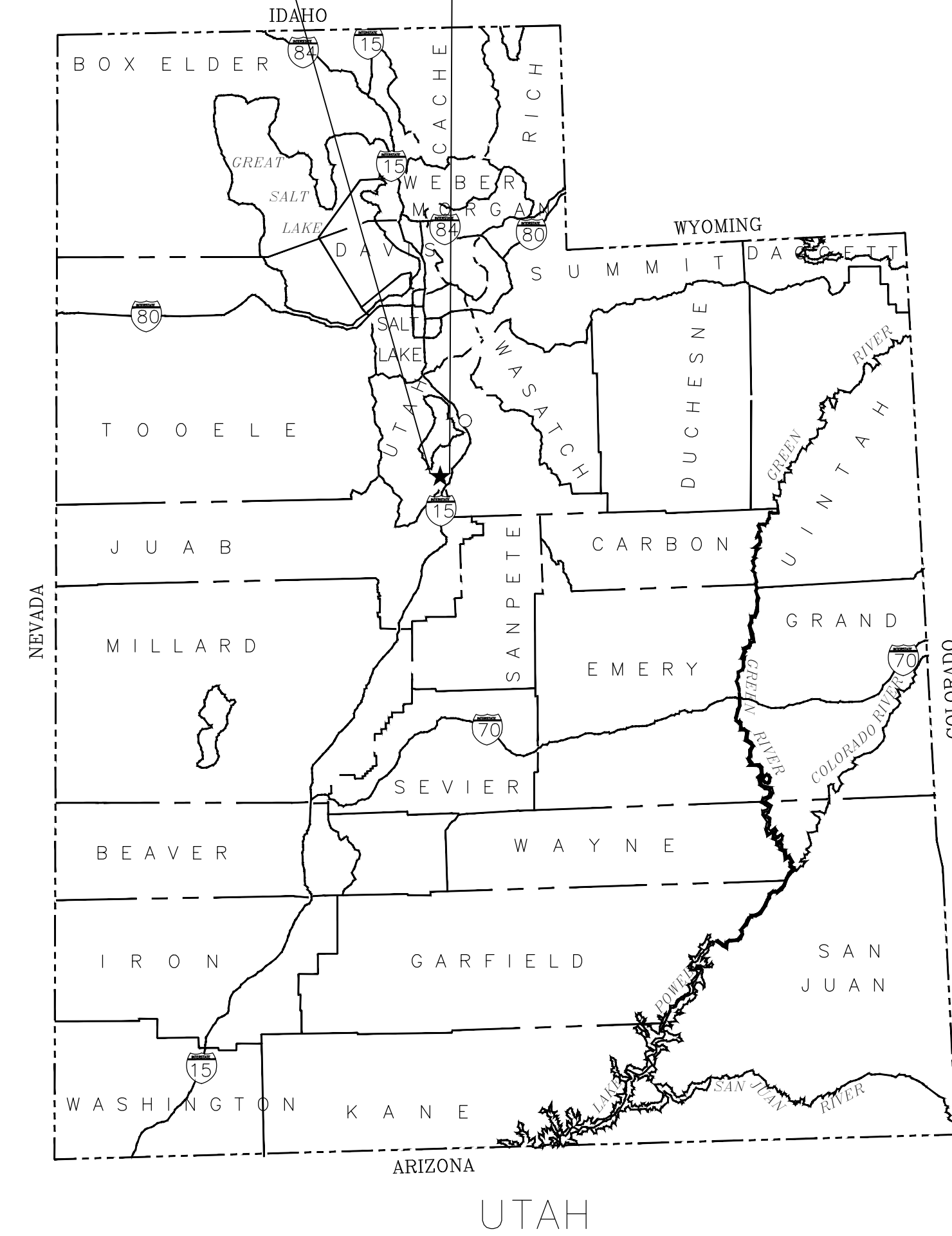


# SANTAQUIN PEAKS INDUSTRIAL PARK

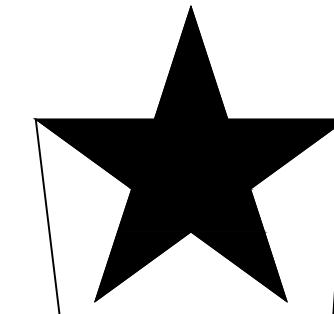
SANTAQUIN, UTAH  
03/29/2023



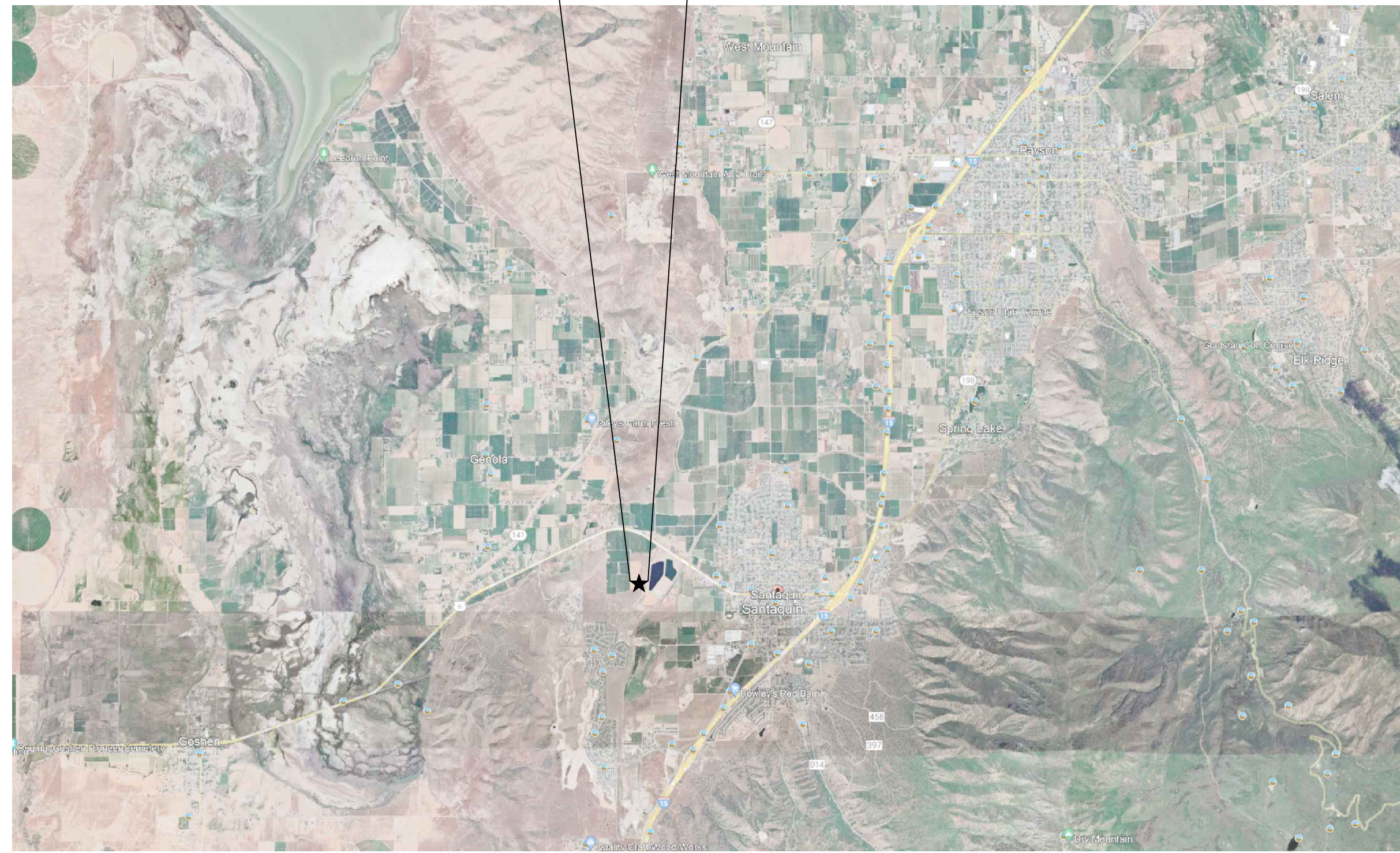
PROJECT VICINTY



PROJECT VICINTY MAP  
NTS



PROJECT LOCATION

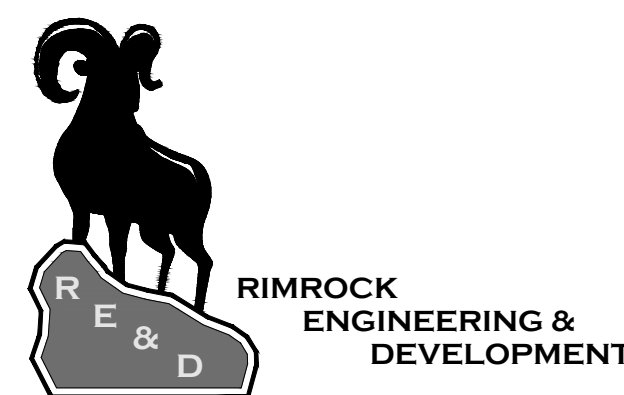


PROJECT LOCATION MAP  
NTS

**SHEET INDEX**

TITLE PAGE	TITLE INDEX
SHEET INDEX	INDEX
PHASE PLAN	PHASE
OVERALL SITE PLAN	1.0
OVERALL UTILITY PLAN	1.1
OVERALL STORM WATER PLAN	1.2
PLAN AND PROFILE	PP-1 THRU PP-4
DETAILS	D1.1-D1.3

GENERAL NOTE:  
THE INFORMATION IN THESE PLANS WERE COLLECTED TO PROVIDE DESIGN RECOMMENDATIONS FOR THIS PROJECT. VARIATIONS FROM THE CONDITIONS PORTRAYED ON THIS SITE OFTEN OCCUR IN SMALL AREAS WHICH ARE SOMETIMES SUFFICIENT TO REQUIRE MODIFICATIONS TO THE DESIGN. THUS IT IS IMPORTANT THAT WE (THE PROJECT ENGINEERS) OBSERVE OR ARE MADE AWARE OF THESE CHANGES. IN SO DOING WE RESERVE THE RIGHT TO MAKE SOUND ENGINEERING JUDGMENTS TO PROVIDE A SUITABLE SOLUTION OR CHANGE TO THESE PLANS IN ORDER TO ENSURE THE PERFORMANCE OF THE FACILITIES IN THIS PROJECT.



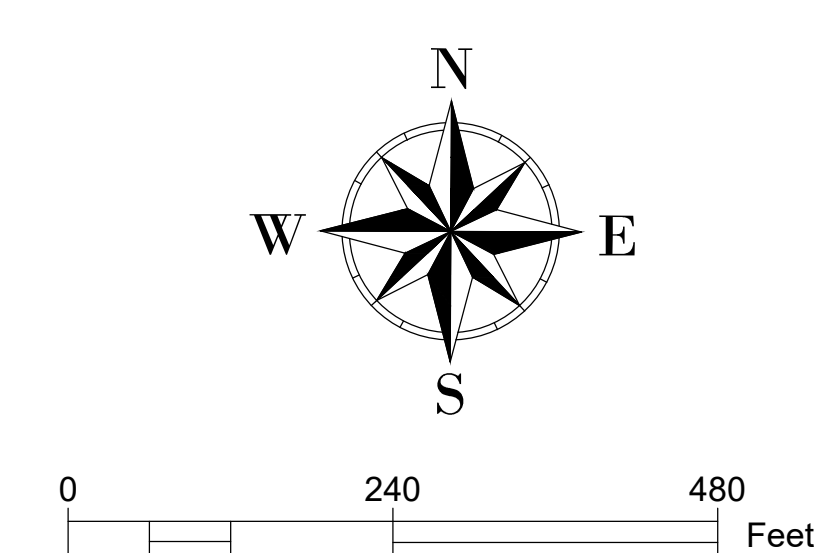
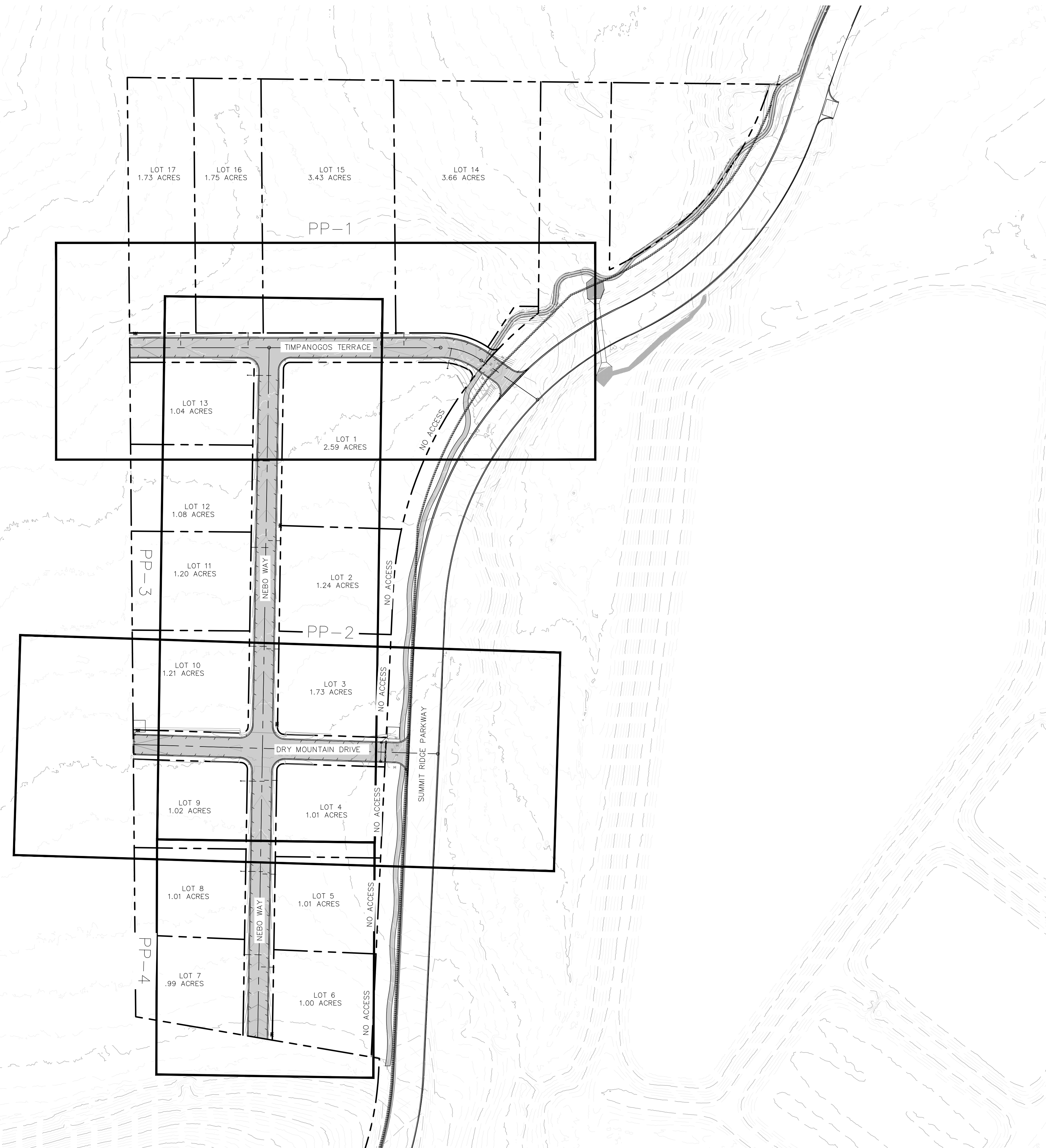
PREPARED BY :  
**RIMROCK ENGINEERING &  
DEVELOPMENT**

