

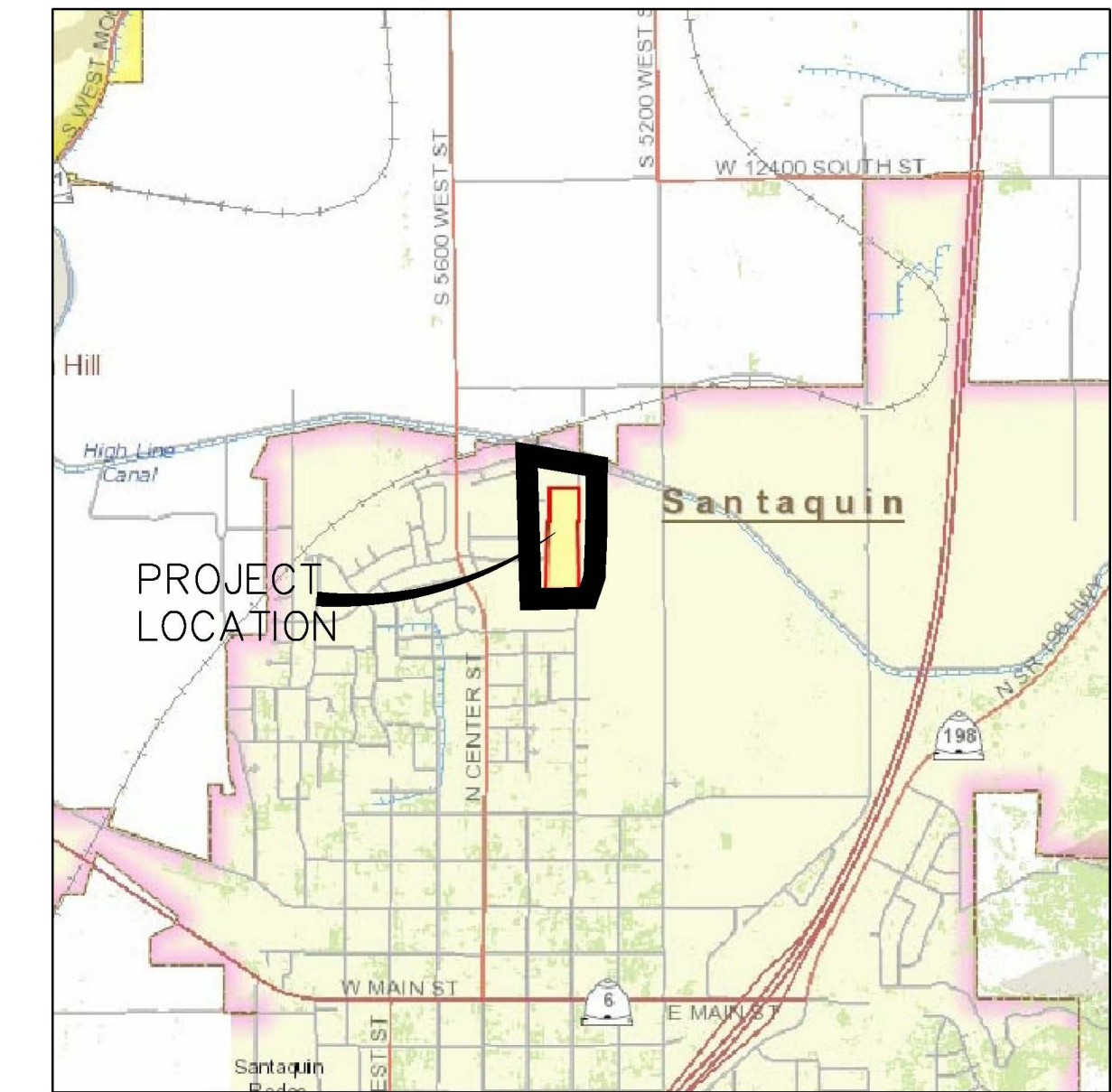
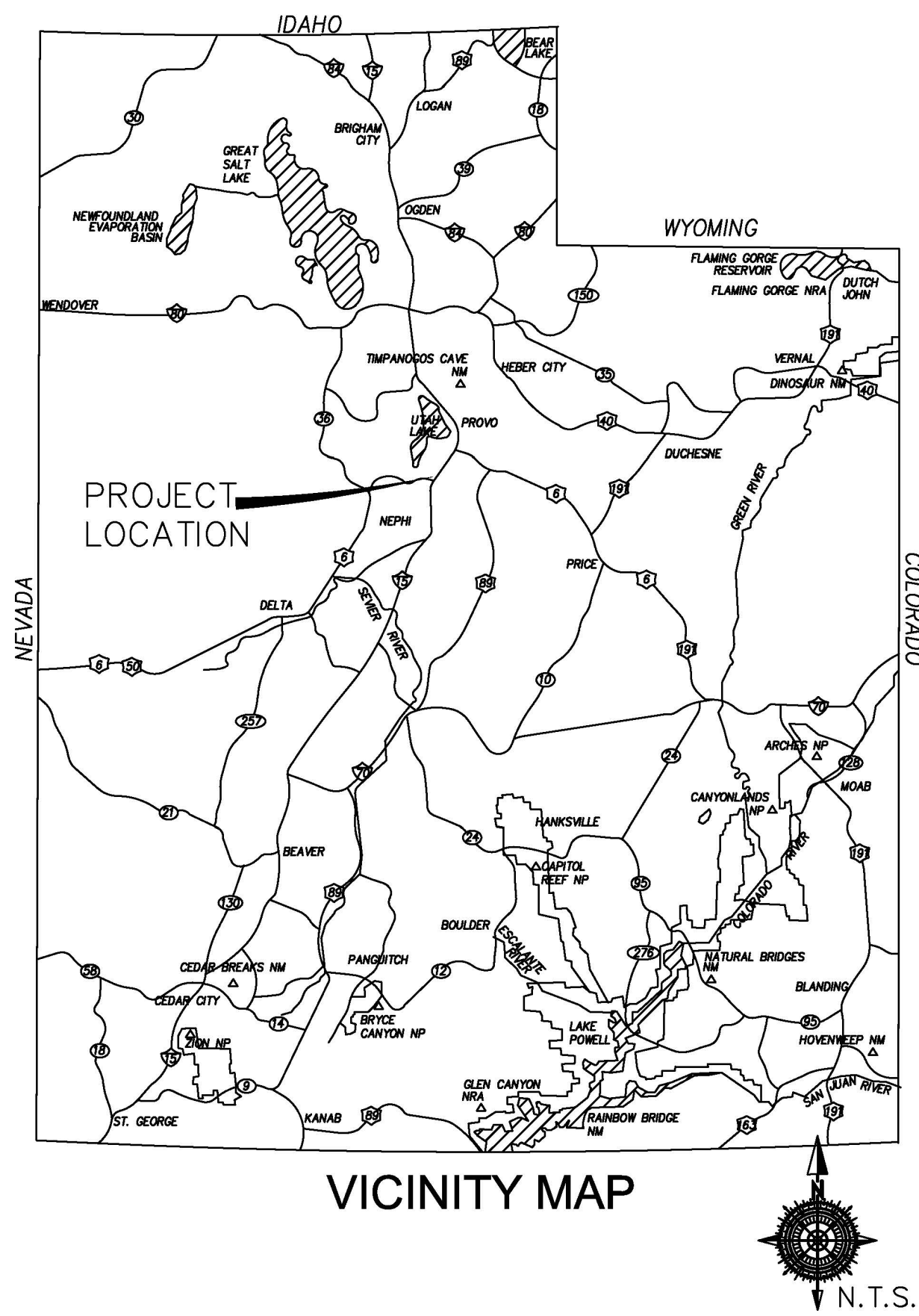
SITE DEVELOPMENT CONSTRUCTION PLANS

STRATTON ACRES

SUBDIVISION PHASE 1

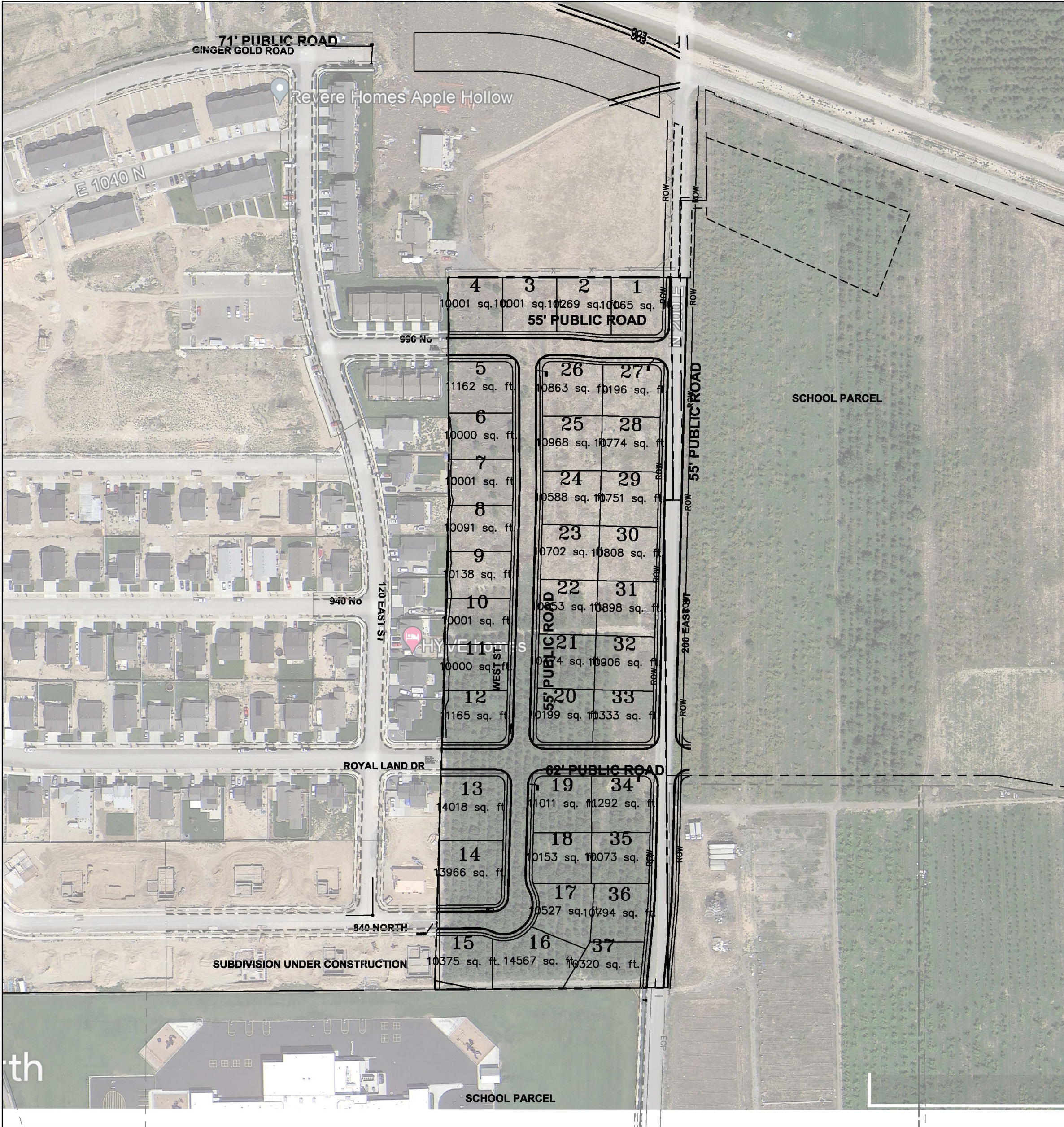
LOCATION
CENTER OF THE NORTHWEST QUARTER
OF SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY
JUNE 17th, 2022

