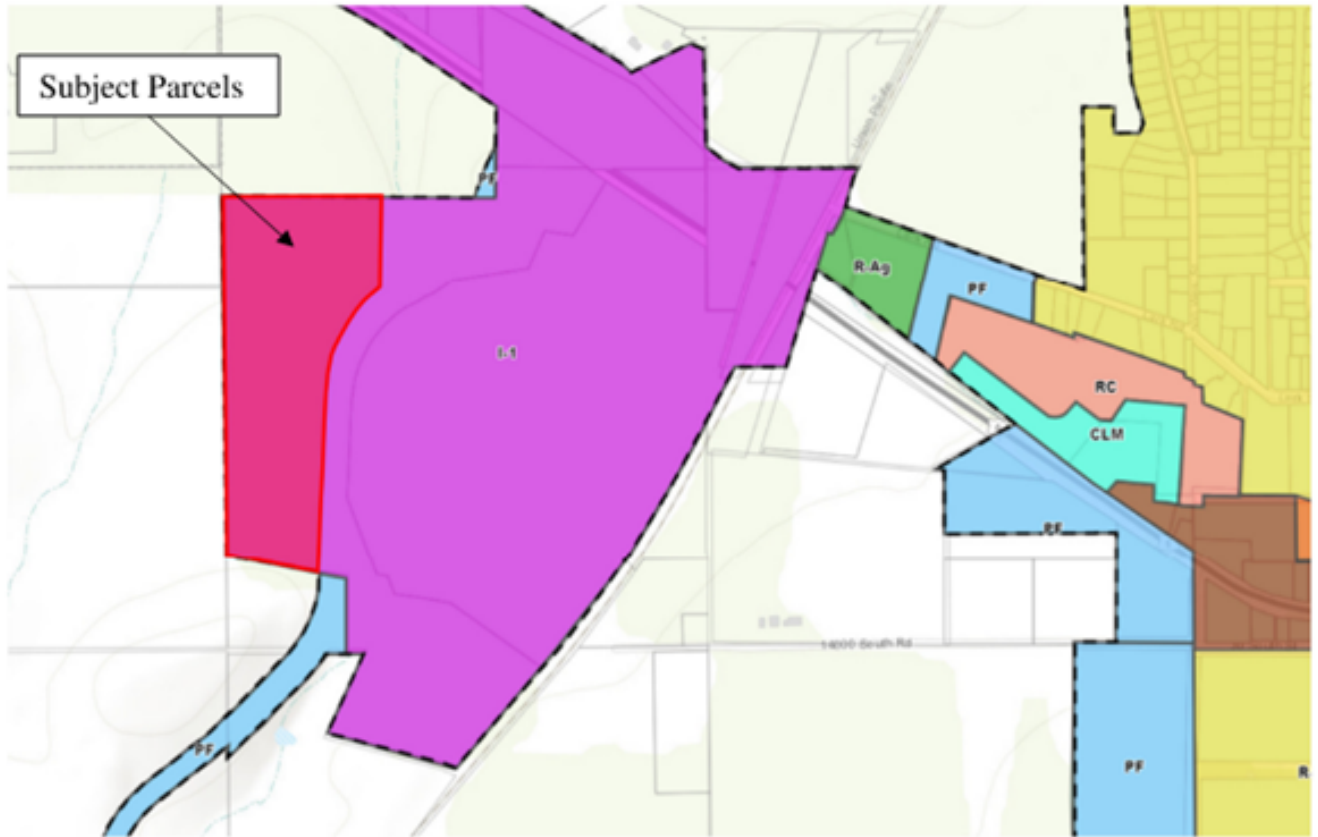


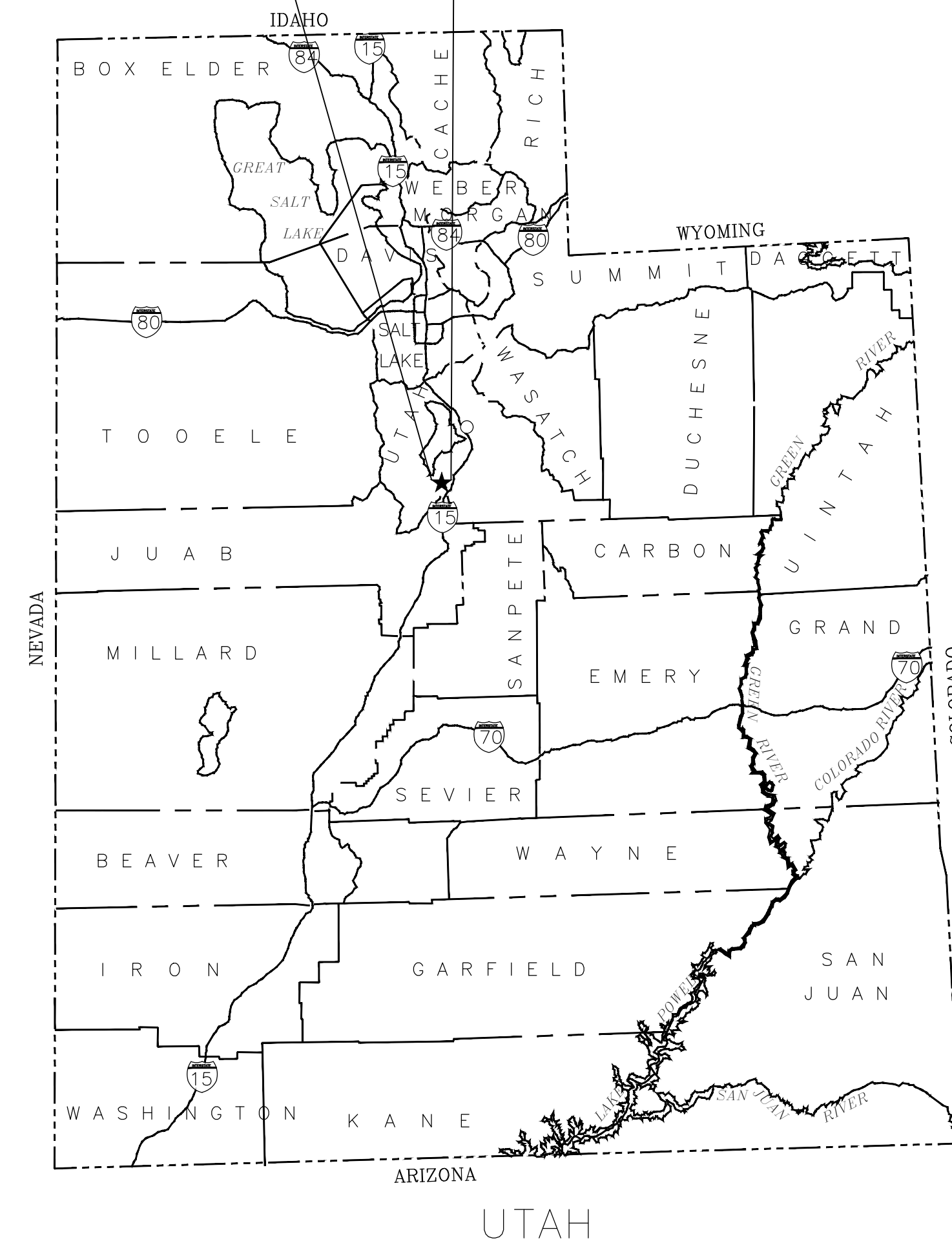
Attachment 1: Vicinity/Zoning Map



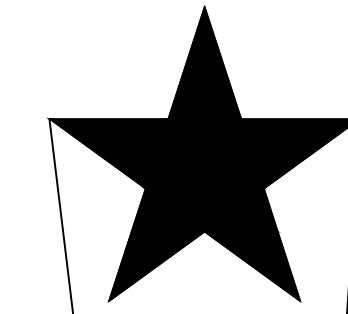
5/3/2023

SANTAQUIN PEAKS INDUSTRIAL PARK

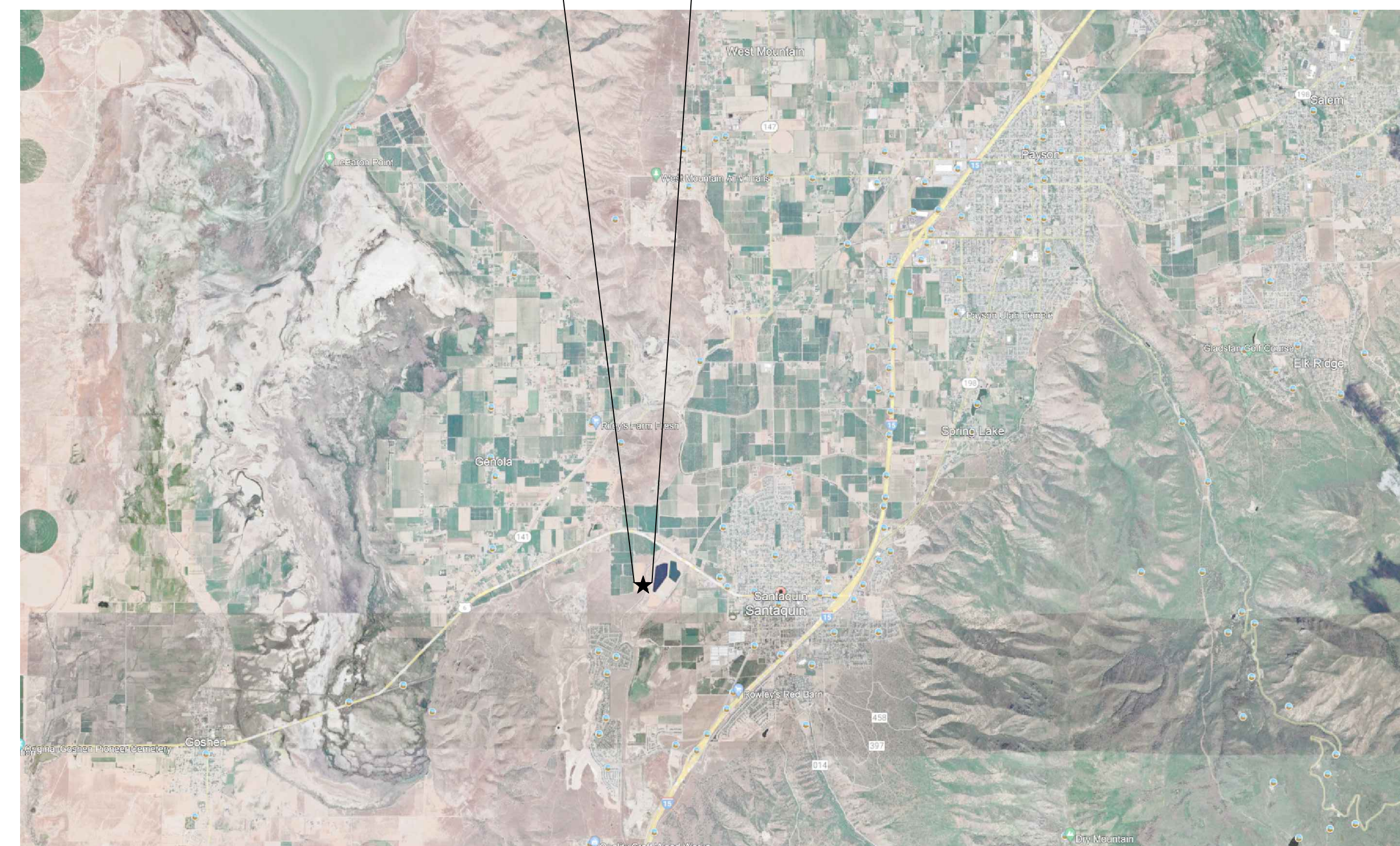
SANTAQUIN, UTAH
MAY 2023



PROJECT VICINTY MAP
NTS



PROJECT LOCATION



PROJECT LOCATION MAP
NTS

SHEET INDEX

TITLE PAGE	TITLE
SHEET INDEX	INDEX
PHASE PLAN	PHASE
OVERALL SITE PLAN	1.0
OVERALL UTILITY PLAN	1.1
OVERALL STORM WATER PLAN	1.2
