



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 08, 2024, at 10:00 AM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

### ADA NOTICE

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

## AGENDA

### NEW BUSINESS

**1. Stratton Meadows Preliminary Review**

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

**2. Santaquin Peaks Lot #1 Site Plan**

A site plan review of lot #1 in the Santaquin Peaks Industrial Subdivision located at approximately 237 N. Nebo Way.

**3. Traffic Control Request (240 W. Royal Land Drive)**

Review of a traffic control request for a stop sign at 240 W. Royal Land Drive.

### MEETING MINUTES APPROVAL

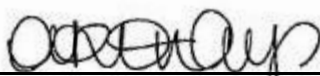
**4. August 27, 2024**

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

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

BY:

  
\_\_\_\_\_  
Amalie R. Ottley, City Recorder



SITE DEVELOPMENT CONSTRUCTION PLANS

# STRATTON MEADOW SUBDIVISION

## LOCATION

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

# PRELIMINARY

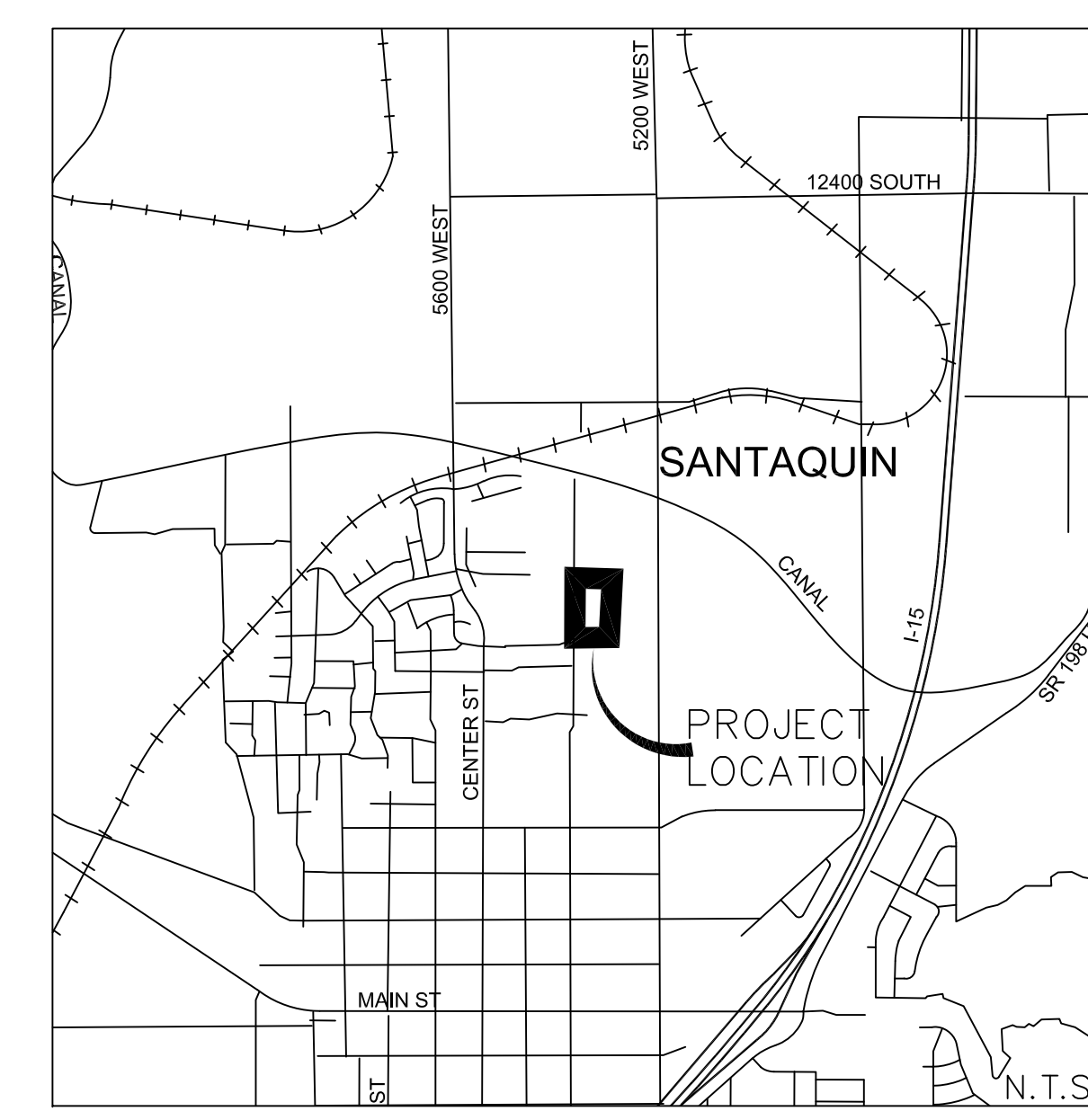
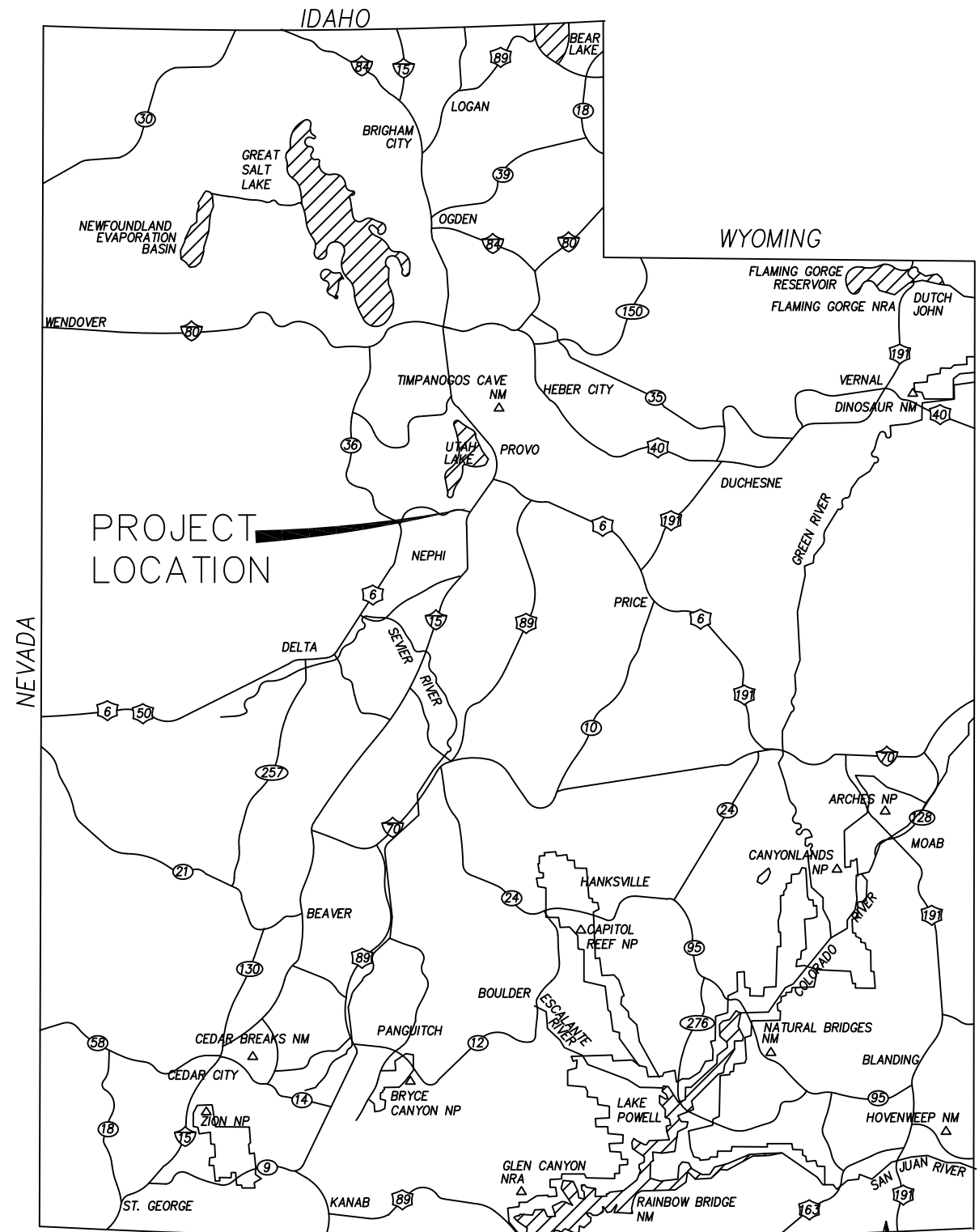
## Sept. 23, 2024

### REVISIONS

#	DESCRIPTION	DATE	SHEETS AFFECTED

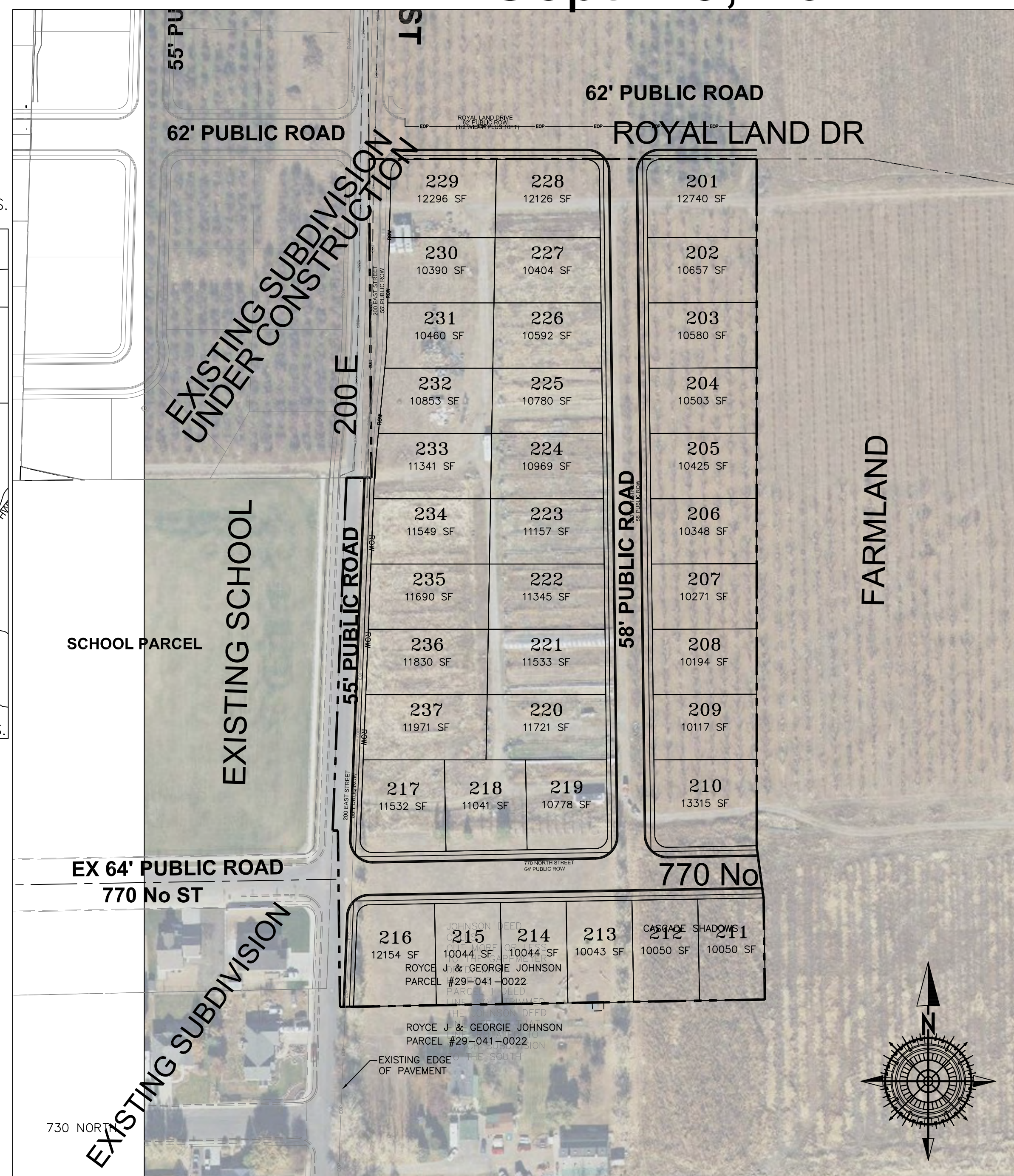
### INDEX OF SHEETS

1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G1-G2	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
DRAIN	SITE DRAINAGE PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	ROYAL LAND DRIVE
PP2	200 EAST STREET
PP3	260 EAST STREET
PP4	800 NORTH STREET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1-ER2	EROSION CONTROL NOTES AND DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4	STORM WATER DETAILS
D5	PRESSURIZED IRRIGATION DETAILS
D6	STREET LIGHT AND SIGNAGE DETAILS

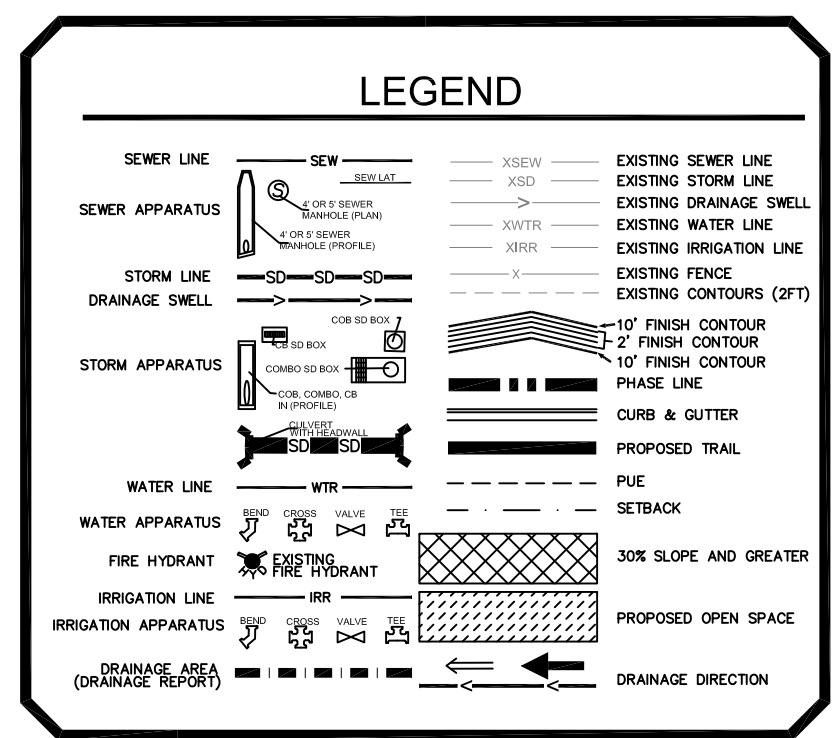


PROPERTY OWNER:  
 STRATTON ACRES LLC  
 KAMERON SPENCER  
 847 E DRAPER MEADOW LANE  
 DRAPER, UTAH 84020  
 801-330-0546

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



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



ZONE	R-10
LOTS	37
ACREAGE	11.84 ac.
ACREAGE LOTS	8.08 ac.
ACREAGE ROW	3.76 ac.
DENSITY	3.12 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



STRATTON MEADOW SUBDIVISION  
 9-23-2024

SHEET NO. 1

CONSTRUCTION NOTES

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

MISC CONSTRUCTION NOTES

- MISC CONSTRUCTION NOTES
THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.
GENERAL NOTES:
1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: SANTAQUIN CITY STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERE TO 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 SANTAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.
3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SANTAQUIN CITY AND UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
10) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILT RECORDS 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.
11) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SANTAQUIN CITY STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.
12) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.
13) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SANTAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.
14) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION

NOTE:
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DEWATERING NOTES:

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

Table with 4 columns: NO., DESCRIPTION, N/S, DATE. Rows 1-12.

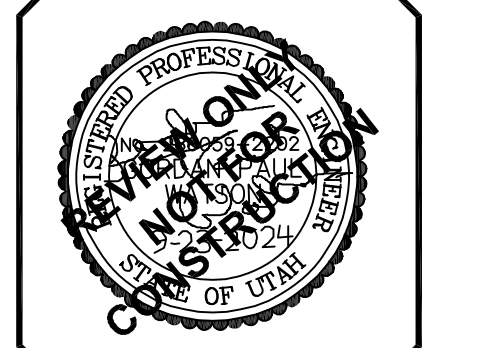
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P.O. BOX 951005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com
CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING
CONSTRUCTION MANAGEMENT

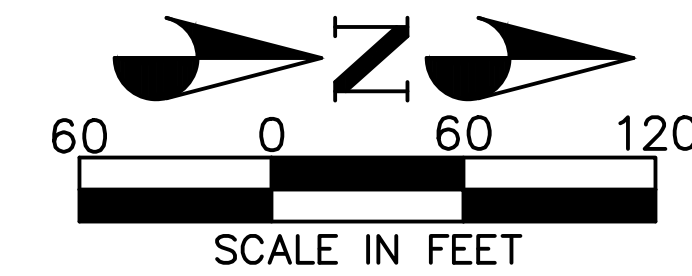
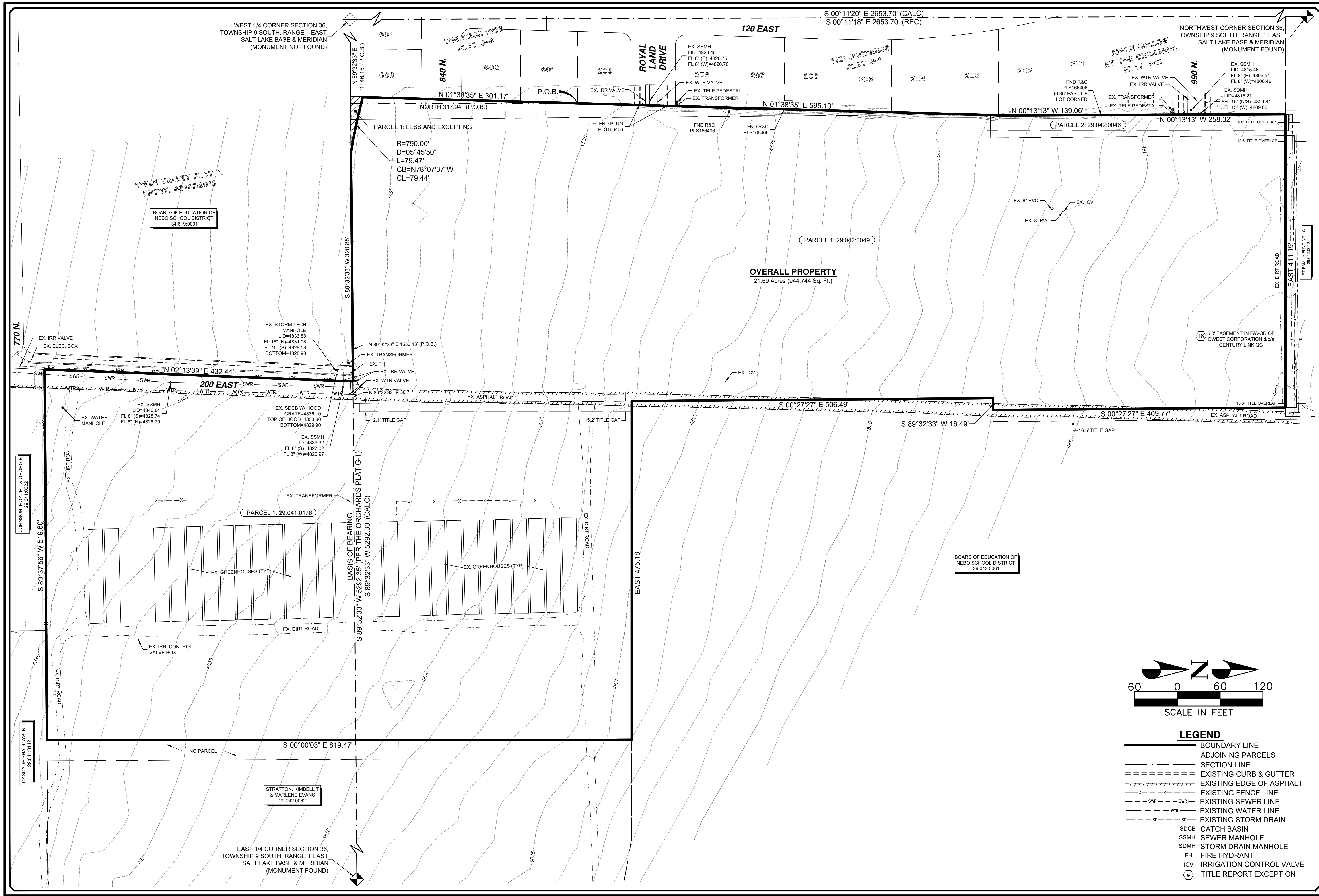
STRATTON MEADOW SUBDIVISION
PROJECT NOTES AND CONTACT INFORMATION
9-23-2024
PLOT DATE:

SANTAQUIN CITY



SHEET NO. 1A





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

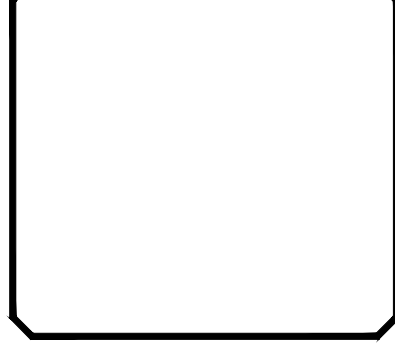
NO.	DESCRIPTION	DATE	APP'D.

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

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

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

SANTAQUIN CITY

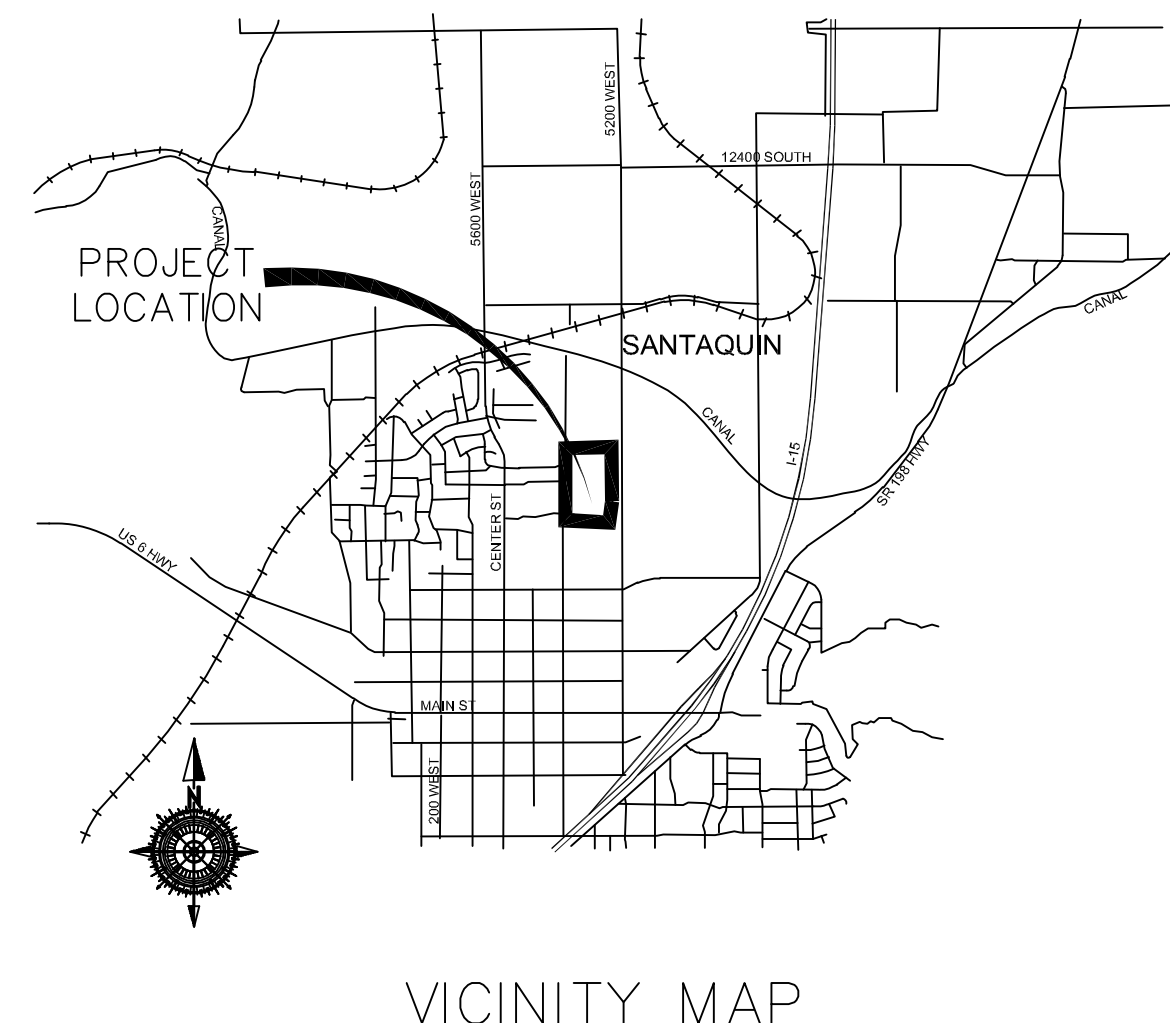
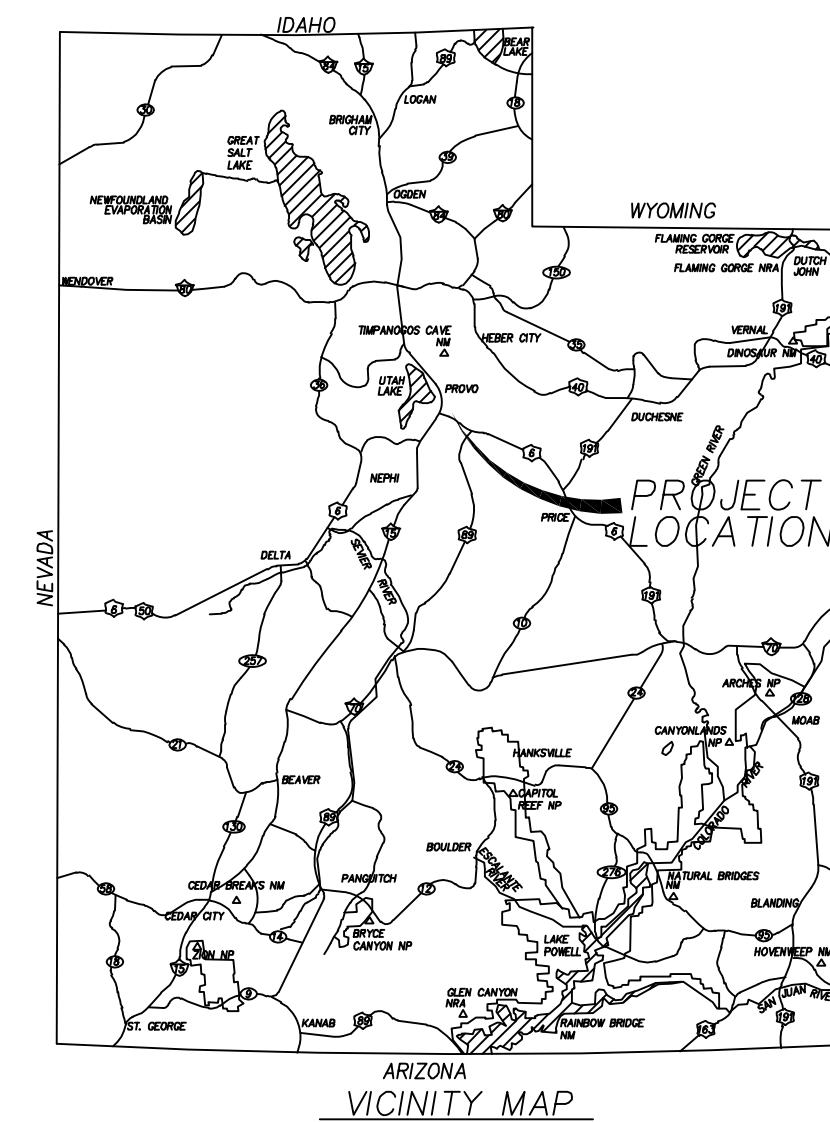


SHEET NO. **2/2**

# STRATTON MEADOW SUBDIVISION

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

## PRELIMINARY PLAT



### SURVEYOR'S CERTIFICATE

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

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 89°23'33" W 1,536.13 FEET ALONG THE 1/4 SECTION LINE FROM THE WEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF SANTAQUIN ACRES PHASE 1, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING 2 CALLS; 1) THENCE N 89°32'33" E 30.71 FEET, 2) THENCE N 00°27'27" W 390.47 FEET, THENCE EAST 475.18 FEET, THENCE S 00°00'03" E 841.64 FEET, THENCE S 07°35'03" E 64.42 FEET, THENCE S 01°00'01" E 124.53 FEET, THENCE S 89°59'59" W 521.40 FEET, THENCE N 00°40'42" W 216.24 FEET, THENCE S 89°37'42" W 6.39 FEET, THENCE N 02°13'39" E 432.56 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINS 37 LOTS AND 11.84 ACRES.

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

### NOTES:

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

### OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

BOARD OF EDUCATION NEBO SCHOOL DISTRICT  
(MANAGER)

STRATTON ACRES LLC  
XXXXXX (MANAGER)

STRATTON ACRES LLC  
KAMERON SPENCER (MANAGER)

## STRATTON MEADOW SUBDIVISION

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

### ACCEPTANCE BY ADMINISTRATIVE BODY

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

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

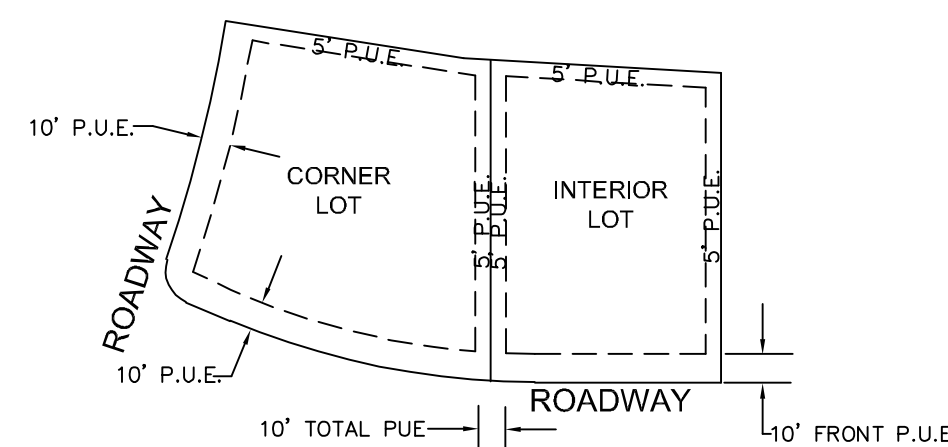
### ROCKY MOUNTAIN POWER

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-903(4)(c)(i) 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 96, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
ROCKY MOUNTAIN POWER

### DOMINION ENERGY QUESTAR CORPORATION

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

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



INTERIOR AND CORNER LOTS  
UNLESS OTHERWISE NOTED ON PLAT

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

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

### UTAH COUNTY RECORDER

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

COUNTY RECORDER

SURVEYOR LOGO HERE

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

COUNTY RECORDER SEAL

CITY CLERK SEAL

SURVEYORS SEAL

CITY ENGINEER SEAL

### SHEET NO

1 / 2

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

# STRATTON MEADOWS SUBDIVISION

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

KIMBALL STRATTON  
29:042:0062

CASCADE SHADOWS INC  
29:041:0142

KIMBALL STRATTON  
29:042:0062



BOARD OF  
EDUCATION  
29:042:0061

ROADWAY DEDICATION  
ENTRY#  
BOOK  
PAGE

EXISTING ROADWAY  
DEDICATION  
ENTRY#  
BOOK  
PAGE

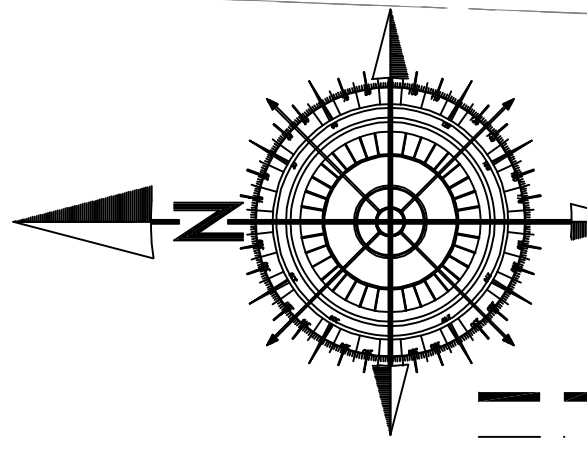
JOHNSON  
29:041:0022

SURVEYOR OF RECORD:  
**SURVEYOR LOGO HERE**

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C5	23.74'	15.00'	21.34'	S44°39'14"W	90°41'31"
C6	23.38'	15.00'	21.08'	N45°20'46"W	89°18'29"
C7	23.19'	15.00'	20.95'	S45°42'21"W	88°35'18"
C8	38.78'	527.50'	38.77'	S3°31'04"W	4°12'44"
C9	23.93'	15.00'	21.47'	S44°17'39"E	91°24'42"
C10	14.58'	247.50'	14.58'	S3°56'11"W	3°22'30"

POINT OF BEGINNING  
S 89°32'33" W 1.536 13'  
S 89°32'33" W 5.292 30' (CALC)  
S 89°32'33" W 5.292 35' (PER THE ORCHARDS PLAT G-1)  
BASIS OF BEARING



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

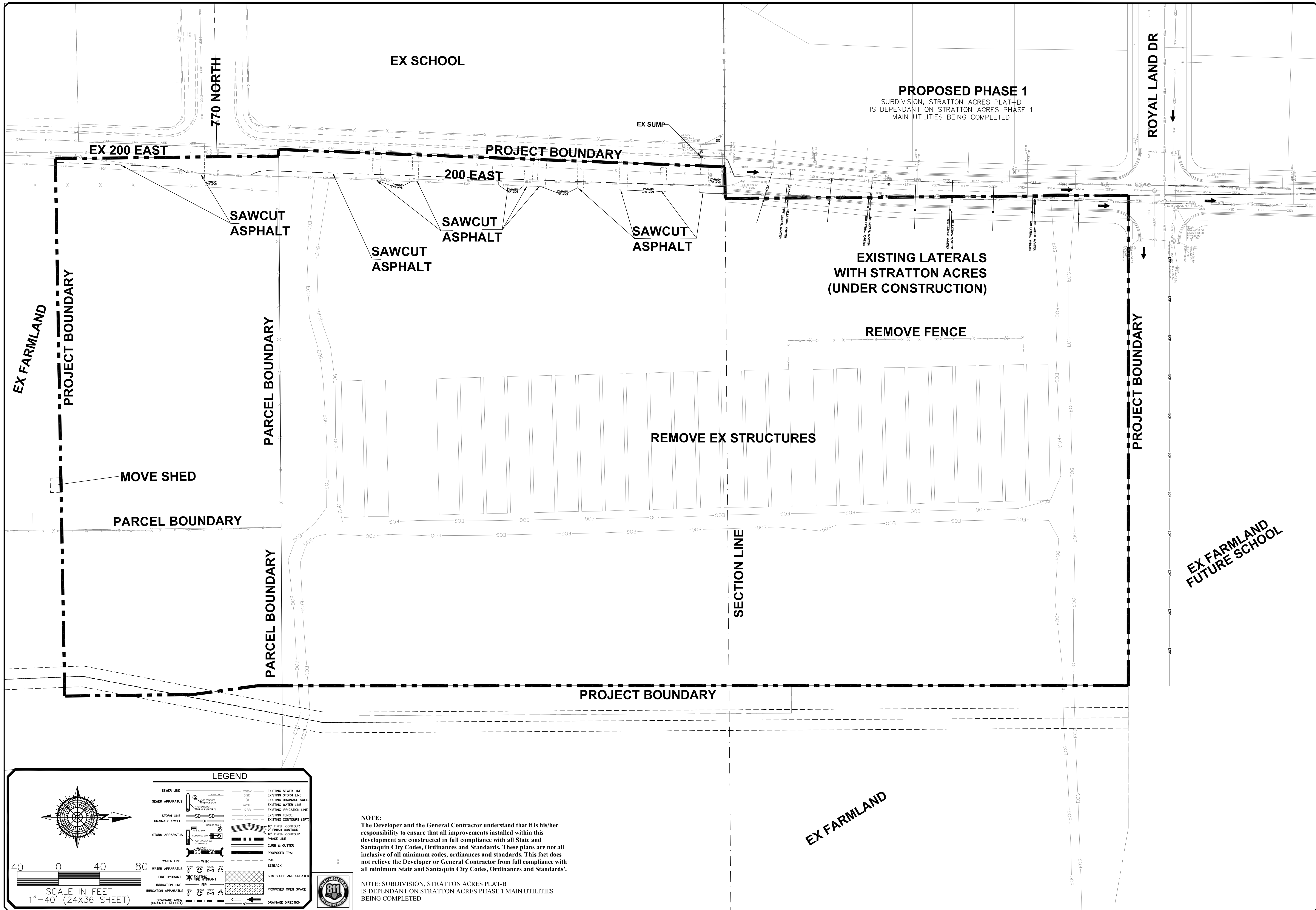
- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- ◆ SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

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

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

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





**LEGEND**

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

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

**NOTE:** SUBDIVISION, STRATTON ACRES PLAT-B IS DEPENDANT ON STRATTON ACRES PHASE 1 MAIN UTILITIES BEING COMPLETED

NO.	DESCRIPTION	DATE	APP'D

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

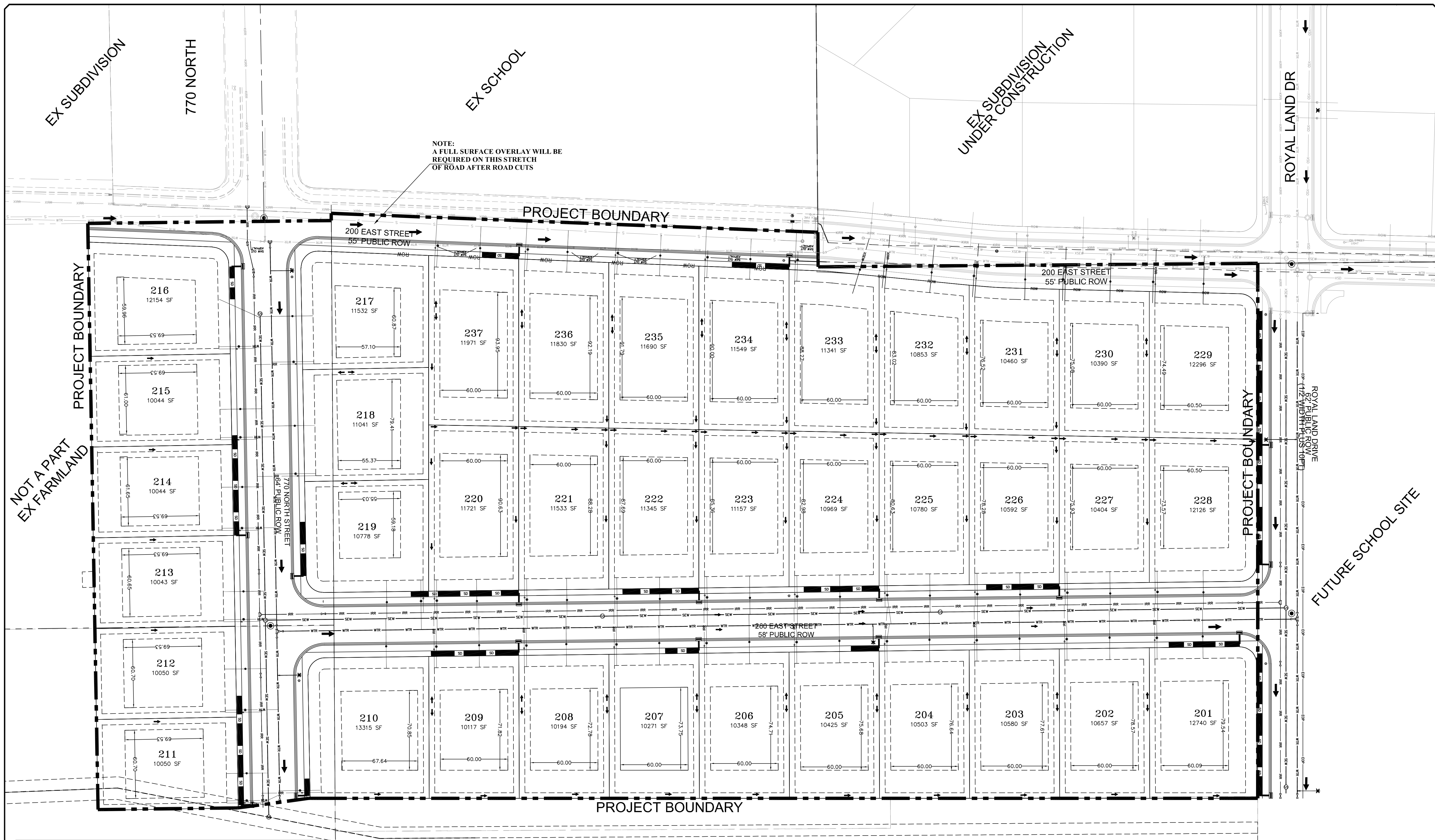
**GATEWAY CONSULTING, Inc**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com  
 CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**  
 EXISTING CONDITIONS AND DEMOLITION SHEET  
 9-23-2024

SANTAQUIN CITY



SHEET NO. **2**



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

**LEGEND**

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING SEWER LINE WITH MANHOLE
STORM LINE	EXISTING STORM LINE
DRAINAGE SHELL	EXISTING DRAINAGE SHELL
STORM APPARATUS	EXISTING WATER LINE
WATER LINE	EXISTING IRRIGATION LINE
WATER APPARATUS	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION LINE	10' FINISH CONTOUR
IRRIGATION APPARATUS	5' FINISH CONTOUR
DRAINAGE AREA	PHASE LINE
STREET LIGHT	BOUNDARY LINE
	CURB & GUTTER
	PAVE
	SETBACK
	SOE SLOPE AND GREATER
	PROPOSED OPEN SPACE
	STOP OR STREET SIGN
	DRAINAGE DIRECTION

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

NOTE:  
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NO.	DESCRIPTION	DATE	APP'D

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

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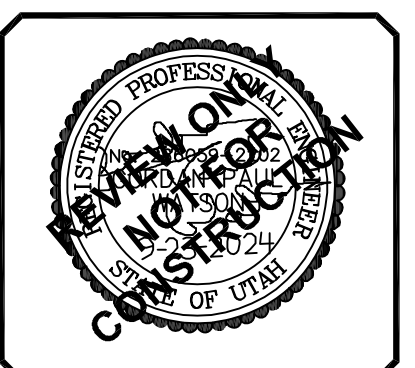
CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW  
 SUBDIVISION**

**SITE PLAN**

9-23-2024

SANTAQUIN CITY



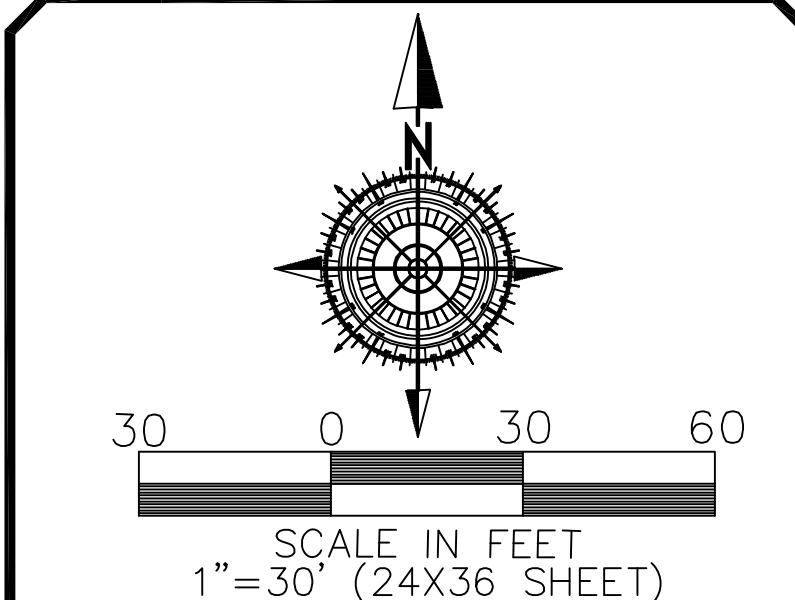
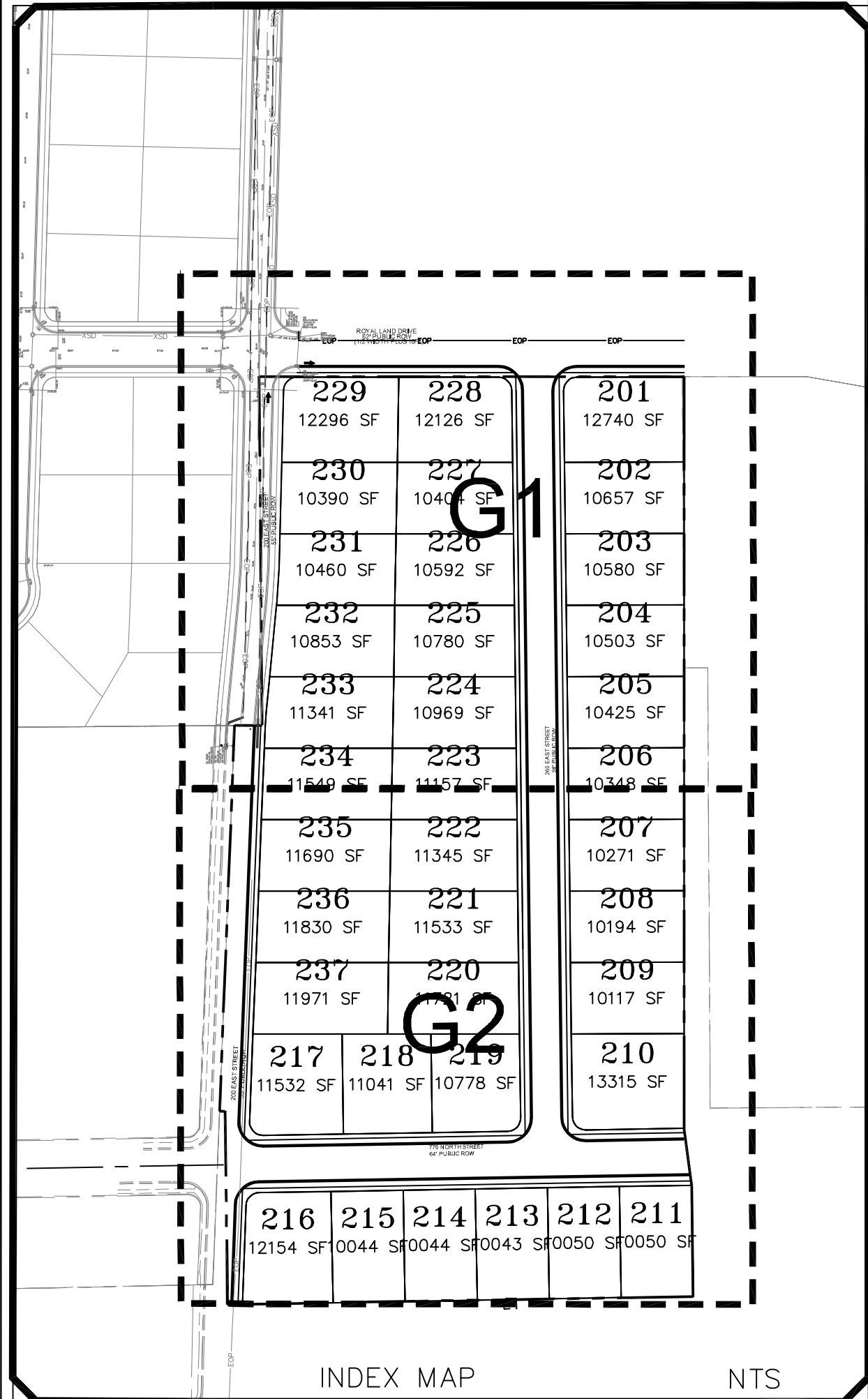
SHEET NO. 3

**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'.

STRATTON ACRES PHASE 1  
 UNDER CONSTRUCTION

ROYAL LAND DR

ROYAL LAND DRIVE  
 62' PUBLIC ROW  
 (1/2 WIDTH PLUS 10FT)  
 ROYAL LAND DRIVE



**LEGEND**

SEWER LINE	SEW	EXISTING SEWER LINE	SEW
SEWER APPARATUS	SEW	EXISTING STORM LINE	STO
STORM LINE	STO	EXISTING DRAINAGE SHELL	DRS
DRAINAGE SHELL	DRS	EXISTING WATER LINE	WTR
STORM APPARATUS	STO	EXISTING IRRIGATION LINE	IRR
WATER LINE	WTR	EXISTING FENCE	FNC
WATER APPARATUS	WTR	EXISTING CONTOURS (PT)	CON
FIRE HYDRANT	FHY	10' FINISH CONTOUR	10F
IRRIGATION LINE	IRR	7' FINISH CONTOUR	7F
IRRIGATION APPARATUS	IRR	10' FINISH CONTOUR	10F
DRAINAGE AREA (DRAINAGE REPORT)	DRG	PROPOSED TRAIL	TRL
		SETBACK	SET
		5:0% SLOPE AND GREATER	SLO
		PROPOSED OPEN SPACE	POS
		DRAINAGE DIRECTION	DRG

NO.	DESCRIPTION	DATE	APP'D

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

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

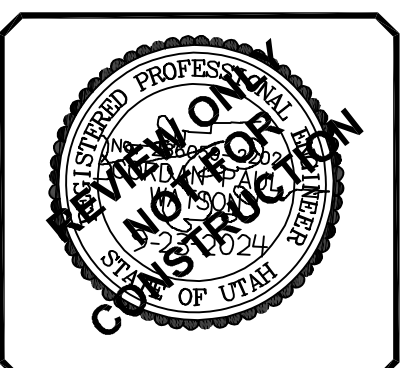
CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

STRATTON MEADOW  
 SUBDIVISION

GRADING

9-23-2024

SANTAQUIN CITY



SHEET NO. G1



NO.	DESCRIPTION	DATE	APP'D

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

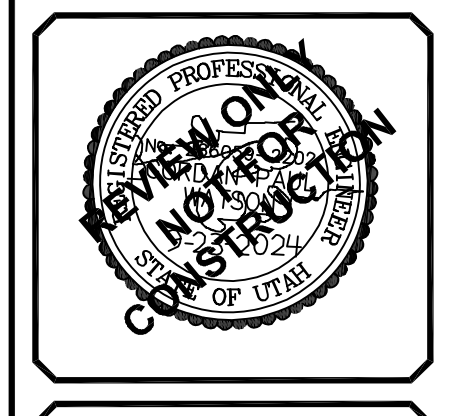
**GATEWAY CONSULTING, Inc**  
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 PH: (801) 694-5848  
 paul@gatewayconsultingllc.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**  
 GRADING

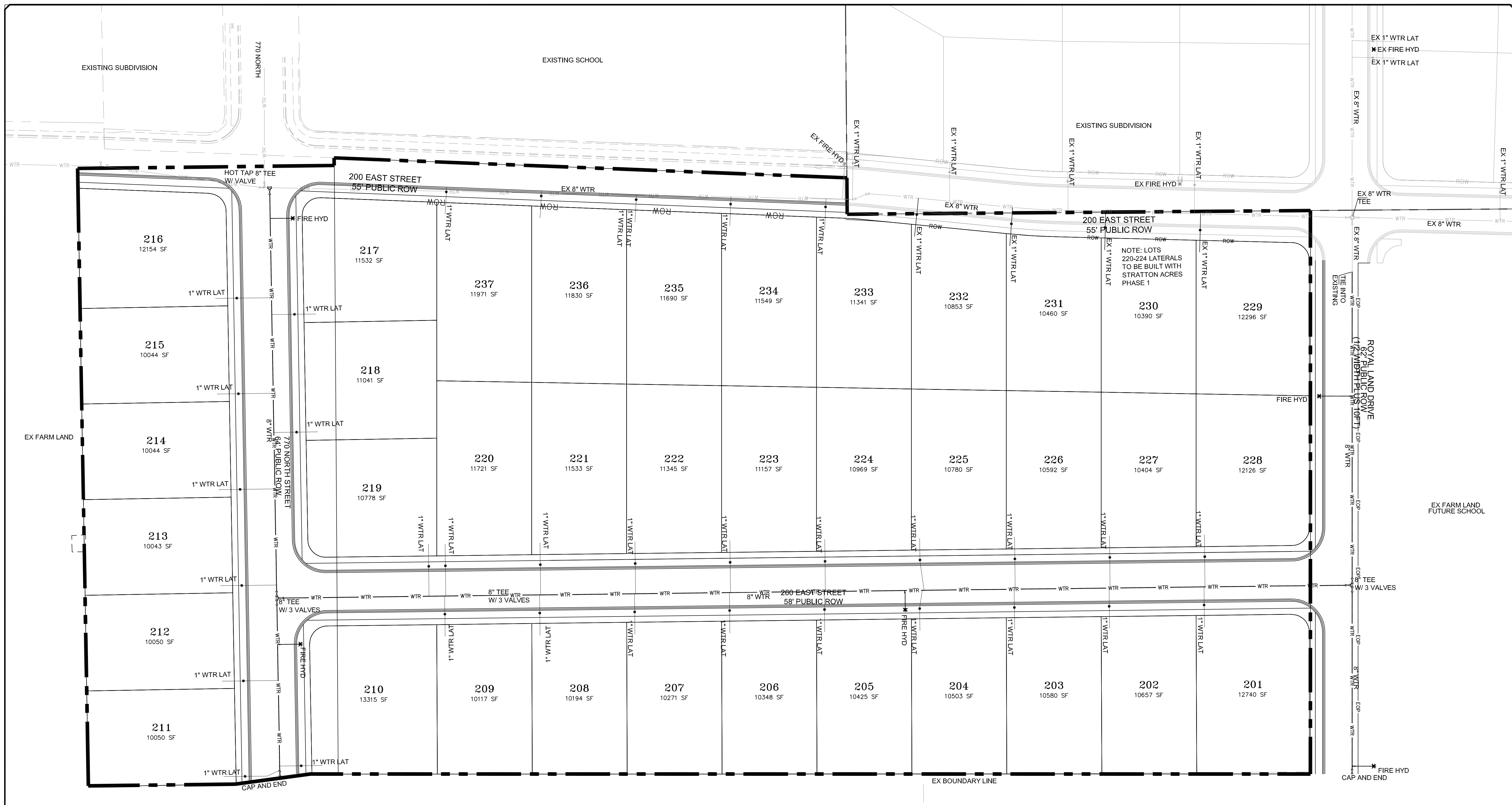
9-23-2024

SANTAQUIN CITY



SHEET NO. G2

**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	APPD.

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

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

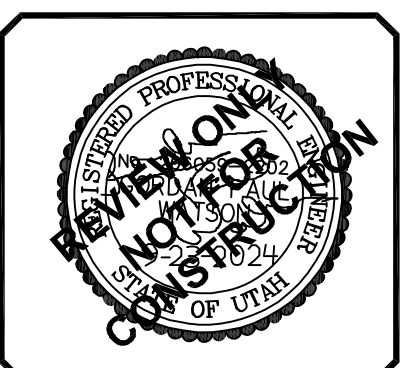
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**

WATER UTILITY SHEET

PRINT DATE: 9-23-2024

SANTAQUIN CITY



SHEET NO. **U1**

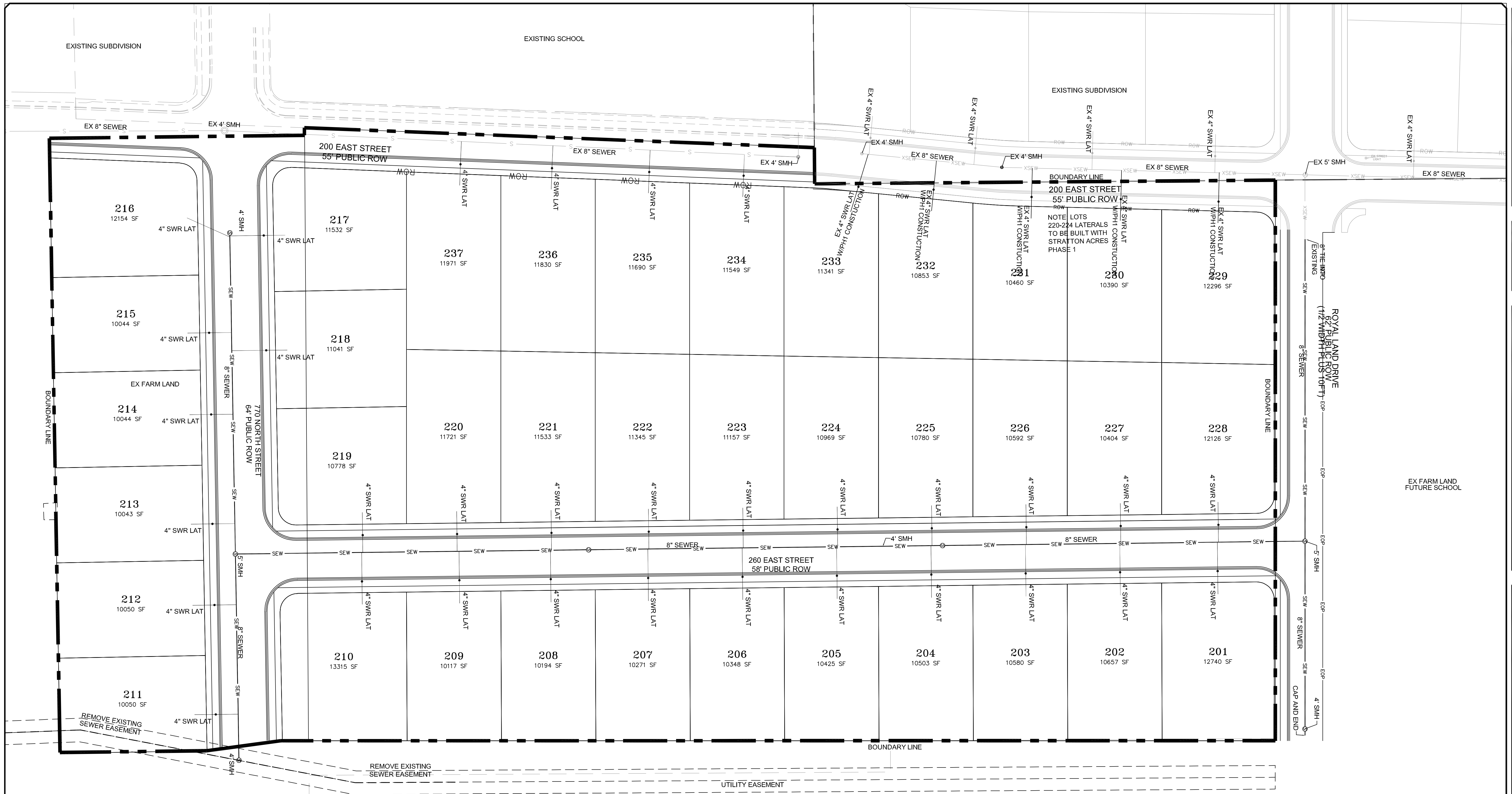
**LEGEND**

	SEWER LINE		EXISTING SEWER LINE
	SEWER LATERAL		EXISTING SEWER LATERAL
	STORM LINE		EXISTING STORM LINE
	STORM LATERAL		EXISTING STORM LATERAL
	WATER LINE		EXISTING WATER LINE
	FIRE HYDRANT		EXISTING FIRE HYDRANT
	IRRIGATION LINE		EXISTING IRRIGATION LINE
	DRAINAGE LINE		EXISTING DRAINAGE LINE
	10' FINISH CONTOUR		2' FINISH CONTOUR
	15' FINISH CONTOUR		10' FINISH CONTOUR
	PROPOSED TRAIL		FILE
	SETBACK		SIDE SLOPE AND GREATER
	PROPOSED OPEN SPACE		DRAINAGE DIRECTION

