

I have reviewed the drawings and talked with David Jean and we have one concern on the drawings. Sheet SD-01 The stormwater basin was modified as discussed. We appreciate the changes in the design that were made. The new proposed configuration looks like it should work well. On the west side of the pond the contours end at what we are assuming is a daylight line with the existing ground. There is a paved driveway between that and the private lots to the west. We need to see how this will interface with the pavement. Specifically, how wide will the remaining pavement be? I am guessing that the pavement will be reduced in width to fit this in. And secondly, how far off the pavement will the drop into the basin be located? We need to determine if some sort of barrier is going to need to be constructed between the driveway and the down slope into the basin.

We also want to make sure that Lee understand that those sections of the street in the subdivision that are on fill will require a very specific construction and testing regimen. The fill material will need to be placed in 6" lifts and will need to meet 95% compaction. The City will want to see compaction testing every 100 feet, near the center and out near both sides of the fill. The testing shall occur after the first foot of material is placed and compacted and then again after the second foot of material is placed and compacted. If the method is successful with consistently passing tests the testing rate can be relaxed to two foot intervals in the sections that are six feet or deeper up to the last two feet of depth which will require testing every foot of depth to the surface. If the material being used changes, new proctors will be required and the testing frequency will need to go back to 1 foot intervals until consistent favorable compaction tests are achieved. When this project goes into construction we will sit down with the contractor and specifically determine where the different frequencies of testing will occur.

To make sure the material is placed in 6" lifts the City will require that the elevation of the 6" lifts will be measured and documented by the contractor at similar frequency (every 100 feet) and pattern (center and both sides) as the compaction testing.

Thanks,

SHAY STARK – PLANNER/DESIGNER

I don't see a problem with them going on Tuesdays agenda as long as the question of the location and width of the remaining driveway and its distance from the edge of the basin are clarified so that a barrier can be included in the project if it is needed. This can be a condition of approval and we can resolve it before construction occurs. I just want to make sure it is addressed. This issue has come up because of the requested changes being made to the basin which now encroaches further into the driveway area. There is not a problem with the encroachment. We just need to make sure the remaining driveway is an adequate width and that there are appropriate safety measures taken along the edge of basin so that we don't have someone drive off the edge and end up in the basin.

I also would like the City Council discussion to clarify with the Developer the restoration of landscaping in the basin. It just needs to be on the record and we may want to include it in the Development Agreement.

Thanks,

SHAY STARK – PLANNER/DESIGNER

DRYLAND SUBDIVISION

A RESIDENTIAL SUBDIVISION

ELK RIDGE, UTAH

FINAL PLAN SET

JANUARY 2021

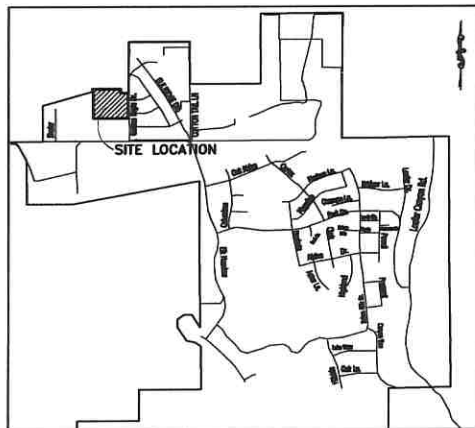
-SHEET INDEX-

SHEET

SHEET NAME

1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING
5	EXISTING TOPOGRAPHY
6	EROSION CONTROL
7	RE-VEGETATION/RETENTION
PP-01	PLAN & PROFILE - HANNAH STREET - STA. 15+50 TO STA. 19+88.29
PP-02	PLAN & PROFILE - HANNAH STREET - STA. 10+00 TO STA. 15+50
PP-03	PLAN & PROFILE - AMY WAY - STA. 10+00 TO STA. 13+50
PP-04	PLAN & PROFILE - DRYLAND CIRCLE - STA. 10+00 TO STA. 12+19.92
PP-05	PLAN & PROFILE - GOLDEN EAGLE WAY - STA. 13+50 TO STA. 17+00
PP-06	PLAN & PROFILE - GOLDEN EAGLE WAY - STA. 10+00 TO STA. 13+50
SD-01	PLAN & PROFILE - OFFSITE STORM DRAIN - STA. 17+00 TO STA. 21+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
DT-04	DETAIL SHEET
DT-05	DETAIL SHEET
BM-01	BEST MANAGEMENT PRACTICES
BM-02	BEST MANAGEMENT PRACTICES
BM-03	BEST MANAGEMENT PRACTICES

NOTES:
CONTRACTOR RESPONSIBLE TO CONTACT BLUESTAKES
PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN
PLANS AND ACTUAL FIELD CONDITIONS TO BE REPORTED
TO ENGINEER.



VICINITY MAP
-NTS-

OWNER/DEVELOPER
LEE HASKELL
901 GOOSENEST DR.
ELK RIDGE, UTAH
801-372-0139

DATA TABLE
ZONING=R-20
TOTAL ACREAGE=11.10
TOTAL # OF LOTS=15
TOTAL ACREAGE OF LOTS=9.31
TOTAL ACREAGE IN ROADS=1.79
TOTAL LOTS/ACRE=1.35



LEGEND
(APPLIES TO ALL SHEETS)

	SECTION CORNER
	FOUND ALUMINUM CAP
	SET 6/8" INCH PIN
	CALCULATED POINT, NOT SET
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DITCH
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED PVC SEWER MANHOLE
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

SHEET NO.