SIGNAGE PLAN	1.3
PLAN AND PROFILE	PP-1 THRU PP-4
DETAILS	D1.1-D1.2

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.

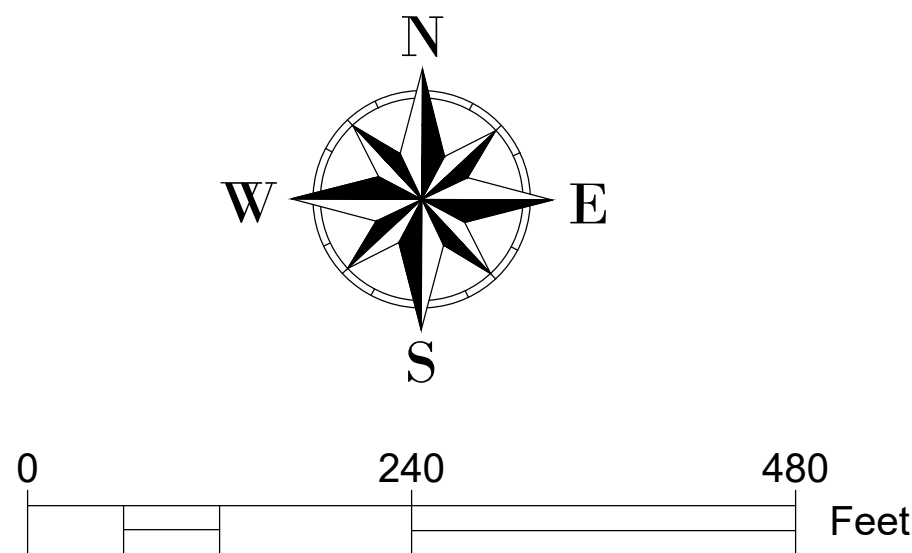


PREPARED BY :
**RIMROCK ENGINEERING &
DEVELOPMENT**

CONTACT: JOE SANTOS

5/3/2023

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SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



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ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