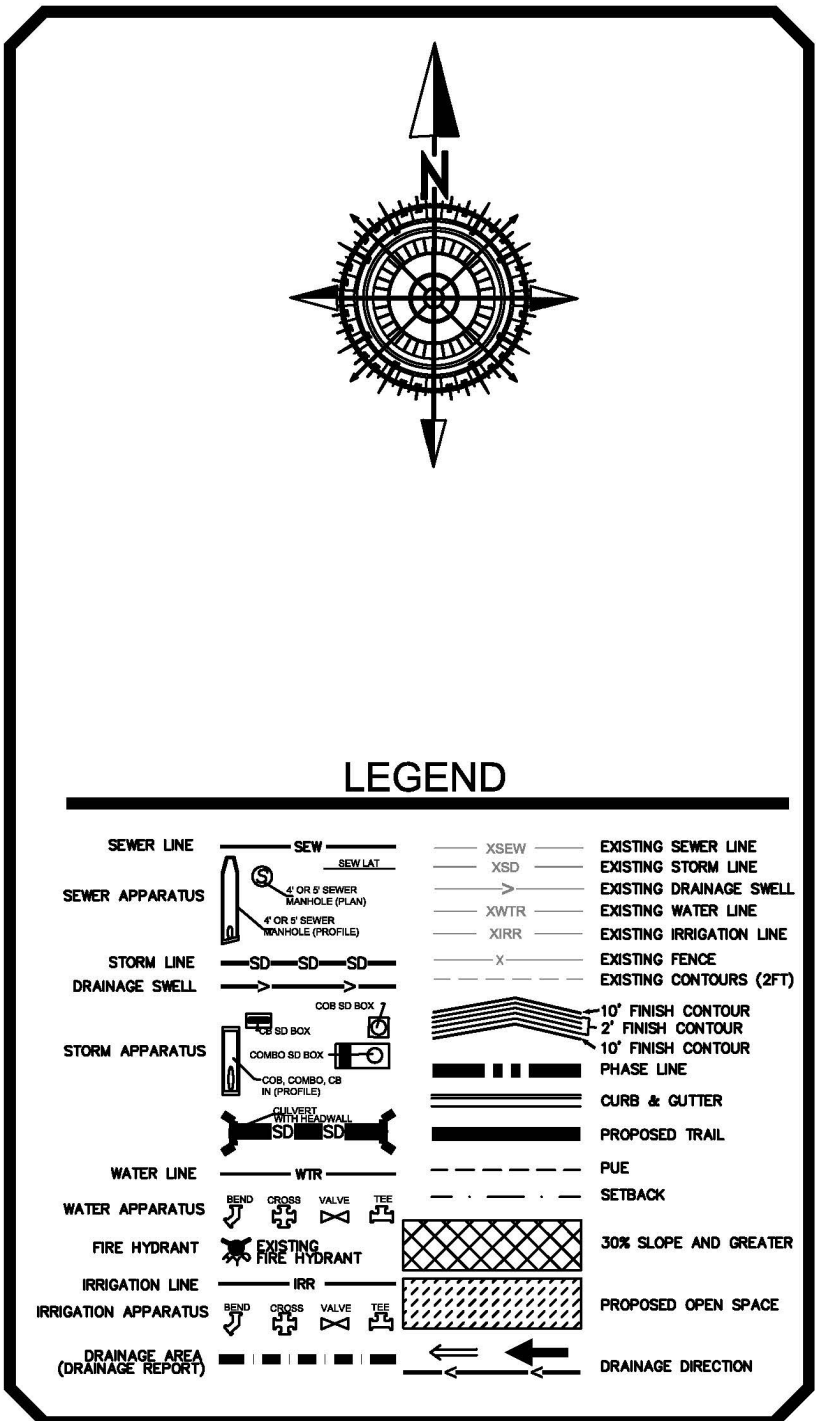


PROPERTY OWNER:
STRATTON ACRES LLC
KAMERON SPENCER
847 E DRAPER MEADOW LANE
DRAPER, UTAH 84020
801-330-0546

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



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



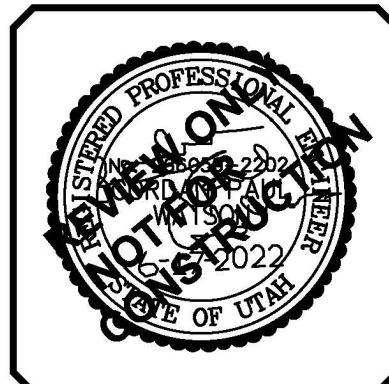
REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY
	PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G1-G3	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	WEST ROAD 0+00 to 8+00
PP2	WEST ROAD 8+00 to 12+00
PP3	EAST ROAD 0+00 to 8+00
PP4	EAST ROAD 8+00 to 16+50
PP5	GINGER ROAD 0+00 to 7+50
PP6	NORTH ROAD 0+00 to 4+75
PP7	SOUTH ROAD 0+00 to 4+50
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

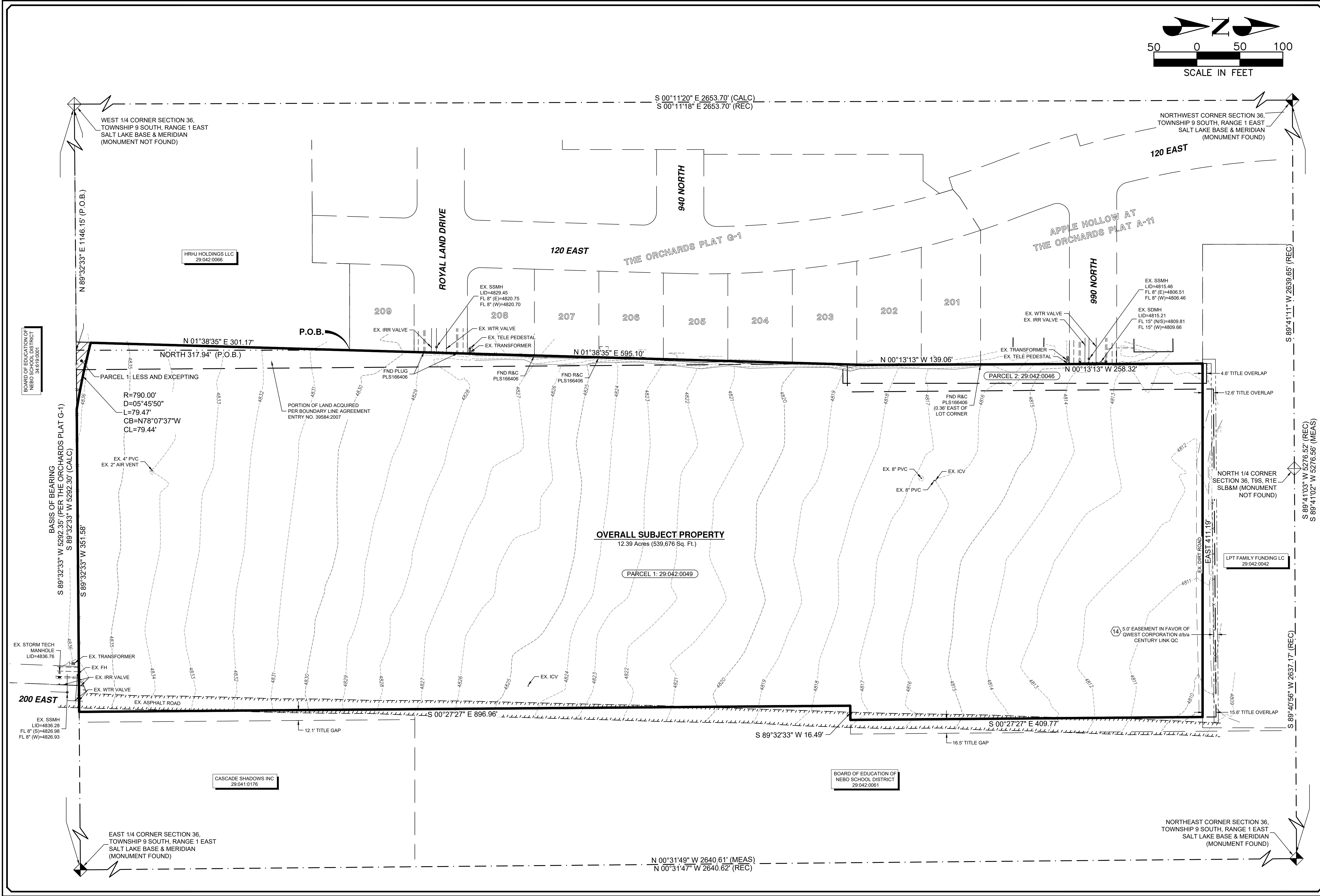
ZONE	R-10
LOTS	37
ACREAGE	12.39ac.
ACREAGE LOTS	9.19ac.
ACREAGE ROW	3.20ac.
DENSITY	3 lots to the ac.



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



SHEET NO. 1



PEPG CONSULTING LLC

9270 SOUTH 300 WEST • SANDY, UT 84070

PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

CEDAR POINT CAPITAL, INC.

ALTA/NSPS SURVEY

PARCEL 1: 29-042-0049

PARCEL 2: 29-042-0046

MARCH 16, 2021

LAST REVISED

14.35.2110

PROJECT NUMBER

DWG: ALTA-01

DRAWING FILE

SANTAQUIN

CITY

SHEET NO.

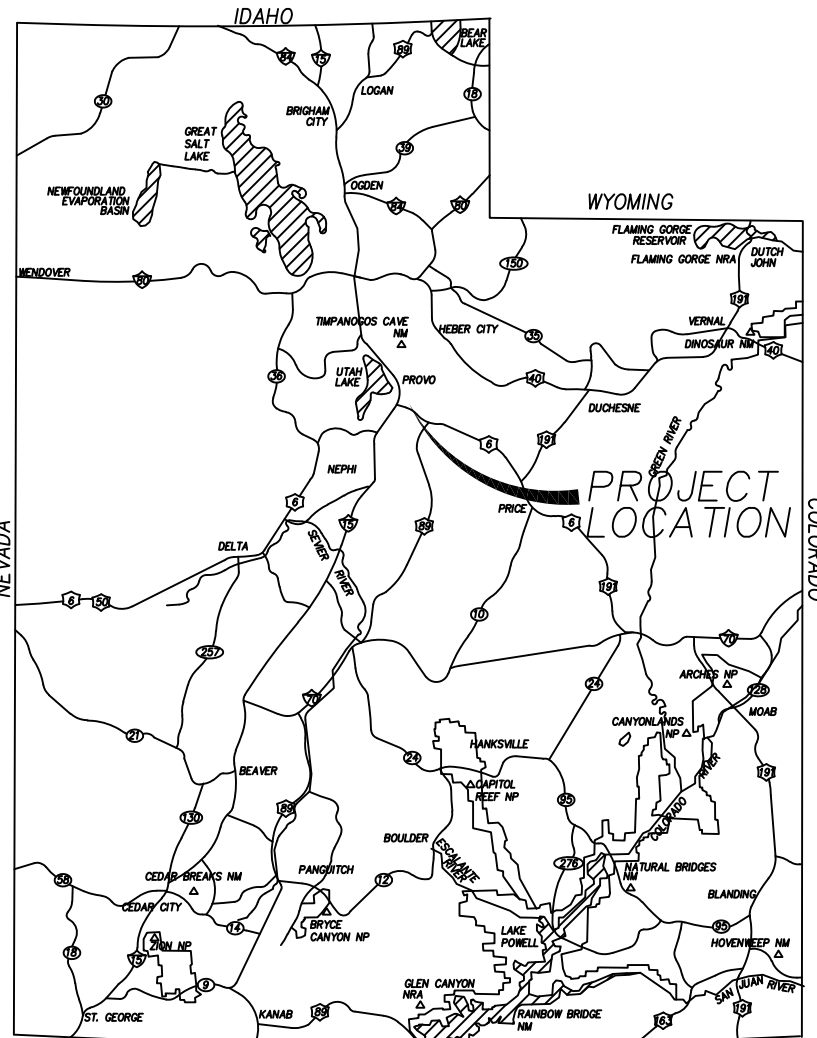
2/2

DATE	03/20/21
NO.	1
DESCRIPTION	
SCALE	1"=50'
CHECKED BY	RSL
DESIGNED BY	N/A
DRAWN BY	BOB
SURVEY BY	PEPG CREW
DATE	03/20/21

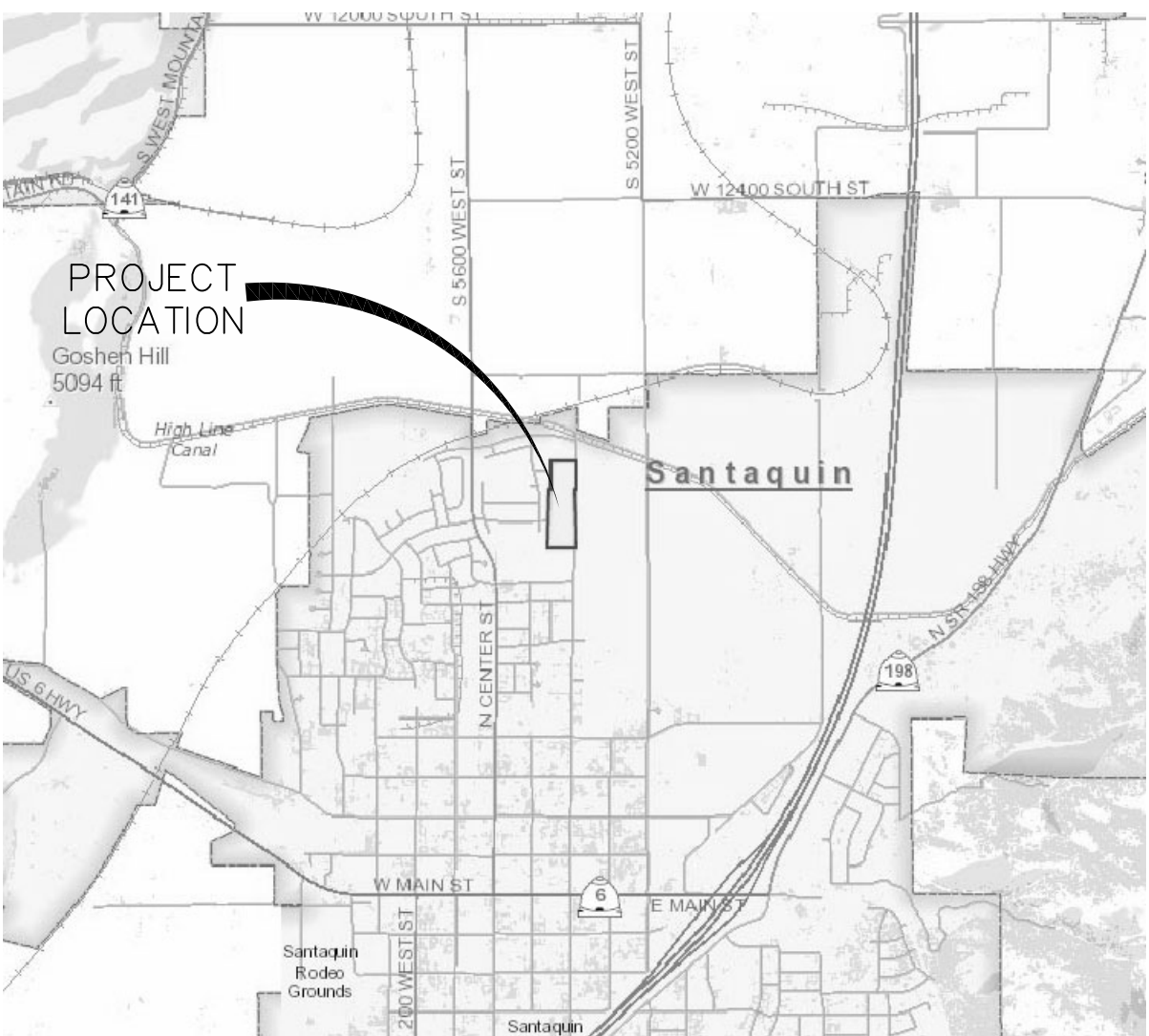
STRATTON ACRES SUBDIVISION PHASE 1

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

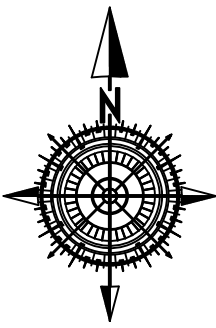
PRELIMINARY PLAT



VICINITY MAP



VICINITY MAP



NOTES:

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

ROCKY MOUNTAIN POWER

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

Approved this ____ day of ____ 20__

ROCKY MOUNTAIN POWER

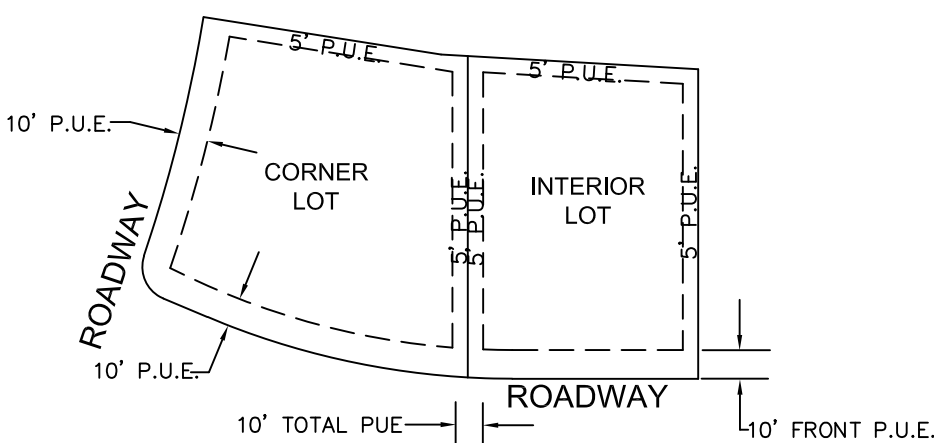
DOMINION ENERGY QUESTAR CORPORATION

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

By: _____

Title: _____

TYPICAL LOT P.U.E. DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

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 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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.
On the ____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being duly sworn acknowledged to me that _____ a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPC CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. AND THE PLAT IS STRATTON ACRES SUBDIVISION PHASE 1, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

BOUNDARY DESCRIPTION

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 429.81 feet, thence North 01°38'35" East, 318.15 feet to the point of beginning.

Contains: 12.40 Acres

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

LPT FAMILY FUNDING LC
XXXXXXX (MANAGER)

STRATTON ACRES LLC
KAMERON SPENCER (MANAGER)

STRATTON ACRES SUBDIVISION PHASE 1

A SINGLE FAMILY PROJECT LOCATED IN THE 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)

CENTRACOM ACCEPTANCE

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

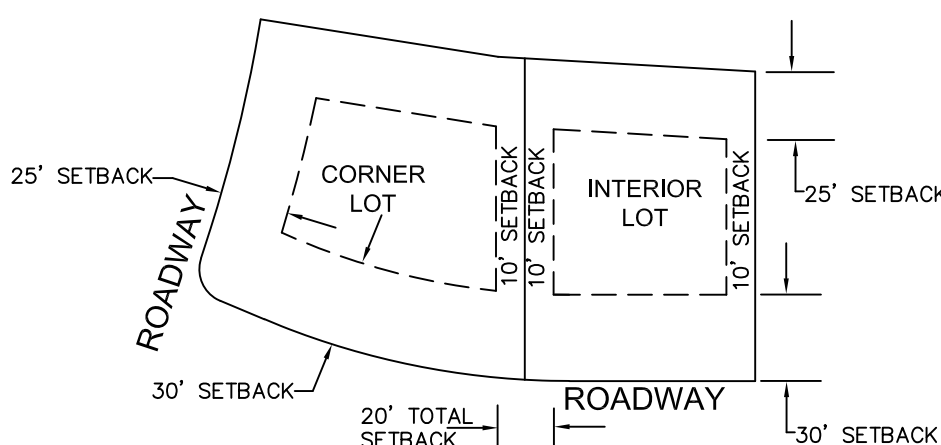
BY- _____ TITLE _____

CENTURY LINK ACCEPTANCE

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

BY- _____ TITLE _____

TYPICAL LOT SETBACK DETAILS



INTERIOR AND CORNER LOTS
UNLESS OTHERWISE NOTED ON PLAT

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

NOT TO SCALE

STRATTON ACRES
SUBDIVISION PHASE 1

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

BOARD OF EDUCATION OF
NEBO SCHOOL DISTRICT
28-042:0061

CASCADE SHADOWS INC.
23-041:0176

ROADWAY DEDICATION
ENTRY
BOOK
PAGE

LOT	ADDRESSES
ADDRESS	
1	XXX EAST 990 NORTH
2	XXX EAST 990 NORTH
3	XXX EAST 990 NORTH
4	XXX EAST 990 NORTH
5	XXX NORTH 120 EAST
6	XXX NORTH 120 EAST
7	XXX NORTH 120 EAST
8	XXX NORTH 120 EAST
9	XXX NORTH 120 EAST
10	XXX NORTH 120 EAST
11	XXX NORTH 120 EAST
12	XXX NORTH 120 EAST
13	XXX NORTH 120 EAST
14	XXX NORTH 120 EAST
15	XXX NORTH 120 EAST
16	XXX NORTH 120 EAST
17	XXX NORTH 120 EAST
18	XXX NORTH 120 EAST
19	XXX NORTH 120 EAST
20	XXX NORTH 120 EAST
21	XXX NORTH 120 EAST
22	XXX NORTH 120 EAST
23	XXX NORTH 120 EAST
24	XXX NORTH 120 EAST
25	XXX NORTH 120 EAST
26	XXX NORTH 120 EAST
27	XXX NORTH 200 EAST
28	XXX NORTH 200 EAST
29	XXX NORTH 200 EAST
30	XXX NORTH 200 EAST
31	XXX NORTH 200 EAST
32	XXX NORTH 200 EAST
33	XXX NORTH 200 EAST
34	XXX NORTH 200 EAST
35	XXX NORTH 200 EAST
36	XXX NORTH 200 EAST
37	XXX NORTH 200 EAST

LPT FAMILY FUNDING LC
29-042:0042



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

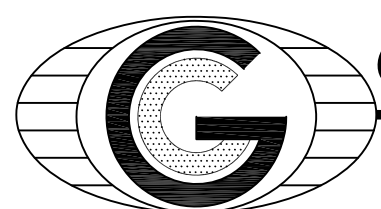
LEGEND

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

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	21.48'	50.00'	21.32'	N78°08'53"W	24°37'12"
C2	6.75'	65.50'	6.74'	N68°47'18"W	5°54'01"
C3	80.07'	65.50'	75.18'	S73°14'28"W	70°02'26"
C4	75.27'	65.50'	71.19'	S5°18'04"W	65°50'23"
C5	23.13'	15.00'	20.91'	S45°49'26"W	88°21'41"
C6	16.05'	50.00'	15.98'	S7°33'08"E	18°23'26"
C7	9.49'	50.00'	9.47'	S22°10'59"E	10°52'16"
C8	16.05'	50.00'	15.98'	S7°33'08"E	18°23'26"
C9	23.13'	15.00'	20.91'	S45°49'18"W	88°21'25"
C10	23.99'	15.00'	21.52'	S44°10'42"E	91°38'35"
C11	23.13'	15.00'	20.91'	N45°49'18"E	88°21'25"
C12	23.99'	15.00'	21.52'	N44°10'42"W	91°38'35"
C13	23.93'	15.00'	21.47'	N44°17'39"W	91°24'42"
C14	23.19'	15.00'	20.95'	N45°42'21"E	88°35'18"
C15	34.74'	472.50'	34.73'	N3°31'04"E	41°2'44"

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

EX SCHOOL

840 NORTH

ROYAL LAND DR

940 NORTH

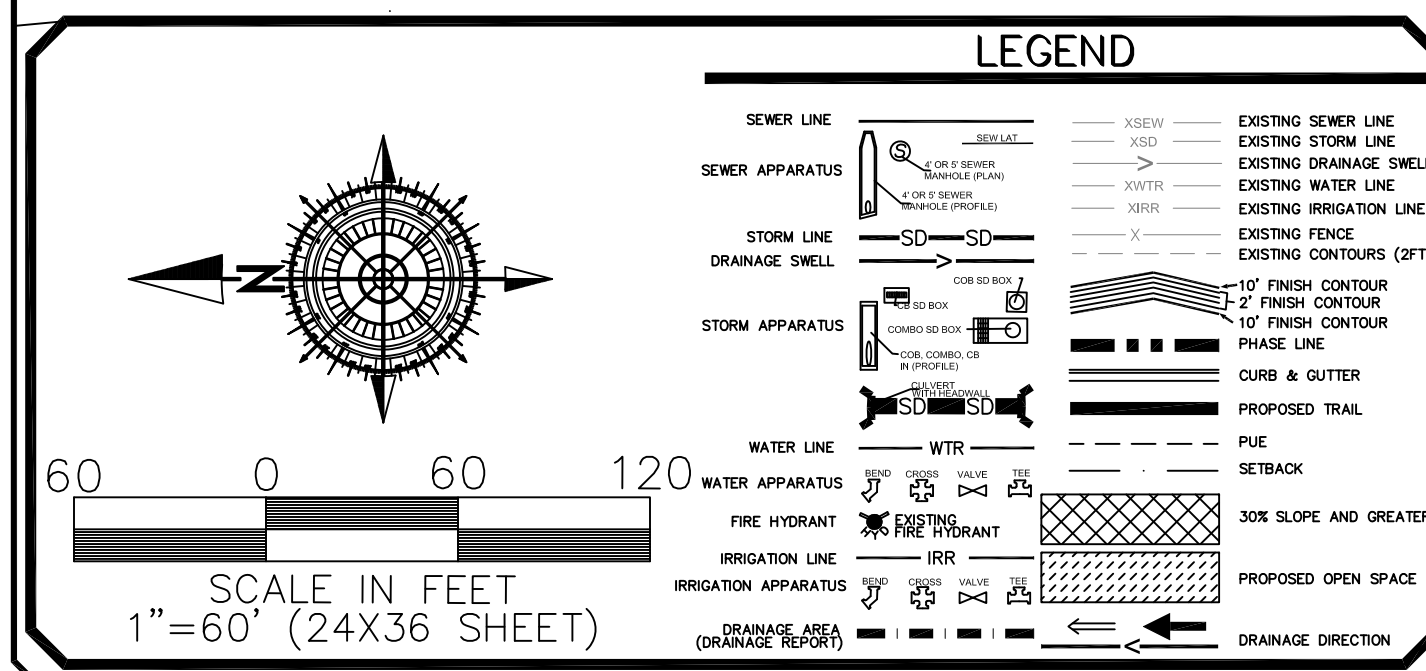
120 EAST

990 NORTH


GINGER GOLD ST

EX FARMLAND

EX CANAL



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 Sanquiggin 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 Sanquiggin City Codes, Ordinances and Standards'.



GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com

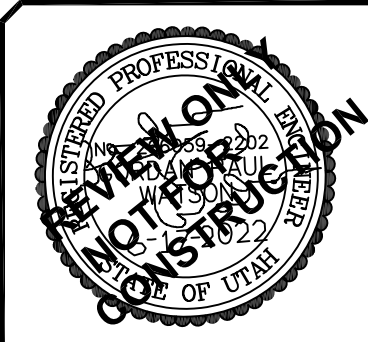
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

EXISTING CONDITIONS AND DEMOLITION SHEET

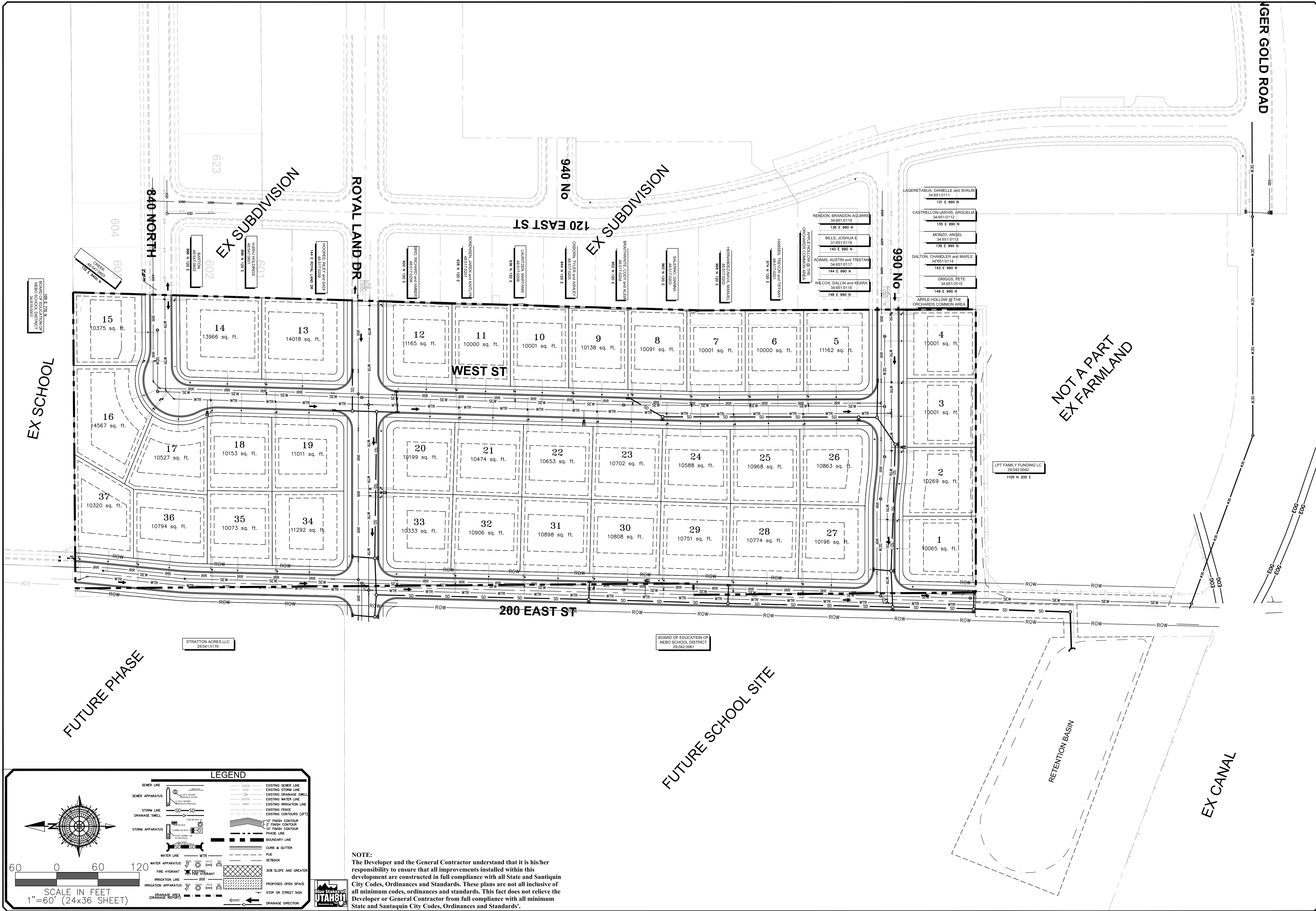
6-17-2022

SANTAQUIN
CITY



SHEET NO. 2

[illegible]



NO. DESCRIPTION

DATE

APP'D

ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

SCALE: 1"=60'

GATEWAY CONSULTING, Inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

STRATTON ACRES

PHASE 1

SITE PLAN

SANTAQUIN CITY

REGISTERED PROFESSIONAL ENGINEER

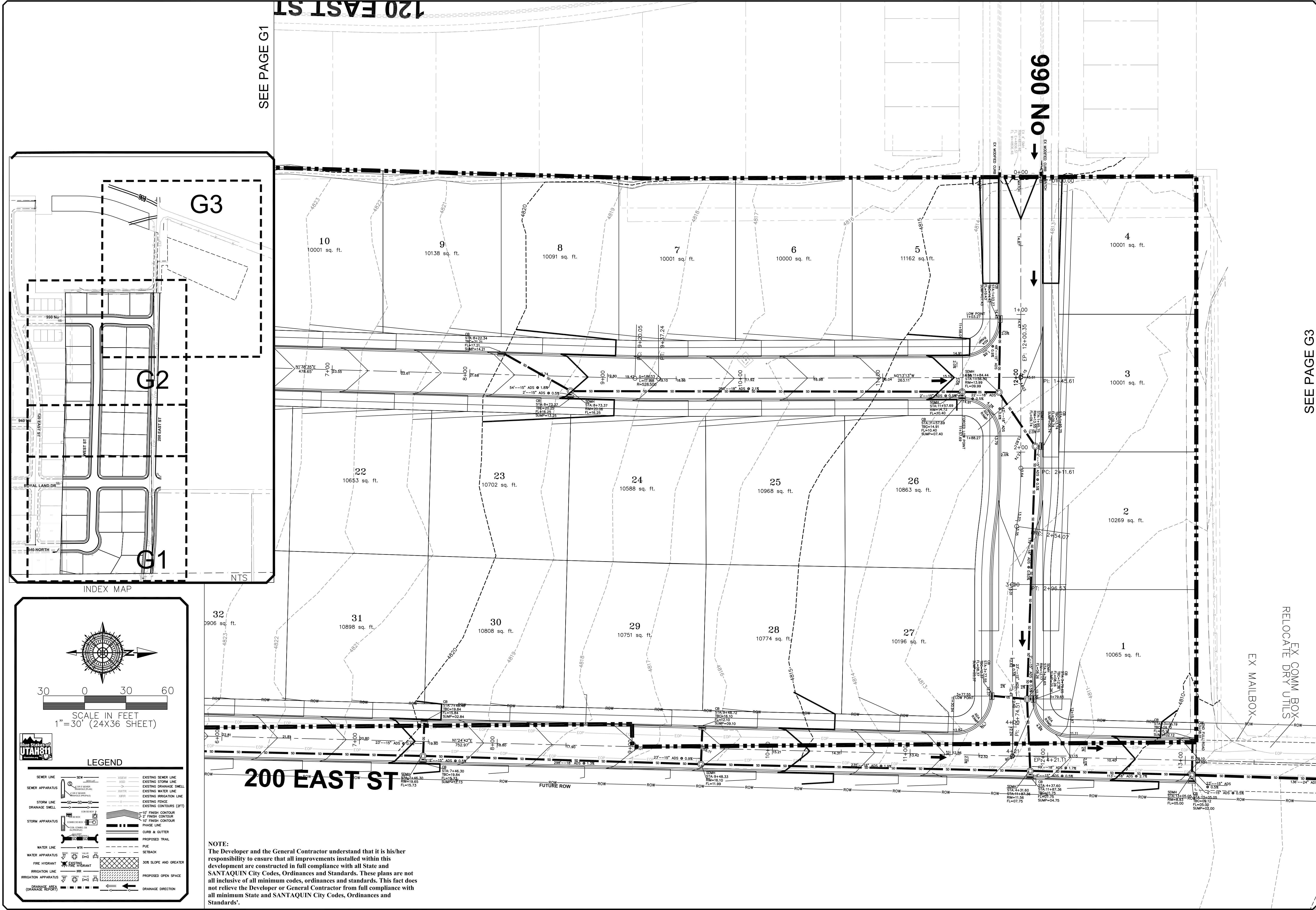
PAUL J. GATEWAY

NO. 10100

STATE OF UTAH

SHEET NO. 3

6-17-2022



SEE PAGE G1

SEE PAGE G3

STRATTON ACRES
PHASE 1

GRADING

6-17-2022

SANTAQUIN
CITY

REVIEWED FOR
CITY OF UTAH
2022

BlueStakesUTAH801

LEGEND

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

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

ORIG. DATE: 2-8-21

SURVEY BY: GPM

DRAWN BY: GPM

DESIGNED BY: GPM

CHECKED BY: GPM

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

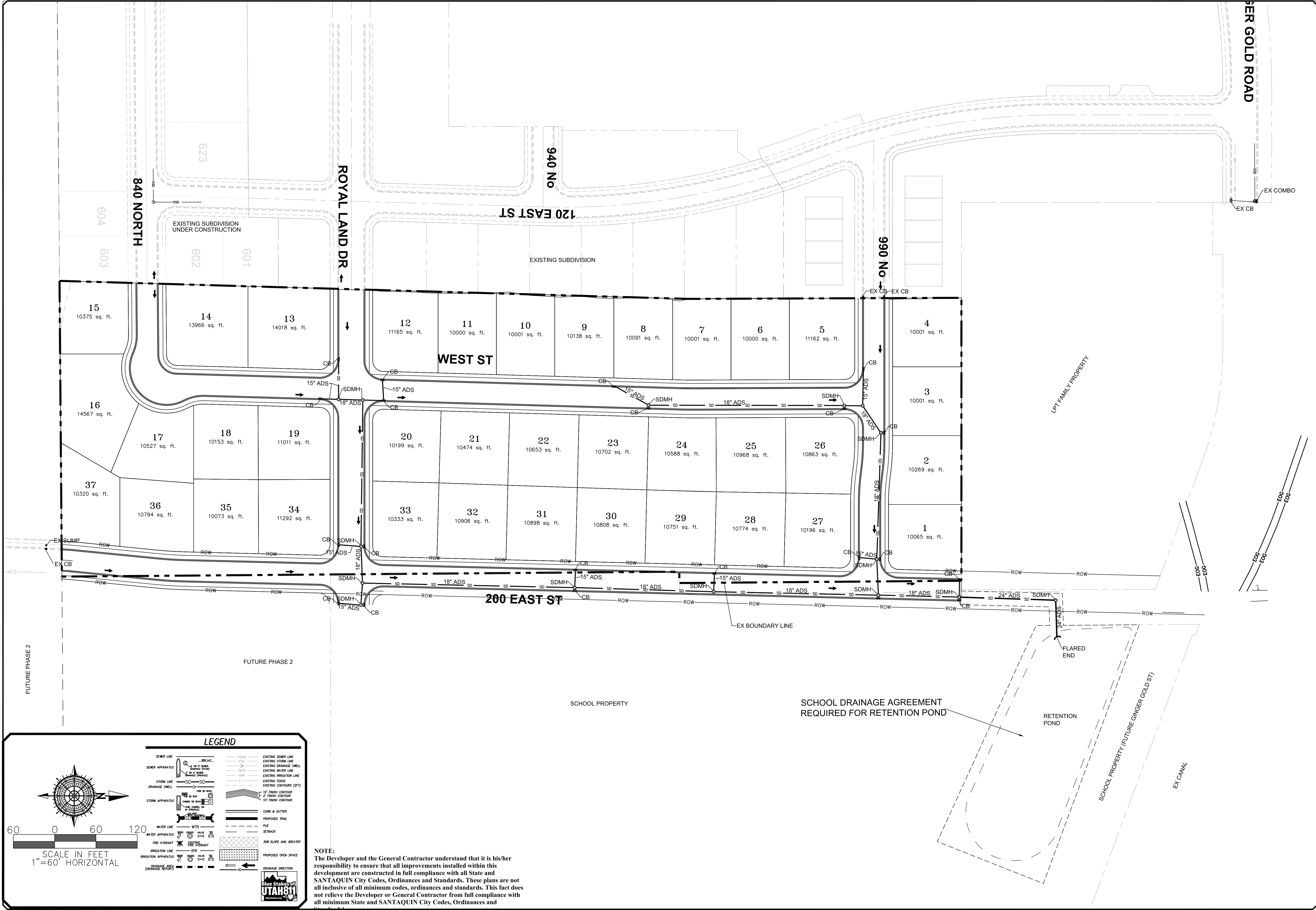
NO.