1

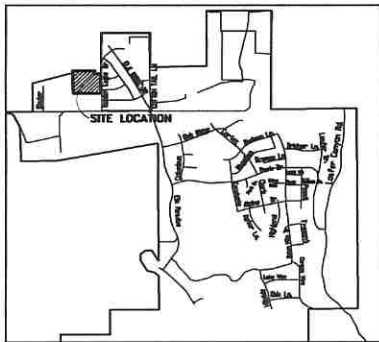
DRYLAND SUBDIVISION
COVER

ELK RIDGE, UTAH



PHONE: 801-485-0586
FAX: 801-485-0100
946 E 800 N SUITE A
SPANISH FORK, UT 84660

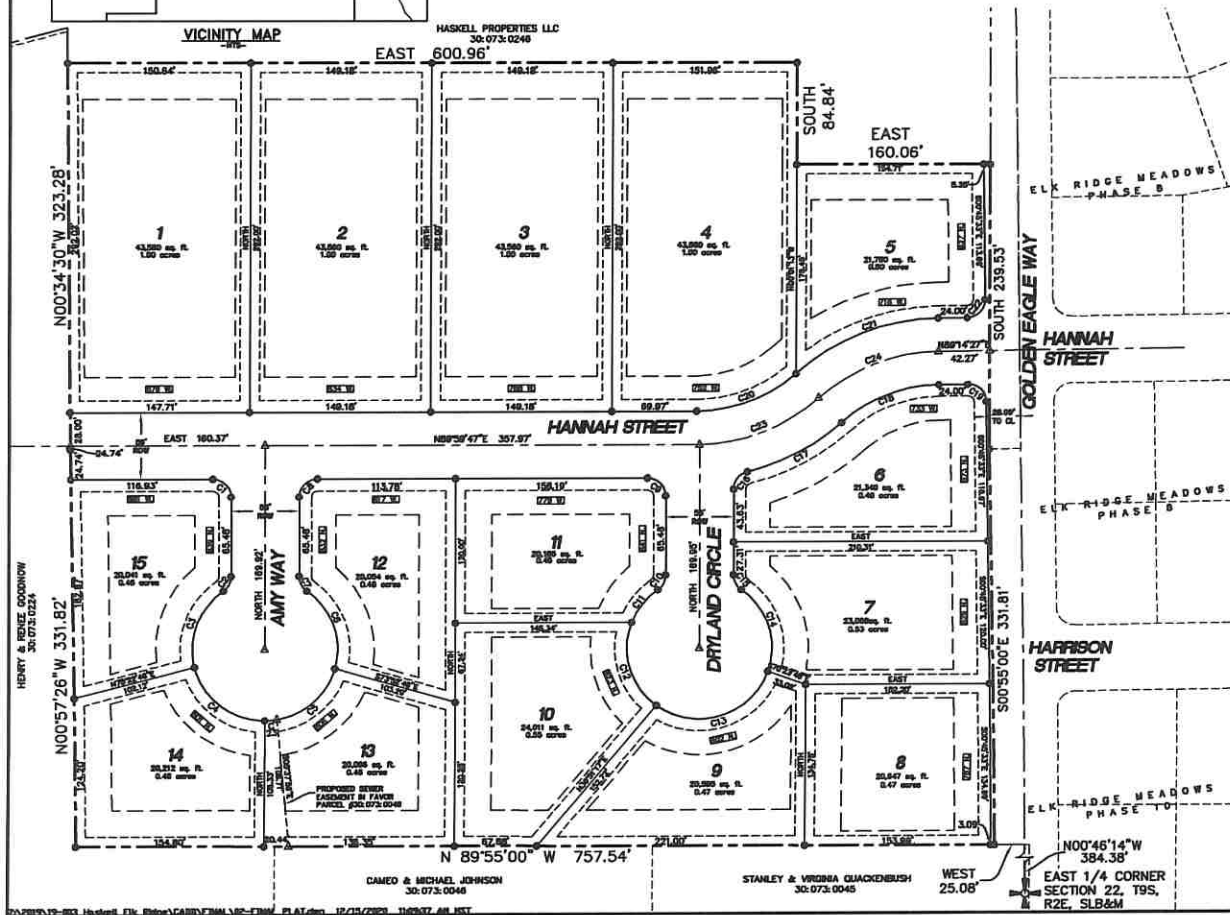
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VICINITY MAP

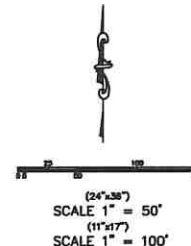
CURVE TABLE											
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA	CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.56	21.21	N 45°00'00" W	90°00'00"	C12	60.00	78.79	73.25	S 16°11'05" E	75°14'05"
C2	15.00	14.40	13.86	N 27°30'31" E	55°01'01"	C13	60.00	111.63	96.21	N 72°54'02" E	106°35'41"
C3	60.00	72.92	68.52	S 20°11'53" W	69°38'16"	C14	60.00	74.50	69.80	N 19°26'53" W	71°08'16"
C4	60.00	78.94	73.37	S 52°18'37" E	75°22'46"	C15	15.00	14.40	13.86	S 27°30'31" E	55°01'01"
C5	60.00	67.36	63.88	N 48°16'53" E	64°19'17"	C16	15.00	19.99	18.54	S 38°10'09" W	76°20'19"
C6	60.00	74.50	69.80	N 19°26'53" W	71°08'16"	C17	178.00	88.86	87.94	N 62°02'13" E	28°36'12"
C7	15.00	14.40	13.86	S 27°30'31" E	55°01'01"	C18	122.00	88.38	86.46	S 68°29'17" W	41°30'20"
C8	15.00	23.56	21.21	S 45°00'00" W	90°00'00"	C19	15.00	23.56	21.21	N 45°45'33" W	90°00'00"
C9	15.00	23.56	21.21	N 45°00'00" W	90°00'00"	C20	122.00	89.99	87.97	N 68°32'03" E	42°15'53"
C10	15.00	14.40	13.86	N 27°30'31" E	55°01'01"	C21	178.00	128.95	126.14	S 68°29'17" W	41°30'20"
C11	60.00	35.17	34.67	S 38°13'29" W	33°35'04"	C22	15.00	23.56	21.21	N 44°14'27" E	90°00'00"
						C23	60.00	10.01	10.00	N 85°13'16" E	9°33'29"

HASKELL PROPERTIES LLC
30-073-0248



CAMEO & MICHAEL JOHNSON
30-073-0048

STANLEY & VIRGINIA QUACKENBUSH
30-073-0045



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET SURVEY MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- MUNICIPAL UTILITY EASEMENT
- SETBACK
- CENTERLINE
- ADDRESSES

REGISTERED SURVEYOR CONTACT INFO:
ALAS ENGINEERING
PHONE: 801-655-0088
FAX: 801-655-0108
948 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DRAWN/REVISED BY:
LEE HASKELL
801 GOODHART DR.
ELK RIDGE, UTAH
801-372-0138

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 188408 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°48'14"W 384.38 FEET AND WEST 25.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N09°55'00"W 757.54 FEET TO AN EXISTING FENCE; THENCE N00°57'28"W 331.82 FEET ALONG SAID FENCE; THENCE N00°34'30"W 323.28 FEET; THENCE EAST 600.96 FEET; THENCE SOUTH 84.84 FEET; THENCE EAST 160.06 FEET; THENCE SOUTH 239.53 FEET; THENCE S00°55'00"E 331.81 FEET TO THE POINT OF BEGINNING, CONTAINING 11.10 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO ELK RIDGE CITY FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF A.D. 2020.

MEMBER: MEMBER: MEMBER: MEMBER:

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S. ON THE DAY OF A.D. 2020 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC IN THE STATE OF UTAH COMMISSION NUMBER / EXPIRES NOTARY PUBLIC PRINTED NAME

ACCEPTANCE BY LEGISLATIVE 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. 2020.

