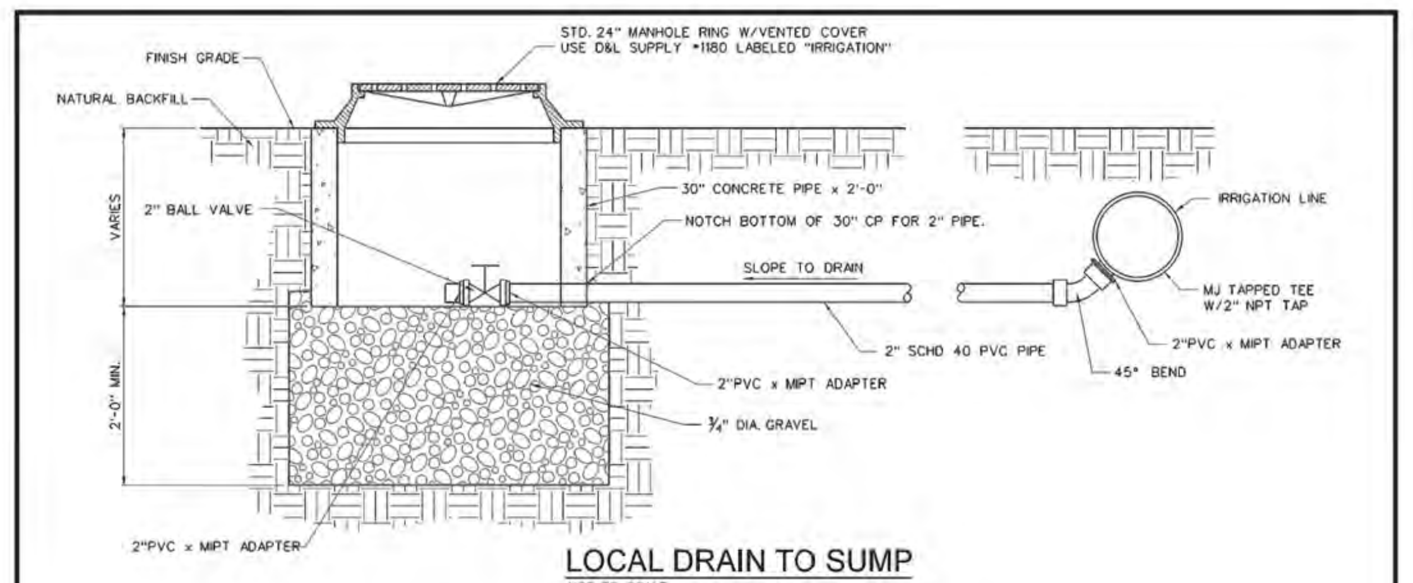
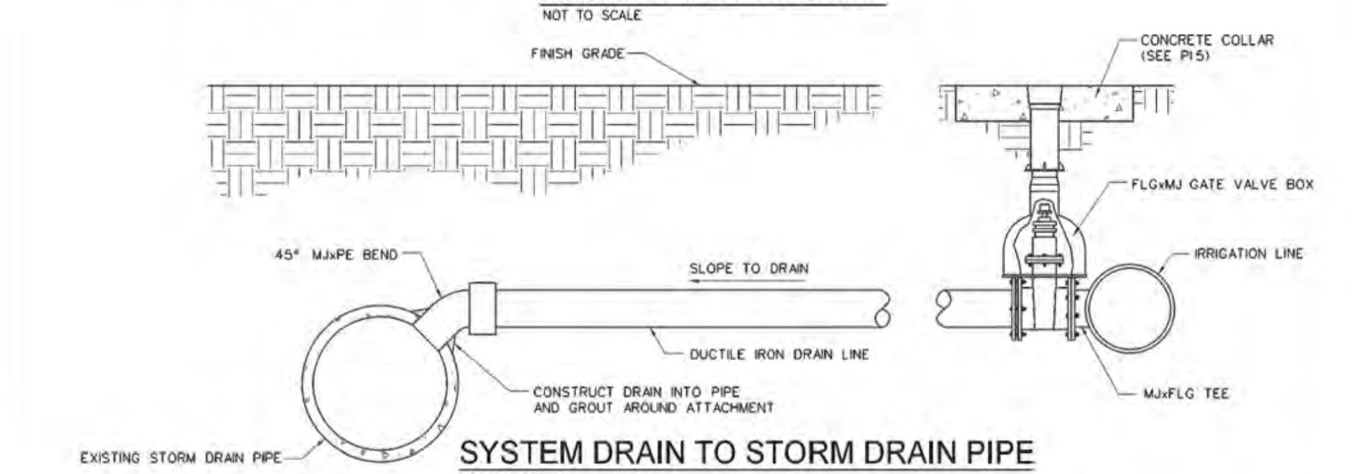
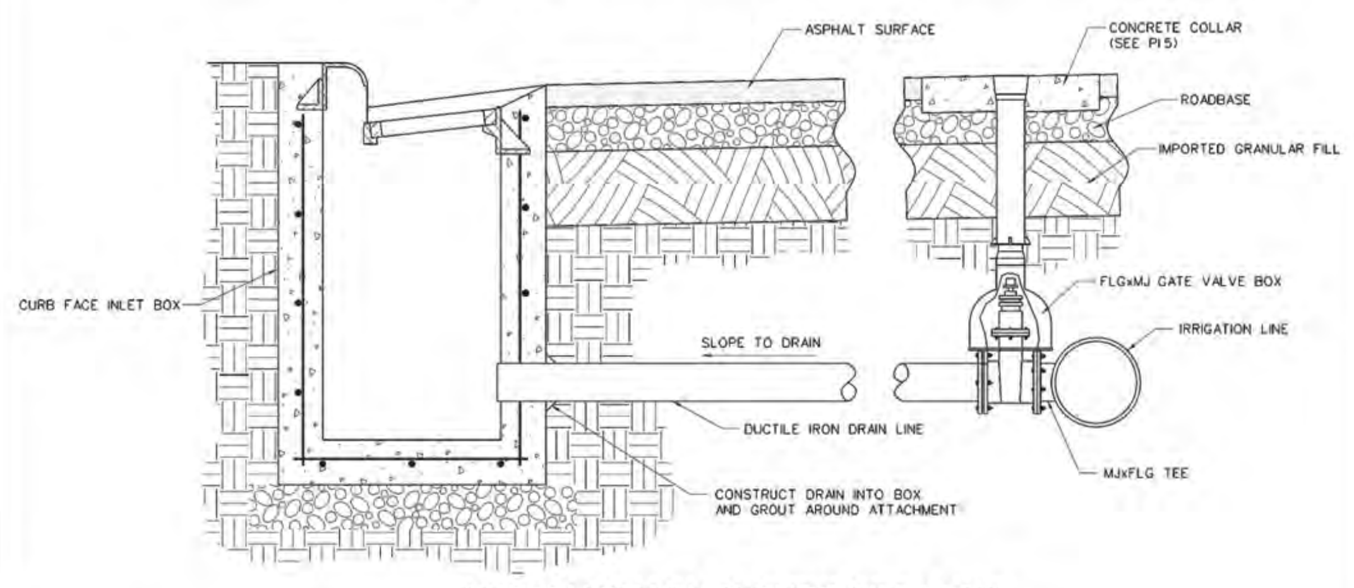