SCALE IN FEET  
1" = 40' HORIZONTAL

Blue Stakes of UTAH811

**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**

	SEWER LINE		EXISTING SEWER LINE
	SEWER LATERAL		EXISTING STORM LINE
	SEWER APPARATUS		EXISTING DRAINAGE SHELL
	STORM LINE		EXISTING WATER LINE
	DRAINAGE SHELL		EXISTING IRRIGATION LINE
	STORM APPARATUS		EXISTING FENCE
	WATER LINE		EXISTING CONTOURS (PT)
	WATER APPARATUS		PROPOSED CONTOURS
	FIRE HYDRANT		CURB & GUTTER
	IRRIGATION LINE		PROPOSED TRAIL
	IRRIGATION APPARATUS		PAVE
	DRAINAGE SHELL		SETBACK
	DRAINAGE DIRECTION		3:00 SLOPE AND GREATER
	PROPOSED OPEN SPACE		PROPOSED OPEN SPACE

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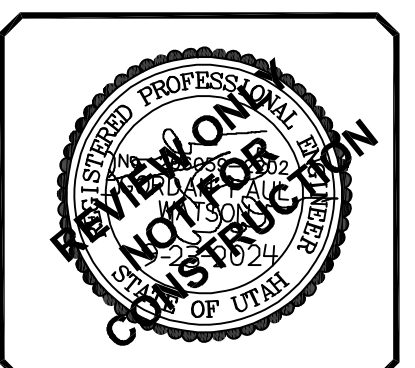
ORIG. DATE:	2-8-21
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=40'

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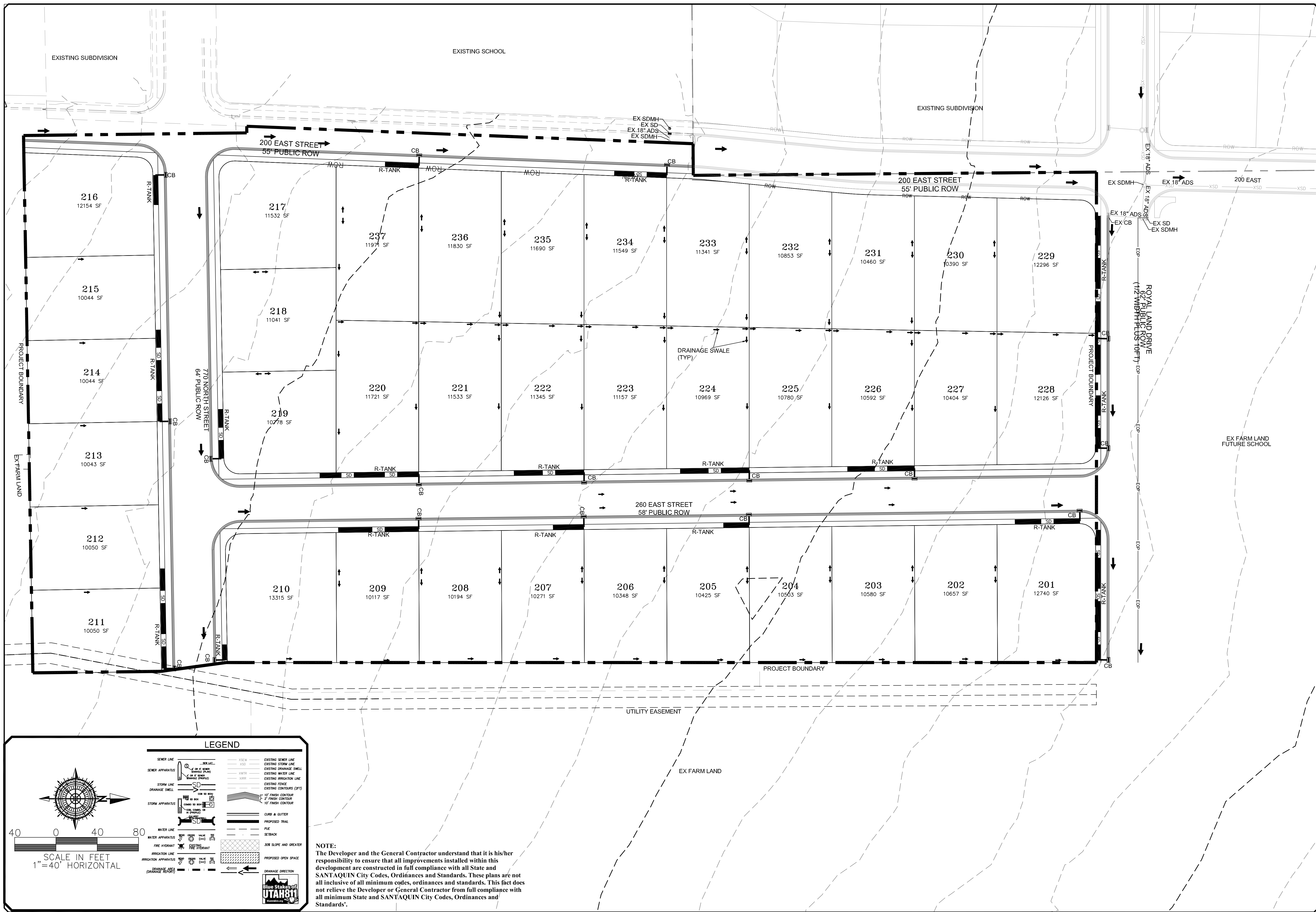
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 CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**  
 SEWER UTILITY SHEET  
 PRINT DATE: 9-23-2024

SANTAQUIN CITY



SHEET NO. **U2**



**LEGEND**

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

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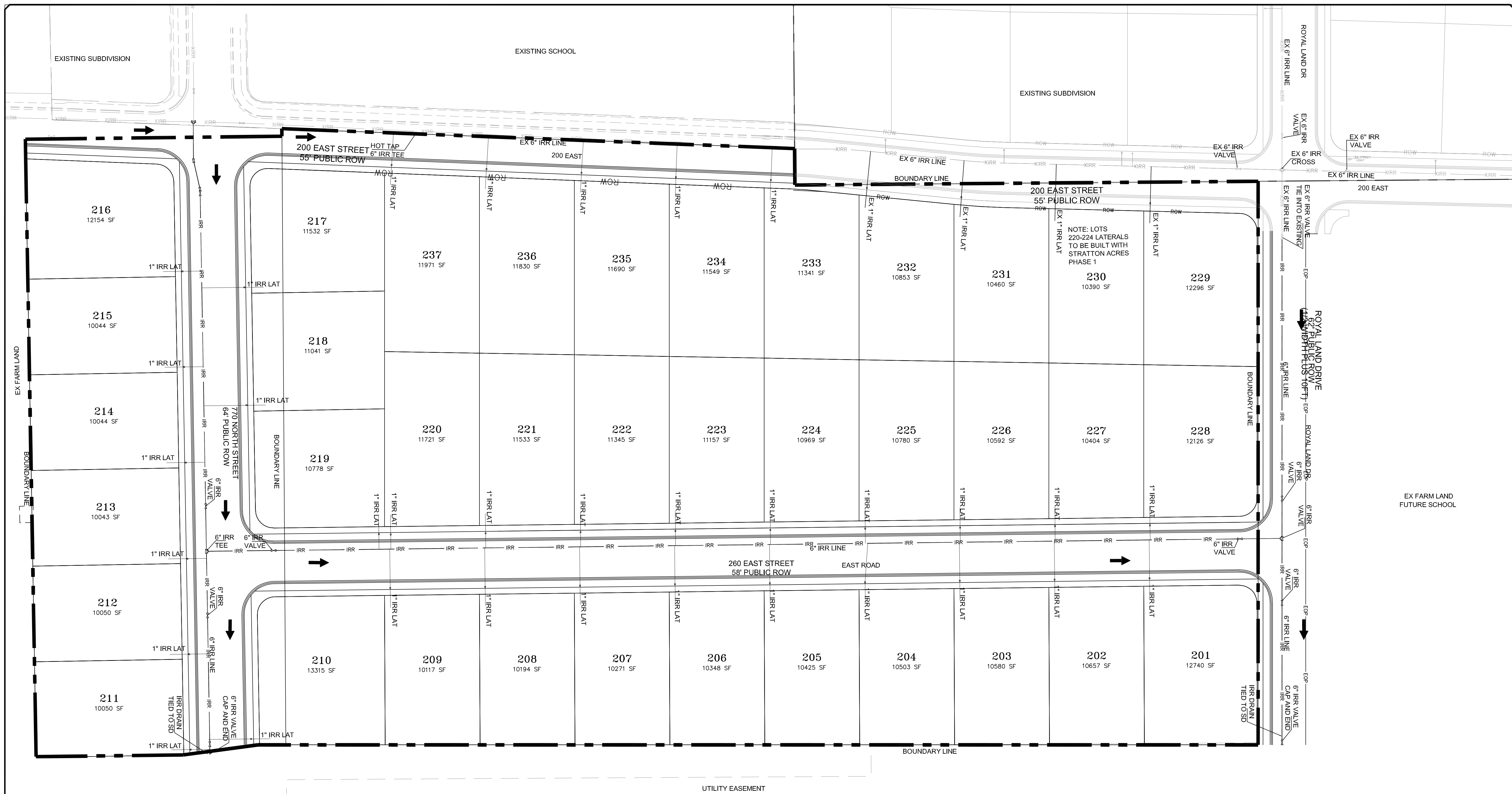
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**STRATTON MEADOW SUBDIVISION**  
**STORM UTILITY SHEET**  
 PRINT DATE: 9-23-2024

SANTAQUIN CITY



SHEET NO. **U3**



**LEGEND**

SEWER LINE	EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING STORM LINE
SEWER APPARATUS	EXISTING STORM LINE	EXISTING DRAINAGE SHELL	EXISTING DRAINAGE SHELL
STORM LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING FENCE
DRAINAGE SHELL	EXISTING CONTOURS (DT)	EXISTING CONTOURS (DT)	EXISTING CONTOURS (DT)
STORM APPARATUS	1" FINISH CONTOUR	2" FINISH CONTOUR	10" FINISH CONTOUR
WATER LINE	CLUB & GUTTER	PROPOSED TRAIL	FILE
FIRE HYDRANT	PROPOSED TRAIL	FILE	SETBACK
IRRIGATION LINE	SOE SLOPE AND GREATER	PROPOSED OPEN SPACE	
IRRIGATION APPARATUS			
DRAINAGE SHELL (DRAINAGE SHELL)			

SCALE IN FEET  
1" = 40' HORIZONTAL

Blue Stakes of UTAH 811

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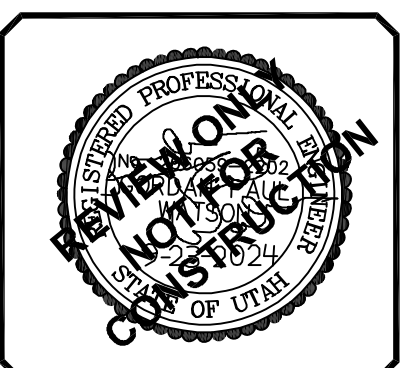
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**STRATTON MEADOW SUBDIVISION**

IRRIGATION UTILITY SHEET

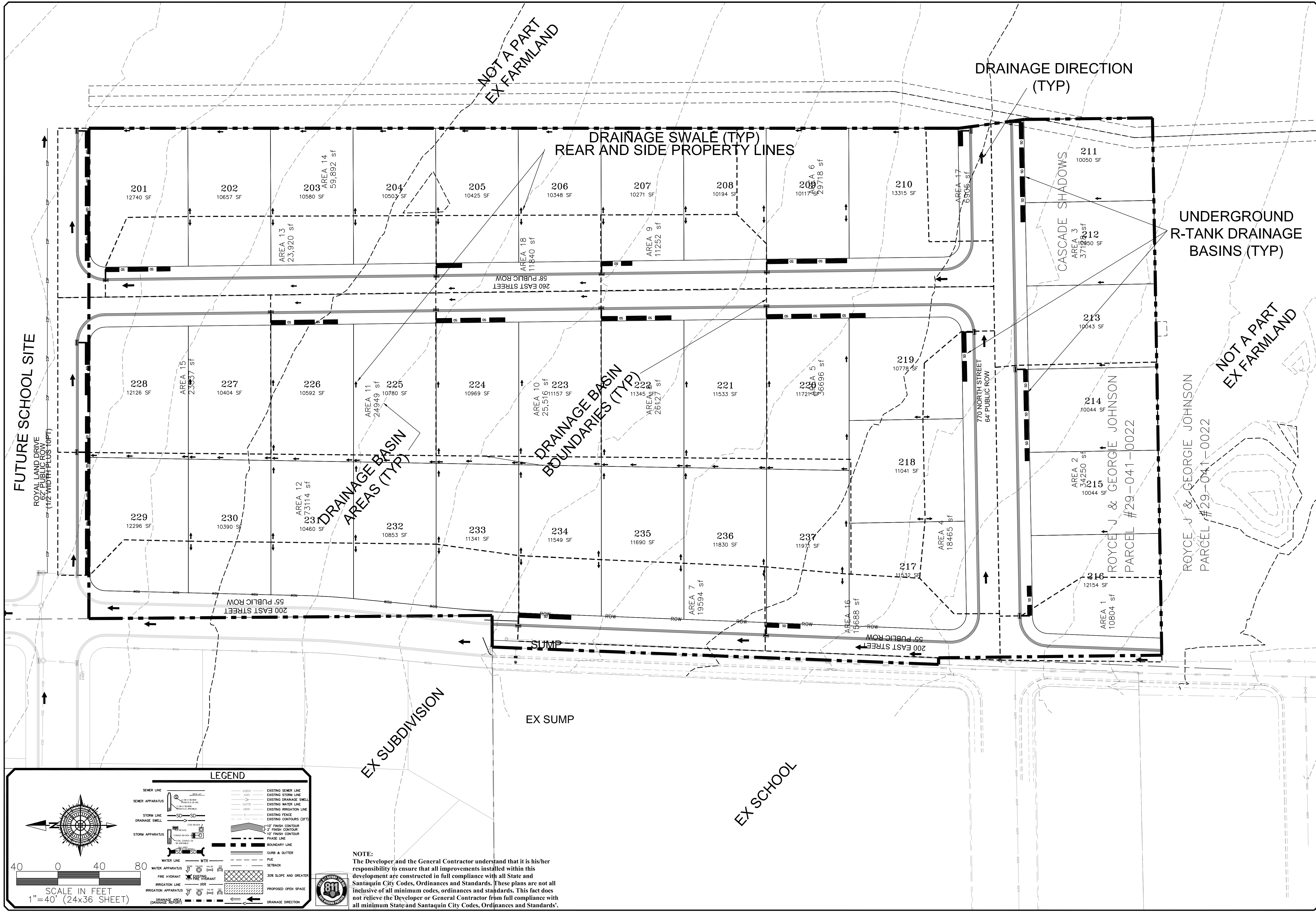
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SANTAQUIN CITY



SHEET NO. U4





**LEGEND**

	SEWER LINE		EXISTING SEWER LINE
	SEWER APPARATUS		EXISTING STORM LINE
	STORM LINE		EXISTING DRAINAGE SWALE
	DRAINAGE SWALE		EXISTING WATER LINE
	STORM APPARATUS		EXISTING IRRIGATION LINE
	WATER LINE		EXISTING FENCE
	FIRE HYDRANT		EXISTING CONTOUR (2 FT)
	IRRIGATION LINE		10' FINISH CONTOUR
	IRRIGATION APPARATUS		5' FINISH CONTOUR
	PROPOSED OPEN SPACE		PHASE LINE
	BOUNDARY LINE		CURB & GUTTER
	PROPOSED OPEN SPACE		PAVE
	PROPOSED OPEN SPACE		SETBACK
	PROPOSED OPEN SPACE		SOIL SLOPE AND GREATER
	PROPOSED OPEN SPACE		PROPOSED OPEN SPACE
	DRAINAGE DIRECTION		DRAINAGE DIRECTION

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SCALE: 1"=40'

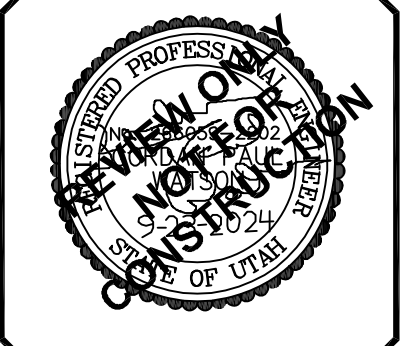
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**CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING \* CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW SUBDIVISION DRAINAGE PLAN**

9-23-2024

SANTAQUIN CITY



SHEET NO. **DRAIN**



**LEGEND**

SEWER LINE	SEWER APPARATUS	STORM LINE	STORM APPARATUS	WATER LINE	FIRE HYDRANT	IRRIGATION LINE	IRRIGATION APPARATUS	DRAINAGE LINE (DRAINAGE SWALE)	EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING DRAINAGE SWALE	EXISTING WATER LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING CONTOURS (2 FT)	10' FINISH CONTOUR	2' FINISH CONTOUR	10' FINISH CONTOUR	CURB & GUTTER	PROPOSED TRAIL	FILE	SETBACK	5% SLOPE AND GREATER	PROPOSED OPEN SPACE	SEWER APPARATUS	STORM APPARATUS	WATER APPARATUS	IRRIGATION APPARATUS	DRAINAGE APPARATUS	DRAINAGE DIRECTION
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40 0 40 80  
SCALE IN FEET  
1" = 40' HORIZONTAL

Blue Stakes of UTAH 811

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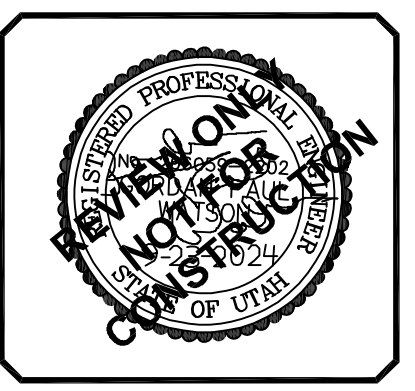
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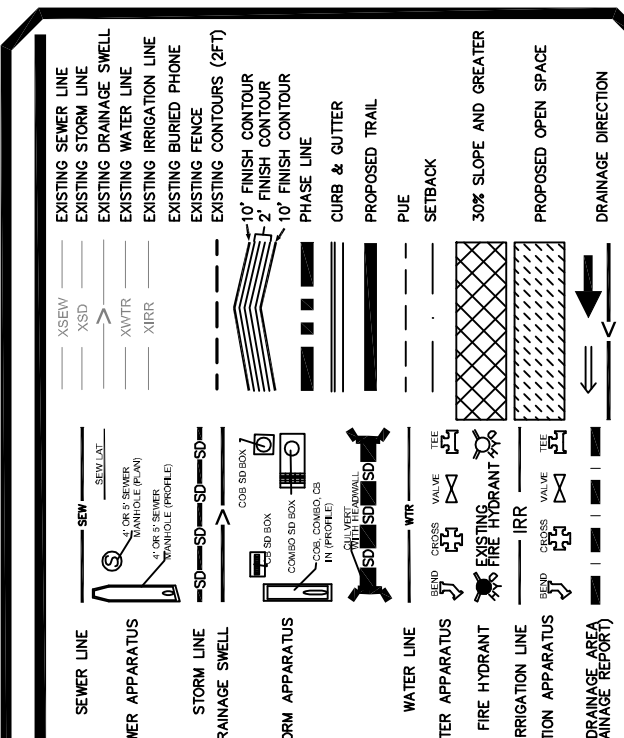
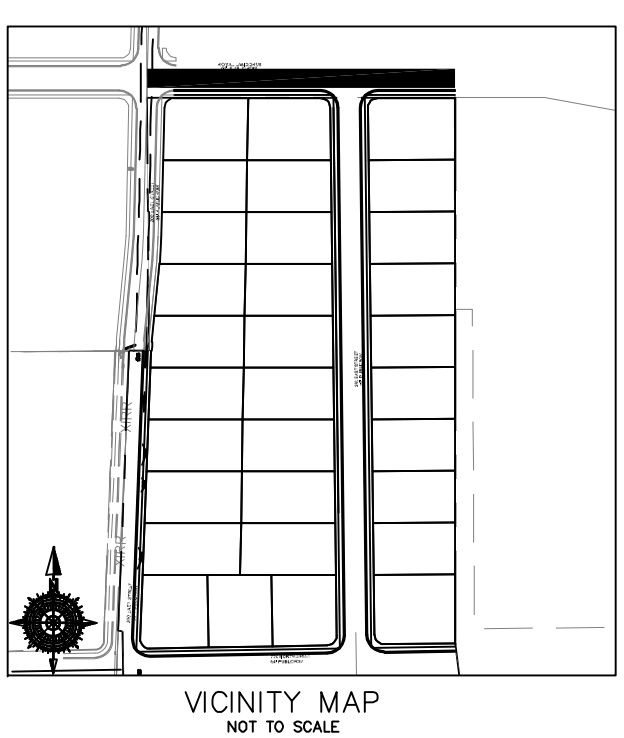
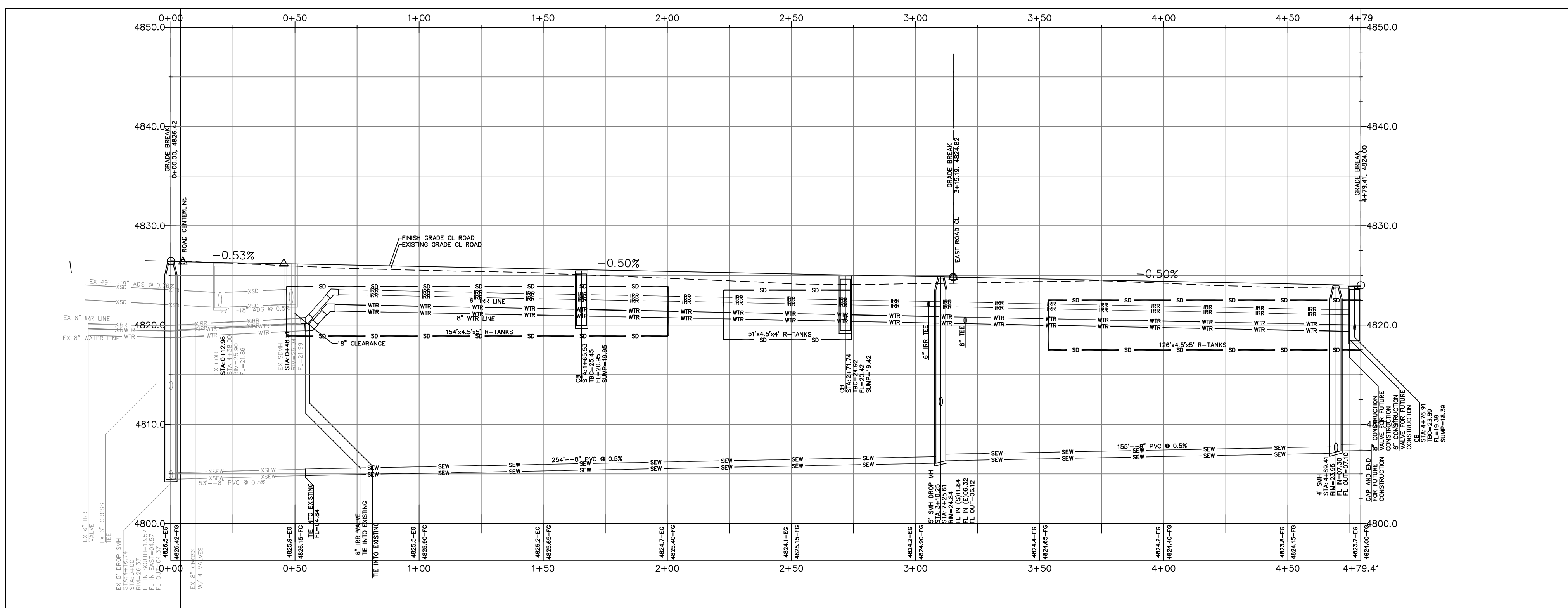
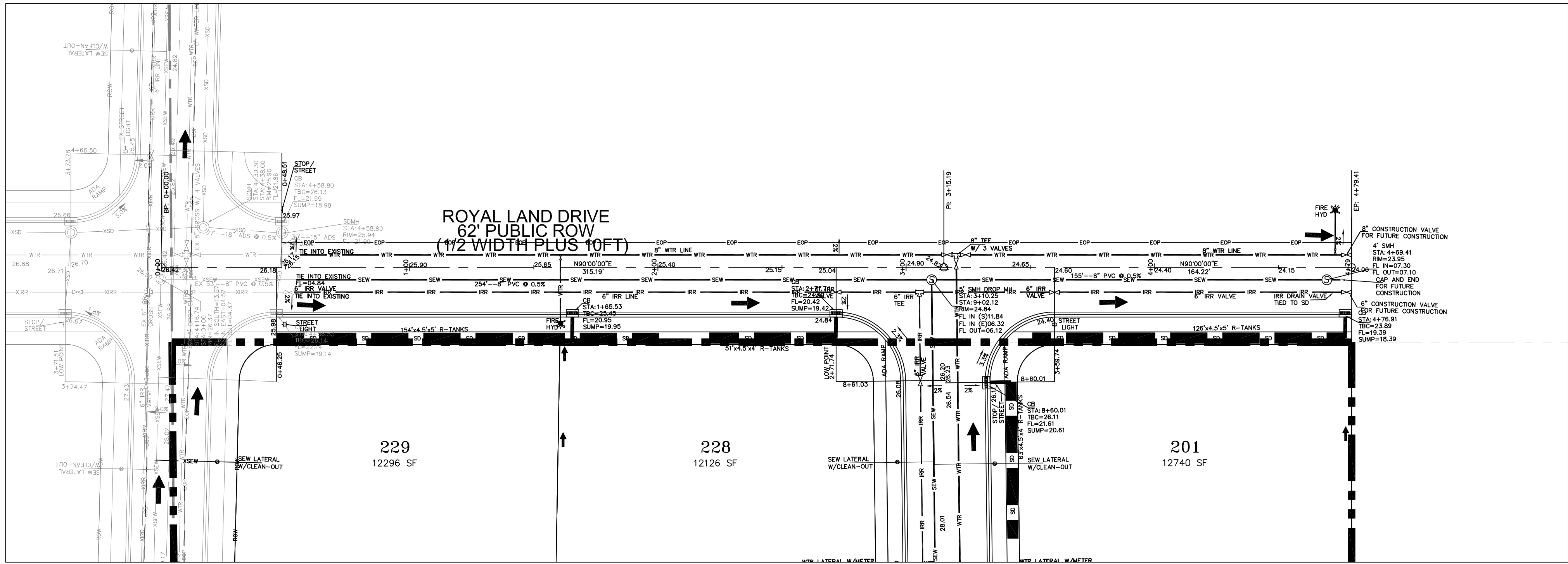
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**CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW SUBDIVISION**  
**LIGHT AND SIGN PLAN**  
 PRINT DATE: 9-23-2024

SANTAQUIN CITY



SHEET NO. SS1



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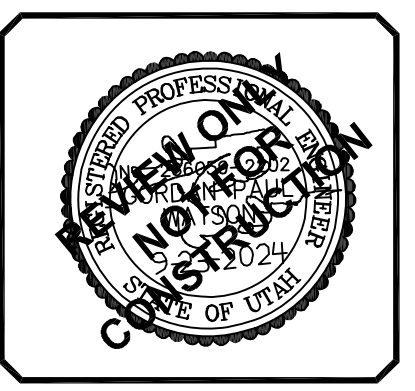
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**STRATTON MEADOWS  
 SUBDIVISION  
 PLAN AND PROFILE  
 ROYAL LAND DR**

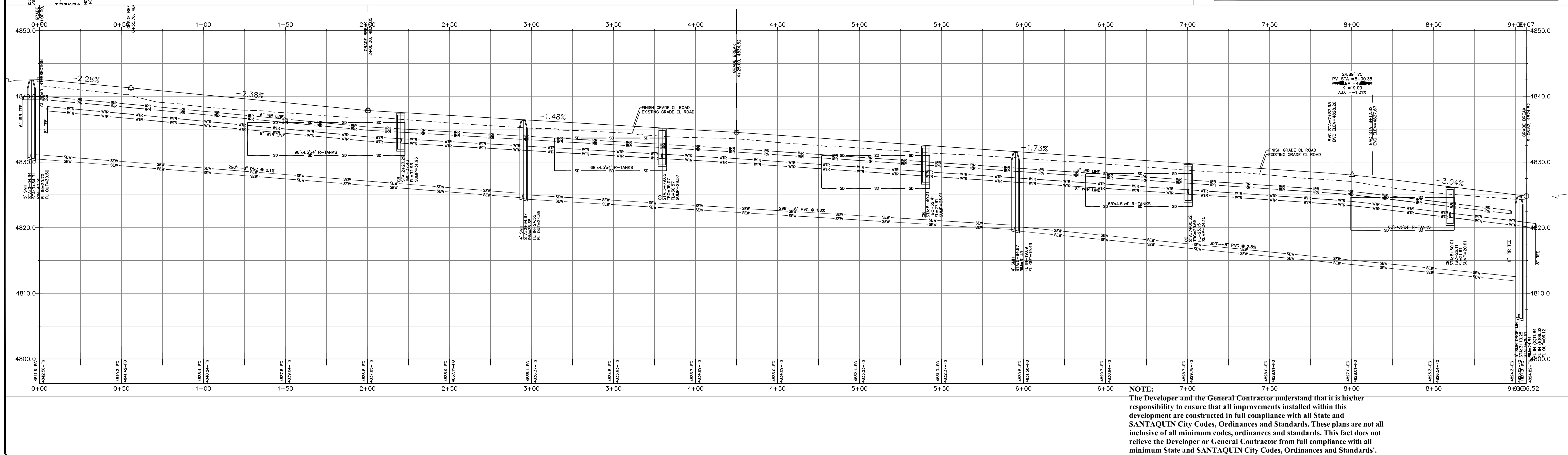
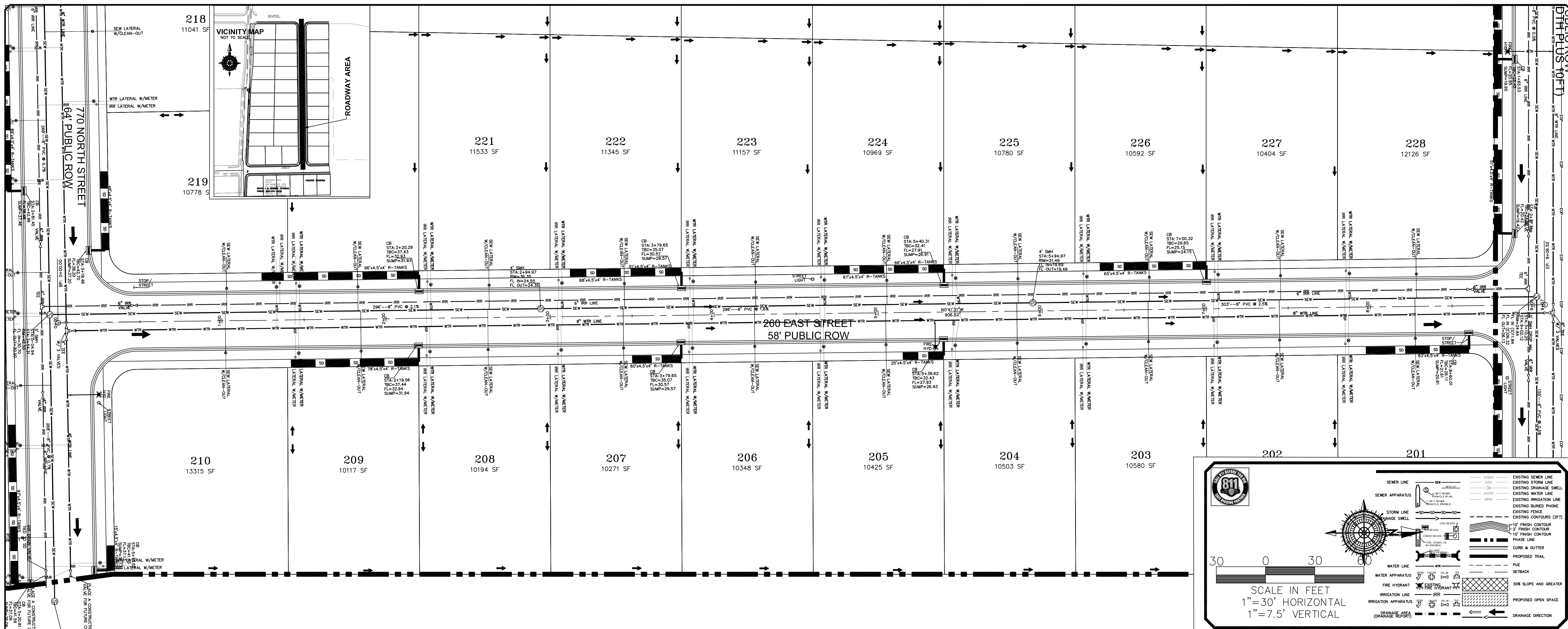
9-23-2024

SANTAQUIN CITY



SHEET NO. PP1





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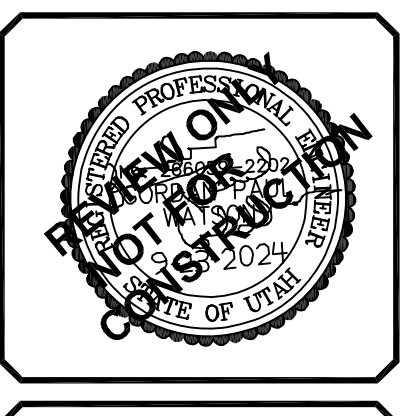
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**STRATTON MEADOWS  
 SUBDIVISION  
 PLAN AND PROFILE  
 EAST ROAD**

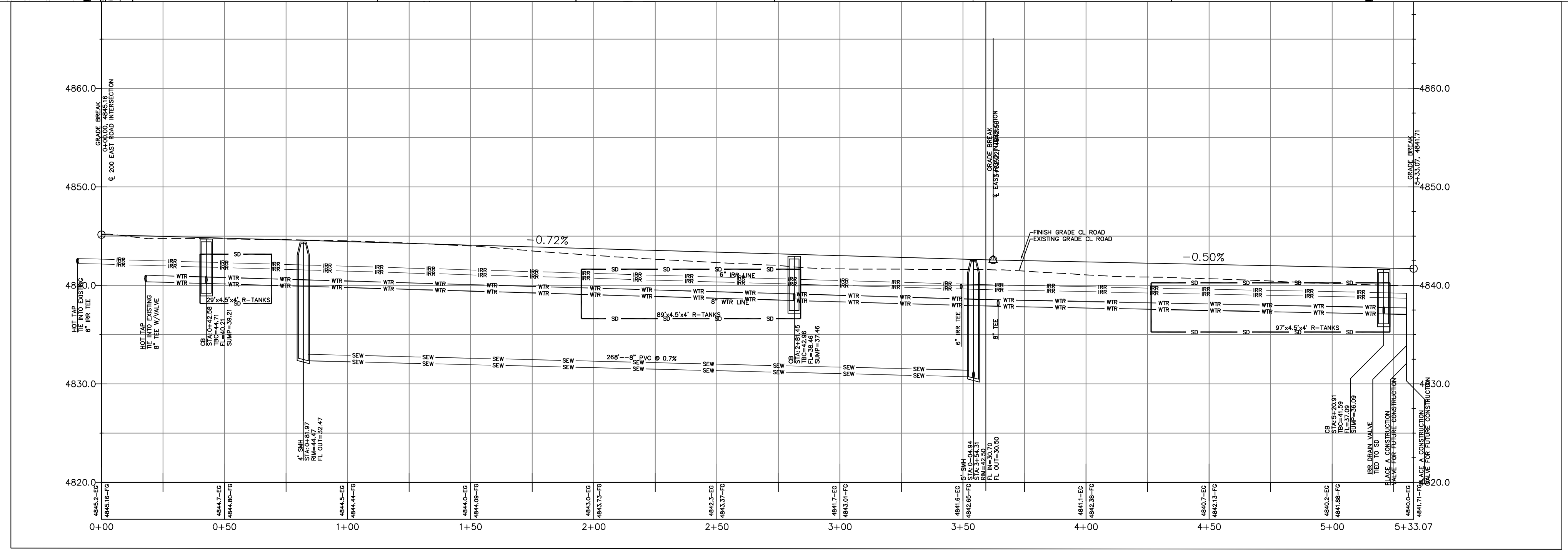
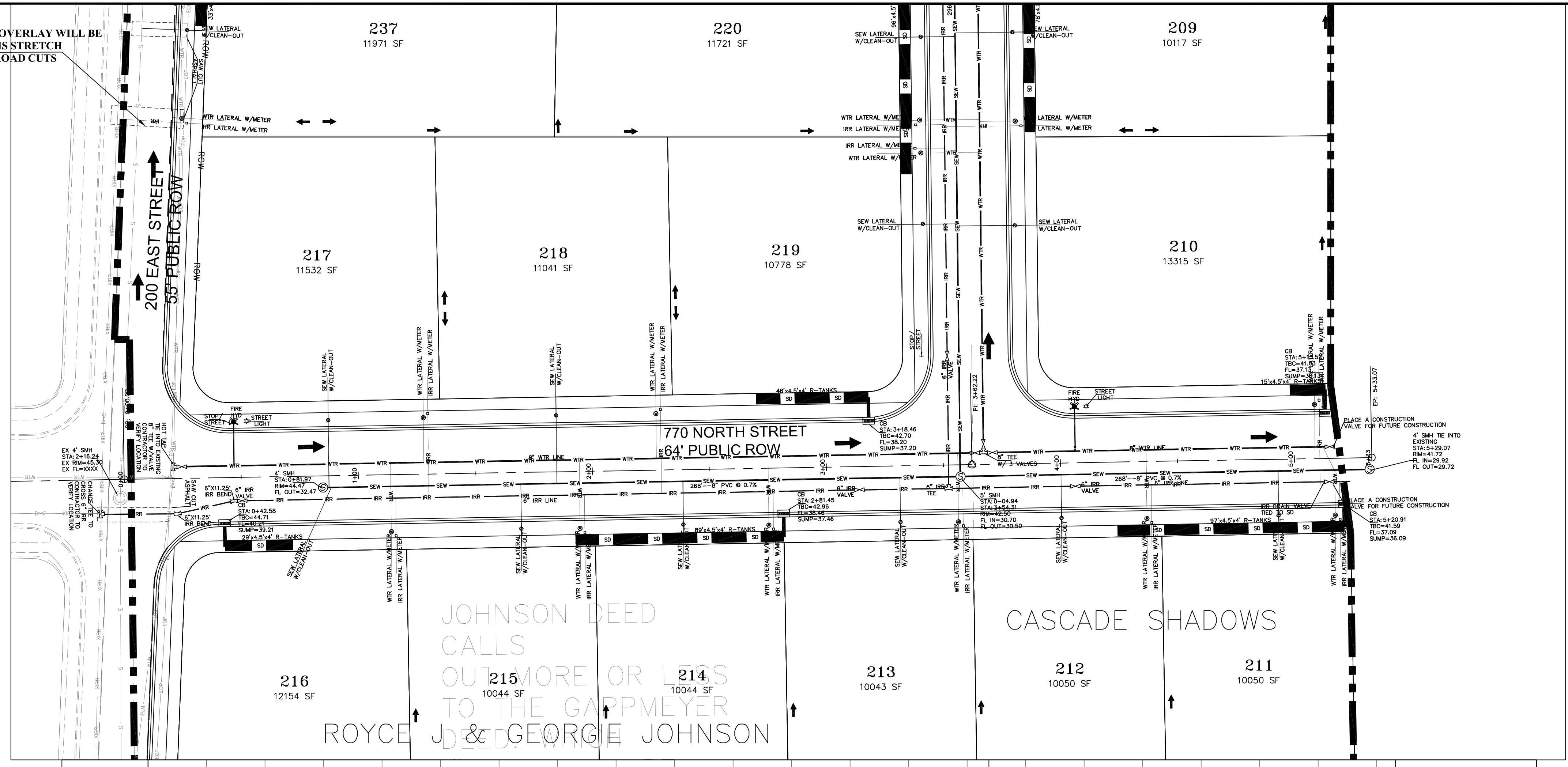
9-23-2024

SANTAQUIN  
 CITY

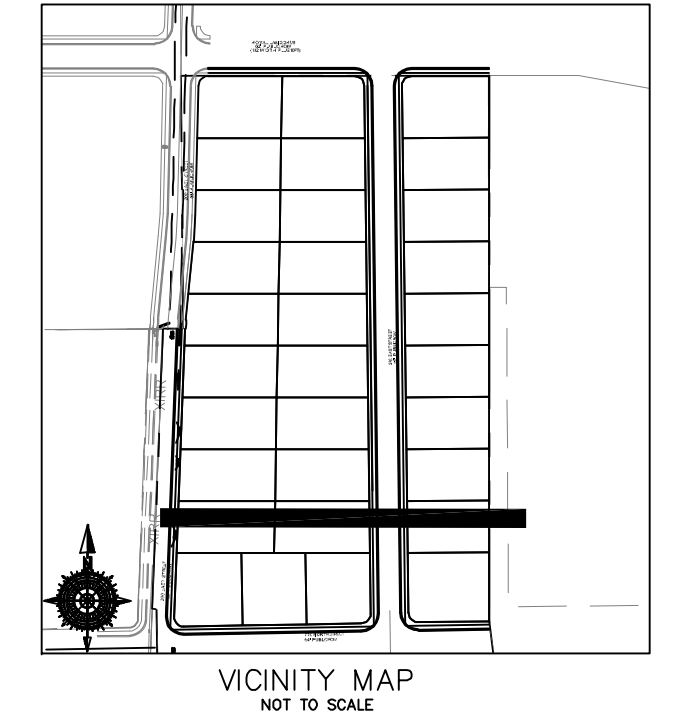


SHEET NO. **PP3**

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



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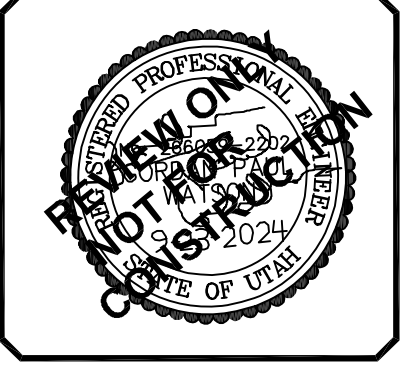
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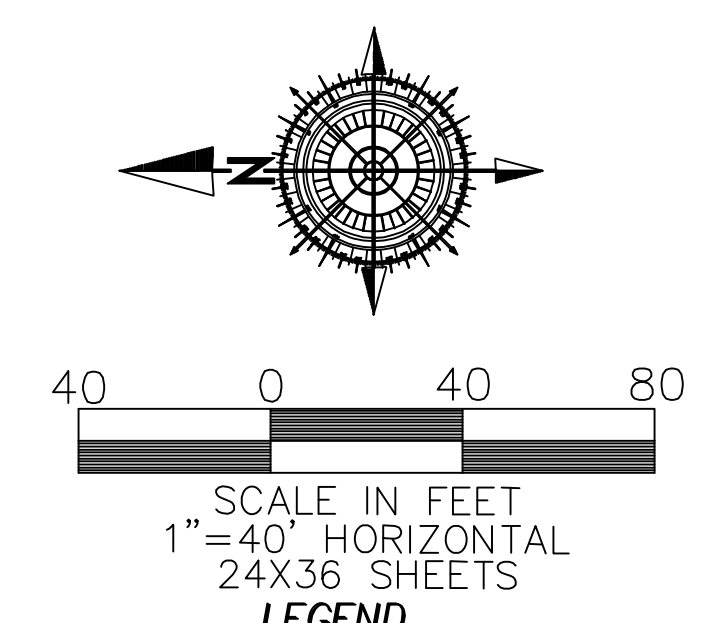
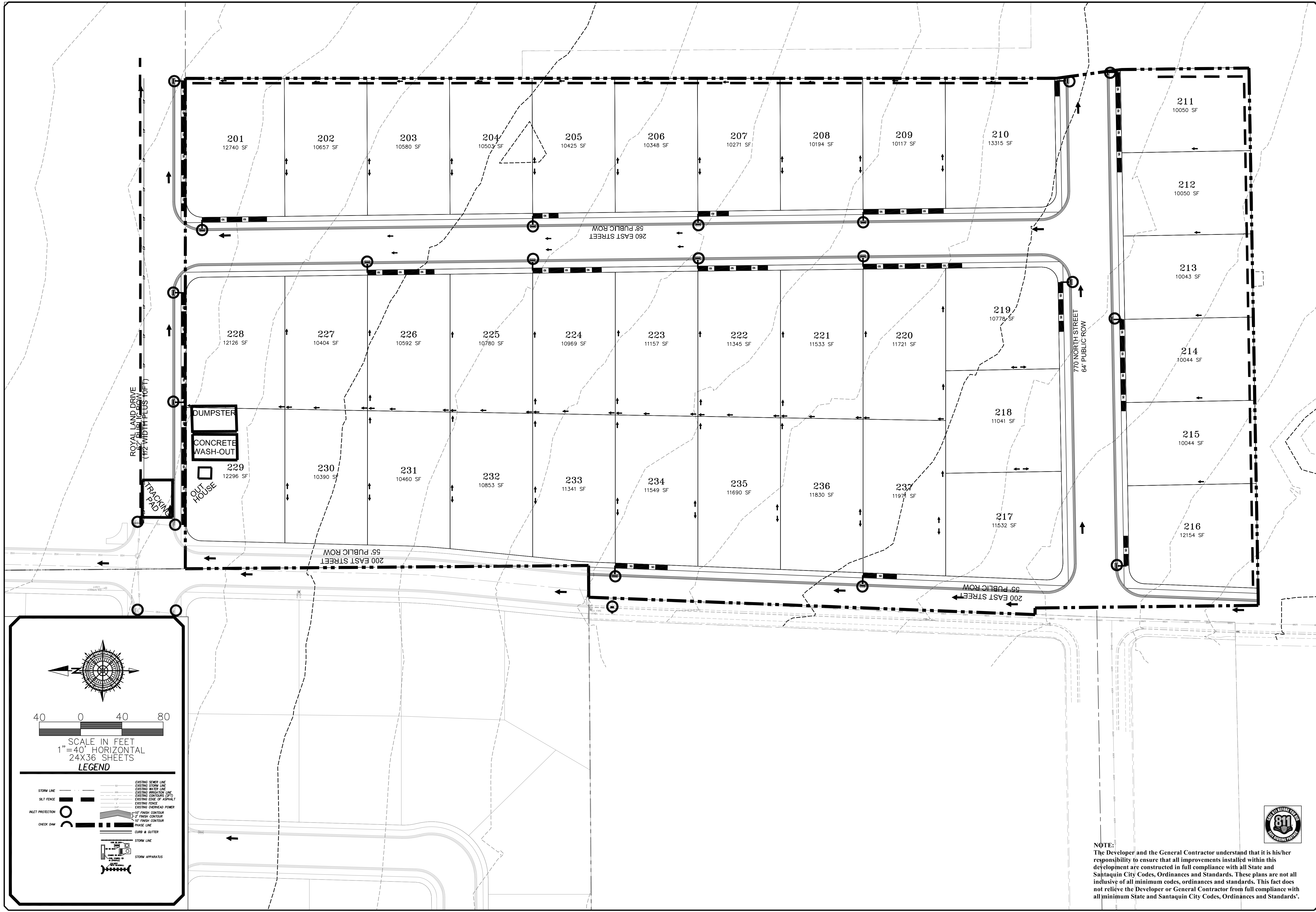
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**STRATTON MEADOWS  
 SUBDIVISION  
 PLAN AND PROFILE  
 SOUTH ROAD**  
 9-23-2024

SANTAQUIN CITY



SHEET NO. PP4



**LEGEND**

STORM LINE	EXISTING SEWER LINE
SILT FENCE	EXISTING STORM LINE
INLET PROTECTION	EXISTING WATER LINE
CHECK DAM	EXISTING BONGRAN LINE
	EXISTING CONTOUR (5' CITY)
	EXISTING EDGE OF ASPHALT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	1" FINISH CONTOUR
	1/2" FINISH CONTOUR
	PHASE LINE
	CURB & OUTER
	STORM LINE
	STORM APPARATUS



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<p><b>STRATTON MEADOW SUBDIVISION</b></p> <p>STORM WATER POLLUTION PREVENTION PLAN</p> <p>PRINT DATE: 9-23-2024</p>	<p>SANTAQUIN CITY</p> <p>SHEET NO. SWPPP</p>
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GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO SANTAQUIN CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES		
% Pure	Gross	Type
20.00		Hard fescue
15.00		Pubescent wheat grass
15.00		Orchard grass (sod forming)
15.00		smooth brom grass
20.00		Stream bank wheat grass (sod forming)
15.00		Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:  
- UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING  
- UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND SANTAQUIN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

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

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

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

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

NO.	DESCRIPTION	DATE	APP'D

2-9-21

ORIG. DATE: 2-9-21

SURVEY BY: OPW

DRAWN BY: OPW

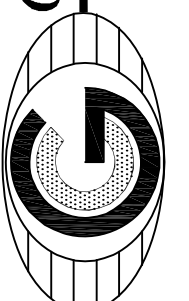
DESIGNED BY: OPW

CHECKED BY: OPW

SCALE: N/A

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PH: (801) 994-5848  
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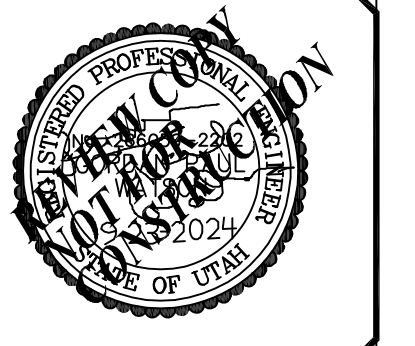
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CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW  
SUBDIVISION**

**EROSION CONTROL  
DETAILS and NOTES**

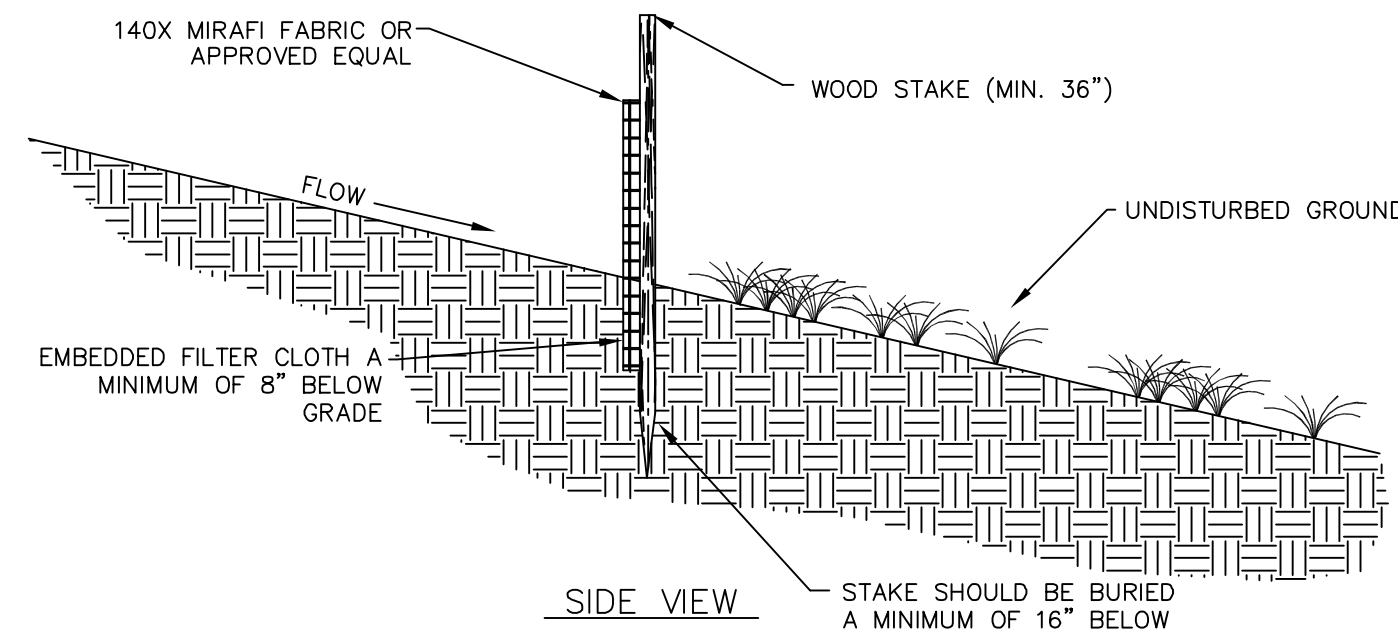
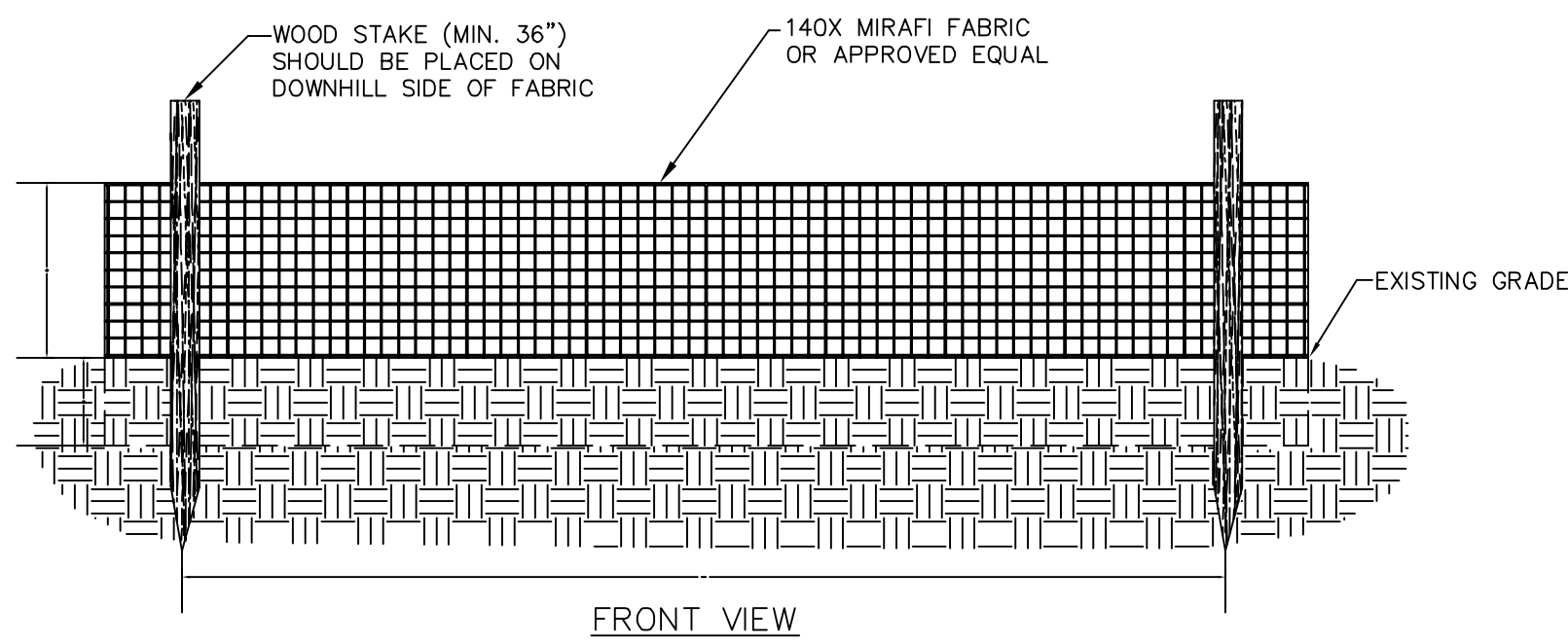
9-23-2024

SANTAQUIN  
CITY

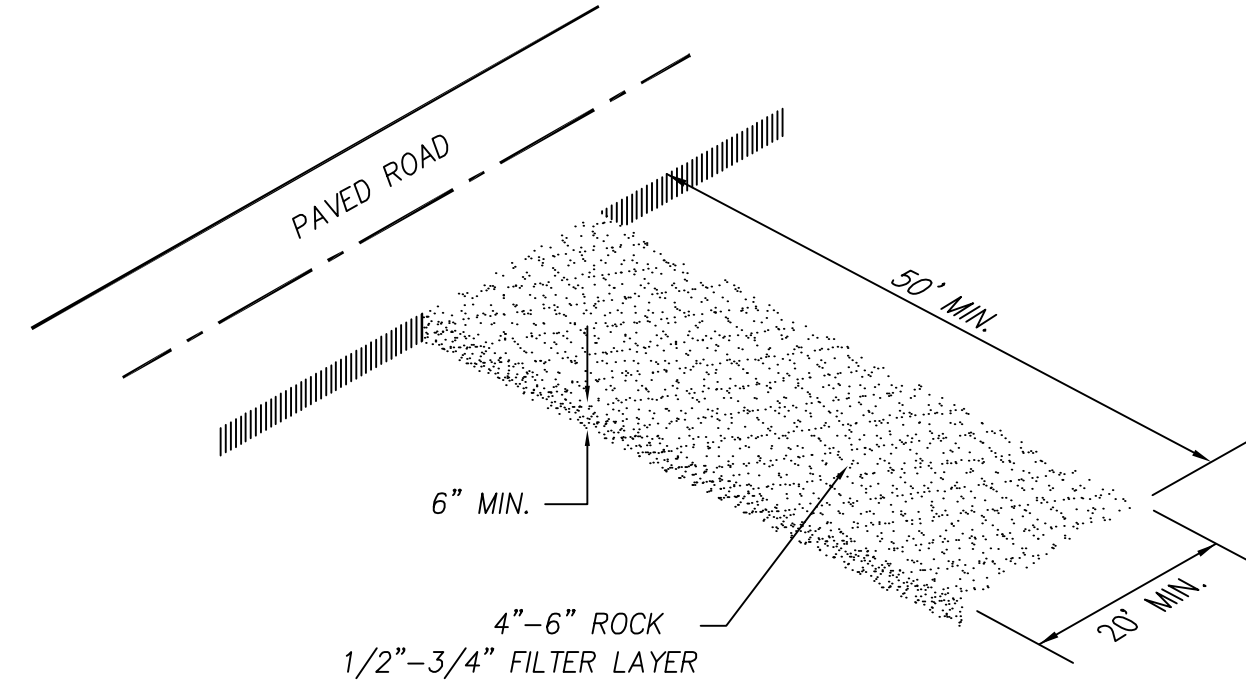


SHEET NO. ER-1





**SILT FENCE DETAIL**  
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 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
  - 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
  - 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

