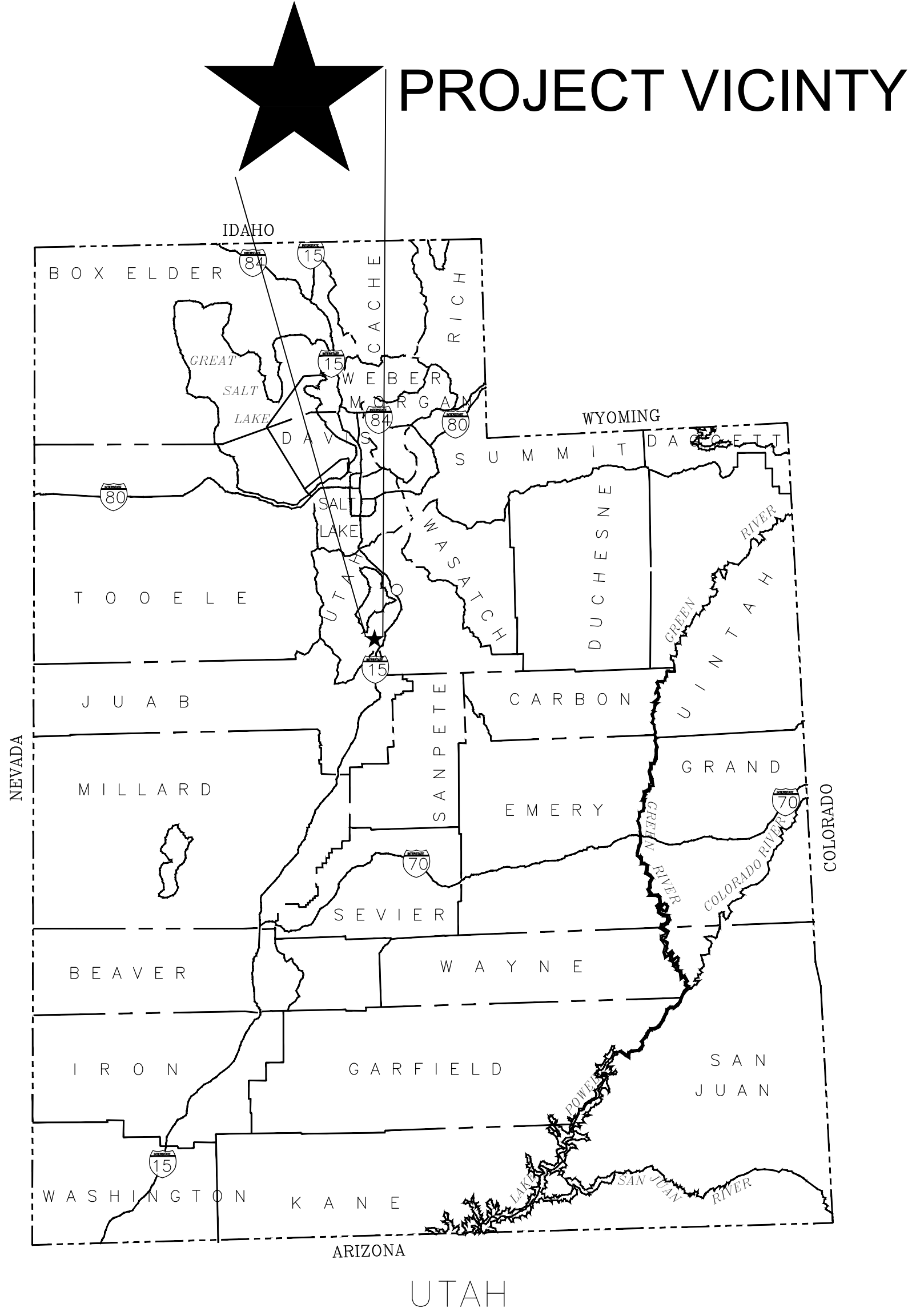
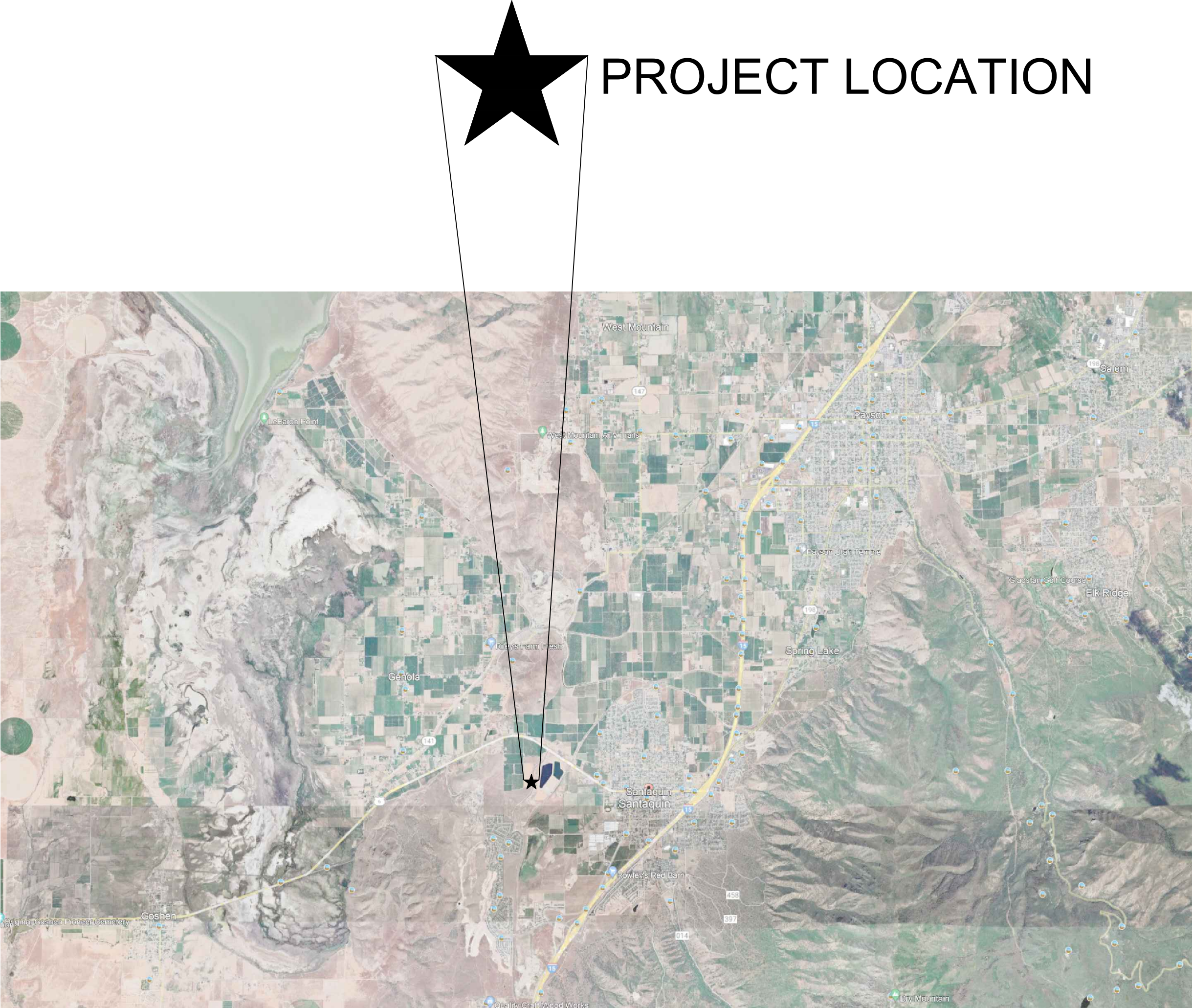


SANTAQUIN PEAKS INDUSTRIAL PARK



PROJECT VICINTY MAP
NTS

SANTAQUIN, UTAH
MAY 2023



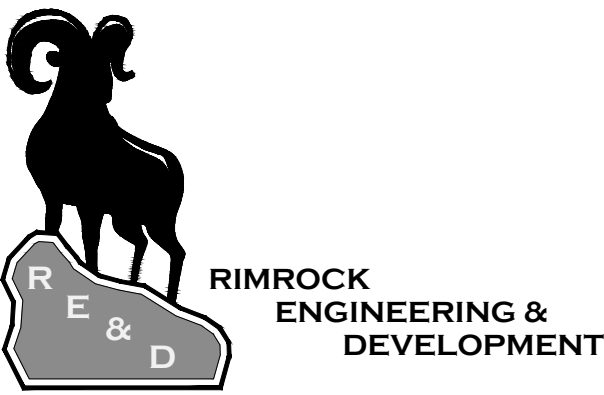
PROJECT LOCATION MAP
NTS

PROJECT LOCATION

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.

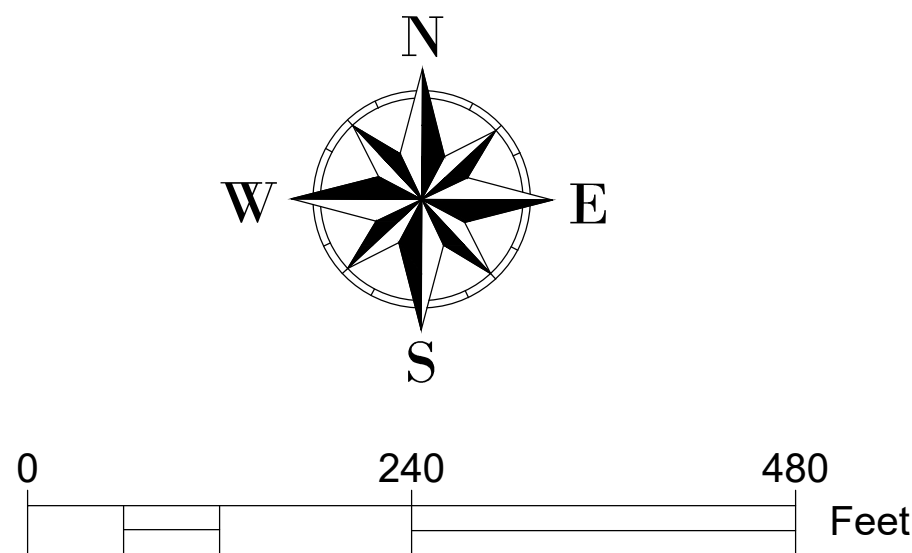


PREPARED BY :
**RIMROCK ENGINEERING &
DEVELOPMENT**

CONTACT: JOE SANTOS

5/3/2023

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SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



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DEVELOPMENT

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

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

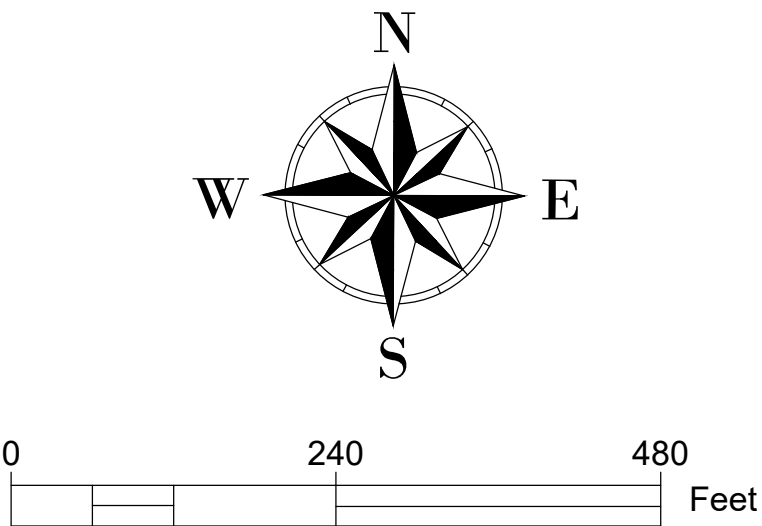
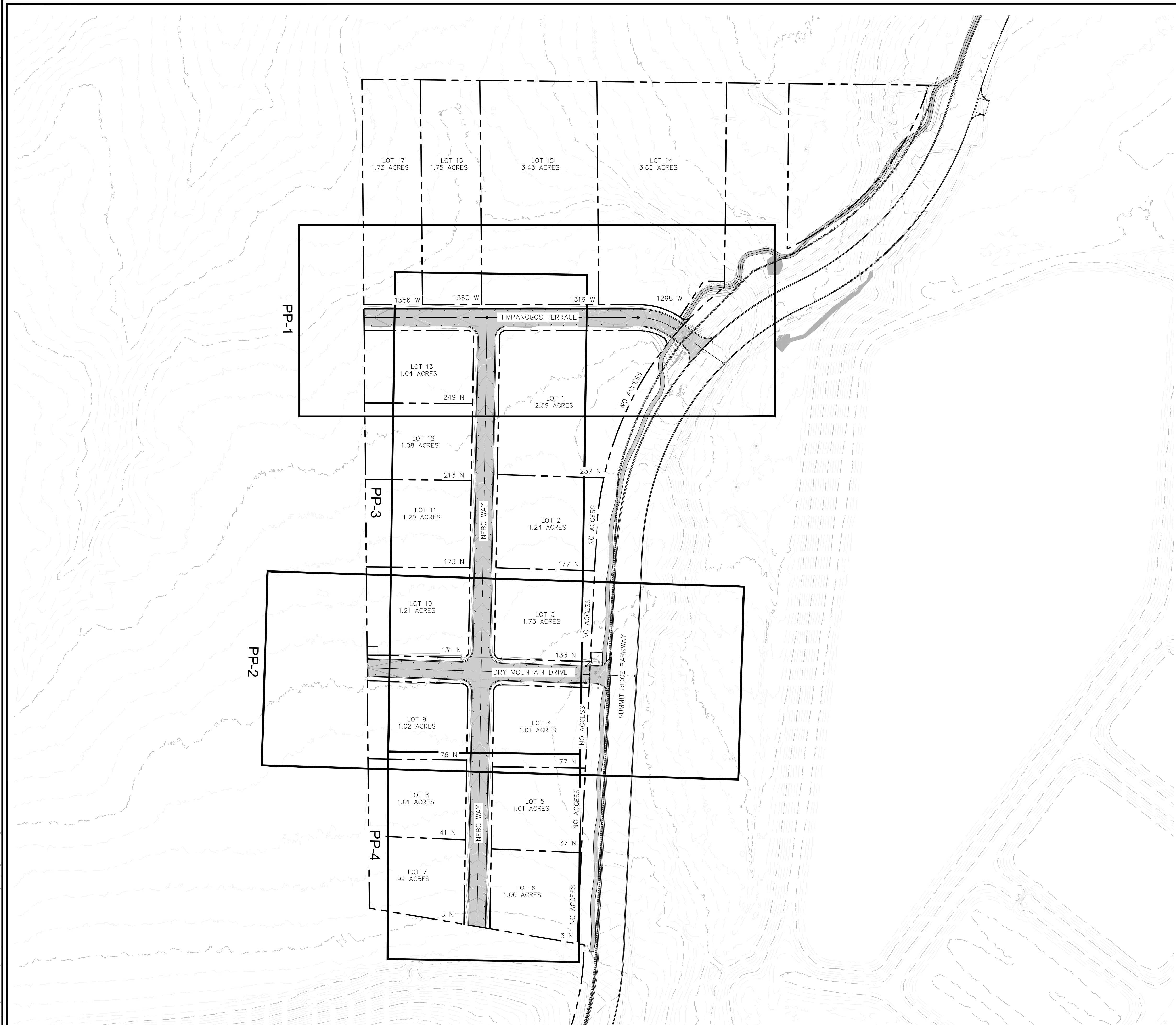
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OVERALL SITE