LOCAL DRAIN TO SUMP
NOT TO SCALE



SYSTEM DRAIN TO STORM DRAIN PIPE
NOT TO SCALE



SYSTEM DRAIN TO CURB INLET BOX
NOT TO SCALE

J-U-B
0 2'

REVISION

NO. DESCRIPTION BY APR. DATE

PRESSURE IRRIGATION
SYSTEM DRAINS
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: PI 3
PLOT SCALE: 1.000
DRAWN BY: BTW
DESIGN BY: NEB
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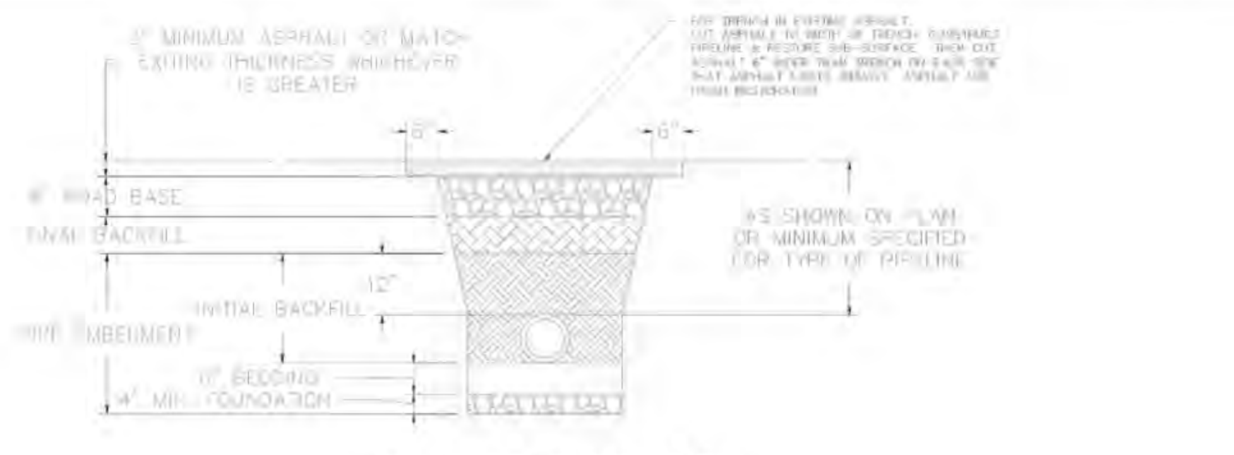
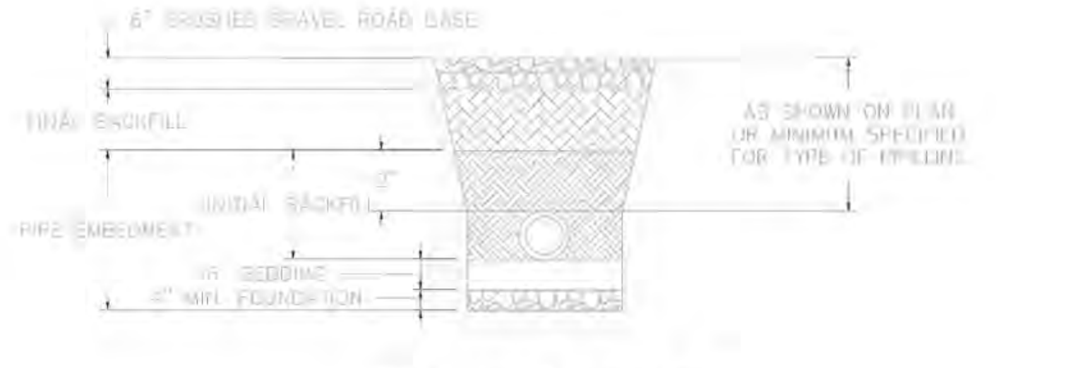
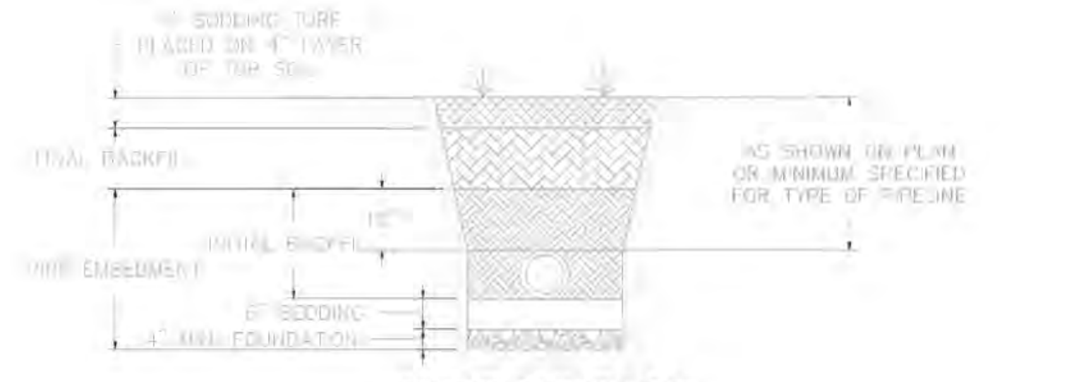