**VEHICLE TRACKING DETAIL**  
NOT TO SCALE

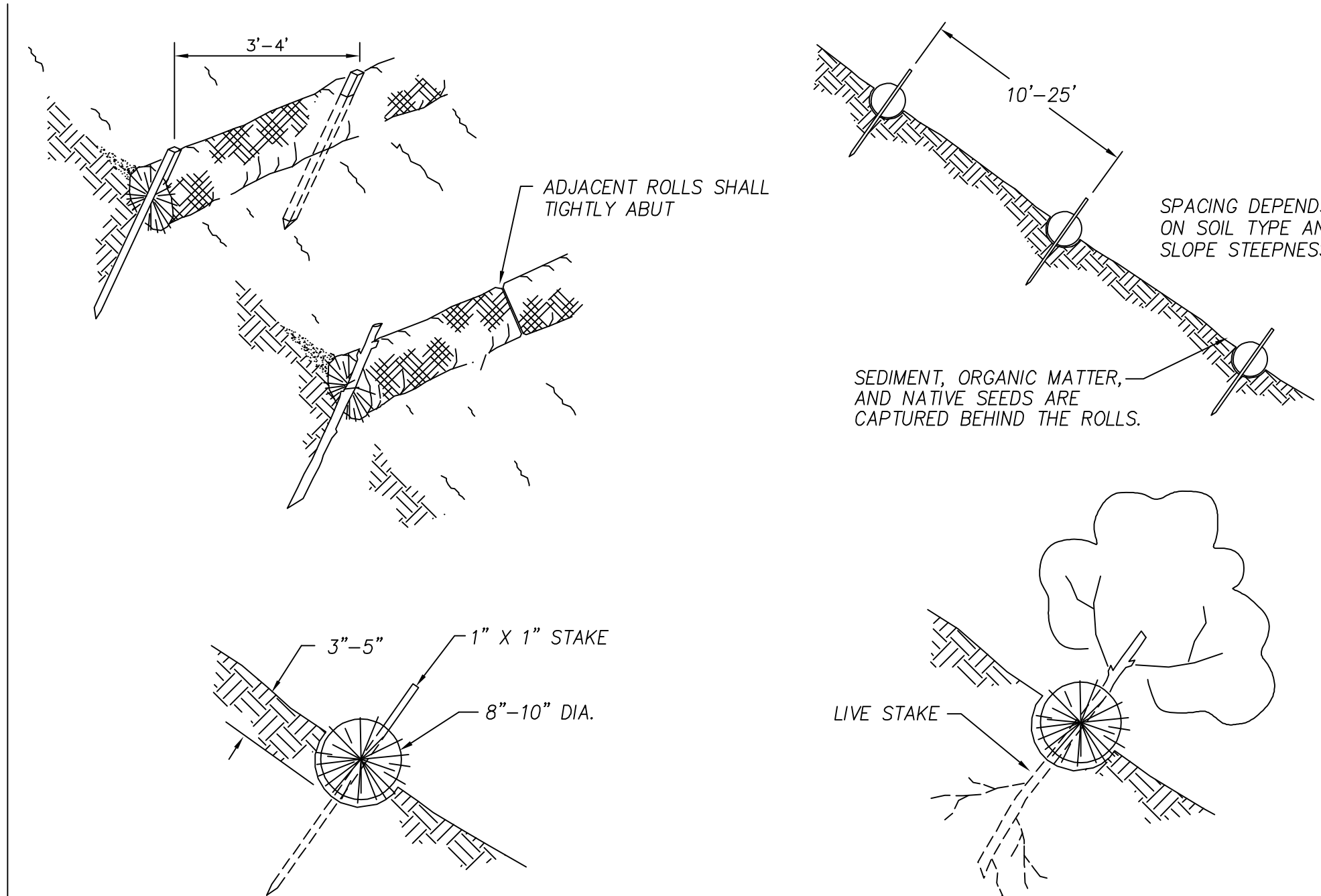
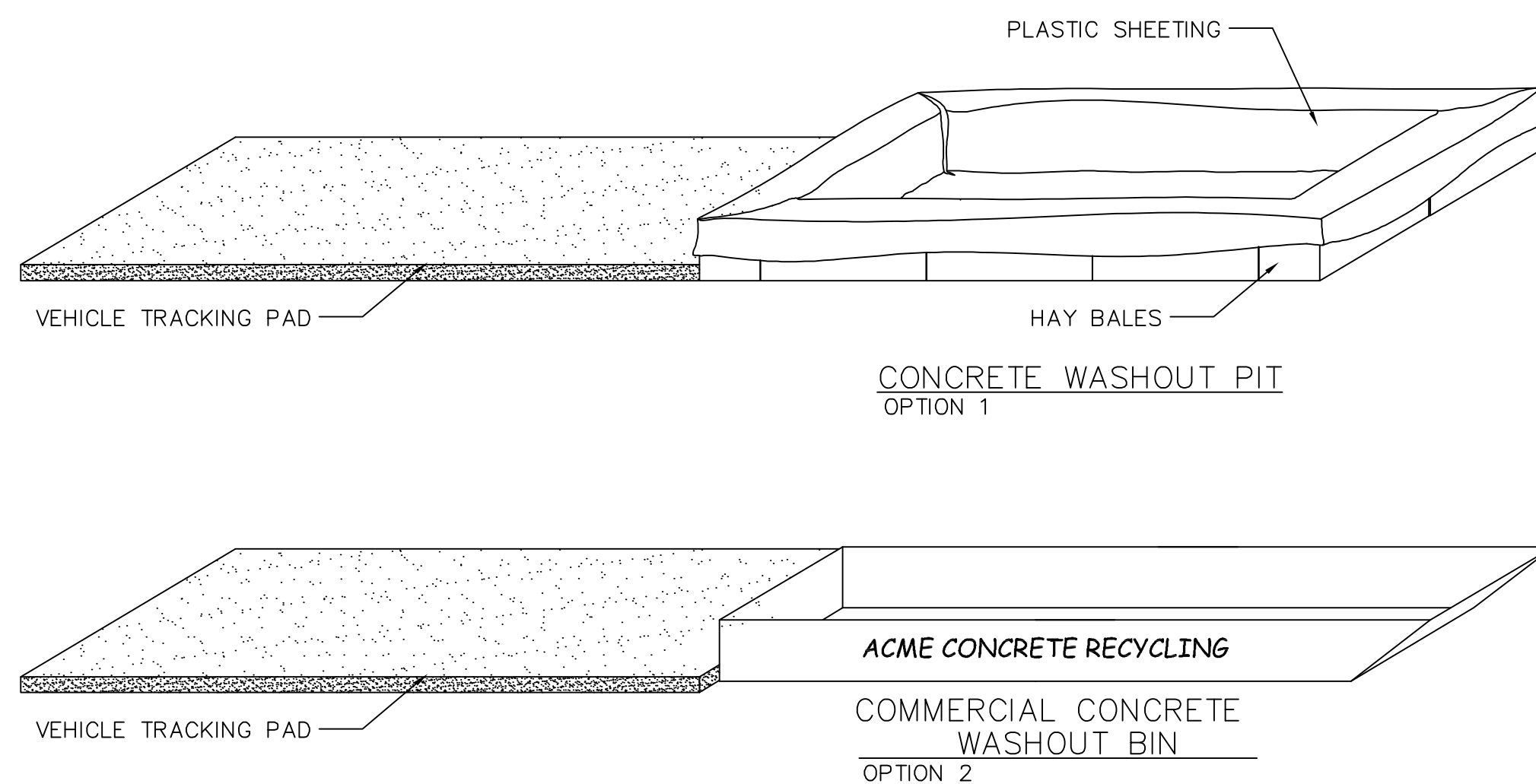
**BMP**

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

**USE OF CONCRETE WASHOUT**

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

**CONCRETE WASHOUT AREA**  
NOT TO SCALE



**NOTES:**

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

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

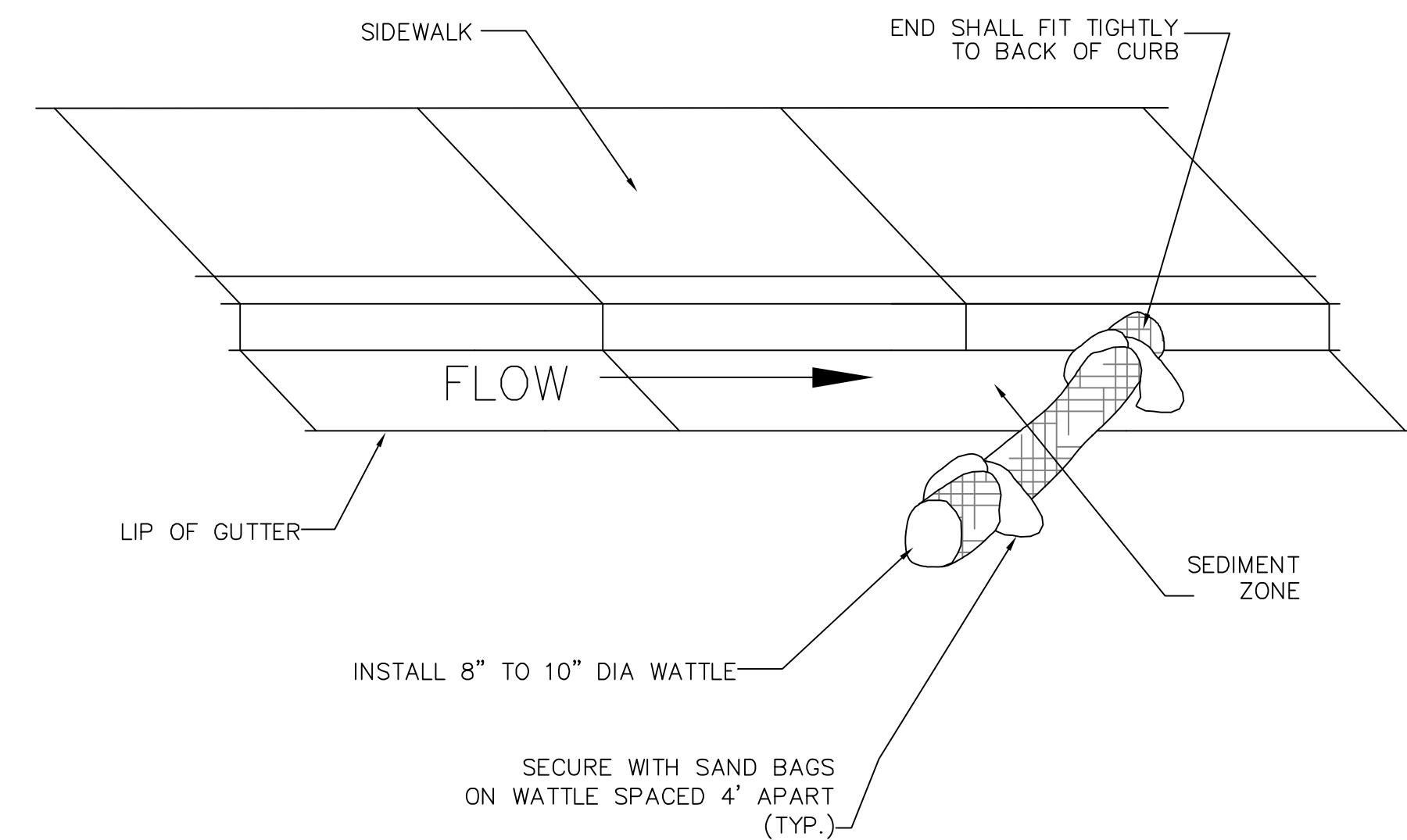
Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to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

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

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

**STRAW WATTLE (SILT FENCE ALTERNATIVE)**  
NOT TO SCALE

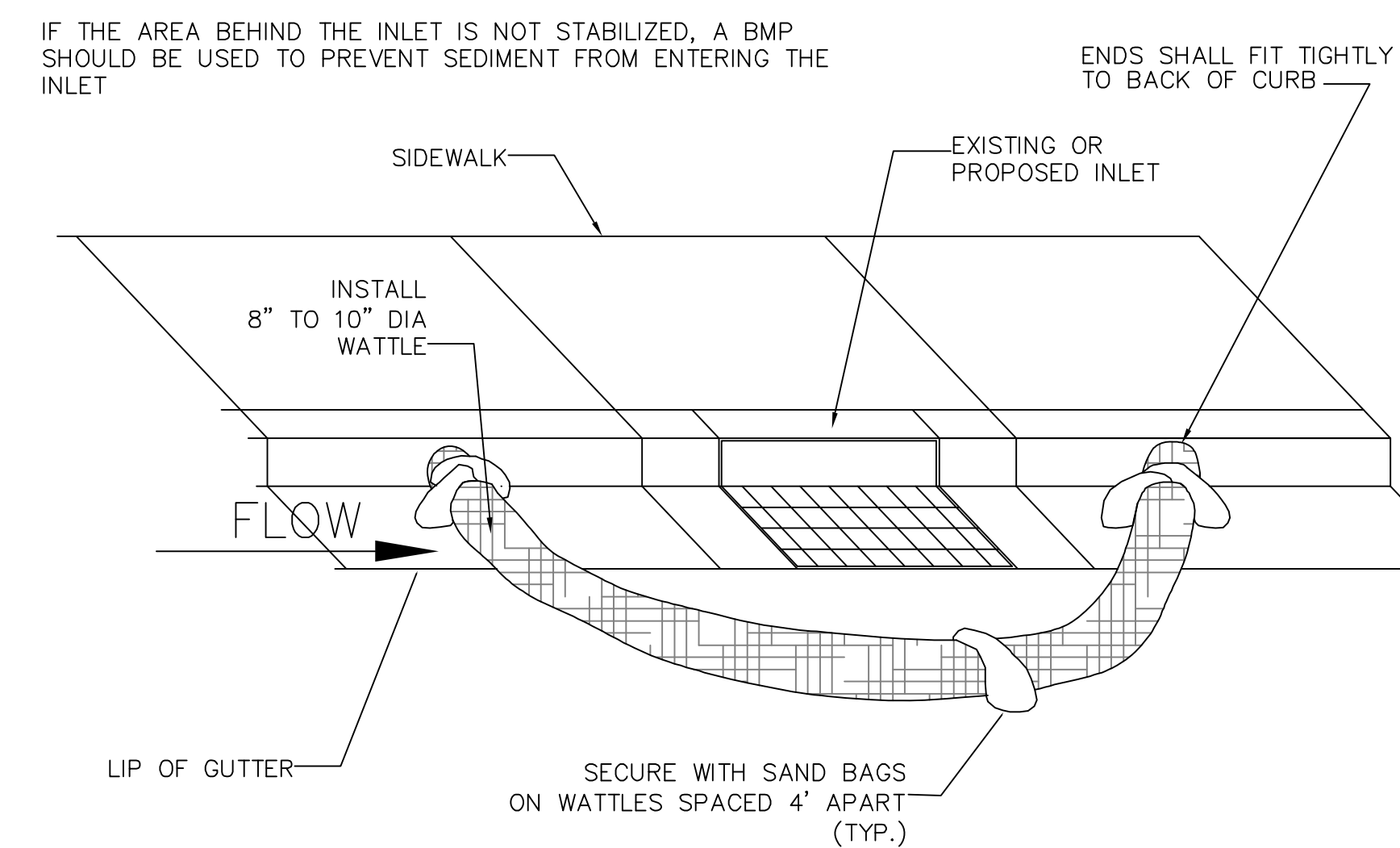
- NOTE:**
- TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



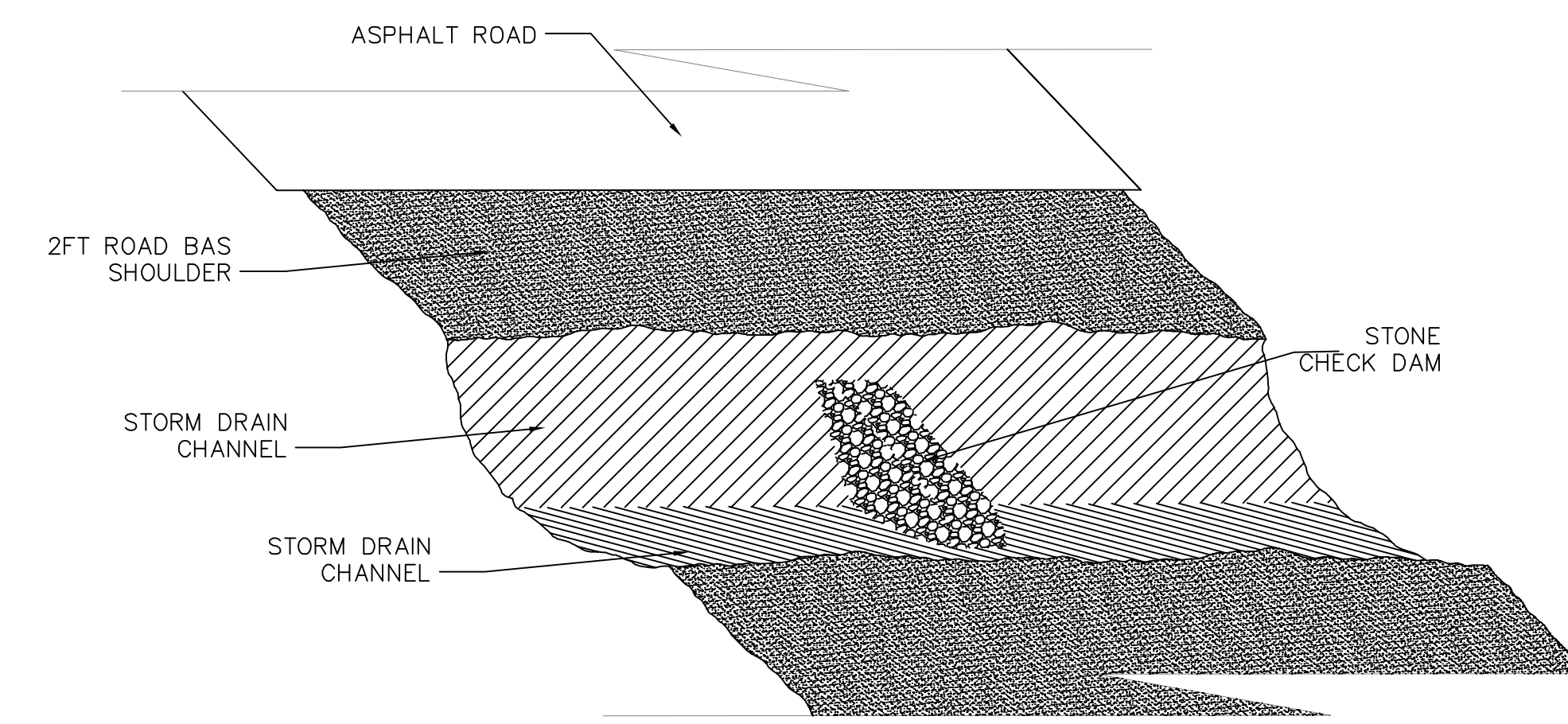
**NOTE:**

INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

**GUTTER PROTECTION SETUP**



**INLET PROTECTION BARRIERS**  
NOT TO SCALE



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

See SANTAQUIN CITY specifications for further information.

**DRAINAGE CHANNEL PROTECTION**  
NOT TO SCALE

NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	2-6-21
SURVEY BY:	CPW
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	N/A

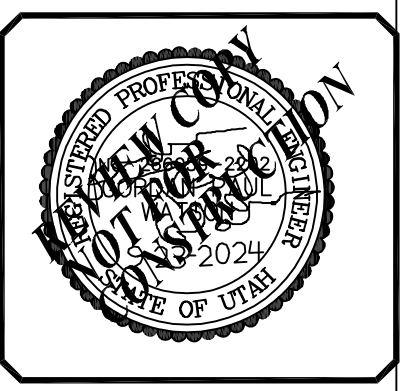
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CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION**  
EROSION CONTROL DETAILS and NOTES

9-23-2024

SANTAQUIN CITY



SHEET NO. ER-2

**2-LANE/PARKING BOTH SIDES  
62' LOCAL**  
NOT TO SCALE

**2-LANE MINIMUM ASPHALT WIDTH  
58' LOCAL**  
NOT TO SCALE

**3-LANE/NO PARKING  
60' COLLECTOR**  
NOT TO SCALE

**5-LANE/NO PARKING  
90' ARTERIAL**  
NOT TO SCALE

STANDARD STREET CROSS SECTION  
SANTAQUIN CITY  
110 SOUTH CENTER STREET  
NOT TO SCALE

ST1

**2-LANE MINIMUM ASPHALT WIDTH  
58' LOCAL**  
NOT TO SCALE

**26' RURAL PRIVATE LANE**  
NOT TO SCALE

STANDARD STREET CROSS SECTION  
SANTAQUIN CITY  
110 SOUTH CENTER STREET  
NOT TO SCALE

ST2

**2-LANE/PARKING ONE SIDE  
55' STREET CROSS-SECTION**  
NOT TO SCALE

**HAMMERHEAD TURNAROUND**  
NOT TO SCALE

STANDARD STREET CROSS SECTIONS  
SANTAQUIN CITY  
275 WEST MAIN STREET  
NOT TO SCALE

ST3

**RESIDENTIAL CURB RAMP  
AT INTERSECTION**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
NOT TO SCALE

CG2A

**DRIVEWAY APPROACH WITH PARK STRIP**  
NOT TO SCALE

CG3

**SIDEWALK DETAILS**  
NOT TO SCALE

CG5

**TYPICAL HIGH BACK CURB AND GUTTER**

**MODIFIED CURB AND GUTTER**

**CROSS GUTTER**

**CURB & GUTTER  
AND CROSS GUTTER DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
NOT TO SCALE

CG4

**STREET UTILITY LOCATIONS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
NOT TO SCALE

UT1

NO.	DESCRIPTION	DATE	APPD.

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

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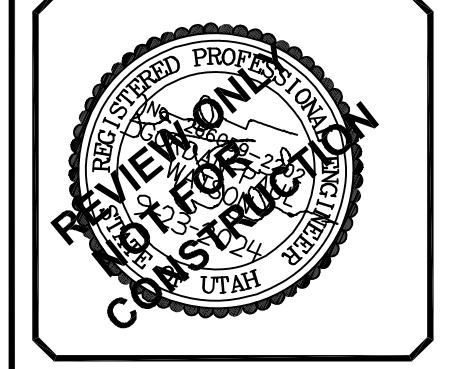
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CONSTRUCTION MANAGEMENT**

**STRATTON MEADOW  
SUBDIVISION**

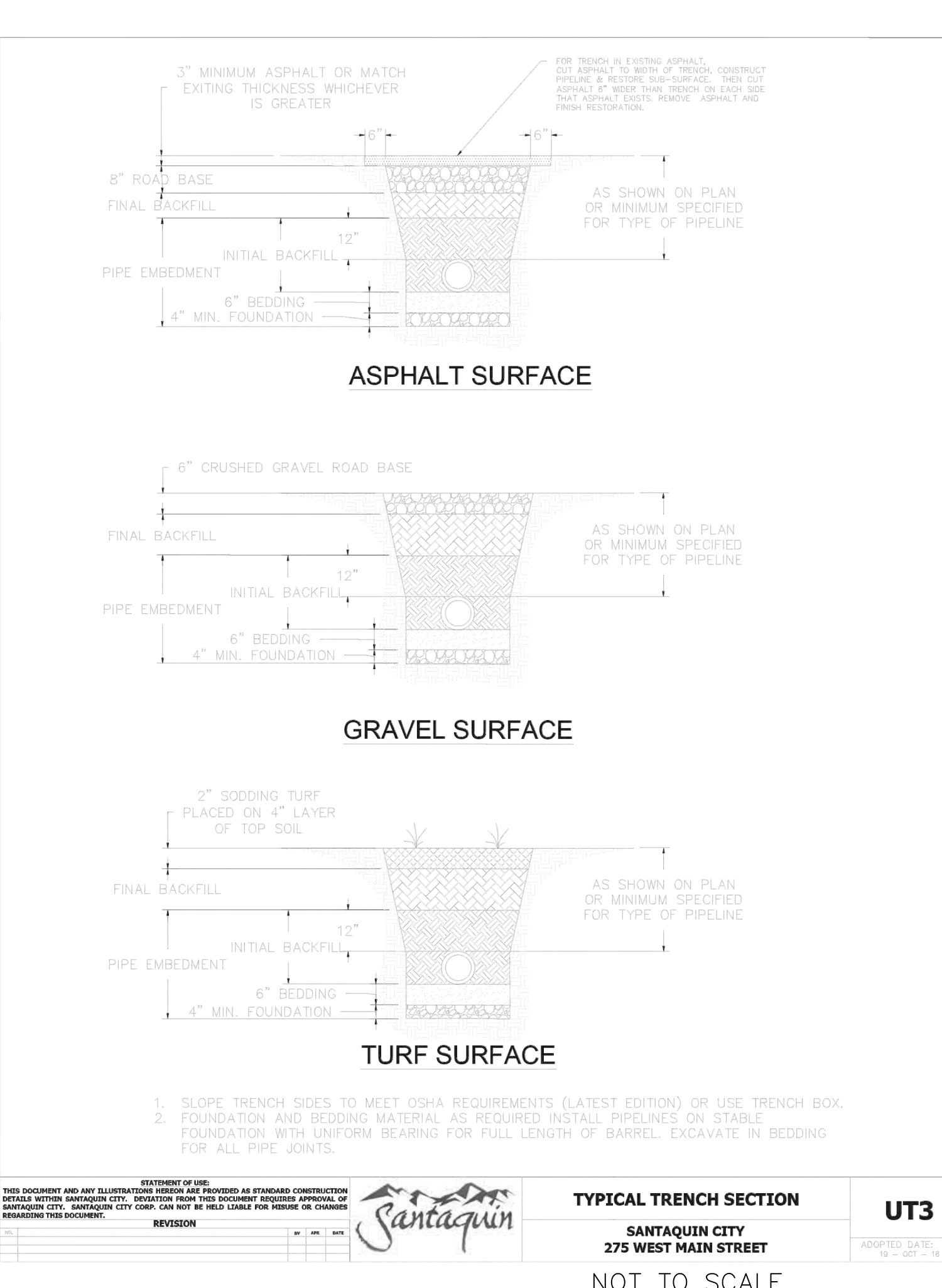
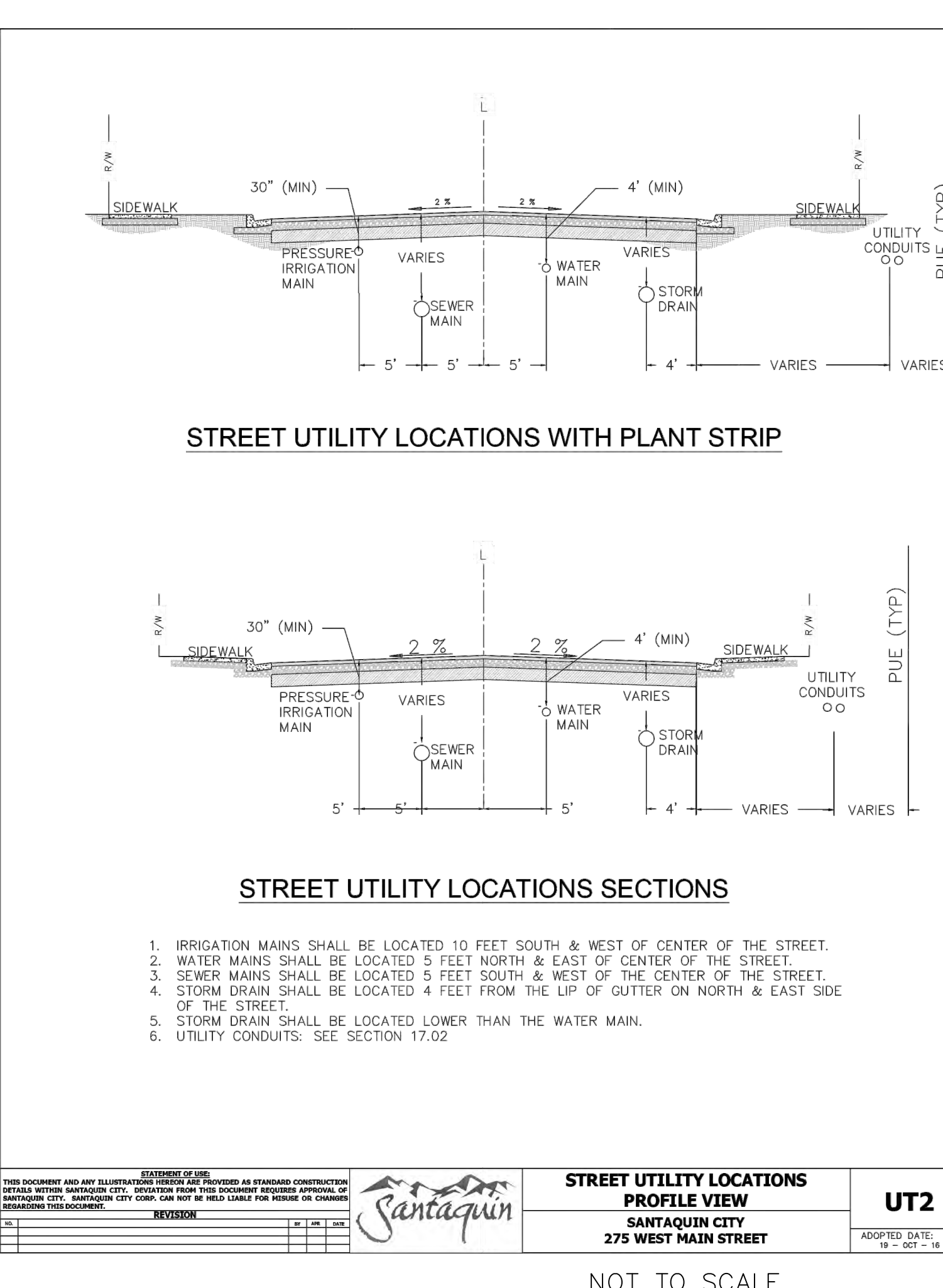
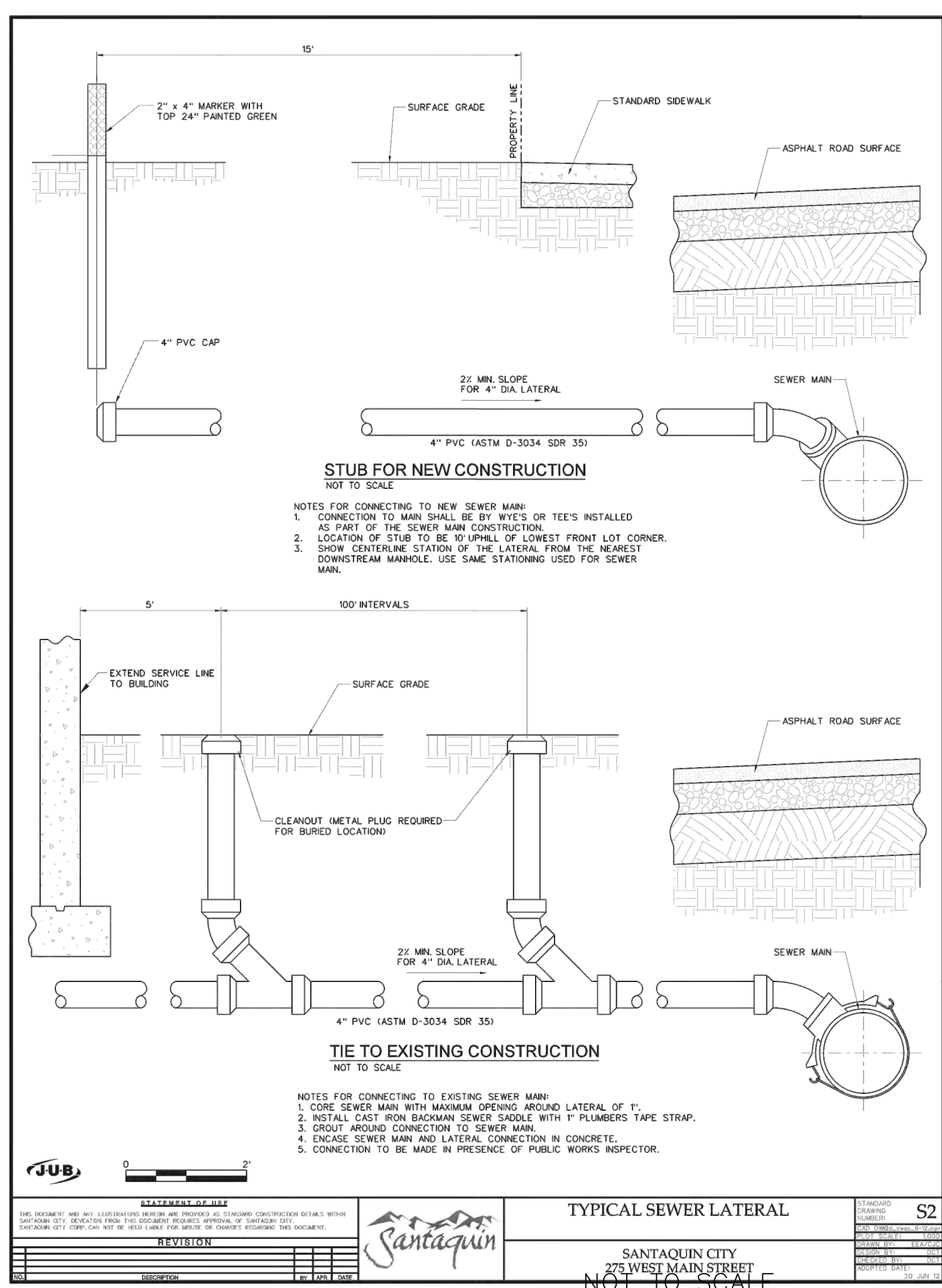
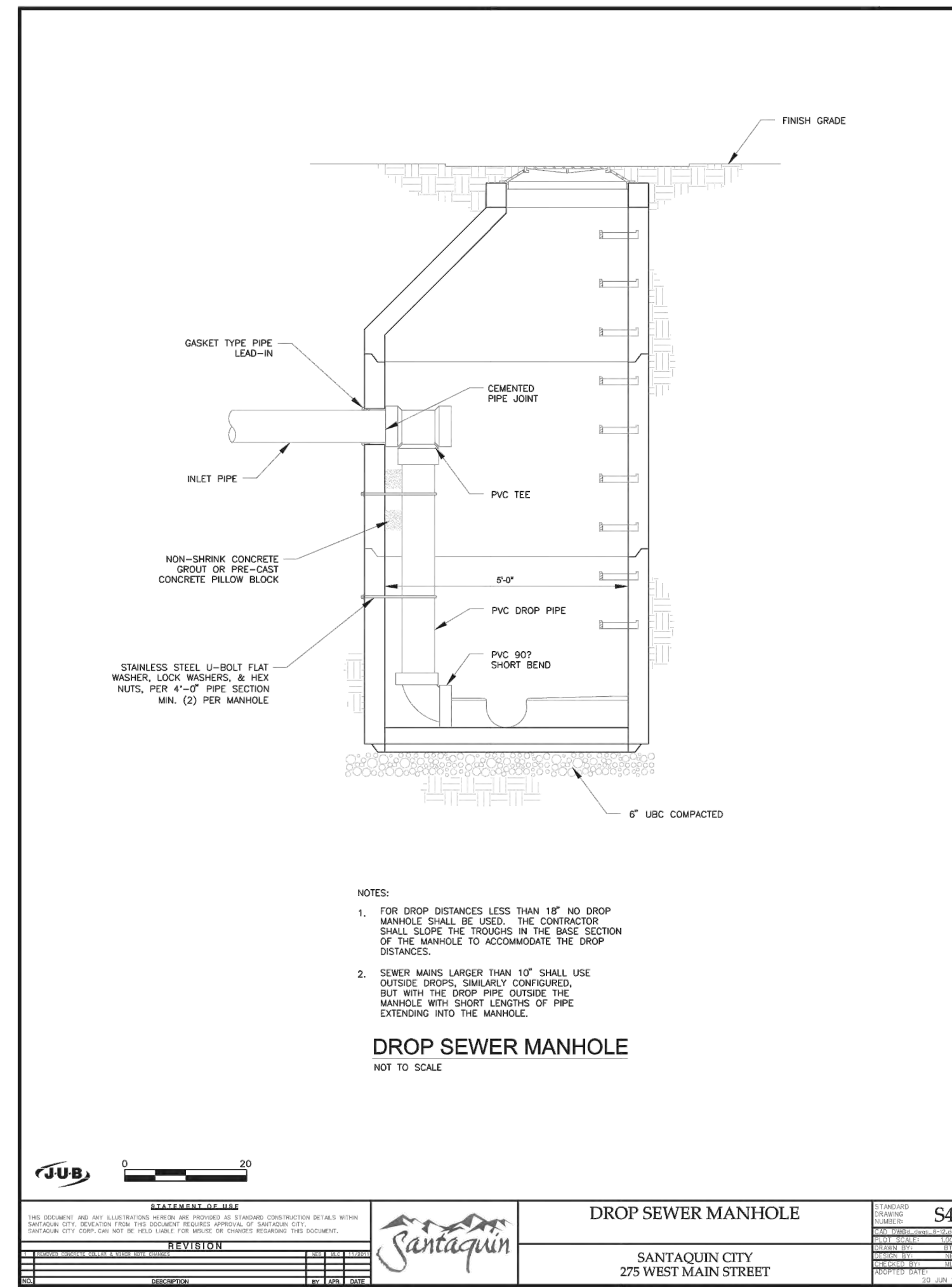
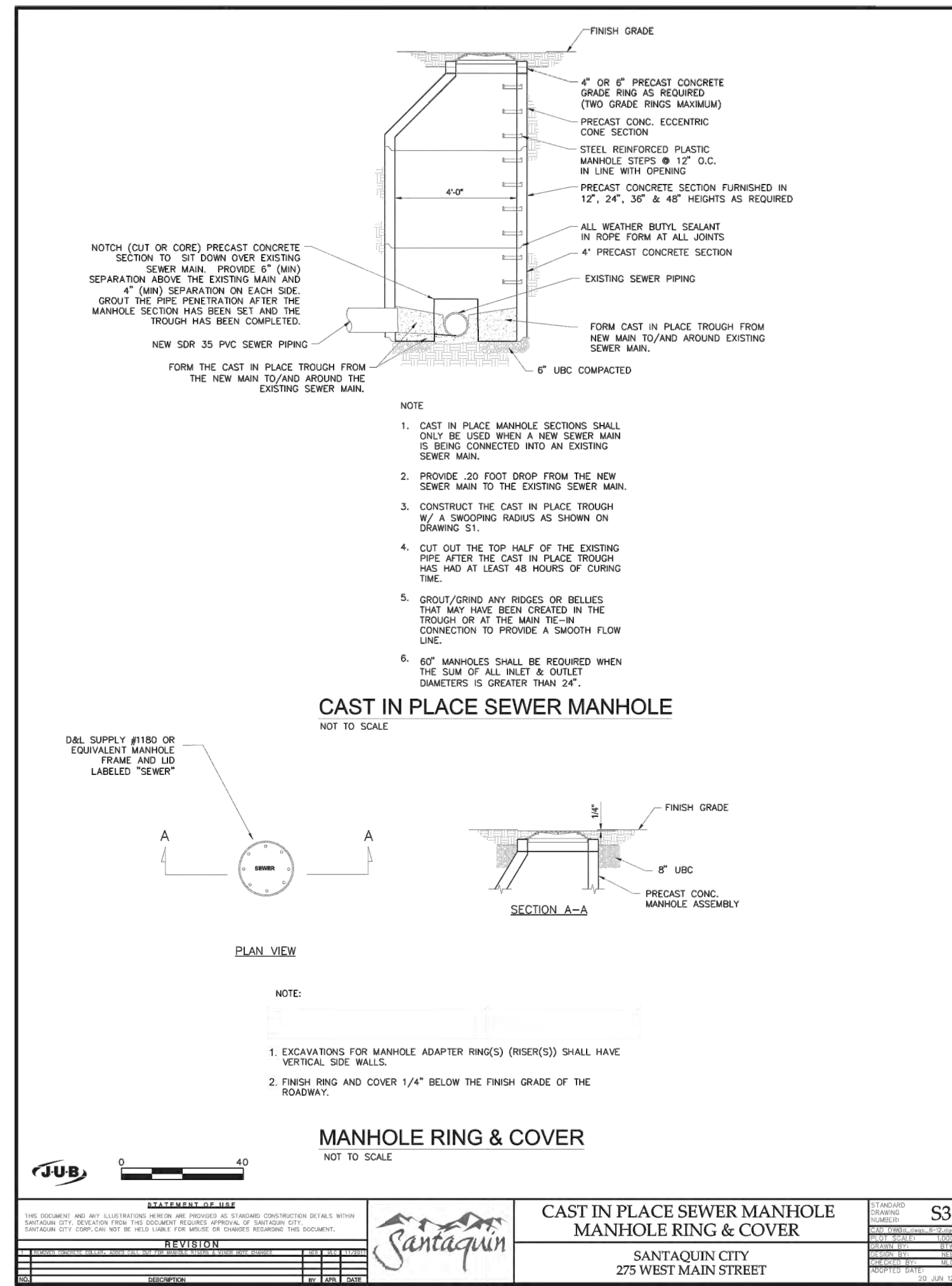
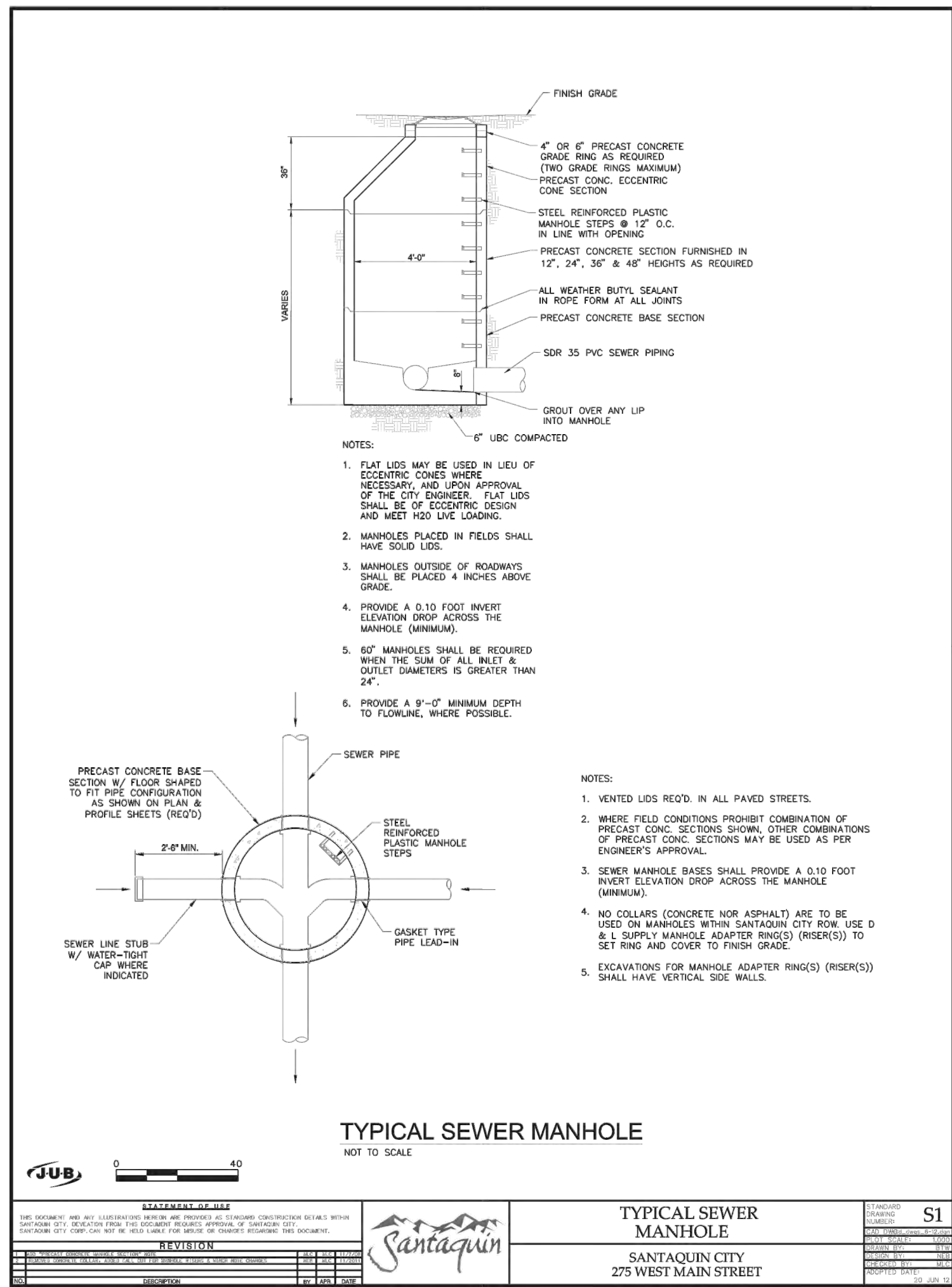
**STREET DETAILS**

PRINT DATE: 9-23-2024

SANTAQUIN CITY



SHEET NO. **D1**



NO.	DESCRIPTION	DATE	APP'D.

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

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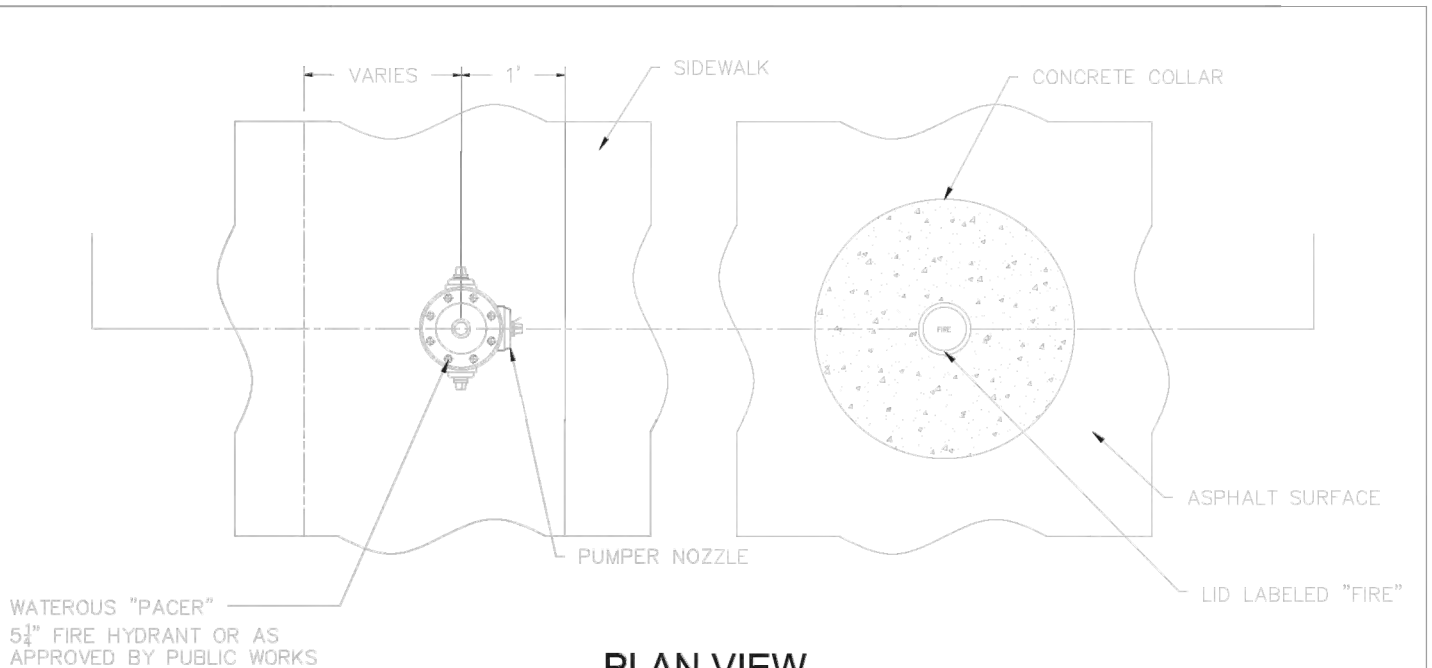
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**STRATTON MEADOW SUBDIVISION**  
**SEWER DETAILS**

9-23-2024

**SANTAQUIN CITY**

SHEET NO. **D2**



**PLAN VIEW**

WATEROUS "PACER"  
5" FIRE HYDRANT OR AS  
APPROVED BY PUBLIC WORKS

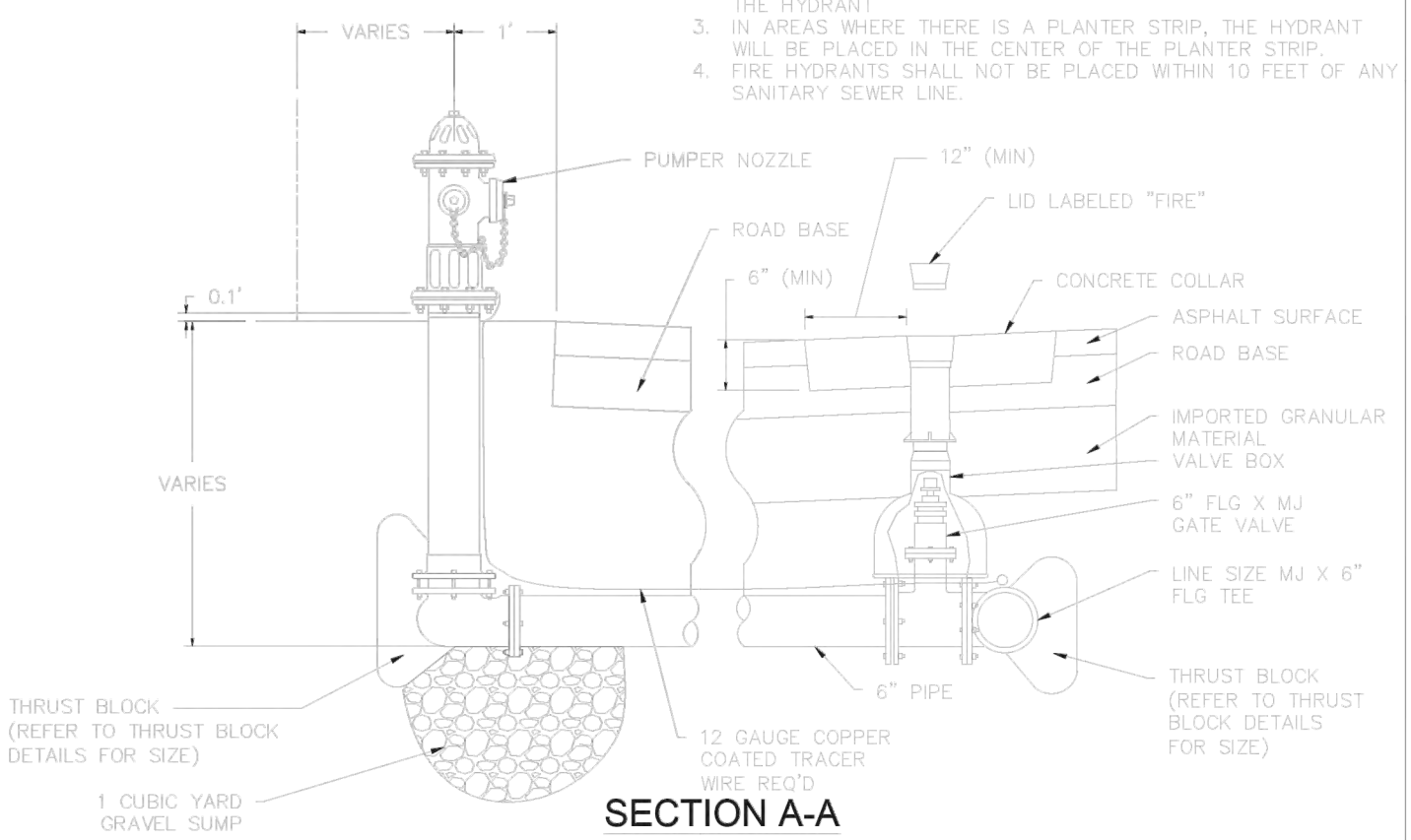
VARIES 1' SIDWALK

CONCRETE COLLAR

ASPHALT SURFACE

LID LABELED "FIRE"

PUMPER NOZZLE



**SECTION A-A**

WATEROUS "PACER"  
5" FIRE HYDRANT OR AS  
APPROVED BY PUBLIC WORKS

VARIES 1' ROAD BASE

CONCRETE COLLAR

ASPHALT SURFACE

LID LABELED "FIRE"

ASPHALT SURFACE

ROAD BASE

IMPORTED GRANULAR MATERIAL VALVE BOX

6" FLG X MJ GATE VALVE

LINE SIZE MJ X 6" FLG TEE

THRUST BLOCK (REFER TO THRUST BLOCK DETAILS FOR SIZE)

12 GAUGE COPPER COATED TRACER (FOR READ)

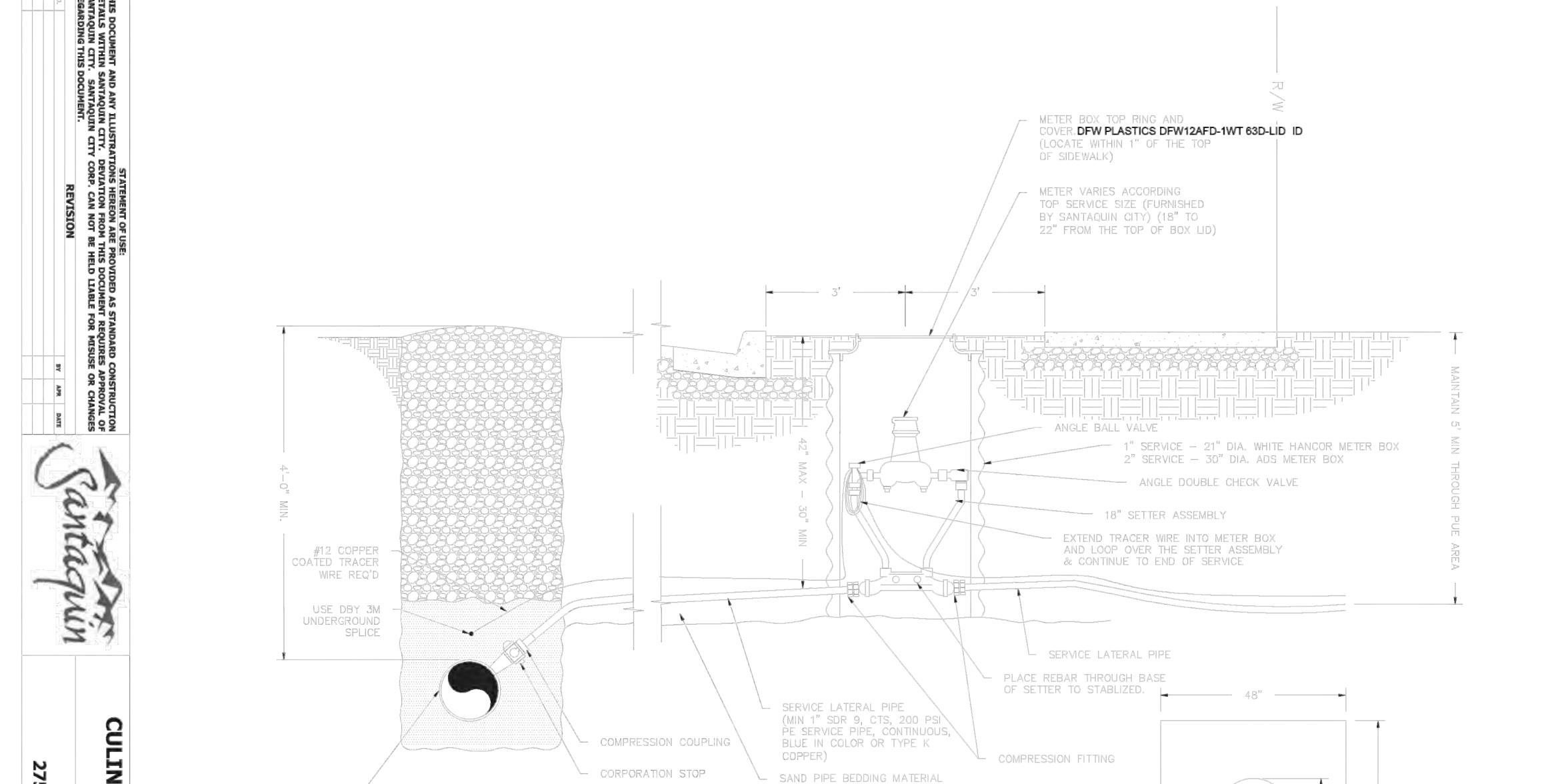
THRUST BLOCK (REFER TO THRUST BLOCK DETAILS FOR SIZE)

1 CUBIC YARD GRAVEL SUMP

1.3" COMP. COPPER COATED TRACER WIRE (FOR READ)

**FIRE HYDRANT & WATER VALVE DETAIL**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
W2

NOT TO SCALE



**CULINARY WATER SERVICE CONNECTION**

SANTAQUIN CITY  
275 WEST MAIN STREET  
W1

NOT TO SCALE

**NOTES:**  
THIS DETAIL SHOWS A NEW MAIN SERVICE TAP, SERVICE LATERAL, AND METER. THE FOLLOWING CONDITIONS ALSO APPLY:  
A. NEW MAIN SERVICE TAP AND SERVICE LATERAL CONNECTED TO EXISTING WATER MAIN.  
B. NEW MAIN AND SERVICE TAP CONNECTED TO EXISTING SERVICE LATERAL.  
C. NEW SERVICE LATERAL CONNECTED TO EXISTING MAIN AND METER.  
D. UNDISTURBED SHALL BE ALLOWED BETWEEN THE MAIN AND METER BASE (EXISTING).  
E. WATER METER SHALL NOT BE PLACED ON CONCRETE SURFACE - (DRIVEWAYS, WALKWAYS ETC).

METER BOX FOR RISE AND DOWNS  
COVER: CPW PLASTICS DFV124FD-1WT 63D LID: D  
LOCATE WITHIN 1' OF THE TOP OF SIDEWALK

METER VARIES ACCORDING TO SERVICE SIZE (FURNISHED BY SANTAQUIN CITY) (16" TO 24" FROM THE TOP OF BOX LID)

METER BOX FOR RISE AND DOWNS  
COVER: CPW PLASTICS DFV124FD-1WT 63D LID: D  
LOCATE WITHIN 1' OF THE TOP OF SIDEWALK

METER VARIES ACCORDING TO SERVICE SIZE (FURNISHED BY SANTAQUIN CITY) (16" TO 24" FROM THE TOP OF BOX LID)

ANGLE BALL VALVE

1" SERVICE - 21" DIA. WHITE HANDICAP METER BOX  
2" SERVICE - 30" DIA. ADS METER BOX

ANGLE DOUBLE CHECK VALVE

18" SETTER ASSEMBLY

EXTEND TRACER WIRE INTO METER BOX AND LOOP OVER THE SETTER ASSEMBLY & CONTINUE TO END OF SERVICE

SERVICE LATERAL PIPE

PLACE REBAR THROUGH BASE OF SETTER TO STABILIZE.

COMPRESSION COUPLING

CORPORATION STOP

SAND PIPE BEDDING MATERIAL (3" BELOW PIPE TO 6" ABOVE)

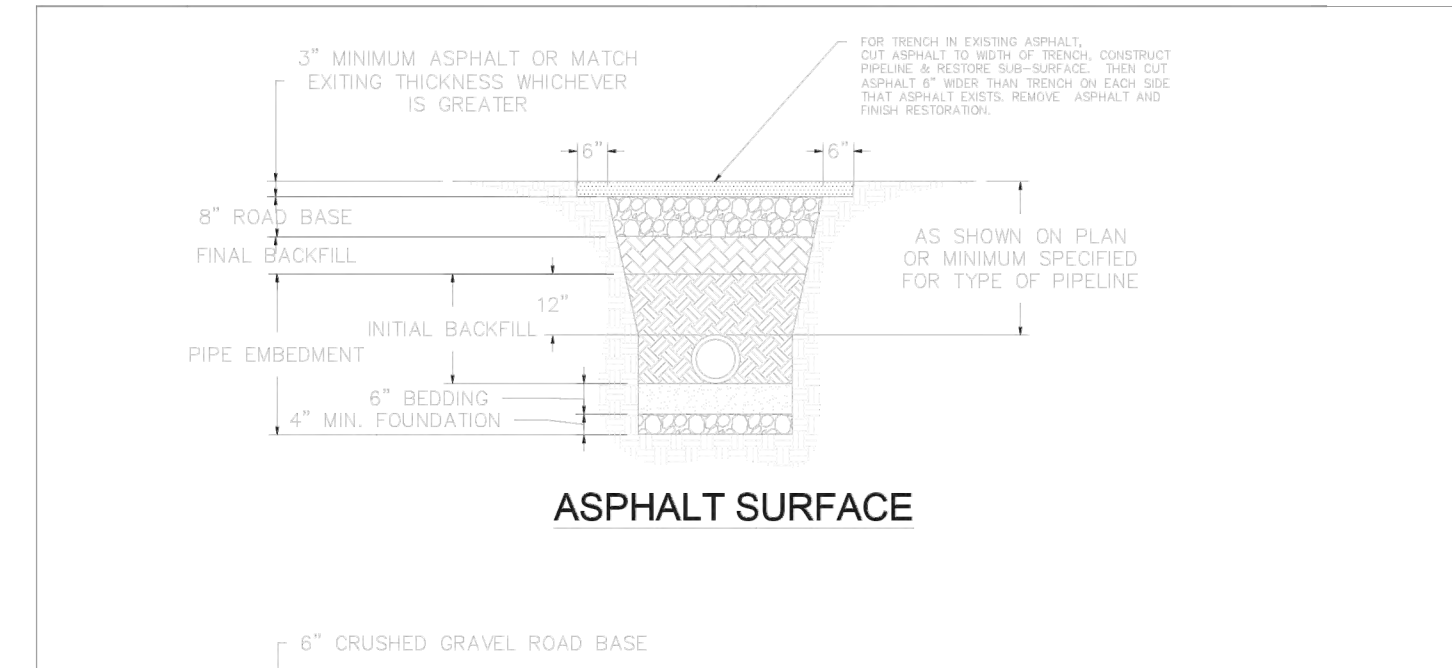
COMPRESSION FITTING

FOR METERS LOCATED IN DRIVEWAYS:  
1. TRENCH JOINT OR JOINT IN CONCRETE.  
2. INSTALL 18" FLAT LID WITH HOLE.

