

SANTAQUIN ESTATES

CONSTRUCTION PLANS

SANTAQUIN, UTAH

prepared for:
FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043
PHONE: (801)766-2592

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

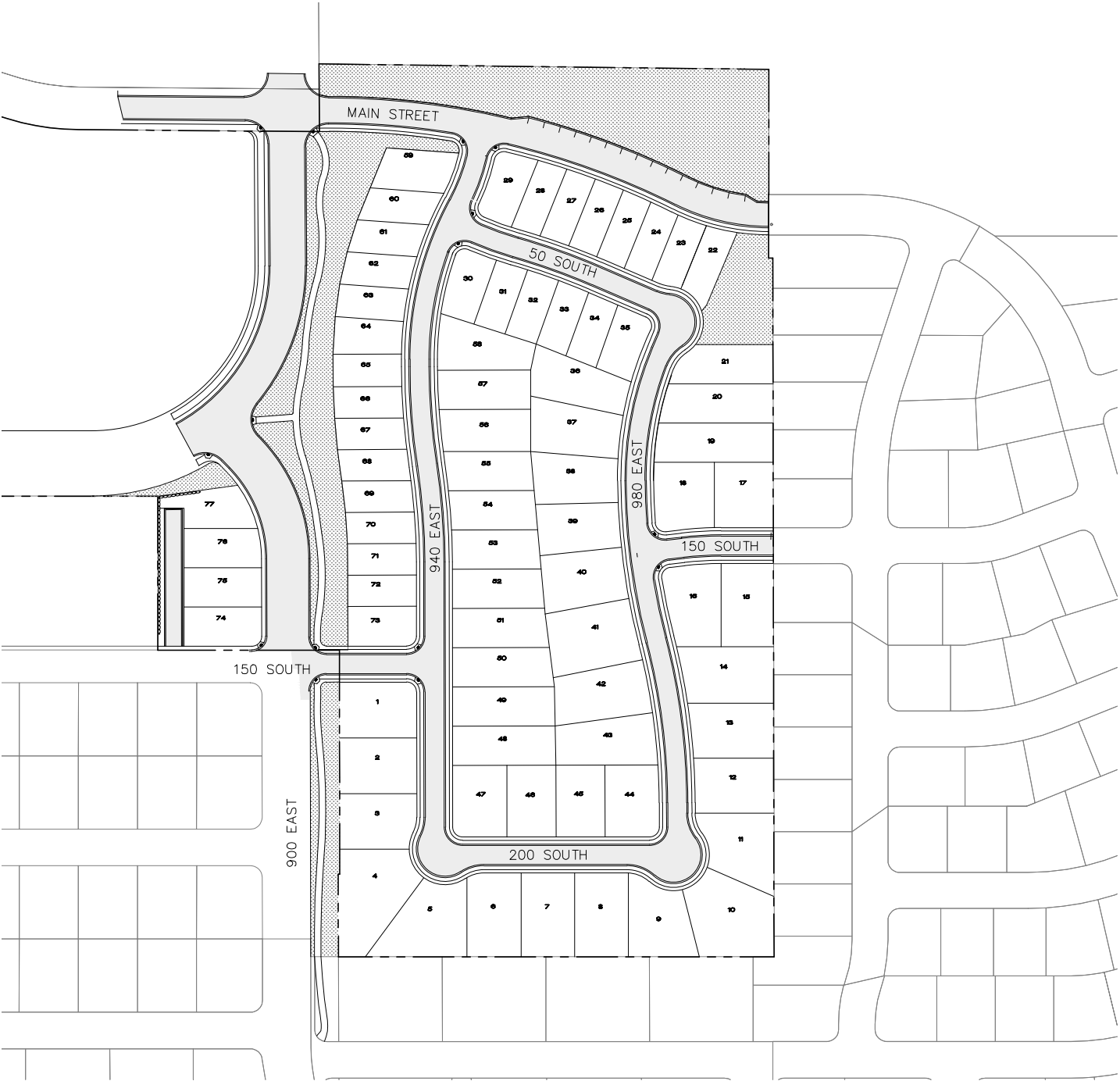
- General Construction Notes:
1. All Mainline piping shall be placed with a minimum of 4'-0" cover over the top of the pipe. Gas lines must meet Dominion Energy's bury requirements.
 2. All new culinary water and pressurized irrigation main line pipe shall be PVC C900 DR 18 class 150 unless otherwise approved by the city.
 3. Minimum of 8" in diameter culinary water and 6" in diameter pressurized irrigation for new main line pipes.
 4. A minimum of 50 PSI static pressure shall be required at all points in the culinary water system within the boundaries of all new subdivisions.
 5. Culinary water service meter boxes shall be located within the 6' planter strip. Meters shall be located only in landscaped areas.
 6. The minimum required fire flow at the fire hydrant locations shall be 1500 GPM.
 7. When required, pressure reducing valve vaults (PRV) shall be located as directed by the City or City Engineer. The City or City Engineer shall provide the contractor with the appropriate downstream pressure setting.
 8. Fire hydrants shall be located at all intersections. The maximum spacing between fire hydrants shall not exceed 500' measured along a public right-of-way.
 9. Only City personnel shall open and close city water valves, unless otherwise approved in writing by the City.
 10. All water samples for culinary water testing shall be collected and delivered by City personnel. The contractor shall pay for the testing expense.
 11. Tapping into water lines shall not be allowed in groundwater or mud.
 12. All culinary water mainline valves must be attached to the fixture within the intersection and pressurized irrigation mainline valves shall be located in line with corner lot property lines.
 13. All mainline sewer piping sizes 8" to 15" shall be PVC and shall be supplied in lengths no longer than 13'. Main line pipe sizes 18" and larger shall be reinforced concrete pipe.
 14. All sewer service laterals taps on existing lines shall be "insert-a-tee-type" connections.
 15. The contractor shall provide, install, and maintain all road construction, barricades, channeling devices, and construction signs in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for road construction activities.
 16. Traffic access shall be maintained for local residents to properties along construction boundaries.
 17. Work performed with the State Highway rights-of-way shall conform to State of Utah specifications for excavation on State Highway prepared by the Department of Transportation.
 18. All debris resulting from work on the project shall be disposed of by the contractor. The contractor shall make appropriate arrangements for disposal sites at which debris may be lawfully disposed.
 19. No open burning of construction debris shall be allowed.
 20. The contractor shall provide mailboxes and posts according to US Postal Service standards and shall place them in the planter strips at locations designated by the City.

NOTE

1. 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.

BENCHMARK

EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 9S, RANGE 2E
ELEVATION = 4577.63

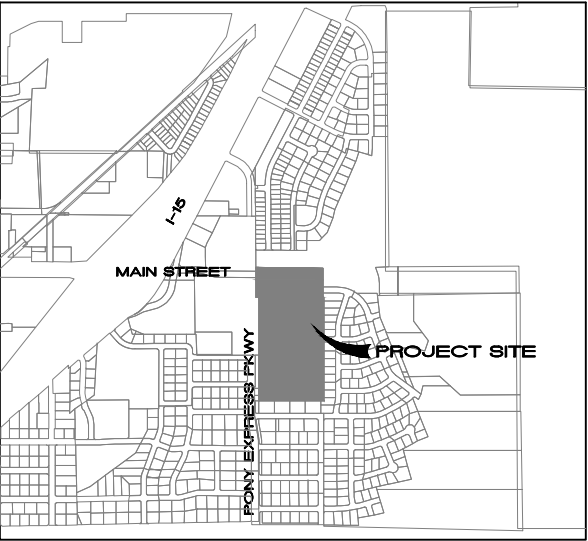


SHEET INDEX

SHEET NO. SHEET NAME

1	COVER SHEET
2	UTILITY PLAN
3	GRADING & DRAINAGE PLAN
4	PP MAIN STREET
5	PP 900 EAST
6	PP 940 EAST
7	PP 980 EAST
8	PP 50 SOUTH & 200 SOUTH
9	PP 150 SOUTH
PLAT	PRELIMINARY PLAT

LAND USE:	
PLAT "A" =	30.86 ACRES
ZONING=	C-1, R-10 (PUD)
TOTAL LOTS=	77 LOTS
ACREAGE IN LOTS=	15.15 ACRES
ACREAGE IN ROW=	8.11 ACRES
OPEN SPACE DEDICATION=	3.50 ACRES
ACREAGE COMMERCIAL=	5.42 ACRES
DENSITY OVERALL =	2.43 LOTS/ACRE