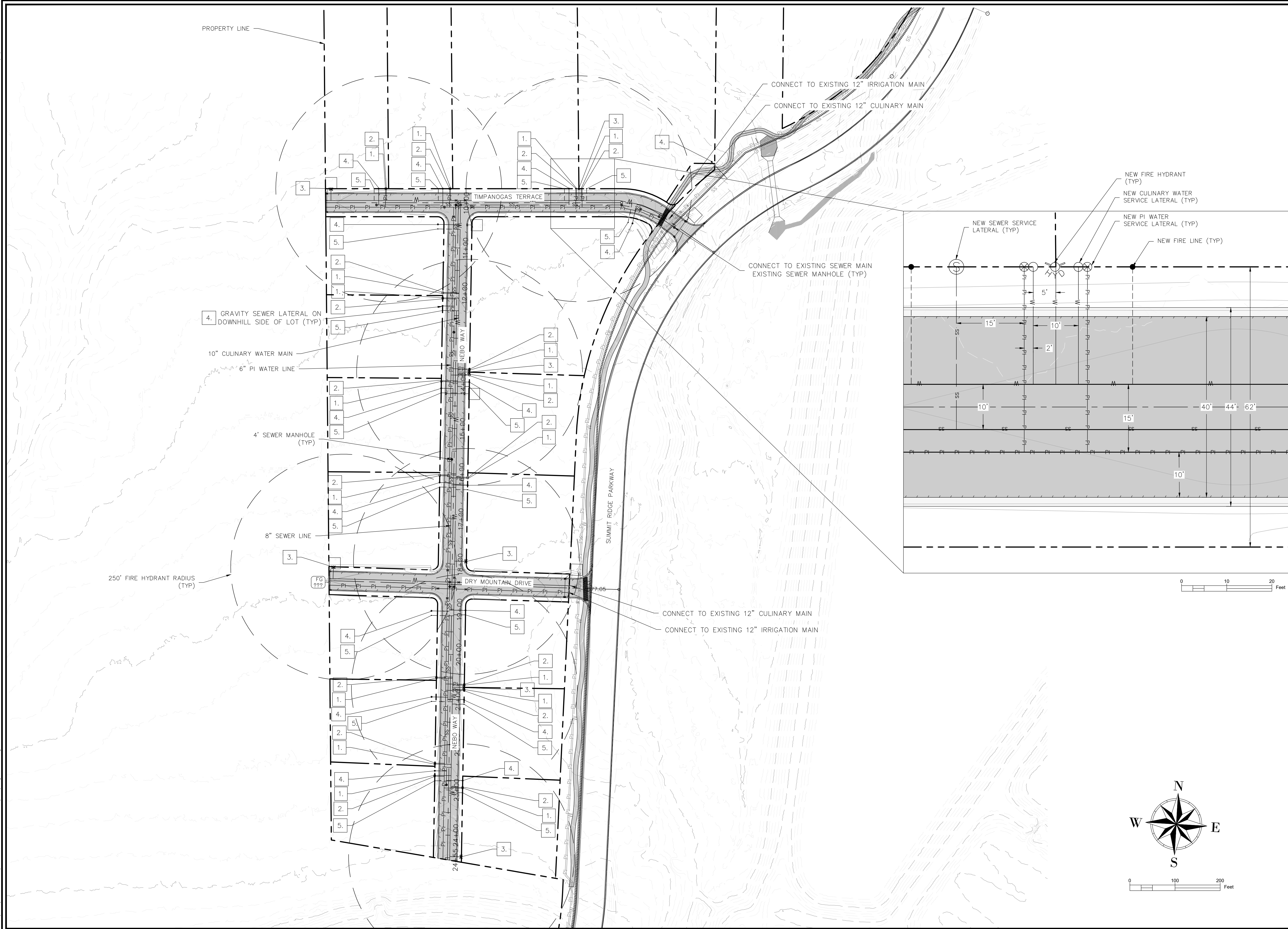
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**REVIEW SET
5/3/23**

SHEET NUMBER
1.0



SHEET NOTES	
1.	
SHEET LEGEND	
PLAN REVISIONS	
A.	
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PROJECT NAME	
SANTAQUIN PEAKS INDUSTRIAL PARK	
SHEET NAME	
INDEX	
PLAN SUBMITTAL: FINAL	
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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**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

**OVERALL UTILITY
PLAN**

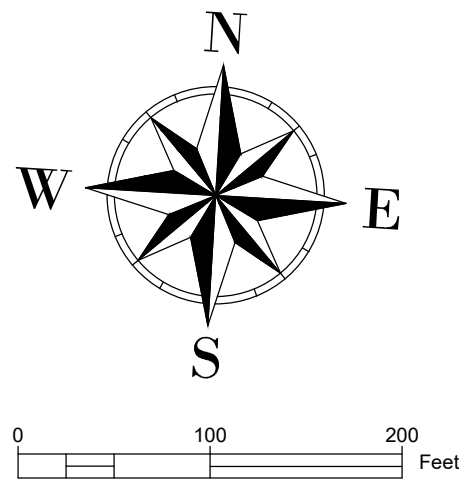
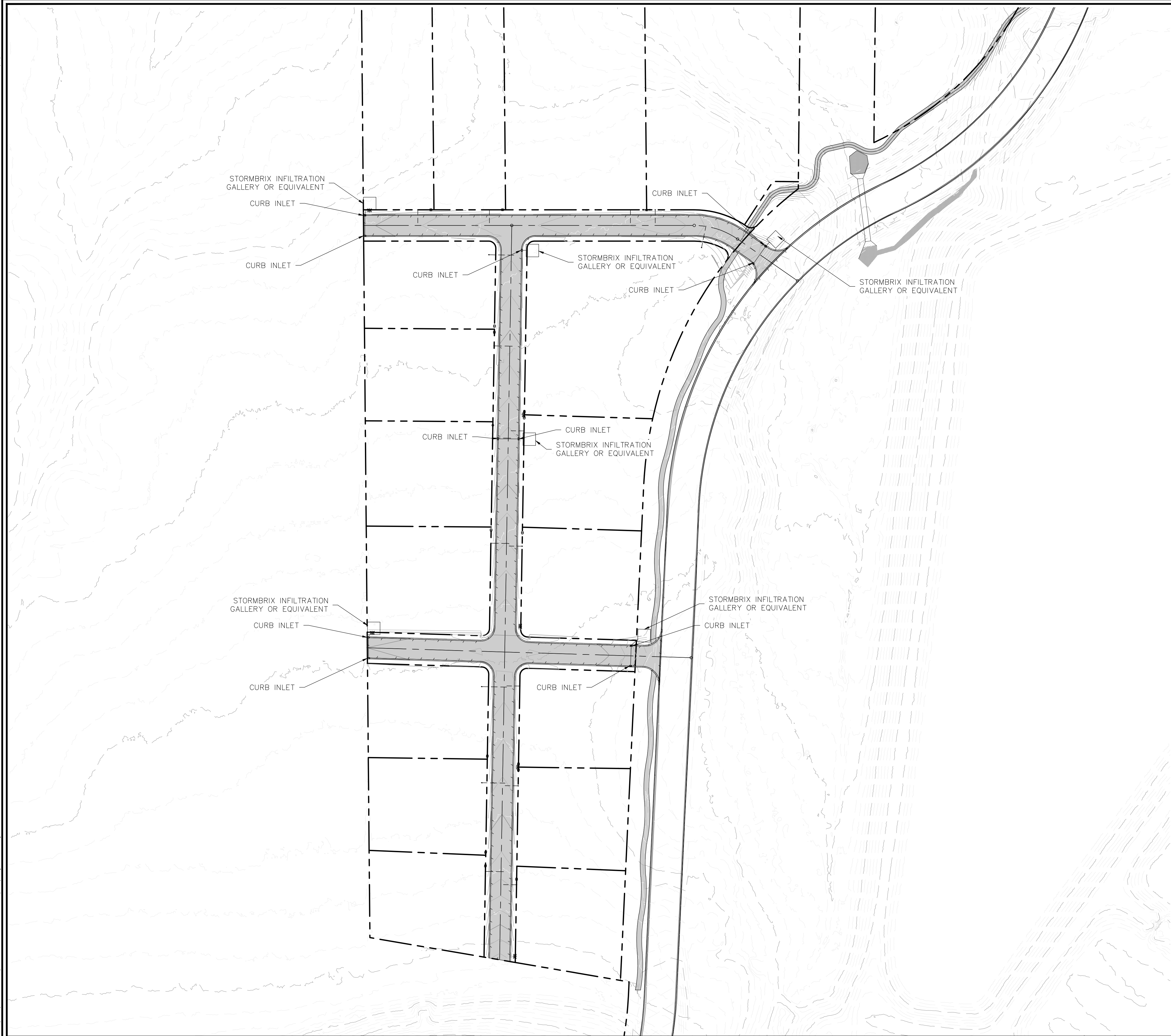
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5/3/23**

SHEET NUMBER
1.1

5/3/2023

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SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

A.	



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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

**OVERALL STORMWATER
PLAN**

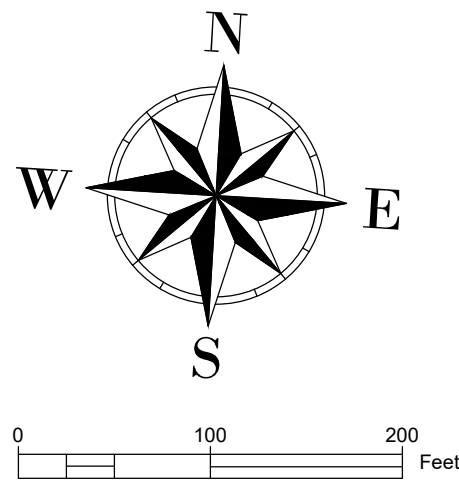
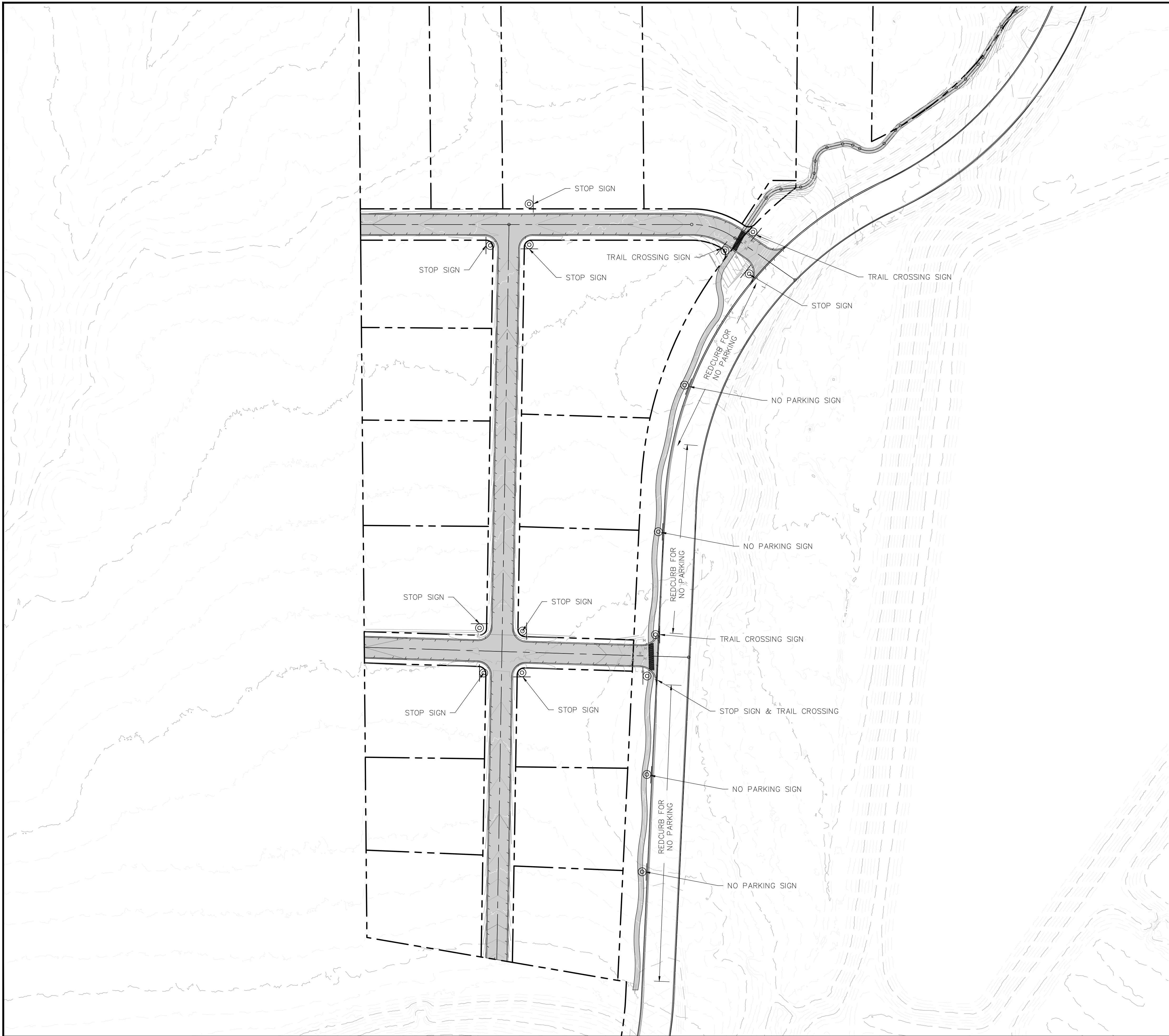
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5/3/2023