EXISTING METERS THAT MUST BE RELOCATED MAY NEED TO BE TURNED IN ORDER FOR THEIR ORIENTATION TO MATCH THE ALIGNMENT OF THE SERVICE LINE.

**CULINARY WATER SERVICE CONNECTION**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
W1

NOT TO SCALE



**ASPHALT SURFACE**

3" MINIMUM ASPHALT OR MATCH EXISTING THICKNESS WHICHEVER IS GREATER

8" ROAD BASE

FINAL BACKFILL

PIPE EMBEDMENT

INITIAL BACKFILL

6" BEDDING

4" MIN. FOUNDATION

AS SHOWN ON PLAN OR MINIMUM SPECIFIED FOR TYPE OF PIPELINE



**GRAVEL SURFACE**

6" CRUSHED GRAVEL ROAD BASE

FINAL BACKFILL

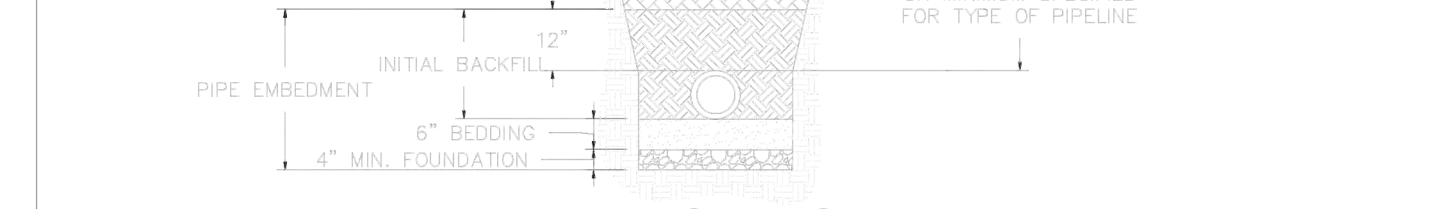
PIPE EMBEDMENT

INITIAL BACKFILL

6" BEDDING

4" MIN. FOUNDATION

AS SHOWN ON PLAN OR MINIMUM SPECIFIED FOR TYPE OF PIPELINE



**TURF SURFACE**

2" SODDING TURF PLACED ON 4" LAYER OF TOP SOIL

FINAL BACKFILL

PIPE EMBEDMENT

INITIAL BACKFILL

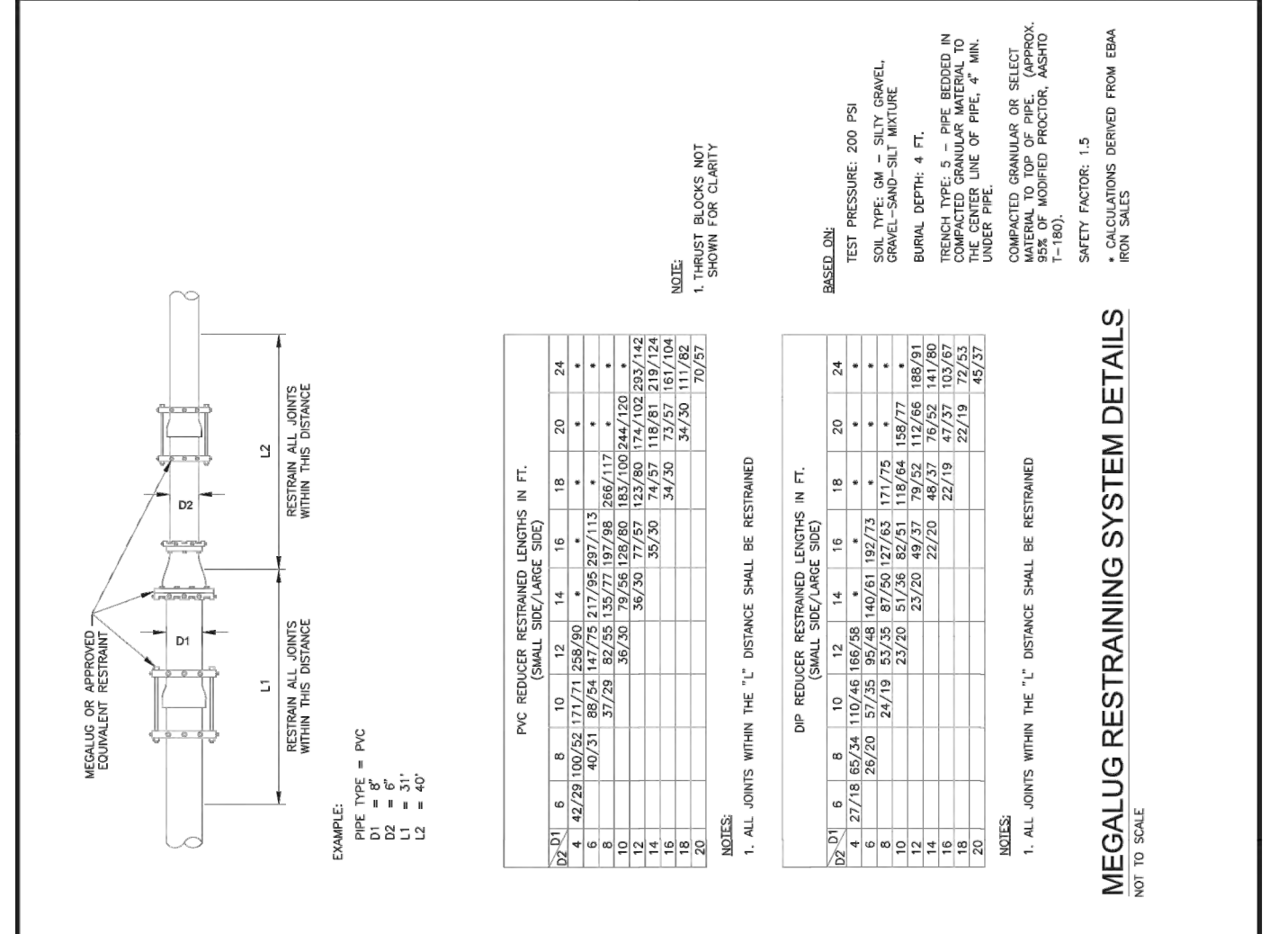
6" BEDDING

4" MIN. FOUNDATION

AS SHOWN ON PLAN OR MINIMUM SPECIFIED FOR TYPE OF PIPELINE

**TYPICAL TRENCH SECTION**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
UT3

NOT TO SCALE



**MEGALUG RESTRAINING SYSTEM DETAILS**

SANTAQUIN CITY  
275 WEST MAIN STREET  
W5

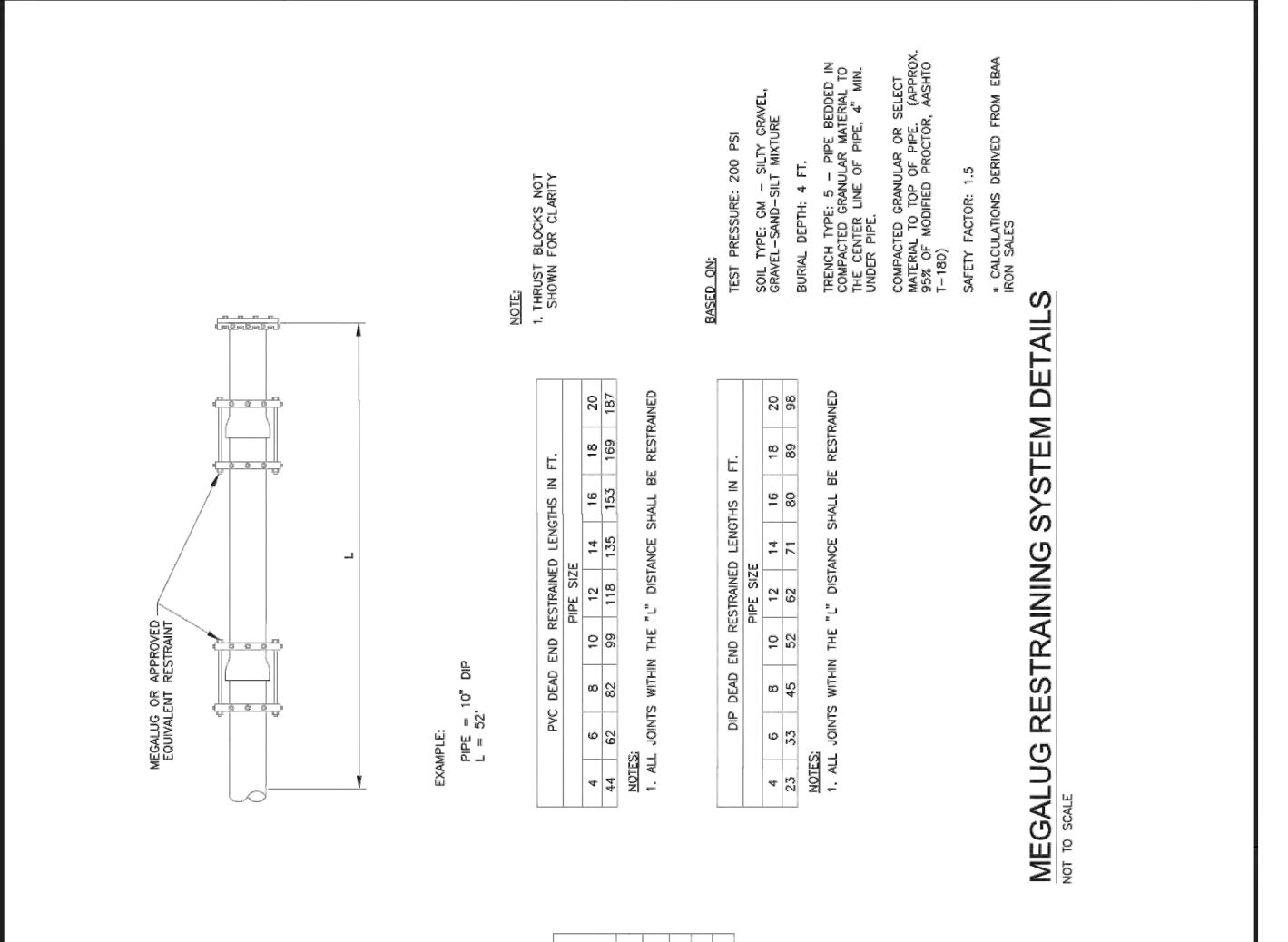
NOT TO SCALE

**MEGALUG RESTRAINING SYSTEM DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
W5

NOT TO SCALE

**MEGALUG RESTRAINING SYSTEM DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
W5

NOT TO SCALE



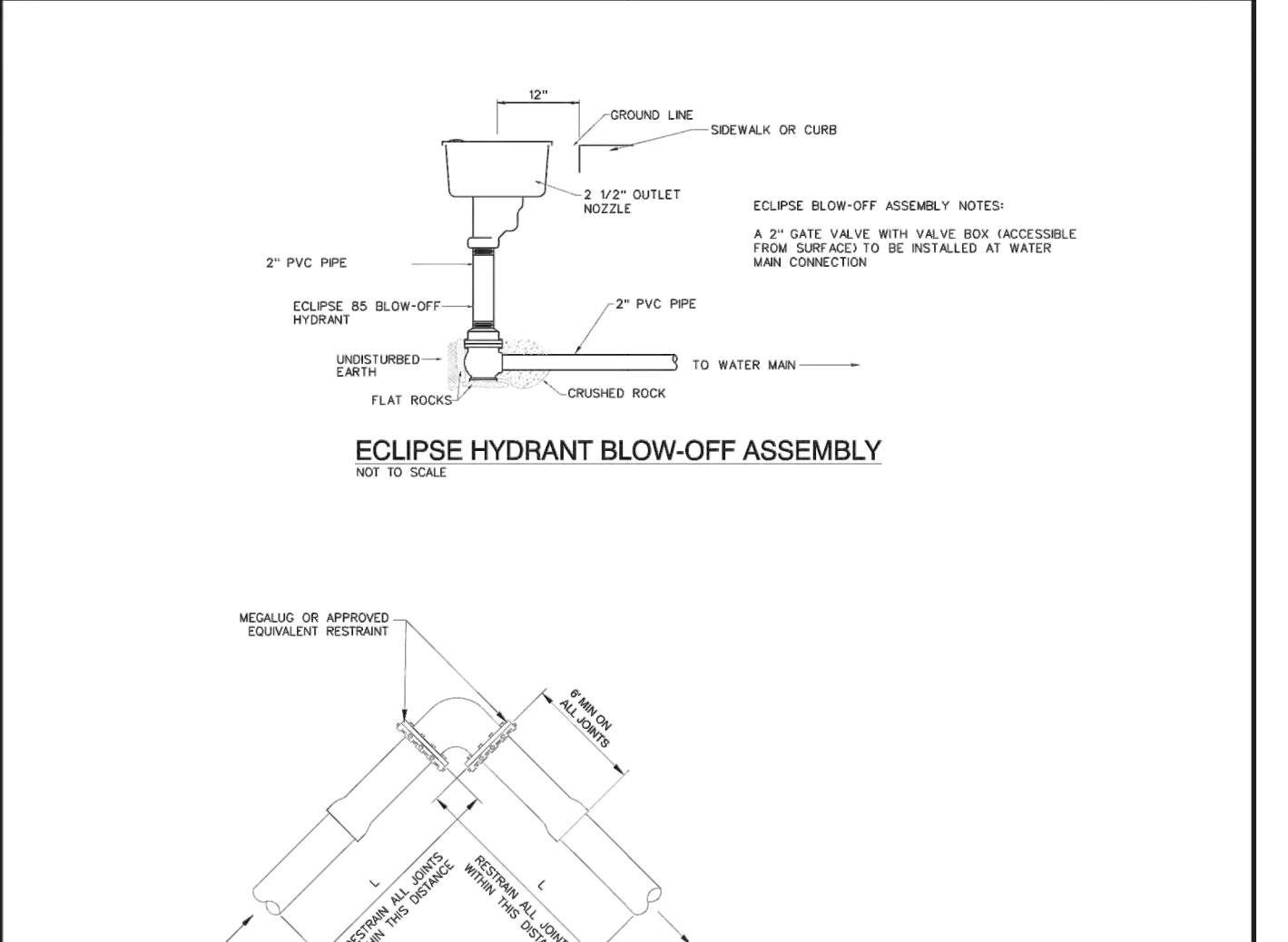
**MEGALUG RESTRAINING SYSTEM DETAILS**

SANTAQUIN CITY  
275 WEST MAIN STREET  
W6

NOT TO SCALE

**MEGALUG RESTRAINING SYSTEM DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
W6

NOT TO SCALE



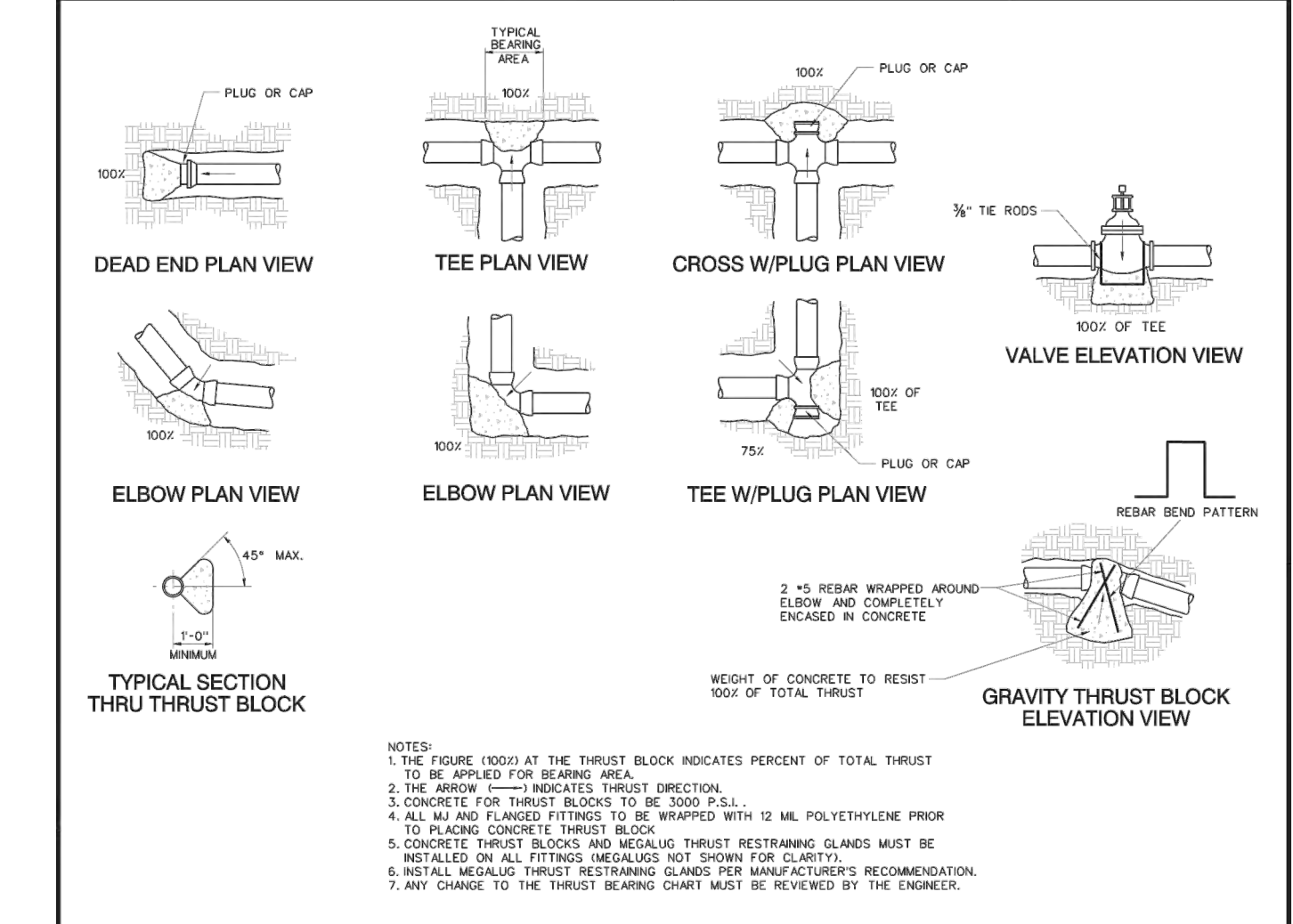
**ECLIPSE HYDRANT BLOW-OFF ASSEMBLY**

SANTAQUIN CITY  
275 WEST MAIN STREET  
W7

NOT TO SCALE

**ECLIPSE HYDRANT BLOW-OFF ASSEMBLY**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
W7

NOT TO SCALE



**THRUST BLOCK DETAILS**

SANTAQUIN CITY  
275 WEST MAIN STREET  
UT4

NOT TO SCALE

**THRUST BLOCK DETAILS**  
SANTAQUIN CITY  
275 WEST MAIN STREET  
UT4

NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

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

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

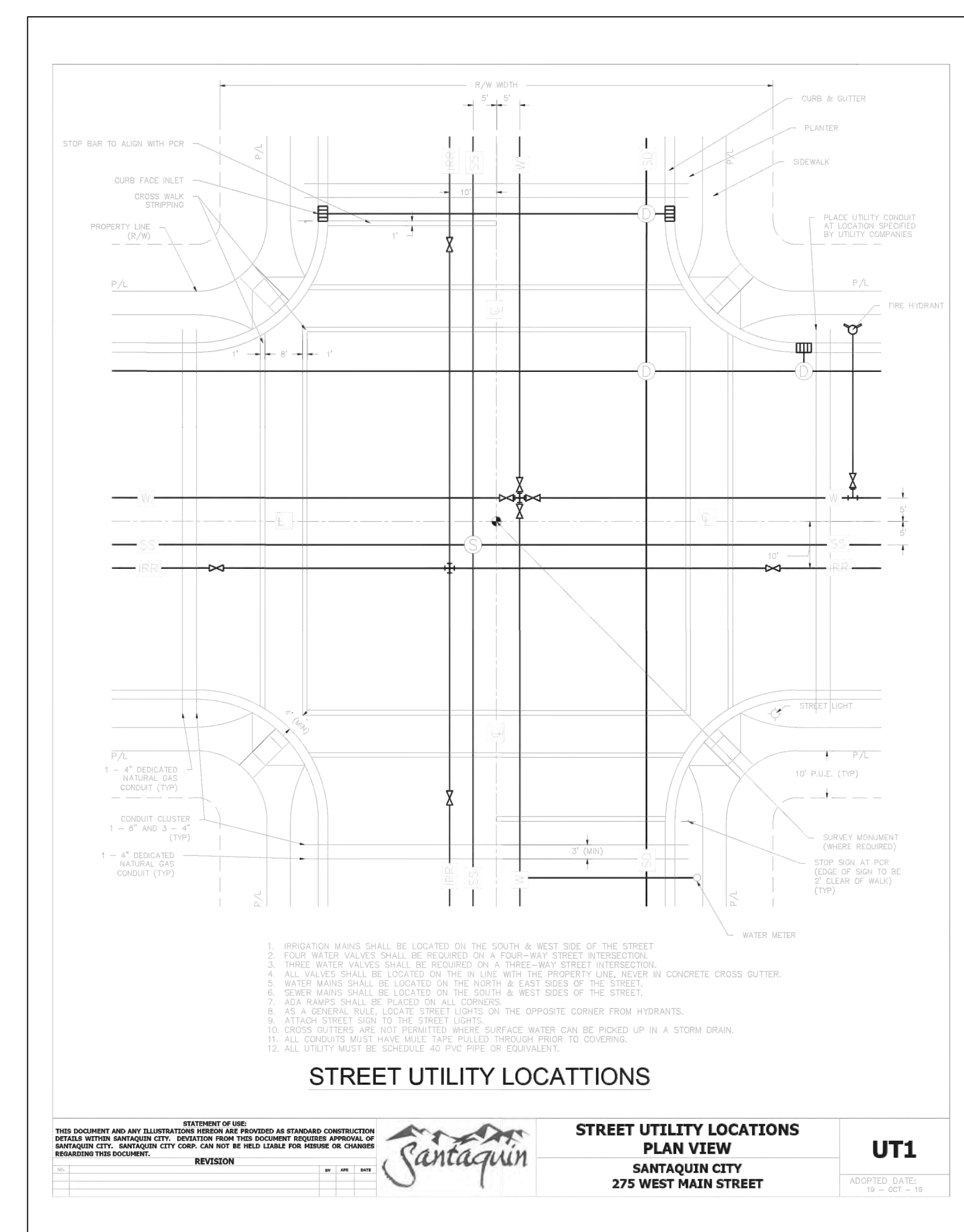
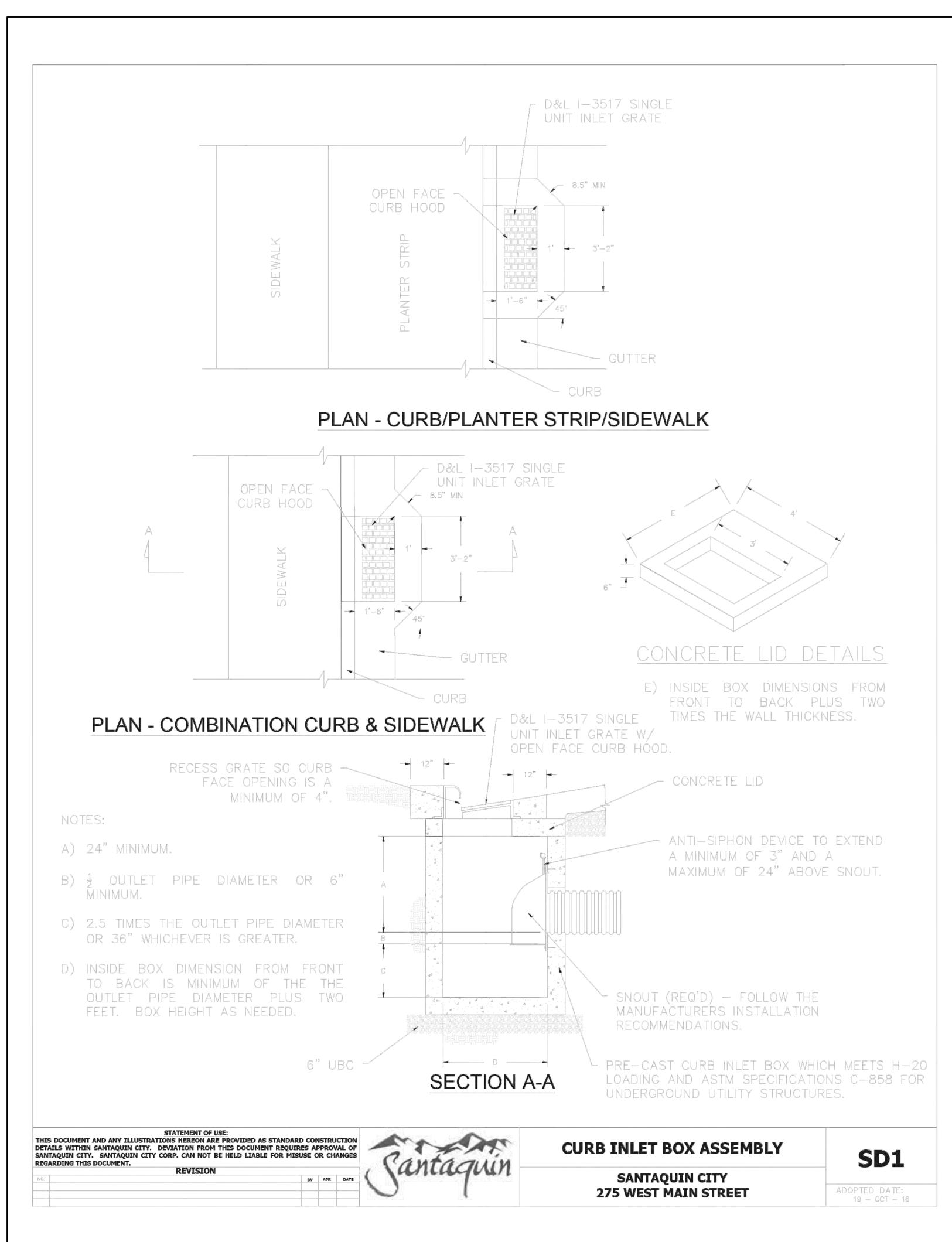
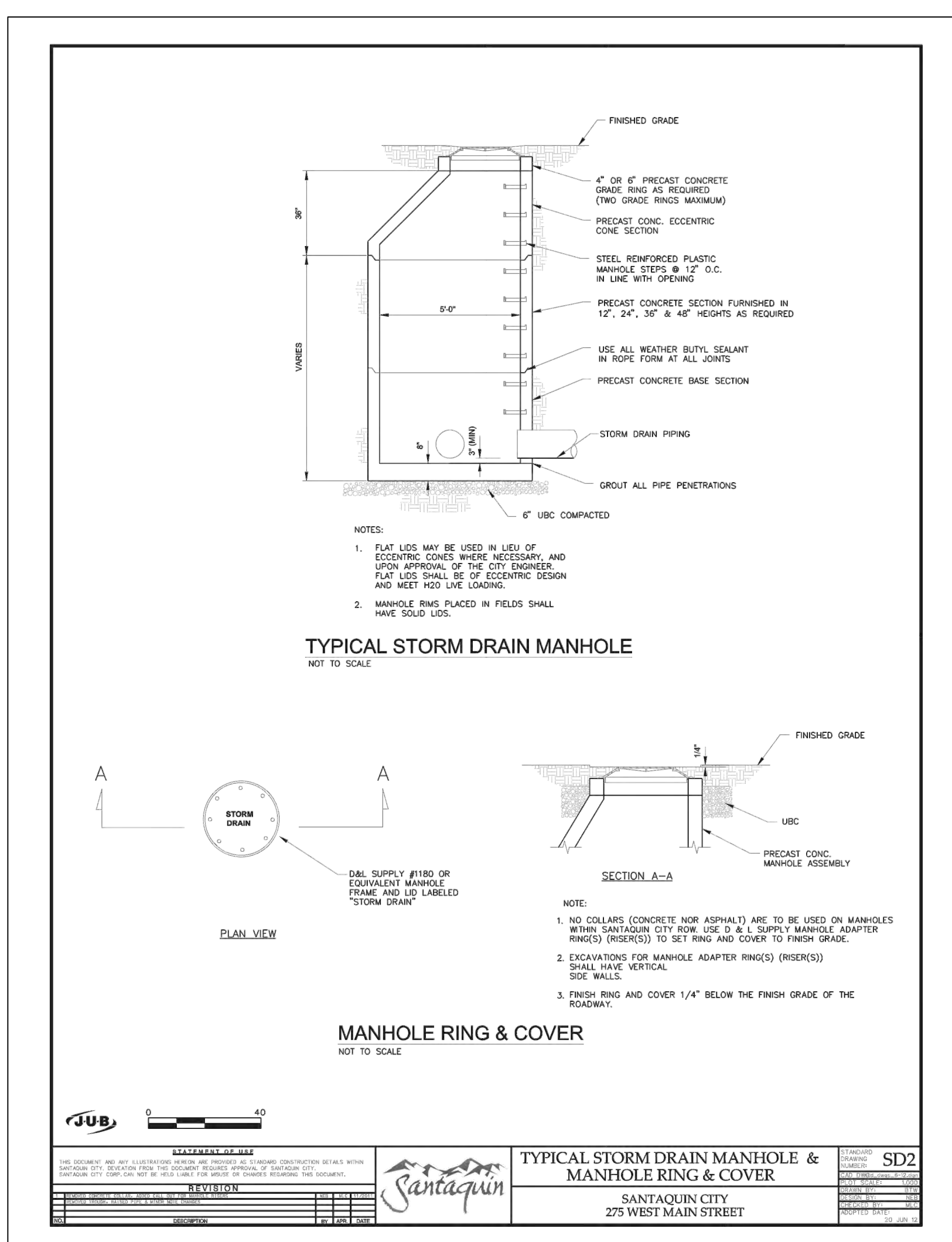
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT

**STRATTON MEADOW SUBDIVISION WATER DETAIL**

9-23-2024

**SANTAQUIN CITY**

REVIEW OF FIRST EDITION  
REVISION OF SECOND EDITION



NO.	DESCRIPTION	DATE	APP'D

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

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 paul@gatewayconsultingllc.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
 CONSTRUCTION MANAGEMENT

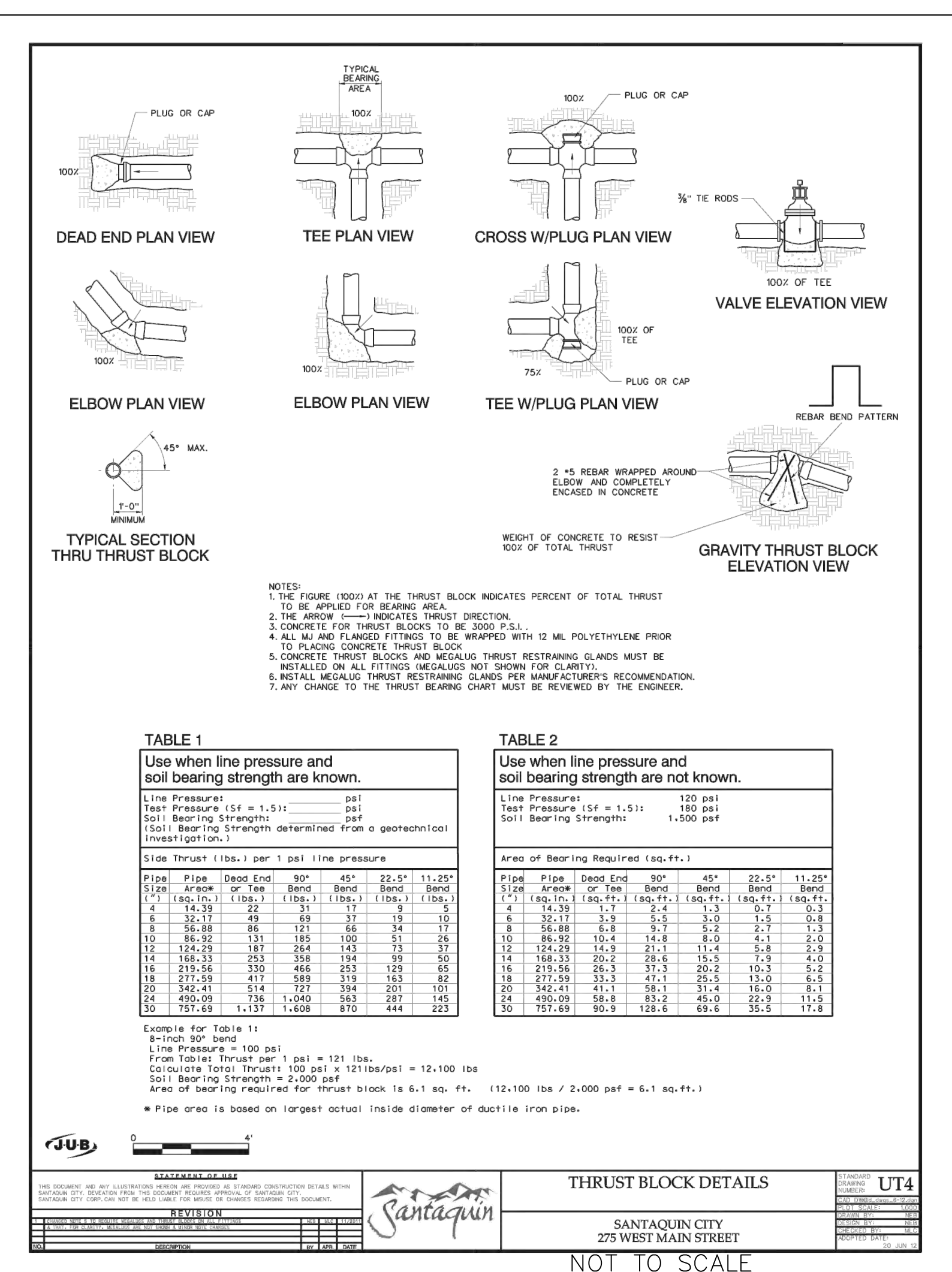
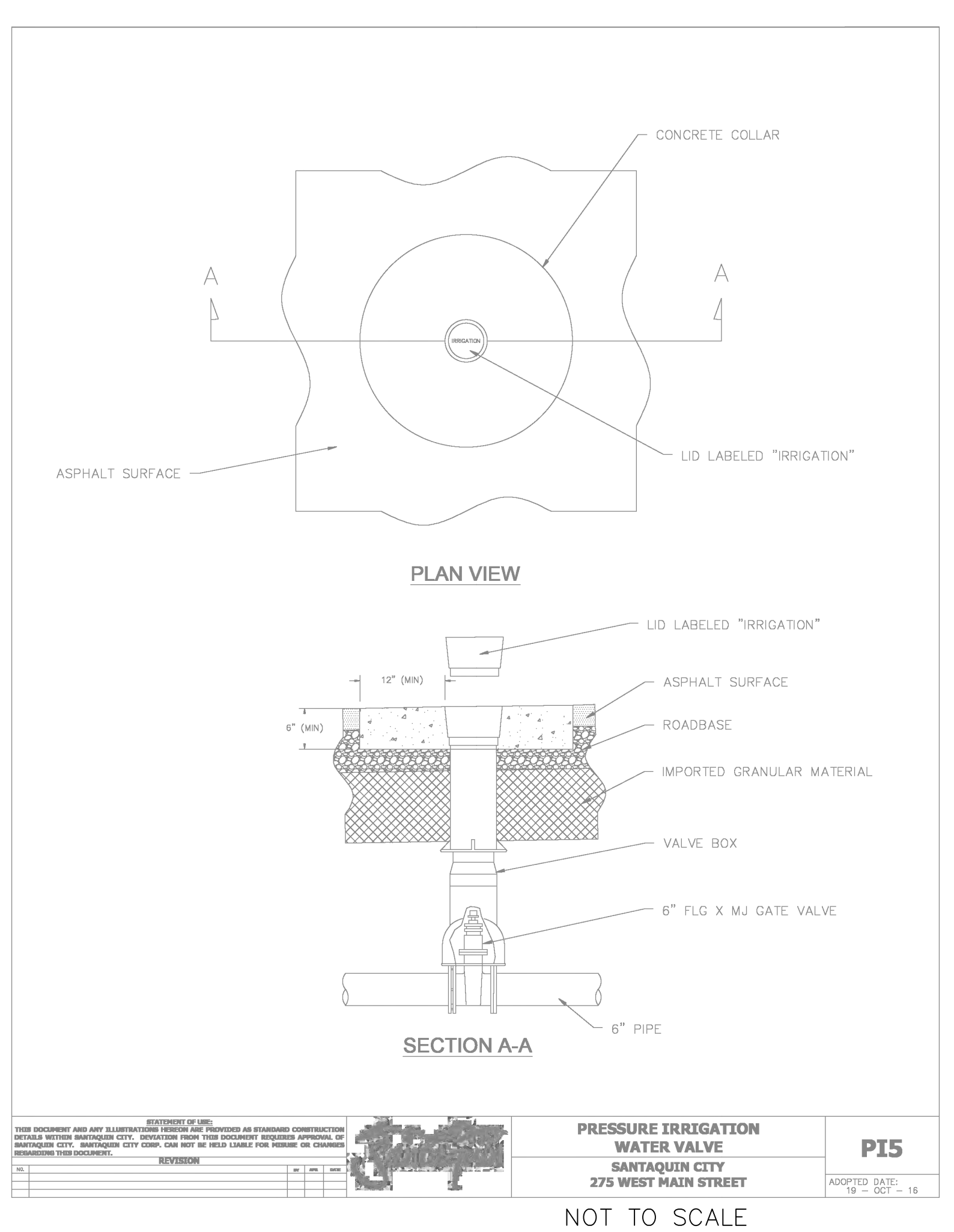
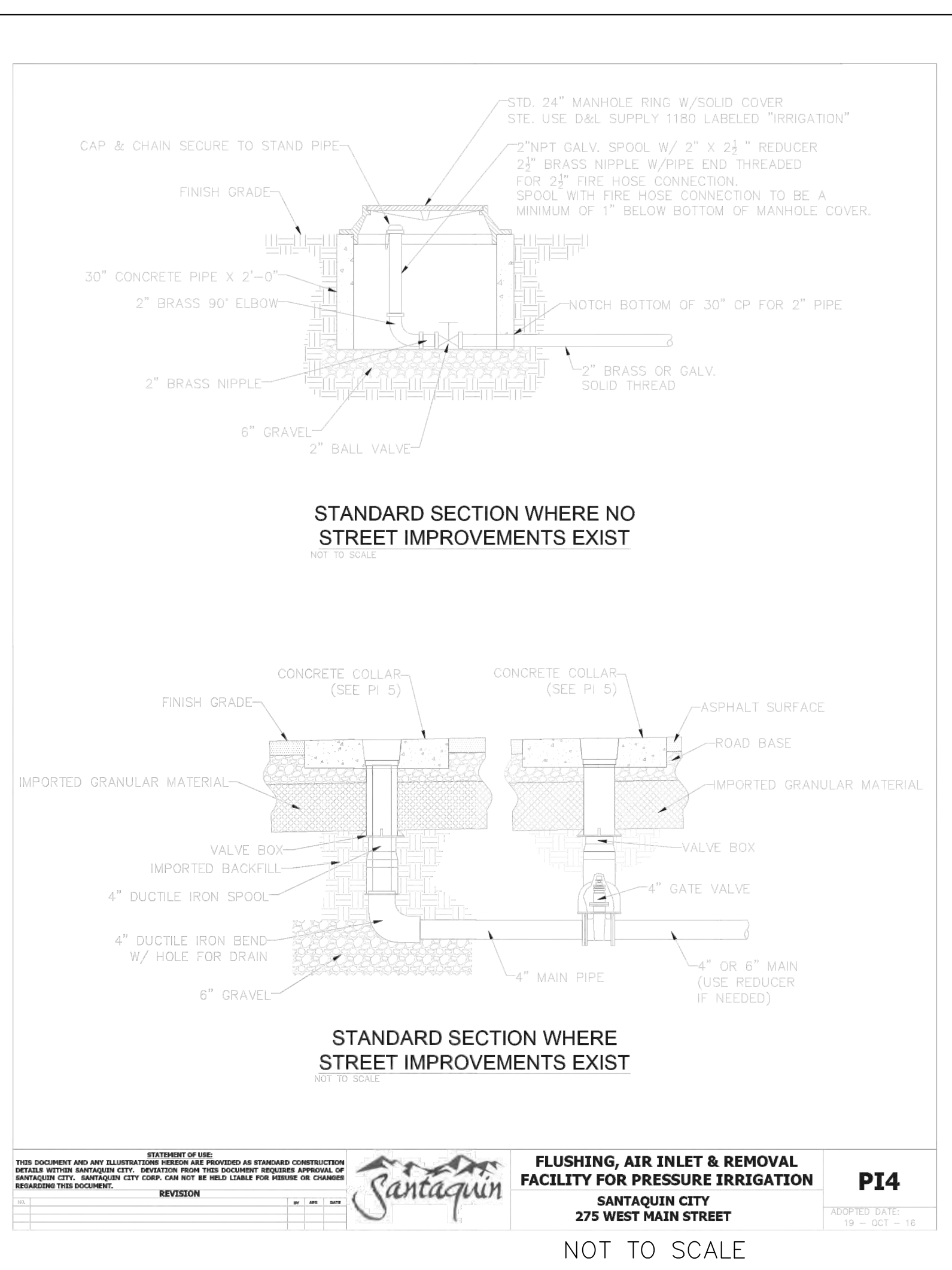
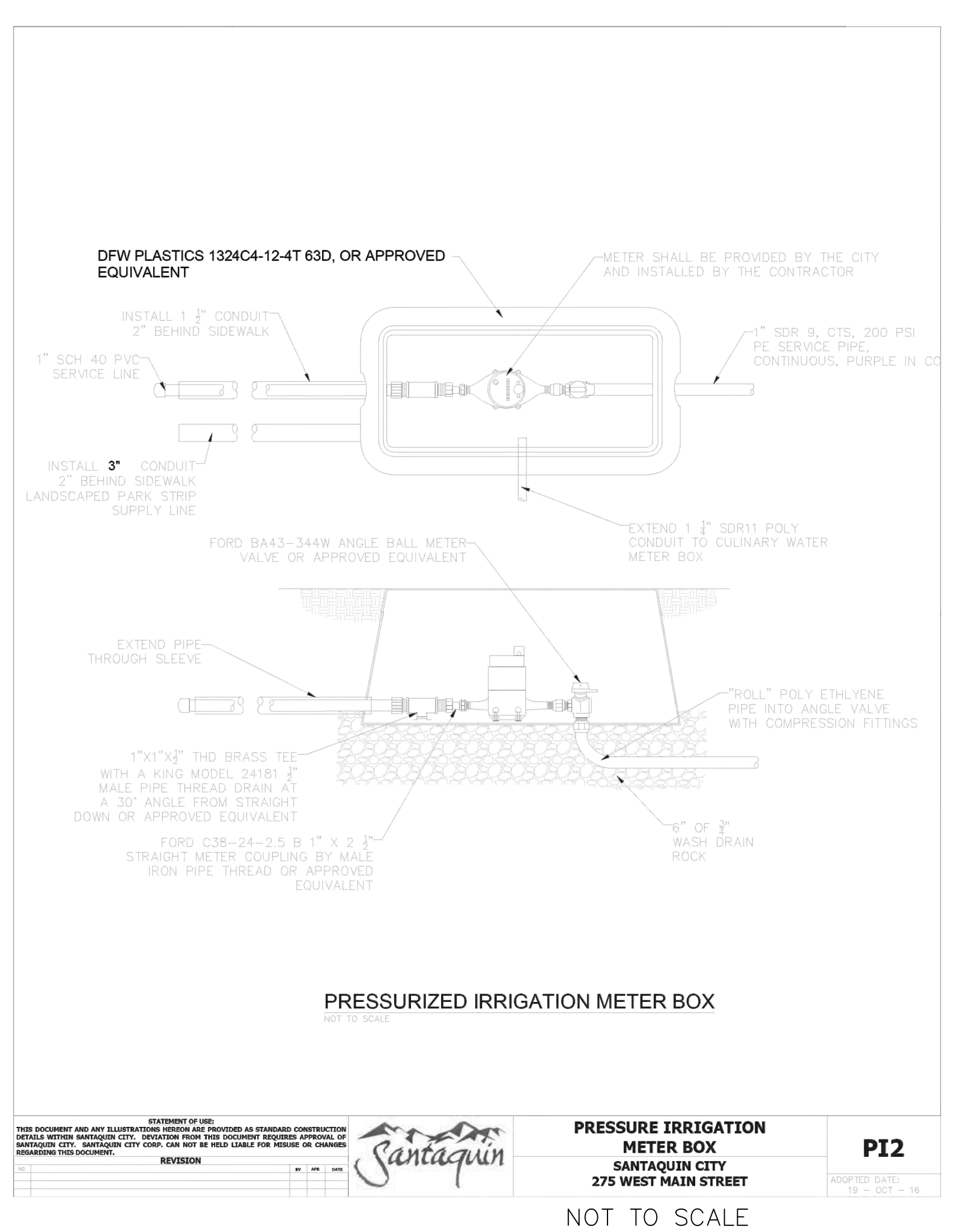
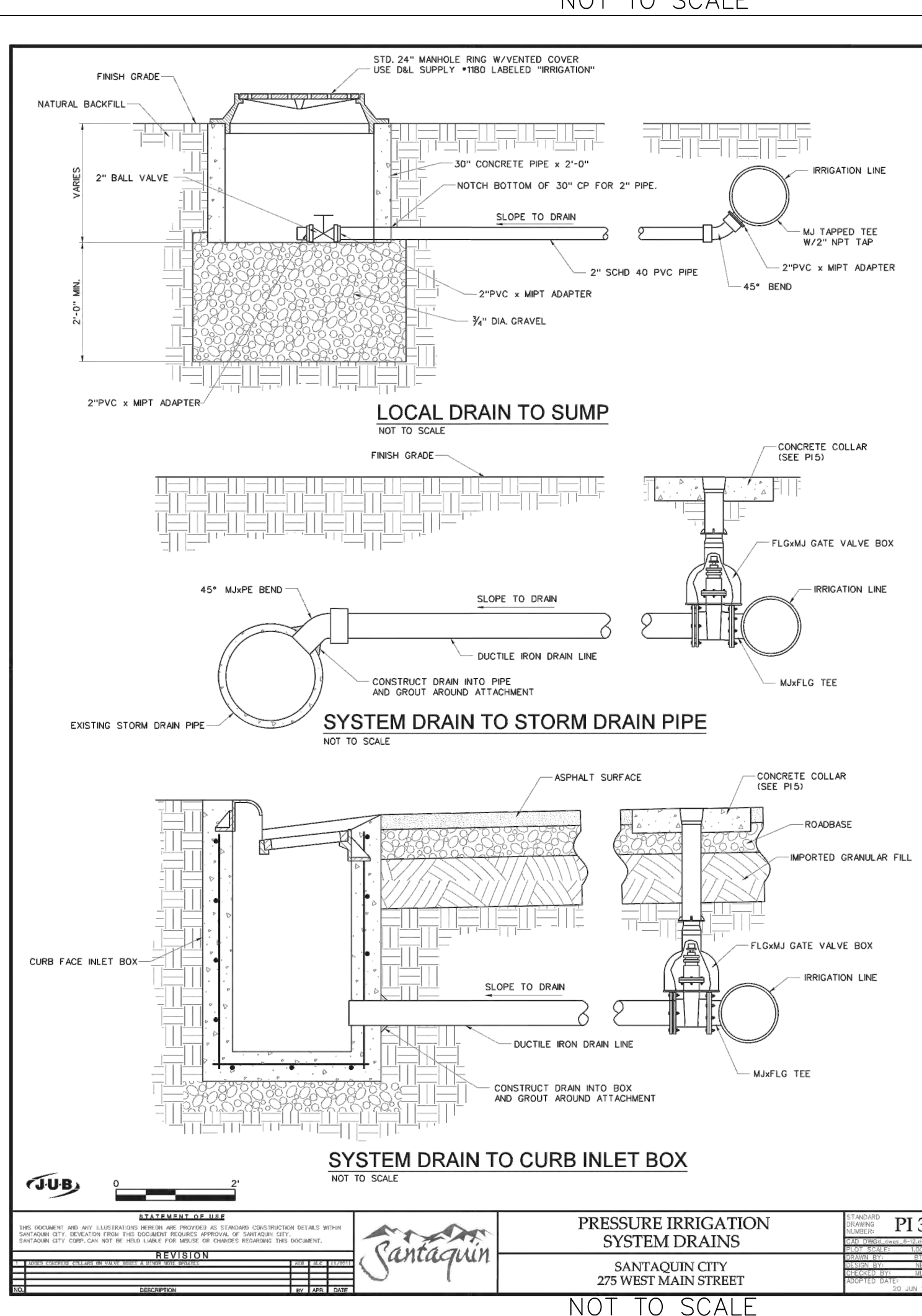
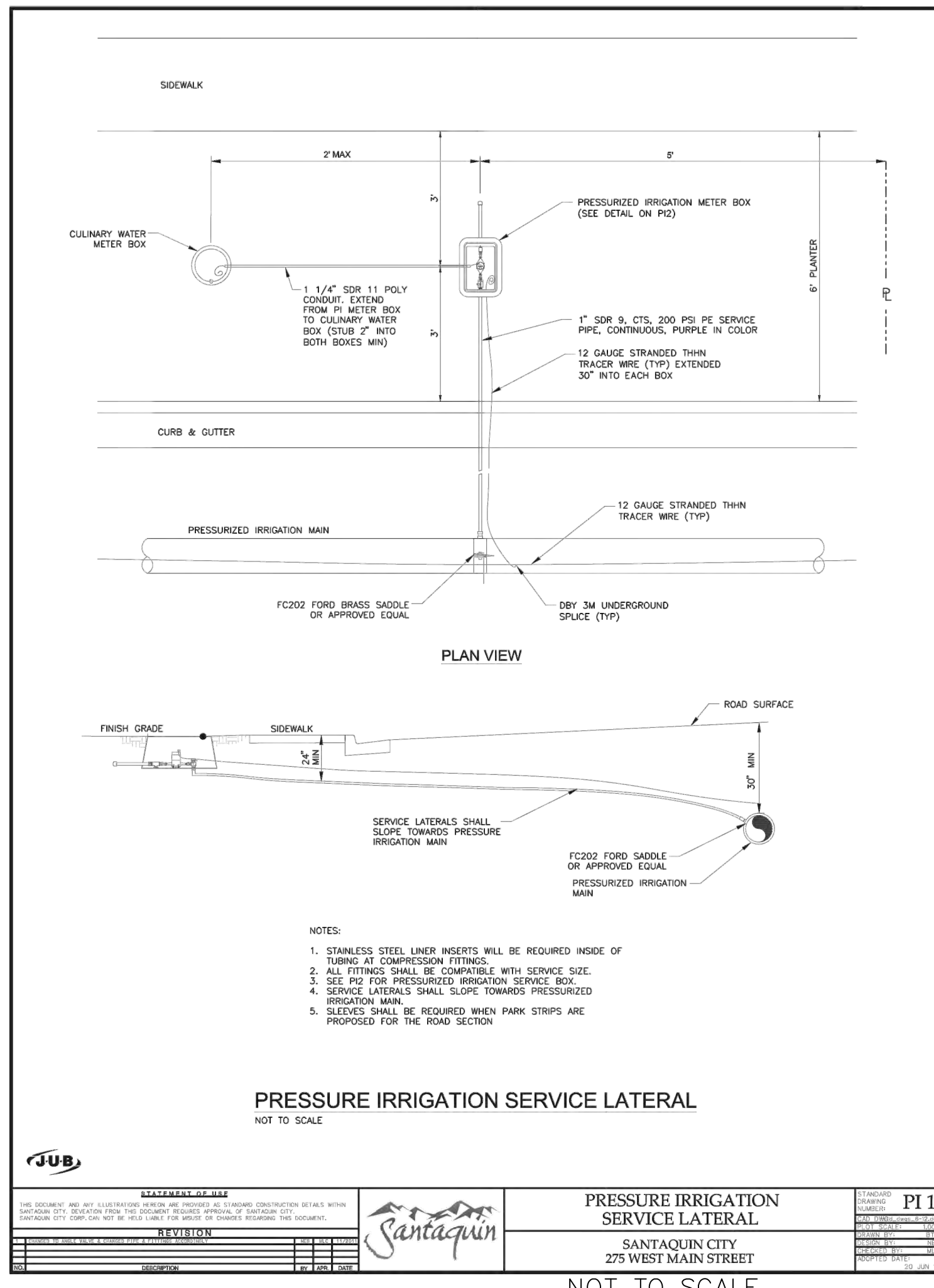
**STRATTON MEADOW SUBDIVISION**  
 STORM DETAIL

9-23-2024

SANTAQUIN CITY

REVIEWED  
 PREPARED FOR  
 CHECKED BY  
 APPROVED BY

SHEET NO. D4



NO.	DESCRIPTION	DATE	APP'D

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

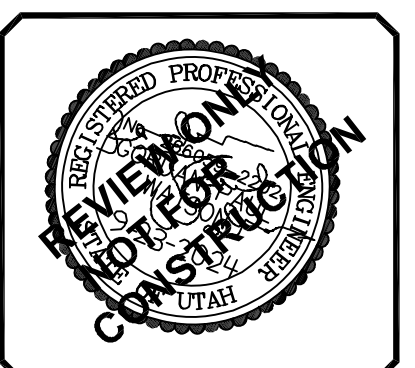
**GATEWAY CONSULTING, Inc.**  
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PH: (801) 994-5848  
paul@gatewayconsultingllc.com

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

**STRATTON MEADOW SUBDIVISION**  
IRRIGATION WATER DETAILS

9-23-2024

SANTAQUIN CITY



SHEET NO. **D5**

### Specifications

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

**MATERIALS**  
The base shall be heavy wall, cast aluminum produced from certified ASTM 356-1 ingot per ASTM B-179-06a or ASTM B20-05. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy. All hardware shall be temper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

**CONSTRUCTION**  
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be differentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 1" shall be ground smooth. All welding shall be per ANSI/AWS D1.2-00. All welders shall be certified per Section 5 of ANSI/AWS D1.2-00.

**DIMENSIONS**  
The post shall be 14'-0" in height with a 17" diameter base. The shaft diameter shall be 2". At the top of the post, a 30" x 3" tall moon with a transitional dome 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 the door.

**FINISH**  
The entire assembly shall have a standard HoloSphere black finish.

**LUMINAIRE DESCRIPTION**  
-Granville Premier II LED  
-40W 2100K Driver, 40 CCT  
-Auto-Sensing 120-277V  
-Symmetric True 1/4 No-Trip Spike Final, Full Cover  
-NEMA 7Wetlock Photocell/Control Recognition  
-DTL, Tuvlock Photocell For Gold-Share Lighting 100-277V  
-25R Prewired Leads  
For complete specifications see LUM\_GPD.

**Anchorage Detail**

DO NOT USE TO SET ANCHOR BOLTS  
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #:  
GPD40K4MBN8BFCV8R8HPC8L2S - NYA1485J17P07ABGBK

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---	---

**BREAK AWAY COUPLING DETAIL**

NOT TO SCALE

**ANCHOR BASE DETAIL**

NOT TO SCALE

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---	---

**LOCAL STOP SIGN DETAIL**

SCALE: 1"=20'

**TYPICAL LOCAL STREET/STOP SIGN LOCATION PLAN VIEW**

SCALE: 1"=20'

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---	--

**TYPICAL STREET/STOP SIGN LOCATION PLAN VIEW**

SCALE: 1"=20'

**TYPICAL STREET SIGN INSTALLATION**

SCALE: 1"=20'

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---	--

**TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS NOT ADJACENT TO C&G PLAN VIEW**

NOT TO SCALE

**TYPICAL SPEED LIMIT SIGN LOCATION WHEN SIDEWALK IS ADJACENT TO C&G PLAN VIEW**

NOT TO SCALE

**TYPICAL SPEED LIMIT SIGN INSTALLATION**

NOT TO SCALE

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NO.	DESCRIPTION	DATE	APPD.