APPROVED MAYOR ATTEST CLERK-RECORDER

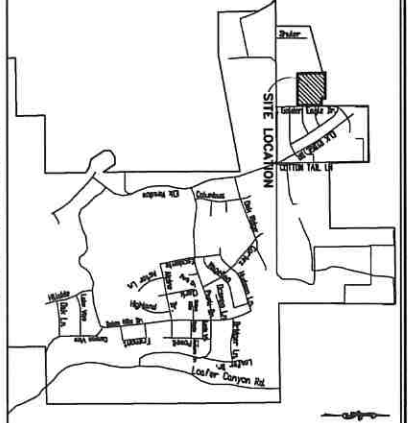
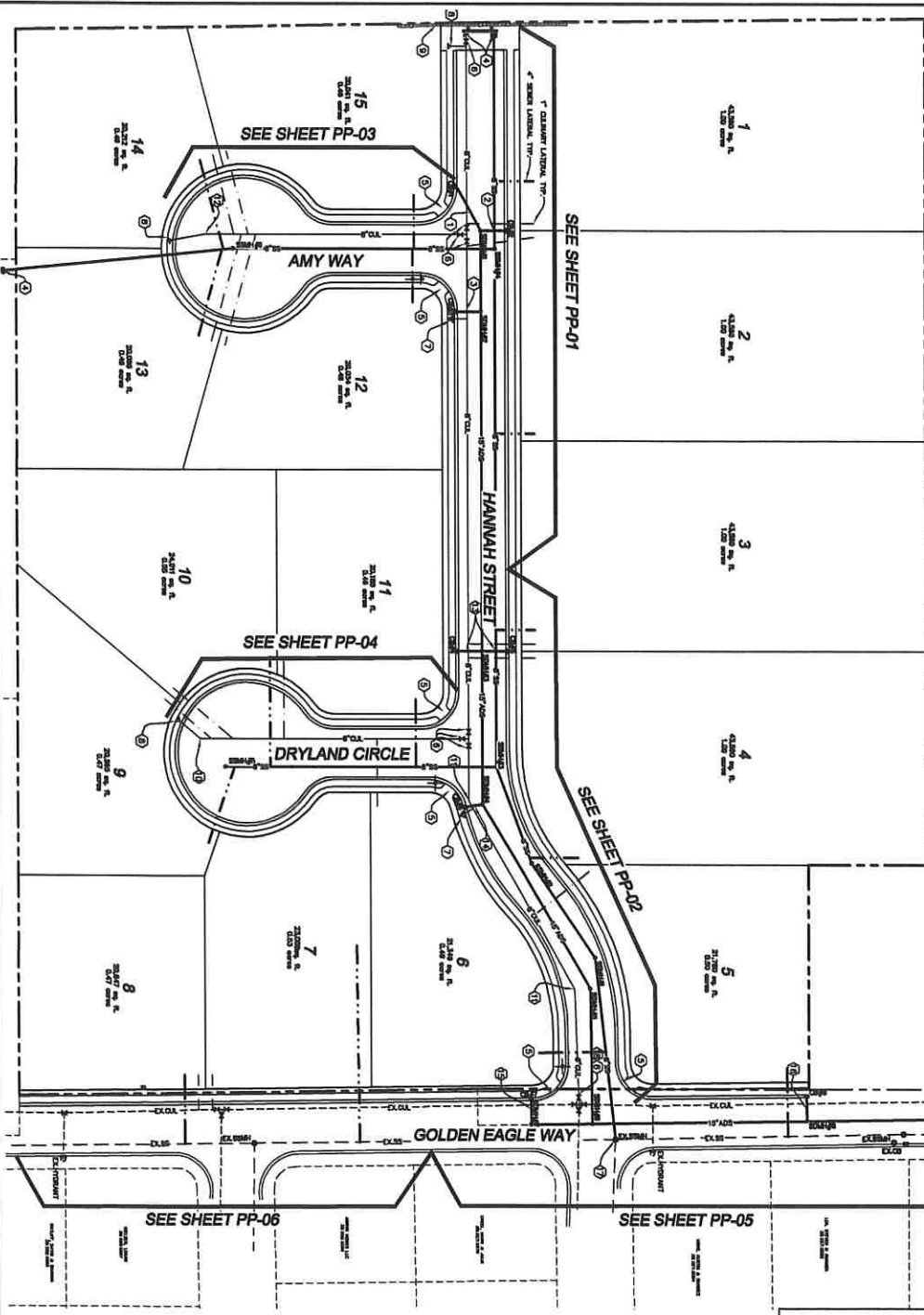
DRYLAND SUBDIVISION PLAT "A"

ELK RIDGE CITY, UTAH COUNTY, UTAH CONTAINING 15 LOTS AND 11.10 ACRES LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL UTAH COUNTY RECORDER

- CONSTRUCTION NOTES:**
1. CONST. 36" I.D. 15' AOS @ 2.5%.
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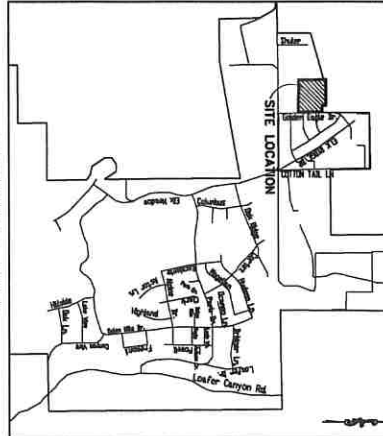
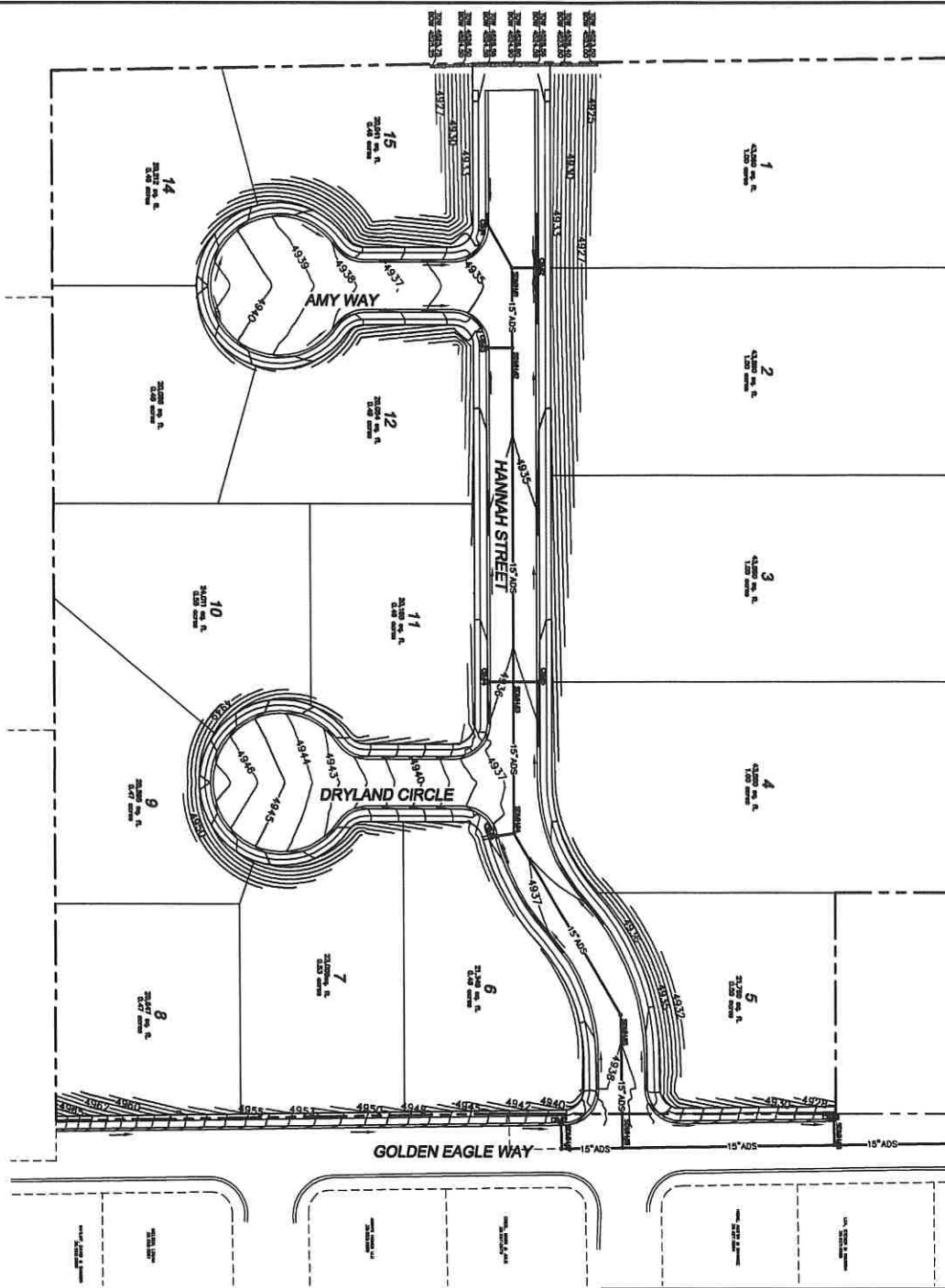
NOTE:
LATERALS NEED TO BE LOCATED AT LEAST FIVE FEET OFF PERPENDICULAR TO PROPERTY LINE.