ASPHALT SURFACE



GRAVEL SURFACE



TURF SURFACE

1. SLOPE TRENCH SIDES TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.

REVISION

TYPICAL TRENCH SECTION
SANTAQUIN CITY
275 WEST MAIN STREET

UT3

ADOPTED DATE:
18 - OCT - 16

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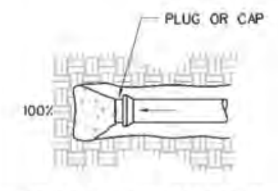
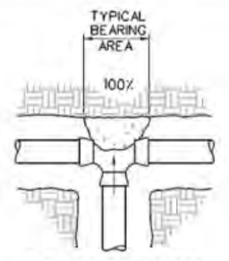
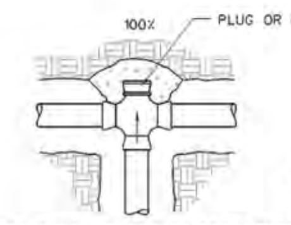


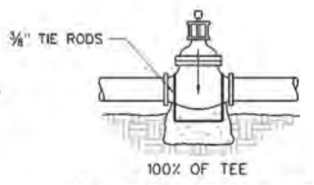
DEAD END PLAN VIEW



TEE PLAN VIEW

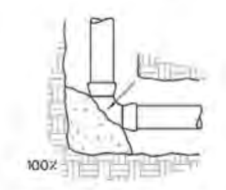


CROSS W/PLUG PLAN VIEW

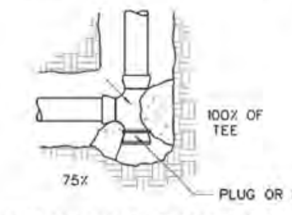


VALVE ELEVATION VIEW

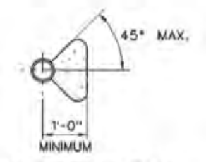
ELBOW PLAN VIEW



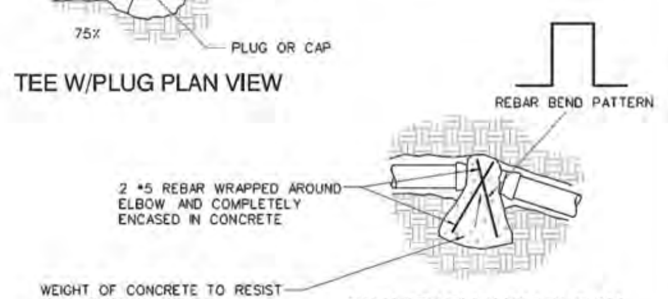
ELBOW PLAN VIEW



TEE W/PLUG PLAN VIEW



TYPICAL SECTION
THRU THRUST BLOCK



GRAVITY THRUST BLOCK
ELEVATION VIEW

NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PERCENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (←—) INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I. .
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 12 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK
5. CONCRETE THRUST BLOCKS AND MEGALUG THRUST RESTRAINING GLANDS MUST BE INSTALLED ON ALL FITTINGS (MEGALUGS NOT SHOWN FOR CLARITY).
6. INSTALL MEGALUG THRUST RESTRAINING GLANDS PER MANUFACTURER'S RECOMMENDATION.
7. ANY CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.

TABLE 1

Use when line pressure and soil bearing strength are known.

Line Pressure: ________ psi
Test Pressure (Sf = 1.5): ________ psi
Soil Bearing Strength: ________ psf
(Soil Bearing Strength determined from a geotechnical investigation.)

Side Thrust (lbs.) per 1 psi line pressure

Pipe Size (")	Pipe Area* (sq.in.)	Dead End or Tee (lbs.)	90° Bend (lbs.)	45° Bend (lbs.)	22.5° Bend (lbs.)	11.25° Bend (lbs.)
4	14.39	22	31	17	9	5
6	32.17	49	69	37	19	10
8	56.88	86	121	66	34	17
10	86.92	131	185	100	51	26
12	124.29	187	264	143	73	37
14	168.33	253	358	194	99	50
16	219.56	330	466	253	129	65
18	277.59	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	736	1,040	563	287	145
30	757.69	1,137	1,608	870	444	223

TABLE 2

Use when line pressure and soil bearing strength are not known.

Line Pressure: 120 psi
Test Pressure (Sf = 1.5): 180 psi
Soil Bearing Strength: 1,500 psf

Area of Bearing Required (sq.ft.)