VICINITY MAP



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SANTAQUIN, UTAH

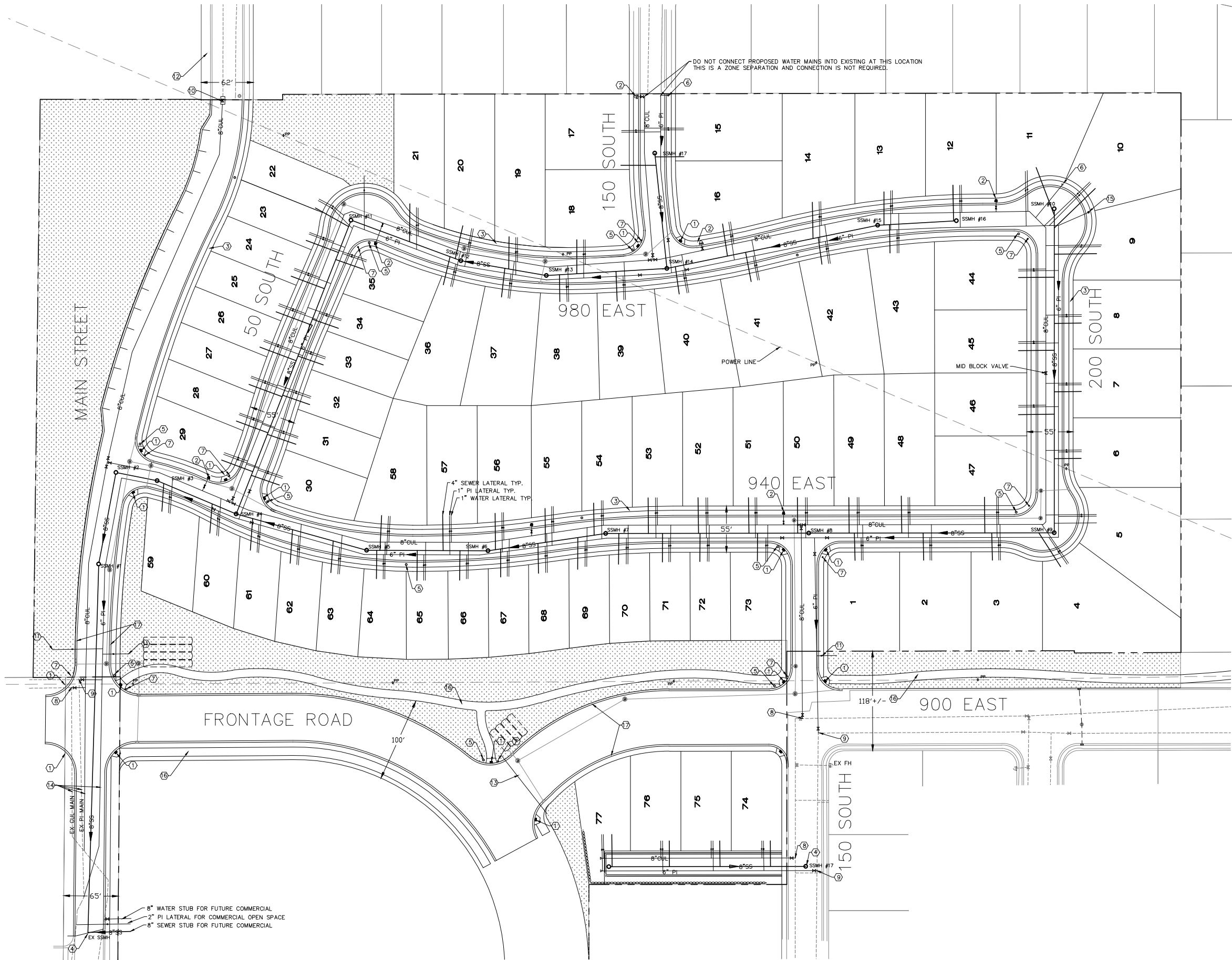
SANTAQUIN ESTATES
A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH

SANTAQUIN ESTATES
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB
FS HARMONY
SHEET NO.
1

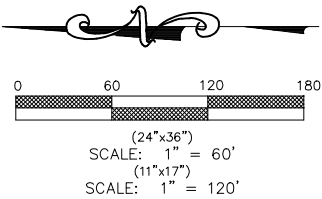


KEYED NOTES

- 1. CONSTRUCT ADA RAMP AS PER SANTAQUIN CITY STANDARDS
- 2. INSTALL FIRE HYDRANT AS PER SANTAQUIN CITY STANDARDS
- 3. CONSTRUCT 5' CONCRETE SIDEWALK
- 4. CONNECT INTO EXISTING SEWER, CONTRACTOR TO VERIFY SIZE, INVERT ELEVATION AND LOCATION.
- 5. INSTALL STREETLIGHT'S PER SANTAQUIN CITY STANDARDS
- 6. INSTALL AIR VAC AT END OF PI MAIN
- 7. STREET AND/OR STOP SIGNS AS PER SANTAQUIN CITY STANDARDS
- 8. CONNECT INTO EXISTING CULINARY LINE WITH CONSTRUCTION VALVE
- 9. CONNECT INTO EXISTING PRESSURE IRRIGATION LINE WITH CONSTRUCTION VALVE
- 10. INSTALL PRV ON CULINARY LINE FOR ZONE SEPARATION AS PER SANTAQUIN CITY STANDARDS.
- 11. 2" PI LATERAL FOR OPEN SPACE
- 12. COORDINATE SIGNAGE FOR WARNING OF ON STREET PARKING.
- 13. IRRIGATION CONDUIT TO PROVIDE IRRIGATION TO ADJACENT OPEN SPACE
- 14. EXISTING WATER MAIN ARE ANTICIPATED TO BE LOWERED, CONTRACTOR TO POTHOLE WATER AND COORDINATE WITH ENGINEER FOR LOWERING.
- 15. INSTALL AIR RELIEF VALVE ON PRESSURE IRRIGATION MAIN AT HIGH POINT.
- 16. 10' ASPHALT TRAIL
- 17. PAINT CURB RED ALONG 900 EAST FROM 150 SOUTH TO THE FRONTAGE ROAD AND MAIN STREET 300' EACH DIRECTION FROM THE FRONTAGE ROAD.

UTILITY NOTES

- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- 2. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
- 3. CULINARY WATER — 48" MIN. DEPTH TO TOP OF PIPE C900 PVC..
- 4. SEWER 8" SDR-35 PVC PIPE WITH MANHOLES AS NOTED.
- 5. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER SANTAQUIN CITY STANDARDS.
- 6. ALL CULINARY VALVES ARE TO BE FLANGED TO THE TEE.



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TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SANTAQUIN, UTAH

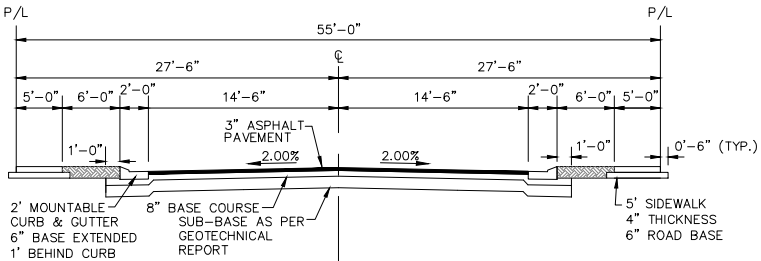
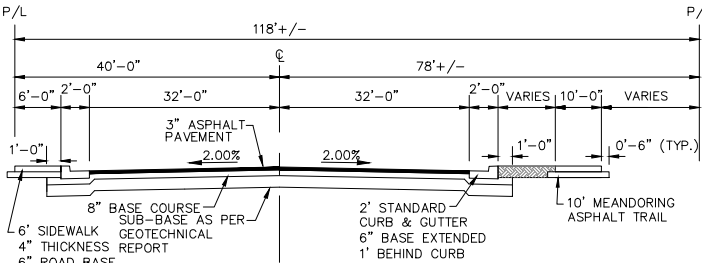
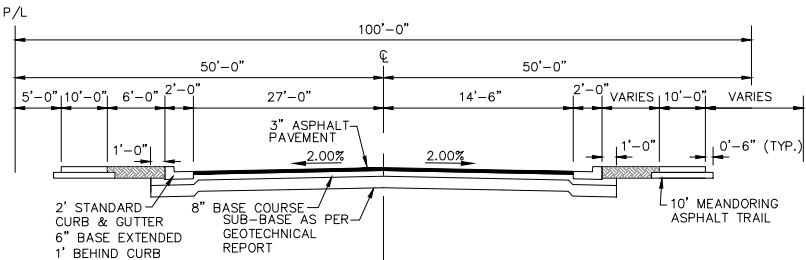
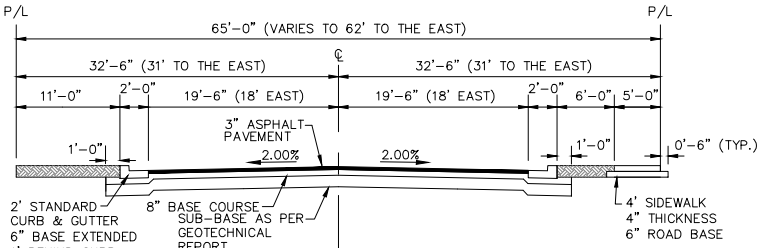
SANTAQUIN ESTATES
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