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SHEET NOTES

SHEET LEGEND

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INDUSTRIAL PARK**

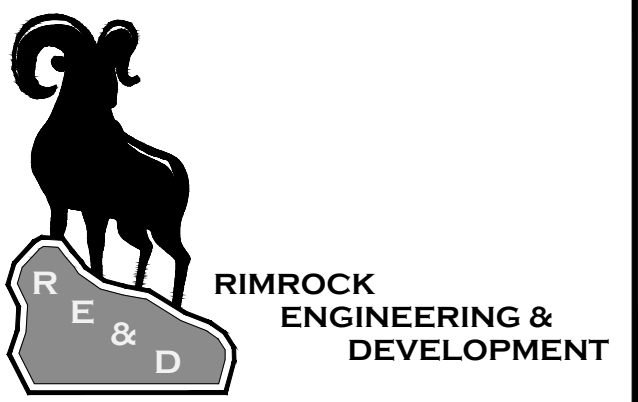
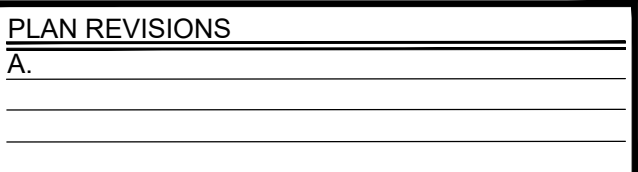
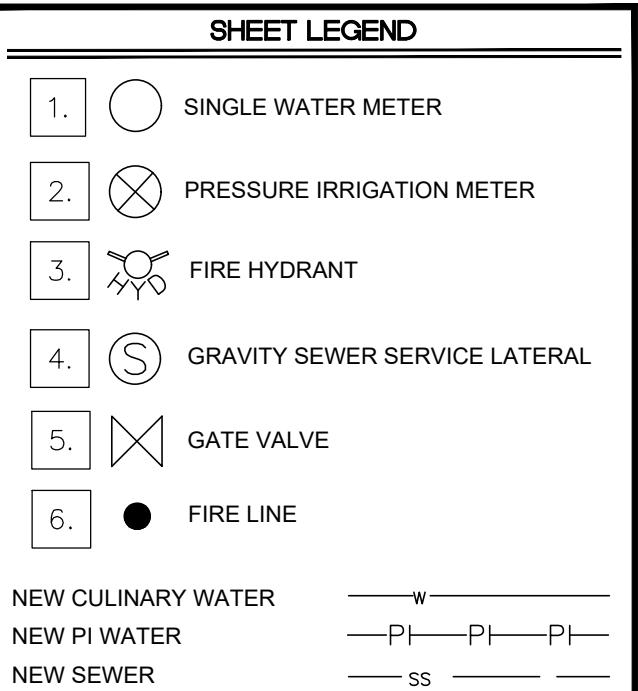
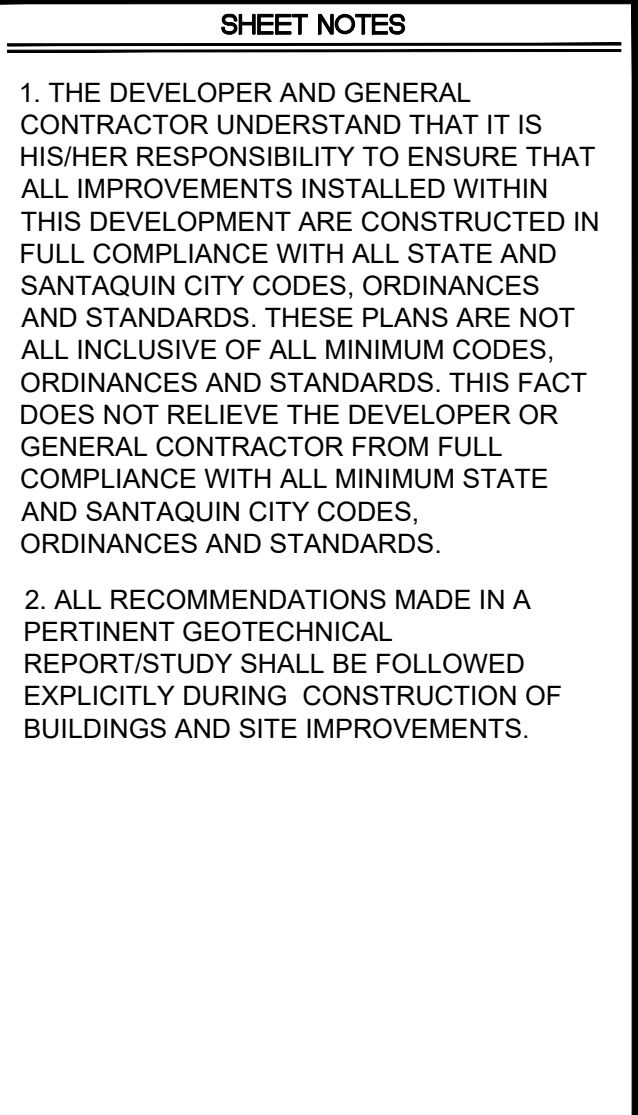
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SIGNAGE PLAN

PLAN SUBMITTAL: **FINAL**

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DESIGNER:	CRS	
Q&A:	JNS	

PROJECT NAME

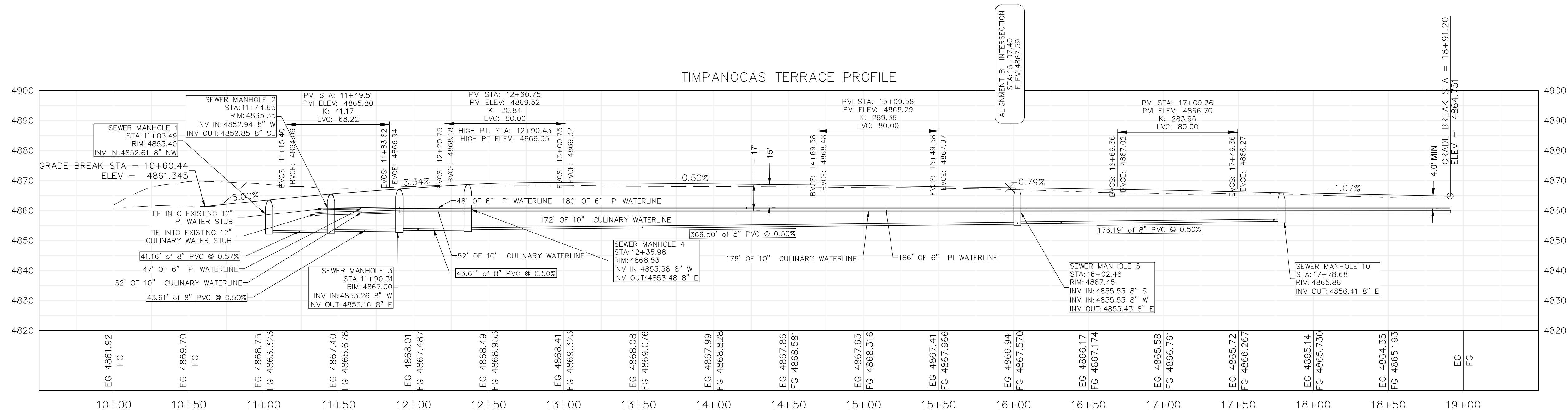
**SANTAQUIN PEAKS
INDUSTRIAL PARK**

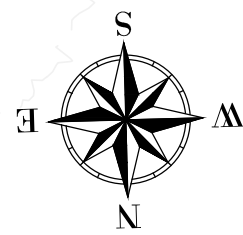
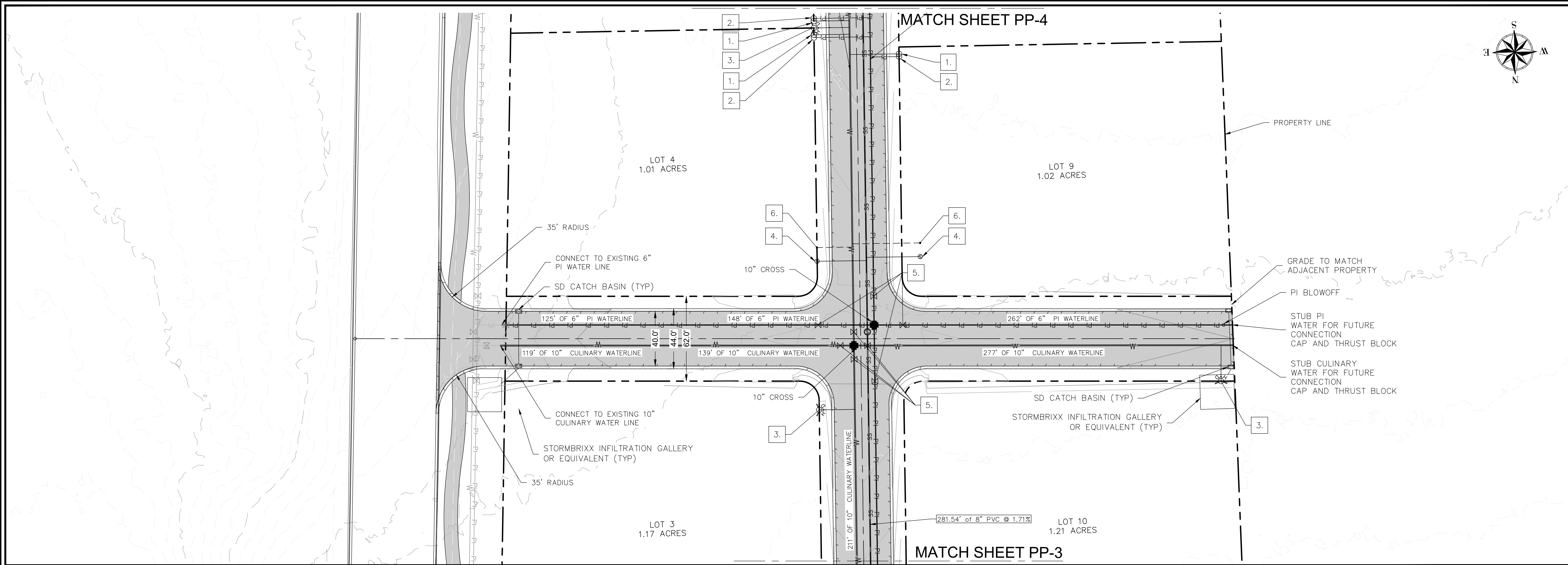
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PLAN AND PROFILE

PLAN SUBMITTAL: FINAL

REVIEW SET 5/3/23	SHEET NUMBER PP-1
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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 |
| 6. | | FIRE LINE |
- NEW CULINARY WATER — W —
- NEW PI WATER — PI — PI — PI —
- NEW SEWER — SS —

PLAN REVISIONS

A.	



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DESIGNER: CRS
Q&A: JNS

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TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

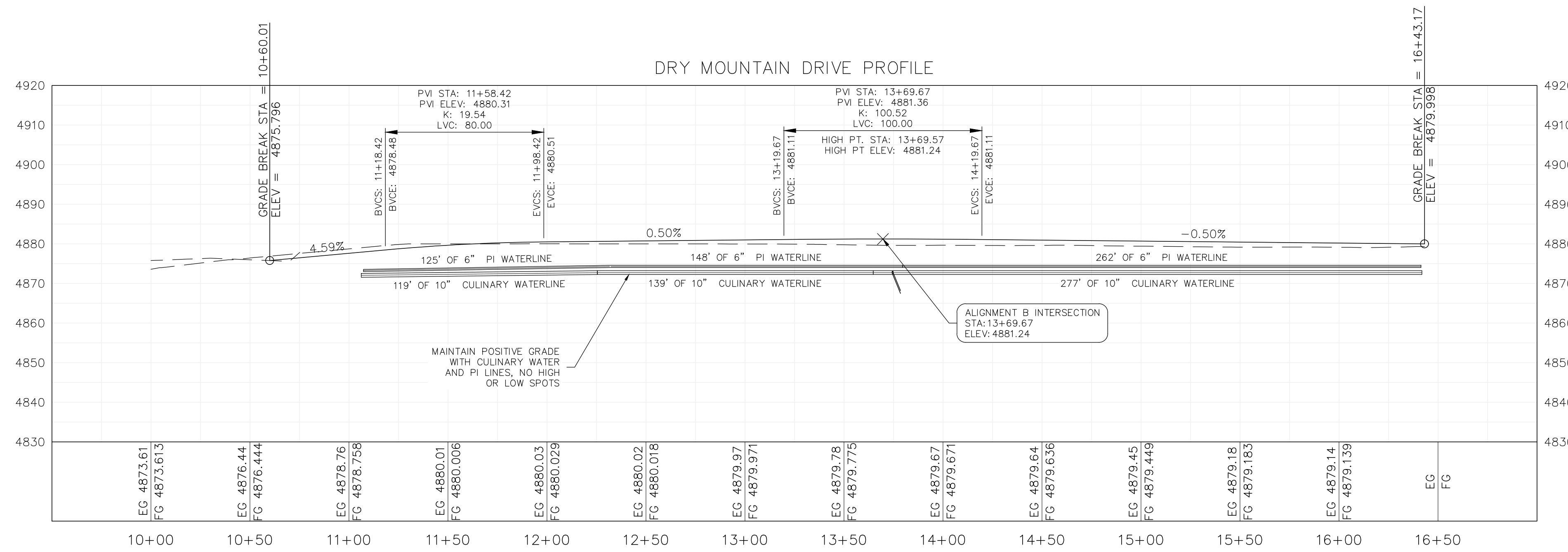
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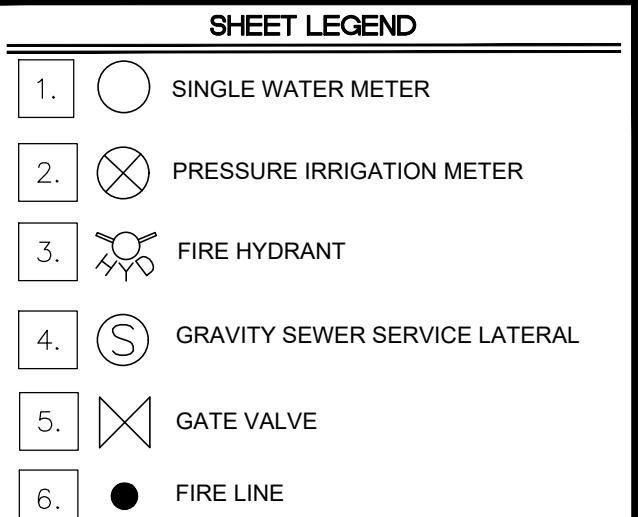
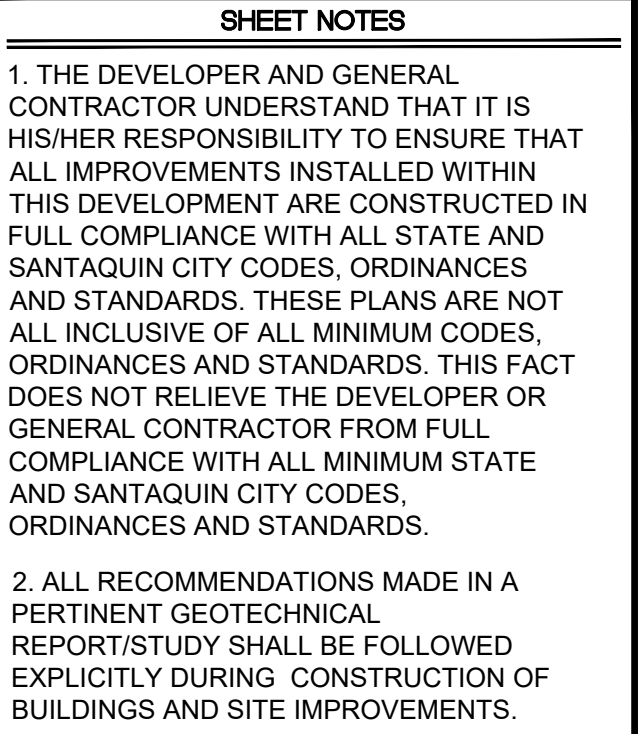
PLAN AND PROFILE