LEGEND

- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- EXISTING POWER BOX
- EXISTING TELEPHONE BOX
- EXISTING MET BOX
- PROPERTY BOUNDARY
- CONTINGENT
- NOT-TO-SCALE LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING OVERHEAD POWER
- EXISTING EASEMENT SIGN W/ARROW
- EXISTING STOP SIGN W/ARROW
- EXISTING WATER
- PROPOSED STOP SIGN
- PROPOSED FIRE SIGN-35 SIGN W/ARROW
- PROPOSED COLUMBIAN WATERLINE
- PROPOSED PRESSURIZED IRRIGATION - 2000 P.S.I.

SCALE 1" = 40'
SCALE 1" = 80'



VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- EXISTING POWER BOX
- EXISTING TELEPHONE BOX
- EXISTING MAIL BOX
- PROPERTY BOUNDARY
- CONCRETE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING POWER LINE
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/INLET
- EXISTING WATER
- PROPOSED STORM DRAIN
- PROPOSED PVE 30" x 30" SEWER W/INLET
- PROPOSED CULINARY W/INLET
- PROPOSED PRESERVED PROVISION - CDD PVE

SCALE 1" = 40'
(7" x 17")
SCALE 1" = 80'



**ATLAS
ENGINEERING
LLC.**

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

GRADING PLAN

DRYLAND SUBDIVISION
ELK RIDGE, UTAH

SHEET NO.

4

NO.	REVISION	BY	DATE
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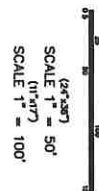
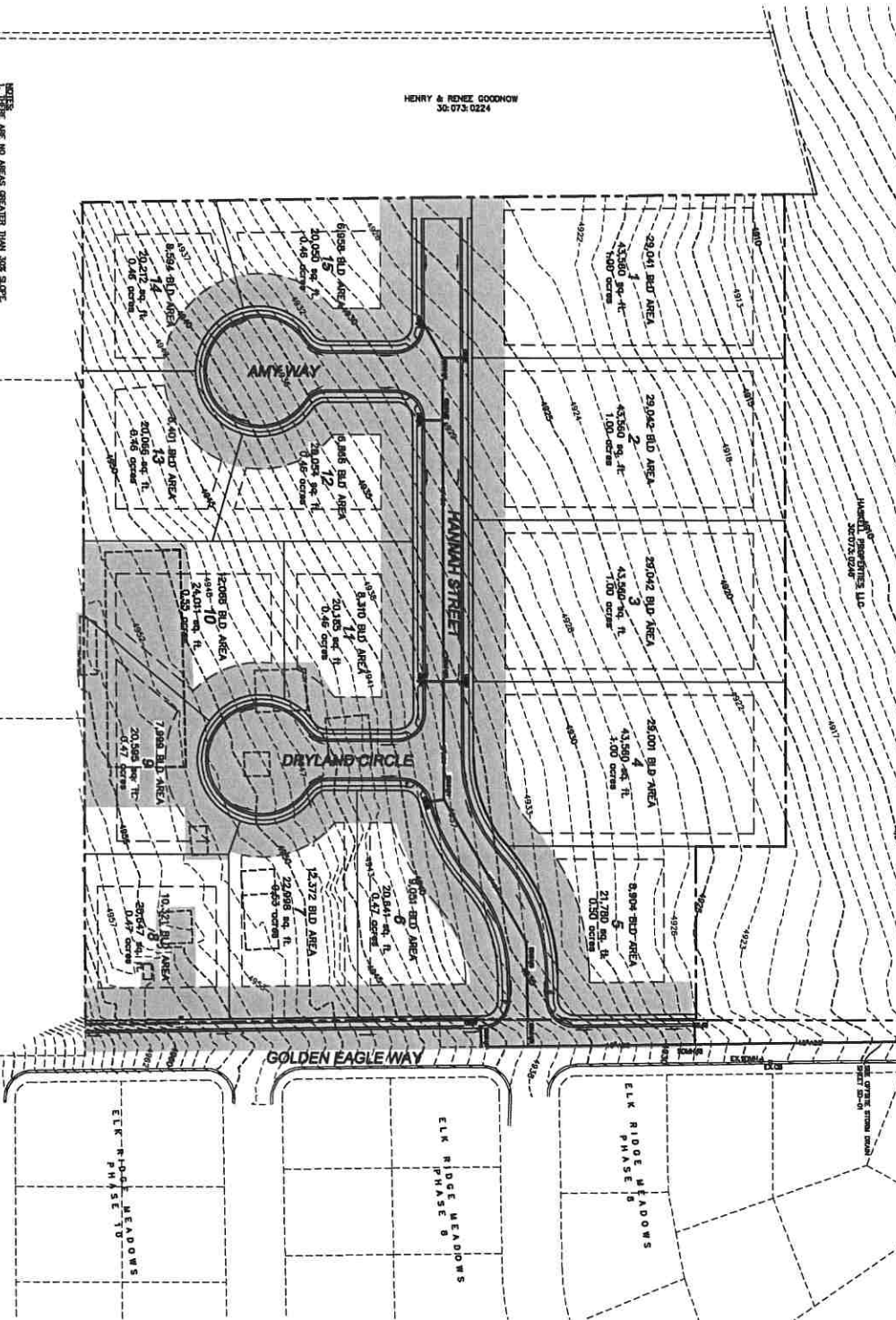
HENRY & RENEE GOODNOW
30.073.0224

NOTES:
1. THERE ARE NO AREAS GREATER THAN 20% SLOPE.