JOB
FS H6
SHEET NO.
2

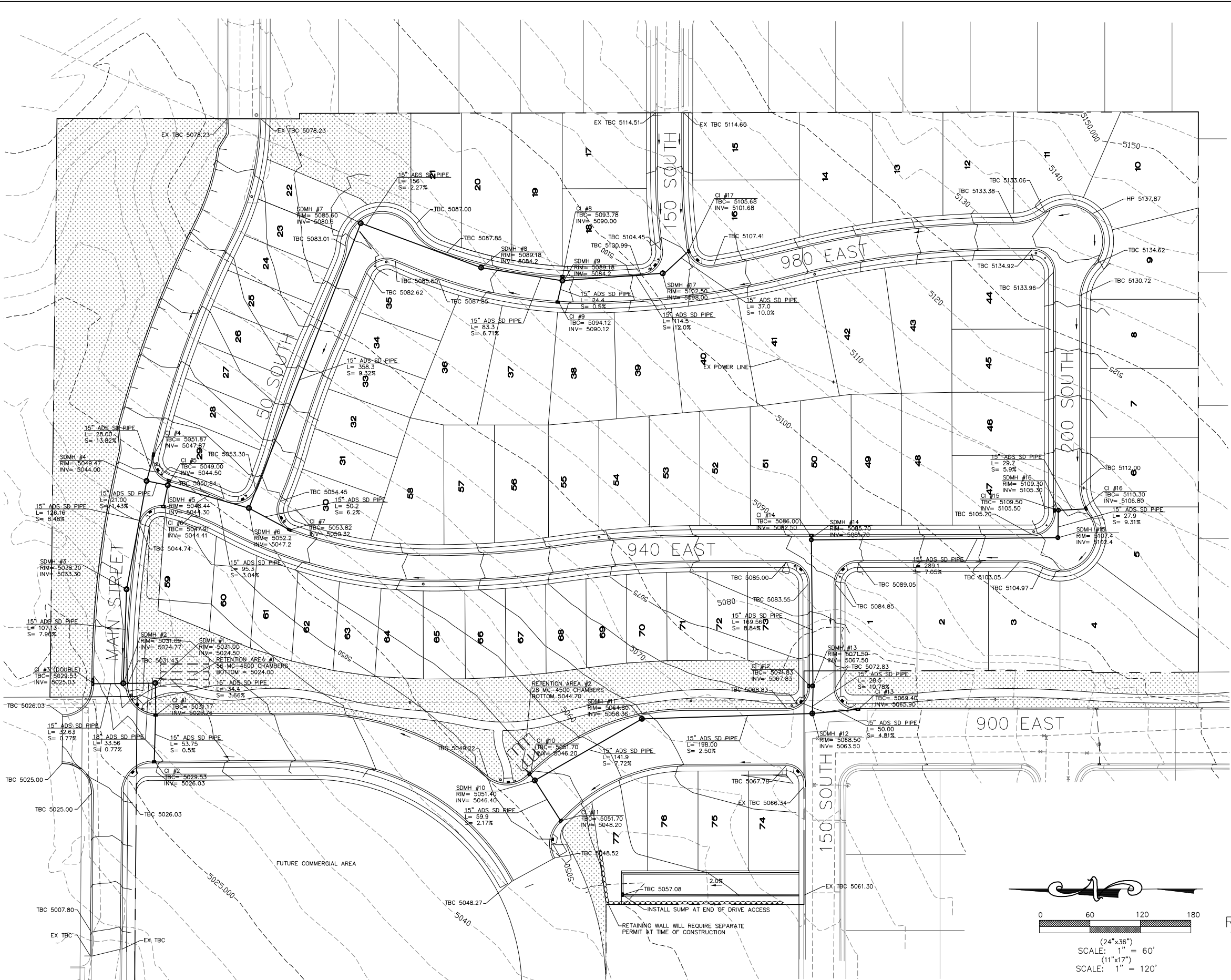
GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. DRAINAGE FOR EACH LOT IS TO BE DIRECTED TO THE STREET. IF LOT GRADING DOES NOT ALLOW THE DRAINAGE TO FLOW TO THE STREET THEN THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT.
4. RETENTION AREAS 1 AND 2 TO INCLUDE MC-4500 STORMTECH CHAMBERS OR EQUIVALENT OPEN VOLUME BASED ON PERCOLATION RATES AT THOSE LOCATIONS.



RETENTION AREAS

1. CONTRACTOR TO COORDINATE WITH ENGINEER ONCE SITE PREP WORK IS COMPLETE AT RETENTION AREAS TO VERIFY PERCOLATION RATES PRIOR TO INSTALLATION OF STORMTECH OR EQUIVALENT SYSTEM.



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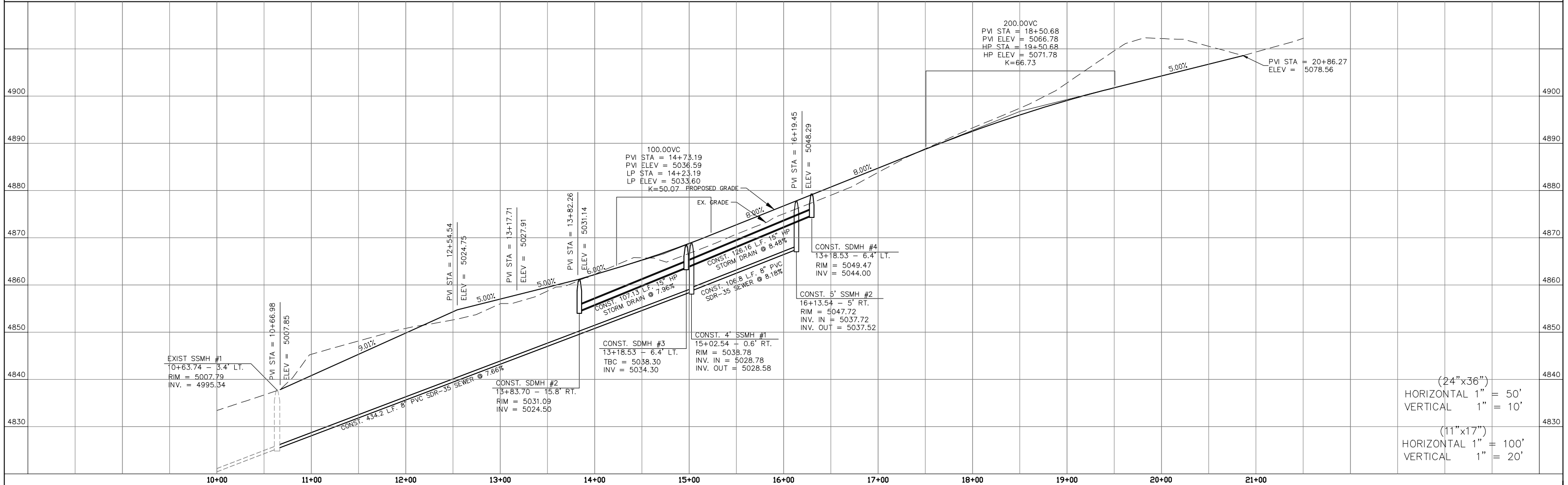
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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SANTAQUIN, UTAH