PLAN SUBMITTAL: **FINAL**

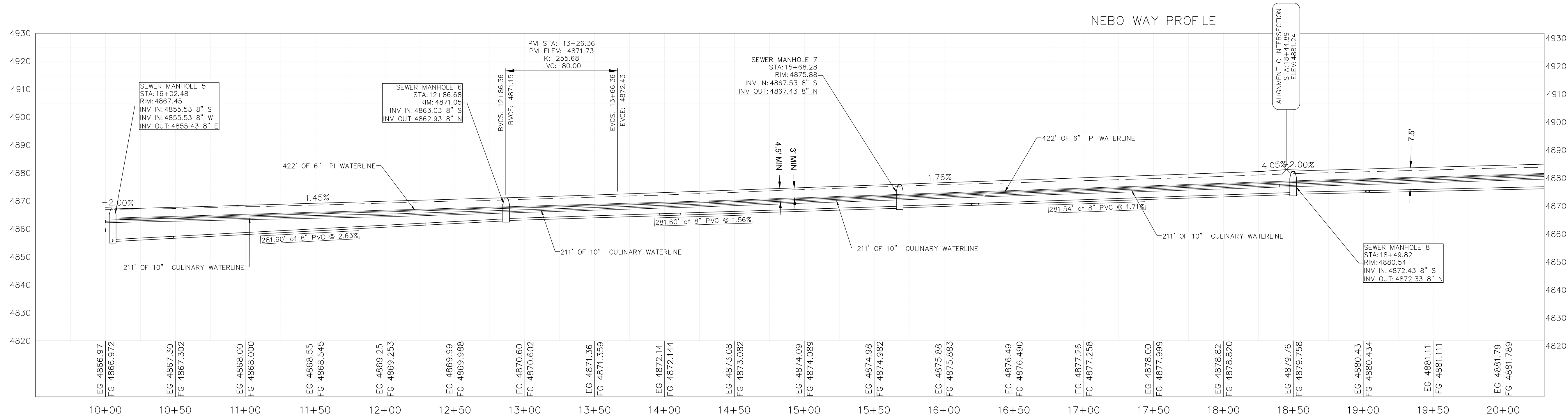
REVIEW SET
5/3/23

SHEET NUMBER
PP-2

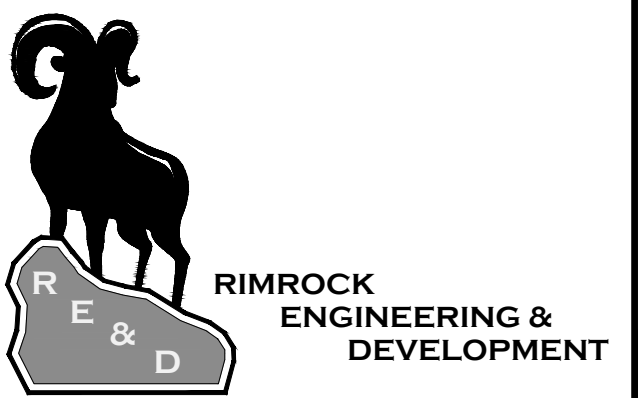




NEW CULINARY WATER ————w—————
NEW PI WATER ————P|———P|———P|———
NEW SEWER ————ss—————



PLAN REVISIONS	
A.	



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

PROJECT NAME

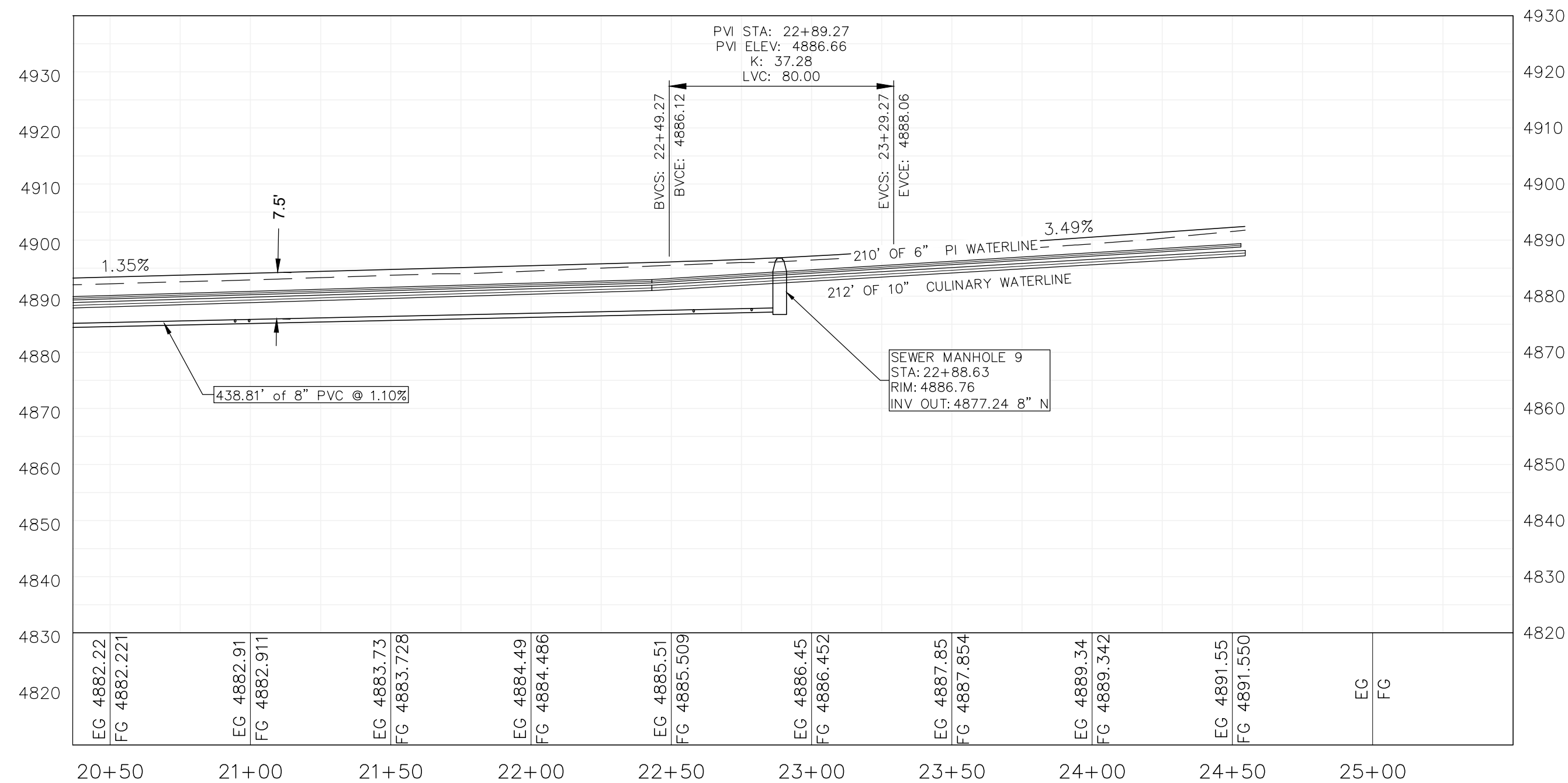
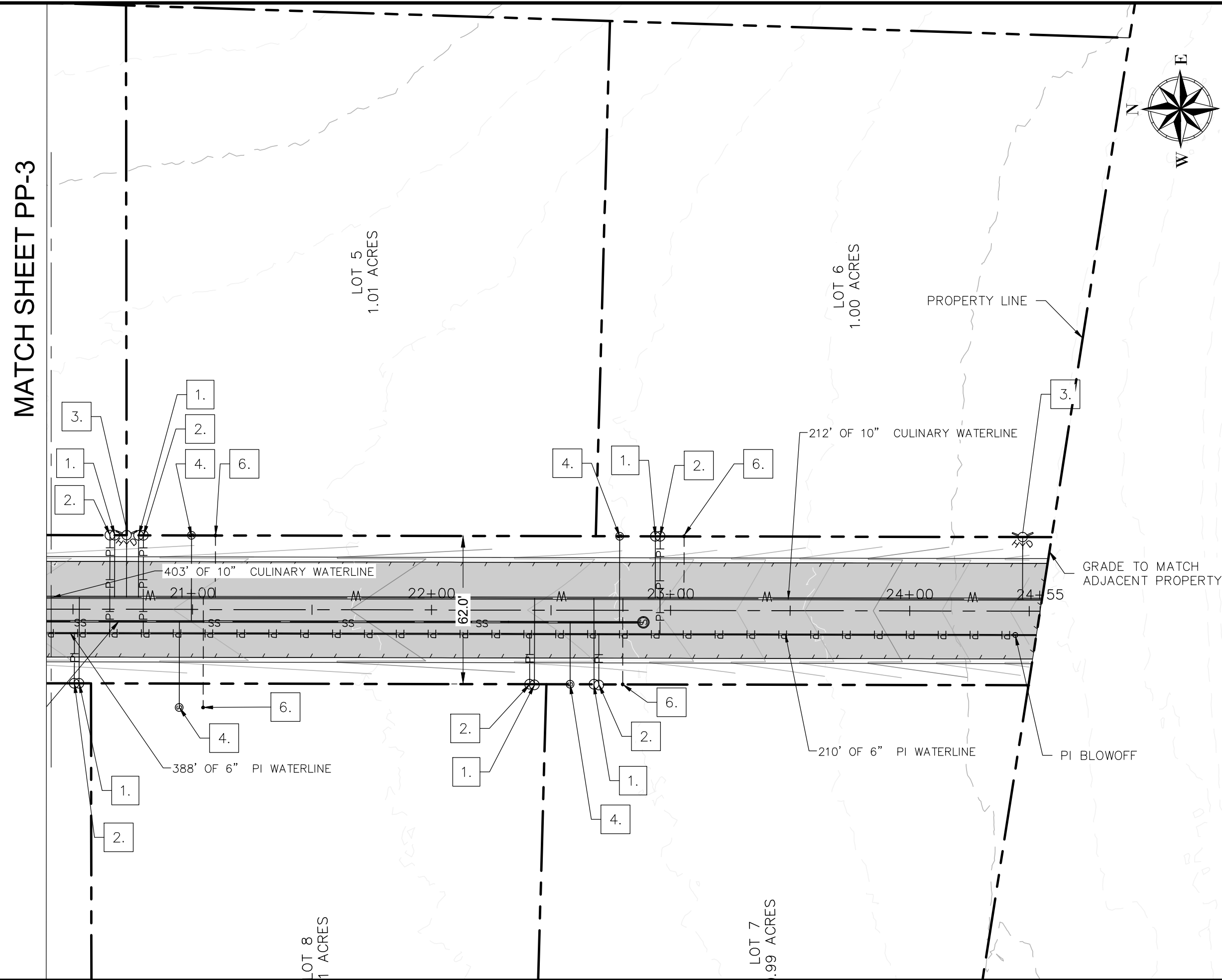
**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

PLAN AND PROFILE

PLAN SUBMITTAL: FINAL

REVIEW SET
5/3/23



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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 — PI —
NEW SEWER — SS — — —

PLAN REVISIONS

A.	



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DESIGNER: CRS
Q&A: JNS

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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