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

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paul@gatewayconsultingllc.com

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

**STRATTON MEADOW SUBDIVISION**

**LIGHT AND SIGN DETAILS**

PRINT DATE: 9-23-2024

**SANTAQUIN CITY**

# PEAKS INDUSTRIAL PARK LOT 1

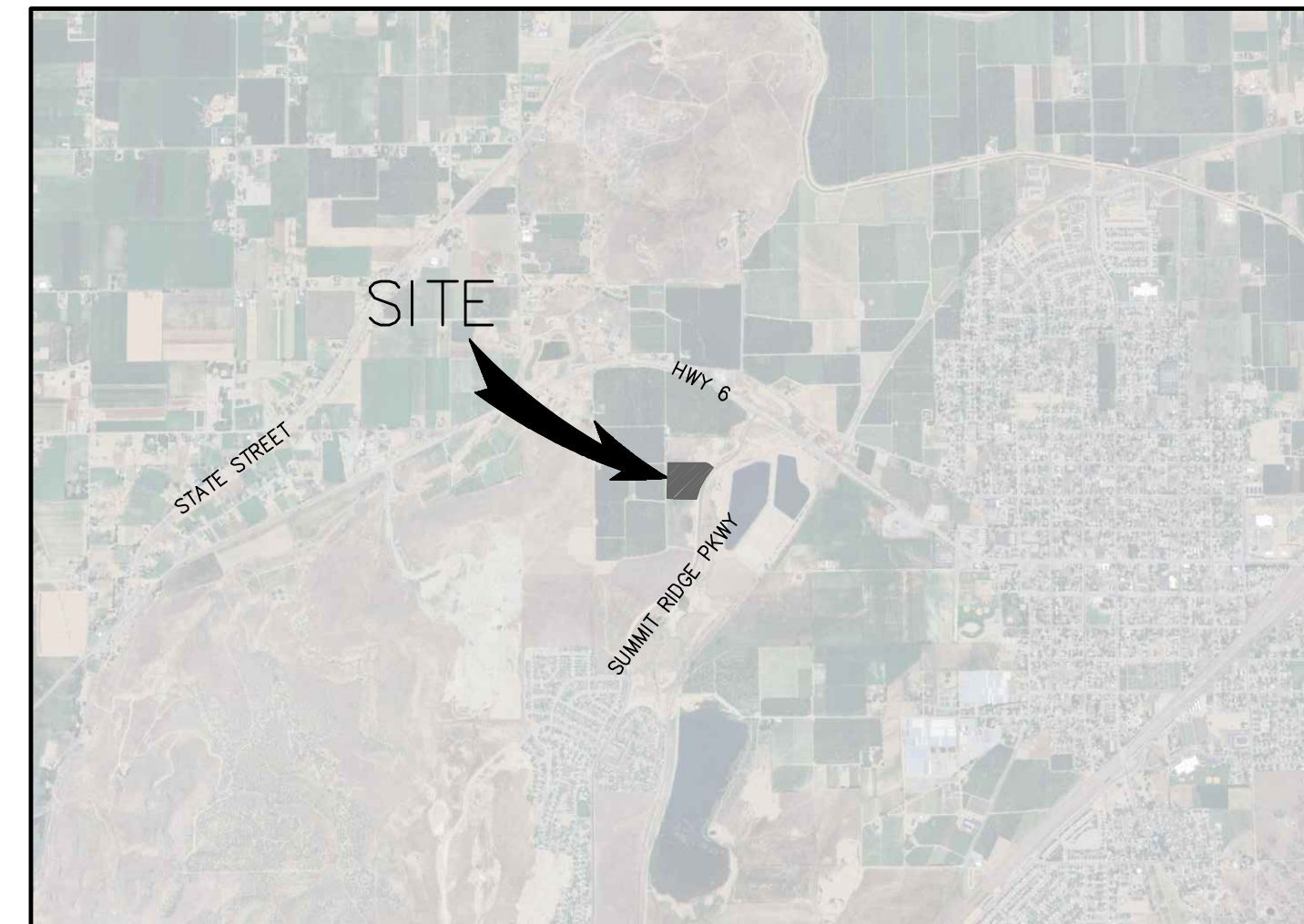
## CIVIL SITE PLANS

237 NORTH SUMMIT RIDGE PKWY  
SANTAQUIN, UTAH 84655

AUGUST 19, 2024  
REVISED SEPTEMBER 17, 2024

### LEGEND

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



VICINITY MAP  
NOT TO SCALE

### SHEET INDEX

- CV COVER SHEET
- C0.1 EXISTING CONDITIONS PLAN
- C1.0 SITE PLAN
- C2.0 GRADING & DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C4.0 DETAIL SHEET
- C4.1 DETAIL SHEET
- C5.0 EROSION CONTROL PLAN (SWPPP)
- C5.1 EROSION CONTROL DETAIL SHEET

### PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS.
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
17. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
18. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
19. ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

### NOTE:

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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

CIVIL ENGINEER:

**CIR**  
ENGINEERING, L.L.C.  
10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

OWNER:

TAMARAK DESIGN BUILD, LLC  
PO BOX 970271  
OREM, UT 84097  
385.201.7848

ARCHITECT:

AE URBIA  
2875 SOUTH DECKER LAKE DRIVE, SUITE 275  
SALT LAKE CITY, UTAH 84119  
CONTACT PERSON: ANDREW BOLLSCHWEILER  
PH: (801) 746-0456

CONTRACTOR

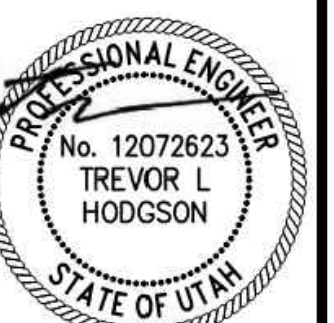
NO.	REVISIONS	BY	DATE
1			

CIVIL ENGINEERING  
+ SURVEYING  
10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-6296  
DESIGNER: TLH  
PROJECT ENGINEER: TLH

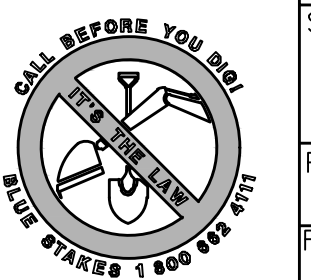


PEAKS INDUSTRIAL PARK LOT 1  
237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655

COVER SHEET



SHEET NO.  
CV  
PROJECT ID: E24-096  
DATE: 08/19/24  
FILE NAME: PRJ-SPI  
SCALE:





# TIMPANOGOS TERRACE

(Public Right-of-Way)

# NEBO WAY

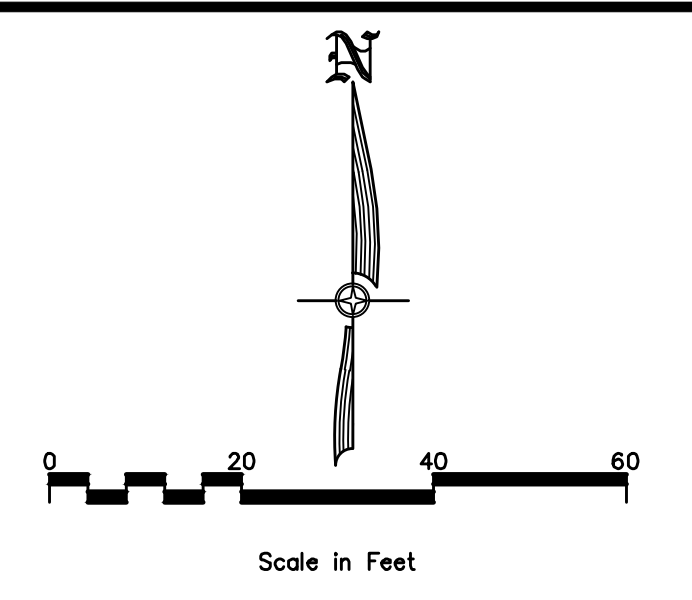
(Public Right-of-Way)

# SUMMIT RIDGE PARKWAY

(Public Right-of-Way)

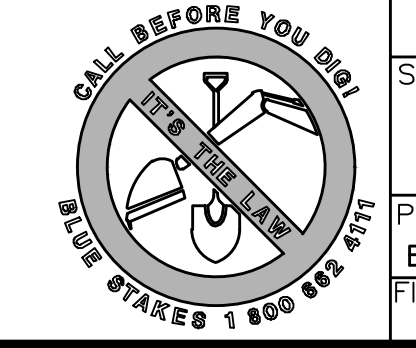
**LOT 1**  
111,270 SQ FT  
2.55 ACRES

EXISTING 26.0' SHARED ACCESS EASEMENT TO BE VACATED.  
SEE SHEET C1.0 FOR NEW SHARED ACCESS EASEMENT LOCATION



- DEMO PLAN NOTES:**
- ① EXISTING CURB & GUTTER, TO REMAIN.
  - ② EXISTING WATER LATERAL AND WATER METER, TO REMAIN.
  - ③ EXISTING WATER LATERAL AND FIRE HYDRANT, TO REMAIN.
  - ④ EXISTING WATER LATERAL STUB, TO REMAIN.
  - ⑤ EXISTING IRRIGATION LATERAL AND METER, TO REMAIN.
  - ⑥ EXISTING SEWER STUB, TO REMAIN.
  - ⑦ EXISTING STORM DRAIN PIPE. CITY WILL REDUCE LENGTH OF PIPE CULVERT AND MOVE END SECTION OFF OF PRIVATE PROPERTY PRIOR TO START OF CONSTRUCTION.

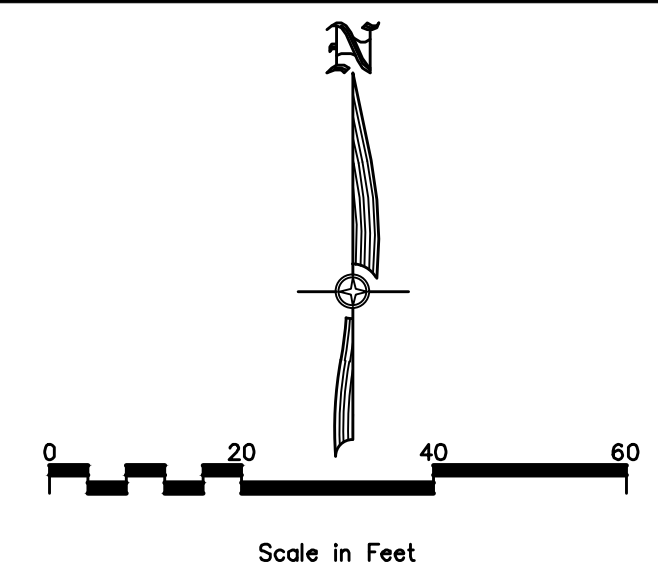
**NOTE:**  
NEBO WAY ROAD HAS NOT BEEN COMPLETELY CONSTRUCTED AT THE TIME OF THE PREPARATION OF THESE SITE DESIGN PLANS. CONTRACTOR TO FIELD VERIFY ROADWAY WORK AND ELEVATIONS PRIOR TO CONSTRUCTION OR AN AS-BUILT SURVEY SHALL BE COMPLETED.



<p>1 COMMENTS</p>	<p>SFC 09/11/24</p>	<p>NO. REVISIONS</p>	<p>BY DATE</p>	<p>PROJECT ENGINEER: TLH</p>	<p>Item 2</p>
<p><b>CIVIL ENGINEERING + SURVEYING</b></p>					
<p><b>CIR</b></p>					
<p>10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 - 801-949-6296</p>					
<p>PEAKS INDUSTRIAL PARK LOT 1 237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655</p>					
<p>EXISTING CONDITIONS PLAN</p>					
<p>PROFESSIONAL ENGINEER No. 12072623 TREVOR L. HODGSON STATE OF UTAH</p>					
<p>SHEET NO. C0.1</p>					
<p>PROJECT ID: E24-096    DATE: 08/19/24</p>					
<p>FILE NAME: PRJ-SPI    SCALE: 1"=20'</p>					

# TIMPANOGOS TERRACE

(Public Right-of-Way)



NO.	REVISIONS	BY	DATE

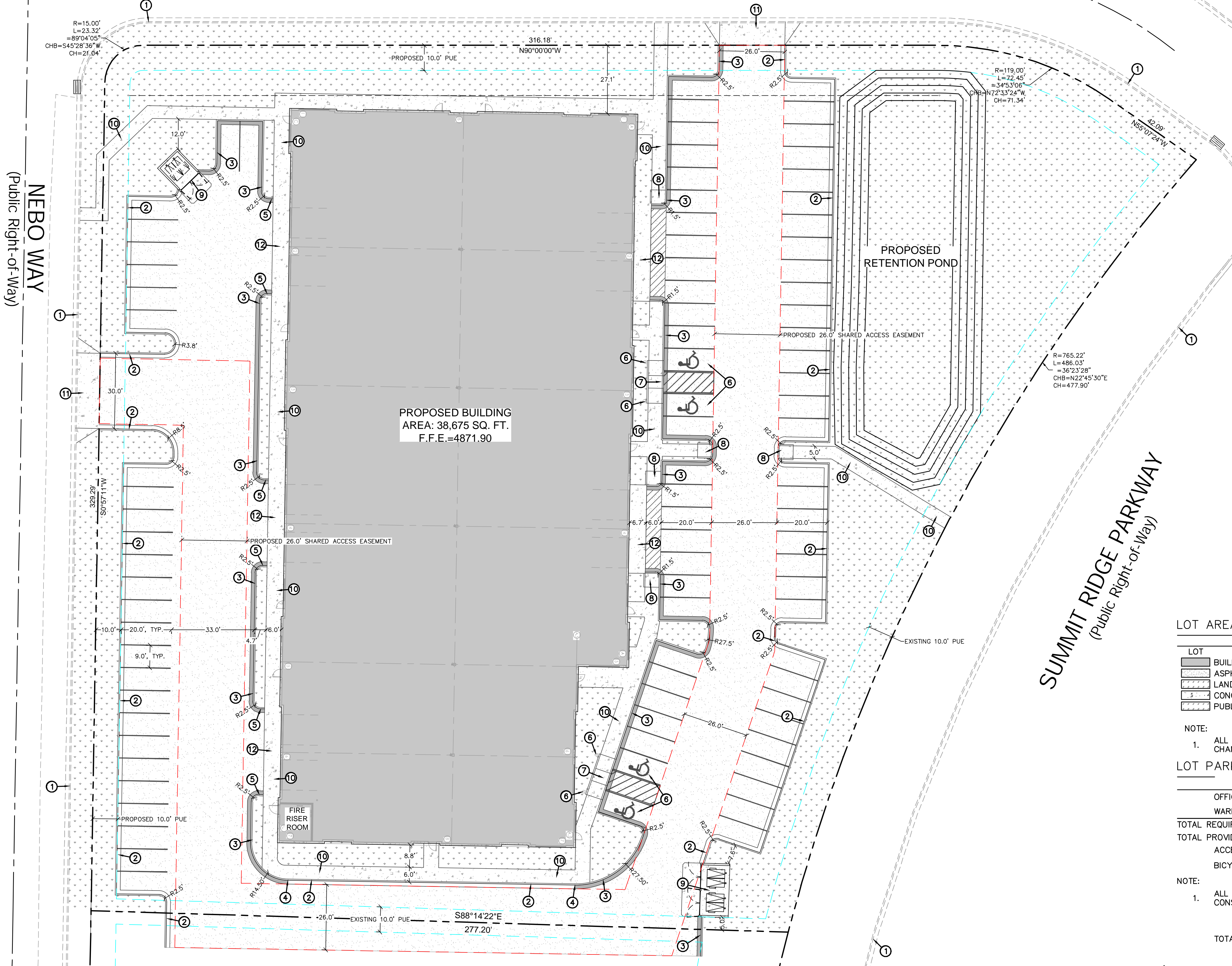
**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-949-0296  
 PROJECT ENGINEER: TLH

**CIR**

PEAKS INDUSTRIAL PARK LOT 1  
 237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655  
 SITE PLAN

PROFESSIONAL ENGINEER  
 No. 12072623  
 TREVOR L HODGSON  
 STATE OF UTAH

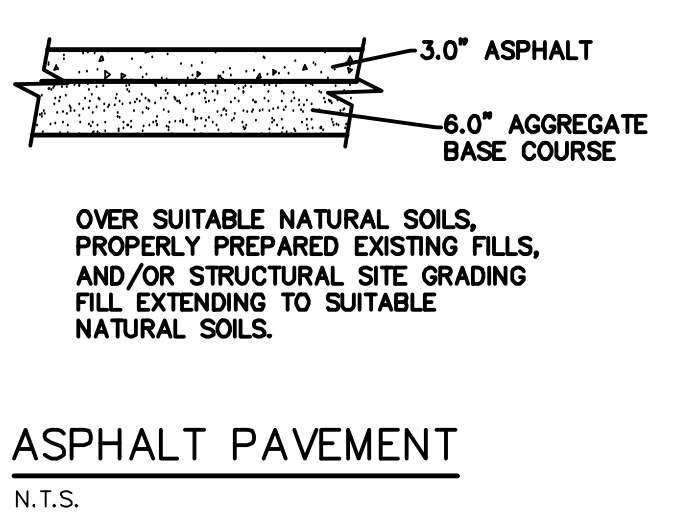
SHEET NO. C1.0  
 PROJECT ID: E24-096  
 DATE: 08/19/24  
 FILE NAME: PRJ-SPI  
 SCALE: 1"=20'



### SITE PLAN NOTES:

- ① EXISTING CURB & GUTTER
- ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- ③ PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- ④ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ⑤ TAPER CURB & GUTTER TO ASPHALT. SEE SHEET C2.0 FOR ELEVATIONS AND SHEET C4.0 FOR DETAILS.
- ⑥ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 6 AND 7/C4.0 FOR HANDICAPPED PARKING SIGN AND ACCESSIBLE PARKING STALL DETAILS. ALL ADA STALLS ARE VAN ACCESSIBLE.
- ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.
- ⑧ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
- ⑨ PROPOSED TRASH DUMPSTER, 8" CONCRETE DUMPSTER PAD. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑩ INSTALL 6" THICK CONCRETE SIDEWALK PER SANTAQUIN CITY STANDARD DETAIL CG3, SEE SHEET C4.1 FOR DETAILS.
- ⑪ INSTALL FLARED DRIVE APPROACH PER SANTAQUIN CITY STANDARD DETAIL CG3, SEE SHEET C4.1 FOR DETAILS.
- ⑫ HEAVY DUTY CONCRETE SECTION AT VEHICLE DOOR LOCATIONS.

PAVEMENT SECTIONS ARE PER THE MAY 10TH, 2023 GEOTECHNICAL STUDY BY RB&G. CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.



OVER SUITABLE NATURAL SOILS, PROPERLY PREPARED EXISTING FILLS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.  
 ASPHALT PAVEMENT  
 N.T.S.

### LOT AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	38,675	0.888
ASPHALT	36,867	0.846
LANDSCAPING	35,209	0.808
CONCRETE	10,730	0.246
PUBLIC ROW LANDSCAPING	6,295	0.145

### NOTE:

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

### LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	9,669	48 (5/1000)
WAREHOUSE	29,006	29 (1/1000)
TOTAL REQUIRED	77	
TOTAL PROVIDED	79	
ACCESSIBLE SPACES	4	(4 REQ'D 76 TO 100)
BICYCLE SPACES	0	(0 REQ'D)

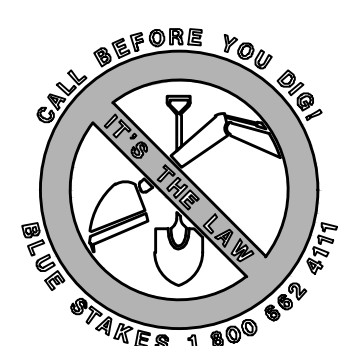
### NOTE:

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

TOTAL LANDSCAPING PROVIDED 35,209  
 29.0 % PROVIDED

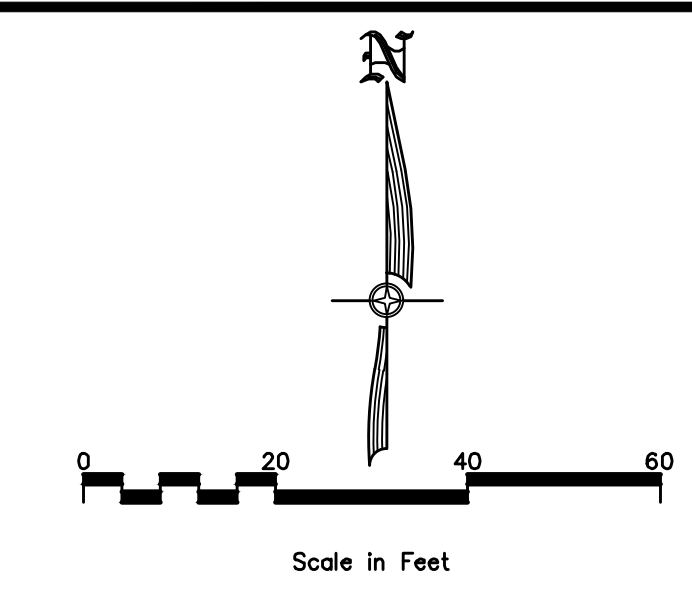
**SETBACK REQUIREMENTS:**  
 FRONT (SUMMIT RIDGE PARKWAY) - 50'  
 STREET SIDE AND REAR SETBACK (TIMPANOGOS TERRACE AND NEBO WAY) - 25'  
 INTERIOR SIDE SETBACK - 10'

**NOTE:**  
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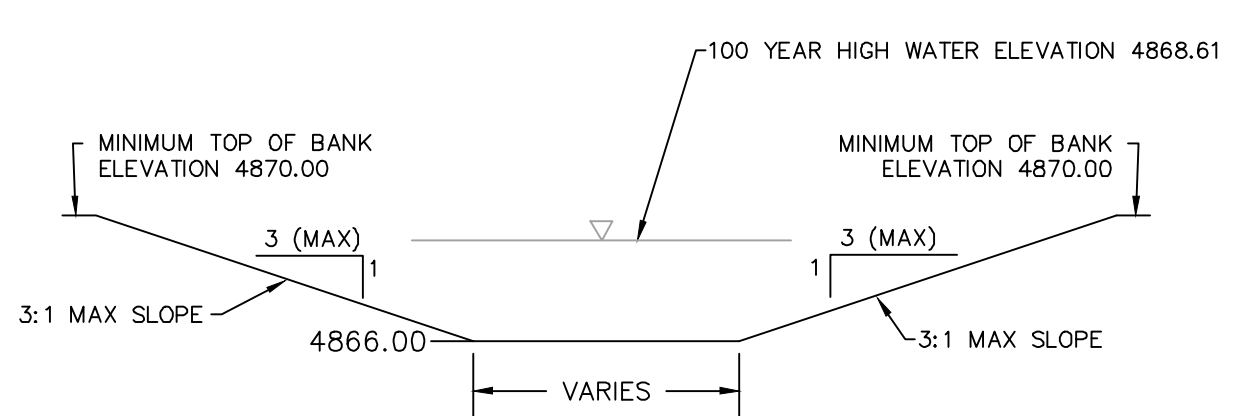


# TIMPANOGOS TERRACE

(Public Right-of-Way)



**DRAINAGE PLAN NOTES:**  
 ① CITY WILL REDUCE LENGTH OF PIPE CULVERT AND MOVE END SECTION OFF OF PRIVATE PROPERTY PRIOR TO START OF CONSTRUCTION.



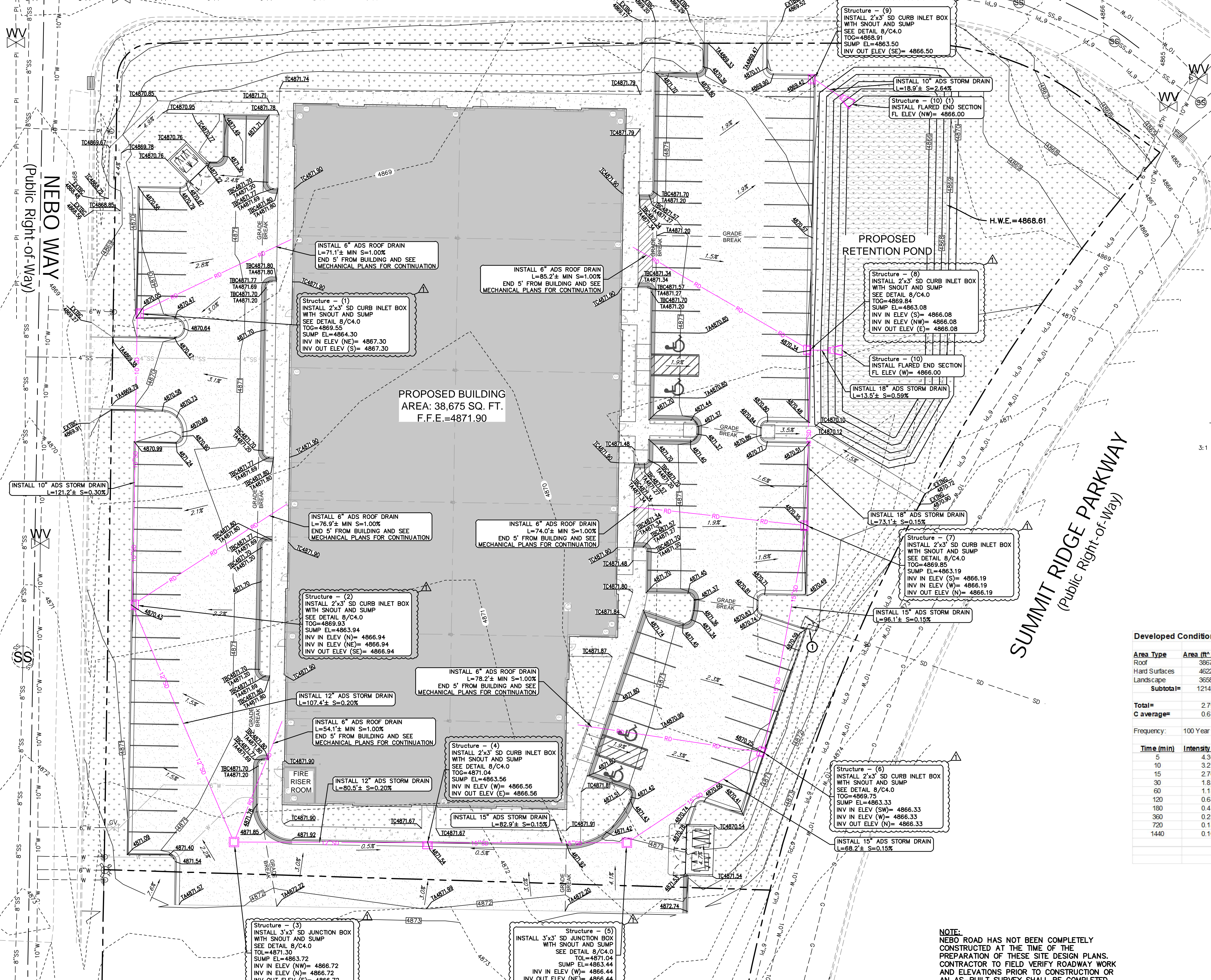
Elevation	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Acc. Volume (ft <sup>3</sup> )
4866.00	4602	0	0
4867.00	5628	5115	5115
4868.00	6713	6171	11286
4869.00	7859	7286	18572
4870.00	9064	8462	27033

Area Type	Area (ft <sup>2</sup> )	c	Area (Percentage)
Roof	38675	0.9	31.8%
Hard Surfaces	46220	0.9	38.0%
Landscape	36586	0.15	30.1%
<b>Subtotal=</b>	<b>121481</b>		
<b>Total=</b>	<b>2.79</b>	<b>acres</b>	
<b>C average=</b>	<b>0.67</b>		

Time (min)	Intensity (in/hr)	Intensity (in)	Acc.Vol (ft <sup>3</sup> )	Rel.Vol (ft <sup>3</sup> )	Req. Stor. (ft <sup>3</sup> )	Peak Flow (cfs)
5	4.30	0.36	2423	0	2423	8.08
10	3.27	0.55	3689	0	3689	6.15
15	2.70	0.68	4568	0	4568	5.08
30	1.82	0.91	6152	0	6152	3.42
60	1.13	1.13	7648	0	7648	2.12
120	0.64	1.27	8595	0	8595	1.19
180	0.45	1.34	9069	0	9069	0.84
360	0.25	1.52	10287	0	10287	0.48
720	0.15	1.85	12521	0	12521	0.29
1440	0.10	2.34	15837	0	15837	0.18

**Overall Required Retention Volume 15,837 CF**



PROPOSED BUILDING AREA: 38,675 SQ. FT.  
F.F.E.=4871.90

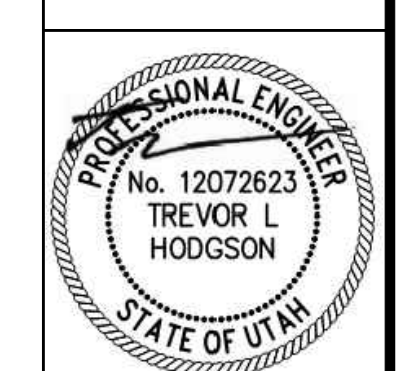
SUMMIT RIDGE PARKWAY  
(Public Right-of-Way)

**NOTE:**  
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NO.	REVISIONS	BY	DATE
1	COMMENTS		

**CIVIL ENGINEERING + SURVEYING**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-949-6296  
 PROJECT ENGINEER: TLH

PEAKS INDUSTRIAL PARK LOT 1  
 237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655  
 GRADING & DRAINAGE PLAN

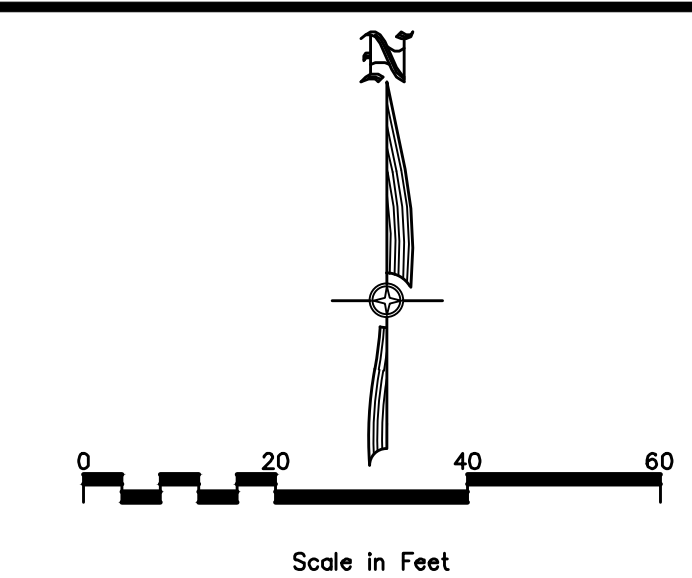


SHEET NO. **C2.0**  
 PROJECT ID: E24-096  
 DATE: 08/19/24  
 FILE NAME: PRJ-SPI  
 SCALE: 1"=20'



EXISTING FIRE HYDRANT

### TIMPANOGOS TERRACE (Public Right-of-Way)



### NEBO WAY (Public Right-of-Way)

### PROPOSED RETENTION POND

### SUMMIT RIDGE PARKWAY (Public Right-of-Way)

PROPOSED BUILDING  
AREA: 38,675 SQ. FT.  
F.F.E.=4871.90

BUILDING AREA: 38,675 SF  
TYPE III-B CONSTRUCTION  
FIRE SPRINKLER REDUCTION: 50%  
REQUIRED FIRE FLOW: 2,125 GPM  
HYDRANTS REQUIRED: 2  
HYDRANTS PROVIDED: 2

FIRE RISER ROOM

#### UTILITY PLAN NOTES:

- ① CONNECT TO EXISTING SEWER LATERAL AT I.E. 4860.40 PER SANTAQUIN CITY STANDARD DETAIL S2, SEE SHEET C4.1 FOR DETAILS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- ② INSTALL 66± OF 4" PVC SEWER PIPE. S=2.0%.
- ③ INSTALL 4" CLEANOUT WYE. I.E.=4861.72, TOL=MATCH TOP OF PAVEMENT ELEVATION.
- ④ I.E.(10" SD)=4867.24  
TOP(4" SS)=4860.87  
SEPARATION=6.37'
- ⑤ CONNECT 6" PVC C-900 FIRE LINE TO EXISTING WATER LINE.
- ⑥ INSTALL 6" PVC C-900 FIRE LINE.
- ⑦ INSTALL 6" 45° BEND WITH THRUST BLOCKS.
- ⑧ INSTALL 6" PVC C-900 FIRE LINE. END 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION.
- ⑨ INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
- ⑩ INSTALL WALL MOUNTED FDC.
- ⑪ CONNECT 2" CULINARY WATER LATERAL TO EXISTING WATER METER PER SANTAQUIN CITY STANDARD DETAIL W1, SEE SHEET C4.1 FOR DETAILS. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- ⑫ INSTALL 2" CULINARY WATER LATERAL TO PROPOSED BUILDING. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
- ⑬ EXISTING IRRIGATION POINT OF CONNECTION

NOTE:  
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SFC 09/11/24		BY DATE		REVISIONS	
NO.					

DESIGNER: TLH PROJECT ENGINEER: TLH

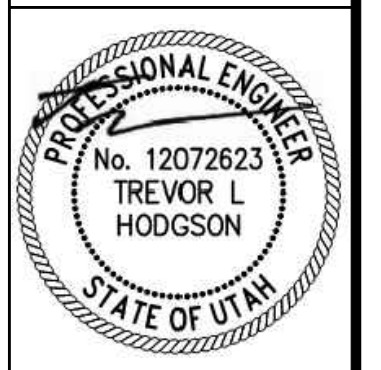
**CIVIL ENGINEERING + SURVEYING**

**CIR**

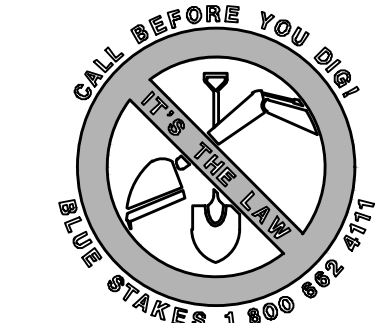
10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-0296

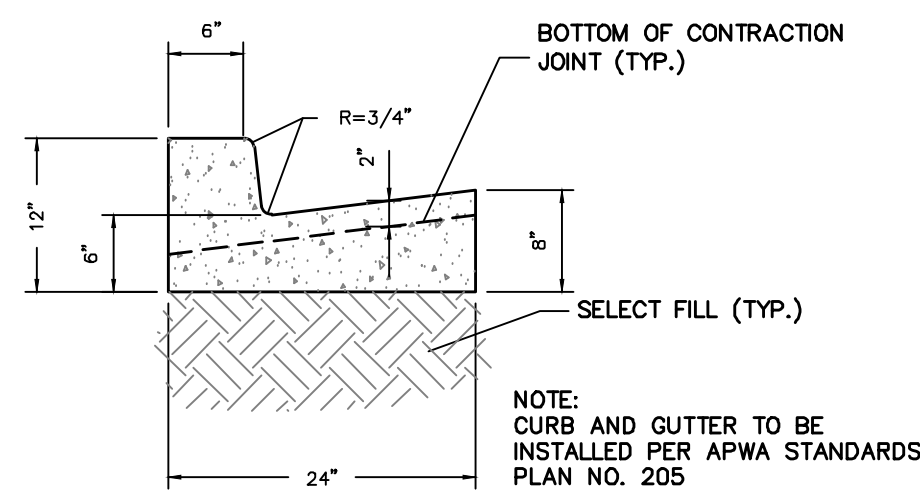
PEAKS INDUSTRIAL PARK LOT 1  
237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655

UTILITY PLAN

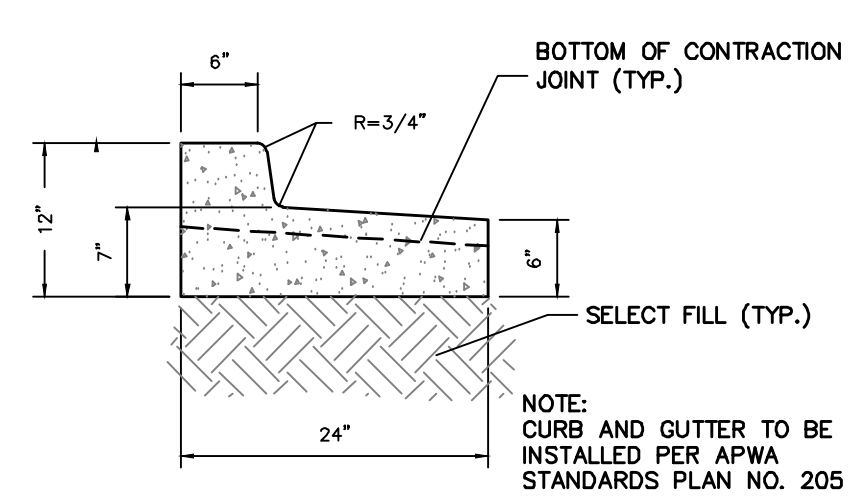


SHEET NO.	C3.0
PROJECT ID:	E24-096
DATE:	08/19/24
FILE NAME:	PRJ-SPI
SCALE:	AS SHOWN

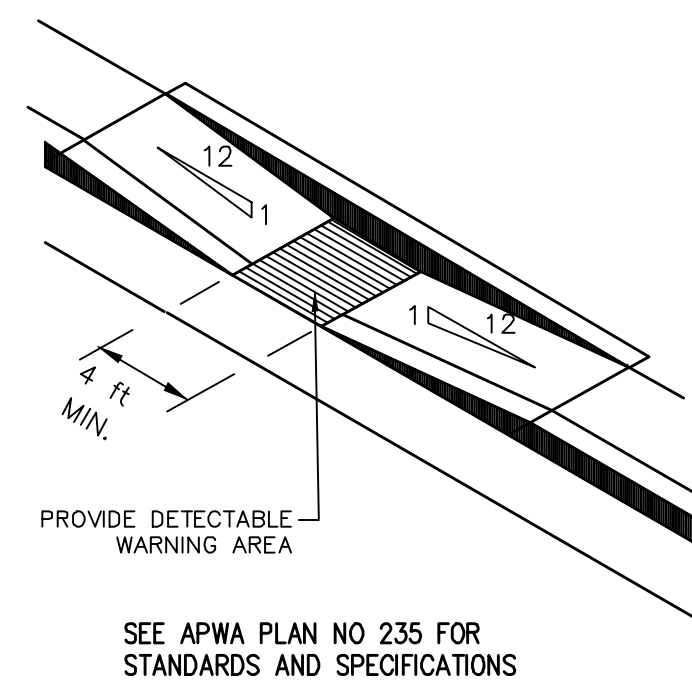




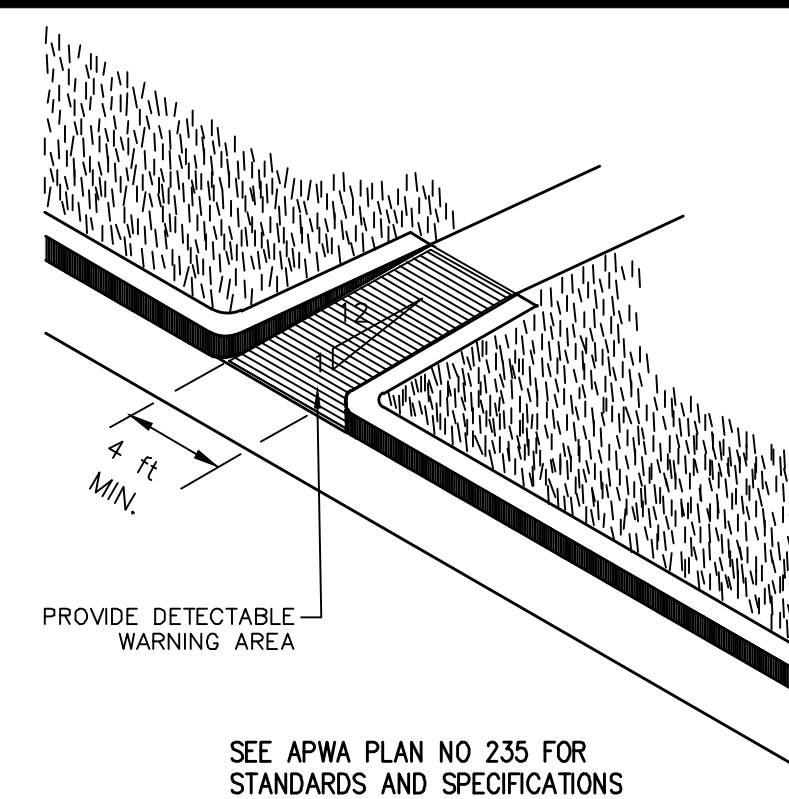
1 24" CURB & GUTTER  
N.T.S.



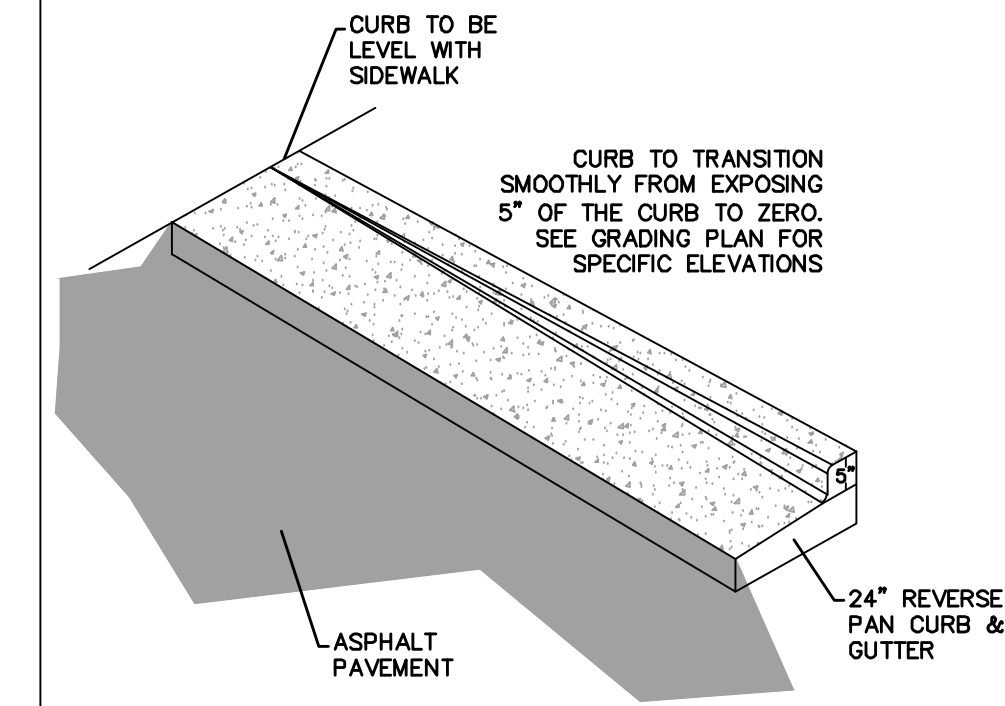
2 24" REVERSE PAN CURB & GUTTER  
N.T.S.



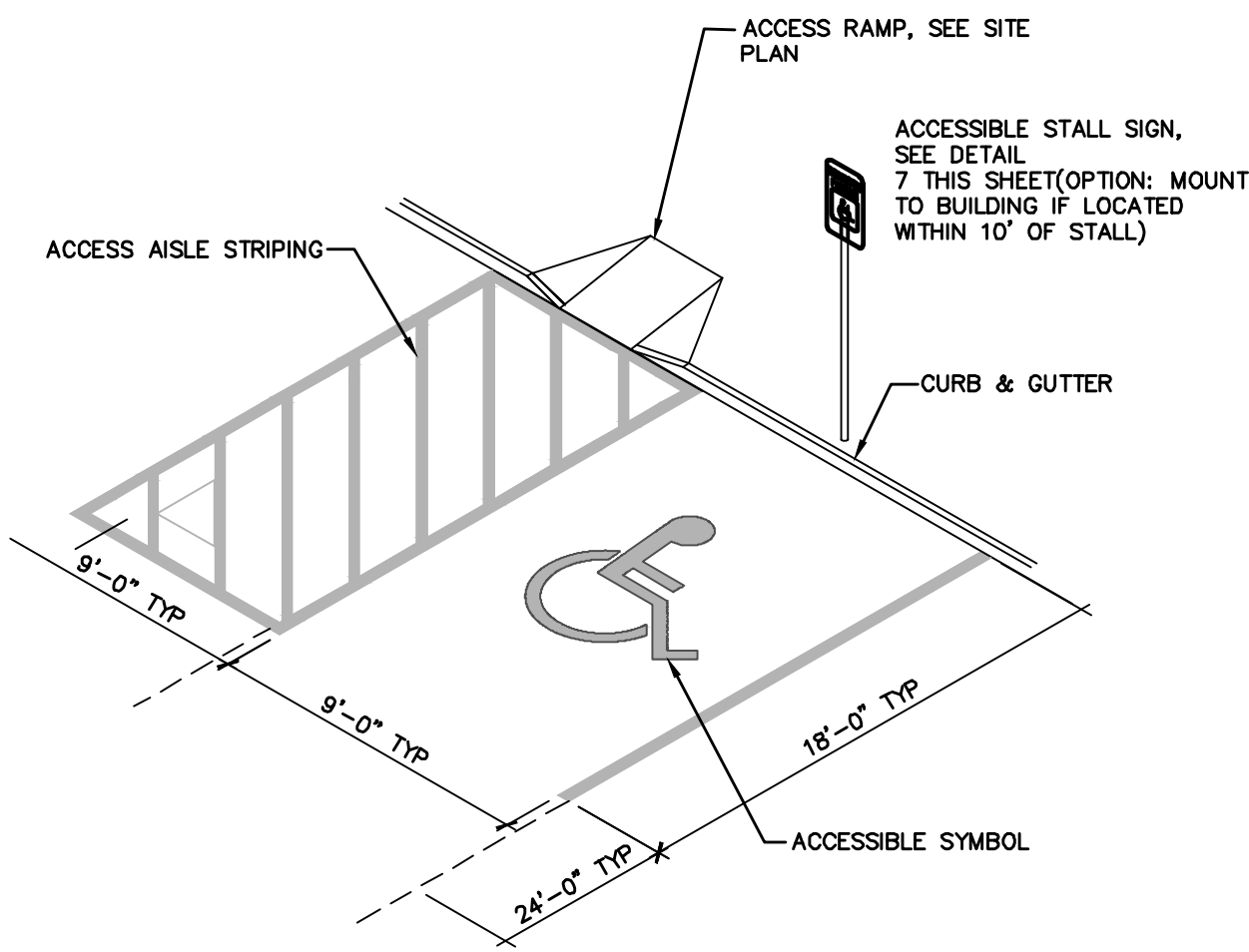
3 ADA RAMP  
N.T.S.



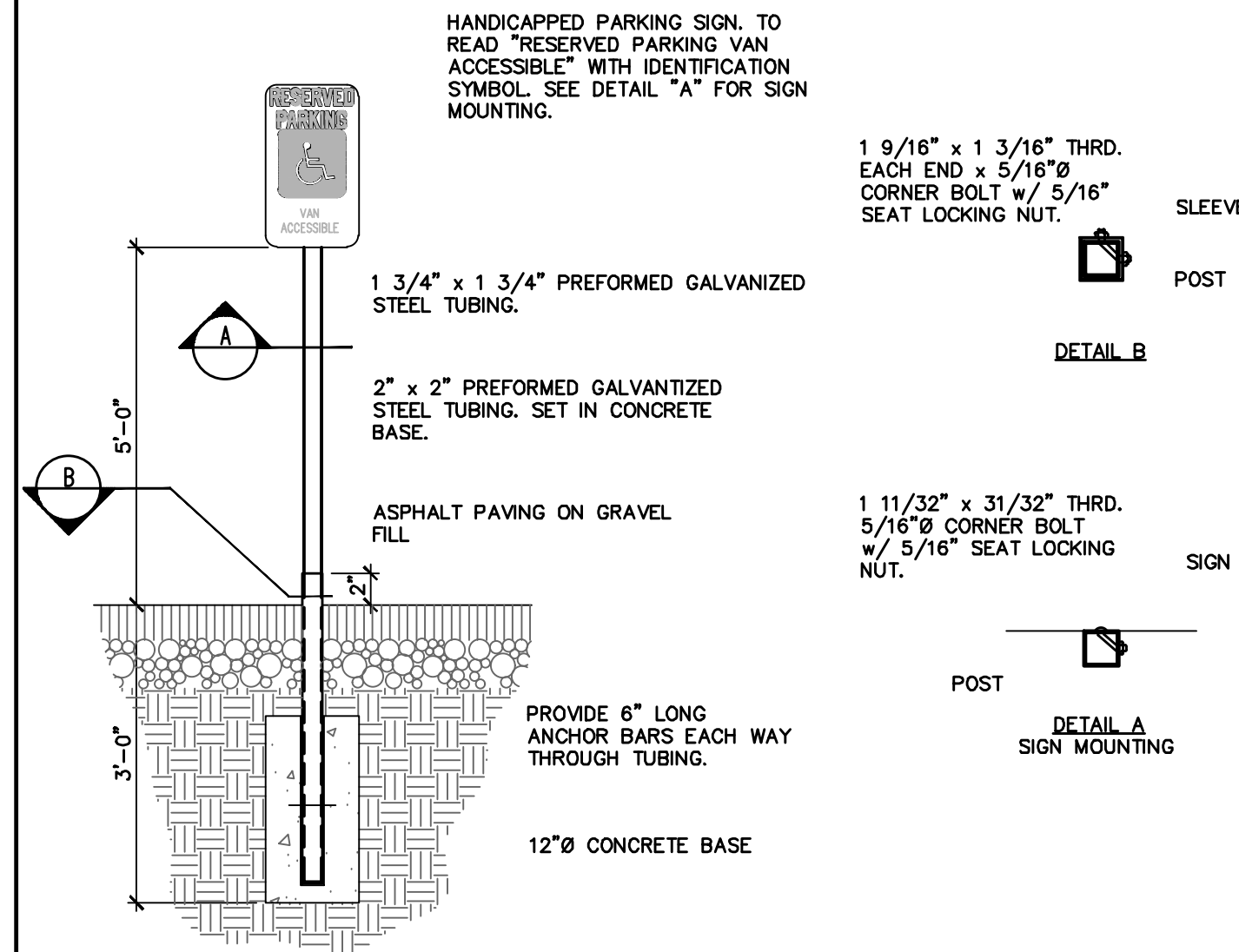
4 ADA RAMP  
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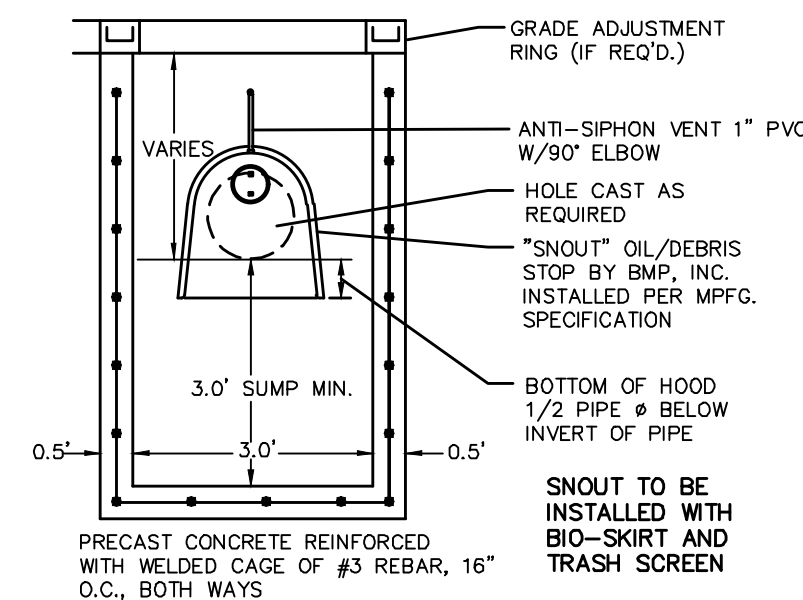
5 TAPER CURB TO ASPHALT (TYP)  
N.T.S.