EXISTING AREA

CAROL & MICHAEL JENSEN
30.073.0046

STANLEY & VIRGINIA QUADRONISH
30.073.0045



**ATLAS
ENGINEERING
L.L.C.**

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

RE-VEGETATION/RETENTION
PLAN

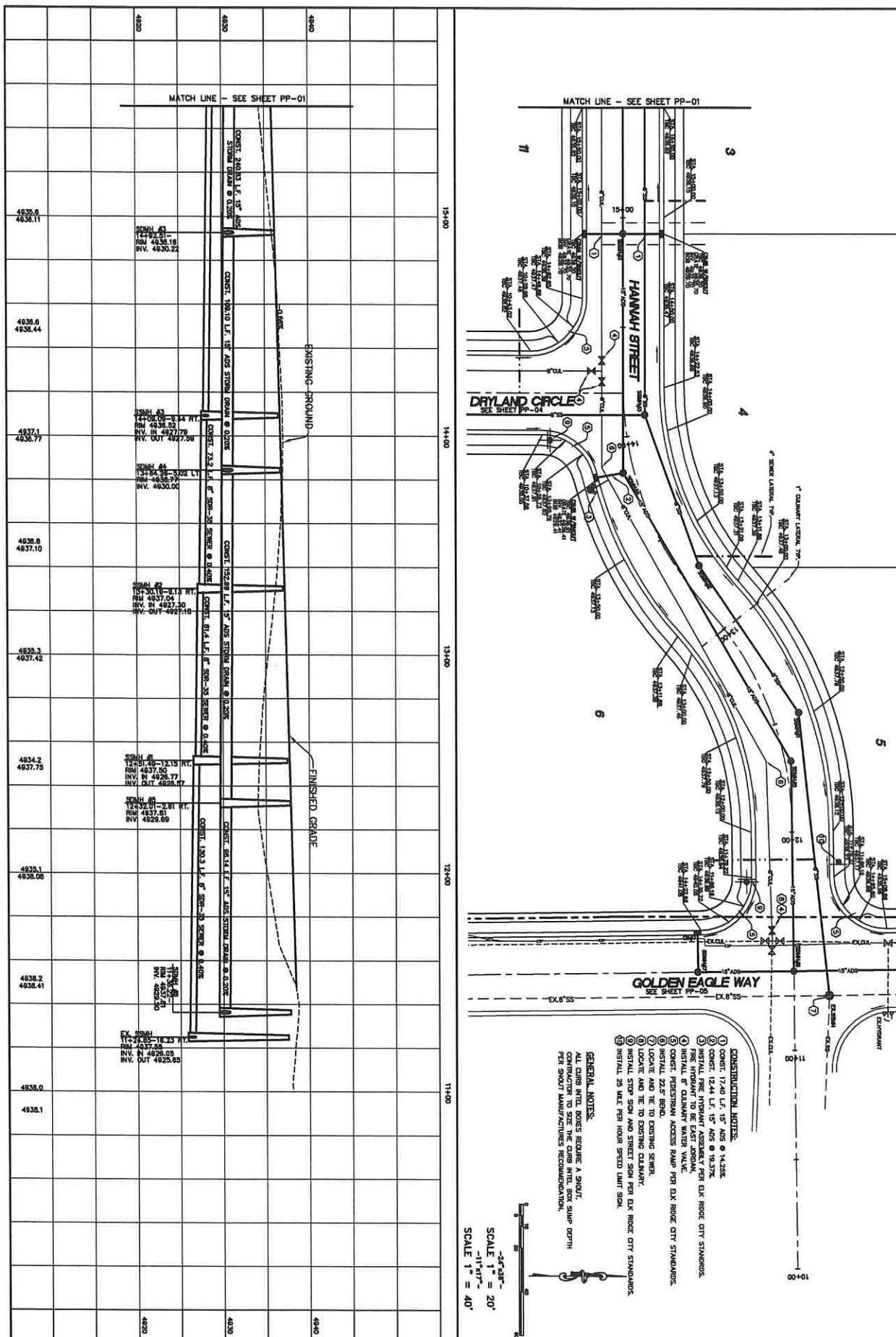
DRYLAND SUBDIVISION
ELK RIDGE, UTAH

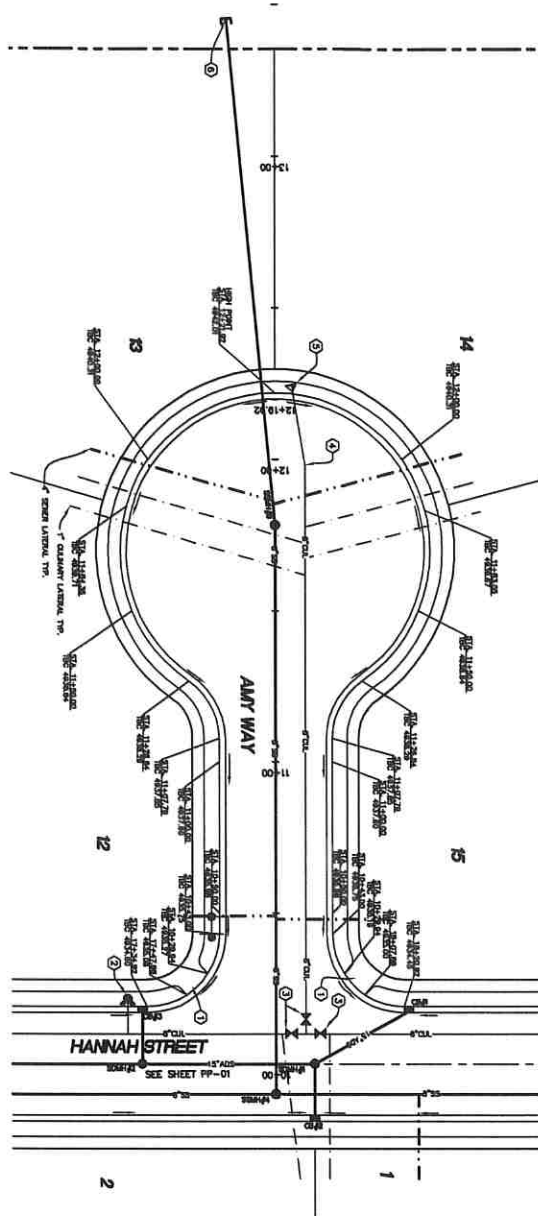
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SHEET NO.