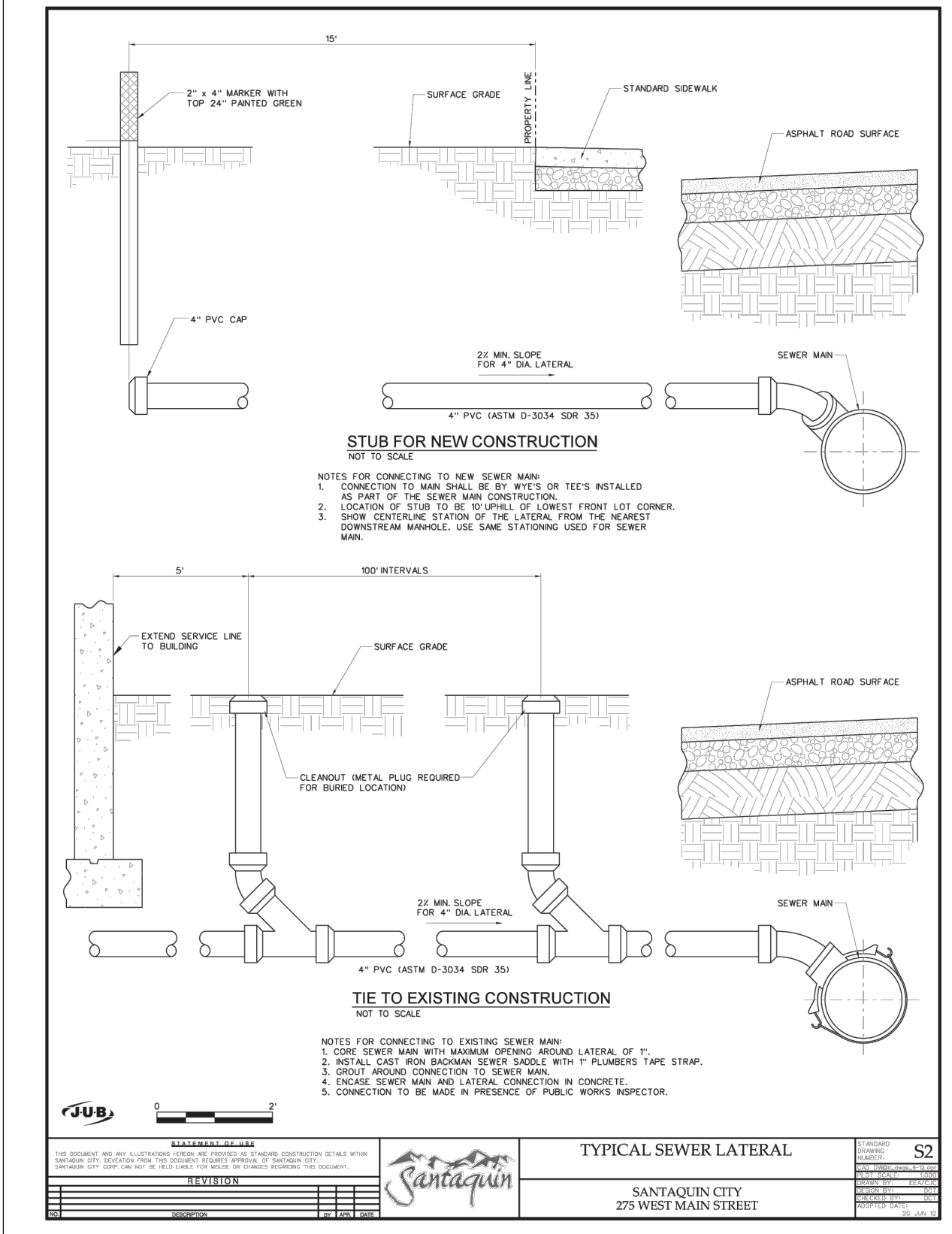
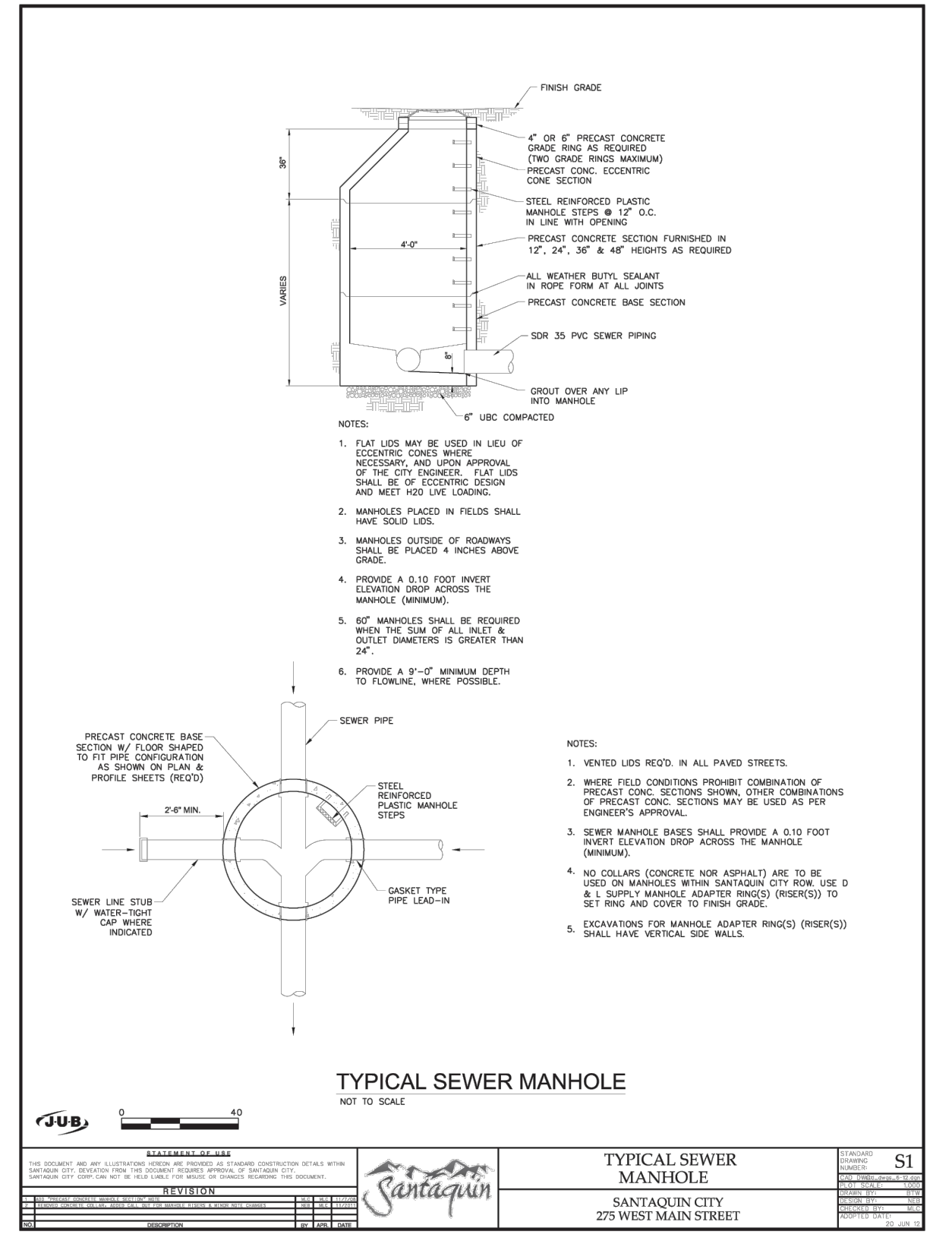
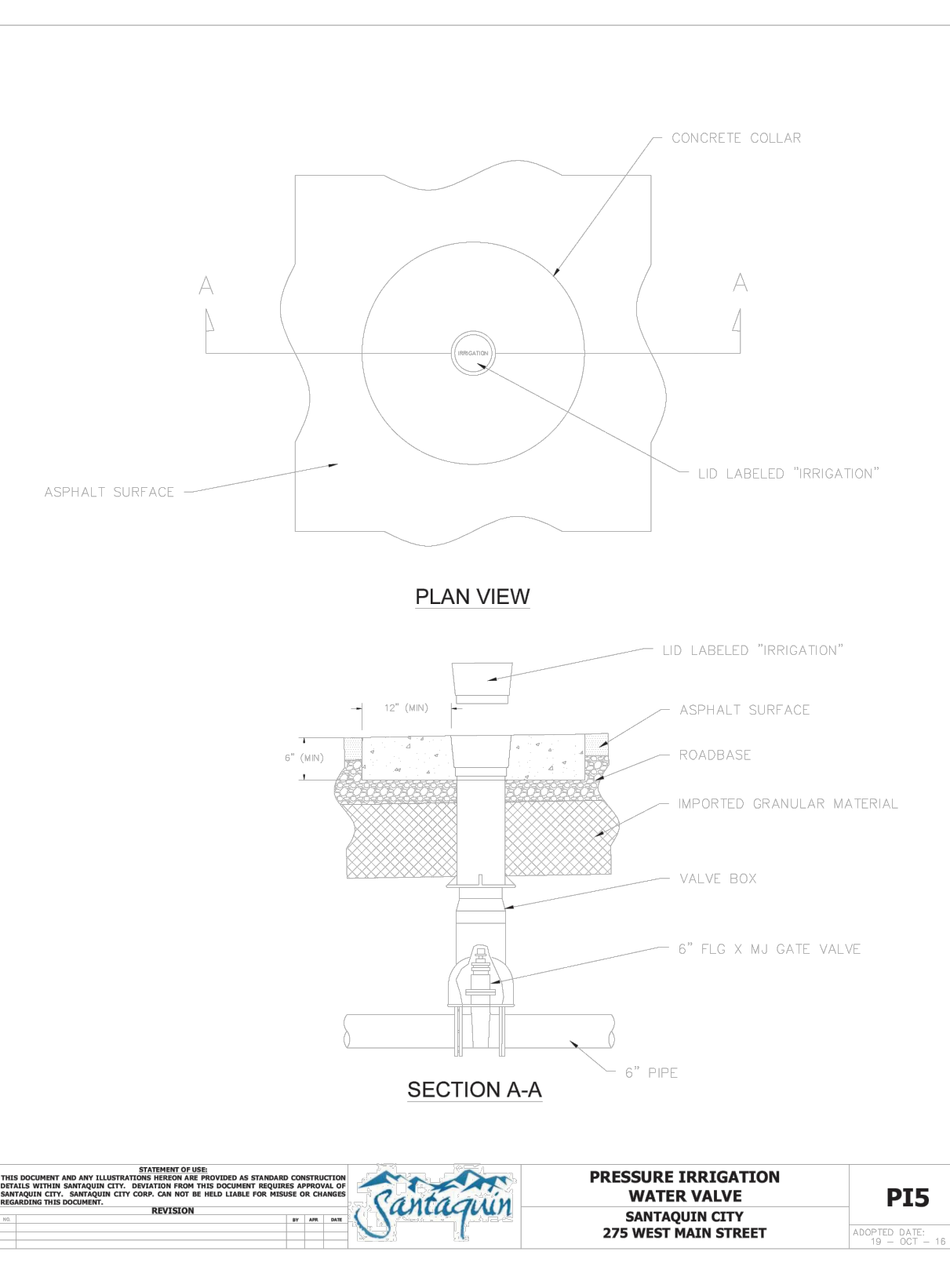
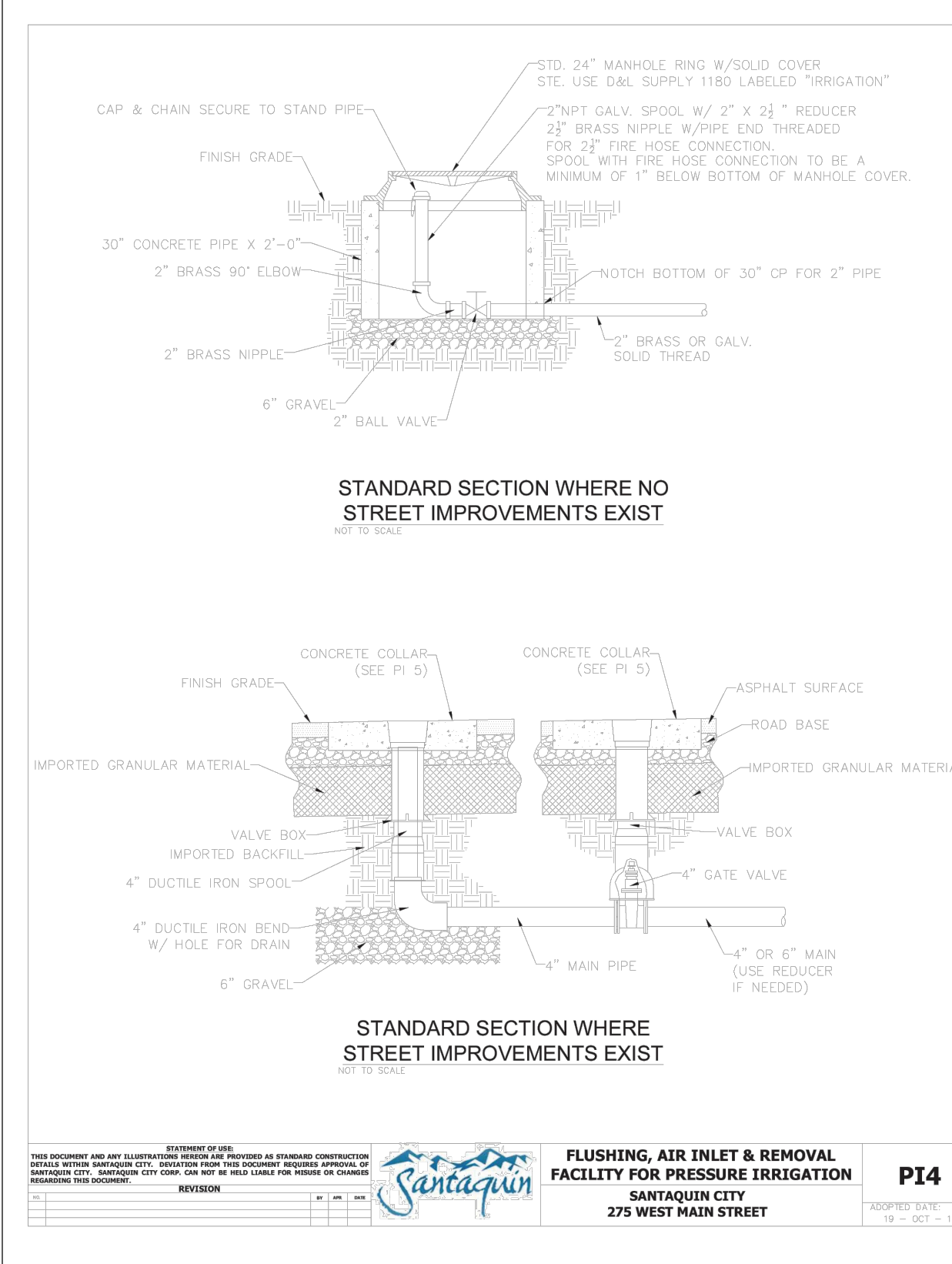
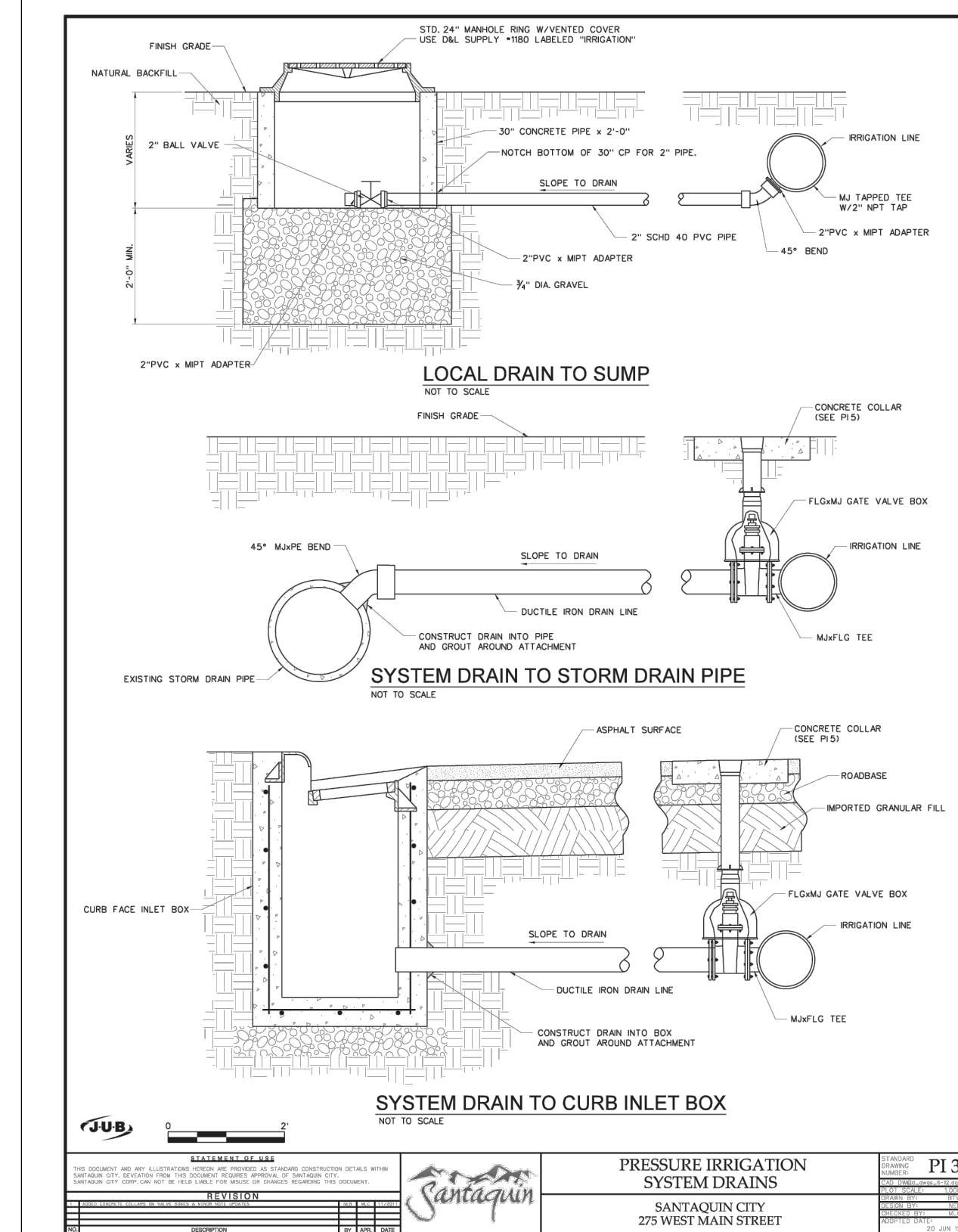
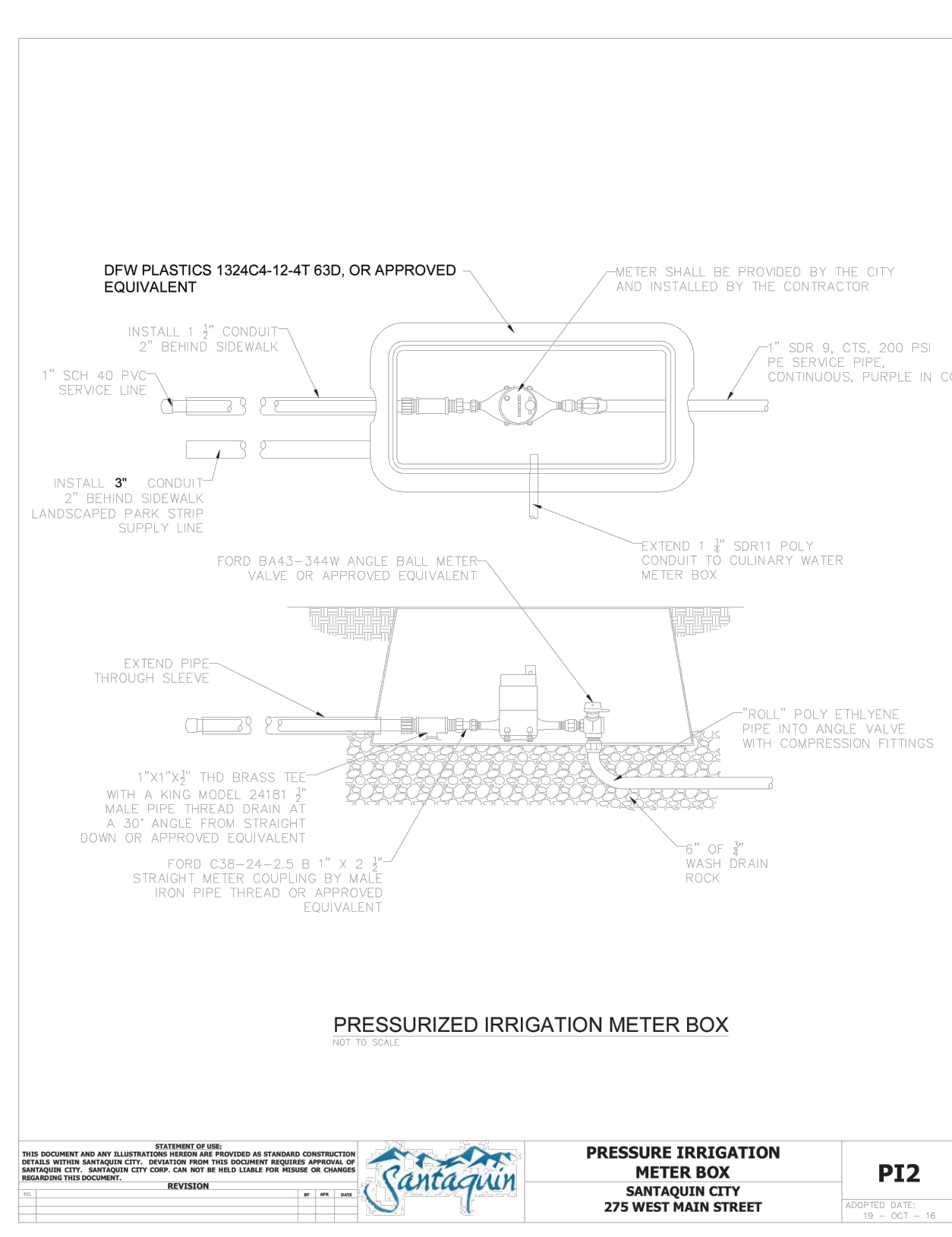
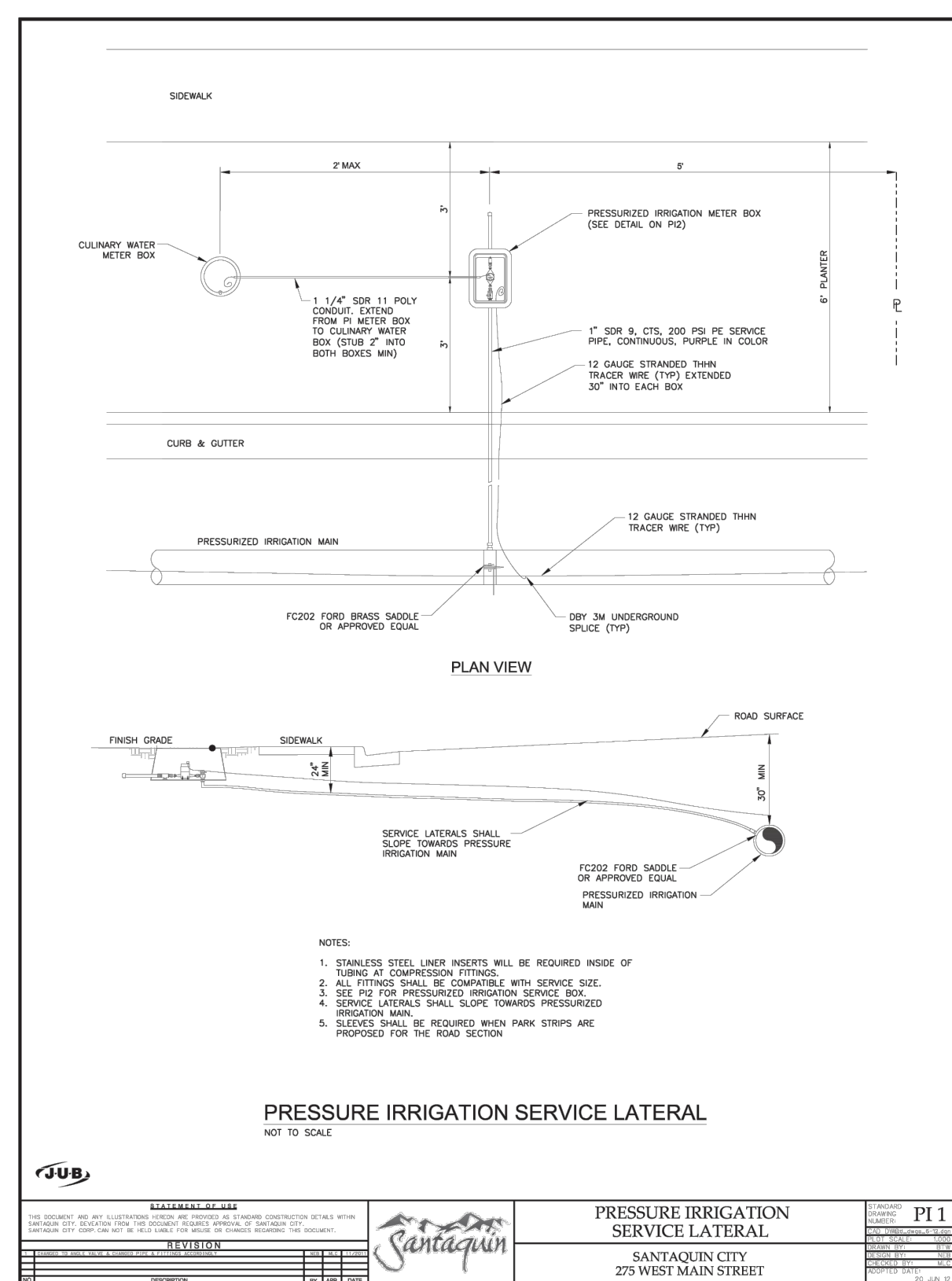
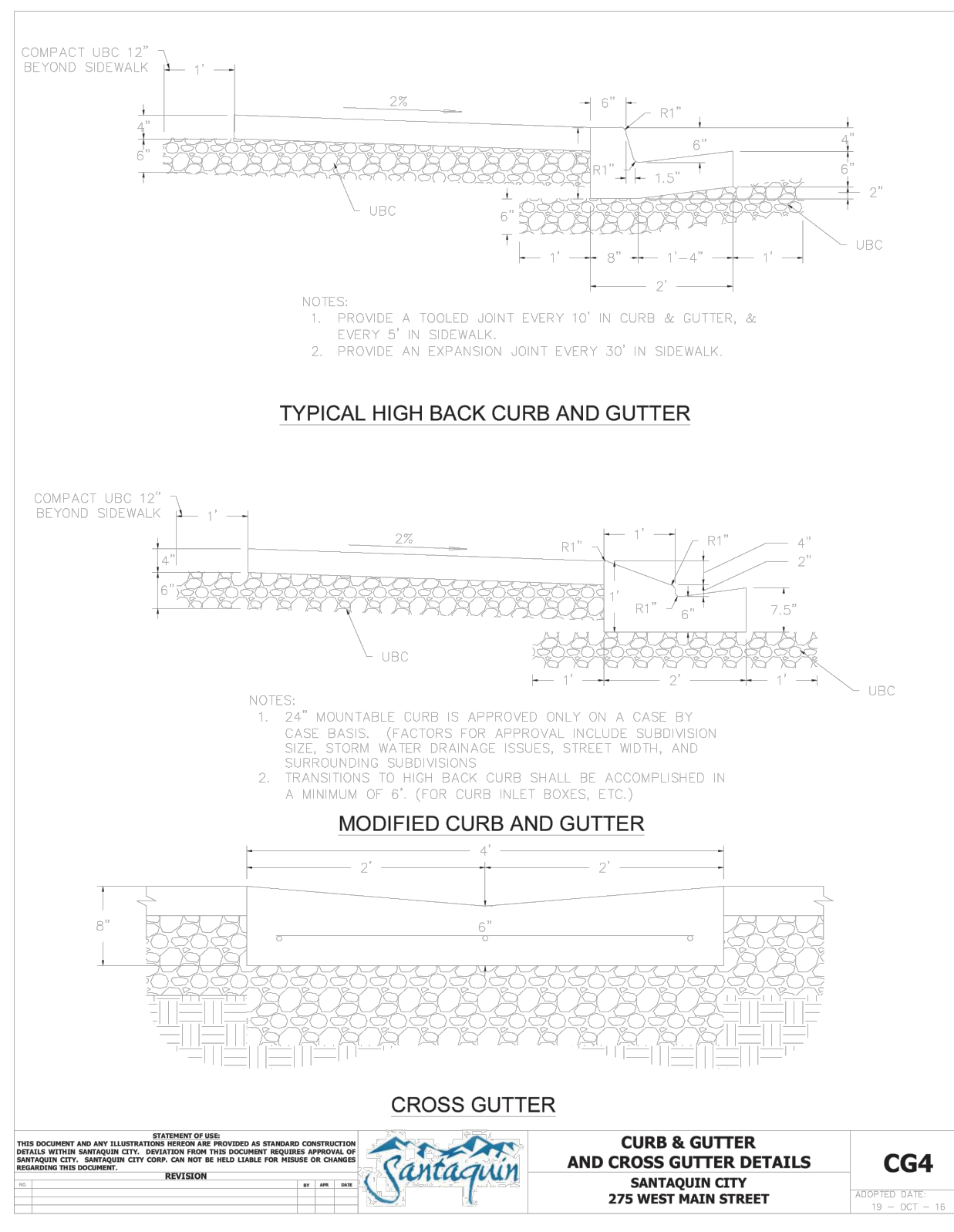
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PLAN AND PROFILE