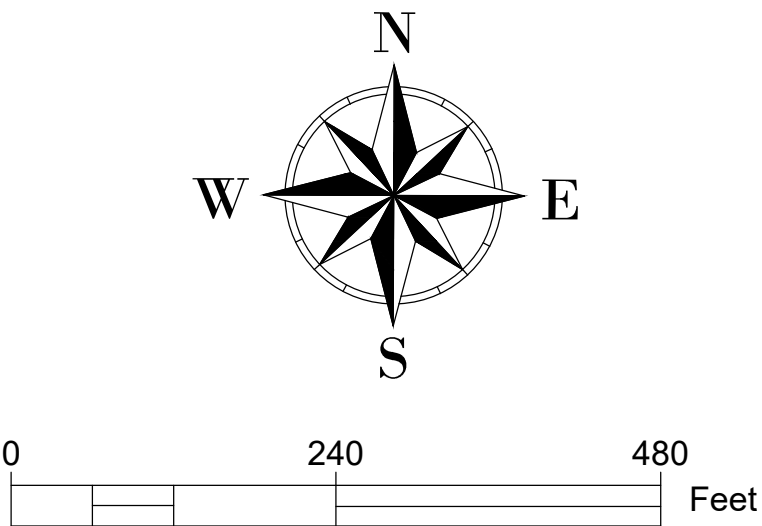
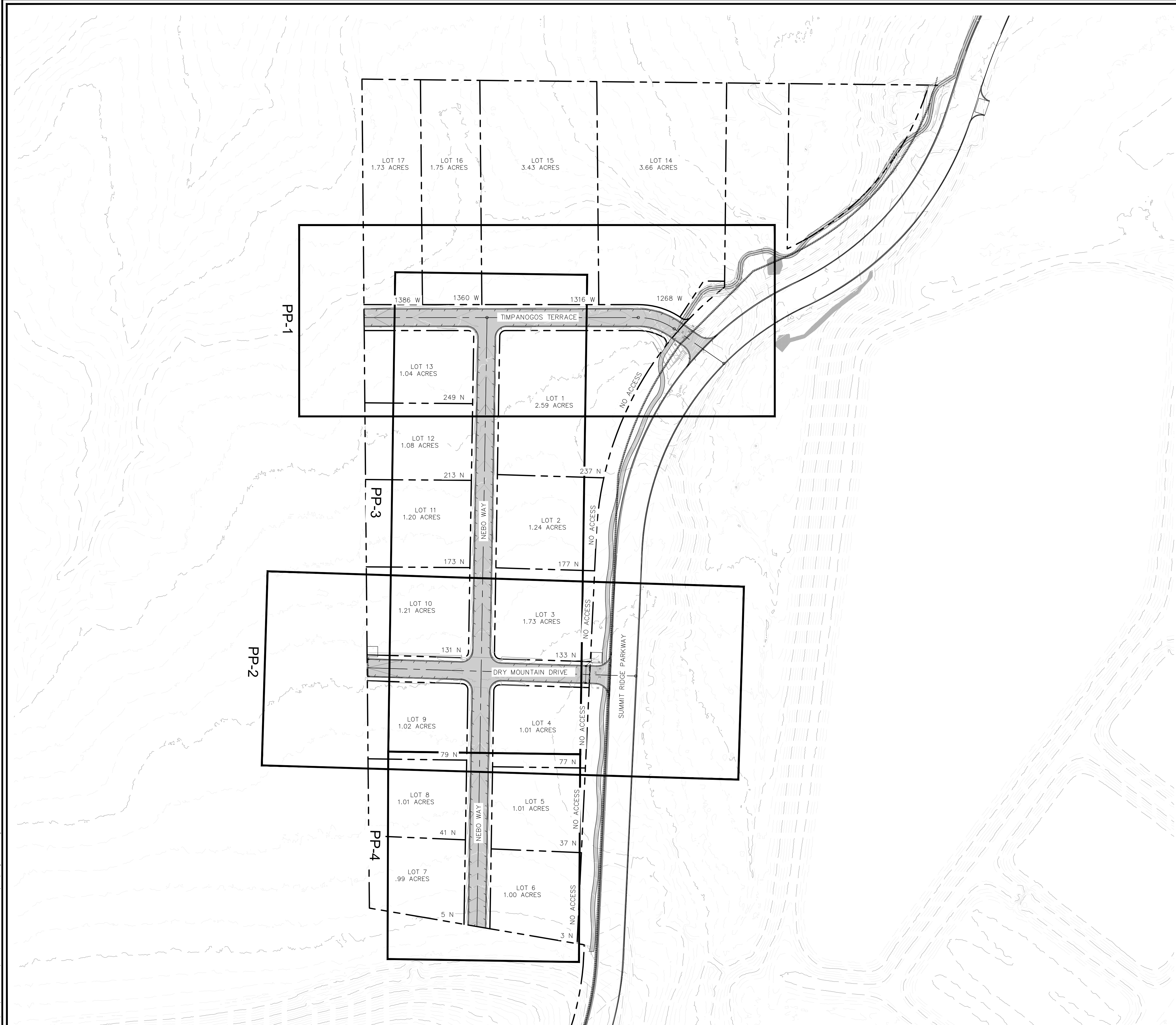
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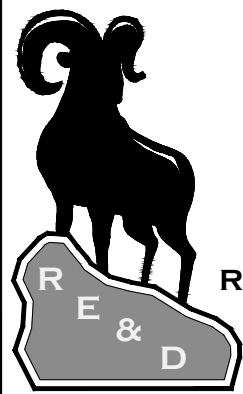
OVERALL SITE

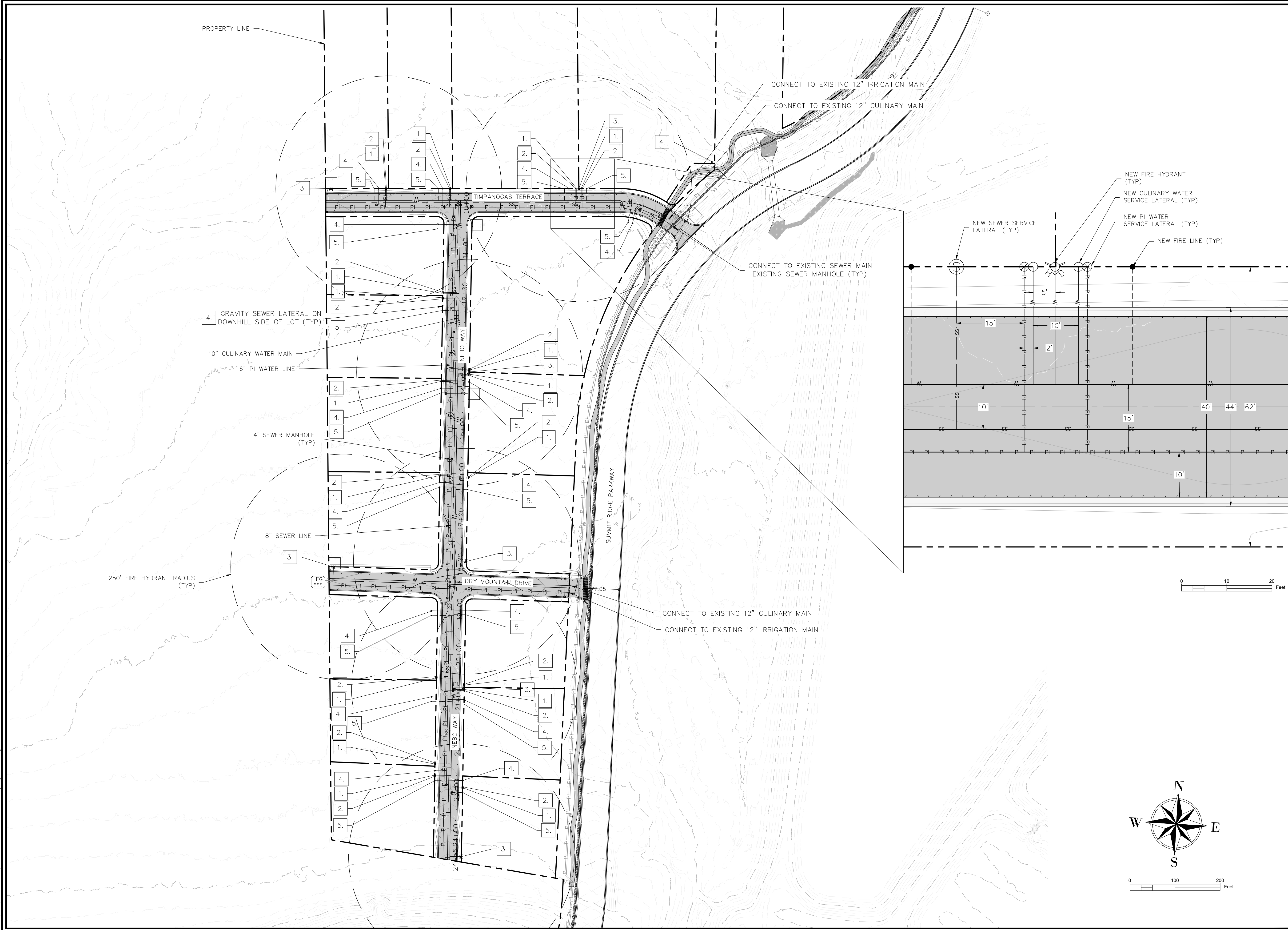
PLAN SUBMITTAL: PRELIMINARY

**REVIEW SET
5/3/23**

SHEET NUMBER
1.0



SHEET NOTES	
1.	
SHEET LEGEND	
PLAN REVISIONS	
A.	
 RIMROCK ENGINEERING & DEVELOPMENT	
CAD TECH: CRS DESIGNER: CRS Q&A: JNS	CALL BLUE STAKES PRIOR TO DIGGING
PROJECT NAME	
SANTAQUIN PEAKS INDUSTRIAL PARK	
SHEET NAME	
INDEX	
PLAN SUBMITTAL:	PRELIMINARY
REVIEW SET 5/3/23	SHEET NUMBER INDEX



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. FIRE LINE
- NEW CULINARY WATER — W —
NEW PI WATER — PI — PI — PI —
NEW SEWER — SS —
NEW FIRE LINE — SS —

PLAN REVISIONS

A.	