6 ACCESSIBLE PARKING STALL  
N.T.S.



7 HANDICAPPED PARKING SIGN  
N.T.S.

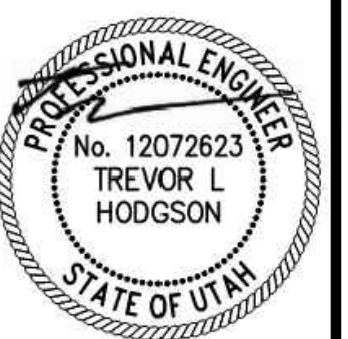


8 SNOUT OIL & DEBRIS STOP  
N.T.S.

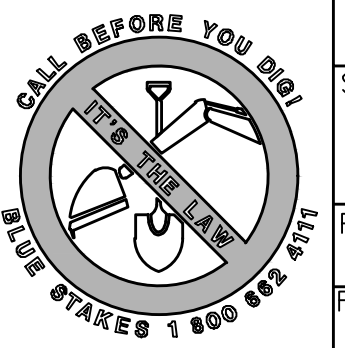
NO.	REVISIONS	BY	DATE
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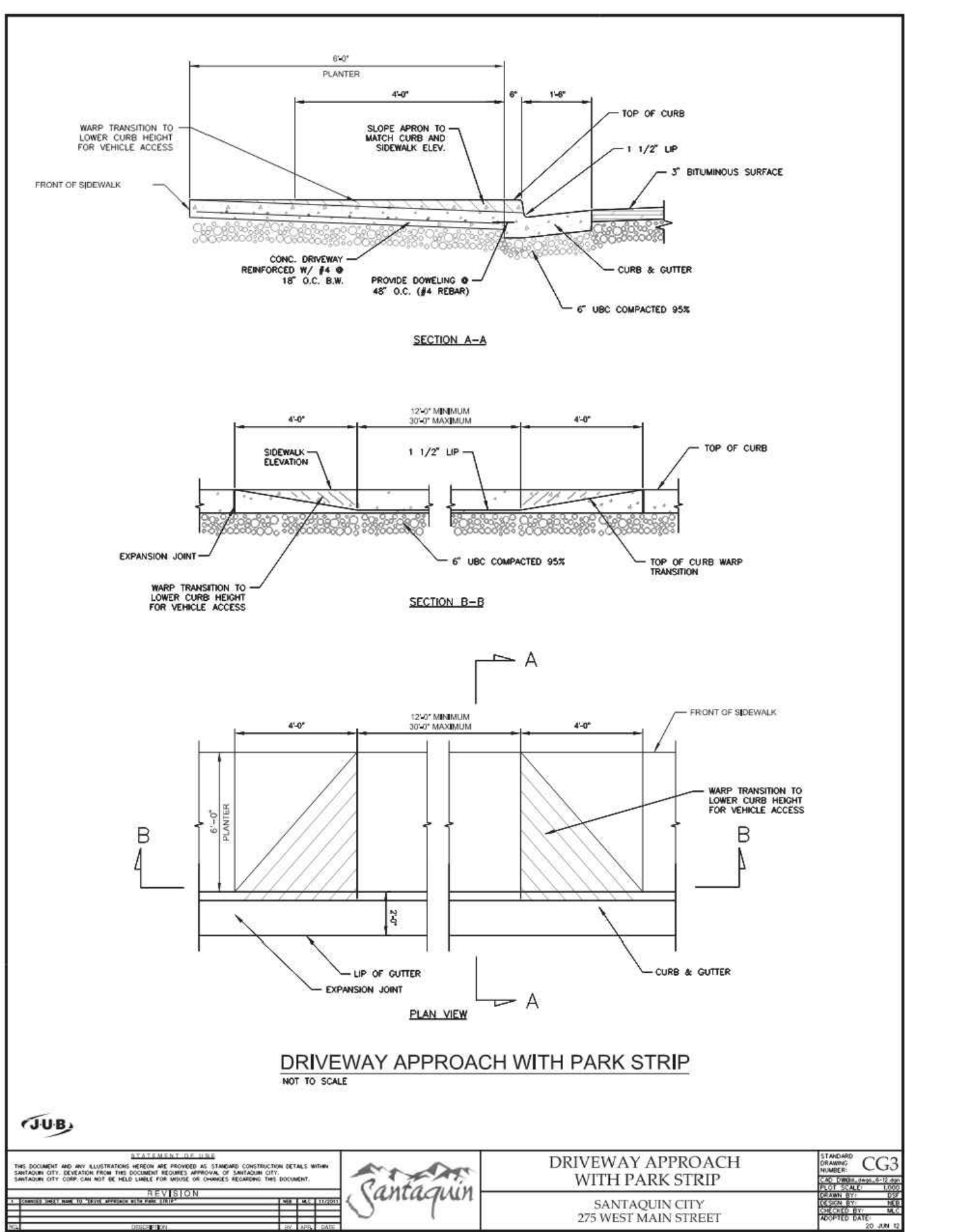
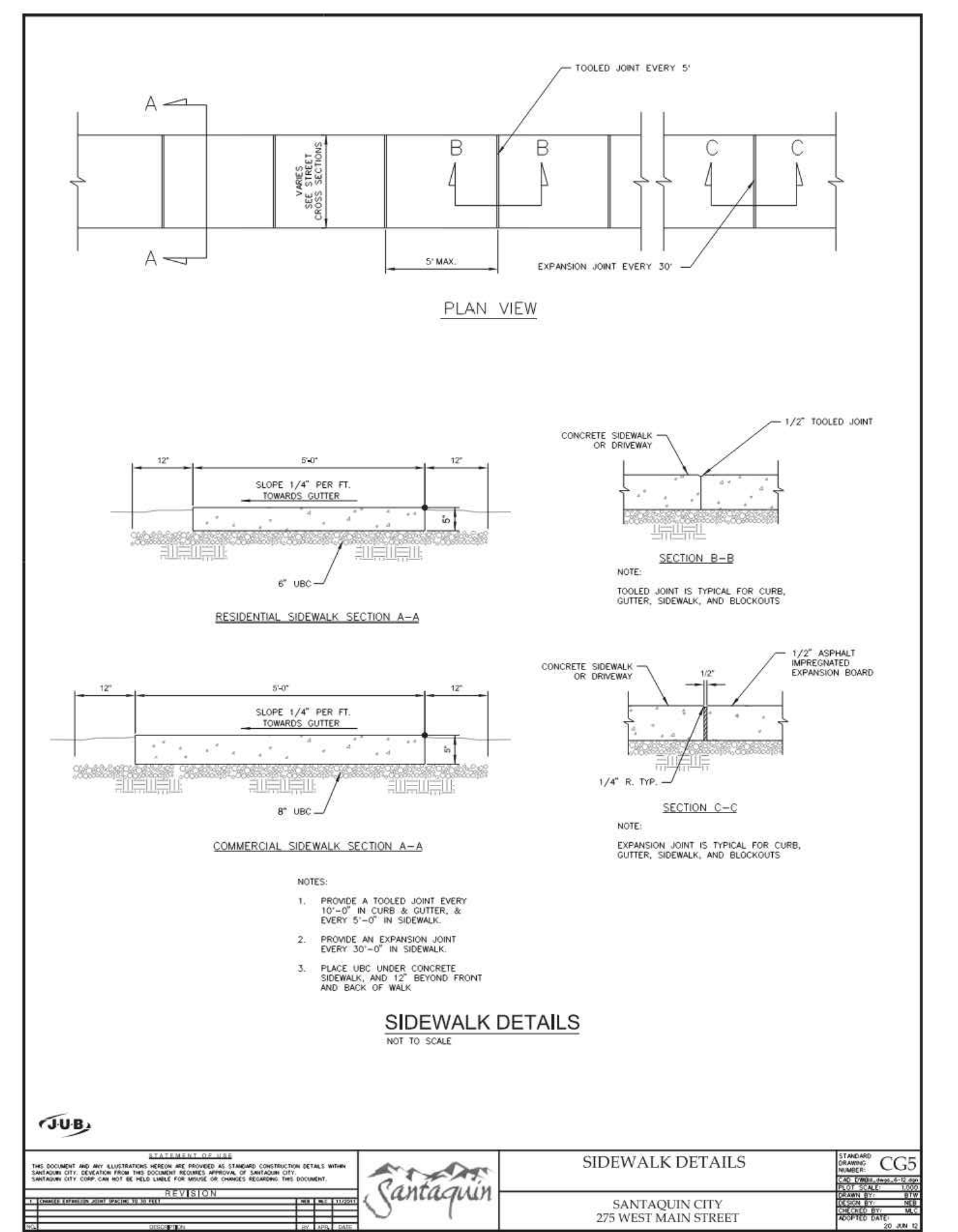
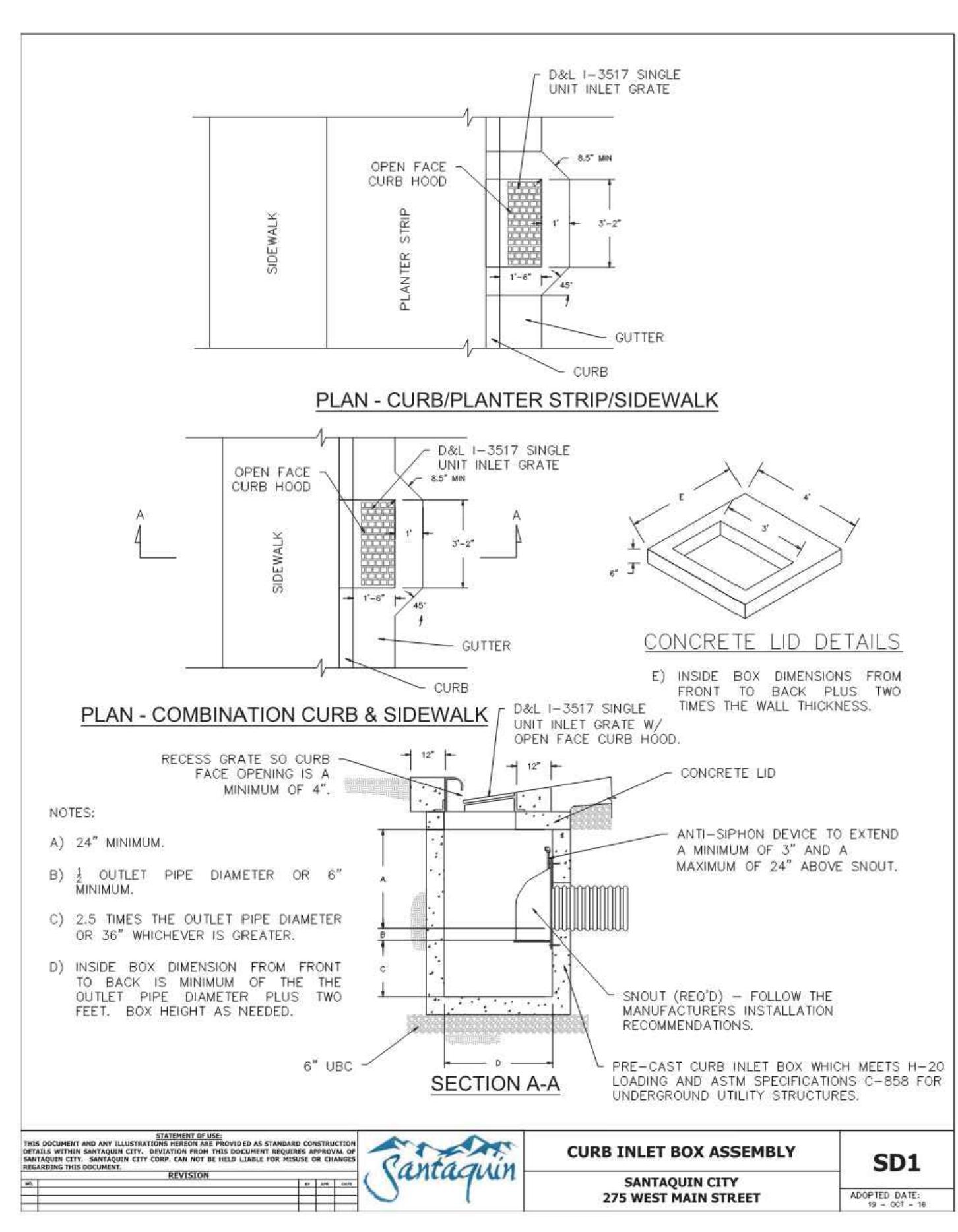
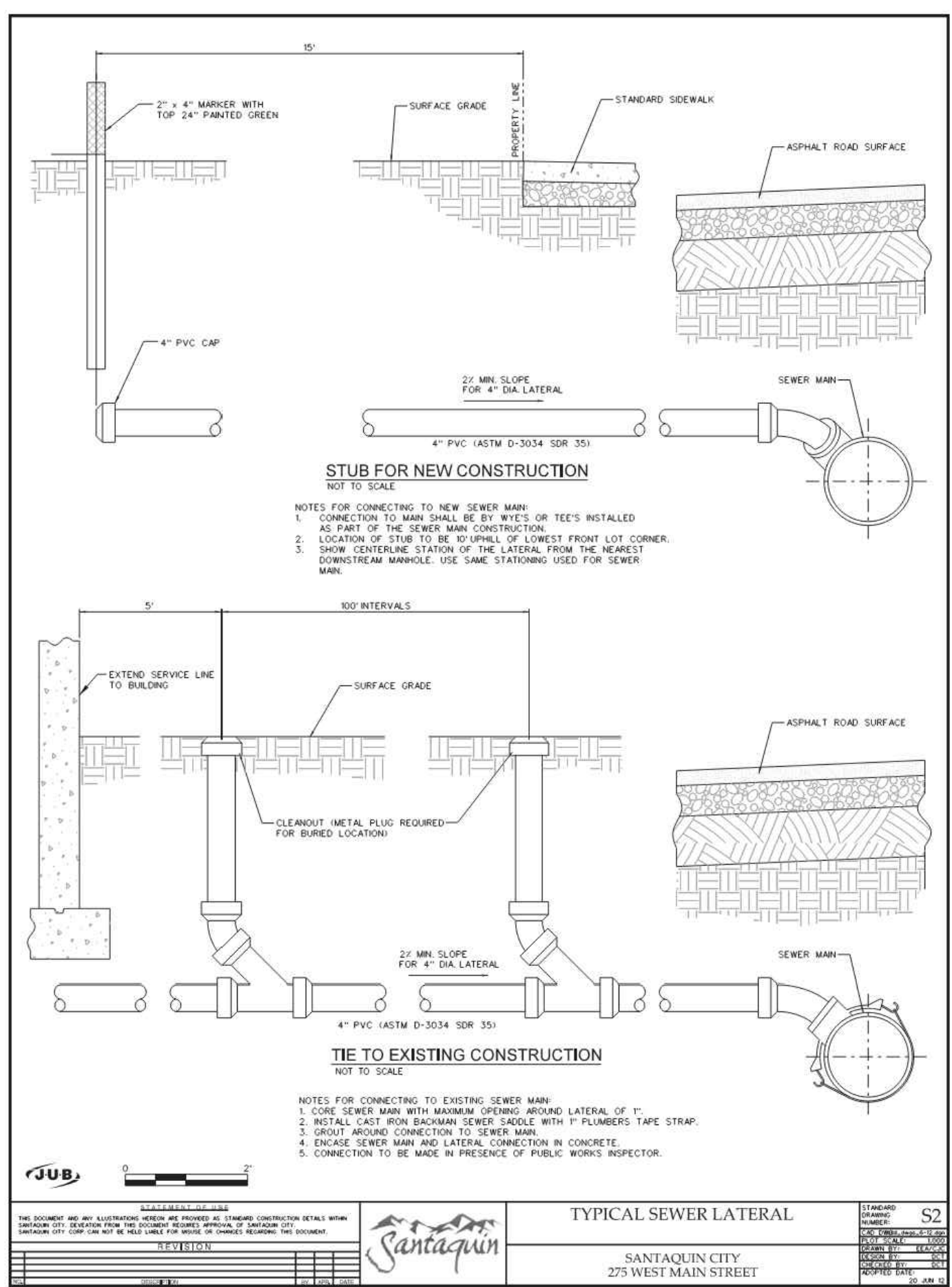
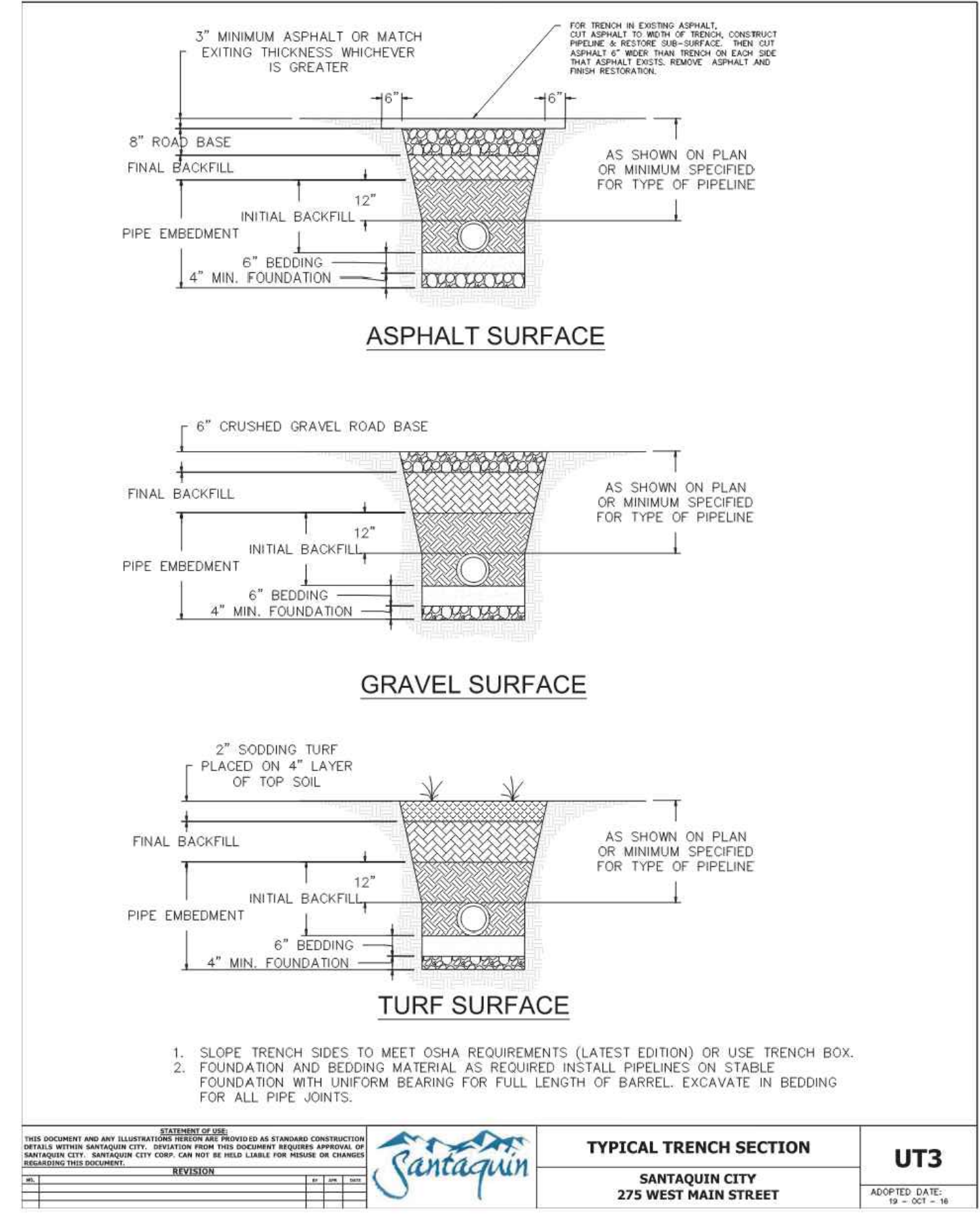
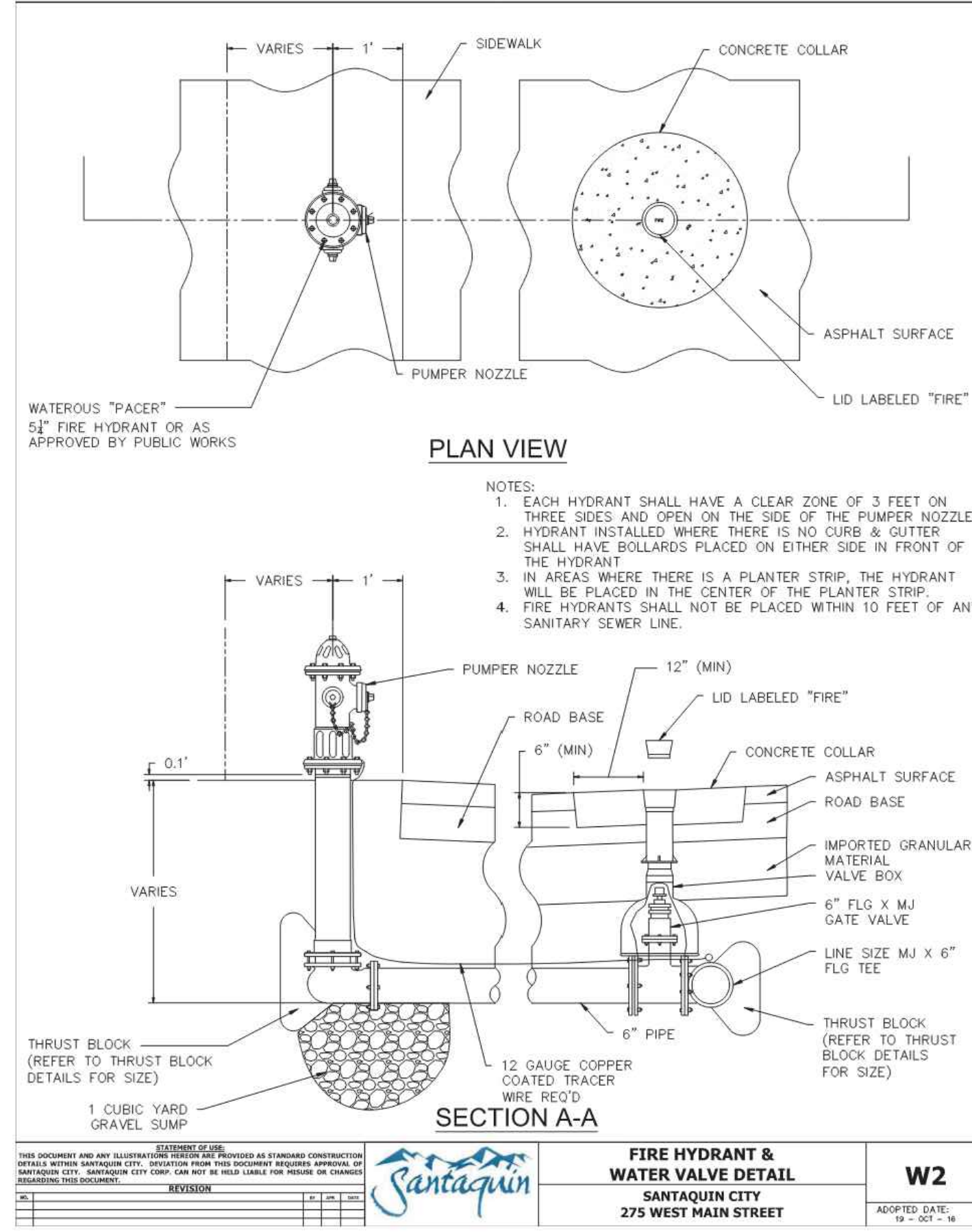
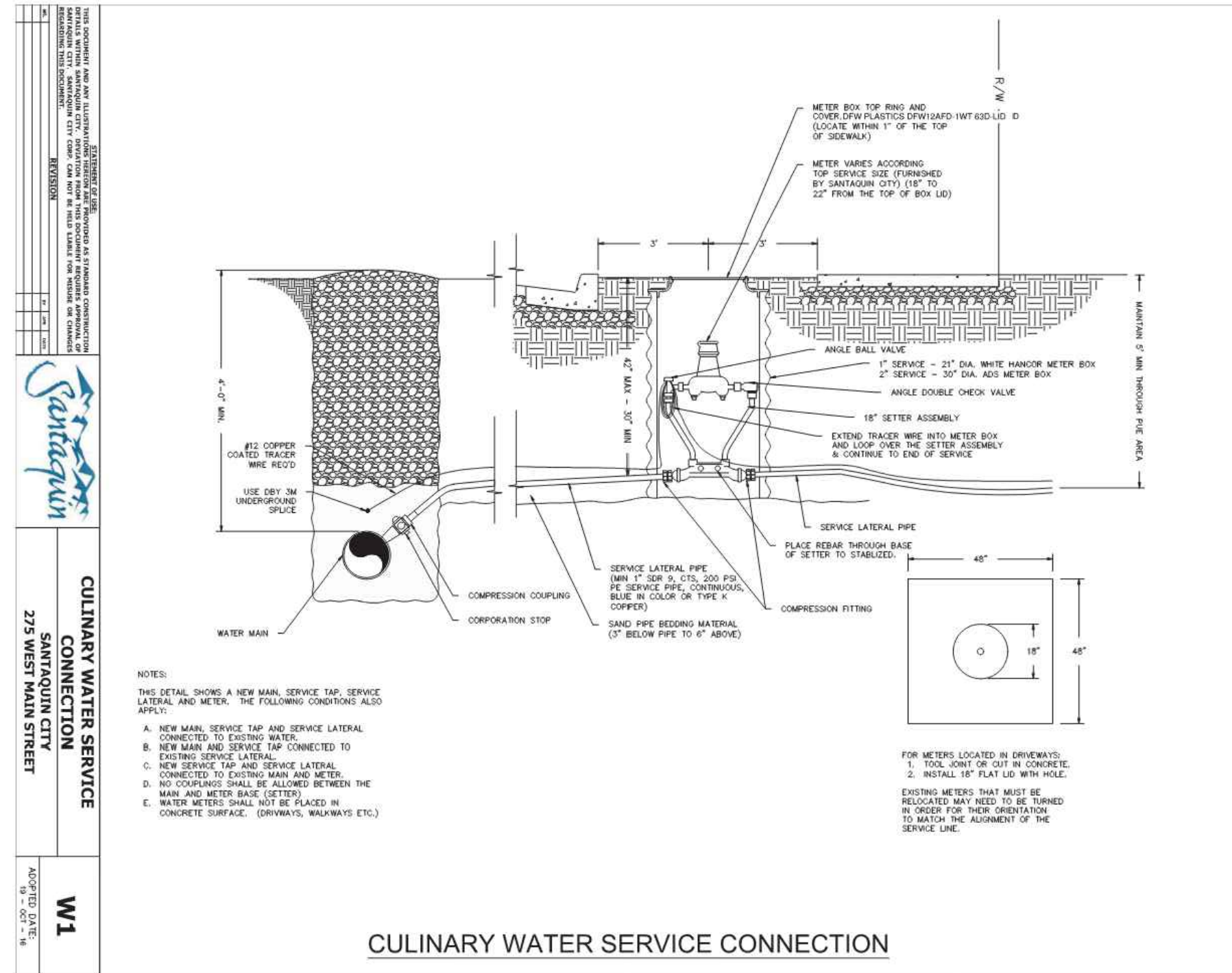
**CIVIL ENGINEERING + SURVEYING**  
**CIR**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-949-0286

PEAKS INDUSTRIAL PARK LOT 1  
 237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655  
 DETAIL SHEET



SHEET NO. C4.0  
 PROJECT ID: E24-096  
 DATE: 08/19/24  
 FILE NAME: PRJ-SPI  
 SCALE:





<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			<p><b>DATE</b></p> <p>10/19/24</p>
NO.	DESCRIPTION				

<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			<p><b>DATE</b></p> <p>10/19/24</p>
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NO.	DESCRIPTION				

**CIVIL ENGINEERING + SURVEYING**

**CIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-0286

PROJECT ENGINEER: TLH

DESIGNER: TLH

DATE: 10/19/24

BY: TLH

REVISIONS

NO. 1

COMMENTS

SHEET NO. C4.1

PROJECT ID: E24-096

DATE: 08/19/24

FILE NAME: PRJ-SPI

SCALE:

PEAKS INDUSTRIAL PARK LOT 1  
237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655

DETAIL SHEET

PROFESSIONAL ENGINEER  
No. 12072623  
TREVOR L. HODGSON  
STATE OF UTAH

BLUE STAKES 1 800 888 8871

TIMPANOGOS TERRACE  
(Public Right-of-Way)

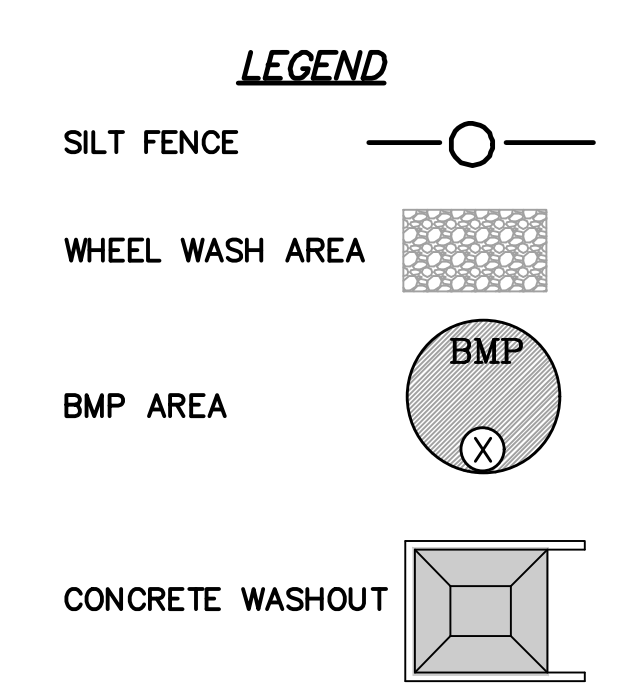
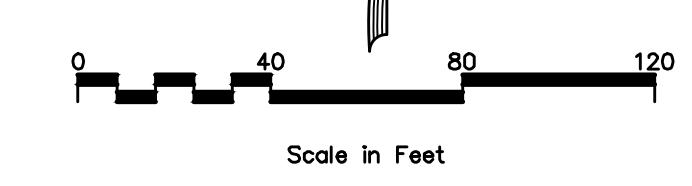
NEBO WAY  
(Public Right-of-Way)

SUMMIT RIDGE PARKWAY  
(Public Right-of-Way)

PROPOSED BUILDING  
AREA: 38,675 SQ. FT.  
F.F.E.=4871.90

PROPOSED  
RETENTION POND

FIRE  
RISER  
ROOM



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

**DURING CONSTRUCTION**

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

**POST CONSTRUCTION**

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



SHEET NO.		C5.0	
PROJECT ID	DATE	PROJECT ID	DATE
E24-096	08/19/24	E24-096	08/19/24
FILE NAME:	SCALE:	FILE NAME:	SCALE:
PRJ-SPI	1"=20'	PRJ-SPI	1"=20'

PROFESSIONAL ENGINEER  
No. 12072623  
TREVOR L. HODGSON  
STATE OF UTAH

PEAKS INDUSTRIAL PARK LOT 1  
237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655  
EROSION CONTROL PLAN (SWPPP)

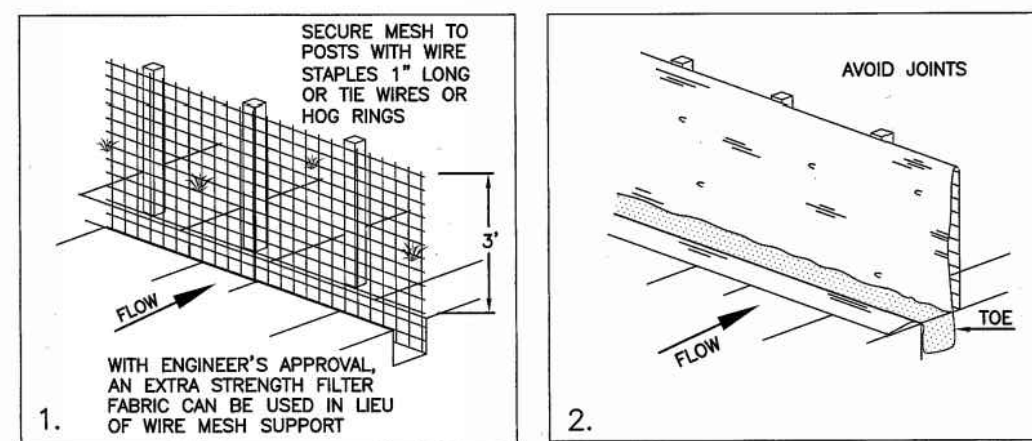
CIVIL ENGINEERING + SURVEYING  
10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-948-0286  
DESIGNER: TLH  
PROJECT ENGINEER: TLH

Silt fence

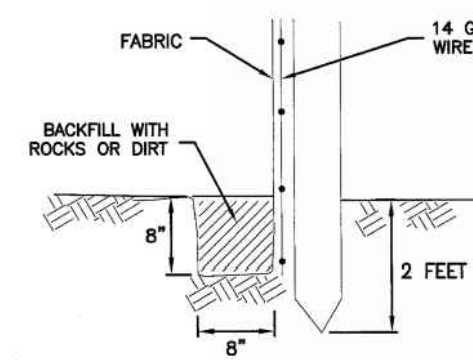
- 1. GENERAL
A. Description: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
B. Application: To intercept sediment from disturbed areas of limited extent.
C. Perimeter Control: Place barrier at down gradient limits of disturbance.
D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
E. Protection of Existing Waterways: Place barrier at top of stream bank.
F. Inlet Protection.
2. PRODUCTS
A. Fabric: Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester, or polyethylene yarn.
B. Burlap: 10 ounces per square yard of fabric.
C. Posts: Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. EXECUTION
A. Cut the fabric on site to desired width, unroll, and drape over the barrier.
B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence.
C. When used to control sediments from a steep slope, place silt fences away from the top of the slope for increased holding capacity.
D. Maintenance: 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall. 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly. 3) Remove sediment deposits after each storm event. 4) Re-anchor fence as necessary to prevent shortcutting. 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

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



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2006

7

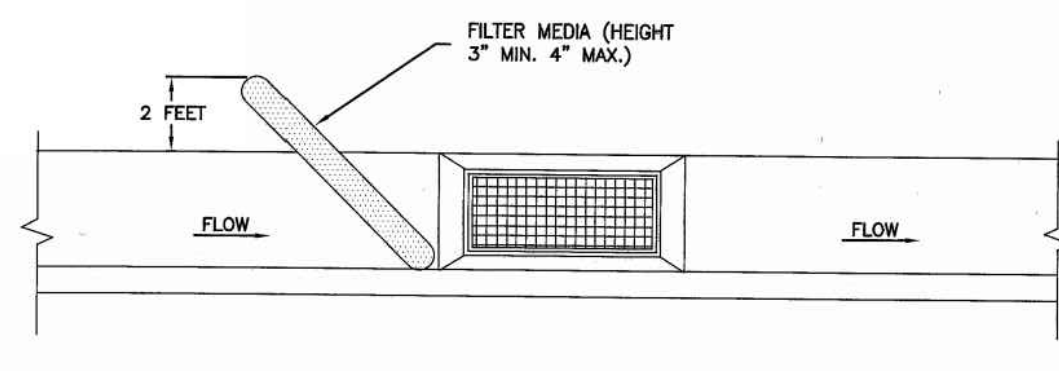
Plan 122

Inlet protection - gravel sock

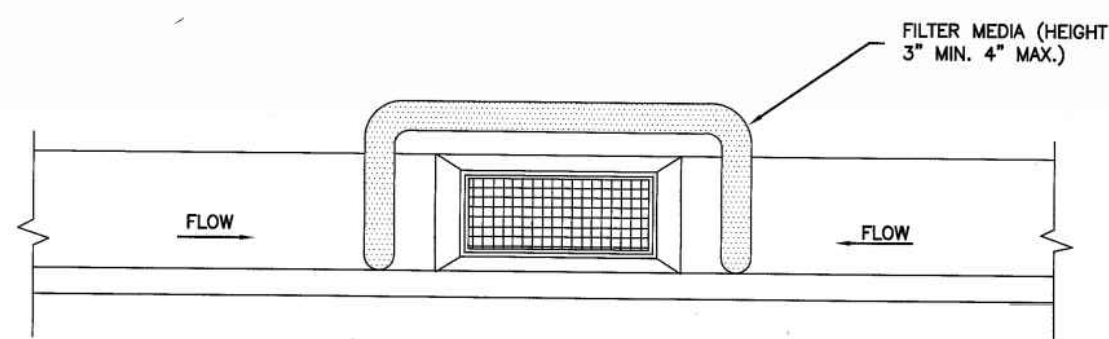
- 1. GENERAL
A. Description: Placement of gravel sock on grade.
1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCTS (Not used)
3. EXECUTION
A. On-grade inlet protection: 1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media just upstream of the inlet box. 4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb. 5) Excessive flows will flow either over or around the filter media and into the inlet box. 6) Expect ponding behind the filter media.
B. Drop inlet protection: 1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results. 2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations. 3) Install filter media around the entire perimeter of the inlet grate. 4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate. 5) Excessive flows will either flow around the media or over the top and into the inlet box. 6) Expect ponding around the inlet box.
C. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 2-inches in depth. 3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

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



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

Inlet protection - gravel sock

September 2006

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Plan 124

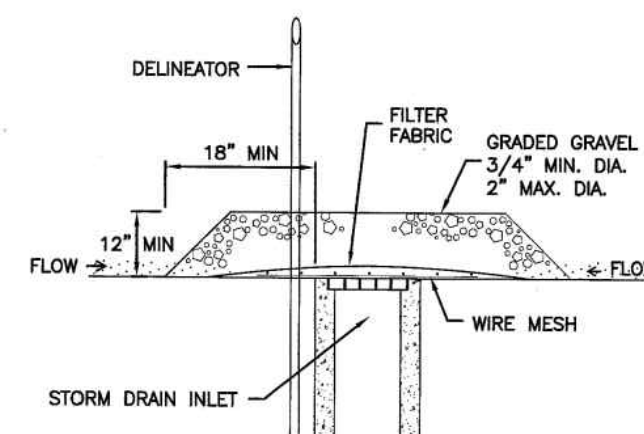
Sheet 1 of 3

Inlet protection - gravel

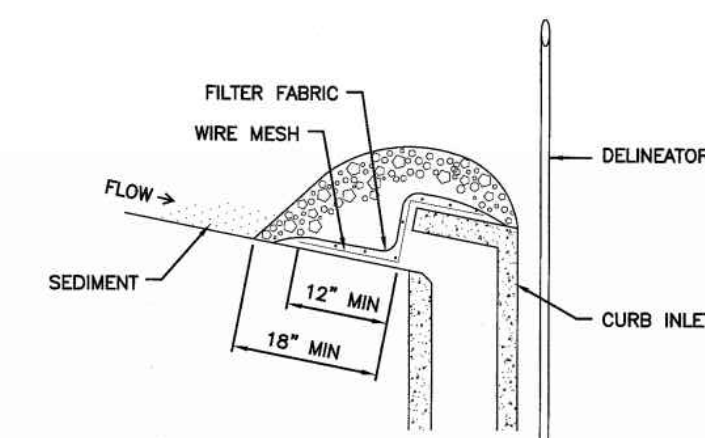
- 1. GENERAL
A. Description: Placement of gravel filter over storm drain inlet to filter water runoff.
B. Application: Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCT (Not used)
3. EXECUTION
A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
B. Place filter fabric over the mesh. Select filter fabric based on soil type.
C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
F. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 4-inches in depth. 3) Replace filter fabric and clean or replace gravel if clogging is apparent.

12

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



DROP INLET PROTECTION



CURB INLET PROTECTION

Inlet protection - gravel

February 2006

13

Plan 124

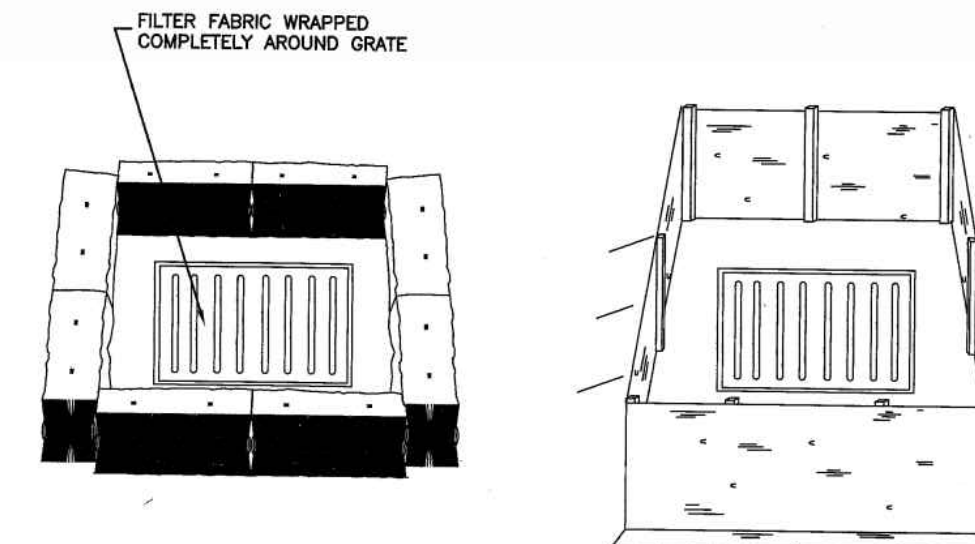
Sheet 2 of 3

Inlet protection - fence or straw bale

- 1. GENERAL
A. Description: A temporary sediment barrier around storm drain inlet.
B. Application: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. PRODUCT (Not used)
3. EXECUTION
A. Installation and application criteria: 1) Provide up gradient sediment controls, such as silt fence during construction of inlet. 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet. 3) Install filter fabric completely around grate.
B. Maintenance: 1) Inspect inlet protection after every large storm event and at a minimum of once monthly. 2) Remove sediment accumulated when it reaches 4-inches in depth. 3) Repair or re-align barrier or fence as needed. 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

14

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



STRAW BALE BARRIER (PLAN No. 121)

SILT FENCE (PLAN No. 122)

Inlet protection - fence or straw bale

February 2006

15

Plan 124

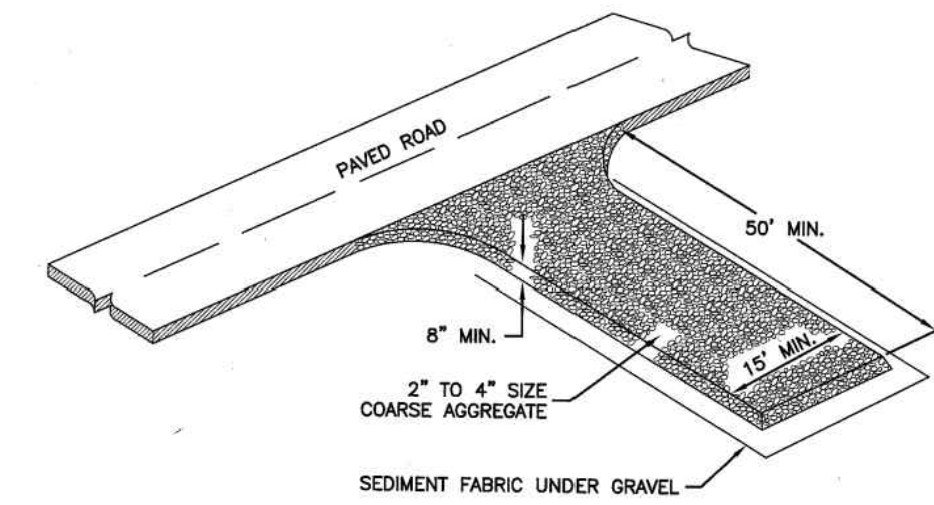
Sheet 3 of 3

Stabilized roadway entrance

- 1. GENERAL
A. Description: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
B. Application: At any site where vehicles and equipment enter the public right of way.
2. PRODUCT (Not used)
3. EXECUTION
A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
B. Compact subgrade.
C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
D. Maintenance: 1) Prevent tracking or flow of mud into the public right-of-way. 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments. 3) Inspect daily for loss of gravel or sediment buildup. 4) Inspect adjacent area for sediment deposit and install additional controls as necessary. 5) Expand stabilized area as required to accommodate activities.

18

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



Stabilized roadway entrance

February 2006

19

Plan 126

Table with columns for SPC, DATE, REVISIONS, and COMMENTS.

CIVIL ENGINEERING + SURVEYING logo and contact information for GJR.

PEAKS INDUSTRIAL PARK LOT 1
237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655
EROSION CONTROL DETAIL SHEET

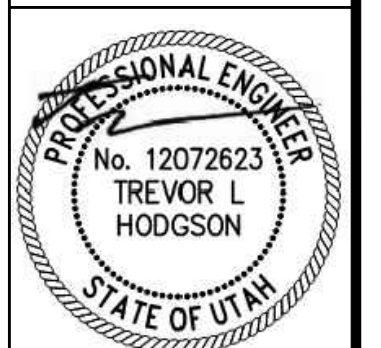


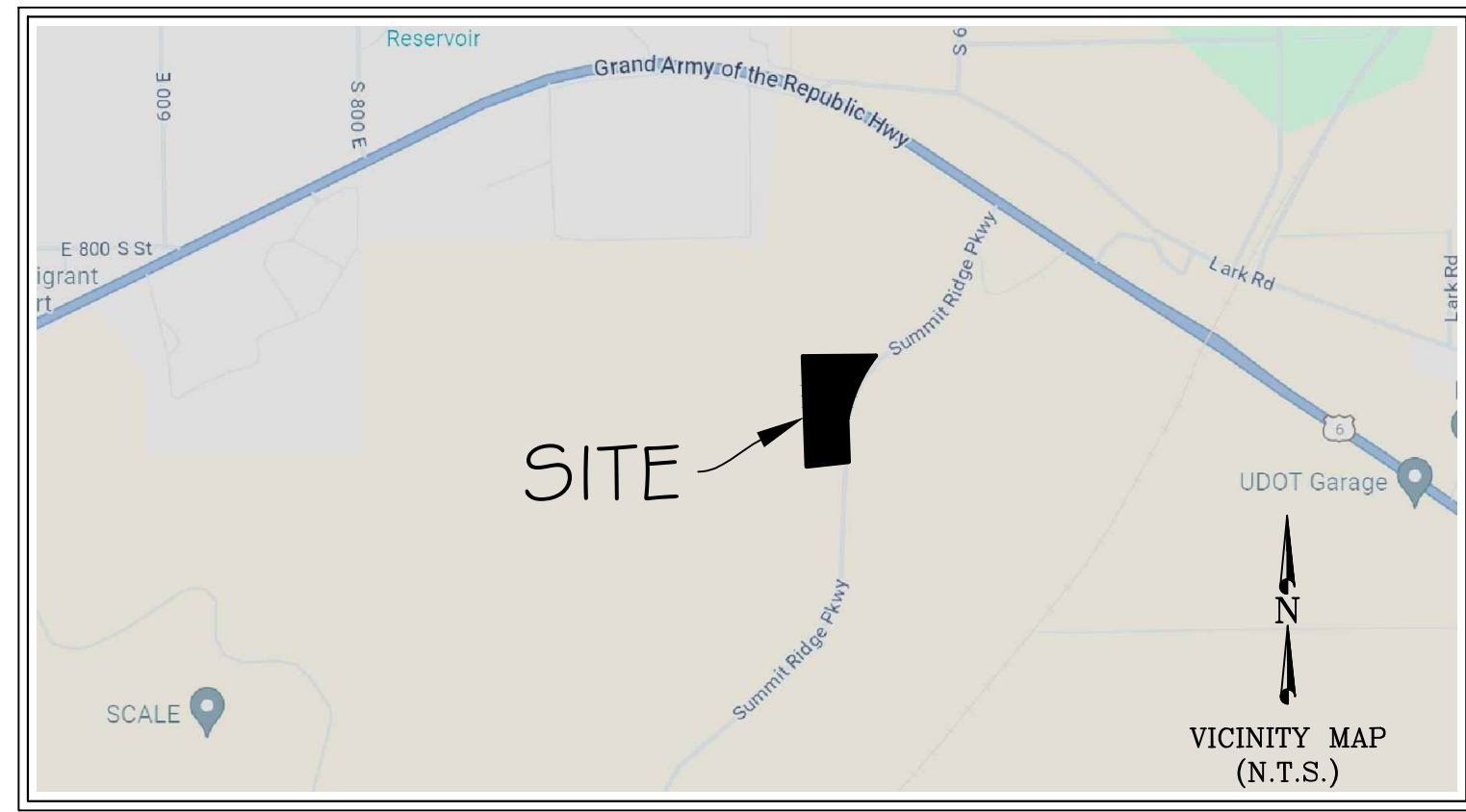
Table with project details: SHEET NO. C5.1, PROJECT ID: E24-096, DATE: 08/19/24, FILE NAME: PRJ-SPI.





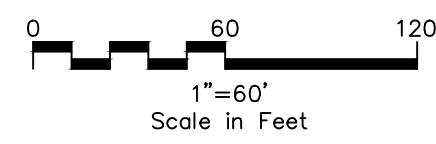
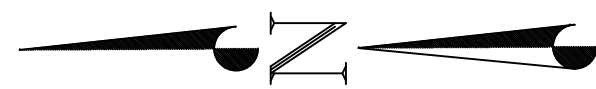
# SANTAQUIN PEAKS INDUSTRIAL PARK AMENDED LOTS 1-3 TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH



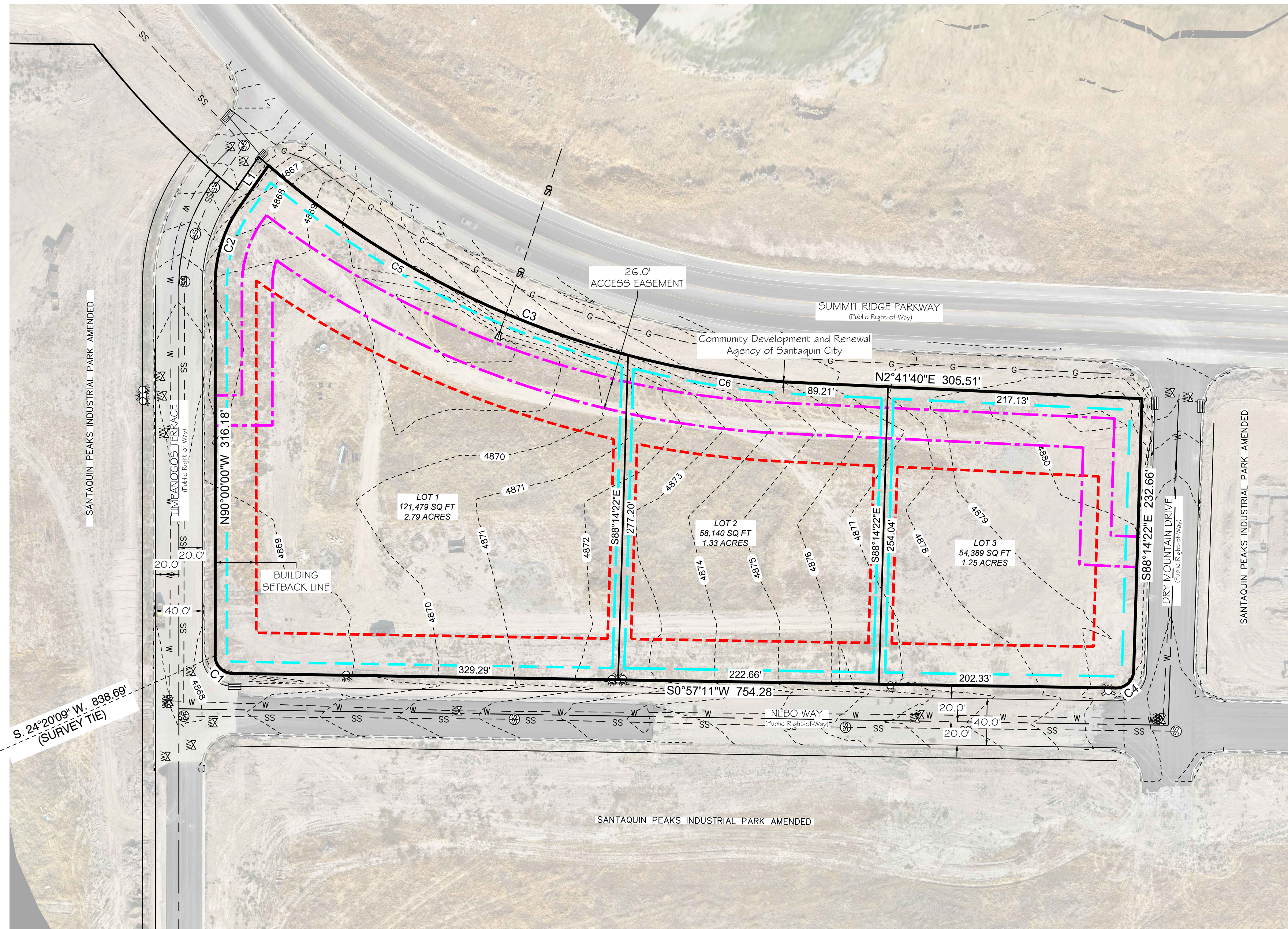
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.32	15.00	89°04'05"	S45° 28' 36"W	21.04
C2	72.45	119.00	34°53'06"	N72° 33' 24"W	71.34
C3	486.03	765.22	36°23'28"	N22° 45' 30"E	477.90
C4	23.35	15.00	89°10'31"	S43° 38' 35"E	21.06
C5	350.30	765.49	26°13'09"	S27° 50' 26"W	347.25
C6	134.90	765.49	10°05'50"	S9° 40' 57"W	134.73

LINE TABLE		
LINE #	LENGTH	BEARING
L1	42.09	N55° 07' 24"W



### Legend of Symbols & Abbreviations

- Boundary Line
  - Section Line
  - Survey Tie Line
  - Road Center Line
  - Adjacent Parcel
  - PUE (Public Utility Easement)
  - 26' Limited Cross Access Easement
  - Setback Line
  - Curb and Gutter (C&G)
  - SS Existing Sanitary Sewer
  - W Existing Water Line
  - G Existing Gas Line
- 
- Storm Drain Inlet Box
  - Water Valve
  - Fire Hydrant
  - Sewer Manhole
  - Water Meter



### Legal Description

Lots 1-3 Santaquin Peaks Industrial Park Amended

### Survey Narrative

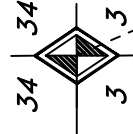
This survey was requested by Colby Anderson Project Manager with CIR Civil Engineering for the purpose of providing a Topographic and Boundary Survey to aid in further development of Lots 1-3 of the Santaquin Peaks Industrial Park Amended. Record property lines were held per said plat.

The Basis of Bearing is N. 89°30'24" E. between the Northwest Corner and the North Quarter Corner of Section 3, Township 10 South, Range 1 East, Salt Lake Base & Meridian as shown on said plat.

### Benchmark Info

The Benchmark for the project is the North Quarter Corner of Section 3, T.10S, R.1E., Salt Lake Base & Meridian  
Elevation = 4851.23'  
Datum is NAVD 88 Geoid 12B derived from UTAH TURN GPS System

Found North Quarter Section 3, T.10S, R.1E. 3" Utah County Brass Cap Site Benchmark



Found Northeast Corner Section 3, T.10S, R.1E. 3" Utah County Brass Cap



PREPARED BY:
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

BOUNDARY & TOPOGRAPHIC SURVEY  
SANTAQUIN PEAKS INDUSTRIAL PARK AMD

Prepared for:  
CIR CIVIL ENGINEERING

NE Quarter, Section 03, T10S., R1E., S.L.B. & M.

GRAPHIC SCALE  
0 60 120 180  
( IN FEET )  
1"=60'

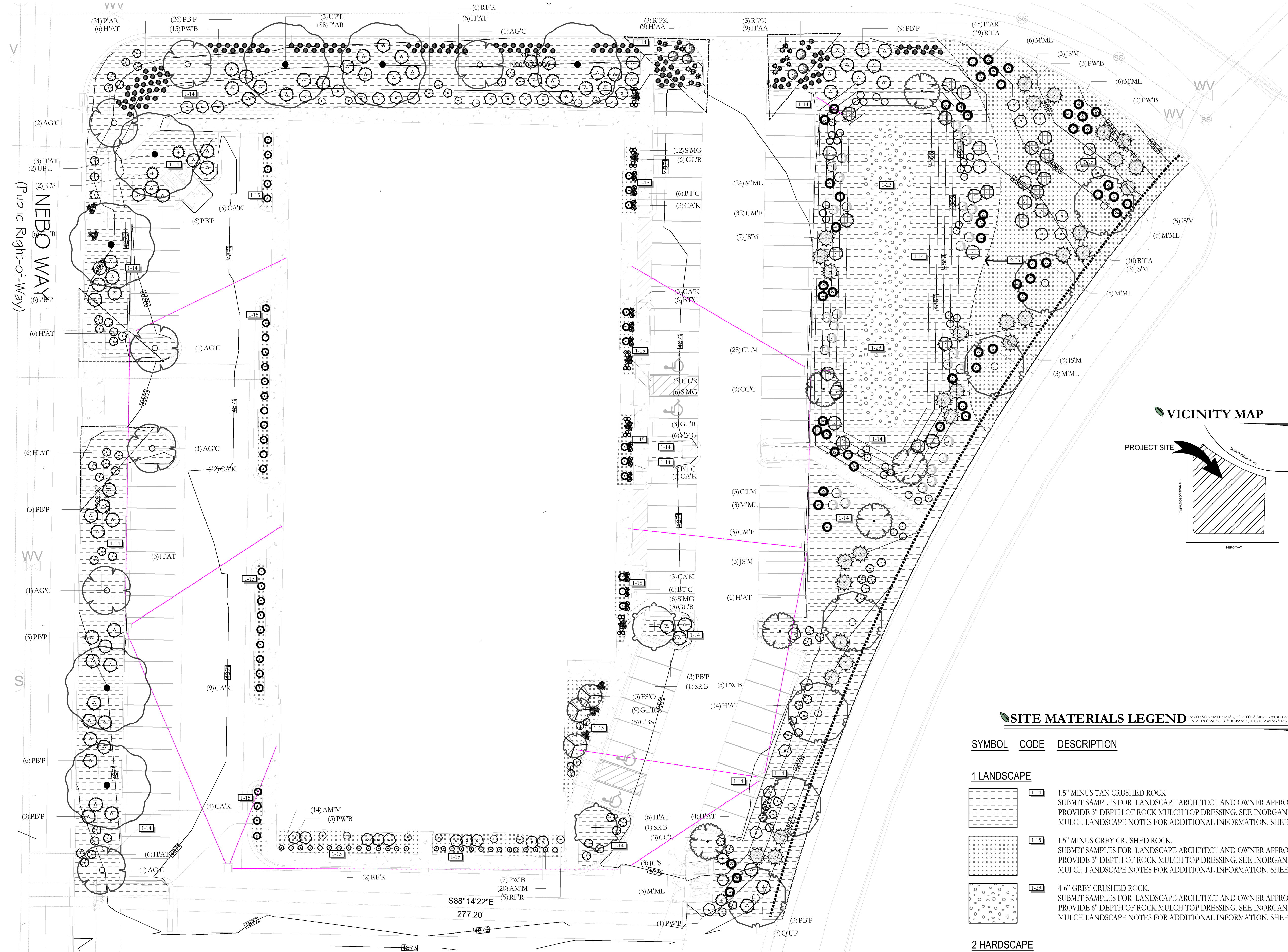
Date: 08/07/2024  
Date: 08/01/2024  
Date: 08/08/2024

Prepared By: GC  
Surveyed By: GC  
Checked By: BP

SHEET NO. 1 OF 1  
  
SVY

PROJECT ID: S24-250  
FILE NAME:

DATE: 08/07/2024



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
<b>DECIDUOUS TREES</b>					
	AG'C	7	Acer griseum x maximowiczianum 'Molly Fordham' Cinnamon Girl™ Maple	B & B	2" Cal
	CCC	6	Crataegus crus-galli inermis 'Cruzam' Crusader Crusader Cockspear Hawthorn	B & B	2" Cal
	FSO	3	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2" Cal
	Q'UP	1	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2" Cal
	SRB	2	Syringa reticulata 'Bainee' Snowdance Tree Lilac	B & B	2" Cal
	UPL	7	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B	2" Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>DECIDUOUS SHRUBS</b>				
	AMM	23	Aronia melanocarpa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal
	BTC	24	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal
	C'BS	5	Caryopteris x clandonensis 'Blauer Splat' Sapphire Surf™ Bluebeard	5 gal
	CMF	35	Chamaebatiaria millefolium Fernbush	5 gal
	H'AT	59	Hibiscus syriacus 'Antong Two' Li Kim® Dwarf Rose of Sharon	5 gal
	PW'B	29	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark	5 gal
	PB'P	71	Prunus besseyi 'P0115' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal
	R'FR	12	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RT'A	19	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>EVERGREEN SHRUBS</b>				
	CLM	31	Cercocarpus ledifolius intricatus Little-leaf Mountain Mahogany	2 gal
	JCS	5	Juniperus chinensis 'Spartan' Spartan Juniper	10 gal
	JSM	10	Juniperus scopulorum 'Moonglow' Moonglow Juniper	10 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>GRASSES</b>				
	CAK	44	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	M'ML	30	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal
	P'AR	164	Panicum virgatum 'Apache Rose' Apache Rose Prairie Winds® Switch Grass	1 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>PERENNIALS</b>				
	GLR	30	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal
	H'AA	18	Hemerocallis x 'Always Afternoon' Lavender Daylily	1 gal
	S'MG	30	Sedum x 'Mr. Goodbud' Mr. Goodbud Stonecrop	1 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>ROSES</b>				
	R'PK	6	Rosa x 'Radtkopink'™ Pink Double Knock Out Rose	5 gal

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

SYMBOL	CODE	DESCRIPTION	QTY
<b>1 LANDSCAPE</b>			
	1.134	1.5" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	31,004 sf
	1.135	1.5" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	10,020 sf
	1.125	4-6" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	2,194 sf
<b>2 HARDSCAPE</b>			
	2.016	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	173 lf

ISSUE DATE: 9/19/2024 PROJECT NUMBER: UT24113

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

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

GRAPHIC SCALE: 1" = 20'

**SANTAQUIN INDUSTRIAL**  
**LOT 1**  
237 NORTH SUMMIT RIDGE PKWY  
SANTAQUIN, UTAH

AE URBIA  
909 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
801-575-6455

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

**PKJ DESIGN GROUP**  
Landscape Architecture • Planning • Visualization

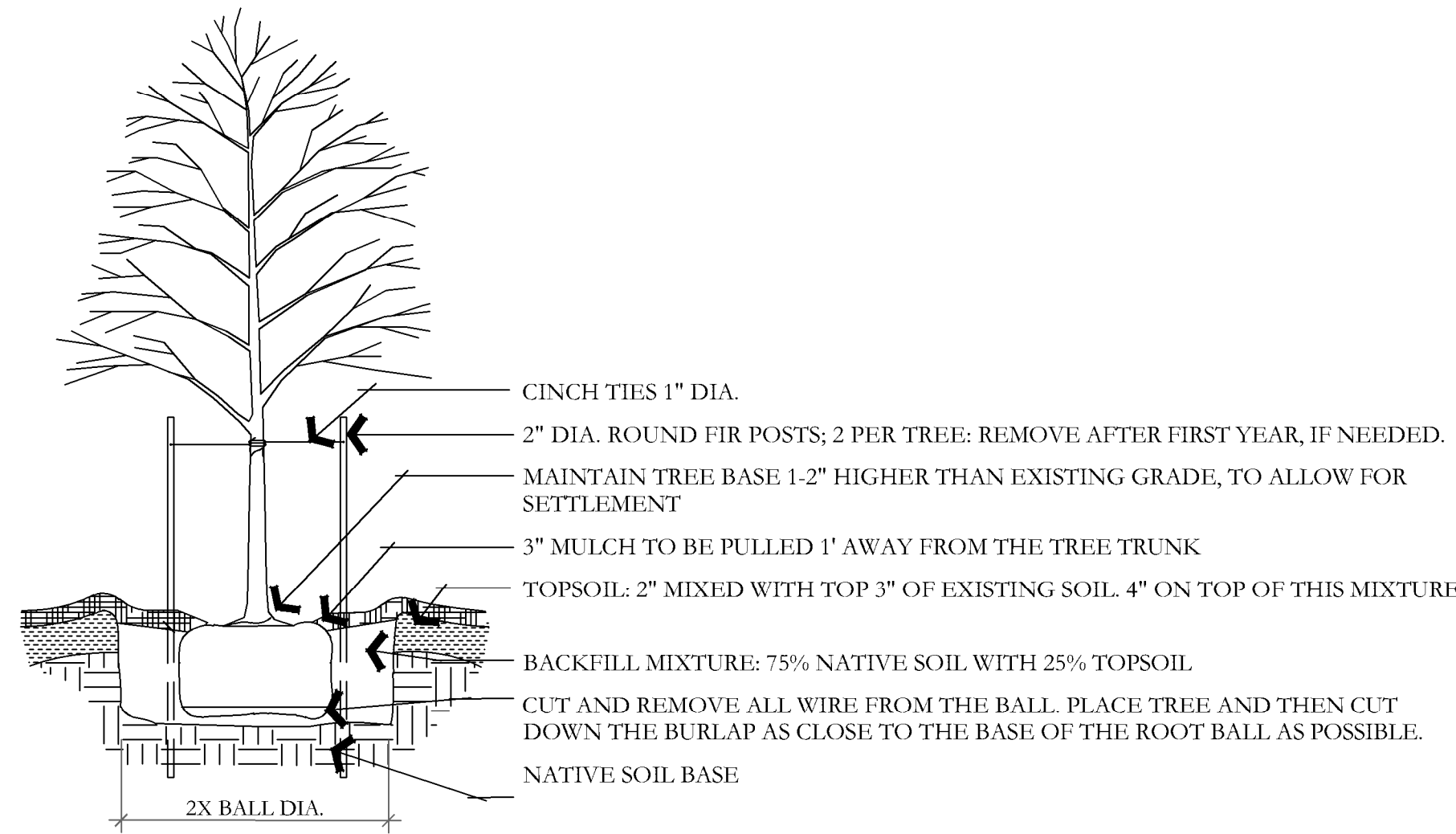
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN  
CITY PERMIT SET

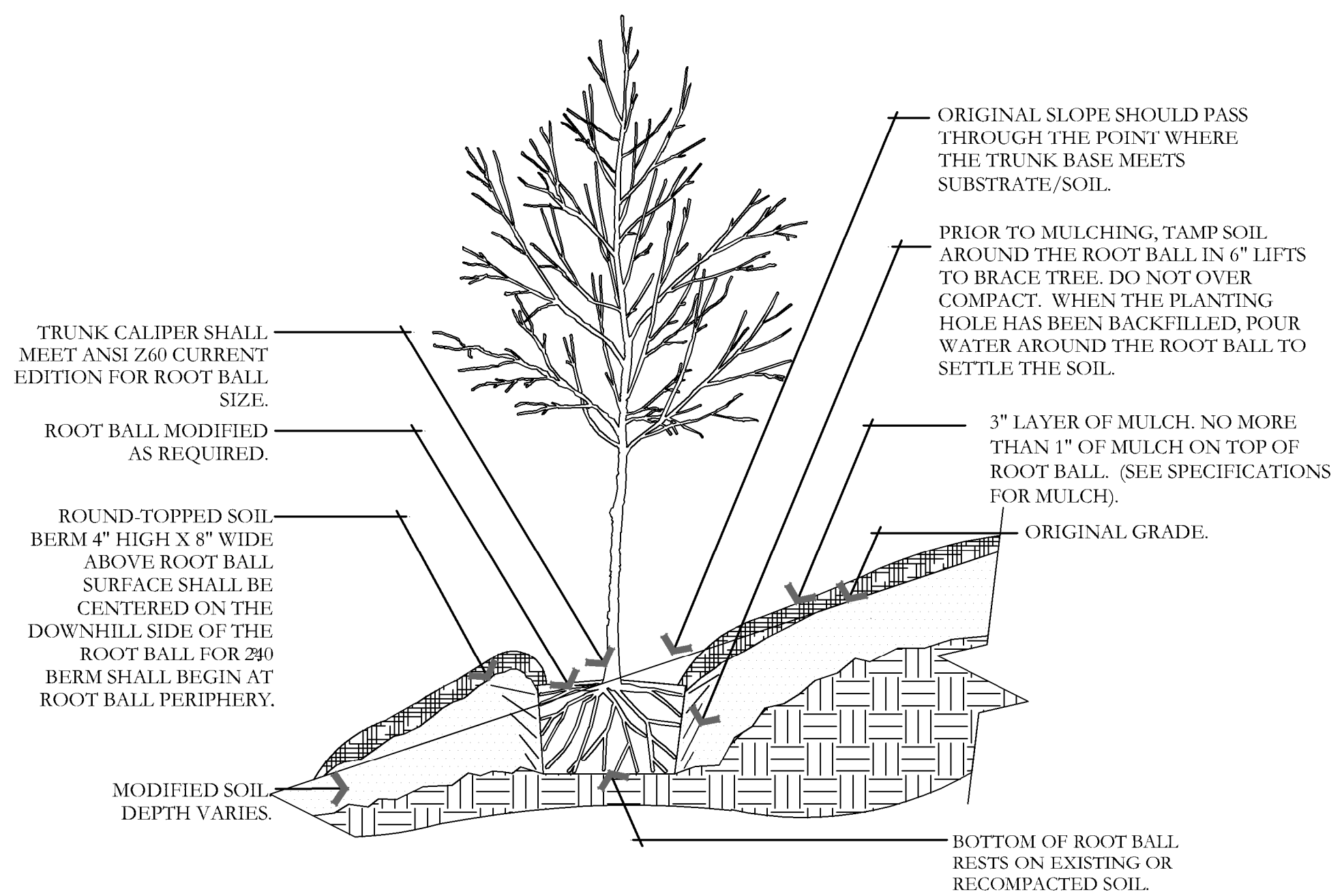
9/19/2024

LP-100

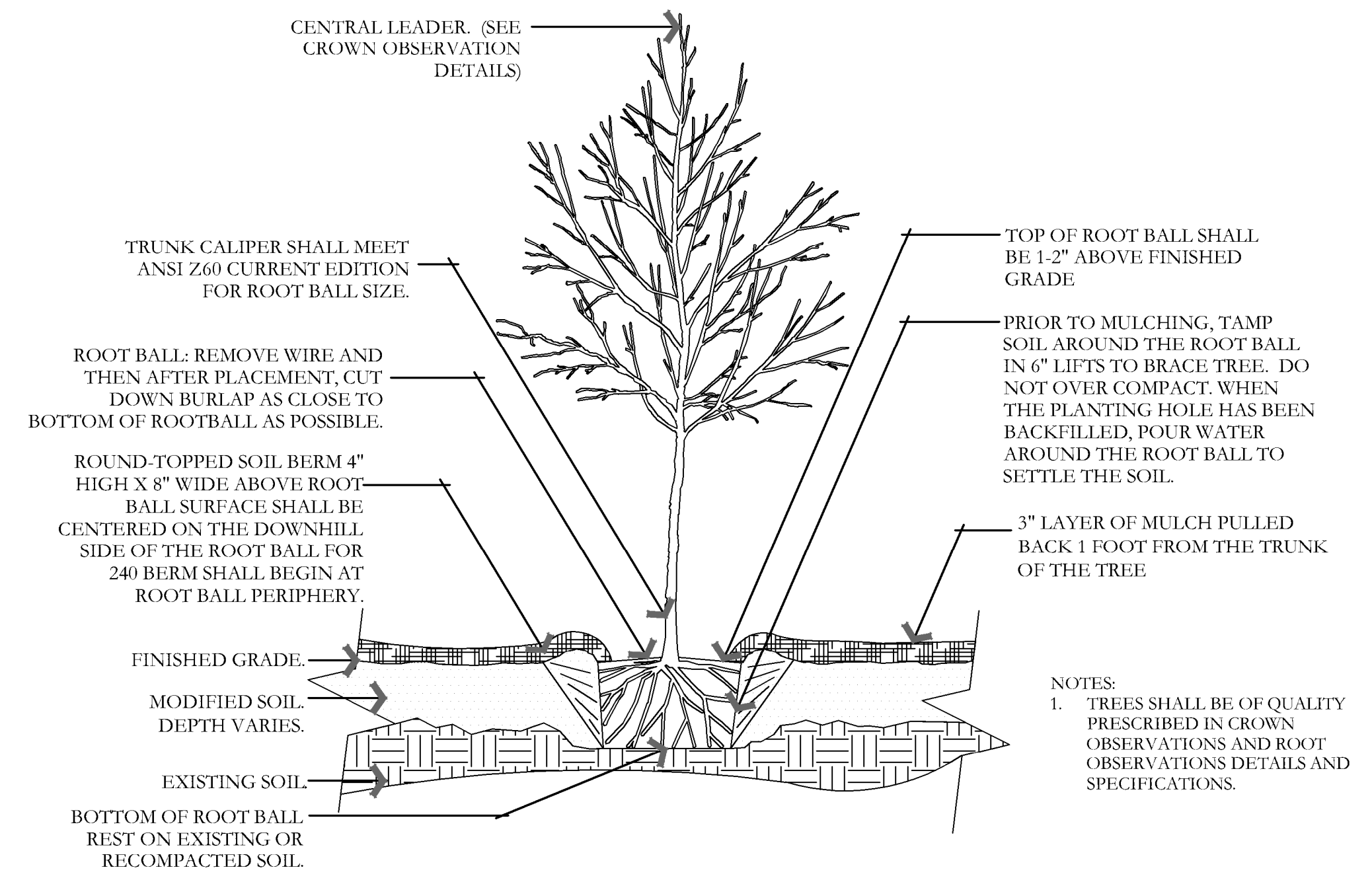




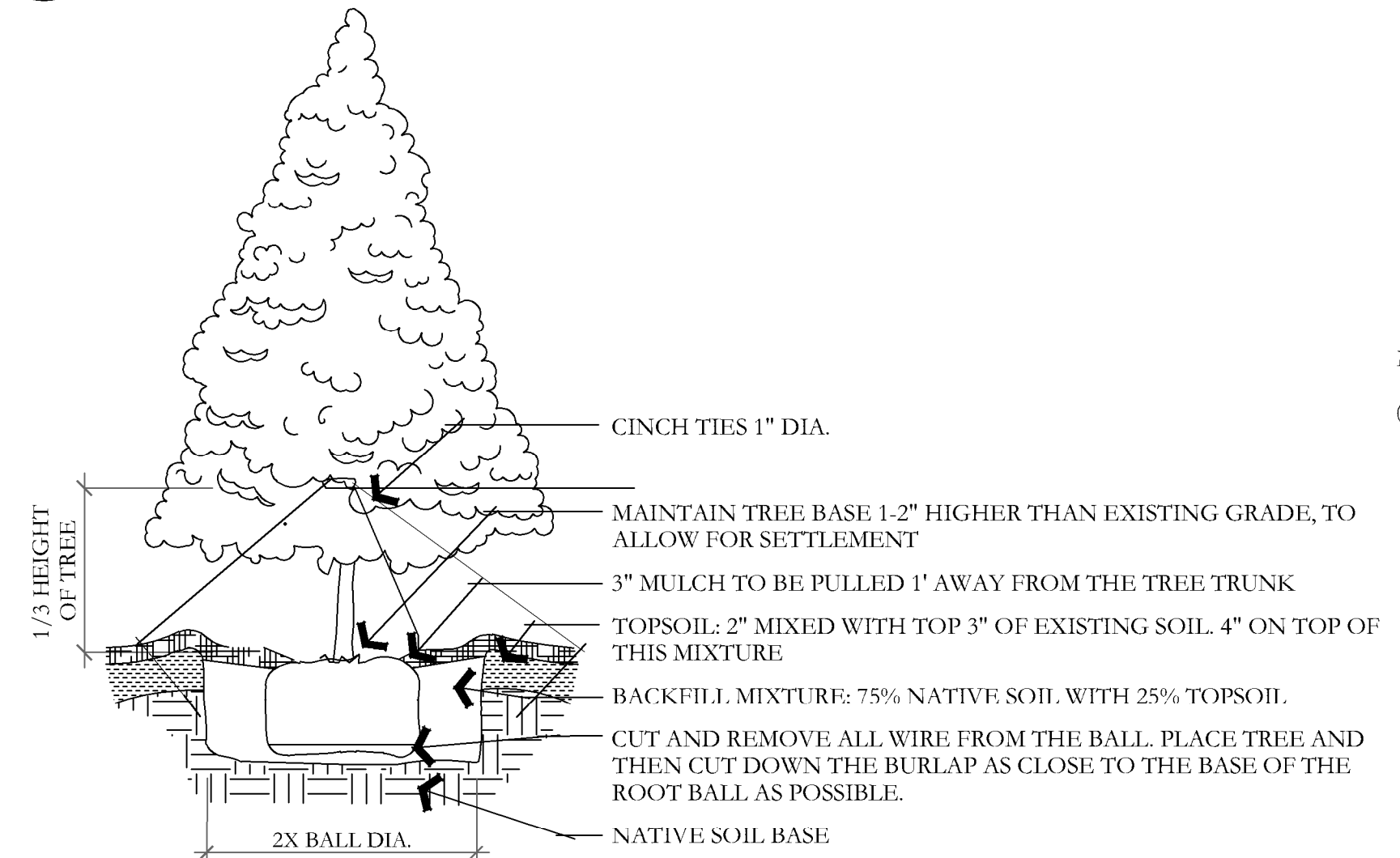
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NOT TO SCALE