SANTAQUIN ESTATES
A RESIDENTIAL SUBDIVISION

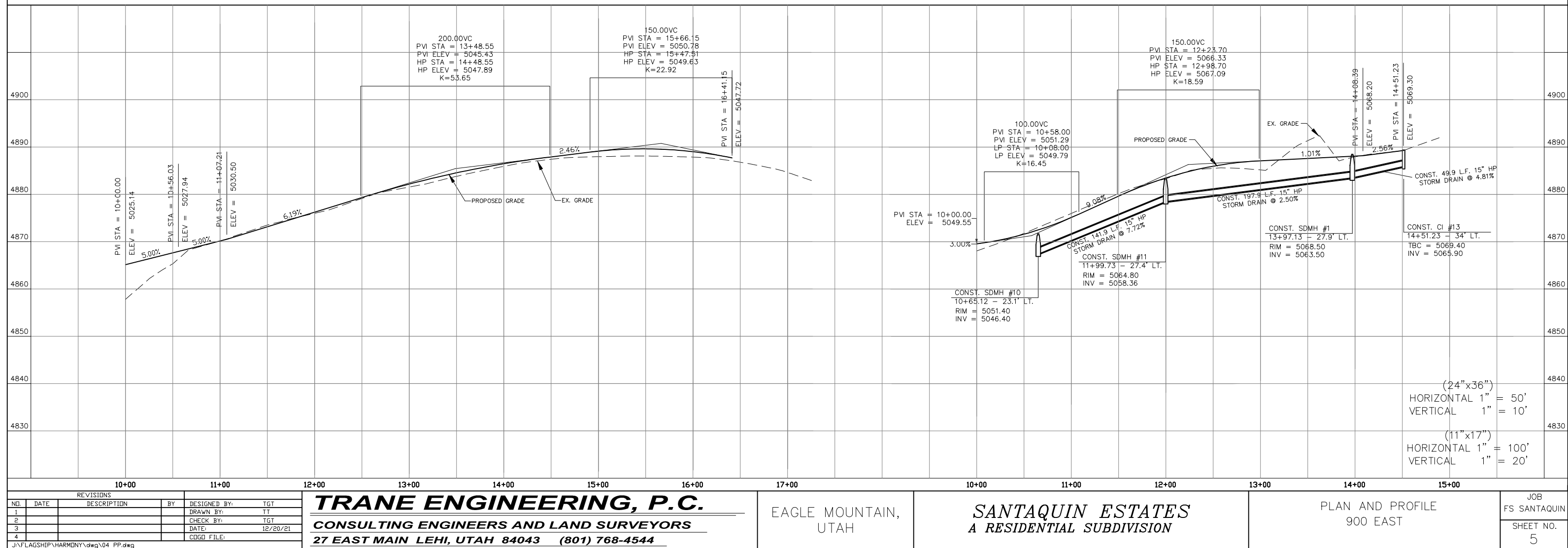
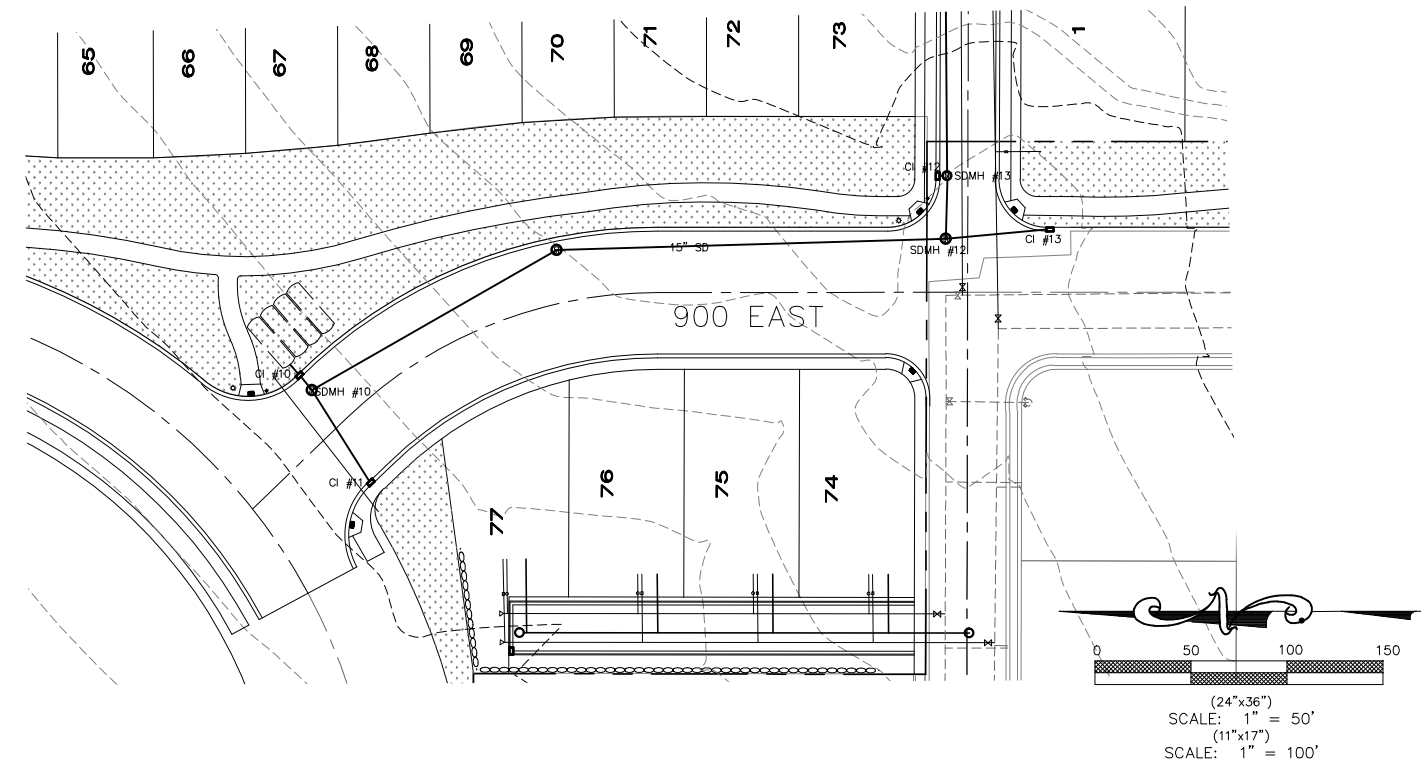
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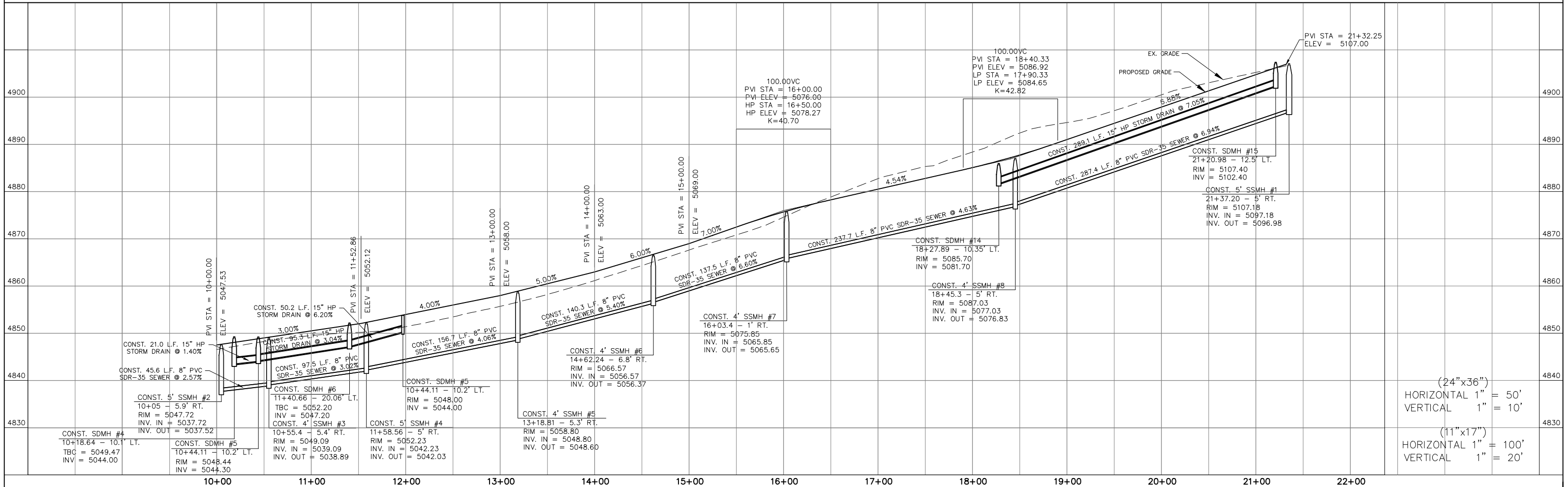