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DESIGNER: CRS
Q&A: JNS

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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

**OVERALL UTILITY
PLAN**

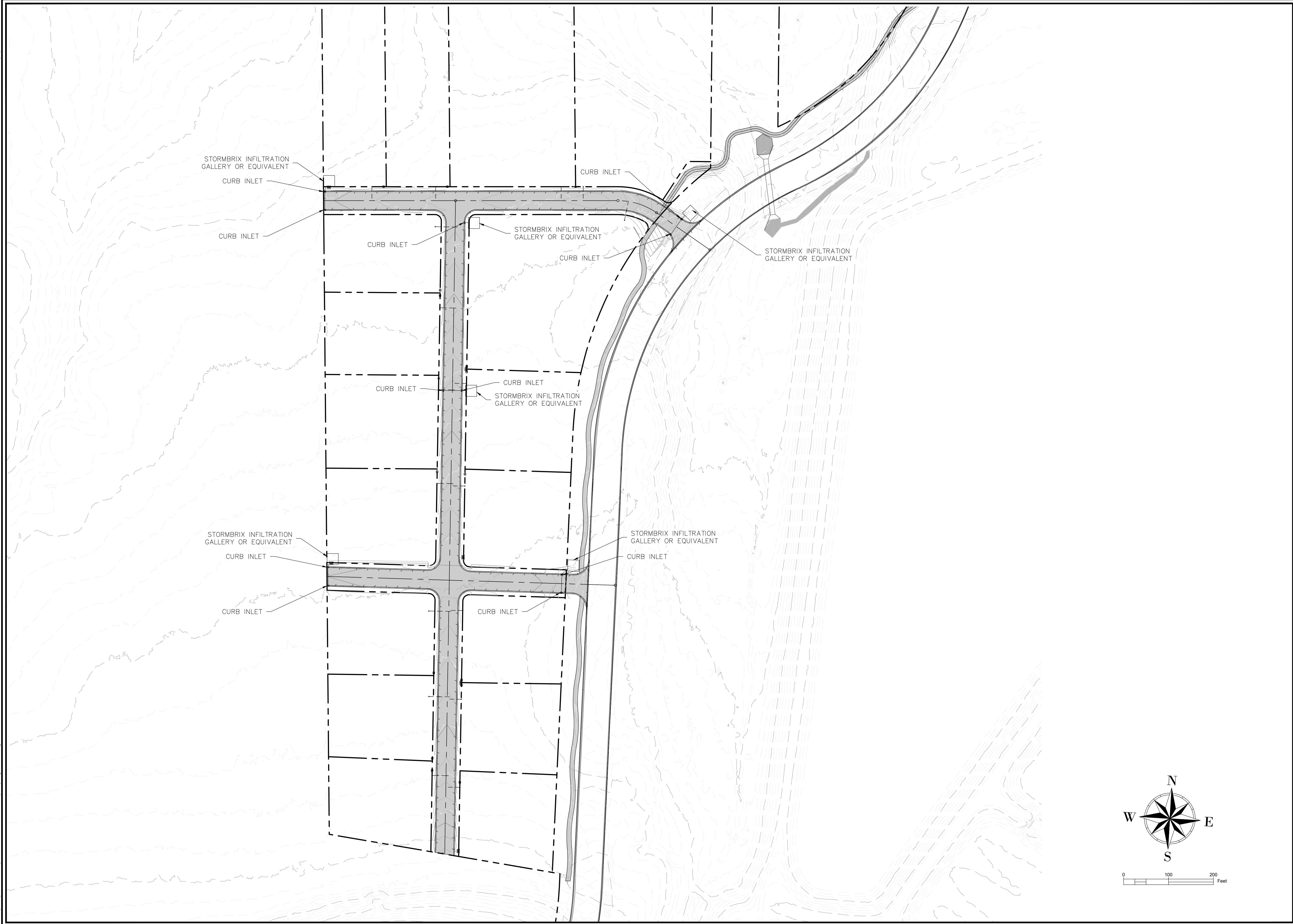
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REVIEW SET
5/3/23

SHEET NUMBER
1.1

5/3/2023

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SHEET LEGEND

PLAN REVISIONS

A.	



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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

**OVERALL STORMWATER
PLAN**

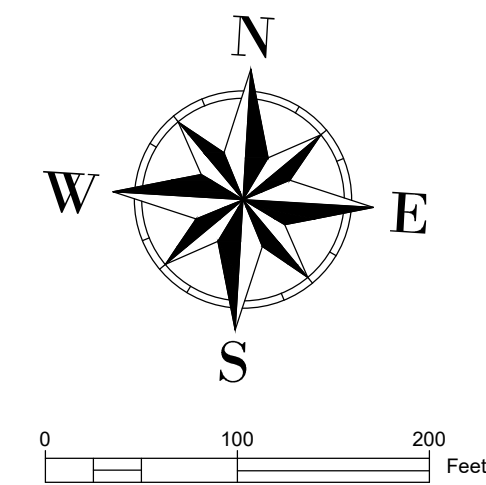
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**REVIEW SET
5/3/23**

SHEET NUMBER
1.2

5/3/2023

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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

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Q&A: JNS

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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