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5/3/23

SHEET NUMBER
PP-4



SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.



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

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME

DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 5/3/23

D1.1

SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.

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DESIGNER: CRS
Q&A: JNSCALL BLUE
STAKES PRIOR
TO DIGGING

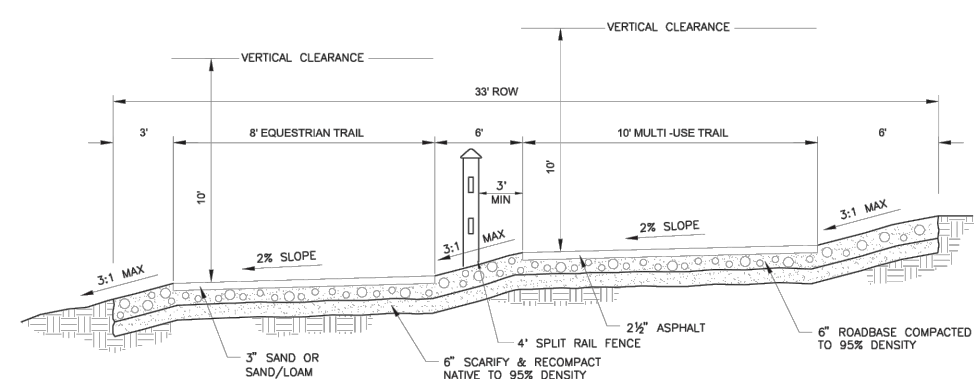
PROJECT NAME

SANTAQUIN PEAKS
INDUSTRIAL PARK

SHEET NAME

DETAILS

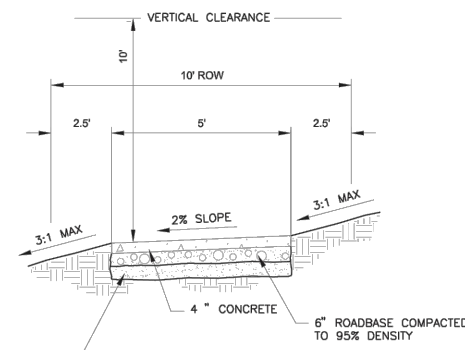
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REVIEW SET
5/3/23SHEET NUMBER
D1.2

NOTES:
1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS.
2. A 7' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE PEDESTRIAN TRAIL.

DUAL PATH TRAIL
NOT TO SCALE

THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED DUAL PATH TRAILS.



NOTES:
1. SLOPES MAY BE REVERSED TO MATCH NATURAL TOPOGRAPHICAL CONDITIONS.
2. A 7' CLEARANCE AREA MUST BE MAINTAINED ON EACH SIDE OF THE TRAIL.