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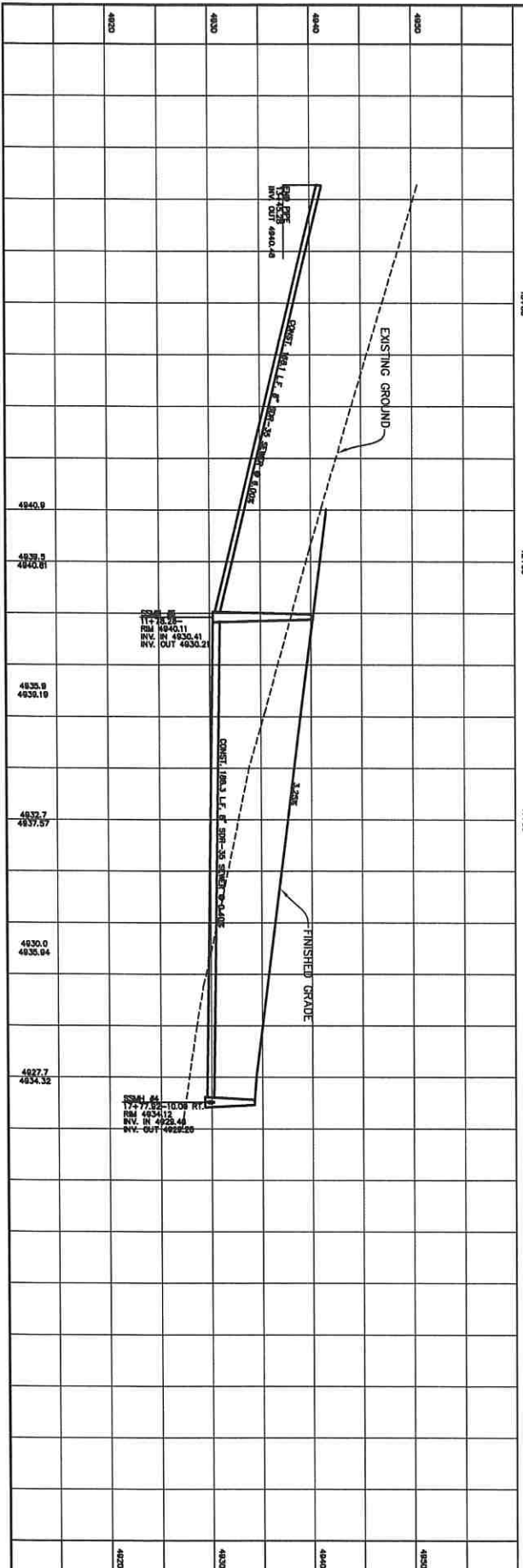
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- CONSTRUCTION NOTES:**
1. CONST. PESTICIDE ACCESS RAMP PER ELK RIDGE CITY STANDARDS.
 2. INSTALL FIRE HYDRANT ASSEMBLY PER ELK RIDGE CITY STANDARDS.
 3. THE HYDRANT TO BE EAST JORDAN.
 4. INSTALL 12" DIAMETER WATER VALVE.
 5. INSTALL 12" DIAMETER WATER VALVE.
 6. INSTALL BLOW OFF VALVE.
 7. CUP FLUID AND MARK TO SURFACE.

SCALE 1" = 20'
SCALE 1" = 40'



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AMY WAY
STA. 10+00 TO STA. 13+50
DRYLAND SUBDIVISION
ELK RIDGE, UTAH

SHEET NO.
PP-03

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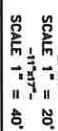
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PP-04

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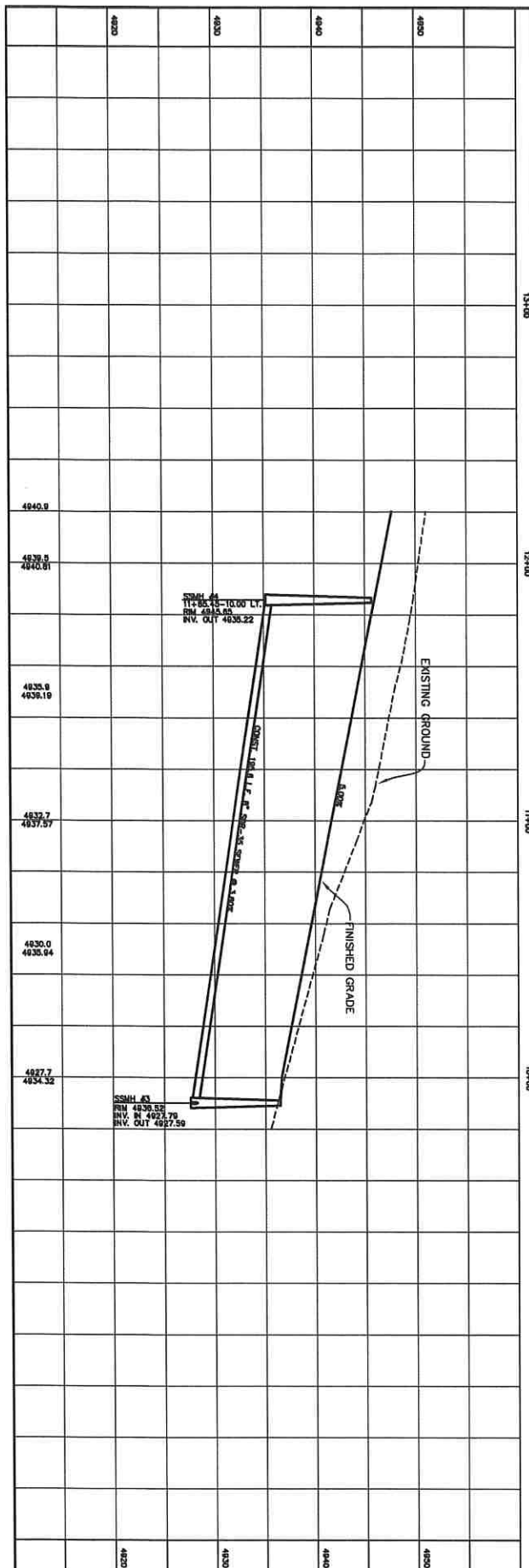
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STA. 10+00 TO STA. 12+19.92