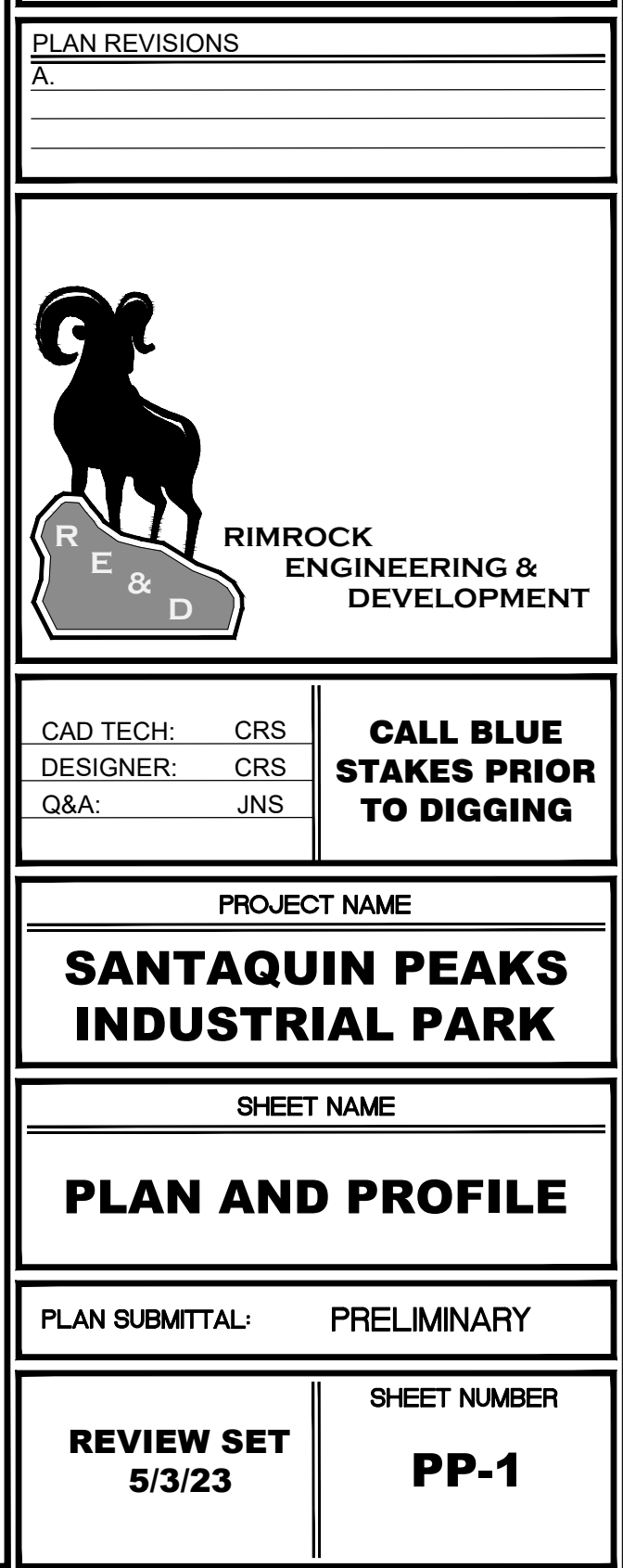
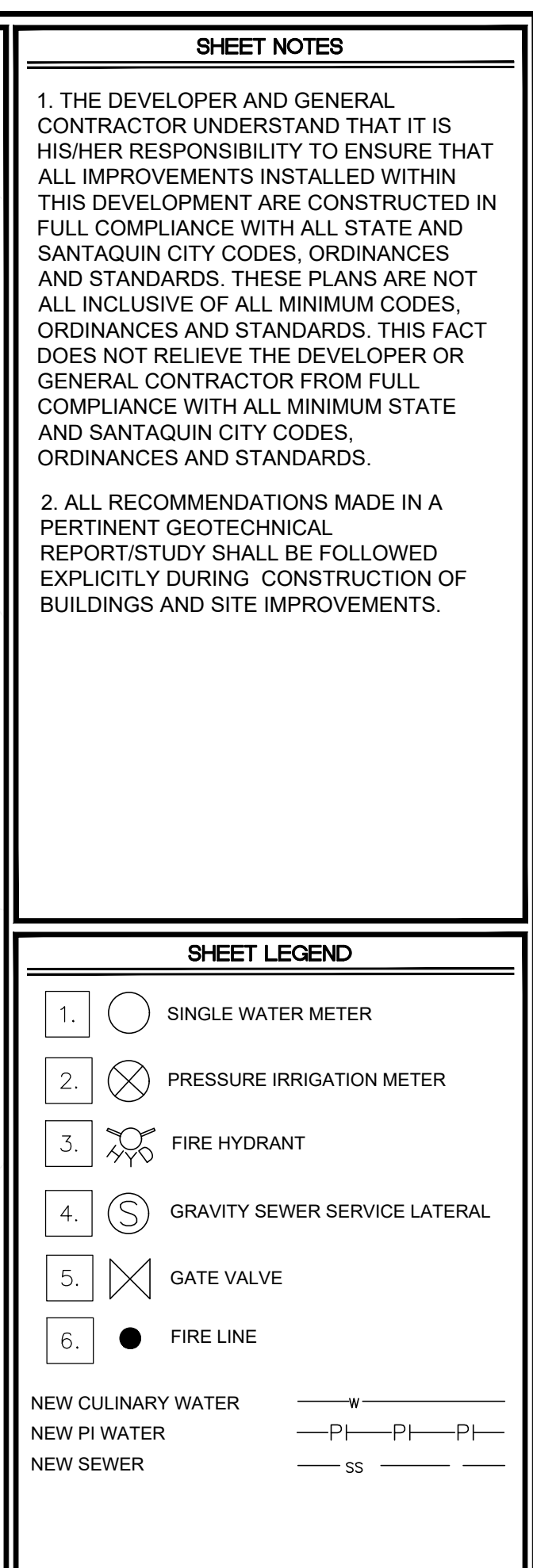
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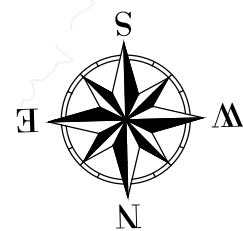
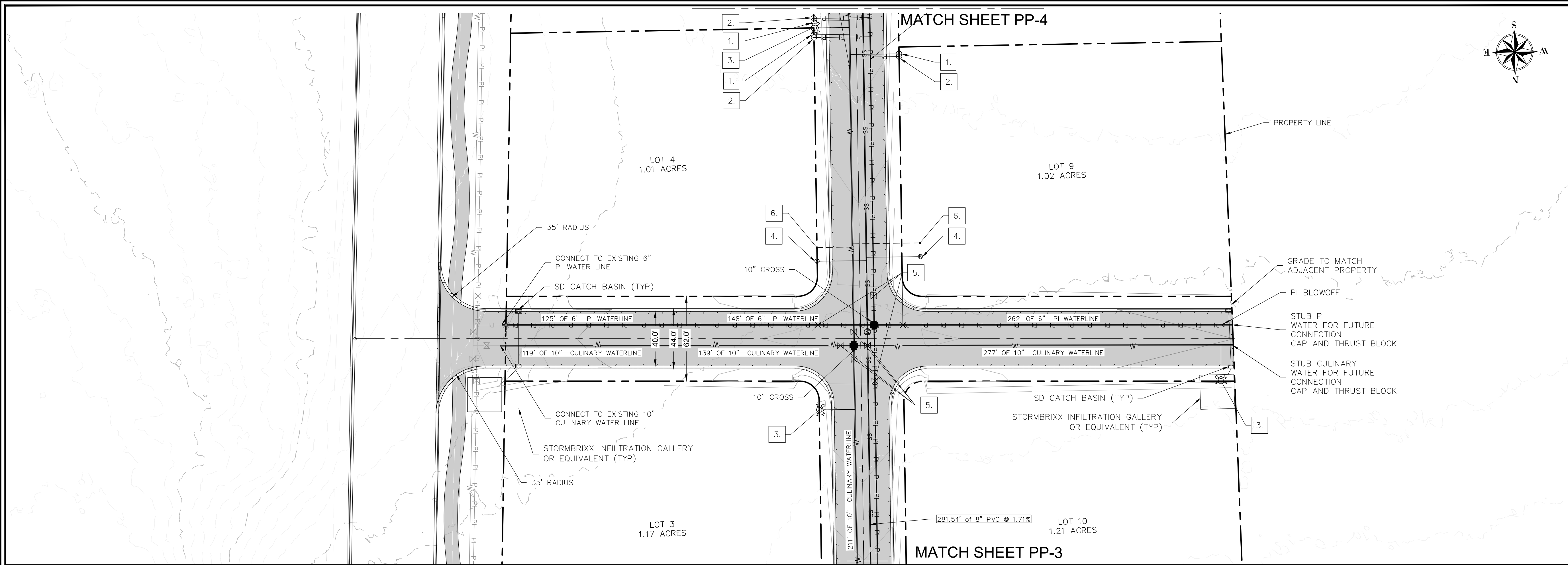
SIGNAGE PLAN

PLAN SUBMITTAL: PRELIMINARY

**REVIEW SET
5/3/23**

SHEET NUMBER
1.3





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 |
| 6. | | FIRE LINE |
- NEW CULINARY WATER — W —
- NEW PI WATER — PI — PI — PI —
- NEW SEWER — SS —

PLAN REVISIONS

A.	



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Q&A: JNS

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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