Pipe Size (")	Pipe Area* (sq.in.)	Dead End or Tee (sq.ft.)	90° Bend (sq.ft.)	45° Bend (sq.ft.)	22.5° Bend (sq.ft.)	11.25° Bend (sq.ft.)
4	14.39	1.7	2.4	1.3	0.7	0.3
6	32.17	3.9	5.5	3.0	1.5	0.8
8	56.88	6.8	9.7	5.2	2.7	1.3
10	86.92	10.4	14.8	8.0	4.1	2.0
12	124.29	14.9	21.1	11.4	5.8	2.9
14	168.33	20.2	28.6	15.5	7.9	4.0
16	219.56	26.3	37.3	20.2	10.3	5.2
18	277.59	33.3	47.1	25.5	13.0	6.5
20	342.41	41.1	58.1	31.4	16.0	8.1
24	490.09	58.8	83.2	45.0	22.9	11.5
30	757.69	90.9	128.6	69.6	35.5	17.8

Example for Table 1:
8-inch 90° bend
Line Pressure = 100 psi
From Table: Thrust per 1 psi = 121 lbs.
Calculate Total Thrust: 100 psi x 121lbs/psi = 12,100 lbs
Soil Bearing Strength = 2,000 psf
Area of bearing required for thrust block is 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sq.ft.)

* Pipe area is based on largest actual inside diameter of ductile iron pipe.

J-U-B
0 4'