DESCRIPTION

DATE


APP'D

SHEET NO. G2



NO.	DESCRIPTION	DATE	APP'D

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



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

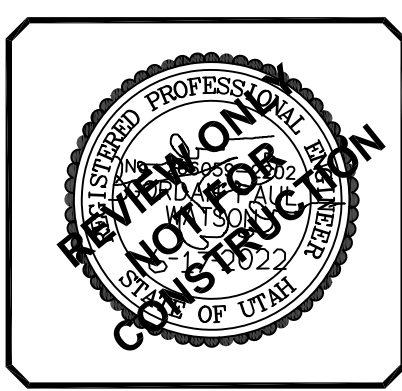
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

**STRATTON ACRES
PHASE 1**

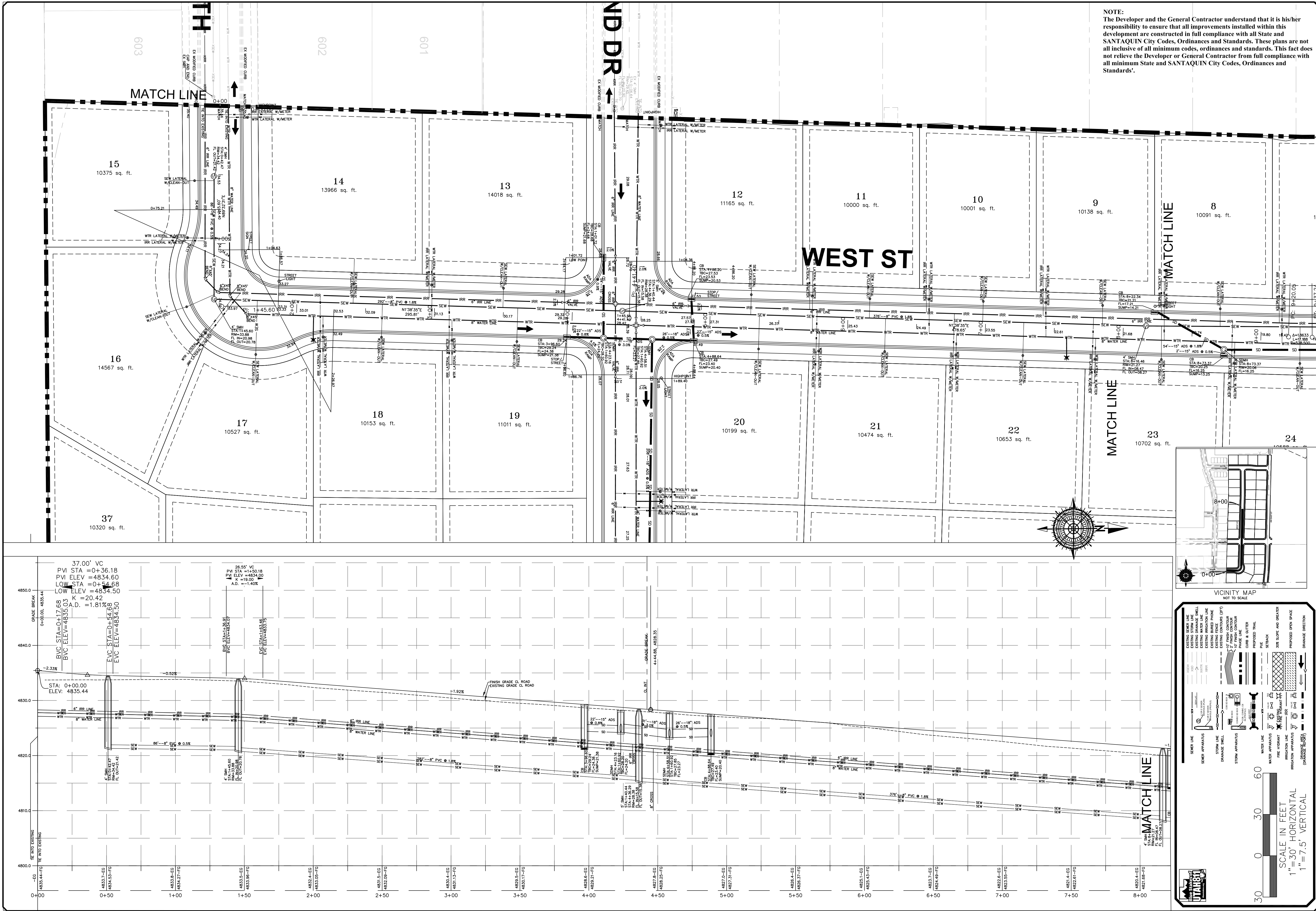
STORM UTILITY SHEET

PRINT DATE: 6-17-2022

SANTAQUIN CITY



SHEET NO. **U3**



NOTE:
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NO.	DESCRIPTION	DATE	APP'D

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

GATEWAY CONSULTING, Inc

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

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CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1

PLAN AND PROFILE

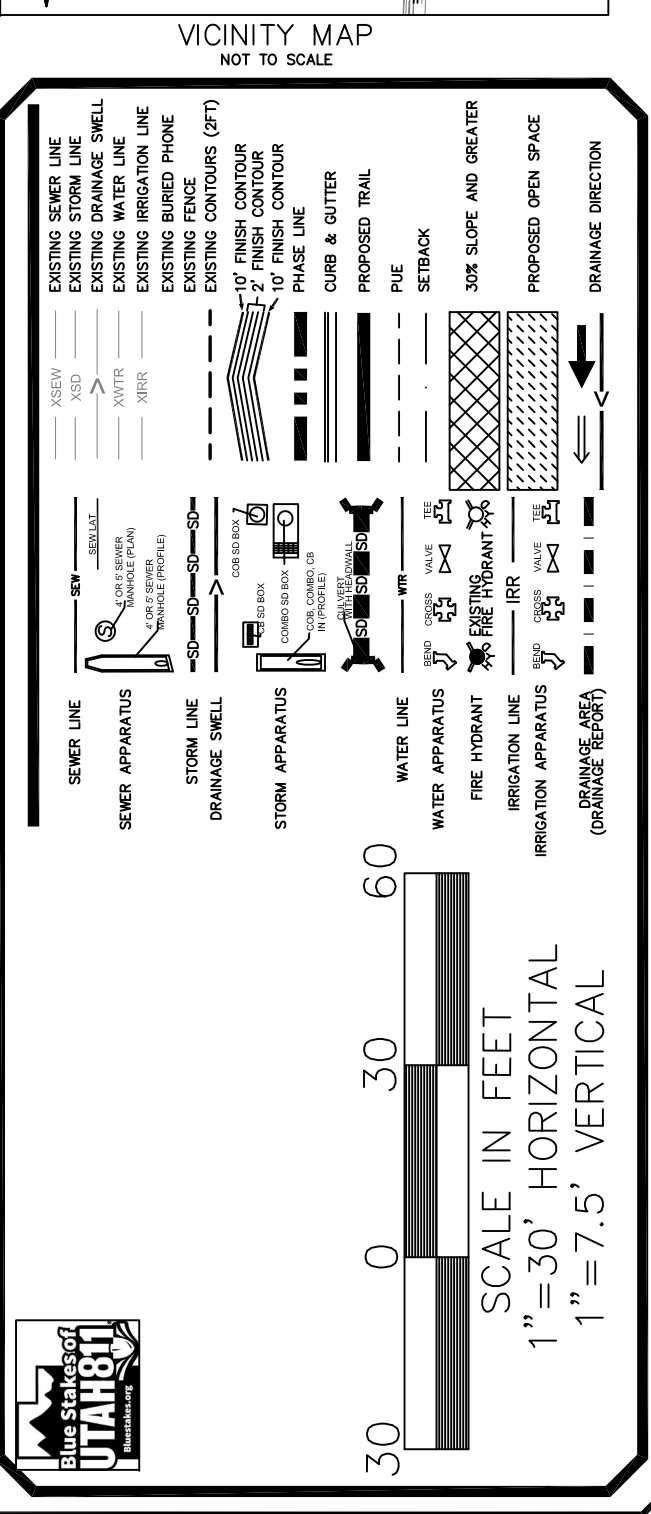
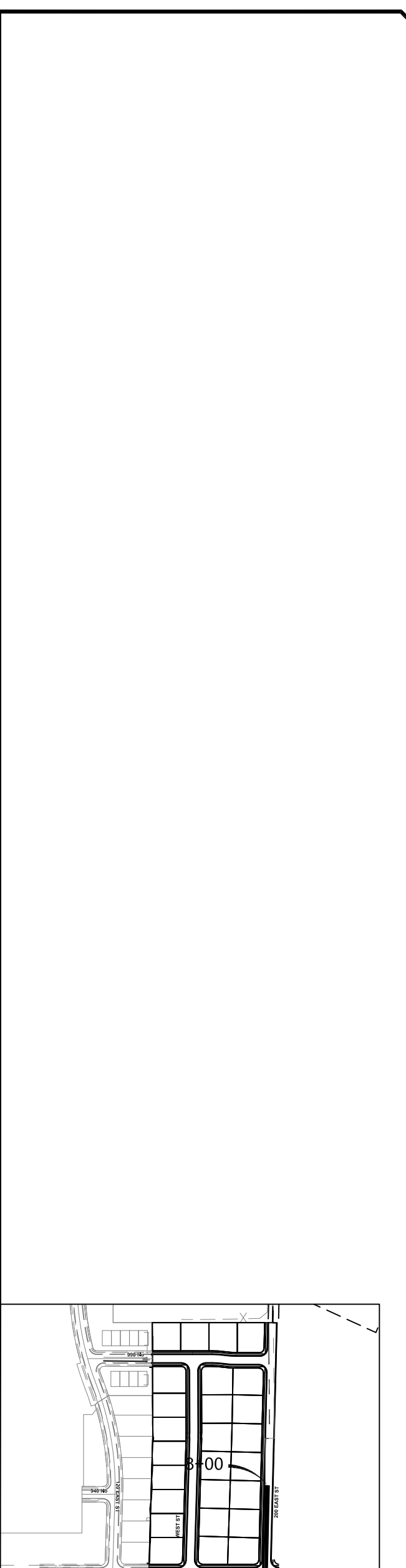
WEST RD 0+00 TO 8+00

6-17-2022

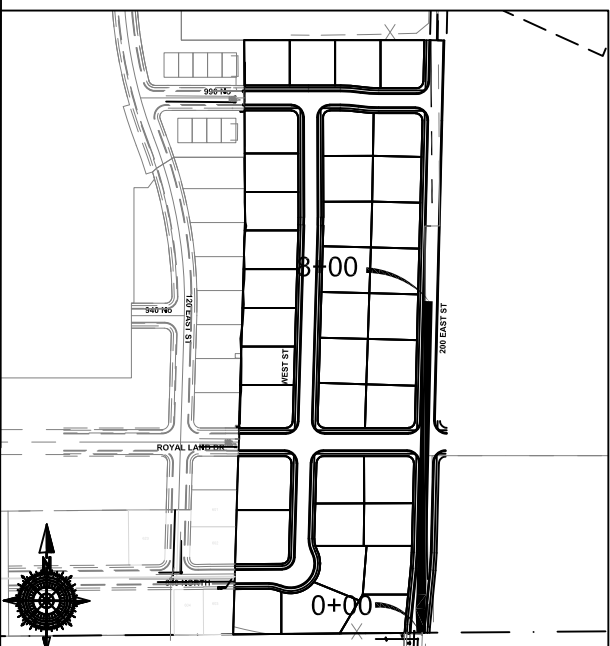
SANTAQUIN CITY

PP1

SHEET NO.



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STRATTON ACRES PHASE 1

PLAN AND PROFILE

6-17-2022

SANTAQUIN
CITY



SHEET NO. PP3

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CONSTRUCTION MANAGEMENT

ORIG. DATE: 2-8-21

SURVEY BY:

10041

DRAWN BY :

DESIGNED BY

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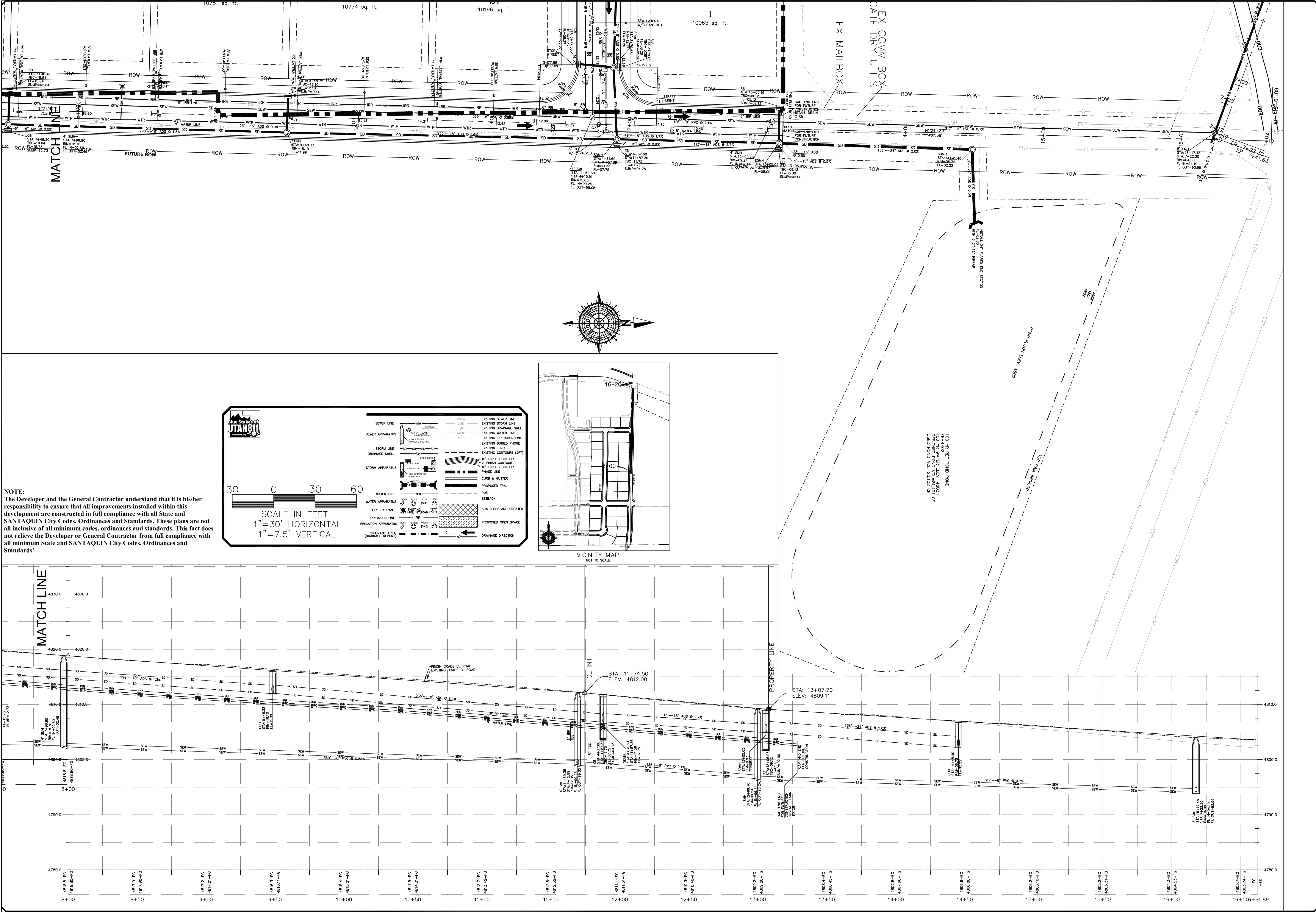
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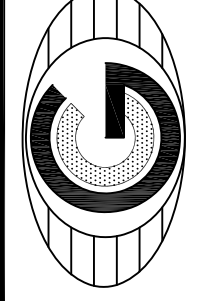
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SCALE: 1"=30'