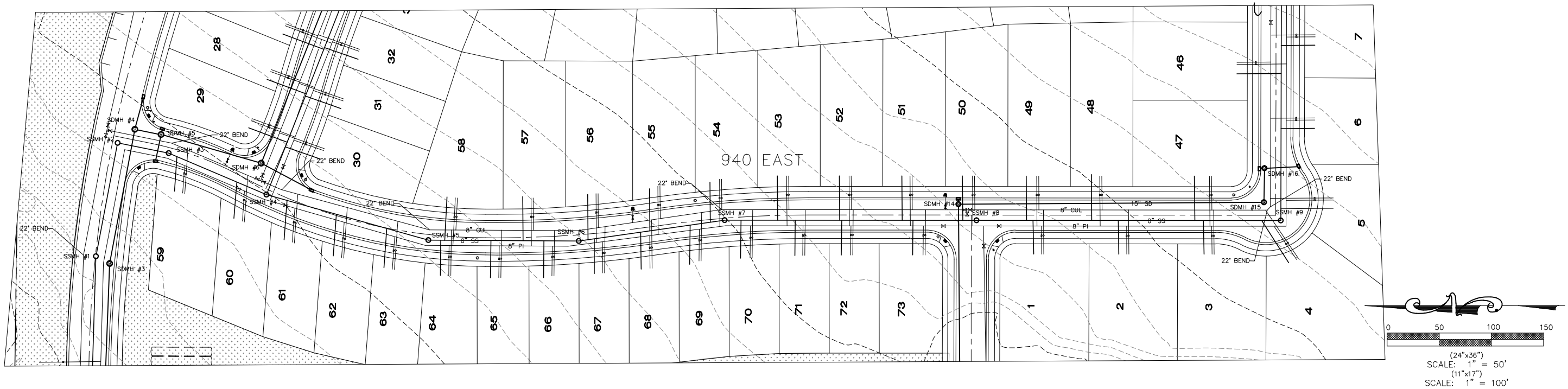
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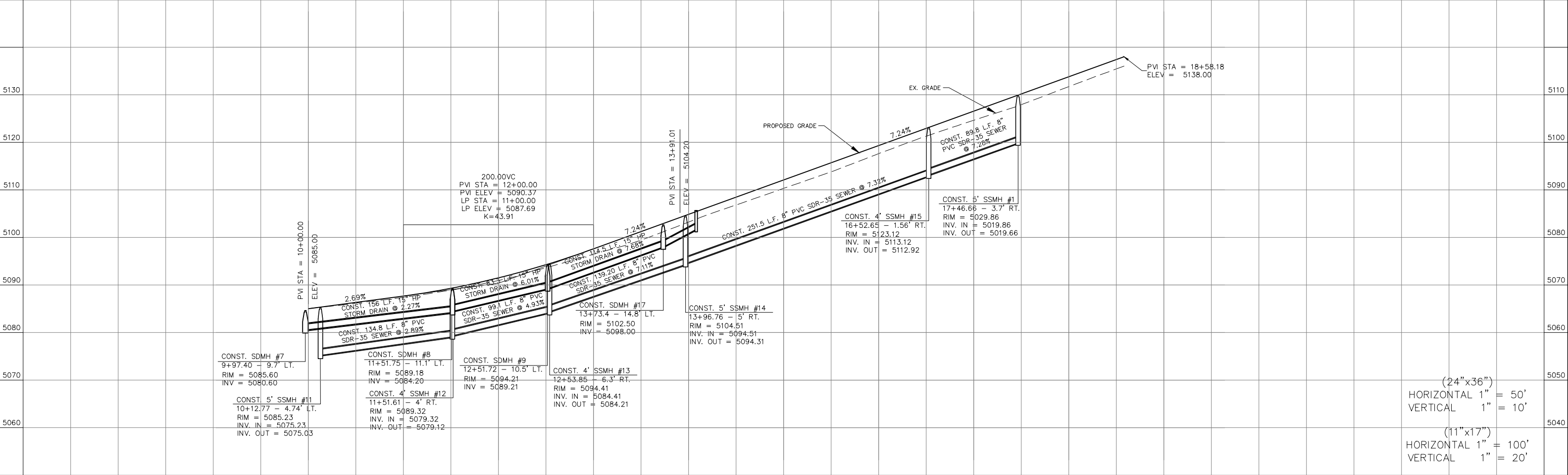
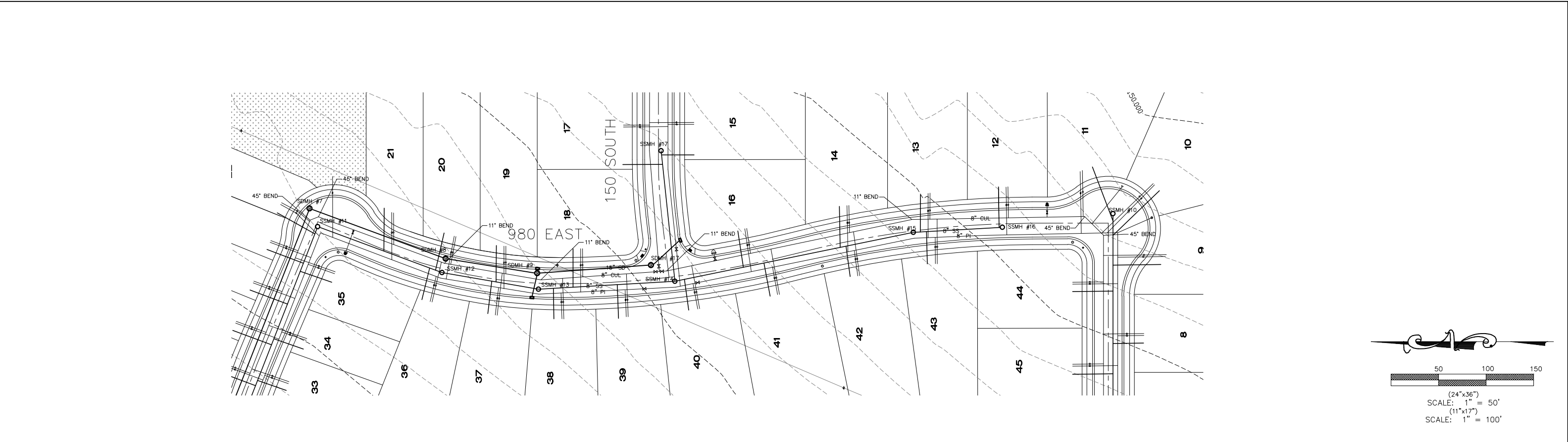
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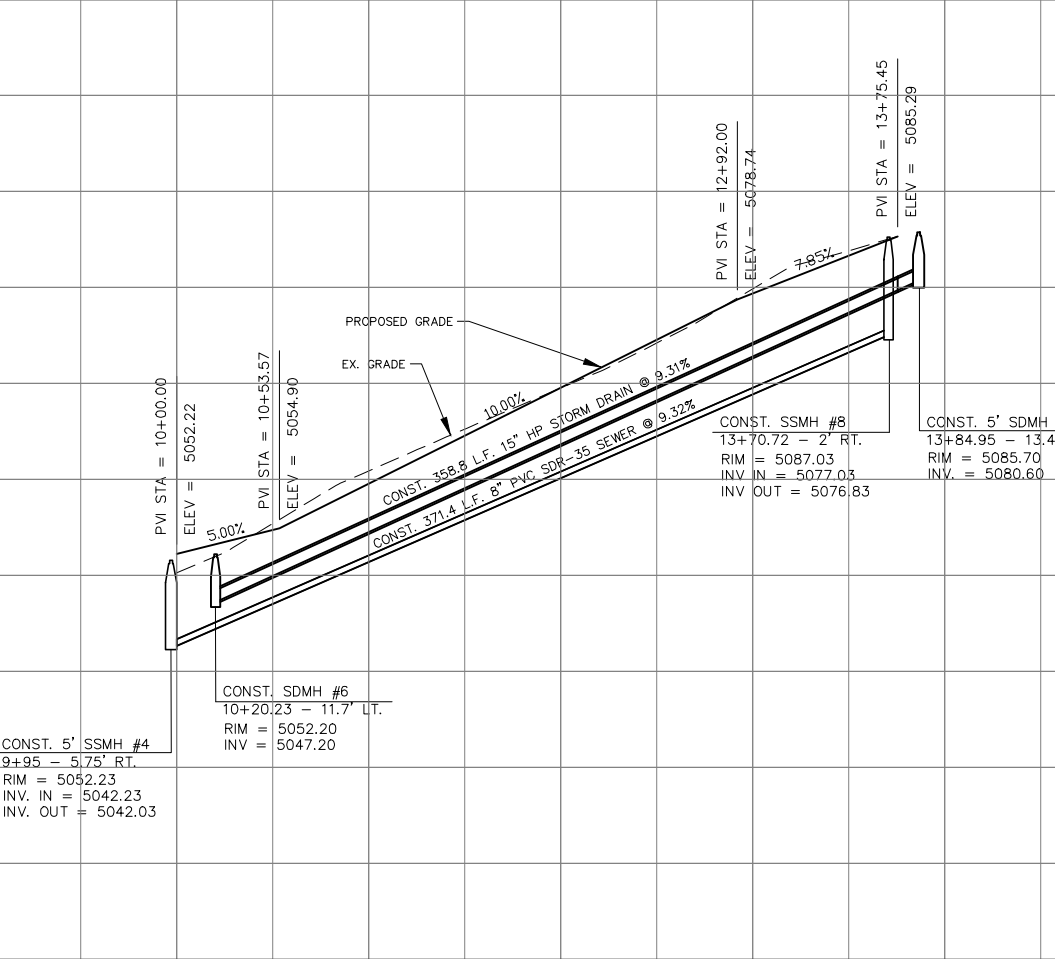