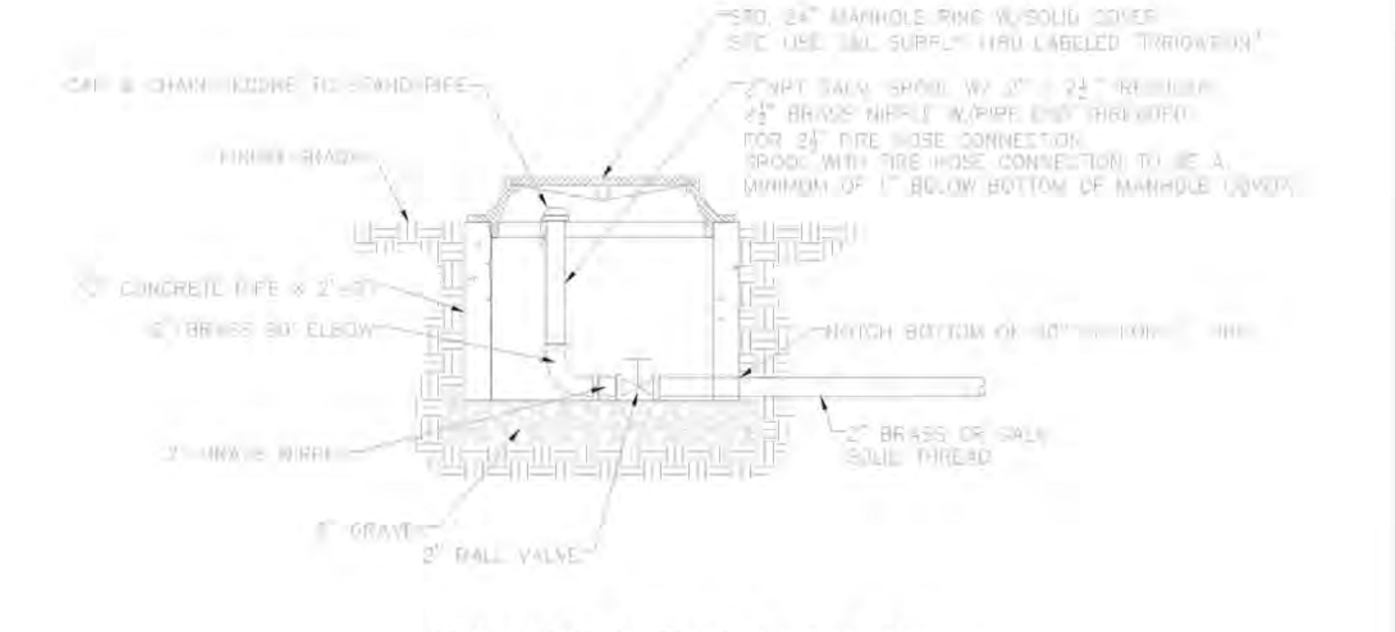
REVISION

NO. DESCRIPTION BY APR. DATE

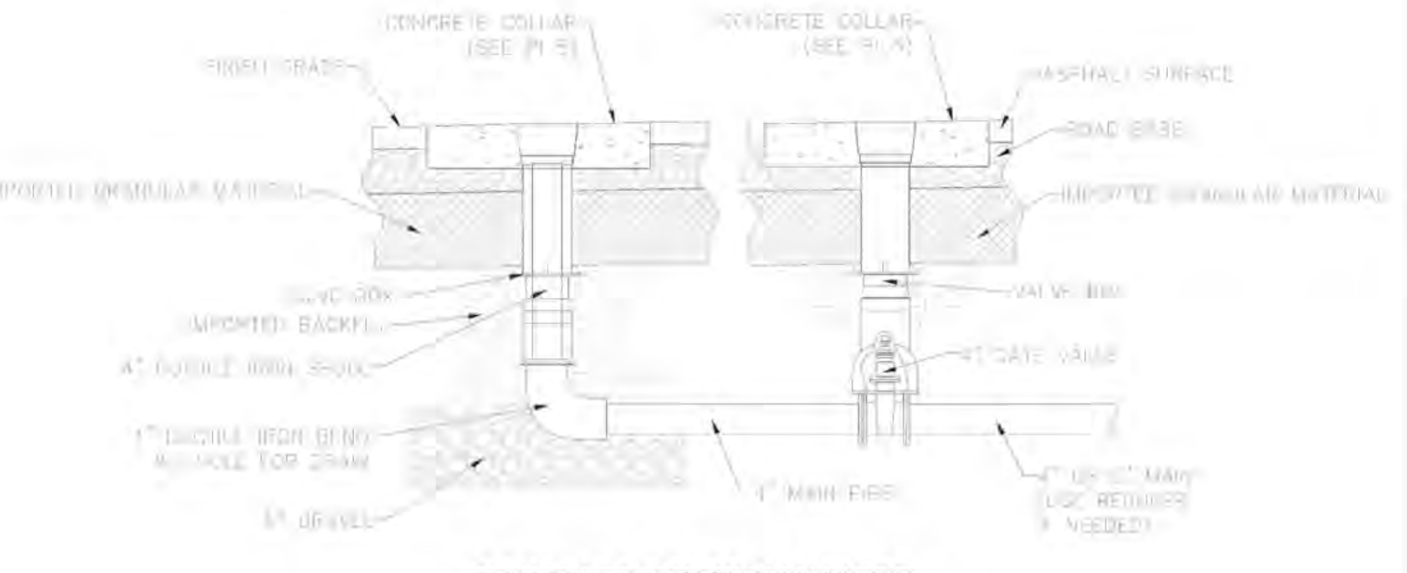
THRUST BLOCK DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: UT4
PLOT SCALE: 1.000
DRAWN BY: NEB
DESIGN BY: NEB
CHECKED BY: MLC
ADOPTED DATE: 20 JUN 12

NOT TO SCALE



STANDARD SECTION WHERE NO
STREET IMPROVEMENTS EXIST
NOT TO SCALE



STANDARD SECTION WHERE
STREET IMPROVEMENTS EXIST
NOT TO SCALE

REVISION

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

PI4

ADOPTED DATE:
18 - OCT - 16

NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

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

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

STRATTON ACRES
PHASE 1

IRRIGATION WATER DETAILS

7-20-2022

SANTAQUIN
CITY

REVIEW ONLY
NOT FOR
CONSTRUCTION

SHEET NO. D5

Specifications

POST DESCRIPTION
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design. The shaft shall be Ø5" smooth.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-90. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be tamper resistant stainless steel. All parts are 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 exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-90.

DIMENSIONS
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 .03" x .3" tall tenon with a transitional donut shall be provided for luminaire mounting.

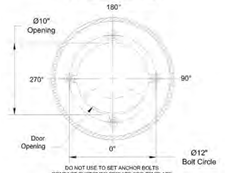
INSTALLATION
The post shall install with four, stainless steel L-type anchor bolts to be installed on a 12" diameter bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite this door.

FINISH
The entire assembly shall have a standard Holophane 'black' finish.

LUMINAIRE DESCRIPTION
- Granville Premier 1 LED
- 40W 215mA Driver, 4k CCT
- Auto-Seeking 120-277V
- Symmetric Type V, No Trim, Spike Finish, Full Cover
- NEMA Twistlock Photocontrol Receptacle
- DTL Twistlock Photocontrol For Solid-State Lighting 120-277V
- .05ft Pewaired Loads

For complete specifications see LUM_GPD.