CONTACT: JOE SANTOS



3/29/2023

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SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME

**INDEX**

PLAN SUBMITTAL: PRELIMINARY

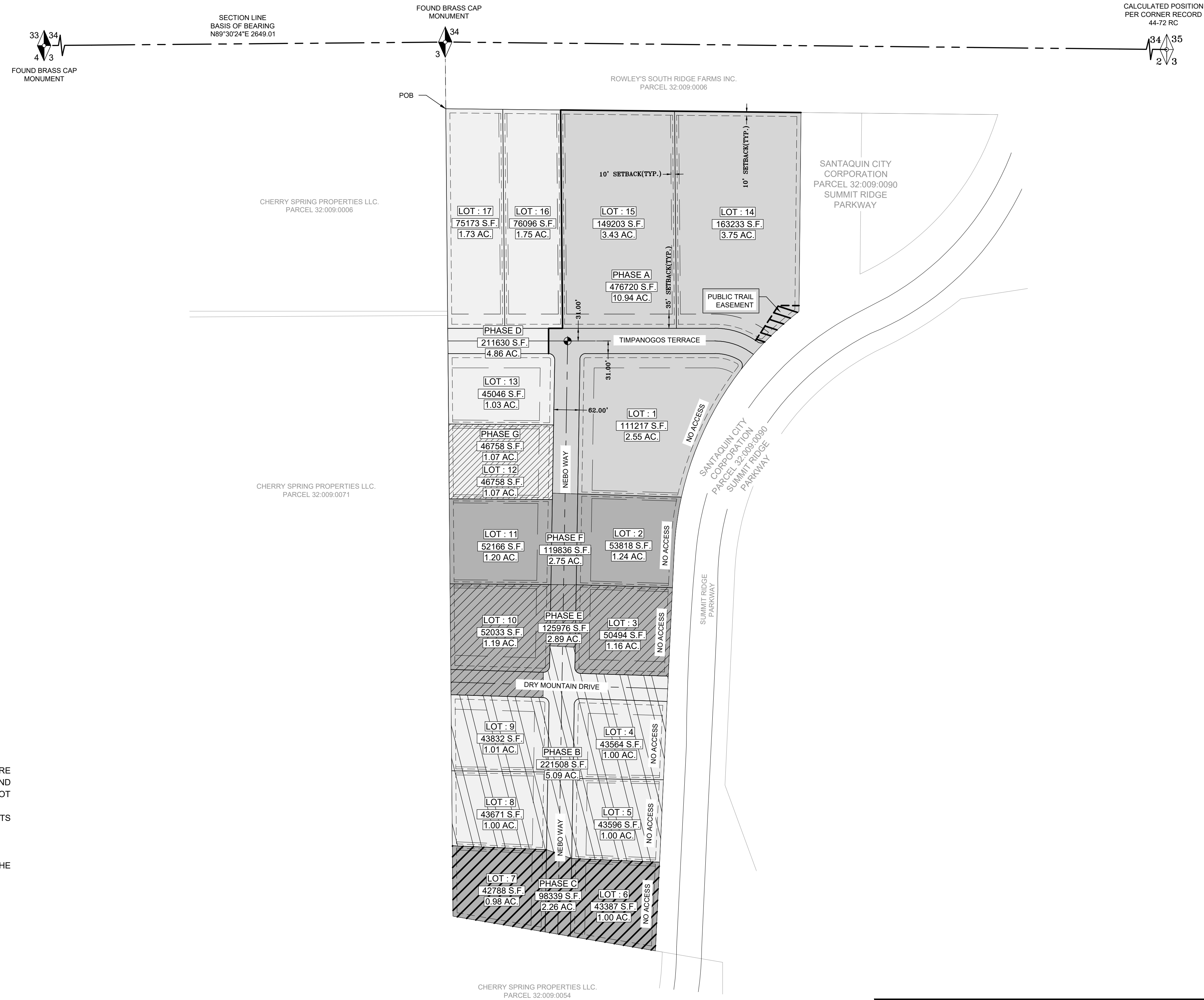
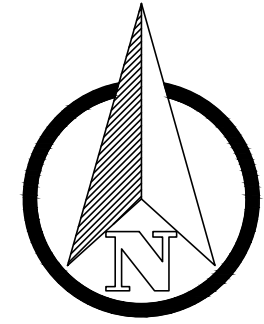
REVIEW SET  
 3/29/23

SHEET NUMBER  
**INDEX**

3/10/2023

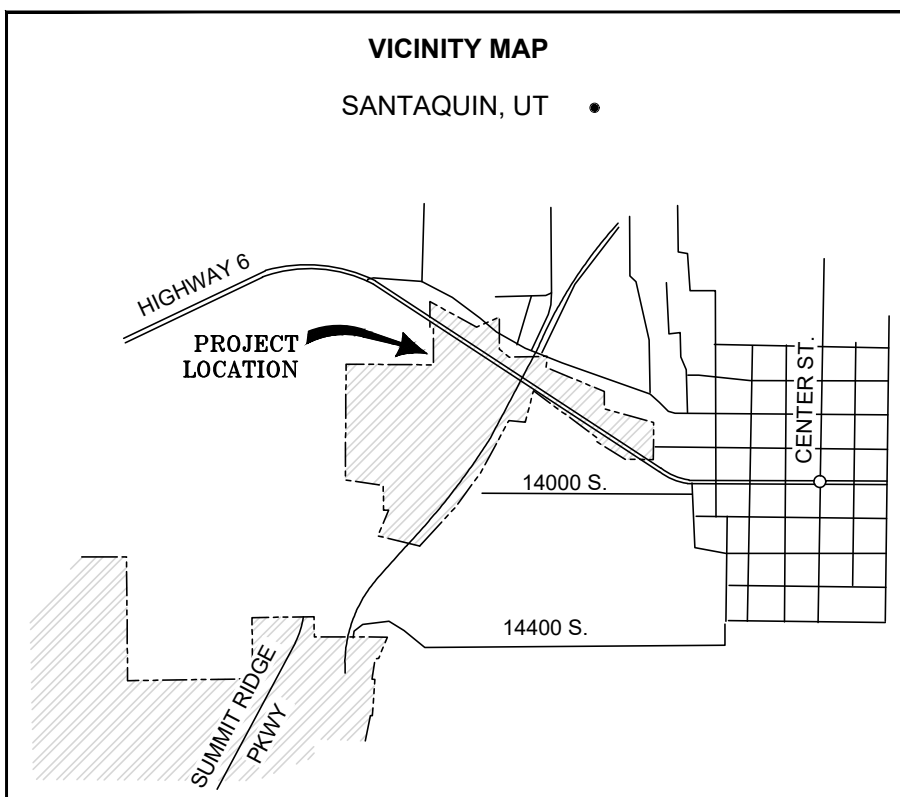
# SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

LOCATED IN THE:  
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 1 EAST AND  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN,  
UTAH COUNTY, UTAH



### GENERAL PLAT NOTES

1. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
2. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
3. LOT SETBACKS ARE AS FOLLOWS:  
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS.  
SIDE YARD: 10' FOR MAIN BUILDINGS UNLESS REDUCED AND THE REDUCTION IS MADE UP ON THE OPPOSITE SIDE.  
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.



LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (AS NOTED)	
CENTERLINE MONUMENT	
	PHASE A (10.94 AC.)
	PHASE D (5.93 AC.)
	PHASE F (2.75 AC.)
	PHASE G (1.07 AC.)
	PHASE E (2.89 AC.)
	PHASE B (5.09 AC.)
	PHASE C (2.26 AC.)

## SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

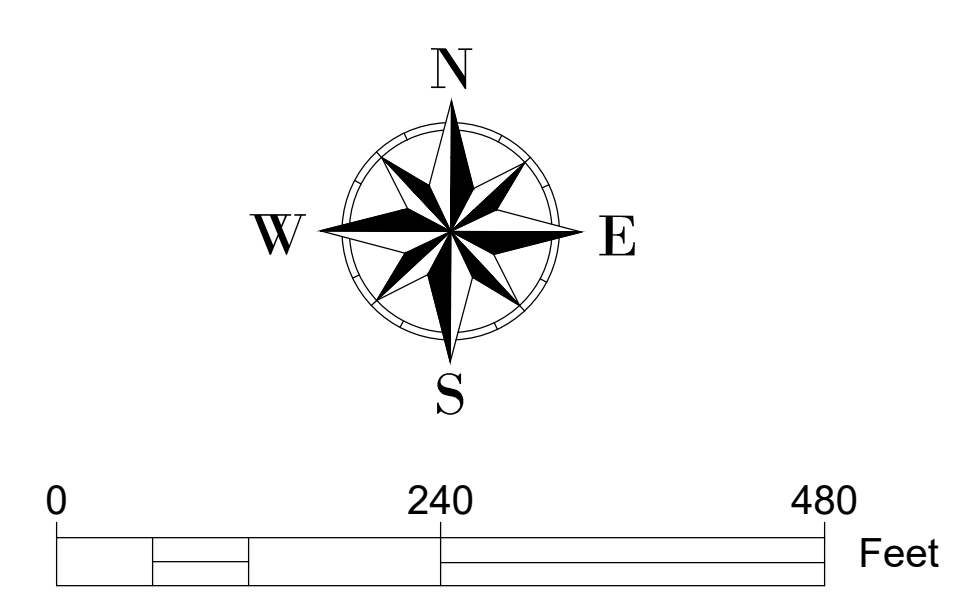
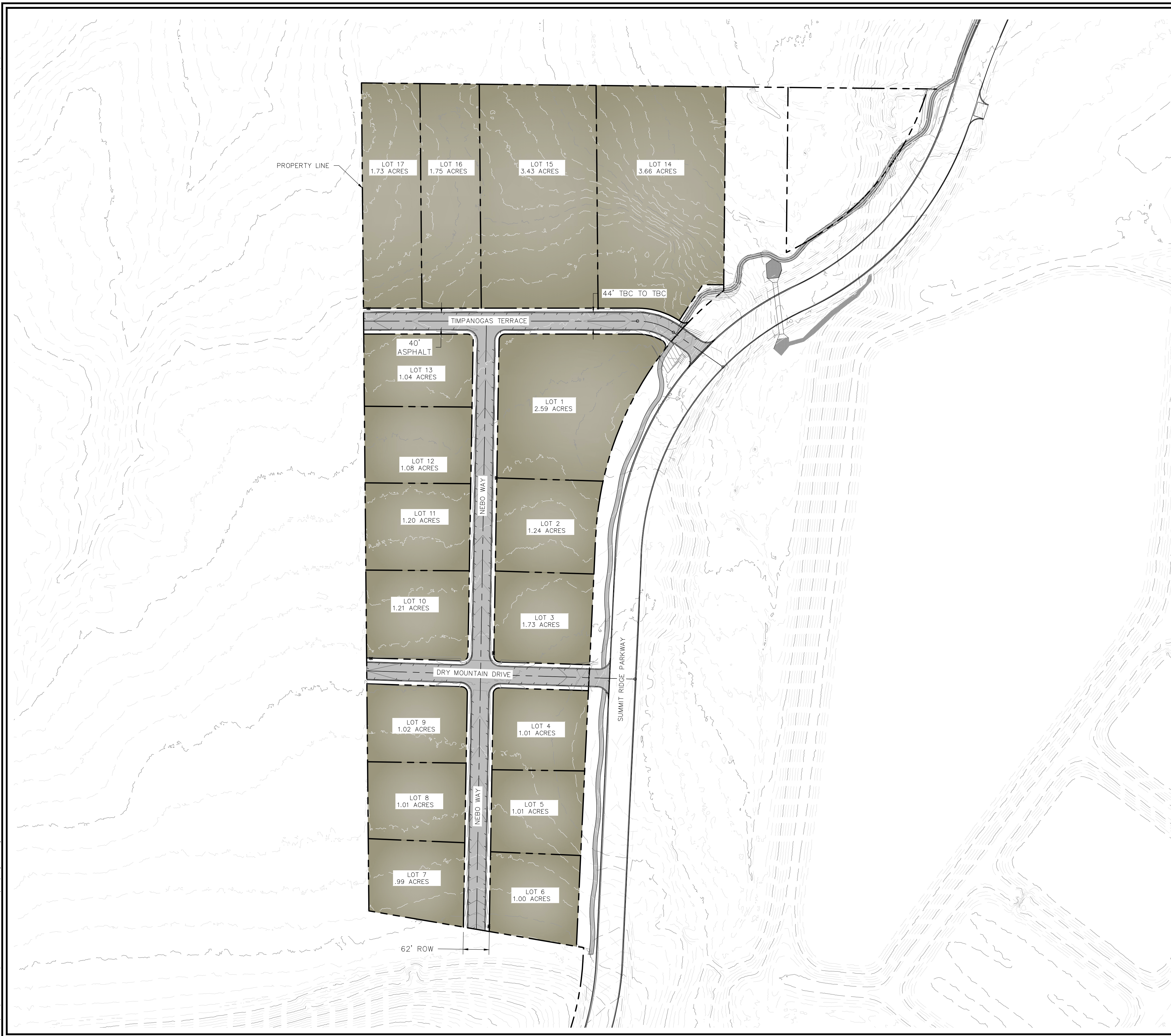
**RIMROCK  
ENGINEERING &  
DEVELOPMENT**