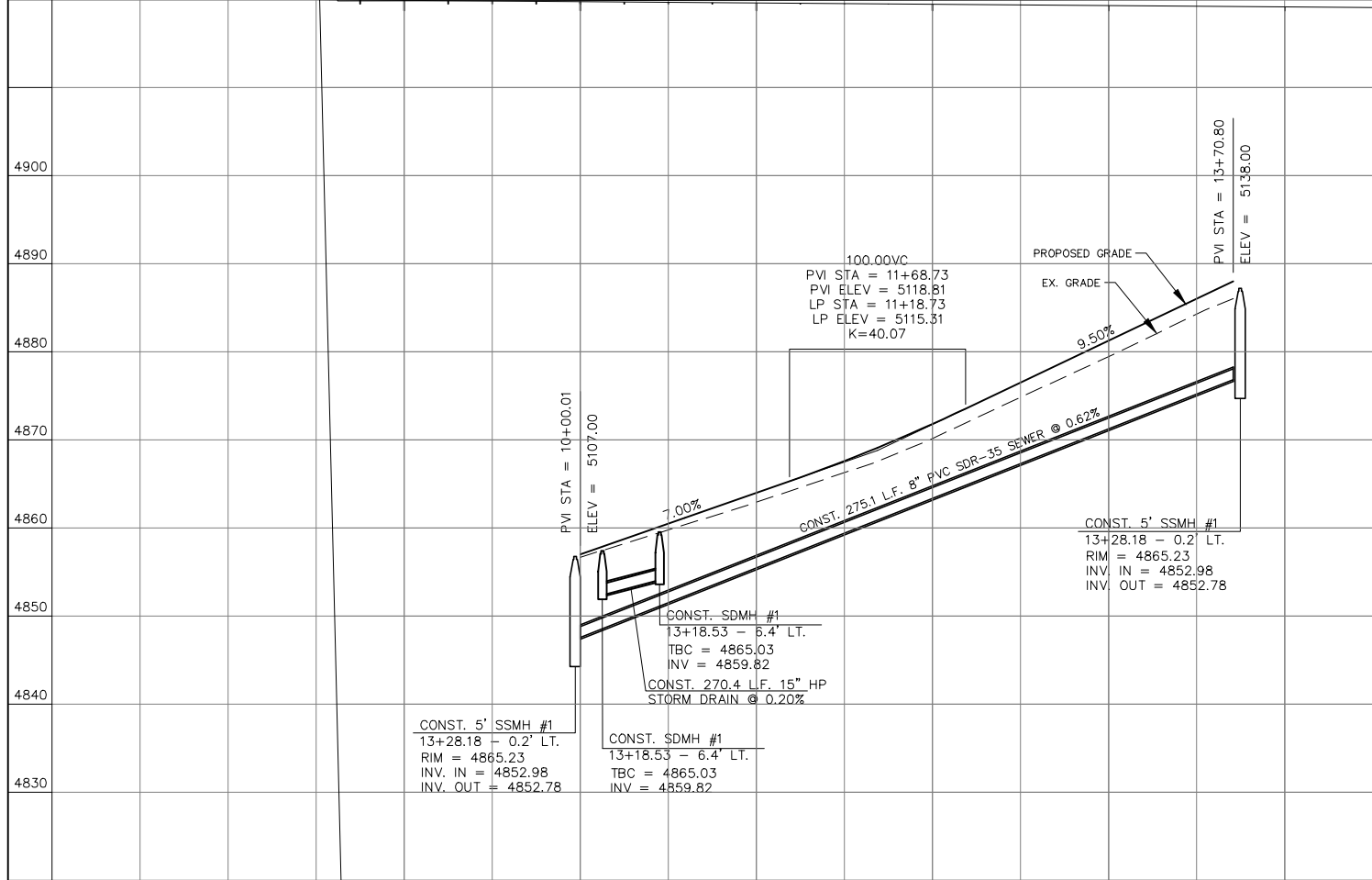
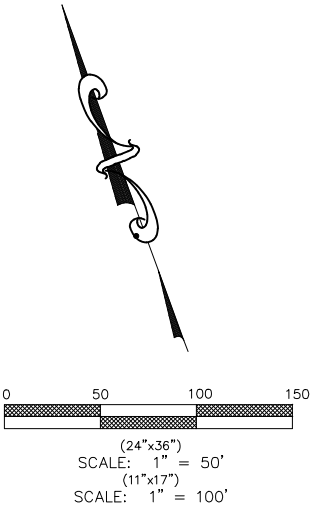
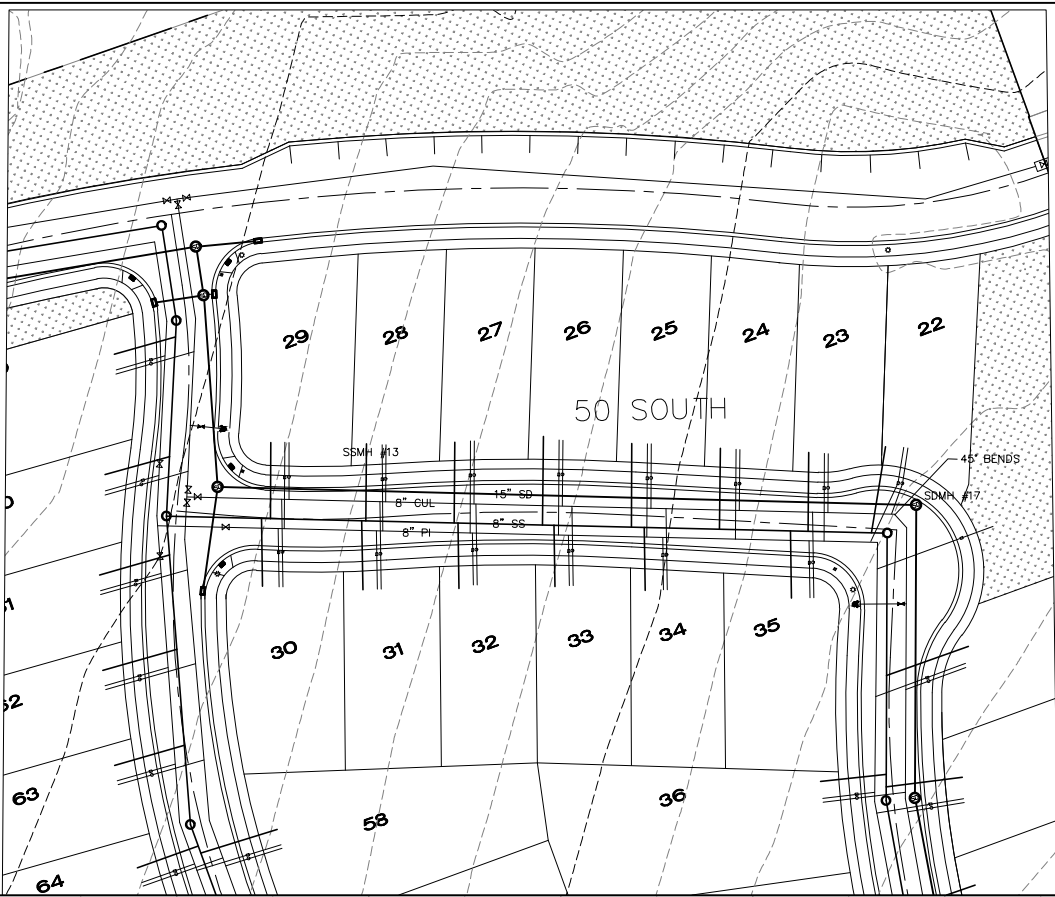
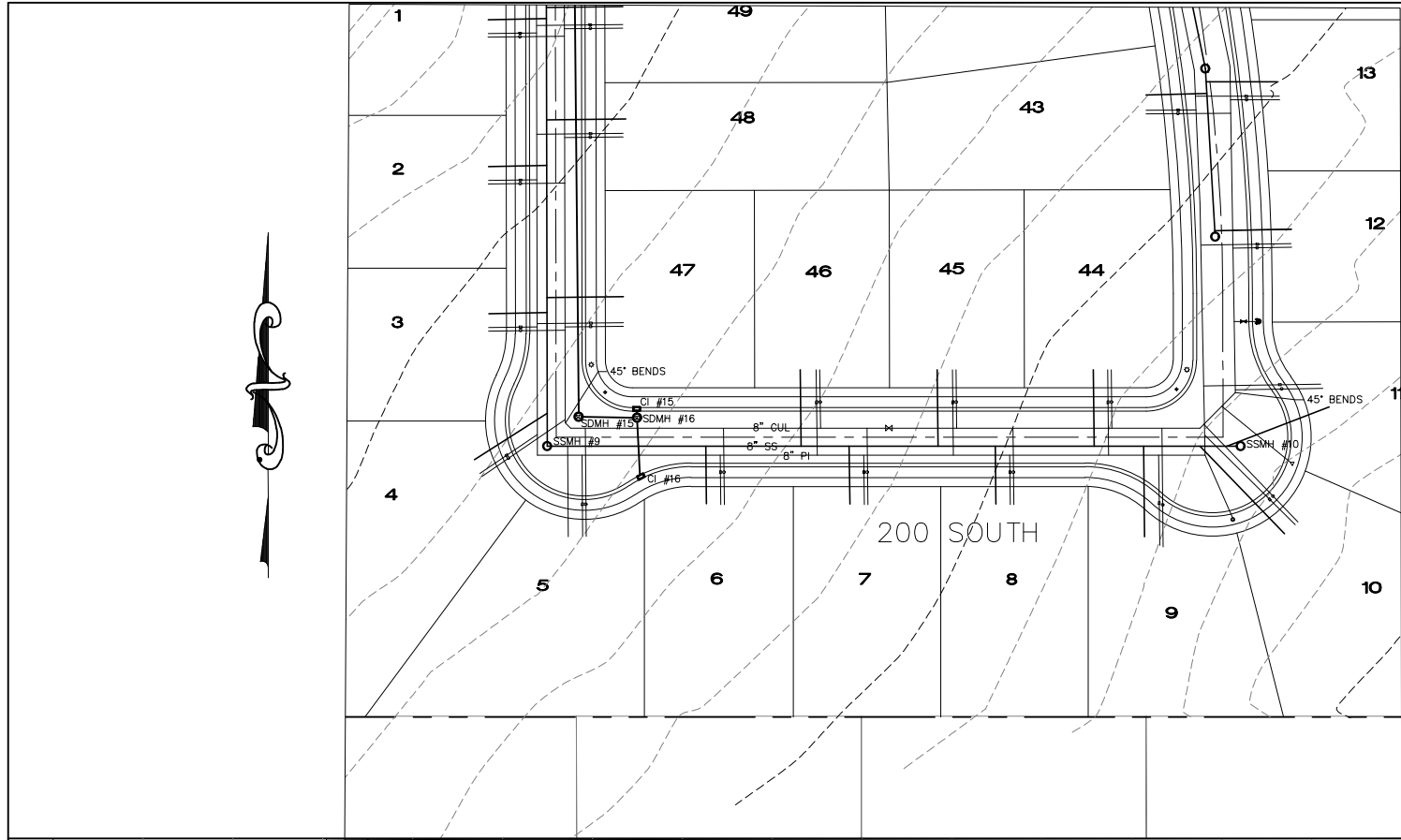
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