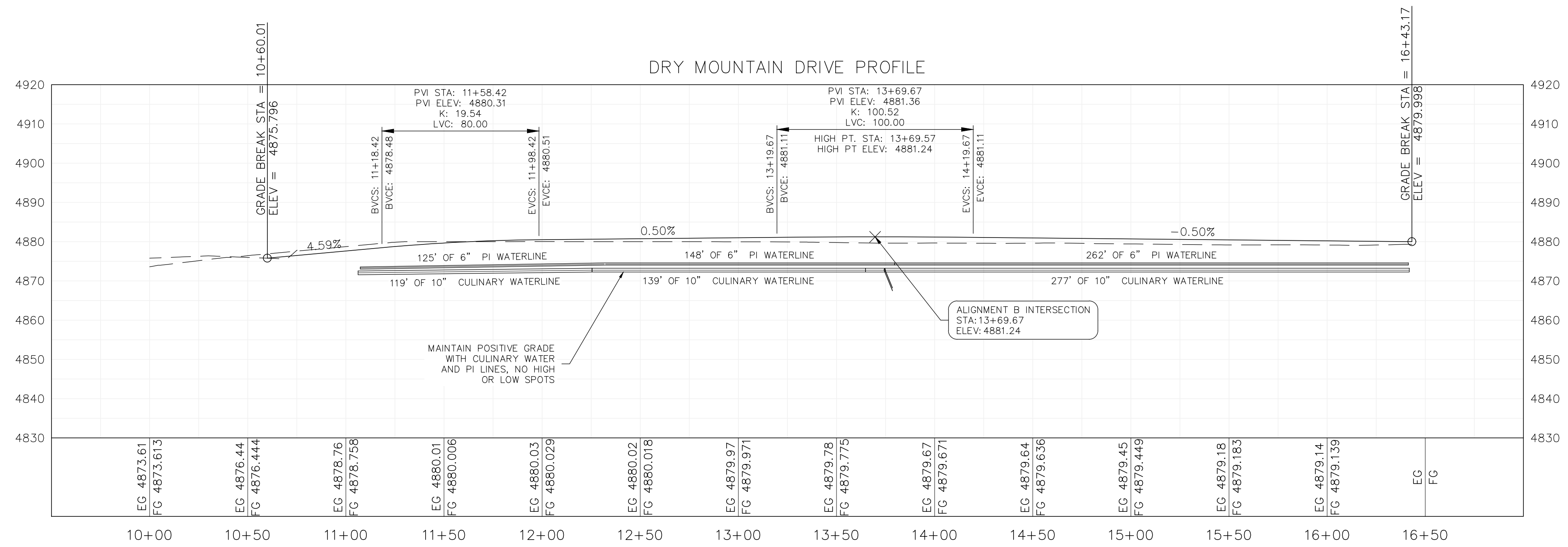
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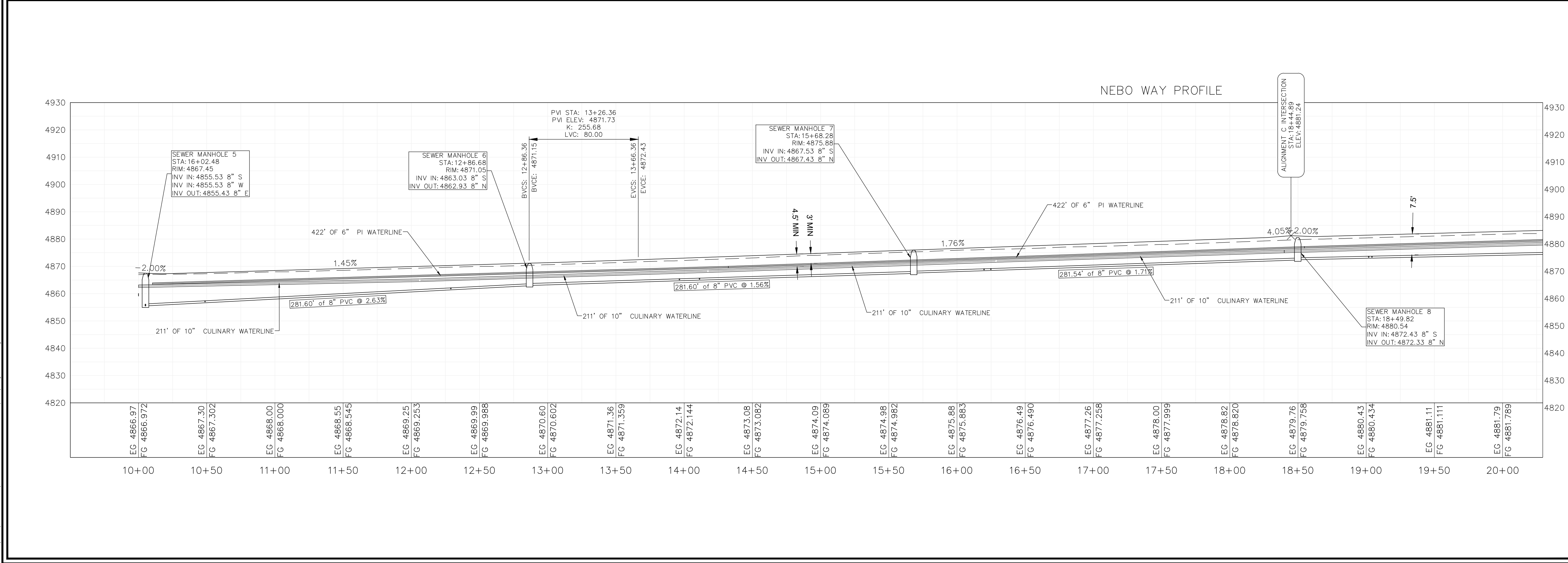
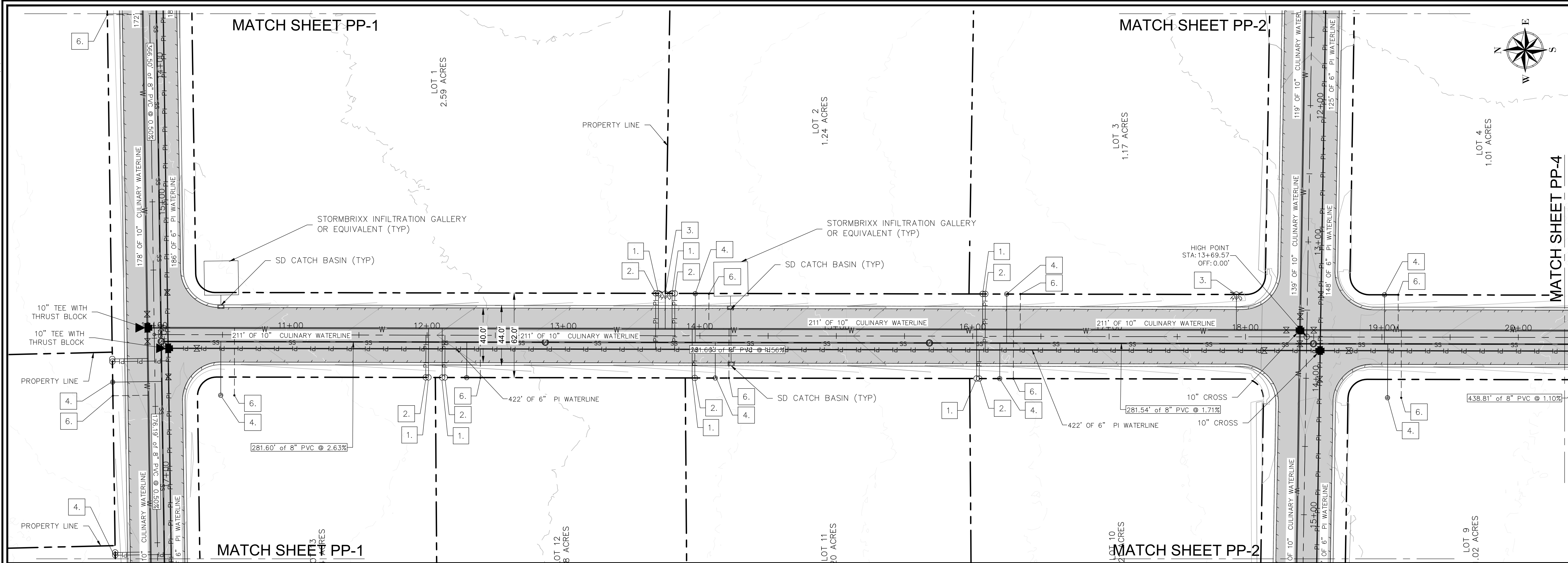
PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
5/3/23