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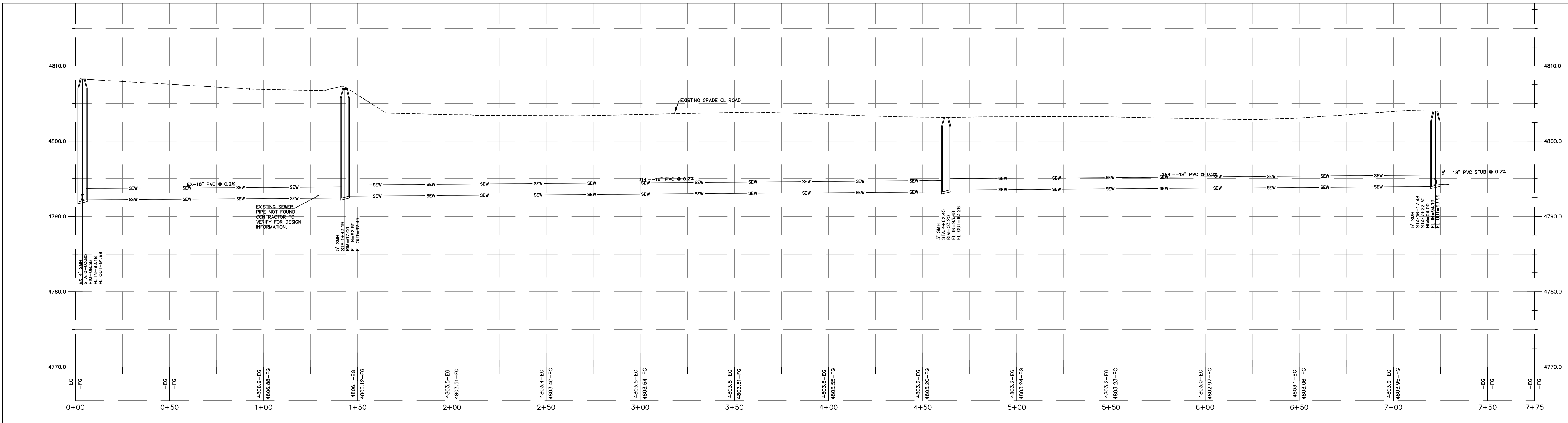
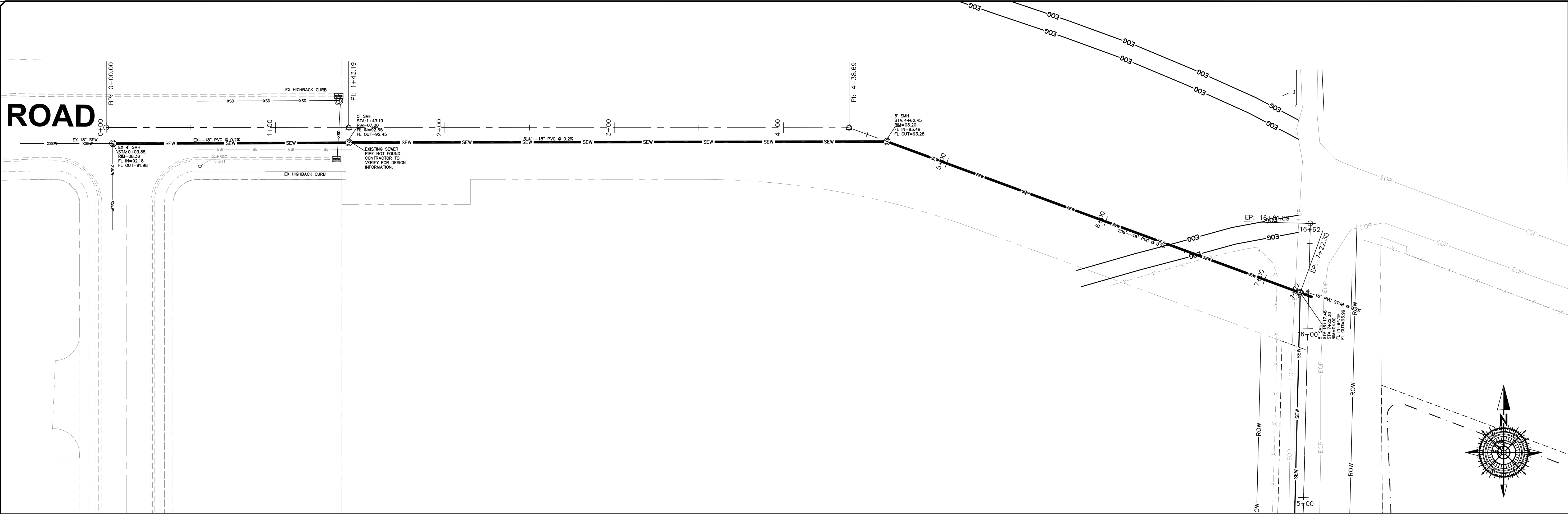
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CONSTRUCTION MANAGEMENT

STRATTON ACRES
PHASE 1
PLAN AND PROFILE
EAST RD 8+00 TO 16+50

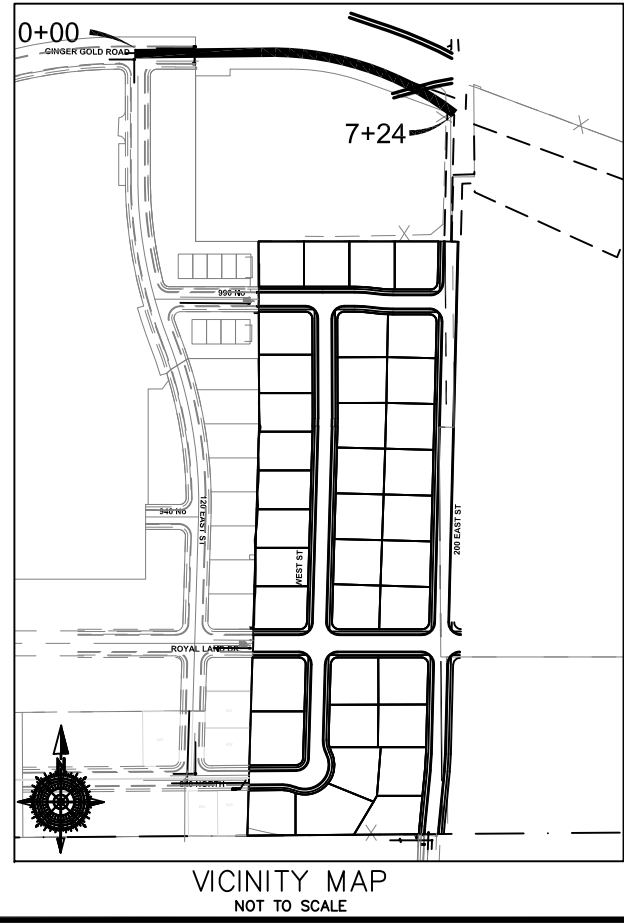
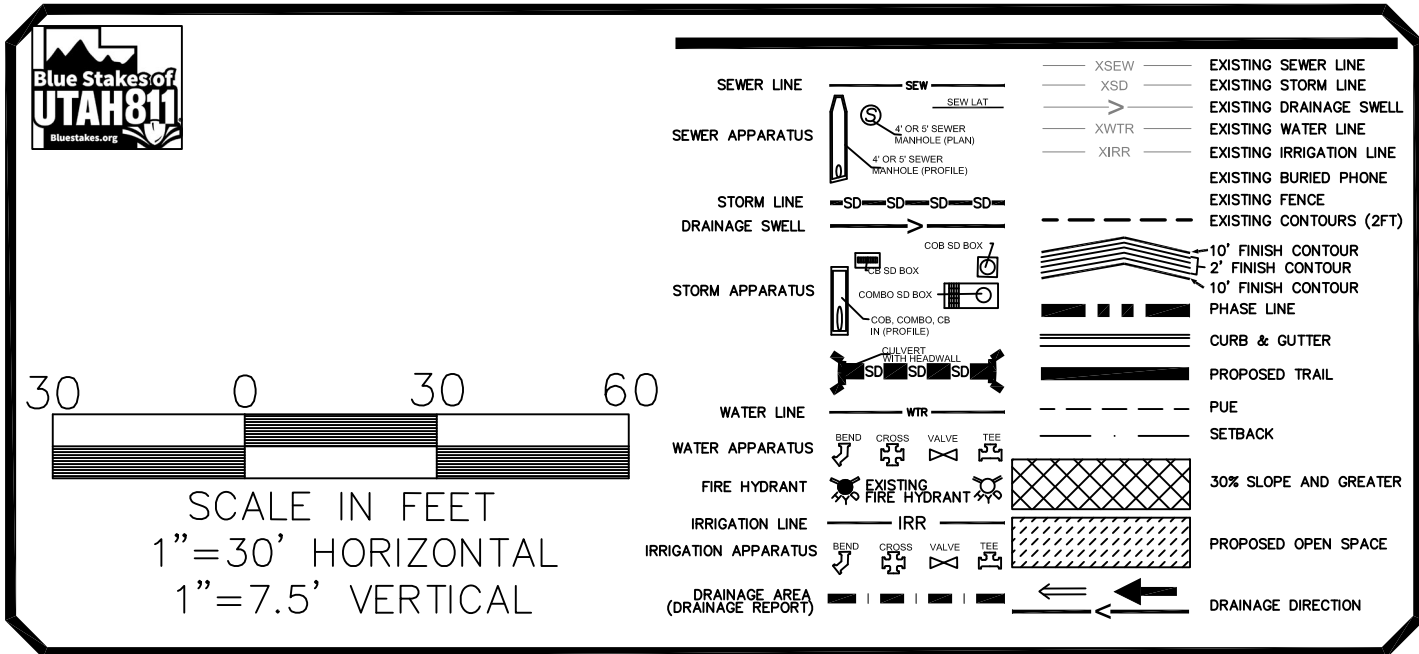
6-17-2022

SANTAQUIN
CITY





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

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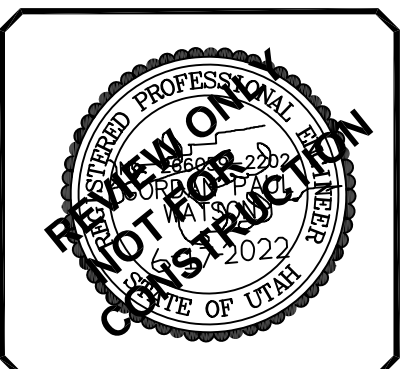
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CONSTRUCTION MANAGEMENT