PROJECT NAME	
<b>SANTAQUIN PEAKS INDUSTRIAL PARK</b>	
<b>1" = 150'</b>	
DRAWN: AP	PROJECT # XXXXXX
CHECKED: JS	DATE: 03/15/2023
	SHEET NO: 1 OF 1



3/29/2023

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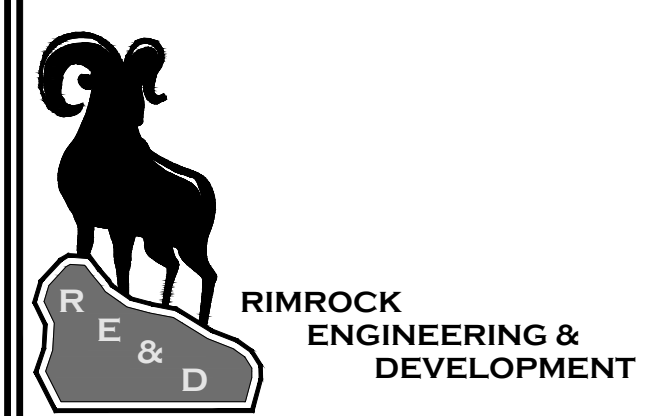
SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



CAD TECH: XXX	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER: XXX	
Q&A: XXX	

PROJECT NAME

**SANTAQUIN PEAKS  
INDUSTRIAL PARK**

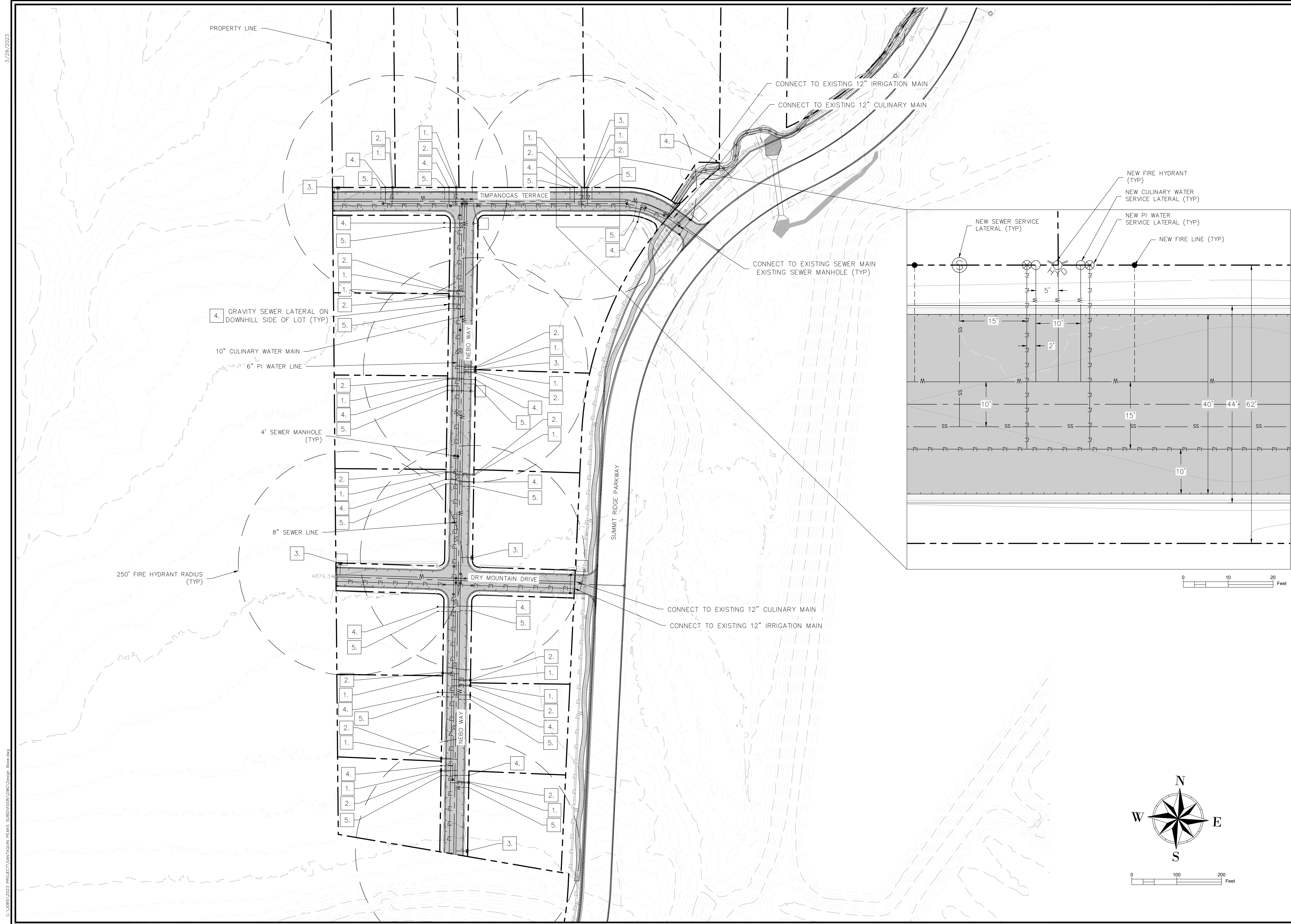
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**OVERALL SITE**

PLAN SUBMITTAL: PRELIMINARY

<b>REVIEW SET</b> 3/29/23	<b>SHEET NUMBER</b> <b>1.0</b>
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3/29/2023 PROJECT: SANTAQUIN PEAKS SUBDIVISION (DWG) Design: Bbs.dwg

**SHEET NOTES**

1. THE DEVELOPER AND 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.

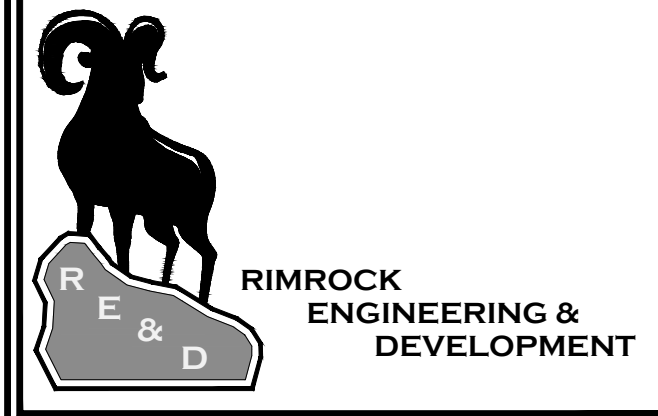
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

**SHEET LEGEND**

- 1. ○ SINGLE WATER METER
  - 2. ⊗ PRESSURE IRRIGATION METER
  - 3. ⦿ FIRE HYDRANT
  - 4. ⊙ GRAVITY SEWER SERVICE LATERAL
  - 5. ● FIRE LINE
- NEW CULINARY WATER — w —
- NEW PI WATER — PI — PI — PI —
- NEW SEWER — SS — SS — SS —
- NEW FIRE LINE — - - - -

**PLAN REVISIONS**

NO.	DESCRIPTION
A.	



CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME  
**OVERALL UTILITY PLAN**

PLAN SUBMITTAL: PRELIMINARY

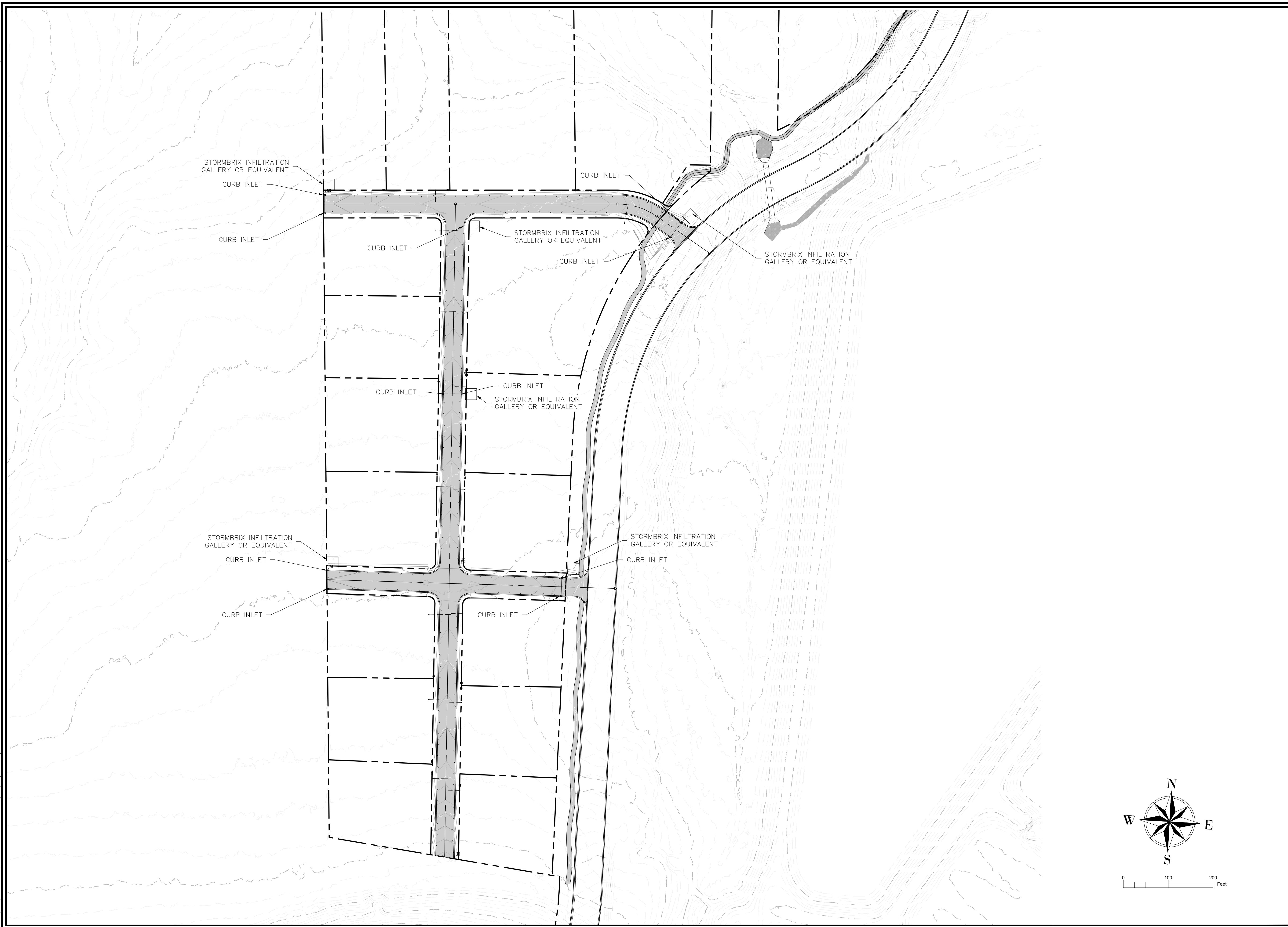
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SHEET NUMBER  
**1.1**



3/29/2023

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**SHEET NOTES**

1. THE DEVELOPER AND 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.
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**SHEET LEGEND**

**PLAN REVISIONS**

A.	