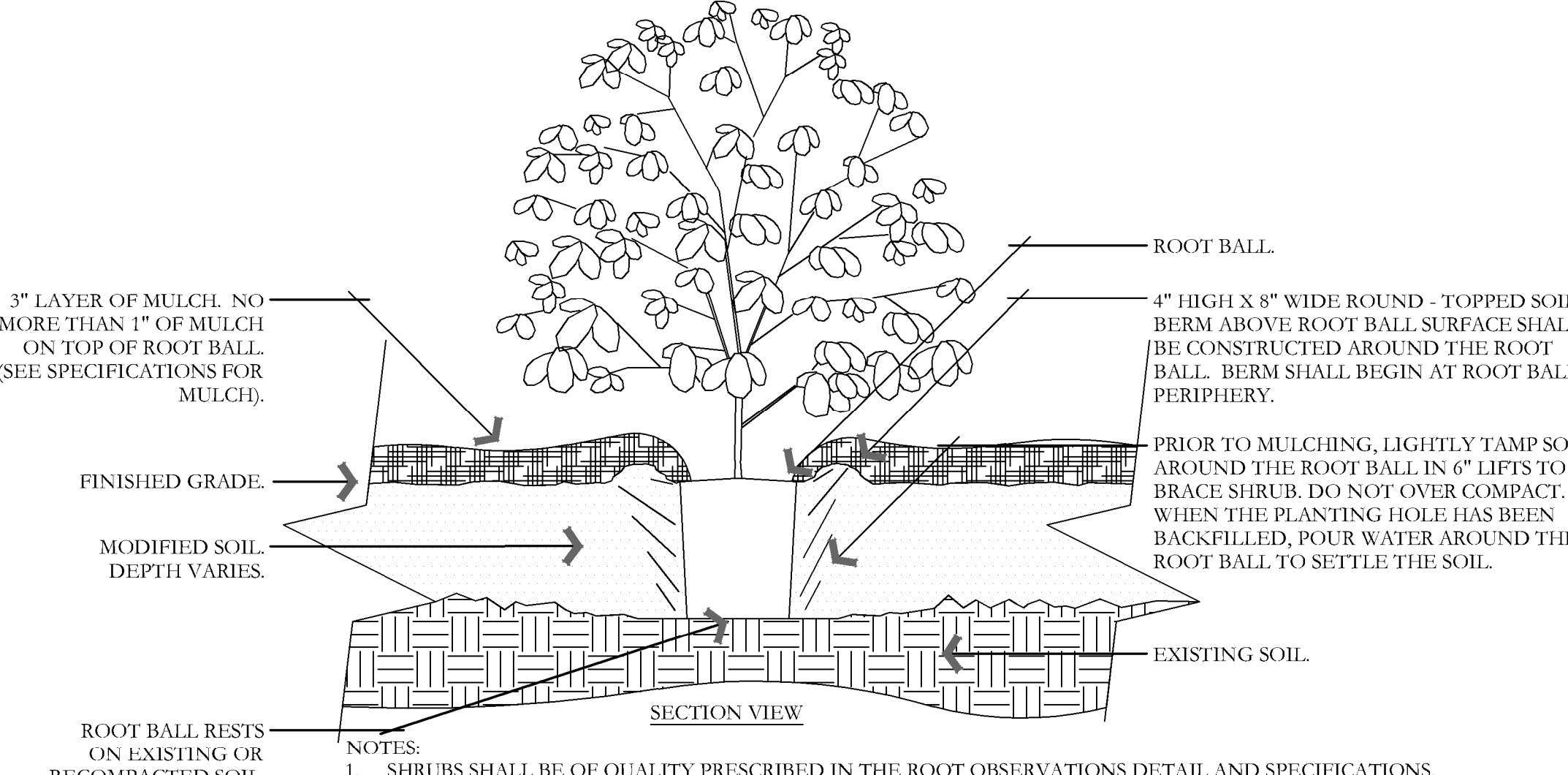
**B TREE ON SLOPE 5% (20:1) TO 50% (2:1)**  
NOT TO SCALE



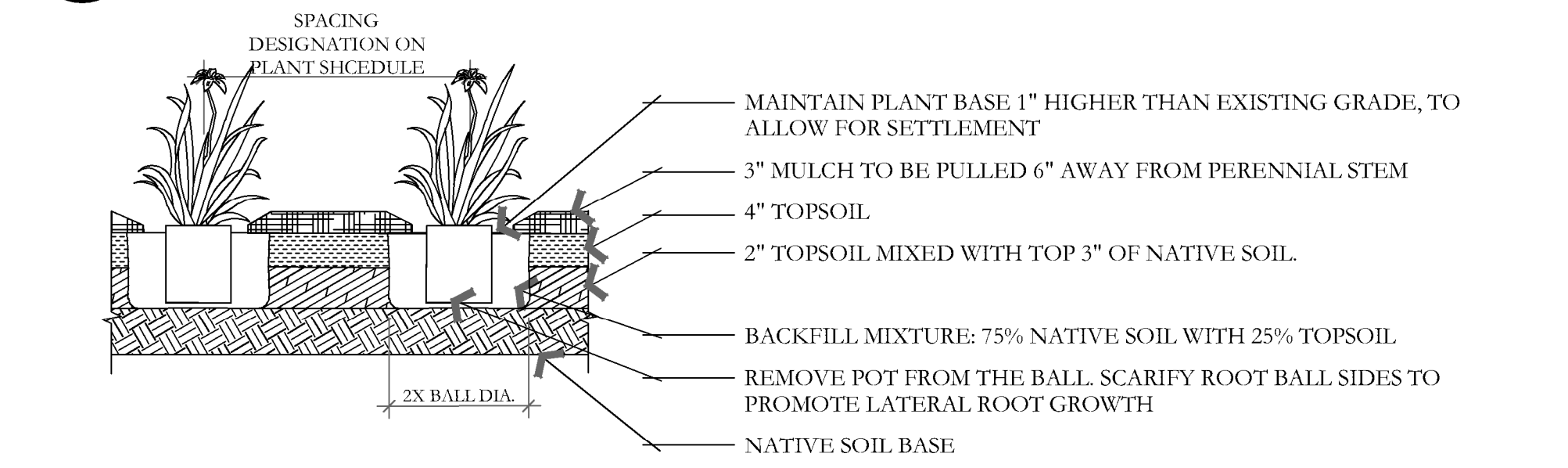
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NOT TO SCALE



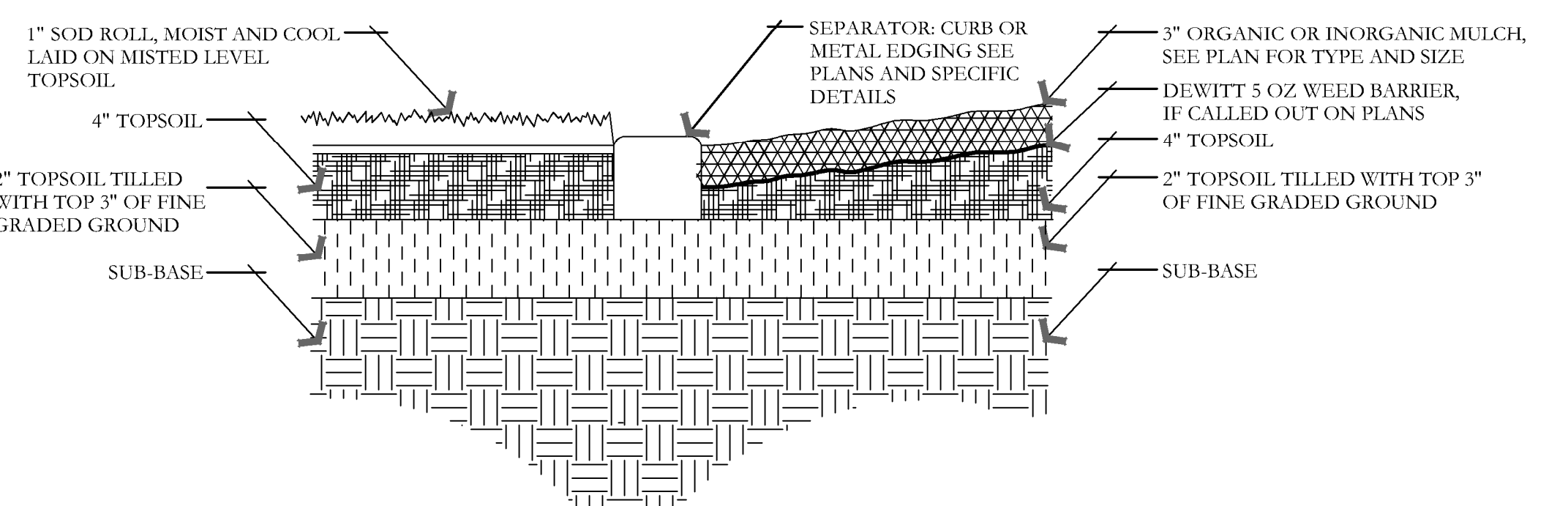
**D EVERGREEN TREE PLANTING**  
NOT TO SCALE



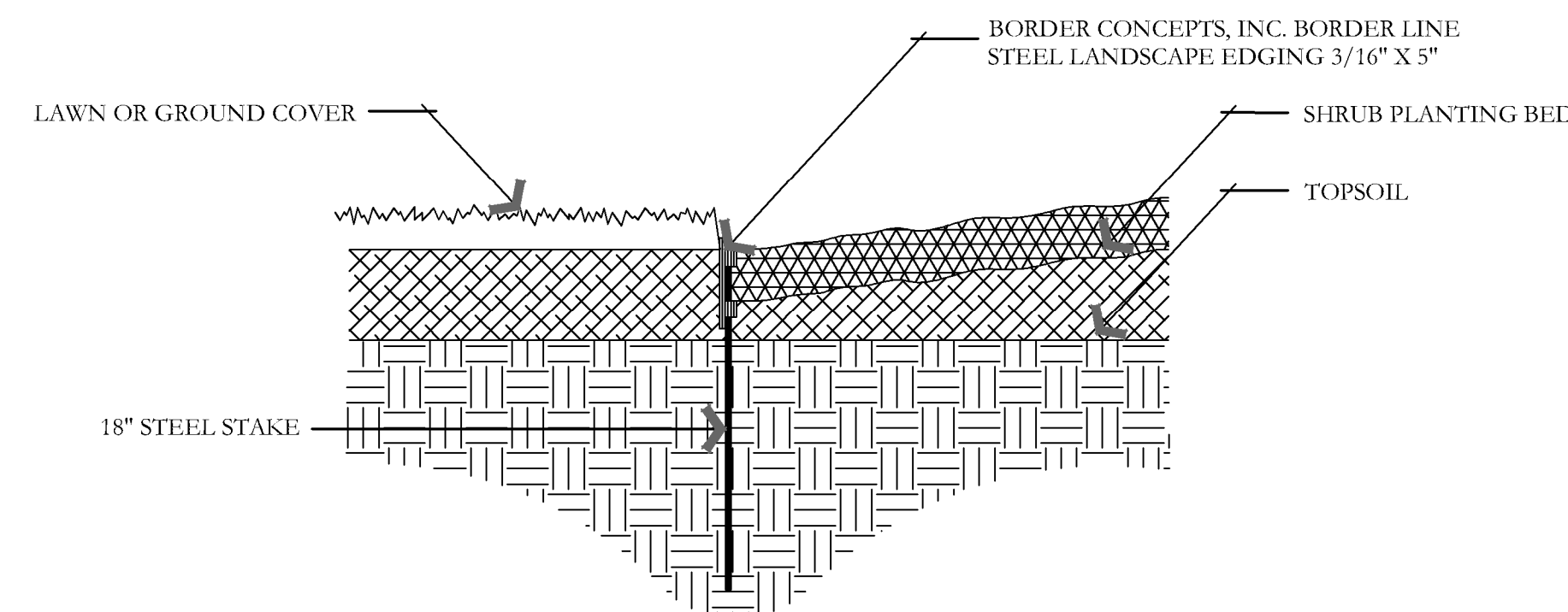
**E SHRUB - MODIFIED SOIL**  
NOT TO SCALE



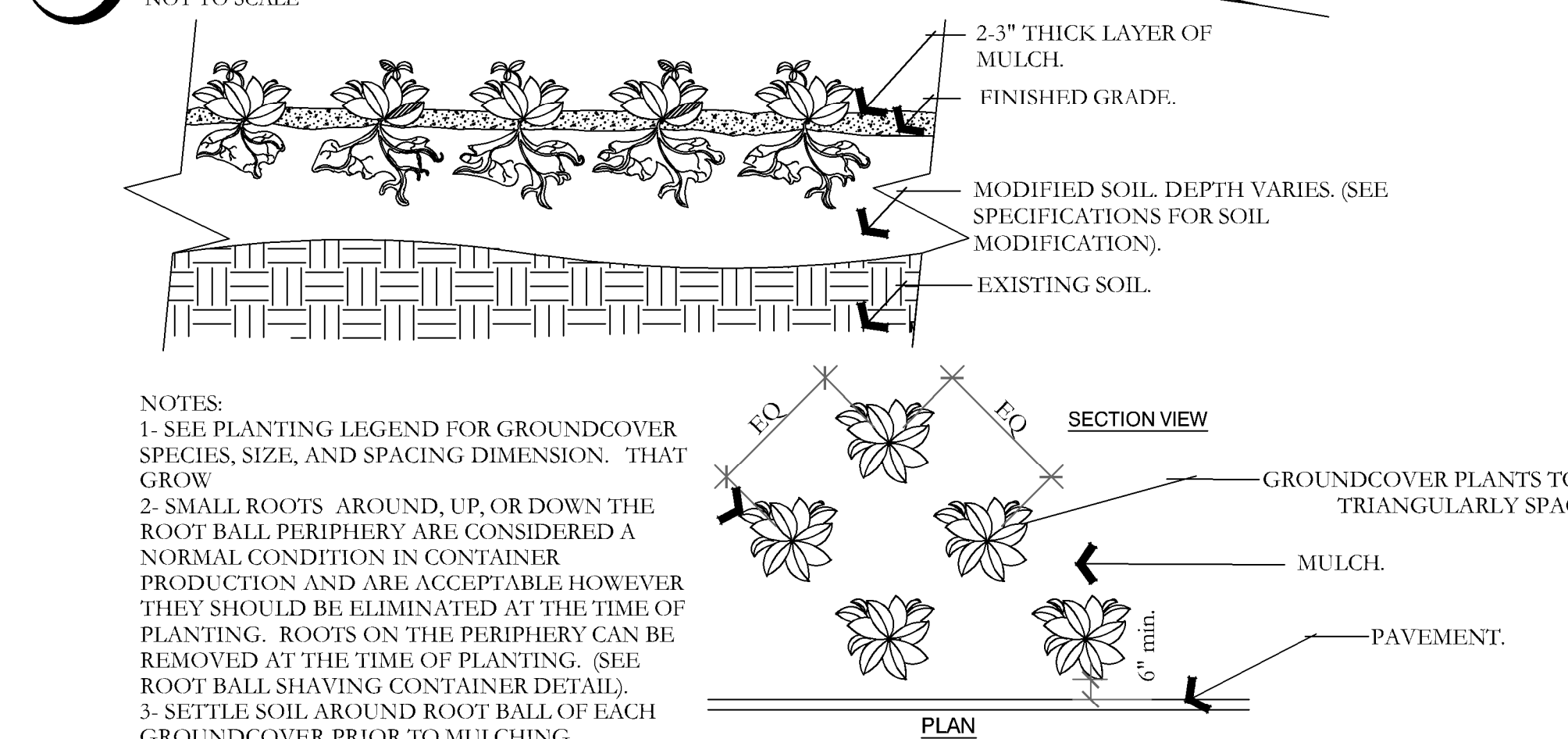
**F PERENNIAL PLANTING**  
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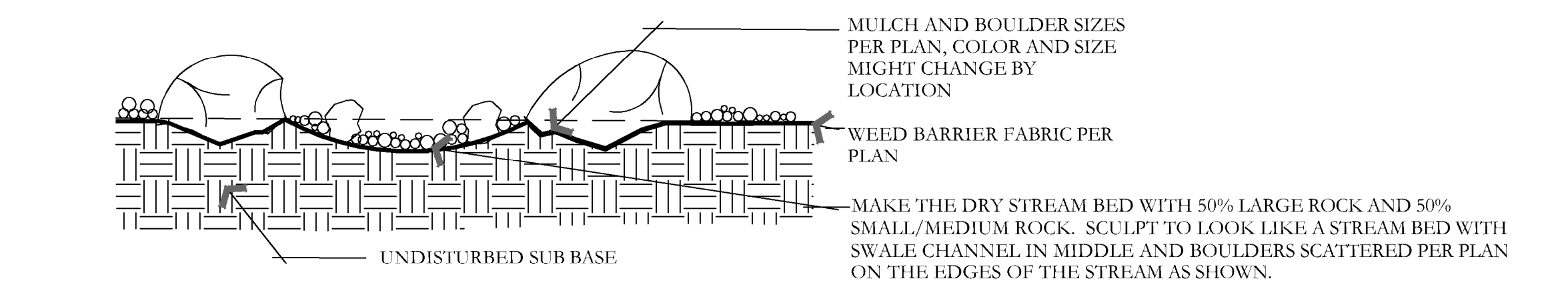
**I SOD LAYING/MULCH DETAIL**  
NOT TO SCALE



**G METAL EDGING DETAIL**  
NOT TO SCALE



**H PERENNIAL/GROUNDCOVER PLANTING**  
NOT TO SCALE



**J BOULDER AND DRY STREAM BED DETAIL**  
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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9/19/2024	UT24113						PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 9/19/2024
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**SANTAQUIN INDUSTRIAL**  
**LOT 1**  
237 NORTH SUMMIT RIDGE PKWY  
SANTAQUIN, UTAH

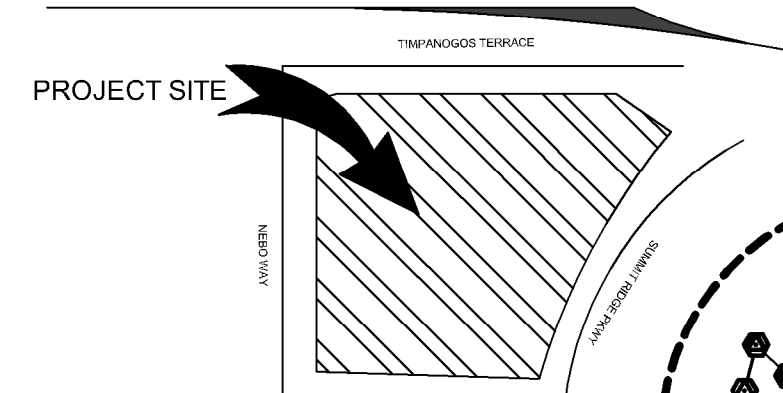
AE URBIA  
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SOUTH JORDAN, UT 84095  
801-575-6455

**PKJ**  
**DESIGN GROUP**  
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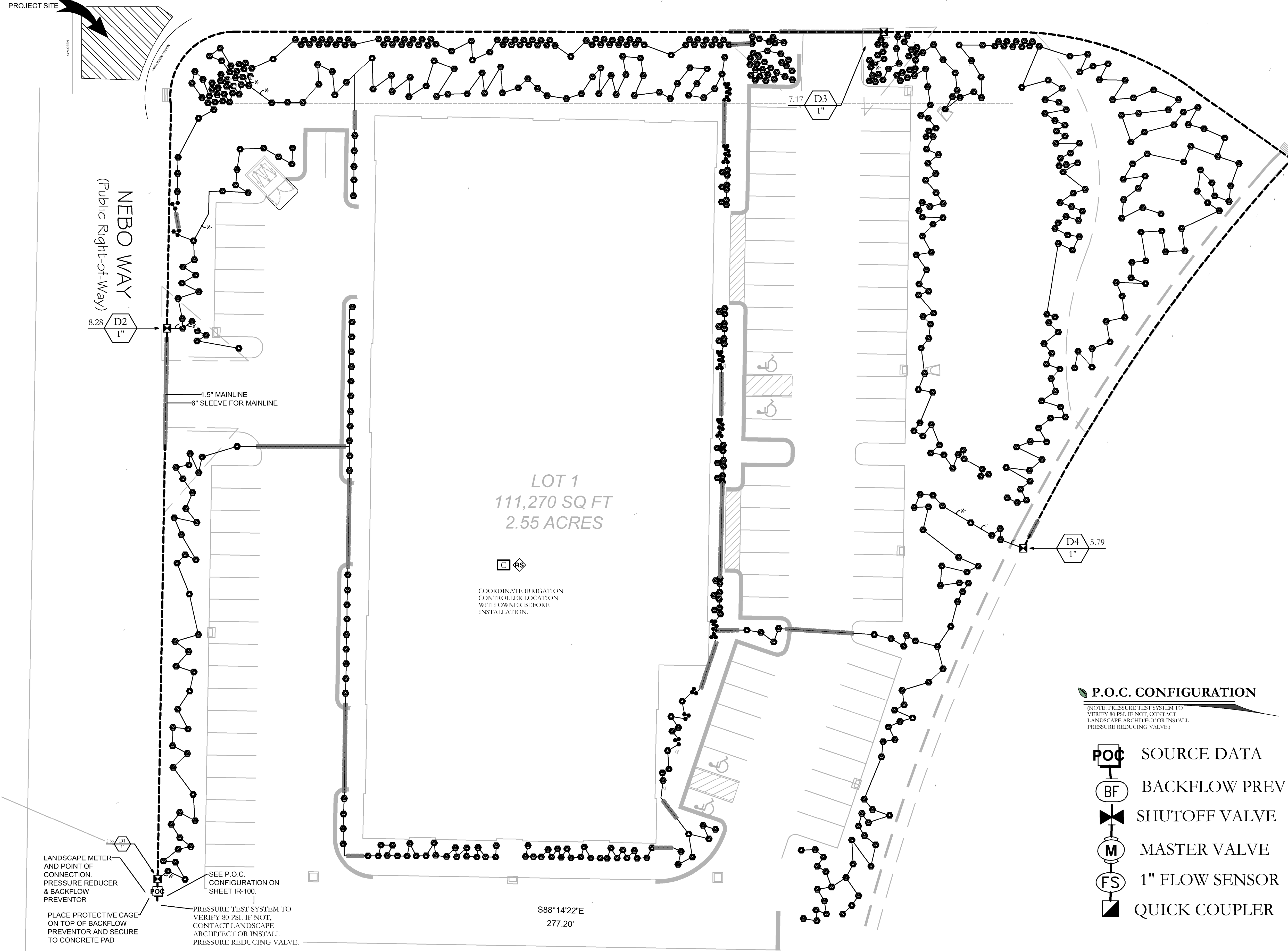


**LANDSCAPE DETAILS**  
CITY PERMIT SET

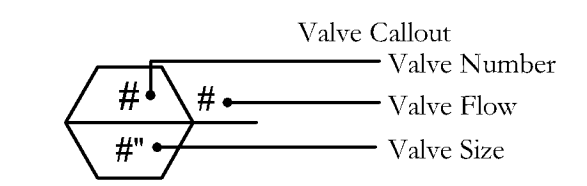
LP-501



(Public Right-of-Way)



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCV-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	4
●	Rain Bird XFS-09-18 Drip Ring (SHRUB)	708
●	Rain Bird XFS-09-18 Drip Ring (TREE)	32
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
⌘	Shut Off Valve	1
Ⓜ	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen, Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
Ⓟ	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
ⓐ	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
Ⓡ	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
Ⓡ	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P)   LXD   LXME2(P)   ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
Ⓜ	Water Meter 1-1/2"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	4,026 l.f.
—	Irrigation Lateral Line: PVC Schedule 40 1"	310.9 l.f.
---	Irrigation Mainline: PVC Schedule 40	998.5 l.f.
====	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	374.5 l.f.



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

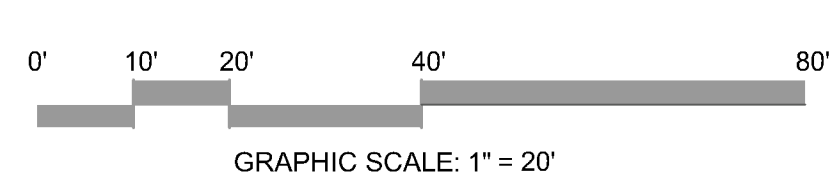
- ☒ SOURCE DATA
- Ⓟ BACKFLOW PREVENTOR
- ⌘ SHUTOFF VALVE
- Ⓜ MASTER VALVE
- Ⓡ 1" FLOW SENSOR
- ☒ QUICK COUPLER

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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9/19/2024 UT24113

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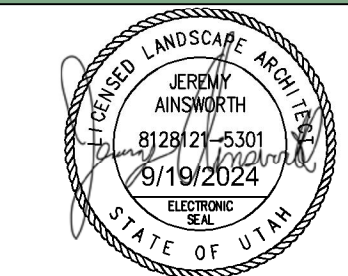
# SANTAQUIN INDUSTRIAL LOT 1

237 NORTH SUMMIT RIDGE PKWY SANTAQUIN, UTAH

AE URBIA  
909 W. SOUTH JORDAN PARKWAY  
SOUTH JORDAN, UT 84095  
801-575-6455

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IRRIGATION OVERALL PLAN CITY PERMIT SET

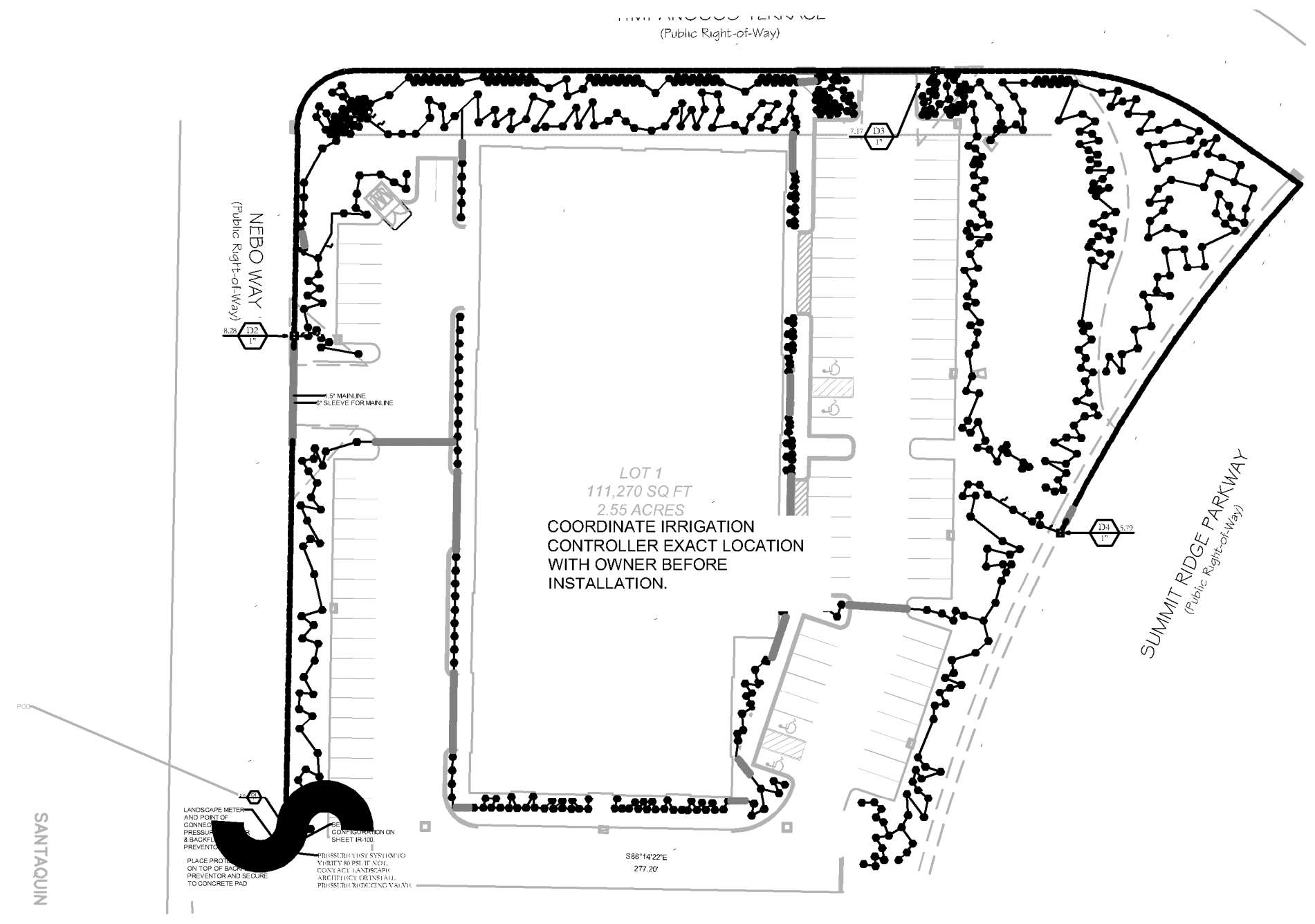
IR-100

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule. Table with columns for Day of Week, Water Use Zone, Type, IR Head, Amt. H2O, and Duration. Includes Regular Irrigation Schedules for Spring, Summer, and Fall.

IRRIGATION NOTES

- 1. BEFORE WORK IS TO COMMENCE, BLUE STAKES DIG LINE IS TO BE CALLED AND NOTIFIED... 2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS... 3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM... 4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION...



1.5\"/>

IRRIGATION PLAN SPECIFICATIONS

- 1.1 SUMMARY
Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein.
1.2 SYSTEM DESCRIPTION
A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate.
1.3 DEFINITIONS
A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
1.4 REFERENCES
A. The following standards will apply to the work of this Section:
1.5 SUBMITTALS
A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
1.6 QUALITY ASSURANCE
A. Acceptance: Do not install work in this section prior to acceptance by OAR.
B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances.
1.7 DELIVERY-STORAGE-HANDLING
A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight.

- compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage.
1.8 SCHEDULING
A. Perform site survey, research utility records, contact utility location services. The Contractor shall facilitate himself with all hazards and utilities prior to work commencement.
1.9 WARRANTY
A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor.
1.10 OWNERS INSTRUCTION
A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures.
1.11 MAINTENANCE
A. Furnish the following items to Owner's Representative:
2.1 GENERAL NOTES
A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials.
2.2 POINT OF CONNECTION
A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection.
2.3 CONNECTION ASSEMBLY
A. Culinary water pipe shall be used on this Project. Install backflow preventor and RPZ as needed.
2.5 SLEEVING
A. Contractor shall be responsible to protect existing underground utilities and components.
2.6 MAIN LINE PIPE
A. All main line pipe 3\"/>

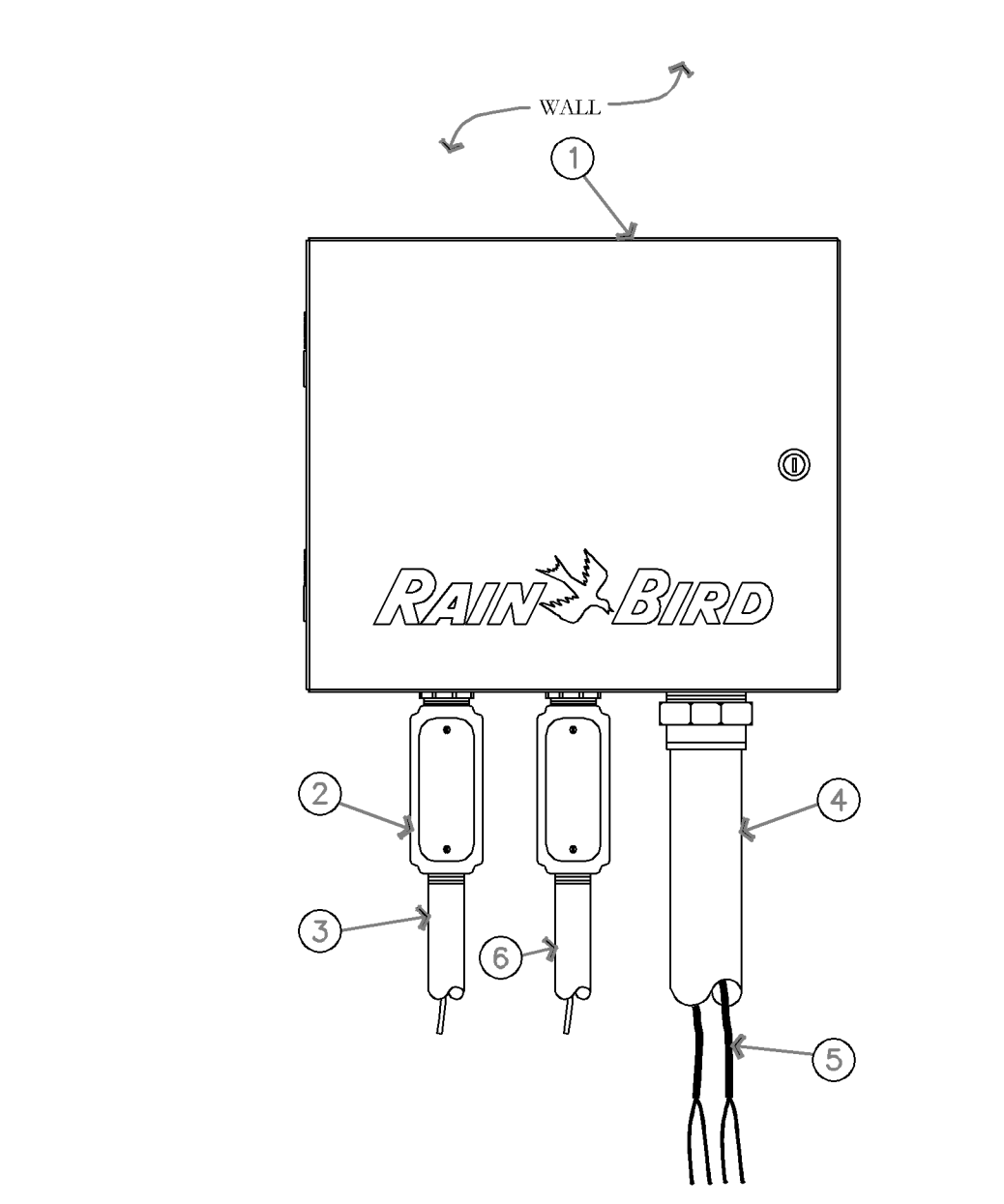
- A. Quick coupler valve shall be attached to the manifold sub-main line using a Laeco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow.
2.17 OTHER PRODUCTS
A. Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.
3.1 PREPARATION
A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work.
3.2 TRENCHING AND BACKFILLING
A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth.
3.3 SLEEVING
A. Sleeve all piping and wiring that pass under paving or landscape features. Wiring shall be placed in separate sleeving from piping.
3.4 GRADES AND DRAINAGE
A. Place irrigation pipe and other elements at uniform grades.
3.5 PVC PIPE
A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
3.6 CONTROLLERS
A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.
3.7 VALVES
A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
3.8 SPRINKLER HEADS
A. No sprinkler shall be located closer than 6\"/>

Table with columns: ISSUE DATE, PROJECT NUMBER, PLAN INFORMATION. Includes revision table with columns: NO., REVISION, DATE. Includes graphic scale: 1\"/>

SANTAQUIN INDUSTRIAL LOT 1 237 NORTH SUMMIT RIDGE PKWY SANTAQUIN, UTAH. Includes logo for Blue Stakes of Utah and a north arrow.

AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455. Includes copyright notice for PKJ Design Group.

LANDSCAPE ARCHITECT / PLANNER. LICENSE STAMP. DRAWING INFO: JTA, ACP, JMA. IRRIGATION COVER CITY PERMIT SET. IR-101. Includes logo for PKJ Design Group and contact information: 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com



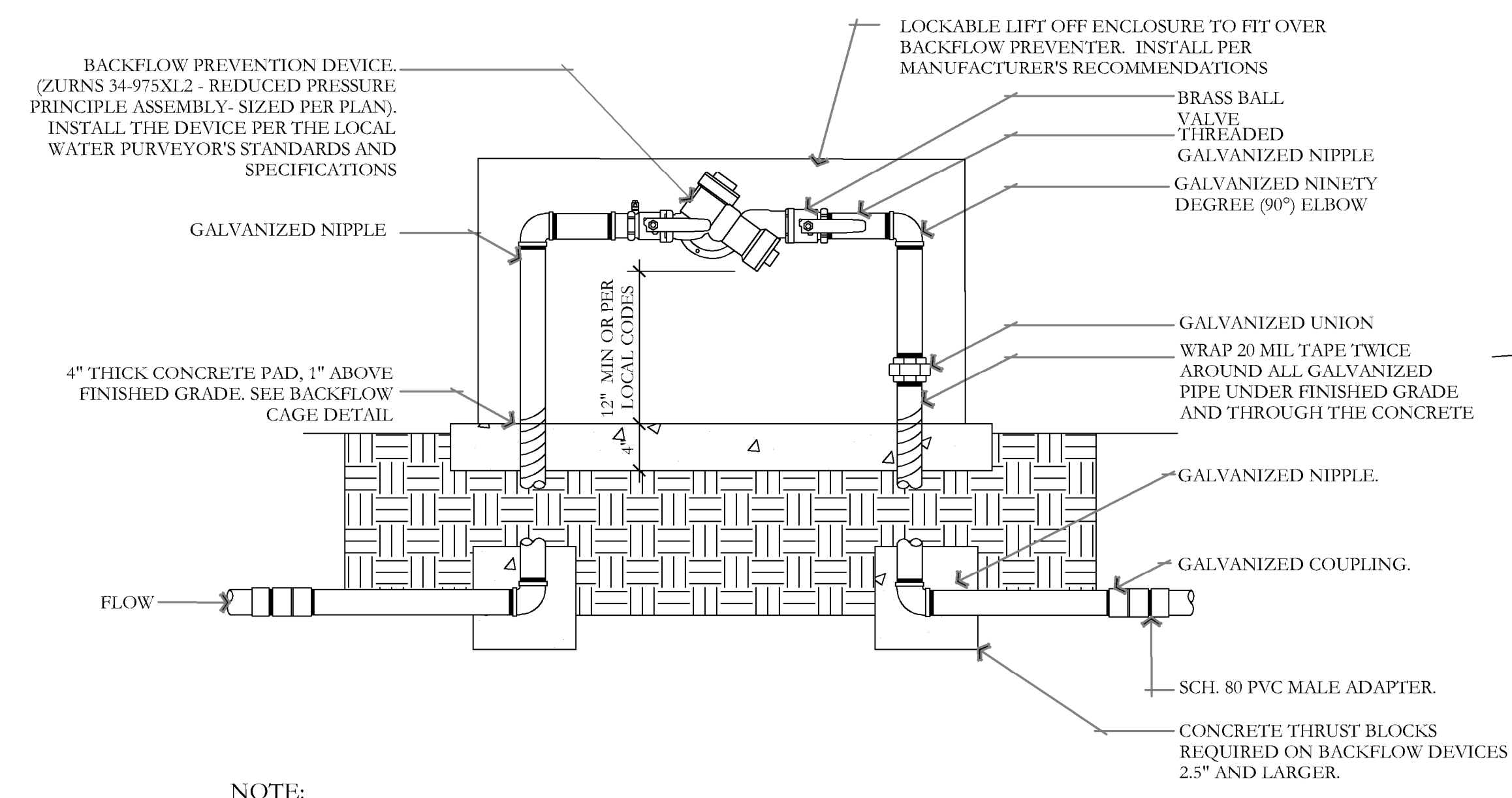
- 1 TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
- 4 3-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
- 5 MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
- 6 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE, ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:  
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.  
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.  
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

**KEY SPECIFICATIONS**

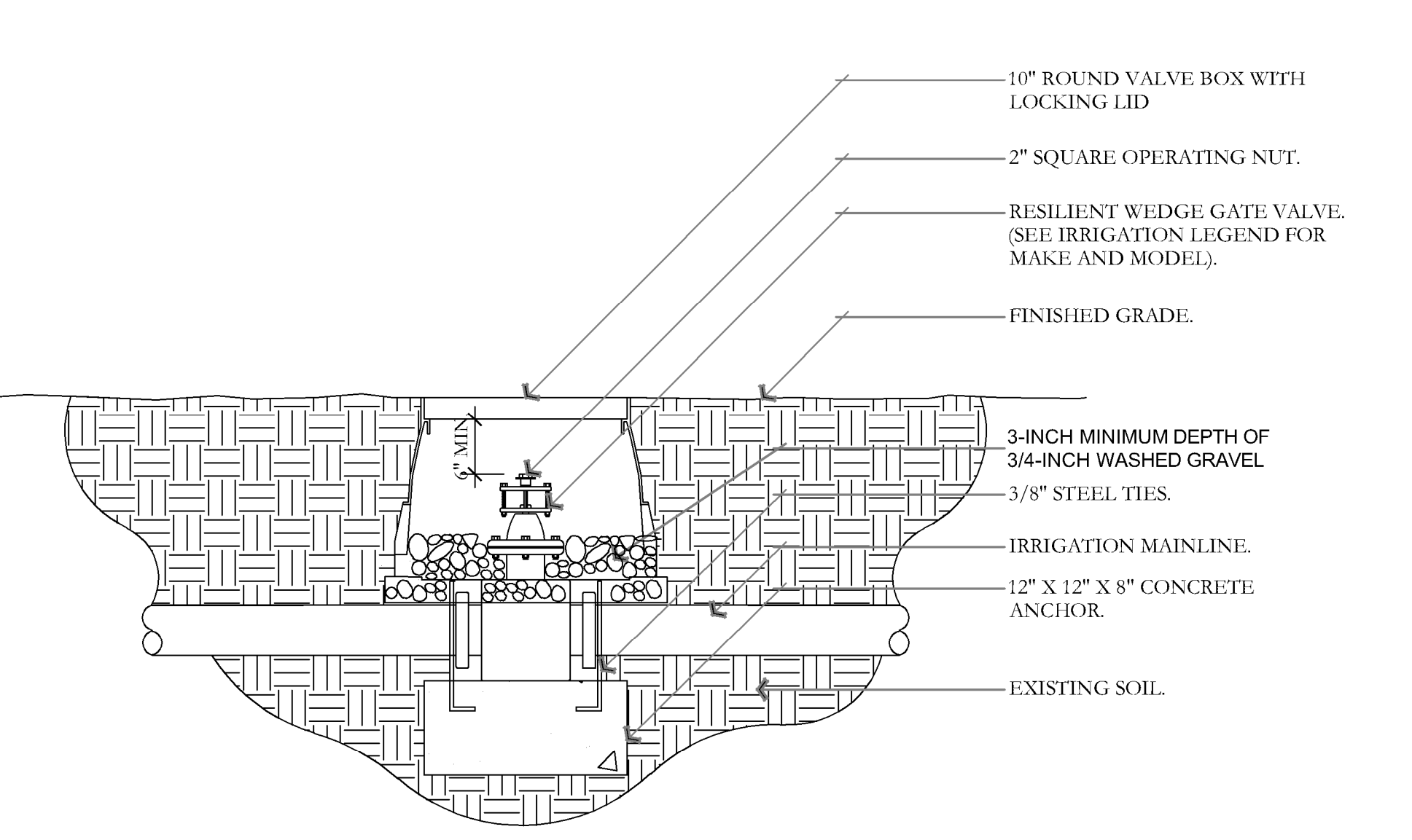
FEATURE	MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
	LX-IVM	10	60	8	5	4	
	LX-IVM PRO	40	240	16	10	10	8

**A** ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET  
NOT TO SCALE



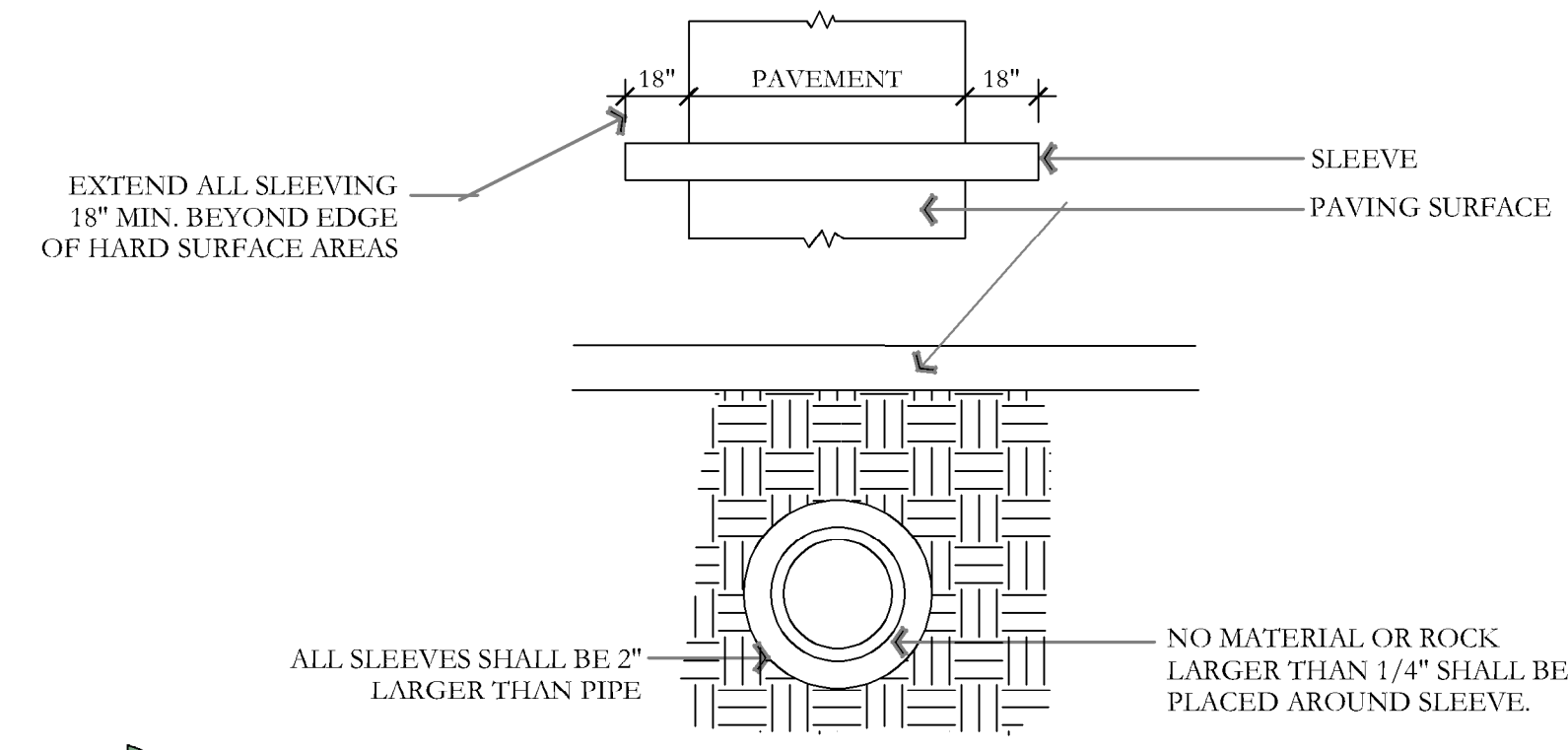
- NOTE:  
 1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.  
 2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.  
 3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.  
 4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.  
 5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.  
 6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.  
 7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.  
 8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

**B** BACKFLOW PREVENTION DETAIL  
NOT TO SCALE

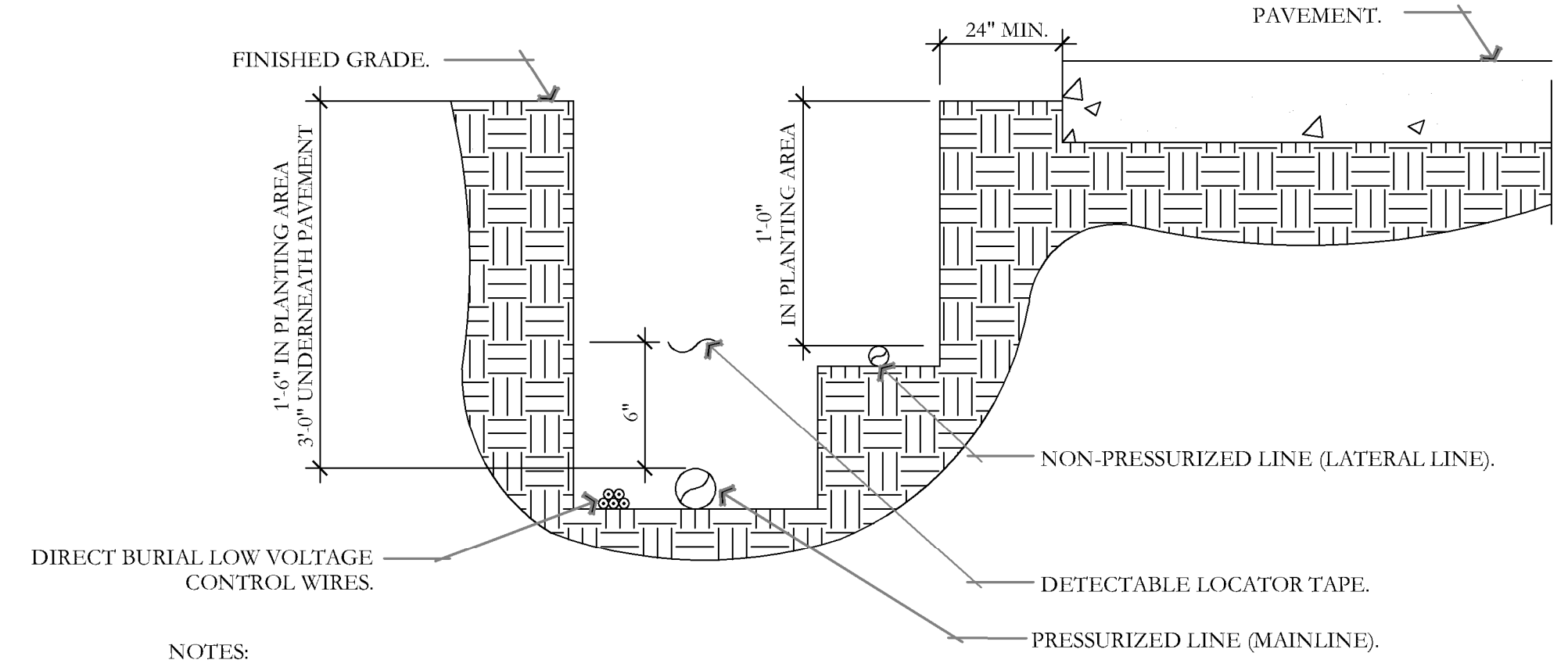


- NOTES:  
 1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.  
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.  
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

**C** GATE VALVE AND ANCHOR DETAIL  
NOT TO SCALE

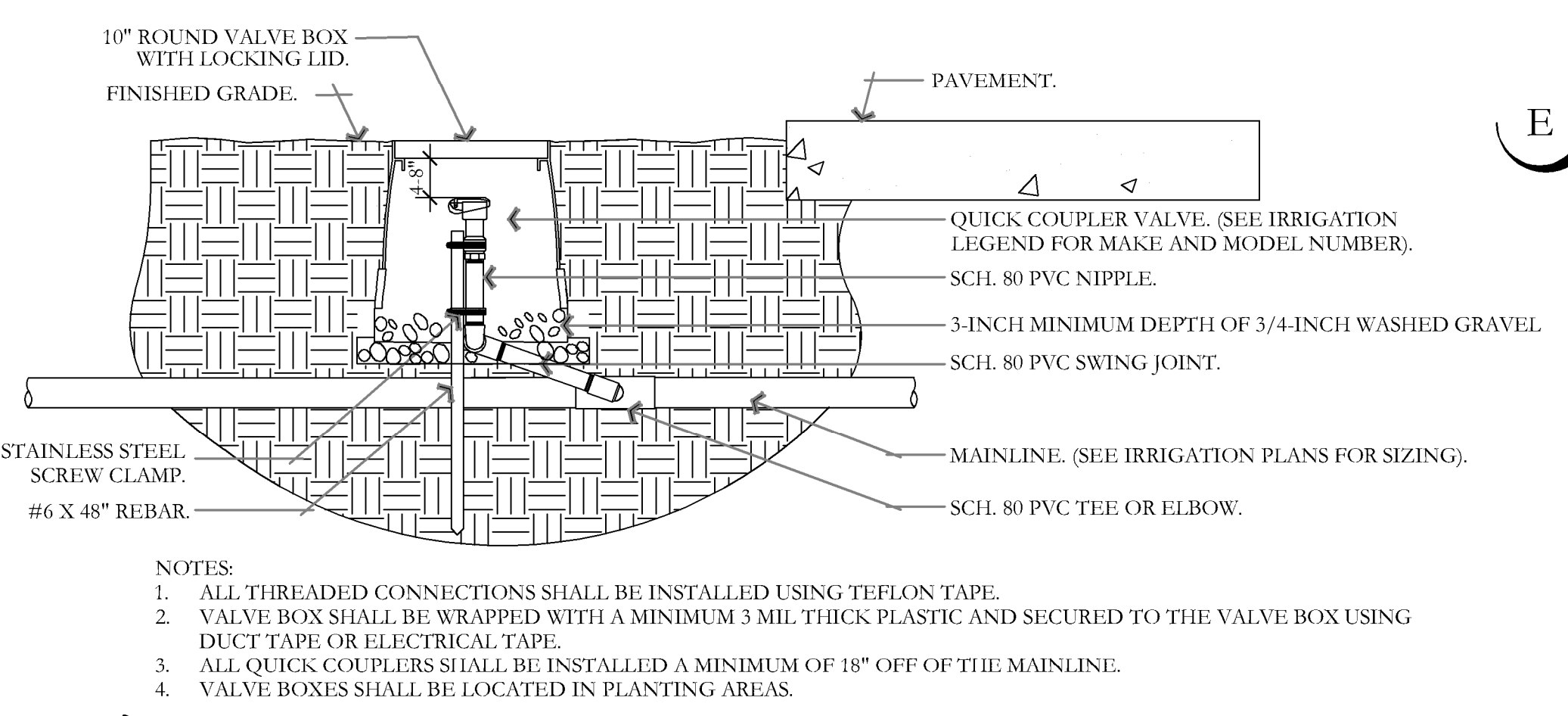


**D** TYPICAL SLEEVING DETAIL  
NOT TO SCALE



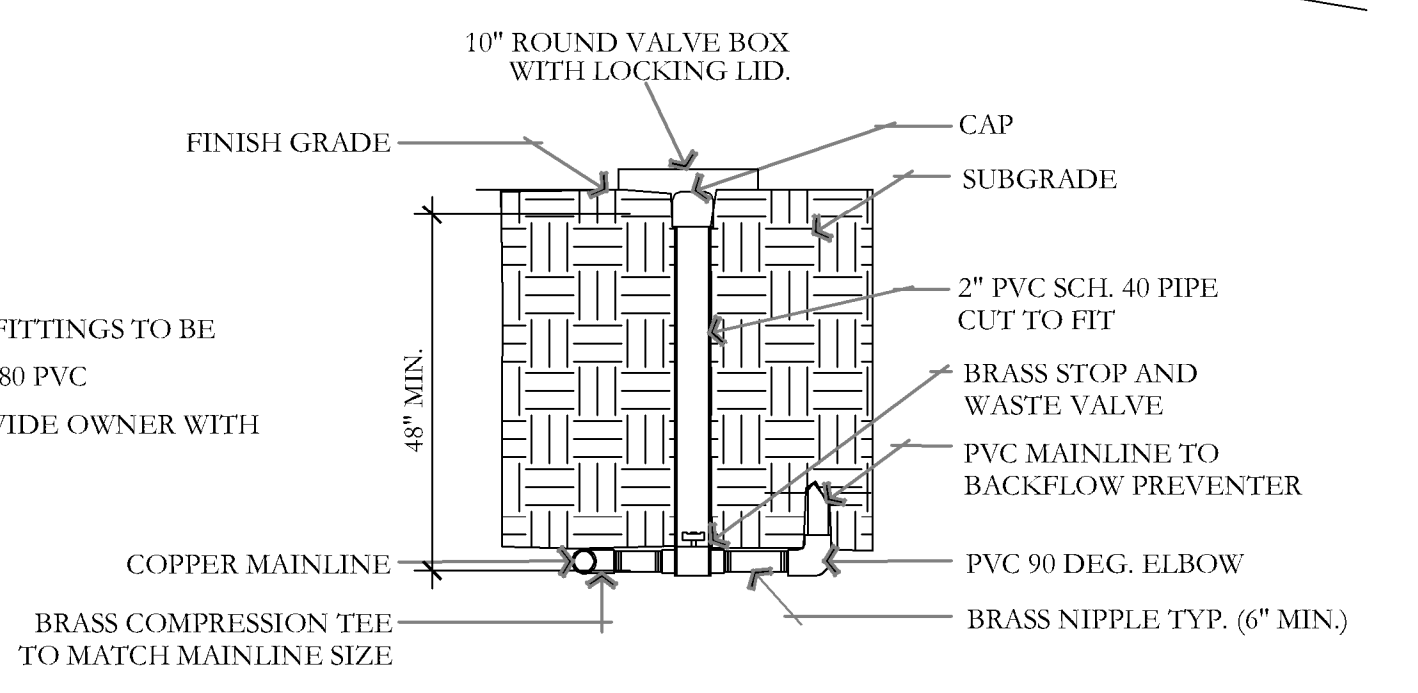
- NOTES:  
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.  
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.  
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.  
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