SHEET NUMBER
PP-2





SHEET NOTES

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SHEET LEGEND

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

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

PLAN REVISIONS

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DEVELOPMENT**

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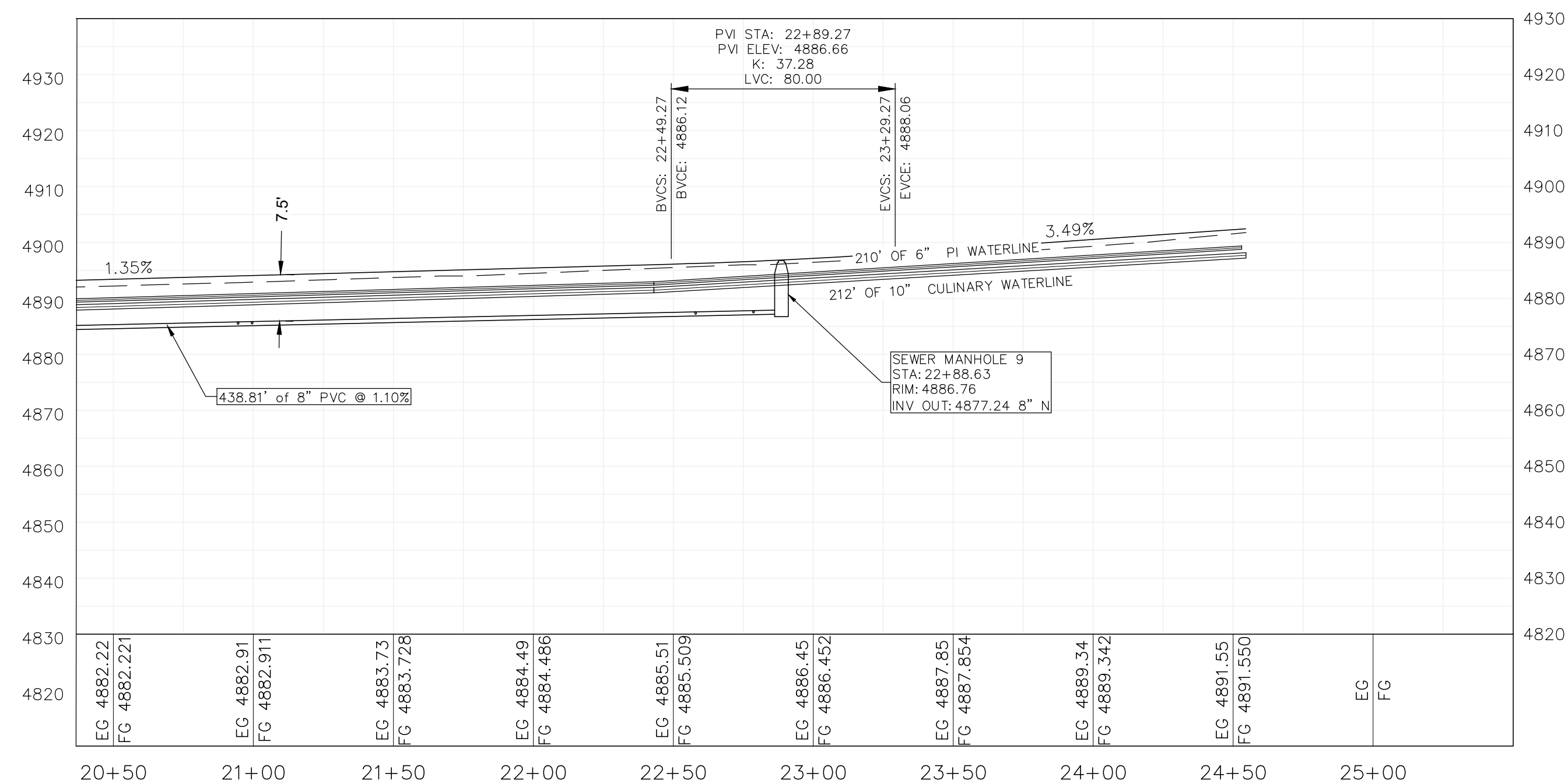
PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

PLAN AND PROFILE

PLAN SUBMITTAL:	PRELIMINARY
REVIEW SET 5/3/23	SHEET NUMBER PP-3



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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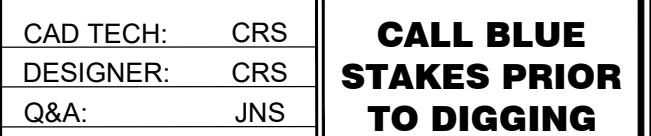
1.  SINGLE WATER METER
2.  PRESSURE IRRIGATION METER
3.  FIRE HYDRANT
4.  GRAVITY SEWER SERVICE LATERAL
5.  GATE VALVE

NEW CULINARY WATER _____^W

NEW PI WATER _____^{P1} _____^{P1} _____^{P1}

NEW SEWER _____^{SS}

A.



**SANTAQUIN PEAKS
INDUSTRIAL PARK**

PLAN AND PROFILE

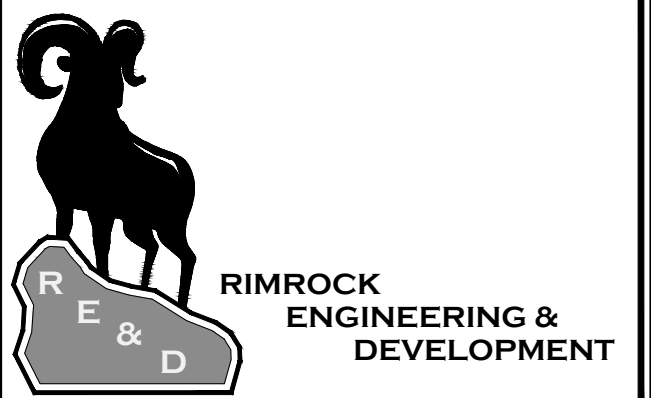
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REVIEW SET 5/3/23	PP-4
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SHEET LEGEND

A.



CAD TECH:	CRS	CALL BLUE STAKES PRIOR TO DIGGING
DESIGNER:	CRS	
Q&A:	JNS	

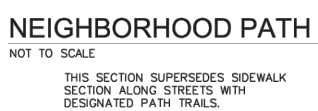
PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

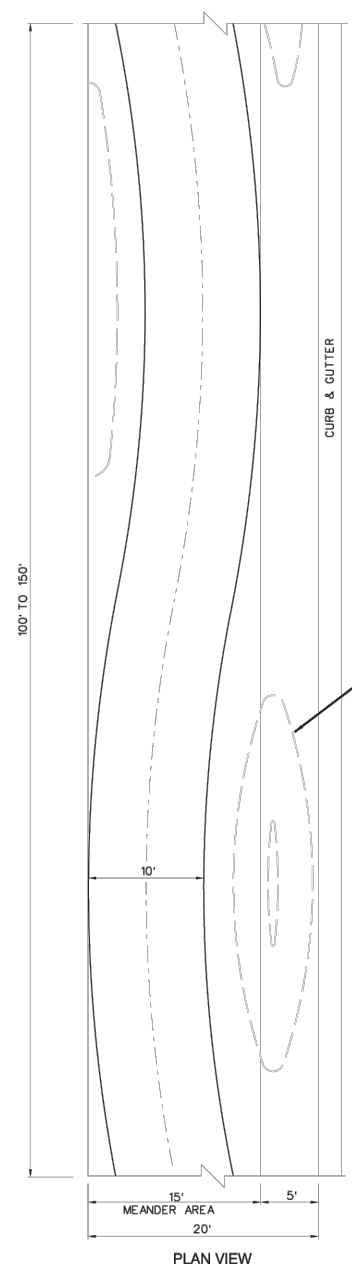
SHEET NAME
DETAILS

PLAN SUBMITTAL:	PRELIMINARY
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REVIEW SET 5/3/23	SHEET NUMBER D1.1
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LOW IMPACT NON-URBAN TRAIL

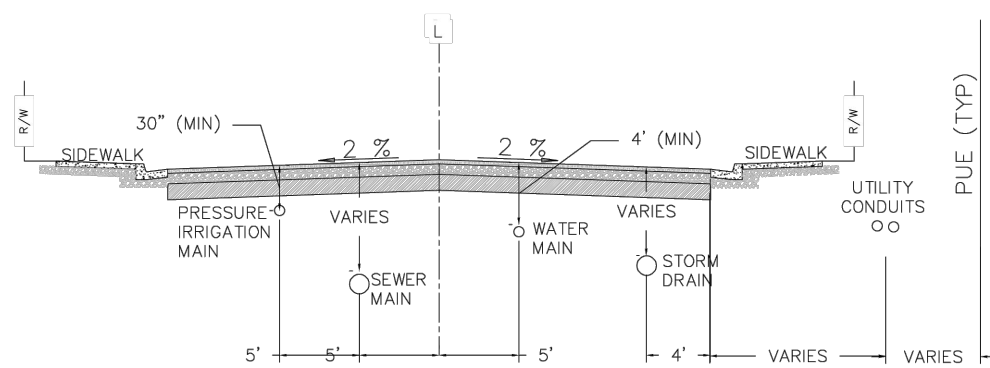


20' TRAIL ADJACENT TO STREET
(THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED 20' TRAILS)

[illegible]

STREET UTILITY LOCATIONS

STREET UTILITY LOCATIONS WITH PLANT STRIP



STREET UTILITY LOCATIONS SECTIONS

1. IRRIGATION MAINS SHALL BE LOCATED 10 FEET SOUTH & WEST OF CENTER OF THE STREET.
2. WATER MAINS SHALL BE LOCATED 5 FEET NORTH & EAST OF CENTER OF THE STREET.
3. SEWER MAINS SHALL BE LOCATED 5 FEET SOUTH & WEST OF THE CENTER OF THE STREET.
4. STORM DRAIN SHALL BE LOCATED 4 FEET FROM THE LIP OF GUTTER ON NORTH & EAST SIDE OF THE STREET.
5. STORM DRAIN SHALL BE LOCATED LOWER THAN THE WATER MAIN.
6. UTILITY CONDUITS: SEE SECTION 17.02

SHEET NOTES

SHEET LEGEND

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

PLAN VIEW

SECTION A-A

PLAN VIEW

COMPASS 40-104-02
DOUBLE CHECK ASSEMBLY

SECTION A-A

NOTES:

- ALL 4" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
- ALL DUCTILE IRON PIPING AND FITTINGS SHALL BE PAINTED WITH AN NSF APPROVED ZINC RICH BASED PAINT.
- ALL 8" V.C.P. AND 6" V.C.P. SHALL BE CLASS B BRASS.
- ALL REBAR SHALL HAVE 90° OVERLAPS.
- CORRODED CONCRETE COMPONENTS MAY NOT BE REPAIRED ON UNDESIGNED SOIL. 1/4" CRUSHED GRAVEL OR COMPACTED SAND/STABILIZED SAND IS REQUIRED FOR REPLACEMENT FOR LARGER WATER SERVICES.
- METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.