**RIMROCK  
ENGINEERING &  
DEVELOPMENT**

CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE  
STAKES PRIOR  
TO DIGGING**

**PROJECT NAME**

**SANTAQUIN PEAKS  
INDUSTRIAL PARK**

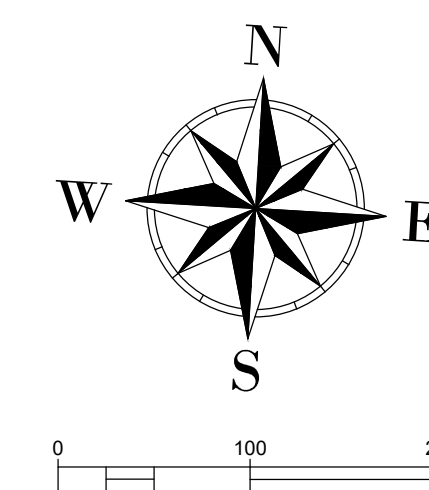
**SHEET NAME**

**OVERALL STORMWATER  
PLAN**

PLAN SUBMITTAL: PRELIMINARY

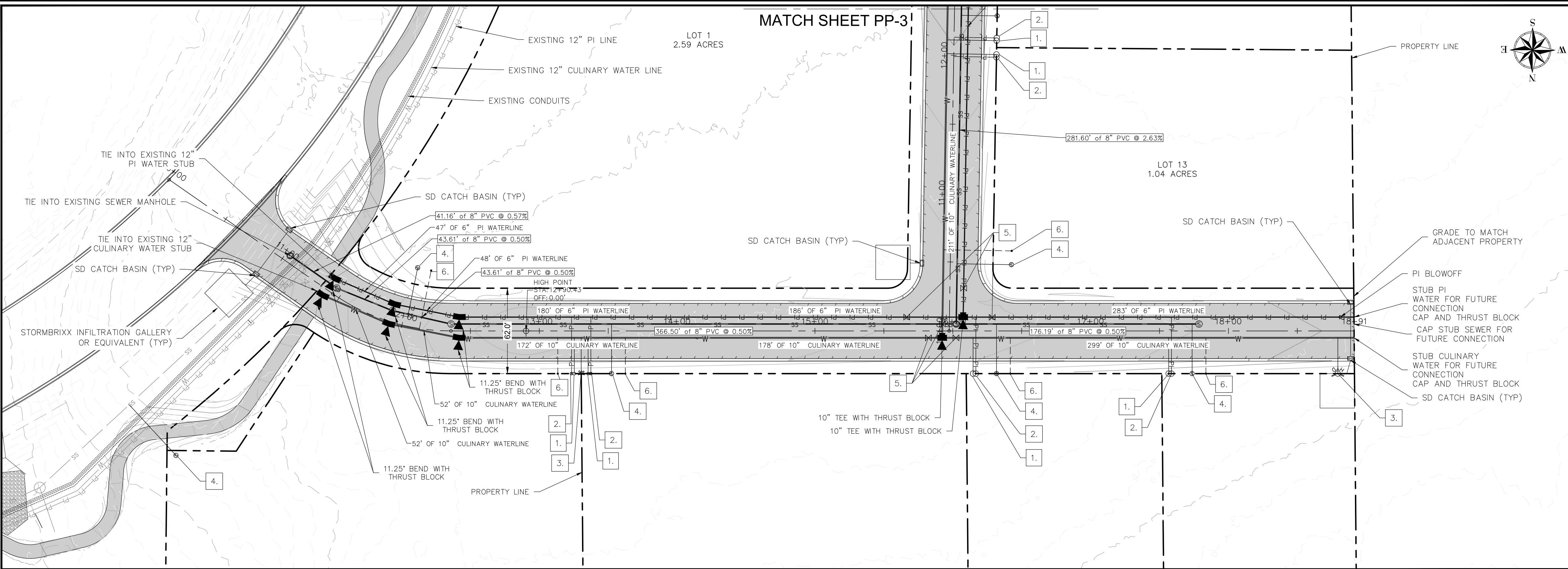
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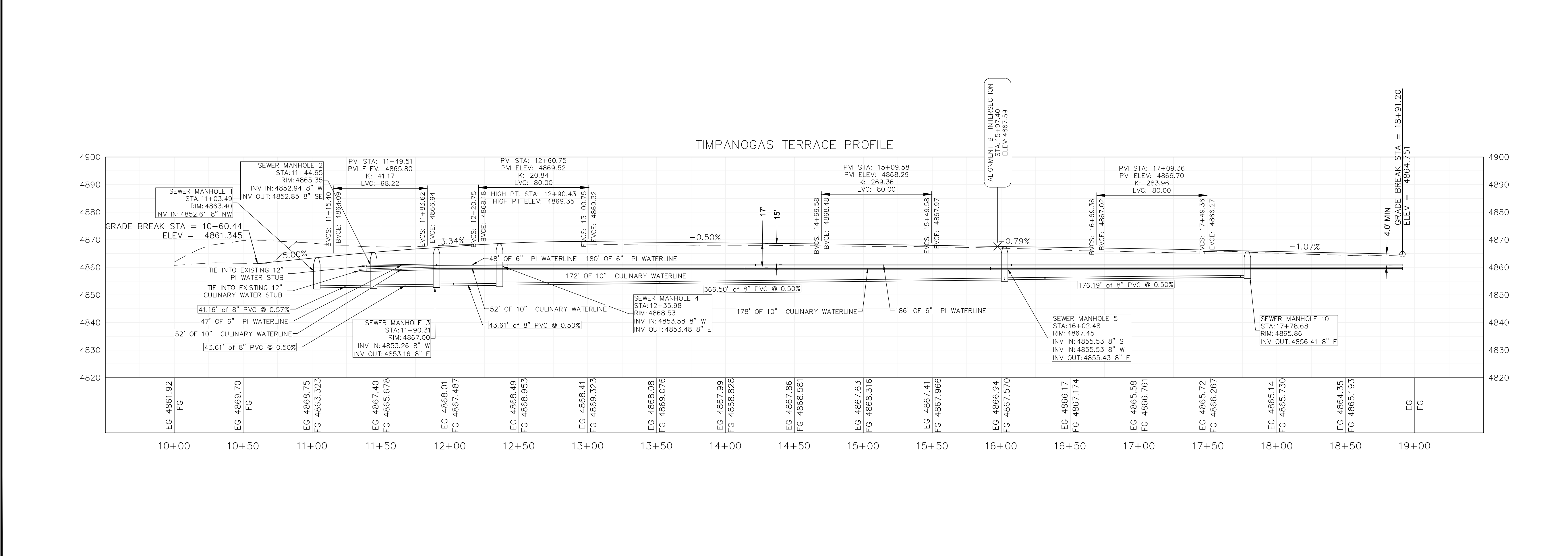
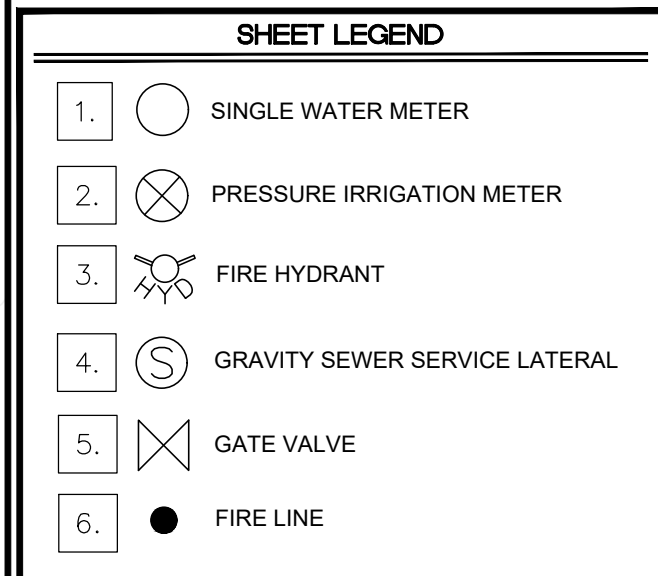


3/29/2023 PROJECT: SANTAQUIN PEAKS SUBDIVISION (CIVIL) DESIGN: BROWN



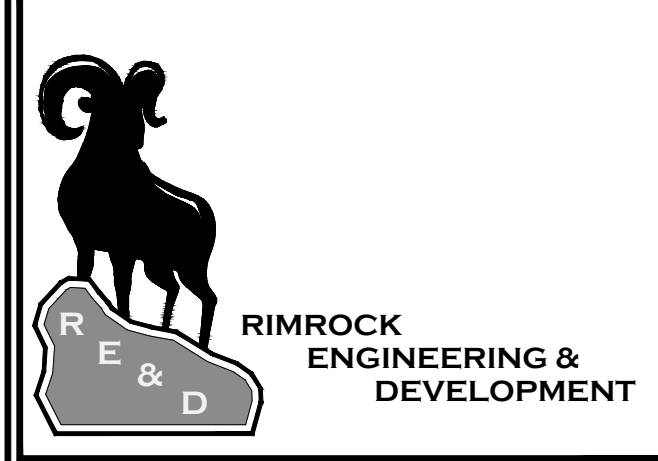
**SHEET NOTES**

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**PLAN REVISIONS**

A.	
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CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

**SHEET NAME**  
**PLAN AND PROFILE**

PLAN SUBMITTAL: PRELIMINARY

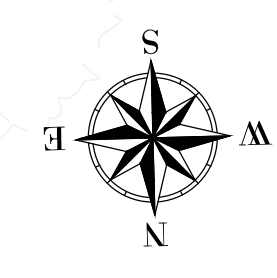
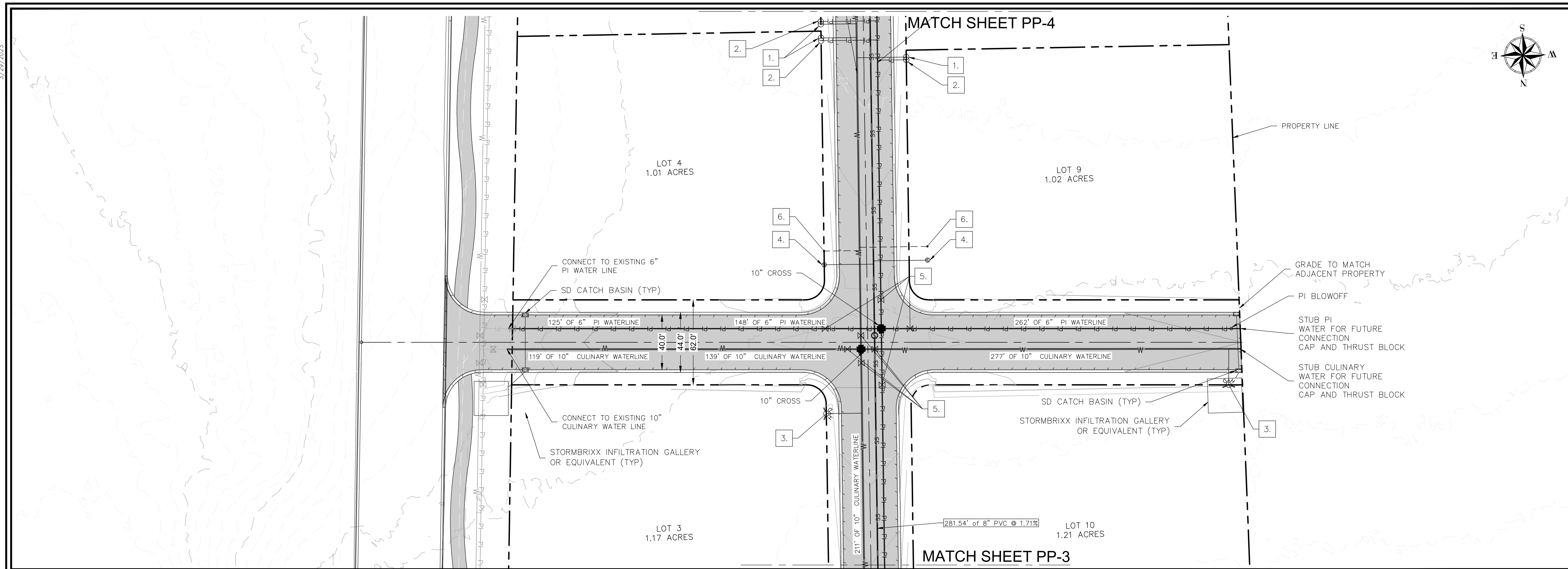
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SHEET NUMBER  
**PP-1**



3/29/2023

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**SHEET NOTES**

1. THE DEVELOPER AND 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.
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**SHEET LEGEND**