**E** IRRIGATION TRENCHING DETAIL  
NOT TO SCALE



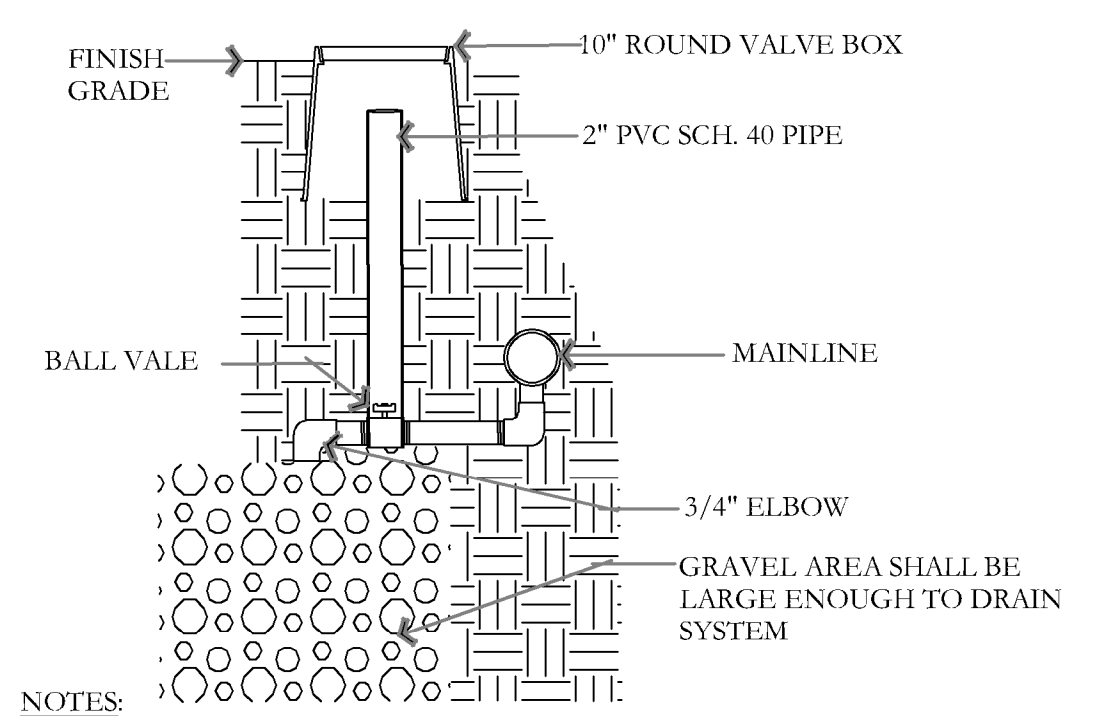
- NOTES:  
 1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.  
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.  
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.  
 4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

**G** QUICK COUPLER DETAIL  
NOT TO SCALE



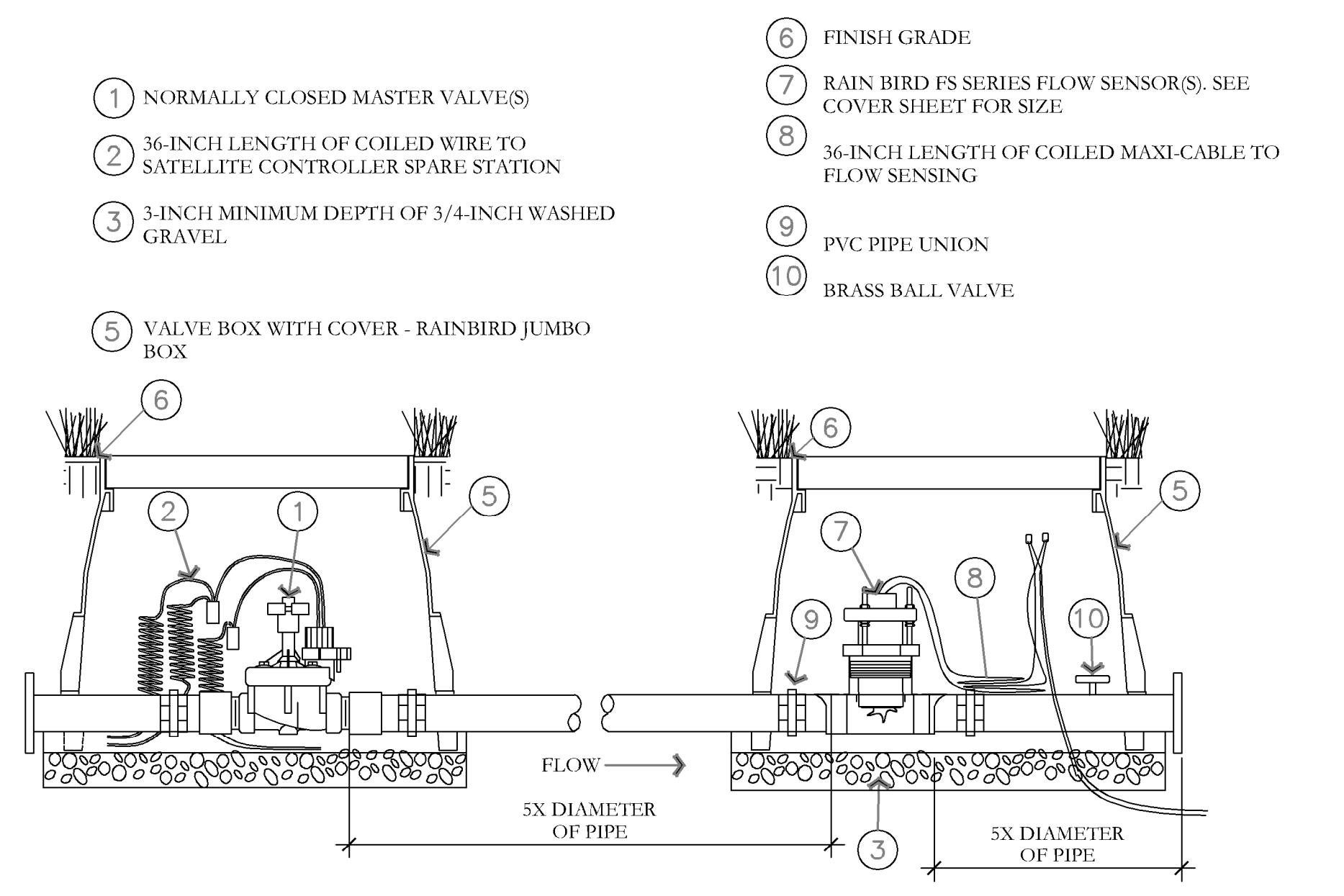
- NOTES:  
 1. ALL FITTINGS TO BE SCH. 80 PVC  
 2. PROVIDE OWNER WITH KEY

**H** STOP AND WASTE VALVE ASSEMBLY DETAIL  
NOT TO SCALE



- NOTES:  
 1. ALL FITTINGS TO BE SCH. 80 PVC  
 2. PROVIDE OWNER WITH KEY

**F** MANUAL DRAIN DETAIL  
NOT TO SCALE



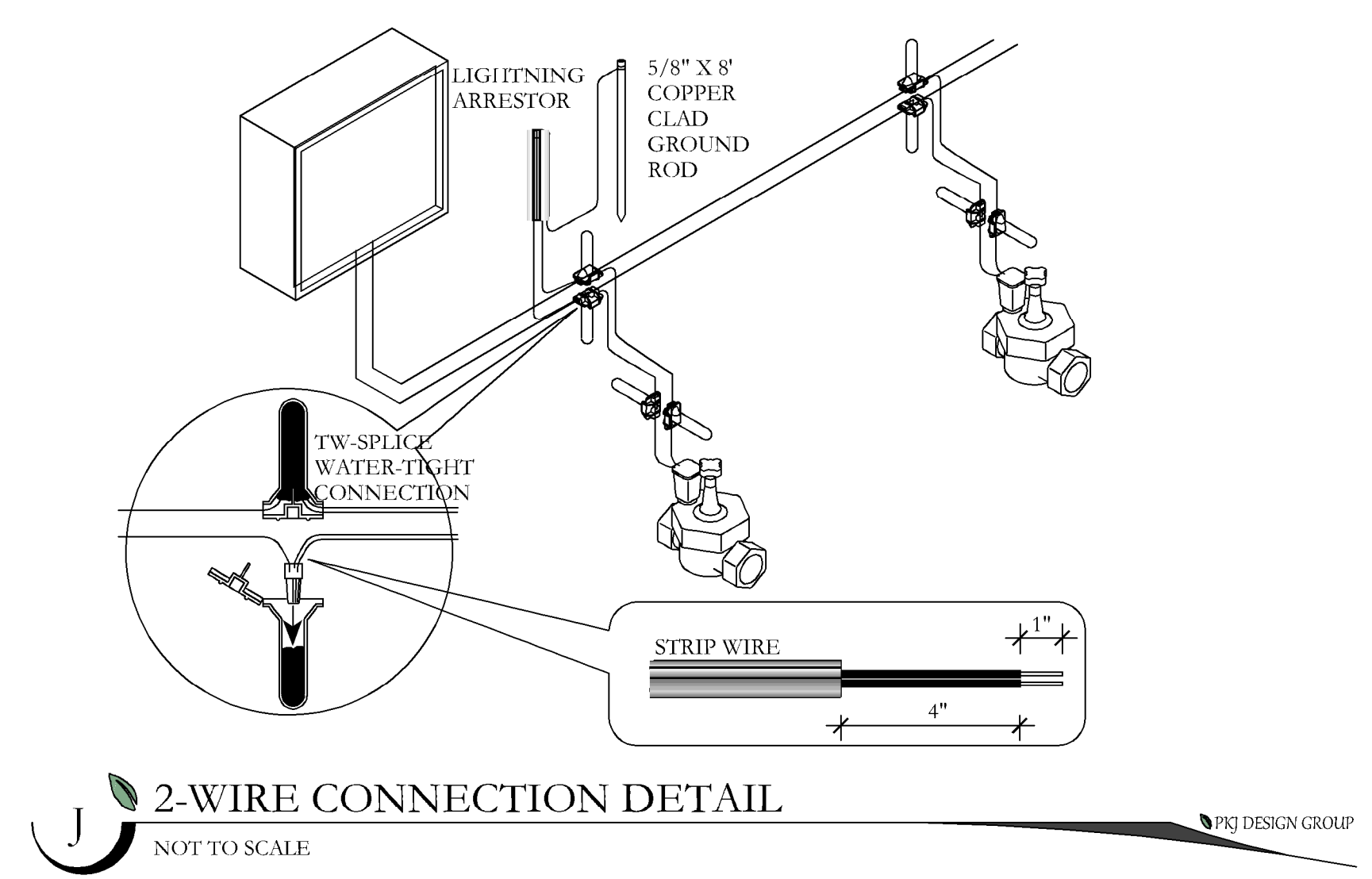
- NOTES:  
 1. NORMALLY CLOSED MASTER VALVE(S)  
 2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION  
 3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL  
 4. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX  
 5. FINISH GRADE  
 6. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE  
 7. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING  
 8. PVC PIPE UNION  
 9. BRASS BALL VALVE

**I** MASTER VALVE AND FLOW SENSOR DETAIL  
NOT TO SCALE

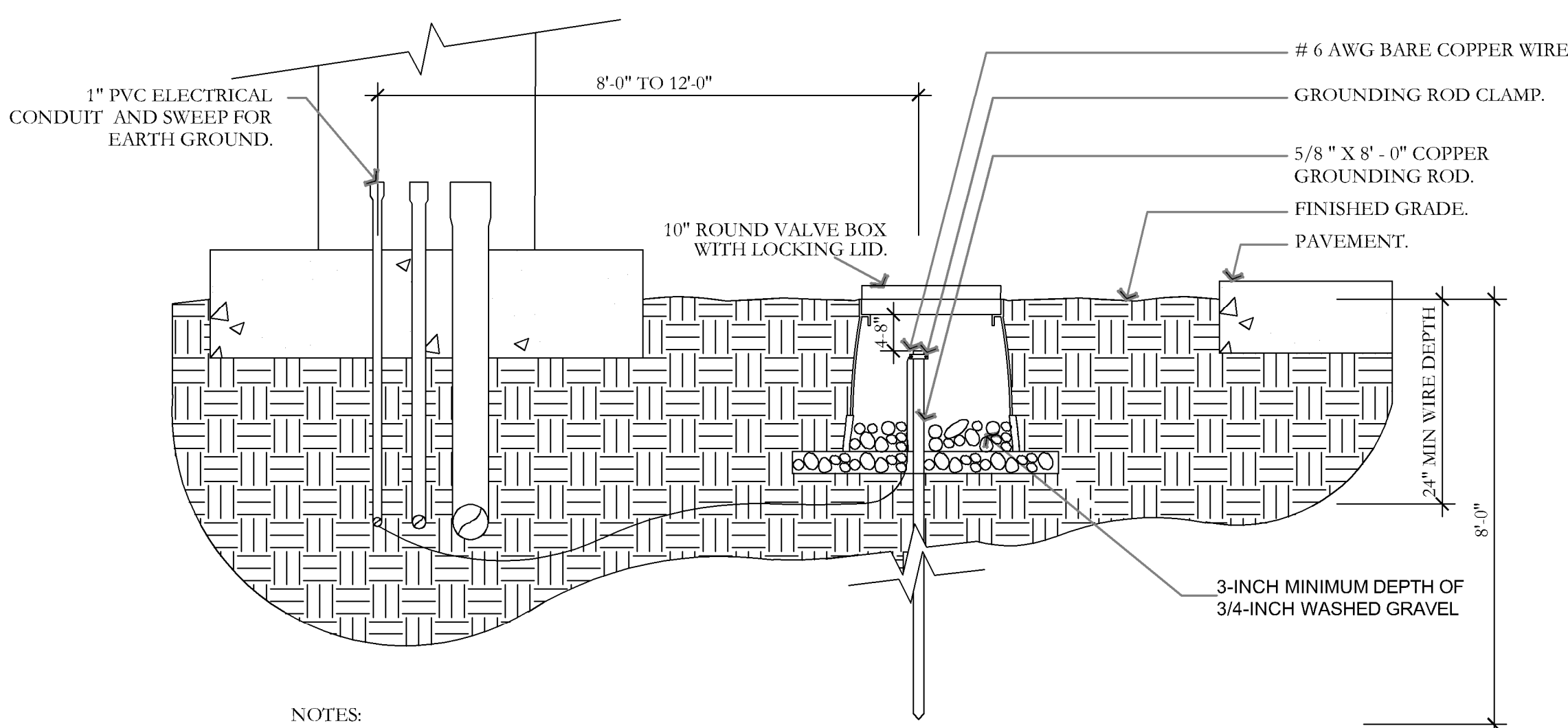
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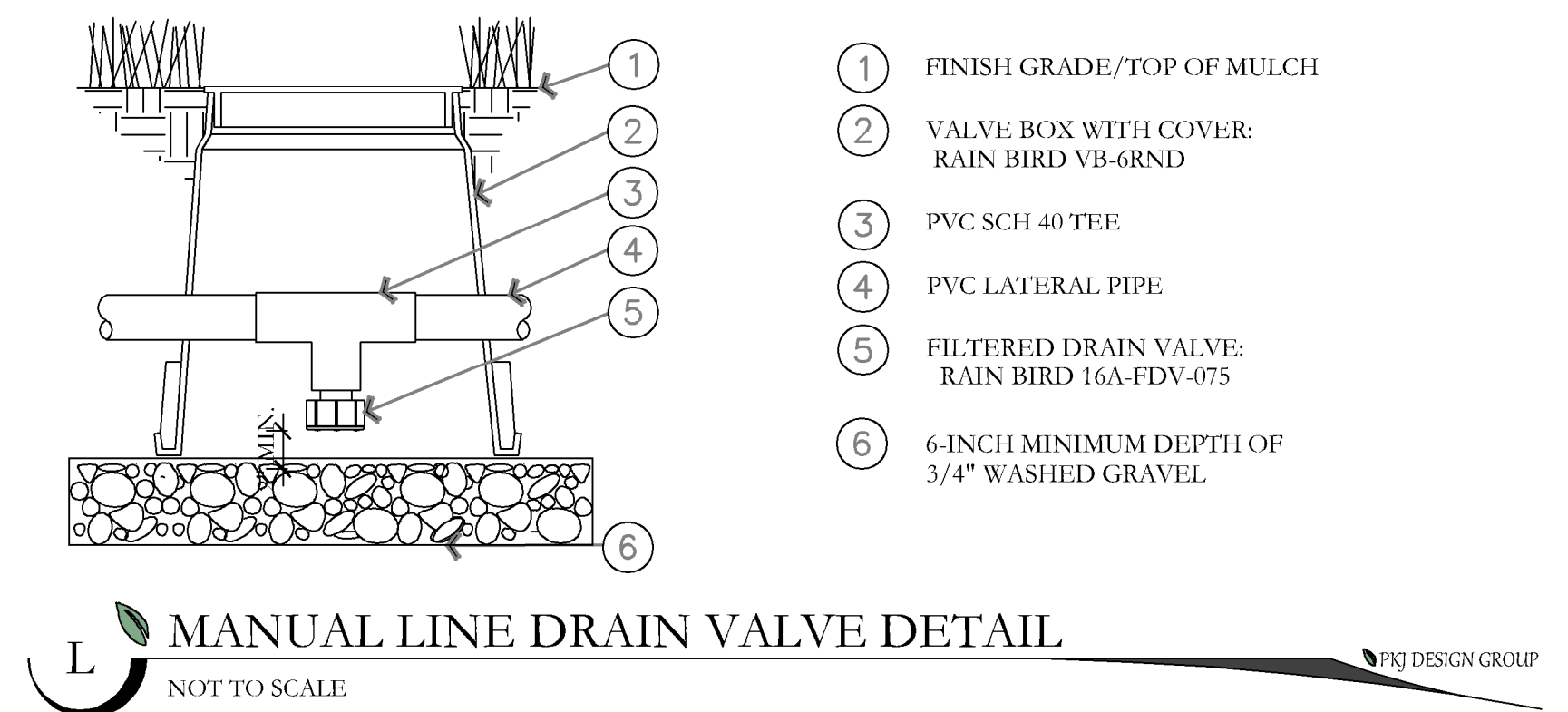
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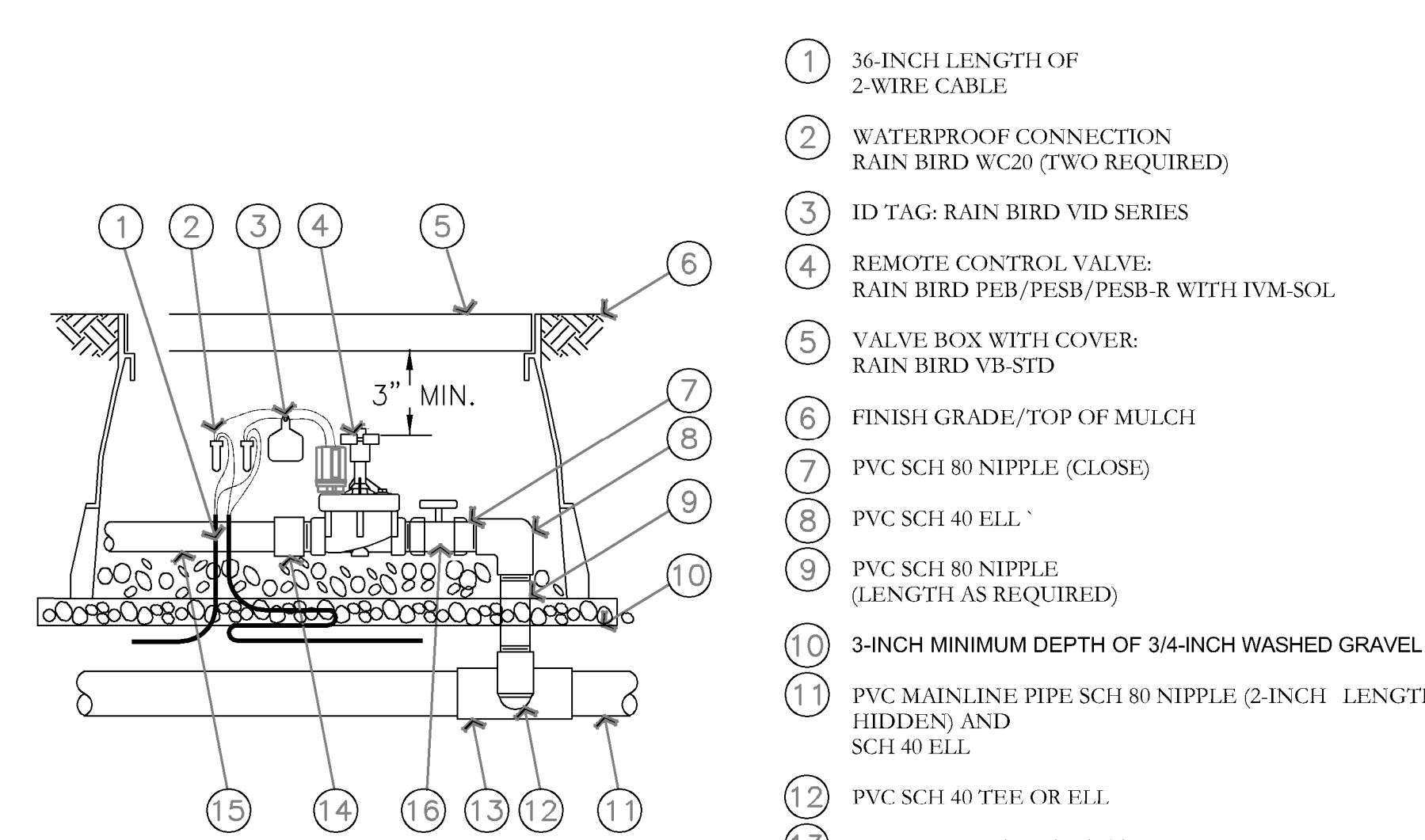
**J 2-WIRE CONNECTION DETAIL**  
NOT TO SCALE



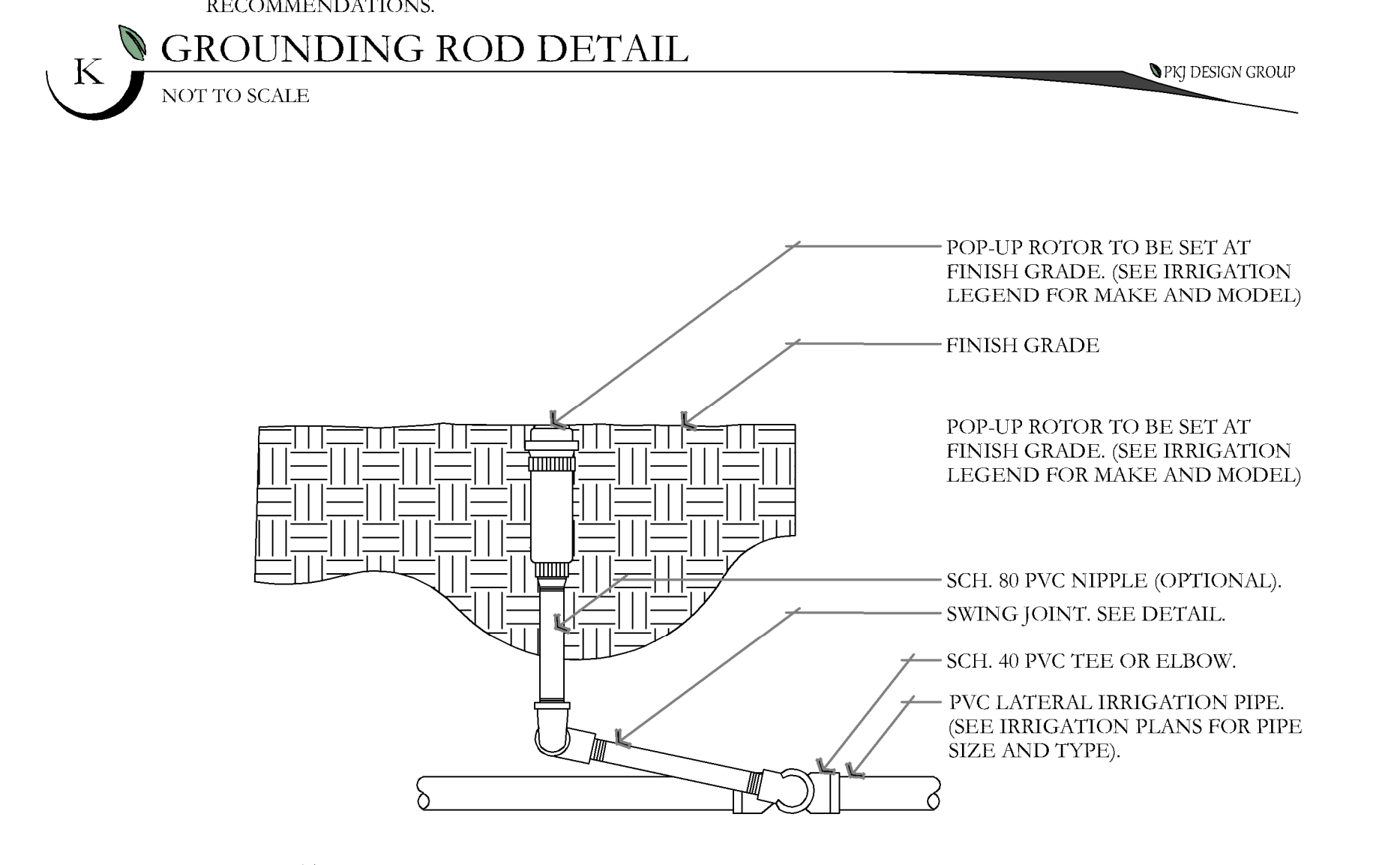
**K GROUNDING ROD DETAIL**  
NOT TO SCALE



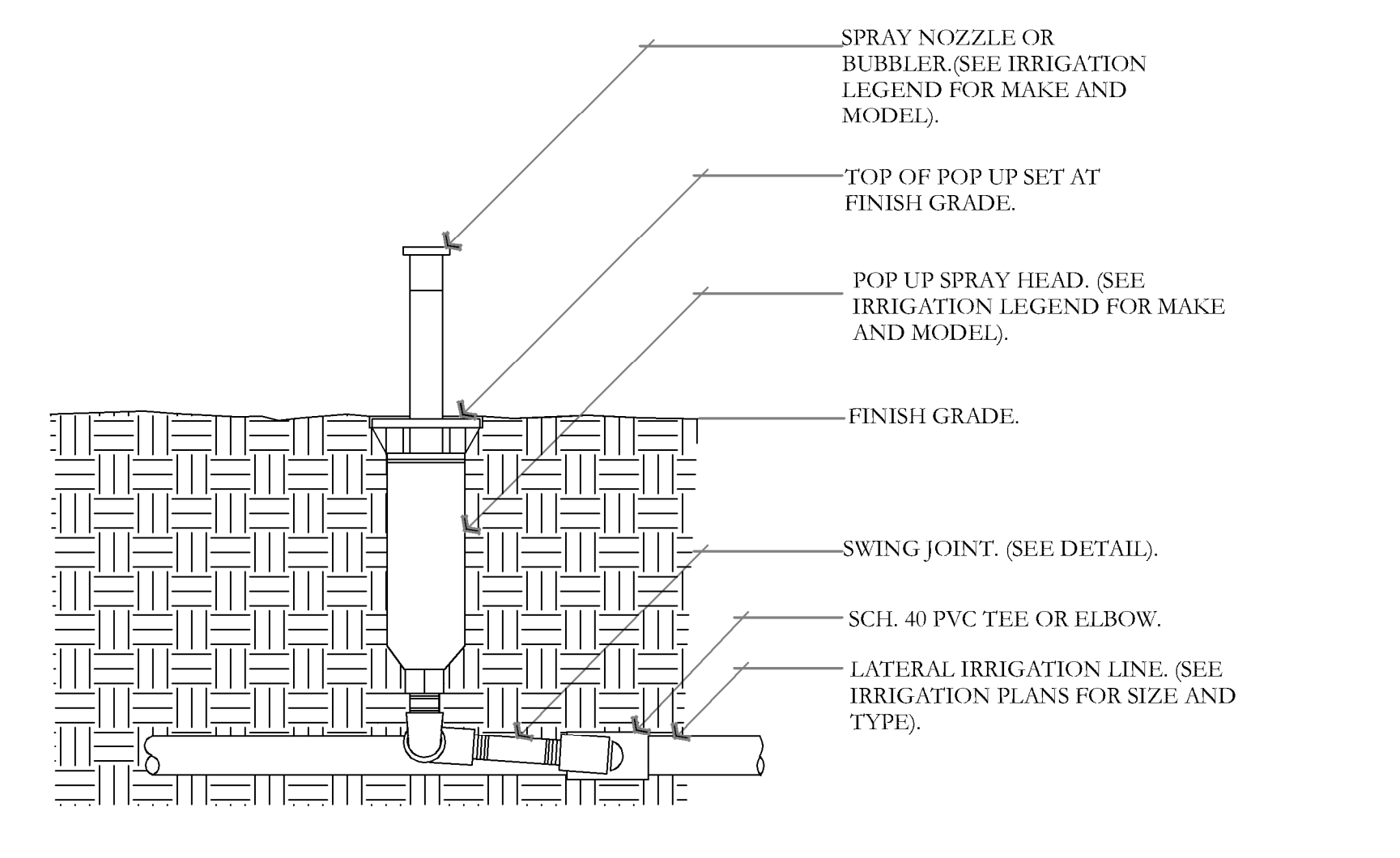
**L MANUAL LINE DRAIN VALVE DETAIL**  
NOT TO SCALE



**M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL**  
NOT TO SCALE



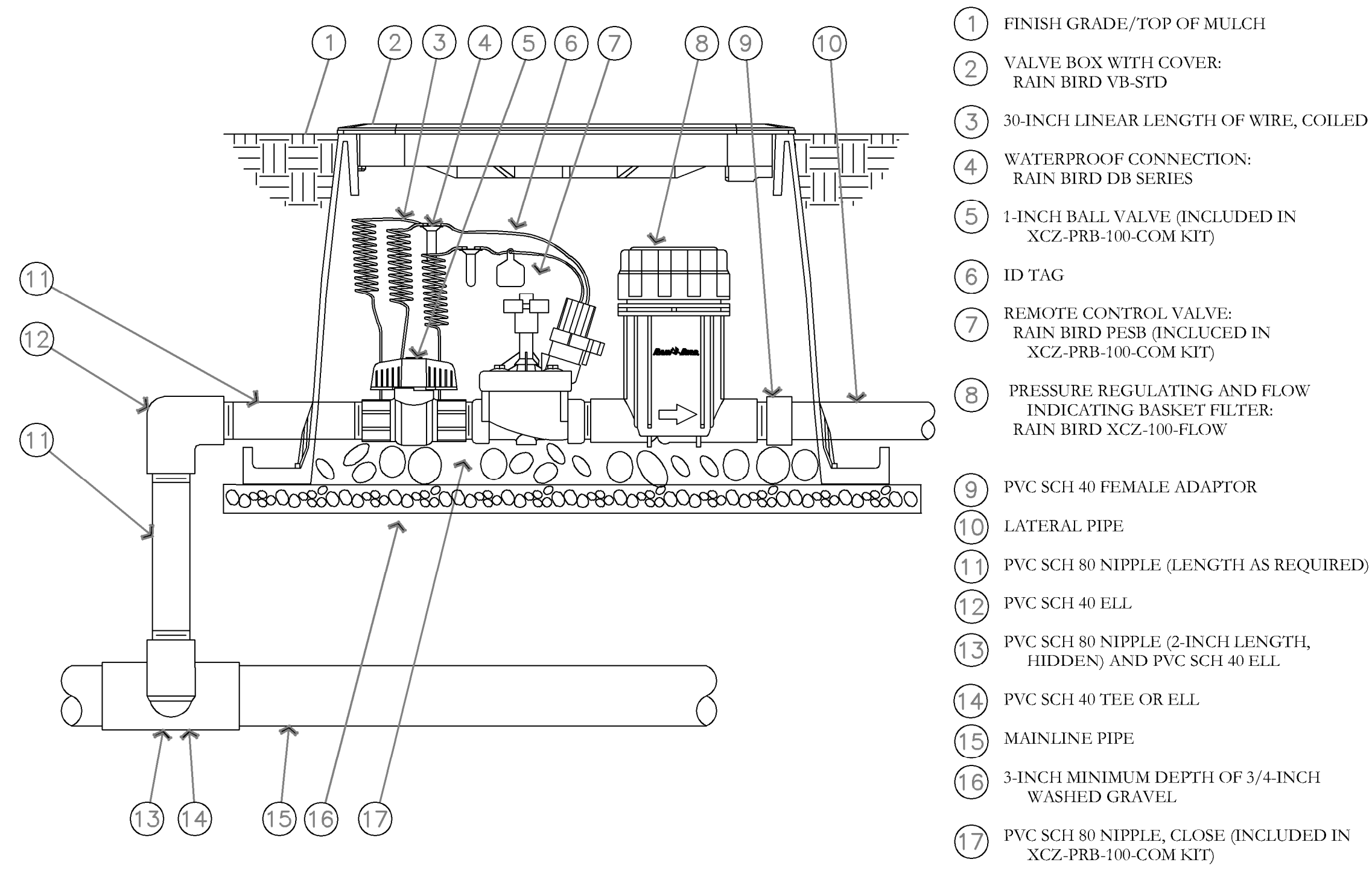
**N ROTOR HEAD DETAIL**  
NOT TO SCALE



**O POP UP-SPRAY HEAD DETAIL**  
NOT TO SCALE

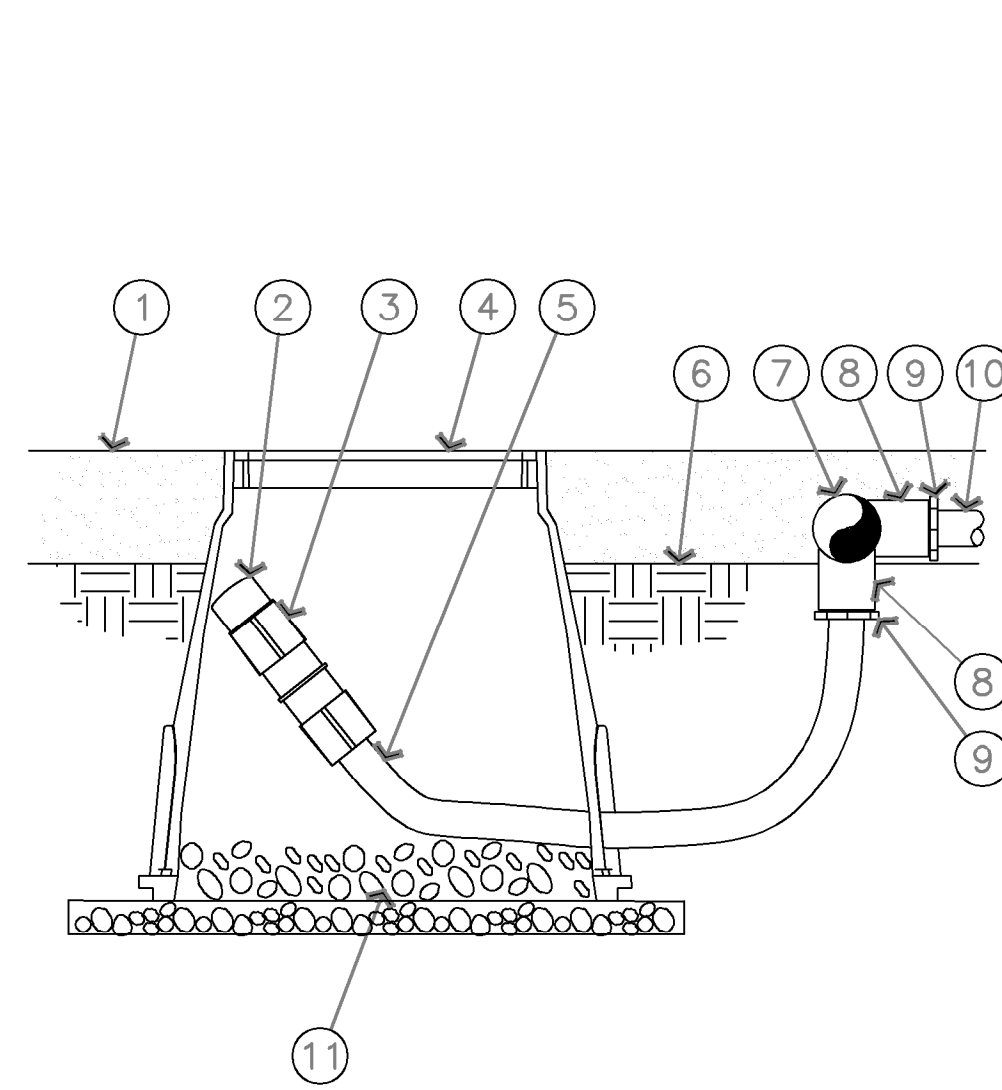
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<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>						<b>IRRIGATION DETAILS</b> <b>CITY PERMIT SET</b> IR-502
1	XXXX	XX-XX-XX	COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.					3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com
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- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PIESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

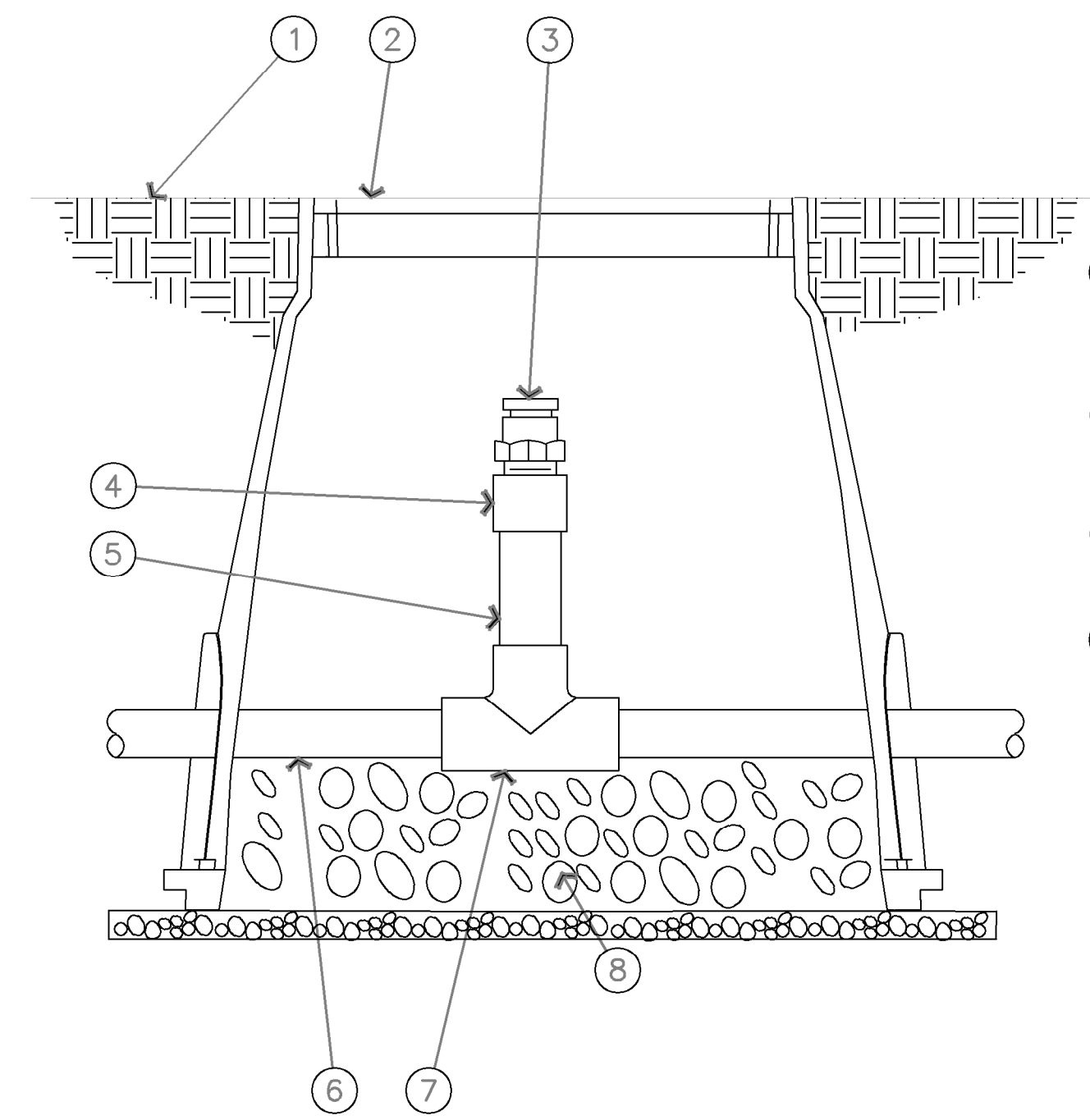
**P DRIP CONTROL ZONE KIT DETAIL**  
NOT TO SCALE



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

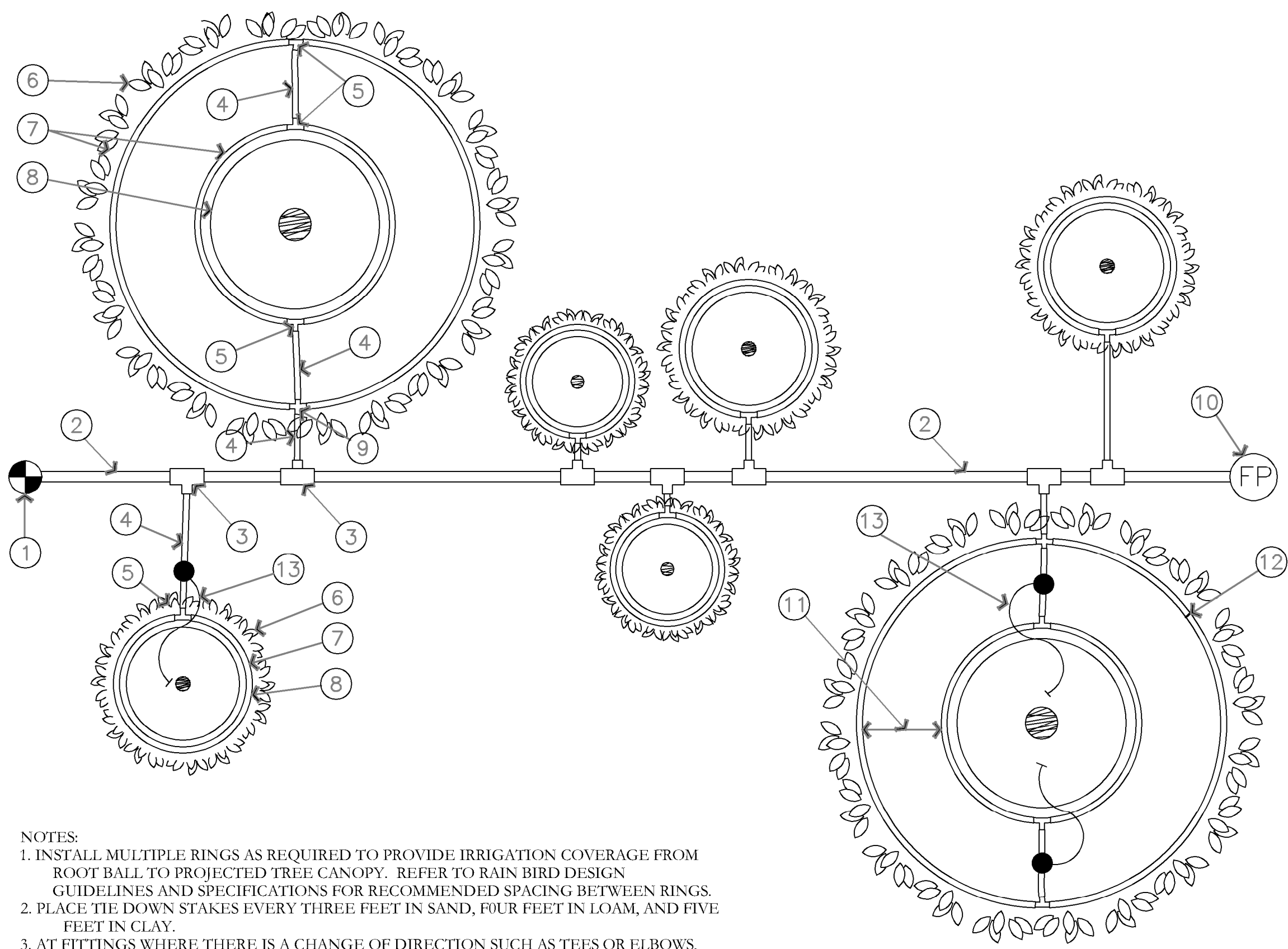
NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

**Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL**  
NOT TO SCALE



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

**R AIR RELIEF VALVE DETAIL**  
NOT TO SCALE



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

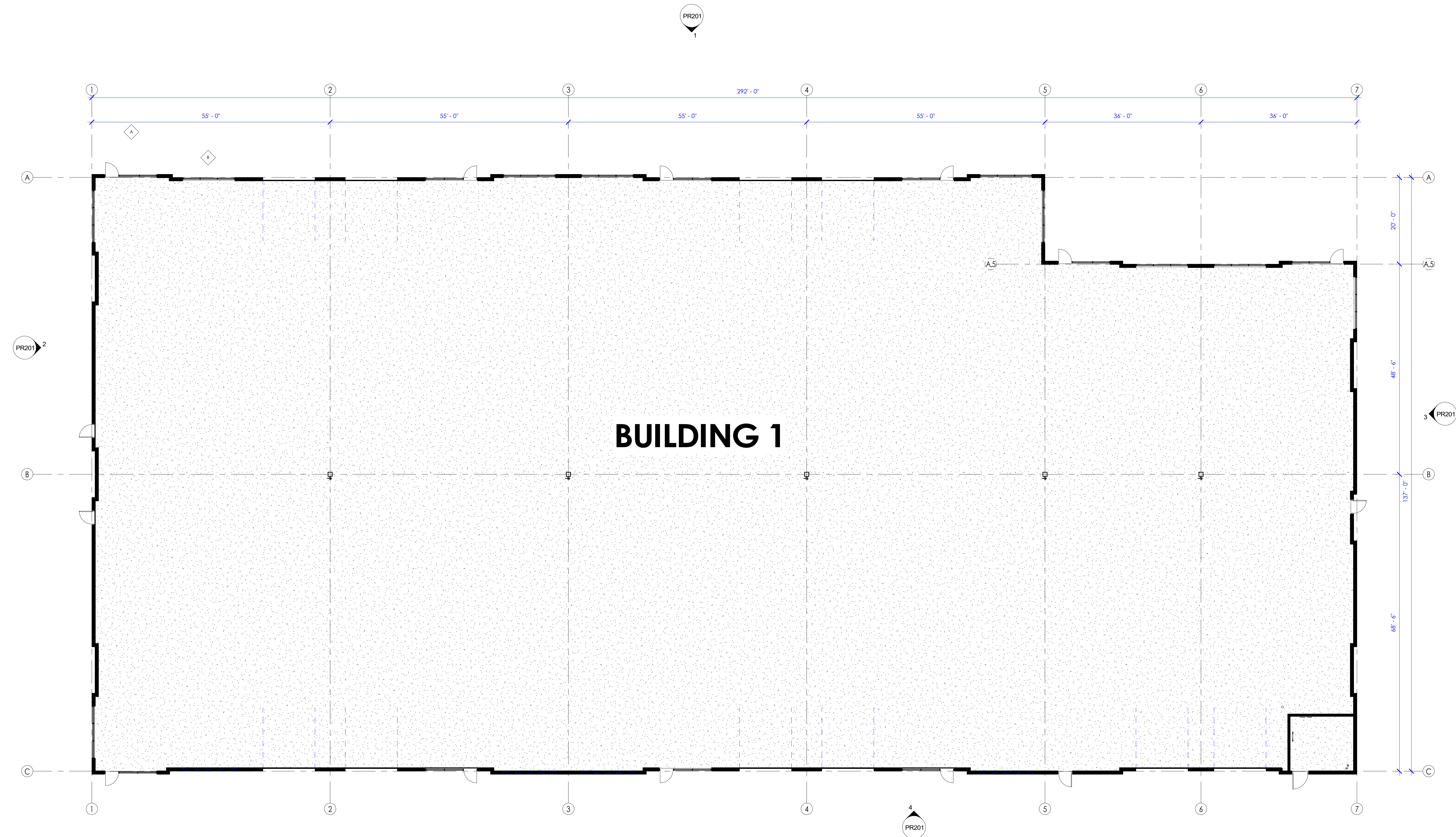
NOTES:  
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.  
2. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN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

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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO	
9/19/2024	UT24113		<b>SANTAQUIN INDUSTRIAL LOT 1</b> 237 NORTH SUMMIT RIDGE PKWY SANTAQUIN, UTAH	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/19/2024	
NO.	REVISION	DATE	COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.					<b>IRRIGATION DETAILS</b> CITY PERMIT SET IR-503
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
7								

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

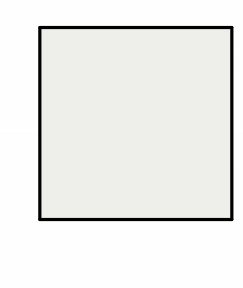
**PKJ DESIGN GROUP**  
Landscape Architecture • Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com



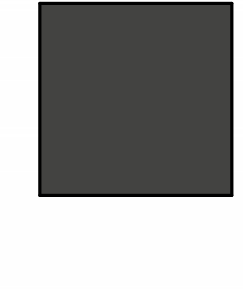
1 LEVEL 1 - PRESENTATION  
 PR101 3/32" = 1'-0"

### EXTERIOR MATERIALS

P1 - PAINTED CONCRETE W/  
CONFLEX E MEDIUM TEXTURE  
(SW7757 HIGH REFLECTIVE WHITE)



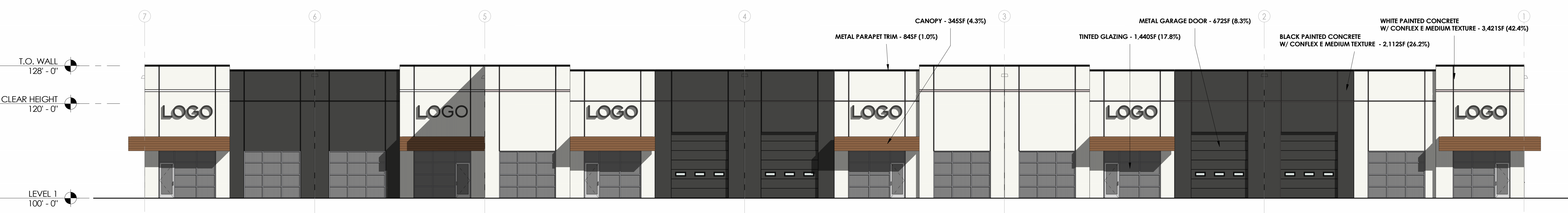
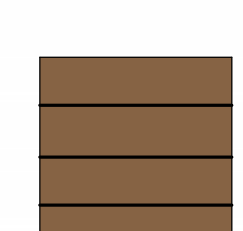
P2 - PAINTED CONCRETE W/  
CONFLEX E MEDIUM TEXTURE  
(SW7069 IRON ORE)



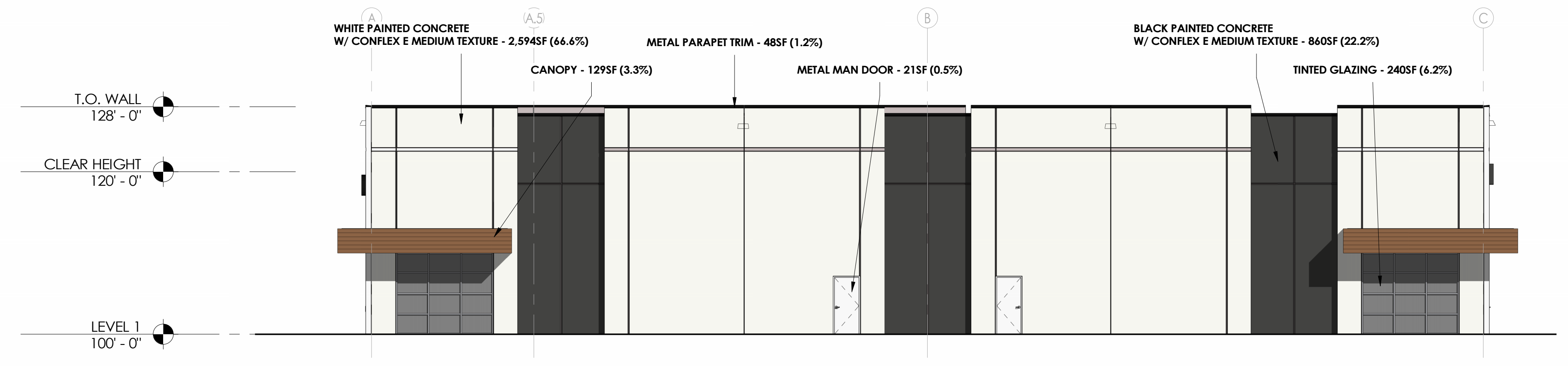
P3 - GLAZING (DARK TINT)



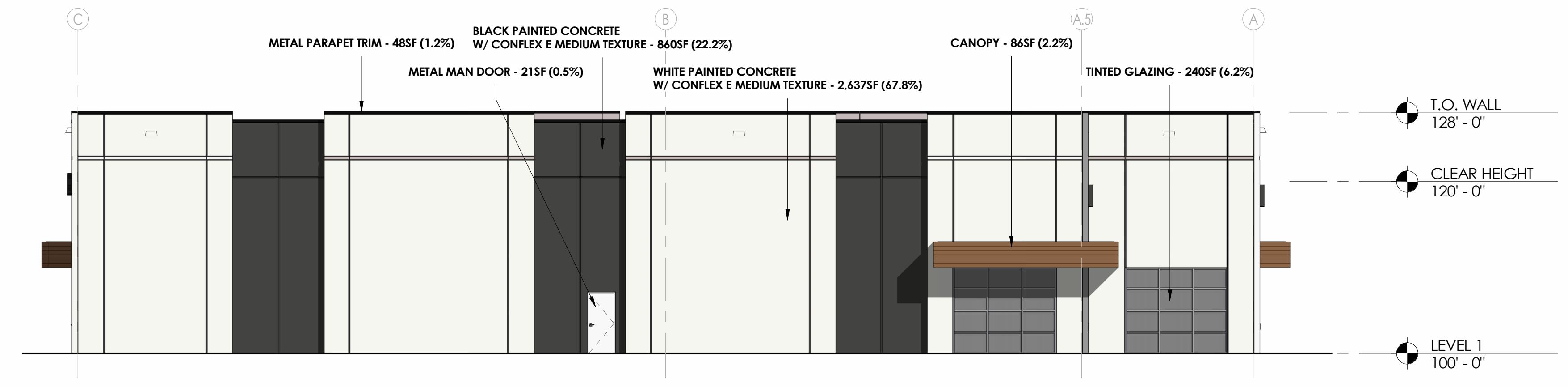
P4 - METAL CANOPY W/  
FAUX WOOD FINISH



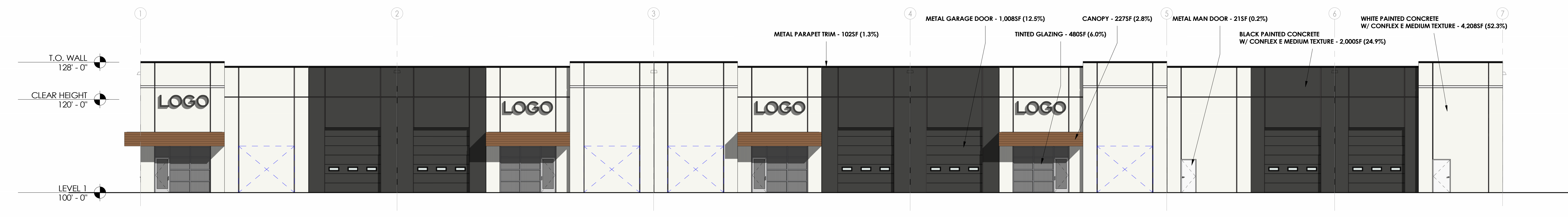
1 FRONT ELEVATION - PRESENTATION  
PR201 1" = 10'-0"



2 SIDE ELEVATION 1 PRESENTATION  
PR201 1" = 10'-0"



3 SIDE ELEVATION 2 - PRESENTATION  
PR201 1" = 10'-0"



4 REAR ELEVATION - PRESENTATION  
PR201 1" = 10'-0"

# Santaquin City Request For A Traffic Control Device Application

110 S. Center Street, Santaquin, Utah 84655  
801-754-1011 www.santaquin.org



**Note:** This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code.

**Meetings:** Development Review Committee meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month at 10:00 A.M. The meeting is held in the City Offices, located at 110 S. Center Street. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

<b>Applicant Information</b>		
Applicant Name: Lexi Burgess		
Telephone: 801-505-3650	Alternate Telephone:	Email: lexiburgess1@gmail.com
<b>Requested Traffic Control Device Information</b>		
Address of Proposed Traffic Control Device: 200 west and Royal Land Drive		
Type of Traffic Control Device Requested STOP SIGN and maybe Speed Bumps		
<b>Description and Justification for the Request</b>		
<p>There is currently a two-way stop at this intersection but I am proposing that we make it a Four-way stop. I have witnessed so many cars over the years running the two way stop and I am personally witnessing multiple kids a day not stopping at the stop sign!! cars are driving way too fast on 200 west and around the curve you really CANNOT see until you get to my house at 845 N. 240 W. The new light at 200 west has also increased the traffic volume as well as the construction on Royal Land Drive. It makes sense for this to be a natural 4-way stop. We need a method to slow down traffic. Please please help us protect our kids before a tragedy happens! Thank you!!</p>		
<b>Applicable Exhibits</b>		
Please attach any drawing, map, or other information that can illustrate your request.		





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

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

**1. Les Schwab Site Plan**

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

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

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

Emergency Manager Lindquist had no comments.

Police Officer Shepherd had no comments.

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

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

Engineer Lundell had no additional comments.

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

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

The motion passed.

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

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

The applicant Steven Lord attended the meeting.

Building Official Spadafora had no comments.

Emergency Manager Lindquist had no comments.

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

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

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

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

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

The motion passed.

**3. Traffic Control Request**

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

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

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

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

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

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

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

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

The motion passed.

#### 4. Meeting Minutes Approval

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

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

The motion passed.

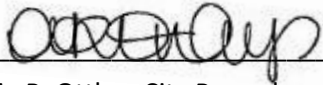


**Adjournment**

Assistant Manager Bond made a motion to adjourn.

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

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

  
\_\_\_\_\_  
Amalie R. Ottley, City Recorder

DRAFT