SANTAQUIN ESTATES
A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE
980 EAST

JOB FS SANTAQUIN
SHEET NO. 7



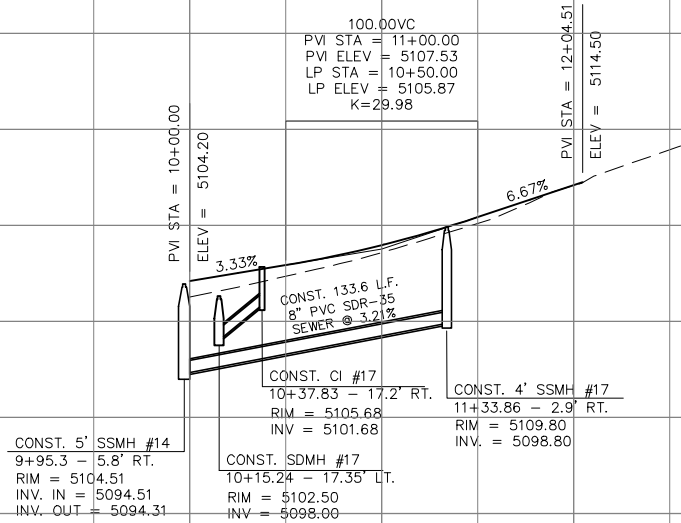
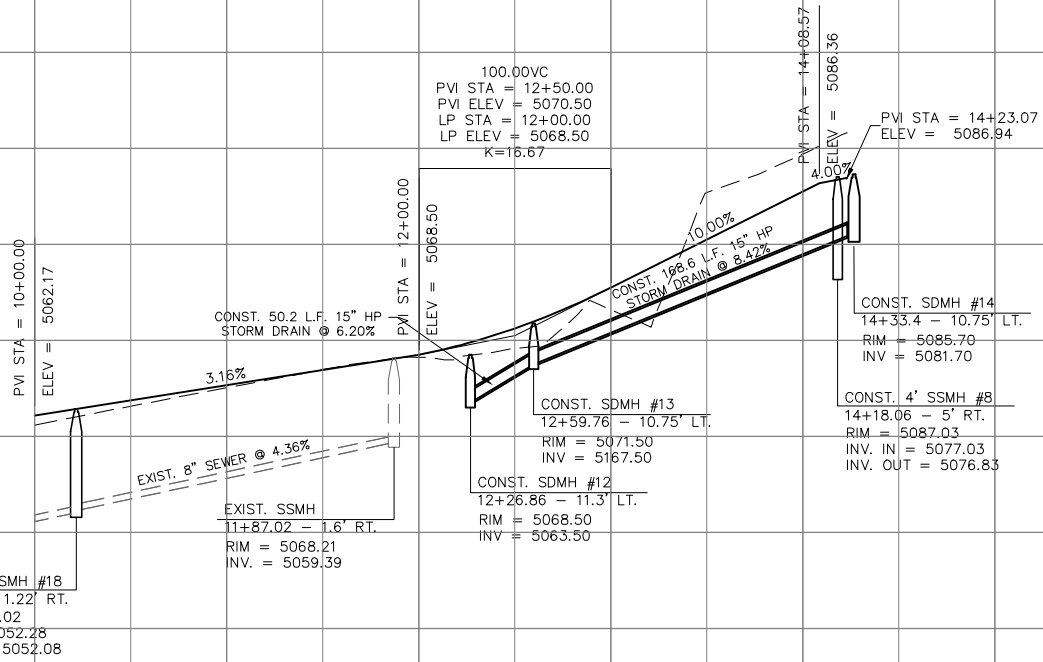
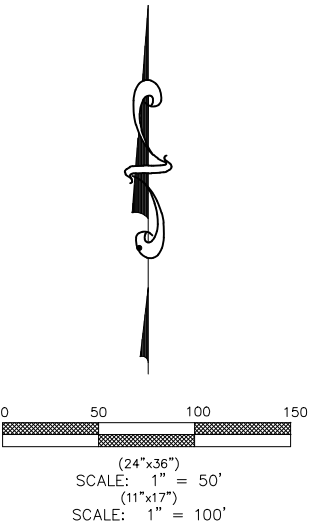
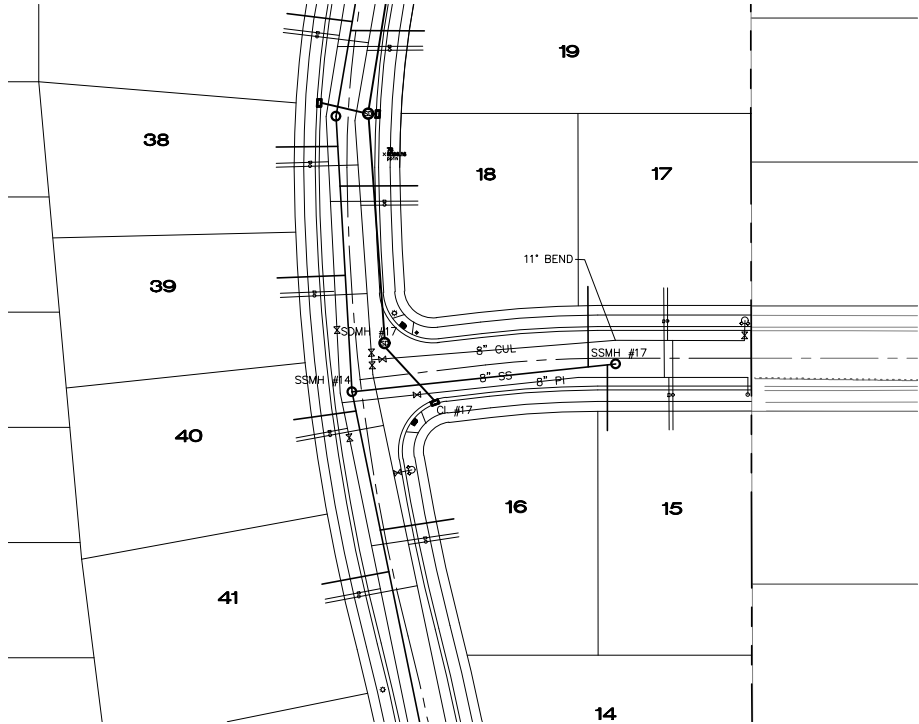
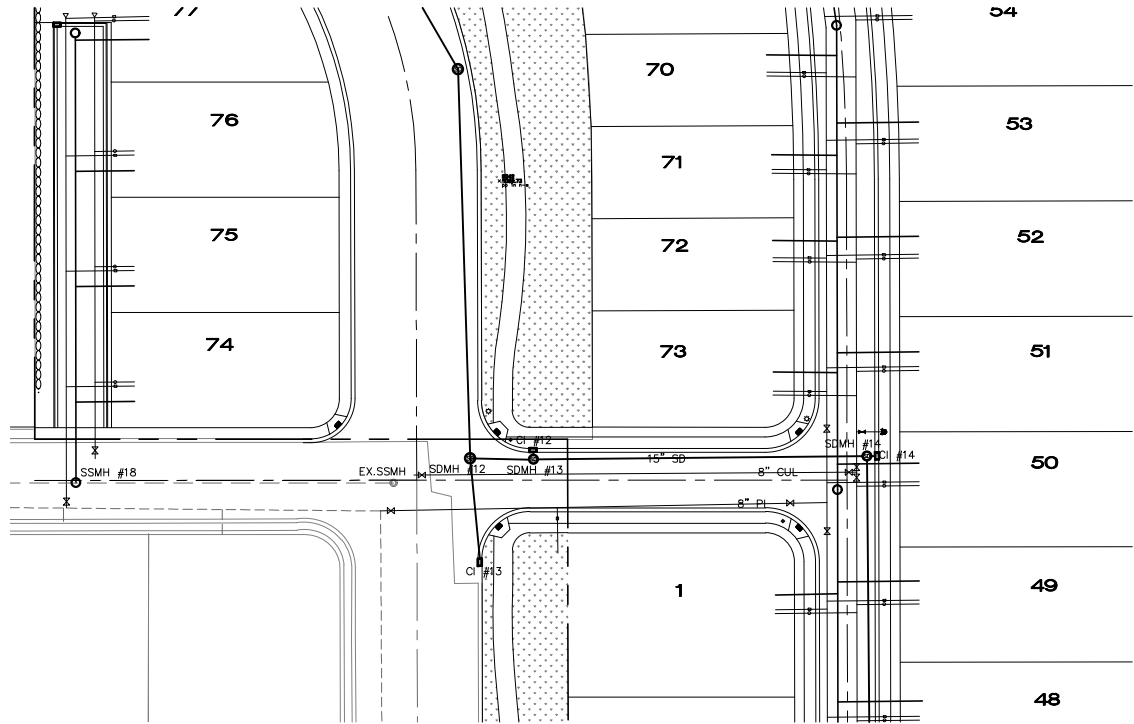
(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 10'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 20'

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



(24"x36")
HORIZONTAL 1" = 50'
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10+00 11+00 12+00 13+00 14+00 15+00