4" WATER SERVICE CONNECTION

NOT TO SCALE

4" WATER SERVICE CONNECTION



**RIMROCK
ENGINEERING &
DEVELOPMENT**

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JNS

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PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME

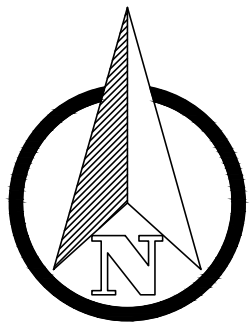
DETAILS

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
5/3/23

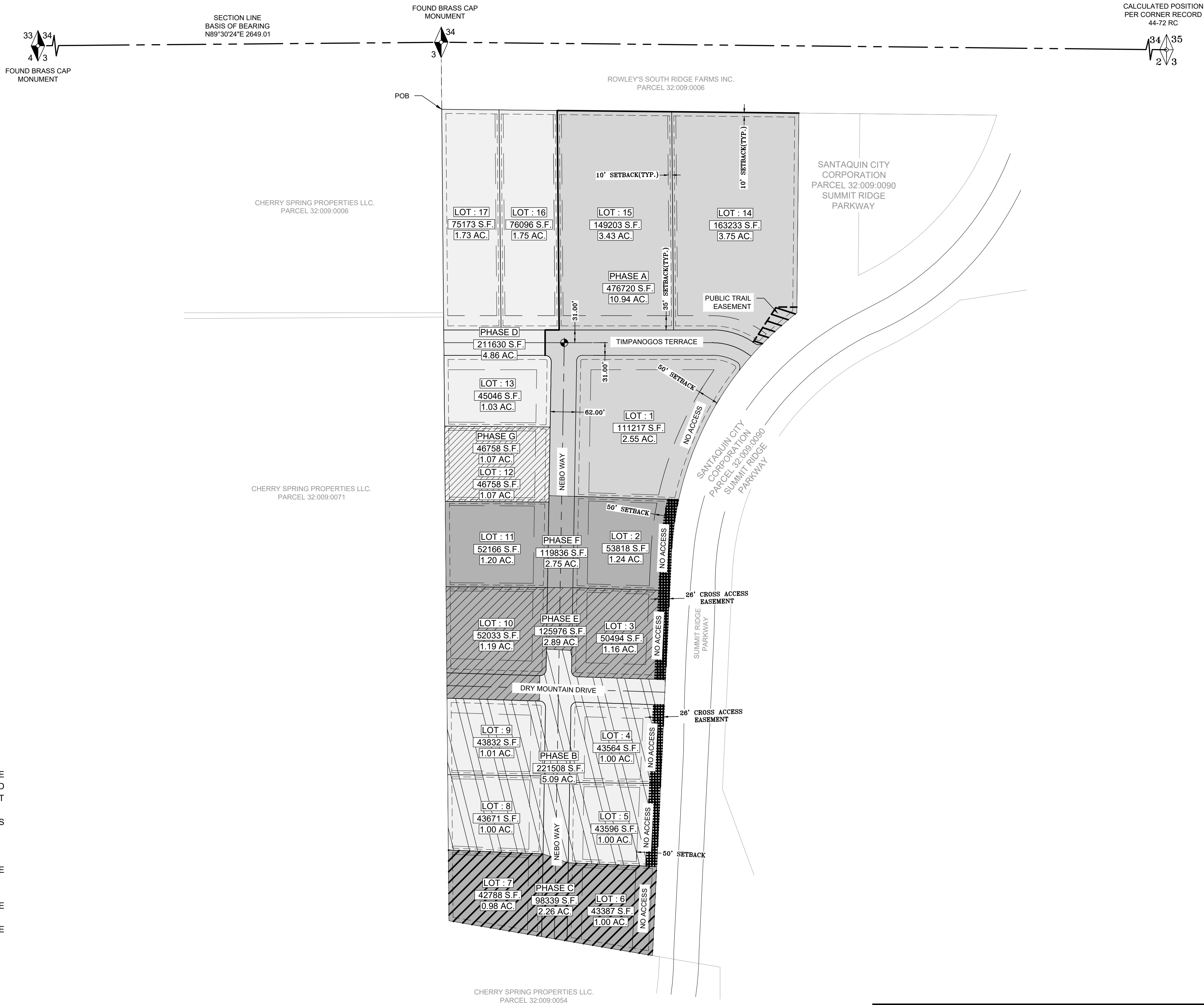
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D1.2



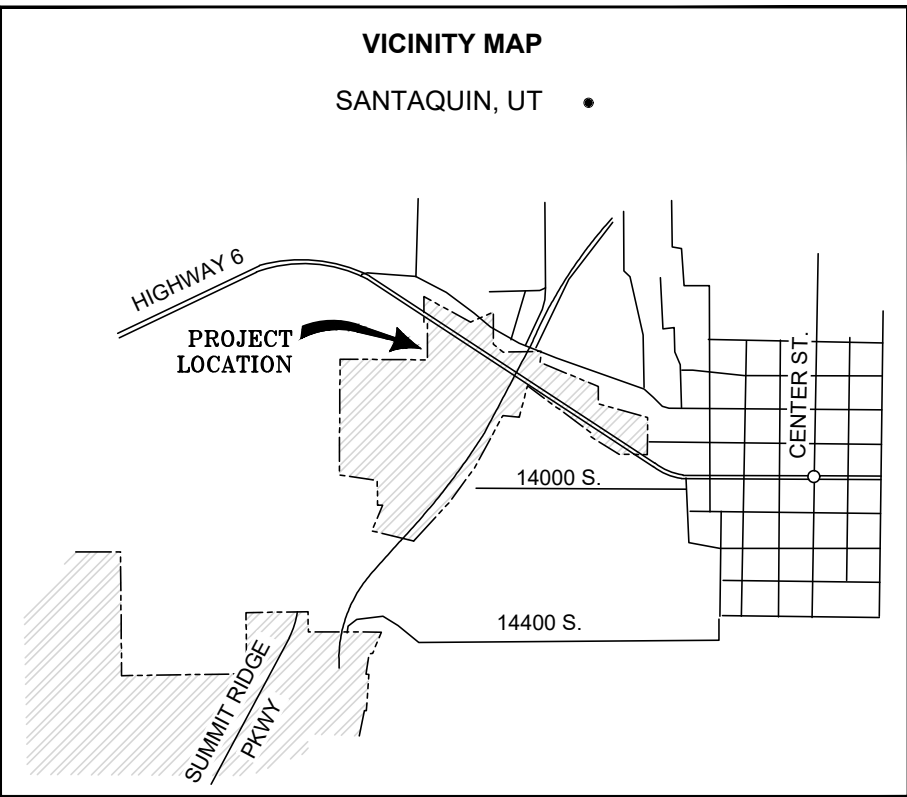
SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

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

- 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.
- ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
- 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
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY.
- LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.



SECTION CORNER (FOUND)

SECTION LINE

BOUNDARY LINE

PARCEL LINE

SET MONUMENT (AS NOTED)

CENTERLINE MONUMENT

LEGEND

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.)

26' CROSS ACCESS EASEMENT

SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

RIMROCK ENGINEERING & DEVELOPMENT

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

1" = 150'

DRAWN: AP

CHECKED: JS

PROJECT # XXXXXX

DATE: 05/03/2023

SHEET NO: 1 OF 1