Anchorage Detail



Catalog #'s:
GPD10IRAXSMB5NSBFCVRBHPCSL25 - NYA14SU17P07ABGBK

STATEMENT OF USE:
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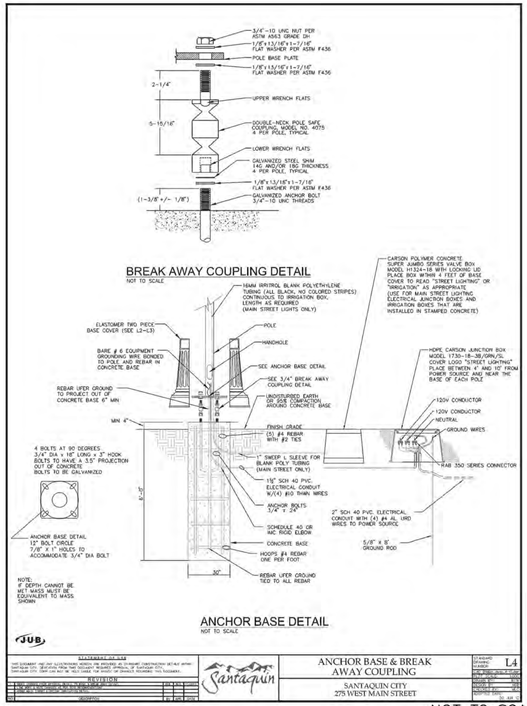
REVISION	BY	APP	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET
L1