**STRATTON ACRES
PHASE 1**

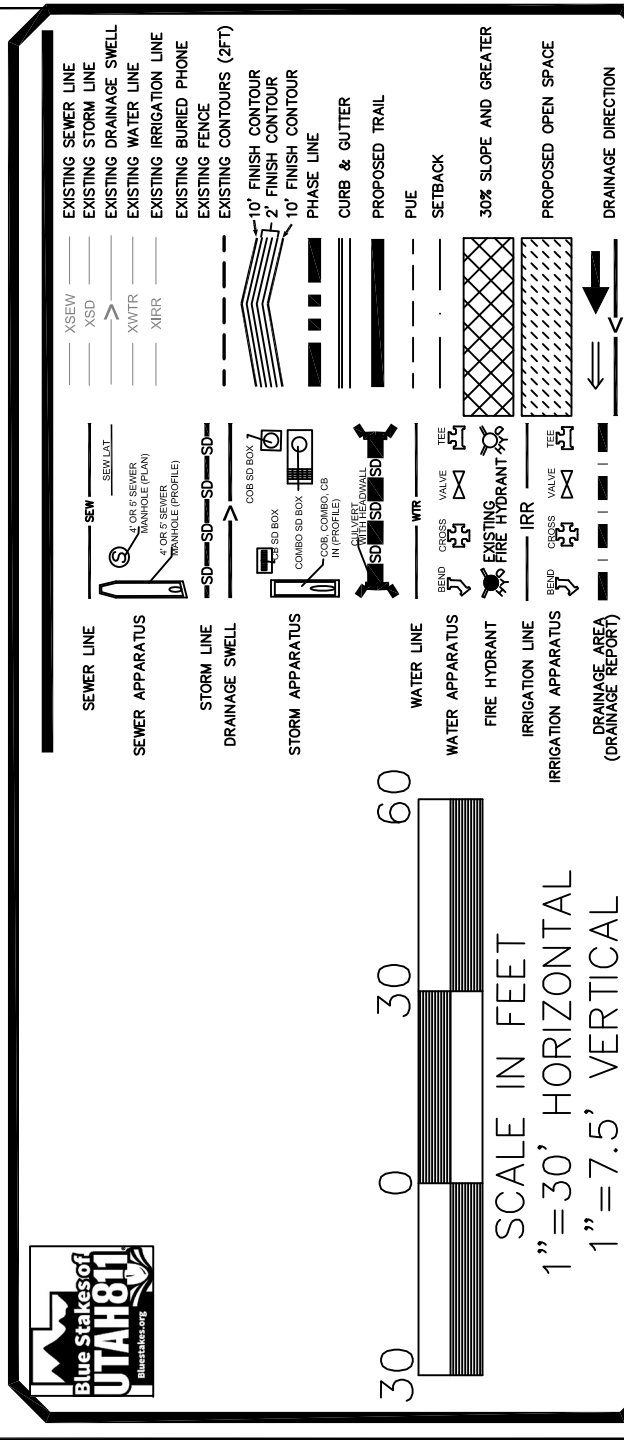
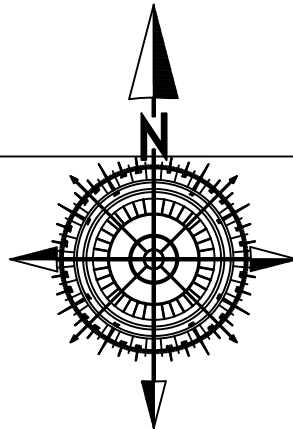
GINGER GOLD (OFF SITE)
0+00 TO 7+50

6-17-2022


SANTAQUIN CITY



SHEET NO. PP5

[illegible]

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

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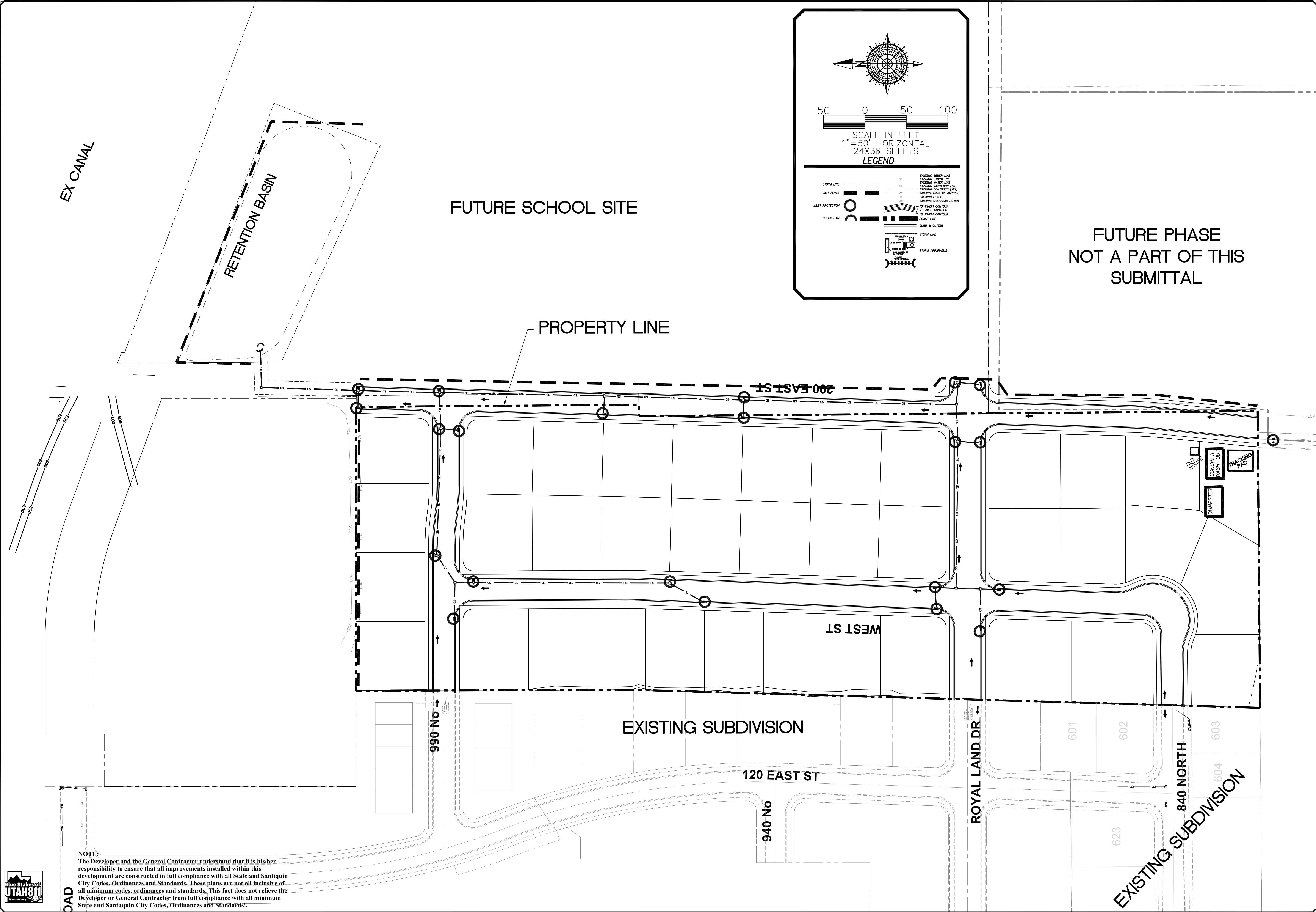
STRATTON ACRES
PHASE 1

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

6-17-2022

SANTAQUIN
CITY

SHEET NO. PP6



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STRATTON ACRES
PHASE 1
STORM WATER POLLUTION
PREVENTION PLAN

SANTAQUIN
CITY

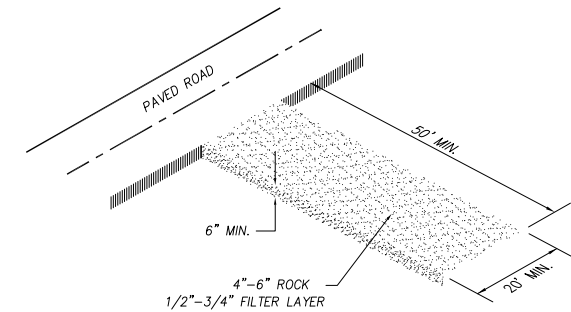
SHEET NO. SWPPP

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CONSTRUCTION MANAGEMENT

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

NO. DESCRIPTION
DATE
APP'D



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-DAILY INSPECTION ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL

NOT TO SCALE

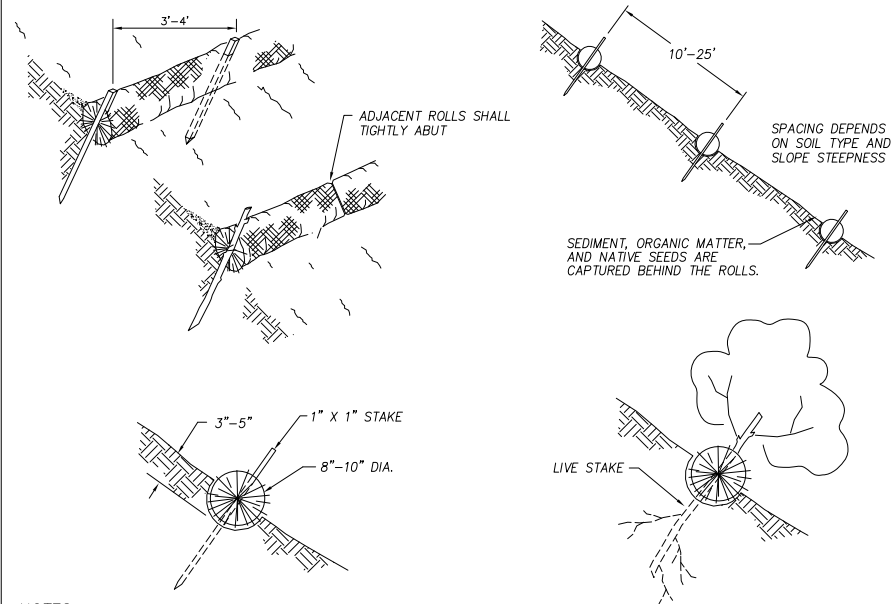
BMP

- 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

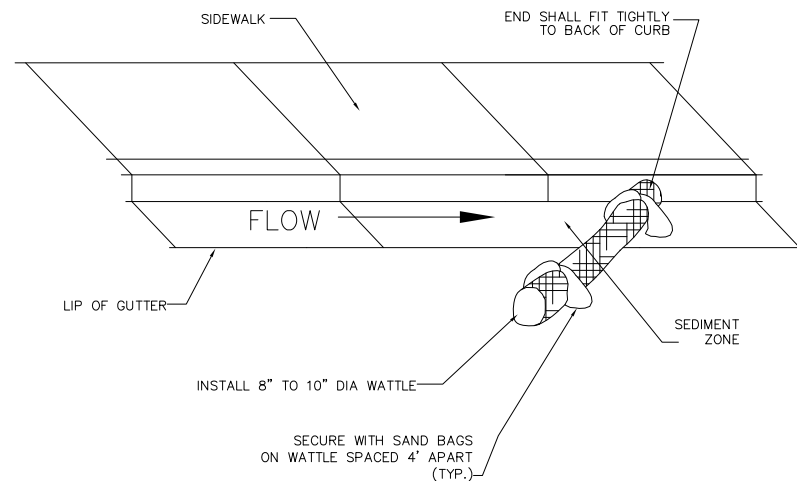
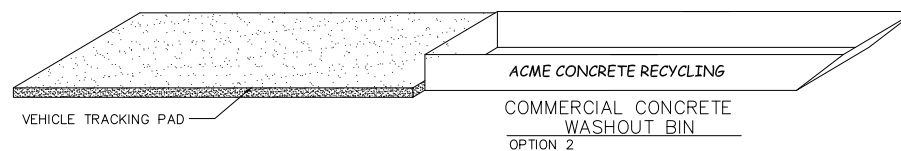
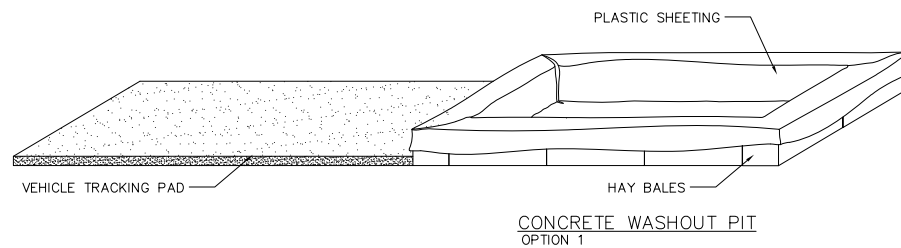
NOTE:

NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

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

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

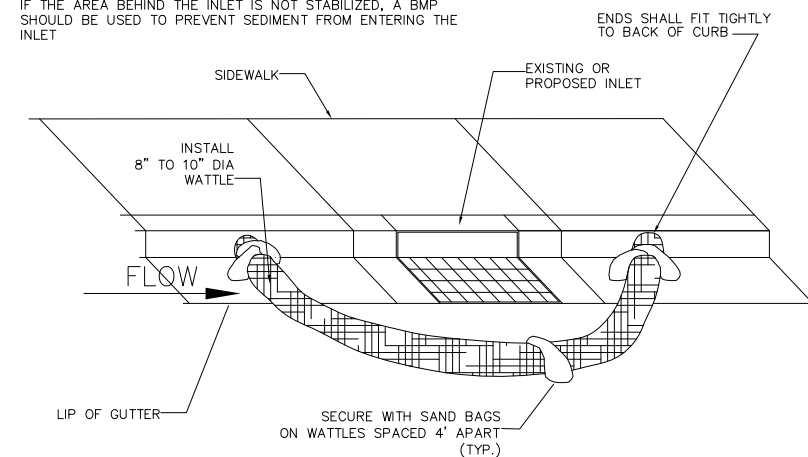
INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



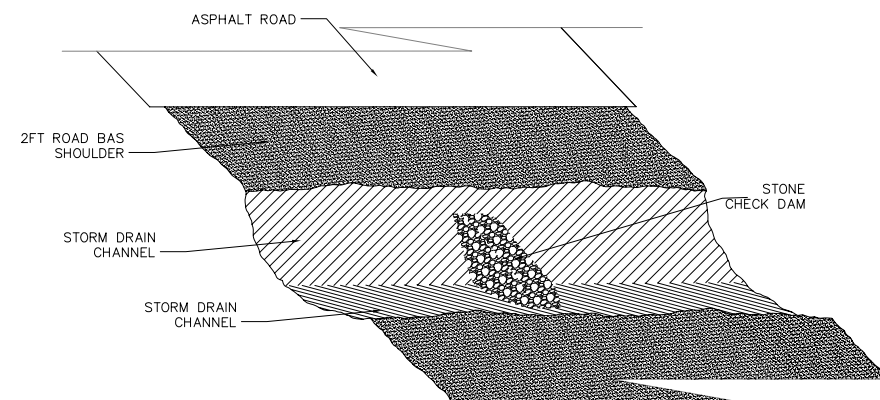
NOTE:
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP

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



INLET PROTECTION BARRIERS
NOT TO SCALE



DRAINAGE CHANNEL
PROTECTION
NOT TO SCALE

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

See SATAQUIN CITY specifications for further information.