1.	○	SINGLE WATER METER
2.	⊗	PRESSURE IRRIGATION METER
3.	⊗	FIRE HYDRANT
4.	⊗	GRAVITY SEWER SERVICE LATERAL
5.	⊗	GATE VALVE
6.	●	FIRE LINE

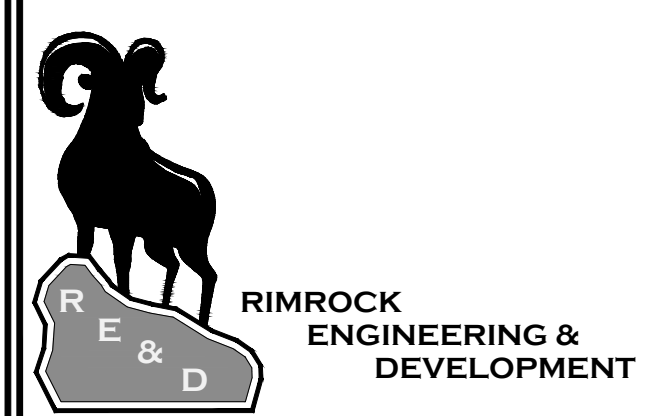
NEW CULINARY WATER — W —

NEW PI WATER — PI — PI — PI —

NEW SEWER — SS —

**PLAN REVISIONS**

A.	
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CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**

**SANTAQUIN PEAKS INDUSTRIAL PARK**

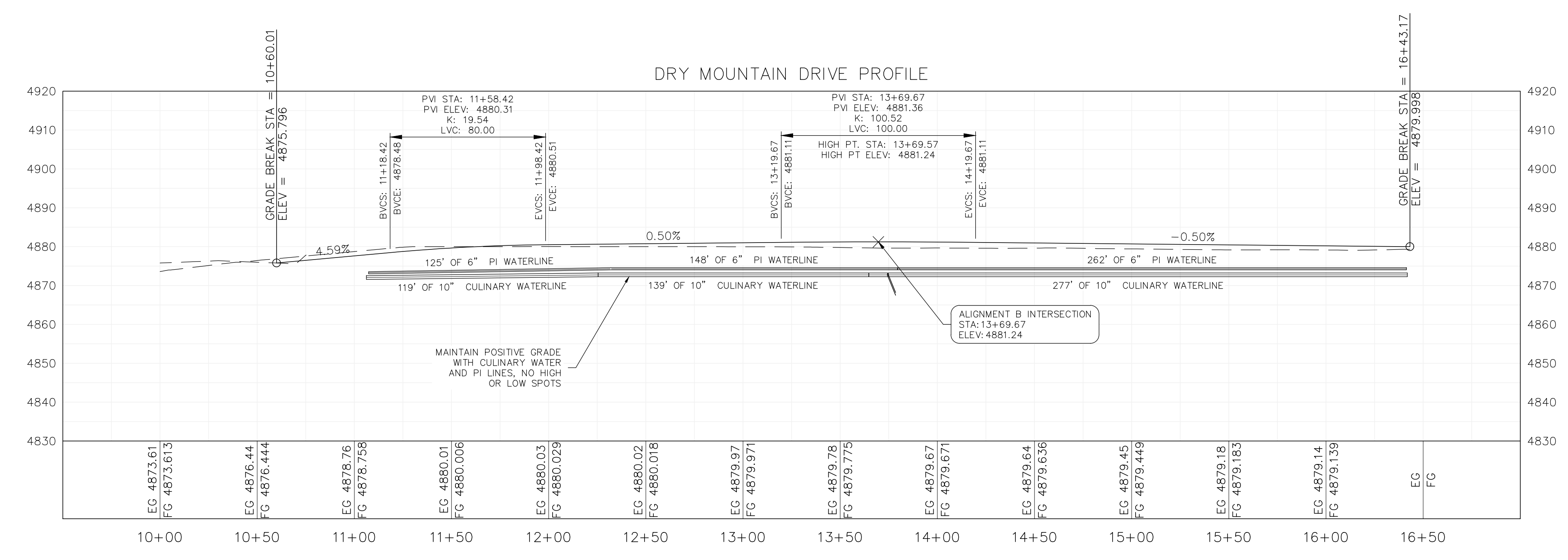
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**PLAN AND PROFILE**

PLAN SUBMITTAL: PRELIMINARY

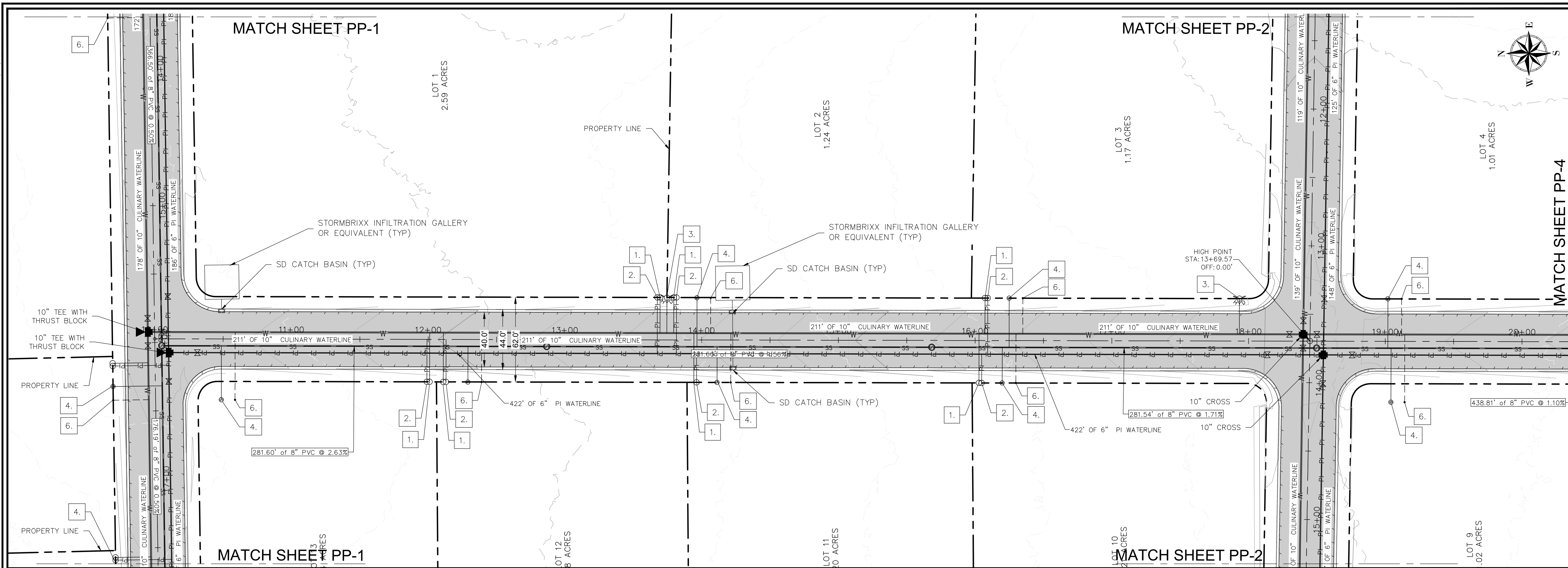
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3/29/2023



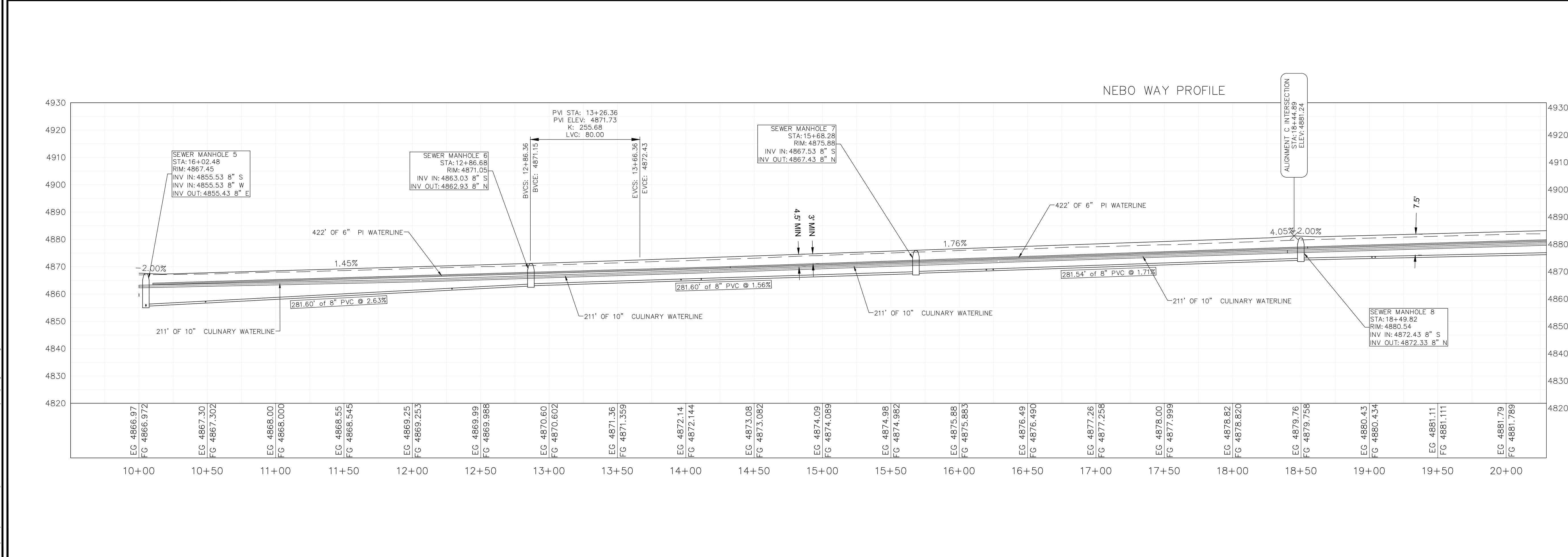
**SHEET NOTES**

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1.	○	SINGLE WATER METER
2.	⊗	PRESSURE IRRIGATION METER
3.	⊗	FIRE HYDRANT
4.	⊗	GRAVITY SEWER SERVICE LATERAL
5.	⊗	GATE VALVE
6.	●	FIRE LINE