DRYLAND SUBDIVISION
ELK RIDGE, UTAH

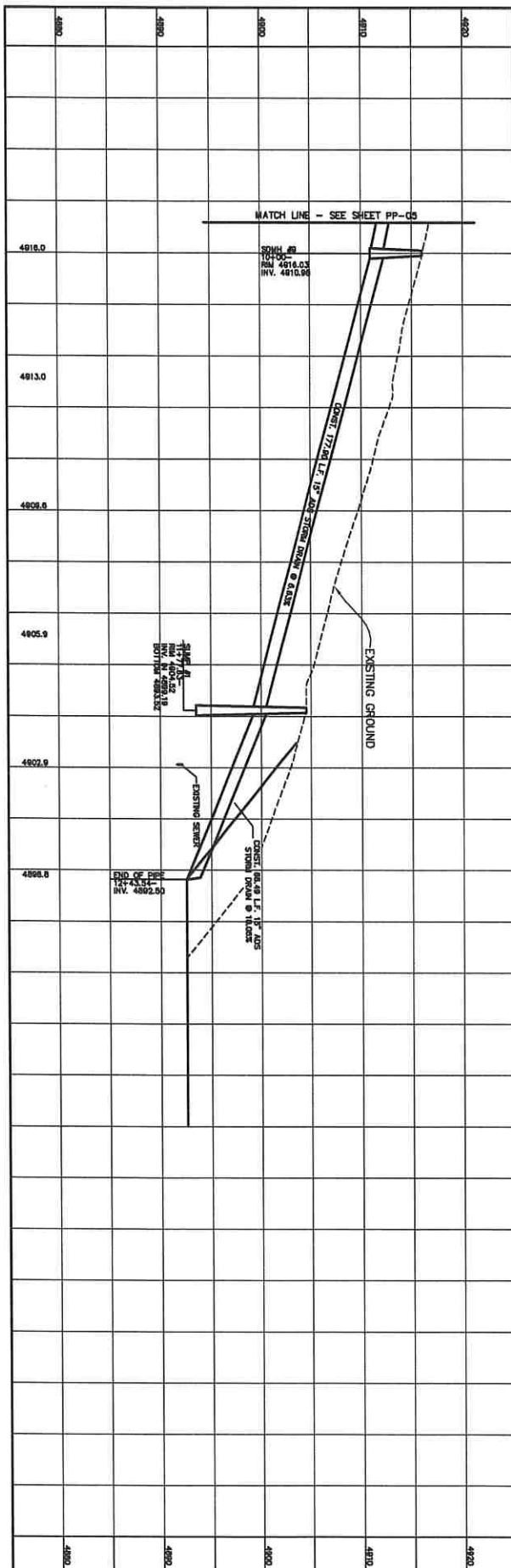
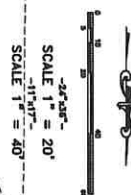
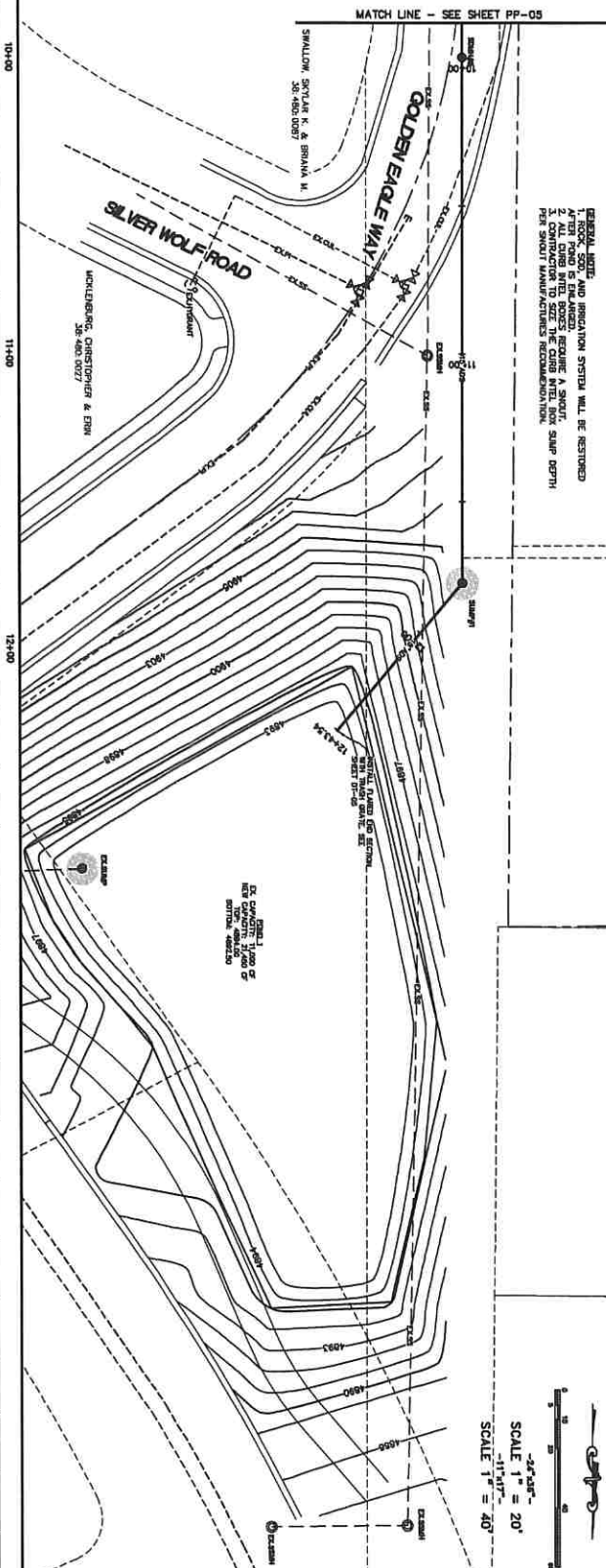


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GENERAL NOTE:
 1. EXISTING STORM DRAINAGE SYSTEM WILL BE RESTORED
 AFTER POND IS DRAINED. REPAIRS TO EXISTING
 2. CONDUIT TO BE SIZED BASED ON POND SIZE, DRAIN DEPTH,
 PER SLOPE MANUFACTURER'S RECOMMENDATION.



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OFFSITE STORM DRAIN
 STA. 10+00 TO STA. 12+43.54

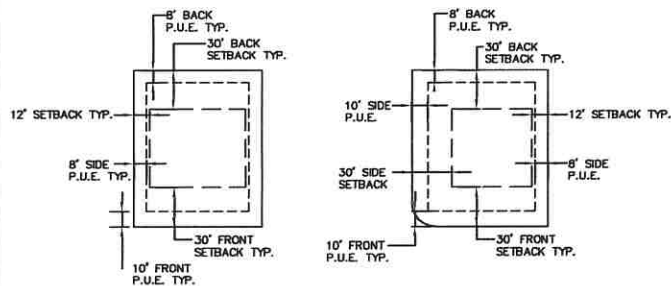
HASKELL
 ELK RIDGE, UTAH

SHEET NO.