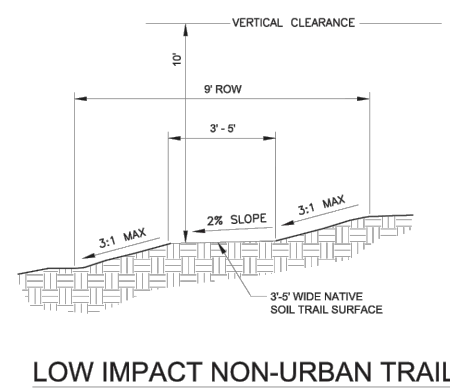
NEIGHBORHOOD PATH
NOT TO SCALE

THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED PATH TRAILS.

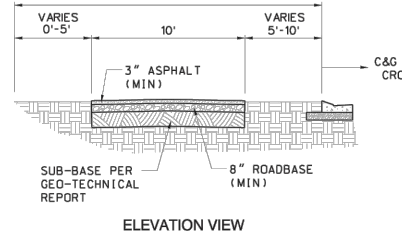
REVISION	DATE	BY	APP'D
1	5/3/23	CRS	CRS

DUAL PATH TRAIL & NEIGHBORHOOD PATH CROSS SECTIONS
SANTAQUIN CITY
275 WEST MAIN STREET

T2



LOW IMPACT NON-URBAN TRAIL
NOT TO SCALE

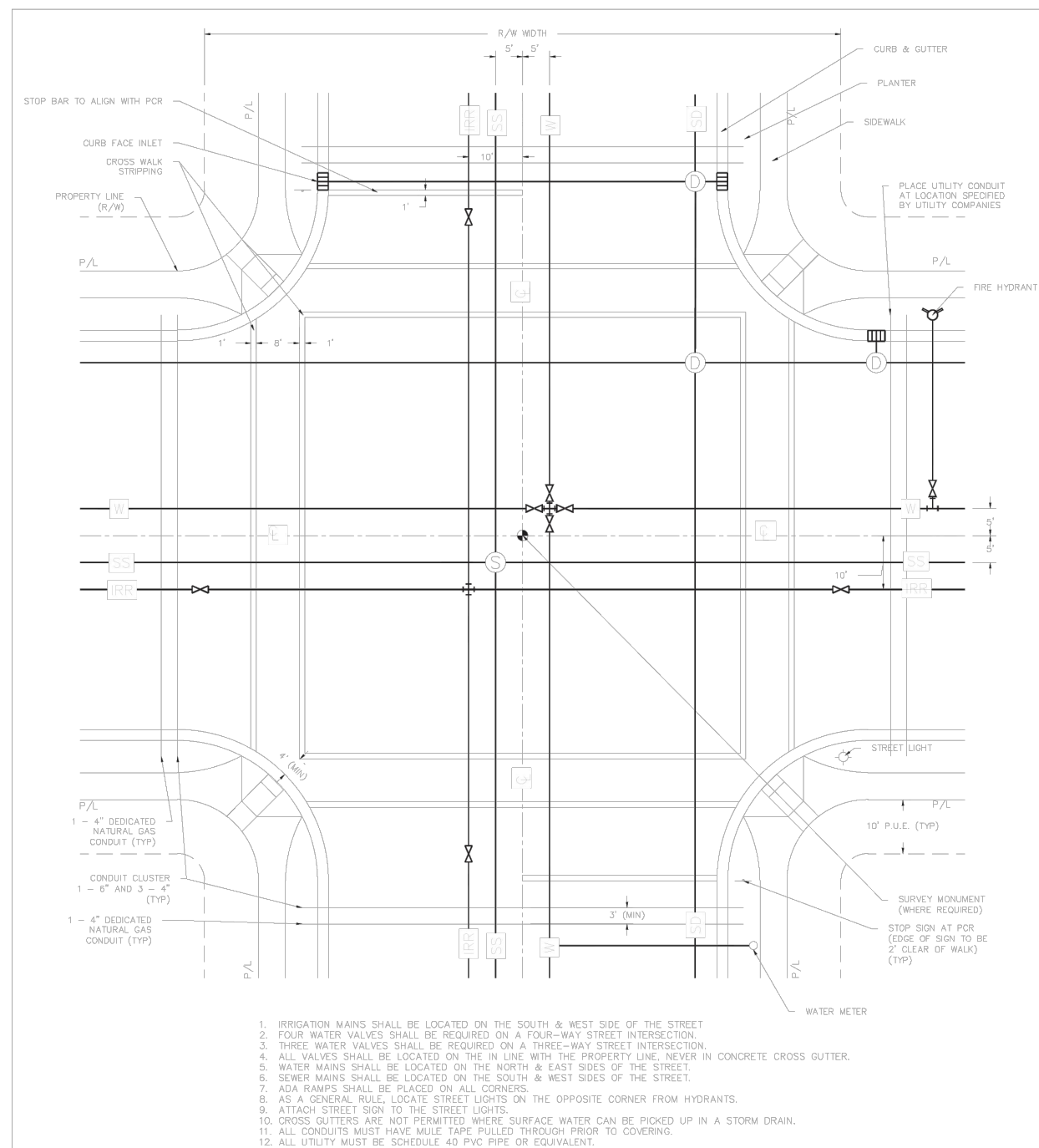


20' TRAIL ADJACENT TO STREET
THIS SECTION SUPERSEDES SIDEWALK SECTION ALONG STREETS WITH DESIGNATED 20' TRAILS.

REVISION	DATE	BY	APP'D
1	5/3/23	CRS	CRS

LOW IMPACT NON-URBAN & 20' TRAIL ADJACENT TO STREET CROSS SECTIONS
SANTAQUIN CITY
275 WEST MAIN STREET

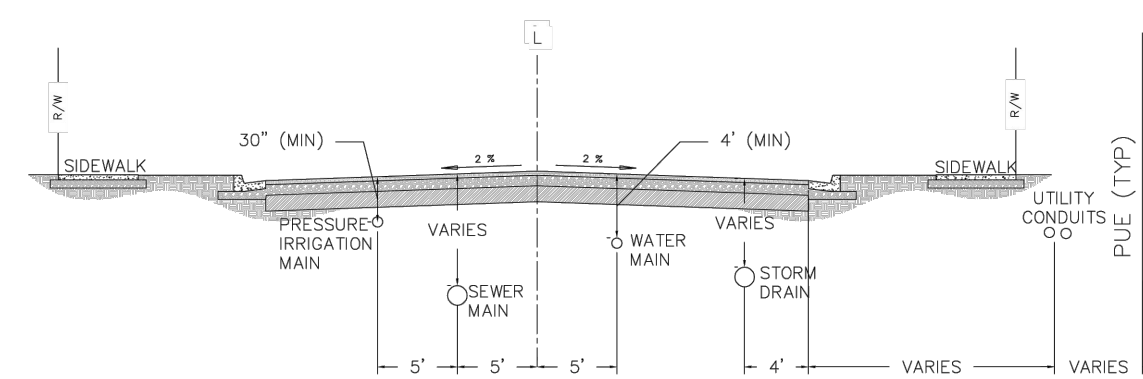
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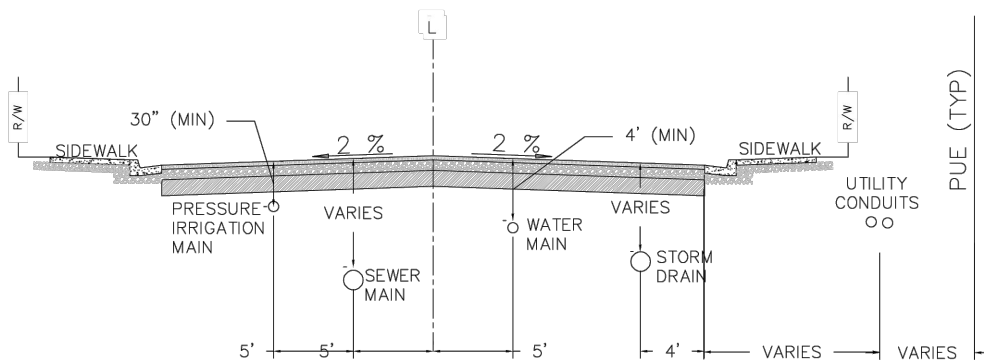
STREET UTILITY LOCATIONS
PLAN VIEW

STREET UTILITY LOCATIONS
SANTAQUIN CITY
275 WEST MAIN STREET

UT1



STREET UTILITY LOCATIONS WITH PLANT STRIP



STREET UTILITY LOCATIONS SECTIONS

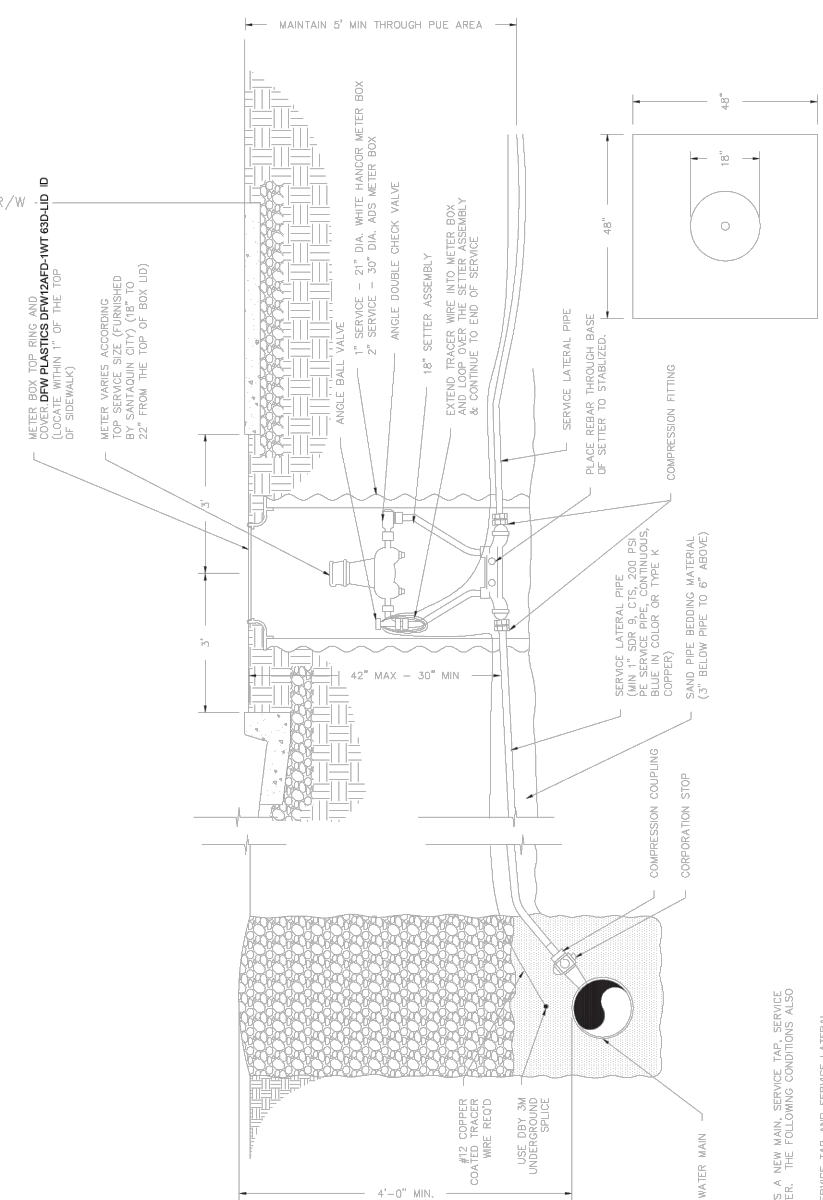
1. IRRIGATION MAINS SHALL BE LOCATED 10 FEET SOUTH & WEST OF CENTER OF THE STREET.
2. WATER MAINS SHALL BE LOCATED 5 FEET NORTH & EAST OF CENTER OF THE STREET.
3. SEWER MAINS SHALL BE LOCATED 5 FEET SOUTH & WEST OF THE CENTER OF THE STREET.
4. STORM DRAIN SHALL BE LOCATED 4 FEET FROM THE LIP OF GUTTER 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

REVISION	DATE	BY	APP'D
1	5/3/23	CRS	CRS

STREET UTILITY LOCATIONS
PROFILE VIEW

SANTAQUIN CITY
275 WEST MAIN STREET

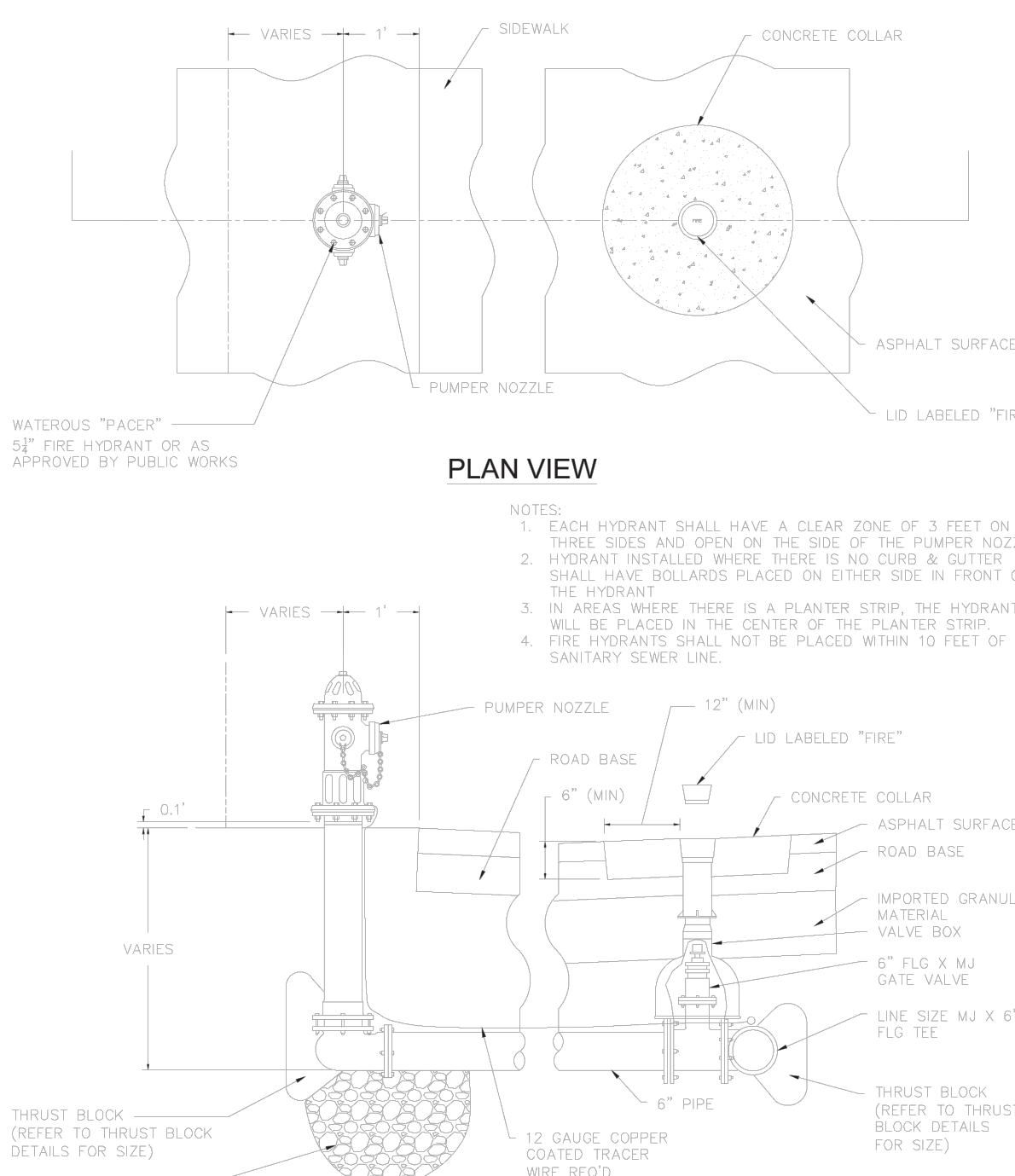
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CULINARY WATER SERVICE CONNECTION