NEW CULINARY WATER: — W —  
 NEW PI WATER: — PI — PI — PI —  
 NEW SEWER: — SS —



**PLAN REVISIONS**

A.		
----	--	--

**RIMROCK ENGINEERING & DEVELOPMENT**

CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**

**SANTAQUIN PEAKS INDUSTRIAL PARK**

**SHEET NAME**

**PLAN AND PROFILE**

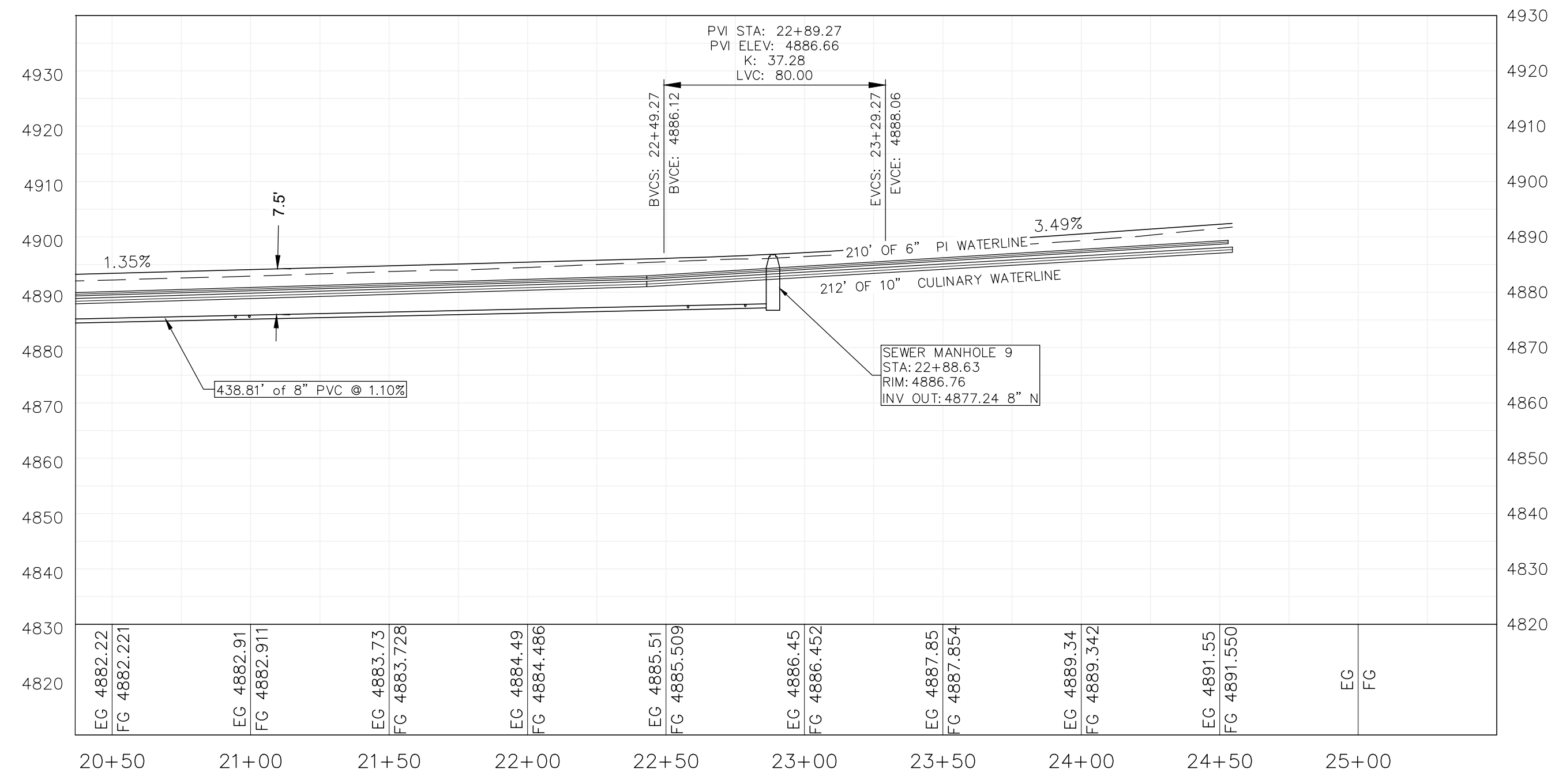
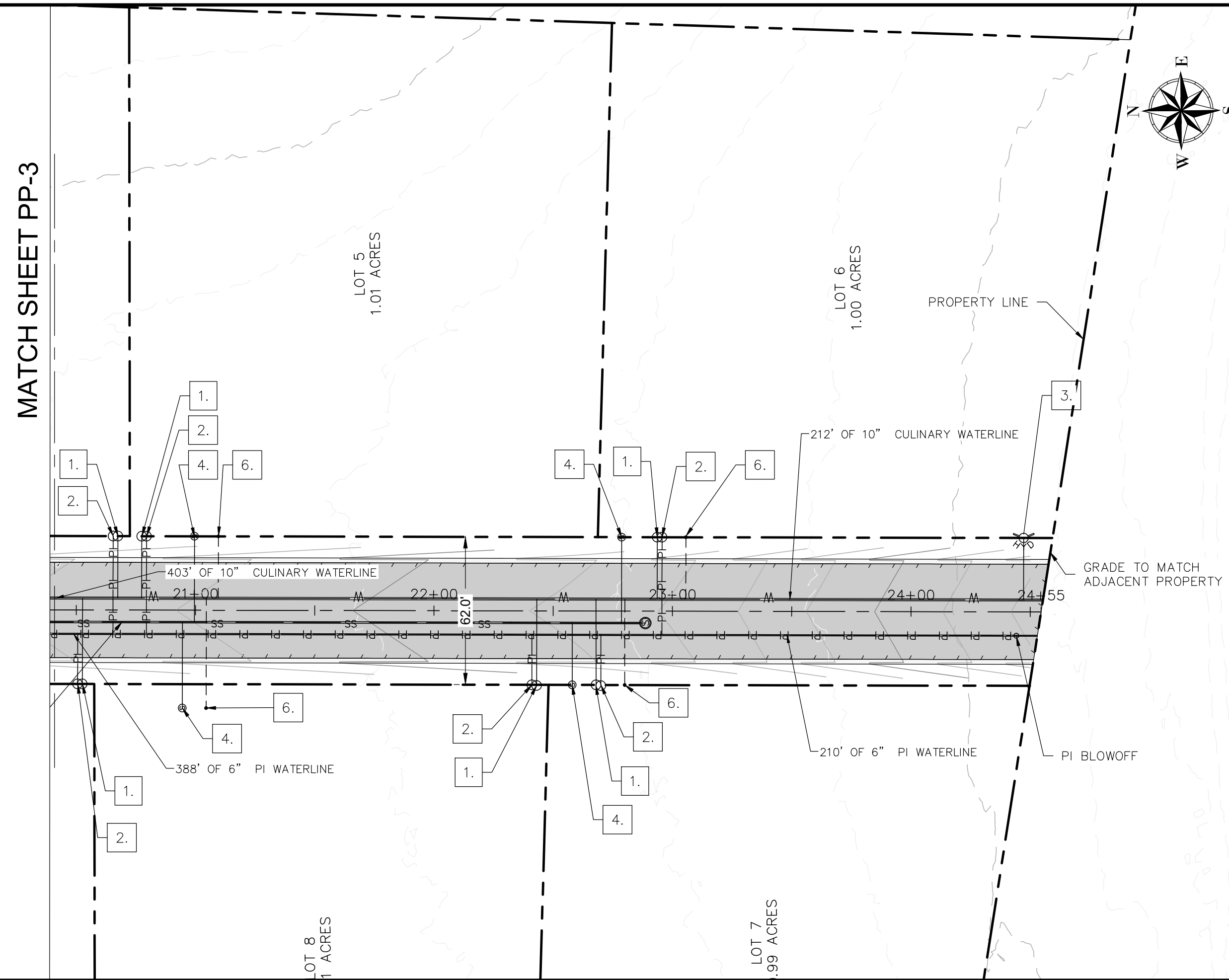
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REVIEW SET: 3/29/23

SHEET NUMBER: PP-3

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**SHEET NOTES**

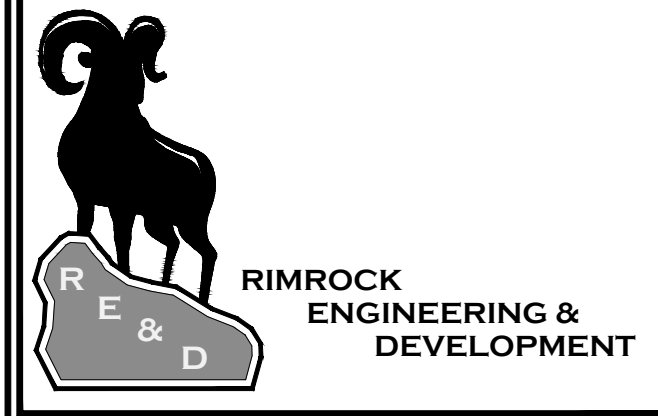
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**SHEET LEGEND**

- 1. ○ SINGLE WATER METER
  - 2. ⊗ PRESSURE IRRIGATION METER
  - 3. ⚡ FIRE HYDRANT
  - 4. Ⓢ GRAVITY SEWER SERVICE LATERAL
  - 5. ⊗ GATE VALVE
- NEW CULINARY WATER ——— w ———  
 NEW PI WATER ——— pi ——— pi ———  
 NEW SEWER ——— ss ———

**PLAN REVISIONS**

A.	