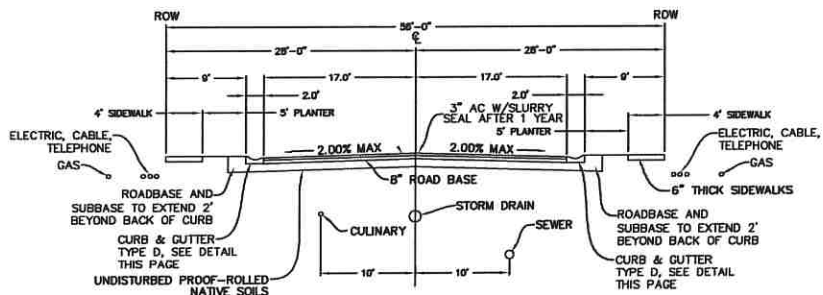
SD-01

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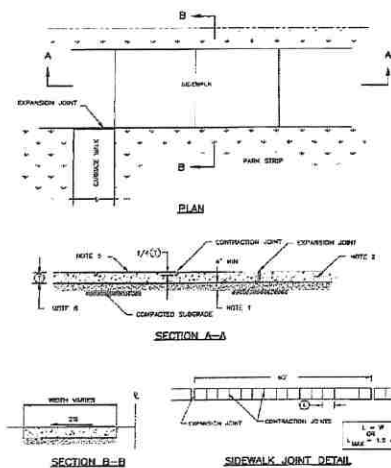


INTERIOR LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-



NOTES:
1. ALL PAVEMENT DESIGN TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PROJECT NO. 03278-001 BY IGES.
2. BASED ON GEOTECH REPORT PROJECT NO. 03278-001 BY IGES, ONCE TOPSOIL IS STRIPPED, MOST OF THE NATIVE SOILS ARE SUITABLE TO BE USED AS SUB-BASE WHEN PROPERLY SCARIFIED AND COMPACTED. HOWEVER, LEAN CLAYS WERE ENCOUNTERED AT THE WEST SIDE OF THE PROJECT. LEAN CLAYS ARE NOT SUITABLE FOR SUB-BASE AND SHOULD BE REMOVED AND REPLACED WITH SUITABLE SUB-BASE MATERIAL PRIOR TO PLACING UNTREATED BASE COURSE.

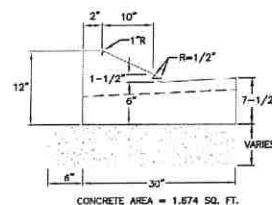
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION
-NTS-



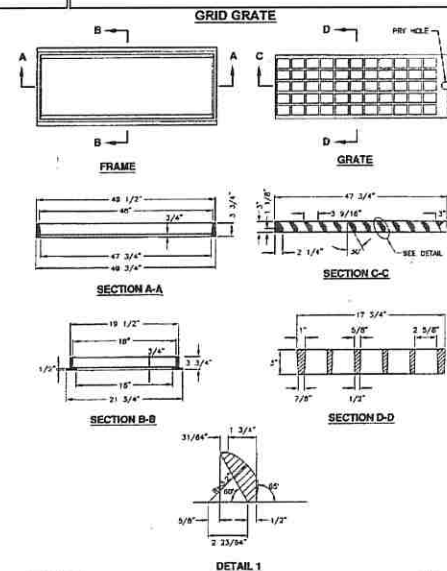
Concrete sidewalk

CONCRETE SIDEWALK STANDARD

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 02060. Do not use gravel or sealer rock. Place per APWA Section 02322. Compact per APWA Section 02324 to a modified proctor density of 95-percent or greater. Maximum lift thickness is 9-inches before compaction.
2. CONCRETE: Class 4000 per APWA Section 03304. Place per APWA Section 02770. Cure per APWA Section 03390.
 - A. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution, however, as spider cracks develop if air temperature exceeds 90 degrees F.
 - B. Unless shown otherwise, provide 1/2-inch radius on concrete edges exposed to public view.
3. FINISH: Fine hair broom on longitudinal grades under 6% and rough hair broom on longitudinal grades over 6%.
4. DEPTH OF SIDEWALK (T):
 - A. New construction: Nominal 6" in residential zones, 8" in non-residential zones.
 - B. Removal and replacement construction: Match existing.



Type D



47 3/4" Grate and frame

309.2
June 2006



SHEET NO.

DT-01

DETAIL SHEET

DRYLAND SUBDIVISION
ELK RIDGE, UTAH



(DATE STAMP)

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ATLAS ENGINEERING LLC

PHONE: 801-935-0566
FAX: 801-935-0169
946 E 800 N SUITE A
SPRING FORK, UT 84660

BEST MANAGEMENT PRACTICES

DRYLAND SUBDIVISION

ELK RIDGE, UTAH

NO. 1

DATE 12/20/2009

BY DATE

REV

NO.

BM-02

SHEET NO.

BEST MANAGEMENT PRACTICES

DRYLAND SUBDIVISION

ELK RIDGE, UTAH

NO. 1

DATE 12/20/2009

BY DATE

REV

NO.

BM-02

SHEET NO.

BEST MANAGEMENT PRACTICES

DRYLAND SUBDIVISION

ELK RIDGE, UTAH

NO. 1

DATE 12/20/2009

BY DATE

REV

NO.

BM-02

SHEET NO.

BEST MANAGEMENT PRACTICES

DRYLAND SUBDIVISION

ELK RIDGE, UTAH

NO. 1

DATE 12/20/2009

BY DATE

REV

NO.

IP-01

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Figure 2 shows the growth of a single flower with 2000 seeds (about



For more information, visit www.fishbase.org

Figure 2. Chrysomelids are the most common of the beetles that feed on alfalfa. The alfalfa beetle is the most common of the alfalfa beetles.

Best Management Practices Objectives



Figure 14: A photograph of a large, multi-story building with a complex facade, identified as the National Congress Center in Washington, D.C.

Figure 10: Aerial view of the 1997-1998 El Niño event in the Amazon basin, showing extensive flooding and forest destruction.

Figure 10B. Aerial view of the study area showing the location of the study area (indicated by a red box) and the location of the study area (indicated by a red box).



It is possible to quantify a person's level of involvement in the process of recovery. The person's level of involvement is the key to the success of the recovery process.

[illegible]

It's not just the fact that the company is a public company that makes it a good idea to invest in it. The company is a public company, and it's a good idea to invest in it. The company is a public company, and it's a good idea to invest in it.

[illegible][illegible]

19. *Journal of the American Chemical Society*, 1964, 86, 1355.

[illegible]

Figure 10. The effect of the initial concentration of the monomer on the polymerization of *l*-lysine.

10. *Journal of the American Statistical Association*, 95(451):1023-1032, 2000.



Figure 1. "Choke point" at a toll plaza.

[illegible]

Figure 1. Sampling activities.



Figure 10. A photograph of an offshore oil platform in the middle of the sea.



any writing and modeling, creative content is typically (a) more than six days a week, (b) in a place that is typically within 1-4 miles of the office, and (c) will be in place for a more limited period of time. When

no other medical alternatives exist. According to Lindberg, it is unrealistic due to the fact that Lindberg is not a physician, to expect him to read literature related and all areas from which technology can be derived.

Individual Management	
Team Building	
Problem Solving	Yes
Decision Making	Yes
Effective Management	Yes

Student _____ of 4

Version 3

DESTMA

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AG

▲

[illegible]