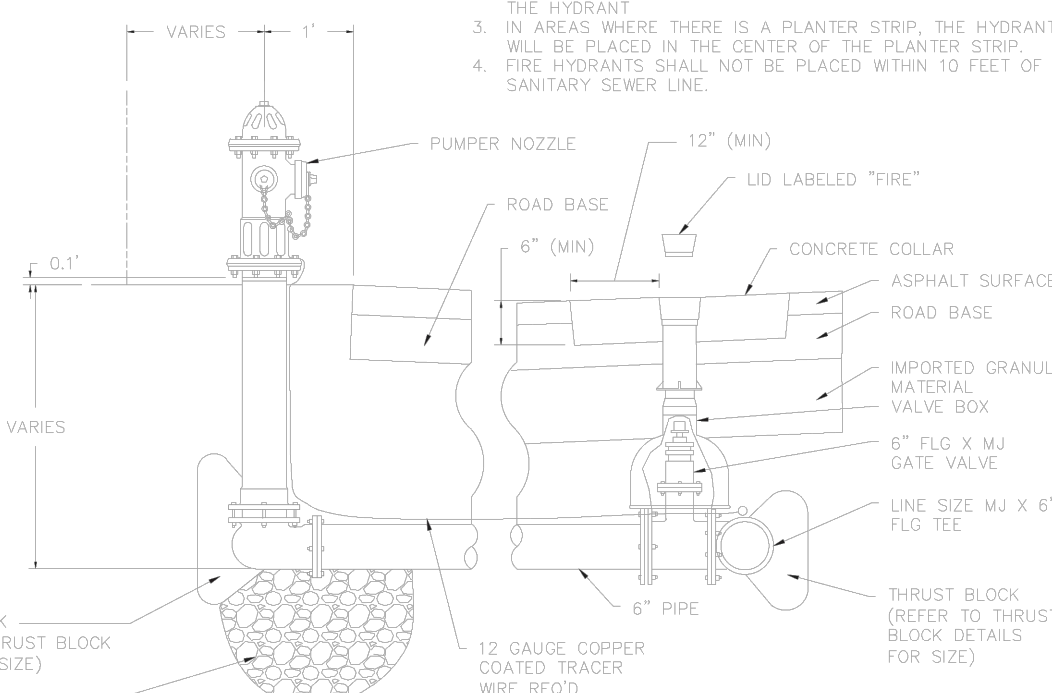
CULINARY WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

W1



PLAN VIEW

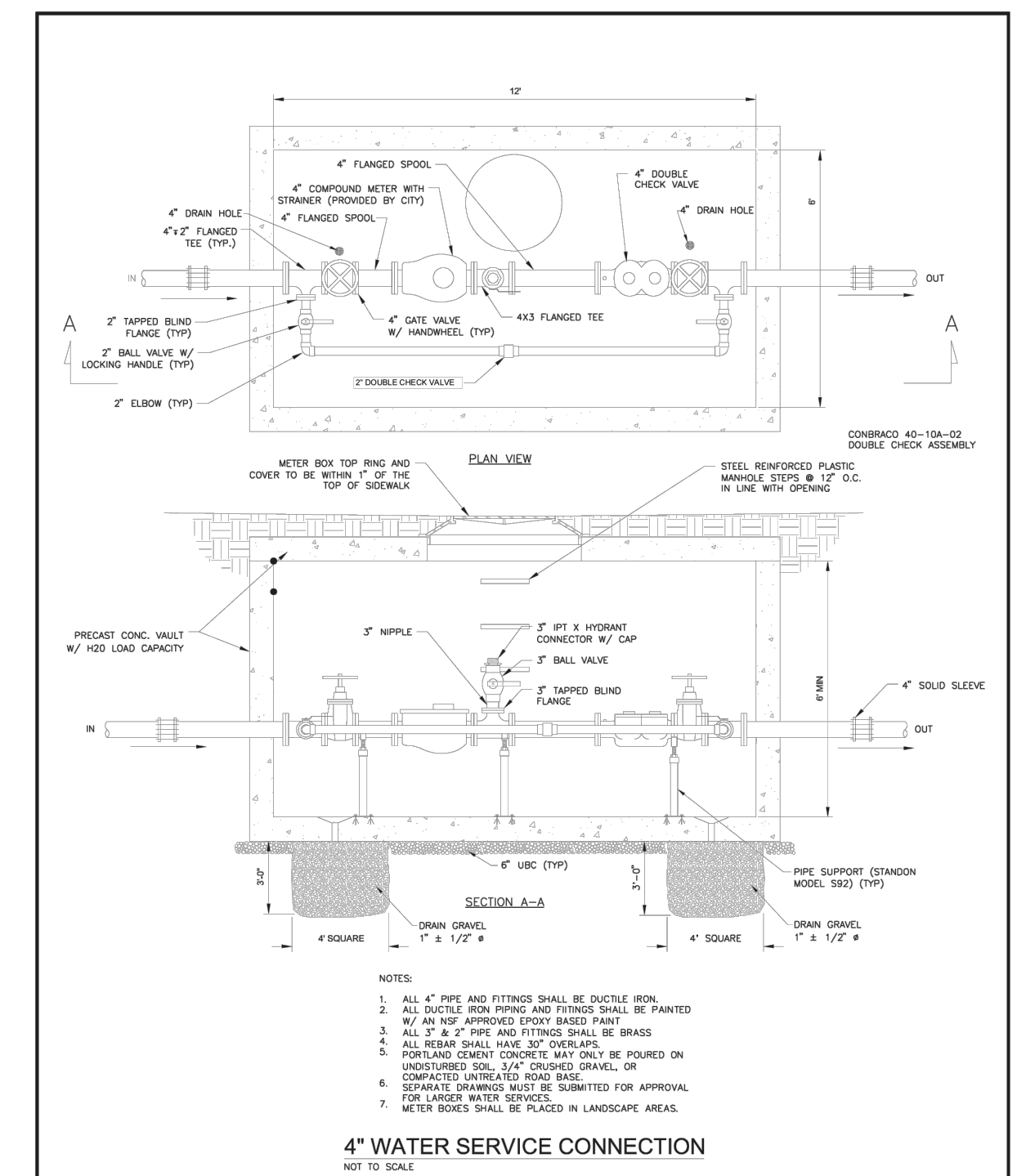
- NOTES:
1. EACH HYDRANT SHALL HAVE A CLEAR ZONE OF 3 FEET ON THREE SIDES AND OPEN ON THE SIDE OF THE PUMPER NOZZLE.
2. HYDRANT INSTALLED WHERE THERE IS NO CURB & GUTTER SHALL HAVE BOLLARDS PLACED ON EITHER SIDE IN FRONT OF THE HYDRANT.
3. IN AREAS WHERE THERE IS A PLANTER STRIP, THE HYDRANT WILL BE PLACED IN THE CENTER OF THE PLANTER STRIP.
4. FIRE HYDRANTS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY SANITARY SEWER LINE.



SECTION A-A

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

W2



4" WATER SERVICE CONNECTION

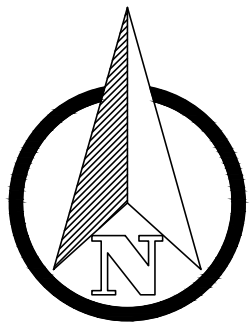
NOT TO SCALE

REVISION	DATE	BY	APP'D
1	5/3/23	CRS	CRS

4" WATER SERVICE CONNECTION
SANTAQUIN CITY
275 WEST MAIN STREET

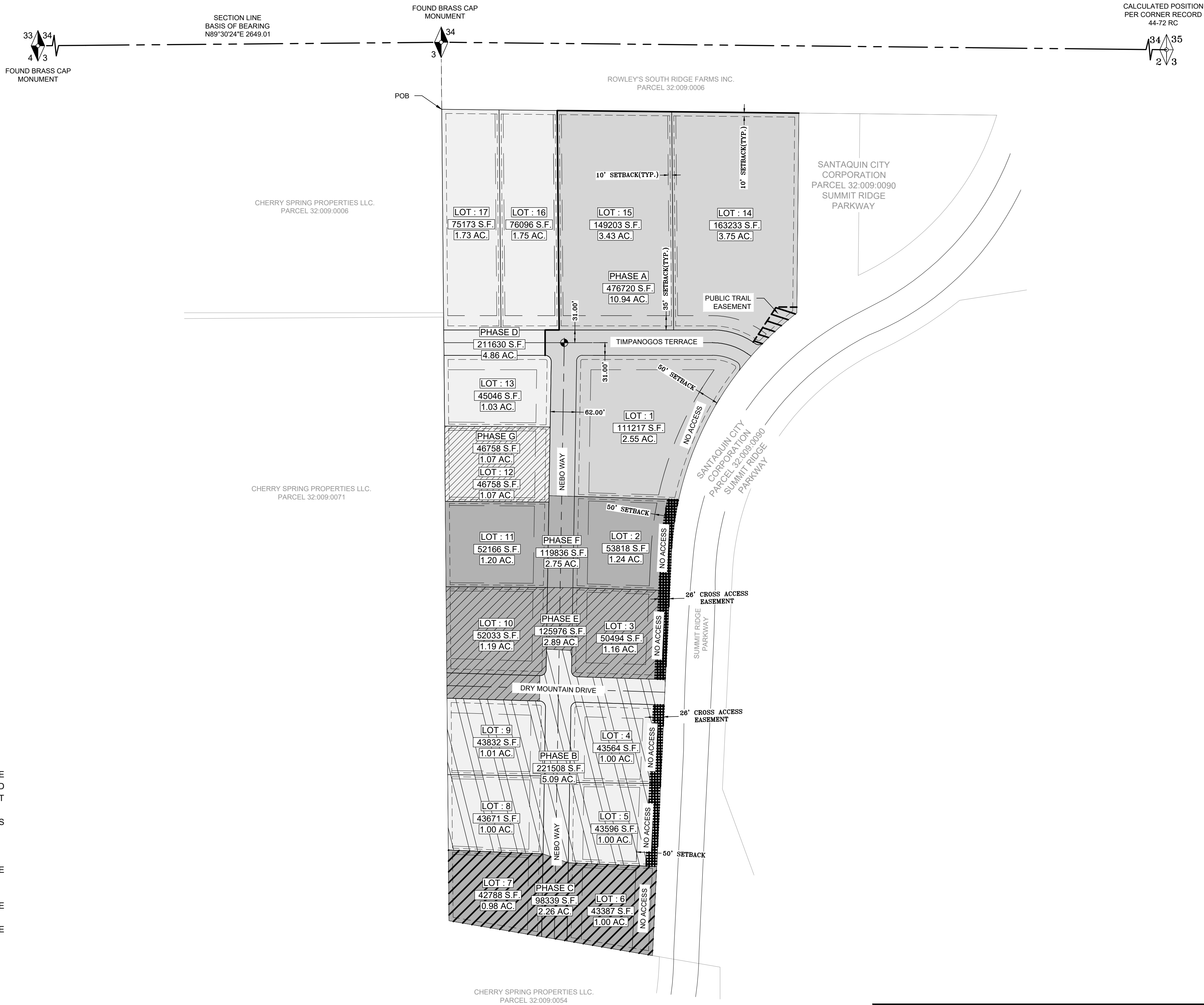
W3

CULINARY WATER SERVICE CONNECTION



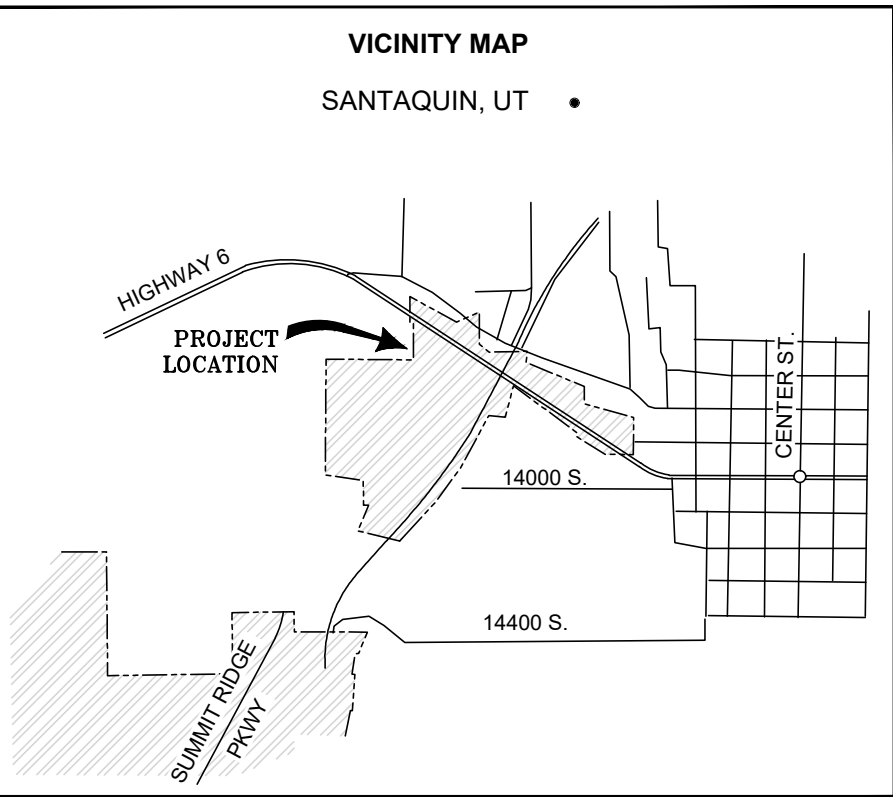
SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

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

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

1" = 150'

DRAWN: AP

CHECKED: JS

PROJECT # XXXXXX

DATE: 05/03/2023

SHEET NO: 1 OF 1