NOT TO SCALE

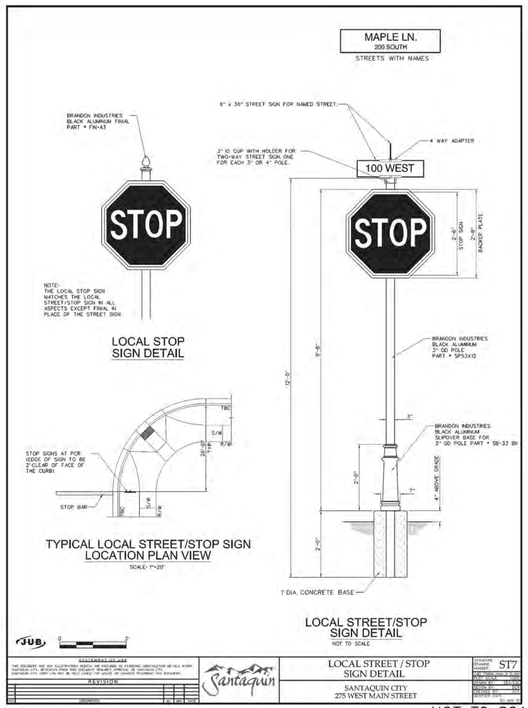


BREAK AWAY COUPLING DETAIL
NOT TO SCALE

ANCHOR BASE DETAIL
NOT TO SCALE

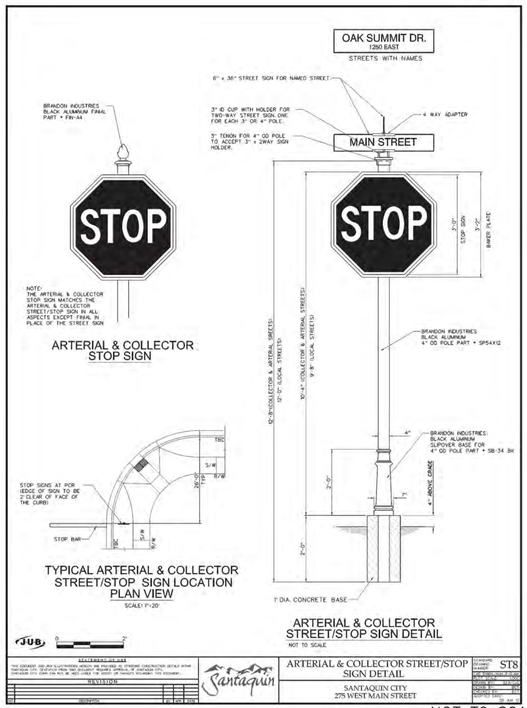
ANCHOR BASE & BREAK AWAY COUPLING
SANTAQUIN CITY
275 WEST MAIN STREET
L4

NOT TO SCALE



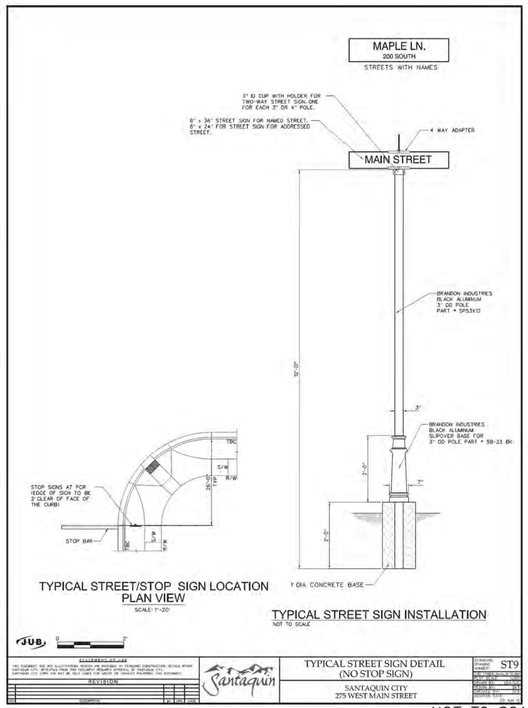
LOCAL STREET / STOP SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET
ST7

NOT TO SCALE



ARTERIAL & COLLECTOR STREET/STOP SIGN DETAIL
SANTAQUIN CITY
275 WEST MAIN STREET
ST8

NOT TO SCALE



TYPICAL STREET SIGN DETAIL (NO STOP SIGN)
SANTAQUIN CITY
275 WEST MAIN STREET
ST9

NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

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

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

LIGHT AND SIGN DETAILS

PRINT DATE: 7-20-2022

SANTAQUIN CITY

SHEET NO. D6

Stratton to city

Starting at a point that is South 89°32’33” West, 3721.98 feet along the Basis of Bearing line from the East Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian to a point of beginning and commencing thence South 89°32’33” West, 3.48 feet; thence North 0°27’27” West, 390.47 feet; thence South 89°57’52” East, 42.02 feet; thence South 0°02’28” West, 1.84 feet to a point on a 15.00-foot radius curve to the left; thence along the arc of said curve 23.22 feet through a central angle of 88°40’57” (Chord Bearing South 45°45’11” West, 20.97 feet); thence South 1°24’42” West, 197.92 feet to a point on a 527.50-foot radius curve to the right; thence along the arc of said curve 38.78 feet through a central angle of 4°12’44” (Chord bearing South 3°31’04” West, 38.77 feet); thence South 5°37’26” West, 124.99 feet to a point on a 22.50-foot radius curve to the left; thence along the arc of said curve 13.02 feet through a central angle of 3°21’08” (Chord bearing South 3°56’52” West, 13.02 feet) back to the point of beginning.

Parcel Contains 0.169 acres.

School to city

Starting at a point that is South 89°32’33” West, 3686.56 feet along the Basis of Bearing line and North 390.12 feet from the East Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian to a point of beginning and commencing thence North 89°57’42” West, 42.02 feet; thence North 0°27’27” West, 506.49 feet; thence North 89°32’33” East, 16.49 feet; thence North 0°27’27” West, 409.77 feet; thence East, 40.82 feet; thence South 1°24’42” West, 840.11 feet to a point on a 15.00-foot curve to the left; thence along the arc of said curve 23.93 feet through a central angle of 91°24’42” (Chord bearing South 44°17’39” East, 21.47 feet); thence South 31.00 feet; thence West, 2.27 feet; thence South, 30.16 feet back to the point of beginning.

Parcel contains 0.758 acres.

2-11-22

A 20’ sewer easement, 10’ either side of described centerline

Beginning at a point that is N 89°32’32” E 1,022.98 feet along the section line and North 1,712.66 feet from the West ¼ corner of Section 36, Township 1 East, Range 9 South, Salt Lake Base and Meridian, and running thence N 89°53’59” E 321.86 feet, thence S 69°55’19” E 259.85 feet, thence S 01°24’42” W 1,461.43 feet, thence S 05°37’26” W 129.21 feet to the point of terminus.