10+00 11+00 12+00 13+00

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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN,
UTAH

SANTAQUIN ESTATES
A RESIDENTIAL SUBDIVISION

PLAN AND PROFILE
150 SOUTH (W) & 150 SOUTH (E)

JOB
FS SANTAQUIN
SHEET NO.
9

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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 of 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's right-of-way department at 1-800-366-8532

Approved this _____ day of _____ 20 _____

Dominion Energy
By: _____ Title: _____

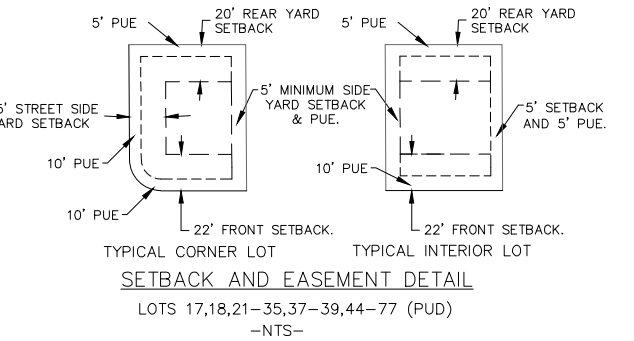
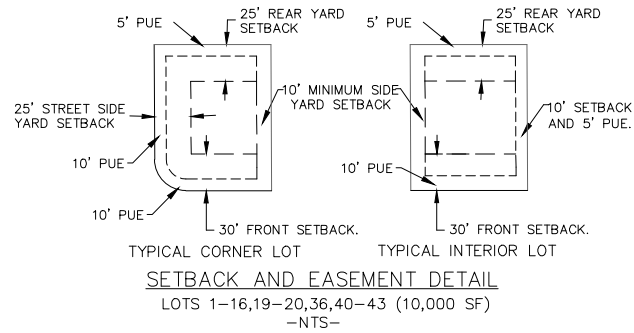
- ROCKY MOUNTAIN POWER APPROVAL
Pursuant to Utah Code Ann 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery 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.
 - (1). A recorded easement of right of way
(2). The law applicable to prescriptive rights
(3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
(4). Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

CENTURYLINK APPROVAL _____ DATE _____

CENTURYLINK _____ DATE _____

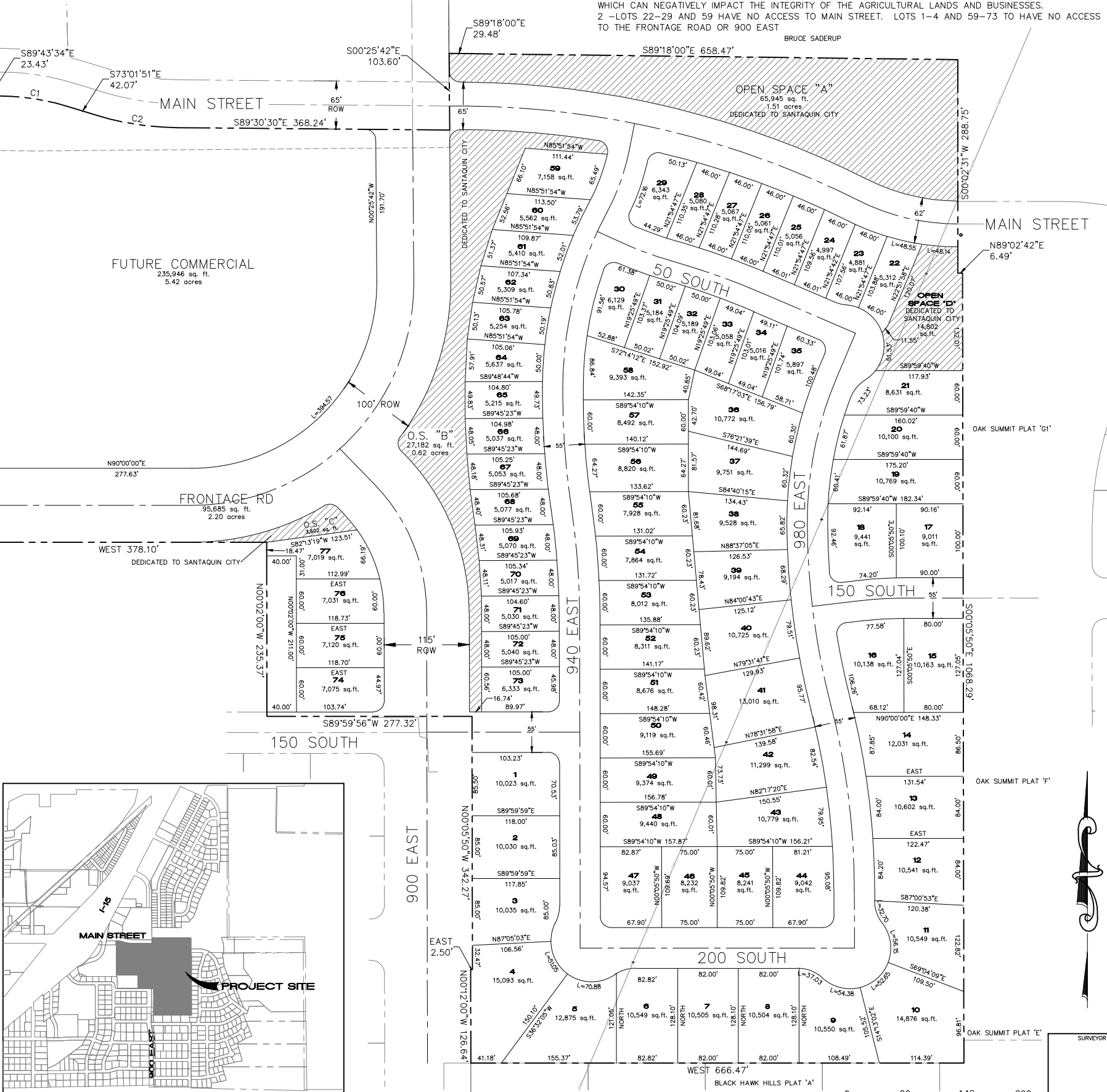
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ACREAGE OPEN SPACE=	3.5 ACRES
ACREAGE COMMERCIAL=	5.42 ACRES
DENSITY OVERALL =	2.43 LOTS/ACRE



LOTS 17,18,21-35,37-39,44-77 (PUD)
-NTS-

SANTAQUIN ESTATES PLAT 'A'

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, SANTAQUIN, UTAH



VICINITY MAP

NOTE:

1- 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 THE AGRICULTURAL LANDS AND BUSINESSES.
2 -LOTS 22-29 AND 59 HAVE NO ACCESS TO MAIN STREET. LOTS 1-4 AND 59-73 TO HAVE NO ACCESS TO THE FRONTAGE ROAD OR 900 EAST

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. _____

DATE _____

BOUNDARY DESCRIPTION

Beginning at the West Quarter Corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°18'00" East 658.47 feet to a rebar and cap #166405; thence South 00°02'31" West 288.75 feet; thence North 89°02'42" East 6.49 feet; thence South 00°05'50" East 1068.29 feet; thence West 666.47 feet; thence North 00°12'00" West 126.64 feet; thence East 2.50 feet; thence North 00°05'50" West 342.27 feet; thence South 89°59'56" West 277.32 feet; thence North 00°02'00" West 235.37 feet; thence West 378.10 feet; thence North 00°26'12" West 529.99 feet; thence North 89°15'34" West 1.46 feet; thence North 00°26'12" West 73.48 feet; thence South 89°43'34" East 23.43 feet; thence Southeastly 91.79 feet along the arc of a 315 foot radius curve to the right, through a central angel of 16°41'45" the chord of which bears South 81°22'43" East 91.47 feet; thence South 73°01'51" East 42.07 feet; thence Southeastly 110.72 feet along the arc of a 385 foot radius curve to the left, through a central angel of 16°28'39" the chord of which bears South 81°16'11" East 110.34 feet; thence South 89°30'30" East 368.24 feet; thence North 00°25'42" West 103.60 feet; thence South 89°18'00" East 29.48 feet to the point of beginning.

Parcel contains: 30.86 acres

Basis of Bearing: the line between the West Quarter Corner and the Southwest Corner of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian which bears South 00°05'50" East (NAD 27).

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Santaquin City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Santaquin City, Utah together with all improvements required by the Development Agreement between the undersigned and Santaquin City for the benefit of the City on the inhabitants thereof.

OWNER(S): _____ AUTHORIZED SIGNATURES _____
PRINTED _____

ACKNOWLEDGEMENT

On the _____ day of _____, 20 _____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

The _____ of _____ County of Utah, Approves this subdivision on 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 _____, 20 _____.

APPROVED MAYOR OF SANTAQUIN CITY _____

CITY ENGINEER _____ ATTEST BY CITY CLERK-RECORDER _____
(See Seal Below) (See Seal Below)

PLAT 'A'

SANTAQUIN ESTATES

A RESIDENTIAL SUBDIVISION

SANTAQUIN _____ UTAH COUNTY, UTAH _____

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL

FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN, LEHI, UTAH 84043 (801) 768-6562



SCALE: 1" = 80'