[illegible]

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

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

STRATTON ACRES PHASE 1

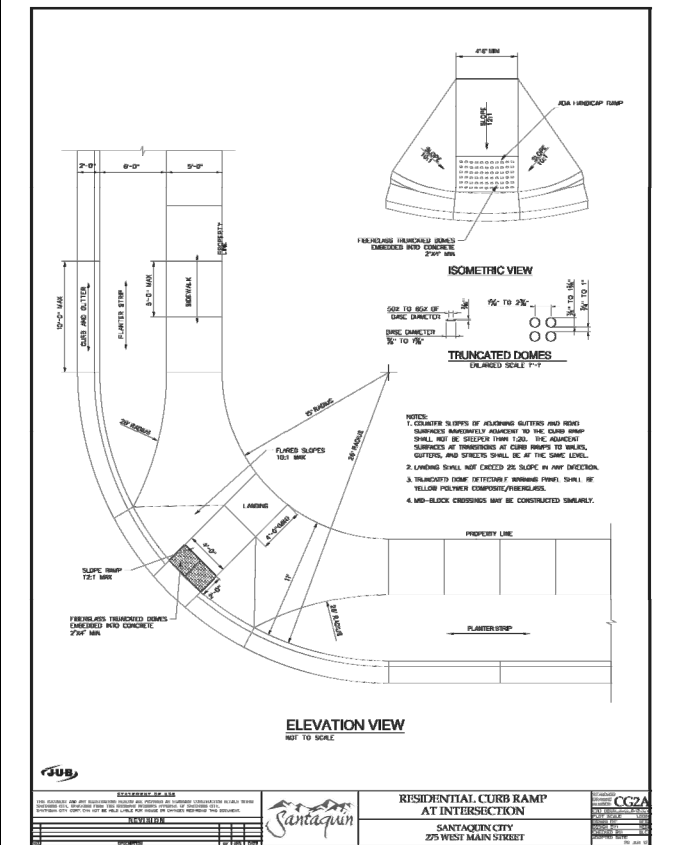
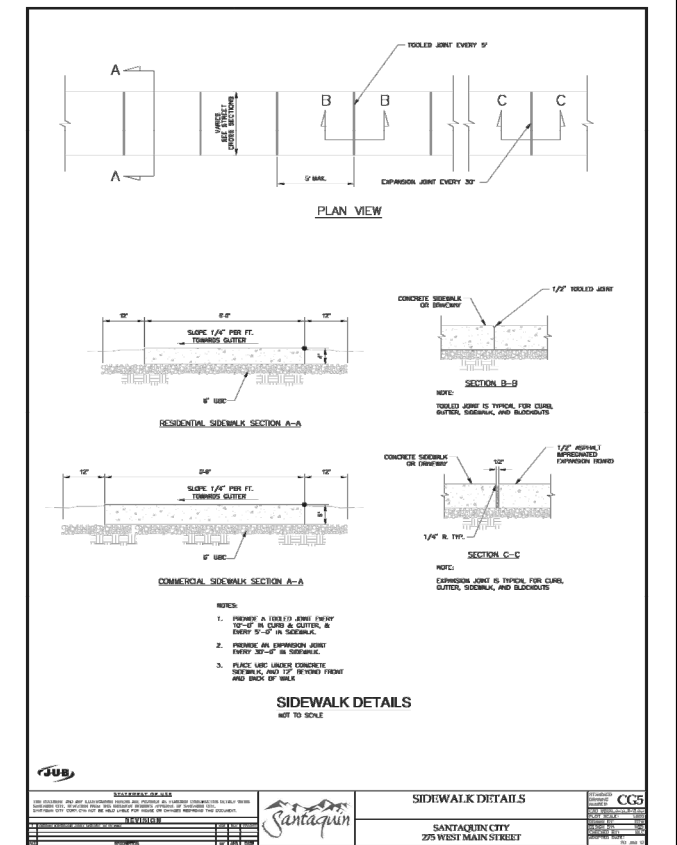
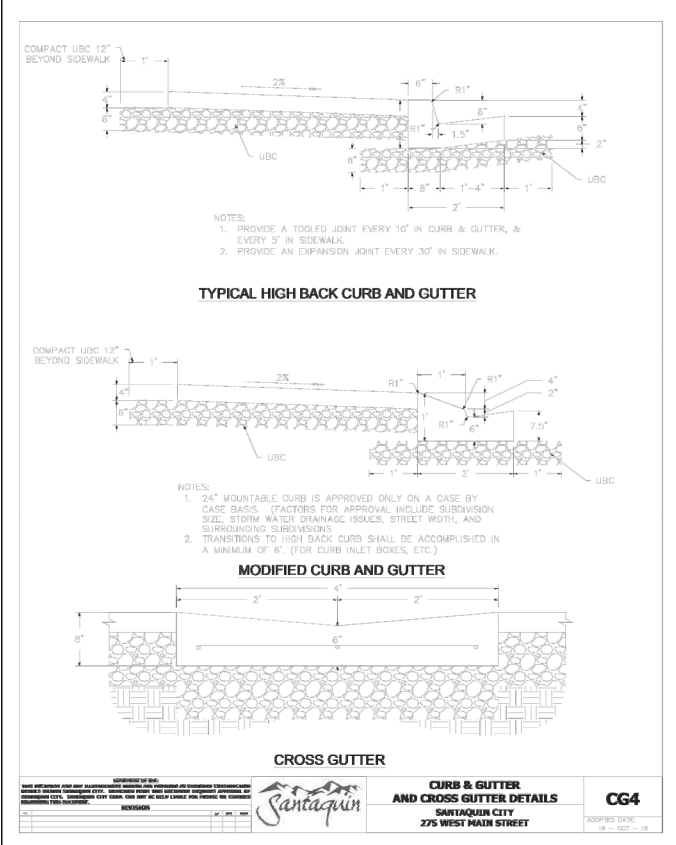
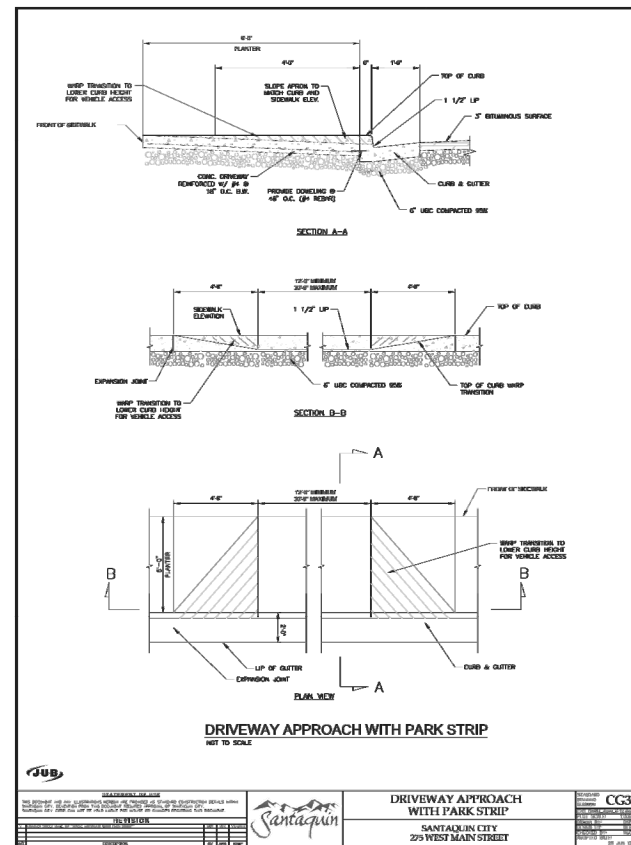
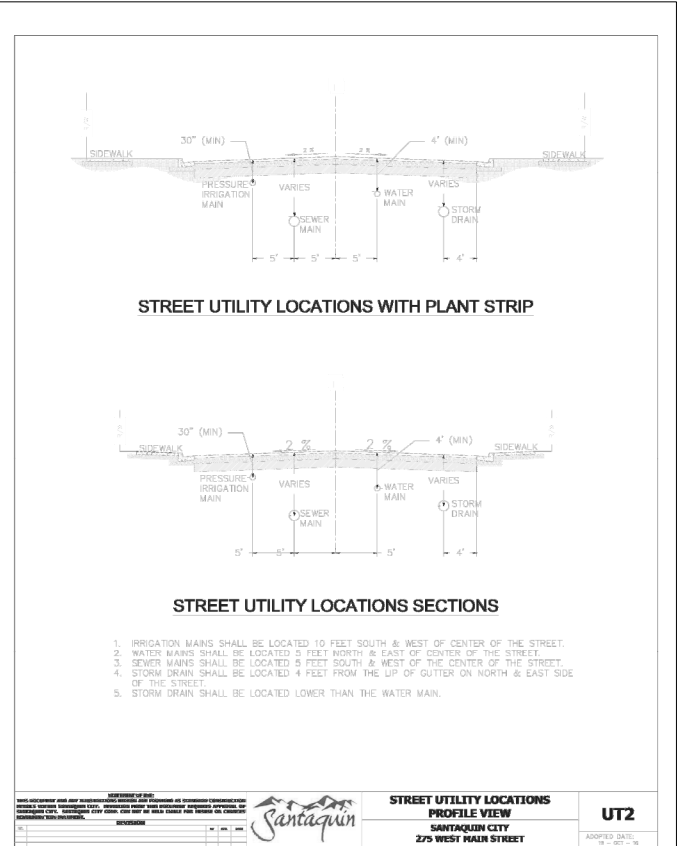
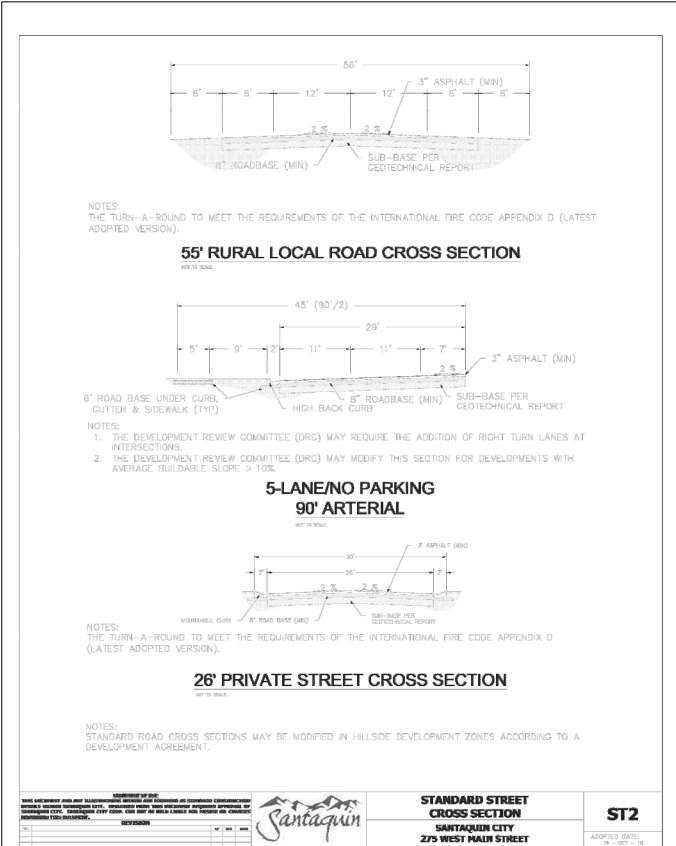
EROSION CONTROL DETAILS and NOTES

6-17-2022

SATAQUIN
CITY



SHEET NO. ER-2



ORIG. DATE: 2-8-21

SURVEY BY: GFW

DRAWN BY: GFW

DESIGNED BY: GFW

CHECKED BY: GFW

SCALE: N/A

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

STRATTON ACRES

PHASE 1

STREET DETAILS

PRINT DATE: 6-17-2022

REVIEWED FOR PROJECT

DATE: 6-17-2022

BY: [Signature]

FOR: [Signature]

SHEET NO. D1