CAD TECH: XXX  
 DESIGNER: XXX  
 Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME  
**PLAN AND PROFILE**

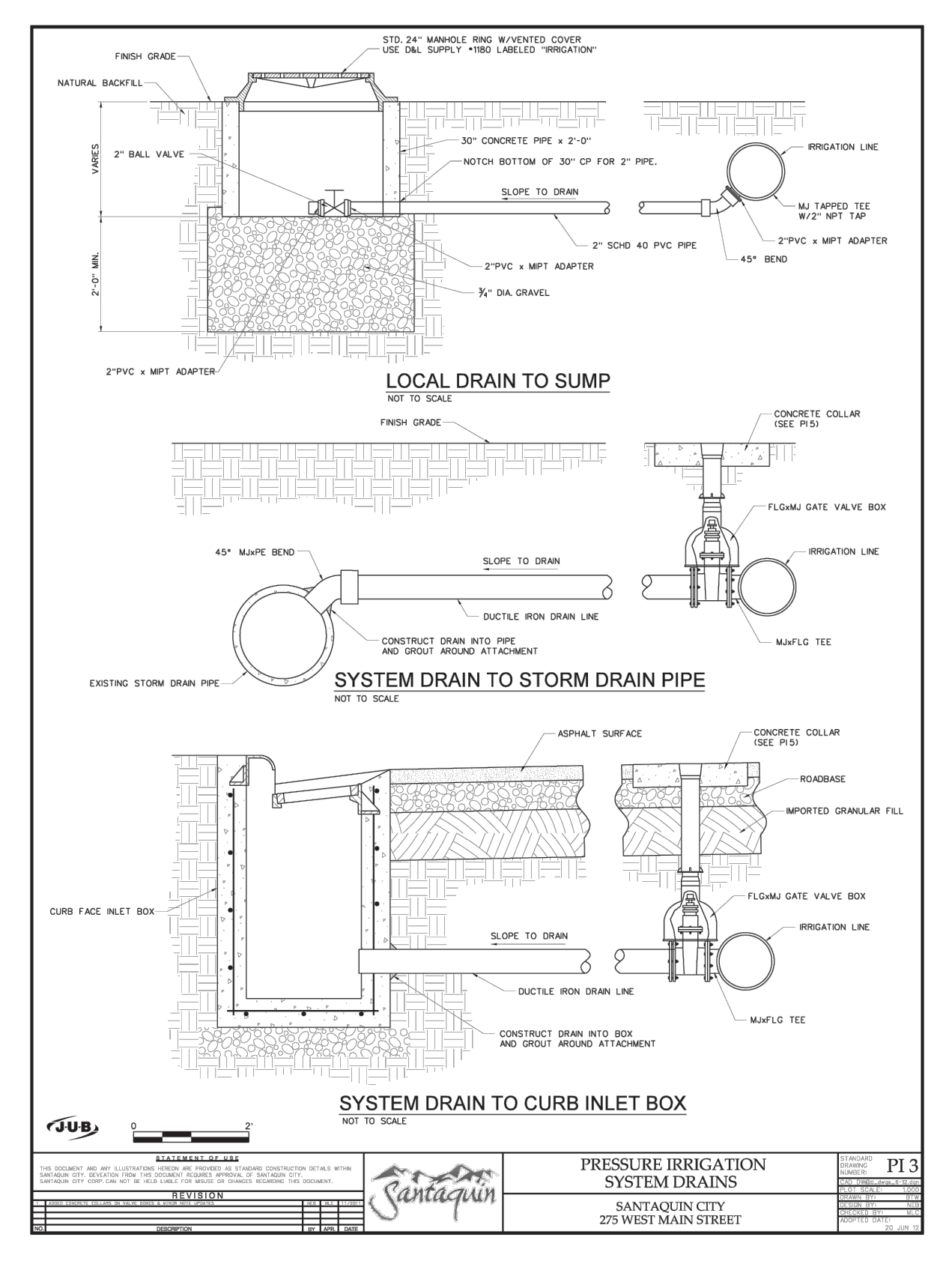
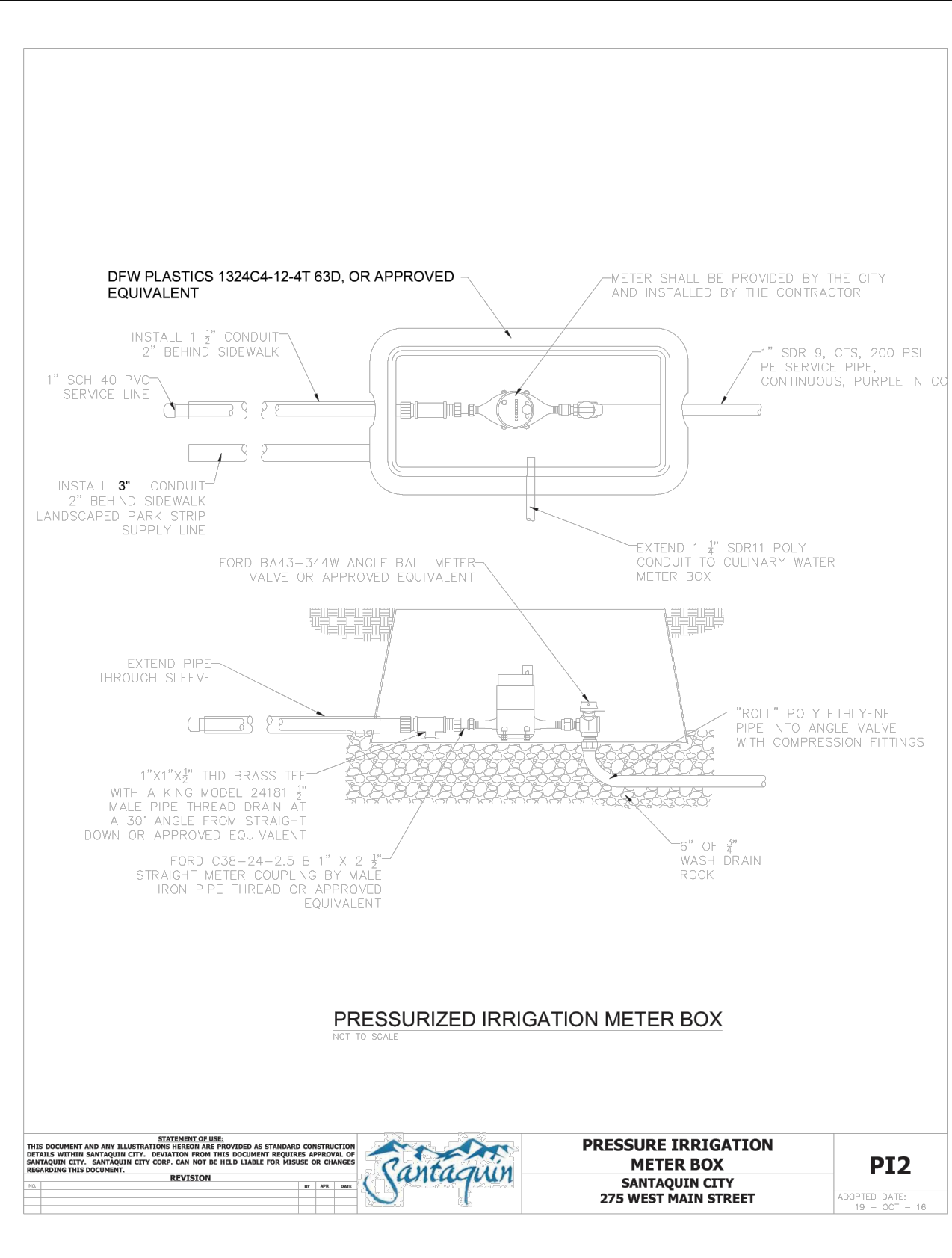
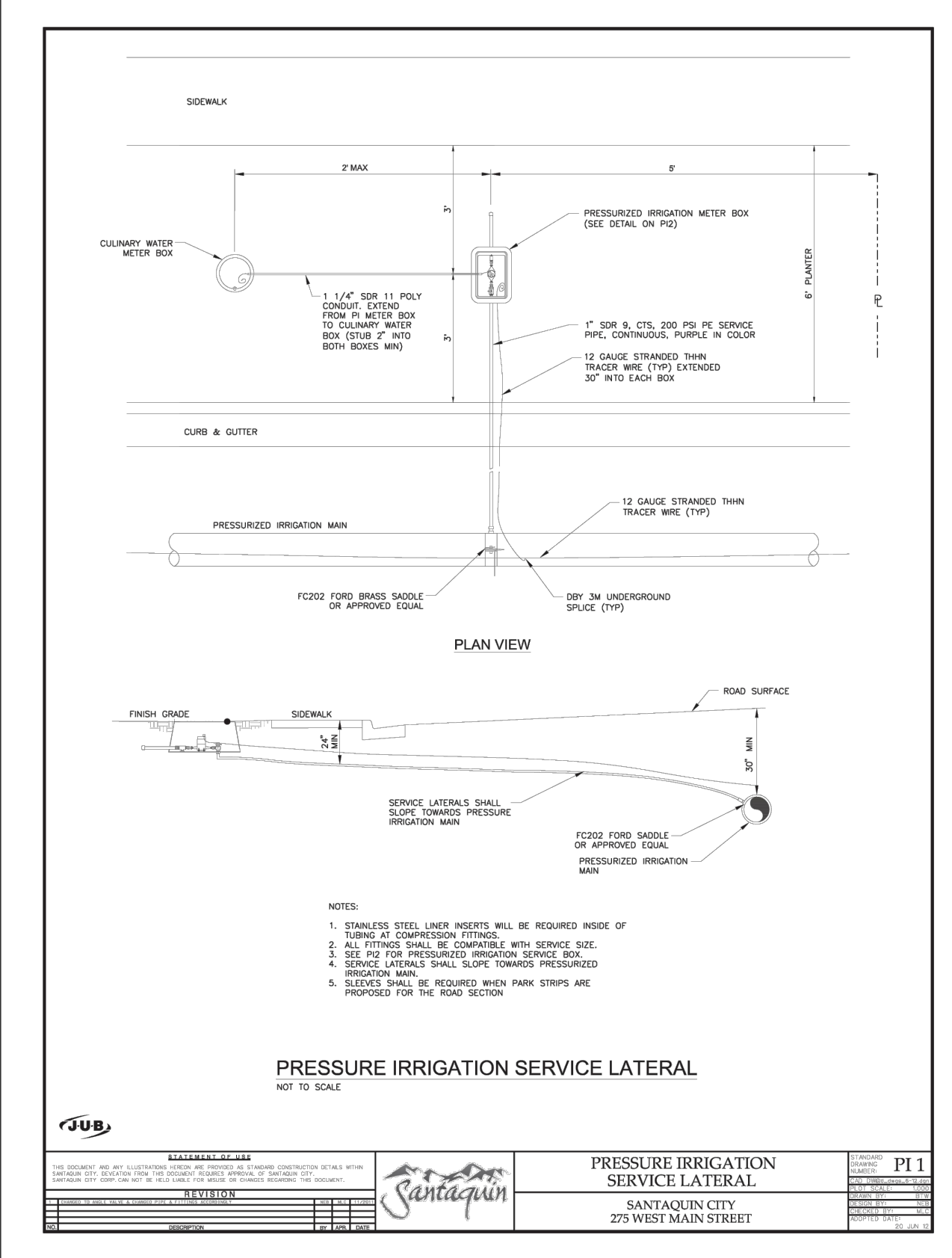
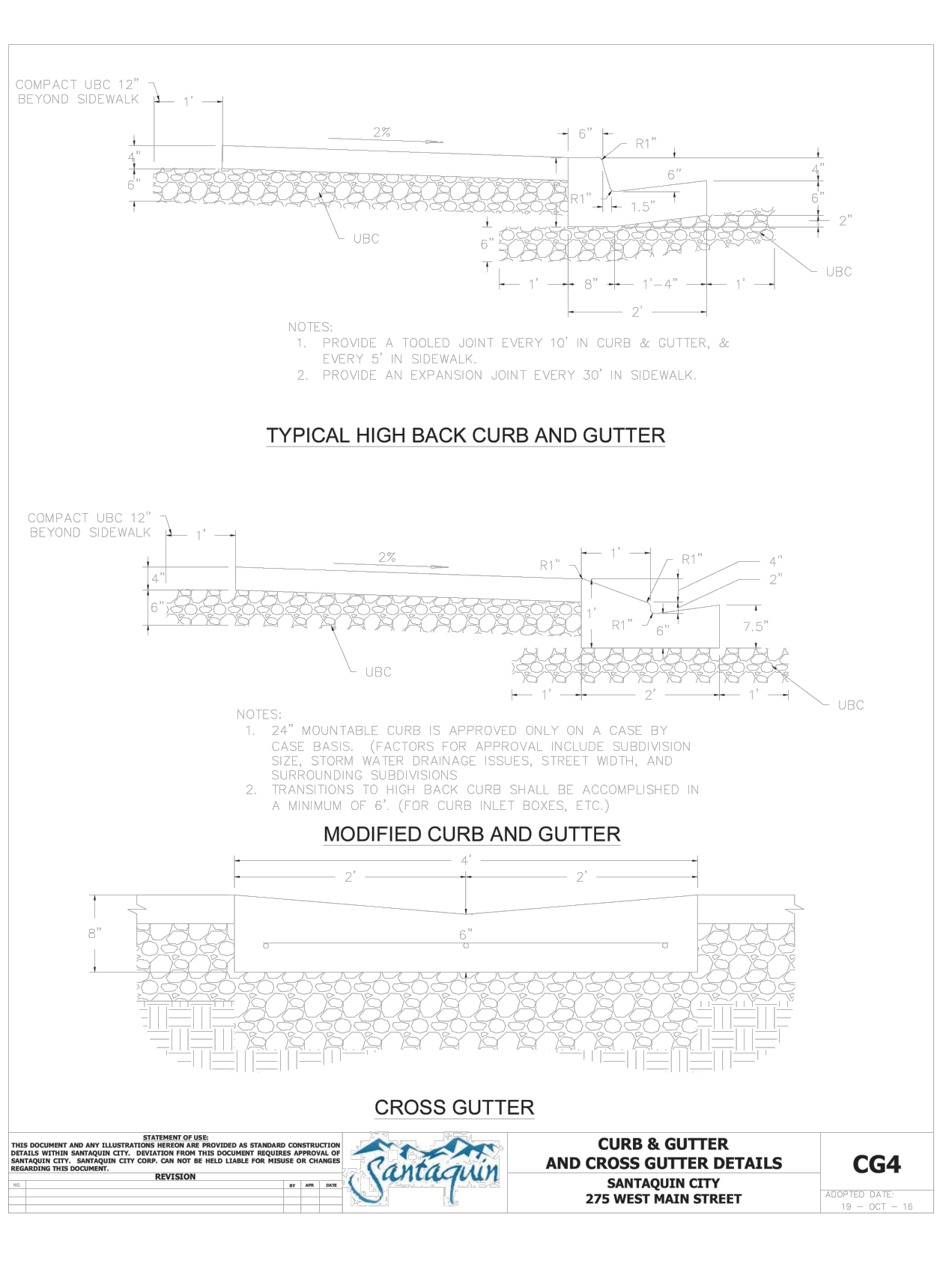
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REVIEW SET  
 3/29/23

SHEET NUMBER  
**PP-4**



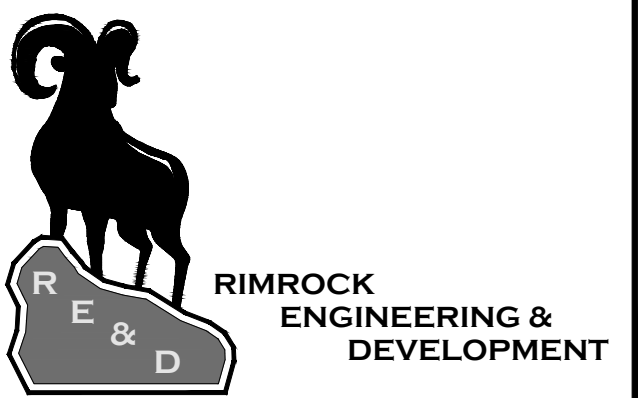
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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS



CAD TECH: XXX  
DESIGNER: XXX  
Q&A: XXX

**CALL BLUE STAKES PRIOR TO DIGGING**

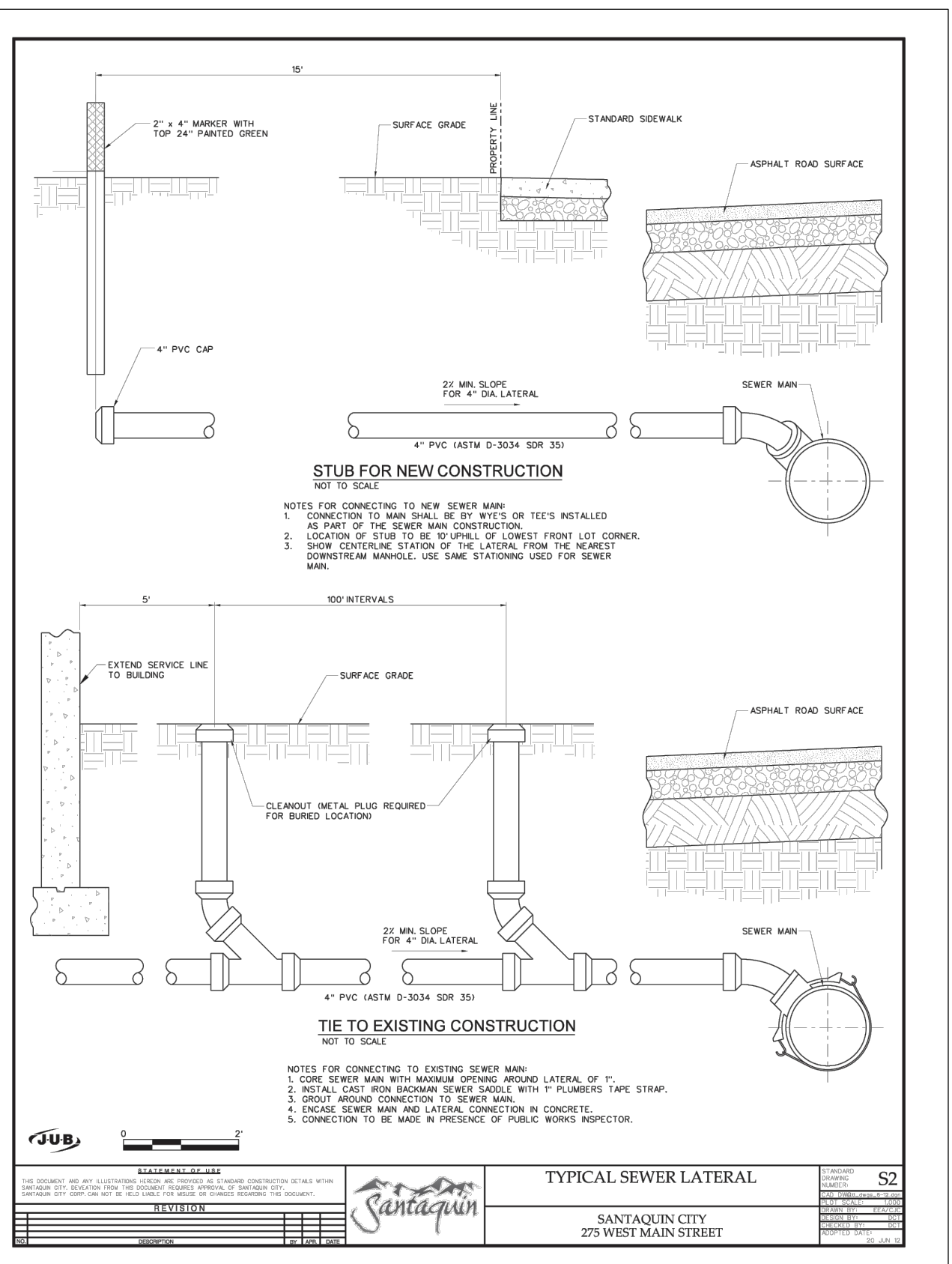
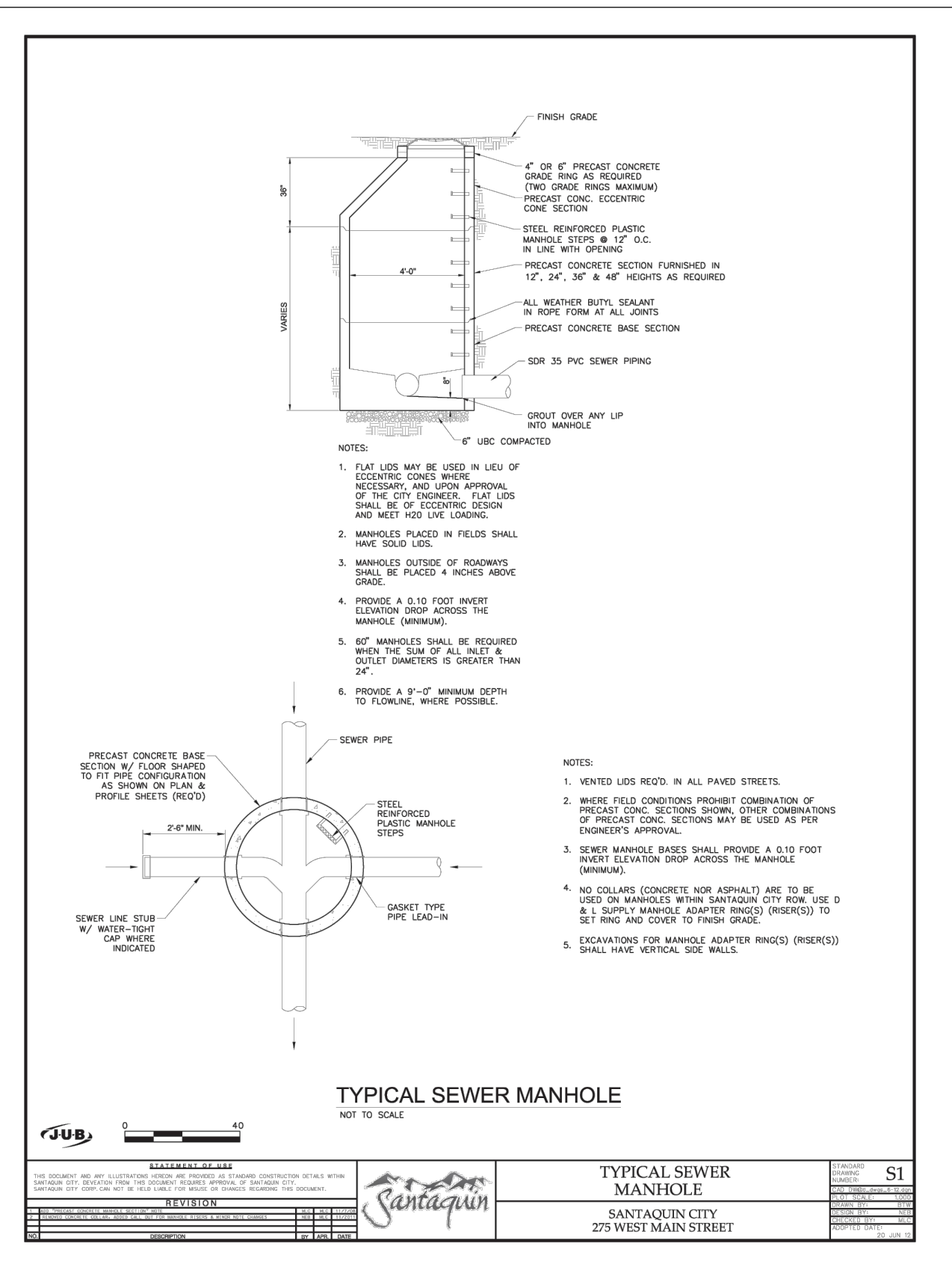
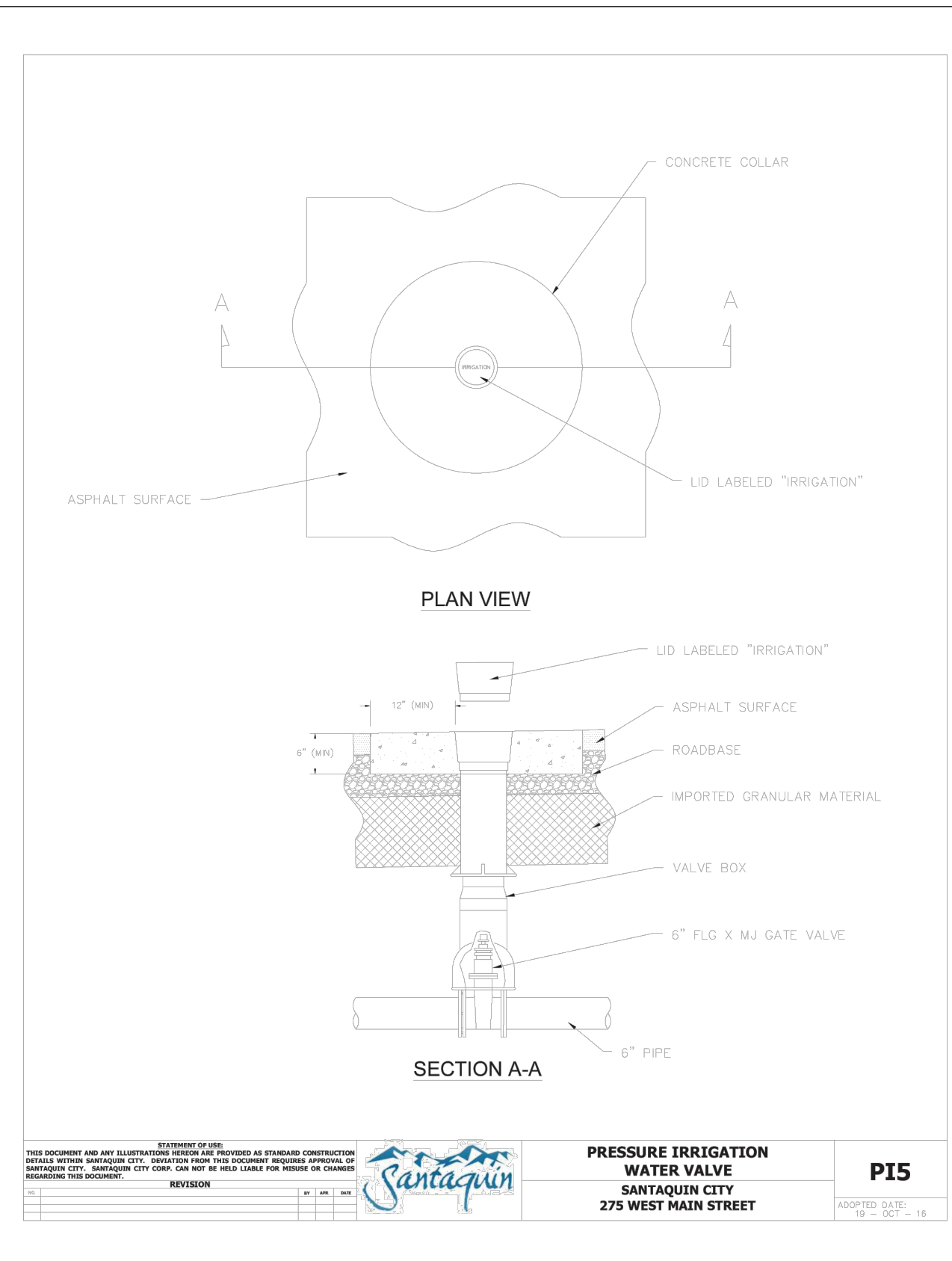
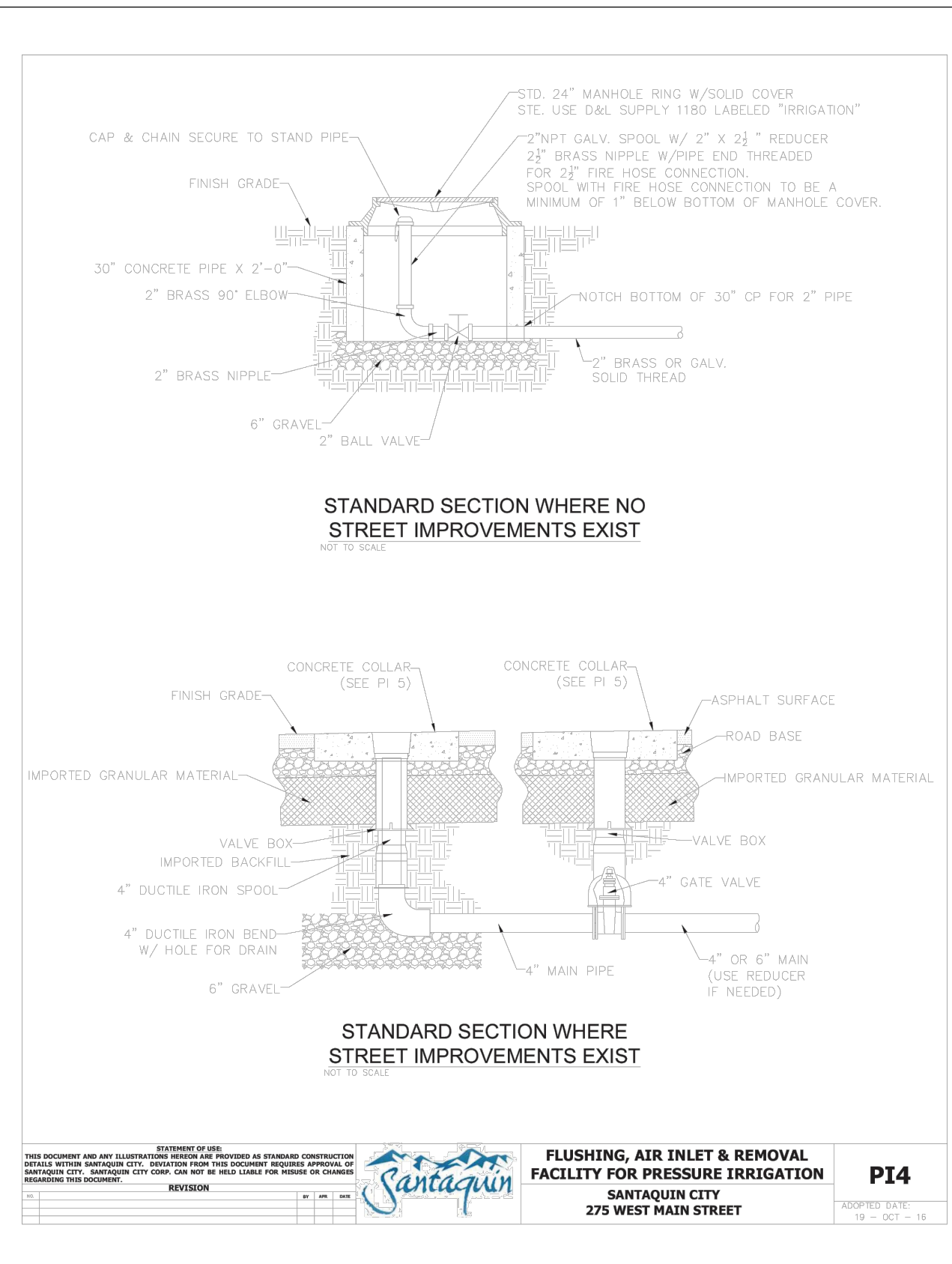
PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME  
**DETAILS**

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 3/29/23

SHEET NUMBER  
**D1.1**



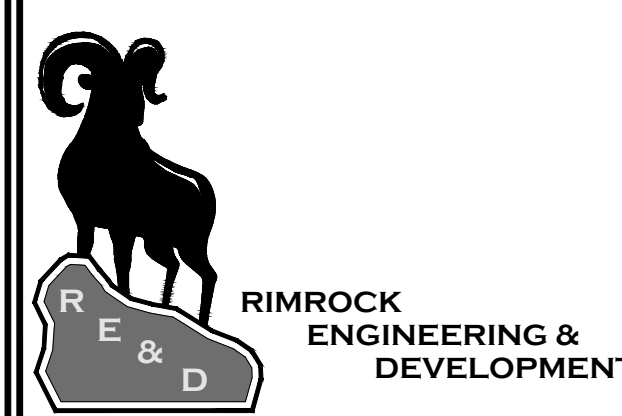
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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS



CAD TECH: XXX  
DESIGNER: XXX  
Q&A: XXX

PROJECT NAME  
**SANTAQUIN PEAKS INDUSTRIAL PARK**

SHEET NAME  
**DETAILS**

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET  
3/29/23

SHEET NUMBER  
**D1.2**

